

CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

February 7, 2018

Scott M. McGee, P.E.
SMMPE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

RE: Arroyo Vista Apartment
4201 Bryn Mawr Dr. NE
Request Permanent C. O. - Denied
Engineers Stamp Date 3/31/17 (G16D153)
Certification date: 1-29-18

Dear Mr. McGee:

Based upon the information provided in your submittal received 1/30/2018, the above referenced Certification cannot be accepted for the release of Certificate of Occupancy by Hydrology until the following comments are addressed.

PO Box 1293

Albuquerque

NM 87103

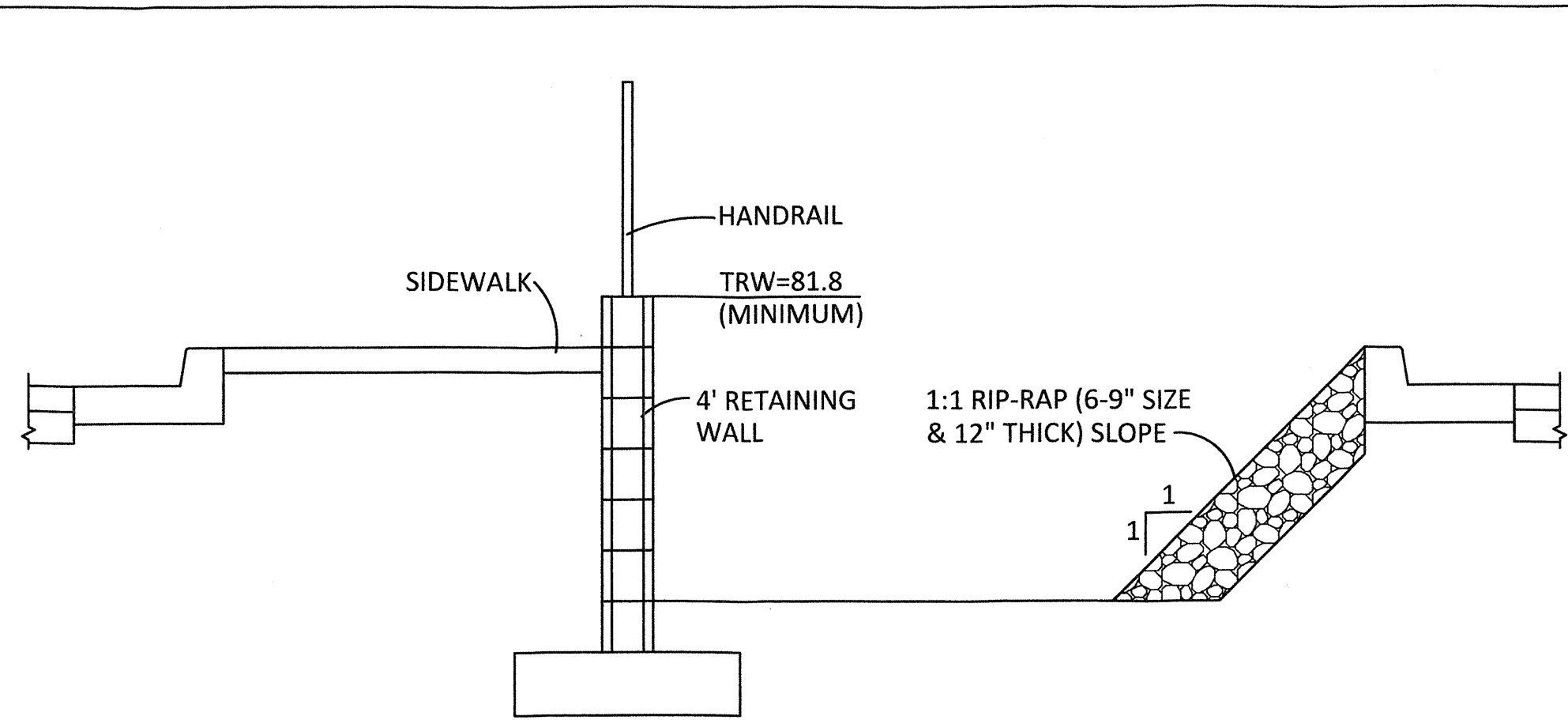
www.cabq.gov

- Written AMAFCA approval of the Plans and a separate acceptance of the construction are required prior to CO for the first phase.
- A Work Order, Excavation, and Barricading Permits must be obtained for the work in the Public Right of Way.
- All disturbed areas must be stabilized prior to CO on final building.

