

CITY OF ALBUQUERQUE



February 17, 2017

Scott McGee, P.E.
Jeebs & Zuzu, LLC
11030 Menaul NE suite C
Albuquerque, NM, 871132

Richard J. Berry, Mayor

RE: Arroyo Vista Apartments
Grading and Drainage Plan
Engineer's Stamp Date 2-6-2017 (File: G16D153)

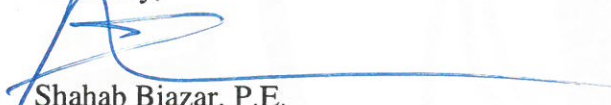
Dear Mr. McGee:

Based upon the information provided in your submittal received 2-8-2017, the above referenced Grading and Drainage Plan cannot be approved for building permit until the following comments are addressed:

1. AMAFCA approval is required.
2. Hydraulic calculations for the onsite storm drain is required.
3. Stand the pipe or elevate grate for storm drain on the west side of the site. How is the first flush pond volume being accomplished?
4. Provide first flush volume calculations for individual ponds.
5. It's seems there is an offsite flow from the northeast side of the site. Provide a narrative for this offsite flow, is this part of the 1.75 AC offsite area? Was the impervious area assumed in calculation?
6. Who will maintain the retaining wall on the northeast side outside project? Do you have construction easement?
7. Provide document on the city project 595281 which allows 50.6 cfs discharge.
8. Provide onsite sub basin and show how much runoff is being routed to the sidewalk culvert at the southwest corner of the project. Include side walk culvert capacity calculations.
9. Are you allowed to drain to access road to the west? Is there adequate capacity via surface? and downstream storm drainage system? Do you have access and drainage easement across adjacent property?
10. Show the property line more clearly. Show full extend of the project on this plan.
11. Erosion and sediment control plan must be approved prior to building permit approval.

If you have any questions, you can contact me at 924-3999.

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ARROYO VISTA APARTMENTS Building Permit #: _____ City Drainage #: 616D153
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TR. A-Z LUECKING PARK COMPLEX
City Address: 4201 BRYN MAWR DRIVE NE
Engineering Firm: SMMPE Contact: SCOTT MCGEE
Address: 9700 TANDAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmcmgee@gmail.com
Owner: TIROL HOUSING Contact: CASEY CAMERON
Address: 4700 SW MACADAM AVE, STE. 200 PORTLAND, OR
Phone#: 503 332-6582 Fax#: _____ E-mail: _____
Architect: JEEBS & ZUZU Contact: DAVE HICKMAN
Address: _____
Phone#: 797-1318 Fax#: _____ E-mail: _____
Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK 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

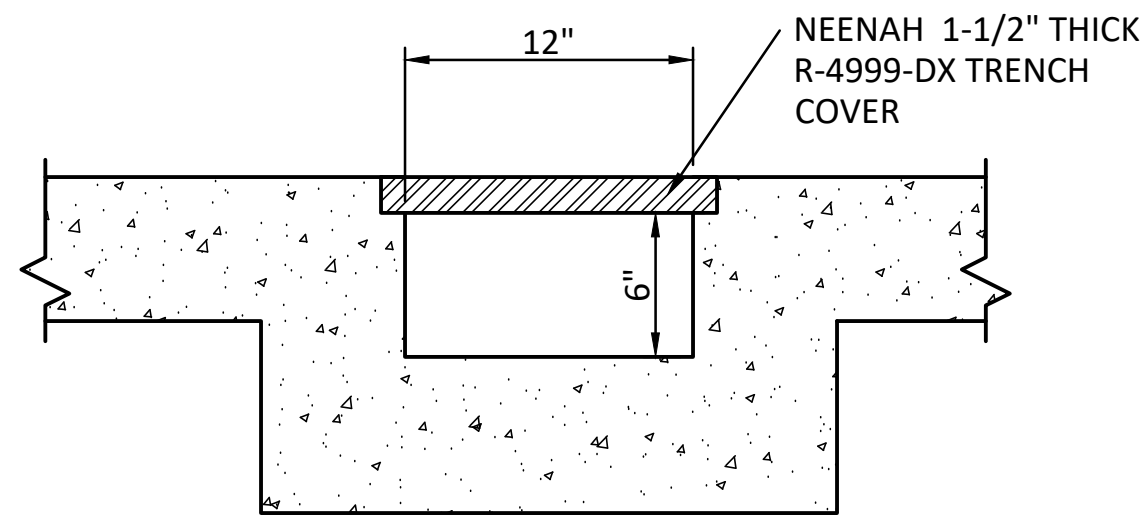
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

