

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

May 22, 2019

Holden Rennaker  
Russell Planning & Engineering  
934 Main Avenue, Unit C  
Durango, CO 81301

RE: **Monterey Place Apts**  
**2306-2320 Central SW**  
**Conceptual Grading and Drainage Plan Stamp Date: 5/16/19**  
**Hydrology File: J12D030**

Dear Mr. Rennaker,

Based on the submittal received on 5/20/19 the above-referenced Grading and Drainage Plan is approved for Site Plan for Building Permit and Final Plat. On the Plat, provide a Public Drainage Easement (Blanket-exclusive of buildings), to allow the alley to drain into/through your site. Be sure to name maintenance responsibility and beneficiary.

Prior to Grading or Building Permit (For Information):

1. Remove all "Conceptual/Not for Construction" markings.
2. Provide sections through the SWQ ponds and show the SWQV and water surface elevation (WSE). Also show the 100-yr WSE.
3. Provide hydraulic calculations for the new private storm drain calculated along the Energy Grade Line.
4. Provide hydraulic calculations for the beehive grates and curb cuts; the grates need to demonstrate 2x capacity (or 50% clogging) for the 100-yr storm.
5. Provide proposed spot elevations and contours in suitable density to discern all flow patterns across the project. The flow arrows/slopes are fine for the conceptual plan, but need to be replaced with elevations in the "For Construction" plan.
6. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, [ccherne@cabq.gov](mailto:ccherne@cabq.gov) or 924-3420).
7. Payment of the Fee in Lieu (Amount =  $86CF \times \$8/CF = \$688$ , per sheet C-101) of onsite management of the SWQV must be made. Include a copy of the paid receipt when resubmitting.

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8. Correct the error in table 4, Basin D, Fee-in-Lieu Area (906sf, not 0).
9. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy (For Information):

10. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
11. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the storm water quality ponds. 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 certificate of occupancy.
12. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana M. Peterson  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# 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: \_\_\_\_\_



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
PROJECTS Only

Payment In-Lieu for Storm Water Quality  
Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 688.00	461615	305	PCDMD	24_MS4	7547210	\$ 688.00
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$688.00</b>

Hydrology#: J12D030 Name: Monterey Place Apts, 3972sf imp.  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 2306-2320 Central SW  
Lots 2-6, Blk 6, Traction Park and City Electric Addn

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Dana Peterson PHONE 924-3695

BUSINESS DATE 5/22/19

DUAL VERIFICATION OF DEPOSIT   
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

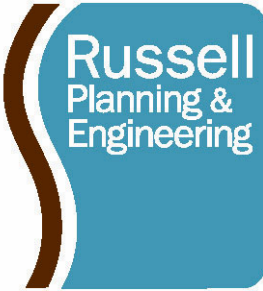
REMITTER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring two copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).



934 Main Ave., Unit C  
Durango, CO 81301  
Ph (970) 385-4546  
Fax (970) 385-4502

May 16, 2019

Dana M. Peterson, PE  
Planning Department  
Development Review Services

RE: Monterey Place (DRB - PR-2019-002331) Conceptual Grading and Drainage Plan

Mr. Peterson,

Thank you for the comments you provided on the Conceptual Grading and Drainage Plan for the Monterey Place Apartments (Hydrology File: J12D030) on May 08, 2019. Below in blue are Russell Planning and Engineering's responses for Comments 1-10, to be addressed Prior to Site Plan for Building Permit and Final Plat:

1. Discussion of existing drainage conditions is missing. Because no downstream capacity exists in this area, this development needs to demonstrate that it does not increase runoff overall (don't include the alley paving when looking at your site's increase as it is public ROW). Modifying the runoff pattern so drainage now goes to Central, instead of neighboring properties, is acceptable per our pre-design meeting.

A discussion and analysis of flows of the existing site was added to the revised plan. Overall runoff from the proposed development was found to be slightly less than the existing conditions when the public alley paving is not considered. Overall development flows are shown in Tables 1 and 2 of the revised plan.

2. Discussion of offsite flows is missing. Do any of the adjacent properties or the alley east of your site discharge to you property? If offsite drainage impacts your site, those basins need to be delineated, and your site designed to pass those flows.

A discussion of off-site flows was added to the revised plan as the final paragraph to the Existing Conditions section.

3. The storm water quality volume (SWQV) should be calculated as 0.26" x impervious area (not 0.24"). Also, public ROW (the alley) does not need to be included when determining the required volume.

Calculations were revised to be calculated as 0.26". Thank you for catching this discrepancy. The public ROW imperviousness was not included in the revised calculations and the column was re-labeled as "Private Impervious Area"

4. Because you are voluntarily treating the runoff from the public alley, you may use this volume to offset the bypass volume from Basin C; we just need a drainage easement- see below.

The calculations in the table were revised to not include the public alley. RPE appreciates the opportunity to reduce the fee in lieu of based on these conditions. The "Fee-In Lieu of Area" is negative for Basins A and B to reflect this credit.

5. On the Plat, provide a Public Drainage Easement (Blanket-exclusive of buildings), to allow the alley to drain into/through your site. Be sure to name maintenance responsibility and beneficiary.

A public Drainage Easement will be included on the plat submitted to DRB.

6. Ensure the bioswale (Feature D) provides 233cf of dead storage beneath the invert of the grate in order to claim credit for its SWQV.

The bioswale will be able to provide the required storage for storm water quality. Additional volume can be achieved by extending the bioswale west.

7. The plan needs to be stamped, signed, and dated by a NM Professional Engineer. You should still label it as "Conceptual" or similar, until you have a "For Construction" Grading Plan.

The revised conceptual plan has been stamped, signed and dated by a NM Professional Engineer.

8. The 3 storm drain connections along Central can be handled a few different ways:

a. If major public infrastructure is required by the DRB, then these 3 connections should be included on the Infrastructure List and be built by Work Order.

This option will be pursued, and these connections will be included on the Infrastructure List.

9. Add note on the plan that "No work shall be performed in the public ROW without an approved Work Order or Excavation Permit."

This note was added to the plan as Note 1. References to the note were included in the "Tie into Existing Inlet" callouts.

10. Include project benchmark and datum.

This has been included on the revised plan.

Additional Comments 11-20 were provided for prior to Grading or Building Permit and prior to Certificate of Occupancy for information. RPE appreciates these comments and will address them at the future stages as the design advances.

Please let me know if you have any questions or concerns.

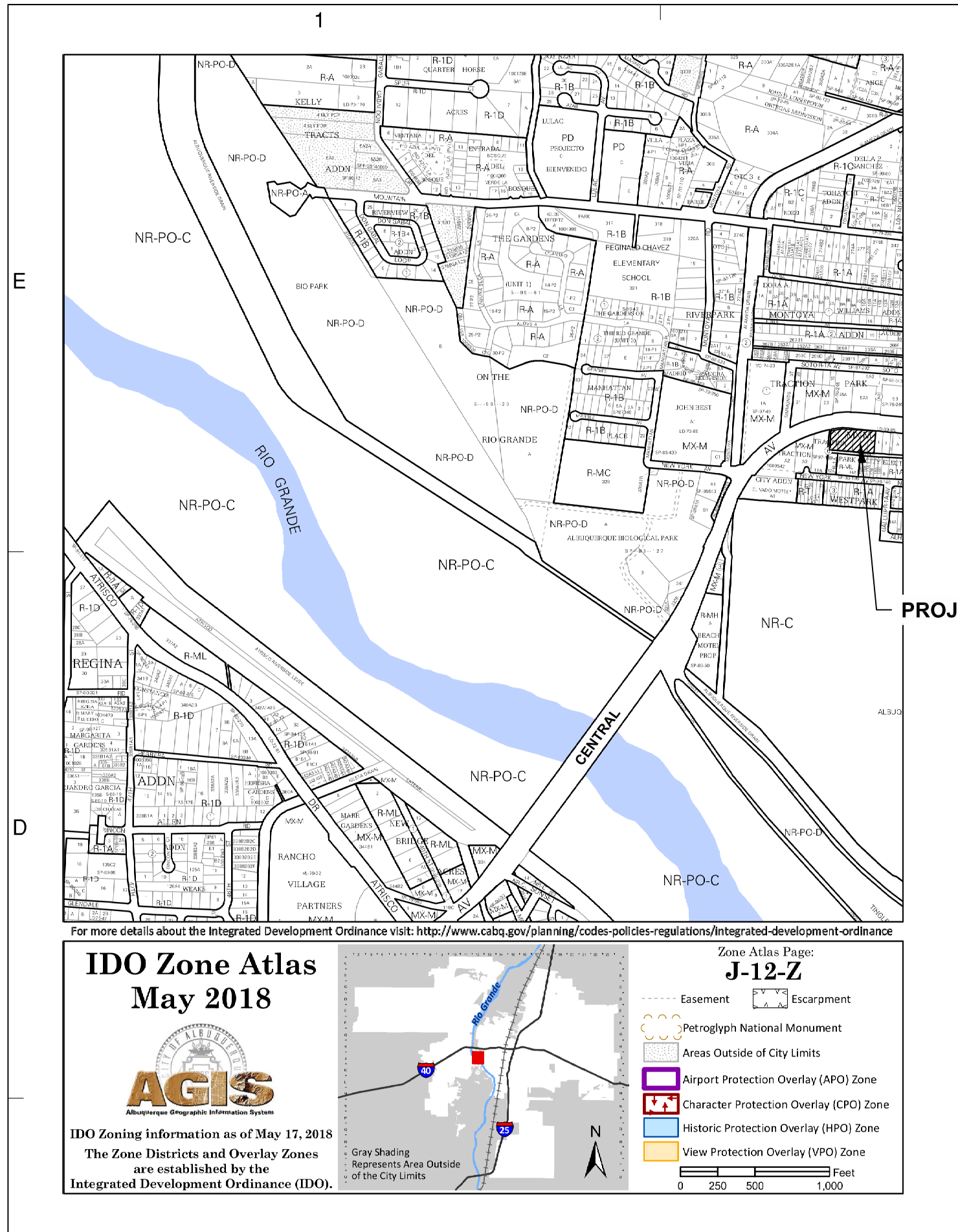
Sincerely,

A handwritten signature in black ink, appearing to read 'Michael K Russell', with a stylized, cursive script.

Michael K Russell, PE

Principal





PORTION OF LOTS 2 THRU 7, BLOCK 6 TRACTION PARK AND CITY ELECTRIC ADDITION  
WITHIN  
SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE BERNALLILO COUNTY, NEW MEXICO

EXISTING CONDITIONS:

THE PROPOSED DEVELOPMENT SITE IS PRESENTLY DIVIDED INTO TWO SEPARATE SITES. THE WEST SITE HAS TWO BUILDINGS AND A LARGE ASPHALT LOT. HALF OF THE LOT DRAINS NORTH TO CENTRAL WHILE THE SOUTHERN PORTION DRAINS SOUTH ONTO NEIGHBORING PROPERTY.

THE EAST SITE, MOSTLY A GRAVEL LOT, CONTAINS ONE SMALL BUILDING AND AN ASPHALT PARKING AREA. THIS LOT GENERALLY DRAINS TOWARDS CENTRAL.

AN EXISTING CITY ALLEY BORDERS THE SITE ON THE WEST AND SOUTH PROPERTY LINES. THIS ALLEY IS CURRENTLY GRAVEL AND DRAINS TO NEIGHBORING PROPERTY TO THE SOUTH.

TOTAL RUNOFF FROM THE EXISTING SITE IS CALCULATED IN TABLE 1 OF THIS EXHIBIT.

ADJACENT PROPERTIES WERE NOT FOUND TO DISCHARGE ONTO THE PROJECT SITE. THE SITE IS DIRECTLY BORDERED BY TWO BUILDINGS - THE MONTEREY MOTEL TO THE WEST AND EL DON MOTEL TO THE EAST. THE EL DON MOTEL HAS A FLAT ROOF WHERE FLOWS ARE CONVEYED VIA A ROOF DRAIN SYSTEM. THE MONTEREY MOTEL ROOF FLOWS SHEET OFF THE ROOF BEHIND A CMU WALL WHICH KEEPS FLOWS ON THE MONTEREY MOTEL PROPERTY. SOME FLOWS FROM THE EXISTING SITE RUN ONTO NEIGHBORING PROPERTY TO THE SOUTH WHILE FLOWS FROM THE ALLEY EAST OF THE PROPERTY TRAVEL SOUTH AND DO NOT RUN ON TO THE PROJECT SITE.

PROPOSED CONDITIONS:

THE PROJECT WILL CONSIST OF A NEW 4-STORY, MIXED USE, MULTI-FAMILY BUILDING WITH A FOOTPRINT OF APPROXIMATELY 16,600-SF. THE EXISTING CITY ALLEY WILL ALSO BE WIDENED AND IMPROVED. THE PROPOSED GRADE WILL MATCH GRADE AT ADJACENT PROPERTY LINES AND SLOPE TOWARDS CATCH CURB ADJACENT TO THE BUILDING. PRESENT DRAINAGE ISSUES ON THE EXISTING SITE WILL BE MITIGATED WITH THE PROPOSED DESIGN AS FLOWS WILL NO LONGER BE CONVEYED TO SOUTHERN NEIGHBORING PROPERTIES.

THE SITE WILL BE DIVIDED INTO 4 SEPARATE BASINS, A-D. BASINS A-B WILL DRAIN TOWARDS WATER QUALITY FEATURES IN PARKING END ISLANDS. FLOWS WILL THEN BE CONVEYED, VIA STORM DRAIN, TO TIE INTO THE BACK OF EXISTING INLETS IN CENTRAL AVENUE.

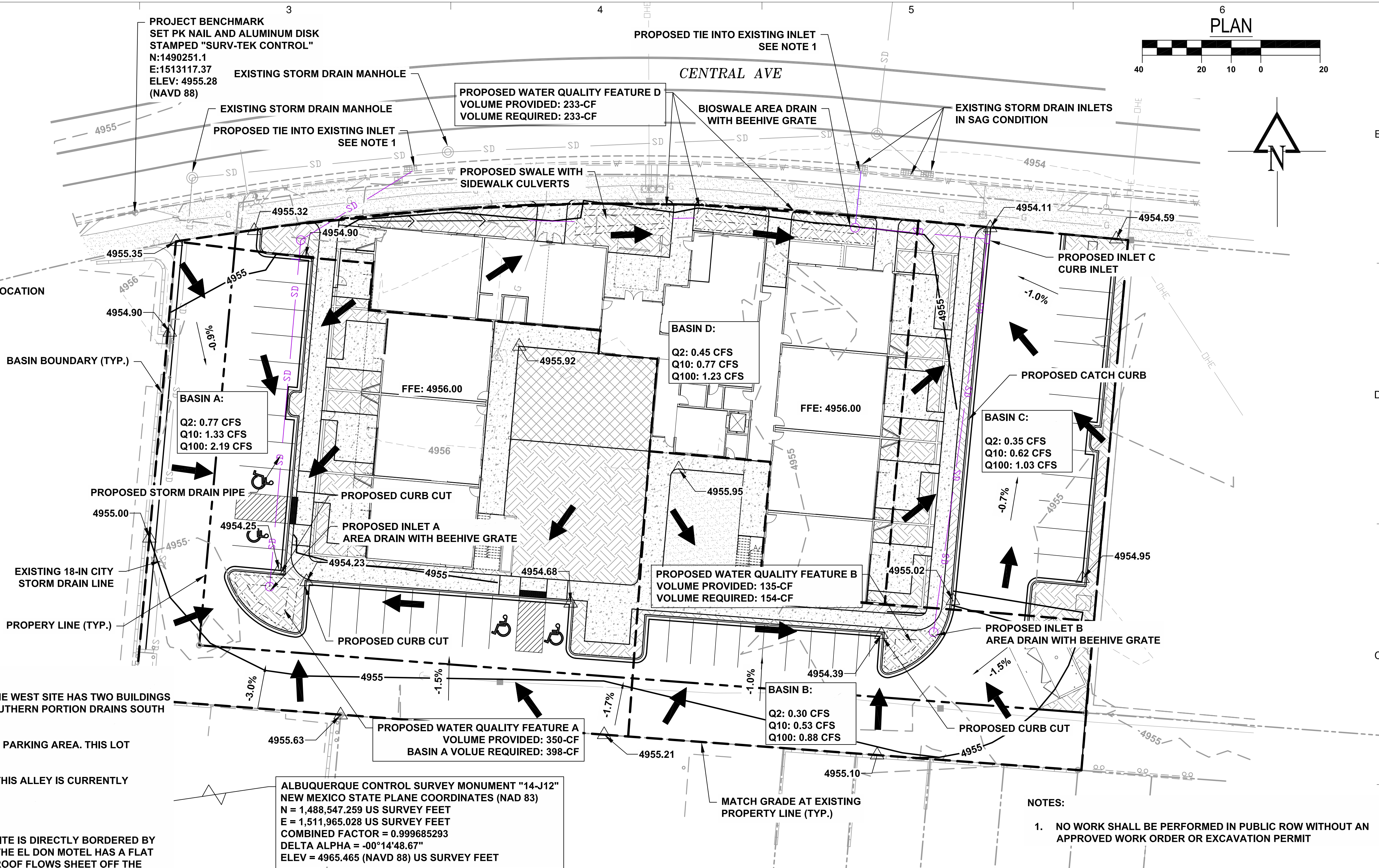
BASIN C WILL DRAIN TO A PROPOSED CURB INLET ADJACENT TO THE ALLEY APRON ONTO CENTRAL AVENUE. WATER QUALITY FOR THE IMPERVIOUS AREA OF THIS BASIN WAS NOT ABLE TO FEASIBLY BE PROVIDED AND THE DEVELOPER IS REQUESTING TO PAY A FEE IN-LIEU OF MANAGING ON-SITE.

BASIN D INCLUDES FLOWS FROM THE THE PROPOSED BUILDING ROOF DRAINS. WATER QUALITY FOR THE FLOWS FROM THIS BASIN WILL BE PROVIDED BY A PONDING AREA IN FRONT OF THE BUILDING.

OVERALL, PONDING FEATURES ON THE SITE WILL PROVIDE WATER QUALITY TREATMENT FOR 34,045-SF OF IMPERVIOUS AREA. AFTER CREDITS FOR TREATING FLOWS FROM THE PUBLIC ALLEY, 3,065-SF OF IMPERVIOUS AREA WILL NOT BE TREATED ON-SITE AND THE DEVELOPER IS REQUESTING TO PAY A FEE IN-LIEU OF MANAGING ON SITE PER TABLE 6.17 OF THE DRAFT DPM.

STORM VOLUMES AND WATER QUALITY CALCULATIONS ARE SHOWN IN TABLES 3 AND 4. CALCULATED FLOWS ARE SHOWN IN THE EXHIBIT FOR EACH BASIN.

THE DEVELOPED SITE OVERALL FLOWS WILL BE SLIGHTLY REDUCED FROM THE EXISTING CONDITIONS, AS SHOWN IN TABLE 2. THE RUNOFF PATTERN WAS ALTERED TO CONVEY FLOW TO CENTRAL AVENUE INSTEAD OF NEIGHBORING PROPERTIES TO THE SOUTH BASED ON DISCUSSIONS WITH THE CITY.



PROJECT BACKGROUND INFORMATION

PROJECT AREA: 1.28 ACRES  
PRIVATE LOT: 1.08 ACRES  
PUBLIC ALLEY IMPROVEMENTS: 0.20 ACRES

ZONE: 2

FROM TABLE 6.7 FOR ZONE 2			
TREATMENT	2-YR	10-YR	100-YR
A	0	0.15	0.62
B	0.02	0.3	0.8
C	0.16	0.48	1.03
D	0.98	1.51	2.33

FROM TABLE 6.8 FOR ZONE 2			
TREATMENT	2-YR	10-YR	100-YR
A	0	0.41	1.71
B	0.08	0.95	2.36
C	0.61	1.59	3.05
D	1.66	2.71	4.34

TABLE 1 - EXISTING SITE OVERALL RUNOFF  
(PUBLIC ALLEY NOT CONSIDERED)

LAND TREATMENT	AREA (ACRES)	PEAK (CFS)		
		2-YR	10-YR	100-YR
B	0.02	0.00	0.02	0.05
C	0.31	0.19	0.49	0.95
D	0.75	1.25	2.03	3.26
TOTAL	1.08	1.44	2.54	4.25

TABLE 2 - DEVELOPED SITE OVERALL RUNOFF  
(PUBLIC ALLEY NOT CONSIDERED)

LAND TREATMENT	AREA (ACRES)	PEAK (CFS)		
		2-YR	10-YR	100-YR
B	0.23	0.02	0.22	0.54
C	0	0.00	0.00	0.00
D	0.85	1.41	2.30	3.69
TOTAL	1.08	1.43	2.52	4.23

TABLE 3 - DEVELOPED BASIN VOLUME TABLE

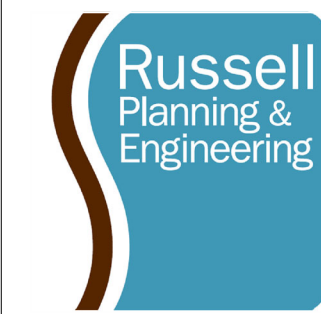
BASIN	TREATMENT B AREA (ACRES)	TREATMENT D AREA (ACRES)	TOTAL AREA (ACRES)	EXCESS PRECIPITATION (IN)	V100 - 360 (CF)	V100 - 1440 (CF)	V100 - 4 DAY (CF)	V100 - 10 DAY (CF)
A	0.08	0.46	0.54	2.103	4123	4907	5201	5397
B	0.06	0.15	0.21	2.052	1639	1958	2078	2158
C	0.07	0.14	0.21	2.036	1921	2299	2440	2535
D	0.07	0.25	0.32	2.133	2400	2850	3019	3131

TABLE 4 - DEVELOPED WATER QUALITY TABLE

BASIN	PRIVATE IMPERVIOUS AREA (SF)	80TH PERCENTILE EVENT (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	FEE-IN LIEU OF VOLUME (CF)	FEE-IN LIEU OF AREA (SF)
A	14061	0.26	305	350	-45	-2093
B	4579	0.26	99	135	-36	-1652
C	6810	0.26	148	0	148	6810
D	11660	0.26	253	233	20	0
TOTAL	37110	0.26	804	718	86	3065

NOTE: BASINS A AND B SHOW A NEGATIVE FEE-IN LIEU OF AREA AS A "CREDIT" FOR PROVIDING TREATMENT FOR FLOWS FROM THE PUBLIC ALLEY

PREPARED BY:



**Russell Planning & Engineering, Inc.**  
Civil Engineering Services  
934 Main Avenue, Unit C  
Durango, Colorado 81301  
Phone: (970) 385-4546  
Fax: (970) 385-4502

CONCEPTUAL DESIGN  
NOT FOR  
CONSTRUCTION



MONTEREY PLACE  
APARTMENTS

2306-2320 CENTRAL AVE SW

DATE: 04/16/2019

REVISIONS

4/16 SKETCH PLAT  
4/25 CONCEPTUAL G&D  
5/16 CONCEPTUAL G&D

DRAWN BY: HR

CHECKED BY: MR

COPYRIGHT:  
DESIGN PLUS, LLC

SHEET TITLE

CONCEPTUAL  
GRADING AND  
DRAINAGE PLAN

C-101