

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 14, 2019

David Aube, P.E.
Hartman & Majewski Design Group
120 Vassar Dr SE, Suite 100
Albuquerque, NM 87106

**RE: Marbella Apt's Repaving
6801 Glenrio Rd NW
Grading and Drainage Plan
Engineer's Stamp Date: 5/31/19
Hydrology File: J10D031**

Dear Mr. Aube:

PO Box 1293

Based on the submittal received on 6/10/19, the Grading and Drainage Plan cannot be approved until the following are corrected:

Prior to Grading/Paving Permit:

Albuquerque

NM 87103

www.cabq.gov

1. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the storm water control pond. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for Grading/Paving Permit.
2. Once recorded, provide a copy of the covenant along with a new DTIS form and electronic submittal. The administrative resubmittal fee of \$40 may be used; please include a copy of this letter when resubmitting in order to receive the reduced fee.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

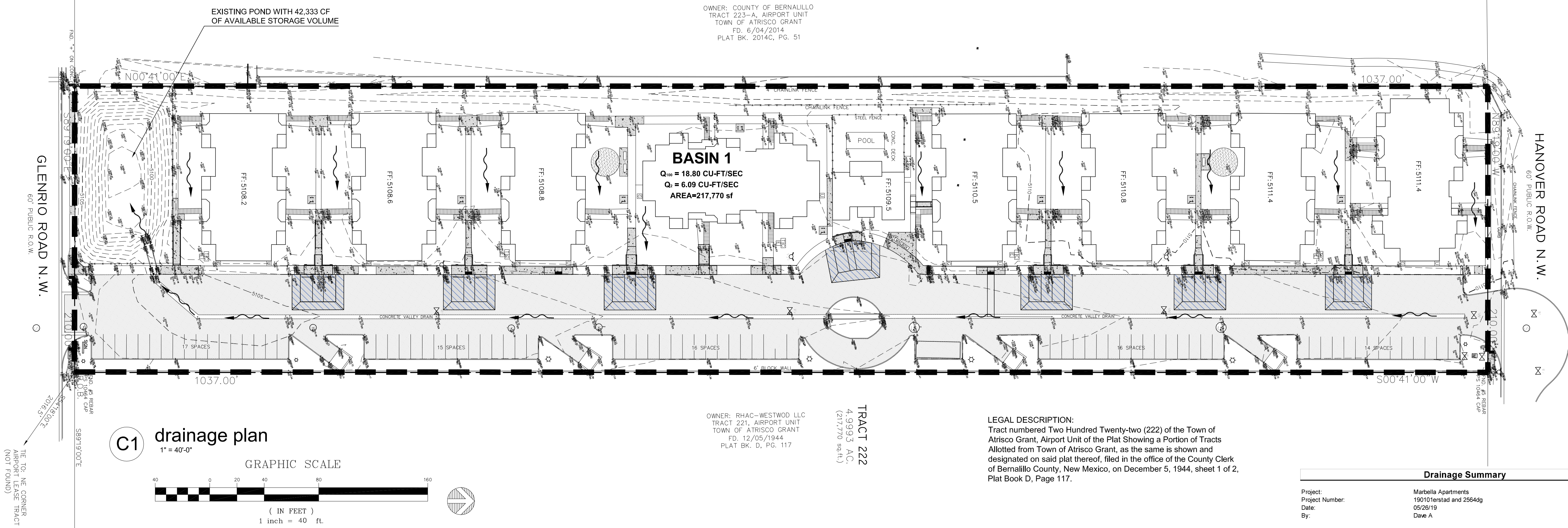
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING DRAINAGE CONDITIONS AS WELL AS THE PROPOSED DRAINAGE CONDITIONS OF THE MARBELLA APARTMENTS (FORMERLY RIVERGLEN APARTMENTS) ON GLENRIO ROAD NW IN ALBUQUERQUE, NM. THE ZONE ATLAS PAGE FOR THE SITE IS K-17-Z.

II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED AT THE NORTH SIDE OF GLENRIO ROAD NW JUST WEST OF 68TH STREET NW. THE SITE WAS DEVELOPED IN 2000 AS THE RIVERGLEN APARTMENTS. INITIAL GRADING AND DRAINAGE PLANS WERE PREPARED BY BRASHER & LORENZ, INC.

III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED JUNE 1997. TABLES WITHIN SECTION 22.2 WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 2.

