



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002277
Application No. SI-2019-00246

TO:

Planning Department/Chair

Hydrology

Transportation Development

Albuquerque/ Bernalillo Co. WUA

Code Enforcement

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 10/20/2021 HEARING DATE OF DEFERRAL: 4/15/2020

SUBMITTAL DESCRIPTION: DRB Site Plan Resubmittal. See included letter for more information.

CONTACT NAME: Jeremy Shell

TELEPHONE: 505.918.1053 EMAIL: jeremy.shell@respec.com



October 15, 2021

Development Review Board
City of Albuquerque, Planning

RE: Adagio Apartments (Tract A)
PR-2019-002277

Dear Madam Chair and Members of the DRB:

This letter is intended to provide an update on the above referenced project. This application was last heard in the Spring of 2020. The project went on hold for a number of reasons and has been deferred since that time. The applicant would now like to continue forward with DRB Site Plan approval for this apartment development.

Since our last DRB hearing, some minor aspects of this project have changed. The buildings have been modified to accommodate ICF construction as opposed to wood frame. The elevations and rendering included have been updated to reflect this. This also caused minor modifications to the site layout, which are reflected on the updated Site Plan attached. In turn, the site grading, drainage, utility, and landscape plans have been revised to reflect the latest building footprints. It is also worth noting that the driveway has been slightly realigned to match the new entrance for Volcano Mesa (Tract 2) across the street.

The proposed sewer infrastructure for this project has also changed. For the private utilities, instead of a grinder pump to serve each individual building, we have consolidated to a single lift station located at the southeast corner of the site. The Utility Plan included reflects this change. There was also a public sewer main previously required to be extended within Oak Ridge. It is my understanding that this requirement is no longer applicable since a sewer stub is being provided to Tract 3 with the Volcano Mesa project across the street. The Utility Plan and Infrastructure List has been revised to remove the public sewer main extension.

It is my intention with this submittal to provide these updates to members of the DRB and receive comments for outstanding concerns as well as any new comments staff may have. If you have any questions, please feel free to reach out to me at your convenience.

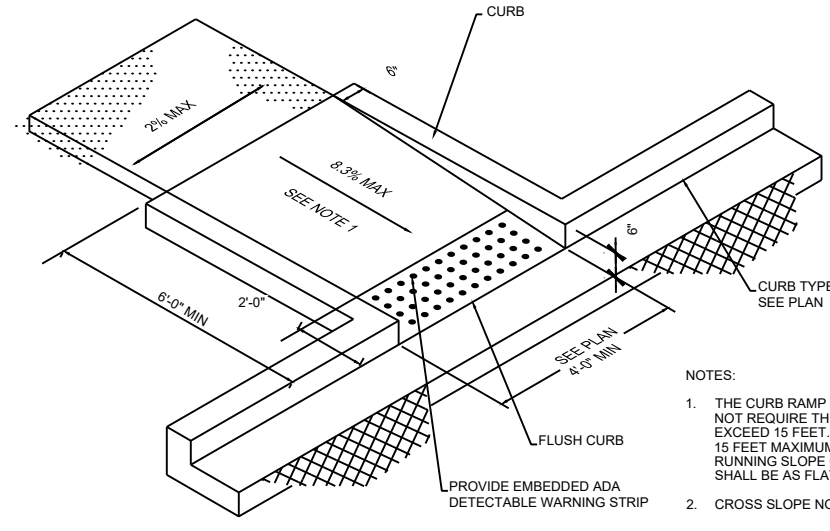
Thank you,

Jeremy Shell, PE
RESPEC
Community Design Solutions
505.918.1053 cell
jeremy.shell@respec.com

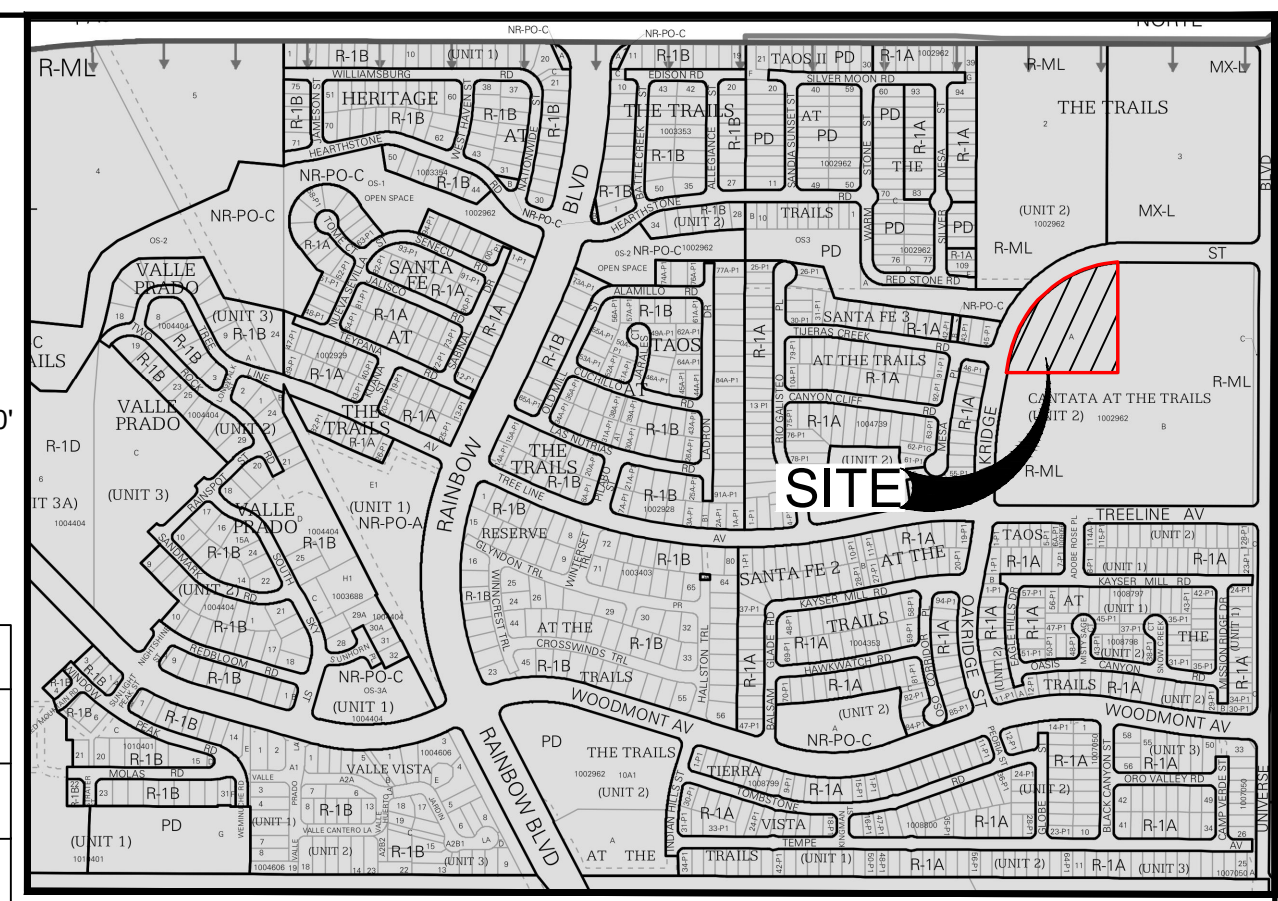
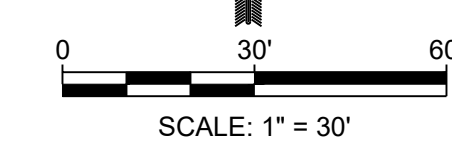
5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109
505.268.2661

TRACT 2
THE TRAILS UNIT 2
Filed 10-18-2004, in Volume 2004C, Folio 332

THE TRAILS UNIT 2
Filed 10-18-2004, in Volume 2004C, Folio 332



ADA RAMP



DESIGNED	DRAWN	CHECKED	DATE
RESPEC	RESPEC	RESPEC	10.15.2021

5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NM 87109
WWW.RESPEC.COM 505.253.9718

KEYED NOTES	
I.D.#	DESCRIPTION
1	PROPOSED CURB
2	PROPOSED SIDE WALK
3	PROPOSED FIRE LANE
4	PROPOSED 9'X20' PARKING SPACE
5	PROPOSED HANDICAP PARKING
6	PROPOSED DRIVEWAY ENTRY
7	PROPOSED DUMPSTER ENCLOSURE
8	PROPOSED ASPHALT DRIVING SURFACE
9	PROPOSED VALLEY GUTTER
10	PROPOSED ADA RAMP. SEE DETAILS.
11	EXISTING SIDEWALK
12	EXISTING CURB AND GUTTER
13	CLEAR SIGHT TRIANGLE
14	PROPOSED STOP SIGN. SEE DETAILS.
15	PROPOSED ADA PARKING SIGN. SEE DETAILS.

