CITY OF ALBUQUERQUE

Planning Department Alan Varela, Interim Director



Mayor Timothy M. Keller

January 6, 2022

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

RE: 2710 Sheridan 2710 Sheridan St. NW Grading and Drainage Plan Engineer's Stamp Date: 12/30/2021 Hydrology File: C19D011D6

PO Box 1293 Dear Mr. Soule: Based upon the information provided in your submittal received 12/30/2021, the Grading & Drainage Plan **is not** approved for Building Permit. Following comments need to be addressed for approval of the above referenced project:

Albuquerque <u>SHEET 1 of 2</u>

NM 87103

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- 1. Please include the 100-yr 10-day storm calculations.
 - a. If the site is following the flat grading scheme ensure it meets all criteria. I think much is met however see following.
 - i. Show how high point of internal streets is 4 inches higher than 100-yr 10day storm. (not sure this is the case for this situation.)
 - ii. Provide retention for 100-yr 10-day storm event not the 24-hr.
 - iii. Finished pad elevation shall be a minimum of 1 ft above the water elevation of the 100-yr 10-day storm event.
- 2. The shown wall is called a CMU screen wall. This will need to ensure a portion is not screen and retains flow from entering other adjacent properties per DPM requirements. Provide these water elevations with section (noted below)
- 3. Please include reference to appropriate datum.
- 4. Please ensure flow is not obstructed between the front and back yard for water equalization per DPM. I see a wall proposed on the south end potentially blocking any water from transferring/equalizing.

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- b. Will there be a cut out and swale at the shown flowline (intermediate contour 4967.50)?
- PO Box 1293
 5. Please show proposed contour elevations including the pond contours. Provide spot elevations at the driveway and ensure that the entrance does meet the DPM flat grading scheme to retain the flow rather than discharge as shown. Again, this is a little different than typical flat grading scheme as there is curb and gutter and would allow flow into the street.

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nt. The surrounding are is flat, minor s retained on site

a.

- 7. Please note none of the ponds are water quality ponds. Please provide proper naming.
- 8. Provide a section of the wall simply showing that any footing will remain within the property line. Call out the footing, and property line on the section as well as show the water elevation of the 100-yr 10-day storm.

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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, <u>jhughes@cabq.gov</u>, 924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 924-3965 or <u>dggutierrez@cabq.gov</u>

Sincerely,

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David G. Gutierrez, P.E. Senior Engineer, Hydrology Planning Department

PO Box 1293

Albuquerque

NM 87103

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City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 2710 SHERIDA	AN Building Permit	#: Hydi	rology File #.
DRB#:	EPC#:	Worl	k Order#:
Legal Description: LOT L-1	ALVARADO GARDENS	UNIT 2	
City Address: 2710 SHERI	DAN NW	••••	
Applicant:		Contac	et:
Address:			
Phone#:	Fax#:	E-mail	:
Other Contact: RIO GRANDE	ENGINEERING	Contac	ot: DAVID SOULE
Address: PO BOX 93924	ALB NM 87199		
Phone#: 505.321.9099	Fax#: 505.872.	.0999 E-mail	.david@riograndeengineering.com
TYPE OF DEVELOPMENT:	PLAT RESIDE	NCE DRB SITE _	ADMIN SITE
Check all that Apply:			
DEPARTMENT: <u>×</u> HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATIO	N	TYPE OF APPROVAL/ACC <u>×</u> BUILDING PERMIT AP	EPTANCE SOUGHT: PROVAL
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CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EROSION CONTROL NOTES: 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.

2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.

4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.





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x XXXX	EXISTING SPOT ELEVATION					
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	- LOT LINE					
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	RIGHT-OF-WAY					
PROPOSED PVC SD (SEE PLAN FOR SIZE)						
GRAVEL LINED SWALE						
$\equiv \equiv \equiv$ EXISTING CURB AND GUTTER						
	The proposed CMU screen wall-design by 0^{-1} 18" max retainge © perimeter wall	THERS				
ENGINEER'S SEAL	²⁷¹⁰ SHERIDAN	DRAWN BY _{WCWJ}				
SIND SOL		DATE				

BUILD RE**TENTION POND** WATER QUALITY RETAINED=2798 CU FT

58.10

9**-**31.23 75.13

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0	5	10

SCALE: 1"=10'

12–27–21 W MEXIC GRADING AND 14522 14522 DRAINAGE PLAN 2102100109-LAYOUT-12-27-SHEET # Rio Grande Engineering — 12/30/21 1606 CENTRAL AVENUE SE SUITE 201 JOB # ALBUQUERQUE, NM 87106 (505) 872–0999 DAVID SOULE P.E. #14522 2102100109