

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

November 29, 2018

Philip Clark
Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

RE: **Martinez Car Lot**
1021 Coors Rd SW
Grading Plan Stamp Date: 10/16/18
Hydrology File: L11D023

Dear Mr. Clark:

Based on the submittal received on 11/19/18 the above-referenced Grading Plan cannot be approved for Building Permit until the following are corrected:

PO Box 1293

Prior to Building Permit:

Albuquerque

NM 87103

www.cabq.gov

1. The downstream drainage system (Bridge Blvd Dam and Arenal Canal) is overcapacity and no additional runoff is permitted per § 14-5-2-12 (G) of the Albuquerque Code of Ordinances. This site will need to provide onsite retention for the 100-yr, 6-hr storm until such time that the Bridge Blvd Dam is upsized by the County.
2. A digital (.pdf) submittal, emailed to PLNDRS@cabq.gov is required.
3. Because this project proposes grading and pond construction on Tract B, Block 5, it will need to be included the application and hydrology updated to include this area.
4. This site has never been developed and does not qualify for the redevelopment stormwater quality volume; remove all references to redevelopment and 0.26" and replace with new development stormwater quality volumes.
5. Provide a Bernalillo County Recorded private crosslot drainage easement (Paper or Platted) for the proposed swale and pond on Tract B, Block 5.
6. This site will require a TCL, approved separately by Transportation. Because the TCL comments will affect the site layout, Hydrology recommends submitting the TCL so all comments can be addressed concurrently.

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7. Because both lots are being graded, exceeding 1 acre of grading, this project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
8. Hydraulic Calculations, per the DPM Ch.22.3, are required for the swale, pond, and emergency spillway.
9. Update the proposed and existing elevations using NAVD88, not NGVD29.

Prior to Certificate of Occupancy (For Information):

10. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required to ensure the site and the grades against the neighboring walls were not disturbed during home construction.
11. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the stormwater control pond. 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, I can be contacted at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson
Senior Engineer, Planning Dept.
Development Review Services

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