

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 09, 2024

Michael D. Johnson, P.E.  
Souder, Miller & Associates  
3500 Sedona Hills Parkway  
Las Cruces, NM 88011

**RE: Popeyes – Juan Tabo  
Grading & Drainage Plans  
Engineer's Stamp Date: 09/13/2024  
Hydrology File: K22D035A**

Dear Mr. Johnson:

Based upon the information provided in your submittal received 10/01/2024, the Grading & Drainage Plans are **not** approved for Building Permit, Grading Permit. Please address the following comments prior to resubmittal.

PO Box 1293

Albuquerque

NM 87103

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

1. Please perform a thorough review of all plan sheets and remove all references to installing fuel storage tanks and fuel islands.
2. Please show the proposed concrete washout location independent of the proposed Stormwater Quality (SWQ) pond.
3. Provide a cross-section of the proposed Broad Crested Weir from the SWQ pond to the face of the existing concrete curb in the Juan Tabo Blvd. Right-of-Way.
4. Stormwater discharges across the sidewalk are not allowed on collector roads and above: provide sidewalk culverts or drain lines through the curb.
5. Please reference City of Albuquerque Standard Detail No. 2236 – Sidewalk Culvert with Steel Plate Top at the sidewalk culvert.
6. An SO-19 Permit will be required and should be included on the request. Please include the [Standard SO-19](#) notes on the grading plan.
7. For trash enclosures serving food service developments, trash enclosures must demonstrate control of liquids from dumpster areas per DPM by containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. Please show an inlet in the middle and label. "Inlet to be connected to the sanitary sewer. See Utility Plan."
8. Please be advised that a Drainage Covenant will be required together with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County on the 4th floor of the Plaza de Sol building.

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As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,



Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Departmen

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