

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 7, 2019

Joseph Casares Jr., PE
JCII Group, LLC
8105 Sand Springs Cir NW
Albuquerque, NM 87114

RE: **Backyard Biergarten**
1320 2nd St NW
Grading and Drainage Plan Stamp Date: 4/26/19
Hydrology File: J14D046

Dear Mr. Casares,

Based on the submittal received on 4/26/19 the above-referenced Grading Plan and Drainage Report cannot be approved until the following are corrected:

PO Box 1293

Prior to Grading and Building Permit:

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NM 87103

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1. This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm (Volume = 0.26”*Imp.Area).
2. The storm water quality (SWQ) retention facilities (pond, cisterns, etc.) need to be sized for the area draining to them. Locating the pervious parking lot on the uphill side of the project does not meet the storage requirement as no impervious area will drain to it. Runoff from all impervious area must be captured.
3. Alternatively, payment in lieu of onsite retention may be accepted for areas bypassing the SWQ facilities. In order to pursue this, the plan must state that: you could provide onsite management, you do not want to (due to cost or convenience), and you are electing to make the Payment in Lieu of onsite management. A treasury deposit slip can then be generated for the bypass volume at a rate of \$8/cf of bypass.
4. Is this project Site Plan controlled or does it have Major Public Infrastructure? If not, then the project type is “Admin Site” and the submittal/resubmittal fee is lower. Please ensure the correct item on the DTIS form is checked when resubmitting.
5. Has the TCL been reviewed by Transportation? They will likely require the extra driveways on 2nd St be closed, meaning sidewalk culverts or drain lines through the curb will be required to discharge any runoff to 2nd St.

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6. If sidewalk culverts or drain lines are required, they may be built by SO-19 Permit (assuming there is Work Order associated with this project). If an SO-19 Permit is required, it should be included on the request. Please include the [standard SO-19](#) notes on the grading plan.
7. Only one paper copy of the submittal is required.
8. Increase the density of proposed spot elevations, especially along the property lines. Per the DPM Ch 22.7 *Grading Plan Checklist*, for flat sites supplemental spot elevations are required to adequately illustrate the proposed grading of the site.
9. For trash enclosures serving food service developments, demonstrate *control of liquids from dumpster areas* per DPM Chapter 22.9.E, Table 1 by containing runoff from the dumpster area and discharging to the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.
10. Include project benchmark and datum.

Prior to Certificate of Occupancy (For Information):

PO Box 1293

11. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision*, will be required.

Albuquerque

12. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the storm water quality facilities. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

NM 87103

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If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

