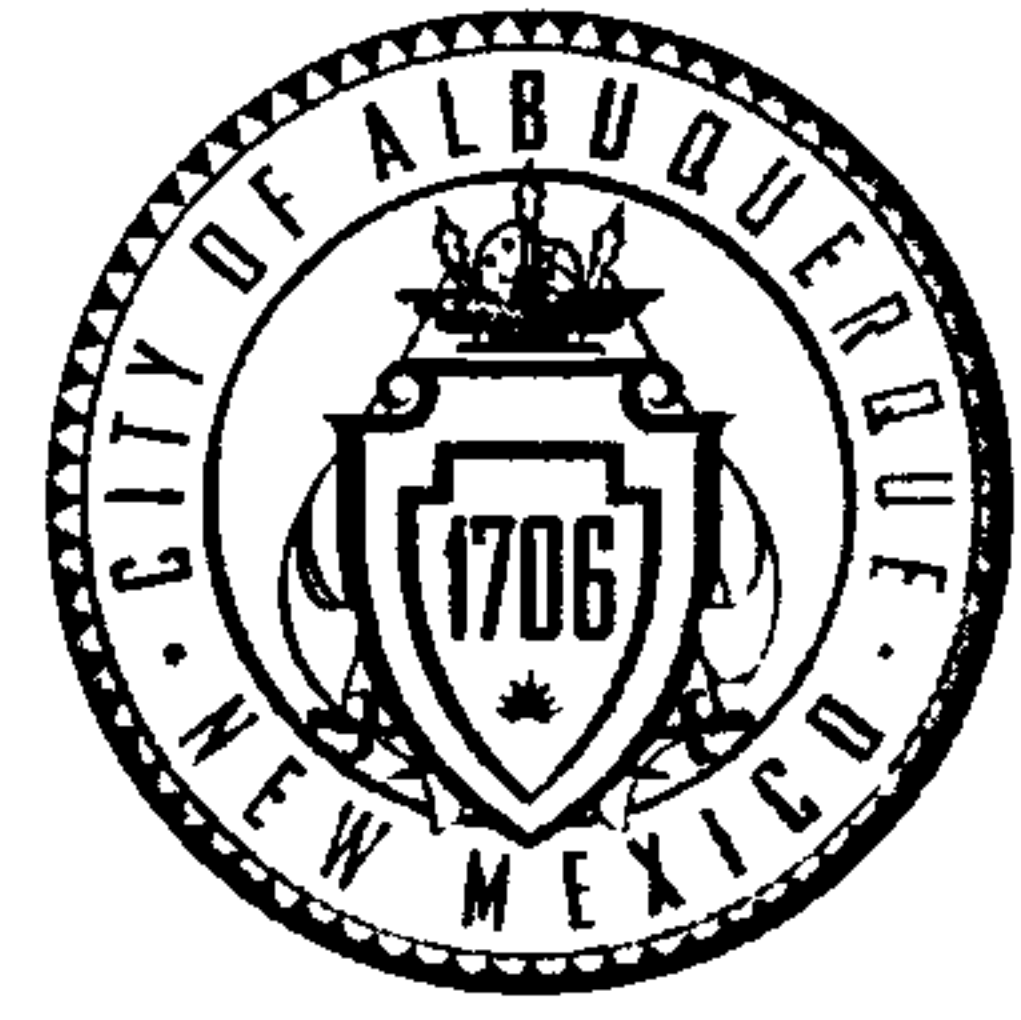


CITY OF ALBUQUERQUE



September 2, 2016

Richard J. Berry, Mayor

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

RE: **Silver Ave Townhomes**
Grading and Drainage Plan
Engineer's Stamp Date 8-18-16 (File: K16D072A)

Dear Mr. McGee:

Based upon the information provided in your submittal received 8-30-2016, the above-referenced plan is approved for Building Permit.

