PUBLIC WORKS/HYDROLOGY
L18/D43

0000 0000 1822

L18/D43

25×10 32×10

0000 0000 1823

RHOMBUS, P.A.
10325 Karen Ave. NE
Albuquerque, NM 87111
Tel. 293-4583

RECEIVED
MAR 08 1988
HYDROLOGY SECTION

ERICKSON APARTMENTS

DRAINAGE PLAN

The following items concerning **ERICKSON APARTMENTS** are contained hereon:

1. Vicinity Map (See Attachment "A")
2. Grading Plan (See Attachment "A")
3. Calculation Results
4. Details (See Attachment "A")

Location:

LEGAL DESCRIPTION. The property is legally described as Block 5 of Virginia Place Addition.

GENERAL AND APPROXIMATE LOCATION. Its general location is East of San Mateo Blvd SE and North of Gibson Blvd SE. More particularly, it is the city block bounded by Kathryn Ave on the North, Valencia Dr on the East, Alvarado Dr on the West, and Anderson Dr on the South. (The Northwest 120' X 135' parcel is not part of the property.) The property contains approximately 3.35 acres.

Existing Conditions:

Being bounded by fully-developed streets, the property receives no offsite flows and only precipitation that falls on it. The contours show the lot sloping north/northwest. A pre-design research has revealed that the site used to lie within a designated Flood Hazard Zone. However, the construction of the Kirtland Dam as well as the Highland Detention Storm Drain System and the South San Mateo Storm Drain removed the problem. A 54-inch storm drain also exists in Kathryn Av. Moreover, the property is an in-fill site, the development of which will not adversely impact the surrounding environment. Soil type, in accordance with the Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, is MWA and is classified as Type B.

Proposed Development:

The property is proposed as the site of a 169-unit apartment complex. Five structures with a total roof area of approximately .85 acres will be built. Each building will feature pitched

25×10 32×10

0000 0000 1824

roofs without roof drains. The office and patio area will be graded, along with the rest of the property, to towards and discharge freely onto Alvarado Drive. There will be some landscaping. Except for the landscape areas and concrete pads in front of the units, the lot will be paved with two-inch asphaltic concrete.

Calculations:

The calculations analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The SCS Method was used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II.

Rainfall used for the six-hour event is 2.3 inches (DPM Plate 22.2D-1)

Formulae used: Peak Discharge, Qpeak = R(qp) in cubic feet per second

Where R = Direct Runoff in inches
qp= 45.4(A)/Tp
A = Area in acres
Tp= Tc = 10 minutes
Volume = R(A)(43560)/12 in cubic feet

HYDROLOGIC CALCULATIONS

	BASIN I		BASIN II	
	UNDEVEL	DEVEL	UNDEVEL	DEVEL
AREA, Acres	2.45	2.45	.90	.90
% Impervious	0	95	0	95
Perv Cover CN (22.2C-2)	82	82	82	82
Comp CN (22.2C-3)	82	97	82	97
Direct Runoff (22.2C-4)	.80	2	.80	2
Tc, Minutes	10	10	10	10
Qpeak, Cubic ft/second	8.90	22.25	3.27	8.17
Volume, Cubic feet	7115	17787	2352	6534

Attachment "A" is the Site Plan.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
NO. 4895
CELIA S. TOMLINSON

Celia S. Tomlinson 3/8/88

25× 32×

0000 0000 1825

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ | CHIEF ADMINISTRATIVE OFFICER GENE ROMO | DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ | DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

February 8, 1988

Celia S. Tomlinson
Rhombus, P.A.
10325 Karen Avenue, NE
Albuquerque, New Mexico 87110

RECEIVED MAR 08 1988 HYDROLOGY SECTION

RE: DRAINAGE PLAN FOR ERICKSON APARTMENTS
(L-18/D43) RECEIVED FEBRUARY 3, 1988

Dear Mrs. Tomlinson:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

PLAN DRAWING:

NOT TBM IT IS BM 1. T.B.M. must be identified as either a curve notch or painted. OK

SEE NOTE 2. Existing City top of curb and flow line elevations with mean sea level designation. or detail of curb & gutter

3. Location and direction of roof drains.

DONE 4. Finish Floor elevations to full mean sea level designation.

5. If roof run off dumps into the patio and office area, how do you propose to get the runoff onto the asphalt area?

DONE 6. More spot elevations required inside the office and patio area.

NO 7. If this is a planned phase development please include the building phase lines.

25×10 32×10

0000 0000 1826

NO 8. Is there a proposed header curb around the perimeter of the site?

PER PEE. NO 9. Finish Floor elevation on the south building must be two feet above the existing flow line (5296.71).