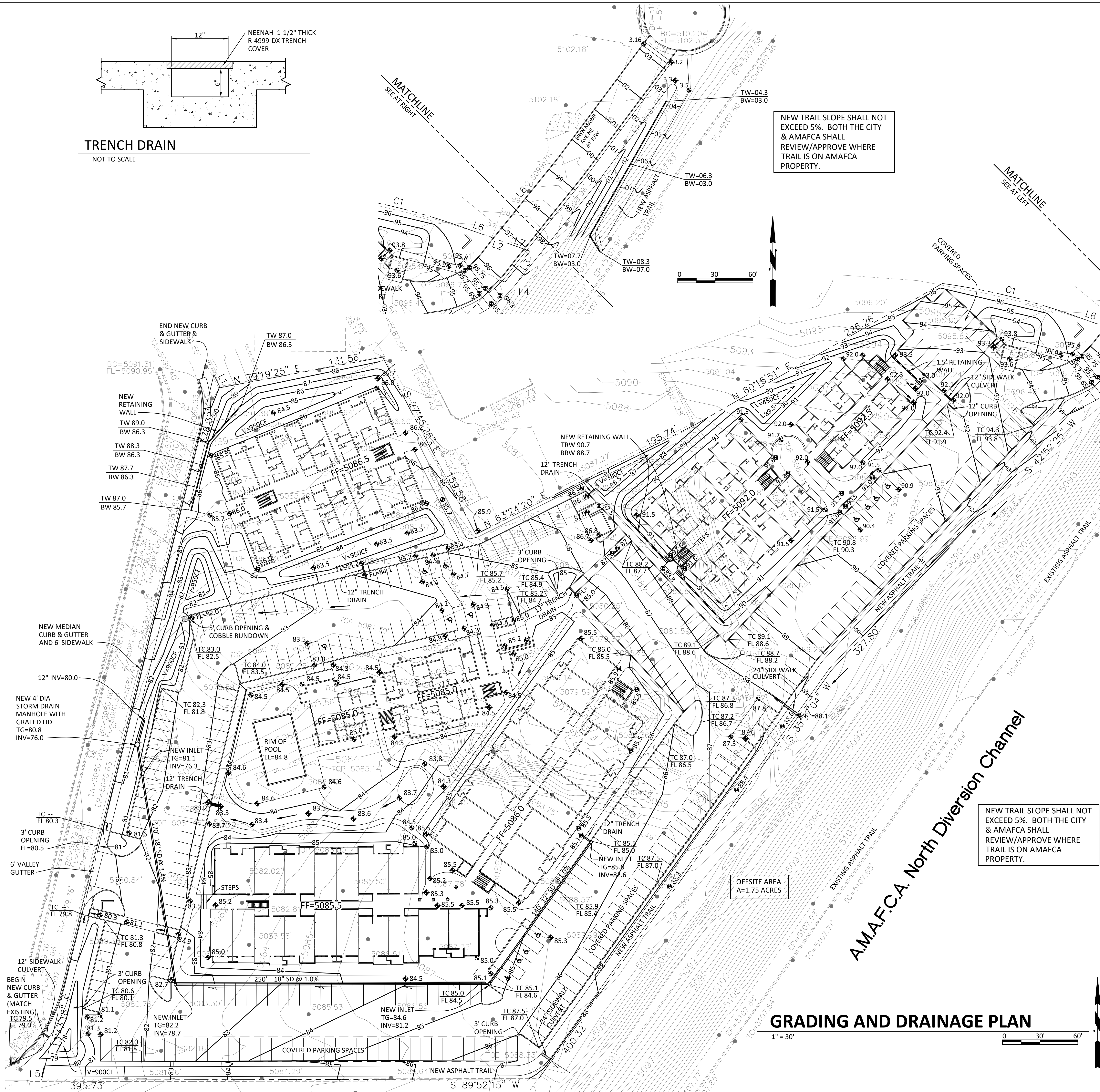
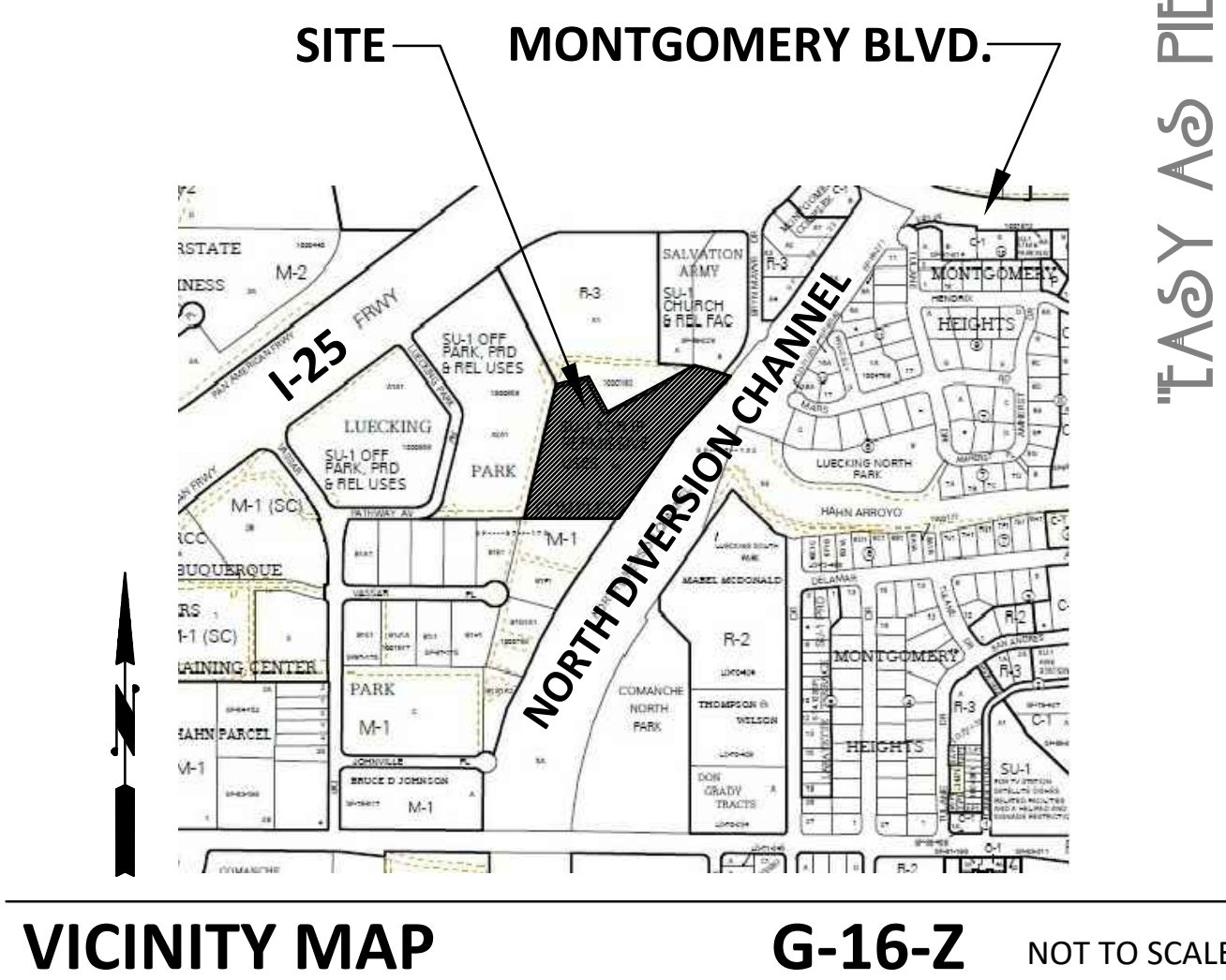
DATE SUBMITTED: 2/8/17 By: SCOTT MCGEE

