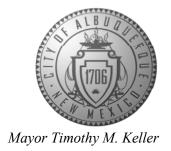
CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



March 29, 2022

Verlyn Miller, P.E. Miller Engineering Consultants, Inc 3500 Comanche NE Bldg. F Albuquerque, NM 87107

RE: Loma Vista II

10225 Central Ave. NW

Conceptual Grading & Drainage Plans Engineer's Stamp Date: No Stamp Date

Hydrology File: L08D008

Dear Mr. Miller:

PO Box 1293 Based upon the information provided in your submittal received 03/01/2022, the Conceptual

Grading & Drainage Plans are approved for action by the DRB on Site Plan for Building Permit.

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

NM 87103 any earth disturbance.

Albuquerque

www.cabq.gov If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

Sincerely,

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

Renée C. Brissette

Planning Department



City of Albuquerque

Planning Department

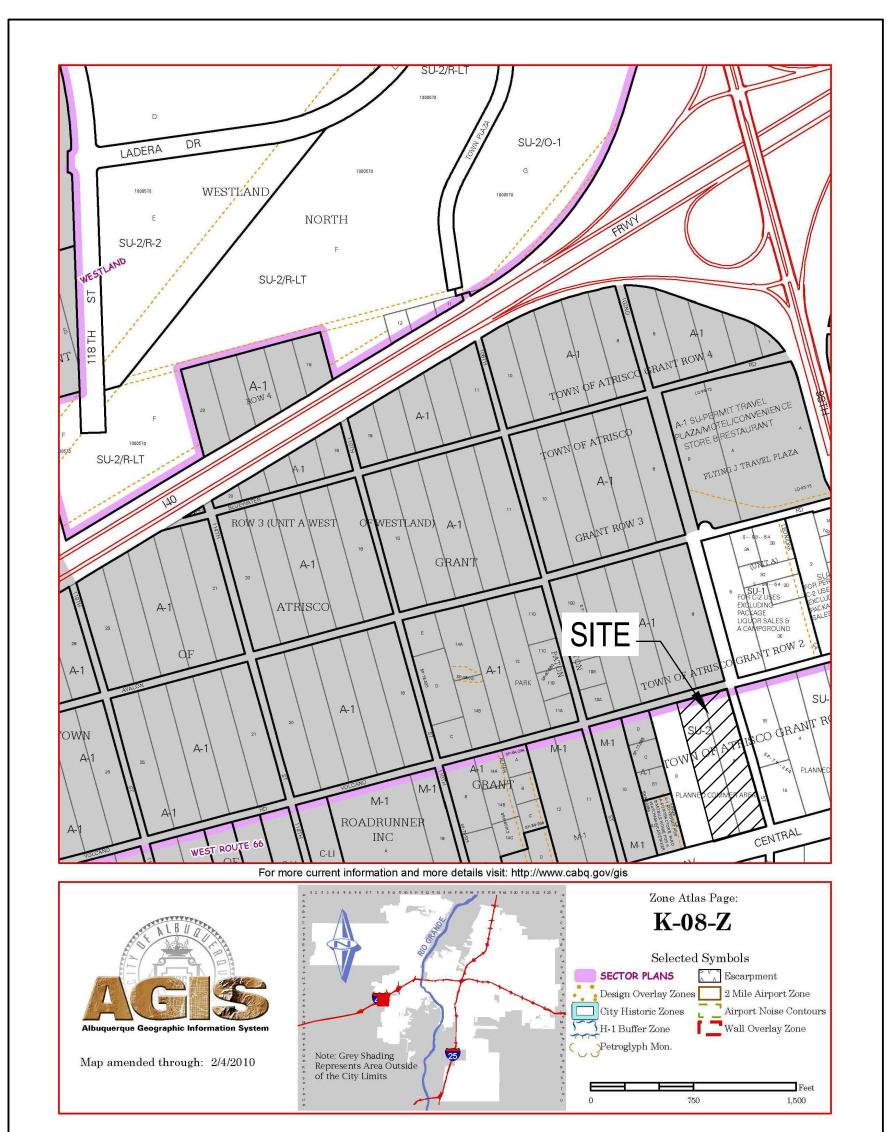
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Loma Vista II	Building Permit #:	Hydrology File #:
DRB#:	EPC#:	Work Order#: 1, UNIT A, LOCATED WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE
Legal Description: EAST, AS PROJECT	CTED INTO THE TOWN OF ATRISCO GRANT, CITY OF AL	1, UNIT A, LOCATED WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE BUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
City Address: 10225 Central Ave	e. NW, Albuquerque, NM 87121	
Applicant: West Coast Mobil	e Home Park	Contact: Richard Delaney
Address: 31 Airport Blvd., S	Ste. G, South San Fransisco, CA 94	4080
Phone#: 415-378-8757	Fax#:	E-mail: rich@westcoastmhp.com
Other Contact: Miller Engir	nering Consultants, Inc.	Contact: Verlyn Miller
Address: 3500 Comanche N	E, Bldg. F	
Phone#: 505-888-7500	Fax#:	E-mail: vmiller@mecnm.com
TYPE OF DEVELOPMENT:	PLAT (# of lots)RESIDE	ENCE X DRB SITE ADMIN SITE
IS THIS A RESUBMITTAL?	YesX_No	
DEPARTMENT TRANSPO	RTATION X HYDROLOGY/I	DRAINAGE
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CE PAD CERTIFICATION CONCEPTUAL G & D PLAN	RTIFICATION B C P	OF APPROVAL/ACCEPTANCE SOUGHT: UILDING PERMIT APPROVAL ERTIFICATE OF OCCUPANCY RELIMINARY PLAT APPROVAL ITE PLAN FOR SUB'D APPROVAL
X GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN	F	ITE PLAN FOR BLDG. PERMIT APPROVAL INAL PLAT APPROVAL
FLOODPLAIN DEVELOPMENT ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LA TRAFFIC IMPACT STUDY (** STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	YOUT (TCL) SO TIS) P.	IA/ RELEASE OF FINANCIAL GUARANTEE OUNDATION PERMIT APPROVAL RADING PERMIT APPROVAL O-19 APPROVAL AVING PERMIT APPROVAL RADING/ PAD CERTIFICATION ORK ORDER APPROVAL LOMR/LOMR LOODPLAIN DEVELOPMENT PERMIT THER (SPECIFY) DRB
DATE SUBMITTED: 03-01	-2022 By: Verlyn Mil	ller
COA STAFF:	ELECTRONIC SUBMITTAL	RECEIVED:

FEE PAID:

FLOOD ZONE MAP 35001C0328J





ZONE MAP K-08-Z

DRAINAGE REPORT

SITE LOCATION

The existing site is an approximate 7.0-acre site located on Central Avenue NW just west of 102^{nd} Street. The site is bound on the north side by Volcano Road, Central Avenue on the south, 102^{nd} Street to the east and an existing mobile home park to the west (see vicinity map this sheet).

EXISTING CONDITIONS

The existing site is estimated at 7.28 acres and is currently undeveloped. The site has been disturbed by human activity and will be considered 100% land treatment C under existing conditions. The site currently slopes from the northwest to the southeast. The stie is located within the 2013 Amole-Hubbell DMP area, which allows for free discharge up to 3.55 cfs/acre. The site does not lie within a 100-year FEMA floodplain (see FEMA panel on this sheet).

PROPOSED CONDITIONS

The proposed project will consist of a mobile home park and associated access roadways. The two driveways will access the site from Volcano Road. The site impervious area under proposed conditions is 3.13 acres. The new access roadways will be surfaced with hot mix asphalt paving. A storm water quality retention pond will be located on the site to retain the storm water quality volume from the development. The drainage calculations for proposed conditions are indicated on this sheet.

CONCLUSIONS

When fully developed as indicated on the grading and drainage plan, the increased runoff from the site is estimated at 4.70 cfs and 0.375 acre-feet during the 100-year, 24-hour event. Storm water runoff from the site will discharge into the proposed storm water quality pond. The pond has a volume of 6708 cubic feet to the spillway which is greater than the storm water quality volume which has been estimated at 4416 cubic feet. The site will discharge 3.51 cfs/acre which is less than the allowable discharge rate of 3.55 cfs based on the Amole-Hubbell DMP. Overflow from the storm water quality pond will discharge to its historical location downstream to 102^{nd} Street.

