

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 27, 2020

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM 87111

RE: View House Apartments
540 Paisano Ct. NE
Revised Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 08/06/20
Hydrology File: K22D060

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your submittal received 08/10/2020, the Revised Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

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

www.cabq.gov

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

Sincerely,

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: VIEW HOUSE APARTMENTS Building Permit #: Hydrology File #: K-22/0060

DRB#: EPC#: PR-2020-003455 Work Order#:

Legal Description: TRACT B-3-A, KOA SUBDIVISION UNIT 2

City Address: 540 PAISANO CT NE

Applicant: SMM PE Contact: SCOTT MCGEE

Address: 9700 TANDAN DR NE

Phone#: 263-2905 Fax#: E-mail: scottmcmgee@gmail.com

Other Contact: TOTAL MANAGEMENT SYSTEMS Contact: PRAKASH SUNDARAM

Address: 4239 BALLOON PARK RD NE

Phone#: Fax#: E-mail:

TYPE OF DEVELOPMENT: PLAT (# of lots) RESIDENCE X EPC DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? X Yes No

DEPARTMENT TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

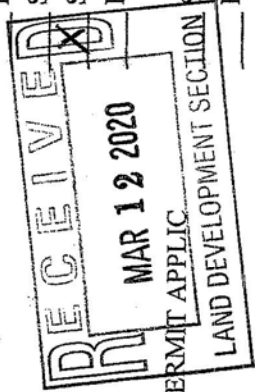
TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- X CONCEPTUAL G & D PLAN
- X GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY



- 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
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY)

8-10-20
3-12-20

DATE SUBMITTED: By: Scott McGee

COA STAFF:

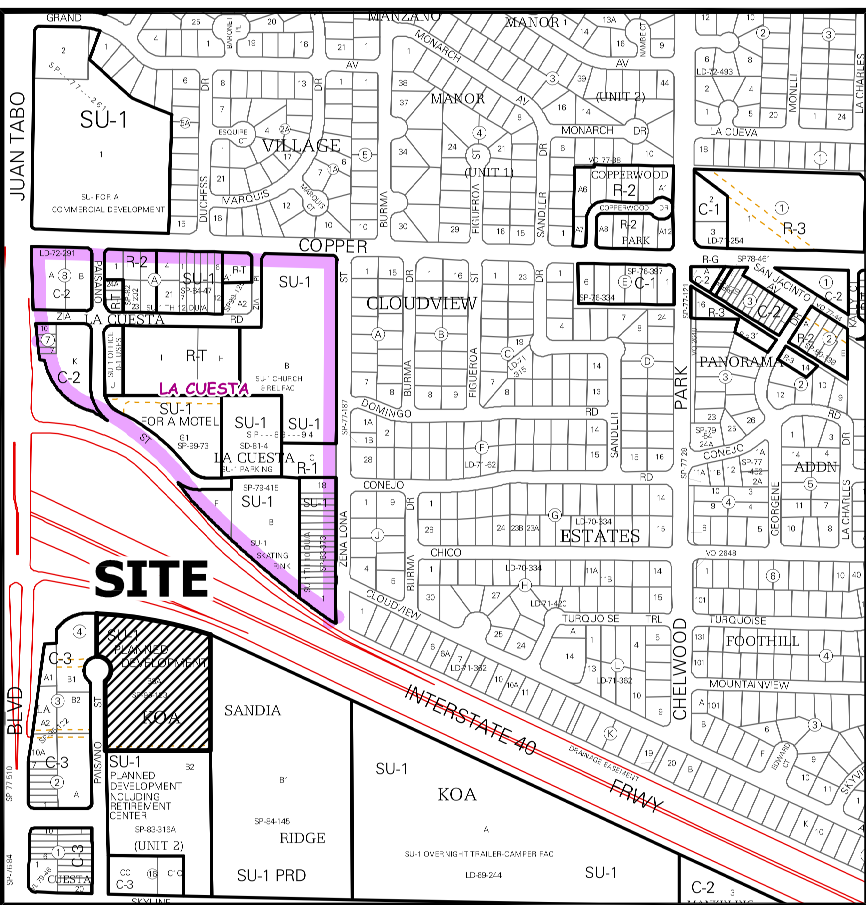
ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

VIEW HOUSE APARTMENTS

540 PAISANO STREET NE
ALBUQUERQUE, NM 87112

AUGUST, 2020



VICINITY MAP K-22-Z

ADDRESS: 540 Paisano Street NE, Albuquerque, NM

LEGAL DESCRIPTION: TRACT B-3-A, K. O. A. SUBDIVISION, UNIT 2

SITE AREA: 220,173 SF (5.0545 acres)

BENCHMARK: City of Albuquerque Station '10-K21' being a brass cap.
ELEV= 5557.514 (NAVD 1988)

SURVEYOR: The Survey Office, LLC dated February 12, 2020

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0359G (9/26/08), this site is identified as being within Zone 'X' which is determined to be of minimal flood hazard.

OFFSITE FLOW: The site does not accept any offsite flow as the apartment complex to the east has a curbed drive aisle running along the west side of the site. The Interstate 40 trail running along the north side of the site has a bar ditch which contains the runoff and carries flow to the west.

EXISTING CONDITIONS: The site is currently undeveloped with some sparse vegetation. The site slopes down to the west at approximately 3% and the sheet flow discharges to the public R/W of Paisano Street NE.

