CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

December 4, 2023

Sheldon Greer, P.E.
Respec
7770 Jefferson NE, Suite 200
Albuquerque, NM 87109

RE: Kassam Legacy Uptown Apartments – Phase 1
Permanent C.O. – Accepted
Engineer's Certification Date: 11/30/23
Engineer's Stamp Date: 10/29/19
Hydrology File: J18D033

Dear Mr. Greer:

Based on the Certification for received 11/30/2023 and site visit on 12/01/2023, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Kassam Legacy Uptown Hydrology File # J18D033
Legal Description: Tracts A-2-A1-A / Markana Uptown
City Address, UPC, OR Parcel: UPC: 101805841149611521

Applicant/Agent: RESPEC Contact: Sheldon Greer, PE
Address: 7770 Jefferson Street NE, Ste 200, Albuquerque, NM 87109 Phone: 505-264-0472
Email: sheldon.greer@respec.com

Applicant/Owner: Kassam Land Acquisition 10, LLC Contact: Faizel Kassam
Address: 5051 Journal Center Blvd, Suite 500, Albuquerque, NM 87109 Phone: 505-489-4474
Email: fkassam@legacydm.net

(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

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: 11/29/2023

REV. 09/13/23

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION

APPLICANT: Faizel Kassam DATE: 11/29/2023

DEVELOPMENT: Kassam Legacy Uptown Apartments

LOCATION: 6400 INDIAN SCHOOL RD NE ALBUQUERQUE NM 87110

UPC 101805841149611521

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 807 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 807 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
b. Any of the following conditions apply:
    i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    iii. The site use is inconsistent with the capture and reuse of stormwater.
    iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.

2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: See attached justification letter.

Hugh Floyd, PE

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times $6 per cubic feet for detached single-family residential projects or $8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = $ 6,456

THIS SECTION IS FOR CITY USE ONLY

[X] Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

[ ] Waiver is DENIED.

Renée C. Brissette 11/30/23

City of Albuquerque
Hydrology Section

November 29, 2023

Tiequan Chen, PE
Principal Engineer, Hydrology
City of Albuquerque Development Review Services

RE: Kassam Legacy Uptown Apartments | CPN 660082

This narrative is intended to provide justification for a stormwater quality volume management on-site waiver.

This site is a re-development that is part of a parking lot in the existing condition. The parcel is bounded on all sides by paved parking areas and roadways. Within the parking area we must maintain vehicular cross-lot access for adjacent parcels. Consequently, the grading design is highly constrained. The approved site plan shows a dog park where the WQ3 pond is located. This dog park was approved on the site plan and is in conflict with the WQ3 water quality pond. We will be capturing the appropriate stormwater and discharging it as shown on the enclosed exhibit.

I respectfully request that this waiver application be approved, allowing payment-in-lieu for the required stormwater quality volume. Your consideration in this matter is greatly appreciated.

