

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

August 14, 2024

Troy Kelts, P.E.
Galloway & Company, Inc.
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111

**RE: Montano Plaza, Building C
6200 Coors Blvd. NW
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 8/2/2024
Hydrology File: E12D003G**

Dear Mr. Kelts:

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Based upon the information provided in your submittal received 08/02/2024, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PRIOR TO BUILDING PERMIT:

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.
2. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- the lot is too small to accommodate management on site while also accommodating the full plan of development;
- the soil is not stable;
- the site use is inconsistent with the capture and reuse of stormwater;
- other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;

CITY OF ALBUQUERQUE

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- public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
 - there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
 - a waiver to state water law or acquisition of water rights would be required in order to implement management on site.
3. If requesting a Waiver of Management Onsite, please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
 4. If requesting a Waiver of Management Onsite, please show the Payment calculation on the plan. (Payment in Lieu = $406\text{cf} \times \$8/\text{cf} = \$3,248$).

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

PO Box 1293

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Design Review Services

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Montano Plaza Building C Hydrology File # _____

Legal Description: Parcel 3-A of the Summary Replat of Plat of Lands of Joel P. Taylor, within Section 25, T11N, R2E, N.M.P.M.

City Address, UPC, OR Parcel: 6200 Coors Blvd NW, Building C

Applicant/Agent: Galloway & Company

Contact: Troy Kelts

Address: 5500 Greenwood Plaza Blvd, Suite 200, Greenwood Village, CO 80111

Phone: (303) 962-8440

Email: TroyKelts@GallowayUS.com

Applicant/Owner: Montano Plaza, LLC

Contact: Wes Butero

Address: 7620 Jefferson St NE, Albuquerque, NM 87109

Phone: (303) 249-7774

Email: Wes@MDGRealEstate.com

TYPE OF DEVELOPMENT: ☐ Plat (# of lots) _____ ☐ Single Family Home
☐ All other Developments

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ Engineering / Architect Certification
- ☒ Conceptual Grading & Drainage Plan
- ☐ Grading & Drainage Plan, and/or Drainage Report
- ☐ Drainage Report (Work Order)
- ☐ Drainage Master Plan
- ☐ Conditional Letter of Map Revision (CLOMR)
- ☐ Letter of Map Revision (LOMR)
- ☐ Floodplain Development Permit
- ☐ Traffic Circulation Layout (TCL) – Administrative
- ☐ Traffic Circulation Layout (TCL) – DFT Approval
- ☐ Traffic Impact Study (TIS)
- ☐ Street Light Layout
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ Pad Certification
- ☐ Building Permit
- ☐ Grading Permit
- ☐ Paving Permit
- ☐ SO-19 Permit
- ☐ Foundation Permit
- ☐ Certificate of Occupancy - ☐ Temp ☐ Perm
- ☐ Preliminary / Final Plat
- ☒ Site Plan for Building Permit - DFT
- ☐ Work Order (DRC)
- ☐ Release of Financial Guarantee (ROFG)
- ☐ CLOMR / LOMR
- ☐ Conceptual TCL - DFT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 8/2/2024

