HYDROLOGY L17/D1 ONE PLAN

L17-D1

1 PLAN

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

8-35

June 7, 1978

Tom Mann
Goldberg-Mann & Associates
911 Pennsylvania N.E.
Albuquerque, New Mexico 87110

RE: Parkland Hills Apartment Complex

Dear Mr. Mann:

I am in agreement with the drainage concept submitted with one observation. The site grading plan shows that at the boundary of the property there will be a difference in elevation between the natural ground on adjacent properties and the finished elevations in this development. The construction plans will have to show details of the method adopted for the preservation of the existing conditions @ the perimeter of the development. With this provision the drainage report is approved.

Very truly yours,

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; V.M. Kimmick
Jim Smith
Drainage file

RECEIVED
AUG 29 1983
ENGINEERING

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. L17-D1 DATE: 8/4/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Parkland Hills Apt Complex

ATTENDANCE:	WHO	REPRESENTING

FINDINGS:

1. Updated drainage plan which provides for discharge of the ponds by using a 4" dia pipe

2. Alley cross required, i.e., c.d. approved alley profiles

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:	TITLE: PROJECT MGR
DATE: 8/4/83	DATE: 8-4-83

ATTN: FRED AGUIRRE

INFORMATION SHEET

PROJECT TITLE PARKLAND HILLS ADDN TYPE OF SUBMITTAL DRAINAGE REPORT

ZONE ATLAS PAGE NO. L-17-D CITY ADDRESS MADISON PLACE S.E.

LEGAL DESCRIPTION LOTS 5,6,7 & 9, BLK 48 PARKLAND HILLS ADDN

ENGINEERING FIRM TOM MANN ASSOC CONTACT TOM MANN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER RONALD CHAPMAN CONTACT —

ADDRESS 2423 ADAMS NE PHONE 884-0465

ARCHITECT BURNS - PETERS CONTACT C. OTERO

ADDRESS 8000 PENNSYLVANIA CIR NE PHONE 265-3645

SURVEYOR TOM MANN & ASSOC CONTACT TOM MANN

ADDRESS 811 DALLAS NE PHONE 265 5611

CONTRACTOR N/A CONTACT —

ADDRESS — PHONE —

DATE SUBMITTED _____

BY _____

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

RECEIVED AUG 29 1983 ENGINEERING

9/28/83 AA

Review of Parkhill Apartments

1. My understanding is that ponds have to drain. The ponds provided on site do not.

2. The request to construct a swale between buildings 6 & 7 is confusing. It appears that a swale is to be constructed on the top of a high point.

3. One spot indicated does not have an elevation.

9/28/83 ~~A~~

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3. One spot indicated does not have an elevation.

My conference recap sheet confirms your understandings. Send letter. Also, private drainage easements appropriate for drainage across lot lines. AJh

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

October 3, 1983

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

RE: PARKLAND HILLS APARTMENT COMPLEX (L17-D1)

Dear Mr. Mann:

I have reviewed the drainage plan for the above referenced site and the following are my comments regarding the plan:

1. Ponds are to drain in twenty four (24) hours or less. There is no provisions indicated on the plan to drain any of the ponds. (Drainage Ordinance No. 63-1982 Section 6F)

2. The swale between lots 6 & 7 is confusing. It is indicated to create a swale, yet the spot elevations indicate it would be located on high ground.

3. Appropriate private drainage easements across the lot lines should be supplied.

4. City approved alley grades are required.

Should you have any questions or comments regarding the review, please feel free to contact me.

Very truly yours,

Billy J. Goolsby P.E.

Billy J. Goolsby, P.E.
Civil Engineer/Hydrology

BJG/tsl

Drainage Report for the Parkland Hills Apartment Complex

Goldberg · Mann & Associates
Engineers-Planners
611 Pennsylvania N.E. Albuquerque, New Mexico 87110

Goldberg · Mann & Associates
Engineers·Planners
911 Pennsylvania St. Albuquerque, New Mexico 87110 (505) 265-2821

May 26, 1978

Mr. Ron Chapman
C & N Construction Co.
11200 Morris Place
Albuquerque, NM 87112

Re: Drainage Report for Parkland Hills Apartment Complex

We are herewith transmitting three (3) copies of the drainage plan for the Parkland Hills Apartment Complex.

This plan is in accordance with the requirements of the City of Albuquerque and Resolution 1972-2, Albuquerque Metropolitan Arroyo Flood Control Authority.

We have enjoyed working with you on this project and look forward to future opportunities to assist you.

Yours sincerely,

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

djv

Enclosure

PURPOSE AND SCOPE

The purpose of this drainage plan is to establish the criteria for controlling surface runoff from a particular development in a manner that is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Arroyo Flood Control Authority.

This plan will determine the runoff resulting from a 100 year frequency storm falling on the site under existing and developed conditions.

The scope of this plan is to insure that the proposed project will be protected from storm runoff and that the construction of this project will not increase the flooding potential of the adjacent properties.