PROJECT NUMBER:
Application Number: _____

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

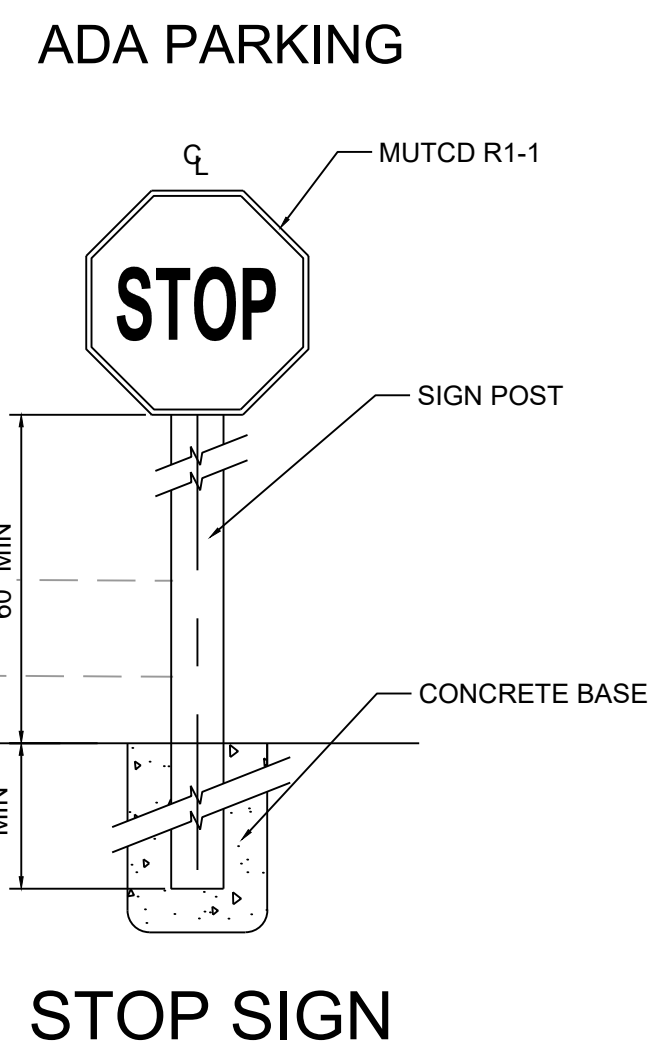
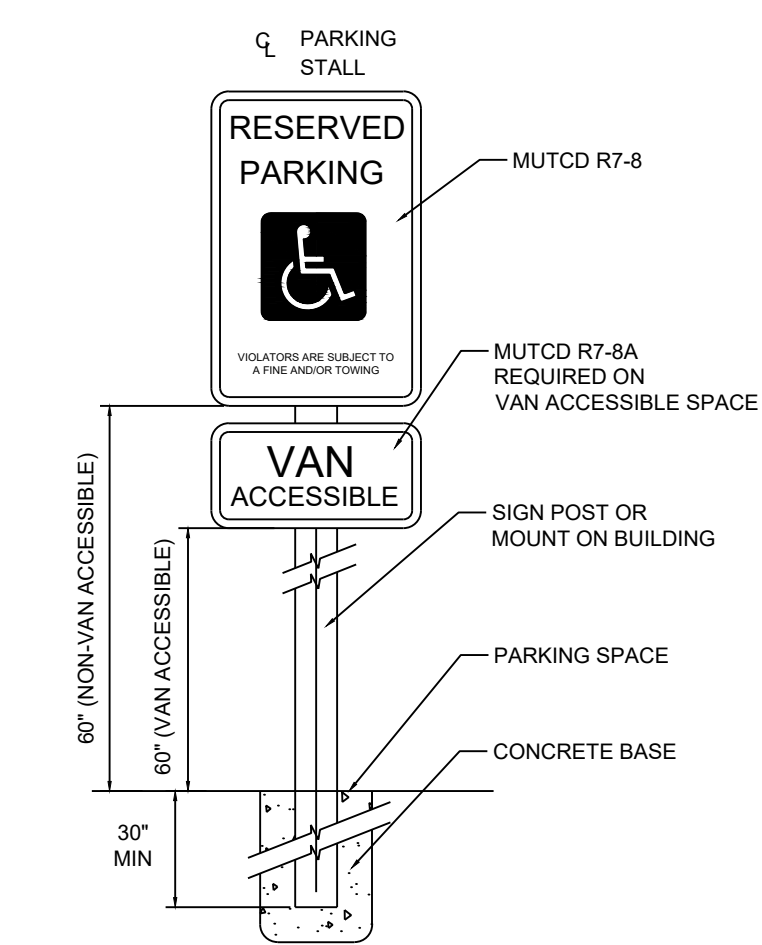
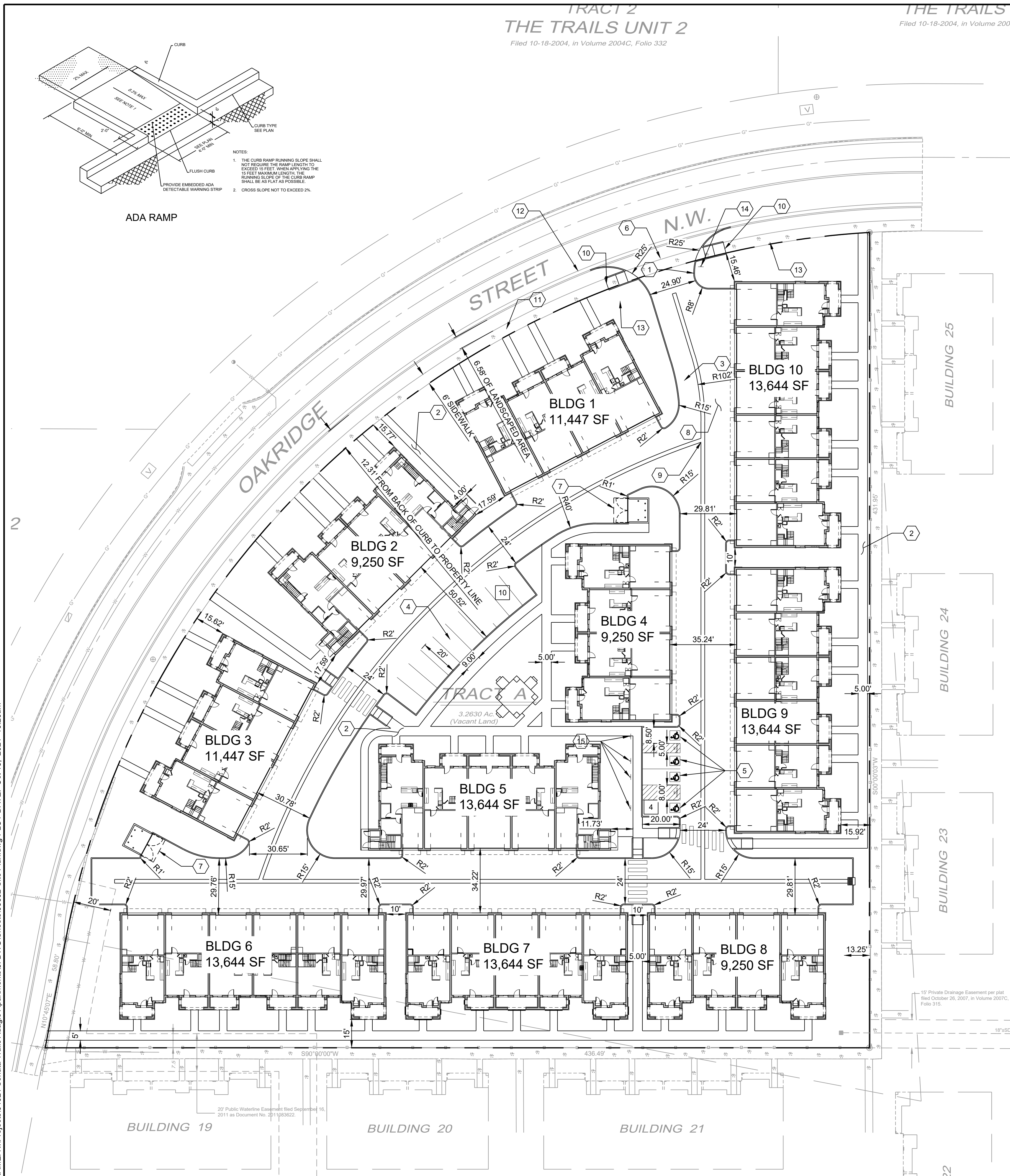
DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date 6-28-19
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

STAMP

10/15/21

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.



ZONING INFORMATION

PROJECT NAME: ADAGIO APARTMENTS
MUNICIPALITY: CITY OF ALBUQUERQUE
PROJECT ADDRESS: 2217 4TH ST. NW ALBUQUERQUE, NM 87102
ACRE / AREA: 3.26 ACRES.
ZONE: C-09-Z
ADJACENT ZONING: E/S-R-ML-MULTI FAMILY - LOW DENSITY
USES: APARTMENTS

SETBACKS:

FRONT YARD:	15 FT.
SIDE YARD:	5/10 FT.
REAR YARD:	15 FT.

HEIGHT LIMIT: LESS THAN 35 FT.

PARKING: REQUIRED 78 SPACES PROVIDED 93 SPACES* (2 PER APARTMENT & 14 STALLS)

LANDSCAPE	REQUIRED	PROVIDED
	15% NET LOT AREA	27% NET LOT AREA

OPEN SPACE	REQUIRED	PROVIDED
	300 SQ-FT / UNIT	773 SQ-FT / UNIT

SITE DATA

LEGAL: TR A PLAT OF TRACTS A, B AND C CANTANS AT THE TRAILS UNIT 2.
SITE AREA: 3.26 ACRES
ZONING: R-ML

LEGEND

PROPERTY LINE

NO. OF PARKING SPACES

ACCESSIBLE PARKING SPACES

#	
♿	

NAME: N:\Projects\04021_Sonata Trails Adagio Apartments\3_DWG\Sheets\03662_Site Plan.dwg PLOT DATE: Oct 15, 2021 10:28am

PROJECT NAME: ADAGIO APARTMENTS

SHEET TITLE: SITE PLAN

DRB SITE PLAN

SHEET NUMBER: C-100

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN:
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH MULCHES PER THE LEGEND.

IRRIGATION:
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS. THE TREES WILL BE PROVIDED WITH (6) 5 GPH EMITTERS, WITH THE ABILITY TO BE EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND GROUNDCOVERS WILL BE PROVIDED WITH (2) 2 GPH EMITTERS. TREES, SHRUBS, ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

POINT OF CONNECTION FOR IRRIGATION SYSTEM SHALL BE PER THE UTILITY PLAN. POWER SHALL BE PROVIDED TO THIS POINT TO PROVIDE POSITIVE HEAT SOURCE TO THE BACKFLOW PREVENTER ENCLOSURE.

IRRIGATION SYSTEM WILL BE OPERATED BY AN AUTOMATIC CONTROLLER. LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

RESPONSIBILITY OF MAINTENANCE:
MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF TO A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS REDUCED.

PNM COORDINATION:
COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANCE:
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LANDSCAPE AREA COVERAGE:
TOTAL SITE AREA: 142,491 SF (3.27 AC)
BUILDING AREA (BUILDING ENVELOPE): -59,145 SF
NET AREA: 83,346 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 12,502 SF
PROVIDED LANDSCAPE AREA: 37,230 SF (45%)

OPEN SPACE REQUIREMENTS
300 SF OF OPEN SPACE REQUIRED PER 3-BEDROOM UNIT
OPEN SPACE REQUIRED (52 X 300 SF): 15,600 SF
OPEN SPACE PROVIDED: 37,230 SF

LANDSCAPE LIVE VEGETATIVE COVERAGE:
LANDSCAPE COVERAGE REQUIREMENTS SPECIFY LANDSCAPE AREAS TO HAVE A 75% COVERAGE OF LIVE VEGETATIVE MATERIAL. THE PROJECT WILL PROVIDE A MINIMUM OF 75% LIVE VEGETATIVE COVERAGE OF THE REQUIRED LANDSCAPE AREA. A MINIMUM OF 25% COVERAGE OF THE TOTAL LANDSCAPED AREA SHALL BE ACHIEVED BY GROUND-LEVEL PLANTS.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE: 43,850 SF (118%)
PROVIDED GROUND-LEVEL PLANTS: 10,068 SF (27%)

LANDSCAPE TURF:
10% OF LANDSCAPED AREAS MAY BE IRRIGATED TURF.
TURF ALLOWED: 3,723 SF
TURF PROVIDED: 983 SF (3%)