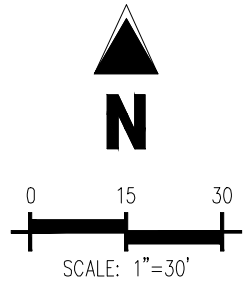
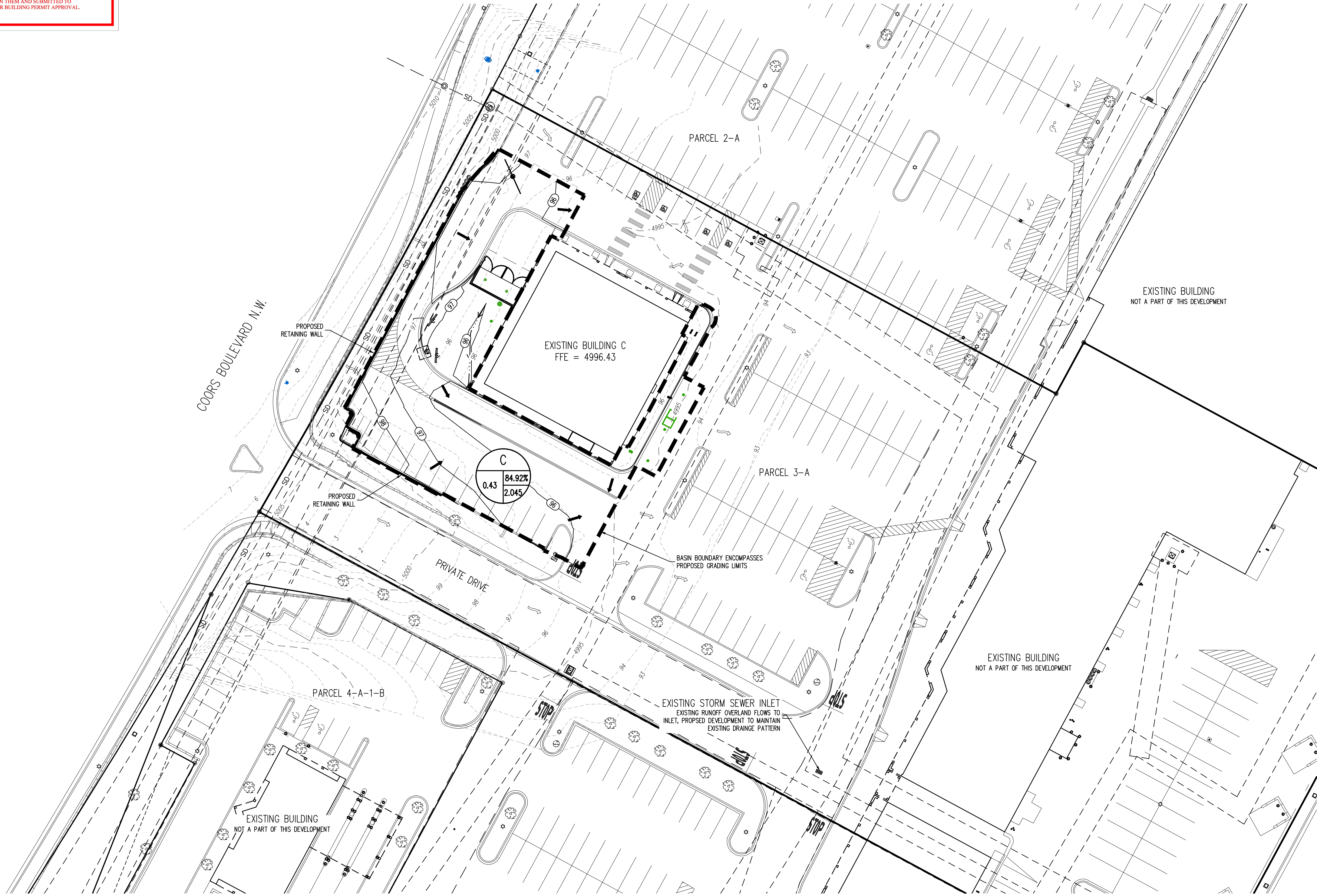
City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 8/14/2024
BY: *[Signature]*
HydroTrans #: E12D003G