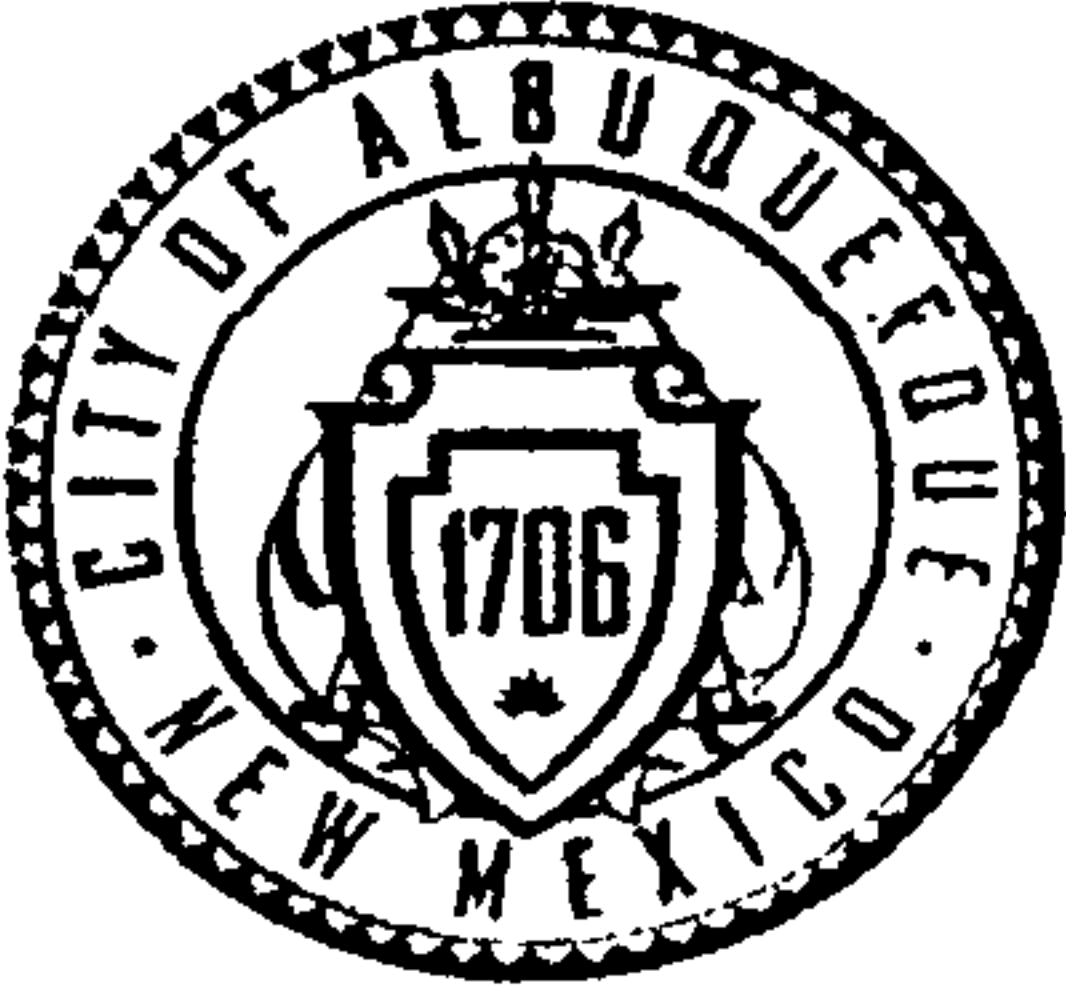
Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

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

Sincerely,

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

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SILVER AVENUE TOWNHOMES Building Permit #: _____ City Drainage #: K-16D/072A

DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 1-A THRU 1-D, BLOCK 10 UNIVERSITY HEIGHTS ADDITION
City Address: _____

Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANOAN DR NE
Phone#: 263-2905 Fax#: _____ E-mail: scottm.mcgee@gmail.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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
☐ 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) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 8/30/16 By: SCOTT MCGEE



CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ 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) _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE



September 22, 2014

Mr. Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87113

**Re: Silver Avenue Townhomes Master Grading Plan
Scott McGee's Engineer's Stamp 9-18-14 (K16D072A)**

Dear Mr. McGee,

Based upon the information provided in your submittal received September 22, 2014, the above referenced plan is approved for Preliminary Plat and Site Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, PE
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

