

**From:** [Rael, Rudy E.](#)  
**To:** ["Scott McGee \(scottmmcgee@gmail.com\)"](#)  
**Cc:** [Abiel X. Carrillo](#)  
**Subject:** ABQ School of Excellence  
**Date:** Tuesday, June 28, 2016 1:47:00 PM  
**Attachments:** [image001.gif](#)

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Mr. McGee;

This email is being sent in lieu of an attached comment letter in order to expedite our response to previous comments. Response to comments should continue to be included in the resubmittal. A reply to these comments via email will not be considered a resubmittal.

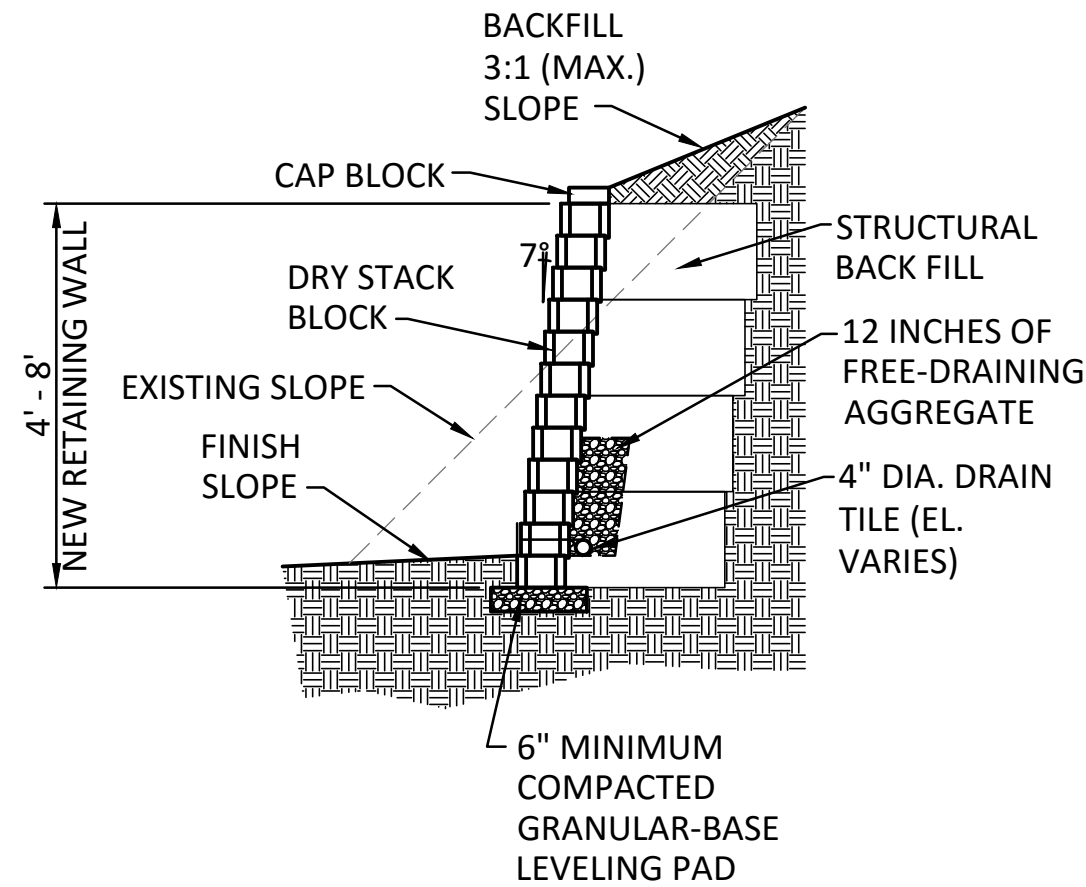
Based upon the information provided in your resubmittal received 6/10/16, the above referenced Grading and Drainage plan cannot be approved for Building Permit until the following comments are addressed:

- Provide a detail for the 4" perforated pipe. Show how it will be kept from clogging.
- Show the pond the plan. Provide inlets and outlets.
- If the pond is being used for the First Flush, it must be cleaned, free of weeds and what not.
- Is it possible to provide curb openings in the landscape Islands for first flush ponding?
- Label the double line on the east side of the building. What is it, wall, curb, etc.?

