PLANS/PLATS ON FILE

FILE DESC: D-19 / D013

PLANS/PLATS 4

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE June 8, 1982 REF. NO.

TO: Randy Tranor, Planning Division

FROM: Brian G. Burnett, Hydrology Division BGB

SUBJECT: EPC Z-81-97-1, VILLA FALOMAR DEVELOPMENT

I forward the following comments for the referenced EPC case:

1. The Domingo Baca Arroyo lies to the south of the development. This office has investigated the possibility of concrete lining the channel between Barstow and Wyoming. However, no final approach to the channel treatment has been adopted. The full width of the existing easement must, therefore, be dedicated.

2. The developer will be responsible for their fair and equitable share of the permanent channel treatment costs. Some interim protection may be required until the ultimate solution is formally designed and constructed.

3. The developer has not contacted this office to discuss drainage for the site. We are especially concerned with how off-site flows will be handled and whether or not interim drainage facilities will be required.

This office recommends deferral until a Conceptual Drainage Plan is submitted for review and approval.

BGB/tsl

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 14, 1982

D19-D13 DR

Mr. Bob Casias
Fire Department
131 Adams N.E.
Albuquerque, N.M. 87108

RE: CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THE VILLA PALOMAR DEVELOPMENT

Dear Mr. Casias:

I have enclosed a copy of the Conceptual Grading and Drainage Plan Checklist which was taken from the new "Development Process Manual". The plan should be stamped by a professional engineer and then submitted to this office for review. Once a drainage approval is granted, we will recommend to the EPC that they approve the Site Development Plan.

If you have questions about any of the checklist items, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

Enclosure

CONCEPTUAL GRADING AND DRAINAGE PLAN CHECKLIST

Use this checklist to prepare a graphical presentation of existing and proposed grading, drainage, flood control and erosion control information. The information should be of sufficient detail to determine project feasibility. The purposes of this plan are to check the compatibility of the proposed development within grading, drainage, flood hazard and erosion control constraints as dictated by on-site physical features as well as adjacent properties, streets, alleys, and channels. Modifications to the Comprehensive Plan and the development of area plans, sector plans, site development plans and landscaping plans on tracts of 5 acres or more are appropriate applications of conceptual grading and drainage plans.

NOTE: The following checklist is intended to be used as a guide for preparing the plan to meet any or all drainage requirements. It is only a guide. Some items may not be applicable to your particular project; some items may require more detail.

GENERAL INFORMATION

1. Completed Information Sheet - see Information Sheet.
2. Vicinity map showing location of the development in relation to well-known landmarks, municipal boundaries, and Albuquerque Zone Atlas page number.
3. Legal Description:
   A. Current plat
   B. Sketch plat - a conceptual plat of the proposed development with bearings and distances.
4. Flood Hazard - delineation of site on pertinent Flood Hazard Boundary Map.
5. Conceptual Grading and Drainage Plan - two copies.

PLAN DRAWINGS

6. Drafting Standards
   A. North Arrow.
   B. Plan drawing size 24" x 36".
   C. Legend - see DPM Manual, Vol. 2, tables 27.3a - 27.3d for recommended standard symbols.
   D. Professional certification - engineer's stamp with signature and date.
   E. Scales - recommended engineering scales:
      1. 1" = 20' for site less than 5 acres.
      2. 1" = 50' for sites greater than 5 acres.
      3. 1" = 100' for sites greater than 35 acres.
7. Existing Conditions
   A. Existing contours - vertical intervals for contour maps shall not exceed the following:
      1. One foot intervals for slopes under 1% with sufficient spot elevations at key points to adequately show the site's

topography.
2. Two feet for slopes between 1% and 5%.
3. Five feet for slopes in excess of 5%.

B. Contours extending a minimum of 25' beyond property line.
C. Identification of all existing structures located on site or on adjacent property (25' minimum) with particular attention to buildings, retaining and garden walls.
D. Identification of all existing drainage facilities located on-site and on adjacent property (limited to 25').
E. Quantification and location of existing flow rates discharging into City's rights-of-way and/or easements from the site.
F. Identification and location of off-site flow rates and velocities entering the site for the 10 and 100 year frequency storms.