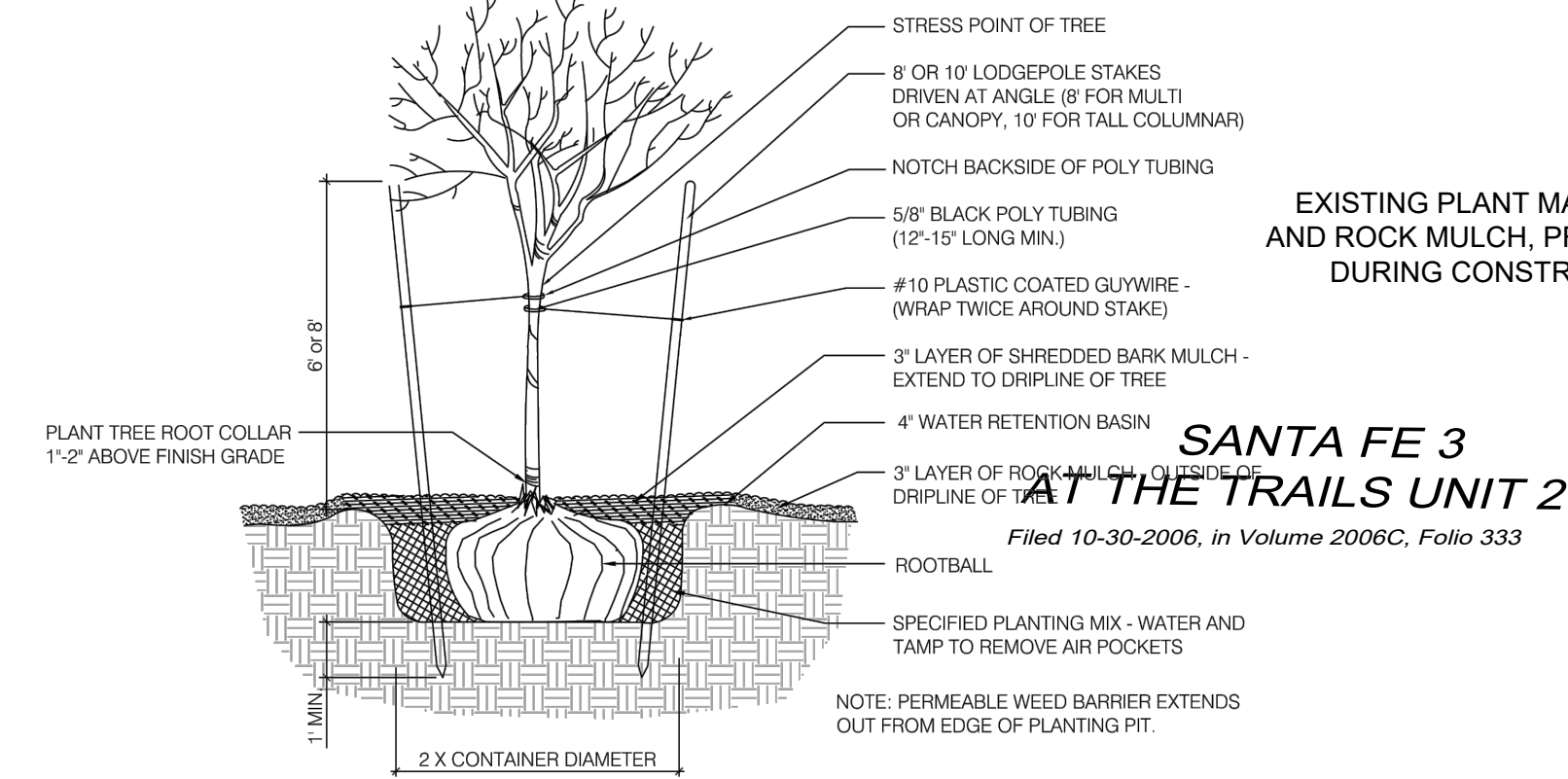
SITE TREES
1 TREE REQUIRED PER UNIT.
SITE TREES REQUIRED: 52
SITE TREES PROVIDED: 62

PARKING LOT TREES:
THE PROJECT IS PROVIDING 15 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.
PARKING LOT TREES REQUIRED: 2
PARKING LOT TREES PROVIDED: 4

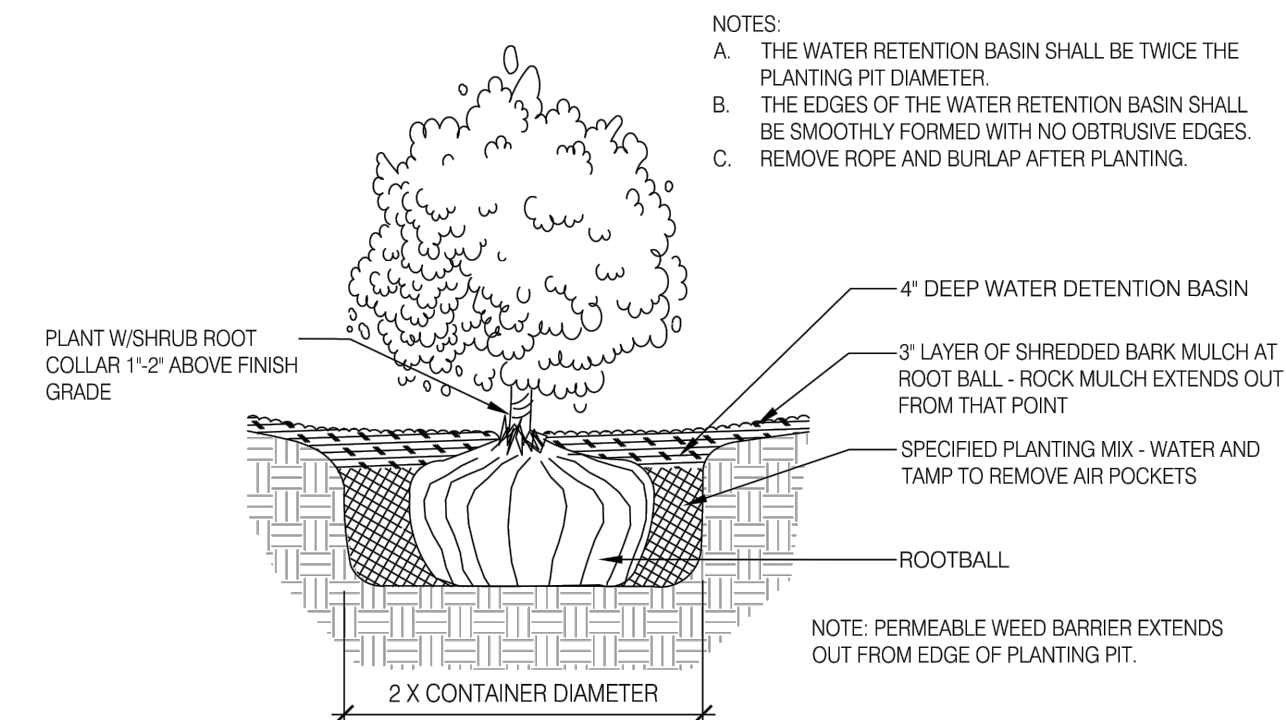
STREET TREES:
OAK RIDGE STREET NW IS A MAJOR COLLECTOR AND THEREFORE REQUIRES STREET TREES. STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 35' O.C.

OAK RIDGE STREET FRONTAGE IS 695'.
STREET TREES REQUIRED: 20
STREET TREES PROVIDED: 20

NOTES:
A. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER.
B. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES.
C. REMOVE ROPE AND BURLAP AFTER PLANTING.



TREE PLANTING DETAIL

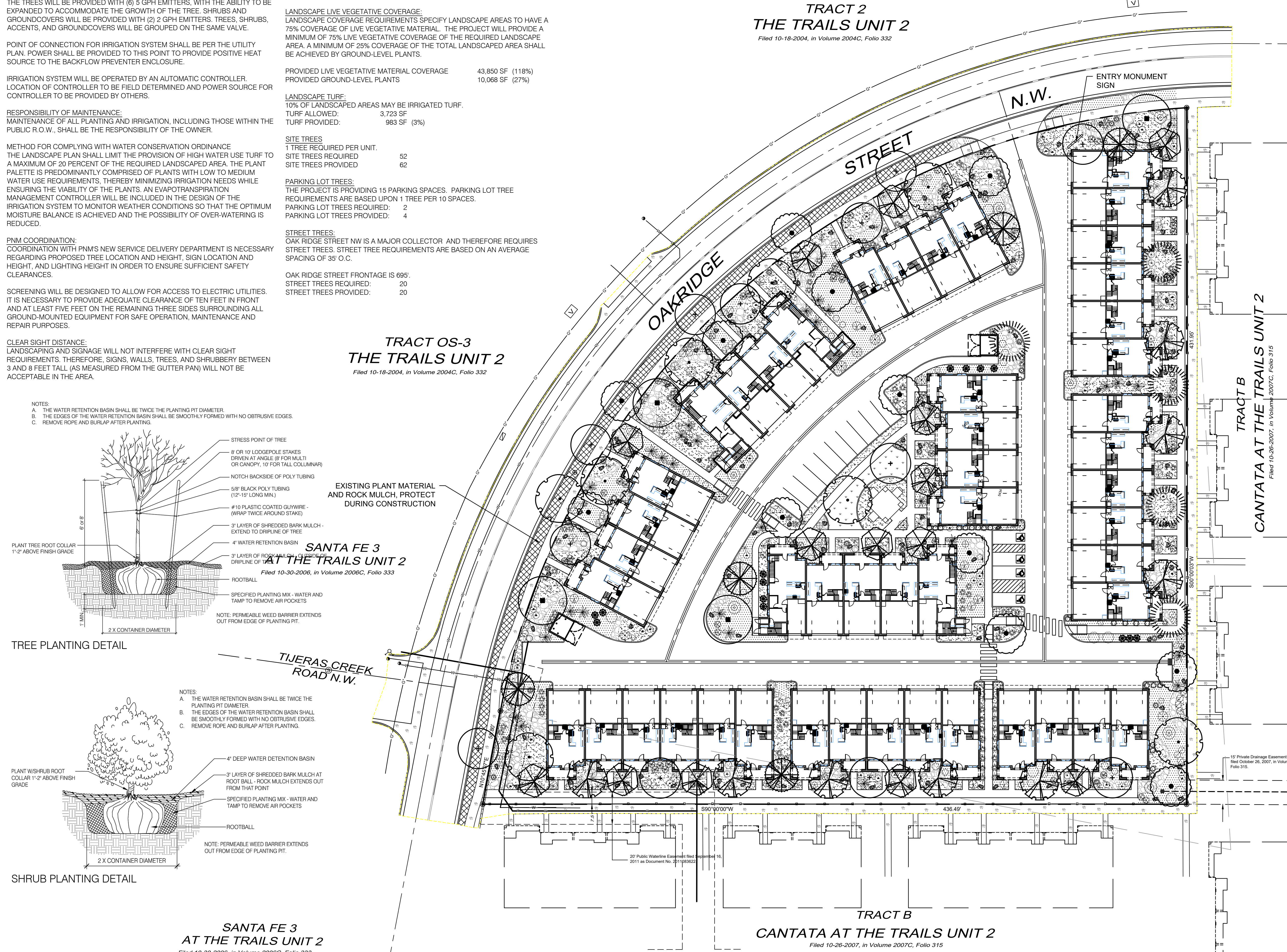


SHRUB PLANTING DETAIL

SANTA FE 3 AT THE TRAILS UNIT 2
Filed 10-30-2006, in Volume 2006C, Folio 333

TRACT 2 THE TRAILS UNIT 2
Filed 10-18-2004, in Volume 2004C, Folio 332

TRACT 3 THE TRAILS UNIT 2
Filed 10-18-2004, in Volume 2004C, Folio 332

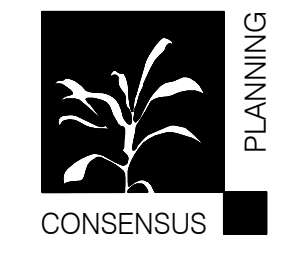
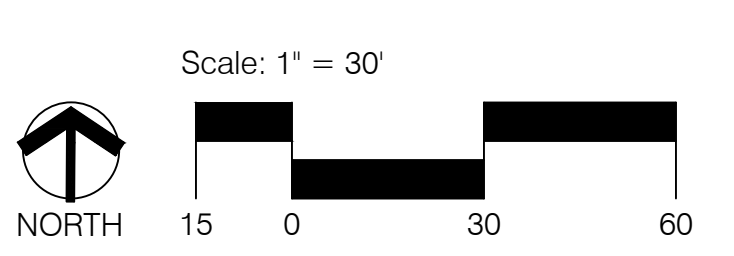


