

CITY OF ALBUQUERQUE



June 20, 2011

Diane Hoelzer, P.E.
Mark Goodwin & Associates, P.A.
P.O. Box 90606
Albuquerque, NM 87199

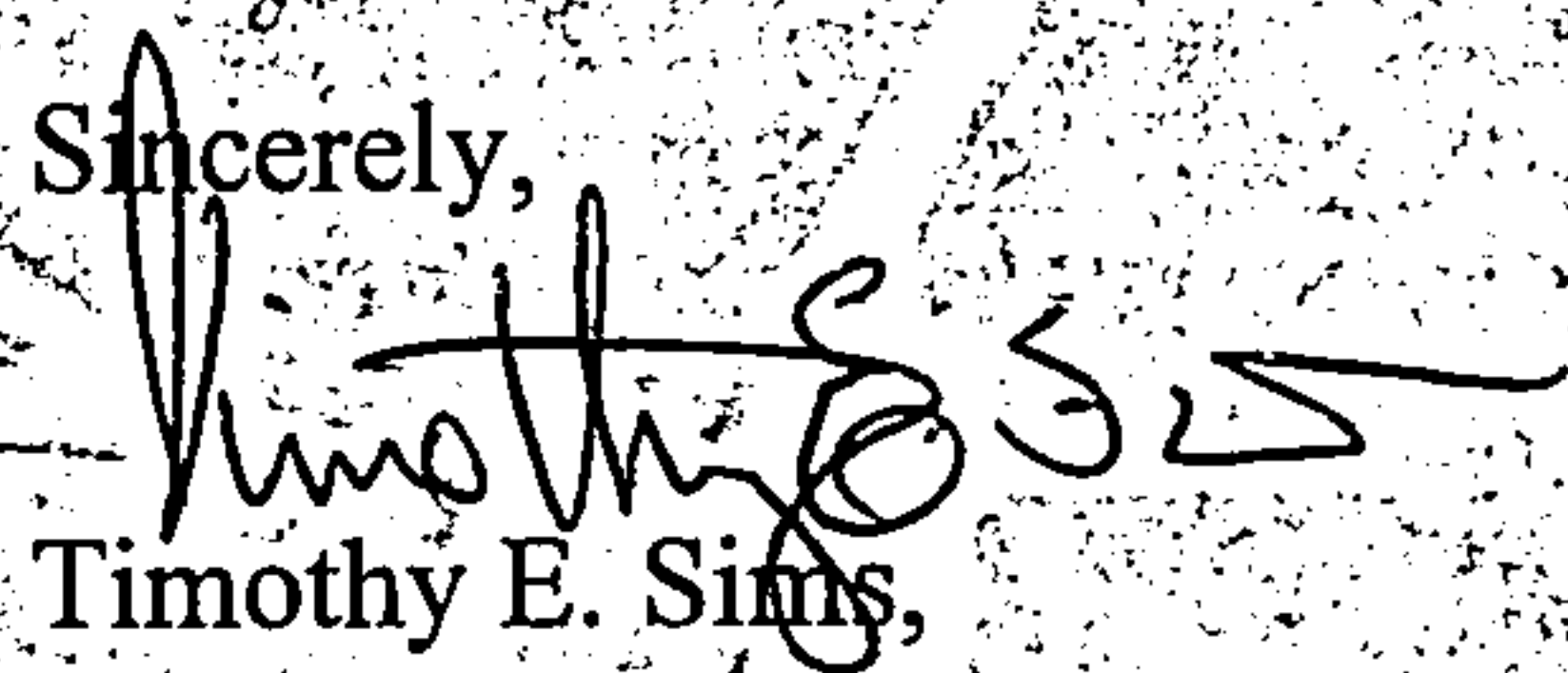
RE: Breeze @ South Peak, W.O. # 641481, (J-22/D066)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 04/21/2000
Engineers Certification dated 06-03-11

Dear Ms. Hoelzer,

Based upon your Engineer's Certification submitted on 6/17/2011, the above referenced plan is adequate and satisfies the Grading and Drainage Certification for Release of Financial Guaranty.

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

Sincerely,


Timothy E. Sims,
Plan Checker—Hydrology,
Development and Building Services

C: Marilyn Maldonado, COA# 641481
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

J-22/DO66

PROJECT TITLE: Breeze at South Peak _____ ZONE MAP/DRG. FILE # J-22/ ??? _____
DRB#: ??? _____ EPC#: _____ WORK ORDER#: 641481 _____

LEGAL DESCRIPTION: Breeze at South Peak _____
CITY ADDRESS: Eastridge Drive, west of Indian School _____

ENGINEERING FIRM: **MARK GOODWIN & ASSOCIATES, PA** _____ CONTACT: DIANE HOELZER _____
ADDRESS: PO BOX 90606 _____ PHONE: 828-2200 _____
CITY, STATE: ALBUQUERQUE, NM _____ ZIP CODE: 97199 _____

OWNER: **COMPASS BANK (Upwest Corp. as successor)** _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: NA _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

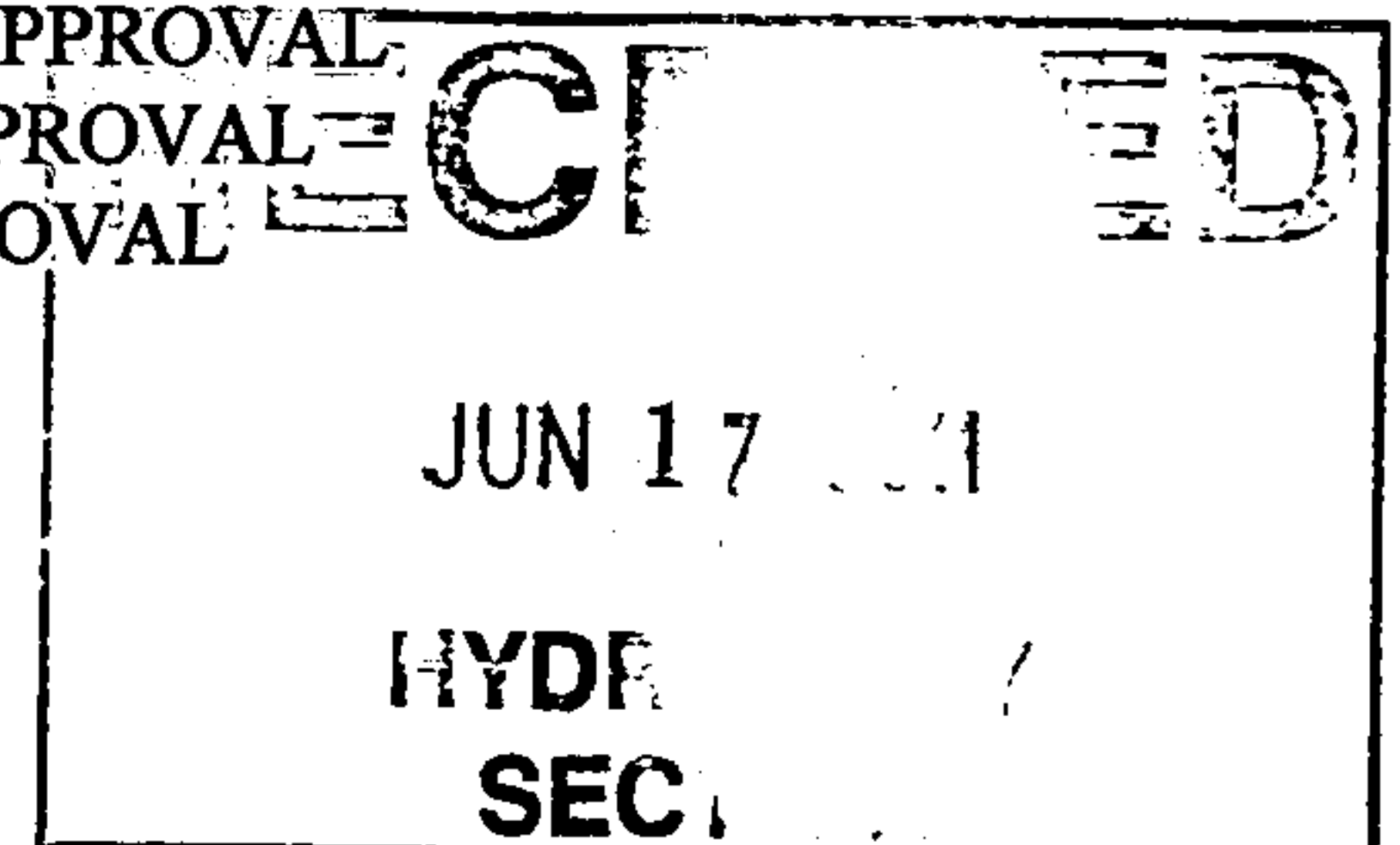
SURVEYOR: **ALDRICH LAND SURVEYING** _____ CONTACT: TIM ALDRICH _____
ADDRESS: PO BOX 3070 _____ PHONE: 328-3988 _____
CITY, STATE: ALBUQUERQUE, NM _____ ZIP CODE: 87190 _____

