

CITY OF ALBUQUERQUE



March 29, 2016

Richard J. Berry, Mayor

Dennis A. Lorenz, P.E.
Lorenz Design & Consulting, LLC
2501 Rio Grande Blvd NW, Suite A
Albuquerque, NM, 87104

**RE: Eagle Ranch Retail
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 2-24-2016 (File: B13D002C)**

Dear Mr. Lorenz:

Based upon the information provided in your submittal received 1-13-2016, the above referenced Conceptual Grading and Drainage Plan is approved for Site Plan for Building Permit action.

There is a minor typo in the order of the Keyed Notes (15 and 16); it can be addressed in the DRB submittal.

If you have any questions, you can contact me at 924-3986.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

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

www.cabq.gov

Orig: Drainage file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: EAGLE RANCH RETAIL ZONE MAP: B-13
DRB#: NA EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT C, COTTONWOOD POINTE

CITY ADDRESS: EAGLE RANCH ROAD NW

ENGINEERING FIRM: LORENZ DESIGN & CONSULTING CONTACT: DENNIS LORENZ
ADDRESS: 2501 RIO GRANDE BLVD. NW SUITE A PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87104

OWNER: ALLEN SIGMON CONTACT: BRAD ALLEN
ADDRESS: 9201 MONTGOMERY BLVD NE PHONE: 884-4699
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87111

ARCHITECT: RICK BENNETT ARCHITECTS CONTACT: R. BENNETT
ADDRESS: 1104 PARK AVENUE SW PHONE: 242-1859
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87103

SURVEYOR: CONSTRUCTION SURVEY TECH CONTACT: DAVID VIGIL
ADDRESS: PO BOX 65395 PHONE: 917-8921
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87193

CONTRACTOR: UNKNOWN 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) SO-19 _____

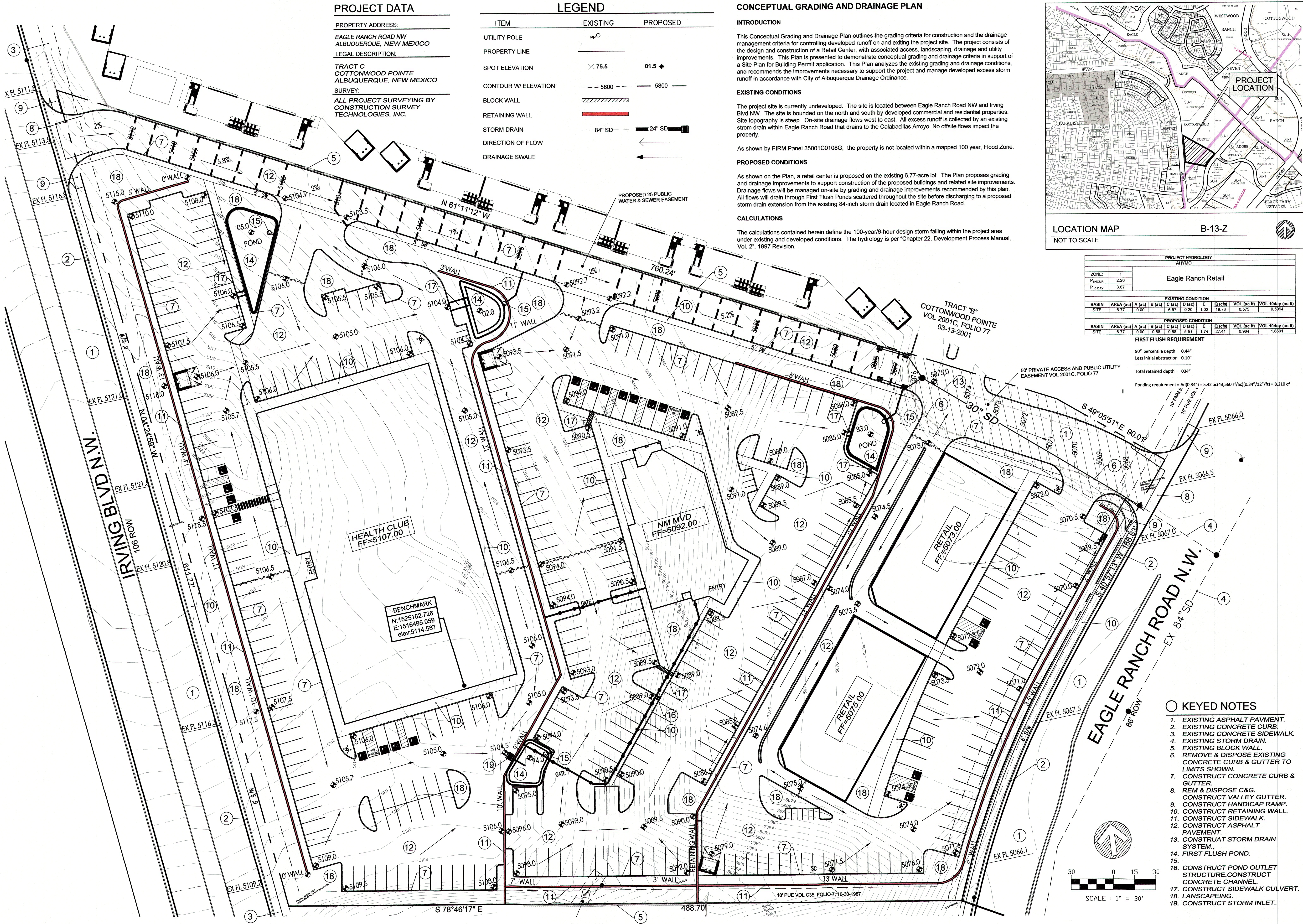
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 2-25-2016 BY: DENNIS A. LORENZ

