



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 25, 2001

Daniel S. Aguirre, P.E.
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

Attn: John A. Tellez, E.I.

Re: Cottonwood Pointe (B-13/D002C) Rough Grading & Drainage Plan, Engineer's stamp dated 10-23-01

Dear Mr. Aguirre,

Based on the information provided in your submittal dated Oct. 24, 2001, the above-referenced project is approved for Rough Grading.

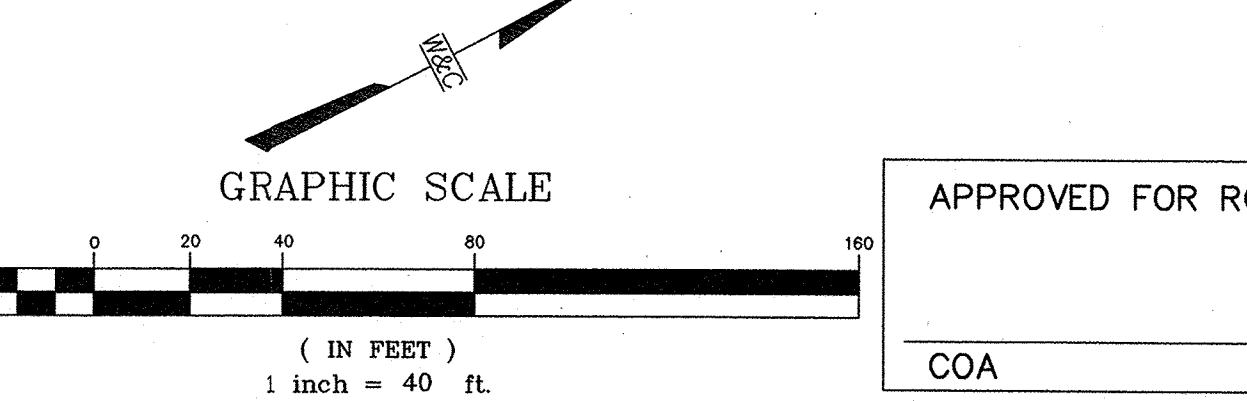
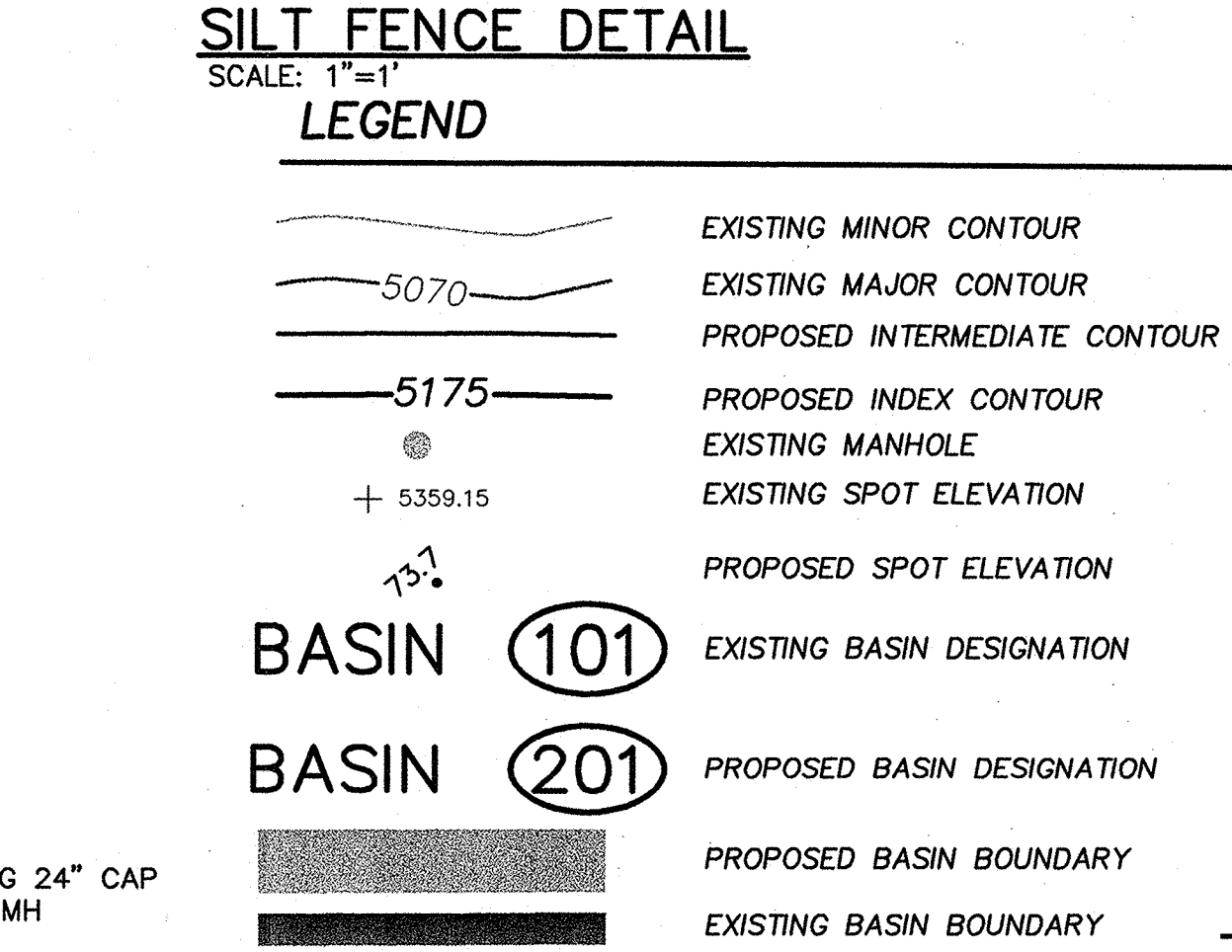
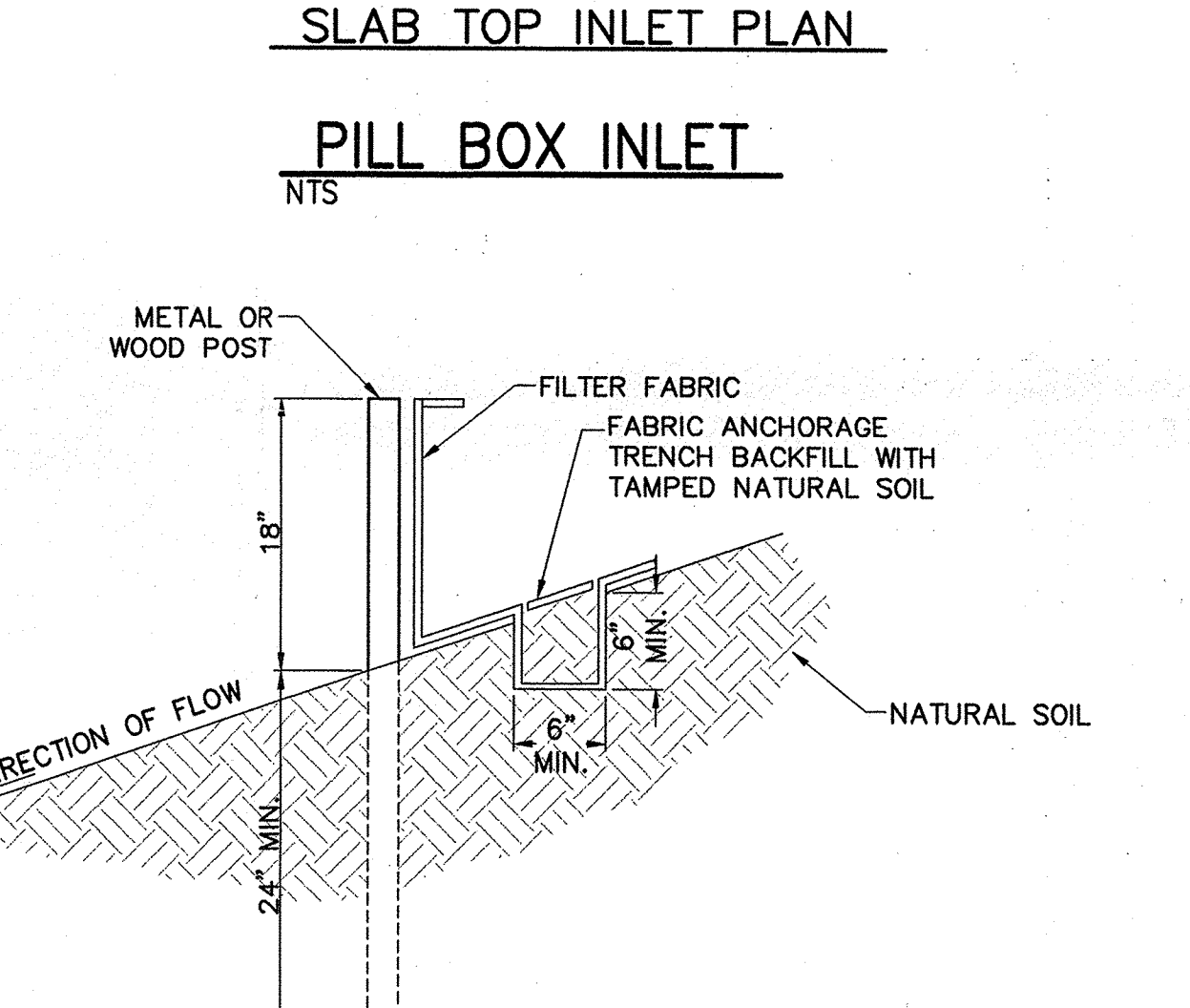
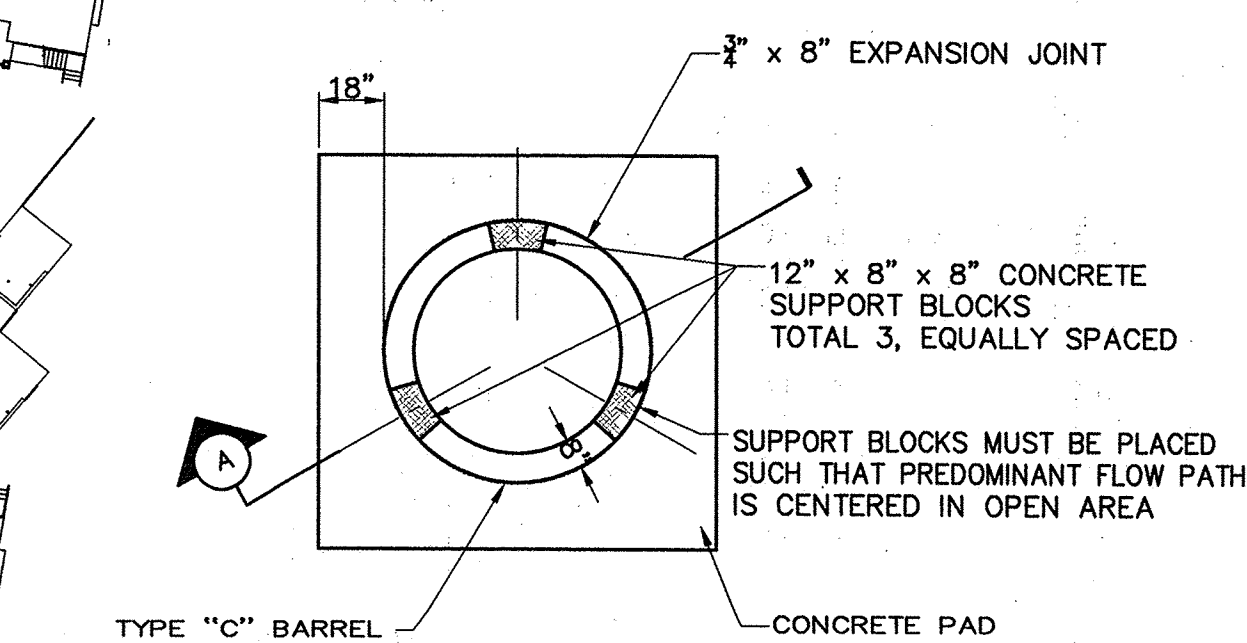
