

# CITY OF ALBUQUERQUE



December 9, 2016

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

**Re: Aspen Ranch Apts.-Phase 2 Bldgs. 31, 32 & 33  
9677 Eagle Ranch Rd. NW  
Requested for Permanent C. O. - Accepted  
Engineers Stamp Date 11/22/11 (B13D002B)  
Certification dated: 12-2-16**

Dear Mr. McGee,

Based on the Certification received on 12/6/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

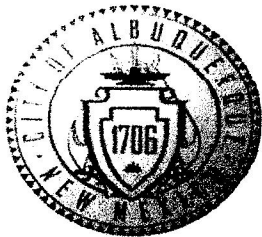
New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

TE/AC

C: CO Clerk, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.;  
Blocker, Lois



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: ASPEN RANCH APTS PHASE 2 Building Permit #: \_\_\_\_\_ City Drainage #: B13/DO2B  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: TRACT A COTTONWOOD POINTE  
City Address: 9677 EAGLE RANCH RD NW  
Engineering Firm: SMM PE Contact: SCOTT MCGEE  
Address: 9700 TANGAN DR NE  
Phone#: 263-2905 Fax#: \_\_\_\_\_ E-mail: scottmmcgee@gmail.com  
Owner: AMERICAN REALCORP Contact: ERNIE COHEN  
Address: \_\_\_\_\_  
Phone#: (949) 400-9500 Fax#: \_\_\_\_\_ E-mail: erniecohen@gmail.com  
Architect: WHITNEYBELL ARCHITECTS Contact: Shannon Hanna  
Address: \_\_\_\_\_  
Phone#: (602) 265-1891 Fax#: \_\_\_\_\_ E-mail: shannon@whitneybellperry.com  
Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION  
GRADING  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☒ OTHER (SPECIFY) PHASING PLAN

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
TEMPORARY  
☐ 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  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No 12/5/16

DATE SUBMITTED: 11/22/16 By: SCOTT MCGEE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



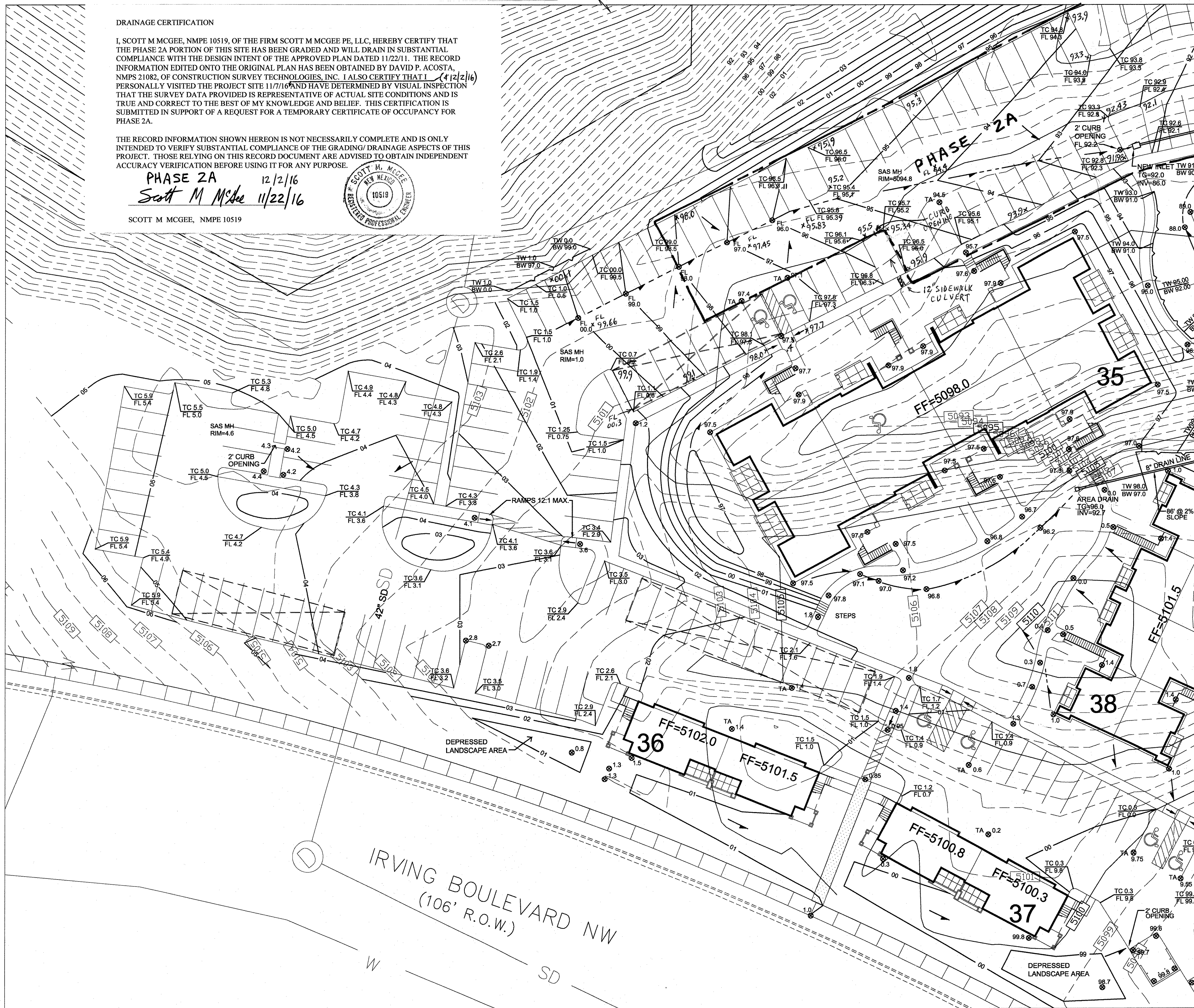
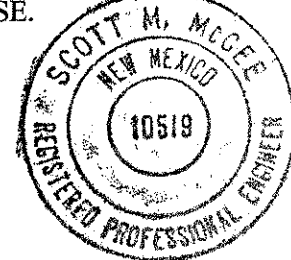
DRAINAGE CERTIFICATION