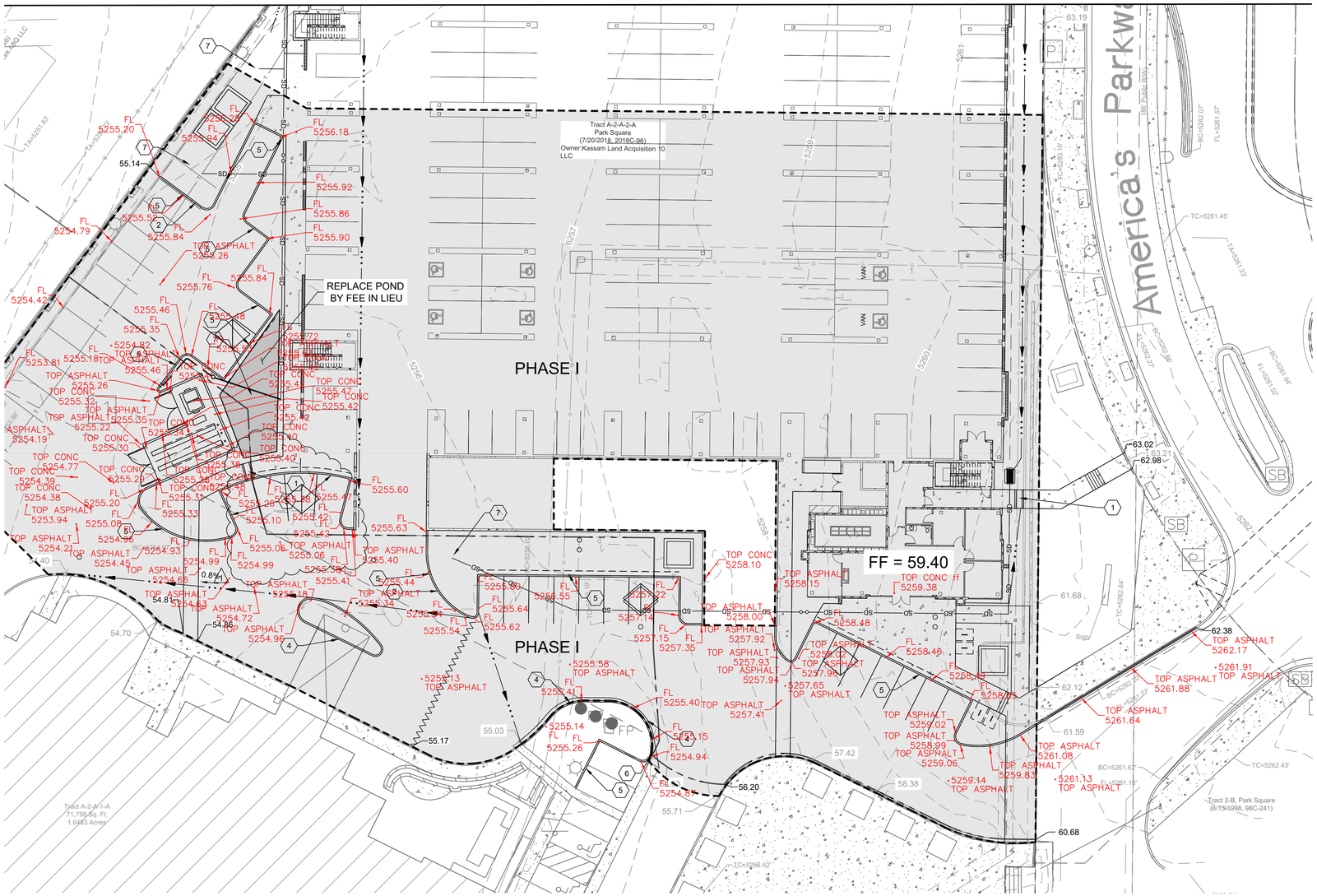
Please do not hesitate to contact me should you have any questions, comments, concerns, or require additional information upon your review.

Sincerely,

Hugh Floyd, PE
Managing Principal
RESPEC
Community **D**esign **S**olutions

7770 JEFFERSON ST., NE
SUITE 200
ALBUQUERQUE, NM 87109
505.268.2661

SEE SHEET C-202



GRADING CERTIFICATION

I, HUGH FLOYD, NMPE #16633, OF THE FIRM RESPEC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 01/19/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY HUGH FLOYD, NMPE #16633, OF THE FIRM RESPEC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON NOVEMBER 17, 2023 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THIS CERTIFICATION WILL COVER PHASE 1 OF THIS PROJECT. PHASE 2 THROUGH 12 WILL BE ADDRESSED IN FUTURE APPLICATIONS. GRADING FOR THE ENTIRE SITE HAS BEEN COMPLETED. MORE INFORMATION IS PROVIDED IN THE COVER LETTER.