V. EXISTING DRAINAGE CONDITIONS

INITIAL GRADING AND DRAINAGE PLANS WERE PREPARED IN 2000, BY BRASHER & LORENZ, INC. AT THAT TIME THE SITE TO THE WEST (APPROXIMATELY 20 ACRES) WAS UNDEVELOPED. IN ADDITION TO THE UNDEVELOPED LAND, THE UNDERGROUND STORM WATER COLLECTION AND CONVEYANCE SYSTEM IN GLENRIO ROAD NW HAD NOT YET BEEN INSTALLED. THE LARGE RETENTION POND LOCATED ON THE SOUTH SIDE OF THE PROJECT SITE WAS DESIGNED TO RETAIN THE EXCESS RUNOFF FROM THE OFFSITE BASIN AS WELL AS THE INCREASE IN THE STORM RUNOFF CREATED BY THE NEW APARTMENT COMPLEX. THE SITE GENERALLY DRAINS FROM NORTH TO SOUTH WITHIN THE EXISTING DRIVELANE. THE DRIVELANE CONTAINS A VALLEY GUTTER THAT COLLECTS AND DIRECTS ALL ON-SITE RUNOFF TOWARD THE LARGE RETENTION BASIN AT THE SOUTH OF THE SITE. THE SITE CONTAINS ACRES AND GENERATES A PEAK FLOW RATE OF XXX CFS DURING HTE 100 YEAR, 6 HOUR EVENT. THE EXCESS RUNOFF VOLUME FROM THAT DESIGN STORM IS XXXXX CF. PER THE ENGINEERS CERTIFICATION THE PROVIDED POND VOLUME IS 42,333 CUBIC FEET, EXCEEDING THE REQUIRED OF 37,625 CF.

SINCE THE CONSTRUCTION OF THIS PROJECT THE SITE TO THE WEST HAS BEEN DEVELOPED, AS WELL AS THE UNDERGROUND STORM WATER COLLECTION AND CONVEYANCE SYSTEM WITHIN GLENRIO ROAD NW. THIS REMOVED THE PONDING VOLUME FOR THE OFF-SITE 20 ACRE SITE.

VI. PROPOSED DRAINAGE CONDITIONS

THIS PROJECT IS PROPOSING TO REHABILITATION OF THE MARBELLA APARTMENTS. THE SITE WILL BE RECONSTRUCTED TO BE IN COMPLIANCE WITH CURRENT ADA REQUIREMENTS FOR PARKING AND SIDEWALK ACCESS FROM THE PUBLIC WAY TO EACH LOWER FLOOR APARTMENTS.

SETTLEMENT OVER TIME HAS CREATED CROSS SLOPES ON SIDEWALKS THAT EXCEED THE 2.0% CROSS SLOPE LIMITS. THESE AREAS WILL BE REMOVED AND REPLACED. PARKING STALLS FOR ADA EXCESS THE 2% SLOPE IN ANY DIRECTION LIMITATION AND WILL BE SAWCUT, REMOVED AND REPLACED WITH NEW ASPHALT.

THE OVERALL DRAINAGE PATTERNS OF THE SITE WILL REMAIN UNCHANGED BY THESE MINOR ADJUSTMENTS. THE LARGE RETENTION POND LOCATED AT THE SOUTH SIDE OF THE SITE WILL REMAIN.

NO NEW IMPERVIOUS AREA (AS FAR AS EXCESS STORM RUNOFF IS CONCERNED) BY THIS PROJECT.

FIRST FLUSH VOLUMES CAN EASILY BE ACCOMMODATED WITHIN THE RETENTION POND. THE REQUIRED VOLUME OF THE POND IS 37,656 CUBIC FEET PER THE ORIGINAL BRASHER & LORENZ PLANS. THE ENGINEERING CERTIFICATION IDENTIFIED THE AVAILABLE VOLUME OF 42,333 CUBIC FEET. THIS PROVIDES EXCESS VOLUME OF 4,677 CUBIC FEET. THE BASE PROJECT IS TO REPLACE THE REQUIRED ASPHALT AND SIDEWALKS TO MEET ADA REQUIREMENTS. THIS PROJECT ONLY GENERATES A FIRST FLUSH VOLUME OF 300 CUBIC FEET.

IF THE PROJECT FUNDS ARE AVAILABLE, THE OWNER MAY ELECT TO REMOVE THE ENTIRE ASPHALT PARKING LOT AND REPLACE WITH NEW ASPHALT PAVEMENT. IF THIS OCCURS THE FIRST FLUSH VOLUME REQUIREMENTS WILL INCREASE BY 1473 CUBIC FEET THEREFORE THE REQUIRED VOLUME WOULD BE 1773 CUBIC FEET. THE POND CAN RETAIN THIS VOLUME AND WILL STILL HAVE EXCESS CAPACITY OF 3,004 CUBIC FEET.