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THE PHASE 2A PORTION OF THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/22/11. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL PLAN HAS BEEN OBTAINED BY DAVID P. ACOSTA, NMPS 21082, OF CONSTRUCTION SURVEY TECHNOLOGIES, INC. I ALSO CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE 11/7/16 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 A TEMPORARY CERTIFICATE OF OCCUPANCY FOR PHASE 2A.

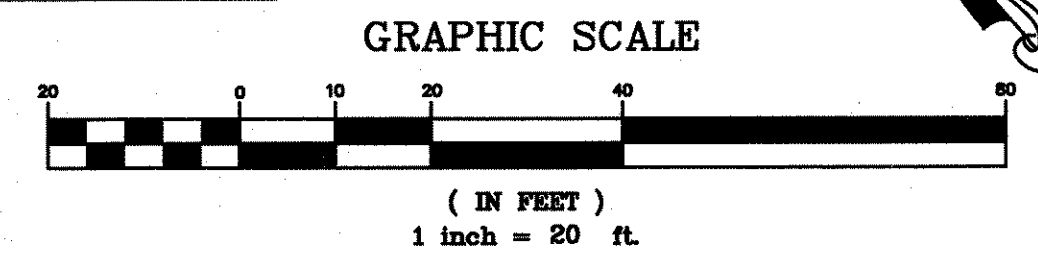
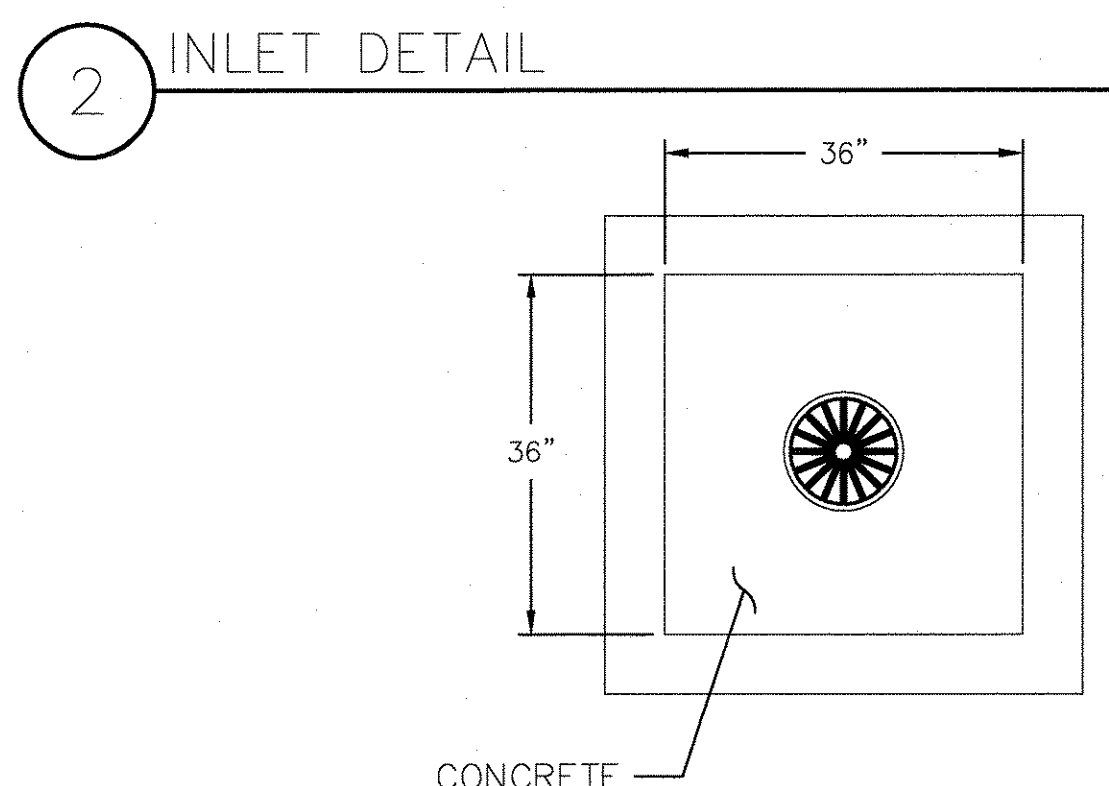
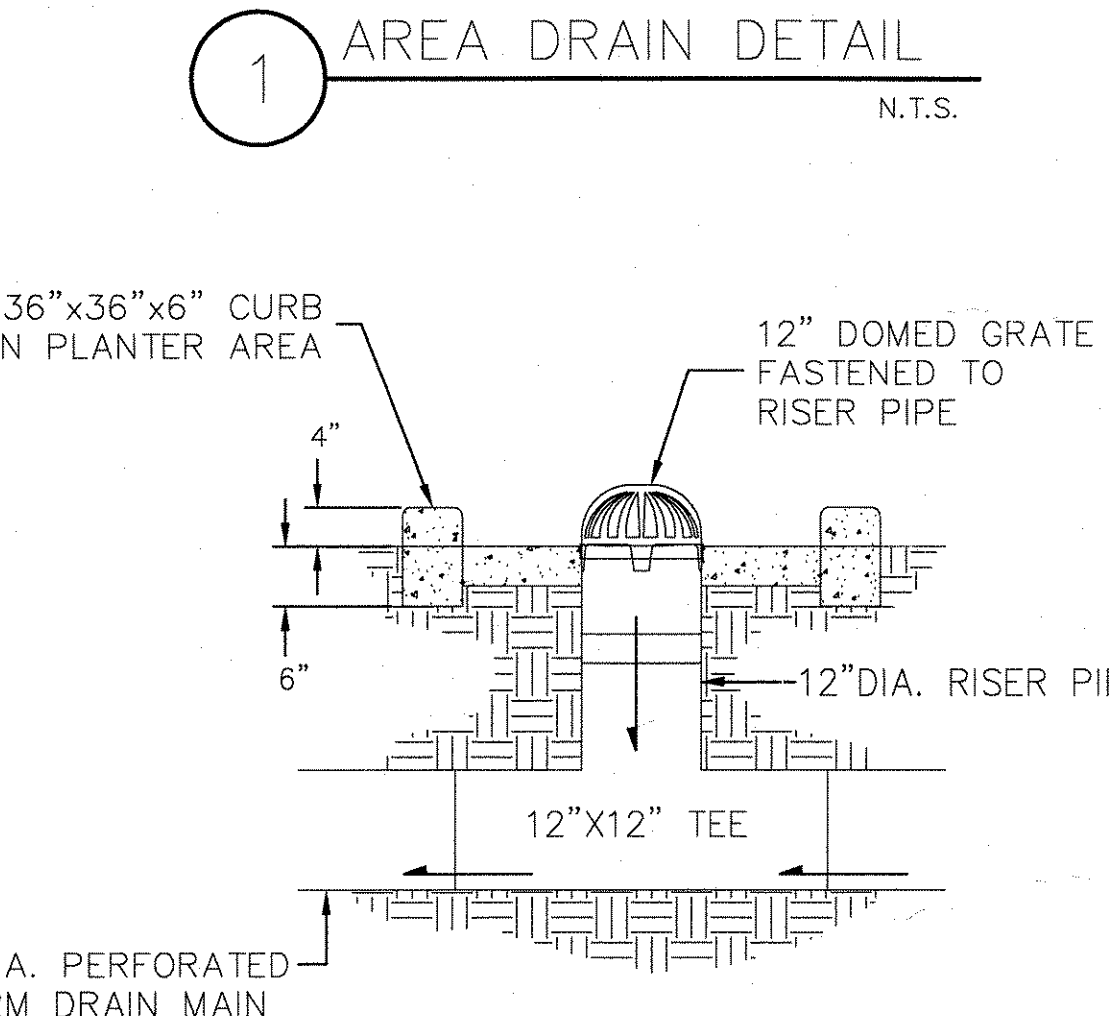
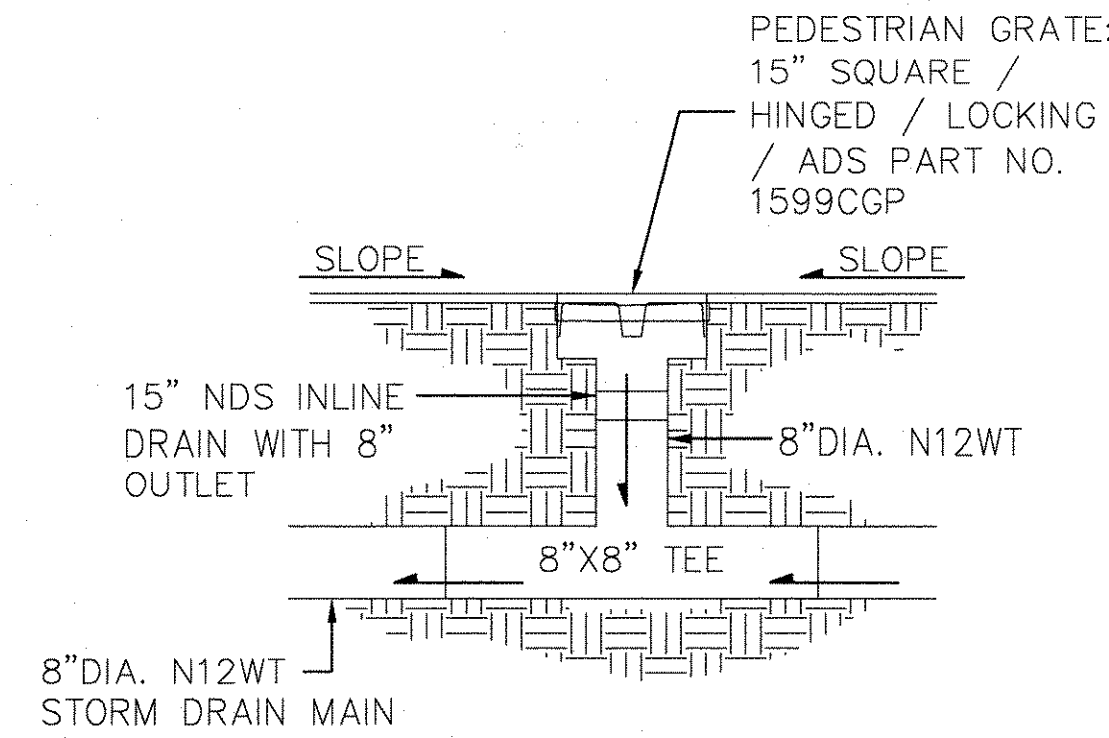
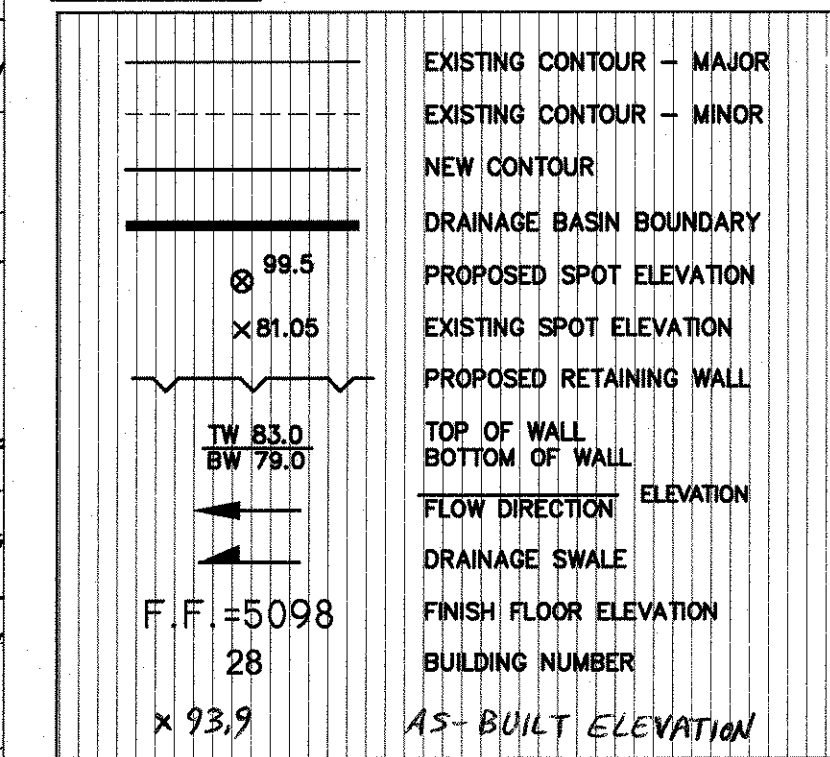
THE RECORD INFORMATION SHOWN HEREON IS NOT NECESSARILY COMPLETE AND IS ONLY INTENDED TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING/ DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT ACCURACY VERIFICATION BEFORE USING IT FOR ANY PURPOSE.

