CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



September 25, 2024

Brandice Long Stantec Consulting Services Inc. 6100 Seagull St. NE Suite 102B Albuquerque, NM 87109

RE: West Mesa Ridge Apartments

Conceptual Grading and Drainage Plans Engineer's Stamp Date: no stamp/date

Hydrology File: J11D048

Dear Ms. Long:

PO Box 1293

Based upon the information provided in your submittal received 09/19/2024, 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 / 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 505-924-3314 or amontoya@cabq.gov.

Sincerely,

Anthony Montoya, Jr., P.E. Senior Engineer, Hydrology

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Planning Department, Development Review Services



City of Albuquerque Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

| | | Hydrology File # | | | | | | |
|--|-------------------------|---|------------------------|--|--|--|--|--|
| Legal Description: | | | | | | | | |
| City Address, UPC, OR Parcel: | | | | | | | | |
| Applicant/Agent: | | _ Contact: | | | | | | |
| Address: | | Phone: | | | | | | |
| Email: | | | | | | | | |
| Applicant/Owner: | | Contact | : | | | | | |
| Address: | | | | | | | | |
| Email: | | | | | | | | |
| TYPE OF DEVELOPMENT: | | | Single Family Home | | | | | |
| | | | All other Developments | | | | | |
| | RE-SUBMITTAL: | YES | NO | | | | | |
| DEPARTMENT: TRANS | PORTATION | HYDROLO | OGY/DRAINAGE | | | | | |
| Check all that apply under Both | the Type of Submittal a | nd the Type | of Approval Sought: | | | | | |
| TYPE OF SUBMITTAL: | | TYPE OF | APPROVAL SOUGHT: | | | | | |
| Engineering / Architect Certifica | tion | Pad Certification | | | | | | |
| Conceptual Grading & Drainage | e Plan | Building Permit | | | | | | |
| Grading & Drainage Plan, and/o | or Drainage | Grading Permit | | | | | | |
| Report | | Paving Permit | | | | | | |
| Drainage Report (Work Order) | | SO-19 Permit | | | | | | |
| Drainage Master Plan | | Foundation Permit | | | | | | |
| Conditional Letter of Map Revis | ion (CLOMR) | Certificate of Occupancy - Temp Perm | | | | | | |
| Letter of Map Revision (LOMR |) | Preliminary / Final Plat | | | | | | |
| Floodplain Development Permit | | Site Plan for Building Permit - DFT | | | | | | |
| Traffic Circulation Layout (TCI Administrative | L) — | Work Order (DRC) Release of Financial Guarantee (ROFG) CLOMR / LOMR | | | | | | |
| Traffic Circulation Layout (TCI Approval | L) – DFT | | | | | | | |
| Traffic Impact Study (TIS) | | Conceptual TCL - DFT | | | | | | |
| Street Light Layout | | OTHER (SPECIFY) | | | | | | |
| | | OTTLK | (51 2011 1) | | | | | |

REV. 04/03/24

DATE SUBMITTED:

| Legal Description & Location: SEE ATTACHED | | | | | | |
|--|--|---|--------------------------------------|----|--|--|
| Re | quest Description: PRELIMINARY GRADING AND DRAINAGE | PLAN APPROVAL | | | | |
| X | <u>Hydrology:</u> | | | | | |
| | Sensitive Lands Analysis (5-2(C)) Grading and Drainage Plan AMAFCA Bernalillo County NMDOT MRGCD Outto Max Hydrology Department | Appro Appro Appro Appro Appro 9-25-2024 Date | oved oved oved oved | | NA NA NA NA NA | |
| | Transportation: | | | | | |
| | Traffic Circulations Layout (TCL) Traffic Impact Study (TIS) Neighborhood Impact Analysis (NIA) Bernalillo County MRCOG NMDOT MRGCD | Appro Appro Appro Appro Appro Appro Appro Appro Appro | oved oved oved oved oved | | NA NA NA NA NA NA NA | |
| | Transportation Department | Date | | | | |
| | Albuquerque Bernalillo County Water Request for Availability submitted? Availability Statement/Serviceability Letter Note: Commitment for service is required | Yes er Number | No | NA | | |
| | ABCWUA | Date | | | | |
| | Infrastructure Improvements Agreement (III Solid Waste Department Signature on the F Fire Marshall Signature on the Plan | | Approve Approve Approve | ed | NA NA NA | |