8. Proposed Conditions
A. Quantification and location of proposed flow rates discharging into the City's right-of-way and/or easements from the site.
B. Required flood proofing for pads in special flood hazard areas as outlined by the Flood Hazard Ordinance.
C. Proposed retaining walls identified on plan.
D. Verification of adequacy of downstream systems.
E. Proposed treatment of on-site flows including definition of required drainage facilities, locations and configurations.
F. Proposed and existing rights-of-way, public easements and private easements identified.
G. Conceptual erosion control plan - a written or graphical description of the site's erosion control needs for the following steps of development:
1. Rough grading
2. Phased development
3. Construction phase
4. Permanent phase

OFF-SITE FLOWS

9. Watershed Area - delineation of off-site contributing watersheds on City of Albuquerque Ortho-topo Area Maps at scales of 1" = 200' or 1" = 500' as appropriate.
10. Storm Flows - quantification of off-site rate of flow and velocity caused by contributing watersheds for the:
A. 10 year frequency storm
B. 100 year frequency storm
11. Proposed Treatment - adequate treatment of off-site flows including definition of required drainage facilities with location and configuration of facilities.
12. Proposed or Existing R/W and/or Easements - delineation of rights-of-way and/or easements configurations necessary to accommodate #11 above.
13. North Arrow.
14. Notes defining watersheds, flowlines, site and any other item whose definition would increase clarity.

Conceptual Grading and Drainage Plan Checklist
Page 2 of 2

INFORMATION SHEET

PROJECT TITLE _____ TYPE OF SUBMITTAL _____

ZONE ATLAS PAGE NO. _____ CITY ADDRESS _____

LEGAL DESCRIPTION _____

ENGINEERING FIRM _____ CONTACT _____

ADDRESS _____ PHONE _____

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

SAMPLE

DATE SUBMITTED _____

BY _____

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

INFORMATION SHEET

PROJECT TITLE VILLA PALOMAR TYPE OF SUBMITTAL CONCEPTUAL

ZONE ATLAS PAGE NO. D-19 SU-1 CITY ADDRESS PALOMAS AVE N.E.

