

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 13, 2019

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM, 87111

**RE: Alameda Luxury Apartments
8400 Alameda Blvd NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 05/30/19
Hydrology File: C20D057**

Dear Mr. McGee:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 06/10/2019, the Conceptual Grading and Drainage Plan **is not** approved for action by the DRB for Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. It appears that your engineering stamp is too big. The NM Board of Licensure for Professional Engineers and Professional Surveyors Administrative Code 16.39.3.12.C states, "The design of the seal/stamp shall consist of three (3) concentric circles, the outermost circle being one (1) and one-half (1/2) inches in diameter...".
2. Please add a note stating "Not for Construction" on both sheets.
3. Under the Existing Conditions, please add a statement that this site is part of North Albuquerque Acres Master Drainage Plan (NAAMDP) with an allowable discharge rate of 2.38 cfs/ac.
4. Please provide a typical section of the detention pond along Barstow. Also the footer for the retaining wall must be within the property.
5. Please provide the capacity calculations for South lanes of Alameda Blvd. The drainage areas should also include the east adjacent development which discharges into Alameda. Per Chapter 22 Section 3.E (Street Hydraulics) of the DPM, the calculations are for the 10 year and 100 year storm event.

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6. Per NAAMDP and the calculations from comment #5, a storm drain inlet should be required on Alameda just before Barstow. This inlet must drain to the north on Barstow to an existing storm manhole at the intersection of Oakland & Barstow.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,



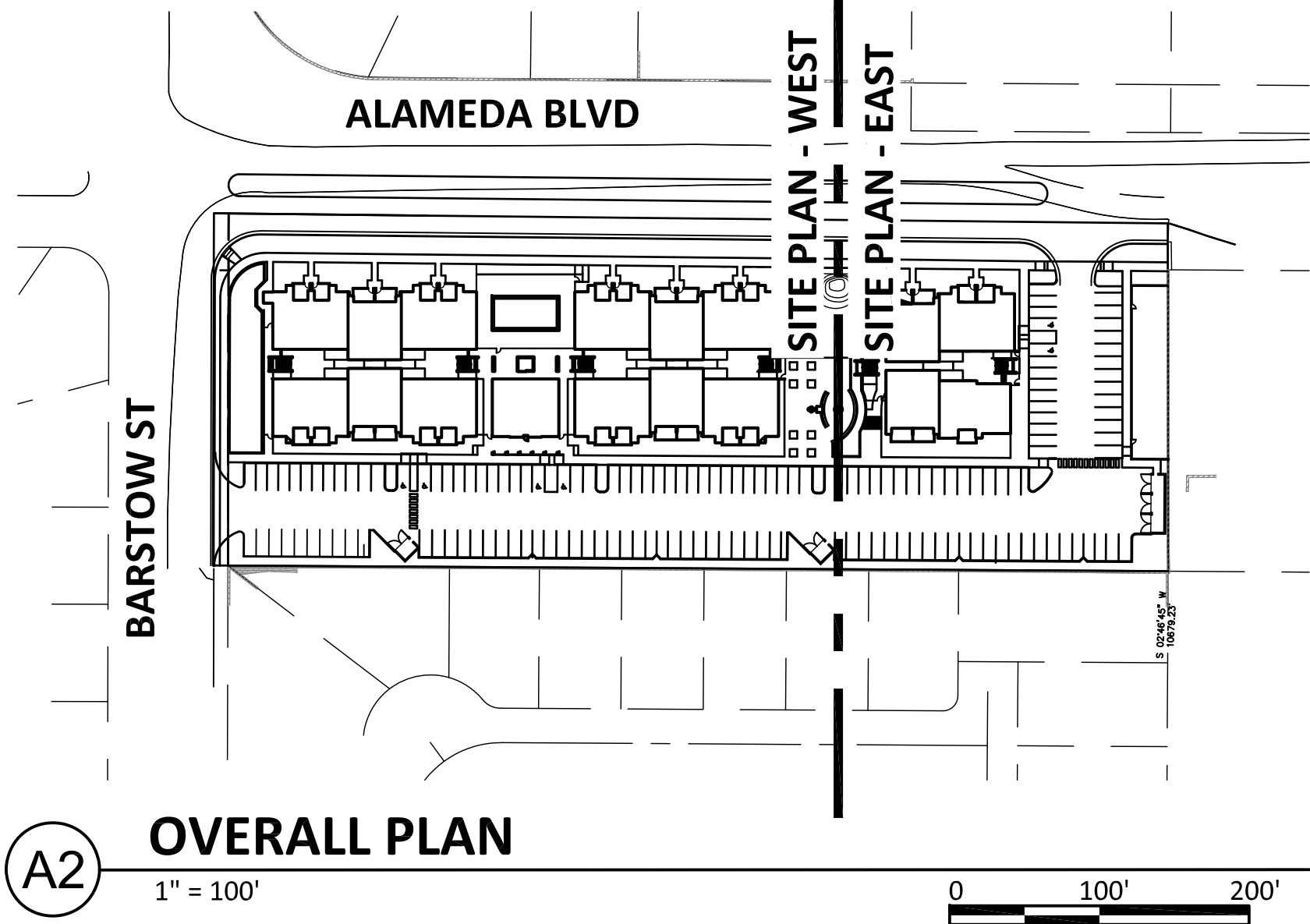
Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

