HYDROLOGY K23/D18 COPPERFIELD APTS. # 2

K23 / D18

COPPERFIELD

APARTMENTS #2

1 PLAN

2-1301

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Copperfield Apartments #2

ZONE ATLAS PAGE NO. K-23 CITY ADDRESS Cooper Ave.

LEGAL ADDRESS LOT 4A, BLOCK 'B', CITY VIEW ESTATES

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT STEVE CANNON

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT/SURVEYOR Jim Miller CONTACT _____

ADDRESS 3225 B Candelaria PHONE 884-1255

DATE SUBMITTED 12/23/82 Re-submitt: 2/20/83

BY STEVE CANNON

RECEIVED

JAN 20 1983

ENGINEERING

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 11-18-82

PLANNING DIVISION NO. K-23

CONFERENCE RECAP

SUBJECT: Copperfield Apts.

ATTENDANCE: WHO	REPRESENTING
Brian Burnett	City
Steve Cannon	Tom Mann

FINDINGS:
1. Tramway Diversion may be utilized as outfall if flows can be conveyed in upstream conveyance system (i.e. concrete rundown, Jewel Place, and Copper Ave.)
2. Detention required if downstream capacity does not exist.
3. Nuisance flows must remain on-site.

RECEIVED
JAN 20 1983
ENGINEERING

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: [illegible]	SIGNED: [illegible]
TITLE: C.E. Hydrology	TITLE: Proj. Eng.
DATE: 11/18/82	DATE: 11/18/82

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Name of Report Copperfield Apartments

DR # K23-D18

Action taken	Date of Action	Time in Between.
Rec report 1-20-83	1-20-83	
My initial review	1-21-83	1

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 11-18-82

PLANNING DIVISION NO. K-23-018

CONFERENCE RECAP

SUBJECT: Copperfield Apts.

ATTENDANCE: WHO	REPRESENTING
Brian Burnett	City
Steve Cannon	Tom Mann

FINDINGS:
1. Tramway Diversion may be utilized as outfall if flows can be conveyed in upstream conveyance system (ie. concrete rundown, Jewel Place, and Copper Ave)
2. Detention required if downstream capacity does not exist.
3. Nuisance flows must remain on-site.

RECEIVED JAN 0 1983

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Brian D. Burnett
TITLE: Cit Hydrology
DATE: 11/18/82

SIGNED: Stephen P. Cannon
TITLE: Proj. Engr.
DATE: 11/18/82

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

K23 - D18

January 21, 1983

Mr. Steve Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87111

RE: COPPERFIELD APARTMENTS DRAINAGE PLAN

Dear Steve:

I have an initial review of the referenced drainage plan and forward the following comments:

1. How does runoff discharge from the units? Please provide downspout locations.

2. Per existing policy, permanent facilities maintained by the City must be constructed to City standards. The asphalt outfall channel should, therefore, be upgraded to a typical concrete section (I'm fairly sure that the asphalt channel was a temporary section for the undeveloped watershed).

3. I am abit concerned about overflow at the pond outlet. Are the walls high enough to ensure that any overflow will enter the channel?

4. Do you feel it necessary to provide sidewalk culverts to convey landscaped runoff to the pond site?

5. Are any measures suggested for the landscaped areas to prevent nuisance runoff from leaving the site?

6. Approved copies of Special Order No. 19 are required for the 6" PVC connection to the channel and for the channel work itself.

If you have any questions concerning these matters, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Name of Report Copperfield Apts.

DR # C23-D18

Action taken	Date of Action	Time in Between.
Report Rec'd (They)	1/20/83	
Initial Response (Me)	1/21/82	1
Following Response (They)	1/27/83	5
" " (Me)	1/28/83	1
Following " (They)	2/7/83	7
Approval (Me)	2/8/83	1

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

21301
January 26, 1983

Rec
1/27/83
BB

Brian G. Burnett, Civil Engineer, Hydrology
City of Albuquerque

Re: Copperfield Apartments Drainage Plan

Dear Brian:

I have reviewed your written comments on the referenced drainage plan dated January 21, 1983. I forward to you the following itemized reply:

1. The apartment units are to be constructed with pitched roofs and no down-spouts. The direction of flow on the roof has been shown on the drainage plan.