CONTRACTOR: **MCE INC.** _____ 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/ARCHITECT CERT (TCL)
____ ENGINEER/ARCHITECT (DRB SITE PLAN)
____ OTHER

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
____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
____ YES
____ NO
____ COPY PROVIDED



SUBMITTED BY: Diane Hoelzer, PE DATE: 6-17-11

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

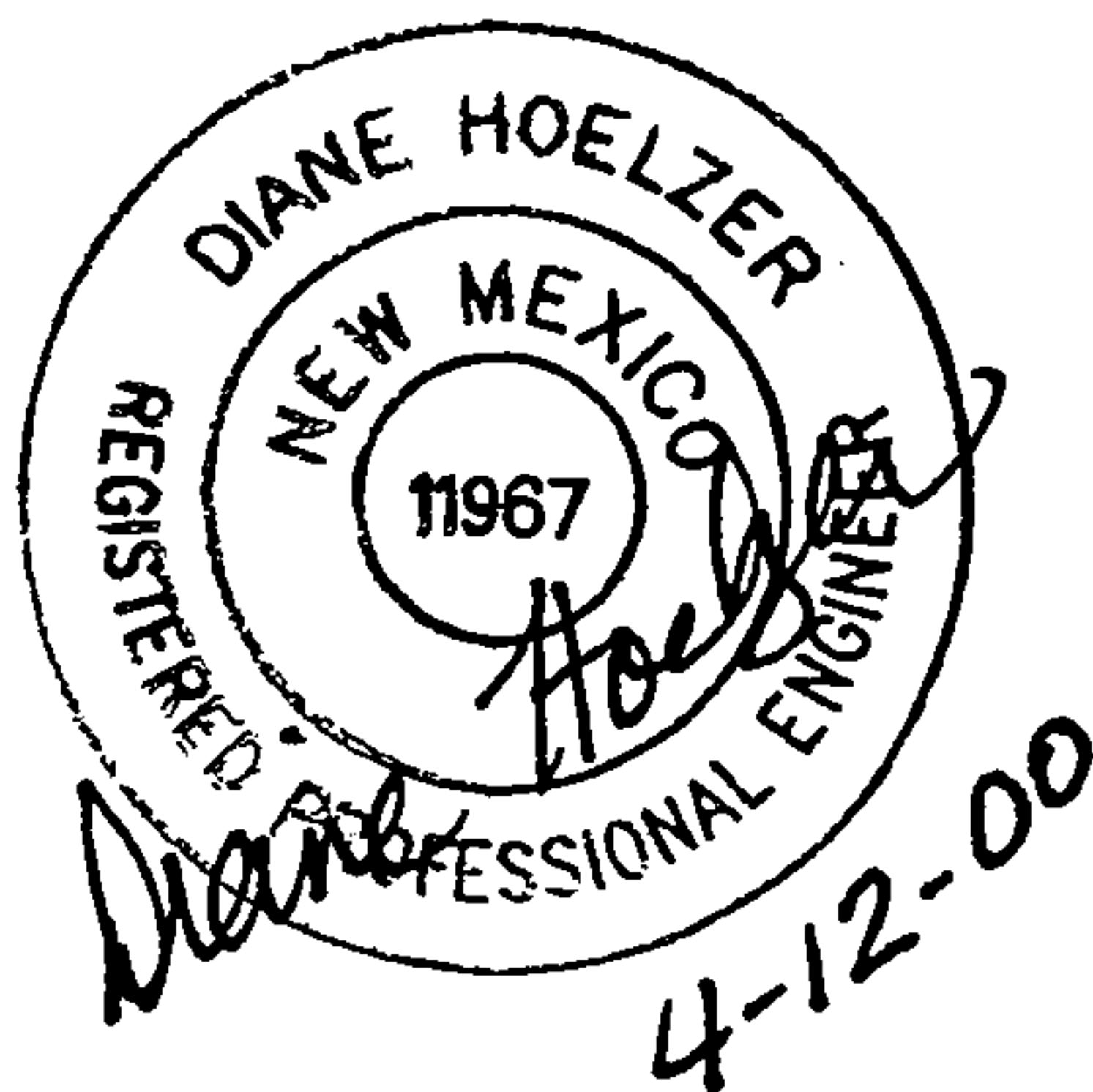
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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