PLANT LEGEND

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME	SIZE	INSTALLED SIZE	MATURE SIZE	WATER USE
TREES						
9	[Symbol]	ACER TATARICUM 'GARANN' HOT WINGS MAPLE	2" B&B	20HT. X 24' SPR.		MED+
14	[Symbol]	CHLOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	8' MS	20 HT. X 20' SPR.		LOW+
12	[Symbol]	FRAXINUS OXYCARPA RAYWOOD RAYWOOD ASH	2.5" B&B	35' HT. X 25' SPR.		MED+
15	[Symbol]	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	15 GAL	12' HT. X 5' SPR.		LOW+
5	[Symbol]	PINUS NIGRA AUSTRIAN PINE	B&B	35' HT. X 25' SPR.		MED
4	[Symbol]	PISTACIA ATLANTICA X RED PUSH RED PUSH PISTACHE	2.5" B&B	40 HT. X 30' SPR.		MED
8	[Symbol]	ULMUS CARP. X PARV. 'FRONTIER' FRONTIER ELM	2.5" B&B	40 HT. X 30' SPR.		MED+
12	[Symbol]	PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE PEAR	2.5" B&B	30' HT. X 25' SPR.		MED+
5	[Symbol]	VITEA AGNUS-CASTUS PURPLE CHASTETREE (MULTI-TRUNK)	15-GAL	20' HT. X 20' SPR.		MED
SHRUBS AND GROUNDCOVERS						
52	[Symbol]	ACHILLEA MOONSHINE MOONSHINE YARROW	1-GAL	2' HT. X 2' SPR.		MED
30	[Symbol]	BUDDLEIA DAVIDII 'NANHOENSIS' DWARF BLUE BUTTERFLY BUSH	5-GAL	4' HT. X 4' SPR.		MED
32	[Symbol]	CARYOPTERIS CLAN. 'DARK KNIGHT' DARK KNIGHT SPIREA	5-GAL	4' HT. X 4' SPR.		LOW
40	[Symbol]	CYTISUS SCOPARIUS 'ALL GOLD' ALL GOLD SCOTCH BROOM	5GAL	4' HT. X 4' SPR.		LOW
37	[Symbol]	FALLUGIA PARADOXA APACHE PLUME	5-GAL	5' HT. X 5' SPR.		LOW
16	[Symbol]	JUNIPERUS HORIZ. 'BLUE CHIP' BLUE CHIP JUNIPER	5-GAL	1' HT. X 7' SPR.		MED
31	[Symbol]	JUNIPERUS SABINA 'BUFFALO' BUFFALO JUNIPER	5-GAL	1' HT. X 8' SPR.		MED
15	[Symbol]	NANDINA DOMESTICA 'GULFSTREAM' HEAVENLY BAMBOO	5-GAL	4' HT. X 4' SPR.		MED+
12	[Symbol]	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5-GAL	4' HT. X 6' SPR.		MED
38	[Symbol]	POTENTILLA FRUTICOSA 'JACKMANII' JACKMAN'S SHRUBBY CINQUEFOIL	5-GAL	3' HT. X 3' SPR.		MED
22	[Symbol]	PRUNUS CISTENA CISTENA PLUM	5-GAL	6' HT. X 6' SPR.		MED
37	[Symbol]	RHUS AROMATICA 'GRO-LOW' PROSTRATE SUMAC	5-GAL	2' HT. X 4' SPR.		LOW+
48	[Symbol]	SALVIA DORRII PURPLE SAGE	5-GAL	3' HT. X 3' SPR.		MED
23	[Symbol]	SALVIA GREGGII 'FURMAN'S RED' FURMAN'S RED AUTUMN SAGE	3-GAL	30' HT. X 3' SPR.		MED
DESERT ACCENTS						
23	[Symbol]	DASYLIRION WHEELERI DESERT SPOON	5-GAL	4' HT. X 4' SPR.		LOW
43	[Symbol]	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA	3-GAL	3' HT. X 3' SPR.		LOW
ORNAMENTAL GRASSES						
35	[Symbol]	CALAMOGROSTIS A. 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5-GAL	30' HT. X 3' SPR.		MED
113	[Symbol]	MUHLENBERGIA C. 'REGAL MIST' MUHLY GRASS	5-GAL	3' HT. X 4' SPR.		MED
TURF GRASS						
878 SF	[Symbol]	REVELLE BLUEGRASS SOD				
MULCHES AND BOULDERS						
102	[Symbol]	BASALT BOULDERS (3x3' MIN)				
11,535 SF	[Symbol]	7/16" BUILDOLGY BROWN GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)				
12,965 SF	[Symbol]	3/8" GRAY CRUSHED GRAVEL MULCH (3" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)				
6,840 SF	[Symbol]	2"-4" SAN LAZARUS GOLD COBBLE (4" DEPTH OVER FILTER FABRIC, DEWITT PRO-5 WEED CONTROL, OR EQUAL)				
HARDSCAPE						
	[Symbol]	6" CONCRETE EDGER AT TURF				

ADAGIO APARTMENTS LANDSCAPE PLAN

Prepared for: RAINBOW PASEO, LLC
Prepared by: CONSENSUS PLANNING, INC.



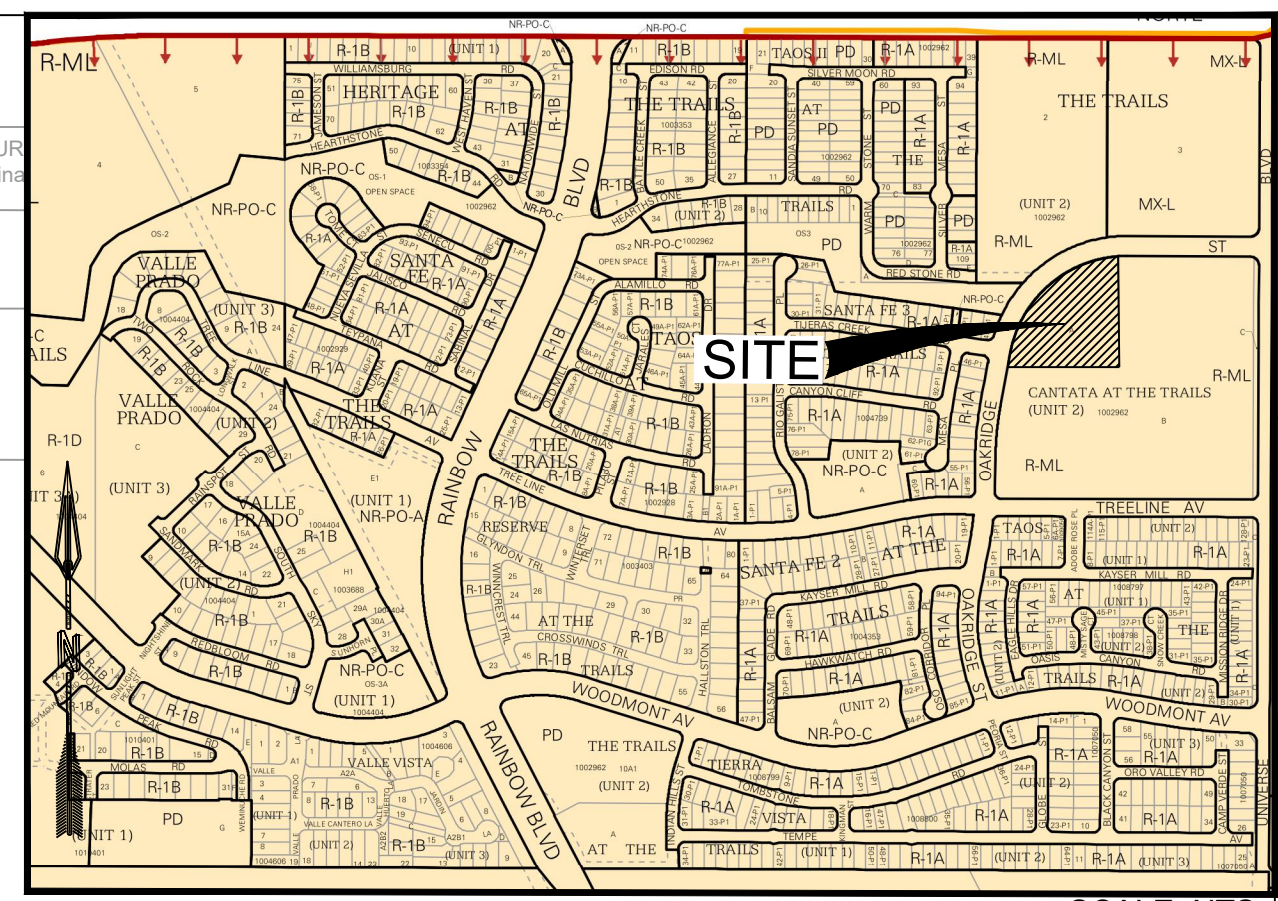
NAME: N:\Projects\04021_Sonata Trails Adagio Apartments\3_DWG\Xref\work\03682-Rough Grading\REVISED_IDV_08232021.dwg PLOT DATE: Oct 15, 2021 9:56am



Set 5/8" Rebar & Cap Stamped "SURV-TEK CONTROL" Project Surface Coordinates
 N=1523989.70
 E=1497609.35
 Elev =5434.22 (NAVD88)

Set 5/8" Rebar & Cap Stamped "SURV-TEK CONTROL" Project Surface Coordinates
 N=1523731.15
 E=1497208.01
 Elev =5432.08 (NAVD88)

Abiquiu Control Survey Monument "UNION"
 New Mexico State Plane Coordinates (Central Zone - NAD 83)
 North = 1,823,003.476 feet
 East = 1,493,655.030 feet
 Elevation = 524.502 feet
 Ground To Grid Factor = 0.99964360

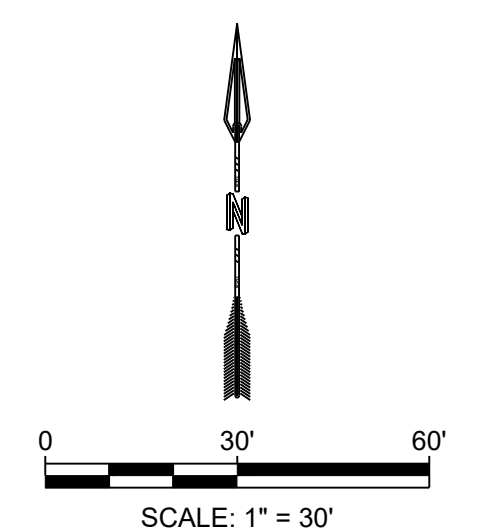


LOCATION MAP
 ZONE ATLAS MAP C-9-Z
 SCALE: NTS

- GENERAL NOTE:**
- SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL SITE DETAILS.
 - ALL PROPOSED ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE SPECIFIED.
 - ALL DRAINAGE INFRASTRUCTURE WILL BE PRIVATE.

