

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DYNASTY WEST PHASE II

70NF ATLAS/DRNG. FILE #:

K-11/229LEGAL DESCRIPTION: TRACTS A AND B, LOTS 31-33, CASA BLANCA ADDITIONCITY ADDRESS: CENTRAL AVE NW AT 63rd STREET NWENGINEERING FIRM: RHOMBUS P.A.CONTACT: CELIA S. TOMLINSONADDRESS: 2620 SAN MATEO NE SUITE B
ALBUQUERQUE, NM 87110PHONE: 881-6690OWNER: RONALD PAIZCONTACT: RON PAIZADDRESS: 2255 MUNIZ ROAD SW
ALBUQUERQUE, NM 87105PHONE: 873-0882

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: RHOMBUS P.A.

CONTACT: _____

ADDRESS: 2620 SAN MATEO NE SUITE B
ALBUQUERQUE, NM 87110PHONE: 881-6690

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☒ YESBy SCOTT DAVIS

DRB NO.

94-254☐ NO

EPC NO. _____

☒ COPY OF CONFERENCE RECAP
SHEET PROVIDED

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAINAGE PLAN☒ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☒ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☒ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER RECEIVED (SPECIFY)DATE SUBMITTED: 6/20/94BY: Celia S. Tomlinson

JUN 21 1994



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 2, 1995

Celia Tomlinson
Rhombus
2620 San Mateo NE Suite B
Albuquerque, NM 87110

RE: ENGINEER CERTIFICATION FOR DYNASTY WEST APARTMENTS PHASE II
(K11-D29) ENGINEER'S CERTIFICATION STATEMENT DATED 7/14/95.

Dear Ms. Tomlinson:

Based on the information provided on your July 28, 1995
submittal, Engineer Certification for the above referenced site
is acceptable.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 9, 1994

Celia S. Tomlinson
Rhombus P.A.
2620 San Mateo NE Suite B
Albuquerque, NM 87110

RE: DYNASTY WEST PHASE II (K-11/D29) ENGINEER'S STAMP DATED 7/12/94

Dear Ms. Tomlinson:

Based upon your resubmittal, dated 7/13/94, the referenced project is approved for Preliminary Plat and Building Permit.

Please be advised that prior to Certificate of Occupancy release, we will need Engineer's Certification per the Certification Checklist.

If I can be of further assistance, feel free to contact me at 768-3622.

Cordially,

Scott Davis
PWD, Hydrology Division

c: Andrew Garcia
File

(wp+8627)



FACILITIES ENGINEERS ♦ ENVIRONMENTAL CONSULTANTS

July 12, 1994

Mr. Scott Davis, P.E.
PWD, Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: DYNASTY WEST PHASE II (K11/D29)

Dear Mr. Davis:

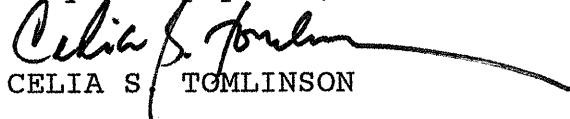
Thank you for your letter dated June 29, 1994 wherein you expressed your concerns about the proposed grades.

Your concerns are reasonable so we addressed them. More specifically,

1. You will note that the developer will now have to remove and regrade the pavement from Central to the proposed Site A parking lot.
2. Proposed spot elevations around the proposed buildings are now shown.
3. The proposed contour lines going through the proposed buildings have been removed (because they did not make sense).
4. The proposed spot elevations and contours on site B parking lot have been clarified to show the positive drainage to 63rd Street.
5. Diverters will be used to direct the runoff to the concrete walks adjacent to the building exterior.

Thank you very much for your assistance.

Very truly yours,


CELIA S. TOMLINSON



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 29, 1994

Ms. Celia S. Tomlinson
Rhombus P.A.
2620 San Mateo NE Suite B
Albuquerque, NM 87110

RE: DYNASTY WEST PHASE II (K-11/D29) ENGINEER'S STAMP DATED 6/20/94

Dear Ms. Tomlinson:

Based upon your 6/21/94 submittal, several concerns will need to be addressed prior to gaining Hydrology Division approval for Preliminary Plat, Final Plat and Building Permit. Those concerns include:

- DONE*
1. More proposed grades need to be shown in the new parking areas. It appears from your drawing that the parking areas will not drain entirely to Central and 63rd respectively.
 2. Please show the direction of flow of the roof drains and how the flow will be routed to the street.
 3. There are insufficient proposed grades around the new buildings. More are needed to determine if there will be positive grade away from the buildings. You show proposed grades going through the buildings, which doesn't make sense.
- DONE (DUE TO IT)*
- DONE*

If I can be of further assistance, feel free to call me at 768-3622.

Cordially,

Scott Davis
PWD, Hydrology Division

c: File

(WP+8627)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 29, 1994

Ms. Celia S. Tomlinson
Rhombus P.A.
2620 San Mateo NE Suite B
Albuquerque, NM 87110

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Cordially,

Scott Davis
PWD, Hydrology Division

c: File

(WP+8627)



KEN SCHULTZ
MAYOR

X.C.
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 1, 1988

Raul Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, NM 87110

RE: DRAINAGE AND GRADING PLAN SUBMITTAL OF DYNASTY WEST PHASE 2,
RECEIVED NOVEMBER 17, 1988, FOR BUILDING PERMIT APPROVAL.
(K-11/D29).

Dear Mr. Rivera:

I have reviewed the above referenced submittal dated November 17, 1988,
and have the following minor comments to be addressed prior to approval:

1. Are curb openings to be provided into the square landscaped area next to the drive pad? It is helpful if both top of curb and flow line elevations are provided.
2. Since a special permit will be required to construct the drain line through the curb, construction notes must be added to these Plans per the D.P.M. Volume II, chapter 22, page 116, revised 10/85, under "Notice to Contractor".

If you have any questions call me at 768-2650.

Cordially;

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./ Hydrology Section

RAG/(WP+943)



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 1988

Raul Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, NM 87110

RE: REVISED DRAINAGE AND GRADING PLAN SUBMITTAL OF DYNASTY WEST
PHASE 2, RECEIVED DECEMBER 9, 1988, FOR BUILDING PERMIT
APPROVAL. (K-11/D29)

Dear Mr. Rivera:

The above referenced submittal dated 12-9-88 is approved for Building Permit sign off by Hydrology. Include this approved Plan with the construction sets routed for sign off.

If you have any further questions call me at 768-2650.

Cordially;

Roger A. Green, P.E.
C.E./ Hydrology

RAG/(WP+943)

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 1988

Raul Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, NM 87110

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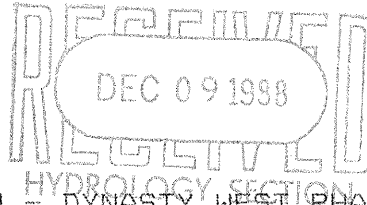
Cordially;

Roger A. Green, P.E.
C.E./ Hydrology

RAG/(WP+943)

RIVERA ENGINEERING
2624 Valencia Dr. N.E.
Albuquerque, NM 87110
December 9, 1988

City of Albuquerque
Design Hydrology Section
4th Floor Old City Hall
Albuquerque, NM 87103



RE: DRAINAGE & GRADING PLAN - DYNASTY WEST PHASE 2
(K-11/D29)

Dear Mr. Green

The following comments address the concerns in your letter dated December 1, 1988.

1. The square landscaped area next to the drivepad will serve to store small volume of runoff from the area to the west. The volume of runoff will be minor and will only help to provide irrigation to the vegetation in this area. Curb openings are not provided to keep other runoff from flowing into this area. Top of curb elevation is not shown, but I have included the proposed curb height.
2. As per our telephone conversation yesterday, the drain line through the curb will be excluded. I see no purpose for it. The expected discharge can be handled by the drivepad as shown by the computations for a flow depth of 0.1 feet. Since the curb will not be disturbed, the "Notice to Contractor" notes, as indicated by your comment, will not be needed.

If you have any further questions or comments please call me at 881-3419.

Sincerely,

Raul A. Rivera
Raul A. Rivera

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 1, 1988

Raul Rivera, P.E.
Rivera Engineering
2624 Valencia Dr. NE
Albuquerque, NM 87110

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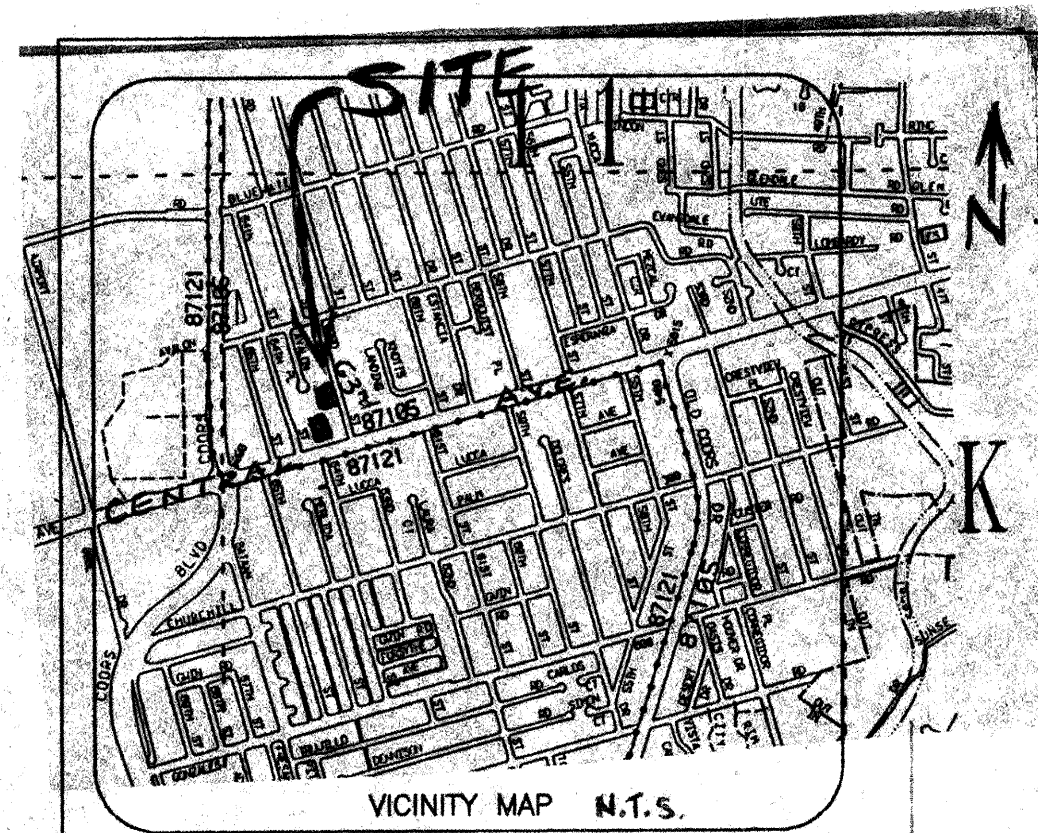
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Cordially;

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./ Hydrology Section

RAG/(WP+943)



Legend

	EXISTING	PROPOSED
CONTOUR LINE	78	78
TOP OF ASPHALT ELEVATION	x 77.88	• TA 77.74
SANITARY SEWER	8" SAS	
STORM DRAIN	SD	
GAS LINE	G	G
WATER LINE	W	W
LANDSCAPE		
CONCRETE WALK		
PAVED AREA		
PARKING AREA		

LOT 9
PLAINVIEW ADDITION
Filed 11/3/45

AVALLON WEST
Filed 5/24/78 in Bk. D8, Pg. 132

LOT 29
CASA BLANCA ADDITION
Filed 12/29/45 in Bk. D, Pg. 84

LEGAL DESCRIPTION: Tracts A and B, Lots 31, 32, and 33 of Casa Blanca Addition, filed in the office of the County clerk of Bernalillo County, New Mexico on December 29, 1945.

ADDRESS: Central Avenue NW, just west of 63rd Street NW.

FLOODPLAIN INFORMATION: The property is located on Zone C, areas of minimal flooding, according to the Floodway Boundary and Floodway Map of the City of Albuquerque, New Mexico, Community Panel 350002 0027, effective October 14, 1983.

EXISTING CONDITIONS: The area proposed for development as Dynasty West, Phase II consists of two separate sites, each abutting existing paved parking lots that serve residential apartment buildings and a youth development center.

Site A, proposed for Buildings A, and Site B, proposed for Building B, receive no off-site flows because each site is separated from the developed areas by concrete block walls. The runoff from the existing development drains freely to 63rd Street but is immediately intercepted by catch basins.

Site A: Except for the access (20 feet wide by 200 feet long) from Central Avenue, the existing development on the north side of Site A drains very slowly towards 63rd Street. The access drains positively, though slowly, towards Central Avenue. The existing ground on Site A slopes towards the access.

Site B: The existing ground on Site B slopes towards 63rd Street.

PROPOSED IMPROVEMENTS: Dynasty West, Phase II consists of two apartment buildings, concrete walks and driveway, landscaped areas, and asphalt-paved parking lots.

Site A: The proposed grading plan for Site A follows the site's existing terrain, directing the runoff to the access, then to Central, and eventually to the catch basin at 63rd Street.

Site B: The proposed grading plan for Site B follows the site's existing terrain, directing the runoff to the existing catch basins on 63rd Street.

EROSION CONTROL, SITES A AND B: Water from activities during construction and/or from rain will be temporarily ponded on site to prevent silt from entering Central Avenue, 63rd Street and the catch basins on these streets. Parking lot grading will take place after most of the building construction is completed to ensure that any runoff produced by rainfall during construction will flow toward the pond and silt will remain on site.

CRITERIA: NOAA Atlas 2, Volume IV, New Mexico Figure 30, Isopleths of the 100-Year, 24-Hour Precipitation; City of Albuquerque Development Process Manual, Section 22.2 Hydrology

PRECIPITATION ZONE: Zone 1.

LAND TREATMENTS: runoff calculations are based on four typical types of treatment:
Treatment A - Natural terrain, undisturbed, slopes <10%
Treatment B - Irrigated landscaping
Treatment C - Soil compacted by human activity, unpaved parking, etc.
Treatment D - Impervious areas, roofs, pavement, etc.

EXCESS PRECIPITATION: The amount of rainfall that is not absorbed by the surface on which it falls is called excess precipitation and is measured in inches. The excess precipitation is for Zone 1 is tabulated below:

Land Treatment	Excess Discharge Per Acre	100-Year	10-Year
A	.44	.06	.06
B	.67	.32	.32
C	.99	.44	.44
D	1.97	1.24	1.24

CALCULATIONS:

AREAS:	SITE A	SITE B
Roofs	10500 SF	11714 SF
Landscape	6170 SF	4224 SF
Parking/driveway	10310 SF	6562 SF
TOTAL	27000 SF	22500 SF

PEAK DISCHARGE PER ACRE:

Land Treatment	100-yr	10-yr
A	1.29	0.24
B	2.03	0.76
C	2.87	1.49
D	4.37	2.89

PEAK DISCHARGE:

Before development, Site A, $Q_{100} = 1.78$ cfs, $Q_{10} = 0.92$ cfs
Site B, $Q_{100} = 1.44$ cfs, $Q_{10} = 0.77$ cfs

After development, Site A, 23% Land Treatment B, 77% Land Treatment D; Site B, 19% Land Treatment B, 81% Land Treatment D.

Site A: $Q_{100} = 2.1$ cfs; $Q_{10} = 1.49$ cfs
Site B: $Q_{100} = 2.02$ cfs; $Q_{10} = 1.28$ cfs

VOLUME OF RUNOFF:

Before development, essentially Land Treatment C.

Excess precipitation:
 $E_{100} = 0.99$ inches $E_{10} = 0.44$ inches

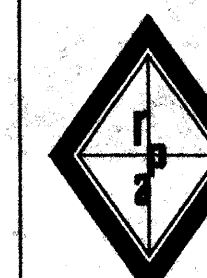
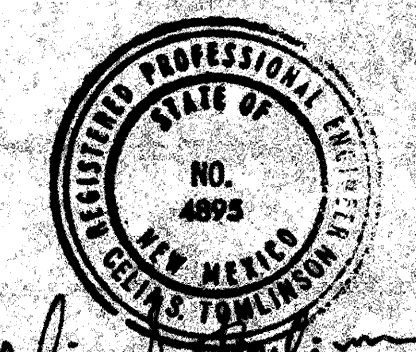
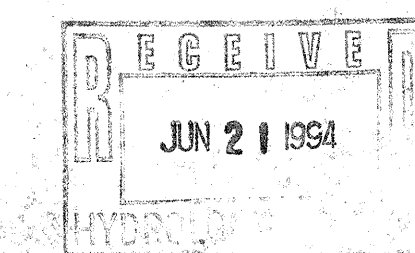
Site A: $V_{100} = 2227.5$ cf; $V_{10} = 990$ cf
Site B: $V_{100} = 1856$ cf; $V_{10} = 825$ cf

After development:

Excess precipitation:

Site A: $E_{100} = 1.67$ inches; $E_{10} = 1.0$ inch
 $V_{100} = 3757.5$ cf; $V_{10} = 2250$ cf

Site B: $E_{100} = 1.72$ inches; $E_{10} = 1.05$ inches
 $V_{100} = 3225$ cf; $V_{10} = 1969$ cf



RHOMBUS P.A., INC.
FACILITIES ENGINEERS & ENVIRONMENTAL CONSULTANTS
2620 SAN MATEO BLVD. NE, SUITE B
ALBUQUERQUE, NEW MEXICO

TEL: (505) 881-6690 FAX: (505) 881-6896



APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E. - Design			Traffic		
A.C.E. - Hydrology			Water		

DRAWING NO.	MAP NO.	SHEET	OF
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