MARK GOODWIN

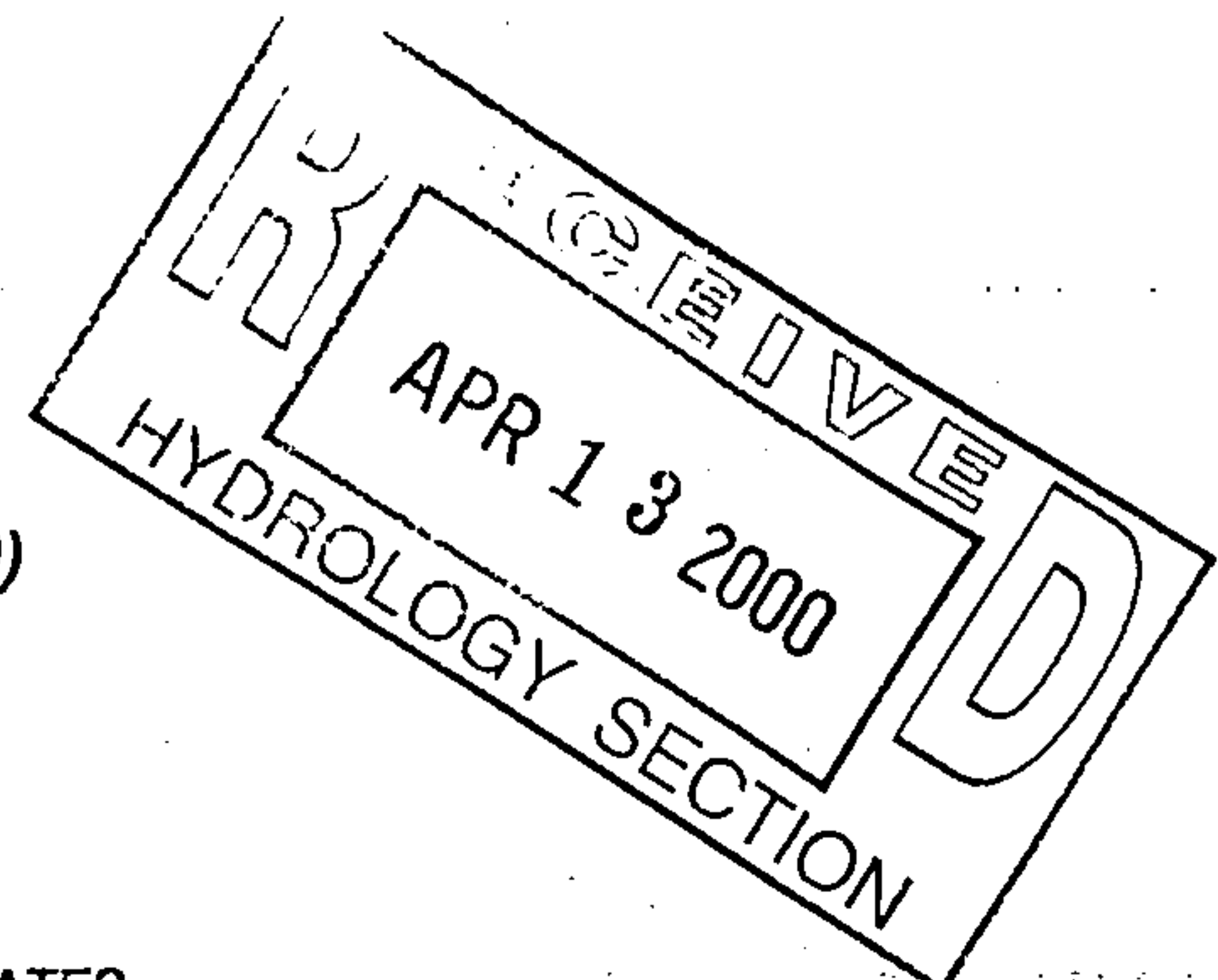
& ASSOCIATES
CONSULTING ENGINEERS

dmg

DRAINAGE REPORT
FOR
Breeze at South Peak Town Homes
(EASTRIDGE AND INDIAN SCHOOL)



MARCH 2000
(REVISED APRIL 2000)





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

April 12, 2000 e-mail: dmgs@swcp.com

Mr. Bradley Bingham
Plaza del Sol
Hydrology Dept.
P.O. Box 1293
Albuquerque, NM 87103

**Re: Revised Drainage Plan for the Breeze at South Peak
Engineer's stamp 4-12-00 (J22/D66)**

Dear Mr. Bingham,

I am submitting a revised Drainage Report and Grading and Drainage Plan for the above referenced project. In response to your comment letter dated March 30, 2000:

1. A finished pad elevation on lot 36 is indicated on the G&D plan. This lot has a side yard only. Roof drainage to the front yard is indicated on the revised G&D plan as a general note and as a symbol on each pad.
2. A retaining wall has been added along the northwestern edge of Lot 18 along with the proper 5' side yard setback.
3. A 5' sideyard setback has been added to lot 14. The G&D plan has been revised to clearly show which PUE are being vacated. I am actively coordinating with PNM on vacations of these easements.
4. Preliminary street slopes are indicated on the revised G&D plan.
5. While 4:1 slopes may be more desirable, 3:1 slopes are the accepted City standard minimum. Backyard ponding detail A-A has been modified to accommodate your concern.
6. A retaining wall along the north side of Lot 19 is not necessary. 3:1 side slopes can be maintained down to the public right-of-way. In response to your concern regarding 0-1.5' masonry walls a general note has been added to the G&D plan.
7. Subbasin 4 has been added to Exhibit 2.
8. Additional spot elevations along the western property line have been added.
9. Handicap ramp has been added to the western entrance road.

If you have any questions, please call me.

Sincerely,

MARK GOODWIN AND ASSOCIATES, P.A.

Diane Hoelzer, P.E.



City of Albuquerque

March 30, 2000

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. 90606
Albuquerque, NM 87199

Re: Breeze at South Peak Drainage Report
Engineer's Stamp dated 3-13-00 (J22/D66)

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 3-13-00, the above referenced site cannot be approved for Preliminary Plat or Grading Permit until the following comments are addressed:

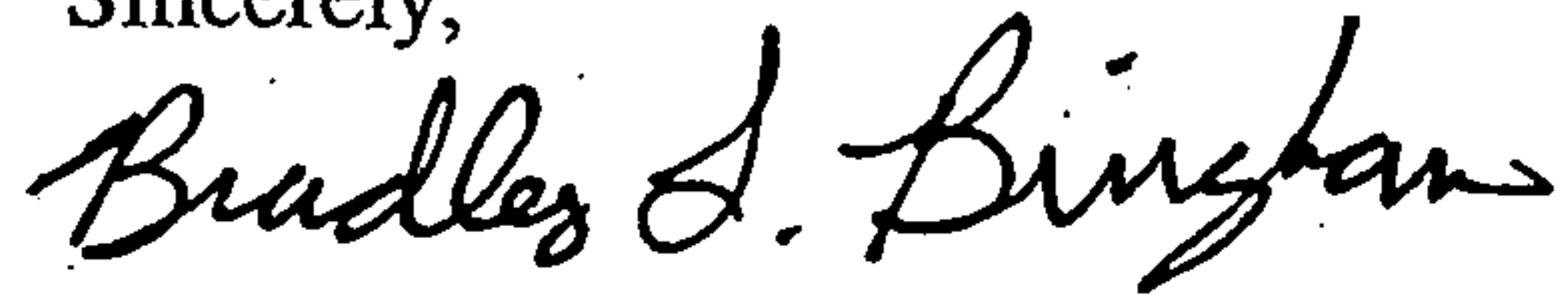
- What is finished pad elevation for lot 36? Does that lot have a backyard? Please show where the roof runoff from this and all other lots goes. As you know, all developed runoff is required to drain to the street.
- Is there supposed to be a retaining wall along the northwestern edge of lot 18? Also, does this lot meet the sideyard setback requirement for R3 zoning?
- Lots 13 & 14 appear to be squeezed into the project. I think this plan has a few too many lots. Are you planning on vacating the existing 7' PUE?
- Please provide street grades (longitudinal) for all streets on the grading plan.
- Backyards with a 3:1 slope are essentially unusable. I would prefer to see no steeper than a 4:1 slope. In addition, ponding against the retaining wall is not acceptable due to the seepage thru the wall that would occur, not to mention that the pond would fill in the first time the wind blew. Please redesign with appropriate wall heights and/or a hard-lined backyard channel that drains to Eastridge or the internal street. Please include a copy of the Preliminary Plat and Infrastructure List with your resubmittal.
- A retaining wall appears to be needed along the north side of Lot 19. This wall will be below the 1.5-foot threshold for a true retaining wall but a masonry wall

will be needed here. Please denote on the grading plan (with a different linetype) all areas that a 0-1.5' masonry wall would be needed. This will be a requirement on all future projects as well.

- Please add sub basin 4 (which includes Lots 1 and 27) to your summary table.
- Please add some additional spot elevations in the area across the street from lots 33 thru 28 to make sure that this area drains back to the street.
- Please add a handicap ramp to western entrance.

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

Sincerely,



Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

TABLE OF CONTENTS

- I. PROJECT DESCRIPTION
- II. DESIGN CRITERIA AND PREVIOUS REPORTS
- III. EXISTING DRAINAGE CONDITIONS
- IV. DEVELOPED DRAINAGE CONDITIONS

FIGURE 1: VICINITY MAP
FIGURE 2: FEMA PANEL
EXHIBIT 1: EXISTING STORM DRAIN INLET LOCATIONS
EXHIBIT 2: SUBASIN BOUNDARIES
TABLE 1: SUMMARY OF STREET CAPACITIES

APPENDIX A - HYDROLOGY

BACKYARD POND CALCULATIONS
AHYMO SUMMARY OUTPUT
AHYMO DATA INPUT

APPENDIX B - HYDRAULICS

HEC-2 STREET CAPACITY CALCULATIONS

POCKET 1: THE BREEZE AT SOUTH PARK GRADING AND DRAINAGE PLAN

I. PROJECT DESCRIPTION

The proposed Breeze at South Peak is for a proposed 36 unit town home site and covers an area of approximately 2.87 acres. The site is not within the 100 year floodplain. The site is located adjacent to Eastridge Drive and is bounded by a town home complex to the south, residential subdivision to the north and apartments to the east.