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

25×10 32×10

0000 0000 1827

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

March 16, 1988

Celia S. Tomlinson
Rhombus, P.A.
10325 Karen Avenue, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR ERICKSON APARTMENTS
(L-18/D43) REVISION DATE OF MARCH 3, 1988

Dear Mrs. Tomlinson:

Based on the information provided on your resubmittal of March 8, 1988, revisions as indicated are acceptable. Please be advised that all internal runoff within the patio areas will need to be routed away from all buildings and onto the paved area.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

25×10 32×10

0000 0000 1828

RHOMBUS, P.A.

Civil Engineers & Construction Consultants

N.M. Professional Engineer #4895 N.M. Licensed Contractor #10131

March 8, 1988

RECEIVED
MAR 08 1988
HYDROLOGY SECTION

Mr. Bernie J. Montoya, C. E.
Engineering Assistant
CITY OF ALBUQUERQUE HYDROLOGY
P. O. Box 1293
Albuquerque, NM 87103

SUBJECT: ERICKSON APARTMENTS DRAINAGE PLAN

Dear Mr. Montoya:

Thank you for your expeditious review of the subject project.

In response to your comments we are submitting, herewith, a revised drawing and text. One or the other addresses your concerns. More specifically, they are as follows:

(1). The bench mark, which is fully described on the information strip of the plan, is shown on the Southwest corner of the plan only for the convenience of construction stakers.

(2). A note concerning the relative elevation of the curb flowline is now shown at the bottom of the information strip of the plan.

(3). Roof drains will not be used by the Owner and Architect. This is now addressed in the text under PROPOSED DEVELOPMENT.

(4). The first two digits of proposed finished floor elevations are now shown.

(5). More spot elevations are now shown inside the office and patio area.

(6). Same as (5).

(7). The project will not be a phased development.

We hope we have now met all your requirements.

Sincerely yours,
Celia J. Erickson

10325 Karen NE / Albuquerque, New Mexico 87111 / (505) [redacted] 293-4583

0000 0000 1829

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ERICKSON APARTMENTS ZONE ATLAS/DRNG. FILE #: L-18/D43
LEGAL DESCRIPTION: BLOCK 5 VIRGINIA PLACE ADDITION
CITY ADDRESS: KATHRYN, ANDERSON, ALVARADO, VALENCIA SE.
ENGINEERING FIRM: RHOMBUS, P.A. CONTACT: CELIA TOMLINSON
ADDRESS: 10325 KAREN NE PHONE: 293-4583
OWNER: CONTACT:
ADDRESS: PHONE:
ARCHITECT: CONTACT:
ADDRESS: PHONE:
SURVEYOR: CONTACT:
ADDRESS: PHONE:
CONTRACTOR: CONTACT:
ADDRESS: PHONE:

RECEIVED
MAR 08 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:
✓ YES
___ NO
✓ COPY OF ~~CONFERENCE RECAP~~ COMMENTS SHEET PROVIDED

DRB NO. ___
EPC NO. ___
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 ___ (SPECIFY)

DATE SUBMITTED: MARCH 8, '88
BY: Celia Tomlinson

25×10 32×10

0000 0000 1830

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ
CHIEF ADMINISTRATIVE OFFICER GENE ROMO
DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ
DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

February 8, 1988

Celia S. Tomlinson
Rhombus, P.A.
10325 Karen Avenue, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ERICKSON APARTMENTS
(L-18/D43) RECEIVED FEBRUARY 3, 1988

Dear Mrs. Tomlinson:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this section to begin the review process:

PLAN DRAWING:

1. T.B.M. must be identified as either a curve notch or painted.
2. Existing City top of curb and flow line elevations with mean sea level designation.
3. Location and direction of roof drains.
4. Finish Floor elevations to full mean sea level designation.
5. If roof run off dumps into the patio and office area, how do you propose to get the runoff onto the asphalt area?
6. More spot elevations required inside the office and patio area.
7. If this is a planned phase development please include the building phase lines.

25×10 32×10

0000 0000 1831

8. Is there a proposed header curb around the perimeter of the site?

9. Finish Floor elevation on the south building must be two feet above the existing flow line (5296.71).

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

25×10 32×10

0000 0000 1832

RHOMBUS, P.A.
Civil Engineers & Construction Consultants
N.M. Professional Engineer #4295 N.M. Licensed Contractor #10131

DRAINAGE PLAN

The following items concerning **ERICKSON APARTMENTS** are contained hereon:

1. Vicinity Map (See Attachment "A")
2. Grading Plan (See Attachment "A")
3. Calculation Results
4. Details (See Attachment "A")

RECEIVED FEB 03 1988 HYDROLOGY SECTION

Location:

LEGAL DESCRIPTION. The property is legally described as Block 5 of Virginia Place Addition.

GENERAL AND APPROXIMATE LOCATION. Its general location is East of San Mateo Blvd SE and North of Gibson Blvd SE. More particularly, it is the city block bounded by Kathryn Ave on the North, Valencia Dr on the East, Alvarado Dr on the West, and Anderson Dr on the South. (The Northwest 120' X 135' parcel is not part of the property.) The property contains approximately 3.35 acres.

Existing Conditions:

Being bounded by fully-developed streets, the property receives no offsite flows and only precipitation that falls on it. The contours show the lot sloping north/northwest. A pre-design research has revealed that the site used to lie within a designated Flood Hazard Zone. However, the construction of the Kirtland Dam as well as the Highland Detention Storm Drain System and the South San Mateo Storm Drain removed the problem. A 54-inch storm drain also exists in Kathryn Av. Moreover, the property is an in-fill site, the development of which will not adversely impact the surrounding environment. Soil type, in accordance with the Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, is MWA and is classified as Type B.

Proposed Development:

The property is proposed as the site of a 169-unit apartment complex. Five structures with a total roof area of approximately .85 acres will be built. There will be some landscaping. The

10325 Karen NE / Albuquerque, New Mexico 87111 / (505) 293-4583

0000 0000 1833

land will be graded to drain towards and discharge freely onto Alvarado Drive. Except for the landscape areas and concrete pads in front of the units, the lot will be paved with two-inch asphaltic concrete.

Calculations:

The calculations analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The SCS Method was used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II.

Rainfall used for the six-hour event is 2.3 inches (DPM Plate 22.2D-1)

Formulae used: Peak Discharge, Qpeak = R(qp) in cubic feet per second

Where R = Direct Runoff in inches
qp= 45.4(A)/Tp
A = Area in acres
Tp= Tc = 10 minutes
Volume = R(A)(43560)/12 in cubic feet

HYDROLOGIC CALCULATIONS

	BASIN I		BASIN II	
	UNDEVEL	DEVEL	UNDEVEL	DEVEL
AREA, Acres	2.45	2.45	.90	.90
% Impervious	0	95	0	95
Perv Cover CN (22.2C-2)	82	82	82	82
Comp CN (22.2C-3)	82	97	82	97
Direct Runoff (22.2C-4)	.80	2	.80	2
Tc, Minutes	10	10	10	10
Qpeak, Cubic ft/second	8.90	22.25	3.27	8.17
Volume, Cubic feet	7115	17787	2352	6534

Attachment "A" is the Site Plan.

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO NO. 4895 CELIA S. TOMLINSON

Celia S. Tomlinson 2/2/88

0000 0000 1834

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ERICKSON APARTMENTS ZONE ATLAS/DRNG. FILE #: L-18 /D43

LEGAL DESCRIPTION: BLOCK 5 OF VIRGINIA PLACE ADDITION

CITY ADDRESS: BLOCK BOUNDED BY KATHRYN, ALVARADO, ANDERSON, AND VALENCIA SE

ENGINEERING FIRM: RHOMBUS, P.A. CONTACT: CELIA S. TOMLINSON

ADDRESS: 10325 KAREN AV NE PHONE: 293-4583

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: ROBERT PONTO CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 03 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: FEBRUARY 3, 1988

BY: Celia S. Tomlinson

25×10 32×10

0000 0000 1835

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: L/P DATE: 1-29-88
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: [illegible]
STREET ADDRESS (IF KNOWN): [illegible]
SUBDIVISION NAME: [illegible]

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	Carlos Tomlinson	
	Carlos Montoya	

FINDINGS:

1. Drainage [illegible] per DPM
2. Free discharge allowed due to the following:
   a. Northwest Dam removes [illegible] from all
   b. Two other projects which [illegible] are the Hubbell Estates storm drain & S. [illegible] Meter storm drain
3. Official flood [illegible] maps indicate street flooding (AO-1)
4. Site building has 7 elevations [illegible] above [illegible] on Anderson
5. Other street flooding does not affect [illegible]
6. There is an existing S.F. and storm drain [illegible]
7. S.F. [illegible] on small site

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: Carlos A Montoya	SIGNED: Carlos S Tomlinson
TITLE:	TITLE:
DATE: 1-29-88	DATE: 1/29/88

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

25× 32×

0000 0000 1836

PLANS/PLATS ON FILE

FILE DESC: _____

L18/043

PLANS/PLATS 1

25×10 32×10

0000 0000 1837