HYDROLOGY F13/D8 2 PLANS

F 13/D8

2 Plans

1361

LETTER OF TRANSMITTAL

EASTERLING & ASSOCIATES, INC.
5643 Paradise Blvd. NW
ALBUQUERQUE, NEW MEXICO 87114

(505) 898-8021

DATE 7/15/85	JOB NO. 501303
ATTENTION D. WILCOX	
RE: LICENSE TO DISCHARGE TO GRIEGOS DRAIN	

TO C.D. SHEPPARD c/o D. WILCOX
P.O. BOX 1293
ALB, N.M.

RECEIVED
JUL 15 1985
CITY ENGINEER

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

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☒ MRGCD LICENSE - COPY

COPIES	DATE	NO.	DESCRIPTION
1	7/15/85		COPY OF LICENSE AGREEMENT BY MRGCD LICENSE ON BEHALF OF CITY TO DISCHARGE TO GRIEGOS DRAIN

RECEIVED
JUL 16 1985
DH0227
HYDROLOGY SECTION

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 Enclosed please find 1 copy for review by city engineer of license to discharge stormwater to the Griegos Drain. Originals need to be signed by appropriate person at city. Laurie Schuller (Easterling + Assoc) will be in contact with Ms. Wilcox to find out who that person is and arrange to have originals sent down to be signed.

Laurie Lucero 7-15-85

COPY TO _____ SIGNED: LAURIE SCHULLER

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

PRODUCT 240-2 NEBS Inc. Groton, Mass. 01471

Contract No. 5-LM-53-00039

CERTIFICATE OF AUTHORITY

I, Angie Ludi, City Clerk of the City of Albuquerque, New Mexico, a municipal corporation, ("City"), the licensee herein, certify that Frank A. Kleinhenz, who signed the preceding License Agreement on behalf of the City, was then Chief Administrative Officer of the City; and that the License Agreement was duly signed for and on the behalf of the City by authority of its Charter; and that the signing of the License Agreement is within the scope of the City's and the Chief Administrative Officer's powers.

Angie Ludi
City Clerk

Date: April 4, 1985

(Seal)

5. The General Provisions - License Agreement (RO112482) attached hereto is hereby made a part of this License agreement the same as if it had been expressly set forth herein. All articles thereof shall apply with legal force and inure to the benefit of the Middle Rio Grande Conservancy District to the same extent and effect as they apply to the United States.

IN WITNESS WHEREOF, the parties hereto have caused this license agreement to be executed as of the day and year first hereinabove written.

UNITED STATES OF AMERICA

By: _____
Projects Superintendent
Middle Rio Grande Project
Bureau of Reclamation

Date: 4/8/85

CITY OF ALBUQUERQUE - LICENSEE

By: _____
Chief Administrative Officer

Date: 4-4-85

ATTEST

_____
City Clerk

Approved as to form:

_____
Assistant City Attorney

Reviewed by:

_____
City Attorney

Recommended by:

_____ 4/2/85
City Engineer

CONCUR:
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

By: _____
GENERAL MANAGER

Date: _____

FINAL CONSTRUCTION APPROVAL

By: _____

Date: _____

RECEIVED
JUL 16 1985
D-10227
HYDROLOGY SECTION

Contract No. 5-LM-53-00074
M.R.G.C.D. Map No. 31
Tract No. A
Sec. 31 T.11N.,R.3E.
Griegos Drain
Station 87+80±

COPY

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

MIDDLE RIO GRANDE PROJECT, NEW MEXICO

LICENSE WITH THE CITY OF ALBUQUERQUE FOR
CONSTRUCTION OF AN 18" Ø R.C.P. STORM SEWER DISCHARGE STRUCTURE
WITHIN THE RIGHT-OF-WAY OF THE GRIEGOS DRAIN

THIS LICENSE AGREEMENT, made this _____ day of _____, 19__, pursuant to the Act of June 17, 1902, ch. 1093, 32 Stat. 388 (1902) (commonly cited as "The Reclamation Act"), and acts amendatory thereof and supplementary thereto, including particularly the Act of August 4, 1939, ch. 418, 53 Stat. 1187 (1939) (commonly cited as "Reclamation Project Act of 1939"), between the UNITED STATES OF AMERICA, hereinafter styled "United States", represented by the officer executing this agreement, hereinafter termed "Contracting Officer", and THE CITY OF ALBUQUERQUE, NEW MEXICO, hereinafter styled "Licensee."

WITNESSETH THAT:

WHEREAS, Licensee, at its sole cost and expense, desires to construct, operate, and maintain an 18" Ø R.C.P. storm sewer discharge structure in the area of a Federally benefitted facility of the Middle Rio Grande Conservancy District (District).

WHEREAS, the granting and exercise of a license on the lands hereinafter described in the manner and under the conditions set forth herein will not be incompatible with the requirements of the United States for the operation and maintenance of the irrigation and drainage facilities of the Middle Rio Grande Conservancy District; and

WHEREAS, the granting of the license must be subject to the use of the land for the purposes of the Middle Rio Grande Conservancy District.

NOW, THEREFORE, the parties hereto agree as follows:

1. For and upon the payment of the consideration hereinafter stated, the United States, to the extent of its interest therein, hereby grants to Licensee permission for a period of fifty (50) years from the date hereof to construct, operate, and maintain an 18" Ø R.C.P. storm sewer discharge structure within the right-of-way of the Griegos Drain at approximately Station 87+80± in Sec. 31 T.11N.,R.3.E. in Bernalillo County, New Mexico, as more specifically located and shown on MRGCD Map No. 31, attached hereto and by this reference made a part hereof, and in accordance with the terms and conditions hereinafter set forth.

This license shall continue so long as in the opinion of the United States and the Middle Rio Grande Conservancy District, it is considered to be expedient and not detrimental to the public interest or the Middle Rio Grande Project, and shall be revocable by the United States and the Middle Rio Grande Conservancy District upon thirty (30) days written notice to the Licensee. Upon such revocation all structures and accessories shall be removed by the Licensee without delay at the expense of the Licensee and any rights which Licensee may have under this License are revoked or District may remove at Licensee expense. Revocation shall not release Licensee from any liability or obligation, whether of indemnity or otherwise, which may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at P. O. Box 1293, Albuquerque, New Mexico 87103.

2. As consideration for the license herein granted prior to the execution of this agreement, Licensee has paid to the Bureau of Reclamation the non-refundable sum of Two-hundred dollars ($200.00) based on a fee amount for issuing and administering the license, for minimal engineering, outgrant appraisal, and environmental reviews, and for inspection of construction. When total charges are not known in advance due to extraordinary inspections, environmental considerations, or other requirements yet to be determined, an estimated amount will be paid in advance after billing, subject to later adjustment, as required, or billing of total fees and charges will be made a the completion of the job.

3. In the erection of the aforesaid structure or structures the following specifications and conditions must be complied with:

a. Construction shall be accomplished at such time or times and in such manner as will not interfere with the use or maintenance of the Middle Rio Grande Project facilities as determined by the Projects Superintendent or his authorized representative or the District prior to commencement of construction.

b. The character, type, method, and time of construction shall be as determined by and subject to the approval of the United States and the Middle Rio Grande Conservancy District.

c. Twenty-four (24) hour advance notice must be given to the Middle Rio Grande Conservancy District and Bureau of Reclamation, Projects Superintendent or his representative of the construction or installation.

d. Construction shall be in accordance with the drawings attached hereto and made a part hereof.

4. If the Middle Rio Grande Conservancy District is required to bring suit in any court for the purposes of enforcing this agreement or any provisions or portions thereof, the licensee shall be liable for all costs incurred and for reasonable attorney's fees.

5. The General Provisions - License Agreement (R0112482) attached hereto is hereby made a part of this License agreement the same as if it had been expressly set forth herein. All articles thereof shall apply with legal force and inure to the benefit of the Middle Rio Grande Conservancy District to the same extent and effect as they apply to the United States.

IN WITNESS WHEREOF, the parties hereto have caused this license agreement to be executed as of the day and year first hereinabove written.

UNITED STATES OF AMERICA

By: _____
Projects Superintendent
Middle Rio Grande Project
Bureau of Reclamation

Date: _____

ATTEST

_____
Notary Public

By: _____
Licensee

Date: _____

(SEAL)

CONCUR:
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

By: Charles R. Martinez
GENERAL MANAGER

Date: 7-12-85

FINAL CONSTRUCTION APPROVAL

By: _____

Date: _____

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

GENERAL PROVISIONS — LICENSE AGREEMENTS

1. RIGHTS RESERVED IN UNITED STATES. There is reserved to the United States and its assigns the prior right to use any of the lands herein described to construct, operate, and maintain structures and facilities including, but not limited to, canals, wasteways, laterals, ditches, roadways, electrical transmission lines, dams, dikes, reservoirs, pipelines, telephone and telegraph lines, communication structures generally, substations, switchyards, powerplants, and any other appurtenant irrigation and power structures and facilities, without any payment made by the United States or its successors for such right.

2. LICENSEE RESPONSIBLE FOR CHANGES. The Licensee further agrees that if the construction of any or all of such structures and facilities across, over, or upon said lands should be made more expensive by reason of the existence of improvements or works of Licensee thereon, such additional expense is to be estimated by the Secretary of the Interior, whose estimate is to be final and binding upon the parties hereto. Within thirty (30) days after demand is made upon the Licensee for payment of any such sums, Licensee will make payment thereof to the United States or any of its assigns constructing such structures and facilities on said lands. As an alternate to payment, Licensee, at its sole cost and expense and within the time limits established by the United States, may remove or adapt facilities constructed and operated by it on said lands to accommodate the aforementioned structures and facilities of the United States. The Licensee shall bear the cost to the United States occasioned by the failure of Licensee to remove or adapt its facilities within the time limits specified.

3. ACCESS RESERVED TO UNITED STATES. There is also reserved to the United States the right of its officers, agents, employees, licensees, and permittees, at all proper times and places, freely to have ingress to, passover, and egress from all of said lands for the purpose of exercising, enforcing, and protecting the rights reserved herein.

4. LICENSE SUBJECT TO EXISTING RIGHTS. This license is subject to existing rights-of-way for highways, roads, canals, laterals, drains, ditches, pipelines, electrical transmission lines, and telegraph and telephone lines over any part of the described lands.

5. UNITED STATES HELD HARMLESS. a. The United States does not assume any liability and Licensee agrees to indemnify and hold the United States harmless for injury or damage to any persons or property that may arise during and in consequence of the use, occupancy, and enjoyment by Licensee of the license granted herein; or the design of, construction of, erection of, presence of, maintenance of, or failure to properly and safely construct, operate and maintain, use, and occupy any and all of the structures and facilities aforesaid or any part thereof.

b. The Licensee further agrees that the United States, its officers, agents, and employees and its assigns shall not be held liable for any damage to Licensee's improvements or works by reason of the exercise of the rights here reserved; nor shall anything contained in this paragraph be construed as in any manner limiting other reservations in favor of the United States contained in this license.

6. RELEASE FROM LIABILITY. The Licensee hereby releases the United States from liability for any and all loss or damage of every description or kind whatsoever which may result to the Licensee from the construction, operation, and maintenance of Project works upon said land, provided that nothing in this agreement shall be construed as releasing the United States from responsibility for its own negligence.

7. LICENSEE TO DEFEND TITLE. The Licensee shall defend the United States in any action which alleges that Licensee's use of Project right-of-way or facilities under this agreement is unlawful in any manner and further agrees to idemnify and hold the United States harmless from the decision in any such type of litigation.

8. INTERFERENCE PROHIBITED. The Licensee shall use, occupy, and maintain said facilities with all reasonable diligence and precaution to avoid damage to or obstruction of the irrigation and drainage facilities or other structures of the United States, or any interference in any way with the operation and maintenance of the same.

9. TERM OF LICENSE - TERMINATION. Nonuse of the licensed lands for the purposes for which this license is issued continuing at any time for a period of two (2) years, shall, at the option of the United States, work a termination of this agreement and of all rights of the Licensee hereunder, and the term hereof shall in any event expire by limitation at the end of fifty (50) years from the date hereof. All rights granted to the Licensee under this agreement are subject to termination upon failure of Licensee to comply with the terms hereof.

10. REMOVAL OF FACILITIES. Unless otherwise approved by the United States, all facilities licensed under this agreement shall be removed by Licensee from the right-of-way of the United States within thirty (30) days after termination of this license at the sole expense of Licensee.

11. NO WARRANTY. The United States makes no warranty, expressed or implied, as to the extent or validity of the grant contained herein.