C: e-mail
Project File

New Mexico 87103

www.cabq.gov



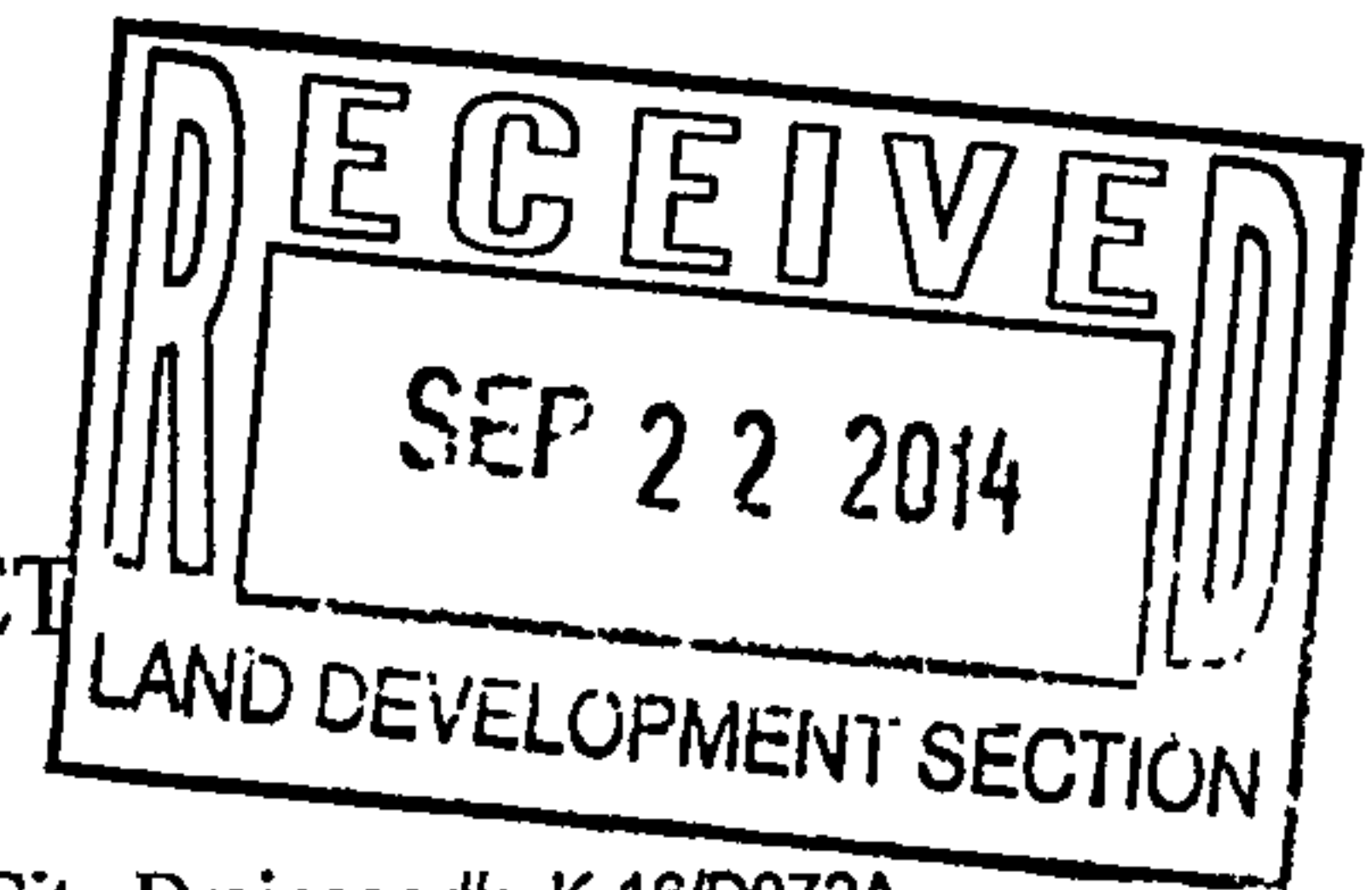
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)



Project Title: SILVER AVENUE TOWN HOMES Building Permit #: _____ City Drainage #: K-16/D072A
DRB#: 1005210 EPC#: _____ Work Order#: _____
Legal Description: LOTS 1 & 2, BLOCK 10 UNIVERSITY HEIGHTS
City Address: 202 CORNELL AVENUE NE

Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANOAN DRIVE NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmcmgee@gmail.com

Owner: CORNELL SILVER LLC Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: _____
Phone#: 889-8056 Fax#: _____ E-mail: _____

