

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

February, 9 2022

Jackie S. McDowell, P.E.
McDowell Engineering, Inc.
7820 Beverly Hills Ave. NE
Albuquerque, NM 87122

RE: Marrufo, Alejandro - Home
1236 Arias Ave, NW
Grading and Drainage Plan
Engineer's Stamp Date: 1/18/2022
Hydrology File: J13D215

Dear Ms. McDowell:

Based upon the information provided in your submittal received 1/18/2022, the Grading & Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

PO Box 1293

General Notes

Albuquerque

1. Please take a second look at the G&D. You are building your home 2 + ft higher than adjacent homes and grades. This appears really high. Did you pass this by Zoning?

NM 87103

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- b. The driveway grade is over 7% based on what is shown.
2. The site appears to have free discharge into Arias Ave. Please simply direct flow out to the street via swales from the south to the front of the property.
 3. Please reference the DPM Ch 6.
 4. Please clearly label proposed vs existing.
 5. Provide a section of the wall and ensure any footings are not crossing lot boundaries.
 - a. I visited the site and it appears the wall is existing. Please note that is the case. It seems proposed on your plans. Please provide an agreement/easement between property owners for the maintenance and ownership for the wall.
 6. Contact The Water Authority for meter placement in the driveway. Any R&R may require replacement of the water service. Please verify with Water Authority.

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- a. Have you considered moving driveway to other side of the inlet? Then you can simply adjust the meter box and not have to cut into the street in the situation it is required to be moved based on the work being completed.
 - b. Label inlet and clearly show it. Add a note to protect in place.
7. First flush is not current use of pond naming for water quality. Ensure DPM chapter 6 is being utilized. Additionally, the ponds are not a requirement for residential based on DPM and we will not review any that are not retention for residential homes.

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.

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

Sincerely,

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

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