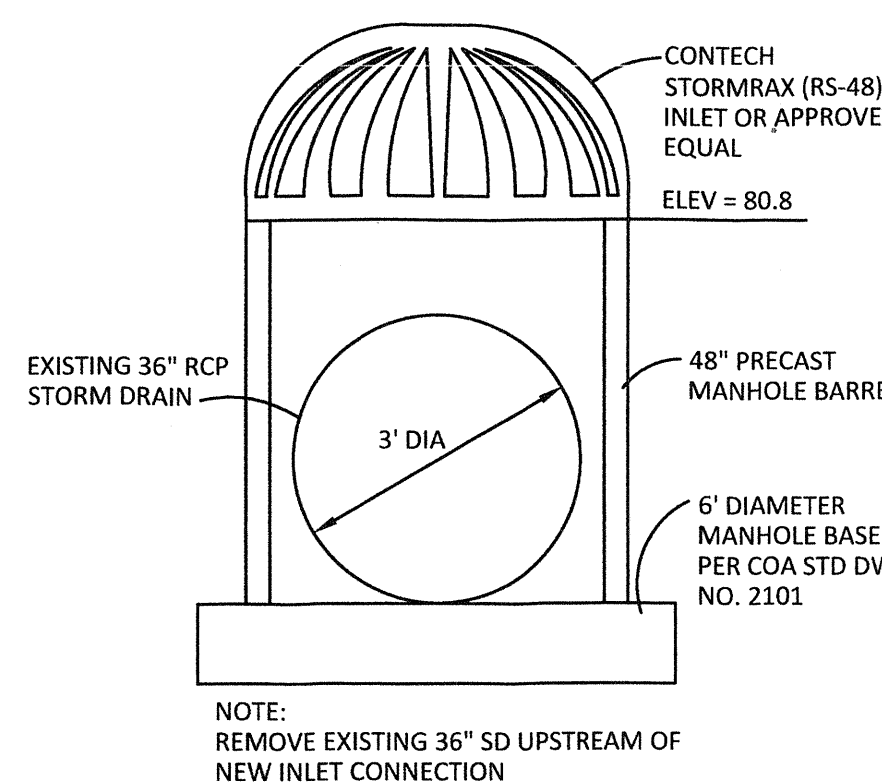
Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

