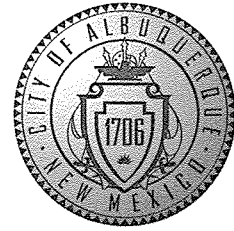


CITY OF ALBUQUERQUE



April 10, 2012

Scott M. McGee, P.E.
9700 Tanoan Dr NE
Albuquerque, NM 87111

Re: Eagle Vista Apartments
Grading and Drainage Plan
Engineer's Stamp dated 3-2-12 (B13/D002C)

Dear Mr. McGee,

Based upon the information provided in your submittal received 3-5-12, the above referenced plan can not be approved for Grading Permit or Building Permit until the following comments are addressed.

- Provide inverts at the inlets, Manhole and Tees.
- A SO-19 permit is needed for the sidewalk culvert. Specify the COA Standard 2236 with welded bolts for the sidewalk culvert. An engineered means of erosion control is required when the slope is greater than 3:1. Is a swale being placed behind the wall to direct the flows toward the sidewalk culvert? What is the width of the sidewalk culvert? Provide direction of roof flows for this area.
- Depress landscape areas for water harvesting.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit. The permit is available online at www.cabq.gov/Planning/landcoord/Hydrology.html

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: Eagle Vista Apartments ZONE MAP: B-13/ D 002C
DRB#: _____ EPC#: 1000771 WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C Cottonwood Pointe
CITY ADDRESS: 9641 Eagle Ranch Road NW, ABQ, NM

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: Eagle Vista, LLC CONTACT: Brad Allen
ADDRESS: 2440 Louisiana Blvd NE, Ste 280 PHONE: 884-4609
CITY, STATE: ABQ, NM ZIP CODE: 87110

ARCHITECT: Dekker Perich Sabatini CONTACT: Ron Witherspoon
ADDRESS: 7601 Jefferson NE, Ste 100 PHONE: 761-9700
CITY, STATE: ABQ, NM ZIP CODE: 87109

SURVEYOR: CST, Inc CONTACT: David Vigil
ADDRESS: P O Box 65395 PHONE: 917-8921
CITY, STATE: ABQ, NM ZIP CODE: 87193

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

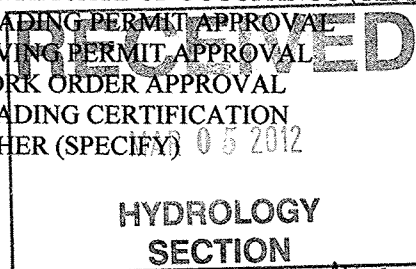
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

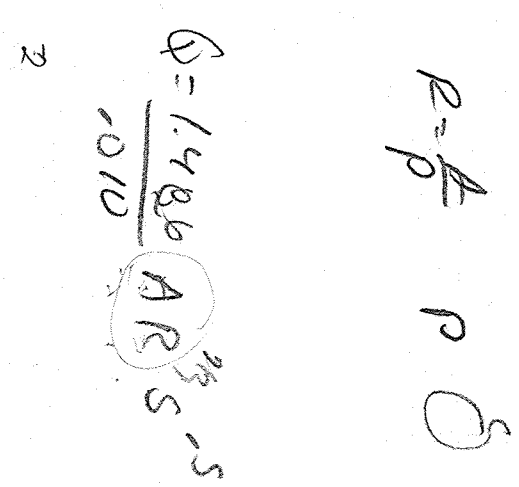
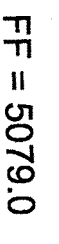


DATE SUBMITTED: 3/02/2012 BY: SMM

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

9641 Eagle Ranch Road
Albuquerque, NM 87114



DRAINAGE INFORMATION

LEGAL: Tract C Cottonwood Pointe

AREA: 6.77 acres

BENCHMARK: ACS Benchmark NW-448-010 located on the east side of Coons Road NW 190' south of Westlake Blvd. ELEV = 5046.205 (NAVD 1988).

SURVEYOR: Construction Survey Technologies, Inc. (David Vigil P.E.# 8911) dated January 2012

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.

EXISTING FLOW: No runoff enters this site from adjacent property.

EXISTING CONDITIONS: The site is undeveloped with steep slopes ranging from 5:33% sloping down towards Eagle Ranch Road. A 36" storm drain was installed into this site from Eagle Ranch Road with S&D 224 to capture site runoff.

PROPOSED IMPROVEMENTS: The proposed improvements include seven apartment buildings and a community building with an outdoor recreation area. Parking and landscape areas make up the balance of the site. The storm drain will be extended as shown throughout the site as a private storm drain.

DRAINAGE APPROACH: The proposed drainage plan follows the prior conceptual drainage plan. The site is split into 8 drainage basins- of which 2 discharge 3.7 CFS to Eagle Ranch as surface flow. The remaining 6 basins are captured by the private storm drain and discharge 22.5 CFS to the existing 36" storm drain stub.

EXISTING RUNOFF: The land treatment for this site is 20% A, 30% B and 50% C based on existing slopes. The undrained soil discharge (Zone 1) is then:
 $Q = [2.0(1.457) + .50(2.03) + .50(2.07)] (6.77) = 15.6 \text{ CFS}$

PROPOSED RUNOFF: The land treatment for this site is 6% B, 24% C and 70% D which gives a $Q = 3.87 \text{ CFS/acre}$. The overall developed soil discharge is then:
 $Q = [(.06)(2.03) + (.24)(2.87) + (.70)(4.37)] (6.77) = 26.2 \text{ CFS}$

BASIN	AREA	OCFS
A	0.58	4.0
B	1.48	5.7
C	0.40	1.6
D	0.32	1.2
E	0.38	1.5
F	0.57	2.2
G	1.05	4.1
H	0.99	3.6
	6.77	26.2

Storm drain capacities below are based on Manning's equation:
 $Q = 49 / 0.15 A R^{2/3} V^{1/2}$:

DRAINAGE	DIAMETER	CAPACITY
(INCHES)		2% 50%
8	1.7	2.7
12	5.0	8.0
18	14.8	23.5
24	32.0	50.7

Inlet Calcs? Inverts
Depress landscaping Areas.
 curb opening sizes.

RECEIVED

MAY 05 2012

SECT