Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, October 12, 2012 7:53 AM
To: 'Ron Bohannan'
Cc: 'James K. Trump Jr.'; 'kwveritas@live.com'; 'Derek Bohannan'; 'bfrosch@tierrawestllc.com'
Subject: RE: 4910 Union Way Illegal Dumping Tract 1-A Renaissance Center

Ron,
It does not sound like this activity will import or export more than 500 cu yds, but may be grading more than 1 acre. The trenching work should not change historic flow paths that may negatively affect adjoining properties.

Curtis

From: Ron Bohannan [mailto:rrb@tierrawestllc.com]
Sent: Thursday, October 11, 2012 1:26 PM
To: Cherne, Curtis
Cc: James K. Trump Jr.; kwveritas@live.com; Derek Bohannan; bfrosch@tierrawestllc.com
Subject: 4910 Union Way Illegal Dumping Tract 1-A Renaissance Center

Curtis, the owners of the 4910 Union Way (the vacant tracts north of Bob Turner Ford and south of the Apartments) are getting illegal dumping on the site. They are cleaning the site today but will install a double trench and cable barrier around the perimeter and at the entrances to prevent trespassing on the property. If you feel that they need any permit please let me know.

Thanks

Ronald R. Bohannan, P.E.
President
(WOBE)
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 office
800-245-3102
www.tierrawestllc.com

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CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

September 17, 2004

Bruce Stidworthy, PE
Bohannan Huston, Inc
7500 Jefferson NE
Albuquerque, NM 87109

Re: First Family Church Conceptual Grading and Drainage Plan
Engineer's Stamp dated 8-18-04, (F16/D15)

Dear Mr. Stidworthy,

Based upon the information provided in your submittal dated 8-18-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. Prior to Building Permit approval, please address how the runoff will enter the pond without eroding the asphalt and provide a small swale in the area between the two walls on the west or at the bottom the low wall.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

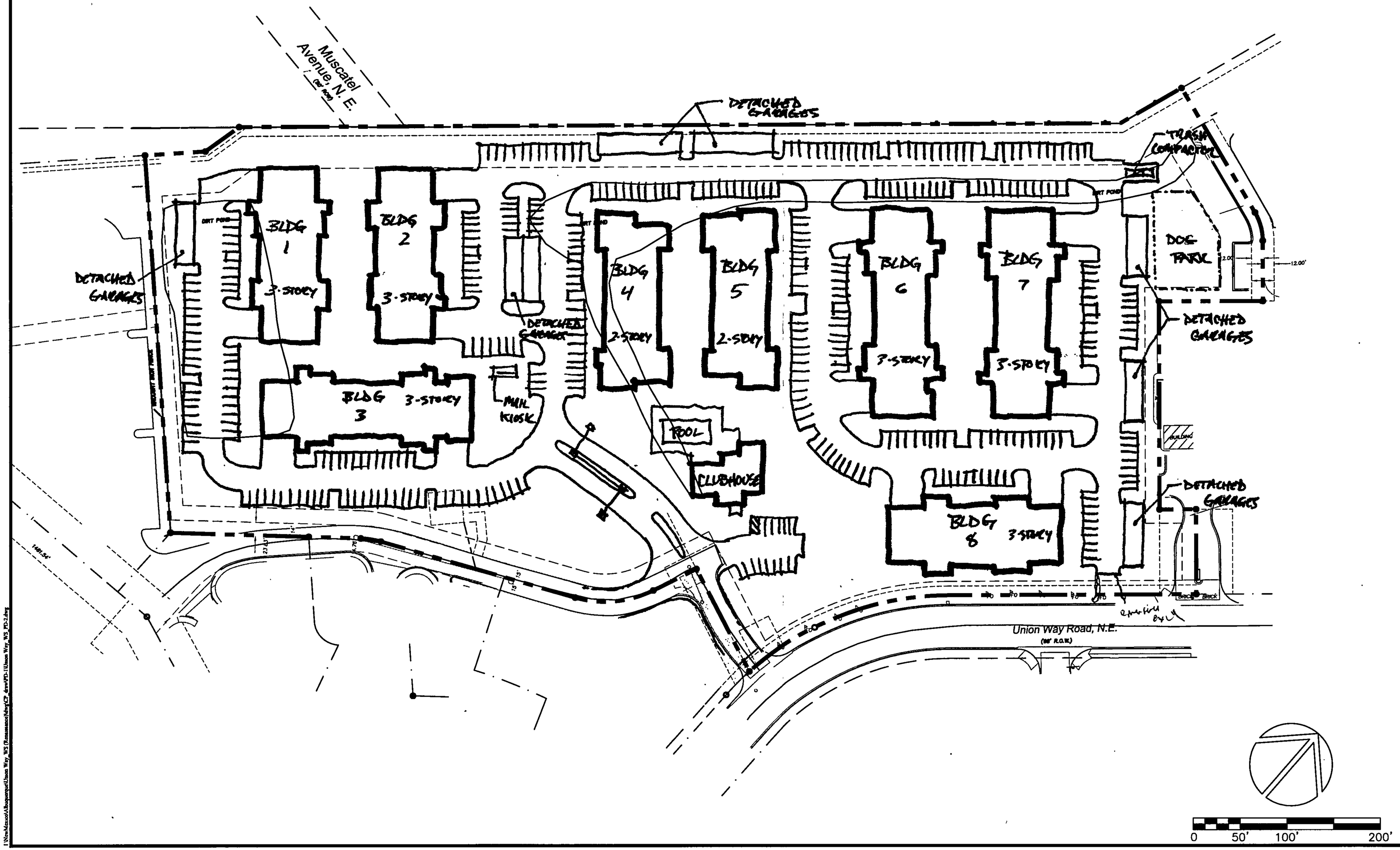
P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

UNION WA
RENAISSANCE



CONTINENTAL ### FUND LLC
An affiliate of
CONTINENTAL PROPERTIES COMPANY, INC.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
Phone: 262-502-5500 Fax: 262-502-5522
Email: cmf_dwg@cpproperties.com

STATE: NM
DRAWN BY: ELH
INITIAL DATE DRAWN: 7/6/11

REVISIONS

REV	DESCRIPTION	DATE	REV	DESCRIPTION	DATE

CITY: ALBUQUERQUE
STREET: UNION WAY, WEST SIDE

NORTH
SHEET: PD-1
REV: 0

build all at one time? or phase?
clubhouse first CO?

who cleans dog park or pond it? they do
as well as residents

grading plan ~~to~~ w/ TCL to be phased
to coordinate with CO.

