

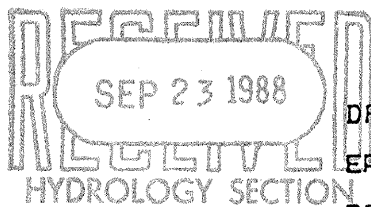
PROJECT TITLE: ADOBE WE & SUBP. ZONE ATLAS/DRNG FILE #: B-13, C-13
LEGAL DESCRIPTION: TRACTS A-H B13/D2
CITY ADDRESS: _____
ENGINEERING FIRM: BOHANNAN-HUSTON CONTACT: JAMES TOPMILLER
ADDRESS: 7500 JEFFERSON NE PHONE: 823-1000
87109
OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. 2774

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT (REVISED)
☒ DRAINAGE PLAN (REVISED)
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 9/23/88

BY: JAMES TOPMILLER

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 12, 1988

James Topmiller, P.E.
Bohannon-Huston Inc.
Courtyard I
7500 Jefferson Street, NE
Albuquerque, NM 87109

RE: REVISED GRADING PLAN OF ADOBE WELLS SUBDIVISION, RECEIVED
SEPTEMBER 23, 1988, FOR FINAL PLAT APPROVAL. (B-13/D2)

Dear Mr. Topmiller:

The above referenced submittal, dated 9-14-88, is approved for Final Plat sign off by the City Engineer, which divides Tract C into two tracts.

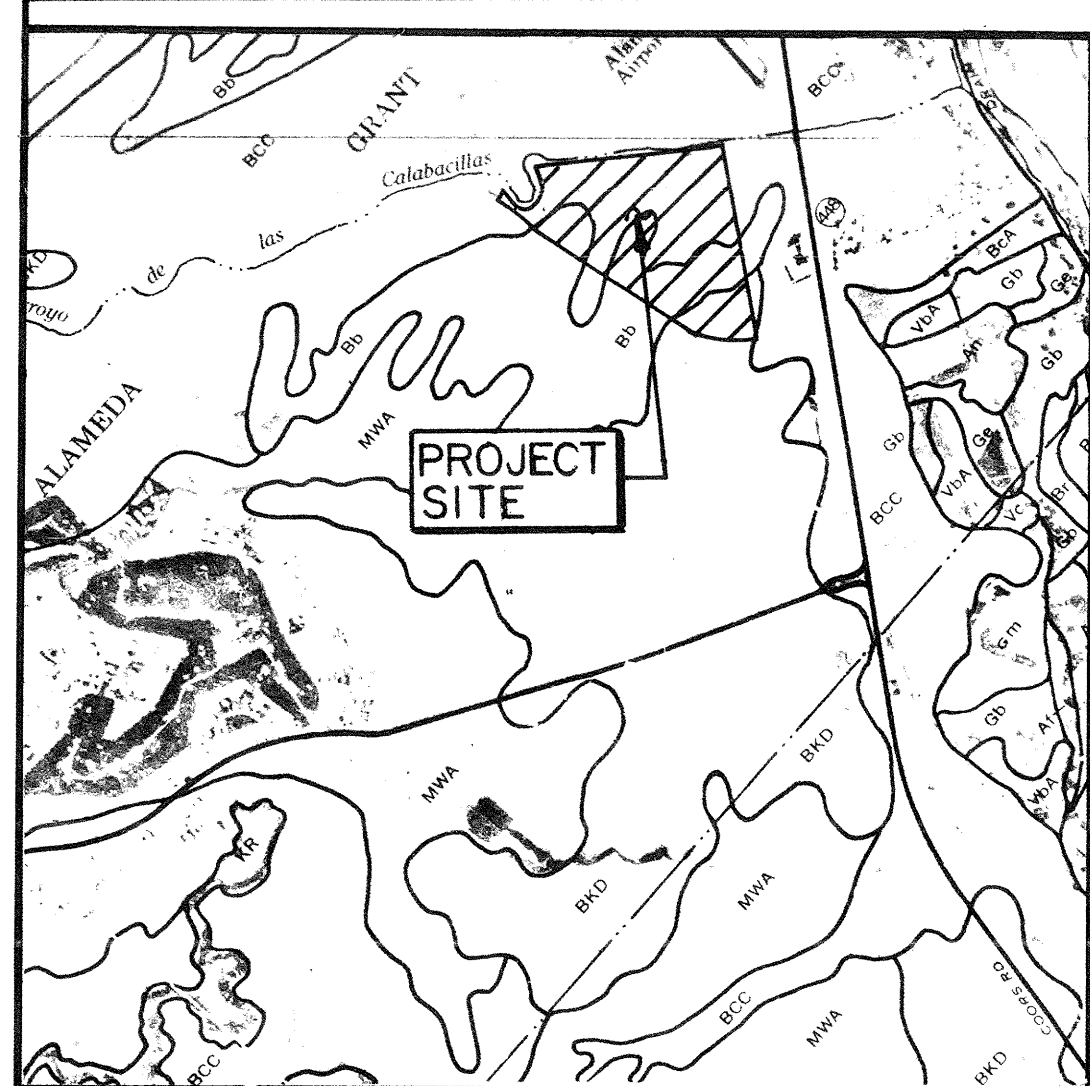
If you have any further questions call me at 768-2650.