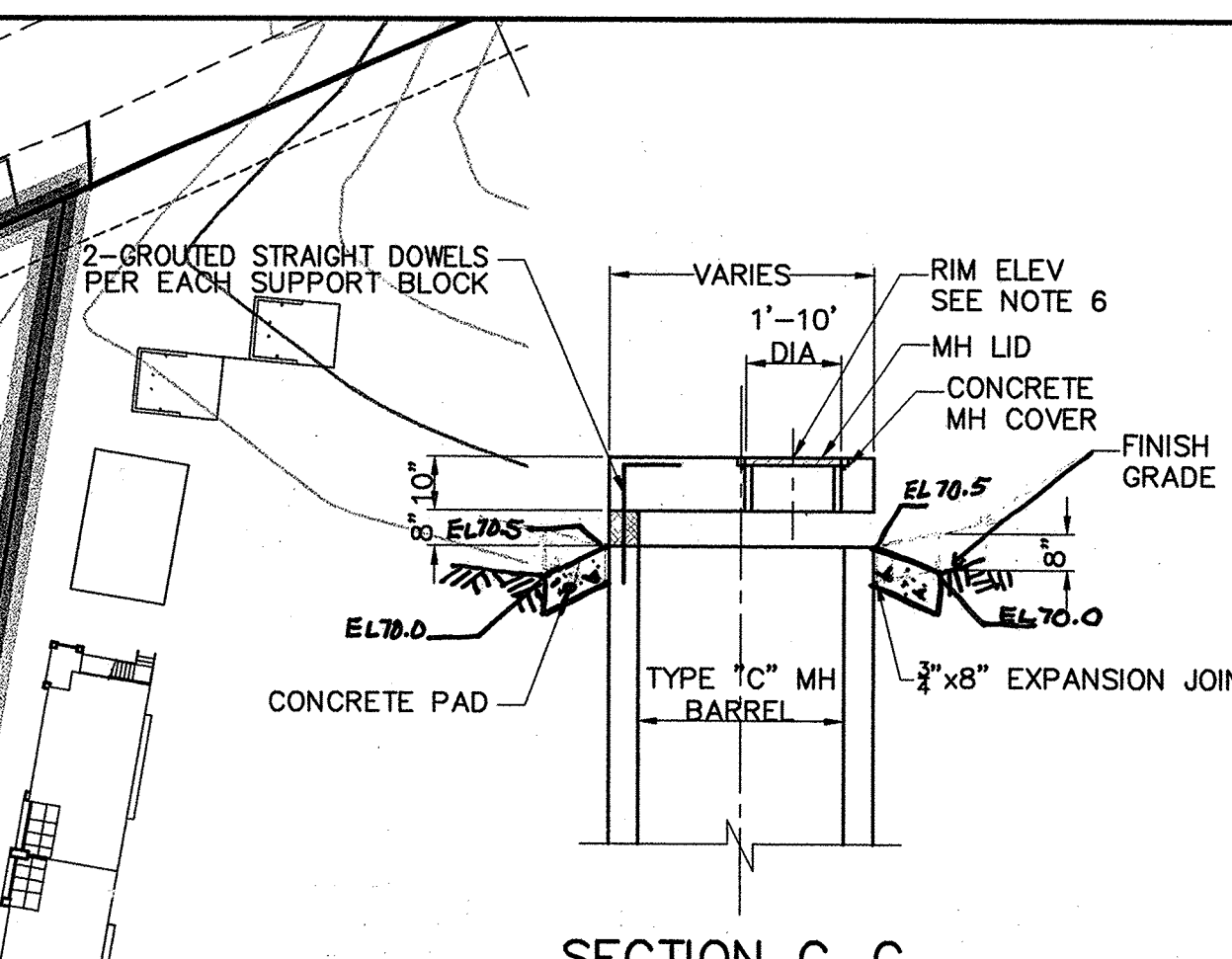
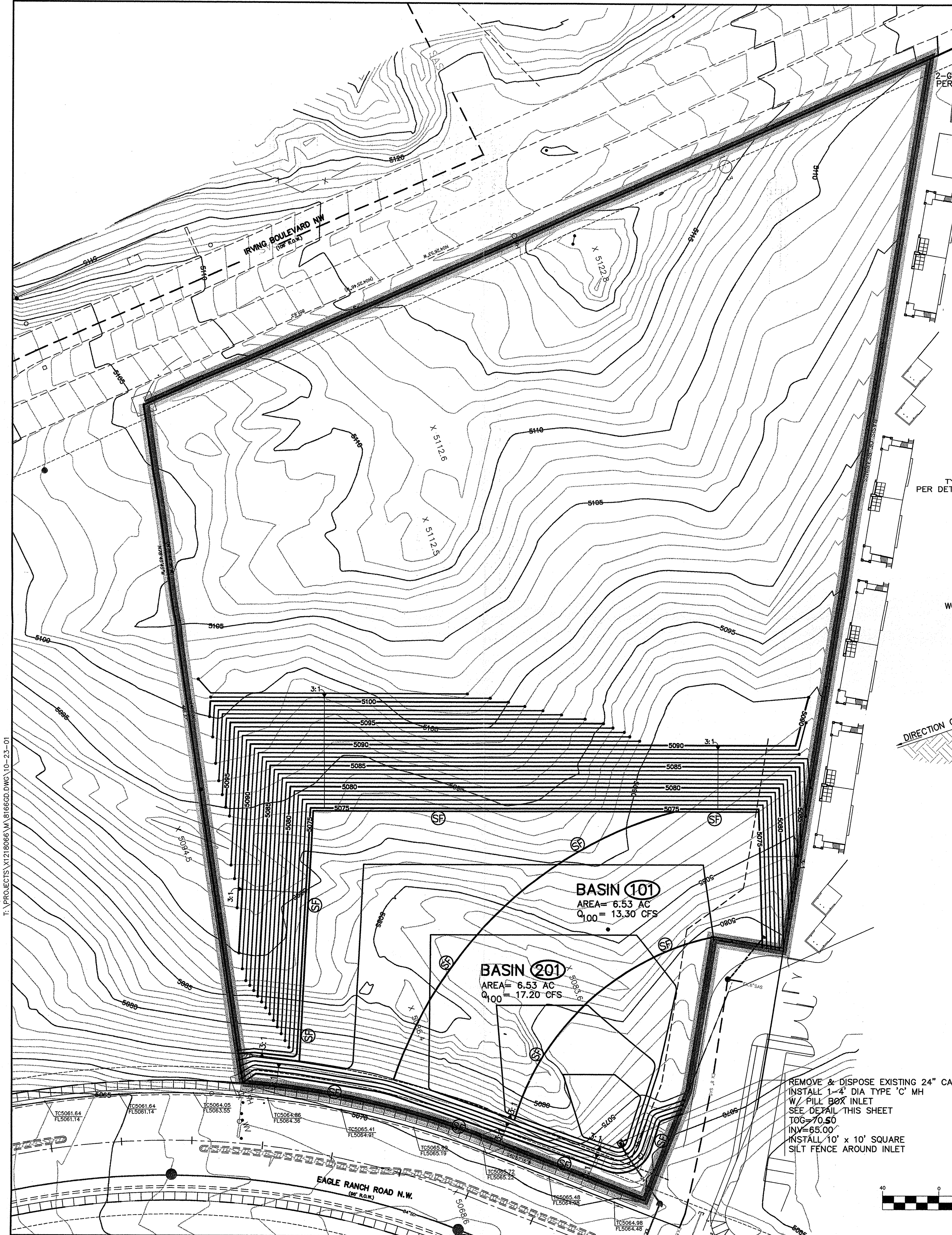
If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