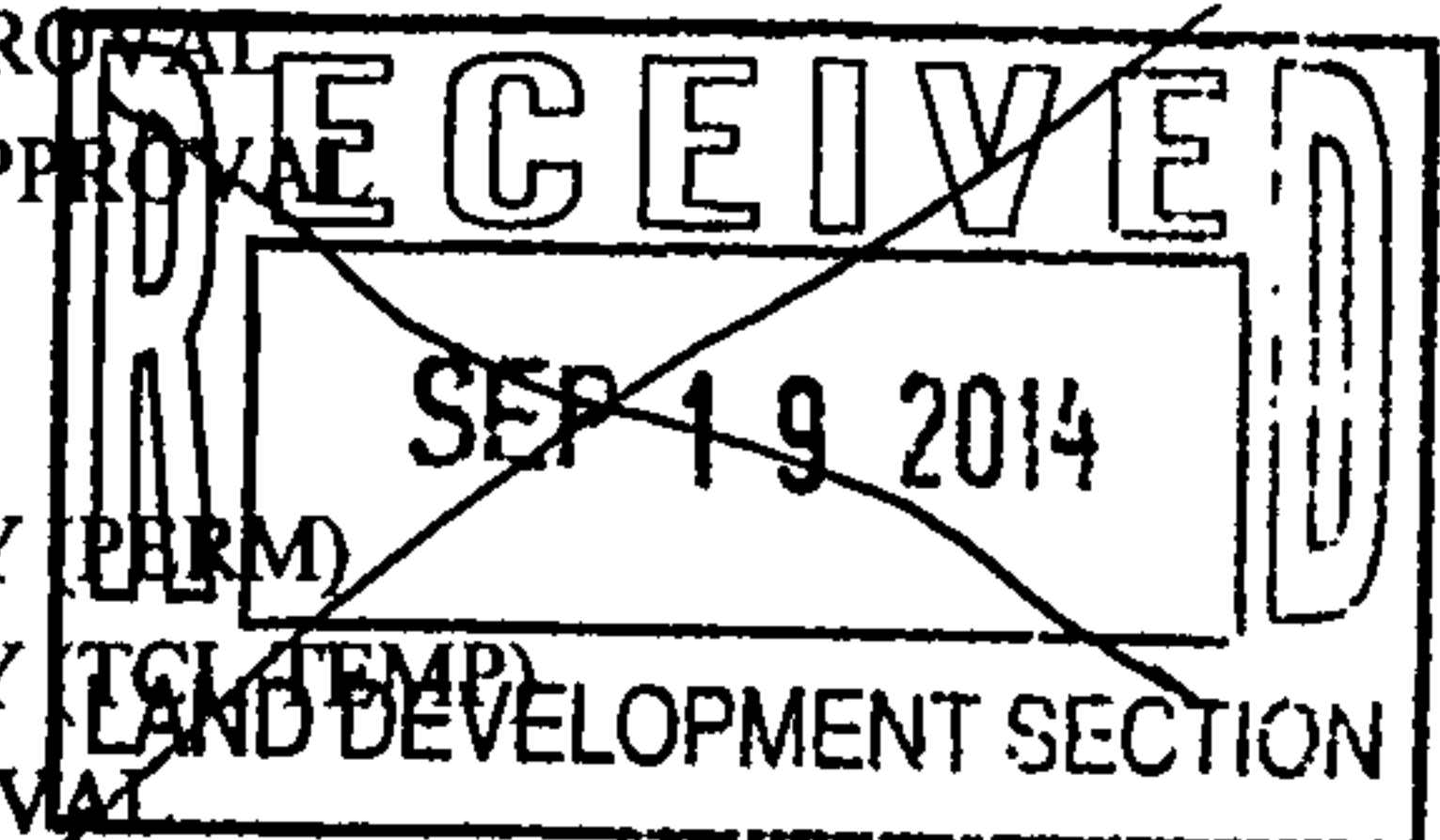
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL/TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: SEPTEMBER 19, 2014 By: Scott McGee

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

$$\begin{aligned}
 E_w &= [(.78)(.16) + (1.13)(.16) + 2.12(.68)] \cdot 3255 \text{ AC} / .3255 \text{ AC} \\
 &= .12 + .18 + 1.44 \\
 &= 1.74
 \end{aligned}$$

