

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 10, 2026

Ron Hensley, P.E.
T.H.E. Group
300 Branding Iron Rd SE
Rio Rancho, NM 87124

**RE: 4525 Quaker Heights PI NW
Grading and Drainage Plan
Engineer's Stamp Date: 03/06/26
Hydrology File: F11D020B
Case # HYDR-2026-00073**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 03/09/2026 and the SWQV Payment In-Lieu received 03/09/2026, the Grading and Drainage Plan is approved for Grading Permit and Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

PRIOR TO CERTIFICATE OF OCCUPANCY:

Albuquerque

1. Engineer's Certification, per the DPM Part 6-14 (F): Engineer's Certification Checklist for Non-Subdivision is required.

NM 87103

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, 505-924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 505-924-3995 or baileythompson@cabq.gov.

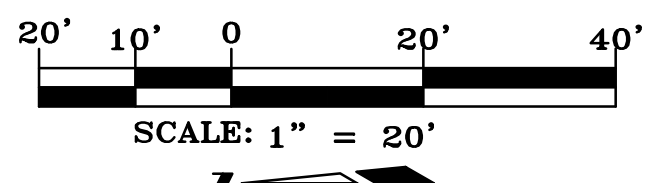
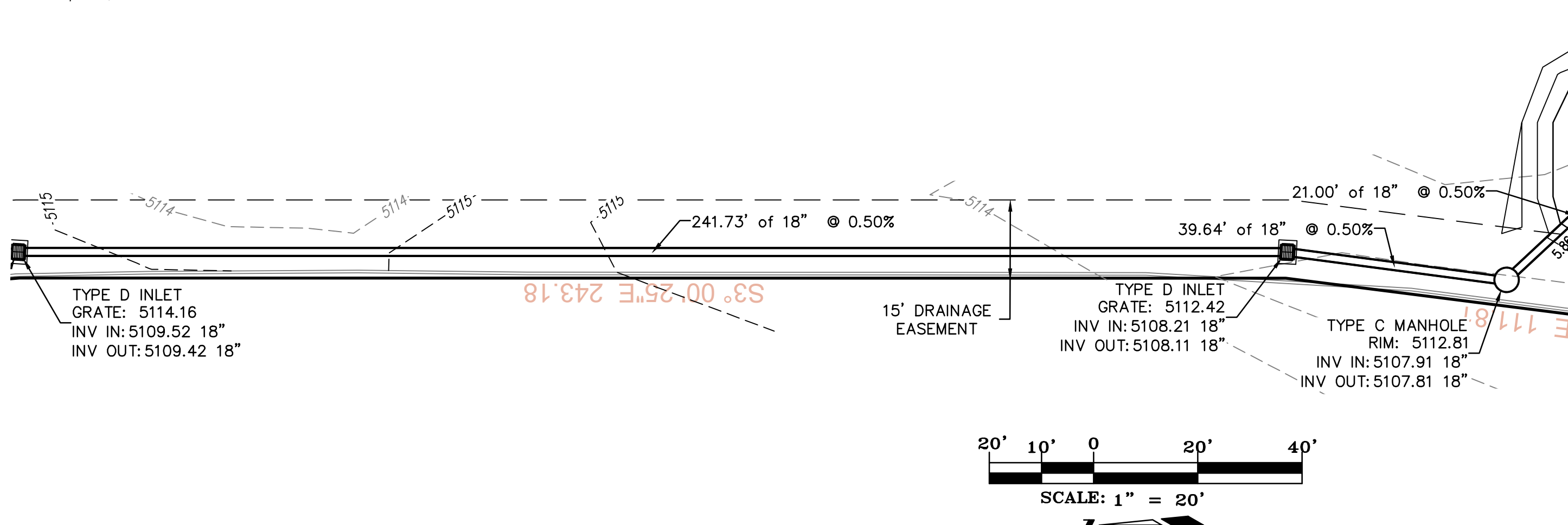
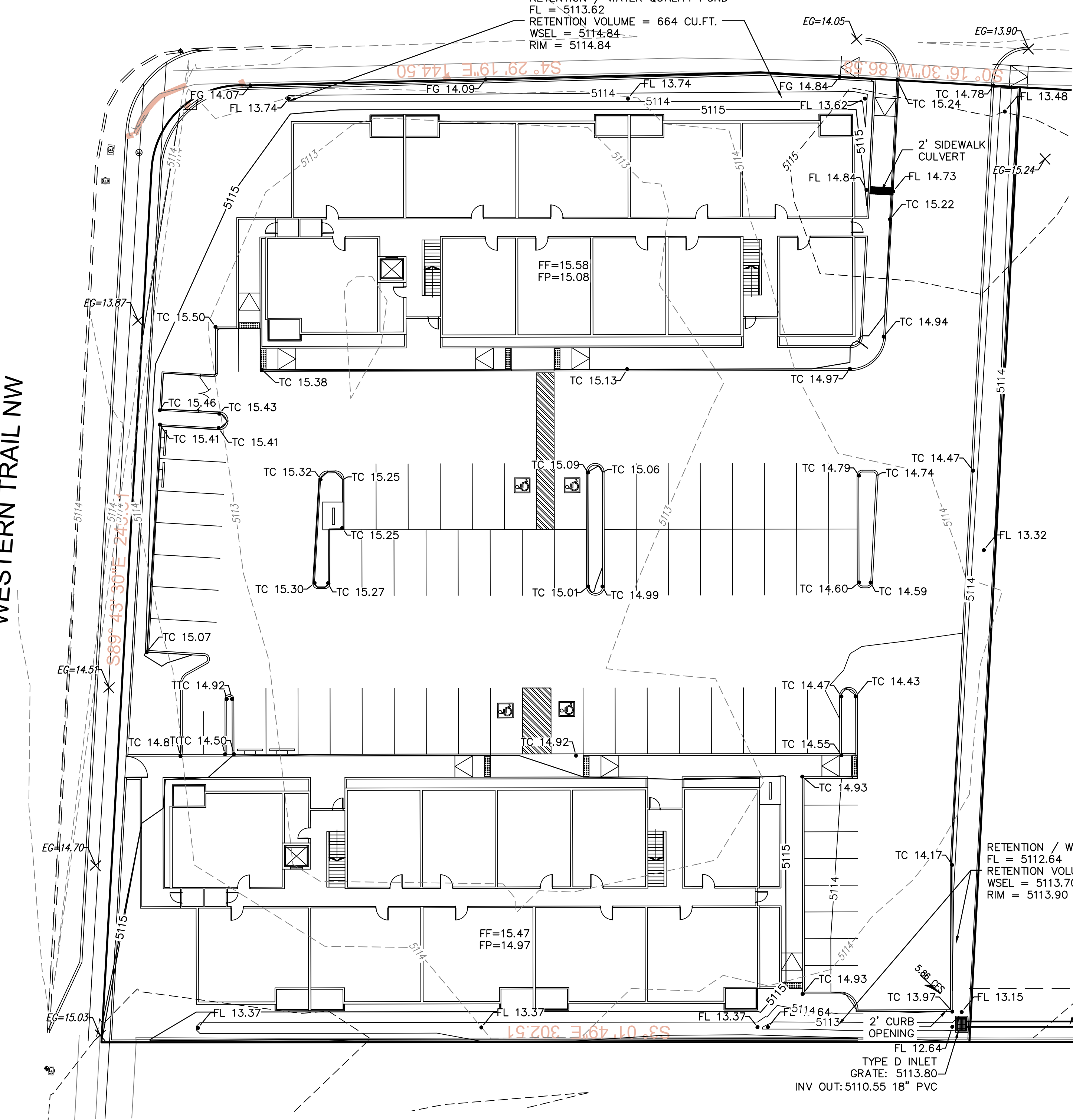
Sincerely,