Cordially,

A handwritten signature in black ink that reads 'Roger A. Green, P.E.' The signature is written in a cursive style with a large 'R' and a distinct 'P.E.' at the end.

Roger A. Green, P.E.
C.E./ Hydrology Section

RAG/(WP+877)



ADOBE WELLS SUBDIVISION DRAINAGE MANAGEMENT PLAN

The purpose of this plan is to outline a drainage management scheme for the proposed Adobe Wells Subdivision, currently Tracts F, G and H of Eagle Ranch. The site location is identified by the location map shown on this plan sheet. The City of Albuquerque's Development Process Manual and the Rational Method provides criteria for determining runoff flow-rates and volumes.

The undeveloped site currently drains in a northeasterly direction towards its east boundary and the Calabacillas Arroyo. The Calabacillas Arroyo is a large natural arroyo draining westerly to the Rio Grande River and approximately forming the north boundary of the site. Sheet flow runoff occurs over much of the site until eventually collected in several small arroyos and drained to the Calabacillas. Existing flow-rates, by tract, are given in the table below.

Several reports and studies have occurred in this area to determine drainage and erosion characteristics for future development. "The Eagle Ranch Drainage Report", dated August 9, 1985 and prepared by Easterling-Leverson and Associates, provides conceptual drainage guidelines for the site and surrounding area. The report provided for free discharge of runoff from Tracts F, G and H and called for the construction of a 60" storm sewer along the east boundary of the tracts. The storm sewer would collect runoff from most of the site and discharge to the Calabacillas Arroyo. Construction plans for the storm sewer have been prepared and its alignment is shown on this sheet. As of this report, the storm sewer has not been installed.

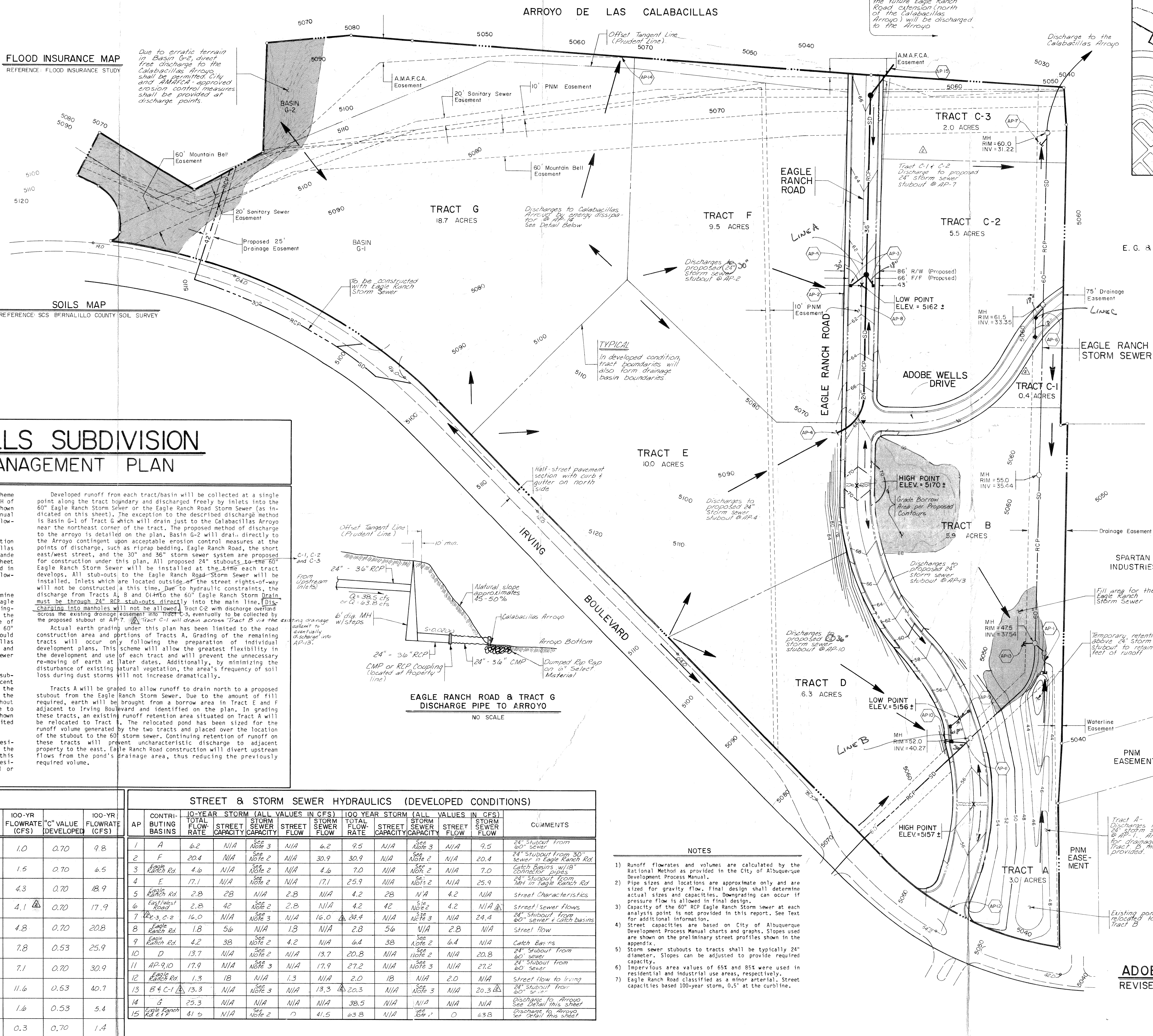
In April of 1983, the firm of Simons, Li and Associates, Inc. submitted to AMAFCA an "Erosion Study to Determine Boundaries for Adjacent Development" along the Calabacillas Arroyo. Of most importance, the report yielded "offset tangents" along the site's boundary with the Arroyo. These offset tangents define the limits beyond which, without channel improvements, it is not considered prudent to develop due to potential flood and erosion hazards. These tangent lines have been shown on the plan. The alignment occurring north of the tangents will be limited to improvements allowed by current AMAFCA and City policies.

In the final developed condition, the site is planned for residential, commercial and industrial uses. The shown replating of the existing Tracts F, G and H into Tracts A through G is in process at this time. Tracts E and G of the proposed platting are planned for residential uses whereas the remaining tracts proposed for commercial or industrial development.

FLOOD INSURANCE MAP REFERENCE: FLOOD INSURANCE STUDY

Due to erratic terrain in Basin G-2, direct free discharge to the Calabacillas Arroyo shall be permitted. City and AMAFCA approved erosion control measures shall be provided at discharge points.

SOILS MAP REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY



- LEGEND
- PROJECT BOUNDARY
 - PROPOSED DRAINAGE
 - EXISTING EASEMENT
 - LOT LINE & DRAINAGE BASIN BOUNDARY
 - DIRECTION OF FLOW
 - FUTURE STORM DRAIN LINE
 - PROPOSED STORM DRAIN LINE
 - ANALYSIS POINT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING SPOT ELEVATION

- NOTES
- Runoff flowrates and volumes are calculated by the Rational Method as provided in the City of Albuquerque Development Process Manual.
 - Pipe sizes and locations are approximate only and are sized for gravity flow. Final design shall determine actual sizes and capacities. Downgrading can occur if pressure flow is allowed in final design.
 - Capacity of the 60" RCP Eagle Ranch Storm Sewer at each analysis point is not provided in this report. See Text for additional information.
 - Street capacities are based on City of Albuquerque Development Process Manual charts and graphs. Slopes used are shown on the preliminary street profiles shown in the appendix.
 - Storm sewer stubouts to tracts shall be typically 24" diameter. Slopes can be adjusted to provide required capacity.
 - Impervious area values of 65% and 85% were used in residential and industrial use areas, respectively.
 - Eagle Ranch Road classified as a minor arterial. Street capacities based 100-year storm, 0.5' at the curbline.

BASIN		HYDROLOGY		100-YR		100-YR		100-YR	
BASIN	AREA (ACRES)	DISCHARGES TO	INTENSITY (IN/HR)	TC (MIN)	"C" VALUE (EXIST)	FLOWRATE (CFS)	"C" VALUE DEVELOPED	FLOWRATE (CFS)	"C" VALUE DEVELOPED
Tract A	3.0	Tract A	4.65	10	0.16	1.0	0.70	9.8	
Tract C-3	2.0	60" RCP @ AP-7	4.65	10	0.16	1.5	0.70	6.5	
Tract B	5.7	60" RCP	4.65	10	0.16	4.3	0.70	18.9	
Tract C-2	5.5	60" RCP via Easmt in C-3	4.65	10	0.16	4.1	0.70	17.9	
Tract D	6.3	60" RCP	4.65	10	0.16	4.8	0.70	20.8	
Tract E	10.0	Eagle Ranch Rd	4.65	10	0.16	7.8	0.53	25.9	
Tract F	9.5	Eagle Ranch Rd	4.65	10	0.16	7.1	0.70	30.9	
Tract G (G-1)	16.51	Arroyo	4.65	10	0.16	11.6	0.53	40.7	
G-2	2.19	Arroyo	4.65	10	0.16	1.6	0.53	5.4	
C-1	0.44	(AP-13) Easmt in Tract B	4.65	10	0.16	0.3	0.70	1.4	

STREET & STORM SEWER HYDRAULICS (DEVELOPED CONDITIONS)											
AP	CONTRIBUTING BASINS	10-YEAR STORM TOTAL FLOW-RATE	STREET CAPACITY	STORM SEWER CAPACITY	STREET FLOW	STORM SEWER FLOW	100-YEAR STORM TOTAL FLOW-RATE	STREET CAPACITY	STORM SEWER CAPACITY	STREET FLOW	STORM SEWER FLOW
1	A	6.2	N/A	See Note 3	N/A	6.2	9.5	N/A	See Note 3	N/A	9.5
2	F	20.4	N/A	NOTE 2	N/A	30.9	30.9	N/A	NOTE 2	N/A	20.4
3	Eagle Ranch Rd	4.6	N/A	NOTE 2	N/A	4.6	7.0	N/A	NOTE 2	N/A	7.0
4	E	17.1	N/A	NOTE 2	N/A	17.1	25.9	N/A	NOTE 2	N/A	25.9
5	Eagle Ranch Rd	2.8	28	N/A	2.8	N/A	4.2	28	N/A	4.2	N/A
6	First West	2.8	42	NOTE 2	2.8	N/A	4.2	42	NOTE 2	4.2	N/A
7	C-3, C-2	16.0	N/A	NOTE 3	N/A	16.0	24.4	N/A	NOTE 3	N/A	24.4
8	Eagle Ranch Rd	1.8	56	N/A	1.3	N/A	2.8	56	N/A	2.8	N/A
9	Eagle Ranch Rd	4.2	38	NOTE 2	4.2	N/A	6.4	38	NOTE 2	6.4	N/A
10	D	13.7	N/A	NOTE 2	N/A	13.7	20.8	N/A	NOTE 2	N/A	20.8
11	AP-9, 10	17.9	N/A	NOTE 3	N/A	17.9	27.2	N/A	NOTE 3	N/A	27.2
12	Eagle Ranch Rd	1.3	18	N/A	1.3	N/A	2.0	18	N/A	2.0	N/A
13	B & C-1	13.3	N/A	NOTE 3	N/A	13.3	20.3	N/A	NOTE 3	N/A	20.3
14	G	25.3	N/A	N/A	N/A	N/A	38.5	N/A	N/A	N/A	N/A
15	Eagle Ranch Rd	41.5	N/A	NOTE 2	N/A	41.5	63.8	N/A	NOTE 2	N/A	63.8

ADOBE WELLS SUBDIVISION REVISED DRAINAGE MANAGEMENT PLAN

HYDROLOGIST SECTION

Job No. 88296.01		Sheet 2 of 2	
52072			
Date	Revision	By	
2/86	REVISE EAGLE RANCH ROAD STORM DRAIN ALIGNMENT	DM	TG
9/88	DIVIDED TRACT C INTO TWO LOTS	JT	JT
		Checked By:	Scale: 1" = 100'

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