II. DRAINAGE DESIGN CRITERIA AND PREVIOUS REPORTS

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, January 1993 edition. The 100-year 6-hour storm event was analyzed to determine street capacities and sizing the internal storm drain system using $P(1 \text{ hr}) = 2.15"$, $P(6 \text{ hr}) = 2.65"$. The onsite Land Treatment values used were in accordance with the DPM Section 22.2 for hydrology Table A-5 Treatment D=70, Treatment C=15 and Treatment B=15. Calculations are provided in Appendix A.

III. EXISTING DRAINAGE CONDITIONS

The site slopes at an approximate slope of 5.5% towards the south for a total maximum fall of 17 feet. There is an existing local depression area located approximately 150 feet from the northwest property corner. At this location there is an overflow opening through the retaining/garden wall that allows for existing flows to pond and then overflow through the adjacent town home project to the west.

This project is an infill site with all the properties in the immediate area developed. There is also an existing storm drain in place within this drainage subbasin and existing inlets are shown in Exhibit 1.

IV. DEVELOPED DRAINAGE CONDITIONS

The 100 year "developed conditions" peak discharge from the site is 12.7 cfs. Runoff will be conveyed as street flows through the site to the southwest corner of the site where it will free discharge to Eastridge Drive and be intercepted by the series of Double 'C' inlets located along Eastridge Drive, refer to Exhibit 1. For subbasin delineation refer to Exhibit 2. Refer to Table 1 for a summary of street flow capacities.

Backyard retention ponds will be used for backyard runoff only. Drainage from all roofs will be directed to the frontyard and ultimately to the streets. The maximum water surface elevation in the backyard ponds is 6 inches. Typical back yard pond details are provided on the grading and drainage plan and supporting hydrology calculations are provided in Appendix A. Street flow calculations are provide in Appendix B.