PHASE 2A 12/2/16  
Scott M McGee 11/22/16

SCOTT M MCGEE, NMPE 10519



Legend

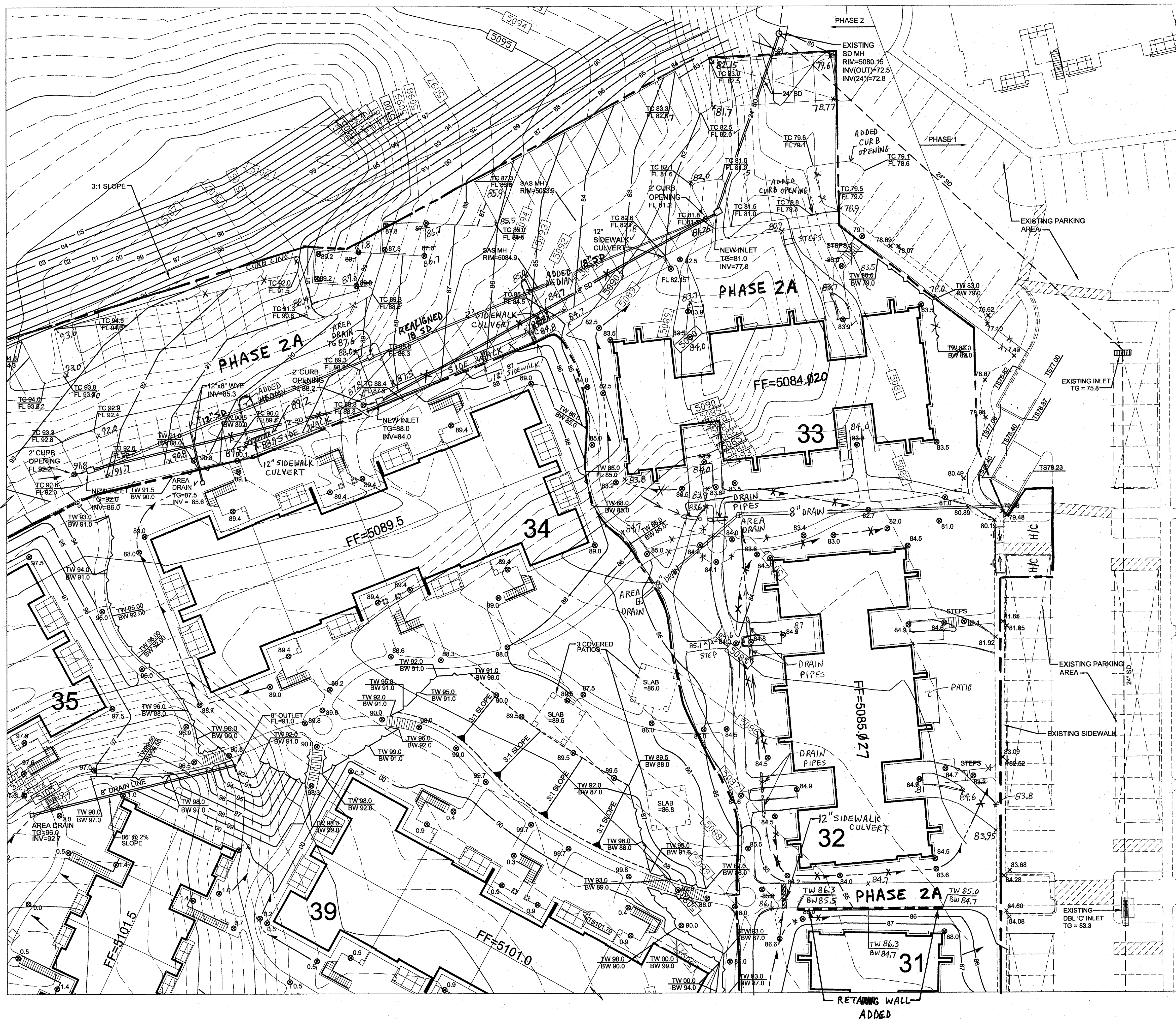


PHASE 2  
ASPEN RANCH APTS  
9677 EAGLE RANCH RD NW  
ALBUQUERQUE, NEW MEXICO

Grading and  
Drainage Plan

DATE	10/10/2011
REVISED DATE	
SHEET	C1.1





### Legend

	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR
	DRAINAGE BASIN BOUNDARY
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED RETAINING WALL
	TOP OF WALL
	BOTTOM OF WALL
	FLOW DIRECTION
	DRAINAGE SWALE
	FINISH FLOOR ELEVATION
	BUILDING NUMBER
	AS-BUILT ELEVATION

### Drainage Facilities within City Right-of-Way Notice to Contractor

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact the line locating service, New Mexico One Call 260-1990, (NM one call "811") for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.