^{*} Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

Mesa Ridge Apartments/Childcare facility Legal Descriptions

Thursday, July 11, 2024 12:14 PM

UPC: 101105802334220103 **Owner:** PLAZA LADERA LLC

Owner Address: 60 ROCK POINTE PL NE ALBUQUERQUE NM 87122-1915 Situs Address: 821 8 COORS BLVD NW ALBUQUERQUE NM 87121 1310

Legal Description: * A-1 HAYES REDIVISION OF TRS A & B AIRPORT UNIT TOWN OF ATRISCO GRANT

CONT 1.03 32 AC Acres: 1.0332 Tax Year: 2024

UPC: 101105802332020102

Owner: GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC
Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

Situs Address: COORS BLVD NW ALBUQUERQUE NM 87121

Legal Description: AIRPORT UNIT ATRISCO GRANT THE SOUTHERLY PORTION OF TRACT 162A CONT

0.2846

Acres: 0.2846 Tax Year: 2024

Address: 99999 COORS BLVD NW

UPC: 101105801030720101

Owner: GREVEY HELEN A & MARIANNE GREVEY FISCHER & AVS LLC
Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112
Situs Address: 701 COORS BLVD NW ALBUQUERQUE NM 87121 1308

Legal Description: TR 163 AIRPORT UNIT ATRISCO GRANT EXCL NELY PORTS & EXCL SELY PORTS OUT TO

R/W CONT 2.8705 +/- AC

Acres: 2.8705 Tax Year: 2024

Address: 701 COORS BLVD NW

UPC: 101005851430610302

Owner: GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC
Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

Situs Address: FORTUNA RD NW ALBUQUERQUE NM 87121

Legal Description: TOWN OF ATRISCO GR APU 8 TR164 10N 2E SEC15

Acres: 5

Tax Year: 2024

Address: 99999 FORTUNA RD NW

UPC: 101005849430610301

Owner: GREVEY HELEN A & MARIANNE GREVEY FISHER & AVS LLC

Owner Address: 2015 WYOMING BLVD NE ALBUQUERQUE NM 87112

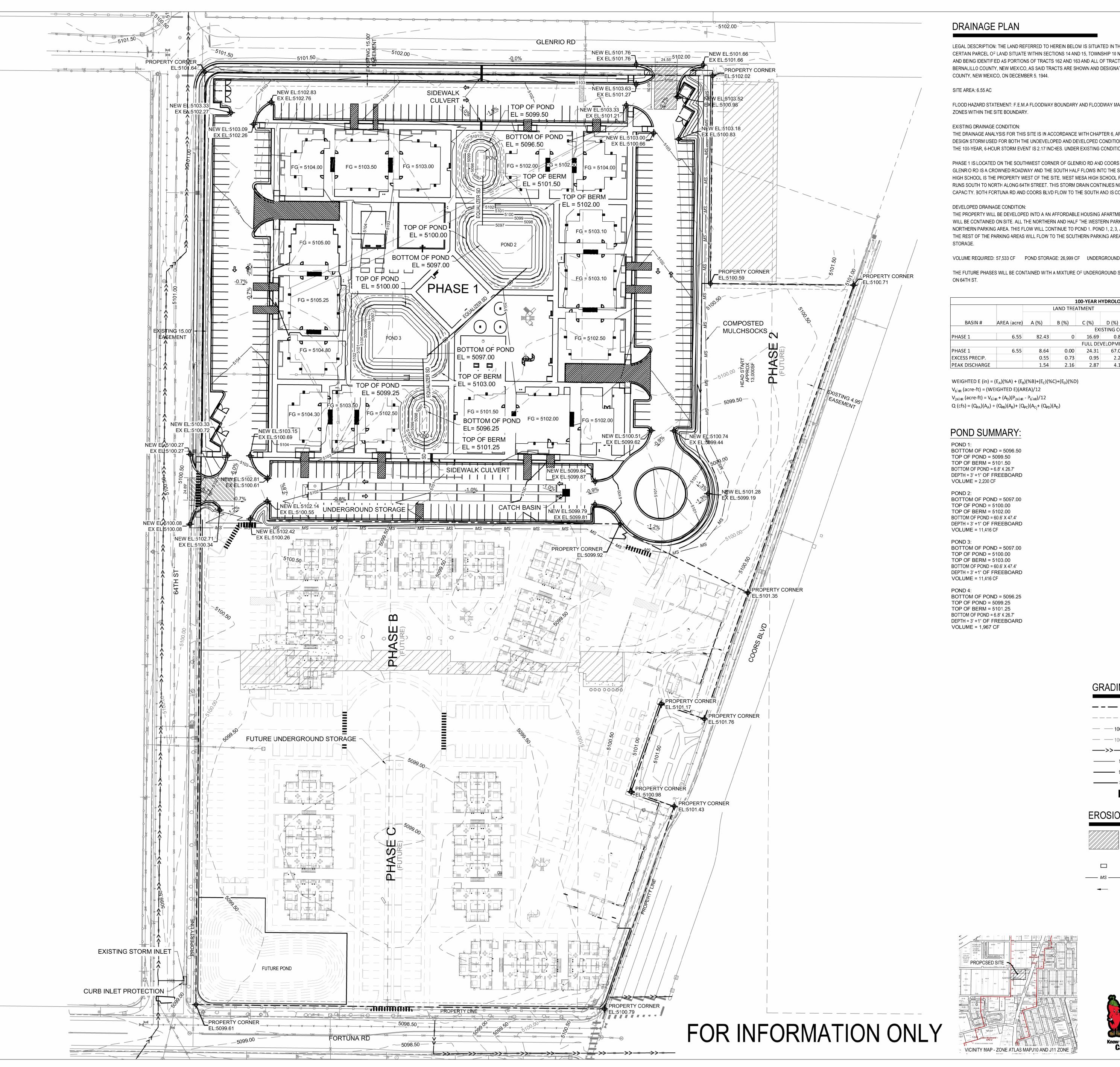
Situs Address: FORTUNA RD NW ALBUQUERQUE NM 87121