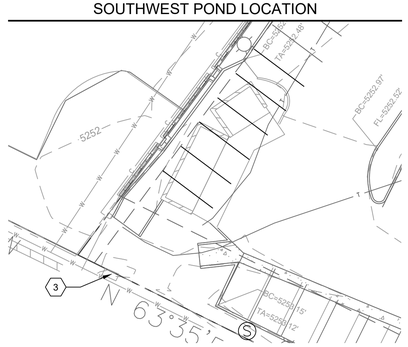
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

11/30/2023
PHASE 1 DATE

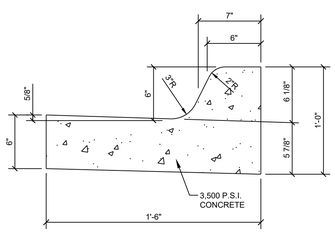
HUGH FLOYD, P.E. 16633

HUGH W. FLOYD NEW MEXICO 16633 LICENSED PROFESSIONAL ENGINEER

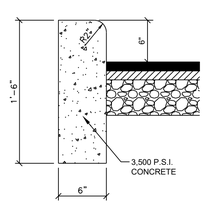
SOUTHWEST POND LOCATION

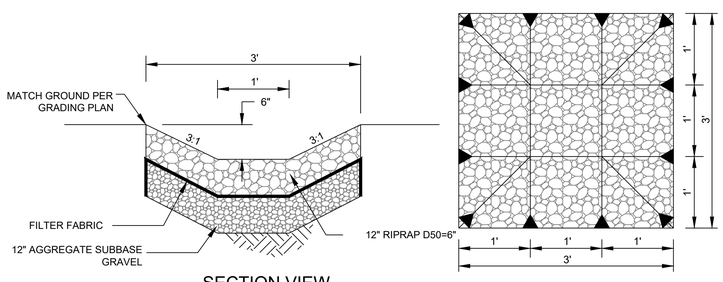


STANDARD CURB & GUTTER
NO SCALE



HEADER CURB
NO SCALE





RIP RAP PLUNGE POOL DETAIL
NOT TO SCALE

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- 4965 EXISTING MAJOR CONTOUR
- 4964 EXISTING MINOR CONTOUR
- 4964 PROPOSED CONTOUR
- PROPOSED WATER BLOCK
- PROPOSED FLOW LINE
- PROPOSED RIPRAP
- xx.xx PROPOSED SPOT ELEV
- xx.xx EXISTING SPOT ELEV

KEYED NOTES

I.D.#	DESCRIPTION
1	INSTALL 24" SIDEWALK CULVERT SEE DETAIL SHEET C-201
2	INSTALL 4' CURB CUT SEE DETAIL SHEET C-201
3	EXISTING DROP INLET
4	BUILD NEW STANDARD CURB AND GUTTER. SEE DETAIL THIS SHEET.
5	BUILD NEW HEADER CURB. SEE DETAIL THIS SHEET.
6	BUILD CURB TRANSITION FROM STANDARD CURB TO HEADER CURB
~~7~~	~~BUILD NEW RIP RAP PLUNGE POOL. SEE DETAIL THIS SHEET.~~

NOTE:

1. ALL PROPOSED ELEVATIONS ARE AT FLOW LINE UNLESS OTHERWISE SPECIFIED.

C-202
C-203

MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

HUGH W. FLOYD NEW MEXICO 16633 LICENSED PROFESSIONAL ENGINEER

LEGACY HOSPITALITY

RESPEC
7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
PHONE (505) 253-9718

NOTE:

AS-BUILT INFORMATION FOR PHASE I IS IN RED.

REVISIONS

1 REFUSE AREA REVISIONS, 7/2/21

CD SET

DATE: November 30, 2023 ORB # 16-221

C-203

GRADING PLAN

FILE:N:\Projects\03064-Kassam Legacy Uptown\3_DWG\Sheets\Grading & Drainage Cert_231130\03064 Grading Cert.dwg USER:Lu-Venus.Moyos DATE: November 30, 2023 TIME: 05:49 pm

Hydrology Calculations

The following calcualtions are based on Albuquerque's Development Process Manual, Seciton 22.2

Runoff Rate:

Treatment Type Areas

Subbasin	Area$_A$ (ac)	Area$_B$ (ac)	Area$_C$ (ac)	Area$_D$ (ac)	Total (ac)
Subbasin 1	0.00	0.11	0.11	1.59	1.81
Subbasin 2	0.00	0.01	0.01	0.10	0.12
Subbasin 3.1	0.00	0.02	0.02	0.09	0.13
Subbasin 3.2	0.00	0.02	0.02	0.32	0.36
Total	0.00	0.16	0.16	2.10	2.42