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

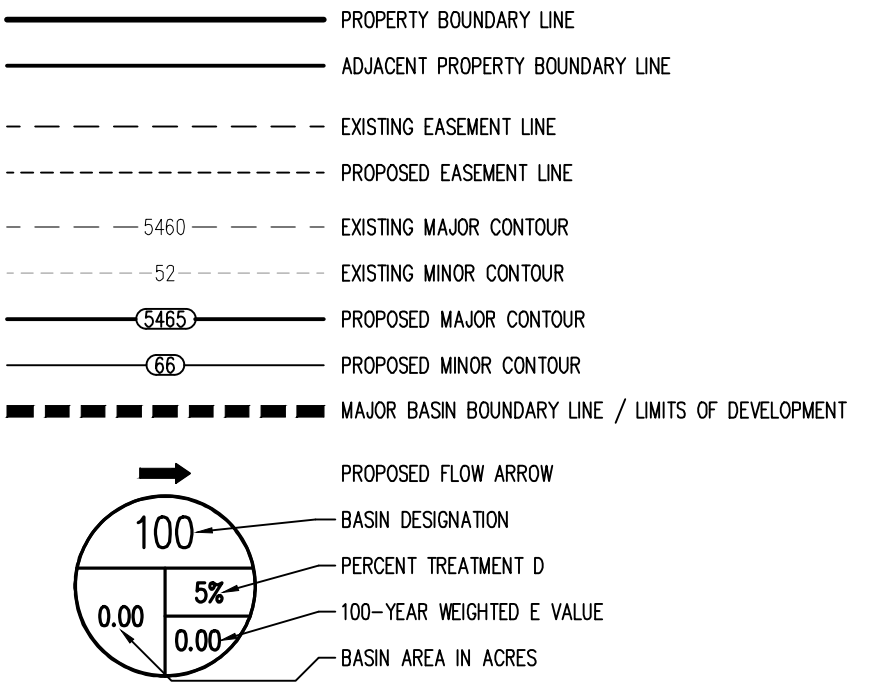
MONTANO PLAZA

CONCEPTUAL GRADING & DRAINAGE PLAN

6200 COORS BOULEVARD N.W. BUILDING C
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO



DRAINAGE LEGEND



PRIVATE DRAINAGE FACILITIES WITHIN CITY ROW:

- NOTICE TO CONTRACTOR (SPECIAL ORDER 19 "SO-10")
- BUILD SIDEWALK CULVERT PER COA STD DWG 2236.
 - CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
 - AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
 - PRIOR TO CONSTRUCTION, CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD SO THE CONFLICT CAN BE RESOLVED WITH MINIMAL DELAY.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
 - WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
 - CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

EXISTING DRAINAGE:

THIS PROJECT SITE IS CURRENTLY DEVELOPED AND USED AS A RETAIL BUILDING AND ASSOCIATED PARKING LOTS. THE SITE IS A PORTION OF PARCEL 3-A, BOUNDED BY EXISTING PARKING CENTER TO THE NORTH, EAST AND SOUTH, AND COORS BLVD TO THE WEST. THE SITE IS APPROXIMATELY 0.43 ACRES AND DRAINS FROM NORTHWEST TO SOUTHEAST, FREE RELEASING INTO THROUGH THE ADJACENT PARKING LOTS TO AN EXISTING AREA INLET. DEVELOPED FLOWS WILL BE EQUAL TO OR LESS THAN THE EXISTING SITE. THE SITE IS NOT LOCATED IN A FLOODPLAIN AS SHOWN ON THE FIRM MAP (SEE THIS SHEET). THE PROJECT DOES NOT RECEIVE OFFSITE FLOWS.

Weighted E Method (Developed)

										100-Year			10-Year			
Basin C	Area (sf)	Area (ac)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E	Volume	Flow	Weighted E	Volume	Flow
			%	acres	%	acres	%	acres	%	acres	(in)	(ac-ft)	(cfs)	(in)	(ac-ft)	(cfs)
Existing	18,719	0.43	0.00%	0	0.00%	0	13.90%	0.060	86.10%	0.370	2.061	0.886	1.70	1.291	0.555	1.04
Proposed	18,719	0.43	0.00%	0	0.00%	0	15.08%	0.065	84.92%	0.365	2.045	0.879	1.69	1.279	0.550	1.03

Equations:

$$\text{Weighted E} = E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d / \text{Total Area}$$

$$\text{Volume} = \text{Weighted E} * \text{Total Area}$$

$$\text{Flow} = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$$

Water Quality Calculations

Note: For redevelopment site, SWQV = 0.26 in

Basin	Impervious Area (sf)	SWQV (in)	Storm Water Quality Vol (cf)	Storm Water Quality Vol (ac-ft)
Proposed	18,719	0.26	406	0.009

Excess Precipitation, E (in)		
Zone 1	100-Year	10-Year
Ea	0.55	0.11
Eb	0.73	0.26
Ec	0.95	0.43
Ed	2.24	1.43

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10-Year
Qa	1.54	0.3
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

