

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 5, 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: 07/26/19
Hydrology File: C20D057**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your resubmittal received 07/30/2019, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

Also as a reminder, please provide a Drainage Covenant for the proposed Detention Pond per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ALAMEDA LUXURY APTS Building Permit #: _____ Hydrology File #: C20/D57
 DRB#: 2019-002496 EPC#: _____ Work Order#: _____
 Legal Description: LOTS 1-4, BLOCK 4, NAA, TR 3, UNIT 3
 City Address: 8400 ALAMEDA BLVD NE
 Applicant: BELLA TESORO LLC Contact: PHIL LINDBORG
 Address: 12809 DONNETTE CT NE
 Phone#: 450-4388 Fax#: _____ E-mail: phillindborg@comcast.net
 Other Contact: SMM PE LLC Contact: Scott McGee
 Address: 9700 TANGAN DR NE
 Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLICATION
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☒ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7-30-19 By: SCOTT MCGEE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

07/30/2019 Issued By: E08375 365044

Permit Number: 2018 061 362

Category Code 970

Application Number: 18REV-61362, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description: ALAMEDA LUXURY APTS

Project Number: null

Applicant
SMM PE, LLC

Agent / Contact
SMM PE, LLC

8700 TANOAN DRIVE NE
NM
5053326582

8700 TANOAN DRIVE NE
5053326582

Application Fees

REV Actions	\$300.00
TOTAL:	\$300.00

City of Albuquerque Treasury
Date: 7/30/2019 Office: AMHEX
Stat ID: Cashier: TRSRMS
Batch: 10536 Trans #: 19
Permit: 2018061362
Receipt Num: 00564945
Payment Total: \$300.00
0909 REV Actions
Check Tendered : \$300.00



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

July 30, 2019

Renee C Brissette, PE CFM
 Senior Engineer, Hydrology
 City Planning
 600 2nd Street NW, Ste. 201
 Albuquerque, NM 87102

RE: 8400 Alameda Blvd NE (C20/ D057)

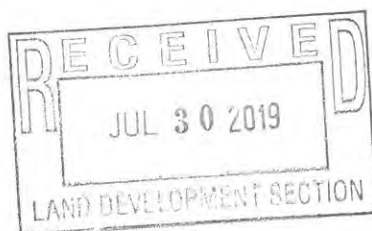
Dear Ms Brissette,

Thank you for your review comments of June 13, which have been addressed as follows:

1. The PE stamp size has been corrected – thank you for the reminder.
2. A note 'NOT FOR CONSTRUCTION' has been added to both sheets.
3. The reference to the NAAMDP has been included.
4. A section of the pond (along Barstow), has been added to the plan.
5. A street capacity nomograph (Plate 22.3 D-4), is attached showing 10-yr and 100-yr (10.6 and 15.8 CFS) flows. The 100-yr flow is based on 1385' of Alameda with 1/2 R/W width of 62' (1.98 acre) using 47% 'C' and 53% 'D' land types for a unit discharge of 4.28 CFS. The Discharge from Hope Plaza was based on 3.08 acres at the allowable discharge of 2.38 CFS/AC. Total Q = 8.5 + 7.3 = 15.8 CFS.
6. A double drop inlet has been added to the south curb of Alameda just above Barstow with a note indicating that a new storm drain runs north to the intersection of Barstow and Oakland where it would connect to an existing SD manhole. The infrastructure list has also been revised to include these SD improvements.

Please contact me if needed to answer additional questions. Thank you.