Peak Discharge values based on Zone 3 from Table A-9

Q_A = 1.87 cfs/ac Q_B = 2.60 cfs/ac Q_C = 3.45 cfs/ac Q_D = 5.02 cfs/ac

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

Subbasin	Discharge (cfs)
Subbasin 1	8.7
Subbasin 2	0.6
Subbasin 3.1	0.6
Subbasin 3.2	1.7
Total	11.5

Water Quality:

Required Water Quality volume for first flush of 0.34"

Subbasin	Volume (cu. ft.)
Subbasin 1	1,966
Subbasin 2	129
Subbasin 3.1	107
Subbasin 3.2	392
Total	2,595

Water Quality Pond Rating Curves

WQ Pond 1

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,251.8	3	0	0
5,252.6	27	13	13
5,254.5	148	165	178

WQ Pond 2

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,251.5	3	0	0
5,253.6	79	88	88
5,254.7	150	124	212
5,255.8	244	212	425

REPLACE WQ POND 3 WITH FEE IN LIEU

WQ Pond 3

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,251.2	12	0	0
5,252.0	58	27	27
5,253.5	232	222	249
5,254.2	359	225	474
5,255.0	519	334	807

WQ Pond 4

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,253.80	6	0	0
5,254.00	21	3	3
5,255.00	271	146	149
5,255.30	421	104	253

WQ Pond 5

Elev.	Area (Sq. Ft.)	Vol (Cu. Ft.)	Cum. (Cu. Ft.)
5,249.25	4	0	0
5,249.50	22	3	3
5,250.00	88	28	31
5,250.75	225	118	148

DRAINAGE CERTIFICATION

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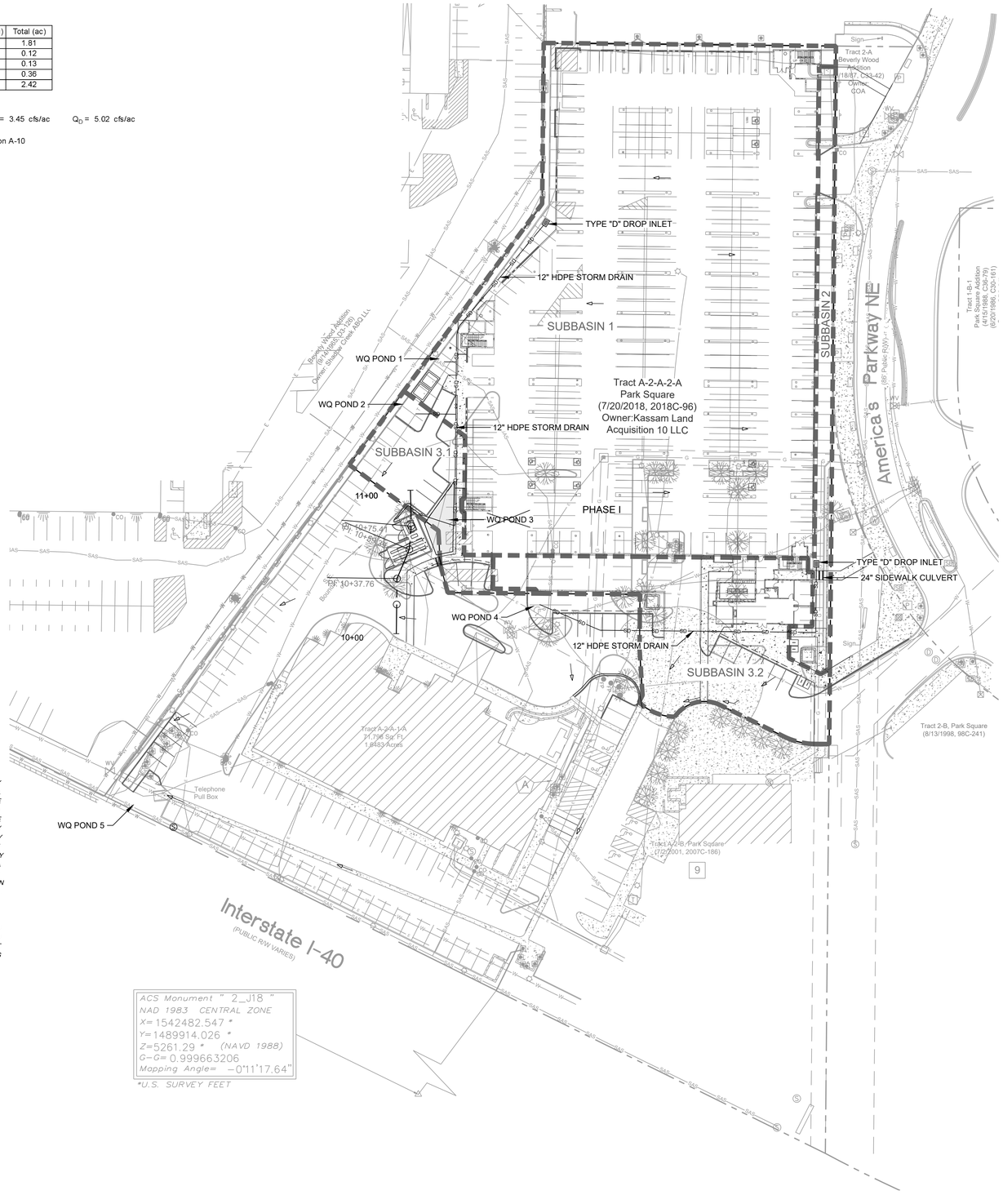
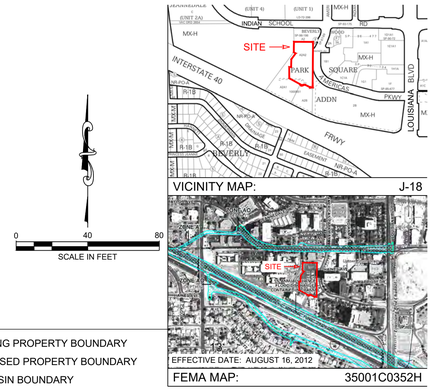
11/30/2023
PHASE 1 DATE