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



TRENCH DRAIN

NOT TO SCALE



LEGEND

- EXISTING CONTOUR
- NEW CONTOUR
- FF=5092.00
- 36.5
- 5080.5
- RETAINING WALL
- TRW
- BW
- COVERED PARKING
- 12" STORM DRAIN
- TRENCH DRAIN
- NEW BUILDING FINISH FLOOR ELEV
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- TOP OF RETAINING WALL
- BOTTOM OF WALL

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 1.75-acre which drains across the site along its east side. This $Q = (3.14)(1.75) = 5.5$ 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
 $Q = [(1.60)(1.56) + (0.40)(2.28)](6.772) = 12.5$ 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 5,480 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.

GRADING AND DRAINAGE PLAN

1" = 30'

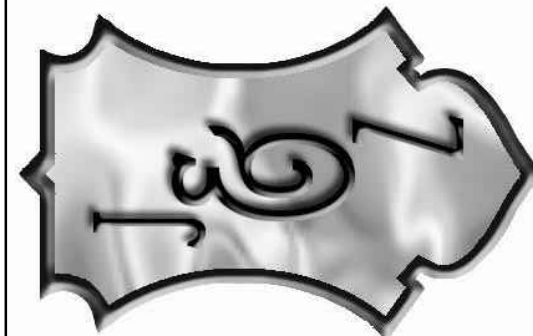
0 30' 60'

EASY AS PIE

JEEBS & ZUZU, LLC

ARCHITECTS & CONTRACTORS

MAKING HOUSE CALLS



job no: 16-022

drawn: CB

checked: SMM

date: Feb. 6, 2017

Revisions:

WWW.JEEBSANDZUZU.COM

ARROYO VISTA APARTMENTS

4201 BRYN MAWR DR. NE
ALBUQUERQUE NM, 87107

sheet No:

C-101

11030 MENAUL NE SUITE C
ALBUQUERQUE NM 871132
P. 505-797-1138