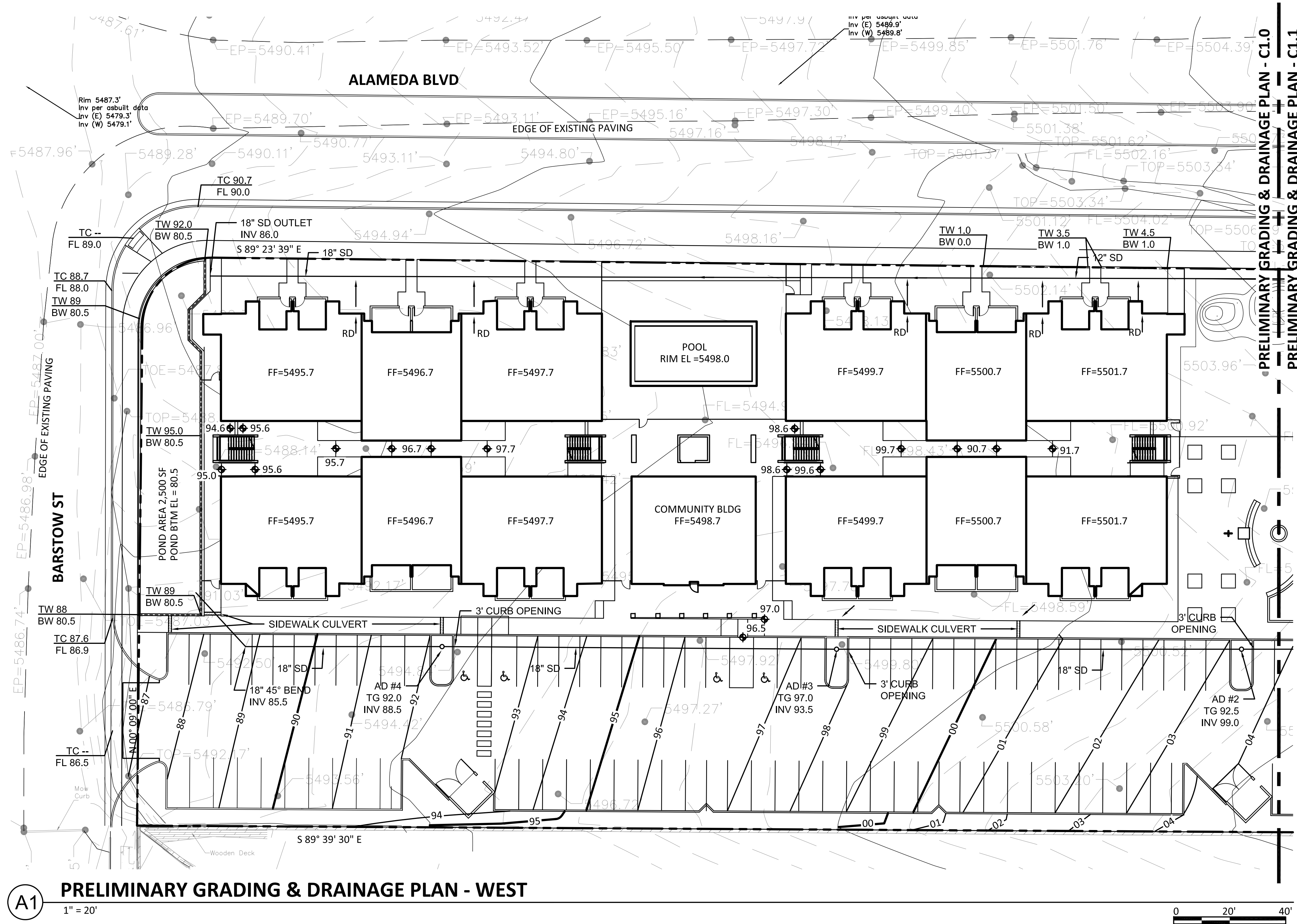
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NOTE: ALL ROOF DRAINS ON NORTH SIDE OF BUILDING TO BE CONNECTED TO PRIVATE STORM DRAIN