Legal Description: TRACT 165 EXC SWLY PORTION TO R/W AIRPORT UNIT OF TOWN OF ATRISCO GRANT

Acres: 5

Tax Year: 2024

Address: 724 64TH ST NW



LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AND IS DESCRIBED AS FOLLOWS: THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS PORTIONS OF TRACTS 162 AND 163 AND ALL OF TRACTS 164 AND 165 IN THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO, AS SAID TRACTS ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO

FLOOD HAZARD STATEMENT: F.E.M.A FLOODWAY BOUNDARY AND FLOODWAY MAPS DATE NOVEMBER 04, 2016 (PANEL NO. 35001C0327J) INDICATES MINIMAL FLOOD HAZARD

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE DESIGN STORM USED FOR BOTH THE UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 6-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 1 SO THE 100-YEAR, 6-HOUR STORM EVENT IS 2.17 INCHES. UNDER EXISTING CONDITIONS, THE PROPERTY IS PARTIALLY DEVELOPED WITH AN UNPAVED PARKING AREA.

PHASE 1 IS LOCATED ON THE SOUTHWEST CORNER OF GLENRIO RD AND COORS BLVD. THE TRACT IS MOSTLY VACANT AND HAS A GATED IN PARKING AREA THAT IS NOT PAVED. GLENRIO RD IS A CROWNED ROADWAY AND THE SOUTH HALF FLOWS INTO THE SITE. THE NORTHERN HALF OF GLENRO RD FLOWS WEST TO 64TH STREET. WEST MESA RIDGE HIGH SCHOOL IS THE PROPERTY WEST OF THE SITE. WEST MESA HIGH SCHOOL RETAINS ALL ON-SITE FLOWS IN A DETENTION POND THAT TIES INTO THE 84" STORM DRAIN THAT RUNS SOUTH TO NORTH ALONG 64TH STREET. THIS STORM DRAIN CONTINUES NORTH AND OUTLETS AT THE WEST MESA DIVERSION SYSTEM. THIS EXISTING SYSTEM IS AT CAPACITY. BOTH FORTUNA RD AND COORS BLVD FLOW TO THE SOUTH AND IS COLLECTED IN A STORM DRAIN THAT RUN EAST OF THE SITE