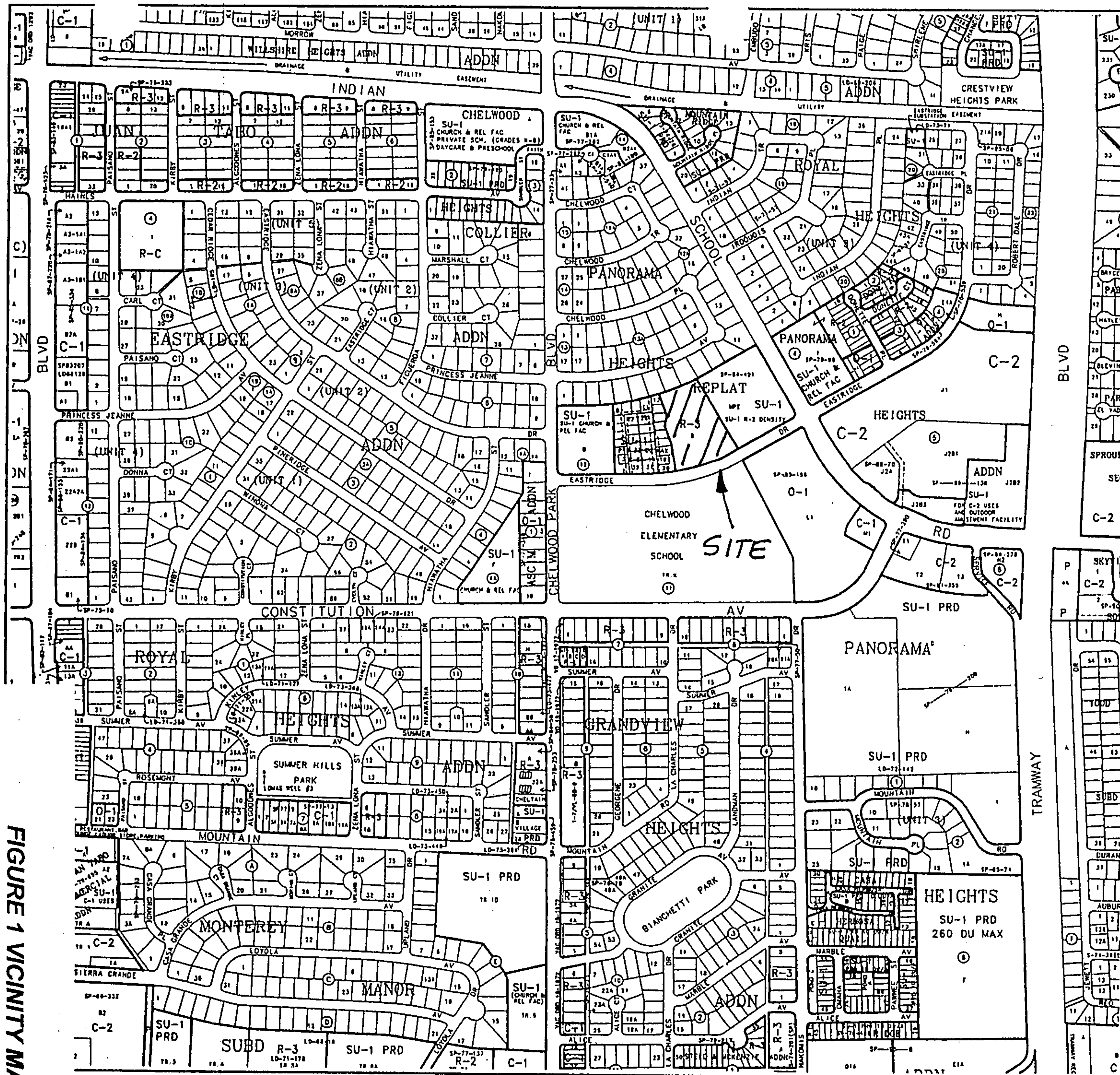


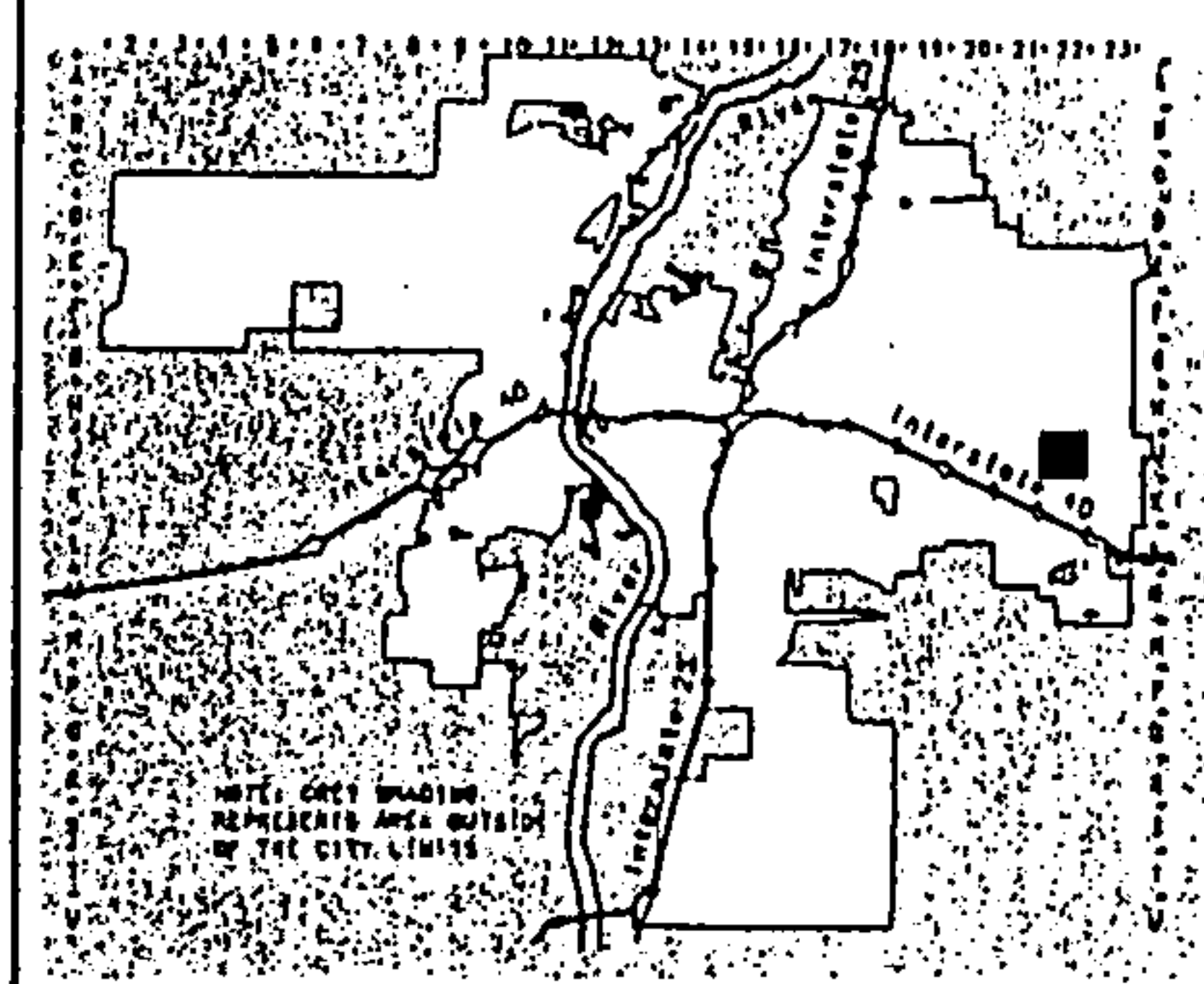
FIGURE 1 VICINITY MAP



CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
© Copyright 1999

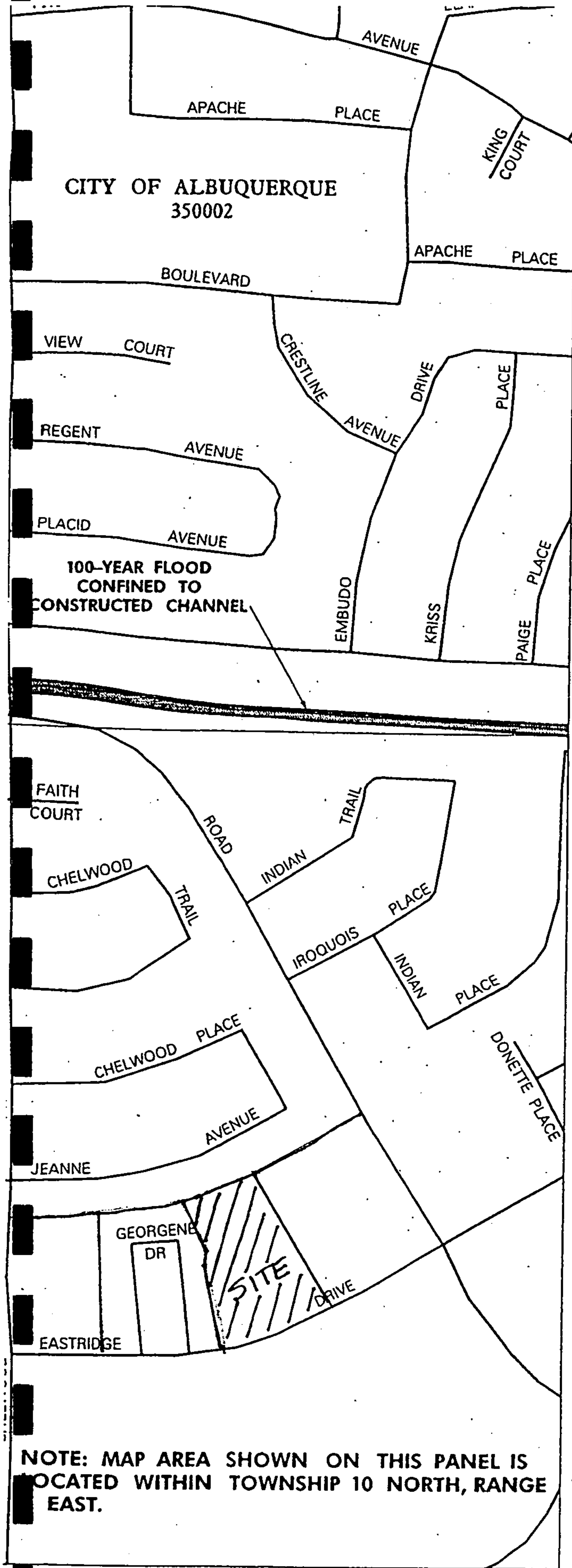


GRAPHIC SCALE IN FEET



Zone Atlas Page
J-22-Z

Map Amended through
September 16, 1999



35°05'37"
106°30'00"

SEPTEMBER 20, 1996

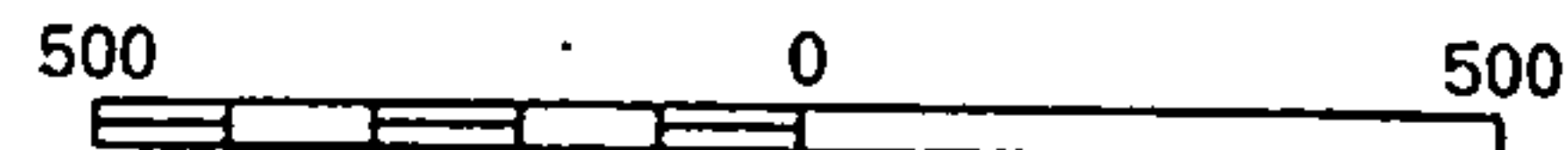
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:

Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when actuarial rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