LEGEND

- PROPERTY BOUNDARY
- - - 5430 - - - EXISTING MAJOR CONTOUR
- - - 5430 - - - EXISTING MINOR CONTOUR
- 5430 --- PROPOSED MAJOR CONTOUR
- 5430 --- PROPOSED MINOR CONTOUR
- - - - - EXISTING STORM DRAIN
- - - - - PROPOSED STORM DRAIN
- - - - - PROPOSED SPOT GRADE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED STORM DRAIN MANHOLE
- PROPOSED INLET GRATE



<p>DESIGNED BJE DRAWN BJE CHECKED JS DATE 10.15.2021</p> <p>RESPEC 5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALWAYS USE SAFETY RESOURCES WWW.RESPEC.COM 505.259.9718</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> <tr> <td style="width: 50px; height: 20px;"> </td> <td style="width: 50px;"> </td> </tr> </table>						
<p>STAMP</p> <p>10/15/21</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>							
<p>PROJECT NAME: ADAGIO APARTMENTS</p>							
<p>SHEET TITLE: CONCEPT GRADING PLAN</p>							
<p>SUBMITTED FOR: DRB SITE PLAN</p>							
<p>SHEET NUMBER: C-101</p>							

Hydrology Calculations

The following calculations are based on Albuquerque's Development Process Manual, Section 22.2

Runoff Rate:

Treatment Type Areas

Subbasin	Area ₁ (ac)	Area ₂ (ac)	Area ₃ (ac)	Area ₄ (ac)	Total (ac)
Subbasin 1.1	0.00	0.08	0.08	0.15	0.30
Subbasin 1.2	0.00	0.11	0.11	1.48	1.69
Subbasin 2.1	0.00	0.04	0.04	0.09	0.17
Subbasin 2.2	0.00	0.03	0.03	0.06	0.13
Subbasin 2.3	0.00	0.04	0.04	0.08	0.16
Subbasin 3.1	0.00	0.09	0.09	0.19	0.38
Subbasin 3.2	0.00	0.10	0.10	0.19	0.38
Subbasin 4.1	0.00	0.09	0.09	0.18	0.35
Subbasin 4.2	0.00	0.07	0.07	0.15	0.30
Subbasin 4.3	0.00	0.08	0.08	0.16	0.32
Total	0.00	0.73	0.73	2.73	4.18

Peak Discharge values based on Zone 1 from Table A-9

$Q_A = 1.29$ cfs/ac $Q_B = 2.03$ cfs/ac $Q_C = 2.87$ cfs/ac $Q_D = 4.37$ cfs/ac

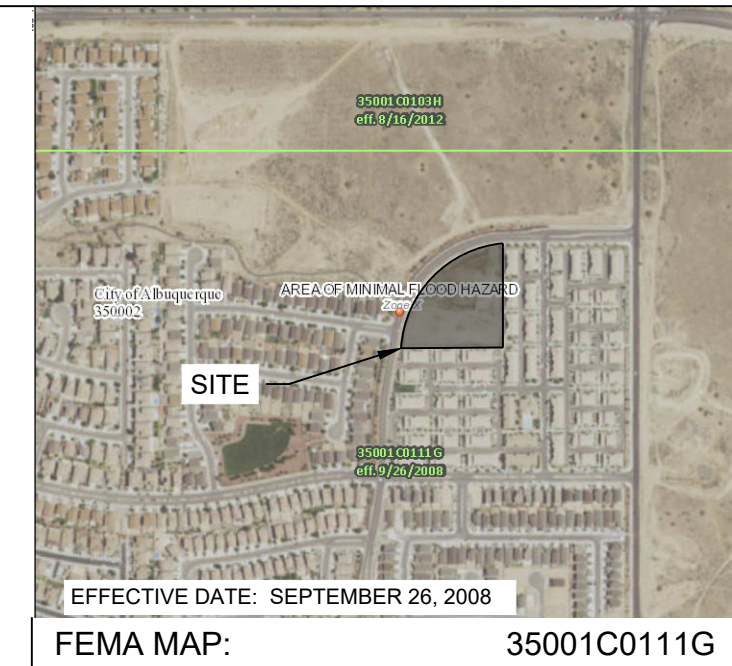
Peak Discharge calculation for a 100-yr, 24-hr storm event from equation A-10

Subbasin	Discharge (cfs)
Subbasin 1.1	1.0
Subbasin 1.2	7.0
Subbasin 2.1	0.6
Subbasin 2.2	0.4
Subbasin 2.3	0.5
Subbasin 3.1	1.3
Subbasin 3.2	1.3
Subbasin 4.1	1.2
Subbasin 4.2	1.0
Subbasin 4.3	1.1
Total	15.5

Water Quality:

Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)	Volume Provided (cu. ft.)
Subbasin 1.1	370	570
Subbasin 1.2	2,086	0
Subbasin 2.1	213	213
Subbasin 2.2	159	178
Subbasin 2.3	197	202
Subbasin 3.1	249	432
Subbasin 3.2	214	432
Subbasin 4.1	221	445
Subbasin 4.2	188	445
Subbasin 4.3	148	223
Total	3,709	2,473



FEMA MAP: 35001C0111G
EFFECTIVE DATE: SEPTEMBER 26, 2008

Set 5/8" Rebar & Cap Stamped "SURV-TEK CONTROL" Project Surface Coordinates
N=1523731.13
E=1497208.01
Elev.=5434.22 (NAVD88)

BACKGROUND

TRACT A OF THE CANTANA AT THE TRAILS UNIT 2 IS APPROXIMATELY 3.26 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED JUST WEST OF UNIVERSE BOULEVARD BETWEEN TREELINE AVENUE AND OAKRIDGE STREET. THE SITE CURRENTLY IS AN UNDEVELOPED LOT. THE PROPOSED PROJECT IS AN APARTMENT COMPLEX. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. THE SITE RECEIVES SOME OFFSITE FLOWS FROM NEIGHBORING PROPERTY. THE PLAN IS IN COMPLIANCE WITH THE TRAILS DMP BY TEC, 2015.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE TECHNICAL STANDARDS. THE RATIONAL METHOD WAS USED, BASED ON THE 100-YR, 24-HR STORM EVENT, TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED DETENTION POND VOLUME WAS CALCULATED BASED ON THE DIFFERENCE BETWEEN AND PRE AND POST DEVELOPMENT PEAK DISCHARGES. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE AREA, IN GENERAL, SLOPES TOWARDS LOW POINT AT CENTER OF PROPERTY AND EVENTUALLY DRAINS TO THE SOUTHEAST AT AN APPROXIMATE SLOPE OF 2% - 4% TO A LOW RETENTION BASIN APPROXIMATELY FOUR FEET DEEP. STORM WATER RUNOFF GENERATED BY TRACT A SHEET DRAINS INTO RETENTION BASIN LOCATED ON THE PROPERTY. THE LOT TO THE EAST, TRACT B, CURRENTLY DRAINS TO THE EAST TO A DETENTION BASIN ON THE EAST SIDE OF UNIVERSE BOULEVARD. THERE IS AN EXISTING STORM DRAIN CONNECTION NEAR THE SOUTH-EAST CORNER OF THE TRACT A PROPERTY BOUNDARY WITHIN A DRAINAGE EASEMENT AND IS AVAILABLE TO CONNECT TO. THE TRACT A STORMWATER DISCHARGE INTO THE EXISTING STORM DRAIN PIPING IS LIMITED TO 10 CFS PER THE STORM DRAIN HYDRAULIC ANALYSIS BY BHI ON OCTOBER 2, 2012 FOR CANTANA AT THE TRAILS (C-09/D001B).

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT WILL CONSIST OF ASPHALT AND CONCRETE PAVING FOR PARKING AND DRIVING SURFACES AND 52 INDIVIDUAL APARTMENT BUILDINGS. THE BASIN HAS BEEN SPLIT INTO 4 MAIN SUBBASINS.

SUBBASIN 1 IS 1.99 ACRES AND GENERATES 8.0 CFS. THIS SUBBASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY ASPHALT ROAD SURFACE, PARKING LOT, APARTMENT BUILDINGS, AND OPEN SPACE. THE ROADWAY GENERALLY SLOPES SOUTH AND EAST FROM THE PROPOSED ENTRY OFF OF OAKRIDGE STREET NW TO CATCH BASINS AT THE ULTIMATE LOW POINT AT THE SOUTH-EAST END OF THE PROPERTY. RUNOFF EXISTS THE CATCH BASINS AND IS CONVEYED VIA 18" STORM DRAIN PIPING TO THE SOUTH-EAST AND CONNECTS TO AN EXISTING 18" STORM DRAIN LOCATED WITHIN THE 15' PRIVATE DRAINAGE EASEMENT. THE FLOW FROM THIS SUB-BASIN WILL BE REDUCED FROM 8.0 CFS TO 5.6 CFS VIA DETENTION PONDING AND FLOW RESTRICTION AT THE OUTFALL TO SATISFY THE 10 CFS LIMITATION DISCHARGING TO THE CANTANA STORM DRAIN.

SUBBASIN 2 IS 0.46 ACRES AND GENERATES 1.6 CFS. THIS SUBBASIN CONSISTS OF HALF THE ROOF AREA OF THE PROPOSED APARTMENT BUILDINGS, LANDSCAPING, AND RETENTION BASINS. THIS AREA WILL FLOW WEST VIA SWALES AND DISCHARGE INTO SUBBASIN 1.