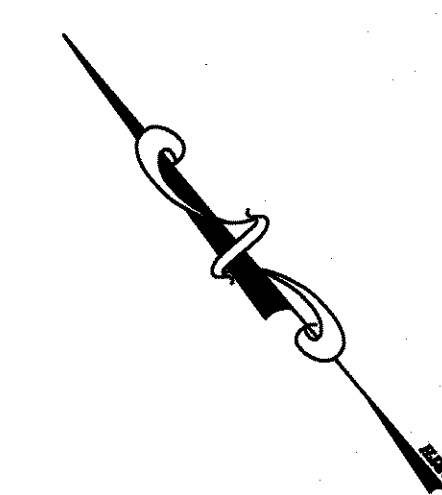
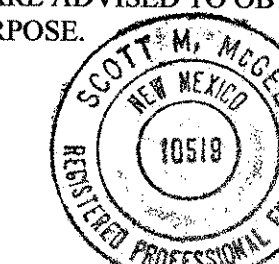
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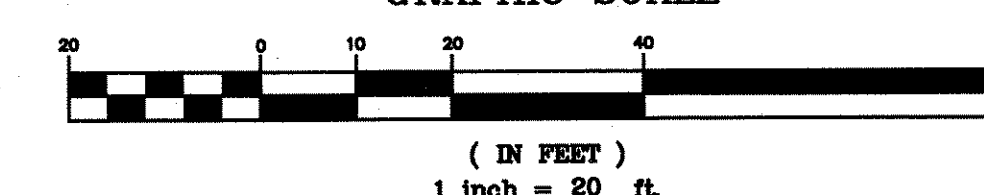
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PHASE 2A  
Scott M McGee  
12/2/16  
11/22/16

