

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

December 4, 2018

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM 87199

RE: **Lomas Carwash Expansion**  
**9935 Lomas NE**  
**Grading Plan Stamp Date: 11/30/18**  
**Drainage Report Stamp Date: 12/1/18**  
**Drainage File: J20D003**

Dear Mr. Soule:

PO Box 1293

Based on the submittal received on 12/3/18, the grading plan and drainage report cannot be approved until the following are corrected:

Prior to Grading Permit/Building Permit:

Albuquerque

1. A digital (.pdf) submittal, emailed to PLNDRS@cabq.gov is required.
2. Provide 1' (minimum) freeboard on the main pond. Provide a section through the berm and specify 95% compaction and a compacted structural key-in. Include an armored emergency spillway, sized for the 100-yr peak inflow. A short retaining wall may be needed along the west face of the berm in order to meet freeboard and catch grade.
3. If requesting Payment-in-Lieu of treating the stormwater quality volume (SWQV), use the attached treasury deposit slip to pay the amount (\$232) requested and include a copy of the paid receipt with your resubmittal. Otherwise provide Management Onsite or request a Waiver of Management Onsite per § 14-5-2-6 (H).
4. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

NM 87103

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Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- (i) the lot is too small to accommodate management on site while also accommodating the full plan of development;

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- (ii) the soil is not stable;
- (iii) the site use is inconsistent with the capture and reuse of stormwater;
- (iv) other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;
- (v) public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
- (vi) there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
- (vii) a waiver to state water law or acquisition of water rights would be required in order to implement management on site.

Prior to Certificate of Occupancy (For Information):

5. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
6. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the stormwater control ponds. 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.

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

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
PROJECTS Only

## Payment In-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 232.00	461615	305	PCDMD	24_MS4	7547210	\$ 232.00
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$232.00</b>

Hydrology#: J20D003 Name: Lomas Carwash rebuild, 1322 sf imp  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 9935 Lomas NE  
Lot C1, Land of Grevey

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 12/4/18

DUAL VERIFICATION OF DEPOSIT   
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

REMITTER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring two copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).