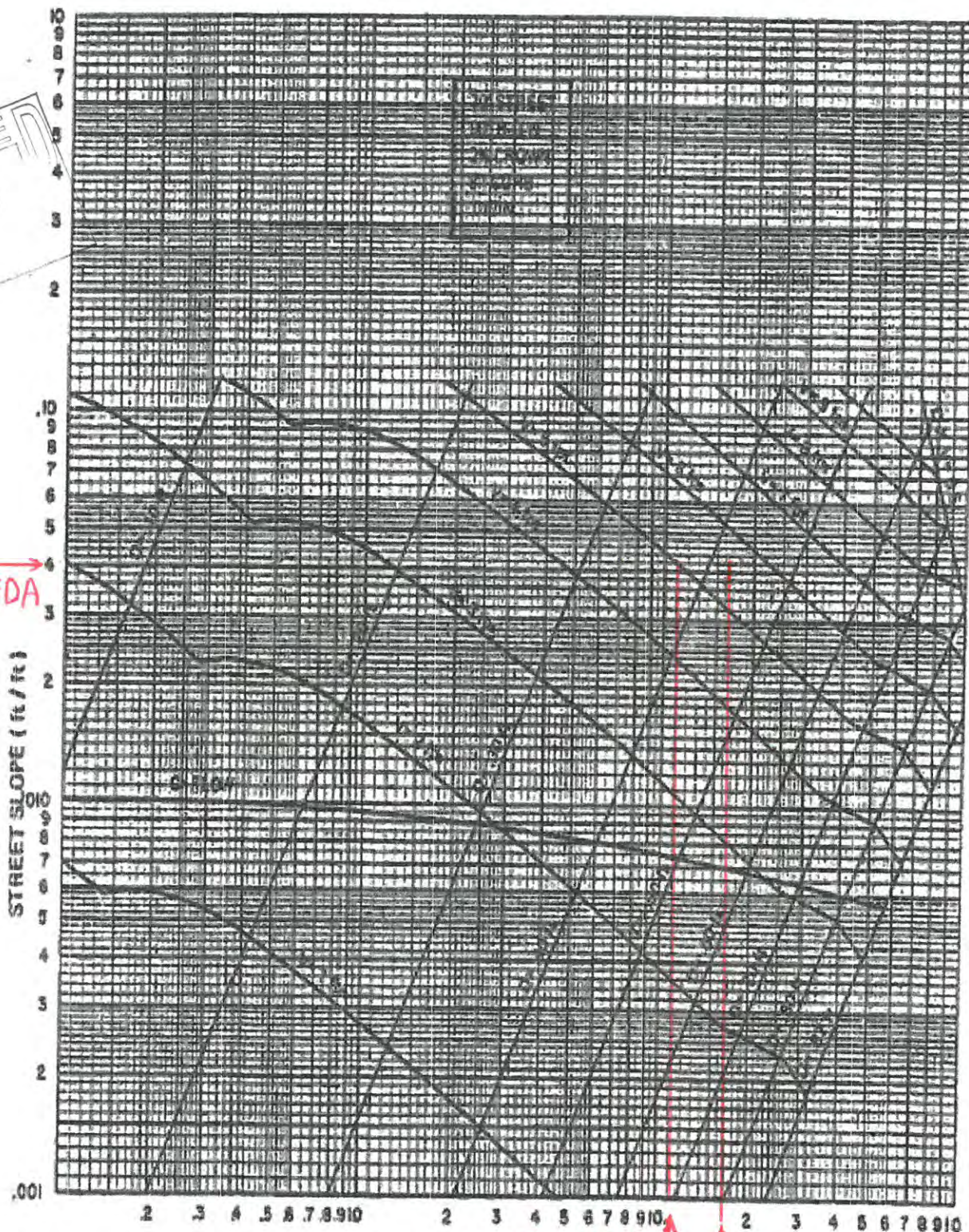
Scott M McGee PE



STREET CAPACITY

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JUL 30 2019

4.0%
ALAMEDA



ONE HALF STREET FLOWS (cfs)