xc: File

T: PROJECTS \M1218066\A18166CD.DWG 10-23-01



GENERAL NOTES:

1. CONCRETE FOR PRECAST RING SEGMENTS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI @ 28 DAYS.
2. CEMENT GROUT ALL RECESS AREAS PER SECTION 5.23 OF THE NMSS & TD SPECIFICATION, 1994 EDITION.
3. ALL BOLTS SHALL BE STAINLESS STEEL ASTM A325 BOLTS.
4. BOLT THREADS SHALL BE EXCLUDED FROM SHEAR PLANE CONNECTION.
5. PILL BOX INLET MH RIM IS 24" ABOVE FINISH GRADE. USE CITY OF ALBUQUERQUE MANHOLE FRAME & COVER STD DWG 2110.

Site Location: Cottonwood Pointe is located between Irving Boulevard and Eagle Ranch Rd. and south of Aspen Ranch apartments. Proposed development is for re-grading of the site. Future development includes construction of new apartments, parking lots, concrete walkways and landscaping.

Methodology: Section 22.2 of City of Albuquerque DMP was followed to calculate the design volume. The charts and formulas in Parts A were followed using the 100-year frequency 6-hour rainfall as the design storm. The site is located in Zone 1 as determined from Table A-1. The total storm volume was calculated as per section A.5. The peak discharge was calculated as per section A.6.

Existing Conditions: The site consists of only one basin, Basin 101, which encompasses the entire site. Currently, the drainage from this basin sheet flows east toward Eagle Ranch Rd., which then drains into the Las Calabacillas Arroyo.

Existing volumetric runoff and peak discharge quantities are as shown below:

| Table 1 - Existing Conditions | | | | | | |
|-------------------------------|-----------|-------|-------|-------|-------|------------------------|
| Basin | Area (ac) | A (%) | B (%) | C (%) | D (%) | Q ₁₀₀ (cfs) |
| 101 | 6.53 | 0 | 100 | 0 | 0 | 0.365 |
| Total | 6.53 | | | | | 0.365 |

Table 1 provides a breakdown of existing volumetric runoff and peak discharge of the site.

Proposed Conditions: The proposed basin, Basin 201, remained the same as the existing basin. Re-grading improvements to the site modified land treatments from existing conditions. Drainage will sheet flow towards the northeast corner of the site into Eagle Ranch Rd. via a proposed storm drain.

Proposed volumetric runoff and peak discharge quantities are as shown below:

| Table 2 - Proposed Conditions | | | | | | |
|-------------------------------|-----------|-------|-------|-------|-------|------------------------|
| Basin | Area (ac) | A (%) | B (%) | C (%) | D (%) | Q ₁₀₀ (cfs) |
| 201 | 6.53 | 0 | 28.4 | 71.6 | 0 | 0.489 |
| Total | 6.53 | | | | | 0.489 |

Table 2 provides a breakdown of proposed volumetric runoff and peak discharge of the site.

Due to these proposed improvements the total amount of runoff will increase by approximately 34% or 0.124 ac-ft. Peak discharge increased approximately 29% or 3.9 cfs.

Conclusion: All proposed runoff will be diverted to the northeast corner of the site into an existing 34" storm drain located in Eagle Ranch Rd. through a 24" corrugated metal stand pipe. This storm drain was designed to carry all drainage from Aspen Ranch apartments and Cottonwood Pointe.

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSURE THAT NO SOIL ERODES FROM THE SITE INTO PRIVATE PROPERTY.
2. THE CONTRACTOR MUST OBTAIN A "TOP SOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING EARTHWORK.
3. ALL DISTURBED AREAS SHALL BE SEEDED PER THE COA STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
4. THE CONTRACTOR SHALL ENSURE THAT ALL EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE ALL PROPERLY INSTALLED AND FUNCTIONAL AT THE COMPLETION OF THE PROJECT.

SITE LOCATION

LOCATION MAP
ZONE ATLAS MAP NO. B-13

SITE LOCATION

SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL SURVEY SHEET NO. 10

SITE LOCATION

FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY PANEL 108

LEGAL DESCRIPTION

A PORTION OF TRACT E AND ALL OF TRACTS F AND G SITUATED IN THE TOWN OF ALAMEDA GRANT WITHIN PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO; MORE SPECIFICALLY SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUBDIVISION PLAT MAP FOR ADOBE WELLS SUBDIVISION", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 30, 1987, IN VOLUME C35, FOLIO 7.

BENCH MARK

STATION MARK IS A STANDARD ACS BRASS TABLET STAMPED "2-B13", SET IN THE TOP OS A CONCRETE POST 0.2' BELOW THE GROUND. STATION IS LOCATED 8.5 MILES NW OF DOWNTOWN ALBUQUERQUE 0.9996705 DELTA ALPHA = -0014'25" ELEV.=5168.204 (SLD 1929)

COTTONWOOD POINTE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

ROUGH GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

City Project No. XXXX.XX Zone Map No. B-13 Sheet 1 Of 1

WCEA #X1218066 OCT. 2001