LEGAL DESCRIPTION LOTS 12-21, BLOCK 22, TR. A, UNITA, N. ALBQ. ACRES

ENGINEERING FIRM MSM/SP GROUP CONTACT JIM LEYMON

ADDRESS 2601 WYOMING BLVD. N.E. PHONE 292-1936

OWNER MARGARET CHAVEZ (15 & 16) CONTACT SAME

ADDRESS ALBQ. N.M. PHONE 345-5934

ARCHITECT RAY TRUJILLO & ASSOC. CONTACT RAY TRUJILLO

ADDRESS 119 INDUSTRIAL N.E. PHONE 345-1440

SURVEYOR N.A. CONTACT

ADDRESS PHONE

CONTRACTOR N.A. CONTACT

ADDRESS PHONE

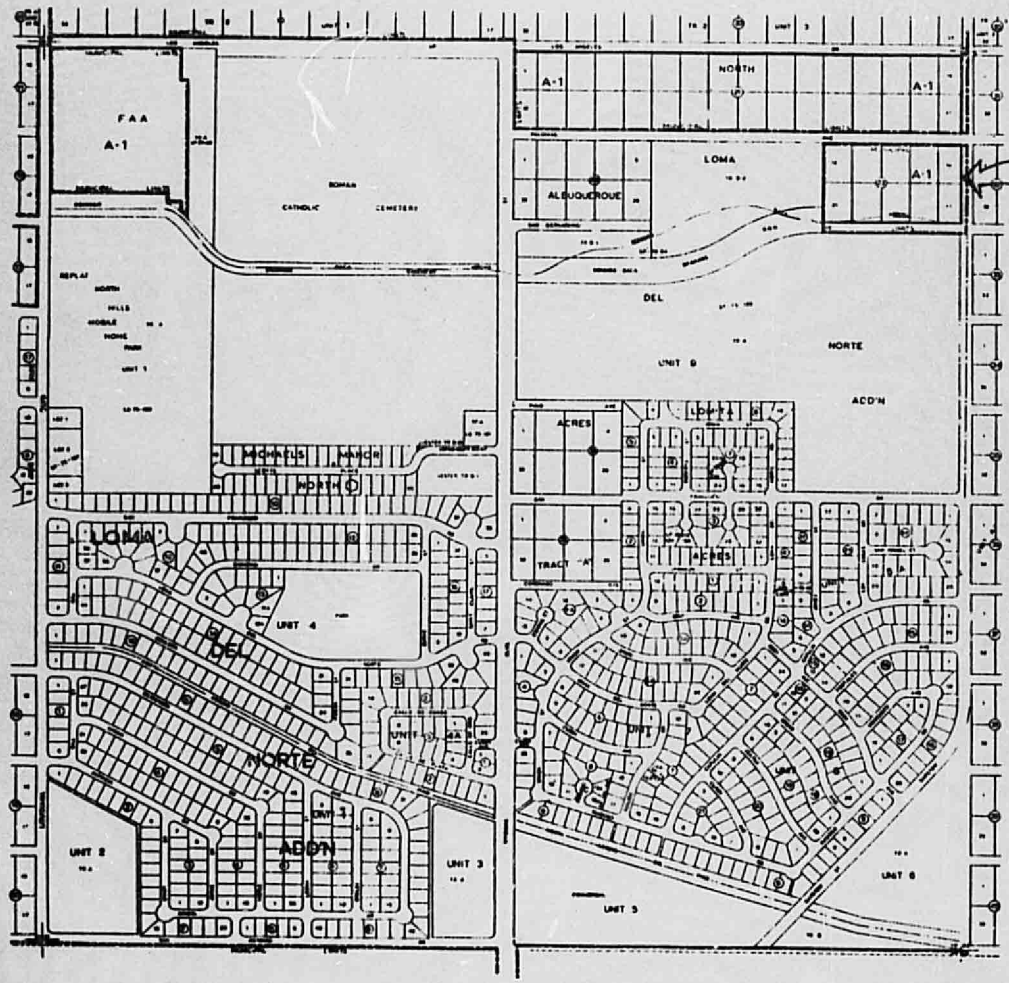
DATE SUBMITTED

BY JIM LEYMON, MSM

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

RECEIVED
DEC 0 8 1982
ENGINEERING



SITE LOCATION

D-19-Z

THIS MICROIMAGE IS THE
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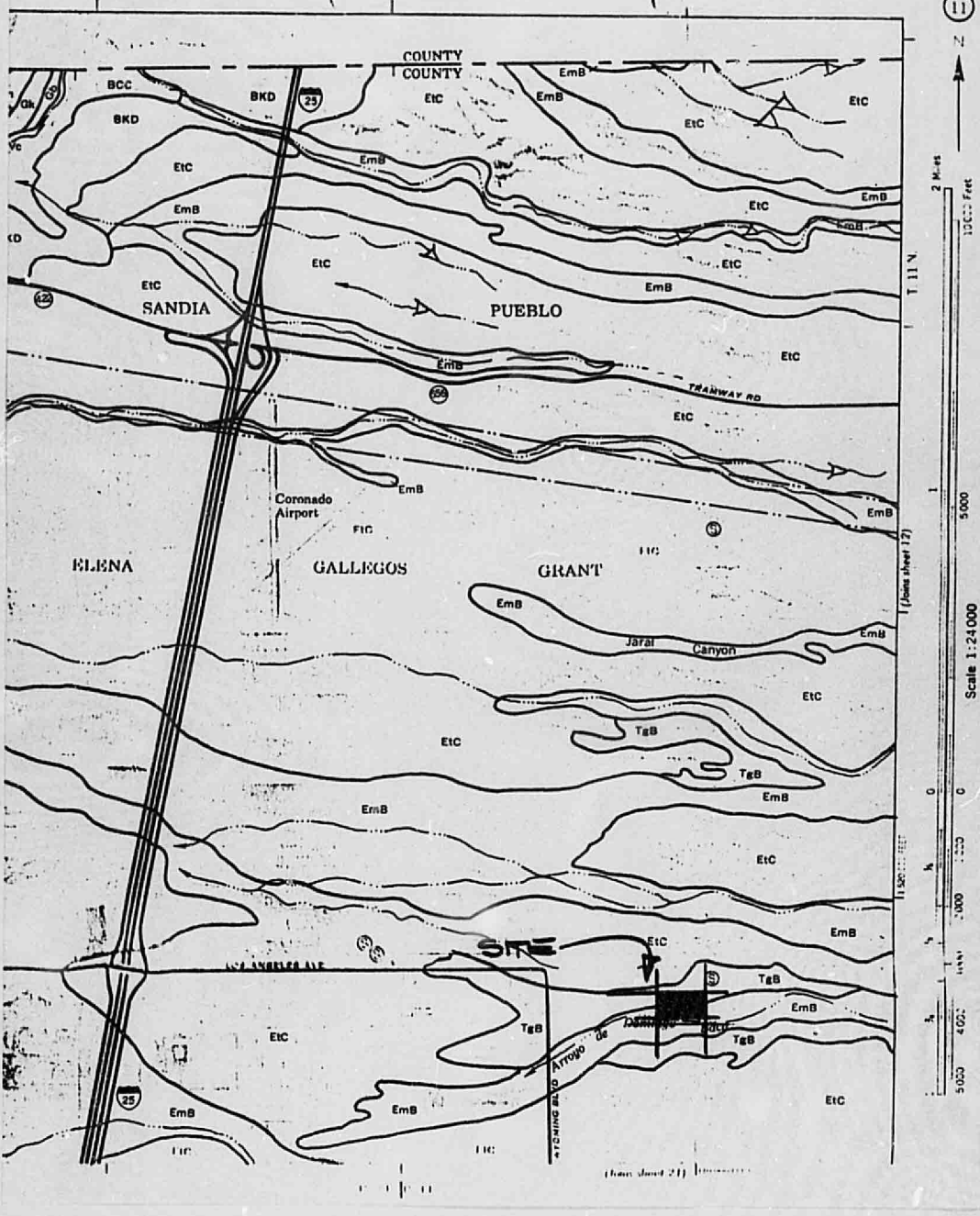
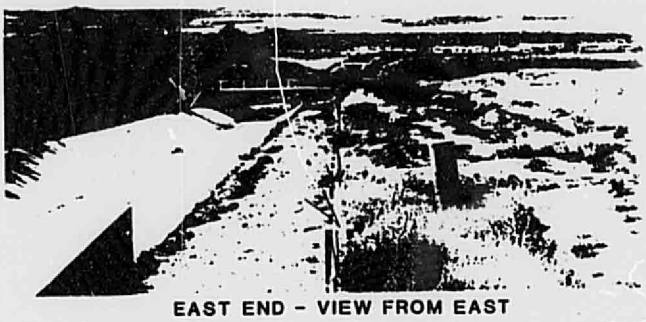
DOCUMENT.



THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

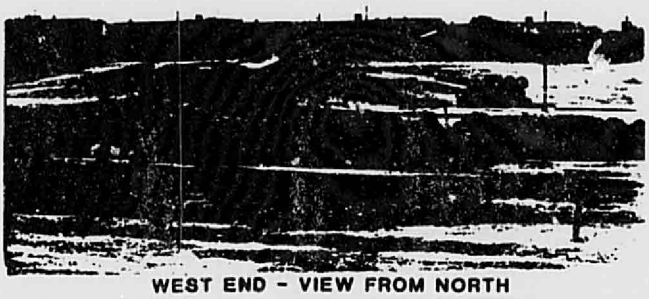
Barstow

EAST END - VIEW FROM NORTH



← Barstow

EAST END - VIEW FROM EAST



WEST END - VIEW FROM NORTH

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

D.G. 11/02

EXISTING

AREA 1 (sheet flow to Palomas)*

$Q = CiA$

AREA = 35915 sq. ft. = 0.82 ac.

% IMPERVIOUS = 0%

SOIL GROUP B

$C = 0.34$ (Plate 22.2 col)

$T_c = 10$ min. $I = 2.15$ (Plate 22.2 D-2)

$i = 2.15 \times 2.40$ (Plate 22.2 D-1) = 5.16 in/hr.

$Q_{100} = 0.34(5.16)\ 0.82 = 1.44$ cfs

$Q_{10} = 1.44\ (0.657)$ (Plate 22.2 D-1) = 0.95 cfs

$V_{100} = 0.34\ (240/12)\ 35915 = 2442$ cu. ft.

$V_{10} = 2442\ (0.657)$ (Plate 22.2 D-1) = 1604 cu. ft.

* see plan for descriptions of drainage areas

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

EXISTING

AREA 2 (Central 2/3 of site)*

$Q = CiA$

AREA = 181600 sq. ft. = 4.17 Ac.

% IMPERVIOUS = 0%

SOIL GROUP B

$C = 0.34$

$T_c = 10$ min. $I = 2.15$

$i = 2.15 (2.40) = 5.16$ in/hr

$Q_{100} = 0.34 (5.16) 4.17 = 7.32$ cfs

$Q_{10} = 7.32 (0.657) = 4.81$ cfs

$V_{100} = 0.34 (2.40/12) 181600 = 12349$ cu ft.

$V_{10} = 12349 (0.657) = 8113$ cu ft

POOR QUALITY OF THE ORIGINAL DOCUMENT.

EXISTING

AREA 3 (to Domingo Baca Arroyo)*

$Q = CIA$

AREA = 156135 sq. ft. = 3.58 Ac.

% IMPERVIOUS = 0%

Soil Group B

C = 0.34

T_c = 10 min. I = 2.15

i = 2.15 (2.40) = 5.16 in/hr.

Q_{100} = 0.34 (5.16) 3.58 = 6.28 cfs

Q_{10} = 6.28 (0.657) = 4.13 cfs

V_{100} = 0.34 (2.40/12) 156135 = 10617 cu. ft.

V_{10} = 10617 (0.657) = 6975 cu. ft.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

EXISTING

TOTAL

$Q = CiA$

AREA = 373650 sq. ft. = 8.58 Ac

% IMPERVIOUS = 0%

SOIL GROUP B

$c = 0.34$

$T_c = 10$ min $I = 2.15$

$i = 2.15 (2.40) = 5.16$ in/hr.

