

CITY OF ALBUQUERQUE



December 22, 2015

Richard J. Berry, Mayor

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

**RE: Lot 13
Blue Sky Business Park
Grading and Drainage Plan (Stamp Date 11/3/2015)
Hydrology File: D16D002A5**

Dear Ms. McDowell:

Based upon the information provided in your submittal received 11-06-2015, the above-referenced plan cannot be approved for Building Permit until the following items are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The Blue Sky Business Park Grading and Drainage Plan (2005), calculates the allowable discharge from this property (Sub-basin 1-13) including half of Jacs Lane. The drainage calculations for this project should match this format to confirm compliance with the overall plan. See attached Sheets 2 and 3 of the Grading Masterplan for the Development for reference.
2. It appears that the hydrology calculations for the area between the proposed wall and El Pueblo Rd. assume a land treatment "A". This area has been compacted for utility installations, railroad track construction and vacant lot grading, so it should be considered with treatment "C" (which applies to unpaved parking, vacant lots, and soil compacted by human activity).
3. The first flush must be managed on site, per the City's Drainage Ordinance: <https://www.cabq.gov/planning/documents/SignificantDrainageOrdinanceChanges0414.pdf>, effective May 2014. The first flush volume is equal to the impervious surface area times 0.44 inches (minus 0.1 inches for initial abstraction). Landscaped areas may be depressed and used for first flush volume routing.
4. Roof flows (to the most practicable extent) must be routed through a first flush pond.

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5. Show the limits of paving for the proposed car lot.
6. The perimeter wall that is proposed is shown conflicting with the utility boxes called out to remain. Furthermore, there will need to be concurrence from the Gas Company and the owner of the utility boxes to block off access, to place a wall within the gas easement, potentially over existing gas and other utility lines.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

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Orig: Drainage file