0.1 cfs/acre acknowledged

Submit TCL and grading plan
1 month prior to permit set
submittal

→ Terra West ←
~~[illegible]~~ - 7-7-00

Rec - 7-7-11

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 1997

Shahab Biazar, P.E.
Tierra West
4421 McLeod NE
Suite D
Albuquerque, NM 87109

Apts Now D15

RE: RENAISSANCE APARTMENTS PHASE 1 AND 2 (F16-D5). DRAINAGE REPORT FOR SITE DEVELOPMENT PLAN FOR SUBDIVISION, SITE DEVELOPMENT PLAN FOR BUILDING PERMIT, FINAL PLAT, AND BUILDING PERMIT APPROVALS. ENGINEER'S STAMP DATED NOVEMBER 7, 1997.

Dear Mr. Biazar:

Based on the information provided on your November 7, 1997 submittal, the above referenced project is approved for Site Development Plan for Subdivision, Site Development Plan for Building Permit, Final Plat, and Building Permit.

Prior to Certificate of Occupancy approval, and Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File

Tierra West, LLC

March 9, 1999

Just Data
Diff

Mr. John Murray, P.E.
Albuquerque Public Works Dept.
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Certification of Drainage for Phase One,
Renaissance Apartments, Tract 1A and 1B of North Renaissance Center
4920 Union Way NE

Dear John:

Enclosed please find one copy of the final As-built Grading and Drainage Plan. Also enclosed is the information sheet for the Renaissance Apartments, buildings 1 thru 12, and the office. Star Construction has completed paving and curb and gutter at these buildings as well as the required entrance paving improvements on Union Way. The sanitary sewer, storm sewer and water service improvements, located in Phase One, are also complete. Phase Two of the project is scheduled to begin construction in June of this year. Landscaping for the site is complete.

All work completed has been done in substantial compliance with the approved plans. As-built grading information has been supplied by Walker Surveying. We are, therefore, requesting Certification of Drainage for Certification of Occupancy.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Ronald R. Bohannan, P. E.

See my note on 2/6/98
COA Ltr. 03/11/99

Enclosure

cc: James K. Trump, Jr.
Dale Fuqua

JN: 960083
RRB/rw

960083 h2oFinal

4421 McLeod Rd. NE, Suite D • Albuquerque, NM 87109 • (505) 883-7592
fax (505) 883-7034 • e-mail: twdms@aol

F16/D15

DRAINAGE REPORT
FOR

TRACT 1A OF RENAISSANCE CENTER

APARTMENT COMPLEX

Prepared by:

Tierra West, LLC
4421 McLeod Rd., NE, Suite D
Albuquerque, New Mexico 87109

November 7, 1997
(Revised January 20, 1998)

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the state of New Mexico in good standing.

RONALD RAY BOHANNAN
NEW MEXICO
7868
REGISTERED PROFESSIONAL ENGINEER

Ronald R. Bohannan
PE No. 7868

Job No 960057

Location

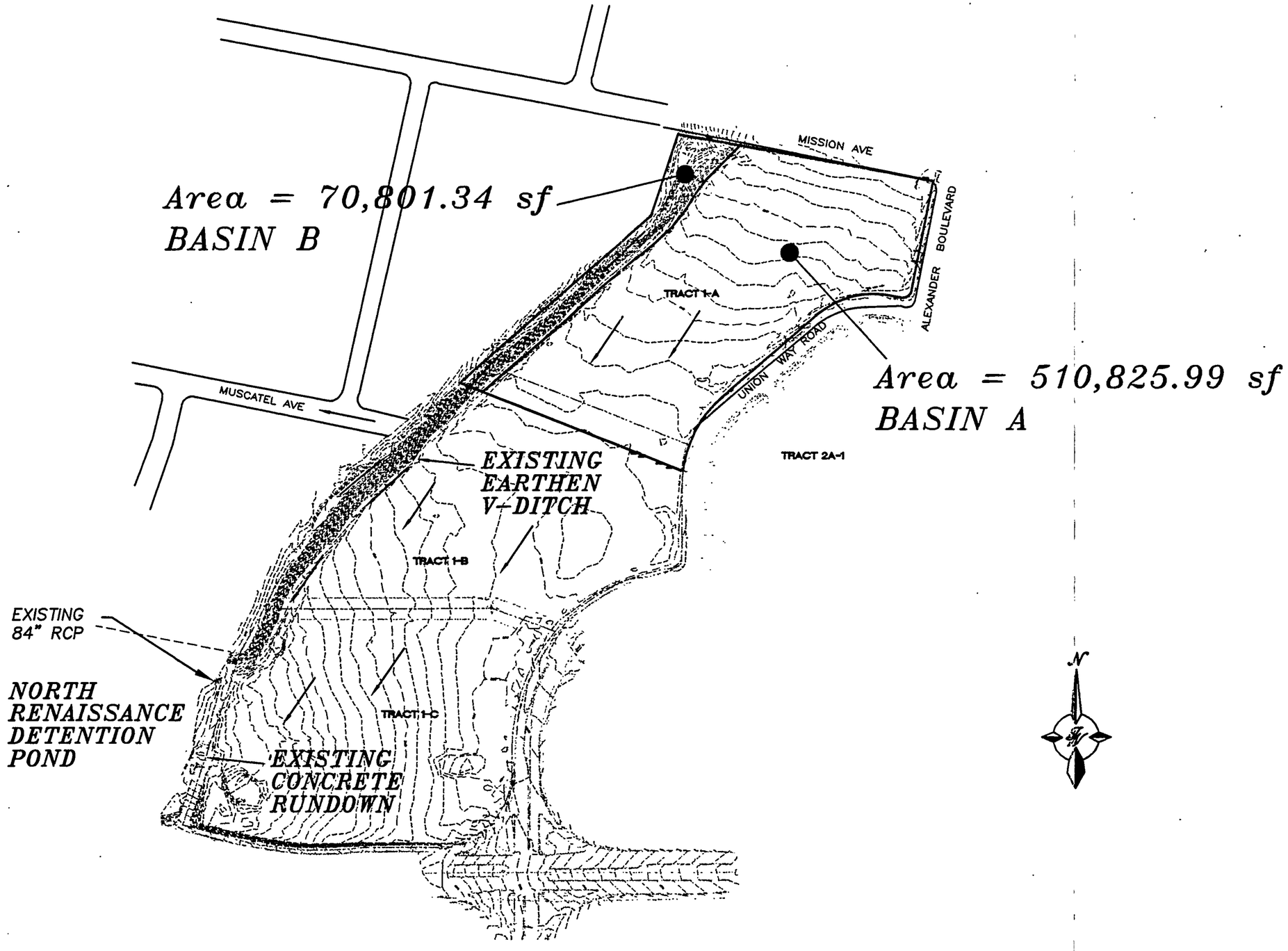
Tract 1A & 1B of the Renaissance Center are located at the southwest corner of Alexander Boulevard and Mission Avenue. See attached Zone Atlas page number F-16 for location. We are proposing to build a 240 unit apartment complex in two phases.