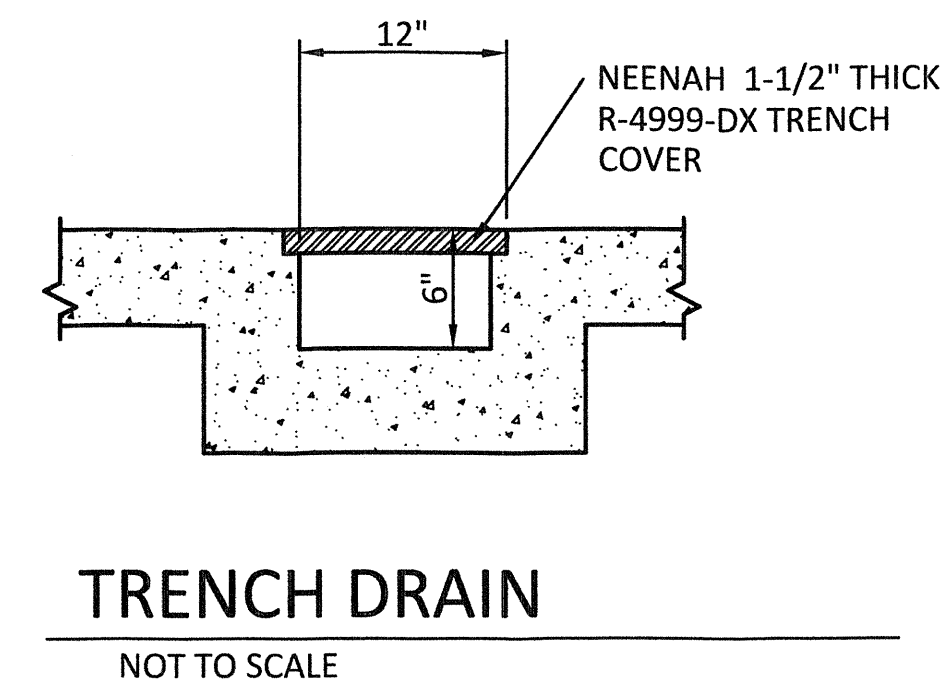
Orig: Drainage file



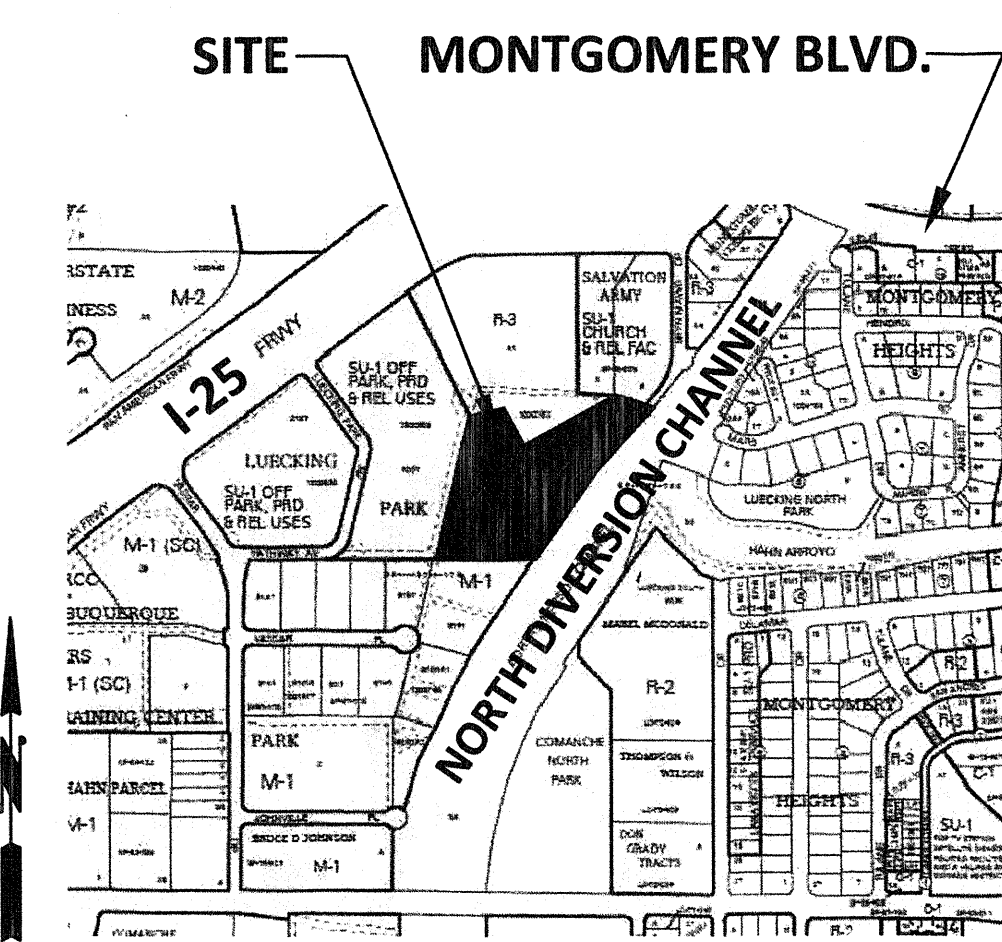
SECTION
NOT TO SCALE



STORM INLET
NOT TO SCALE

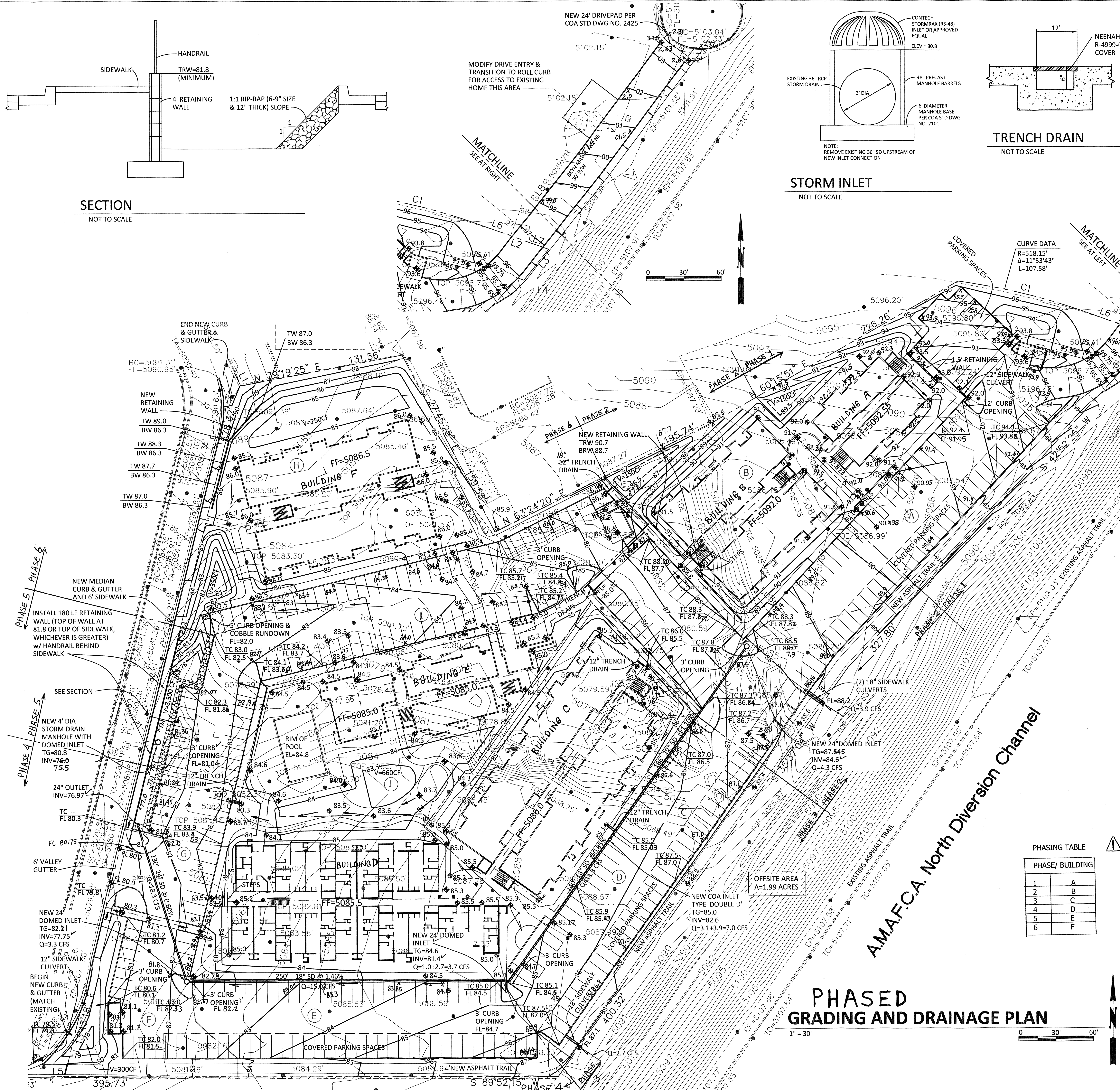


TRENCH DRAIN
NOT TO SCALE



VICINITY MAP

G-16-Z NOT TO SCALE



LEGEND

---	EXISTING CONTOUR
---	NEW CONTOUR
FF=5092.00	NEW BUILDING FINISH FLOOR ELEV
◆ 36.5	NEW SPOT ELEVATION
● 5080.5	EXISTING SPOT ELEVATION
---	RETAINING WALL
---	TOP OF RETAINING WALL
---	BOTTOM OF WALL
---	COVERED PARKING
---	12" STORM DRAIN
---	TRENCH DRAIN
---	DRAINAGE BASIN BOUNDARY
(A)	DRAINAGE BASIN NUMBER
→	FLOW DIRECTION ARROW
x 89.0	AS-BUILT ELEVATION