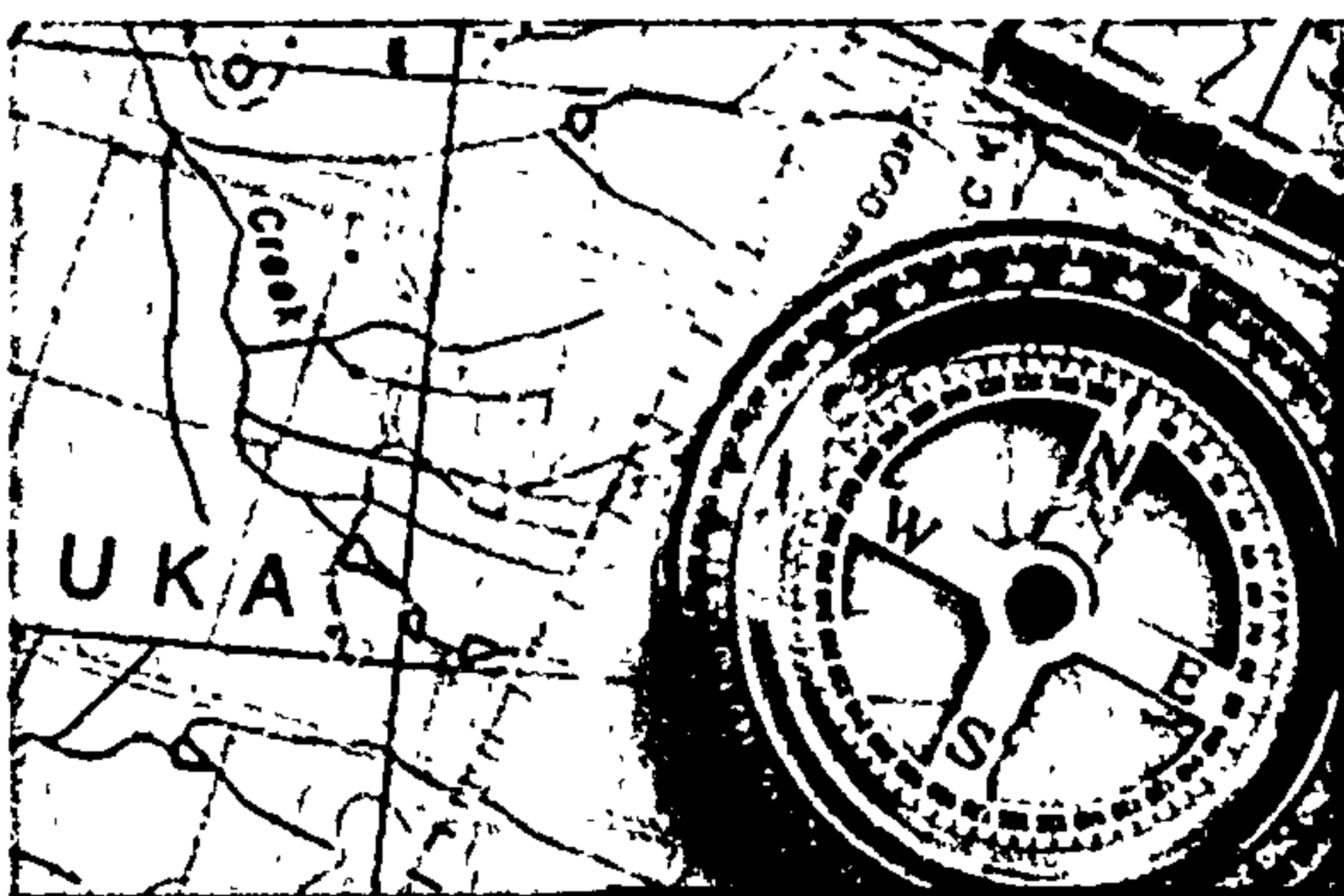
$$\begin{aligned}
 Q_{PP} &= [2.28(.16) + 3.14(.16) + 4.70(.68)] \cdot 3255 \text{ AC} \\
 &= [.36 + .50 + 3.19] \cdot 3255 \\
 &= 4.06 \times .3255 = 1.32 \text{ CFS}
 \end{aligned}$$

$$\begin{aligned}
 Q_{PE} &= [2.28(.20) + 3.14(.32) + 4.70(.48)] \cdot 3255 \text{ A} \\
 &= 3.72 \times .3255 \\
 &= 1.21 \text{ CFS}
 \end{aligned}$$

$$A_D = .68 (14,178 \text{ SF}) = 9641 \text{ SF} = 0.22 \text{ AC}$$

$$FF = \frac{.34 (9641)}{12 \text{ IN}} = 273 \text{ CF}$$

4 LOTS w/ 4 RES PERMITS



SCOTT M MCGEE PE, LLC
CIVIL ENGINEER

September 19, 2014

Planning Dept./Hydrology
Development & Building Services Div.
600 2nd Street NW, Ste. 201
Albuquerque, NM 87102


RE: Silver Ave Townhomes Master Grading Plan (K-16/D072A)

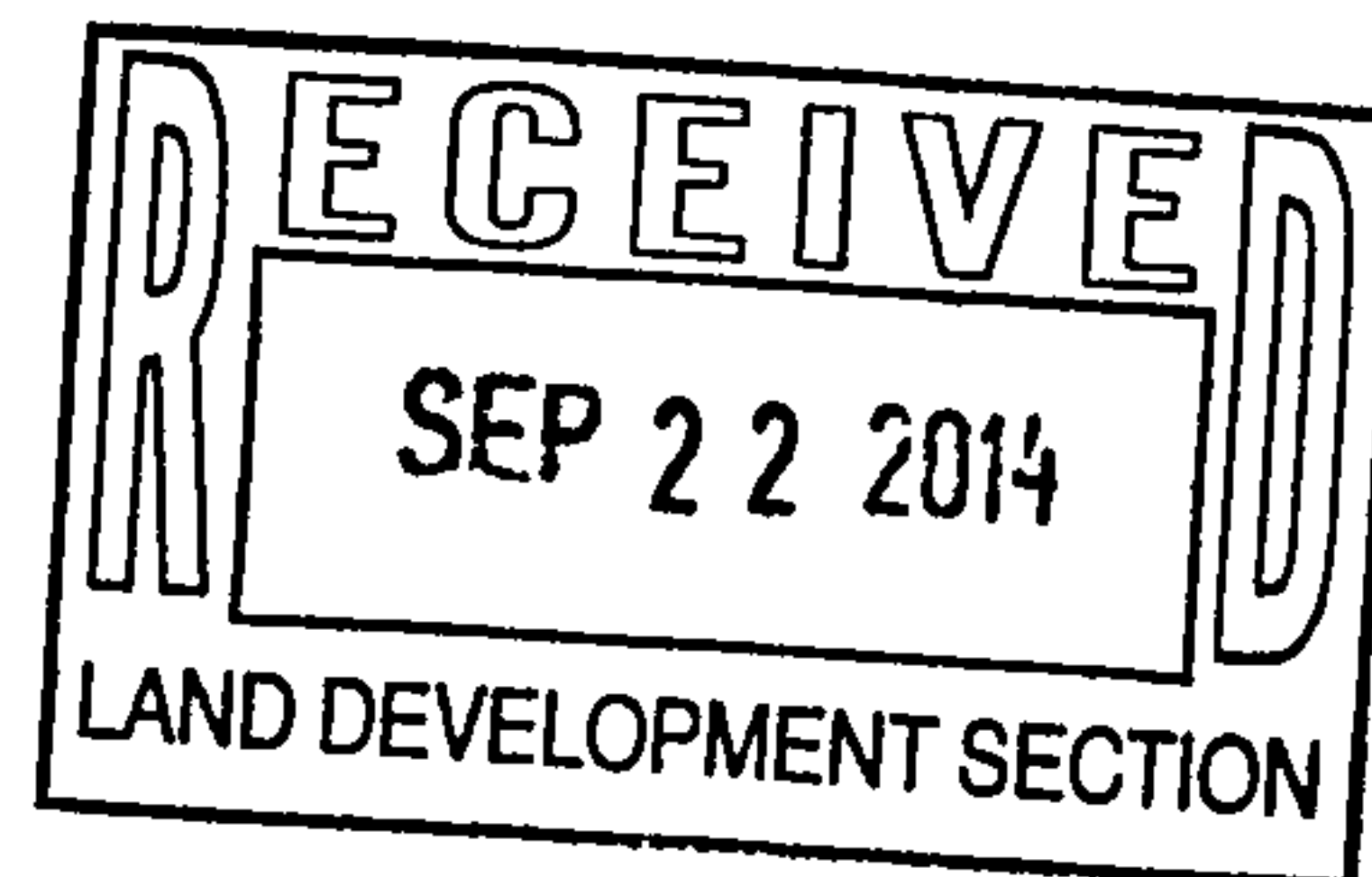
Dear Ms. Niese,

Thank you for the September 16 review comments. The plan has been revised for re-submittal to address your comments as follows:

1. The first flush volume has been retained with added shallow depressions in the front yard areas. Drainage calculations have also been added within the drainage narrative.
2. Offsite flow of 0.1 CFS has been calculated and discussed in the drainage narrative.
3. The proposed 73 contour has been revised along the east side of the site. The proposed 74 contour has also been added at the SE corner of the site.

Please contact me if you have additional questions.


Scott M McGee



CITY OF ALBUQUERQUE



September 16, 2014

Mr. Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87113

**Re: Silver Avenue Townhomes Master Grading Plan
Scott McGee's Engineer's Stamp 8-25-14 (K16D072A)**

Dear Mr. McGee,

Based upon the information provided in your submittal received August 26, 2014, the above referenced plan is not approved for Preliminary Plat or Site Plan for Building Permit action by the DRB until the following comments are addressed.

1. Retain the first flush. Per the City Drainage ordinance, the 90th Percentile Storm Event, which is 44 inches, is to be managed. Reduce 0.44 inch by the 0.1 inch for the initial impervious abstraction in Table A-6 of Section 22 of the DPM. Multiply the remaining 0.34 inch by your impervious area. This is the portion to retain. The front yards are a good location to retain the first flush on this site.
2. Discuss the existing offsite flows from the east that are crossing the alley and entering the property.
3. Confirm the proposed 73 contour on the east side of the property is tying into an existing 73 contour. It appears the existing contour is 74.

PO Box 1293

Albuquerque

New Mexico 87103

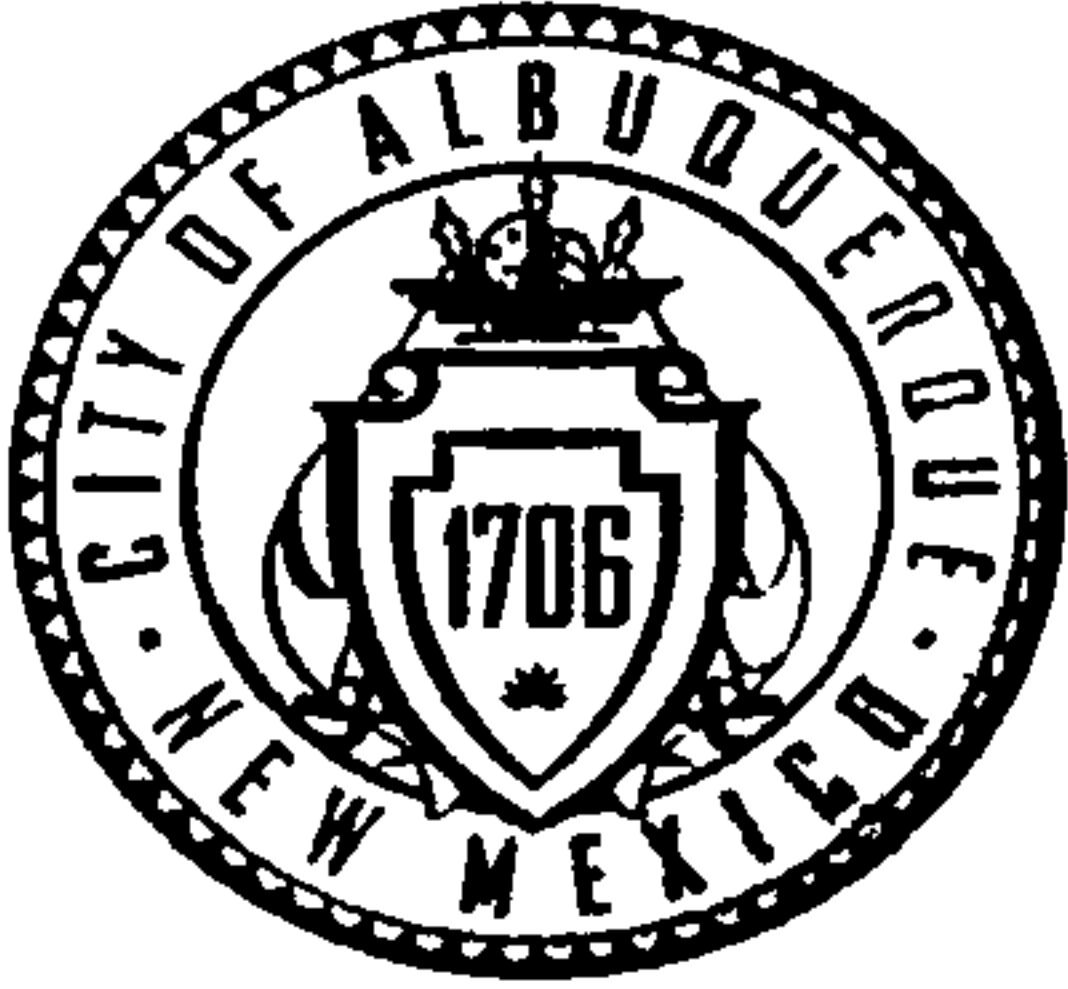
www.cabq.gov

If you have any questions, you can contact me at 924-3994.