Purpose

The purpose of this drainage report is to present a grading and drainage solution for the proposed sites. We are requesting rough grading approval, site development plan for subdivision purposes, site development plan for building permit, final plat approval (Tract 1A & 1B) and building permit.

Existing Drainage Conditions

The site falls within the Renaissance Drainage Master Plan, and it is currently undeveloped. The existing conditions for Tracts 1A and 1B were originally analyzed under the Master Drainage Plan for Renaissance. No offsite runoff enters this site. All offsite runoff on the north side of the site is intercepted by Mission Avenue. The offsite runoff on the east side is intercepted by Alexander Boulevard and Union Way Drive. The entire runoff from Tract 1A, 1B & 1C drains south and then west to the North Renaissance Detention Pond



OVERALL EXISTING DRAINAGE LAYOUT

located west of Tract 1C. Only the slope portion of Tracts 1A, 1B and 1C (on the west side), drains west to Muscatel Avenue. See enclosed existing basin layout for the undeveloped area. The site was analyzed under two Basins - A and B. Basin A (Tract 1A and a small portion of Tract 1B) drains south, at an existing flow rate of 30.38 cfs, to Tract 1C through an existing V-ditch and then west to the North Renaissance Detention Pond via a concrete rundown at the southwest corner of Tract 1C. Basin B drains, at a flow rate of 3.00 cfs, west to Muscatel Avenue.

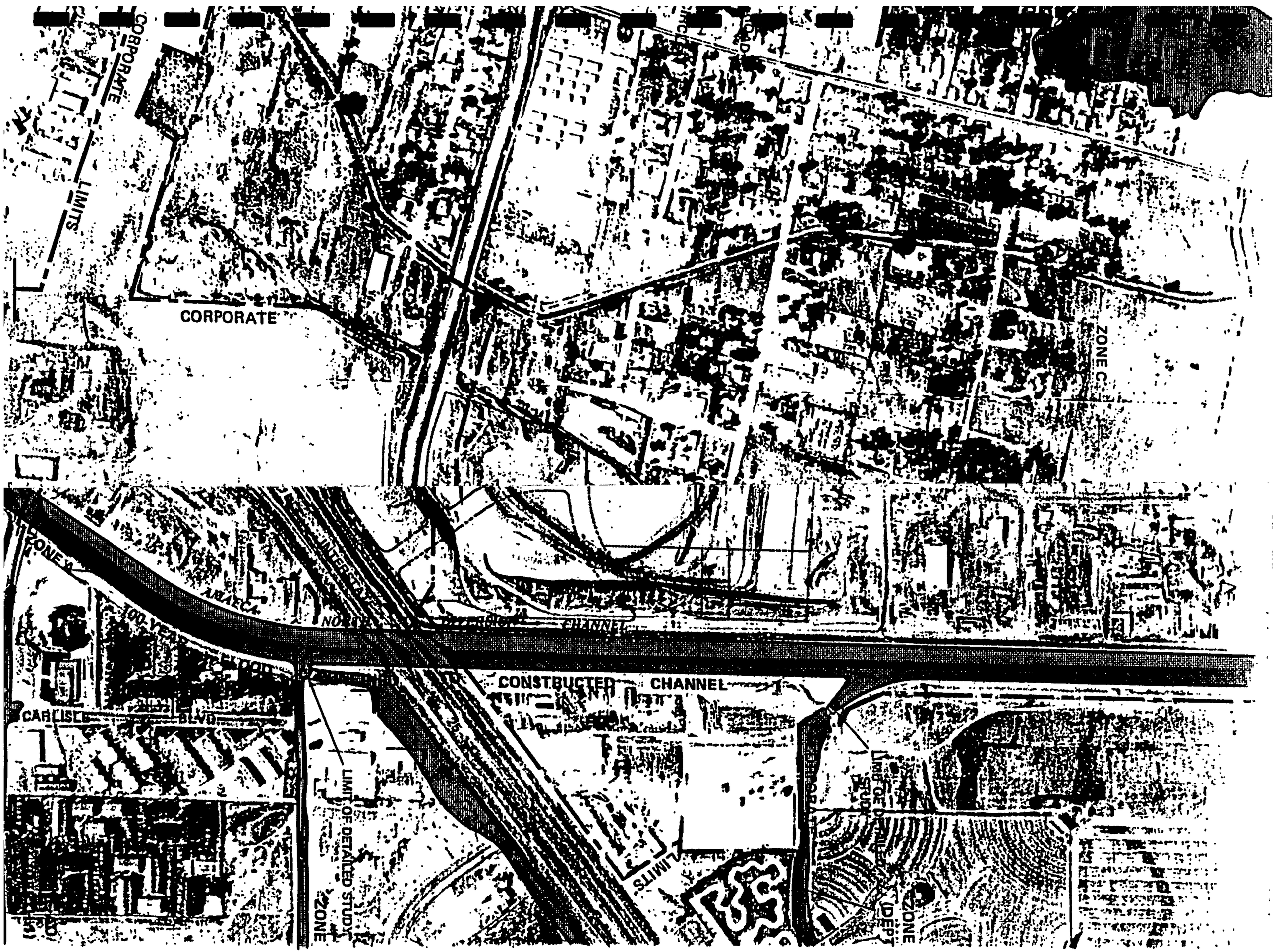
Flood Plain and Soil Condition

The site is located on FEMA Map No. 350002 panel 16 as shown on the attached excerpt. The map shows that the site does not lie within any 100 year flood plains.

The site contains one soil type as indicated on the Soil Map (sheet # 21) from the Soil Conservation Service Survey of Bernalillo County. This soil type is Bluepoint-Kokan association. The Bluepoint-Kokan association is a Bluepoint loamy fine sand that has slow runoff, rapid permeability, and moderate to severe hazard of water erosion. See attached soil map for site location.