If you should have any questions feel free to contact me or Abiel Carrillo at 924-3986

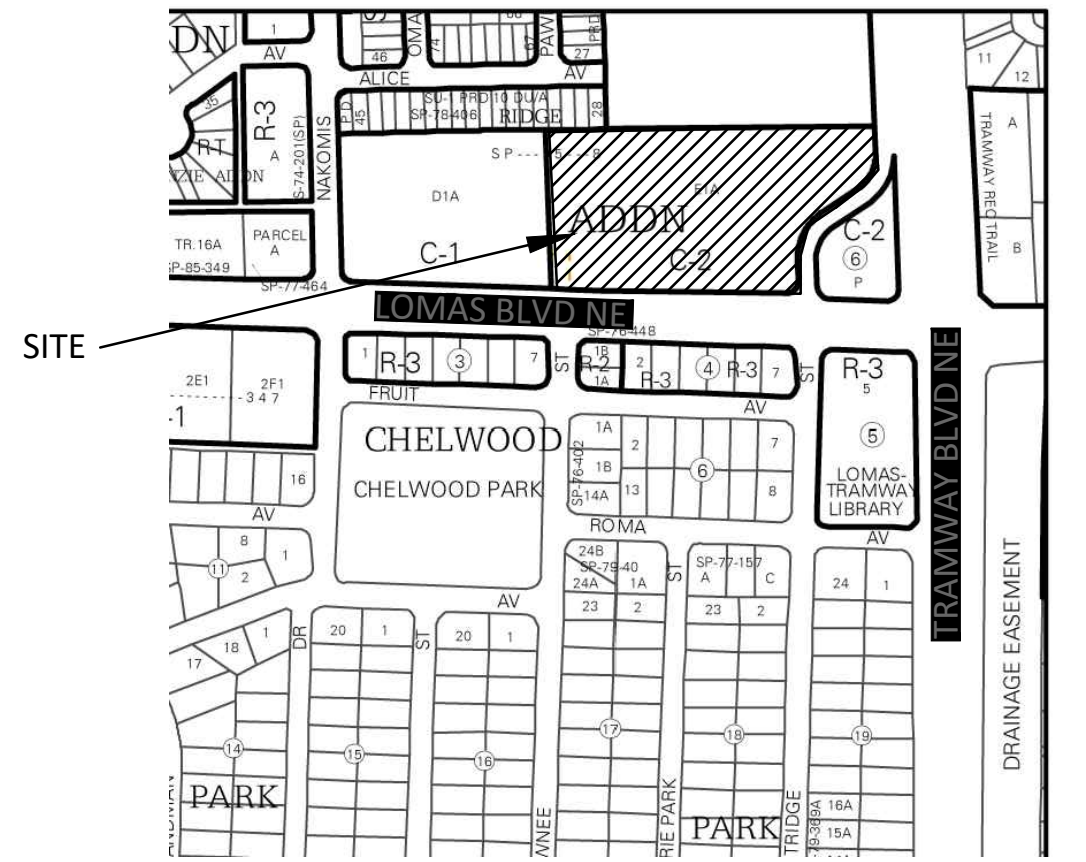
***Rudy E. Rael, CE, CFM***  
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Planning Department  
600 2nd St. NW Suite 201  
Albuquerque NM 87102  
(505) 924-3977





## RETAINING WALL SECTION

NTS



## VICINITY MAP

K-22

NOT TO SCALE

## LEGEND

---	EXISTING CONSTRUCTION
---	NEW CONTOUR
FF=5752.26	EXISTING BUILDING FINISH FLOOR ELEV
◆ 36.5	NEW SPOT ELEVATION
TRW/BW	TOP OF RETAINING WALL/BOTTOM OF WALL

