

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 28, 2020

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

RE: **RMCI Office & Shop**
5440 Watson Dr SE
Grading and Drainage Plan Stamp Date: 2/14/20
Hydrology File: Q16D007

Dear Mr. Casares,

Based on the submittal received on 2/25/20, the above-referenced Grading and Drainage Plan cannot be approved until the following corrections are made:

PO Box 1293

Prior to Building Permit:

Albuquerque

1. A digital (.pdf) submittal, emailed to PLNDRS@cabq.gov is required.
2. Per the DPM Chapter 22 Section 7, 24"x36" is currently the City's standard. This applies to all site plans, Grading & Drainage Plans, Traffic Circulation Plans, DRC Plans etc. Please resubmit with this plan size.
3. Each sheet needs to be stamped and signed.
4. Remove the extraneous existing spot elevations, so the significant ones can be read.
5. The Drainage Analysis needs to be updated to include the addition of the buildings. This includes basin delineations and Hydrology calculations, Hydraulic calculations, and pond sizing. It will also need to demonstrate compliance with the approved Master Plan (BHI, 2008).
6. The site must demonstrate adequate downstream capacity per § 14-5-2-12(G) of the Albuquerque Code of Ordinances.
7. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2). To calculate the required volume to be captured, multiply the impervious area (SF) by 0.34 inches for the 90th percentile storm.

NM 87103

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8. 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, 924-3420) 14 days prior to any earth disturbance.

Prior to Certificate of Occupancy (For Information):

9. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision*, will be required.
10. If a Work Order is required, City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.
11. 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) 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.

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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