Proposed Conditions and On-Site Drainage Management Plan

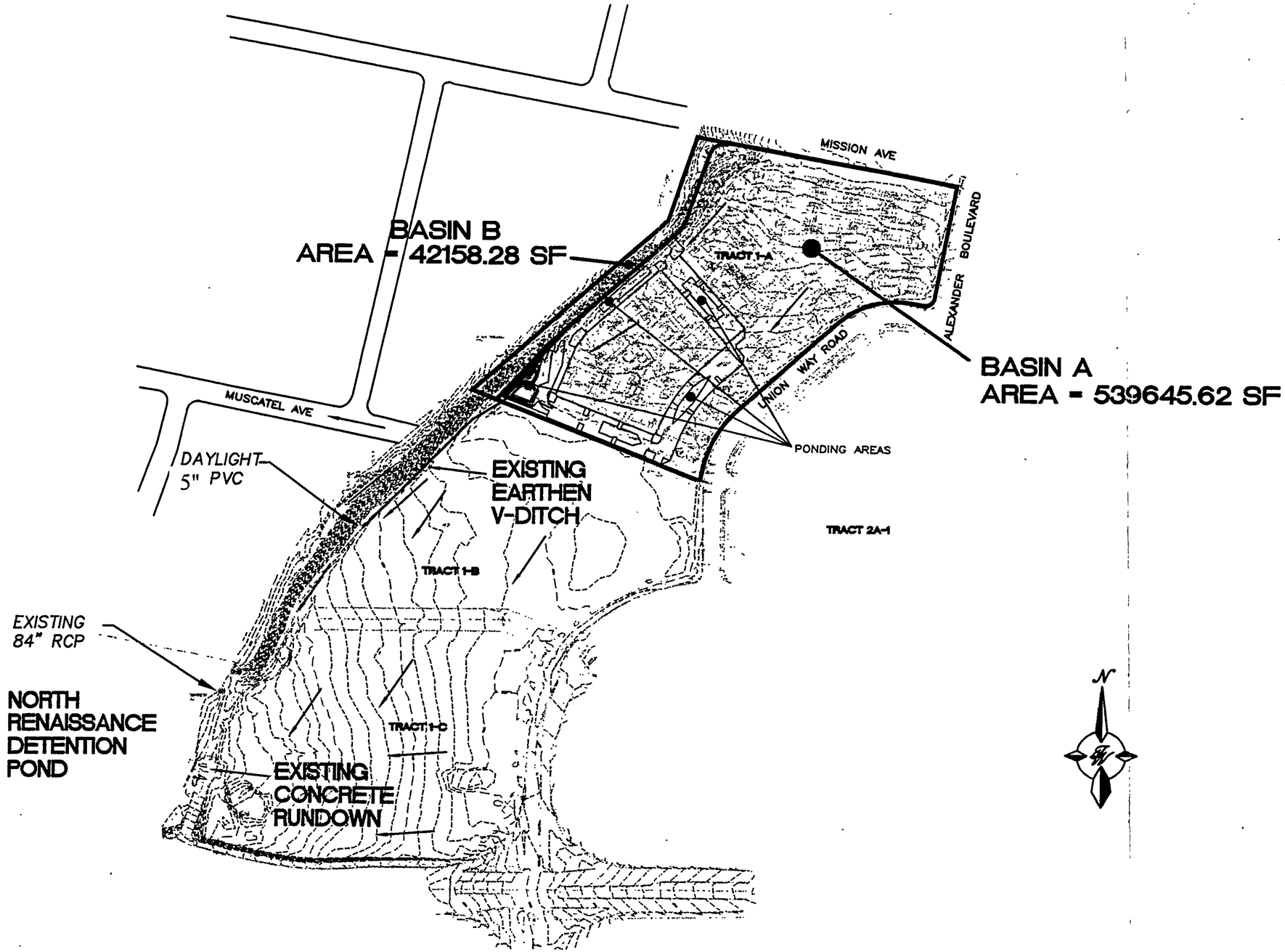
This project will develop in two phases that encompasses Tract 1A and small portion of Tract 1B. The apartments will be built in two phases. Phase I will be Tract 1A and Phase 2 as Tract 1B. The enclosed site plan, in the map pocket, shows a layout for the entire project,


CORPORATE
LIMITS
CORPORATE
ZONE C
ZONE A
AREA
INTERCEPTOR
CHANNEL
CONSTRUCTED
CHANNEL
CARLISLE
BLVD
LIMITS
LIMIT OF DETAILED STUDY
ZONE
ZONE
(DEPT

Tracts 1A and 1B. The layout shown for the balance of Tract 1B is conceptual only, and we will not design the drainage for this portion of the site until we have a final site layout.

Ultimate Drainage Management

The entire site runoff will drain per the Renaissance Master Drainage Plan at a 0.1 cfs/acre discharge rate from the site. Therefore, the allowable discharge rate for the this site is (13.35 acres) is 1.33 cfs. The slope area will continue to discharge at the historical rate of 2.21 cfs. The site is divided into two basins - A and B. Basin B will continue draining west to Muscatel Avenue at an undeveloped flow rate of 2.21 cfs. Basin B, at a developed flow rate of 53.26 cfs, will drain to a ponding area on the south side of the project. The ponds consist of a series of parking lot ponds and a detention pond which is located at the southwest corner of the site. The ponds are setup in such way that all the low flow runoff from the parking lot inlets will drain to the detention pond at the southwest corner of the site. During a larger storm all the ponds will act as one pond (to a maximum 100-year water surface elevation of 5037.00 feet). The runoff from Basin B will be detained and discharged at a flow rate of 1.28 cfs which is less than the allowable discharge of 1.33 cfs. The drainage pipe from the pond is sized for a 5" pipe. The pipe has a 4-1/2" orifice plate to detain the runoff and discharge at the allowable discharge rate. The 5" pipe is day-lighted into an earthen V-ditch. The V-ditch has been analyzed and can handle the 1.28 cfs which is considerably less than the 53.26 existing flow rate. The last detention pond will have an emergency overflow weir for events larger than the 100 year storm to continue to drain south to Tract 1C. The runoff then drains to a concrete rundown located on the southwest corner of the Tract 1C and from there to North