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.



PROJECT DATA

PROPERTY ADDRESS:
EAGLE RANCH ROAD NW
ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:
TRACT C
COTTONWOOD POINTE
ALBUQUERQUE, NEW MEXICO

SURVEY:
ALL PROJECT SURVEYING BY
CONSTRUCTION SURVEY
TECHNOLOGIES, INC.

LEGEND

ITEM	EXISTING	PROPOSED
UTILITY POLE	pp	
PROPERTY LINE		
SPOT ELEVATION	75.5	01.5
CONTOUR W/ ELEVATION	5800	5800
BLOCK WALL		
RETAINING WALL		
STORM DRAIN	84" SD	24" SD
DIRECTION OF FLOW		
DRAINAGE SWALE		

CONCEPTUAL GRADING AND DRAINAGE PLAN

INTRODUCTION

This Conceptual Grading and Drainage Plan outlines the grading criteria for construction and the drainage management criteria for controlling developed runoff on and exiting the project site. The project consists of the design and construction of a Retail Center, with associated access, landscaping, drainage and utility improvements. This Plan is presented to demonstrate conceptual grading and drainage criteria in support of a Site Plan for Building Permit application. This Plan analyzes the existing grading and drainage conditions, and recommends the improvements necessary to support the project and manage developed excess storm runoff in accordance with City of Albuquerque Drainage Ordinance.

EXISTING CONDITIONS

The project site is currently undeveloped. The site is located between Eagle Ranch Road NW and Irving Blvd NW. The site is bounded on the north and south by developed commercial and residential properties. Site topography is steep. On-site drainage flows west to east. All excess runoff is collected by an existing storm drain within Eagle Ranch Road that drains to the Calabacillas Arroyo. No offsite flows impact the property.