THE PROPERTY WILL BE DEVELOPED INTO A AN AFFORDABLE HOUSING APARTMENT COMPLEX. THIS TRACT IS NOT PART OF A MASTER DRAINAGE PLAN. THEREFORE ALL FLOWS WILL BE CONTAINED ON SITE. ALL THE NORTHERN AND HALF THE WESTERN PARKING AREAS WILL FLOW TO A SIDEWALK CULVERT THAT'S LOCATION HALFWAY OF THE NORTHERN PARKING AREA. THIS FLOW WILL CONTINUE TO POND 1. POND 1, 2, 3, AND 4 WILL ALL HAVE EQUALIZER PIPES THAT WILL OUTLET TO THE SOUTHERN PARKING AREA. THE REST OF THE PARKING AREAS WILL FLOW TO THE SOUTHERN PARKING AREA WHERE ALL THE FLOW WILL BE CAPTURED IN A STORM INLET AND STORED IN UNDERGROUND

VOLUME REQUIRED: 57,533 CF POND STORAGE: 26,999 CF UNDERGROUND STORAGE: 31,000 CF TOTAL VOLUME PROVIDED: 57,999 CF

THE FUTURE PHASES WILL BE CONTAINED WITH A MIXTURE OF UNDERGROUND STORAGE AND A DETENTION POND THAT OVERFLOWS TO THE EXISTING STORM INLET LOCATED

 P_{6HR} (in.) = 2.17

 $P_{24^{-}HR}$ (in.) = 2.49

HYDROLOGY SECTION

PRELIMINARY APPROVED

anth Mars

THESE PLANS AND/OR REPORT ARE

BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

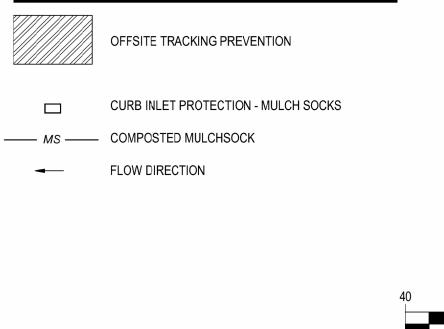
HydroTrans # J11D048

| | | | 1 | LOO-YEAR F | IYDROLOG | IC CALCULATIONS | ; | | | | |
|----------------|-------------|----------------|--------|------------|-----------------|------------------------|-----------|----------|-----------|-----------|---------|
| | | LAND TREATMENT | | | | 100-YEAR PRECIPITATION | | | | | |
| DACINI # | ADEA (2002) | A (0/) | D (0/) | C (0/) | D (0/) | WEIGHTED E (in) | V (6-hr) | V (6-hr) | V (24-hr) | V (24-hr) | O (efe) |
| BASIN # | AREA (acre) | A (%) | B (%) | C (%) | D (%) | . , | (acre-ft) | (cu-ft) | (acre-ft) | (cu-ft) | Q (cfs) |
| | | | | EX | ISTING CO | NDITIONS | | | | | |
| PHASE 1 | 6.55 | 82.43 | 0 | 16.69 | 0.88 | 0.63 | 0.34 | 15018.00 | 0.52 | 22626.48 | 10.09 |
| | | | | FULL DE | VELOPMEN | IT CONDITIONS | | | | | |
| PHASE 1 | 6.55 | 8.64 | 0.00 | 24.31 | 67.05 | 1.78 | 0.97 | 42330.59 | 1.15 | 49939.07 | 10.09 |
| EXCESS PRECIP. | | 0.55 | 0.73 | 0.95 | 2.24 | Ei (in) | | | | | |
| PEAK DISCHARGE | | 1 54 | 2 16 | 2 87 | <i>A</i> 12 | Oni (cfs) | | 70NF = 1 | | | |

GRADING AND DRAINAGE LEGEND

| | PROPERTY BOUNDARY |
|-----------------------------|------------------------|
| | EXISTING EASEMENT |
| — 1000.00 — — | EXISTING MINOR CONTOUR |
| — 1000.50 — — | EXISTING MAJOR CONTOUR |
| >>>> | EXISTING STORM SEWER |
| 901 | PROPOSED MINOR CONTOUR |
| 900 ——— | PROPOSED MAJOR CONTOUR |
| SD | FUTURE STORM SEWER |
| | STORM CATCH BASIN |

EROSION CONTROL LEGEND





WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT NM11 (811 OR 1-800-321-2537) AT LEAST 2 FULL SHALL REPAIR CR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION

job no: 1720001002

drawn: checked: |date: Sept. 19, 2024

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