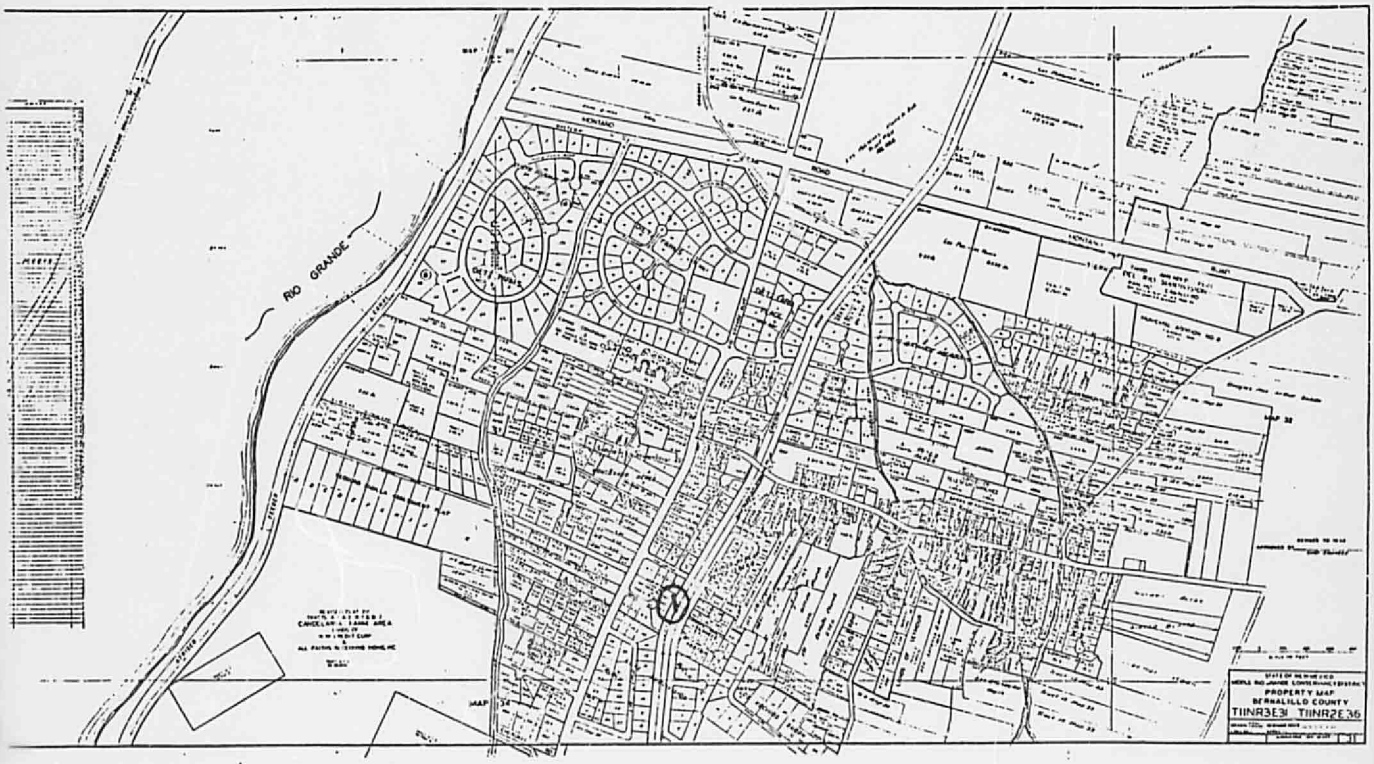
12. ASSIGNMENT. This agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

13. OFFICIALS NOT TO BENEFIT. No member of or delegate to Congress or resident commissioner shall be admitted to any share or part of this contract or to any benefit that may arise therefrom, but this restriction shall not be construed to extend to this contract if made with a corporation or company for its general benefit.

14. WATER AND AIR POLLUTION CONTROL. The Licensee shall, within its legal authority, comply fully with all applicable federal laws, orders, and regulations, and the laws of the applicable State, all as administered by appropriate authorities, concerning the pollution of streams, reservoirs, ground water, or watercourses with respect to thermal pollution or the discharge of refuse, garbage, sewage effluent, industrial waste, oil, mine tailings, mineral salts, or other pollutants, and concerning the pollution of the air with respect to radioactive materials or other pollutants.

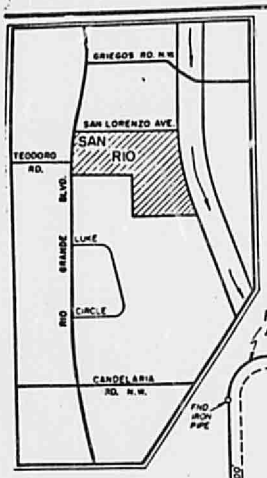
15. LANDSCAPE PRESERVATION AND NATURAL BEAUTY. The Licensee shall exercise care to preserve the natural landscape and shall conduct its construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, all trees, native shrubbery, and vegetation shall be preserved and shall be protected from damage which may be caused by Licensee's construction operations and equipment. Movement of crews and equipment within the rights-of-way and over routes provided for access to the work shall be performed in a manner to prevent damage to grazing land, crops, or property.

Upon completion of the work, the construction site shall be smoothed and graded in a manner to conform to the natural topography of the landscape and shall be repaired, replanted, reseeded, or otherwise corrected as directed by the contracting officer at the contractor's expense.

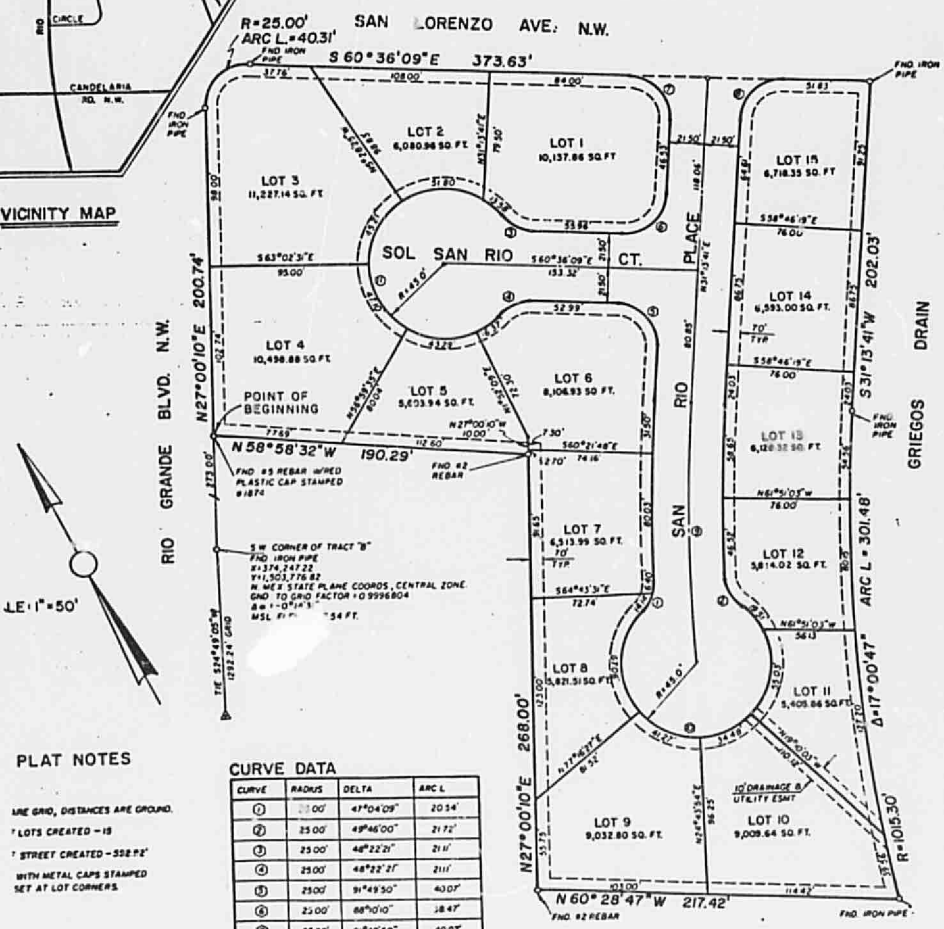

RIO GRANDE
MONTANO
ROAD
PROPERTY MAP
BERNALILLO COUNTY
T11NR3E3 T11NR2E36

SAN RIO ADDITION

PHASE II
A SUBDIVISION OF TRACT "A"



VICINITY MAP



SCALE 1"=50'

PLAT NOTES

ARE GRID, DISTANCES ARE GROUND.

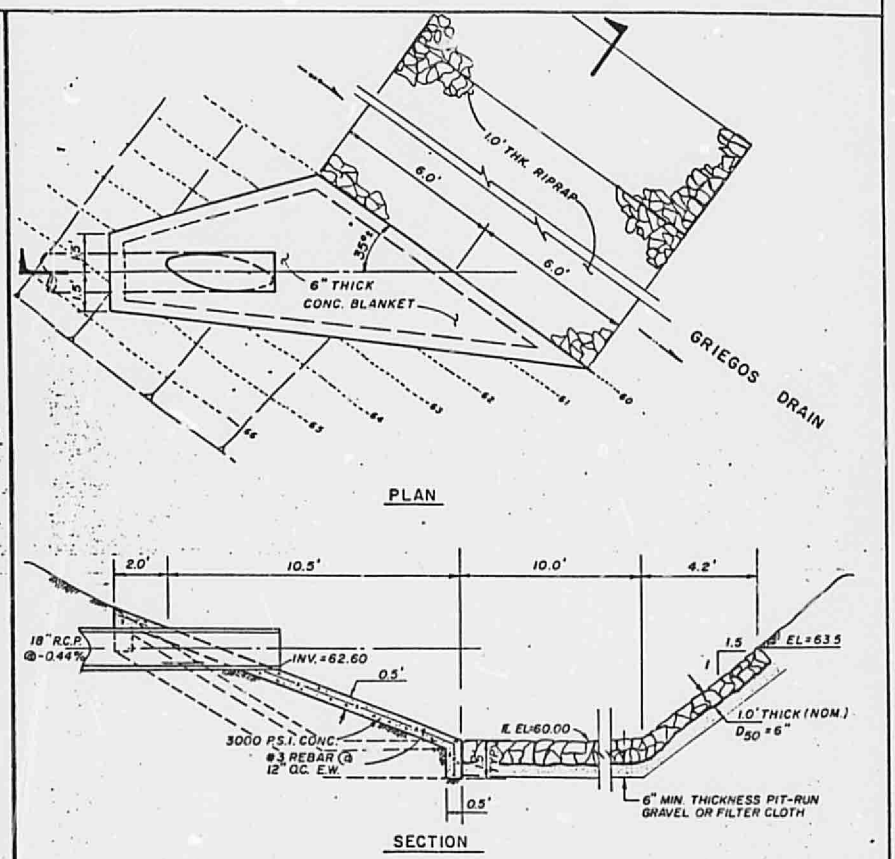
LOTS CREATED – 15

STREET CREATED – 552.92'

WITH METAL CAPS STAMPED SET AT LOT CORNERS.

CURVE DATA

CURVE	RADIUS	DELTA	ARC L
①	25.00'	47°04'09"	20.54'
②	25.00'	49°46'00"	21.72'
③	25.00'	48°22'21"	21.11'
④	25.00'	48°22'21"	21.11'
⑤	25.00'	91°49'50"	40.07'
⑥	25.00'	88°10'10"	38.47'
⑦	25.00'	91°49'50"	40.07'
⑧	25.00'	88°10'10"	38.47'
⑨	1,112.80'	8°16'25"	160.69'
⑩	45.00'	276°42'00"	217.33'
⑪	45.00'	276°44'42"	217.36'



P AT
DETAIL

OUTLET DETAILS

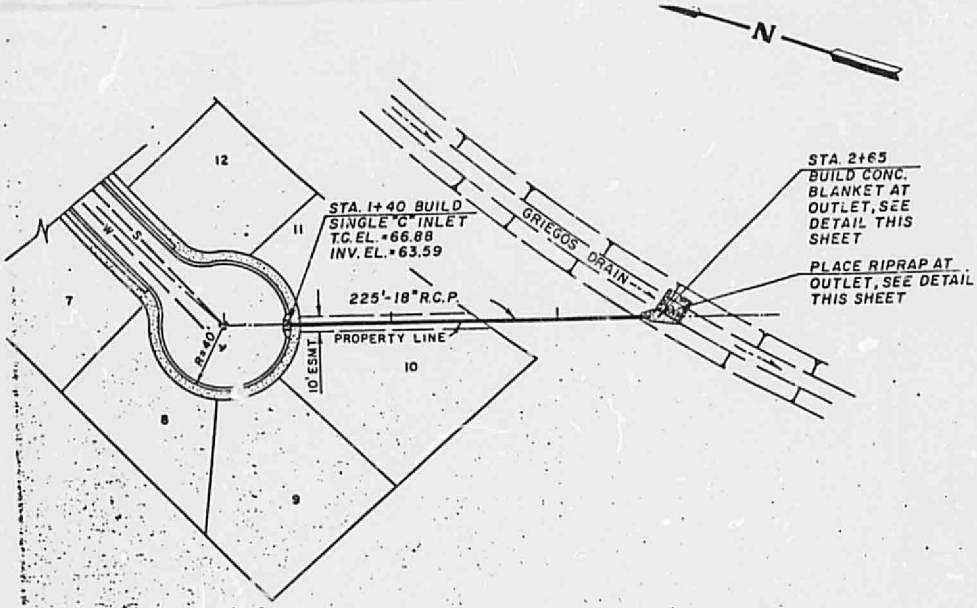
SCALE: 1" = 3'

=5'