DRAINAGE ANALYSIS

ADDRESS: 4201 Bryn Mawr Drive NE, Albuquerque, NM

LEGAL DESCRIPTION: TRACT A-2, LUECKING PARK COMPLEX

SITE AREA: 294,977 SF (6.7717 acres)

BENCHMARK: City of Albuquerque Station '7-G17' being a brass cap.
ELEV= 5125.716 (NAVD 1988)

SURVEYOR: Cartesian Surveying Inc. dated August, 2016

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0138H (8/16/12), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The west supporting slope of the North Diversion Channel is an offsite area of 1.99-acre which drains across the site along its east side. This $Q = (3.14)(1.77) + (4.70)(0.22) = 6.6$ CFS will continue to be accepted onsite and conveyed west through the site.

EXISTING CONDITIONS: The site is currently undeveloped with some sparse vegetation. The site slopes down to the west and discharges to a 36" storm drain that was installed by CPN 595281 and designed to carry $Q = 50.6$ CFS.

PROPOSED IMPROVEMENTS: The proposed improvements include 6 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. The private storm drain will be extended onsite to provide for catch basins to intercept site runoff.

Existing land treatment: 60% A and 40% B
 $Q = [(.60)(1.56) + (.40)(2.28)](6.772) = 12.5$ CFS
Proposed land treatment: 7% B, 28% C and 65% D
 $Q = [(0.07)(2.28) + (0.28)(3.14) + (0.65)(4.70)](6.772) = 27.7$ CFS

First flush $V = (191,734)(0.34/12) = 5,432$ CF
Total retention volume provided onsite is 5,750 CF
The proposed retention pond areas will combine to contain the first flush volume. Site runoff will increase from historic but the existing storm drain capacity is adequate.

PHASING TABLE

PHASE/ BUILDING	
1	A
2	B
3	C
4	D
5	E
6	F

PHASED GRADING AND DRAINAGE PLAN

1" = 30'

0 30' 60'

