

# CITY OF ALBUQUERQUE



June 6, 2016

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 5-23-2016)  
Hydrology File: D16D002A5**

Dear Ms. McDowell:

Based upon the information provided in your submittal received 5-24-2016, the above-referenced plan is approved for Building Permit and SO-19 Permit with the following conditions:

1. 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. Evidence of the Gas Company's concurrence will be required for Certificate of Occupancy approval. It should be the responsibility of the Owner/Owner's Representative to coordinate with the utility company, not the Contractor's during construction.
2. Please make sure the Contractor adheres to the attached SO-19 Building Notes.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineering Certification per the DPM Checklist will be required.

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

Sincerely,

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

Orig: Drainage file



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: \_\_\_\_\_ Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: \_\_\_\_\_

City Address: \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Owner:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

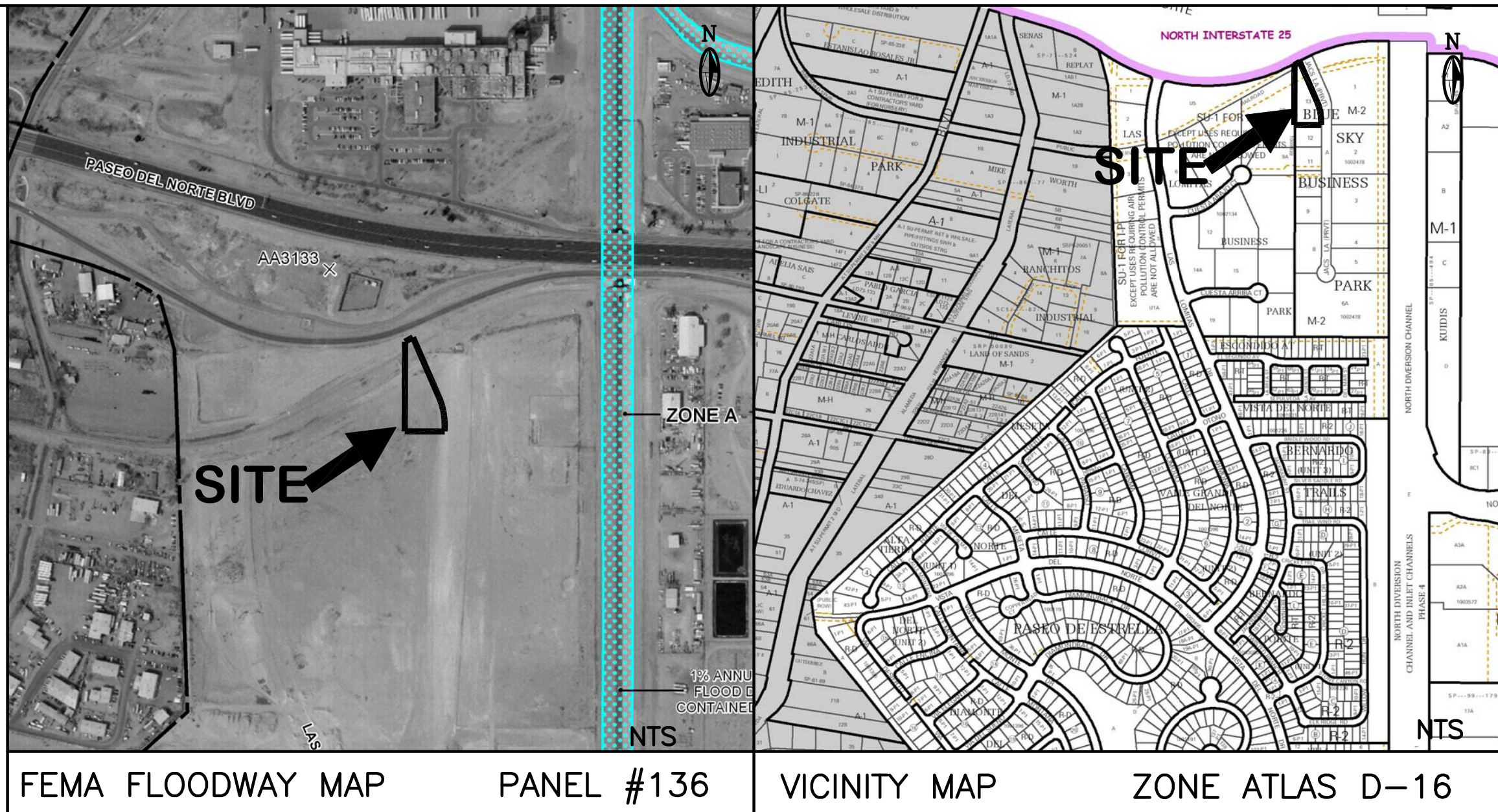
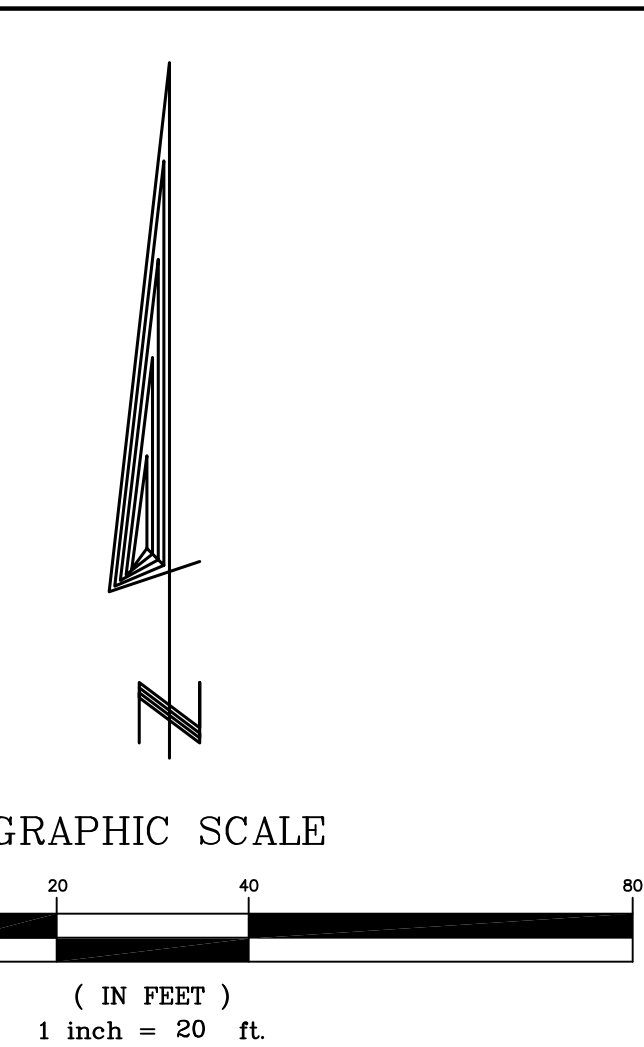
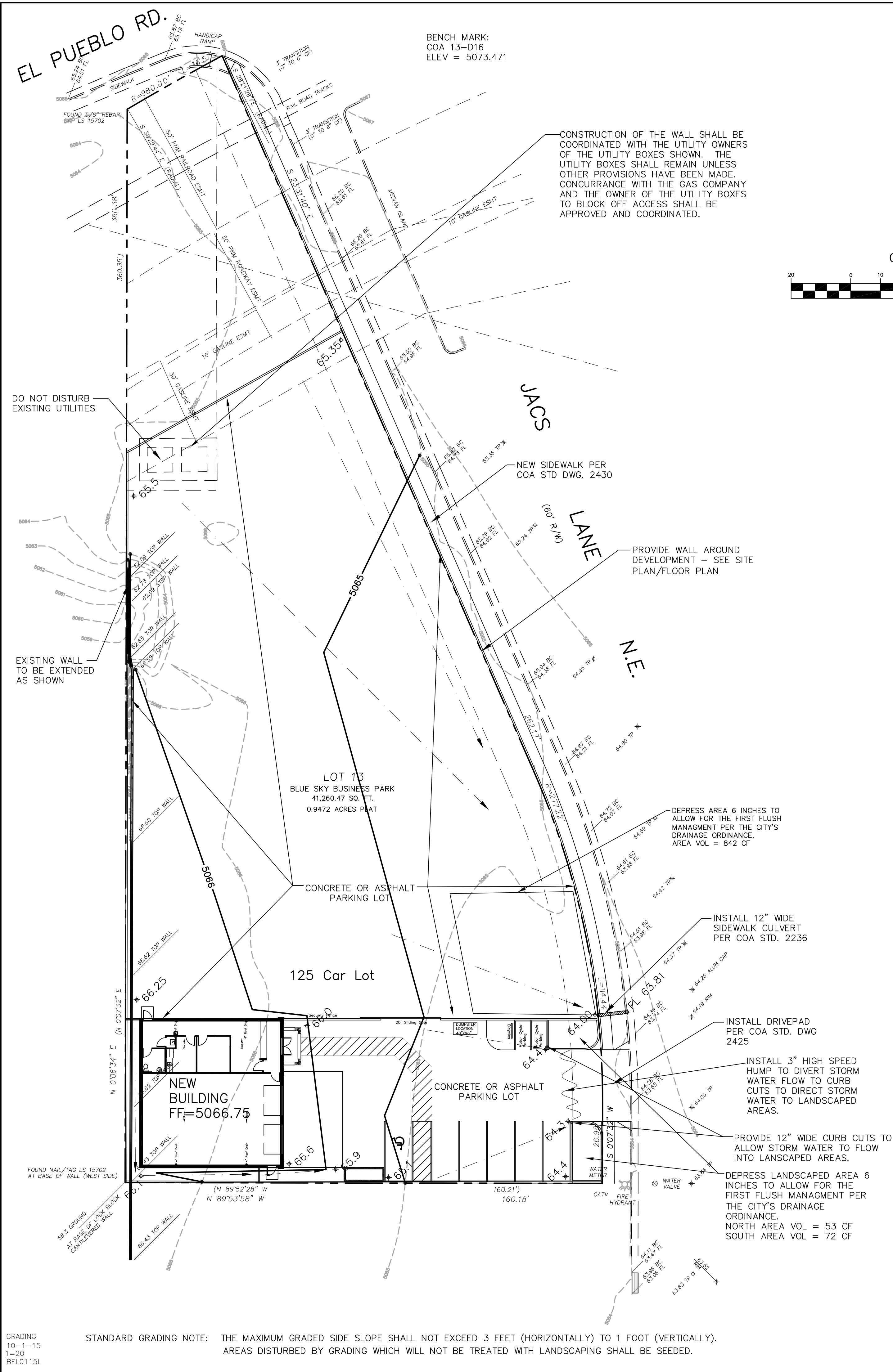
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