4965

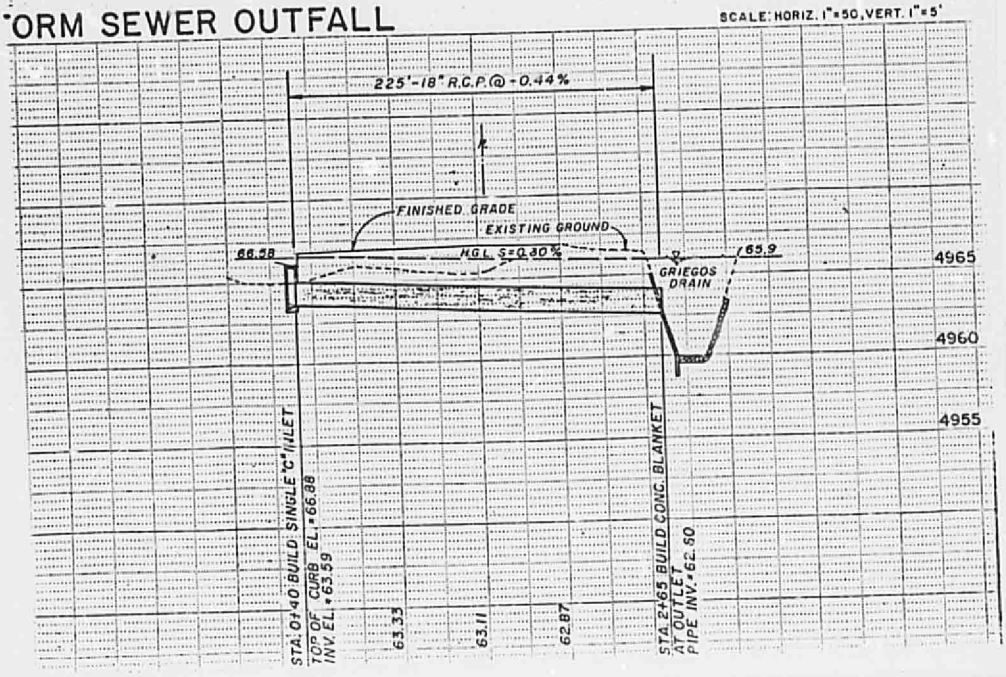
4960

4955



ORM SEWER OUTFALL

SCALE: HORIZ. 1" = 50, VERT. 1" = 5'



HYDROLOGY

% Impervious = 54% - 56%
Soils - Agua Chiti Clay Loam Group B
From Table 22.2 C-1, C = 0.6

Rainfall 6 - hr 100 yr = 2.2 in
10 yr = (.657)(2.2) = 1.45 in

T_c < 10 min => i = 2.15 (P)
i_{100} = (2.15)(2.2) = 4.73 in/hr
i_{10} = (2.15)(1.45) = 3.12 in/hr

Basin A
Area = 1.58 Acres C = 0.6
Q_{100} = (0.6)(4.73)(1.58) = 4.48 cfs
Q_{10} = (0.6)(3.12)(1.58) = 2.96 cfs

Basin B
Area = 1.75 Acres C = 0.6
Q_{100} = (0.6)(4.73)(1.75) = 4.97 cfs
Q_{10} = (0.6)(3.12)(1.75) = 3.28 cfs

Basin C
Area = 1.17 Acres C = 0.6
Q_{100} = (0.6)(4.73)(1.17) = 3.32 cfs
Q_{10} = (0.6)(3.12)(1.17) = 2.19 cfs

STORM DRAIN FROM BASIN A

18" RCP @ .0044 ft/ft - Max. Capacity = 7 cfs

Type D Inlet in a Sump
Ref: Block-to-block 31, Drawings K-6-D, K-8-1
Total Opening Area = 2.125' x 2.833' = 6.02 sq ft
Less Area of Bars on Grate (20 @ 1/2" = 10" x 2.833')
6.02 sq ft - 2.36 sq ft = 3.66 sq ft

Using Orifice Equation:
Q = CA 2gh' with C = 0.6, H = 0.3'
Q = (0.6)(3.66) 64.4 x 0.3 = 9.6 cfs

Max. Q Req'd. = 4.5 cfs
S min = .00175
for 225' H = 0.4'

Find highest elevation of water in Griegos Drain
that will allow storm drain to function in Basin A.
Bottom of grate is at elevation 4966.3.
4966.3 - 0.4 = 4965.9

Using 24-hr, 100 year runoff volume (CN=85, P=2.6 in.) of [illegible],450 ft³ and assuming a completely clogged catch basin, runoff will pond to a elevation of 4967.5 or less.

NOTE:
The Albuquerque Master Drainage Plan envisioned the area draining to Rio Grande Blvd. in the vicinity of San Lorenzo being fully developed to meduim to low density residential. This project constitutes an infill and should not adversly impact the drainage system in Rio Grandde Blvd.

FILE AWAY
8/15/85

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114
(505) 898-8021

August 13, 1985

RECEIVED
AUG 14 1985
DH0292
HYDROLOGY SECTION

Mr. Fred Aguirre
City Hydrologist/Design
Municipal Development
Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: APPLICATION FOR LICENSE TO DISCHARGE STORMWATER FROM THE SAN RIO ADDITION TO THE GRIEGOS DRAIN (F13/D8)

Dear Fred:

Enclosed is one (1) cop, for y' files of the signed license agreement on behalf of the City to discharge to the Griegos Drain. The three (3) originals are on file at the offices of the Middle Rio Grande Conservancy District, the Bureau of Reclamation, and the City Clerk. Copies have also been sent to the City Engineer's office and Mr. H. L. Cleff.

After construction of the outlet is complete, the licensee (City of Albuquerque) must request final inspection by the Bureau of Reclamation. The individual at the Bureau currently responsible for inspection is Mr. Ralph Nau.

Should you have any questions, please do not hesitate to call.

Sincerely,

Laurie B. Schuller

Laurie B. Schuller

Enclosure

LBS/dlh
Job No. 501303

This license shall continue so long as in the opinion of the United States and the Middle Rio Grande Conservancy District, it is considered to be expedient and not detrimental to the public interest or the Middle Rio Grande Project, and shall be revocable by the United States and the Middle Rio Grande Conservancy District upon thirty (30) days written notice to the Licensee. Upon such revocation all structures and accessories shall be removed by the Licensee without delay at the expense of the Licensee and any rights which Licensee may have under this License are revoked or District may remove at Licensee expense. Revocation shall not release Licensee from any liability or obligation, whether of indemnity or otherwise, which may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at P. O. Box 1293, Albuquerque, New Mexico 87103.

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Contract No. 5-LM-53-00074

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UNITED STATES OF AMERICA

By: Charles R. Calkins
Projects Superintendent
Middle Rio Grande Project
Bureau of Reclamation

Date: 8/7/85

ATTEST

Phyllis M. Martinez
Notary Public

By: C. A. Shepard 7/26/85
Licensee - City Engineer

Date: My Commission Expires December 31, 1985

By: Carpio Pardi
City Clerk

Date: 8/6/85

(SEAL)

By: [illegible]
City Attorney

Date: 8/1/85

CONCUR:
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

By: Charles R. Martinez
GENERAL MANAGER

Date: 7-12-85

By: Allan W. Kearny
Assistant City Attorney

Date: August 1, 1985

FINAL CONSTRUCTION APPROVAL

By: _____

Date: _____

By: Bob V. Stone
Chief Administrative Officer

Date: 8-2-85

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5. UNITED STATES HELD HARMLESS. a. The United States does not assume any liability and Licensee agrees to indemnify and hold the United States harmless for injury or damage to any persons or property that may arise during and in consequence of the use, occupancy, and enjoyment by Licensee of the license granted herein; or the design of, construction of, erection of, presence of, maintenance of, or failure to properly and safely construct, operate and maintain, use, and occupy any and all of the structures and facilities aforesaid or any part thereof.

b. The Licensee further agrees that the United States, its officers, agents, and employees and its assigns shall not be held liable for any damage to Licensee's improvements or works by reason of the exercise of the rights here reserved; nor shall anything contained in this paragraph be construed as in any manner limiting other reservations in favor of the United States contained in this license.

6. RELEASE FROM LIABILITY. The Licensee hereby releases the United States from liability for any and all loss or damage of every description or kind whatsoever which may result to the Licensee from the construction, operation, and maintenance of Project works upon said land, provided that nothing in this agreement shall be construed as releasing the United States from responsibility for its own negligence.

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10. REMOVAL OF FACILITIES. Unless otherwise approved by the United States, all facilities licensed under this agreement shall be removed by Licensee from the right-of-way of the United States within thirty (30) days after termination of this license at the sole expense of Licensee.

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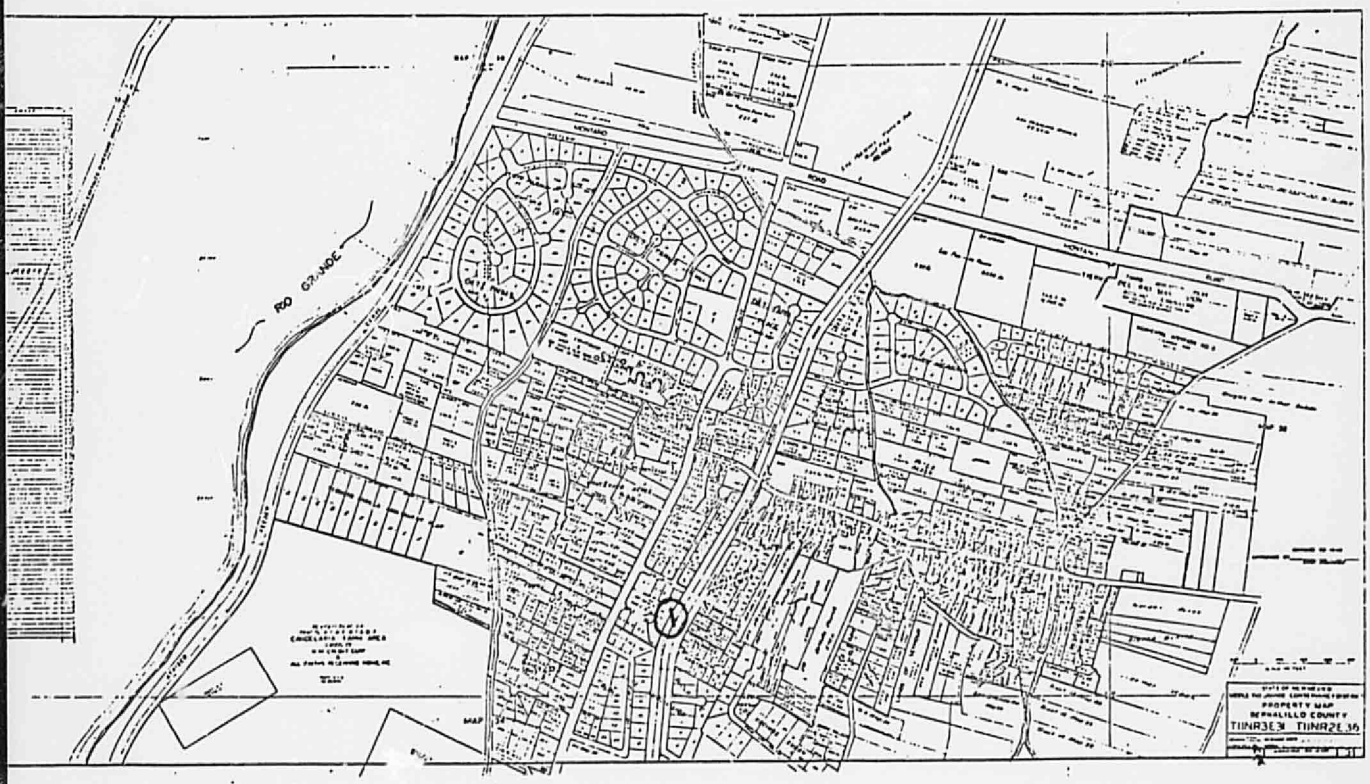
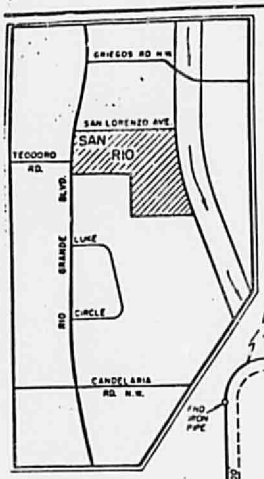
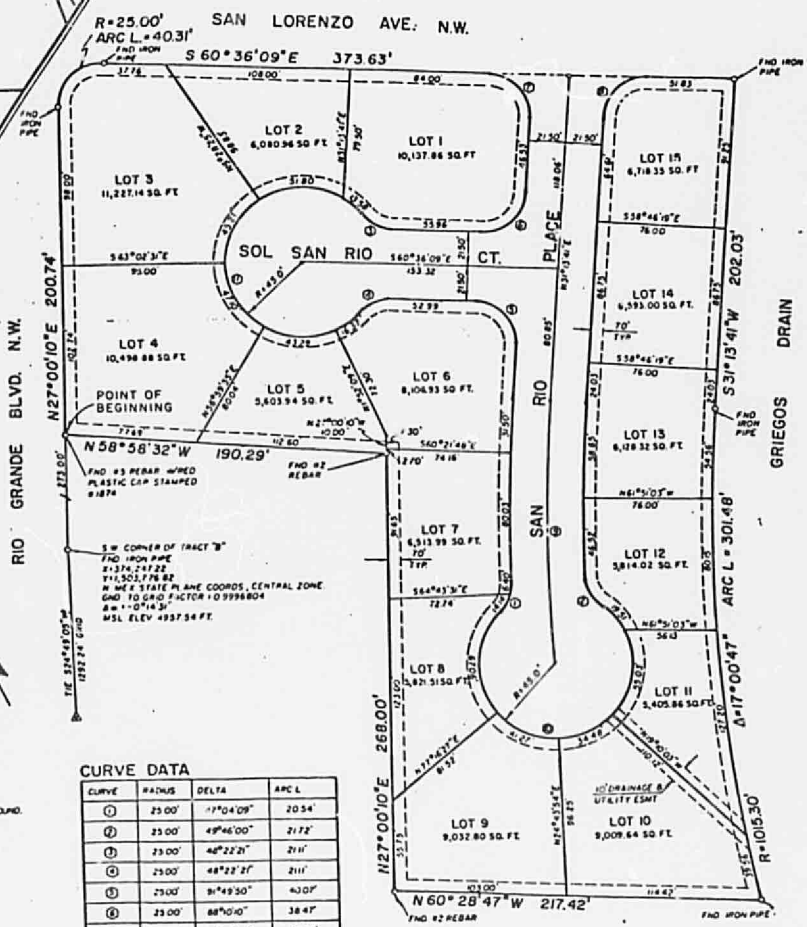

RIO GRANDE
PROPERTY MAP
BERNALILLO COUNTY
T11N R3E T11N R2E 36

SAN RIO ADDITION

PHASE II
A SUBDIVISION OF TRACT "A"



VICINITY MAP



PLAT NOTES

ARE GRID, DISTANCES ARE GROUND.