VII. CONCLUSIONS

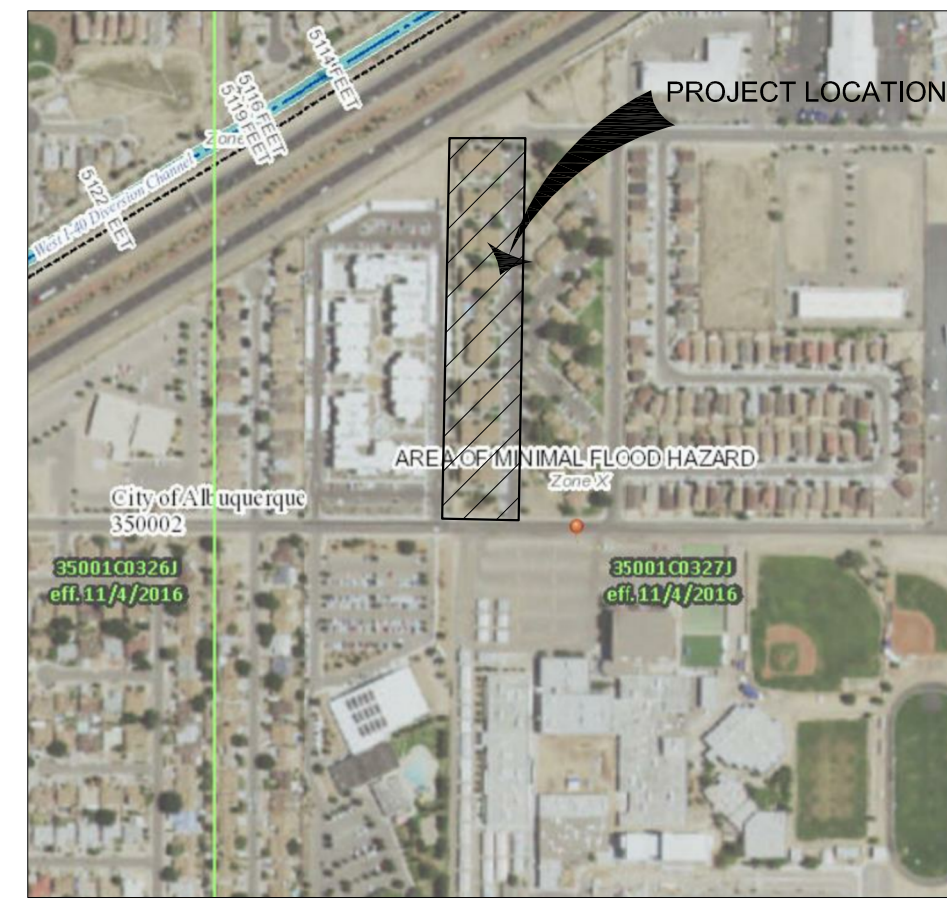
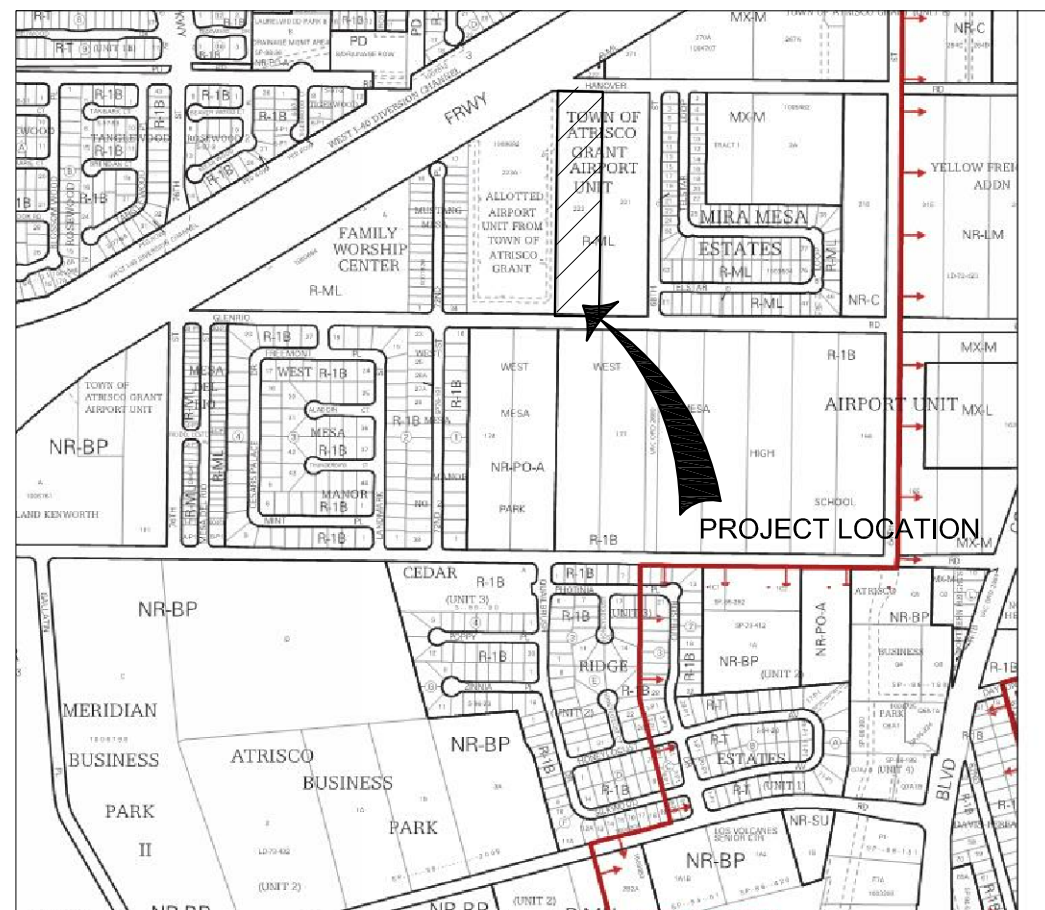
THE EXISTING SITE CONTAINS A LARGE ON-SITE PONDING AREA. THE PROPOSED SIDEWALK AND ASPHALT REPLACEMENT PROJECT WILL NOT INCREASE THE REQUIRED PONDING VOLUME OR PEAK FLOW RATE FOR THE 100 YEAR, 6 HOUR DESIGN STORM. FIRST FLUSH VOLUMES THAT ARE REQUIRED FOR AREAS OF THE SITE THAT ARE EXCAVATED DOWN TO SOIL AND REBUILT CAN EASILY BE CONTAINED WITHIN THE EXISTING PONDING AREA. THE REHABILITATION PROJECT WILL HAVE NO AFFECT ON DOWNSTREAM PROPERTIES OR DRAINAGE SYSTEMS.

LEGAL DESCRIPTION:
Tract numbered Two Hundred Twenty-two (222) of the Town of Atrisco Grant, Airport Unit of the Plat Showing a Portion of Tracts Allotted from Town of Atrisco Grant, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, sheet 1 of 2, Plat Book D, Page 117.

FIRST FLUSH VOLUMES:
The area of the sidewalks, and paving areas that will be removed all the way down to the soil and rebuilt is 10,600 sf. The first flush volume is equal to the area of new impervious time 0.34". This generates a volume of 300 cubic feet. The existing pond is full retention and has excess capacity to contain this first flush volume.

The project will have an alternate to replace all asphalt pavement. If this occurs the area of new impervious surface will increase by 51,996 sf, giving an additional first flush volume of 1,473 cubic feet. The existing pond has capacity to contain this first flush volume if the pavement is removed and replaced. The as-built certification will define if required first flush volume.

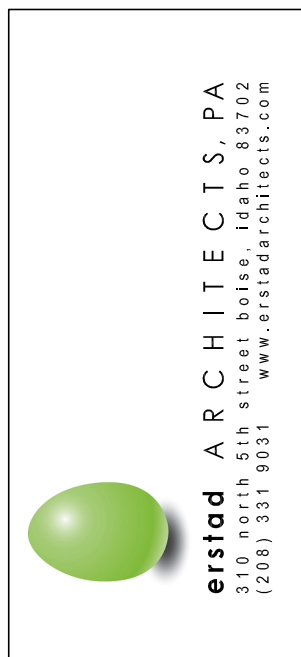
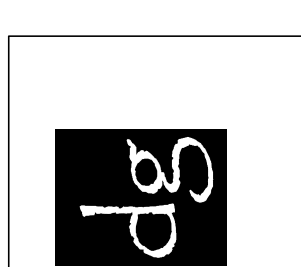
Drainage Summary				
Project:	Marbella Apartments			
Project Number:	190101erstad and 2564dg			
Date:	05/26/19			
By:	Dave A			
Precipitation Zone	1 Per Table A-1 COA DPM Section 22.2			
drainage summary				
Basin Name	Area (sf)	Basin 1		
		217770		
Area (acres)		4.999		
%A Land treatment		10		
%B Land treatment		25		
%C Land treatment		65		
%D Land treatment				
Soil Treatment (acres)				
Area "A"		0.00		
Area "B"		0.50		
Area "C"		1.25		
Area "D"		3.25		
Excess Runoff (acre-feet)				
100yr. 6hr.	0.6645	acre-ft.	28,945	cubic feet
10yr. 6hr.	0.3908	acre-ft.		
2yr. 6hr.	0.2079	acre-ft.		
100yr. 24hr.	0.7891	acre-ft.		
Peak Discharge (cfs)				
100 yr.	18.80	cfs		
10yr.	11.63	cfs		
2yr.	6.09	cfs		



A4 k-17-z zone atlas page
NOT TO SCALE

A5 fema flood map
NOT TO SCALE

flood zone determination
The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C03271, effective date November 4, 2016.



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marbella apartments
6801 glenrio rd.
albuquerque, new mexico 87121

revision:

project: 190101
date: 05.31.19
drawn:
checked:

permit set

drainage
plan

cd.1

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11"x17"