Sincerely,

Amy L. D. Niese, PE
Senior Engineer, Hydrology
Planning Department

C: e-mail



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

K16D072A

Project Title: SILVER AVENUE TOWN HOMES Building Permit #: _____ City Drainage #: K-16/D
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOTS 1 & 2, BLOCK 10 UNIVERSITY HEIGHTS
City Address: 202 CORNELL AVENUE NE

Engineering Firm: SCOTT M MCGEE PE, LLC Contact: SCOTT MCGEE
Address: 9700 TANOAN DRIVE NE
Phone#: 263-2905 Fax#: _____ E-mail: scottmcmgee@gmail.com

Owner: CORNELL SILVER LLC Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: N/A Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: HARRIS SURVEYING Contact: TONY HARRIS
Address: _____
Phone#: 889-8056 Fax#: _____ E-mail: _____

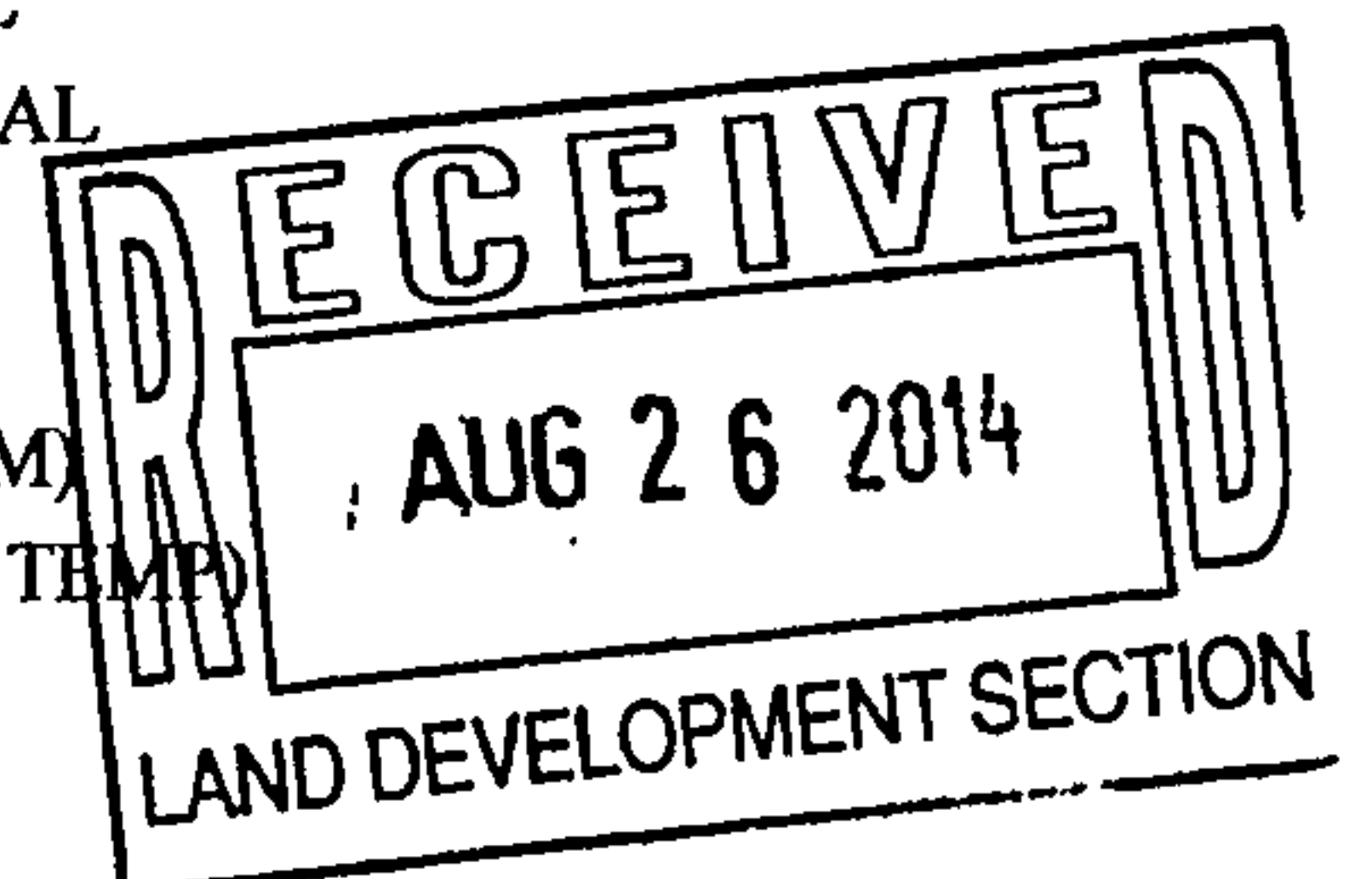
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION



- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: AUGUST 26, 2014 By: Scott McGee

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

$A_D = 0.22 \text{ AC}$ FREE