LOTS CREATED - 15

STREET CREATED - 592.93'

WITH METAL CAPS STAMPED
SET AT LOT CORNERS.

CURVE DATA

CURVE	RADIUS	DELTA	ARC L
1	25.00'	47°04'09"	20.54'
2	25.00'	49°46'00"	21.72'
3	25.00'	48°22'21"	21.11'
4	25.00'	48°22'21"	21.11'
5	25.00'	91°49'50"	40.07'
6	25.00'	88°10'10"	38.47'
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9	L=2.80'	8°16.25"	160.69'
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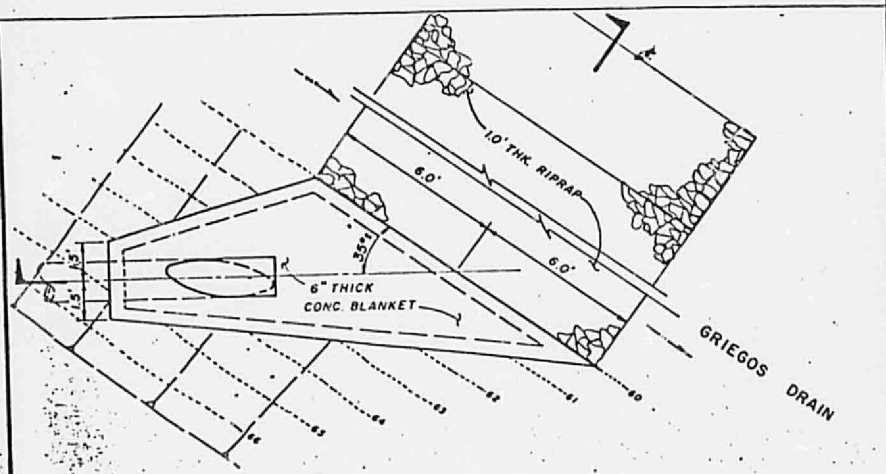
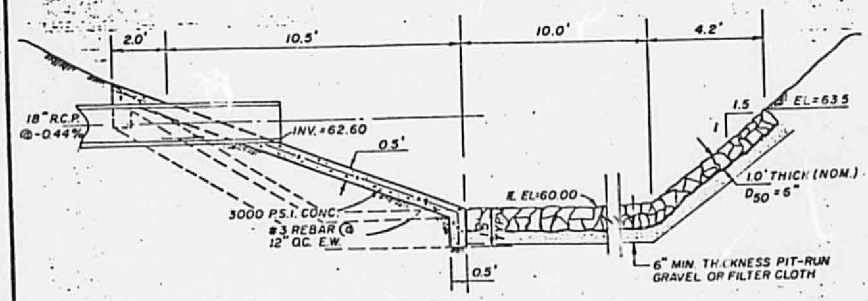




OUTLET DETAILS

SCALE: 1" = 3'

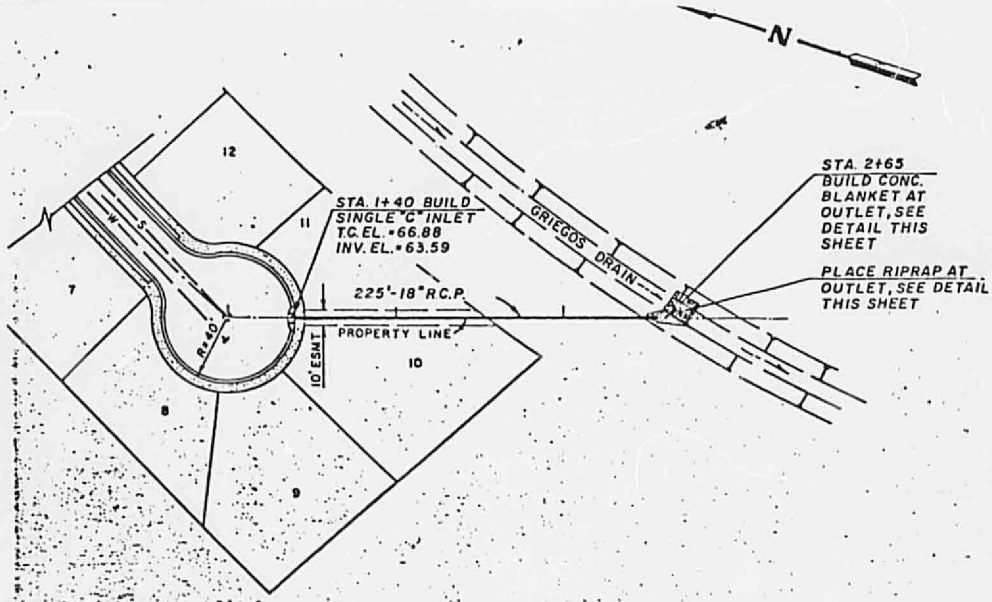
PAT
DETAIL

=5'

4965

4960

4955



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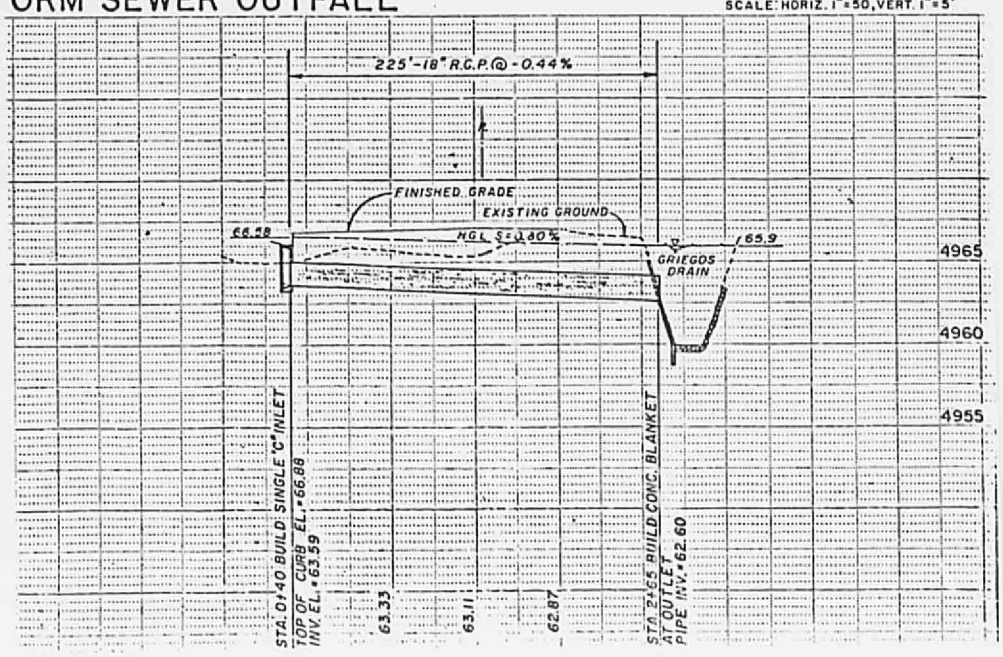

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

HYDROLOGY

% Impervious = 94% - 56%
Soils - Agua Silty Clay Loam Group B
From Table 22.2 C-1, C = 0.6

Rainfall 6-hr 100 yr = 2.2 in
10 yr = (.657)(2.2) = 1.45 in

T_c < 10 min => i = 2.15 (P)
i_{100} = (2.15)(2.2) = 4.73 in/hr
i_{10} = (2.15)(1.45) = 3.12 in/hr

Basin A
Area = 1.58 Acres C = 0.6
Q_{100} = (0.6)(4.73)(1.58) = 4.48 cfs
Q_{10} = (0.6)(3.12)(1.58) = 2.96 cfs

Basin B
Area = 1.75 Acres C = 0.6
Q_{100} = (0.6)(4.73)(1.75) = 4.97 cfs
Q_{10} = (0.6)(3.12)(1.75) = 3.28 cfs

Basin C
Area = 1.17 Acres C = 0.6
Q_{100} = (0.6)(4.73)(1.17) = 3.32 cfs
Q_{10} = (0.6)(3.12)(1.17) = 2.19 cfs

STORM DRAIN FROM BASIN A

18" RCP @ .0044 ft/ft - Max. Capacity = 7 cfs

Type D Inlet in a Sump
Ref: Block-to-block 31, Drawings K-6-D, K-8-1
Total Opening Area = 2.125' x 2.833' = 6.02 sq ft
Less Area of Bars on Grate (20 @ 1/2" = 10" x 2.833')
6.02 sq ft - 2.36 sq ft = 3.66 sq ft

Using Orifice Equation:
Q = CA 2gh' with C = 0.6, H = 0.3'
Q = (0.6)(3.66) 64.4 x 0.3 = 9.6 cfs

Max. Q Req'd. = 4.5 cfs
S min = .00175
for 225' H = 0.4'

Find highest elevation of water in Griegos Drain that will allow storm drain to function in Basin A. Bottom of grate is at elevation 4966.3.
4966.3 - 0.4 = 4965.9

Using 24-hr, 100 year runoff volume (CN=85, P=2.6 in.) of [illegible] and assuming a completely [illegible] basin, runoff will pond to an elevation of 4937.5 or less.

NOTE:
The Albuquerque Master Drainage Plan envisioned the area draining to Rio Grande Blvd. in the vicinity of San Lorenzo being fully developed to medium to low density residential. This project constitutes an infill and should not adversely impact the drainage system in Rio Grandde Blvd.

F13/D8

RECEIVED
AUG 08 1985
DH0277
HYDROLOGY SECTION

Contract No. 5-LM-53-00074
M.R.G.C.D. Map No. 31
Tract No. A
Sec. 31 T.11N.,R.3E.
Griegos Drain
Station 87+80±

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

MIDDLE RIO GRANDE PROJECT, NEW MEXICO

LICENSE WITH THE CITY OF ALBUQUERQUE FOR
CONSTRUCTION OF AN 18" Ø R.C.P. STORM SEWER DISCHARGE STRUCTURE
WITHIN THE RIGHT-OF-WAY OF THE GRIEGOS DRAIN

THIS LICENSE AGREEMENT, made this 7th day of August, 1985 pursuant to the Act of June 17, 1902, ch. 1093, 32 Stat. 388 (1902) (commonly cited as "The Reclamation Act"), and acts amendatory thereof and supplementary thereto, including particularly the Act of August 4, 1939, ch. 418, 53 Stat. 1187 (1939) (commonly cited as "Reclamation Project Act of 1939"), between the UNITED STATES OF AMERICA, hereinafter styled "United States", represented by the officer executing this agreement, hereinafter termed "Contracting Officer", and THE CITY OF ALBUQUERQUE, NEW MEXICO, hereinafter styled "Licensee."

WITNESSETH THAT:

WHEREAS, Licensee, at its sole cost and expense, desires to construct, operate, and maintain an 18" Ø R.C.P. storm sewer discharge structure in the area of a Federally benefitted facility of the Middle Rio Grande Conservancy District (District).

WHEREAS, the granting and exercise of a license on the lands hereinafter described in the manner and under the conditions set forth herein will not be incompatible with the requirements of the United States for the operation and maintenance of the irrigation and drainage facilities of the Middle Rio Grande Conservancy District; and

WHEREAS, the granting of the license must be subject to the use of the land for the purposes of the Middle Rio Grande Conservancy District.

NOW, THEREFORE, the parties hereto agree as follows:

1. For and upon the payment of the consideration hereinafter stated, the United States, to the extent of its interest therein, hereby grants to Licensee permission for a period of fifty (50) years from the date hereof to construct, operate, and maintain an 18" Ø R.C.P. storm sewer discharge structure within the right-of-way of the Griegos Drain at approximately Station 87+80± in Sec. 31 T.11N.,R.3.E. in Bernalillo County, New Mexico, as more specifically located and shown on MRGCD Map No. 31, attached hereto and by this reference made a part hereof, and in accordance with the terms and conditions hereinafter set forth.

