

Transmittal

**Parsons
Brinckerhoff**

5801 Osuna Road NE
Suite 200
Albuquerque, NM 87109
505-881-5357
Fax: 505-881-7602

to: Susan Calongre
City/County Floodplain Admin
City of Albg. - Planning Dept.
Plaza del Sol - 2nd Floor

from: Estine Archuleta
date: 4/22/99
time:
project: Vista del Norte
project number: 23445 TM, 3.1

via:	for your:	the following:		
☐ mail	☒ information/use	☐ shop drawings	☐ change order	☐ specifications
☒ messenger	☐ approval	☐ copy of letter	☐ plans	☒ other
☐ overnight	☐ review/comment	☐ prints	☐ samples	

drawing	rev. no.	description	copies	date
		Revised Hydraulics Grade Line Calc Sheet	1	
		Display showing NH location and numbers	1	

If enclosures are not as noted, kindly notify us at once

comments

copies to:

signature: 





**Parsons
Brinckerhoff**

5801 Osuna Road NE
Suite 200
Albuquerque, NM 87109
505-881-5357
Fax: 505-881-7602

April 21, 1999

Fred Aguirre, Drainage Review
Development Review Board
City of Albuquerque, Planning Department
Plaza Del Sol Building, 2nd Floor
Albuquerque, NM

Re: Vista Del Norte, DRB 98-78

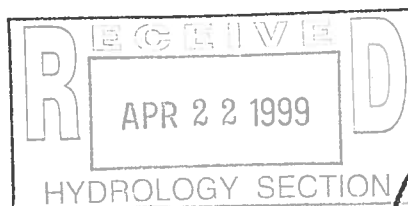
Mr. Aguirre,

Attached please find the revised Hydraulic Grade Line calculation sheets and a display showing the manhole locations and numbers in relation to the properties being developed by Mark Goodwin and Associates. The outfall for Tract I, Los Prados Del Norte Subdivision, has been relocated from manhole #19 to manhole #32, see display. The other change reflected in the revision is the addition of three additional stubs to Tract W, Villa Del Valle Subdivision. Originally, one stub collected flows from Tract W. At the request of Mark Goodwin's office we added stubs at locations that worked for their design and sized the stubs to handle their flows. No additional flows were added nor removed from this segment. These changes will be reflected in a revised grading and drainage submittal to your office.

If you have any questions regarding this submittal please contact Elias Archuleta or me at 881-5357. Thank you for your time.

Sincerely,

James Domenick, P.E.



Cc: File
Diane Hoelzer, P.E., D. Mark Goodwin & Assoc.
Jerry Sundt, Sundt Corp.
Ron Brown, Brown and Assoc.

PROPOSED 30'
STORM DRAIN
EASEMENT

30" RCP

SD #29

SD #28

SD #30

SD #31

SD #27

30" RCP

MIDDLE DETENTION POND

SD #25

SD #24

60" RCP

SD #23

TRACT F

PROPOSED 30'
STORM DRAIN
EASEMENT

60" RCP

SD #32

STUB & PLUG

TRACT K

SD #21

SD #22

VISTA MONTE DRIVE

SD #20

60" RCP

SD #19

SD #18

SD #20

TRACT I

42" RCP STUB
To Los Hornos
Subdivision

SD #33

RECEIVED
APR 22 1999
HYDROLOGY SECTION

JAMES V. DOMENICO
NEW MEXICO
7643
REGISTERED PROFESSIONAL ENGINEER

SD #11
54" RCP

SD #12

48" RCP

SD #13

SD #14

SD #15

48" RCP

SD #16

SD #17

Tract V

24" RCP STUB

24" RCP STUB

24" RCP STUB

24" RCP STUB

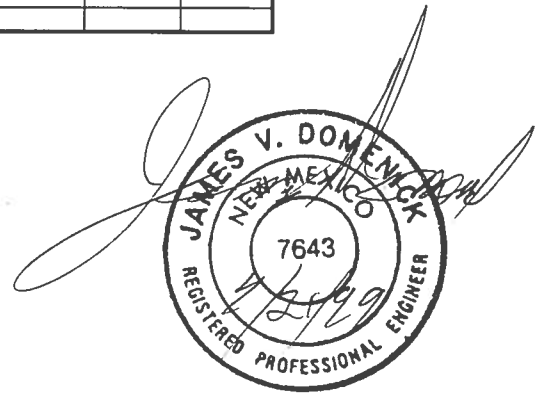
24" RCP STUB

24" RCP STUB

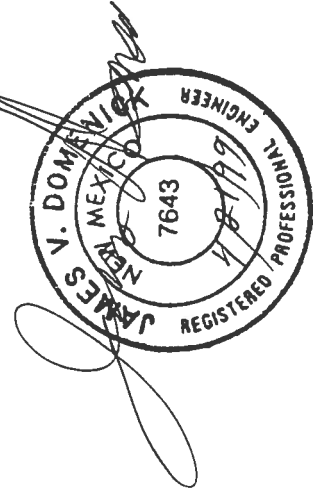
$n = 0.013$

STORM SEWER LAYOUT
VISTA DEL NORTE
HYDRAULIC GRADE LINE ANALYSIS

#	GROUND ELEV.	HGL (FT)	PIPE DIAM. (IN)	FLOW (CFS)	REQUIRED INVERT	PIPE LENGTH (FT)	CALCULATED SLOPE (%)	SLOPE USED (%)	PIPE INVERT
25	5035.09	5027.25			5019.22				5019.22
			60.00	246.00		143.00	4.90	1.24	
24	5036.23	5028.64			5026.23				5020.99
			60.00	246.00		135.00	4.59	1.24	
23	5037.19	5029.97			5027.19				5022.67
			60.00	246.00		110.00	4.80	1.29	
22	5037.95	5031.56			5027.95				5024.09
			60.00	246.00		350.00	2.07	0.29	
19	5041.33	5053.93			5031.33				5025.08
			60.00	211.00		560.00	2.17	0.25	
12	5047.25	5054.56			5037.25				5026.50
			48.00	56.00		243.00	4.97	2.00	
13	5047.50	5039.72			5038.58				5031.36
			48.00	49.00		108.00	4.84	0.20	
14	5045.50	5039.92			5036.58				5031.68
			48.00	41.50		188.00	3.14	0.20	
15	5046.50	5040.14			5037.58				5032.15
			48.00	34.00		130.00	4.18	0.20	
16	5046.50	5040.13			5037.58				5032.51
			30.00	19.00		239.00	2.80	0.61	
17	5046.50	5040.40			5039.21				5033.97
12	5047.25	5054.56			5037.25				5026.50
			48.00	56.00	0.00	215.00	4.97	4.29	
11	5048.69	5040.52			5039.23				5035.82
			54.00	152.00		517.00	1.17	0.50	
10	5051.33	5043.28			5041.87				5038.41



STORM SEWER LAYOUT
VISTA DEL NORTE
HYDRAULIC GRADE LINE ANALYSIS

[illegible]



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 1999

APR 01 REC'D

Diane Hoelzer, P.E.
Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: *Drainage Report and Grading and Drainage Plan for Los Prados Del Norte Subdivision (D16/D8) Submitted for Preliminary Plat Approval and Grading Permit Approval, Engineer's Stamp Dated 3/5/99.*

Dear Ms Hoelzer:

Prior to approval of the above referenced plan for Preliminary Plat action, the following comments must be addressed:

1. This subdivision is part of the Vista Del Norte development. Please provide documentation from the Vista Del Norte master drainage plan to verify the allowable runoff rate from your site.
2. The master plan shows half of your site draining to the 60" storm drain on Vista Monte Drive, then draining west on Bosque Drive, and the other half draining to the northwest corner of your site. Your plan shows the entire site draining to the northwest corner. Please demonstrate that the storm drains designed by the Vista Del Norte master plan can handle this change. Have the off-site storm drains been constructed?
3. The plan uses a 6' wide channel in the subdivision to convey street flows. If the streets are public, then the channel should be built to City standards (10' wide) for City maintenance.
4. With respect to the sump inlet calculations, please show the location of inlet # 4 on the storm drain layout (sheet 1 of 2). The grading plan must show that the proposed inlets don't conflict with the driveways.

It has been brought to my attention that approval from the State Engineer's Office has not yet been obtained for the construction of the ponds for the Vista Del Norte development. There are also geotechnical issues regarding the ponds which have not been addressed. Therefore, Final Plat approval cannot be granted for this subdivision, or any other subdivision within Vista Del Norte, until State Engineer's concurrence is obtained and the geotechnical issues have been resolved.

Diane Hoelzer, P.E.
page 2

March 29, 1999

Please provide a copy of the Infrastructure List for my file. If you have any questions regarding these comments, please call me at 924-3982.

Sincerely,



Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Fred Aguirre, DRB-98-241
James Domenick, Parsons Brinkerhoff, Inc.
Sundt Corporation
File

LETTER OF TRANSMITTAL



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

DATE	4-30-99	JOB NO.
ATTENTION	Fred Aguirre - DRB	
RE:	Los Prados Del Norte DRB 98-241	

TO

One Stop

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- | | | | | |
|---|---------------------------------------|--------------------------------|----------------------------------|---|
| ☐ Shop drawings | ☐ Prints | ☐ Plans | ☐ Samples | ☐ Specifications |
| ☐ Copy of letter | ☐ Change order | ☐ _____ | | |

COPIES	DATE	NO.	DESCRIPTION
1			Revised Infrastructure List

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| ☒ For approval | ☐ Approved as submitted | ☐ Resubmit _____ copies for approval |
| ☐ For your use | ☐ Approved as noted | ☐ Submit _____ copies for distribution |
| ☐ As requested | ☐ Returned for corrections | ☐ Return _____ corrected prints |
| ☐ For review and comment | ☐ _____ | |
| ☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US | | |

REMARKS

This case to be heard 5-5-99 for Preliminary Plat approval.

Only changes to I.L. are :

① Santa Martha Pavement width 28" → 26"

② inclusion of words "May be" Financially Guaranteed With ...

COPY TO Ed Stang
R. Dourte
J. Stephens

R. Green
F. Aguirre

SIGNED:

Diane Hertz

If enclosures are not as noted, kindly notify us at once.

D.R.B. Case No. 98-241
D.R.C. Project No. _____
Date Submitted 3-5-99
Prelim. Plat Approved _____
Prelim. Plat Expires _____

Figure 12

EXHIBIT "A"
To Subdivision Improvements Agreement
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING
for Los Prados Del Norte Subdivision
(Preliminary Plat)

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
PAVEMENT				
53' 9' 4'	Res Pvm Median Sidewalk Mtb C & G	Villa Del Valle	Vista Del Norte Dr	Casa Elena Dr
53' 9' 4'	Res Pvm Median Sidewalk Mtb C & G	Via Chamisa	Vista Monte Dr	Casa Maria Rd
28' 4' (*)	Res Pvm Sidewalk C & G	Casa Maria Rd	Casa Tomas Rd	Casa Elena Dr
28' 4' (*)	Res Pvm Sidewalk C & G	Casa Tomas Rd	Casa Elena Dr	Casa Maria Rd
28' 4' (*)	Res Pvm Sidewalk C & G	Casa Elena Dr	Casa Maria Rd	Casa Tomas Rd
26' 4' (*)	Res Pvm Sidewalk C & G	Santa Rita Pl	Casa Tomas Rd	End of cul-de-sac
26' 4' (*)	Res Pvm Sidewalk C & G	Santa Martha Ct	Santa Rita Pl	End of cul-de-sac

D.R.B. Case No. 98-241
D.R.C. Project No. _____
Date Submitted 3-5-99
Prelim. Plat Approved _____
Prelim. Plat Expires _____

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
66'FF 16'	***Art Pvmt ***Std C & G ***Median	Vista Del Norte Dr	Osuna Road	Vista Monte Dr
46'FF 14' 10'	***Art Pvmt ***Std C & G ***Median ***Bike/Pedestrian Trail (west side)	Vista Del Norte Dr	Vista Monte Dr	N. Prop Line of Tract I
36'FF 4'	***Res Pvmt ***Std C & G ***Sidewalk (East Side)	Vista Monte Dr	Vista Del Norte Dr	150' West of Vista Del Norte Drive
32'FF 4'	***Res Pvmt ***Std C & G ***Sidewalk (East Side)	Vista Monte Dr	150' West of Vista Del Norte Dr	N.Prop Line of Tract I

N/A Street Lights Per DPM

WATER

6"	Waterline	Villa Del Valle	Vista Del Norte Dr	Casa Elena Dr
6"	Waterline	Via Chamisa	Vista Monte Dr	Casa Maria Rd
6"	Waterline	Casa Maria Rd	Casa Tomas Rd	Casa Elena Dr
6"	Waterline	Casa Tomas Rd	Casa Elena Dr	Casa Maria Rd
6"	Waterline	Casa Elena Dr	Casa Maria Rd	Casa Tomas Rd
6"	Waterline	Santa Rita Pl	Casa Tomas Rd	End of cul-de-sac
6"	Waterline	Santa Martha Ct	Santa Rita Pl	End of cul-de-sac
6"	Waterline	Tract A	Santa Martha Ct	Casa Maria Rd
16"	***Waterline	Vista Del Norte Dr	Osuna Road	N. Prop Line of Tract I
12"	***Waterline	Osuna Road	Exsit. 10" WL at Tokay Court	Vista Del Norte Dr
8"	***Waterline	Vista Monte Dr	Vista Del Norte Dr	N.Prop Line of Tract I
8"	***Waterline	Bosque Road	Vista Monte Dr	Exist waterline E. Prop Line Tract A

SANITARY SEWER

8"	Sanitary Sewer	Casa Maria Rd	Casa Tomas Rd	Villa Chamisa
8"	Sanitary Sewer	Casa Tomas Rd	Casa Elena Dr	Casa Maria Rd

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<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
8"	Sanitary Sewer	Casa Elena Dr	Villa Del Valle	Casa Tomas Rd
8"	Sanitary Sewer	Santa Rita Pl	Casa Tomas Rd	End of cul-de-sac
8"	Sanitary Sewer	Santa Martha Ct	Santa Rita Pl	End of cul-de-sac
8"	Sanitary Sewer	25' SAS & Drainage Easement	Casa Tomas Rd	Vista Monte Dr
8"	**Sanitary Sewer	Villa Del Valle	Vista Del Norte Dr	Casa Elena
8"	**Sanitary Sewer	Casa Elena Dr.	Villa Del Valle	Casa Maria
8"	**Sanitary Sewer	Casa Maria	Casa Elena	Via Chamisa
8"	**Sanitary Sewer	Via Chamisa	Casa Maria	Vista Monte Dr
8"	***Sanitary Sewer	Vista Monte Dr	Vista Del Norte Dr	N.Prop Line of Tract I
8"	***Sanitary Sewer	Bosque Road	Monte Vista Dr	E.Prop Line of Tract A
8"	***Sanitary Sewer	20' SAS Ease. in Tract A	Bosque Road	W. Prop Line of Tract A (Exist 36"SAS)

STORM DRAIN

30"-42"	Storm Drain & Appurtenances	25' SAS & Drainage Easement	Casa Tomas Rd	Vista Monte Dr
Per Design	Private Drainage Channel	Tract A	Santa Martha Ct	Casa Maria Rd
18"-60"	***Storm Drain & Appurtenances	Vista Del Norte Dr	N. Prop Line of Tract I	Vista Monte Dr
18"-60"	***Storm Drain & Appurtenances	Vista Monte Dr	Vista Del Norte Dr	North Prop Line of Tract I

(*) Sidewalks to be deferred

(**) Items may be FINANCIALLY GUARANTEED and built with Villa Del Norte (DRB 98-374)

(***) Items may be FINANCIALLY GUARANTEED with Vista Del Norte Unit 1 DRB 98-71 and built with Project No 5970.81.

D.R.B. Case No. 98-241
D.R.C. Project No. _____
Date Submitted 3-5-99
Prelim. Plat Approved _____
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1. Storm Drain to include manholes and inlets.
2. Engineer's Certification for Grading and Drainage per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees.
3. Water infrastructure to include valves, fittings, valve boxes and fire hydrants.
4. Sanitary sewer to include manholes and service connections.
5. Sidewalks and curb & gutter are on both sides unless otherwise noted.

Prepared By: Diane Hoelzer

Print Name: Diane Hoelzer, PE

Firm: Mark Goodwin & Associates, PA

Development Review Board Member Approvals

_____ Transportation Dev.	_____ Date	_____ Utility Dev.	_____ Date
_____ Planning Section, CIP	_____ Date	_____ Engineer/AMAFCA	_____ Date
_____ DRB Chairman	_____ Date	_____ NMUI	_____ Date

f:\prados.nor\infralst.drb\5-5-99