PHASE-II (ULTIMATE) BASIN LAYOUT

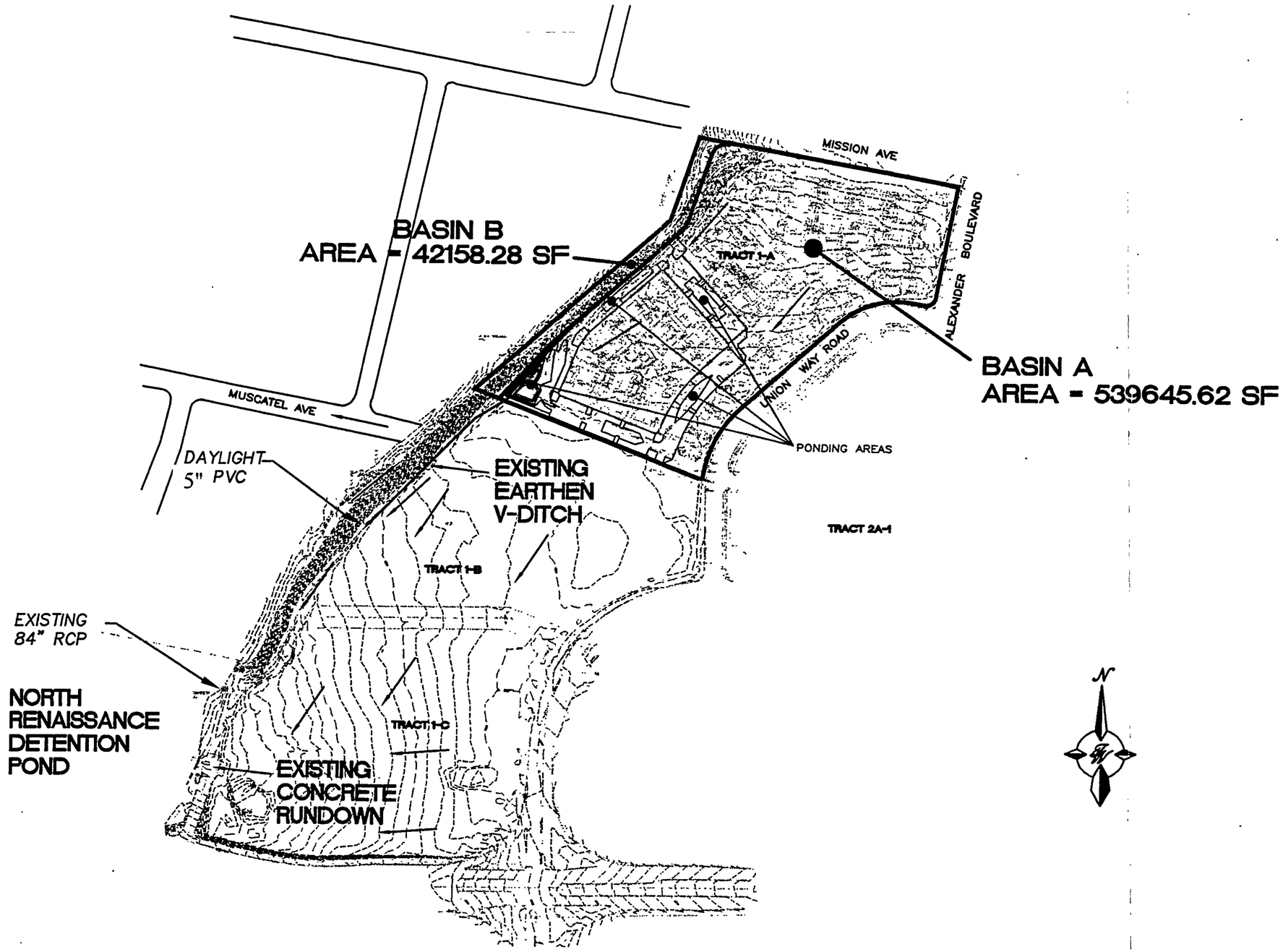
Renaissance Detention Pond. See attached Phase II/ Ultimate Basin Layout. See the AHYMO output file in Section VI of this report for ponding calculation results.

Phase I Drainage

Both Phase I and Phase II will be graded at the same time. Phase I will be built 4 to 6 months ahead of Phase II requiring an interim design until Phase II is built. Phase I was analyzed under three Basins A, B, and C. Basin B will continue draining west at an developed flow rate of 2.21 cfs west to Muscatel Avenue. Basin A drains to Basin C at a developed flow rate of 23.65 cfs. Basin C, at an undeveloped flow rate of 15.70 cfs, along with the runoff from Basin A will drain west to the proposed desilting/detention pond. The runoff from Basin C will be detained and discharged at a flow rate of 1.22 cfs. The drainage pipe from the pond is sized for a 5" pipe. The pipe has a 4-1/2" orifice plate to detain the runoff and discharge it at the allowable discharge. The 5" pipe is day lighted into an earthen V-ditch. The runoff then drains to a concrete rundown located on the southwest corner of the Tract 1C and from there to the North Renaissance Detention Pond. See the attached Phase-I Basin Layout. Also see the AHYMO output file in Section V of this report for ponding calculation results.

Offsite Drainage Management

The drainage on the balance of Tract 1B & 1C will continue flowing south and then west to the North Renaissance Detention Pond via a concrete rundown located on the southwest corner of the Tract 1C.



PHASE-II (ULTIMATE) BASIN LAYOUT

Emergency Conditions

In case of an emergency the runoff will overflow the pond to the south and will continue south through the earthen channel to the North Renaissance Detention Pond.

Summary

The site will be built in two phases. Phase I will drain to the desilting/detention pond built in Phase II which will then drain to the North Renaissance Detention Pond at a flow rate of 1.22 cfs. Phase II runoff will be ponded on Phase II through parking lot ponding and the detention pond and will continue to drain to the North Renaissance Detention Pond at a flow rate of 1.28 cfs which is less than allowable discharge of 1.33 cfs.

Calculations

City of Albuquerque, Development Process Manuel, Section 22.2, Hydrology Section, revised January, 1993 was used for runoff calculations. See section II of this report for Summary Table for runoff results. See also Sections IV, V, and VI of this report for AHYMO input and output files for runoff and ponding calculations.

Infrastructure List

All work will be performed under building permit outside of any public right of way, and therefore there is no need for an infrastructure list.

RUNOFF CALCULATIONS

The site is @ Zone 2

LAND TREATMENT

Proposed
D = 80.00 %
B = 10.00 %
C = 10.00 %

Existing
B = 100 %

DEPTH (INCHES) @ 100-YEAR STORM

P_{60} = 2.01 inches

P_{360} = 2.35 inches

P_{1440} = 2.75 inches

DEPTH (INCHES) @ 10-YEAR STORM

P_{60} = 2.01 x 0.667
= 1.34 inches

P_{360} = 1.57

P_{1440} = 1.83

See the summary output from AHYMO calculations.

Also see the following summary tables.