PANEL 357 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY

NUMBER PANEL SUFFIX

ALBUQUERQUE, CITY OF

350002

0357

D

MAP NUMBER
35001C0357 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996



FIGURE 2 FEMA PANEL

PRIVATE SCH [REDACTED] GRADES
DA [REDACTED] & PRESCHOOL

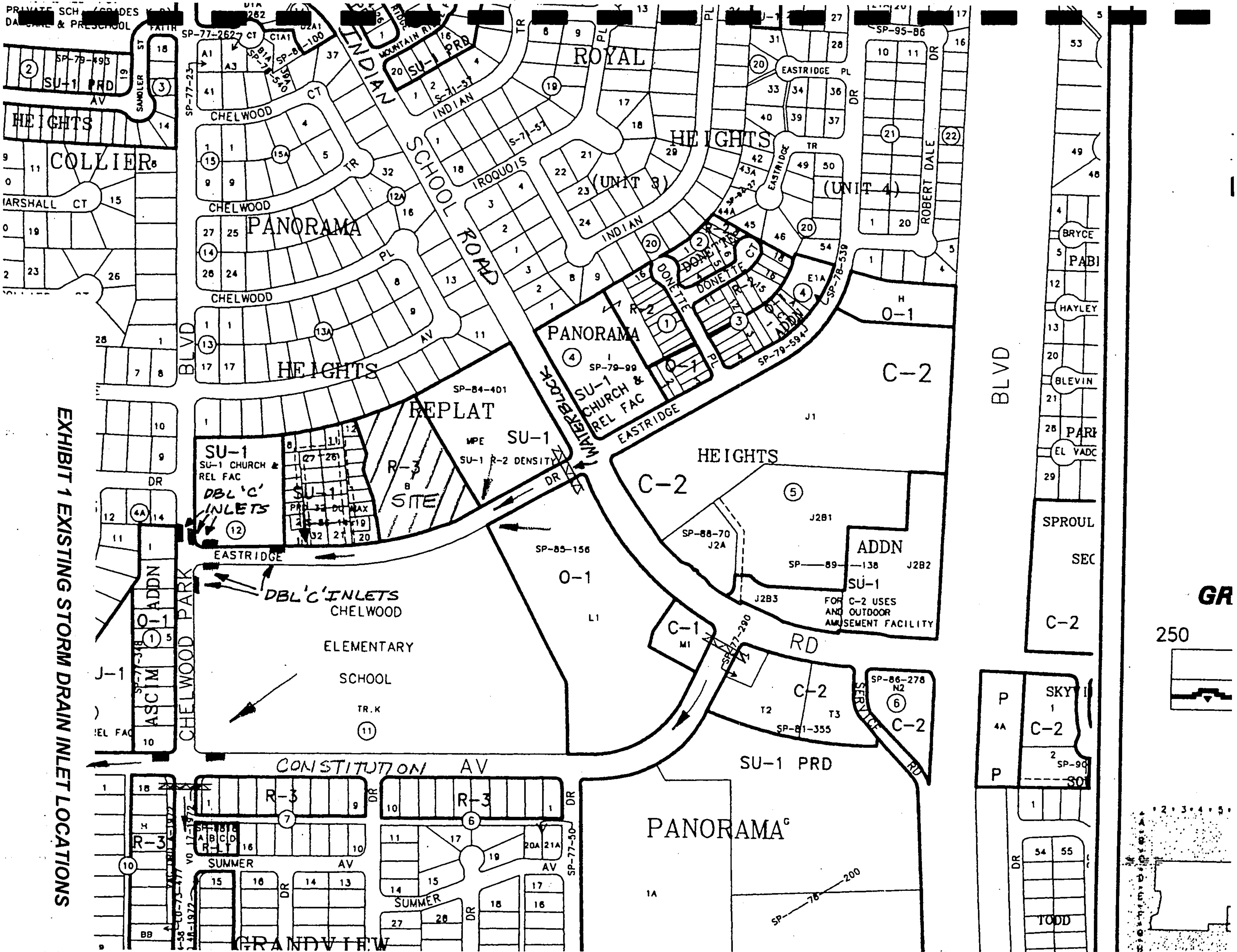
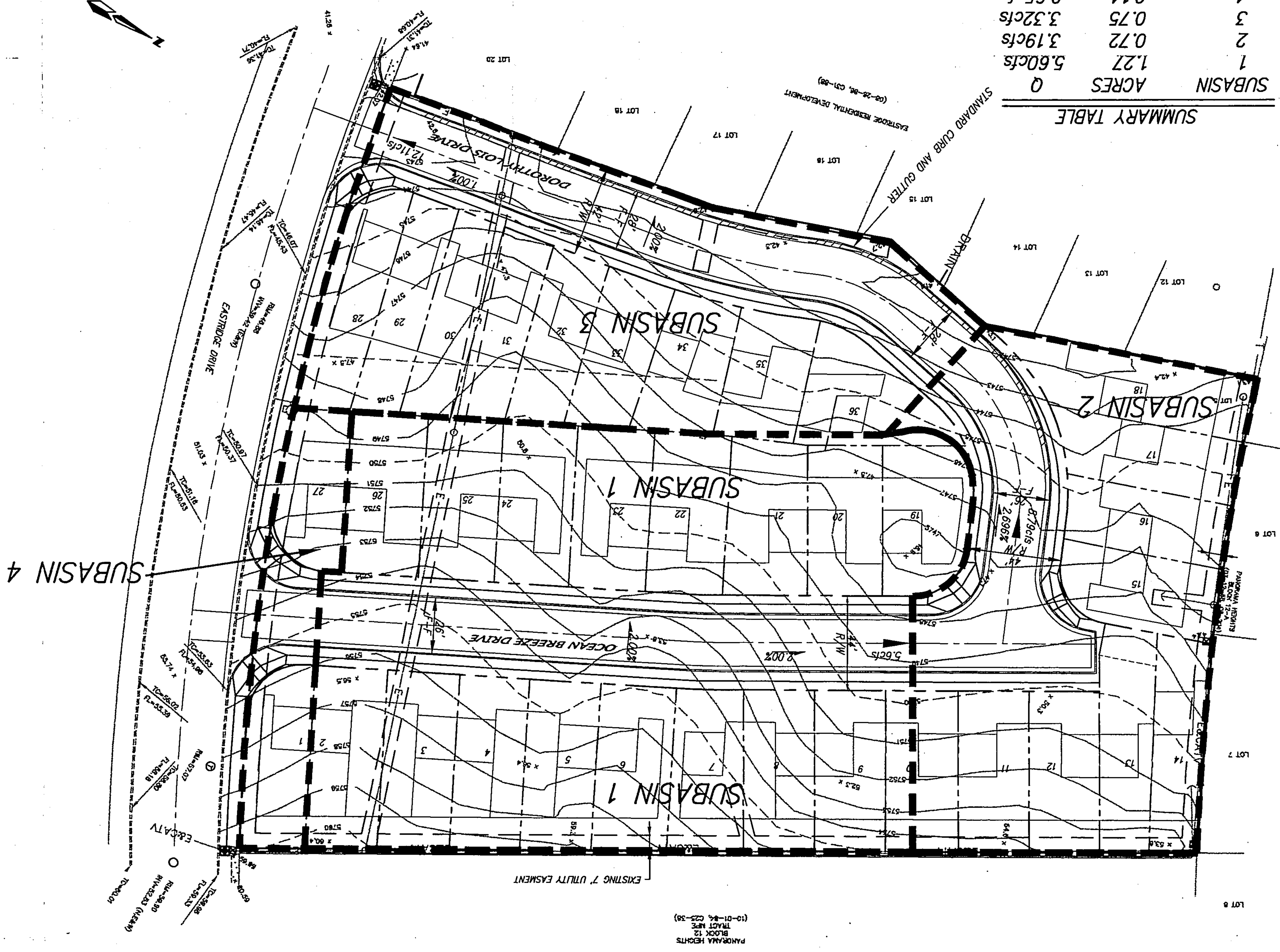
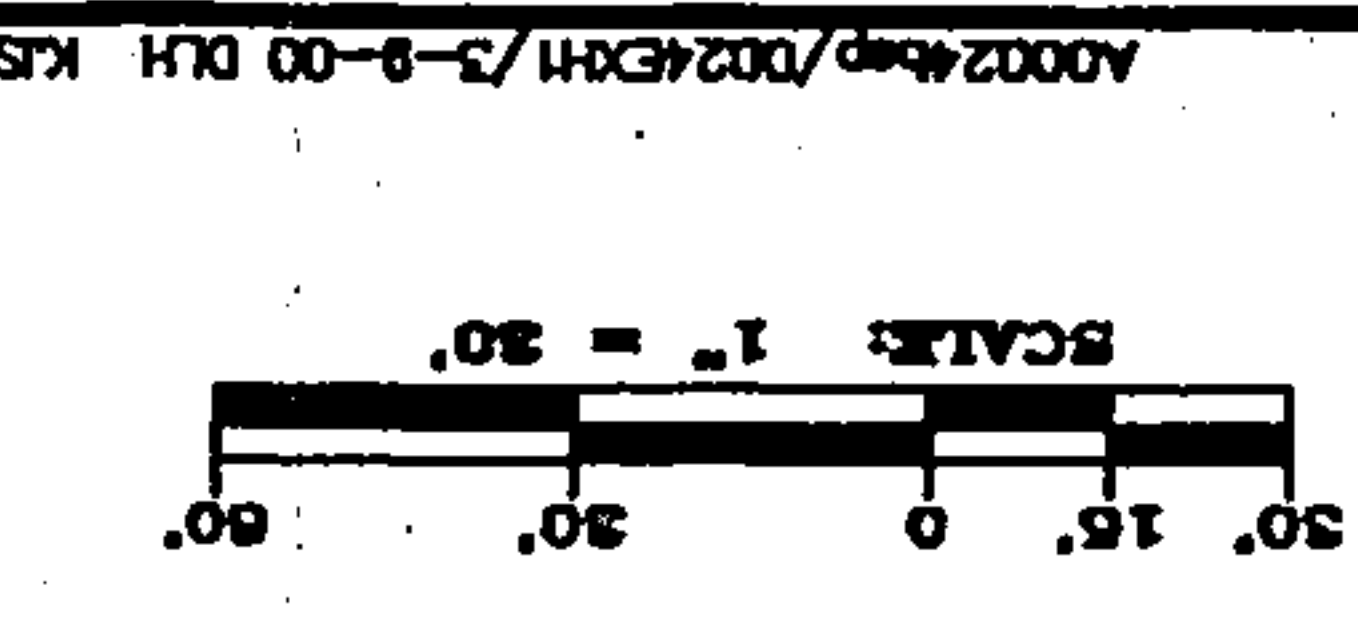