SCOTT M MCGEE, NMPE 10519



### GRAPHIC SCALE



PHASE 2  
ASPEN RANCH, APTS  
9677 EAGLE RANCH RD NW  
ALBUQUERQUE, NEW MEXICO

### Grading and Drainage Plan

DATE  
10/10/2011

REVISED DATE

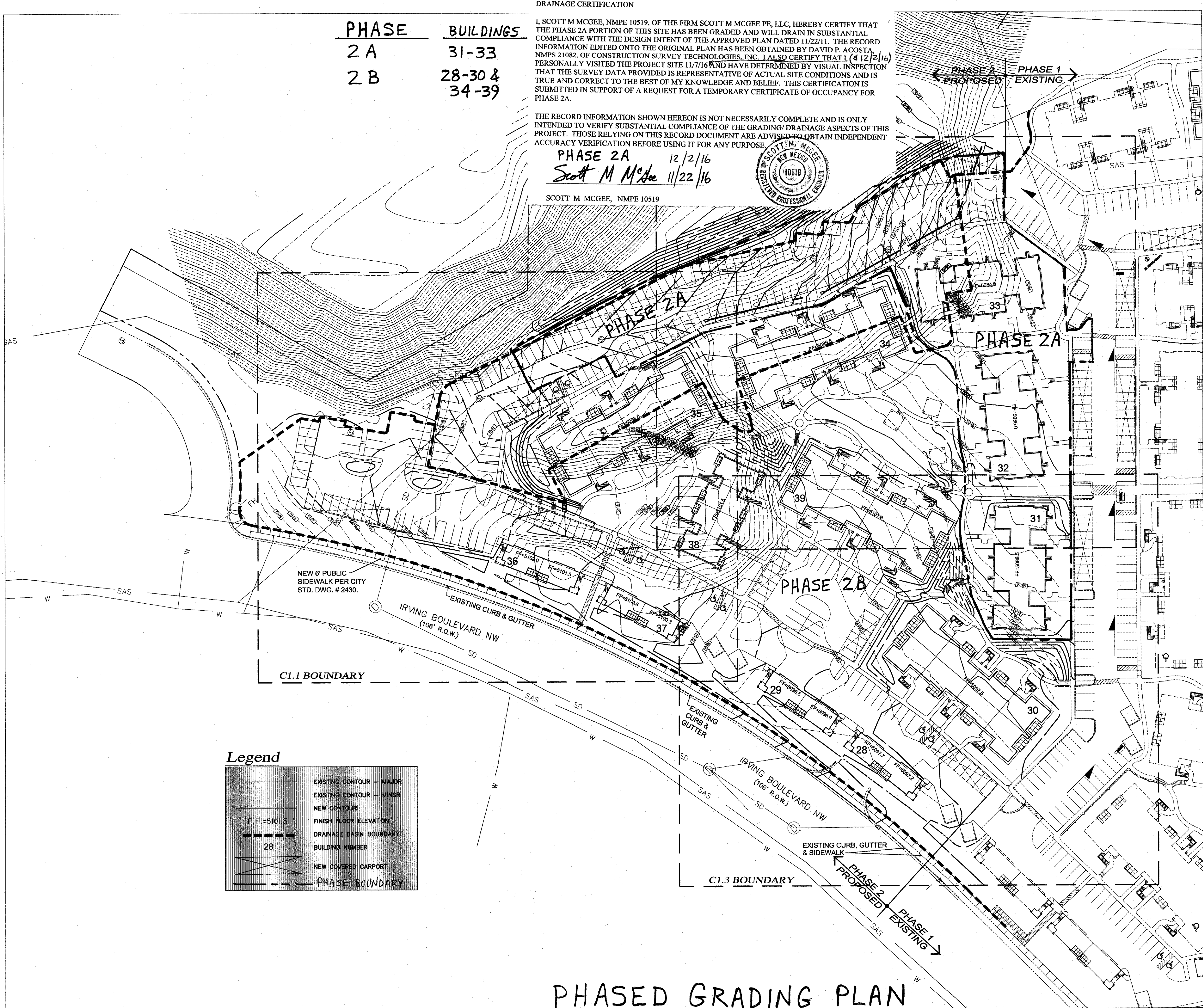
SHEET

C1.2









PHASE	BUILDINGS
2 A	31-33
2 B	28-30 & 34-39

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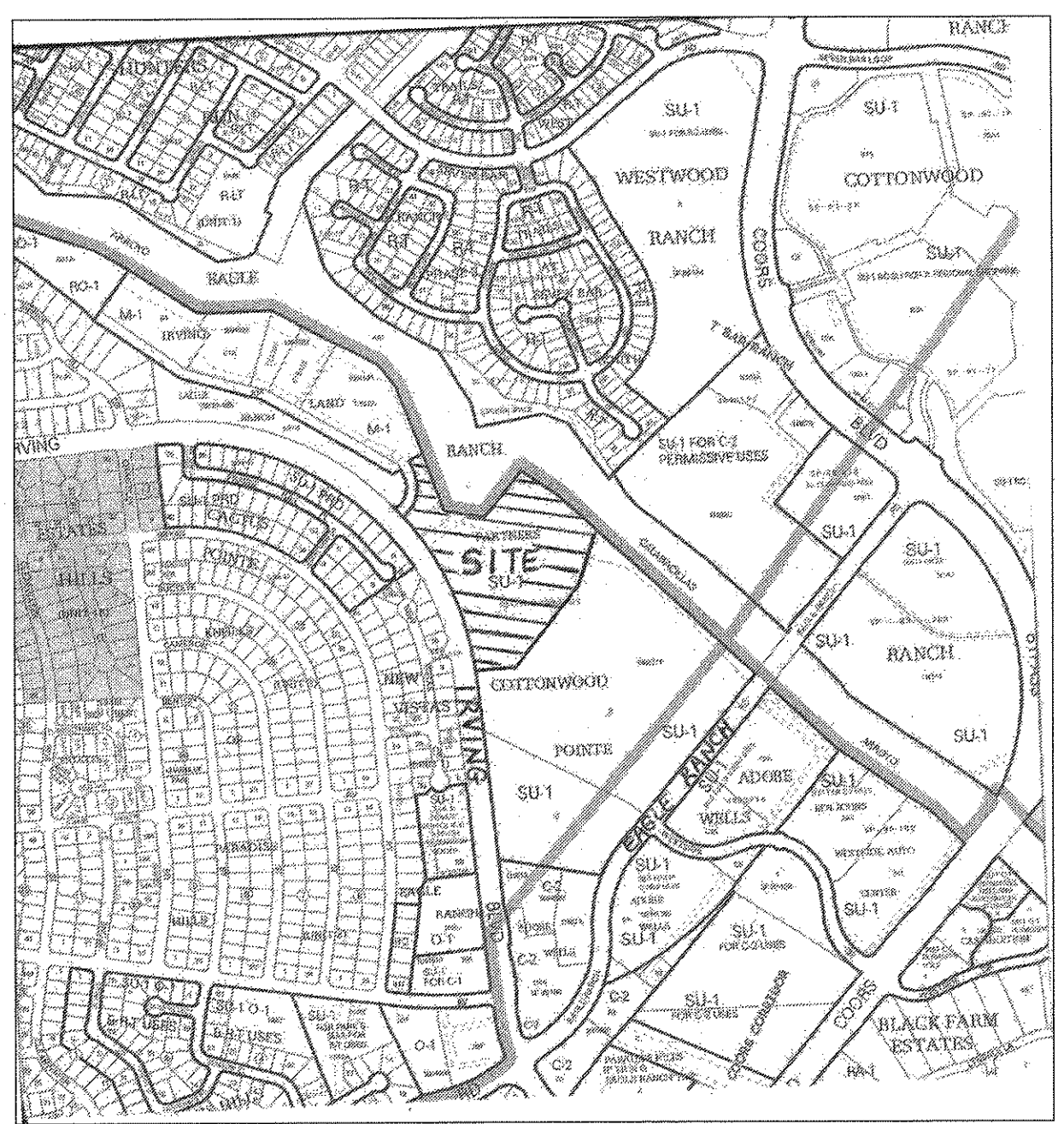
PHASE 2A 12/2/16  
Scott M McGee 11/22/16



SCOTT M MCGEE, NMPE 10519

**Legend**

	EXISTING CONTOUR - MAJOR
	EXISTING CONTOUR - MINOR
	NEW CONTOUR
	FINISH FLOOR ELEVATION
	DRAINAGE BASIN BOUNDARY
	BUILDING NUMBER
	NEW COVERED CARPORT
	PHASE BOUNDARY



**Vicinity Map**  
ZONE ATLAS PAGE B-13  
DRAINAGE INFORMATION

LEGAL: Tract A, Cottonwood Pointe

AREA: 10.79 acres

BENCHMARK: The entire site was surveyed previously by Community Sciences when Phase 1 was constructed. This phase is using the same topographic datum (NAVD 1929) used for the earlier development.

SURVEYOR: CST, Inc. dated June 2011

FLOOD HAZARD: From FEMA Panel 108 (dated 9/26/08), this site is identified as being within Zone 'X' which is an area of 0.2% annual chance flood. The defined floodplain is limited to the Calabacillas Arroyo which abuts the site to the north.

EXISTING CONDITIONS: The phase 1 area of this site was developed from 2002 to 2004. This portion of the site sits above and to the west of the first phase. A storm drain system was installed (see B-13/D2B) along the west side of Phase 1 to pick up flows from this future phase. This storm drain line was constructed to its outfall point in the Calabacillas Arroyo. Designed to accept developed flows from phase 2, it easily carries the existing undeveloped runoff from this same area.

PROPOSED IMPROVEMENTS: The proposed improvements include buildings 28 through 39. An Administrative Amendment was required to revise the original site to enlarge building 39 and modify the outdoor recreational area north of that building. The majority of the phase 2 site remains as previously proposed. This plan proposes only a minor revision to the previously approved plan.

DRAINAGE APPROACH: The proposed drainage plan continues to follow the earlier plan. There are three drainage sub-basins which closely correspond to the previous basin areas. The only minor change affects Basin 201C where building 39 is slightly larger and the outdoor recreation area to the north has been slightly revised.

Basin 201A is the south bank of the Calabacillas Arroyo and remains unchanged. No development is proposed within this basin which contains 4.413 acres with a discharge rate of 9.09 cfs.

Basin 201B also remains unchanged from the earlier approved plan. It is 2.114 acres with a proposed discharge rate of 7.62 cfs. This runoff will be intercepted by two new proposed inlets and an onsite private storm drain extension. This drain ties to an existing storm manhole as previously approved.

Basin 201C will drain as previously proposed. The change in building 39 increases that building footprint from 5,100 sf to 10,500 sf. The previously proposed land treatment for this basin was 20% B, 20% C, and 60% D. Using the area of 8.676 acres, the previous area D was (0.60)(8.676 ac.) = 5.206 acres (226,755 sf). The added 5,400 sf from the larger building footprint increases the type D land area to 232,155 sf (5.33 acres) which equates to 61.4% D. The site discharge based on Zone 1 would then be:  
 $Q = [(0.186)(2.03) + (0.20)(2.87) + (0.614)(4.37)](8.676) = 31.5 \text{ cfs} > 31.25 \text{ cfs}$

The proposed changes to building 39 and the outdoor recreation area to the north will have a negligible impact on the total site runoff from the Phase two area. The previous total of 47.96 cfs will now be 48.21 cfs which will not adversely impact any property downstream.

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 60 ft.

SCOTT M. MCGEE  
NEW MEXICO  
NO. 10519  
REGISTERED PROFESSIONAL ENGINEER

PHASE 2  
ASPEN RANCH APTS  
9677 EAGLE RANCH RD NW  
ALBUQUERQUE, NEW MEXICO 87114

**Grading and Drainage Plan**

DATE  
10/10/2011

REVISED DATE

SHEET

C1.0





**SCOTT M MCGEE PE, LLC**  
**CIVIL ENGINEER**

December 5, 2016

Mr. Abiel Carrillo, PE

Development & Review Services

600 2<sup>nd</sup> Street NW, Ste. 201

Albuquerque, NM 87102

RE: Aspen Ranch Phase 2 Bldgs. 31-33 (B-13/D002B)

Dear Mr. Carrillo,

Thank you for the review comments of November 23, 2016. They have been addressed as follows:

- < An additional sidewalk culvert has been installed in the sidewalk in front of building 31
- < Debris has been swept from the walk south of building 32
- < The construction fence has been erected for phase 2A—the fence you reference will be removed once the three building COs have been released
- < The concrete median has been as-built and a curb opening has been built allowing flow to pass
- < The sidewalk culvert has been as-built in front of building 34
- < The curb cut in the median between buildings 34 and 35 has been enlarged to 2'
- < The median in front of building 34 has been as-built

The request for the release of COs for buildings 31-33 has been re-submitted with these remedies. The site is ready for your re-inspection.

Please contact me if you have additional questions. Thank you

Scott M McGee PE