This license shall continue so long as in the opinion of the United States and the Middle Rio Grande Conservancy District, it is considered to be expedient and not detrimental to the public interest or the Middle Rio Grande Project, and shall be revocable by the United States and the Middle Rio Grande Conservancy District upon thirty (30) days written notice to the Licensee. Upon such revocation all structures and accessories shall be removed by the Licensee without delay at the expense of the Licensee and any rights which Licensee may have under this License are revoked or District may remove at Licensee expense. Revocation shall not release Licensee from any liability or obligation, whether of indemnity or otherwise, which may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at P. O. Box 1293, Albuquerque, New Mexico 87103.

2. As consideration for the license herein granted prior to the execution of this agreement, Licensee has paid to the Bureau of Reclamation the nonrefundable sum of Two-hundred dollars ($200.00) based on a fee amount for issuing and administering the license, for minimal engineering, outgrant appraisal, and environmental reviews, and for inspection of construction. When total charges are not known in advance due to extraordinary inspections, environmental considerations, or other requirements yet to be determined, an estimated amount will be paid in advance after billing, subject to later adjustment, as required, or billing of total fees and charges will be made a the completion of the job.

3. In the erection of the aforesaid structure or structures the following specifications and conditions must be complied with:

a. Construction shall be accomplished at such time or times and in such manner as will not interfere with the use or maintenance of the Middle Rio Grande Project facilities as determined by the Projects Superintendent or his authorized representative or the District prior to commencement of construction.

b. The character, type, method, and time of construction shall be as determined by and subject to the approval of the United States and the Middle Rio Grande Conservancy District.

c. Twenty-four (24) hour advance notice must be given to the Middle Rio Grande Conservancy District and Bureau of Reclamation, Projects Superintendent or his representative of the construction or installation.

d. Construction shall be in accordance with the drawings attached hereto and made a part hereof.

4. If the Middle Rio Grande Conservancy District is required to bring suit in any court for the purposes of enforcing this agreement or any provisions or portions thereof, the licensee shall be liable for all costs incurred and for reasonable attorney's fees.

Contract No. 5-LM-53-00074

5. The General Provisions - License Agreement (R0112482) attached hereto is hereby made a part of this License agreement the same as if it had been expressly set forth herein. All articles thereof shall apply with legal force and inure to the benefit of the Middle Rio Grande Conservancy District to the same extent and effect as they apply to the United States.

IN WITNESS WHEREOF, the parties hereto have caused this license agreement to be executed as of the day and year first hereinabove written.

UNITED STATES OF AMERICA

By: Charles A. Calkins
Projects Superintendent
Middle Rio Grande Project
Bureau of Reclamation

Date: 8/7/85

ATTEST

Phyllis M. Martinez
Notary Public

By: C. A. Shuyler 7/26/85
Licensee - City Engineer

Date: My Commission Expires December 31, 1985

By: Carolyn Sedillo
City Clerk

Date: 8/6/85

(SEAL)

By: [illegible]
City Attorney

Date: 8/1/85

CONCUR:
MIDDLE RIO GRANDE CONSERVANCY DISTRICT

By: Charles R. Martinez
GENERAL MANAGER

Date: 7-12-85

By: Adelia W. Kearny
Assistant City Attorney

Date: August 1, 1985

FINAL CONSTRUCTION APPROVAL

By: _____

Date: _____

By: Bob V. Stokes
Chief Administrative Officer

Date: 8-2-85

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

1. RIGHTS RESERVED IN UNITED STATES. There is reserved to the United States and its assigns the prior right to use any of the lands herein described to construct, operate, and maintain structures and facilities including, but not limited to, canals, wasteways, laterals, ditches, roadways, electrical transmission lines, dams, dikes, reservoirs, pipelines, telephone and telegraph lines, communication structures generally, substations, switchyards, powerplants, and any other appurtenant irrigation and power structures and facilities, without any payment made by the United States or its successors for such right.

2. LICENSEE RESPONSIBLE FOR CHANGES. The Licensee further agrees that if the construction of any or all of such structures and facilities across, over, or upon said lands should be made more expensive by reason of the existence of improvements or works of licensee thereon, such additional expense is to be estimated by the Secretary of the Interior, whose estimate is to be final and binding upon the parties hereto. Within thirty (30) days after demand is made upon the Licensee for payment of any such sums, Licensee will make payment thereof to the United States or any of its assigns constructing such structures and facilities on said lands. As an alternate to payment, Licensee, at its sole cost and expense and within the time limits established by the United States, may remove or adapt facilities constructed and operated by it on said lands to accommodate the aforementioned structures and facilities of the United States. The Licensee shall bear the cost to the United States occasioned by the failure of Licensee to remove or adapt its facilities within the time limits specified.

3. ACCESS RESERVED TO UNITED STATES. There is also reserved to the United States the right of its officers, agents, employees, licensees, and permittees, at all proper times and places, freely to have ingress to, passover, and egress from all of said lands for the purpose of exercising, enforcing, and protecting the rights reserved herein.

4. LICENSE SUBJECT TO EXISTING RIGHTS. This license is subject to existing rights-of-way for highways, roads, canals, laterals, drains, ditches, pipelines, electrical transmission lines, and telegraph and telephone lines over any part of the described lands.

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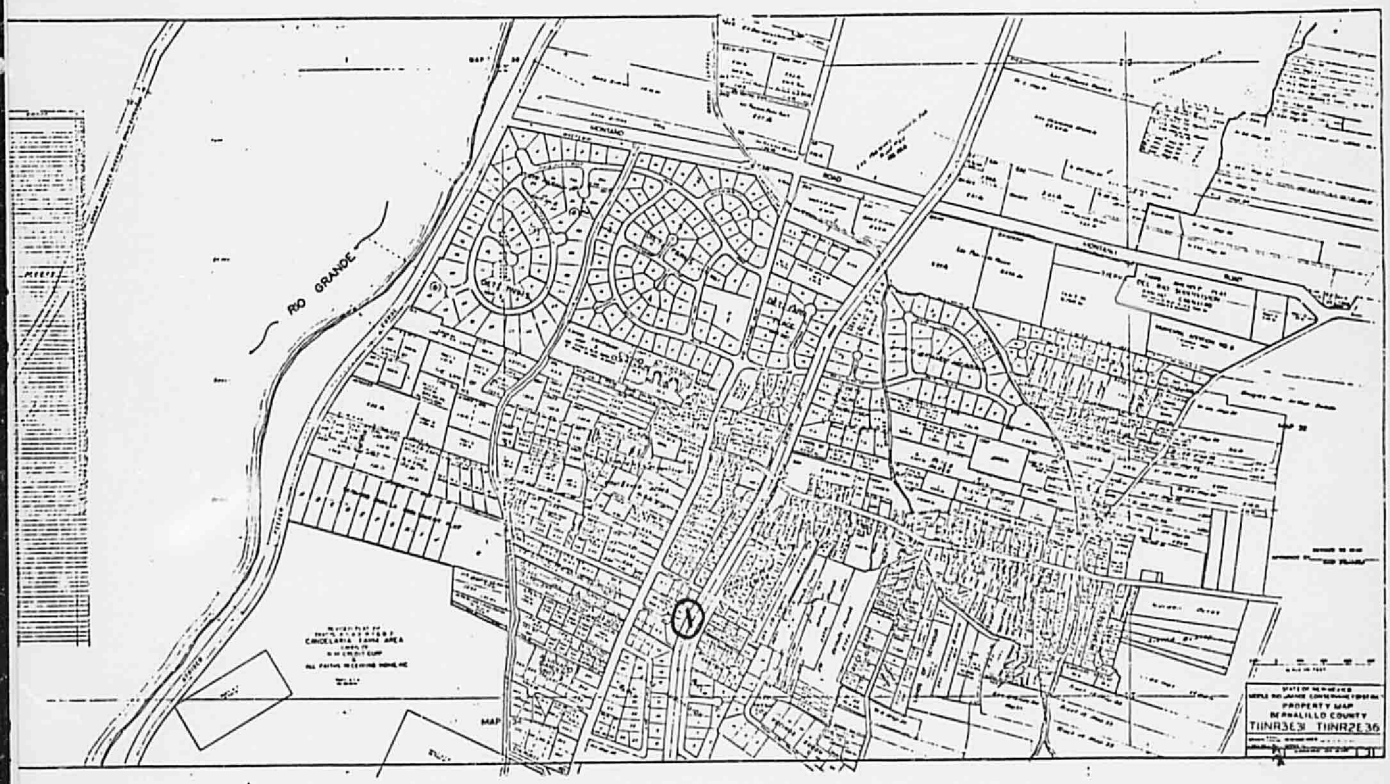
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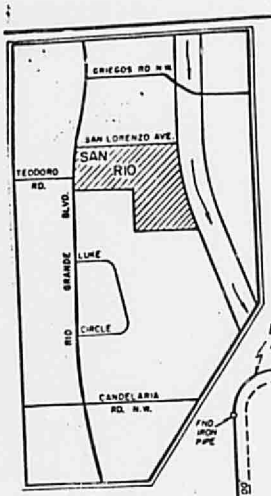

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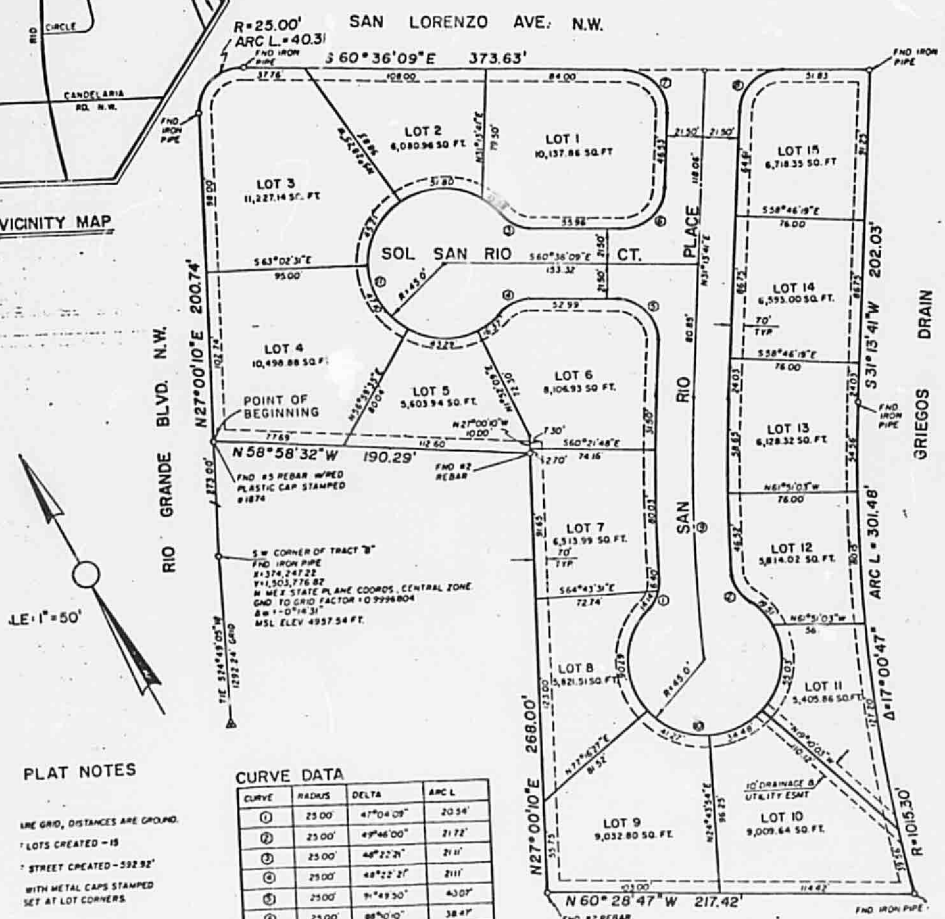

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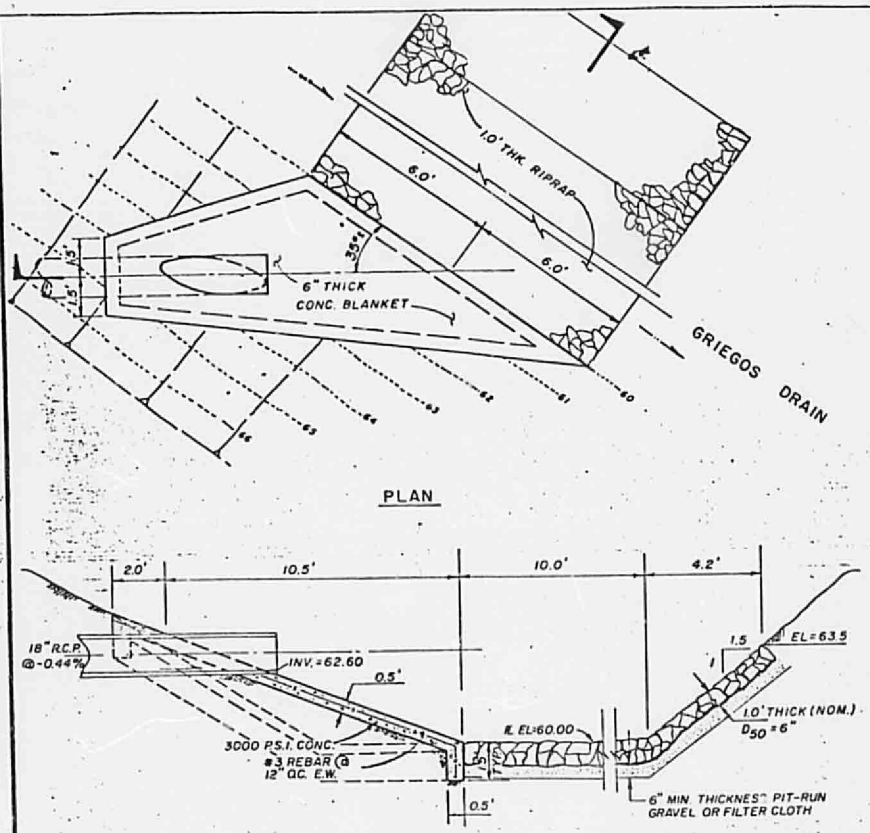