PROPOSED IMPROVEMENTS: The proposed improvements include 4 new 3-story and 4-story apartment buildings, a community building with swimming pool, associated paved access and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the first flush volume. Private storm drains will be extended onsite to provide for catch basins to intercept site runoff.

Existing land treatment: 90% A and 10% B
 $Q = [(0.90)(1.87) + (0.10)(2.60)](5.05) = 9.8 \text{ CFS}$
Proposed land treatment: 10% B, 25% C and 65% D
 $Q = [(0.10)(2.60) + (0.25)(3.45) + (0.65)(5.02)](5.05) = 22.2 \text{ CFS}$

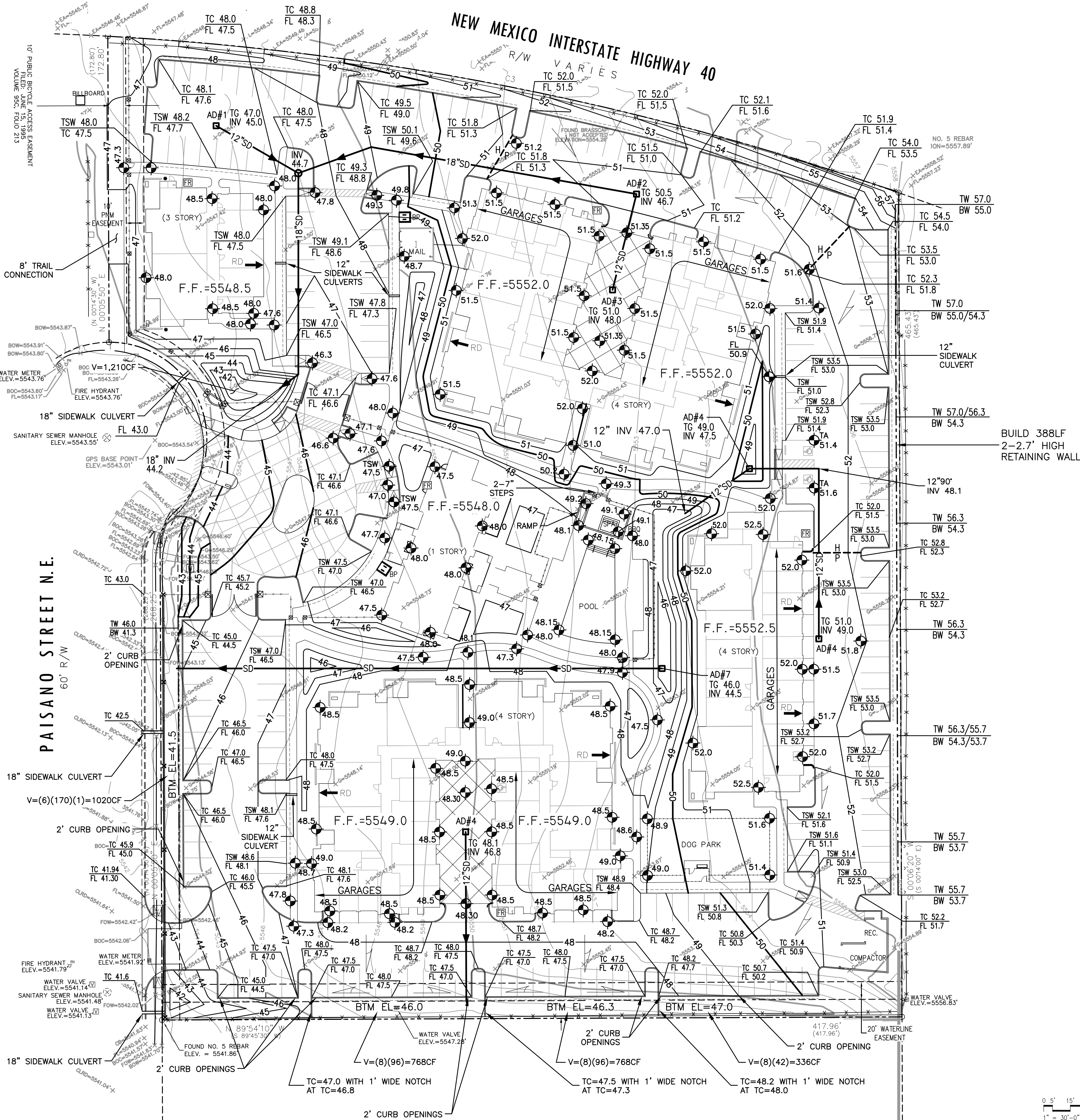
First flush $V = (143,112)(0.34/12) = 4,054 \text{ CF}$
Total retention volume provided onsite is 4,102 CF
The proposed retention pond areas will combine to contain the first flush volume. Site runoff will increase from historic but the existing street capacity is adequate.

Legend

	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR - MAJOR
	NEW CONTOUR - MINOR
	RETAINING WALL
	HIGH POINT
	SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	ROOF DRAIN

Scott M McGee PE

9700 Tanoan Dr NE
Albuquerque, NM 87111
505.263.2905
scottmmcgee@gmail.com



CONCEPTUAL GRADING AND DRAINAGE PLAN

1" = 30'

0' 5' 15' 30' 60'
1" = 30'-0"