JEBBS & ZUZU, LLC

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS

ARROYO VISTA APARTMENTS

4201 BRYN MAWR DR. NE

ALBUQUERQUE NM, 87107

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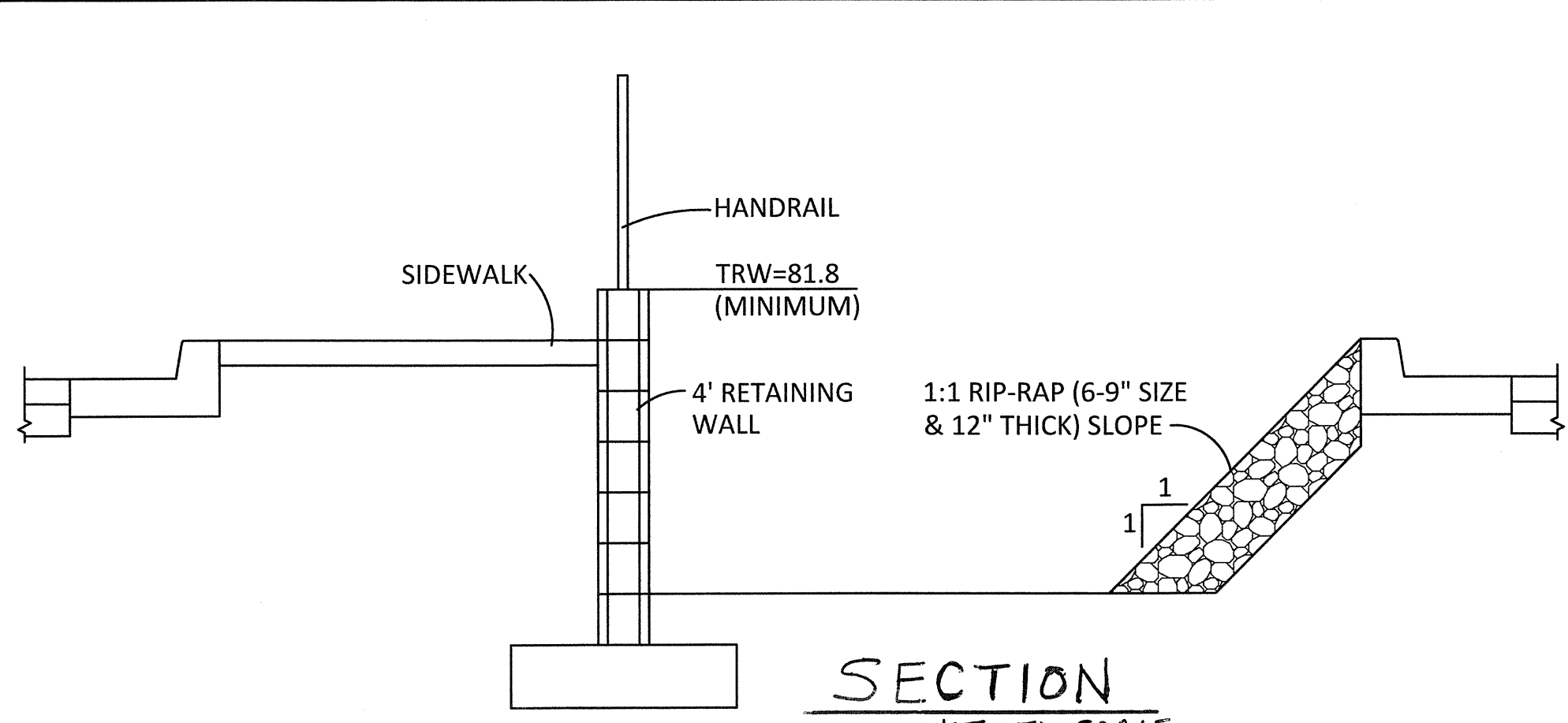
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4201 BRYN MA



DRAINAGE CERTIFICATION FOR PHASE 1 (BUILDING A)

I, SCOTT M McGEE, NMPE 10519, OF THE FIRM SCOTT M McGEE PE LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/31/17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID P. ACOSTA, NMPS 21082, OF THE FIRM CONSTRUCTION SURVEY TECHNOLOGIES, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/22/18 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR PHASE 1 OF THE PROJECT.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Scott M McGee 1/29/18

SCOTT M McGEE, NMPE 10519



MODIFY DRIVE ENTRY & TRANSITION TO ROLL CURB FOR ACCESS TO EXISTING HOME THIS AREA

STORM INLET

NOT TO SCALE

TRENCH DRAIN

NOT TO SCALE

VICINITY MAP

G-16-Z

NOT TO SCALE

LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- NEW BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- RETAINING WALL
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- COVERED PARKING
- 12" STORM DRAIN
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- DRAINAGE BASIN BOUNDARY
- DRAINAGE BASIN NUMBER
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GRADING AND DRAINAGE PLAN

1" = 30'

0 30' 60'

A.M.A.F.C.A. North Diversion Channel

Line Table		
Line #	Direction	Length (ft)
L1	S 25°50'55" E	11.59'
L2	S 70°24'23" E	58.28'
L3	S 39°08'02" W	31.65'
L4	N 69°50'48" W	4.99'
L5	S 89°52'15" W	10.37'
L6	S 70°23'48" E	26.15'
L7	S 70°24'52" E	31.91'
L8	N 38°55'34" E	81.25'

ARROYO VISTA APARTMENTS

4201 BRYN MAWR DR. NE
ALBUQUERQUE NM, 87107

SHEET NO:

C-101

job no: 16-022

drawn: CB

checked: SMM

date: March 31, 2017

Revisions:
