

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 01, 2024

J. Graeme Means, P.E.
High Mesa Consulting Group
6010 B Midway Park Blvd NE
Albuquerque, NM 87109

**RE: COA Montgomery Pool Entry
5301 Palo Duro Ave. NE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 09/25/2024
Hydrology File: G18D033B**

Dear Mr. Means:

Based upon the information provided in your submittal received 09/26/2024, the Conceptual Grading & Drainage Plan is preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

PO Box 1293

PRIOR TO BUILDING PERMIT / WORK ORDER:

Albuquerque

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.

NM 87103

www.cabq.gov

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 (Dough Hughes, PE, jhughes@cabq.gov, 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3362 or richardmartinez@cabq.gov.

Sincerely,

Richard Martinez, P.E.
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: PLAT (#of lots) _____ RESIDENCE
DFT SITE ADMIN SITE

RE-SUBMITTAL: YES NO **Project # PR-2024-010368**
SI-2024-00696 – Site Plan- EPC

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

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

TYPE OF SUBMITTAL:

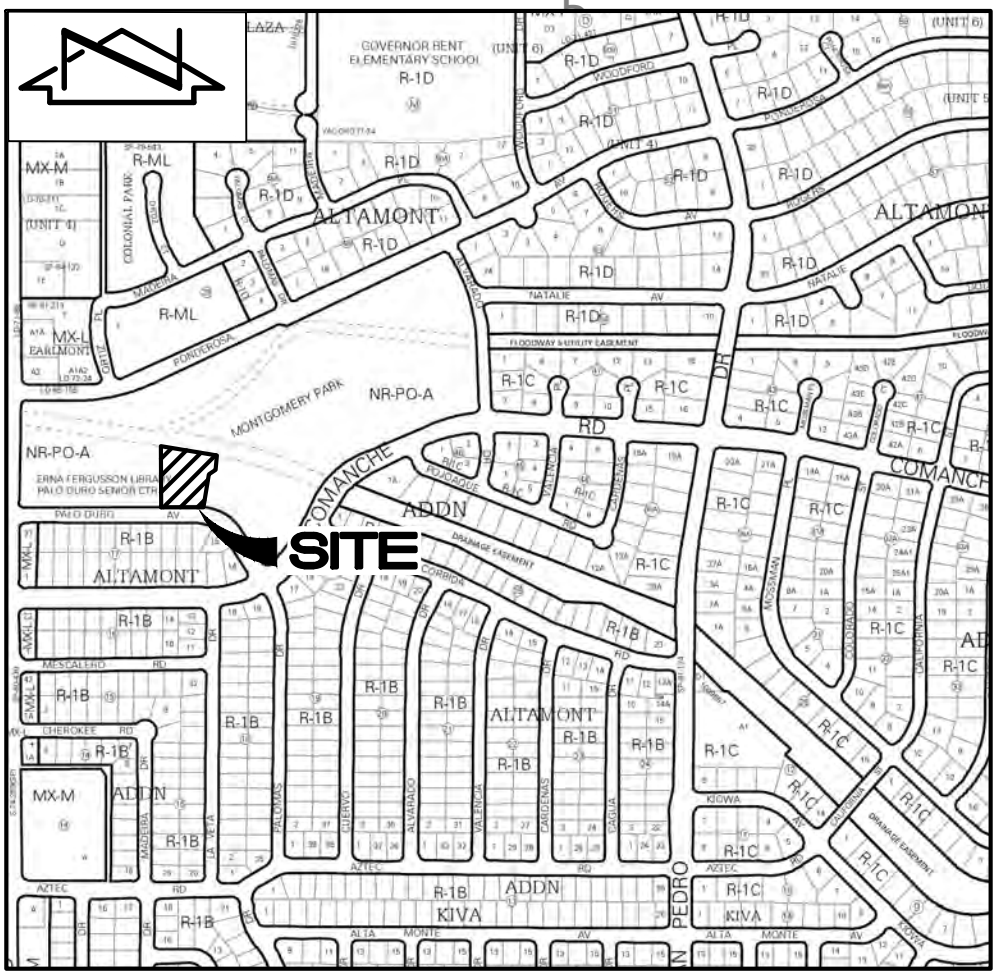
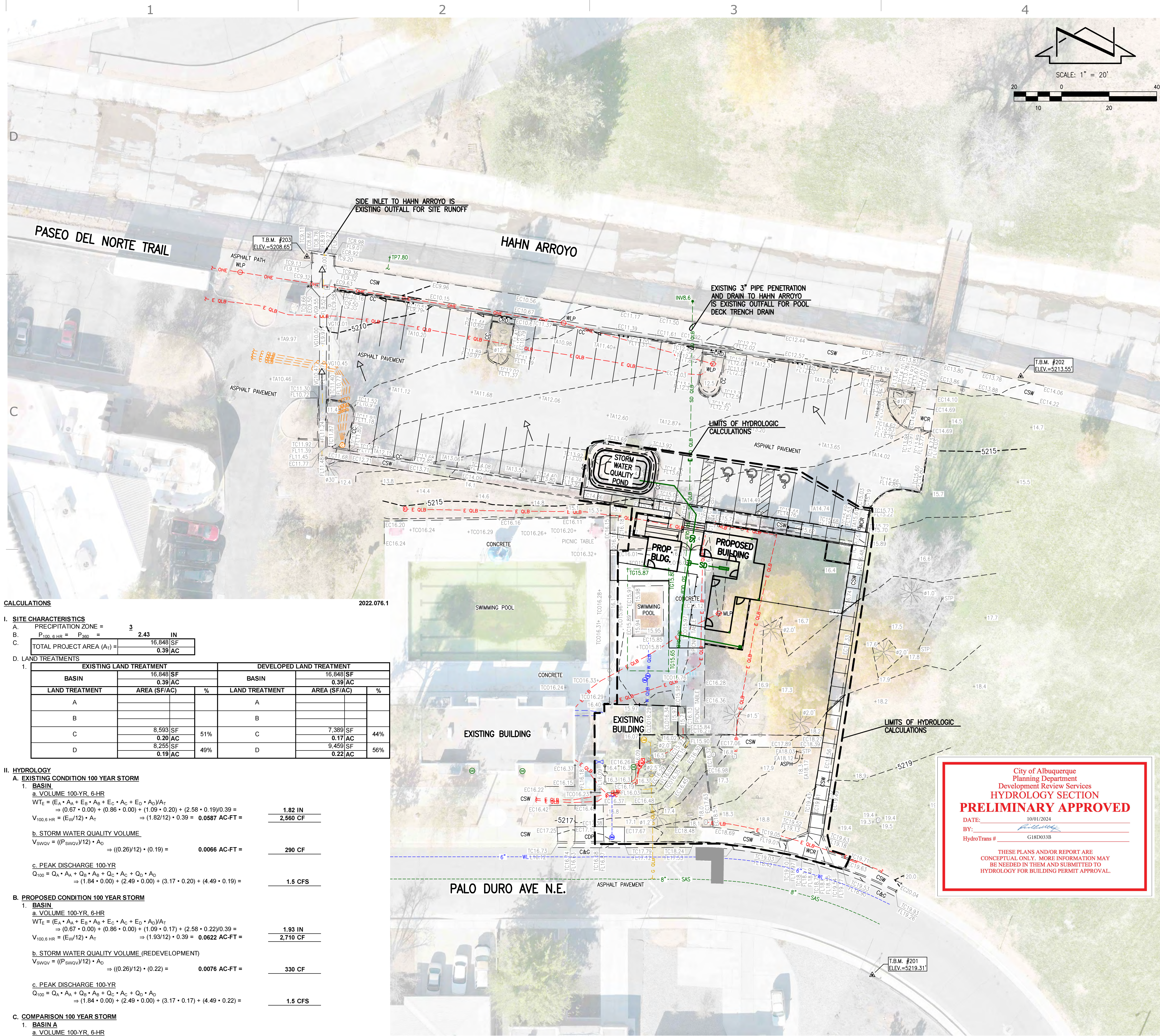
ENGINEER/ARCHITECT CERTIFICATION
PAD CERTIFICATION
CONCEPTUAL G&D PLAN
GRADING & DRAINAGE PLAN
DRAINAGE REPORT
DRAINAGE MASTER PLAN
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT (TCL)
ADMINISTRATIVE
TRAFFIC CIRCULATION LAYOUT FOR DFT
APPROVAL
TRAFFIC IMPACT STUDY (TIS)
STREET LIGHT LAYOUT
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

BUILDING PERMIT APPROVAL
CERTIFICATE OF OCCUPANCY
CONCEPTUAL TCL DFT APPROVAL
PRELIMINARY PLAT APPROVAL
FINAL PLAT APPROVAL
SITE PLAN FOR BLDG PERMIT DFT
APPROVAL
SIA/RELEASE OF FINANCIAL GUARANTEE
FOUNDATION PERMIT APPROVAL
GRADING PERMIT APPROVAL
SO-19 APPROVAL
PAVING PERMIT APPROVAL
GRADING PAD CERTIFICATION
WORK ORDER APPROVAL
CLOMR/LOMR
OTHER (SPECIFY) _____

DATE SUBMITTED: _____

File Name: P:\data\2023\2023.077.3\ENG\230773_DegrBase.dwg - CG-101 Plot Date: 9/25/24 Plot Time: 12:52



VICINITY MAP
SCALE: 1" = 750'

LEGAL DESCRIPTION
MONTGOMERY PARK

PROJECT BENCHMARK #201 (P.B.M.)

AN AGRS BRASS DISK STAMPED "7-K19", SET IN A CONCRETE CYLINDER, ON THE NOSE OF THE ISLAND EAST OF THE INTERSECTION OF CENTRAL AVENUE AND LOUISIANA BOULEVARD.

MODIFIED GROUND COORDINATES:
NORTHING = 1,483,044.08 FEET
EASTING = 1,545,165.94 FEET
ELEVATION = 5235.69 FEET (NAVD 1988)

TEMPORARY BENCHMARK #202 (T.B.M.)

A #5 REBAR W/CAP STAMPED "HMC CONTROL NMPS 11184", SET IN DIRT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

MODIFIED GROUND COORDINATES:
NORTHING = 1,483,044.08 FEET
EASTING = 1,545,165.94 FEET
ELEVATION = 5235.69 FEET (NAVD 1988)

TEMPORARY BENCHMARK #203 (T.B.M.)

A SCRIBED "+" IN CONCRETE WATER VALVE COVER NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

MODIFIED GROUND COORDINATES:
NORTHING = 1,483,044.08 FEET
EASTING = 1,545,165.94 FEET
ELEVATION = 5235.69 FEET (NAVD 1988)

TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE, AS SHOWN ON THIS SHEET.

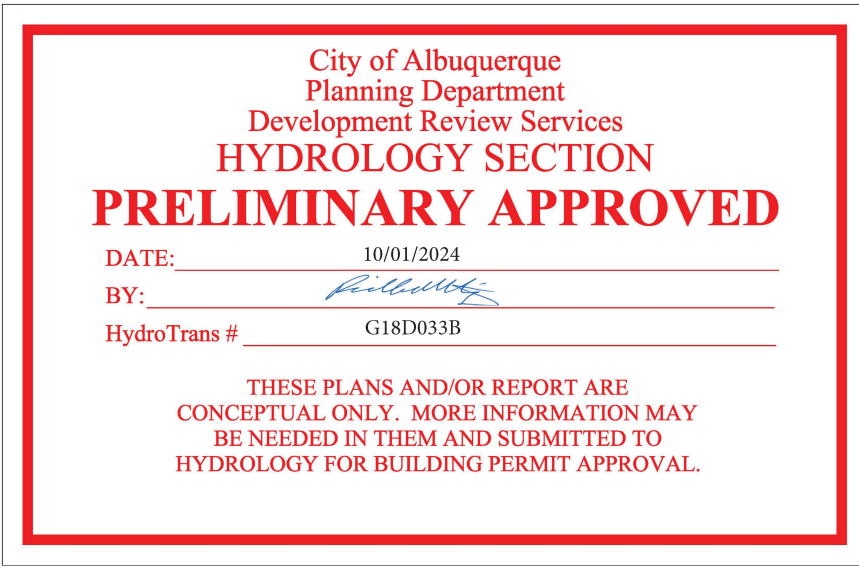
MODIFIED GROUND COORDINATES:
NORTHING = 1,483,044.08 FEET
EASTING = 1,545,165.94 FEET
ELEVATION = 5235.69 FEET (NAVD 1988)

CONCEPTUAL GRADING AND DRAINAGE NARRATIVE

This conceptual grading and drainage plan is submitted for DFT site plan approval as a follow-up to the previous EPC hearing. The existing site drains from southeast to northwest and discharges directly to the Hahn Arroyo via side inlet. There is a pool deck trench drain that is piped directly to the Hahn Arroyo. The proposed area of new construction will drain to an interior storm drain that will discharge to a new stormwater quality pond sized for the City-required 80% percentile redevelopment stormwater quality volume. For a larger runoff events, the pond will overflow to the parking lot and drain to the northwest to the Hahn Arroyo in historic fashion. The existing pool deck trench drain will also be connected to this system that is routed through the water quality pond.

The turf field to the east drains from south to north to the Hahn Arroyo and does not impact the pool site. Palo Duro Ave to the south drains from east to west and runoff is contained within the public street. The Hahn Arroyo to the north is lower than the site and does not impact site drainage. The developed facility to the west drains from south to north and lies topographically lower than the pool site, and also does not impact it from a grading and drainage perspective.

Cut and fill will be minimal for this infill project and will not exceed 1 ft in any areas. There will not be any grade changes at the perimeter of the site.



NOTE:

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.
THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 12/11/2023 (2023.077.2).

CALCULATIONS

I. SITE CHARACTERISTICS

A. PRECIPITATION ZONE =	3
B. $P_{100, 6 \text{ HR}} = P_{360} =$	2.43 IN
C. TOTAL PROJECT AREA (A_T) =	16,848 SF 0.39 AC

D. LAND TREATMENTS

EXISTING LAND TREATMENT				DEVELOPED LAND TREATMENT			
BASIN	LAND TREATMENT	AREA (SF/AC)	%	BASIN	LAND TREATMENT	AREA (SF/AC)	%
A		16,848 SF 0.39 AC		A		16,848 SF 0.39 AC	
B				B			
C		8,593 SF 0.20 AC	51%	C		7,389 SF 0.17 AC	44%
D		8,255 SF 0.19 AC	49%	D		9,459 SF 0.22 AC	56%

II. HYDROLOGY

A. EXISTING CONDITION 100 YEAR STORM

1. BASIN	
a. VOLUME 100-YR, 6-HR	
$WTe = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$	
$\Rightarrow (0.67 \cdot 0.00) + (0.86 \cdot 0.00) + (1.09 \cdot 0.20) + (2.58 \cdot 0.19) / 0.39 =$	1.82 IN
$V_{100, 6 \text{ HR}} = (E_w / 12) \cdot A_T$	2,560 CF
b. STORM WATER QUALITY VOLUME	
$V_{SWQV} = ((P_{SWQV}) / 12) \cdot A_D$	
$\Rightarrow ((0.26) / 12) \cdot (0.19) =$	0.0066 AC-FT = 290 CF
c. PEAK DISCHARGE 100-YR	
$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$	
$\Rightarrow (1.84 \cdot 0.00) + (2.49 \cdot 0.00) + (3.17 \cdot 0.20) + (4.49 \cdot 0.19) =$	1.5 CFS

B. PROPOSED CONDITION 100 YEAR STORM

1. BASIN	
a. VOLUME 100-YR, 6-HR	
$WTe = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D) / A_T$	
$\Rightarrow (0.67 \cdot 0.00) + (0.86 \cdot 0.00) + (1.09 \cdot 0.17) + (2.58 \cdot 0.22) / 0.39 =$	1.93 IN
$V_{100, 6 \text{ HR}} = (E_w / 12) \cdot A_T$	2,710 CF
b. STORM WATER QUALITY VOLUME (REDEVELOPMENT)	
$V_{SWQV} = ((P_{SWQV}) / 12) \cdot A_D$	
$\Rightarrow ((0.26) / 12) \cdot (0.22) =$	0.0076 AC-FT = 330 CF
c. PEAK DISCHARGE 100-YR	
$Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$	
$\Rightarrow (1.84 \cdot 0.00) + (2.49 \cdot 0.00) + (3.17 \cdot 0.17) + (4.49 \cdot 0.22) =$	1.5 CFS