VICINITY MAP C-20

LEGEND

---	EXISTING CONSTRUCTION
---	NEW CONTOUR
FF=5495.7	FINISH FLOOR ELEV
65.5	NEW SPOT ELEVATION
---	NEW CONSTRUCTION
RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE
TW	TOP OF WALL
BW	BOTTOM OF WALL

DRAINAGE ANALYSIS

ADDRESS: 8650 Alameda Blvd NE, Albuquerque, NM

LEGAL DESCRIPTION: Lots 1-4, Block 4, North ABQ Acres, Tract 3, Unit 3

SITE AREA: 126,302 SF (2.90 acres)

BENCHMARK: City of Albuquerque Station '7-C19' being a brass cap.
ELEV= 5485.723 (NAVD 1988)

SURVEYOR: Cartesian Surveying Inc. dated August, 2017

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0141G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does not accept any offsite flow as it is bound by commercial development to the east, residential development to the south, and public streets along the west and north sides.

EXISTING CONDITIONS: The site is currently undeveloped with some vegetation. The site slopes down to the west at 3.5-4.0% and discharges to Barstow Street NE.

PROPOSED IMPROVEMENTS: The proposed improvements include 3 new 3-story apartment buildings, a community building with swimming pool, associated paved access and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the first flush volume.

Existing land treatment: 100% A
 $Q = (1.87)(2.90) = 5.4$ CFS
Proposed land treatment: 7% B, 28% C and 65% D
 $Q = [(0.07)(2.60) + (0.28)(3.45) + (0.65)(5.02)](2.90) = 12.1$ CFS

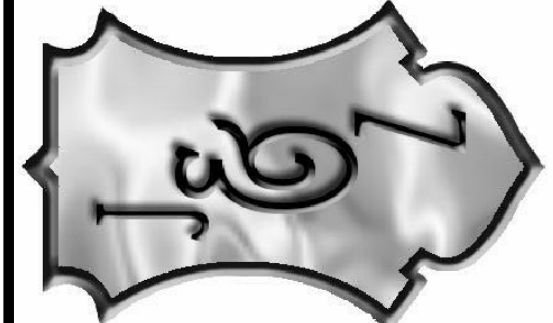
First flush $V = (82,096)(0.34/12) = 2,326$ CF

A hydrograph based on 12 min. time of concentration, 13.1 min. time to peak, and duration of peak flow of 15x0.65 = 9.75 minutes gives required volume of 13,100 CF. Based on undeveloped $V = 126,302 \times 0.055 = 6,950$ CF and developed $V = 126,302 \times 0.163 = 20,600$ CF gives difference of 13,650 CF.

Total pond volume provided onsite is 16,000 CF which will be pumped up to discharge at $Q = 5.4$ CFS, to the Barstow curbline. The 1st flush volume of 2,326 CF will be retained in the pond bottom.

"WE'RE YOUR BUILDING WIZ KIDZ SO YOU CAN"

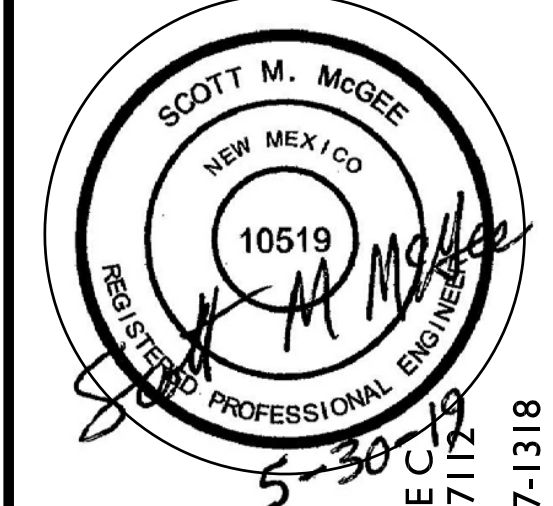
JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS



job no:	NUMBER
drawn:	JSK
checked:	SMM
date:	05-29-19

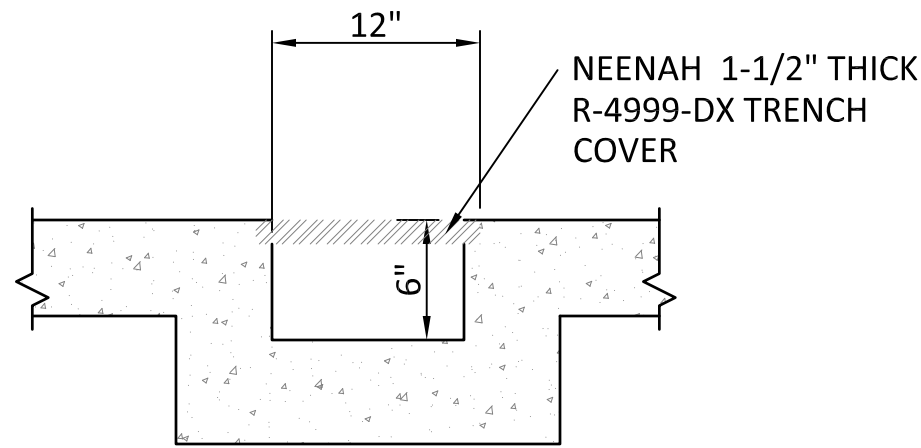
ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87122



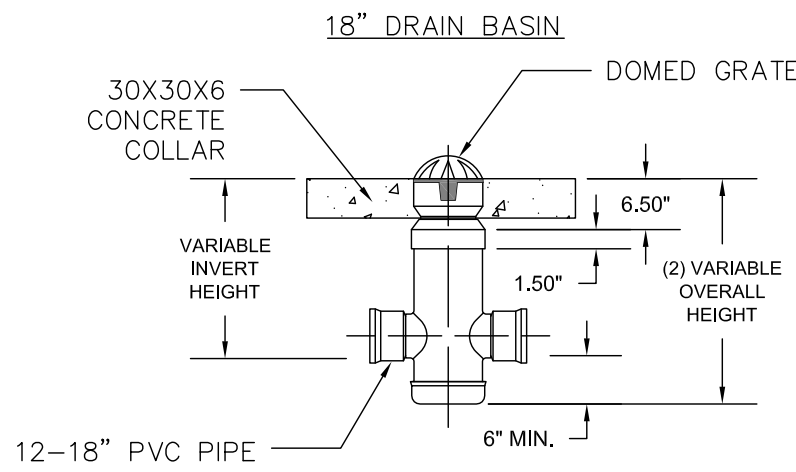
11030 MENAUL NE SUITE C10
ALBUQUERQUE, NM 87112
P. 505-797-1318