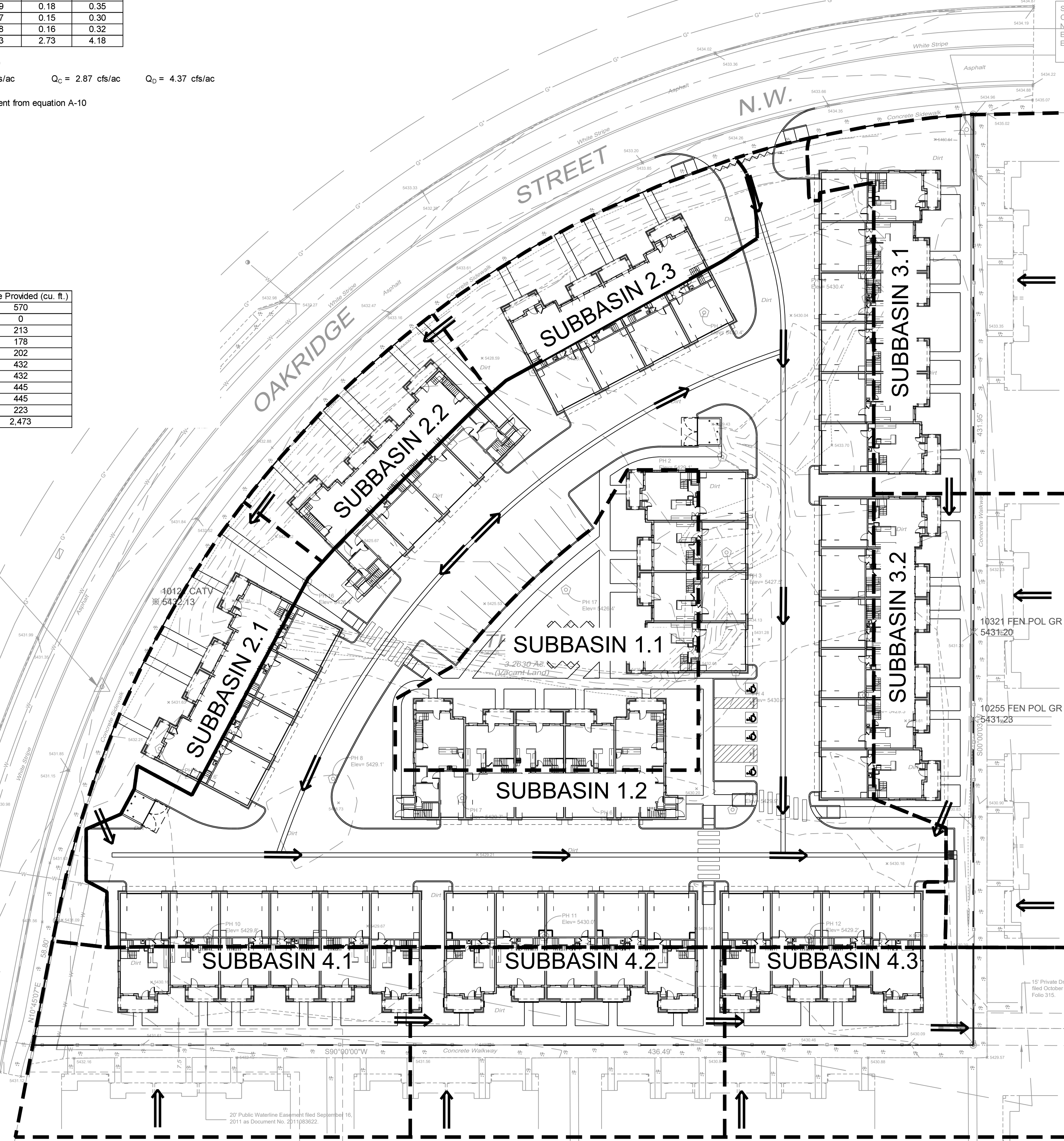
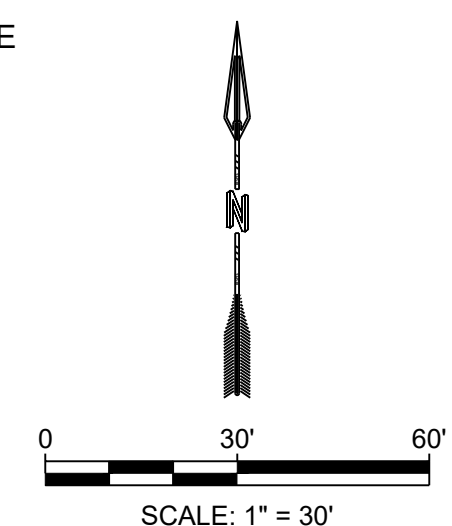
SUBBASIN 3 IS 0.76 ACRES AND GENERATES 2.6 CFS. OF THE 0.76 ACRES, 0.39 ACRES IS OFF-SITE. THIS SUBBASIN CONSISTS OF HALF THE ROOF AREA OF THE PROPOSED APARTMENT BUILDINGS, LANDSCAPING, AND RETENTION BASINS. THIS AREA WILL FLOW SOUTH VIA SWALES AND DISCHARGE TO THE EXISTING STORM DRAIN.

SUBBASIN 4 IS 0.97 ACRES AND GENERATES 3.3 CFS. OF THE 0.97 ACRES, 0.52 ACRES IS OFF-SITE. THIS SUBBASIN CONSISTS OF HALF THE ROOF AREA OF THE PROPOSED APARTMENT BUILDINGS, LANDSCAPING, AND RETENTION BASINS. THIS AREA WILL FLOW EAST VIA SWALES AND DISCHARGE TO THE EXISTING STORM DRAIN.

THE WATER QUALITY TABLE AT THE TOP LEFT OF THIS SHEET SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED AND PROVIDED. SUFFICIENT PONDING HAS BEEN PROVIDED FOR SUBBASINS 2 - 4 IN THE FRONT YARDS THE UNITS. THE PONDING REQUIREMENTS FOR SUBBASINS 3 & 4 ONLY INCLUDE THE ON-SITE STORMWATER VOLUME. THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE STORMWATER QUALITY VOLUME OF 2,086 CF. THIS PAYMENT AMOUNT = 2,086 CF x \$8/CF = \$16,688.00.

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- ⊙ EXISTING SANITARY SEWER MANHOLE
- ⊕ PROPOSED STORM DRAIN MANHOLE
- PROPOSED INLET GRATE
- - - SUBBASIN BOUNDARY

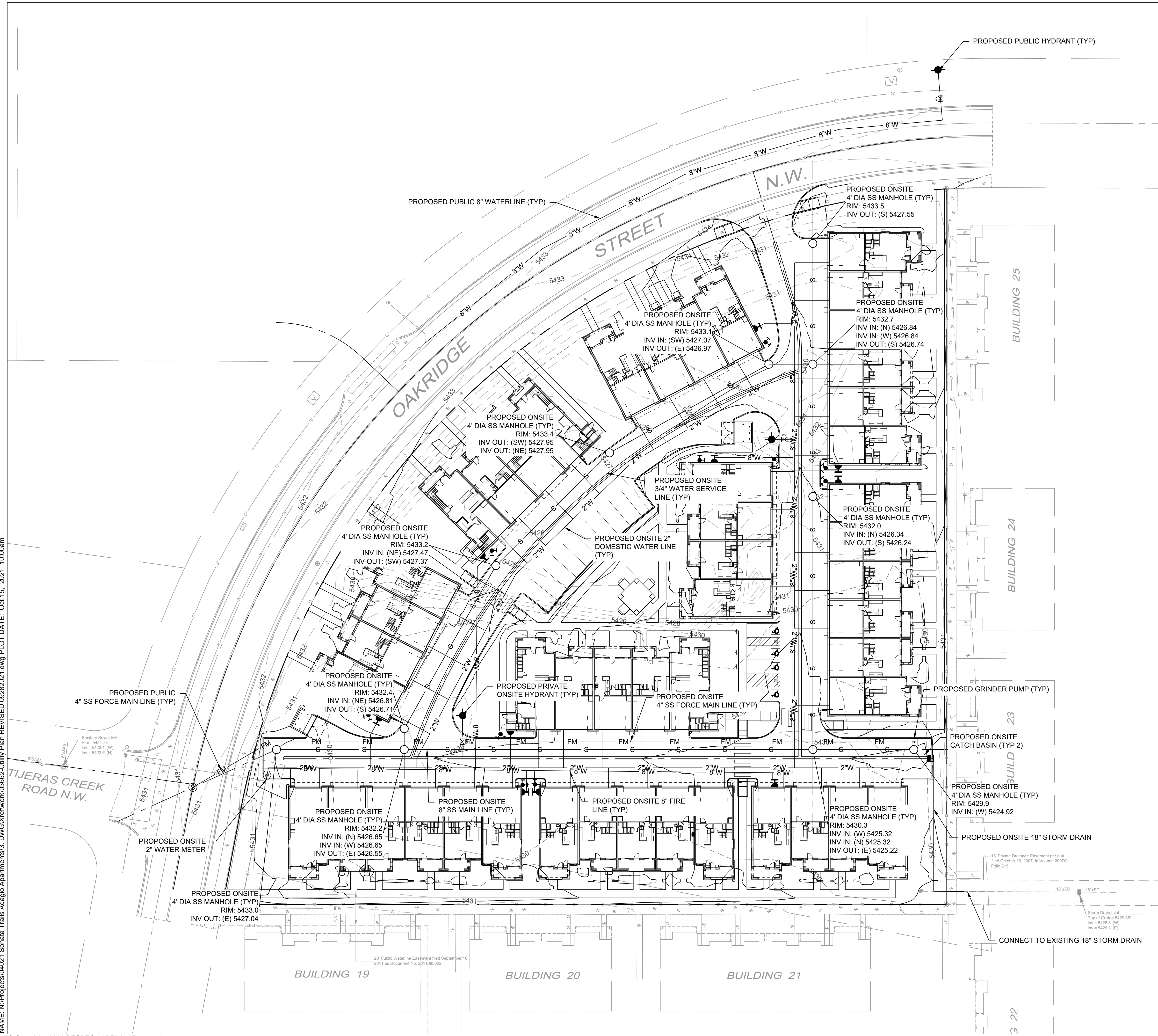


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N=1523731.13
E=1497208.01
Elev.=5432.08 (NAVD88)

NAME: N:\Projects\04021_Sonata Trails Adagio Apartments\3_DWG\Xref\w\K\03682-Rough Grading\REVISED_JDY_08232021.dwg PLOT DATE: Oct 15, 2021 9:57am

<p>DESIGNED RPE DRAWN RPE CHECKED JS DATE 10.15.2021</p> <p>RESPEC 6971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALWAYS USE NATURAL RESOURCES WWW.RESPEC.COM 505.263.9718</p>	<p>REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>									<p>STAMP</p> <p>10/15/21</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED</p>	<p>PROJECT NAME: ADAGIO APARTMENTS</p> <p>SHEET TITLE: CONCEPT DRAINAGE PLAN</p> <p>SUBMITTED FOR: DRB SITE PLAN</p> <p>SHEET NUMBER: C-102</p>

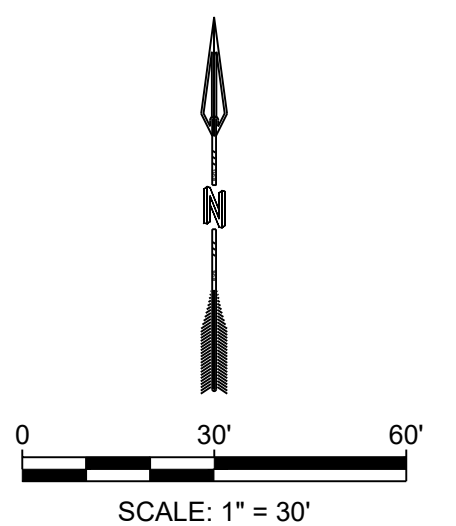
NAME: N:\Projects\04021_Sonata Trails Adagio Apartments\3_DWG\Xref\work\03862\Utility_Plan_REV\SED_09282021.dwg PLOT DATE: Oct 15, 2021 10:00am



- GENERAL NOTES:**
- TYPE RPBA BACKFLOW PREVENTERS FOR ALL PROPOSED PRIVATE WATER LINES WILL BE PROVIDED INTERNAL TO EACH PROPOSED BUILDING PER COA STD. DWG. 2385. THE BACKFLOW PREVENTERS WILL BE THE SAME SIZE AS THE TAP/CONNECTION AT THE MAIN LINE.
 - THE PRIVATE SANITARY SEWER WILL BE A GRAVITY SYSTEM TO THE SOUTH EAST CORNER OF THE SITE. THE PRESSURE SYSTEM WITH A GRINDER PUMP WILL FLOW ACROSS OAKRIDGE STREET AND CONNECT TO THE EXISTING MANHOLE IN TIJERAS CREEK ROAD.

LEGEND

---	PROPERTY BOUNDARY
W	EXISTING WATER LINE
2"W	PROPOSED WATER LINE
8"W	8" FIRE LINE
SS-SS	EXISTING SANITARY SEWER LINE
S	PROPOSED SANITARY SEWER LINE
FM	PROPOSED SANITARY SEWER FORCE MAIN
- - -	EXISTING STORM DRAIN
- - -	PROPOSED STORM DRAIN
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	PROPOSED STORM DRAIN MANHOLE
■	PROPOSED INLET GRATE
+	PROPOSED GATE VALVE
+	PROPOSED WALL INDICATOR VALVE
+	PROPOSED FDC
+	PROPOSED 6" GATE VALVE
PS	PROPOSED GRINDER PUMP



<p>DESIGNED RPE DRAWN RPE CHECKED JS DATE 10.15.2021</p> <p>RESPEC 6571 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 WWW.RESPEC.COM 505.259.9718</p>	<p>REVISION</p>
<p>STAMP</p> <p>JEREMY W SHELL NEW MEXICO 26341 PROFESSIONAL ENGINEER</p> <p>10/15/21</p> <p>THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED.</p> <p>nm811 Know what's below. Call before you dig.</p>	<p>PROJECT NAME: ADAGIO APARTMENTS</p>
<p>SHEET TITLE: CONCEPTUAL UTILITY PLAN</p>	<p>SHEET NUMBER: C-103</p>
<p>SUBMITTED FOR: DRB SITE PLAN</p>	

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2

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4

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D

D



D1 6/7-PLEX - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

C

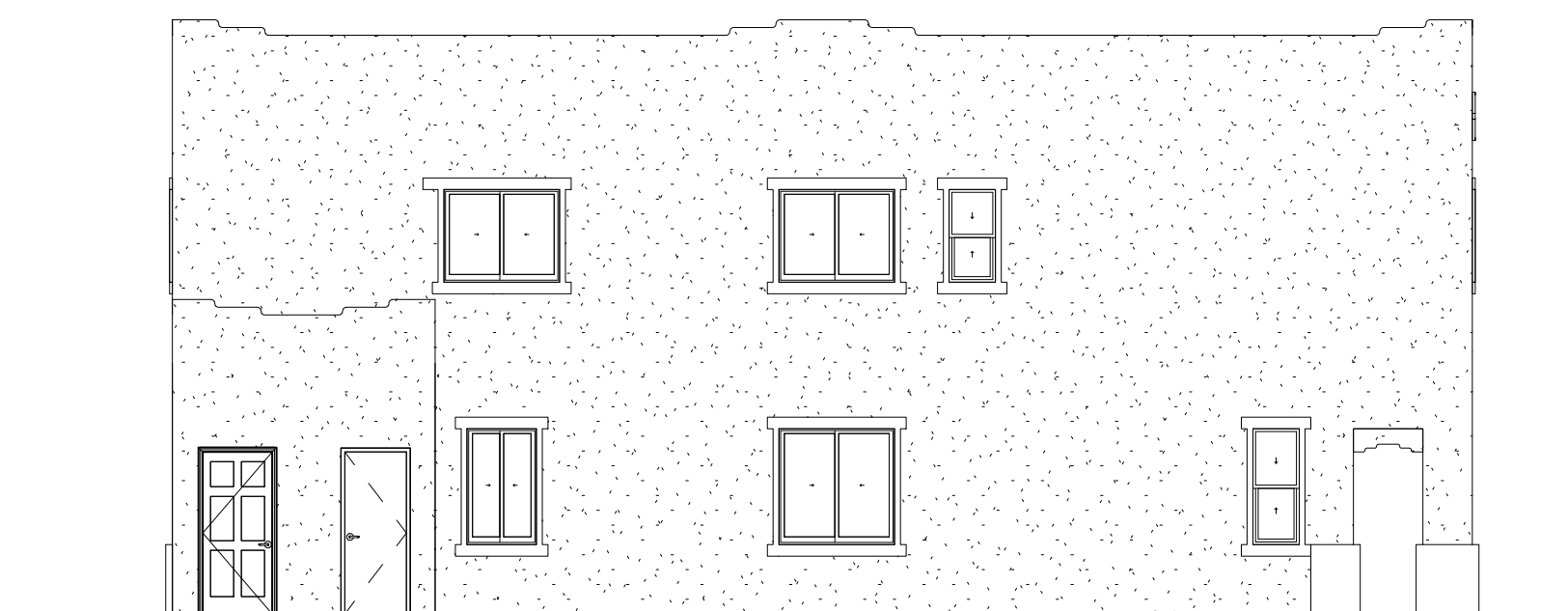
C



C1 6/7-PLEX - REAR ELEVATION
SCALE: 1/8" = 1'-0"

B

B



B1 6/7-PLEX - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B3 6/7-PLEX - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A

A

1

2

3

4

5



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nm lic 002890
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ph 505.480.4796
joe@simonsarchitecture.com



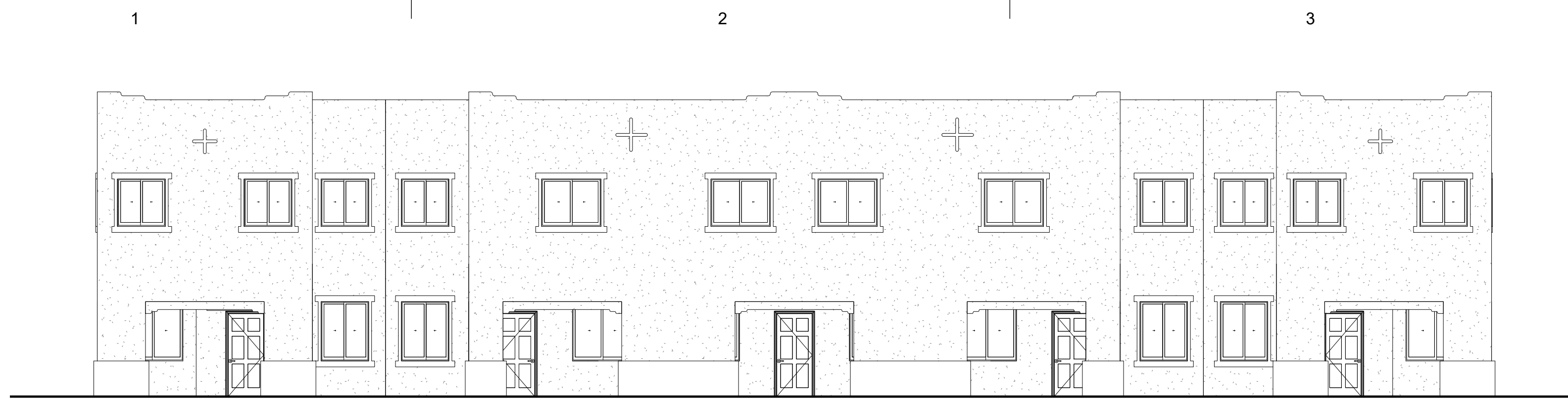
**ADAGIO TOWNHOMES
SIX/SEVEN - PLEX**

Enter address here

JOB NUMBER
XX-XXX
DATE
JULY 2021
REVISIONS

DESIGNED & DRAWN BY
Author
SHEET NAME
6/7 PLEX - ELEVATIONS

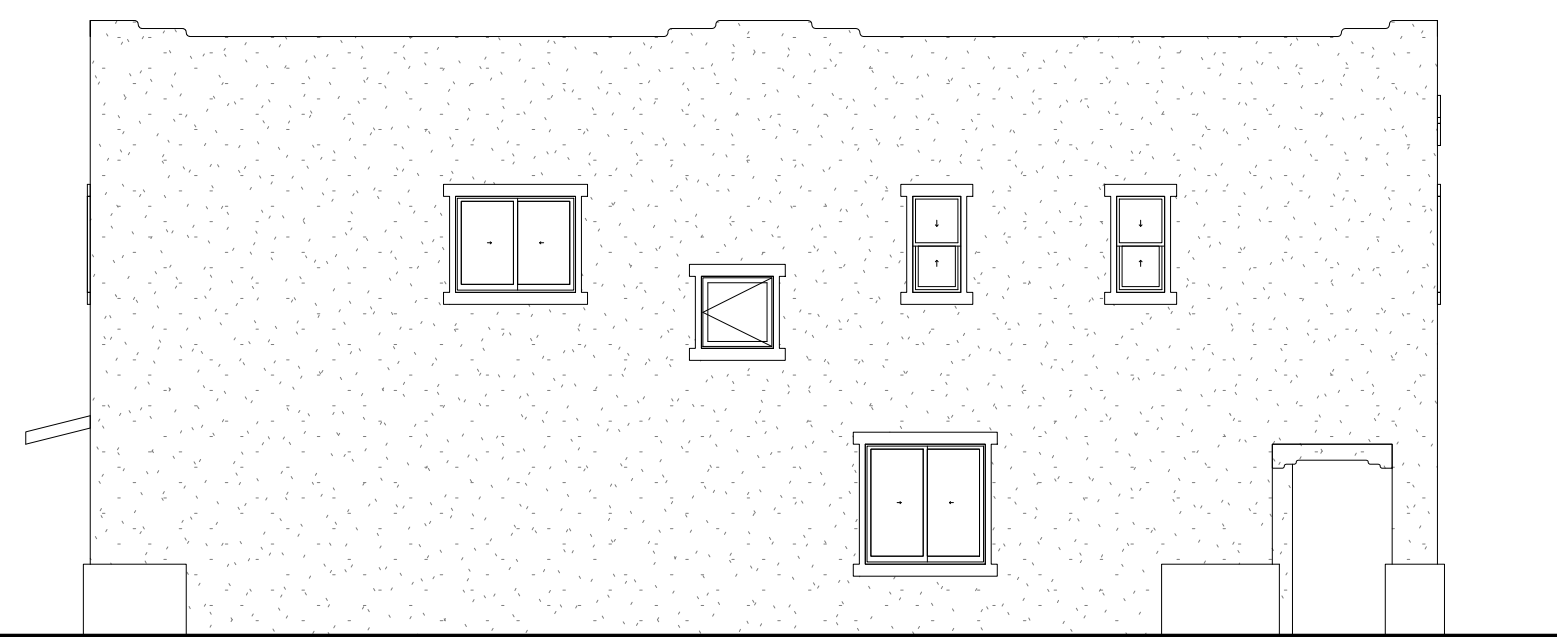
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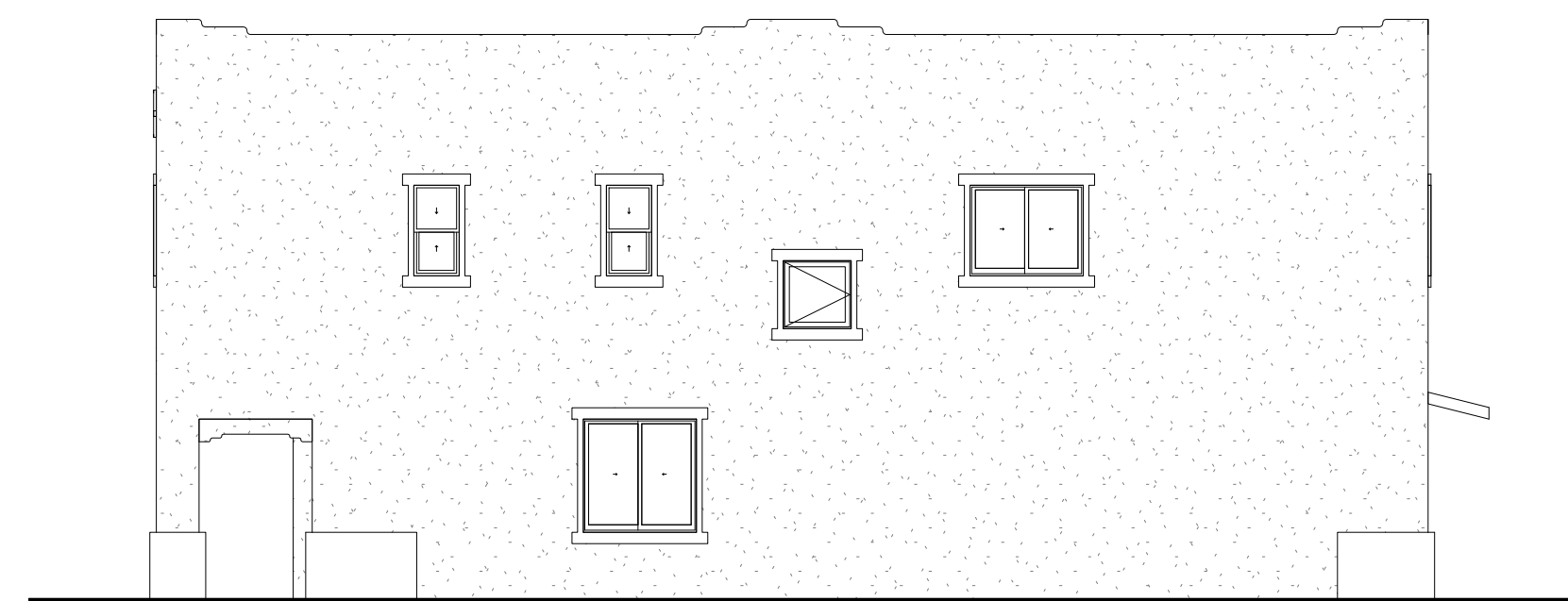
D1 5-PLEX - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