C. COMPARISON 100 YEAR STORM

1. BASIN A	
a. VOLUME 100-YR, 6-HR	
$\Delta V_{100, 6 \text{ HR}} = 2710 - 2560 =$	150 CF (INCREASE)
b. PEAK DISCHARGE 100-YR	
$\Delta Q_{100} = 1.5 - 1.5 =$	CFS (NO CHANGE)



GREER STAFFORD ARCHITECTURE
1717 Louisiana Blvd NE, Suite 205
Albuquerque, NM 87110
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www.greer-stafford.com

CONSULTANT



6010-B Midway Park Blvd. NE, Albuquerque, NM 87109
P505.345.4250 highmesacg.com | bowman.com

MONTGOMERY POOL
PHASE 1 - ENTRY & FAMILY RESTROOMS PAVILION

CITY OF ALBUQUERQUE
5301 PALO DURO AVENUE NE
ALBUQUERQUE, NEW MEXICO 87110

SHEET INFORMATION

GS PROJECT NO. 5511.04
ISSUE DATE SEPTEMBER 25, 2024

REVISIONS

NO.	DESCRIPTION	DATE
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THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED, AND DATED BELOW

SEAL



SHEET TITLE

CONCEPTUAL
GRADING SITE PLAN

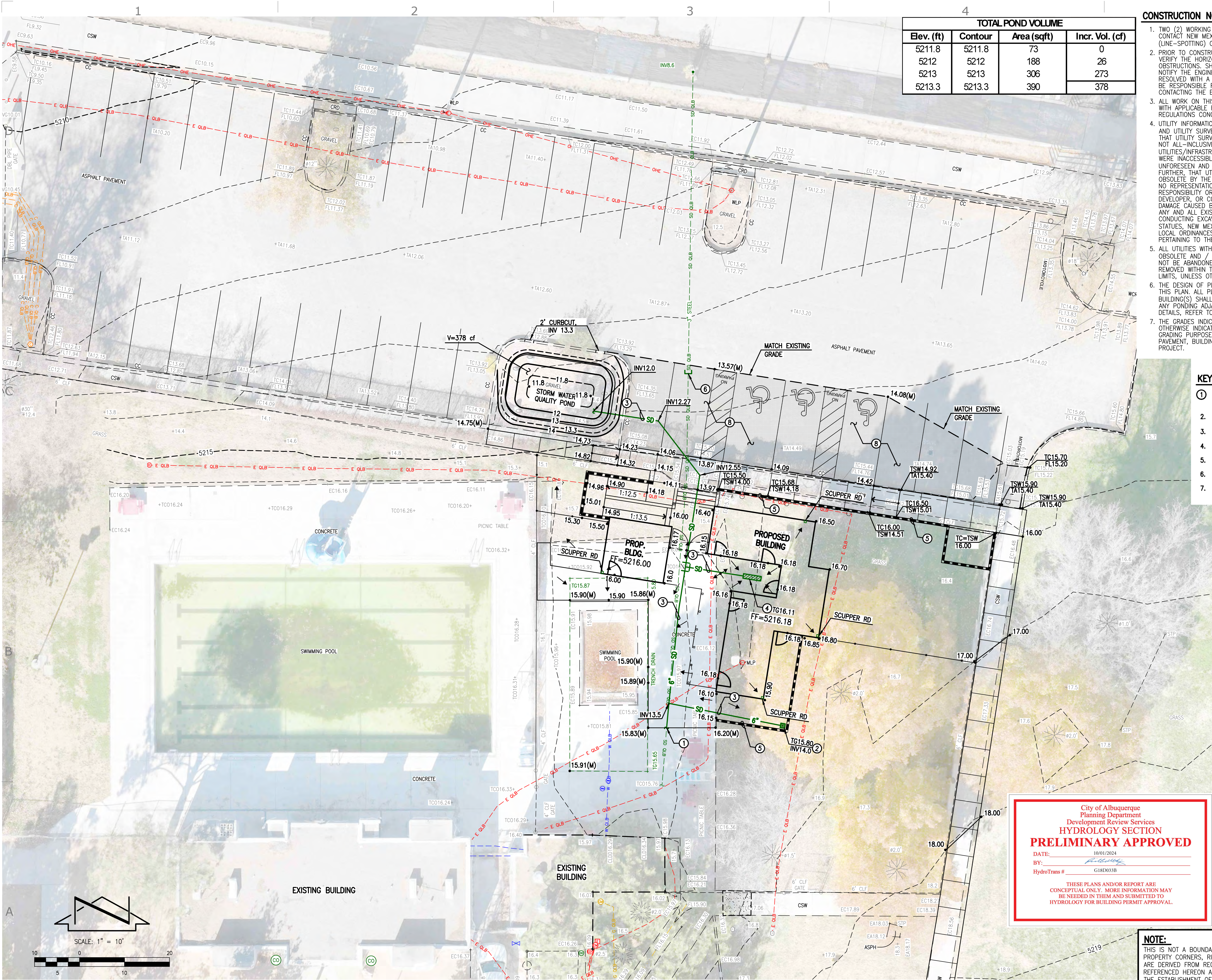
DRAWING SHEET

CG101

2023.077.3

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File Name: P:\data\2023\2023.077 3\ENG\230773_DgnBase.dwg - CG-102 Plot Date: 9/25/24 Plot Time: 12:54



TOTAL POND VOLUME			
Elev. (ft)	Contour	Area (sqft)	Incr. Vol. (cf)
5211.8	5211.8	73	0
5212	5212	188	26
5213	5213	306	273
5213.3	5213.3	390	378

- CONSTRUCTION NOTES:**
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING PUBLIC UTILITIES.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
 - 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.
 - UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY CONDUCTED BY THIS FIRM DATED 12/11/2023. THAT UTILITY SURVEY AND SUBSURFACE UTILITY ENGINEERING EFFORT IS NOT ALL-INCLUSIVE AND MAY NOT REPRESENT UTILITIES/INFRASTRUCTURE THAT HAVE BEEN ABANDONED-IN-PLACE, WERE INACCESSIBLE, OR OTHERWISE UNDETECTABLE DUE TO UNFORESEEN AND UNCONTROLLABLE SITE AND/OR UTILITY CONDITIONS. FURTHER, THAT UTILITY INVESTIGATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, NEW MEXICO EXCAVATION LAWS (NM811), MUNICIPAL AND LOCAL ORDINANCES, SITE SPECIFIC RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE UTILITY LINES AND FACILITIES.
 - ALL UTILITIES WITHIN THE PROJECT LIMITS THAT ARE RENDERED OBSOLETE AND / OR UNUSED AS A RESULT OF THIS PROJECT SHALL NOT BE ABANDONED IN PLACE, BUT SHALL INSTEAD BE COMPLETELY REMOVED WITHIN THE PROJECT AREA AND CAPPED AT THE PROJECT LIMITS, UNLESS OTHERWISE NOTED.
 - THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
 - THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. GRADES SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES AND HAVE BEEN DESIGNED IN ANTICIPATION OF PAVEMENT, BUILDINGS, AND SITE IMPROVEMENTS BY SUBSEQUENT PROJECT.

- KEYED NOTES:**
- CONNECT 6" STORM DRAIN TO EXISTING TRENCH DRAIN OUTLET PIPE
 - INSTALL 12" STORM DRAIN INLET
 - INSTALL 6" STORM DRAIN PIPE
 - INSTALL TRENCH DRAIN
 - INSTALL HEADER CURB
 - CAP EXISTING STORM DRAIN LINE
 - REMOVE AND REPLACE ASPHALT PAVEMENT AND RE-STRIPE

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 10/01/2024
BY: [Signature]
HydroTrans # G18D033B
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

NOTE:
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SEAL



SHEET TITLE
CONCEPTUAL GRADING DETAIL PLAN

DRAWING SHEET

CG102
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2023.077.3