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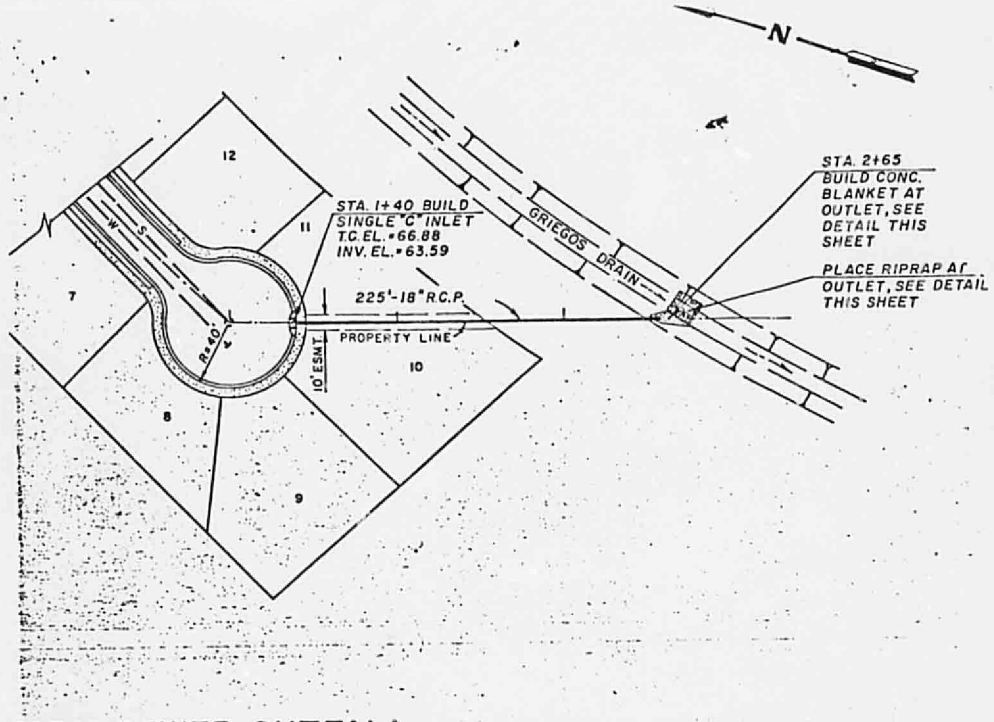

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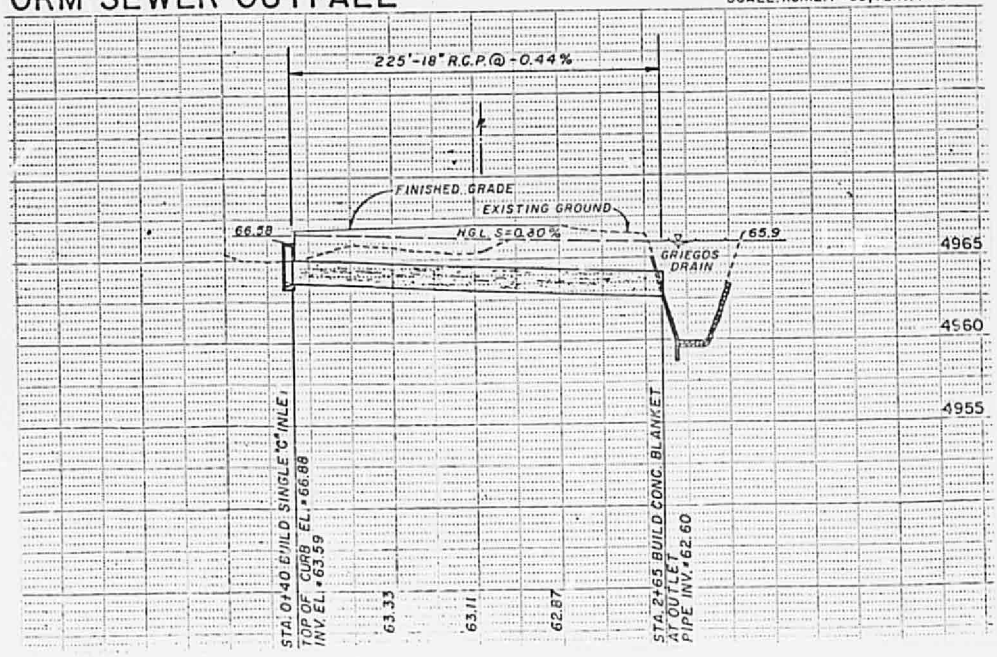

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Basin C
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Less Area of Bars on Grate (20 @ 1/2" = 10" x 2.833')
6.02 sq ft - 2.36 sq ft = 3.66 sq ft

Using Orifice Equation:
Q = CA 2gh' with C = 0.6, H = 0.3'
Q = (0.6)(3.66) 64.4 x 0.3 = 9.6 cfs

Max. Q Req'd. = 4.5 cfs
5 min = .00175
for 225' H = 0.4'

Find highest elevation of water in Griegos Drain that will allow storm drain to function in Basin A. Bottom of grate is at elevation 4966.3.
4966.3 - 0.4 = 4965.9

Using 24-hr, 100 year runoff volume (CN=85, P=2.6 in.) of 7,450 ac' and assuming a completely closed watershed, runoff will pond to an elevation of 4967.5 or less.

NOTE:
The Albuquerque Master Drainage Plan envisioned the area draining to Rio Grande Blvd. In the vicinity of San Lorenzo being fully developed to moduim to low density residential. This project constitutes an infill and should not adversly impact the drainage system in Rio Grandde Blvd.

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114
(505) 898-8021

F13/D8

May 14, 1985

Mr. Fred Aguirre
City Hydrologist/Design
Municipal Development
Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RECEIVED
MAY 15 1985
DHO112
HYDROLOGY SECTION

RE: APPLICATION FOR LICENSE TO DISCHARGE STORM WATER FROM THE SAN RIO ADDITION TO THE GRIEGOS DRAIN

Dear Fred:

We have begun the application procedure to obtain a license on behalf of the City of Albuquerque to discharge storm water to the Griegos Drain. We have sent copies of the following documents to Mr. Subhas Shah, at the MRGCD, and Mr. Roy Nutter, at the Bureau of Reclamation.

- One (1) application form for the license.
- One (1) set of construction plans, San Rio Addition.
- One (1) grading and drainage plan, San Rio Addition, November 1983.

Enclosed, for your review, is a copy of the license application.

Please do not hesitate to contact us should you have any questions. We will keep you informed of the progress in this matter.

Sincerely,

Laurie B. Schuller

Laurie B. Schuller

Enclosure

LBS/dlh
Job No. 501303

RECEIVED
MAY 15 1985
HYDROLOGY SECTION

BUREAU OF RECLAMATION
MIDDLE RIO GRANDE PROJECT
LICENSE/JOINT-USE AGREEMENT APPLICATION FORM

DATE OF REQUEST May 8, 1985

NAME OF APPLICANT	ADDRESS AND PHONE
City of Albuquerque	P.O. Box 1293, Albuq., NM 87103; Attn. Fred Aguirre 766-7644
REQUESTED BY	**REQUESTOR'S ADDRESS**
Easterling & Assoc., Inc.	5643 Paradise Blvd., NW, Albuq., NM 87114

LOCATION OF INSTALLATION

A. MRGCD Map and Tract (Lot or Block): Map 31, San Rio Addition, Tract A, Lots 10 & 11.

B. Name of Ditch (Canal, Lateral, Aceqia, Drain): Griegos Drain

C. Ownership (easement) on Adjacent Lands: H. L. Cleff

D. Existing Conditions: No development.

Note: The information above should be included on a general map of the area.

CONSTRUCTION DATA

A. Type of crossing:
- [ ] Bridge
- [ ] Concrete Box Culvert
- [ ] Concrete Pipe Culvert or Siphon
- [ ] CMP Culvert
- [ ] Utility Crossing, Buried
- [ ] Utility Crossing, Aerial
- [ ] Utility, parallel
- [X] Other Storm sewer discharge structure.

B. Width of Crossing: N/A

Starting Date June 1, 1985

C. Construction Schedule: ASAP

Completion Date August 1, 1985

D. Restoration Plans for Disturbed Land: See plan

REQUESTOR'S SIGNATURE

FOR MRGCD OR BUREAU USE ONLY

Request No. _____

A. Section, Township, Range:

B. Stationing of Ditch:

C. Ditch Grade (Design or Operating):

D. Elevation at Centerline of Installation:

E. Ditch Capacity:

F. Ditch Right of Way Width:

G. Weed Problem Criteria:

H. Remarks or Special Conditions:

I. MRGCD Interest: Fee Simple [ ] R.O.W. [ ]

DISTRICT ENGINEER

RECEIVED
APR 03 1985
HYDROLOGY SECTION

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). [illegible] must be submitted with the application and, after folding, shall not exceed 8 1/2 x [illegible]. Additional information may be obtained from the Planning Division (505) 766-7422.

APPLICATION FOR:

SUBDIVISION

____ Sketch Plat

____ Preliminary Plat

X Final Plat

VACATION

____ Public Right-of-Way

____ Private Way

____ Easement

1. APPLICANT INFORMATION

a. Applicant: H. L. Cleff Construction Co. Telephone: 345-0308

Mailing Address: 500 Montano Rd., NW

Albuquerque, NM Zip Code: 87107

Applicant's Proprietary Interest in the Property:

b. Agent (if any): Easterling & Associates, Inc. Telephone: 898-8021

Mailing Address: 5643 Paradise Blvd., NW

Albuquerque, NM Zip Code: 87114

c. Signature of applicant/agent: [signature] Date:

2. LOCATION OF REQUEST

a. Street Address (if any): N/A

b. Legal Description of the Property:

(1) Lot(s)/Tract(s): Lands of K. Blachut & M. Blachut

(2) Block:

(3) Subdivision-Addition Name/MRGCD Map: San Rio Addition Phase II

c. Location of Property by Streets: SE Corner of San Lorenzo and Rio Grande Boulevard, NW

d. Uniform Property Code:

3. PROJECT DETAILS

a. Present Zoning: SU-1 for PRD Proposed:

b. Number of Lots Existing: 1 Proposed: 15

c. Number of Dwelling Units Existing: 0 Proposed: 15

d. Total Land Area Covered by Request: Acres: 3.2929 Sq. Feet: 143,340

4. (VACATION ONLY) REASON FOR REQUEST Use Separate Sheet: Why should the vacation be granted?

5. ATTACHMENTS AS REQUIRED IN SUBDIVISION ORDINANCE See appropriate checklist(s)

PLANNING DIVISION INTERNAL USE ONLY

Cross-references: Z-84-5 No. Signs Issued: —

Application and Fee Received by: [signature] Date: 3-27-85

Fee Paid: Dollars $ — Method of Payment: — CREDIT: —

TREASURER VALIDATION

MAP NO. F-13

HEARING DATE: April 9, 1985

CASE NUMBER: DRB-83-723

Distribution: Secretary-Orig./Case File
Applicant/Agent
Treasurer

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114
(505) 898-8021

March 27, 1985

Mr. Randy Trainor
Chairman, Development Review
Board
Municipal Development Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RECEIVED
APR 03 1985
HYDROLOGY SECTION

RE: SAN RIO PHASE II - FINAL PLAT

Dear Randy:

Transmitted herewith are seven (7) sets of the final plat for San Rio Phase II for DRB final sign-off.

Included in this package are seven (7) sets of DRB comments from the December 18, 1983, DRB meeting on the Preliminary Plat and Site Plan (DRB-83-723), the January 18, 1984, EPC meeting on the Site Plan (Z-84-5), and copies of the drainage plan approval letter, and water and sewer availability statement.

The enclosed Site Plan and Preliminary Plat were approved by EPC subject to findings.

Phase I is currently under construction, and the owner/developer/builder, H. L. Cleff Construction Company, wishes to begin construction and file a plat on Phase II (which will complete the project) as soon as possible.

The construction drawings have been submitted for City review, and the license application process from the MRGCD has begun.

DRB 83-723

The proposed subdivision will require the construction of approximately 600 feet of residential street including water, sanitary sewer, and storm drainage facilities. The estimated construction costs are as follows:

Streets	$66,208.18
Water	$16,534.00
Sanitary Sewer	$20,030.00
Drainage	$10,028.50

If I can be of any assistance in this matter, please do not hesitate to contact me.