HUGH FLOYD, P.E. 16633

HUGH W. FLOYD NEW MEXICO 16633 LICENSED PROFESSIONAL ENGINEER





0 40 80
SCALE IN FEET

LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- SUBBASIN BOUNDARY

BACKGROUND

TRACT A-2-A-2-A, PARK SQUARE IS APPROXIMATELY 2.4 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED JUST WEST OF AMERICAS PARKWAY BETWEEN INDIAN SCHOOL ROAD AND INTERSTATE 40. THE SITE CURRENTLY IS A PARKING LOT. THE PROPOSED PROJECT IS AN APARTMENT BUILDING. THIS PROPERTY RECEIVES NO OFFSITE FLOWS. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. A GRADING PLAN WAS DONE FOR THE PARKING LOT BY AFRA CONSTRUCTION & DESIGN FOR TRACT A-2-A-2-A (J18-D33). THIS FILE CAN BE REFERENCED FOR GENERAL BACKGROUND RELATED TO THE PROPERTY.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) SECTION 22.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES IN ORDER TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.34". ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE PROPOSED PROJECT AREA, IN GENERAL, SLOPES FROM EAST TO WEST AT AT AN APPROXIMATE SLOPE OF 3% - 4%. STORM WATER RUNOFF GENERATED BY TRACT A-2-A-2-A SHEET DRAINS INTO TRACT A-2-A-1-A, THE ADJACENT PROPERTY TO THE SOUTH, AND IS CONCENTRATED INTO A CONCRETE RUNDOWN AT THE SOUTHWEST CORNER OF TRACT A-2-A-1-A. THE CONCRETE RUNDOWN DIRECTS WATER INTO A DROP INLET, WHICH THEN FLOWS IN A RCP UNDER THE WEST BOUND LANES OF INTERSTATE 40 AND DISCHARGES INTO THE I-40 CHANNEL.