DPM HYDROLOGY CALCULATIONS

Precipitation Zone 1 - 100-year Storm			Storm	P(360) = 2.20		in	P(1440) =	2.66	in
Basin Land Treatment Factors				'S					
Basin	Area	Α	В	С	D	Ew	V(100-6)	V(100-24)	Q(100)
	(Ac)		(Acres	s)		(in)	(af)	(af)	(cfs)
Existing Conditions									
Site	7.28	0.00	0.00	7.28	0.00	0.99	0.601	0.601	20.89
Total	7.28								20.89
Proposed Conditions									
Site	7.28	0.00	0.00	4.15	3.13	1.41	0.856	0.976	25.59
Total	7.28								25.59

FIRST FLUSH CALCULATIONS

FIRST FLUSH =(0.42/12" * 136,688 SF) = 4416 CF > 6708 CF

WATER HARVEST AREA

	VAVATED LIADVECT MODILI ADEA							
	WATER HARVEST NORTH AREA							
Pond Ra	Pond Rating Table							
Side Slope		2:1						
Depth	Area		Volume	Cum Volume	Cum Volume			
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)	(cu-ft)			
39	2225	0.051	0.000	0.000	0.000			
40	2225	0.051	0.051	0.051	2225			
41	2225	0.051	0.051	0.102	4450			
42	2250	0.052	0.051	0.154	6688			

GENERAL NOTES:

- EXISTING TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY PRECISION SURVEYS, INC., ALBUQUERQUE, NEW MEXICO NOVEMBER, 2019. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
- 2. PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY BRASS DISC STAMPED "ZAB-B, 1994". LOCATED ON THE I-25 EAST FRONTAGE ROAD NE., 0.13 MI ± NORTHERLY OF CENTERLINE PASEO DEL NORTE, 447± SOUTHERLY OF CENTERLINE CARMEL AVE. (MEASURED ALONG SAID FRONTAGE ROAD), 68.8 FT. NORTHERLY OF NMSHC BRASS CAP "397=96.81" ON THE I-25 EAST RIGHT-OF-WAY LINE, 24.0 FT. EASTERLY OF THE MOST EASTERLY WHITE STRIPE ON SAID FRONTAGE ROAD, 1.7 FT. WESTERLY OF THE I-25 EAST RIGHT-OF-WAY FENCE, 0.25 FT. BELOW SAID ACCESS COVER
- 2. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
- 3. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
- 4. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
- 5. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
- 6. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- 7. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
- 8. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
- 9. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.

- 11. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
- 12. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
- 13. SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
- 14. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
- 15. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
- 16. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
- 17. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
- 18. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2014 EDITION OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (GREY BOOK).
- 19. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.
- 20. THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO STARTING THE SEEDING ON THE PROJECT. THE SEED MIX DESIGN SHALL BE A SEED MIX RECOMMENDED BY NRCS FIELD OFFICE REPRESENTATIVE APPROPRIATE FOR PROJECT LOCATION.
- ALL DISTURBED AREAS, NOT ADDRESSED BY ARCHITECTURAL LANDSCAPE PLAN WITH SLOPES OF LESS THAN 3:1 SHALL RECEIVE CLASS "A" SEEDING. ANY SLOPES THAT ARE 3:1 OR STEEPER SLOPES SHALL RECEIVE STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET (NORTH AMERICAN GREEN C125) OR APPROVED EQUAL.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION

PRELIMINARY APPROVED

DATE: 03/29/22

BY: L08D008

THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

MILLER ENGINEERING CONSULTANTS

Engineers • Planners

3500 COMANCHE, NE BUILDING F ALBUQUERQUE, NM 87107 (505)888-7500 (505)888-3800 (FAX) WWW.MECNM.COM

"NOT FOR CONSTRUCTION"



PROJECT TITLE:

LOMA VISTA II MANUFACTURED HOME COMMUNITY FOR RCA INVESTMENTS L.L.C. 10,225 CENTRAL AVE. NW.