DRAINAGE PLAN

SCOPE:

Pursuant to the latest Bernalillo County Ordinance, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. One building with a secured vehicle storage area is proposed for the subject property, with associated parking, access, landscaping, and utility improvements.

EXISTING CONDITIONS:

Presently, the 0.95 acre site is undeveloped. The site is bounded on the west and south by private property, on the north by El Pueblo Rd., and on the east by Jacs Lane NE. The site is relatively level with sand and gravel. Site topography slopes from the northwest to the southeast. As shown on FEMA Panel #136 the site is not located in a flood plain. This plan follows the approved Drainage Report for this development which allows for free discharge from the developed site as the necessary infrastructure was completed with development of the Blue Sky Business Park.

PROPOSED CONDITIONS:

As shown by the plan, the building is located within the southwest corner of the lot. No off-site flows enter the site. On site flows will drain around the structure via swales, and flow to the east to Jacs Lane where runoff is intercepted by inlets near the site. All roof drainage will discharge from the roof to the lot and be directed around the structure to the drainage paths. Access will be taken from Jacs Lane NE. This road is currently improved.

Supplemental calculations are shown as part of this Grading and Drainage plan.

CALCULATIONS:

The calculations shown hereon define the 100 year-6 hour design storm falling within the project area under existing and developed conditions. The Hydrology is per "Section 22.2, Hydrology of the Development Process Manual, Volume 2, Design Criteria, for the City of Albuquerque, New Mexico in cooperation with Bernalillo County, New Mexico and the Albuquerque Metropolitan Arroyo Flood Control Authority.

PROPERTY ADDRESS:

8101 Jacs Lane NE

TOPOGRAPHY:

Topographic information provided by Mike Shook dated September, 2015.

Precipitation Zone = 2

Depth at 100-year, 6-hour storm: (Table A-2)

P(360) = 2.35 inches

P(10 day) = 3.95 inches

PER THE BLUE SKY BUSINESS PARK GRADING AND DRAINAGE PLAN, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 6.09 CFS/1.36 AC = 4.48 CFS/AC, THEREFORE, THE ALLOWABLE DISCHARGE FROM THIS SITE IS 4.48 CFS/AC X 0.95 AC = 4.25 CFS >PROPOSED Q=4.17 CFS.

FIRST FLUSH POND VOLUME PROVIDED:  
CAR LOT POND = 842 CF  
N. LANDSCAPED AREA POND = 53 CF  
S. LANDSCAPED AREA POND = 72 CF

Areas: (acres)	Existing	Proposed
Treatment A	0.95	0.00
Treatment B	0.00	0.03
Treatment C	0.00	0.14
Treatment D	0.00	0.78
Total (acres) =	0.95	0.95

Volume	100 year Existing	100 year Proposed	10 year Existing	10 year Proposed	2 year Existing	2 year Proposed
Volume (acre-feet) =	0.042	0.153	0.010	0.094	0.000	0.053
Volume (cubic feet) =	1,828	6,662	448	4,089	0	2,315

Total Q(p), cfs:	100 year Existing Q(p)*A	100 year Proposed Q(p)*A	10 year Existing Q(p)*A	10 year Proposed Q(p)*A	2 year Existing Q(p)*A	2 year Proposed Q(p)*A
Treatment A	1.48	0.00	0.36	0.00	0.00	0.00
Treatment B	0.00	0.07	0.00	0.03	0.00	0.00
Treatment C	0.00	0.44	0.00	0.24	0.00	0.08
Treatment D	0.00	3.67	0.00	2.45	0.00	1.45
Total Q (cfs) =	1.48	4.17	0.36	2.72	0.00	1.54

ENGINEER'S CERTIFICATION:

I, Jackie S. McDowell, hereby certify that I personally inspected the site shown on this plan on October 1, 2015 and as of that date it appeared that no filling, grading, or excavation had occurred thereon since completion of the topographic survey used to prepare this plan.

BERNALILLO COUNTY	NEW MEXICO
LOT 13 BLUE SKY BUSINESS PARK	
SANTA FE TOW, ARMANDO BELTRAN - GRADING & DRAINAGE PLAN	
McDowell Engineering, Inc.	
7820 BEVERLY HILLS AVE. NE ALBUQUERQUE, NM 87122	
TELE: 505-828-2430 FAX: 505-821-4857	
Designed JSM	Drawn STAFF
Checked JSM	Sheet of
File BELO115L	Date OCTOBER,2015
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