

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

August 30, 2021

Scott McGee, PE
Scott M. McGee PE, LLC
9700 Tanoan Dr. NE
Albuquerque, NM 87111

**RE: Gateway Apartments
Tract A-4-A Mesa Del Sol Innovation Park
Conceptual Grading and Drainage Plan Rev2
Engineer's Stamp Date: 8/19/21
Hydrology File: R16D101**

Dear Mr. McGee:

PO Box 1293

Based upon the information provided in your revised submittal received 8/27/2021, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Preliminary Plat and Site Plan for Building Permit.

Albuquerque

NM 87103

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 924-3986 or earmijo@cabq.gov.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT 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
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LEGAL DESCRIPTION: TRACT A-4-A, REPLAT OF TRACT A-4 MESA DEL SOL INNOVATION PARK

SITE AREA: 11.9075 AC (518,694 SF)

BENCHMARK: City of Albuquerque Station '5-R15' being a brass cap.
ELEV= 5306.674 (NAVD 1988)

SURVEYOR: Harris Surveying Inc. dated November, 2020

FLOOD HAZARD: From FEMA Map 35001C0555H (8/16/2012), this site is identified as being within Zone 'X' which is determined to be an area of minimal flood hazard.

OFFSITE FLOW: The site does not accept offsite flow as public streets border the site to the north, east, and south. The land to the west is undeveloped and is scheduled to be developed as Sagan Road. The Mesa del Sol DMP defines this site as being within Basin M which is to drain to the southwest and discharge to regional pond 2A. Discharge is based on 56.08/15.15= 3.7 CFS/AC.

EXISTING CONDITIONS: The site is currently undeveloped and the site slopes down to the west at 0.5 - 1%.

PROPOSED IMPROVEMENTS: The proposed improvements include 8 residential apartment buildings, a community building, paved access and parking, sidewalks, and landscaping.

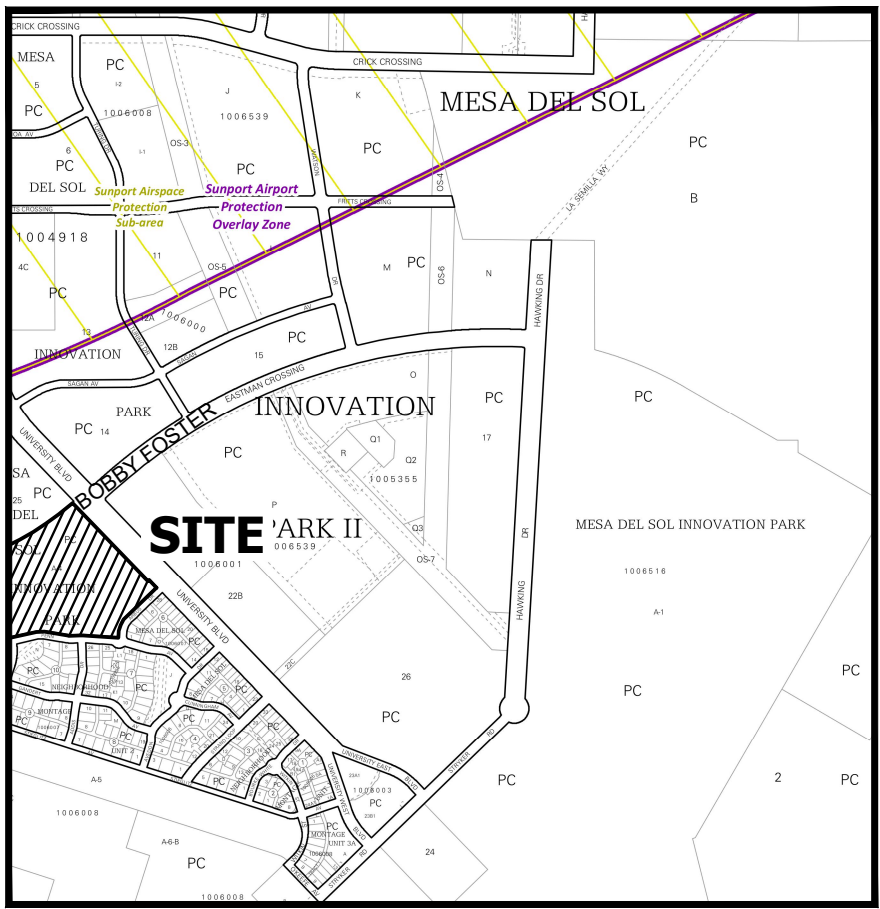
DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the SWQ volume.