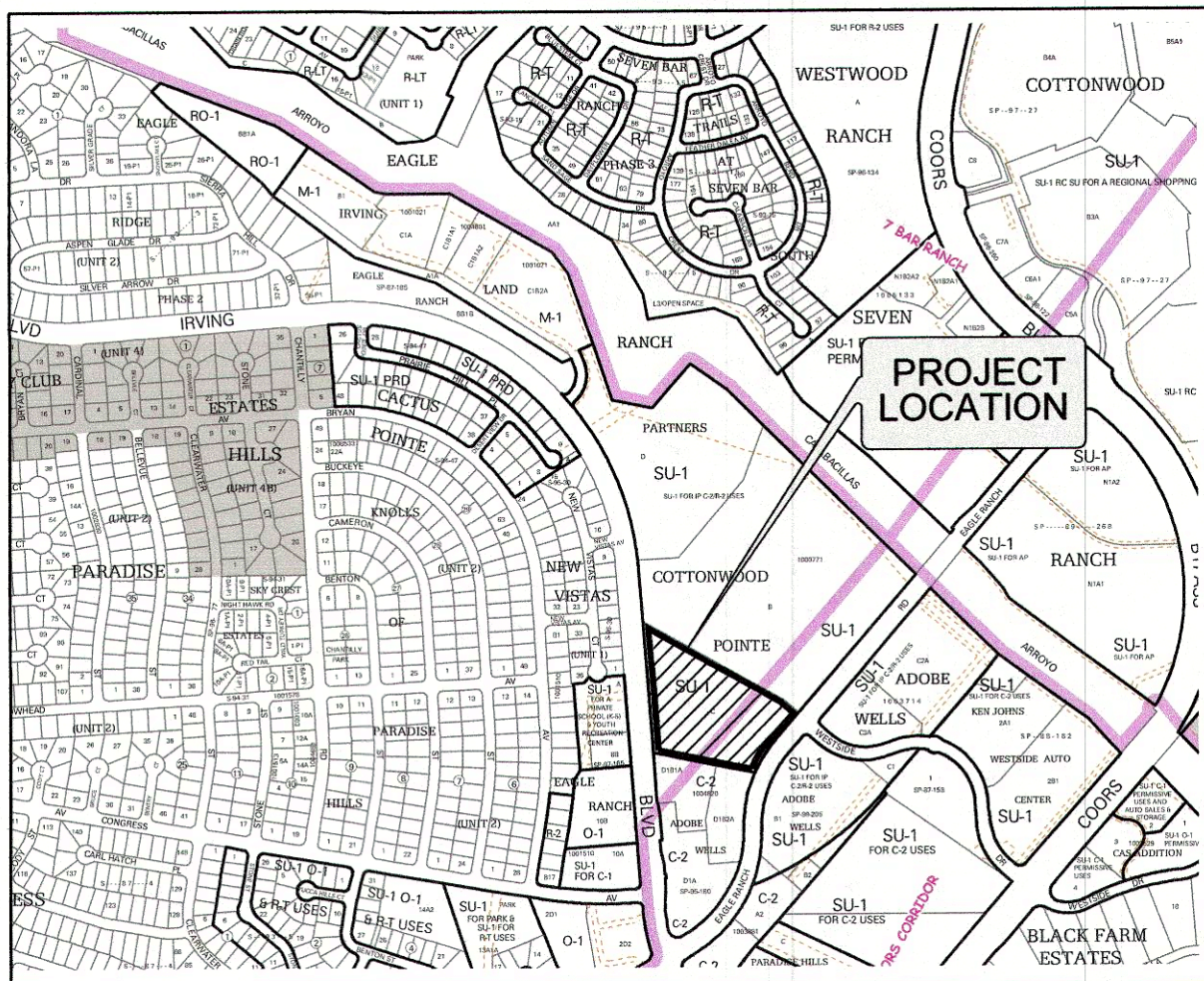
As shown by FIRM Panel 35001C0108G, the property is not located within a mapped 100 year, Flood Zone.

PROPOSED CONDITIONS

As shown on the Plan, a retail center is proposed on the existing 6.77-acre lot. The Plan proposes grading and drainage improvements to support construction of the proposed buildings and related site improvements. Drainage flows will be managed on-site by grading and drainage improvements recommended by this plan. All flows will drain through First Flush Ponds scattered throughout the site before discharging to a proposed storm drain extension from the existing 84-inch storm drain located in Eagle Ranch Road.

CALCULATIONS

The calculations contained herein define the 100-year/6-hour design storm falling within the project area under existing and developed conditions. The hydrology is per "Chapter 22, Development Process Manual, Vol. 2", 1997 Revision.



LOCATION MAP
NOT TO SCALE

B-13-Z

PROJECT HYDROLOGY											
AHYMO											
Eagle Ranch Retail											
ZONE:		1									
P _{PEAKHR}		2.20									
P _{10DAY}		3.67									
EXISTING CONDITION											
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E (ac)	Q (cfs)	VOL (ac ft)	VOL 10day (ac ft)		
SITE	6.77	0.00		6.57	0.20	1.02	19.73	0.575		0.5904	
PROPOSED CONDITION											
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E (ac)	Q (cfs)	VOL (ac ft)	VOL 10day (ac ft)		
SITE	6.77	0.00	0.68	0.68	5.51	1.74	27.41	0.984		1.6591	
FIRST FLUSH REQUIREMENT											
90 th percentile depth 0.44"											
Less initial abstraction 0.10"											
Total retained depth 0.34"											
Ponding requirement = Adj(0.34") = 5.42 ac(43,560 sf/ac)(0.34"/12") = 8,210 cf											

LORENZ

DESIGN & CONSULTING, LLC

Civil Engineering Construction Management

2001 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-468-5088 Fax: 505-542-5655

EAGLE RANCH RETAIL
Albuquerque, New Mexico
CONCEPTUAL GRADING & DRAINAGE PLAN

REVISION DATE

SEAL

A. LORENZ
REGISTERED PROFESSIONAL ENGINEER
No. 16647
State of New Mexico

RBA
ARCHITECTURE PC
ARCHITECTS
1101 North Ave. SW
Albuquerque, NM 87102
505-242-1887 505-242-5458
www.rba.com

DATE
02-24-2016

SHEET NUMBER
C-1.0