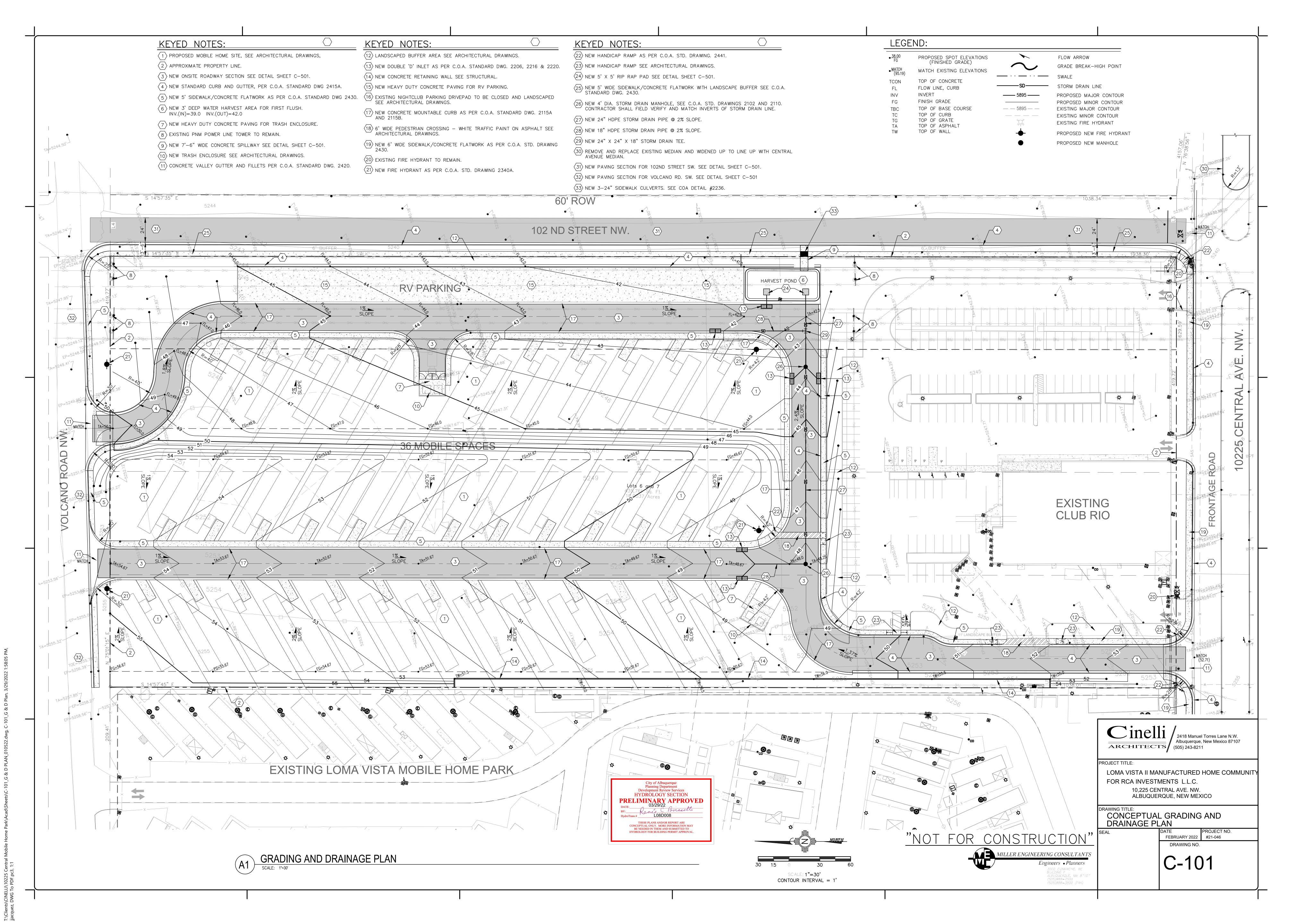
ALBUQUERQUE. NEW MEXICO

HYDROLOGY PLAN

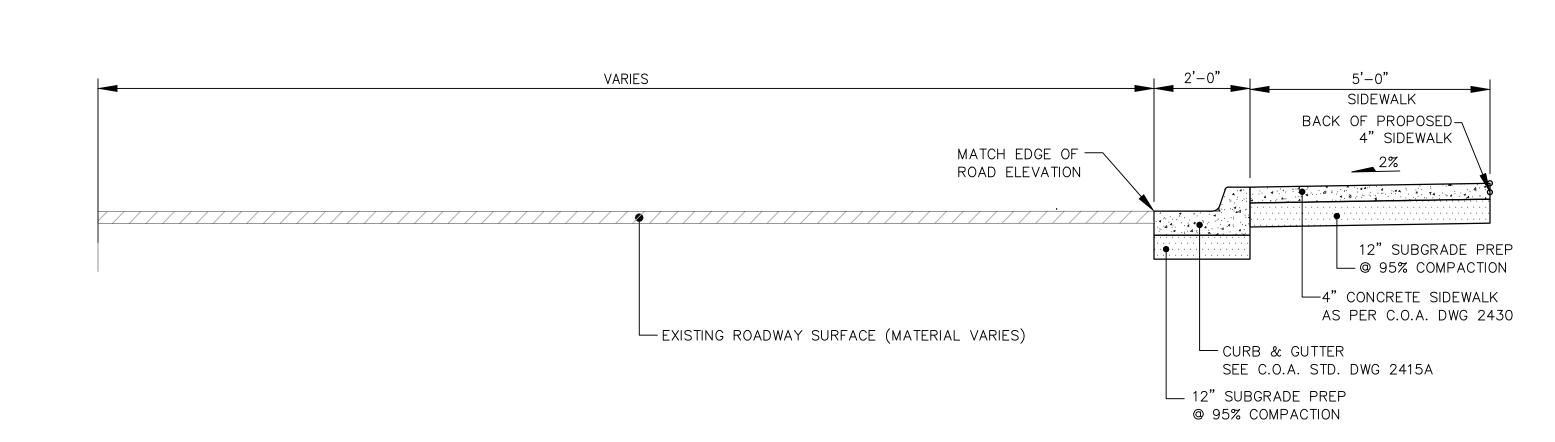
DATE PROJECT NO.
FEBRUARY 2022 21-046
DRAWING NO.

C-100

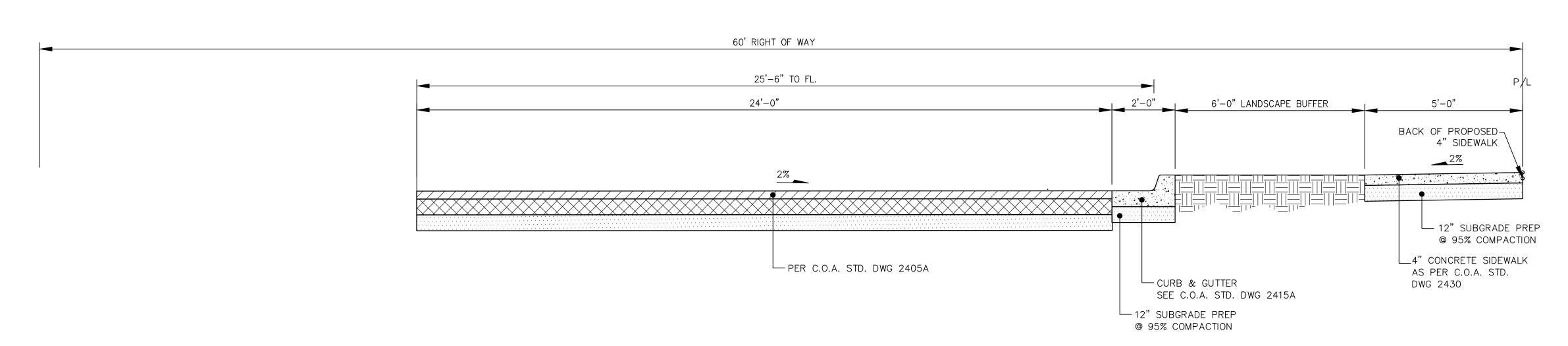




PROPOSED TYPICAL ROADWAY - ONSITE ROADWAY



PROPOSED TYPICAL ROADWAY — VOLCANO RD. SCALE: 1"=2"



PROPOSED TYPICAL ROADWAY — 102ND ST. SCALE: 1"=2"