Existing land treatment: 100% A PRECIPITATION ZONE: 3
 $Q = (1.87)(11.91) = 22.3$ CFS
Proposed land treatment: 10% B, 31% C and 59% D
 $Q = [(0.10)(2.60) + (0.31)(3.45) + (.59)(5.02)](11.91) = 51.1$ CFS

$SWQ V = (306,030)(0.42/12) = 10,711$ CF

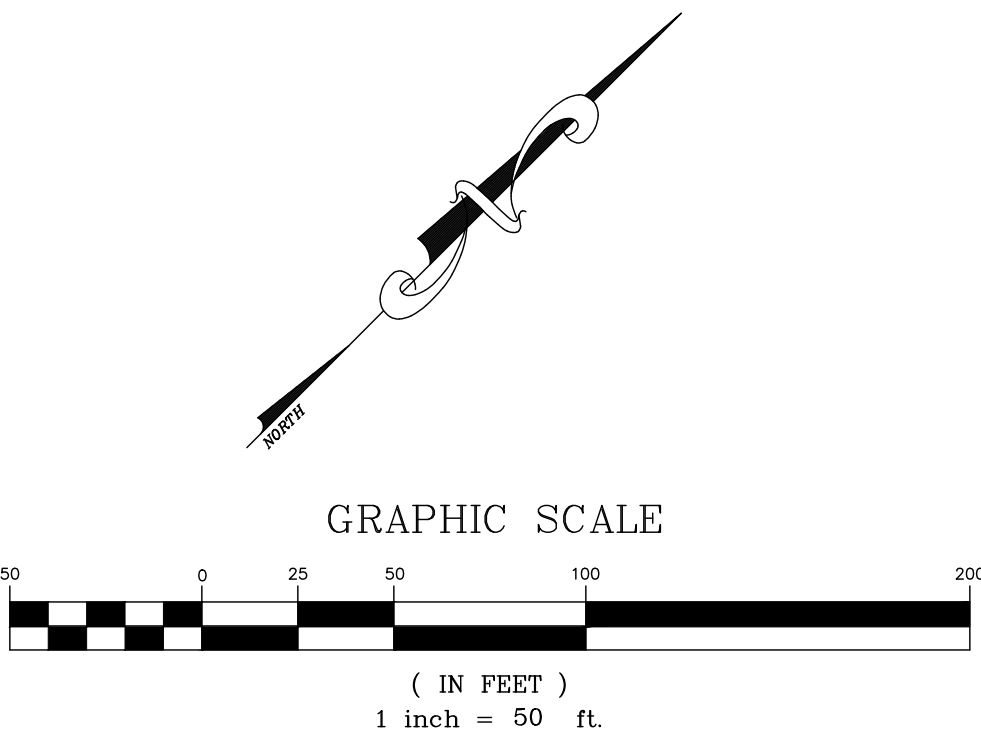
This flow will discharge to several onsite retention ponding areas located throughout the site. The SWQ volume of 10,900 CF will be retained in the ponds as shown. Site discharge will not exceed the allowable:
 $Q = (11.91/15.15) 56.08 = 44.0$ CFS.

CONCEPTUAL
GRADING AND DRAINAGE PLAN
**ENCANTO APARTMENTS
MESA DEL SOL**
AUGUST, 2021



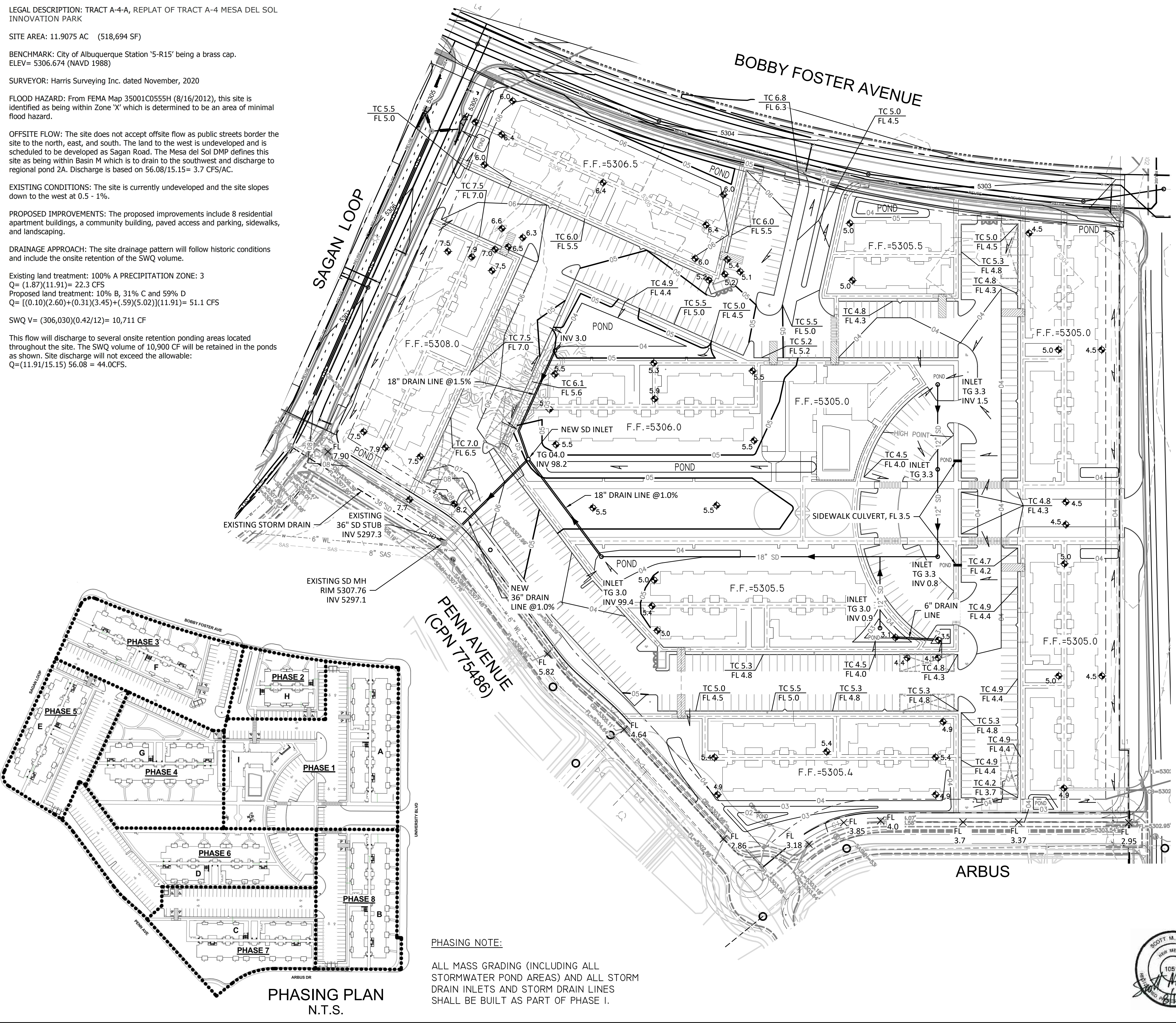
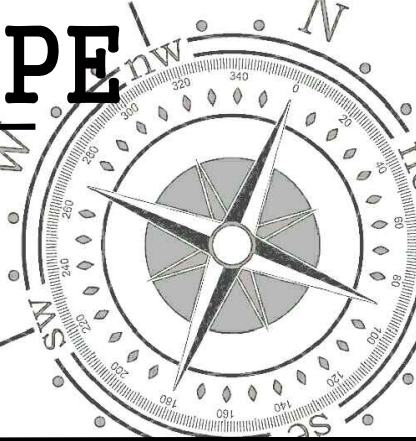
VICINITY MAP
ZONE ATLAS R-16-Z

Legend	
	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR - MAJOR
	NEW CONTOUR - MINOR
	STORM DRAIN
	STORM DRAIN INLET
	SPOT ELEVATION
	FLOW DIRECTION
	FINISH FLOOR ELEVATION
	COVERED PARKING AREA



Scott M McGee PE

9700 Sand Verbena Trail NE
Albuquerque, NM 87122
505.263.2905
scottmmcgee@gmail.com



PHASING NOTE:

ALL MASS GRADING (INCLUDING ALL STORMWATER POND AREAS) AND ALL STORM DRAIN INLETS AND STORM DRAIN LINES SHALL BE BUILT AS PART OF PHASE I.

PHASING PLAN
N.T.S.