## DRAINAGE

ADDRESS: 13201 Lomas Blvd NE, Albuquerque, NM

SITE AREA: 217,790 SF (5.00 acres)  
DISTURBED AREA: 29,600 SF (0.68 acres)

BENCHMARK: City of Albuquerque Station '3-J22' being a brass cap  
ELEV= 5667.46 (NAVD 1988)

SURVEYOR: The Survey Office dated May, 2016

PRECIPITATION ZONE: 4

FLOOD HAZARD: From FEMA Map 35001C0378G (9/26/08), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site is an existing building and asphalt parking area that was originally built in 1995 as a Furr's grocery store. It has recently been used by a charter school. The site slopes down to the west and discharges to an existing detention pond adjacent to the site and then to Lomas Blvd.

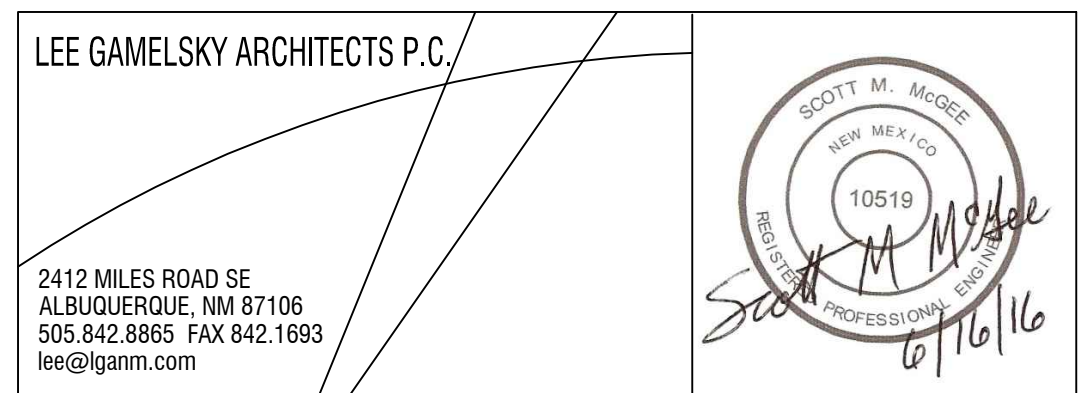
PROPOSED IMPROVEMENTS: The proposed improvements include two synthetic turf play field areas (totaling 20,550 SF), two concrete basketball practice courts, and a wood fiber playground area. These improvements are proposed where asphalt paving exists today.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to the west side per historic conditions.

Existing land treatment: 14% C and 86% D Precipitation Zone: 4  
 $Q = [(0.71)(3.73) + (4.29)(5.25)](4.39) = 25.2$  CFS

Proposed land treatment: 27% C and 73% D  
 $Q = [(1.18)(3.73) + (3.82)(5.25)](4.39) = 24.5$  CFS  
First flush  $V = (166,490)(0.34/12) = 4,717$  CF

The existing detention pond area will likely contain the first flush volume, but it is so overgrown with vegetation that it couldn't accurately be surveyed therefore a volume can't be confirmed. Site runoff will not increase and there will be no adverse impact on downstream drainage facilities.



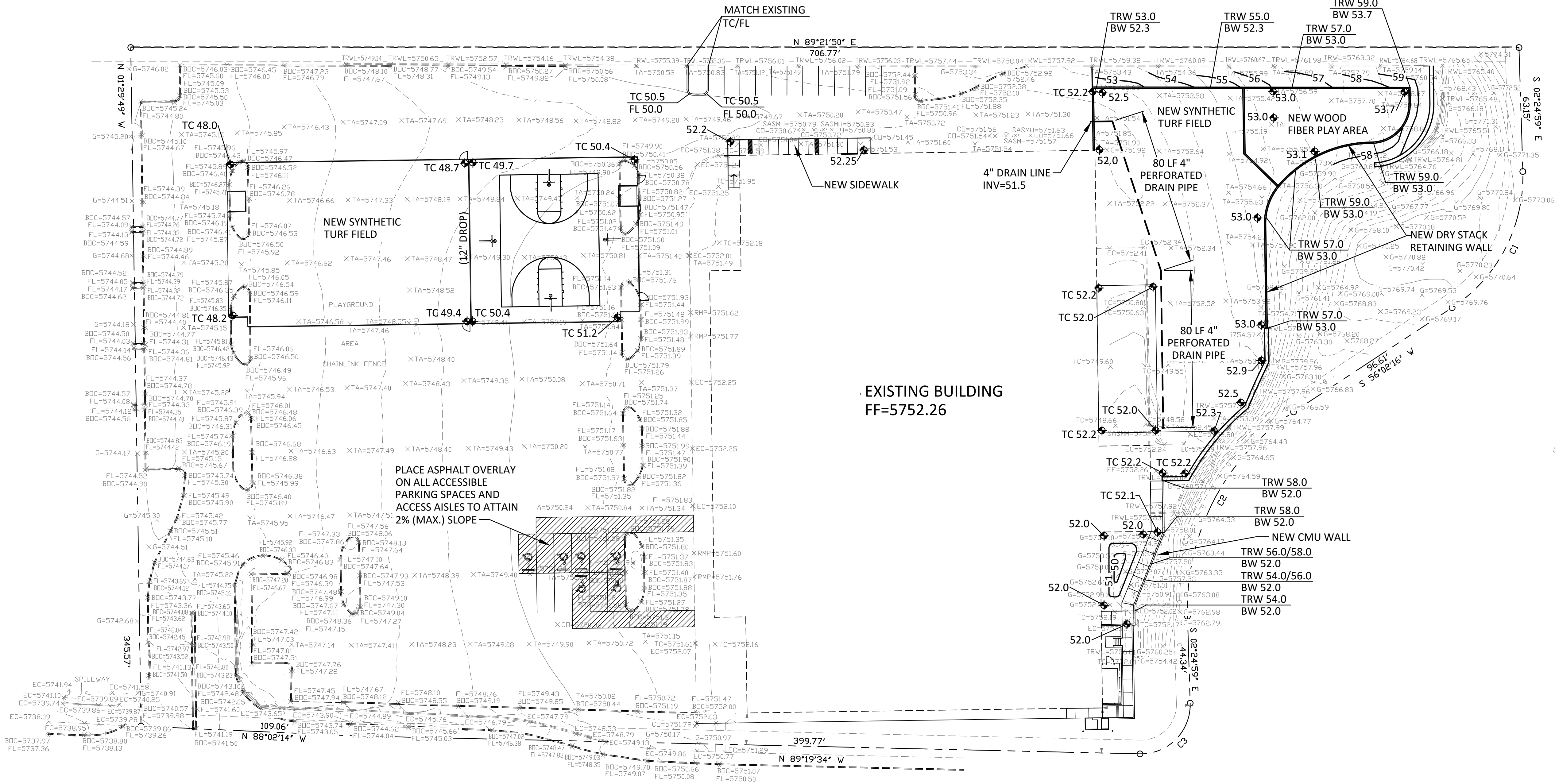
ALBUQUERQUE SCHOOL OF EXCELLENCE

13201 Lomas Blvd, NE Albuquerque, New Mexico

PROJECT ARCHITECT:	Project #:	Project Number
LEE GAMESKY, AIA	Date:	JUNE 09, 2016

## GRADING AND DRAINAGE PLAN

By: SMM/CB	Sheet: Of:
File:	C-101



## GRADING AND DRAINAGE PLAN

1" = 30'

0 30' 60'