RUNOFF SUMMARY TABLE

DRAINAGE BASINS

EXISTING

SUB-BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
A	57321.00	1.3159	0.002056
B	580794.00	13.3332	0.020833

PROPOSED (PHASE - I)

BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
A	239572.86	5.4998	0.008593
B	42158.28	0.9678	0.001512
C	300072.76	6.8887	0.010764

PROPOSED (PHASE - II)

BASIN	AREA (SF)	AREA (AC)	AREA (MI^2)
A	539645.62	12.3886	0.019357
B	42158.28	0.9678	0.001512

BASINS RUNOFF CALC. RESULTS

EXISTING

BASIN	Q-100 CFS	Q-10 CFS
A	3.00	1.23
B	30.38	12.46

PROPOSED (PHASE - I)

BASIN	Q-100 CFS	Q-10 CFS
A	23.65	15.08
B	2.21	0.91
C	15.70	6.44

PROPOSED (PHASE - II)

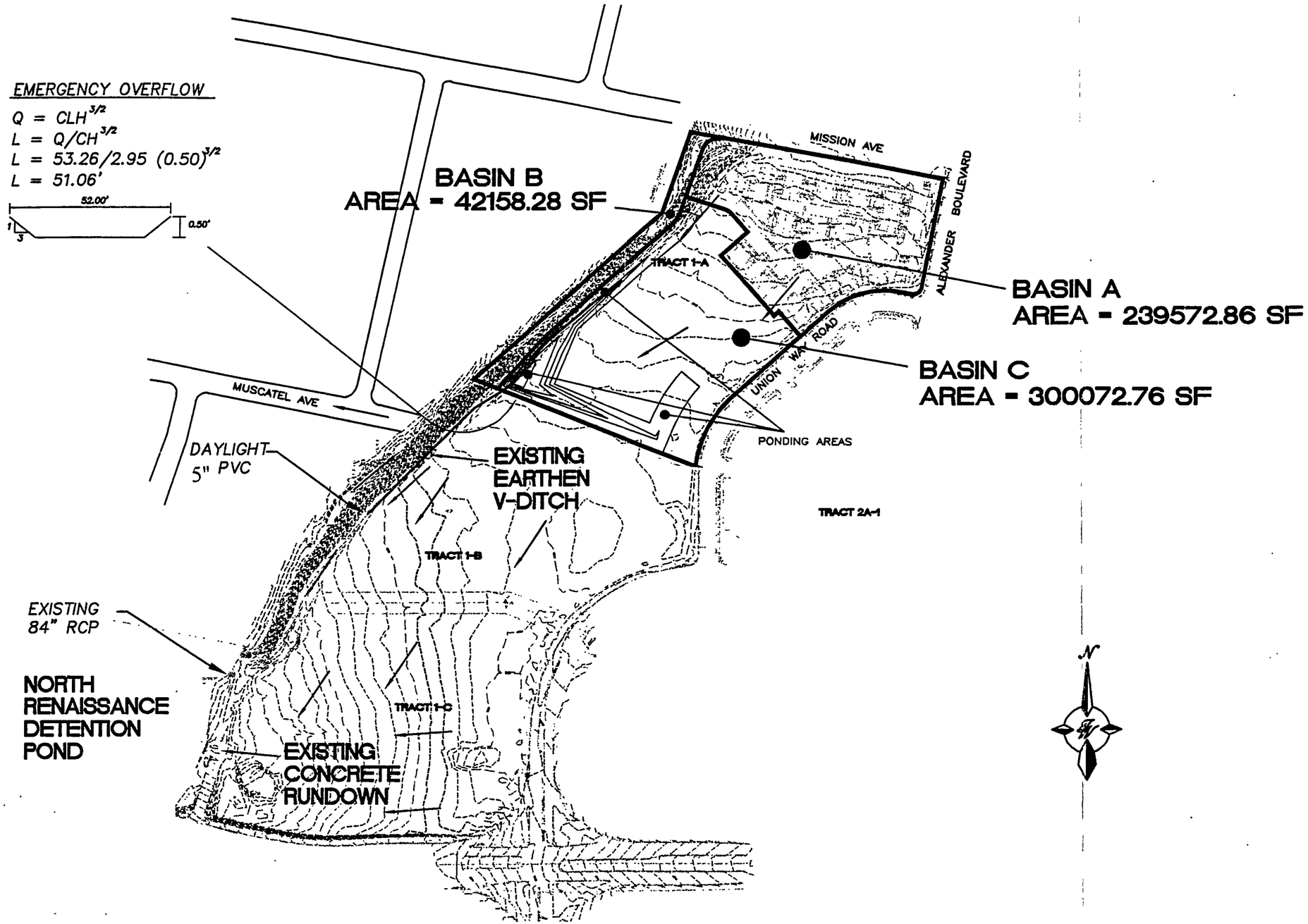
BASIN	Q-100 CFS	Q-10 CFS
A	53.26	33.95
B	2.21	0.91

DETENTION POND VOLUME CALCULATIONS
PHASE I

Dia = 4.5 IN
Radius = 2.25 IN

H (FT)	VOLUME (AC-FT)	Q (CFS)	FULL ELEV.
0.00	0.00000	0.00	5031.00
1.00	0.00598	0.48	5032.00
2.00	0.01957	0.72	5033.00
3.00	0.09033	0.89	5034.00
4.00	0.28392	1.04	5035.00
4.25	0.37132	1.07	5035.25
4.50	0.50121	1.10	5035.50
4.75	0.64468	1.14	5035.75
5.00	0.77284	1.17	5036.00
5.25	0.95490	1.20	5036.25
5.50	1.26012	1.23	5036.50
5.75	1.59680	1.25	5036.75
6.00	1.87322	1.28	5037.00
6.25	2.17577	1.31	5037.25
6.50	2.59081	1.34	5037.50

Q (CFS)	FULL ELEV.
31.00	161.97
32.00	359.02
33.00	824.97
34.00	5339.74
35.00	11525.87
35.25	18930.00
35.50	26334.12
35.75	23664.25
36.00	20994.38
36.25	42452.38
36.50	63910.38
36.75	53413.19
37.00	42916.00
37.25	62516.60
37.50	82117.20



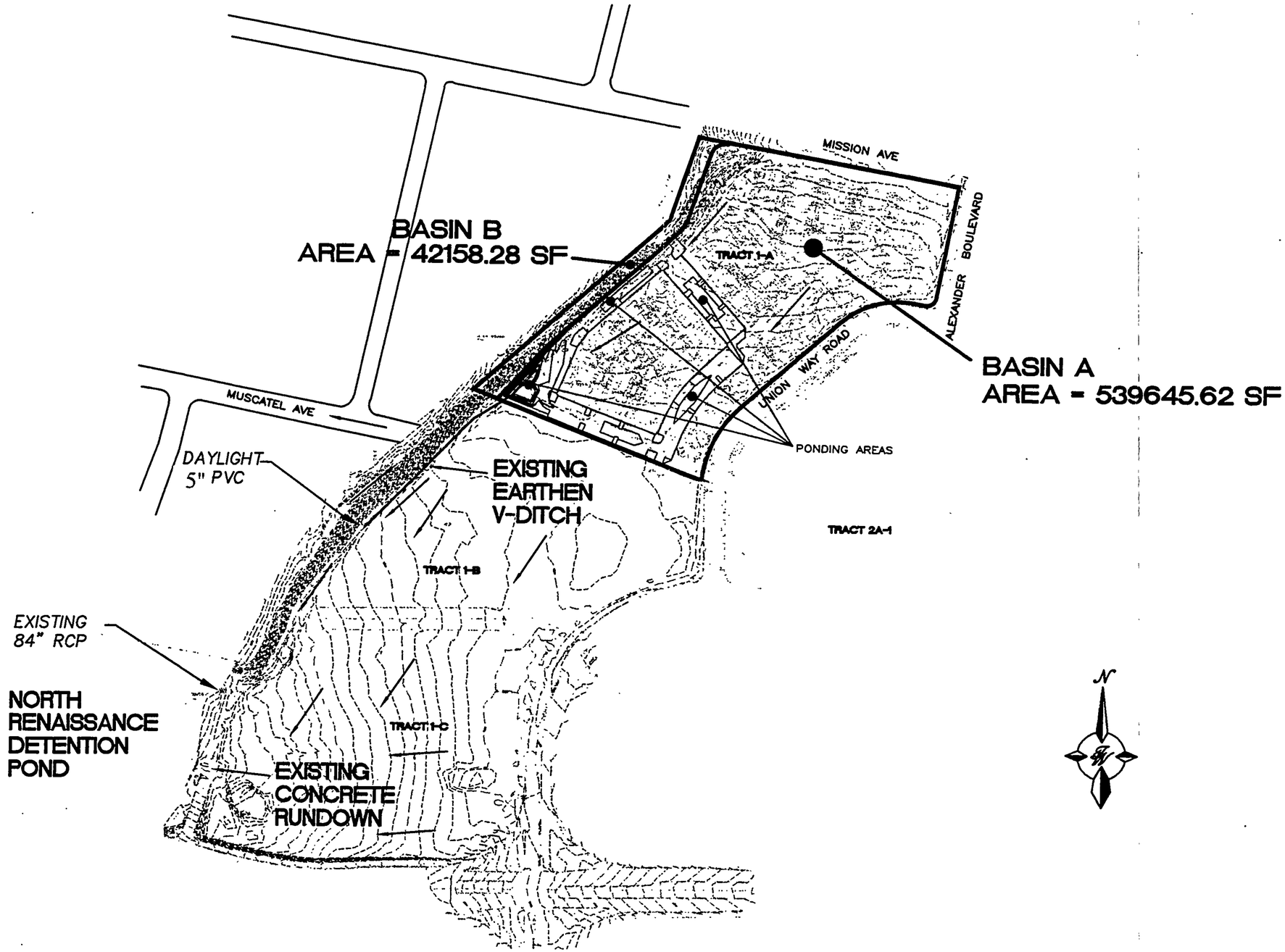
PHASE-I BASIN LAYOUT

DETENTION POND VOLUME CALCULATIONS
PHASE - II (ULTIMATE)

Dia = 4.5 IN
Radius = 2.25 IN

H (FT)	VOLUME (AC-FT)	Q (CFS)	FULL ELEV.
0.00	0.00000	0.00	5031.00
1.00	0.00598	0.48	5032.00
2.00	0.01957	0.72	5033.00
3.00	0.04486	0.89	5034.00
4.00	0.08385	1.04	5035.00
4.25	0.10121	1.07	5035.25
4.50	0.13012	1.10	5035.50
4.75	0.16284	1.14	5035.75
5.00	0.19160	1.17	5036.00
5.25	0.34428	1.20	5036.25
5.50	0.74878	1.23	5036.50
5.75	1.27248	1.25	5036.75
6.00	1.78278	1.28	5037.00
6.25	2.29262	1.31	5037.25
6.50	2.81492	1.34	5037.50

Q (CFS)	FULL ELEV.
31.00	161.97
32.00	359.02
33.00	824.97
34.00	1378.54
35.00	2017.69
35.25	4031.41
35.50	6045.12
35.75	5355.85
36.00	4666.58
36.25	48541.37
36.50	92416.16
36.75	90082.87
37.00	87749.58
37.25	89919.21
37.50	92088.84



PHASE-II (ULTIMATE) BASIN LAYOUT

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =11/06/1997

INPUT FILE = 9683oa USER NO.= R_BOHANN.I01

PAGE = 1

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	NOTATION
START										TIME= .00
RAINFALL TYPE= 2										RAIN24= 2.750
COMPUTE NM HYD	101.00	-	1	.00206	3.00	.085	.77821	1.533	2.284	PER IMP= .00
COMPUTE NM HYD	102.00	-	1	.02083	30.38	.865	.77821	1.533	2.278	PER IMP= .00
COMPUTE NM HYD	101.00	-	1	.00859	23.65	.983	2.14418	1.500	4.301	PER IMP= 80.00
COMPUTE NM HYD	102.00	-	1	.00151	2.21	.063	.77821	1.533	2.286	PER IMP= .00
COMPUTE NM HYD	103.00	-	1	.01076	15.70	.447	.77821	1.533	2.279	PER IMP= .00
COMPUTE NM HYD	101.00	-	1	.01936	53.26	2.214	2.14417	1.500	4.299	PER IMP= 80.00
COMPUTE NM HYD	102.00	-	1	.00151	2.21	.063	.77821	1.533	2.286	PER IMP= .00
FINISH										

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =11/06/1997

INPUT FILE = 9683oa10 USER NO.= R_BOHANN.I01

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START										TIME= .00
RAINFALL TYPE= 2										RAIN24= 1.830
COMPUTE NM HYD	111.00	-	1	.00206	1.23	.031	.27828	1.533	.937	PER IMP= .00
COMPUTE NM HYD	112.00	-	1	.02083	12.46	.309	.27828	1.533	.935	PER IMP= .00
COMPUTE NM HYD	111.00	-	1	.00859	15.08	.604	1.31822	1.500	2.742	PER IMP= 80.00
COMPUTE NM HYD	112.00	-	1	.00151	.91	.022	.27828	1.533	.938	PER IMP= .00
COMPUTE NM HYD	113.00	-	1	.01076	6.44	.160	.27828	1.533	.935	PER IMP= .00
COMPUTE NM HYD	111.00	-	1	.01936	33.95	1.361	1.31822	1.500	2.741	PER IMP= 80.00
COMPUTE NM HYD	112.00	-	1	.00151	.91	.022	.27828	1.533	.938	PER IMP= .00
FINISH										