Sincerely,

Charles M. Easterling, P.E.
President

Enclosures

CME/dlh

Job No. 501303

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinberg

received
3-14-84

RECEIVED
APR 03 1985
HYDROLOGY SECTION

March 12, 1984

John G. Leverton
Leverton-Easterling, Inc.
5629 Paradise Blvd. NW
Albuquerque, New Mexico 87114

RE: WATER & SANITARY SEWER AVAILABILITY - LANDS OF
K. BLACHUT & M. BLACHUT (SAN RIO ADDITION) F-13

Dear John:

This letter is in response to your inquiry of December 20, 1983. Statements made in this letter are based on information stated in your 12-20-83 letter; subsequent conversations with you, Chuck Easterling and H.L. Cleff; and information provided in DRB-83-723. It is our understanding that subject development is planned for 21 single family units.

WATER - Water service is available contingent on required distribution line extensions in the proposed public streets named San Rio Drive., San Rio Court, and San Rio Circle. These extensions will be at developer's expense. The line size should be consistent with the fire protection requirements established by the Fire Prevention Bureau. The extension in San Rio Drive should connect to the existing 6" distribution waterline in the San Lorenzo right-of-way; the extension in San Rio Court should connect to the existing 24" waterline in the Rio Grande right-of-way. It may be advisable to investigate the abandonment of the existing 2½" distribution waterline which also exists in Rio Grande.

The design and construction of these extensions should reflect those design criteria delineated in the Development Process Manual, and should be coordinated through the City's Engineer's Office. It is our understanding that each unit will be individually serviced. In addition to any outstanding prorata, standby-

charges, assessments, etc., water service Utility Expansion charges will be imposed on each individual service at 38% of the full charge. This will be collected when the water service meter is requested.

SANITARY SEWER - Sewer service is available contingent on required sewer extensions in the proposed public streets named San Rio Drive, San Rio Court, and San Rio Circle. These extensions will be at developer's expense. It should be noted that these are existing utilities in Rio Grande and San Lorenzo whose elevations must be considered in establishing the sewer's vertical alignment. The design and construction of these extensions should reflect those design criteria delineated in the Development Process Manual, and should be coordinated through the City Engineer's Office. In addition to any outstanding prorata, standby charges, assessments, etc., sanitary sewer service Utility Expansion Charges (U.E.C.) will be imposed on each individual service at 38% of the full charge. This will be collected when the water service meter is requested.

This statement of availability is valid for a period of one year and is based on information provided. Any major change in this information may alter this Department's response. All charges paid and/or rates collected will be based on the Ordinances in affect at the time service is requested and authorized. If you should have any further questions and/or comments, please call.

Very truly yours,

Daniel L. Morehead, P.E.
Water Resources Department

DLM:fe

XC: WHN/MEM/BP/WFZ
J. Gutierrez, Customer Services
D. Brosman, Liquid Waste (Fac. Line #28)
f/ Land of Blachut (San Rio Add.) (F-13)
f/ Availability (F-13)
f/ Readers (12-84)

AGENDA ITEM NUMBER 10

ENVIRONMENTAL PLANNING COMMISSION
January 19, 1984
Z-84-5

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Z-84-5 Leverton-Easterling, Incorporated, agents for H.L. Cleff Construction, request a change of zone from RA-2/W7 to SU-1/Planned Residential Development and Site Development Plan approval for Lots A1, A2, B1, C1, D1-D4, lands of Kazamierez and Maria Blachut, located at the southeast corner of the intersection of Rio Grande Boulevard N.W. and San Lorenzo Avenue and containing approximately 4.47 acres. F-13)

DEVELOPMENT REVIEW BOARD ACTION 12/13/83:

1. The request is scheduled for zone change review and approval for SU/PRD zoning before the Environmental Planning Commission. The comments made at this meeting will be forwarded for inclusion in the record of that request.

2. A Subdivision Improvements Agreement is required prior to final plat sign-off.

3. The proposed 10-foot underground drainage easement may need to be widened. It is suggested that applicnt/agent check with Planning and Programming Hydrologist, Jim Fink, for the acceptability of the proposed width.

4. A water and sanitary sewer service Availability Statement from the Water Resources Department is required prior to approval of the Preliminary Plat.

5. Note that there is an existing 14-inch sewer line that may be south of the sanitary sewer line in San Lorenzo. If this is true, then it may have some bearing on the ability to sewer San Rio Drive.

6. Park Dedication Fee (cash-in-lieu) is required prior to final sign-off of the plan. Development Fee is required at the time of submittal for building permits.

7. Cul-de-sac streets normally require 42 feet of right-of-way. However, since a minimum of three feet of separation must be maintained between sidewalk and the back of any mountable or flat curb, 46-foot right-of-way will be required for the cul-de-sac streets. This means that a 48-foot radius is needed for the cul-de-sac.

8. Rio Grande Boulevard is classified as a minor arterial on the Long Range Major Street Plan, normally requiring an 86-foot right-of-way width. However, since no future improvements are anticipated, the existing 80-foot right-of-way width is acceptable.

9. Designation of internal streets as public or private is required.

10. A six-foot wide sidewalk is required.

11. Some separation is required for vertical separation.

12. If there are barrier curbs, then no separation is needed.

13. Eighteen-foot drive-way lengths are acceptable to Traffic Engineering.

COMMENTS FROM OTHER DEPARTMENTS 1/19/84:

BOB FOSNAUGH, Traffic Engineer

"If a mountable curb is utilized as shown, a 3' separation between curb and sidewalk is required (per DPM). This means the cul-de-sac streets require a 46' R.O.W. with 48' R (R.O.W.) circular turnaround. A 6' sidewalk is required along Rio Grande Blvd. (Note: if barrier curbs were utilized, a 42' R.O.W., with 45' R turnaround, would be acceptable on cul-de-sac streets. Also, if 46' R.O.W. is used, an 18' setback to garages would be acceptable from a traffic standpoint.)"

JIM MILTON, Transportation

"See the Traffic Engineer's comments."

LEURA JAEGER, Transit

"Bus service on Rio Grande Blvd."

JOE QUINTANA, Council of Governments

"No adverse comment."

Q. R. KIELICH/FRED AGUIRRE, City Engineering

"To protect the young people who may reside in this subdivision, recommend that developer construct a fence along the property line which abuts the Griegos Drain.

Developer shall submit a drainage plan for review and approval prior to approval of site development plan.

Landscaping shall conform to current landscaping and street tree ordinances.

Reference DRB 83-723 comments."

AGENDA ITEM NUMBER 10

ENVIRONMENTAL PLANNING COMMISSION
January 19, 1984
Z-84-5

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

COMMENTS FROM OTHER DEPARTMENTS 1/19/84:(CONTINUED)

DAN SABO, AMAFCA	"Tract excluded from AMAFCA Drainage Resolution 1980-15."
PAT EVERTSEN, Police Planning	"No adverse comment."
BOB CASIAS, Fire Department	"All development proposals within the jurisdiction of the City of Albuquerque must comply with Fire Code Ordinance 30-1983, must provide required fire flow and fire hydrant distribution and must provide sufficient access for fire fighting equipment. No objection to the proposed configuration, however, the criteria noted above must be complied with."
LARRY CAUDILL, Environmental Health	"No adverse comments."
BOB ROMERO, Zoning Enforcement Officer	"Overall, the proposed site development follows townhouse requirements, however, I see no reason for not providing the required 15-foot rear yard setback and allowing a 7-foot high wall (fence) in the required front yard setback area. The norm is three feet."
MARY LOU HAYWOOD, Neighborhood Coordination	"North Valley N.H. Association has been notified."
JANET SAIERS, Parks and Recreation	"Under Ordinance 7-1976, as amended, the developer is required to dedicate land or cash-in-lieu of land; plus pay a development fee at building permit time. Residents of this subdivision will be served by Valley Haven, Valley Neighborhood, and Columbus Park."
LEONARD GREENSPAN, Albuquerque Public Schools	"No adverse comments."
VAL VALDEZ, Real Estate Officer	"No adverse comment."
DAN MOOREHEAD, Water Resources	"See DRB comments for action."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 1/19/84:

This is a request for a change of zone from RA-2/W7 to SU-1 for Planned Residential Development and Site Development Plan approval for the area shown on the attached sketch containing approximately 4.47 acres.

Applicant's Reason for Request:

See attached.

Area Characteristics and Zoning/History:

The site is located in an area predominately zoned RA-2 and developed with single-family residences. The site is bordered on the east by the Griegos Drain and a church on the south. To the north is property also under consideration for a change of zone (Z-84-3) to SU-1 for Offices and Townhouses.

Applicable Plans and Policies:

The site is located within the Established Urban Area of the Comprehensive Plan which recommends densities of 3 to 9 du/ac.

Zone Change Request:

The applicant is proposing a Special Use zone for design purposes. The present zoning allows only slightly fewer residential lots than is being considered. The requested zone and use is compatible with surrounding zoning and development.

APPLICATION FOR ZONE MAP AMENDMENT AND/OR DEVELOPMENT PLAN

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

Applicant's Name: 4L CLIFF CONSTR. requests

☑ Zone Map Amendment ☑ Development Plan Review ☐ Annexation

Type of Plan SITE

A-1, A-2, C-1, D-1, B-1, D-2, D-3, D-4

For Lot(s): ____ Block(s): ____ in Subdivision/Addition LANDS OF KAZMIERCZ AND MARIA BLACHUT

Presently zoned RA-2/N.7 and proposed to be zoned as SU-1 FOR PRD located at:

Street Address (No. if any): SE CORNER OF RIO GRANDE BLVD. NW AND SAN LORENZO. Street and ____ Street

Between ____

Total Land Area Covered by Application: Acres 4.47 Square Feet ~194,000

Number of DU's Proposed 21 DU's Per Gross Acre 4.7 DU's Per Net Acre 5

APPLICANT INFORMATION:

Applicant's Mailing Address: 500 MONTANO RD NW Phone: 345-0506 / 345-9506
ALBUQUERQUE NM Zip Code: 87107

Applicant's Proprietary Interest in the Property: OWNER

Agent if any: LAURTON-EASTERLING, INC. Phone: 898-8021
Mailing Address: 5629 PARADISE BLVD NW Zip Code: 87114
Signature of Applicant [signature] Date: 12-1-83

FOR PLANNING STAFF USE ONLY

Application Received By: Cynthia Sanchez Date: Dec 1, 1983

Fee: $ 275.00 Paid: $ 275.00 Method of Payment: Ck

Cross-Ref.: AA- ____ Z- ____ S- ____ Other: ____

No. of Signs Issued: 2 ZHE or EPC? ____

Hearing Date: ~~[illegible]~~ 1-19-84 RLT

1 Copy each to:
Research Analyst
Applicant
Graphics

Case Number: Z-84-5

Map Number: F-13

AGENDA ITEM NUMBER 10

ENVIRONMENTAL PLANNING COMMISSION
January 19, 1984
Z-84-5

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION 1/19/84:(CONTINUED)

Site Development Plan:

The applicant is proposing 21 dwellings on the 4.47 acre site, 14 of the 21 dwellings are attached. A number of variances are being requested in order to accommodate the applicant's design. Staff has no objection to many of these. However, as noted by Traffic Engineering, right-of-way widths should be increased. Sidewalks should set back, except along cul-de-sacs, landscaping and sidewalk placement along Rio Grande should be improved. Staff suggests a setback sidewalk along Rio Grande with a landscaped buffer between the sidewalk and fence.

SUMMARY OF FINDINGS:

1. The proposed zone change is reasonable and consistent with surrounding zoning and development.

2. Comments from the Traffic Engineer should be incorporated.

3. Sidewalks should be set back, except along cul-de-sacs, including Rio Grande.

RECOMMENDATION: APPROVAL OF Z-84-5 IS RECOMMENDED SUBJECT TO FINDINGS 2 AND 3.

Randy L. Traynor
Planner

RLT:dvh
cc: H.L. Cleff Construction, 500 Montano Rd. N.W.; 87107
Leverton-Easterling, Inc. 5629 Paradise Blvd. N.W.; 87114

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

LEVERTON-EASTERLING, INC.

5629 PARADISE BLVD., N.W.
ALBUQUERQUE, NEW MEXICO 87114
(505) 898-8021

November 30, 1983

Mr. Gene Mares
Principal Planner
Current Planning Section
Planning Division
Municipal Development Department
City of Albuquerque
PO Box 1293
Albq., NM 87103

Dear Gene:

Transmitted herewith are 30 sets of required application material for the San Rio planned residential development. The following describes the project and summarizes our planning efforts to date.

APPROVALS REQUESTED:	Zone Map Amendment Site Plan Approval Street Tree Plan Approval Preliminary Plat Approval Vacation of Street ROW (eventually)
VARIANCES REQUESTED:	ROW Widths Sidewalk Placement Sidewalk Width Structure Set Backs
APPLICANT:	Leverton-Easterling, Inc., for H. L. Cleff and Cleff Construction Co.
LOCATION:	Southeast corner Rio Grande Boulevard and San Lorenzo Avenue NW (Zone atlas F-13)
COMPREHENSIVE PLAN DESIGNATION:	Established Urban
CURRENT ZONING:	RA-2/W7 (1977)
PREVIOUS USE:	Vacant Land
CURRENT USE:	Vacant Land (unathorized dumping taking place)

CURRENT PLATTING: Five lots of 11,000 (plus) square feet, two tracts 20,000 (plus) square feet and one large tract of approximately 78,000 square feet.