LOCATION AND DESCRIPTION

The Parkland Hills Apartment Complex is located within the corporate limits of the City of Albuquerque in the southeast quadrant. The parcel is located on lots 5 thru 11 of Block 48 of Parkland Hills Addition. The project lies south of the intersection of Zuni Road and Madison Place.

The parcel is approximately 1.7 acres in size and will be developed as a tri-plex apartment complex, situated on six lots. The natural topography of the area slopes from a high point near the center of the parcel to the outer edges.

EXISTING DRAINAGE CONDITIONS

Lands adjacent to the project do not contribute significant flows to the site. Zuni Road intercepts flows from the north and conveys the flows westward. The properties to the west and south of the project are developed, and the property to the east is lower than the project site.

The existing topography of the site is shown in Figure 3. Existing curb and gutter constructed in Madison Place conveys flows northward to Zuni Road. The majority of storm water presently drains into Madison Place or directly into Zuni Road, the remainder of storm water drains to the south and west, away from the cul-de-sac and to the adjoining residential property.

PROPOSED DRAINAGE CONDITIONS

The proposed grading plan is shown in Figure 3. The lots will be constructed with retention ponds capable of retaining 50 percent of the 100 year frequency storm. The required volumes of the retention ponds are shown in Figure 3. All runoff from the lots will drain to the ponds. Overflow from the ponds will drain into the street or alley.

DESIGN CRITERIA

In analyzing the storm runoff, The Rational Formula, $Q = CIA$ is used.

Where:

Q = Runoff quantity in cubic feet/second.

A = Contributing area in acres.

I = Intensity in inches/hour for a duration equal in minutes and obtained from Figure 2, Intensity Duration Frequency Curves, Albuquerque Area 1961. (Note: Where a Time of Concentration [Tc] is less than ten minutes, the intensity value derived from a Tc of ten minutes is employed.)

C = Runoff Coefficient (No Units). This coefficient represents the integrated effects of infiltration, detention storage, evaporation, tention, flow routing, and interception which all affect the time distribution and peak rate of runoff.

CONCLUSIONS

1. Construct retention ponds on each lot to retain 50 percent of the 100 year frequency storm.
2. Divert all runoff into ponds.
3. Overflow from the retention ponds will drain to the street or alley.

CALCULATIONS

See Figure 3 for ponding requirements.

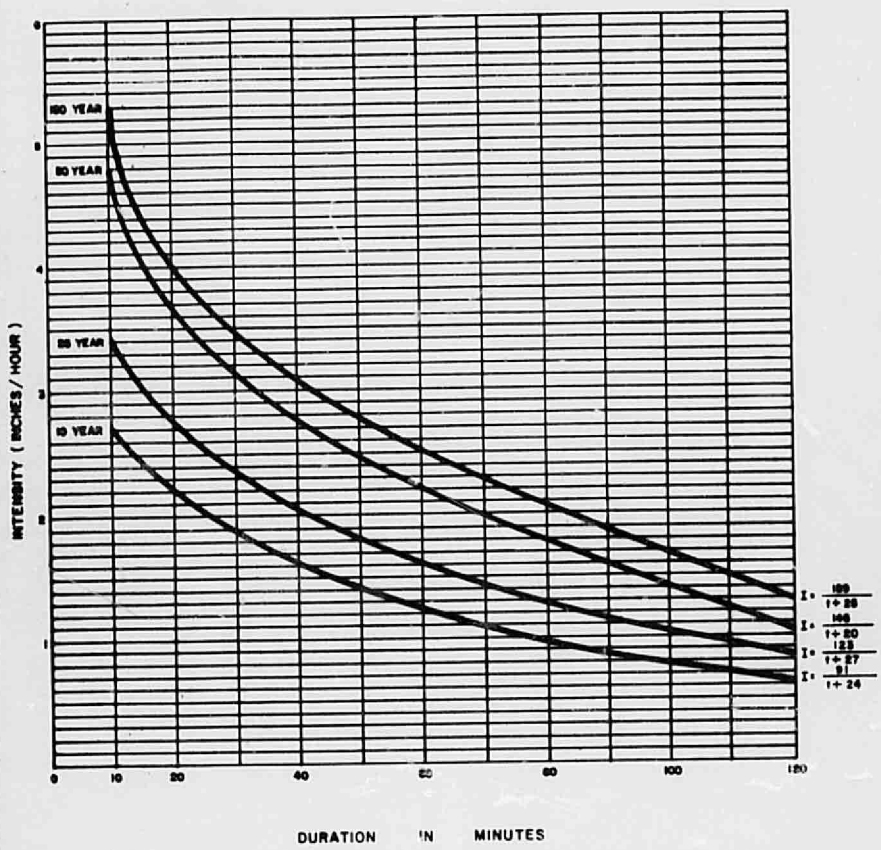

FIGURE 2

INTENSITY DURATION FREQUENCY CURVES