EXHIBIT 1 EXISTING STORM DRAIN INLET LOCATIONS

SUMMARY TABLE			
SUBSAIN	ACRES	1.27	5.60cts
1	0		
2	0.72	3.19cts	
3	0.75	3.32cts	
4	0.14	0.65cts	
SITE TOTAL	2.88	12.71cts	



CITY PROJECT NO. _____
 ZONE MAP NO. 1-22
 SHEET 2 OF 2
 TITLE: BREEZE AT SOUTH PEAK
 SUBSAIN BOUNDARIES
 CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP
 P.O. BOX 90808
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200, FAX (505) 787-8539
 MARK GOODMAN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 EXHIBIT 2

BREEZE AT SOUTH PEAK TOWN HOMES

TABLE 1 SUMMARY OF STREET CAPACITIES

LOCATION	CURB	CROWN	WIDTH ft.	SLOPE %	Q cfs	DEPTH ft	EG ft.
Ocean Breeze Drive	MTB	N / 2%	26' FF	2.000	5.60	.26	.42
Dorothy Lois Drive	MTB	N / 2%	26' FF	2.696	8.79	.30	.54
Dorothy Lois Drive	MTB	N / 2%	26' FF	1.000	8.79	.36	.47
Dorothy Lois Drive	STD	N / 2%	28'FF	1.000	12.71	.49	.63

MTB = Mountable Curb
STD = Standard Curb

F:/SEDONA \STRCAP.BRE
3/10/00

APPENDIX A
HYDROLOGY



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

PROJECT Breeze @ South Peak
SUBJECT Hydrology Calcs
BY DLH DATE 3-10-00
CHECKED _____ DATE _____
SHEET _____ OF _____

Land Treatment Calcs.

Town homes Attached $\rightarrow$ Table A-5 $\rightarrow$ D=70 C/B=15

Backyard Pond Calcs

Maximum Backyard Area = 770 SF (22'x35')
= .0000276 sq.mi.

100yr 6hr Runoff Volume = 0.0016 AF = 70 CF
 $\Rightarrow$ 6" Water depth @ 140 SF
 $\Rightarrow$ 35' x 4'

Typical Back Yard Area = 510 SF (15'x34')
= .0000183 sq.mi.

100yr 6hr Runoff Volume = 0.0011 AF = 48 CF
 $\Rightarrow$ 6" Water depth @ 96 SF
 $\Rightarrow$ 34 x 3'

$\therefore$ USE 5' wide Retention Pond Width

$\therefore$ USE 3' WIDE RETENTION POND FOR LOTS 19-27

```

START                TIME=0.0
***** BREEZE AT SOUTH PEAK TOWN HOMES (J-22)
***** 100-YEAR 6-HOUR STORM EVENT
***** FILE: BREEZE.DAT MAR 2000 BY:DLH
RAINFALL             TYPE=1 RAIN QUARTER=0.0 IN
                     RAIN ONE=2.15 IN RAIN SIX=2.65 IN
                     RAIN DAY=0.00 IN DT=0.033 HR
***** *****
***** DEVELOPED CONDITIONS
***** *****
***** TOTAL SITE
*****
COMPUTE NM HYD       ID=1 HYD NO=100.0 AREA=0.004494 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
*****
***** SUBASIN 1
*****
COMPUTE NM HYD       ID=1 HYD NO=101.0 AREA=0.001976 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
*****
***** SUBASIN 2
*****
COMPUTE NM HYD       ID=1 HYD NO=102.0 AREA=0.001125 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
*****
***** SUBASIN 3
*****
COMPUTE NM HYD       ID=1 HYD NO=103.0 AREA=0.001170 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
*****
***** SUBASIN 4
*****
COMPUTE NM HYD       ID=1 HYD NO=104.0 AREA=0.000222 SQ MI
                     PER A=0 PER B=15 PER C=15 PER D=70
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
*****
***** BACKYARD PONDING - MAXIMUM AREA=770 SQ FT
*****
COMPUTE NM HYD       ID=1 HYD NO=100.P AREA=0.0000276 SQ MI
                     PER A=0 PER B=50 PER C=50 PER D=0
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
*****
***** BACKYARD PONDING - MAXIMUM AREA=510 SQ FT
*****
COMPUTE NM HYD       ID=1 HYD NO=100.P AREA=0.0000183 SQ MI
                     PER A=0 PER B=50 PER C=50 PER D=0
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
***** *****
***** EXISTING CONDITIONS
***** *****
***** TOTAL SITE
*****
COMPUTE NM HYD       ID=1 HYD NO=100.0 AREA=0.004494 SQ MI
                     PER A=0 PER B=100 PER C=0 PER D=0
                     TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
FINSIH

```

RUN DATE (MON/DAY/YR) =04/11/2000
USER NO.= M_GOODWN.I01

		FROM	TO			PEAK	RUNOFF	TIME TO	CFS	PAGE =	1
COMMAND	HYDROGRAPH IDENTIFICATION	ID NO.	ID NO.	AREA (SQ MI)	DISCHARGE (CFS)	VOLUME (AC-FT)	RUNOFF (INCHES)	PEAK (HOURS)	PER ACRE	NOTATION	
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.650
COMPUTE NM HYD	100.00	-	1	.00449	12.71	.483	2.01519	1.518	4.417	PER IMP=	70.00
COMPUTE NM HYD	101.00	-	1	.00198	5.60	.212	2.01519	1.518	4.427	PER IMP=	70.00
COMPUTE NM HYD	102.00	-	1	.00113	3.19	.121	2.01519	1.518	4.437	PER IMP=	70.00
COMPUTE NM HYD	103.00	-	1	.00117	3.32	.126	2.01519	1.518	4.437	PER IMP=	70.00
COMPUTE NM HYD	104.00	-	1	.00022	.65	.024	2.01519	1.518	4.551	PER IMP=	70.00
COMPUTE NM HYD	100.P	-	1	.00003	.06	.002	1.11356	1.518	3.519	PER IMP=	.00
COMPUTE NM HYD	100.P	-	1	.00002	.04	.001	1.11356	1.518	3.519	PER IMP=	.00
COMPUTE NM HYD	100.00	-	1	.00449	7.68	.226	.94470	1.518	2.671	PER IMP=	.00
FINISH											

APPENDIX B
HYDRAULICS

```

*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 3/ 8/ 0 TIME 16:17:33 *
*****

```

```

*****
* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *
*****

```

```

X X XXXXXXX XXXXX
X X X X X
X X X X
XXXXXXX XXXX X XXXXX XXXXX
X X X X
X X X X X
X X XXXXXXX XXXXX
XXXXXXX

```

END OF BANNER

THIS RUN EXECUTED 3/ 8/ 0 16:17:33

```

*****
HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -
*****

```

```

T1 BREEZE AT SOUTH PEAK - STREET CAPACITY (44' ROW)
T2 26'FF W/ 0.33' MOUNTABLE C&G - NO CROWN 2.0% cross slope
T3 SOFT BREEZES STREET

```

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.0200	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	3	5.60	8.79	8.79				
X1	1	6	0	44	0	0	0	0
GR	.51	0	.33	8.9	0	9	.52	35
GR	1.03	44						.85

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00 .26 .26 .31 .00 .42 .16 .00 .00 .51
6. 0. 6. 0. 0. 2. 0. 0. 0. 1.03
.00 .00 3.17 .00 .000 .017 .000 .00 8.92
.019904 0. 0. 0. 0 11 5 .00 13.32 22.24

T1 DOROTHY LOUIS
T2 2.696% SLOPE
T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
0		3	0	1	.02696					
J2	NPROF	IPLOT	PRFVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
2		0	-1	0	0	0	0	0	0	0
SECNO	DEPTH	CWSEL	CRIS	WSELK	EG	HV	HL	OLOSS	BANK ELEV	
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT	
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA	
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICON	CORAR	TOPWID	ENDST	

*PROF 2

CCHV= .100 CEHV= .300
*SECNO 1.000
2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED
1.00 .30 .30 .38 .00 .54 .25 .00 .00 .51
9. 0. 9. 0. 0. 2. 0. 0. 0. 1.03
.00 .00 3.99 .00 .000 .017 .000 .00 8.91
.027178 0. 0. 0. 0 14 6 .00 14.88 23.79

T1 DOROTHY LOUIS
T2 1.0% SLOPE
T3

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
0		4	0	1	.01					
J2	NPROF	IPLOT	PRFVS	XSECV	XSECH	FN	ALLDC	IBW	CHNIM	ITRACE
3		0	-1	0	0	0	0	0	0	0
SECNO	DEPTH	CWSEL	CRIS	WSELK	EG	HV	HL	OLOSS	BANK ELEV	
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT	
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA	
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICON	CORAR	TOPWID	ENDST	

*PROF 3

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.36	.36	.38	.00	.47	.11	.00	.00	.51
9.	0.	9.	0.	0.	3.	0.	0.	0.	1.03
.00	.00	2.64	.00	.000	.017	.000	.000	.00	7.31
.010034	0.	0.	0.	0	14	7	.00	19.80	27.11

THIS RUN EXECUTED 3/ 8/ 0 16:17:33

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

SOFT BREEZES STREET

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRIWS	VCH	TOPWID	FRCH	EG
1.000	5.60	.26	.31	3.17	13.32	1.54	.42
1.000	8.79	.30	.38	3.99	14.88	1.83	.54
1.000	8.79	.36	.38	2.64	19.80	1.14	.47

3/ 8/ 0 16:17:33

PAGE 8

SUMMARY OF ERRORS AND SPECIAL NOTES

1*****
* WATER SURFACE PROFILES *
* VERSION OF SEPTEMBER 1988 *
* ERROR: 01,02 *
* UPDATED: 4 APRIL 1989 *
* RUN DATE 4/12/ 0 TIME 8:27:40 *

* U.S. ARMY CORPS OF ENGINEERS *
* THE HYDROLOGIC ENGINEERING CENTER *
* 609 SECOND STREET, SUITE D *
* DAVIS, CALIFORNIA 95616-4687 *
* (916) 756-1104, (916) 551-1748 *

```

      X   X  XXXXXX  XXXXX
      X   X  X      X   X
      X   X  X      X
      XXXXXX XXXX  X      XXXXX
      X   X  X      X
      X   X  X      X   X
      X   X  XXXXXX  XXXXX

```

END OF BANNER

THIS RUN EXECUTED 4/12/ 0 8:27:40

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989
ERROR CORR - 01,02
MODIFICATION -

T1 BREEZE AT SOUTH PEAK STREET CAPACITY CALCULATIONS
T2 28'FF W/ STD CURB, NO CROWN, 2.5 CROSS SLOPE
T3 DOROTHY LOIS

J1	ICHECK	INQ	NINV	IDIR	STRT	METRIC	HVINS	Q	WSEL	FQ
	0	2	0	1	.01	0	0	0	0	0

J3 VARIABLE CODES FOR SUMMARY PRINTOUT

	38	43	1	2	26	4	68	3
NC	.017	.017	.017	.1	.3			
QT	1	12.71						
X1	1	7	0	46	0	0	0	0
GR	.85	0	.67	8.9	0	9	.125	11
GR	1.315	37.1	1.50	46				.645
								37

SECNO	DEPTH	CWSEL	CRIWS	WSELK	EG	HV	HL	OLOSS	BANK ELEV
Q	QLOB	QCH	QROB	ALOB	ACH	AROB	VOL	TWA	LEFT/RIGHT
TIME	VLOB	VCH	VROB	XNL	XNCH	XNR	WTN	ELMIN	SSTA
SLOPE	XLOBL	XLCH	XLOBR	ITRIAL	IDC	ICONT	CORAR	TOPWID	ENDST

*PROF 1

CCHV= .100 CEHV= .300

*SECNO 1.000

2096 WSEL NOT GIVEN, AVG OF MAX, MIN USED

1.00	.49	.49	.51	.00	.63	.14	.00	.00	.85
13.	0.	13.	0.	0.	4.	0.	0.	0.	1.50
.00	.00	3.03	.00	.000	.017	.000	.000	.00	8.93
.010087	0.	0.	0.	0	11	6	.00	20.31	29.24

THIS RUN EXECUTED 4/12/ 0 8:27:40

HEC2 RELEASE DATED SEP 88 UPDATED APR 1989

ERROR CORR - 01,02

MODIFICATION -

NOTE- ASTERISK (*) AT LEFT OF CROSS-SECTION NUMBER INDICATES MESSAGE IN SUMMARY OF ERRORS LIST

DOROTHY LOIS

SUMMARY PRINTOUT

SECNO	Q	CWSEL	CRWS	VCH	TOPWID	FRCH	EG
1.000	12.71	.49	.51	3.03	20.31	1.17	.63

SUMMARY OF ERRORS AND SPECIAL NOTES

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

Breeze @ South Peak
 (NAME and UNIT OF SUBDIVISION)

D.R.C. Project No.: _____
 Prelim. Plat Approved: _____
 Prelim. Plat Expires: _____
 Site Plan Approved: _____

Date Submitted: 3-24-00
 D.R.B. Case No.: _____

Preliminary Plat

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of the project acceptance and close out by the City.

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
PAVING				
26' 4' (*)	Res Pvmnt Sidewalk (both sides) C & G (both sides)	Ocean Breeze Dr	Eastridge Drive	Lot 14
26' 4' (*)	Res Pvmnt Sidewalk (both sides) C & G (both sides)	Dorothy Lois Ln	Ocean Breeze Dr	Eastridge Drive
4'	Sidewalk (North Side)	Eastridge Drive	East Property Line, (Lot 1)	West Property Line, (Dorothy Lois Ln)
N/A (*)	Street Lights Per DPM Sidewalks to be deferred			
WATER				
6"	Waterline	Ocean Breeze Dr	Eastridge Drive	Lot 14
6"	Waterline	Dorothy Lois Ln	Ocean Breeze Dr	Eastridge Drive

EXHIBIT A (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LIST
(LEGAL DESCRIPTION OF SUBDIVISION)

Breeze @ South Peak

(NAME and UNIT OF SUBDIVISION)

D.R.C. Project No.: _____
Prelim. Plat Approved: _____
Prelim. Plat Expires: _____
Site Plan Approved: _____

Date Submitted: 3-24-00
D.R.B. Case No.: _____

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
SANITARY SEWER				
8"	Sanitary Sewer	Ocean Breeze Dr	Eastridge Drive	Lot 14
8"	Sanitary Sewer	Dorothy Lois Ln	Ocean Breeze Dr	Eastridge Drive

Engineer's Certification for Grading and Drainage per DPM including Perimeter Walls and Retaining Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees.

Water infrastructure to include valves, fittings, valveboxes and fire hydrants.

Sanitary sewer to include manholes and service connections.

Agent/Owner Print Name: _____

Diane Hoelzer
Diane Hoelzer, P.E.

Firm: _____
Mark Goodwin & Associates, PA

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Transportation Dev. _____	Date _____	Utility Dev. _____	Date _____	Parks & G.S. _____	Date _____
Parks, Design & Development, C.I.P. _____	Date _____	Engineer/AMAFCA _____	Date _____	DRB Chairman _____	Date _____

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPT	AGENT/OWNER
①				
②				



2