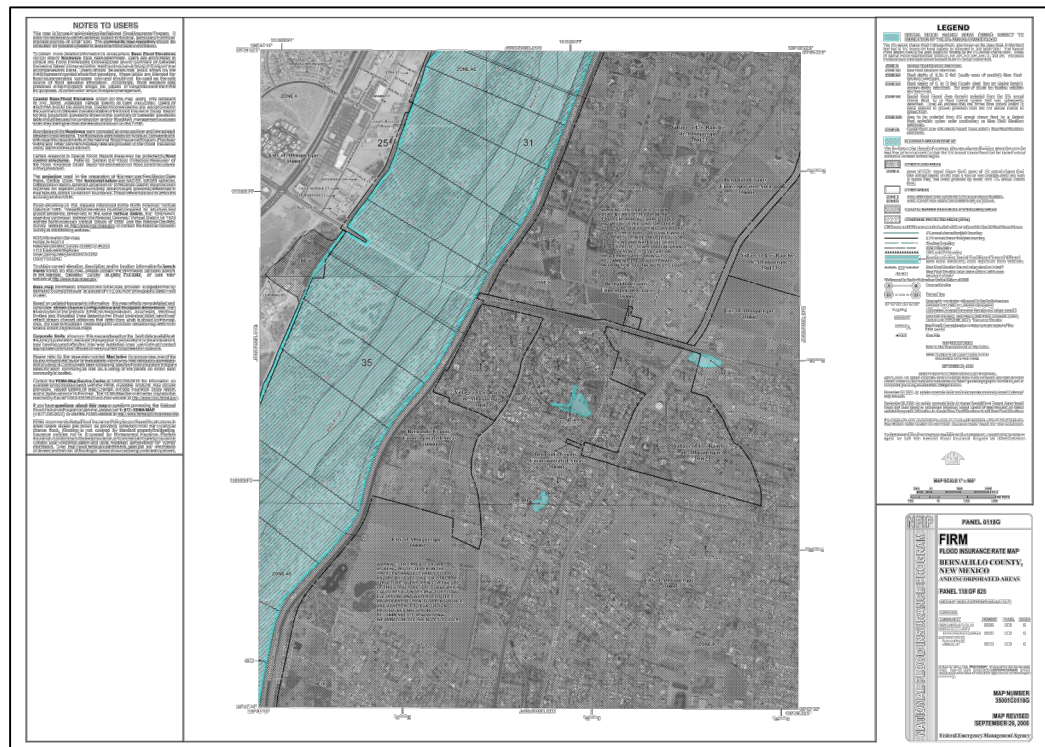
PROPOSED DRAINAGE:

THE PROPOSED SITE IS LIMITED TO THE DISTURBED PORTION OF PARCEL 3-A, APPROXIMATELY 0.43 ACRES. THIS PROJECT INCLUDES INTERNAL REMODEL TO THE EXISTING RETAIL BUILDING C AS WELL AS ADJACENT PARKING LOT AND UTILITY IMPROVEMENTS.

ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF STORMWATER QUALITY CALCULATIONS, IT IS BEING ASSUMED THAT ALL NON-PAVED AREAS ARE TREATMENT C. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED WITH THE RUNOFF FROM THE PROJECT SITE BEING HELP AT OR BELOW EXISTING CONDITIONS.

BASIN "C" WILL GENERATE A 100-YR, 6-HOUR FLOW OF 1.69 CFS, WHICH IS ASSUMED TO BE DIRECTED SOUTHEAST, WHERE IT SHALL SHEET FLOW TO THE EXISTING AREA INLET.

THE TOTAL DISCHARGE IN THE DEVELOPED CONDITION IS EQUAL TO OR LESS THAN THE DISCHARGE IN THE EXISTING CONDITION DUE TO THE INCREASE IN LANDSCAPED AREA ONSITE, REFERENCE THE DRAINAGE CALCULATIONS FOR A COMPARISON OF THE FLOW.



FIRM MAP -- 35001C0351H
NOT TO SCALE

Galloway

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Greenwood Village, CO 80111
303.770.8884
GallowayUS.com



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MONTANO PLAZA
CONCEPTUAL GRADING & DRAINAGE PLAN

6200 COORS BOULEVARD N.W.
ALBUQUERQUE, NM 87120

#	Date	Issue / Description	Init.
0	6/17/2024	1ST SUBMITTAL	TDK
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project No: MAE000006
Drawn By: DDJ
Checked By: TDK
Date: 07/11/2024

CONCEPTUAL GRADING &
DRAINAGE PLAN

DR-1

Sheet 1 of 1