

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 10, 2014

Joe Kelly, P.E.
JC Engineering, P.C.
10035 N. 177th E. Ave.
Owasso, OK 74055-7841

Richard J. Berry, Mayor

**RE: Sunset Subdivision
Drainage Calculations for Reconfigured Lots
Engineer's Stamp Date 5-6-2014 (File: K12D025)**

Dear Mr. Kelly,

Based upon the information provided in your submittal received 5-9-14, the above referenced calculations cannot be approved for Building Permit until the following comments are addressed:

1. Are calculations solely for Lot-30-P1, or for all 10 lots listed on page 1?
2. Total allowable impervious area is based on No. of original lots rather than actual area of new lot. This method is not acceptable because it assumes that the new lot lines encompass the original lot lines. While this is true for Lot 30-P1 and the 2 adjacent lots, it is not necessarily true for the other lots listed on page 1. Based on the conditions listed in the Sunset Farm Subdivision Drainage Report (1998) the calculation should show that the impervious area on the new lot does not exceed 45% of the lot size, only using the area of Lot-30-P1, and not the impervious areas of the other lots.
3. Condition 1 of Sunset Farm Subdivision Drainage Report (1998) states that the site must be flat and/or graded flat, therefore no ponding is acceptable.
4. Condition 5 of Sunset Farm Subdivision Drainage Report (1998) states that the flow between the front yard and the back yard cannot be obstructed, and the storm water must be allowed to equalize to the same level. Therefore, ponding is also not allowed per this condition.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email