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =01/19/1998

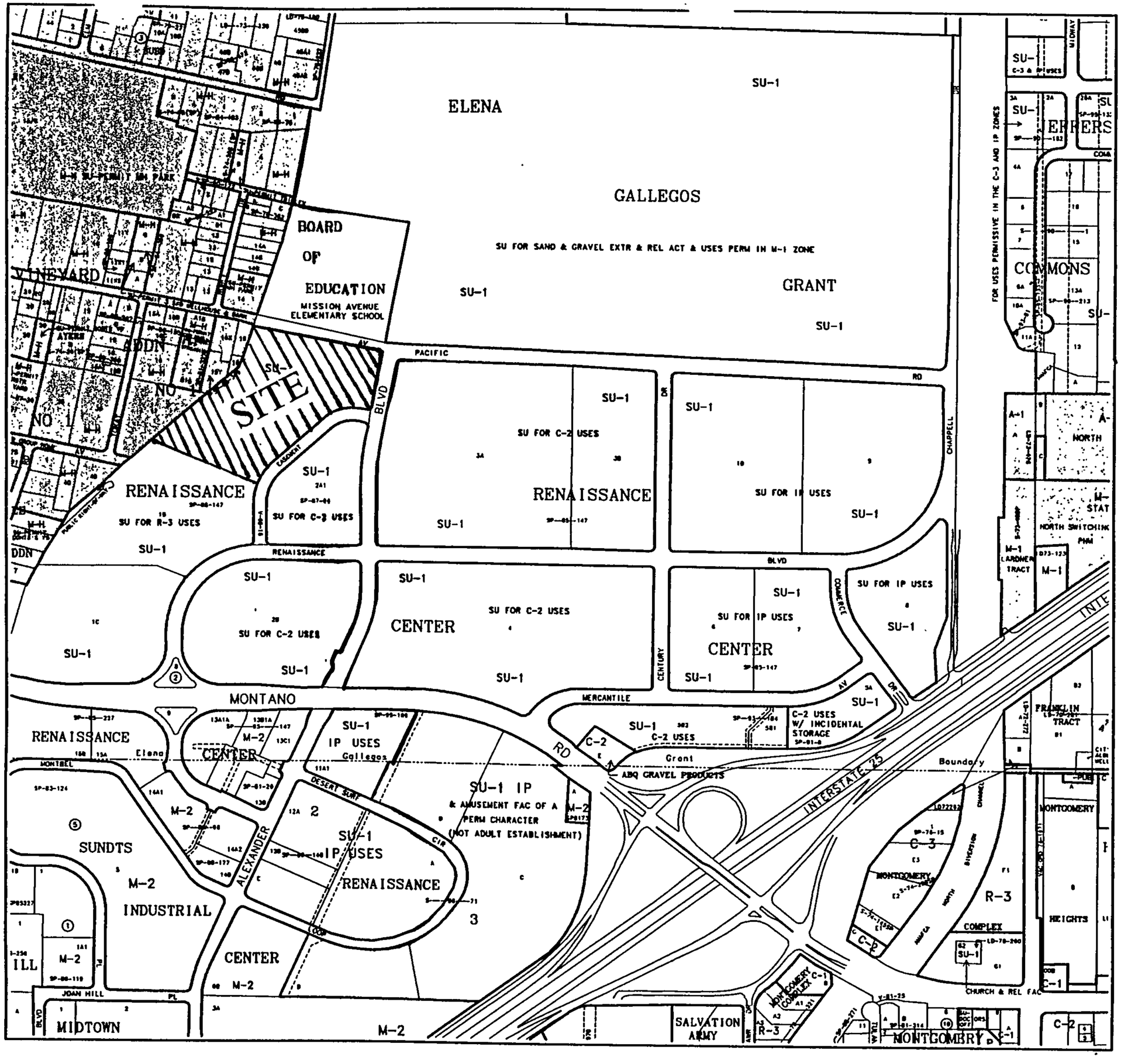
INPUT FILE = 9683PI USER NO.= R_BOHANN.I01

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START										
RAINFALL TYPE= 2										TIME= .00
										RAIN24= 2.750
COMPUTE NM HYD	101.00	-	1	.00859	23.65	.983	2.14418	1.500	4.301	PER IMP= 80.00
COMPUTE NM HYD	102.00	-	2	.01076	15.70	.447	.77821	1.533	2.279	PER IMP= .00
ADD HYD	102.20	1& 2	3	.01936	39.33	1.429	1.38459	1.500	3.175	
ROUTE RESERVOIR	502.00	3	1	.01936	1.22	1.428	1.38364	2.466	.098	AC-FT= 1.125
FINISH										

AHYMO SUMMARY TABLE (AHYMO194) - AMAFCA Hydrologic Model - January, 1994 RUN DATE (MON/DAY/YR) =01/19/1998

INPUT FILE = 9683PII USER NO.= R_BOHANN.I01

COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION	
START										TIME=	.00
RAINFALL TYPE= 2										RAIN24=	2.750
COMPUTE NM HYD	101.00	-	1	.01936	53.26	2.214	2.14417	1.500	4.299	PER IMP=	80.00
ROUTE RESERVOIR	501.00	1	2	.01936	1.27	1.917	1.85712	2.600	.103	AC-FT=	1.693
FINISH											



GRAPHIC SCALE IN FEET

250 0 500 1000

CITY OF Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

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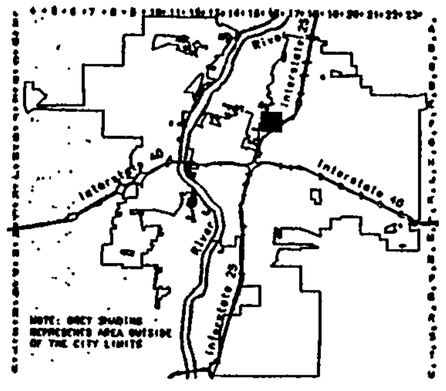
Map Amended through November 06, 1995



LEGAL DESCRIPTION

T11N

R3E

SEC 34

UNIFORM PROPERTY CODE

1-016-081

F-16-Z