$(D_{10} = 0.37')$

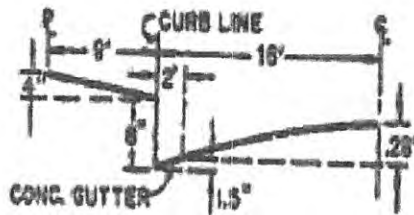
$Q_{10} = 10.6$
CFS

$Q_{100} = 15.85$ CFS
 $(D_{100} = 0.43')$

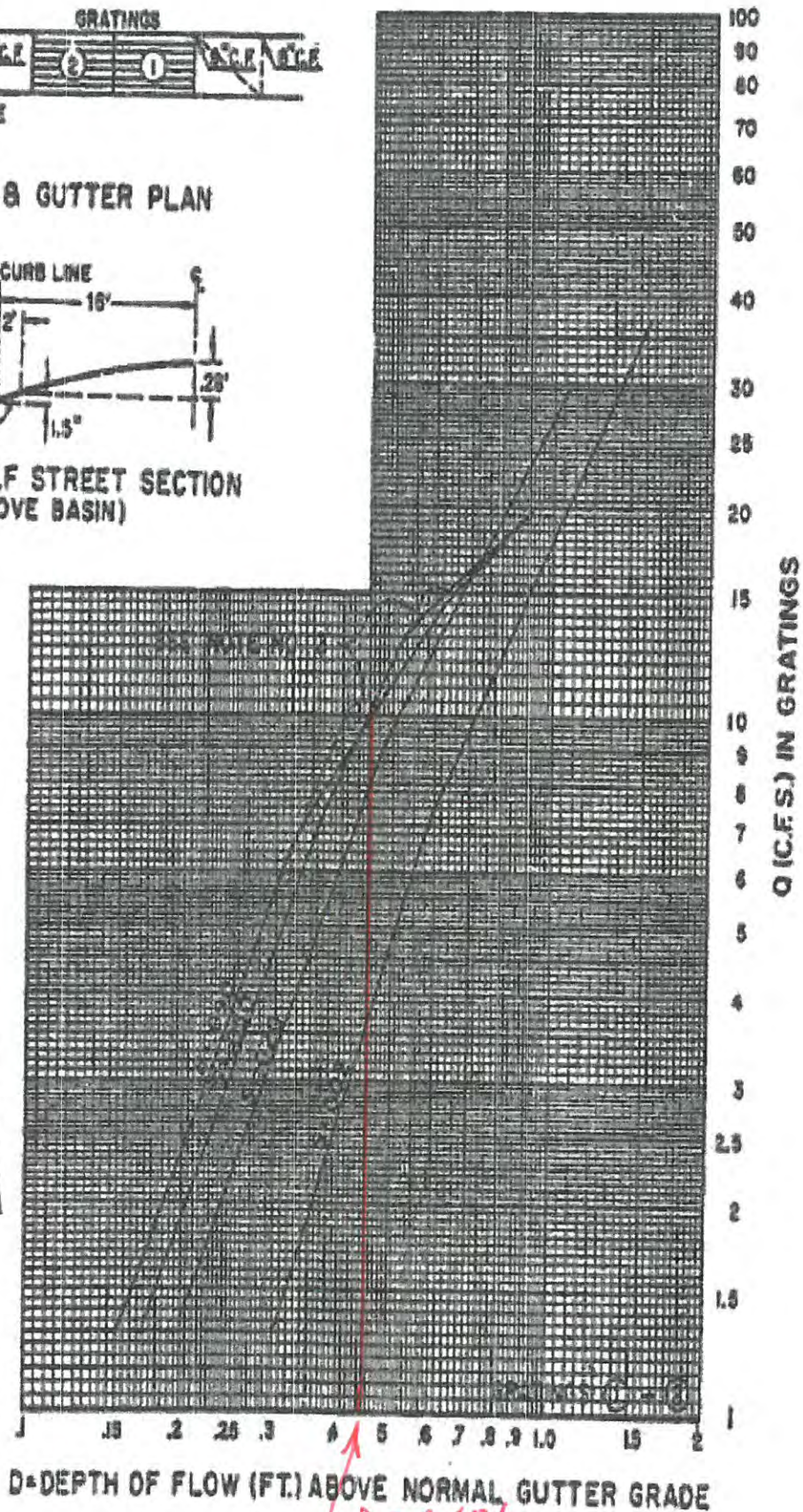
GRATING CAPACITIES FOR TYPE DOUBLE "C," AND "D"