PROPOSED CONDITIONS

THE PROPOSED PROJECT WILL CONSIST OF A PARKING GARAGE AT GRADE, ANOTHER LEVEL OF PARKING GARAGE ABOVE, AND FOUR FLOORS OF APARTMENT UNITS ABOVE THE PARKING GARAGE LEVELS. THE PROPERTY HAS BEEN SPLIT INTO 3 SUBBASINS.

SUBBASIN 1 IS 1.81 ACRES AND GENERATES 8.7 CFS. THIS SUBBASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE ROOF OF THE BUILDING. THE ROOF WILL FLOW WEST AND FLOW INTO SCUPPERS AND DOWNSPOUTS. STORM WATER IS THEN ROUTED THROUGH A 12" STORM DRAIN THAT DISCHARGES INTO WATER QUALITY PONDS 1, 2 AND 3. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 1,966 CUBIC FEET. WATER QUALITY PONDS 1, 2 AND 3 PROVIDE A COMBINED 1,410 CUBIC FEET. ONCE FULL, RUNOFF ENTERS THE PARKING LOT AND FLOWS TO THE SOUTHWEST CORNER OF THE PROPERTY ALONG THE PROPERTY LINE AS THE SITE HAS DONE HISTORICALLY.

SUBBASIN 2 IS 0.12 ACRES AND GENERATES 0.6 CFS. THIS SUBBASIN CONSISTS PRIMARILY OF THE RUNOFF GENERATED BY THE LANDSCAPING TO THE EAST OF THE BUILDING. THE LANDSCAPING AREA EAST OF THE BUILDING WILL FLOW SOUTH UNTIL ENTERING THE DROP INLET NEAR THE SOUTHEAST CORNER OF THE BUILDING. FROM THERE, A STORM DRAIN CONVEYS THE RUNOFF TO WATER QUALITY POND 4. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 129 CUBIC FEET. WATER QUALITY POND 4 PROVIDES 253 CUBIC FEET. ONCE FULL, THE POND DISCHARGES INTO THE PARKING LOT AND FLOWS TO THE SOUTHWEST CORNER OF THE PROPERTY ALONG THE PROPERTY LINE AS THE SITE HAS DONE HISTORICALLY.

SUBBASIN 3 IS 0.49 ACRES AND GENERATES 2.3 CFS. THIS SUBBASIN CONSISTS OF THE PARKING LOT LOCATED ON THE SUBJECT PROPERTY. SUBBASIN 3.1 FLOWS SOUTH ALONG THE WEST BOUNDARY OF THE SITE AND SUBBASIN 3.2 FLOWS SOUTH INTO THE VALLEY GUTTER TO THE SOUTHWEST CORNER OF THE PROPERTY AS THE SITE HAS HISTORICALLY DONE. THE REQUIRED WATER QUALITY VOLUME FOR THIS SUBBASIN IS 499 CUBIC FEET. WATER QUALITY POND 5 PROVIDES 148 CUBIC FEET.

THE TOTAL REQUIRED STORMWATER QUALITY VOLUME FOR THIS DEVELOPMENT IS 2,595 CF. THE TOTAL STORMWATER QUALITY VOLUME PROVIDED IS 1,811 CF. THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE REMAINING VOLUME OF 784 CF. THIS PAYMENT AMOUNT = 784 CF X $8/CF = $6,272.00.

MARKANA UPTOWN

Americas Parkway NE
Albuquerque, New Mexico

Office of Rich Barber Architecture, LLC
ORB

WorldHQ@ORBArch.com

HUGH W. FLOYD NEW MEXICO 16633 LICENSED PROFESSIONAL ENGINEER

LEGACY HOSPITALITY

RESPEC
7770 JEFFERSON STREET NE
SUITE 200
ALBUQUERQUE, NM 87109
PHONE (505) 253-9718

REVISIONS

CD SET

DATE: November 30, 2023 ORB # 16-221

C-101

DRAINAGE PLAN

FILE:N:\Projects\03064-Kassam Legacy Uptown\3_DWG\Sheets\Grading & Drainage Cert_231130\03064 Drainage Cert.dwg USER:Lu-Venus.Mayos DATE: November 30, 2023 TIME: 05:45 pm