$Q_{100} = 0.34 (5.16) 8.58 = 15.05$ cfs

$Q_{10} = 15.05 (0.657) = 9.89$ cfs

$V_{100} = 0.34 (2.40/12) 373650 = 25408$ cu.ft.

$V_{10} = 25408 (0.657) = 16693$ cu.ft.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PROPOSED

AREA A (strip along west boundary)*

$Q = C i A$

AREA = 4280 sq. ft. = 0.10 Ac.

% IMPERVIOUS = 65% (Plate 22.2 C-2)

SOIL GROUP B

$C = 0.66$ (Plate 22.2 C-1)

$T_c = 10$ min. $I = 2.15$ (Plate 22.2 D-2)

$i = 2.15 \times 2.40$ (Plate 22.2 D-1) $= 5.16$ in/hr

$Q_{100} = 0.66\ (5.16)\ 0.10 = 0.34$ cfs

$Q_{10} = 0.34\ (0.657)$ (Plate 22.2 D.1) $= 0.22$ cfs

$V_{100} = 0.66\ (2.4/12)\ 4280 = 565$ cu. ft.

$V_{10} = 565\ (0.657)$ (Plate 22.2 D-1) $= 371$ cu. ft.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

AREA B (strip along north boundary)*

$Q = CiA$

AREA = 31800 sq. ft. = 0.73 Ac.

% IMPERVIOUS = 65%

SOIL GROUP B

$C = 0.66$

$T_c = 10$ min. $I = 2.15$

$i = 2.15 \times 2.4 = 5.16$ in/hr

$Q_{100} = 0.66\,(5.16)\,0.73 = 2.49$ cfs

$Q_{10} = 2.49\,(0.657) = 1.64$ cfs

$V_{100} = 0.66\,(2.40/12)\,31800 = 4198$ sq. ft.

$V_{10} = 4198\,(0.657) = 2758$ sq. ft.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

AREA G

$Q = CiA$

AREA = 14361 sq. ft. = 0.33 Ac.

% IMPERVIOUS = 65%

SOIL GROUP B

$C = 0.66$

$T_c = 10$ min $\quad I = 2.15$

$i = 2.15 \times 2.40 = 5.16$ in/hr

$Q_{100} = 0.66\ (5.16)\ 0.33 = 1.12$ cfs.

$Q_{10} = 1.12\ (0.657) = 0.74$ cfs.

$V_{100} = 0.66\ (2.40/12)\ 14361 = 1896$ cu. ft.

$V_{10} = 1896\ (0.657) = 1246$ cu. ft.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

AREA ~~TOTAL~~ (majority of developed site)*

$Q = CiA$

AREA = 337570 sq. ft. = 7.75 Ac.

% IMPERVIOUS = 65%

SOIL GROUP B

$C = 0.66$

$T_c = 10$ min. $I = 2.15$

$i = 2.15 \times 2.40 = 5.16$ in/hr.

$Q_{100} = 0.66\,(5.16)\,7.75 = 26.39$ cfs

$Q_{10} = 26.39\,(0.657) = 17.34$ cfs

$Q_5 = 26.39\,(0.541) = 14.28$ cfs

$V_{100} = 0.66\,(2.40/12)\,337570 = 44559$ cu. ft.

$V_{10} = 44559\,(0.657) = 29275$ cu. ft.

$V_5 = 44559\,(0.541) = 24100$ cu. ft.

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

PROPOSED

TOTAL

$Q = CiA$

AREA = 373650 sq. ft. = 8.58 Ac.

% IMPERVIOUS = 65 %

SOIL GROUP B

$C = 0.66$

$T_c = 10$ min. $I = 2.15$

$i = 2.15(2.40) = 5.16$ in/hr.

$Q_{100} = 0.66(5.16)8.58 = 29.22$ cfs

$Q_{10} = 29.22(0.657) = 19.20$ cfs

$V_{100} = 0.66(2.40/12)373650 = 49322$ cu ft.

$V_{10} = 49322(0.657) = 32405$ cu. ft.

POND

Volume

TOP – 7104 sq. ft (by planimeter)

BOTTOM – 2504 sq. ft

9608

AVE. END AREA = 9608/2 = 4804 sq. ft

VOLUME = 4804 × 3' = 14412 cu. ft.