GRATING & GUTTER PLAN



TYPICAL HALF STREET SECTION (ABOVE BASIN)



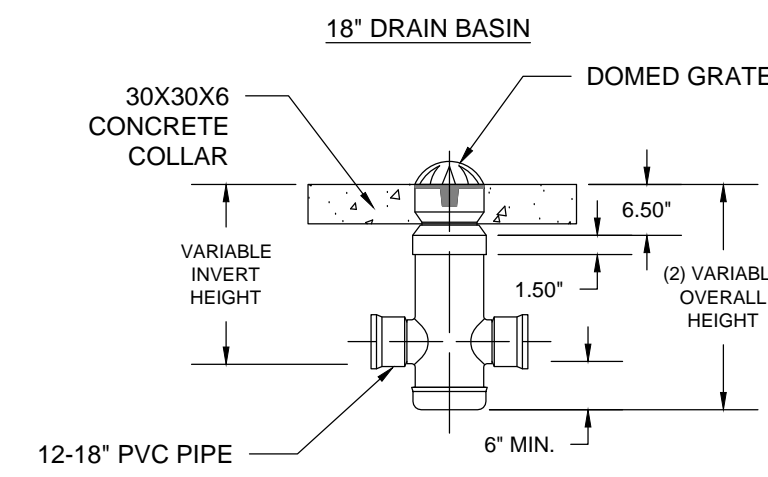
D=DEPTH OF FLOW (FT.) ABOVE NORMAL GUTTER GRADE

LD = 0.43'






RECEIVED
JUL 30 2019
SECTION

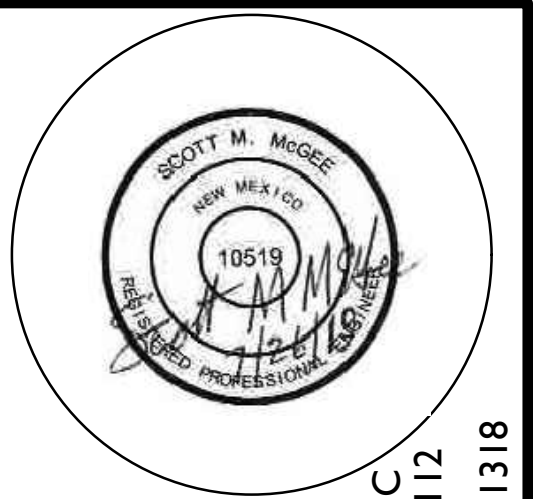
PRELIMINARY GRADING & DRAINAGE PLAN - WEST

8400 ALAMEDA BLVD NE ALBUQUERQUE, NM 87122	ALAMEDA LUXURY APARTMENTS
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AREA DRAIN DETAIL

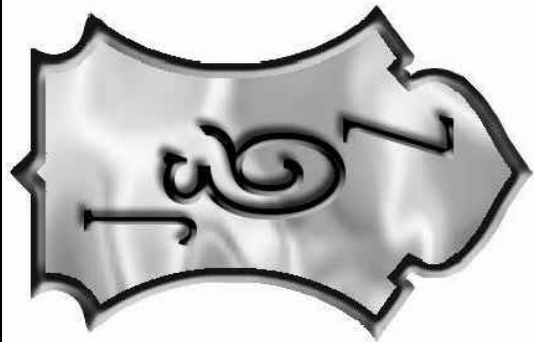
	EXISTING CONSTRUCTION
	NEW CONTOUR
FF=5495.7	FINISH FLOOR ELEV
 65.5	NEW SPOT ELEVATION
	NEW CONSTRUCTION
 RD	ROOF DRAIN
TC	TOP OF CURB
FL	FLOWLINE
TW	TOP OF WALL
BW	BOTTOM OF WALL



11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 87112
P: 505-797-1311

"WE'RE YÖUR BUILDING WIZ KIDZ SÖ YÖU CAN"

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



job no:	<i>NUMBER</i>
drawn:	<i>JSK</i>
checked:	<i>SMM</i>
date:	<i>05-29-19</i>

ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87122

sheet no: C-1.1