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services

WESTERN TRAIL NW

QUAKER HEIGHTS PL NW

RETENTION / WATER QUALITY POND
 FL = 5113.62
 RETENTION VOLUME = 664 CU.FT.
 WSEL = 5114.84
 RIM = 5114.84



FIRM MAP NO. 35001C114H

VICINITY MAP F-11-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS A TRACT OF 1.49 ACRES LOCATED AT QUAKER HEIGHTS AND WESTERN TRAIL, AS SEEN ON THE VICINITY MAP.

FLOODPLAIN STATUS

THE CONSTRUCTION OF THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0112G, DATED SEPTEMBER 26, 2008 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

EQUATIONS:
 WEIGHTED E = $E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d$ / (Total Area)

FLOW = $Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$

WHERE FOR 100-YEAR, 6-HOUR STORM (ZONE1)

- $E_a = 0.55$ $Q_a = 1.54$
- $E_b = 0.73$ $Q_b = 2.16$
- $E_c = 0.95$ $Q_c = 2.87$
- $E_d = 2.24$ $Q_d = 4.12$

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE DEVELOPMENT PROCESS MANUAL, SECTION 6-2.

EXISTING DRAINAGE

THE SITE IS COMBINED WITH THE ADJACENT TRACT 2-B IN THE DRAINAGE PLAN F11D020A. THE SHARED DISCHARGE POINT OF THE SITES IS SHOWN TO BE CONSTRUCTED WITH THIS PROJECT. THE SITES ARE LOCATED WITHIN BASIN 160 OF THE COORS VILLAGE DRAINAGE MASTER PLAN, F11-0007. THE DRAINAGE MASTER PLAN DATED FEBRUARY 2000 INCORPORATES THE DEVELOPED FLOWS FROM THE BASIN AT APPROXIMATELY 19.4 CFS. TO DISCHARGE TO THE STORM DRAIN IN MILNE ROAD.

BASIN	AREA (sf)	TREATMENT A % sf	TREATMENT B % sf	TREATMENT C % sf	TREATMENT D % sf	WEIGHTED E	VOLUME (cu.-ft.)	FLOW (cfs)	CFS/AC
EXISTING	64865	100%	0%	0%	0%	0	0.5500	2973	2.23
PROPOSED	64865	0%	0%	15%	85%	9730	85	55135	2.0465
							2.0465	11062	5.86
									3.93

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED AS APARTMENTS WITH DEVELOPED RUNOFF ROUTED TO THE PRIVATE STORM DRAIN WITH DISCHARGE TO MILNE AS REQUIRED IN THE DRAINAGE MASTER PLAN WITH A DEVELOPED FLOW OF 18.63 CFS FROM THE COMBINED SITES.

RETENTION / WATER QUALITY POND
 FL = 5112.64
 RETENTION VOLUME = 667 CU.FT.
 WSEL = 5113.70
 RIM = 5113.90

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING IN AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED IN ACCORDANCE WITH THE SEED MIX INDICATED IN THE OXBOW GUIDELINES.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE GROUP. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

BENCHMARK

ELEVATIONS ARE BASED ON CP-26 PK WASHER ON CURB NEAR SW CORNER BY SURV-TEK INC. EL 5113.2

LEGAL DESCRIPTION

TRACT 2-A FINAL PLAT TRACTS 2-A AND 2-B COORS VILLAGE

REQUIRED WATER QUALITY VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR THE WATER QUALITY VOLUME. THE VOLUME SHALL BE EQUAL TO:
 IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 55,135 SQ.FT.

REQUIRED VOLUME = $55,135 * 0.42/12 = 1,930$ CU.FT.
 VOLUME PROVIDED = 1,331 CU.FT.

THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE 599 CU.FT. OF THE REQUIRED STORMWATER QUALITY VOLUME

LEGEND

- > FLOW ARROW
- > SLOPE ARROW
- EL=11.28
x66.33 PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- 5000 PROPOSED CONTOUR
- 5000 EXISTING CONTOUR
- PROPOSED EASEMENT
- EXISTING WALL
- PROPOSED WALL
- SWALE / FLOW LINE

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 DATE: 03/10/2026
 BY: [Signature]
 HydroTrans #: F11D020B

THE APPROVAL OF THESE PLANS REPORTS SHALL NOT BE CONSIDERED TO WAIVE THE CITY OF ALBUQUERQUE'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2020 EDITION. THE CITY OF ALBUQUERQUE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS. SUCH APPROVED PLANS REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION. THE APPROVAL OF THESE PLANS REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

RON E. HENSLEY
 NEW MEXICO
 21850
 LICENSED PROFESSIONAL ENGINEER
 3/10/26

PROJECT NUMBER:
4525 QUAKER HEIGHTS PL. N.W.
 ALBUQUERQUE, NM

CLIENT NAME:
THE group
 THE HENSLEY ENGINEERING GROUP
 900 BRANCHED IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 PHONE: (505) 410-1622

PROJECT NAME:
COORS APARTMENTS

PROJECT NUMBER:

PROJECT PROGRESS:
SITE PLAN

DRAWN BY:
 REH

CHECKED BY: / APPROVED BY:
 REH / REH

DATE:
FEB. 25, 2026

SCALE:
 AS NOTED

SHEET:

GD1