C1 5-PLEX - REAR ELEVATION
SCALE: 1/8" = 1'-0"



B1 5-PLEX - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

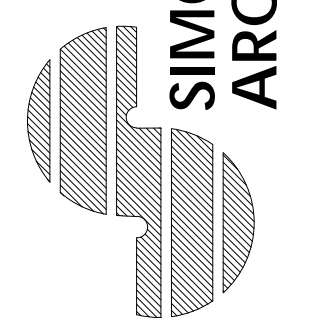


B3 5-PLEX - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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ph 505 480 4796
josephsimonsarchitecture.com



**ADAGIO TOWNHOMES
FIVE-PLEX**

Enter address here

JOB NUMBER
XX-XXX
DATE
JULY 2021
REVISIONS

DESIGNED & DRAWN BY
Author
SHEET NAME
5 PLEX - ELEVATIONS

DRB02

1

2

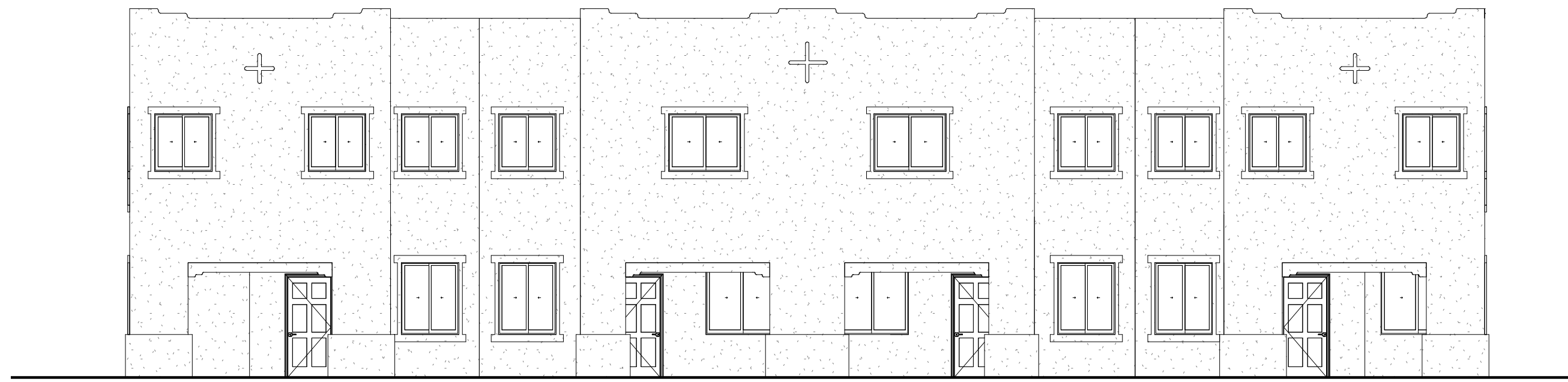
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D

D



D1 4-PLEX - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

C

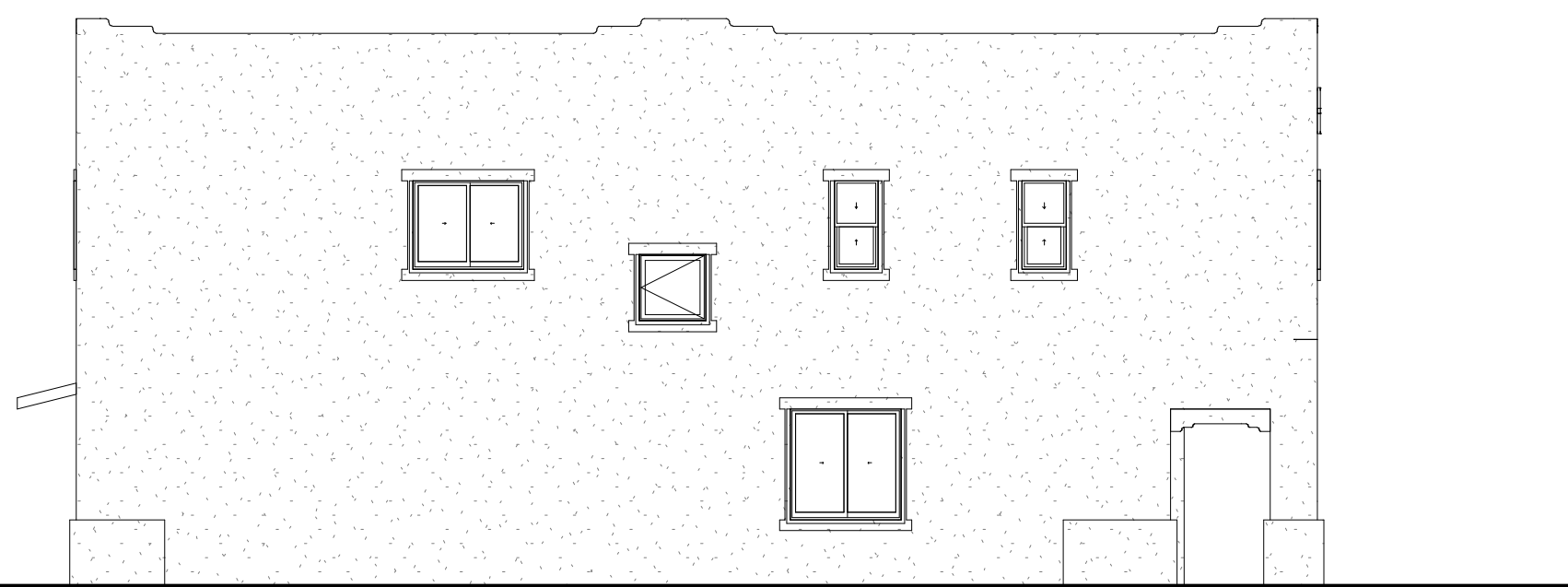
C



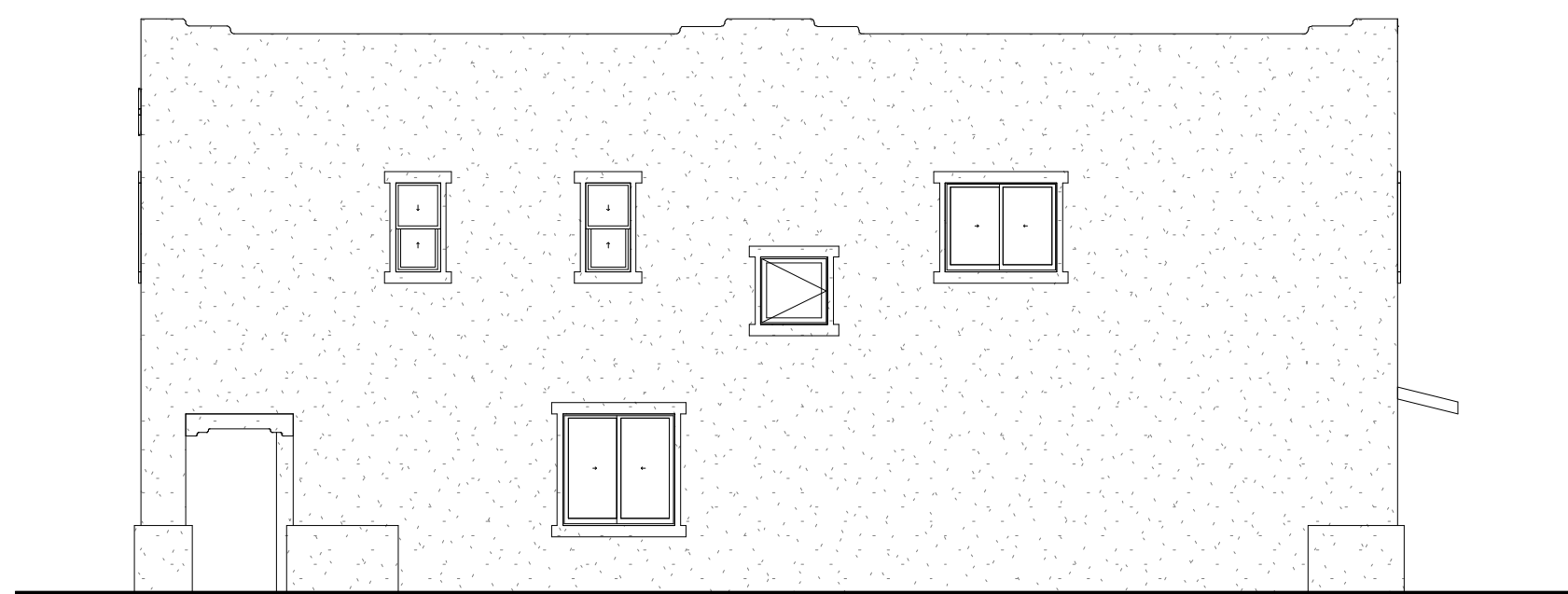
C1 4-PLEX - REAR ELEVATION
SCALE: 1/8" = 1'-0"

B

B



B1 4-PLEX - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



B3 4-PLEX - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

A

A

1

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**ADAGIO TOWNHOMES
FOUR-PLEX**
Enter address here

JOB NUMBER
XX-XXX
DATE
JULY 2021
REVISIONS

DESIGNED & DRAWN BY
Author
SHEET NAME
4 PLEX - ELEVATIONS

DRB03



Dunn-Edwards
DE6088 - Musk



Dunn-Edwards
DE6089 - Brick Fence



Dunn-Edwards
DE6090 - Western Red



Dunn-Edwards
DET691 - Spiced Hot Chocolate

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: October 15, 2021

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

**ADAGIO APARTMENTS, TRACT A, CANTATA AT THE TRAILS UNIT 2.
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**TRACT A, CANTATA AT THE TRAILS UNIT 2
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8" DIA	NEW PUBLIC WATER MAIN ~400'	OAKRIDGE STREET	EXISTING WATER LINE AT RED STONE ROAD	EAST PROPERTY BOUNDARY	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.


- 1 _____
- 2 _____
- 3 _____

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JEREMY SHELL
NAME (print)

RESPEC
FIRM



SIGNATURE - date

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & RECREATION - date

_____ AMAFCA - date

_____ CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER