

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

May 8, 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: none
Hydrology File: J12D030

Dear Mr. Rennaker,

Based on the submittal received on 4/30/19 the above-referenced Grading and Drainage Plan cannot be approved until the following are corrected:

PO Box 1293

Prior to Site Plan for Building Permit and Final Plat:

Albuquerque

NM 87103

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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.
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.
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.
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.
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.

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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.
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.
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.
 - b. Or if there is no major public infrastructure (and thus no Infrastructure List) then this can still be built by Work Order, just call that out on the grading plan.
 - c. Lastly these connections can be made by SO-19 Permit with an excavation/barricading Permit to work in the ROW. This is not recommended, as you’ll need a Work Order anyway to repave the alley.
9. Add note on the plan that “No work shall be performed in the public ROW without an approved Work Order or Excavation Permit.”

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10. Include project benchmark and datum.

Prior to Grading or Building Permit (For Information):

Albuquerque

11. Remove all “Conceptual/Not for Construction” markings.

NM 87103

12. Provide sections through the SWQ ponds and show the SWQV and water surface elevation (WSE). Also show the 100-yr WSE.

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13. Provide hydraulic calculations for the new private storm drain calculated along the Energy Grade Line.
14. 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.
15. 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.
16. This project requires an ESC Plan, submitted to the Stormwater Quality Engineer (Curtis Cherne PE, ccherne@cabq.gov or 924-3420).
17. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

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Prior to Certificate of Occupancy (For Information):

18. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
19. 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.
20. City acceptance and close-out of the public Work Order will be required, unless a financial guarantee has been posted.

PO Box 1293

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

Albuquerque

Sincerely,

NM 87103

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

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Monterey Place Apartments **Building Permit #:** **Hydrology File #:**
DRB#: PR-2019-002331 **EPC#:** **Work Order#:**
Legal Description: LOTS 2-6 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION
City Address: 2306-2320 Central Avenue SW

Applicant: Russell Planning and Engineering **Contact:** Holden Rennaker
Address: 934 Main Avenue, Unit C Durango, CO 81301
Phone#: 970-459-9012 **Fax#:** **E-mail:** holdenr@russellpe.com
Owner: Sundance Village Limited Partnership **Contact:** Chad Rennaker
Address: 412 NW 5th Avenue, Portland, OR 97209
Phone#: 503-288-6210 **Fax#:** **E-mail:** crennaker@pacificap.com

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

IS THIS A RESUBMITTAL?: Yes X No

DEPARTMENT: TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

 ENGINEER/ARCHITECT CERTIFICATION
 PAD CERTIFICATION
 X 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:

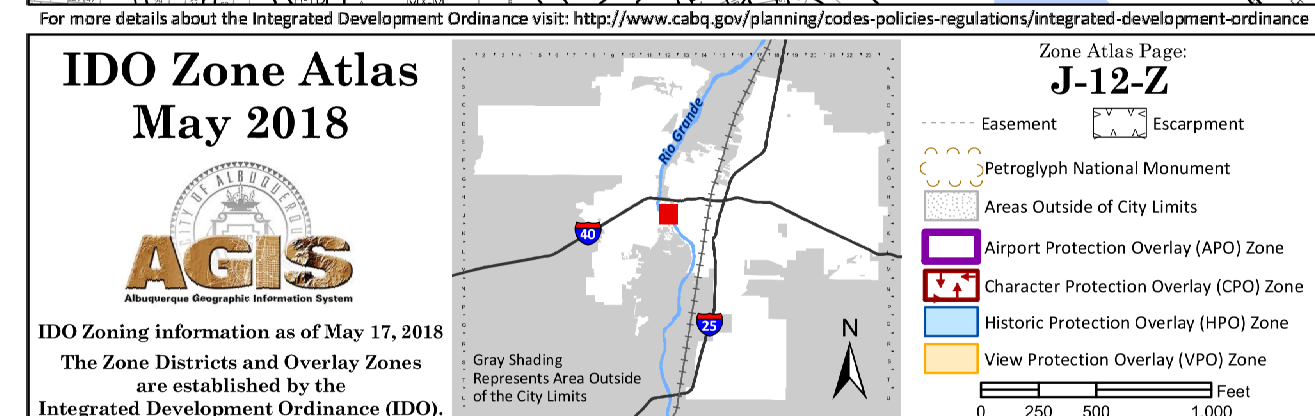
 BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY
 PRELIMINARY PLAT APPROVAL
 X SITE PLAN FOR SUB'D APPROVAL
 SITE PLAN FOR BLDG. PERMIT APPROVAL
 X FINAL PLAT APPROVAL
 SIA/ RELEASE OF FINANCIAL GUARANTEE
 FOUNDATION PERMIT APPROVAL
 GRADING PERMIT APPROVAL
 SO-19 APPROVAL
 PAVING PERMIT APPROVAL
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

DATE SUBMITTED: **By:**

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



EXISTING CONDITIONS:

THE EAST SITE, MOSTLY A GRAVEL LOT, CONTAINS ONE SMALL BUILDING AND ASPHALT PAD. 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.

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 THE PERIMETER OF THE PROJECT AND SLOPE TOWARDS CATCH CURB ADJACENT TO THE BUILDING. PRESENT DRAINAGE ISSUES ON THE EXISTING SITE WILL BE MITIGATED WITH THE PROPOSED DESIGN.

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 36,000-SF OF IMPERVIOUS AREA. 10,181-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.

OVERALL, DESPITE MORE FLOW BEING DISCHARGED TO CENTRAL AVENUE, THE DRAINAGE CONDITIONS OF THE SITE WILL BE IMPROVED BY REDUCING THE AMOUNT OF FLOW THAT DISCHARGES ONTO NEIGHBORING PROPERTY AS THE CURRENT SITE DOES.



FROM TABLE 6.7 FOR ZONE 2			
TREATMENT	EXCESS PRECIPITATION (INCHES)		
	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	PEAK DISCHARGE (CFS/ACRE)		
	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

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

BASIN	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	19910	0.24	398	350	48	2410
B	7711	0.24	154	135	19	961
C	6810	0.24	136	0	136	6810
D	11660	0.24	233	233	0	0
TOTAL	46091	0.24	921.82	718	204	10181

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

2415 PRINCETON DR. NE, SUITE E
ALBUQUERQUE, NM 87107
505.843.7587
www.designplusabq.com

50% NOT FOR
CONSTRUCTION

MONTEREY PLACE
APARTMENTS
22306-2320 CENTRAL AVE SW

DATE: 04/16/2019

REVISIONS

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

DRAWN BY: HR

CHECKED BY: HF

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SHEET TITLE

CONCEPTUAL GRADING AND DRAINAGE PLAN

C-101