WWW.JEEBSANDZUZU.COM



SIDEWALK CULVERT DETAIL

NTS

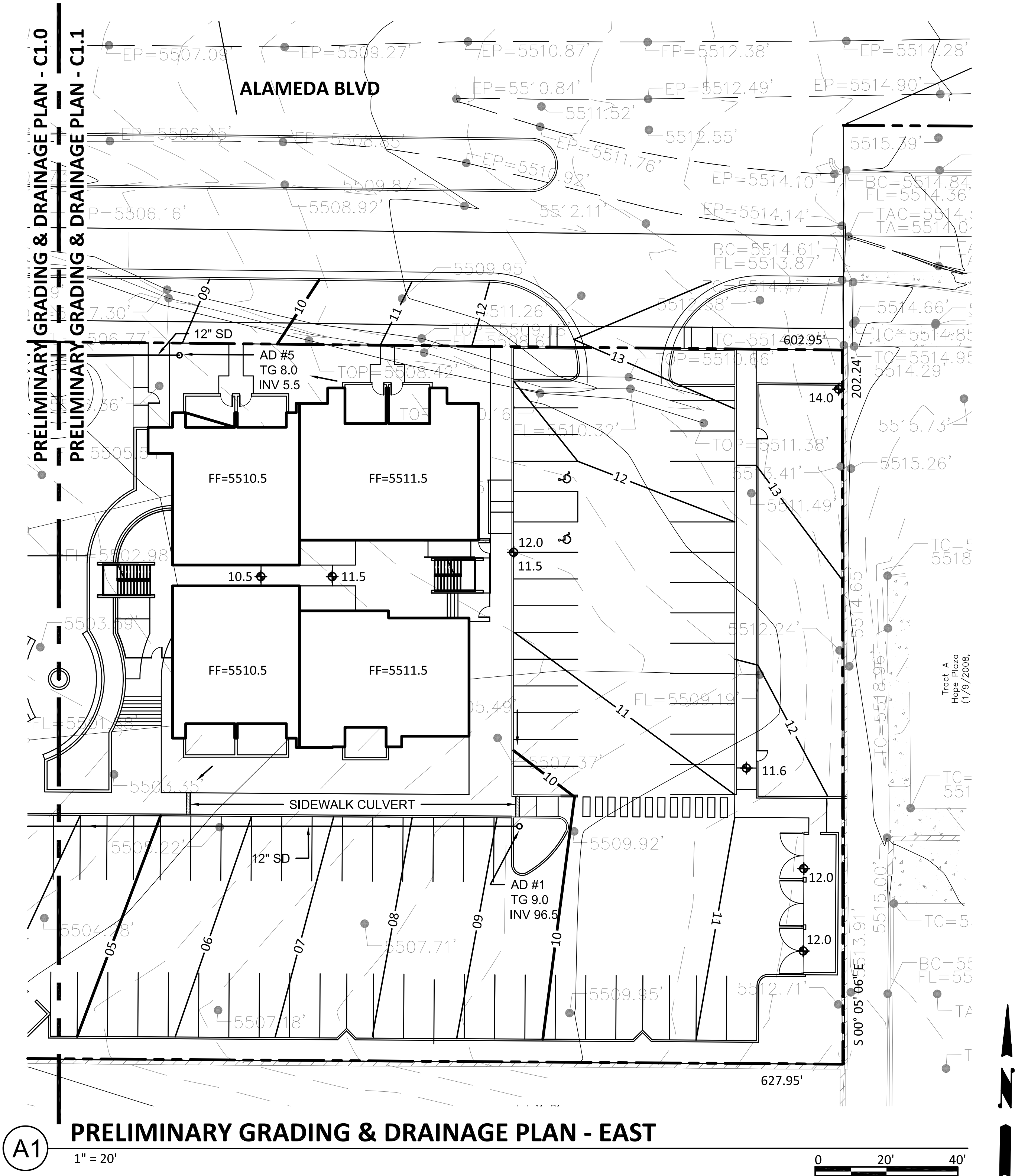


AREA DRAIN DETAIL

NTS

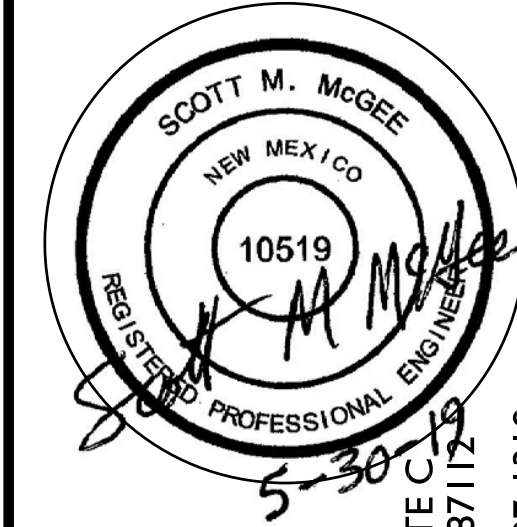
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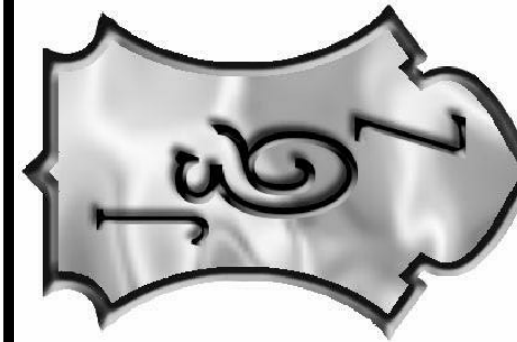


PRELIMINARY GRADING & DRAINAGE PLAN - EAST

1" = 20'



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS



job no: NUMBER
drawn: JSK
checked: SMM
date: 05-29-19

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