2. A 10 foot drainage and utility easement was granted, 5 feet each side of the common lot line between lots 18 and 19, block B, as shown on the plat of Cityview Estates, filed in the Office of the County Clerk of Bernalillo County on June 1, 1971 (D04-127). A drainageway was needed to convey storm flows generated on upstream property through the proposed subdivision. In this case, the "upstream property" is lot 4A, or the project site for the Copperfield Apartments. Subsequently, the asphalt channel was built and accepted as a City drainage facility as a part of the development of the subdivision at that time. Since then, a new City drainage ordinance and City construction standards have been established. It is unfair to ask a developer to upgrade downstream facilities which are City-owned and not located on his property to current City standards. If you insist that this requirement be met, you are perpetuating the "first-come, first-served" approach where downstream development unduly constrains upstream development. It should be noted at this time that the existing channel has the hydraulic capacity to pass both the existing and developed storm flows (the developed Q_{100} is actually less than the existing Q_{100}). The real issue is the

maintainence constraints of a concrete channel versus the existing asphalt channel. It may be argued that development of the apartment complex will increase the frequency of flows (nuisance runoff is being contained on the site). It can also be argued that since we are providing a desilting pond there should be less maintainence required in the channel. In addition, the existing asphalt appears to be in very good condition and it seems to be a waste of money to replace it at this time. Therefore, we do not agree to upgrade the existing downstream City-owned channel.

3. The existing CMU garden wall is a minimum of 4 feet high in the southwest corner. However, to prevent any problems associated with pond overflow, an overflow spillway has been designed to channel the overflow from the pond directly into the channel. This spillway is shown in plan and section on the drainage plan.

4. It should not be necessary to provide sidewalk culverts to convey landscaped runoff into the pond site. The storm flows associated with these landscaped areas are very small and are in the form of sheet flow. Also, these areas will probably be grassed, increasing infiltration and reducing amounts of sheet flow, which will actually cross the sidewalk.

5. Nuisance runoff leaving the site due to periodic watering of landscaped areas should be prevented by the following design features:

   a. Gravel will be provided at the drain inlets providing an increased absorption field for the minor flows.

   b. These pond areas will be landscaped in such a manner to encourage infiltration.

   c. The 6 inch PVC pipe is laid so flat that a certain amount of water build-up in the pond or head will be necessary in order to push the flows through the pipe and into the channel.

6. A Special Order Number 19 has been prepared and submitted to Bob Kielich for the 6 inch PVC connection to the channel. This does not include any details for modifying the existing channel.

The owner needs to start moving dirt as soon as possible. If you anticipate any delays in approving the drainage plan, would it be possible to obtain a permit to start moving dirt at this time? I would appreciate it if you would inform me of your decisions as soon as possible.

Thank you,

Stephen D. Cannon

Stephen D. Cannon
Project Engineer

SDC:ns

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 28, 1983

Mr. Stephen Cannon
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: COPPERFIELD APARTMENTS DRAINAGE CONCERNS-YOUR LETTER OF JANUARY 26, 1983

Dear Steve:

This correspondence is a follow-up to your letter of January 26, 1983; specifically item #2 in which you express disagreement with the requirement that the asphalt easement be upgraded to a concrete section. As you know, the Drainage Ordinance clearly states that a developer is responsible for all on-site and off-site drainage facilities which directly result from a proposed land use change and that these facilities will be constructed in accordance with City Engineer standards (Sections 9D and 12A). Granted, criteria has changed since the existing easement was constructed, however, this does not change the fact that if a facility is to be maintained by the City it must be constructed to City standards. And since the runoff frequency from the site will increase, it is probably safe to assume that the channel will become more maintenance intensive in the future.

I would like to point out that the Ordinance was formulated through many sessions involving input from developers, architects, engineers, and private citizens. The DPM steering committee agreed to the ordinance language with full knowledge of its implications regarding developer responsibilities. In keeping with the spirit that prevailed during the discussions prior to adopting the ordinance, it is imperative that the enforcement of the document by this office be consistent for all projects, regardless of magnitude.

Therefore, this office stands by its original request that the channel be upgraded to current City Standards. If you wish to pursue a variance to this requirement, a formal request must be submitted along with technical justification(s) for the request. As I stated earlier, we fully acknowledge that parities may disagree with the "philosophy" stated in ordinance. However, until justifications are submitted, evaluated, and judged to necessitate a change in thinking, we will enforce the document as presented.

I have been instructed by Charles Easterling to resolve this issue prior to approving the plans and allowing grading to commence. I apologize for indicating that work could begin prior to resolution of this matter. You can expect an expeditiuos review from me for any material submitted relating to the contents of the letter. Please call if you have any questions.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

APPROVED:

1-28-83

Charles M. Easterling
Princ. Asst. /City Engineer

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

Tom Mann Associates, Inc.
Engineers

21301
February 4, 1983

RECEIVED
FEB 07 1983
ENGINEERING

Mr. Brian Burnett
Civil Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Plan - Copperfield Two Apartments

Dear Brian:

I received your letter dated January 28, 1983 concerning the grading and drainage plan for the Copperfield Apartments, Phase II.

While neither the owner or I agree with your conclusions concerning the offsite improvements, the owner has chosen to put in a concrete swale at this time. However, we want to reserve the right to continue to discuss the requirements of this channel with you. Hopefully, we will be able to persuade you to our logic. If not, the drawing is our assurance that we will construct it in accordance with your current requirements.

If you will review City of Albuquerque Standard Drawing K-10-2, I feel that a Type A concrete lining would be appropriate. There are existing block walls on each side of the channel and we can remove the asphalt swale relatively easily and insert a concrete slab between the existing walls. My calculations indicate that a 4" deep swale on a 1 percent slope will have a capacity of approximately 4.9 cfs. As you will note on the drainage plan, we are only releasing 1.54 cfs. In addition, the average slope of the swale is in excess of 3 percent. Therefore, all waters released from our pond should stay within the concrete swale and not touch the existing block walls.

Since I believe this will now meet all of your requirements I'm requesting that you approve the drainage plan so we can

obtain a permit. Should you have any further questions or comments, please do not hesitate to call. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:ns
cc: Bob Jenkins
attachment: two prints

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

K23 - D18

February 8, 1983

Mr. Tom Mann
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: COPPERFIELD APARTMENTS DRAINAGE PLAN

Dear Tom:

Based on your submittal of February 7, 1983 the referenced drainage plan is hereby approved with the condition that the existing asphalt outfall be upgraded to a concrete section. Please see that the revised plans dated 2/4/83 are placed in the City construction sets.

In a recent conversation with Bob Kielich, he indicated that a Special Order No. 19 would not be required for the pond discharge pipe since it does not encroach on City ROW. However, the concrete alleyway should be designed as a separate project to be reviewed by City staff.

In order to expedite the inspection of the project, this office requests that your firm be responsible for certification. The DPM certification checklist should be utilized for this purpose.

I would also like to point out that we are beginning to require financial guarantees for drainage improvements as outlined in Section 9D of the Drainage Ordinance. In this case, I will not hold up the issuance of the building permit prior to receiving the bond or letter of credit for the channel work. Please see that this document is forwarded at the earliest possible date.

If you have any questions concerning these matters, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE: COPPERFIELD APARTMENTS #2

ZONE ATLAS PAGE NO. K-23 CITY ADDRESS: Copper Ave.

LEGAL ADDRESS: LOT 4A, BLOCK B City View ESTATE, Unit (A)

ENGINEERING FIRM: Tom MANN & Assoc. CONTACT: STEVE CANNON

ADDRESS: 811 Dallas N.E. PHONE: 265-5611

OWNER: Bob Jenkins CONTACT: —

ADDRESS: 505 OAK PHONE:

ARCHITECT/SURVEYOR: Frank Wilson CONTACT:

ADDRESS: PHONE:

DATE SUBMITTED: 3/28/84

BY: Stephen D Cannon

STEVE CANNON

RECEIVED MAR 28 1984 HYDROLOGY SECTION

RECEIVED MAR 28 1984 HYDROLOGY SECTION

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer — ENGINEERING DIVISION — Telephone (505) 766-7467

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 4, 1984

Mr. Jeffrey G. Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, New Mexico 87110

RE: COPPERFIELD APARTMENTS CERTIFICATION (K23-D18)

Dear Jeff:

Based on the information provided on your March 28, 1984 submittal, the certification for the above referenced drainage plan is acceptable.

If you have any questions feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Hydrologic Engineering Technician

BJM/ca