Discharge (100 yr)

MAX. ELEV. = 86.39 MAX VOL. = 10 810

24" PIPE

$Q = CA\sqrt{2gH}$

$Q = 0.62\ (3.14)\ \sqrt{2(32.2)\ 1.39}$

$Q = 18.43$ cfs

POND

Volume

TOP – 7104 sq. ft (by planimeter)

BOTTOM – 2504 sq. ft

9608

AVE. END AREA 9608/2 = 4804 sq. ft

VOLUME = 4804 × 3' = 14412 cu. ft.

Discharge (100 yr)

MAX. ELEV. = 76.39 MAX VOL. = 10 410

24" PIPE

$Q = CA\sqrt{2gH}$

$Q = 0.62\ (3.14)\ \sqrt{2(32.2)\ 1.39}$

$Q = 18.43$ cfs

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

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                    OUTFLOW DATA (AT MOST 12, <CR> MEANS NONE)
CARD 6A: 6,1,0,0,0,111,156,191,221,247,270,
     1     0     0     0   111   156   191   221   247   270
THIS CARD OK?  TYPE <CR>, 'NO','ADD' OR 'DEL':

CARD 9 :

THIS CARD OK?  TYPE <CR>, 'NO','ADD' OR 'DEL':
PROGRAM FLDRIN TERMINATING NORMALLY
) ERUN FLODR

INPUT FILE NAME (<CR> FOR FLDINP.DAT): VILLAP.DJG
OUTPUT TO THE (1)LINE PRINTER OR (2)YOUR TERMINAL(1 OR 2): 2
FLODR *VILLA PALOMAR 24 IN
```

FLOOD ROUTING PROGRAM *VILLA PALOMAR 24 INCH 11/16/82

FLOWS IN AC FT PER 5.00 MN

TIME (MN)	WATER LEVEL	COMPUTED OUTFLOW	CURRENT STORAGE (AC FT)	INFLOW	ELEV TABLE	STORAGE TABLE (AC FT,)	OUTFLOW CURVE TABLE	
0.000	44.000	0.000	0.000	0.091	44.000	0.000	0.000	0.000
5.000	45.344	0.053	0.110	0.182	44.500	0.033	0.000	0.033
10.000	46.102	0.112	0.199	0.162	45.000	0.075	0.000	0.[illegible]3
15.000	46.346	0.124	0.233	0.141	45.500	0.126	0.076	0.164
20.000	46.390	0.126	0.239	0.121	46.000	0.185	0.107	0.239
25.000	46.297	0.122	0.226	0.101	46.500	0.254	0.132	0.319
30.000	46.105	0.112	0.200	0.081	47.000	0.331	0.152	0.407
35.000	45.833	0.097	0.166	0.061	47.500	0.417	0.170	0.502
40.000	45.523	0.078	0.129	0.041	48.000	0.512	0.186	0.605
45.000	45.252	0.039	0.101	0.020	0.000	0.000	0.000	0.000
50.000	45.092	0.014	0.084	0.000	0.000	0.000	0.000	0.000
55.000	45.013	0.002	0.076	0.000	0.000	0.000	0.000	0.000

24" PIPE

TIME	INFLOW (CFS)	OUTFLOW (CFS)	ELEVATION
0.0	13.200	0.000	44.000
5.0	26.400	7.645	45.344
10.0	23.500	16.316	46.102
15.0	20.500	18.020	46.346
20.0	17.600	18.329	46.390
25.0	14.700	17.676	46.297
30.0	11.700	16.334	46.105
35.0	8.800	14.098	45.833
40.0	5.900	11.311	45.523
45.0	2.900	5.601	45.252
50.0	0.000	2.034	45.092
55.0	0.000	0.286	45.013

$

D19-L3A

MSM/SP Group

2601 Wyoming Boulevard, NE
Albuquerque, NM 87112
(505) 292-1936

A Member of the
SP Group of Professional
Services Companies

- Engineering
- Surveying
- Energy Services

December 7, 1982

RECEIVED
DEC 0 8 1982
CITY ENGINEER

City of Engineer
Hydrology Department
P. O. Box 1293
Albuquerque, New Mexico 87103

Attention: Brian Burnett

RE: Villa Palomar - Conceptual Grading and Drainage Submittal

Dear Brian:

Please find enclosed two copies of the conceptual drainage and grading submittal for Villa Palomar. Villa Palomar has been submitted for SU-1 site plan approval by the EPC at their regular meeting in January 1983.

If there are any questions please call Dan or me at 292-1936.

Respectfully submitted,

MSM/SP Group

Jim Leymon

Jim Leymon, P.E.

JLL:se
Enclosures

RECEIVED
RECEIVED
DEC 0 8 1982
~~DEC 07 1982~~
ENGINEERING
ENGINEERING

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

D19 - D13A

December 30, 1982

Mr. Jim Leymon
Meurer, Serafini & Meurer, Inc.
2601 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

RE: CONCEPTUAL GRADING AND DRAINAGE PLAN FOR VILLA PALOMAR

Dear Jim:

I have made an initial review of the conceptual plan for Villa Palomar and forward the following comments:

1. Written approval from AMAFCA for use of the 150' right-of-way will be required prior to site plan sign-off by this office.

2. Since the pond does not meet the classification of a "major" facility as defined by the Drainage Ordinance, maintenance of the facility will be the responsibility of the property owner. A formal maintenance agreement to run with the land must be submitted prior to site plan sign-off by this office.

3. Report Statement: "A strip along the north boundary, containing 0.73 acres, will continue to sheet flow to Palomas".

Comment: Were downstream conditions investigated to establish this criteria? Before flowrates are established to a public way, the entire developed watershed must be investigated in respect to the impact on the downstream conveyance systems (i.e., streets, channels, storm sewer). Depending on the availability of downstream capacity, the discharge rate may have to be modified.

4. All interim drainage facilities (ponds and conveyance swales) must be protected by temporary drainage easements.

5. A "preliminary" grade has been established for a concrete channel between Barstow and Wyoming:

Barstow	5450.8	(Existing)
Wyoming	5380.4	(Proposed)

Even though these figures have not been finalized, you might look at the grade in relation to pond elevations, outlet pipe, and overflow rundown to insure that major modifications to the facility would not be required when (and if) the channel is constructed.

6. The drainage swale for Lot 1 is directed to the Health Care Center. Will this cause any problems?

7. Prior to construction plan sign-off, computations for sizing the rip-rap rundown should be submitted to this office for review. Some protection may also be required at the outlet of the concrete rundown. These designs should be coordinated with AMAFCA.

8. For platting purposes, the 5' and 10' drainage easement should be indicated as "PRIVATE". The concrete rundown will be placed in a public easement.

If you should have any questions about these items, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Dan Sabo, AMAFCA

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 12, 1983

Ms. Margaret Chavez
114 D Sandia Rd. N.W.
Albuquerque, N.M. 87107

RE: DRB-83-69 VILLA PALOMAR

Dear Ms. Chavez:

Per our discussion at DRB this morning, this office is requiring that a revised Grading and Drainage Plan be prepared for the Phase 1 site. An assessment of your statement that "each phase can stand alone" will only be made after a review of the plan. Criteria and regulations outlined in the Drainage Ordinance and Development Process Manual should be followed for planning purposes.

I strongly suggest a meeting with me once you have selected an engineer to prepare the drainage plan. Please contact me if you have any questions.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: DRB Members

DRB 83-69

DRB 83-69 4/12/83
(Z-81-97-1) Phase I - Villa Palomar

Gentlemen of DRB:

Over the past 1-1/2 years I, with the aid of professionals in the planning and engineering/architecture field, have made a diligent effort to plan the entire parcel involved in the interest of good, orderly development - as requested by the Planning Dept. back in October, 1981.

1) The 8.5 acre parcel was planned in Phases I,II, & III, since it involves 3 owners, myself, F.Doughty, and AMAFCA, respectively.
2) Phase I (owned by me) dedicated 4 additional feet for roadway along Barstow (total of 1,000 sq.ft.);
3) Each Phase constitutes a good conceptual plan I believe, that can "stand alone."
4) We ran into many "snags" - with 3 or 4 different Planners assigned to the case at different stages, who offered irrevelant and redudant comments because they did not know the case history.
5) AMAFCA (Mr. Leonard) from the very beginning wanted "Phase III" designated "channel r.o.w." However, at one point they did agree to the conceptual plan; then in Jan.'83 (for EPC submission)their comment was, "Lots 17-21 are drainage r.o.w., not common open space."
6) Mr. Doughty (Phase II-Lots 12,13,14) has gone along with the conceptual planning (after all, the plan created 19 lots from his original 3); however, he is unwilling to cooperate in cost sharing; I have paid all the costs thus far--and enhanced the potential value of his property, with no investment on his part!

However, I cannot now plat and engineer the neighbors' property; I have no authority, legally or otherwise, to do it. Much less will I foot this bill; the free ride has ended for Mr. Doughty! -- and for AMAFCA.

In view of the above facts, I hereby request that I be allowed to go ahead with Phase I development. It is a good design, can stand alone.

The following is requested:

1) Sewer/Water connection from Barstow, as a continuation of present development across the street (Barstow) to the east.
2) Drainage on-site. This works beautifully in my experience, as ponding in side and/or rear yards conserves water for landscaping, rather than have it run down the street. Furthermore, I do not want to be indebted to AMAFCA in any way. Again--AMAFCA property may not be planned by me, for drainage, or open space.

No

We will comply with Requirements of street planting, Park Dedication (cash in lieu of); and Park Development Fee; paving, etc., as regards Phase I.

Respectfully submitted,

Margaret Chavez

Margaret Chavez
114D Sandia Rd., NW
Albuquerque, NM 87107

1. Ordinance does not allow on-site ponding

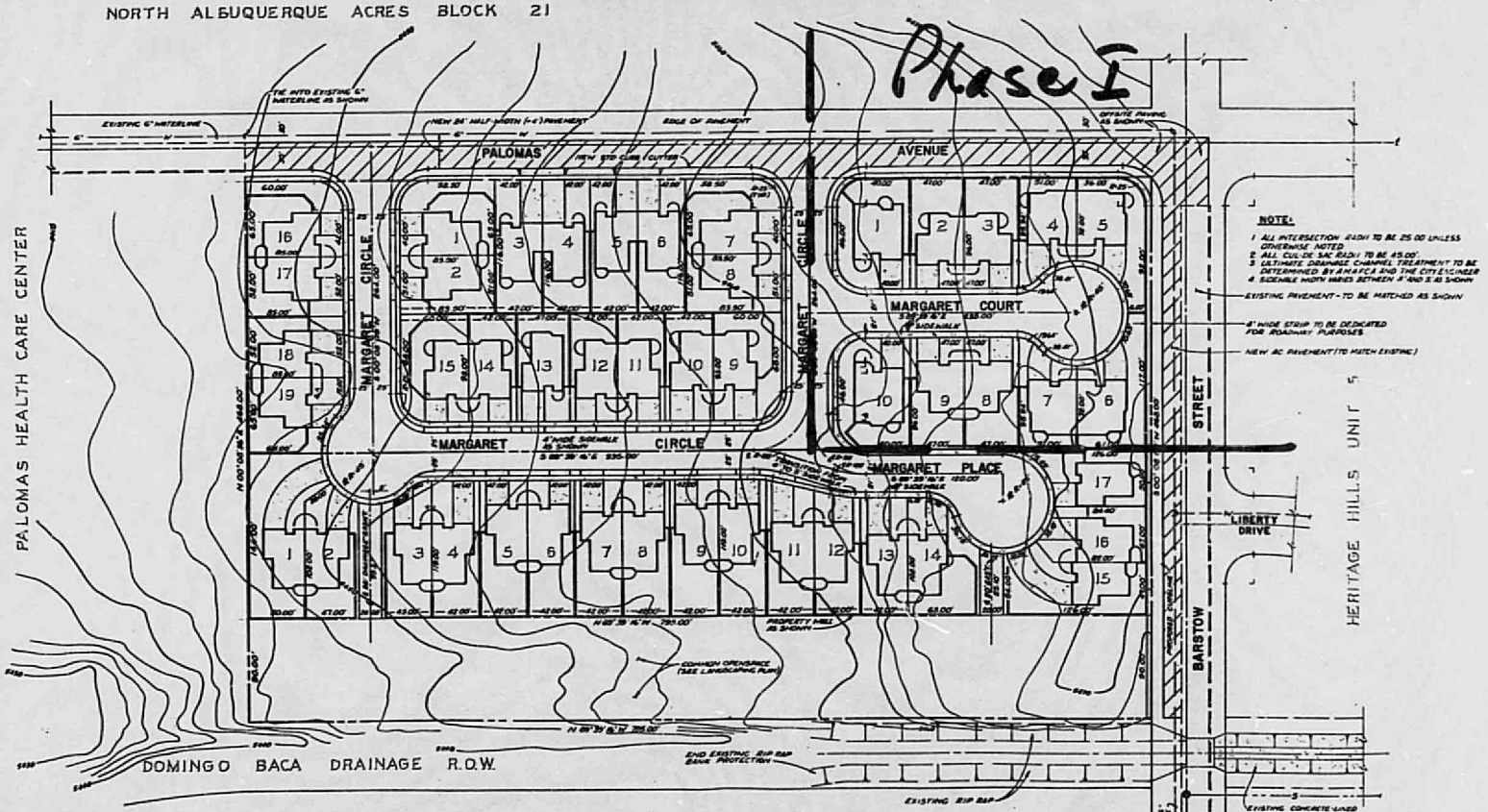
2. Interests of Amafca

VILLA PALOMAR

NORTH ALBUQUERQUE ACRES BLOCK 21

1/4" = 25'

Phase I



4/12/83

PLAN/PLATS

ON

FILE