PROPOSED ZONING: SU-1 for Planned Residential Development

PROPOSED USE: Planned Residential Development: 21 single family units ranging in size from 1500 to 3500 square feet. 14 of 21 units will be attached. Wherever practical, the units have been designed and oriented to make maximum use of passive solar heating.

Streets: Dedicated public streets, 40 feet of ROW with roll curb and sidewalks on both sides of street. A 6.0 foot sidewalk along Rio Grande Blvd. will be provided. There is an existing 3.5' sidewalk along San Lorenzo. Existing Varsoviana Court (not constructed) will be vacated.

Landscaping: Each unit will be provided with a well landscaped front yard as per the landscape plan. Each unit will have at least one deciduous tree in the back yard.

Street Trees: Street trees will be provided along Rio Grande Blvd. within individual side and back yards.

Building Set Backs: In order to provide more usable yard area and to take advantage of solar orientation and access, building set backs were established on an individual basis.

Phasing: The project will be developed in two phases: the units on San Rio Court will be built in the first phase and the balance of the project in the second phase. An April, 1984, start date is anticipated for Phase I, followed by an October, 1984, start for Phase II.

PROPOSED PLATTING: Twenty one residential lots ranging from 5530 square feet to 11,300 square feet.

ROSS HOWARD COMPANY

P.O. BOX 887
CORRALES, NEW MEXICO 87048
(505) 897-0291

CERTIFICATE OF SURVEY

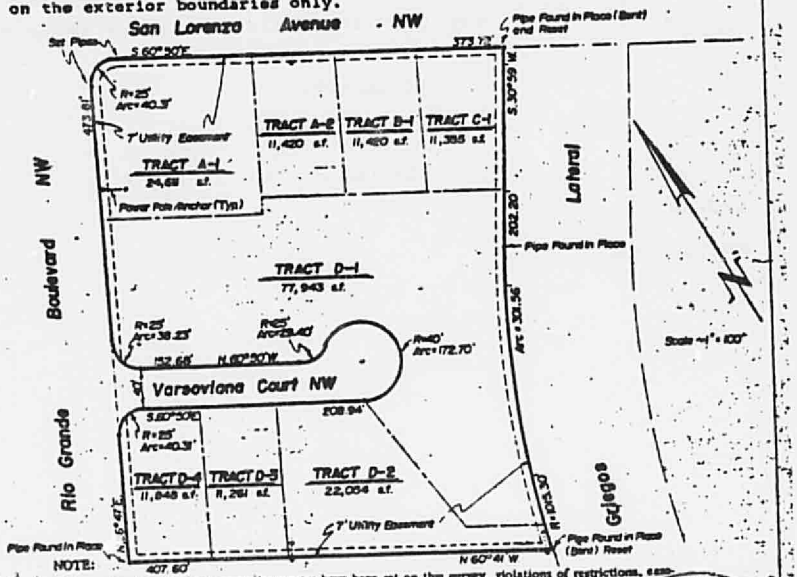
I, David R. Kraemer, a duly qualified Land Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that, on the 13th Day of May 19 83, I did check the boundaries of that certain piece of property and more particularly described as follows, to-wit:

Tracts "A-1", "A-2", "B-1" and "C-1" of PLAT OF LANDS OF KAZIMIERZ BLACHUT and MARIA O. BLACHUT in the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 29th day of July, 1977; together with

Tracts "D-1", "D-2", "D-3" and "D-4" of PLAT OF LANDS OF KAZIMIERZ BLACHUT and MARIA O. BLACHUT in the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 20th day of July, 1977.

That no encroachments exist on said property; and that there are no buildings situate on said property.

Small circles shown thus; • indicates: Pipes found and/or set on the exterior boundaries only.



NOTE: Unless otherwise shown no property corners have been set on this survey, violations of restrictions, easements, zoning ordinances, building code, or other matters subject to conformation not shown on the plat of record are not covered by this certificate; overhang of eaves, private and community walls (either temporary or permanent,) driveways, steps, trees and shrubs, are not included nor shown.

In witness whereof I have hereunto set my hand and seal this _____ of _____, 19____.

David R. Kraemer
New Mexico Registered Land Surveyor No. _____

REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
No. 4577
DAVID R. KRAEMER

COMPATABILITY WITH AREA USES:

The area surronding this site contains a broad mixture of zoning and land uses. Within 400 feet of the site there are RA-2, C-2, SU-1 for PRD and SU-1 for church zoning. The existing nearby uses include a church, low density housing, an equipment sales business and a town house development. The development planned for this site will be built by Cleff Construction Co. and marketed to a broad spectrum of buyers. Mr. Cleff's goal is to attract young families and retirement age families who don't need or want a large house and yard, as well as established families looking for a nice home on a larger lot, and all desiring to live in the very special setting of Albuquerque's North Valley.

If you have any questions, please contact me or H. L. Cleff.

Sincerely,

Charles M. Easterling, P.E.

CME/ae

Enclosures

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

F13-D8

November 30, 1983

Chuck Easterling
5629 Paradise Blvd., NW
Albuquerque, New Mexico 87120

RE: DRAINAGE REPORT FOR SAN RIO ADDITION (DATED 11/12/83)
FOR SITE DEVELOPMENT PLAN APPROVAL

Dear Mr. Easterling:

The referenced drainage submittal is approved subject to a permit being obtained from the M.R.G.C.D. for the proposed connection to the Griegos Drain. Also, please be advised that a Subdivision Improvements Agreement will be required prior to final plat sign-off.

Please consider this your approval for the proposed Site Development Plans.

Sincerely,

Fred J. Aguirre
Design Hydrologist

FJA/bsj

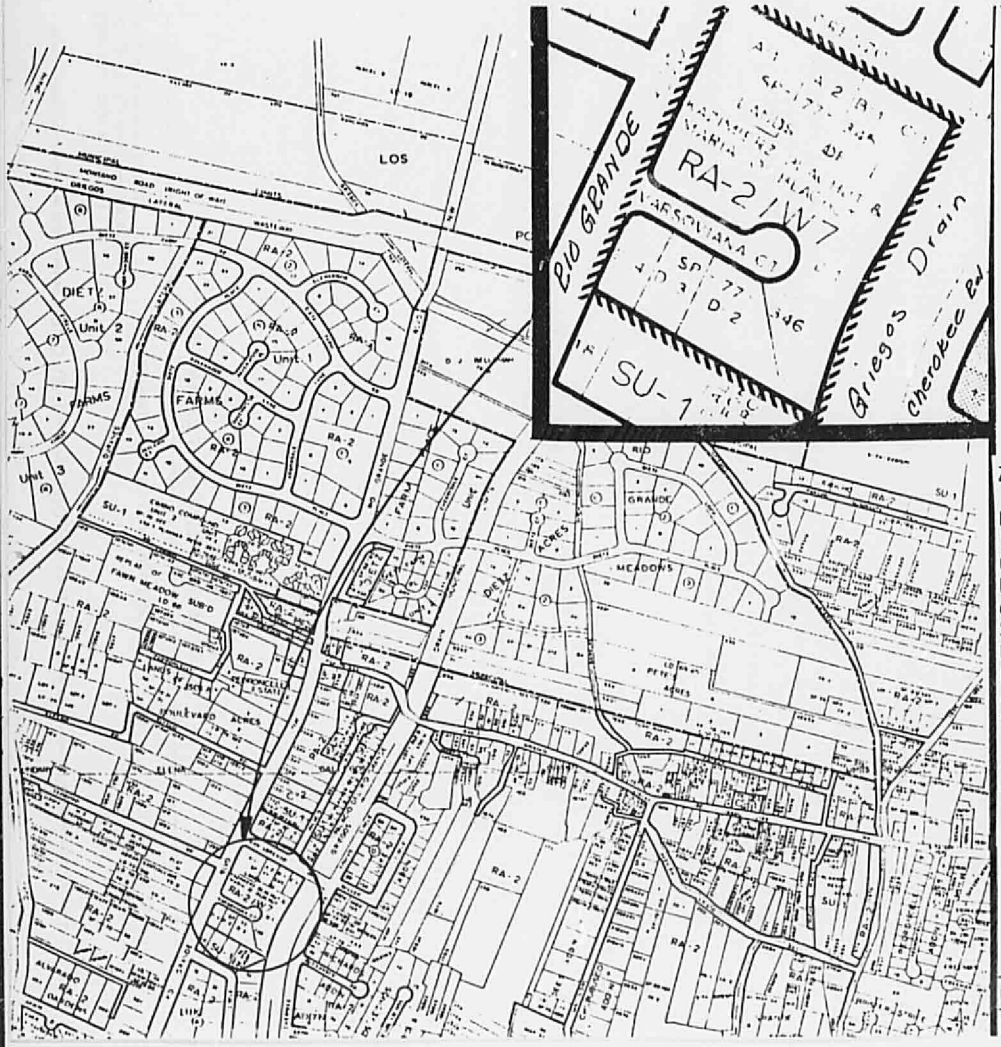
MUNICIPAL DEVELOPMENT DEPARTMENT

Charles W. Volz, A.I.A.
Chief Building Official

CODE ADMINISTRATION DIVISION

123 Central Avenue N.W.
Albuquerque, New Mexico 87102
Telephone (505) 766-7529

AN EQUAL OPPORTUNITY EMPLOYER



CITY OF ALBUQUERQUE

MUNICIPAL DEVELOPMENT DEPARTMENT

PLANNING DIVISION

Z-84-5

Lexerton-Easterling, Incorporated, agents for H.L. Cleff Construction, request Site Development Plan approval and a change of zone from RA-2/W7 to SU-1/Planned Residential Development for Lots A1, A2, B1, C1, D1-D4, lands of Kazamierez and Maria Blachut, located at the southeast corner of the intersection of Rio Grande Boulevard N.W. and San Lorenzo Avenue and containing approximately 4.47 acres. (F-13)

HEARING:	MAP: F-13
FILE: Z-84-5	

SPEED - MEMO

City Engineer/Annex Designee

PLANNING DIVISION | **CITY OF ALBUQUERQUE**

TO: Leverton - Easterling

SUBJECT: DRB 83-723

Review & comment for sketch plat approval

INSTRUCTIONS:

Sender:
1. Write message on left.
2. Retain pink copy for your file.
3. Send white and yellow to addressee.

Recipient:
1. Write reply on right.
2. Retain yellow copy for your records.
3. Return white copy to originator.

MESSAGE:

- Subdivision Improvements Agreement required prior to final plat sign-off

- The proposed 10' underground drainage easement may need to be widened. Check with the Planning + Programming Hydrologist (Jim Fink) for the acceptability of the proposed width.

SIGNED [signature] DATE 12/13/83

REPLY:

SIGNED _____ DATE _____

DRB-83-723

SPEED - MEMO

PLANNING DIVISION | **CITY OF ALBUQUERQUE**

TO: GENE MARES, Planning

SUBJECT: DRB-83-723
Lands of Kazimerz and
Maria Blachut

INSTRUCTIONS:

Sender:
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3. Send white and yellow to addressee.

Recipient:
1. Write reply on right.
2. Retain yellow copy for your records.
3. Return white copy to originator.

MESSAGE: Under Ordinance 7-1976, as amended, the developer is required to dedicate land or cash-in-lieu of land; plus pay a development fee at building permit time.

13 units x 170 sq.ft. x $.90 = $ 1989.00
(cash-in-lieu)

21 x $78.00 = $1638.00
(development fee)

SIGNED [illegible] DATE 12/12/83

REPLY:

SIGNED _____ DATE _____

SPEED MEMO

WATER RESOURCES DEPARTMENT
ENGINEERING DIVISION

DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

D.R.B. CASE NO. 83-723

SUBJECT: Sketch Plat - Tr. A-1 to D-4 Lands of Kazimierz & Maria Blachut

(ZONE ATLAS PAGE F-13)

SPECIAL INSTRUCTIONS:

COMMENT:

P. Water/sanitary sewer service availability statement required prior to W.R.D. approval of the Preliminary Plat.

G. Note that there is an existing 4" that maybe South of the sanitary sewer line in San Lorenzo. If this is true, then it may have some bearing on the ability to sewer San Rio Drive -

SIGNED [signature]

DATE 12/10/83

SPEED - MEMO

PLANNING DIVISION | **CITY OF ALBUQUERQUE**

TO: _____

SUBJECT: Traffic Engineering Comments
DRB-83-723

INSTRUCTIONS:
Sender:
1. Write message on left.
2. Retain pink copy for your file.
3. Send white and yellow to addressee.

Recipient:
1. Write reply on right.
2. Retain yellow copy for your records.
3. Return white copy to originator.

MESSAGE: Cul-de-sac streets normally require 42' of R.O.W. However, since a minimum of 3' of separation must be maintained between sidewalk and the back of any mountable or flat curb, 46' of R.O.W. will be required for the cul-de-sac streets. This means that a 48' radius is needed for the cul-de-sac.

Rio Grande Blvd. is classified as a minor arterial on the LRMSP and normally requires 86' of R.O.W. However,

SIGNED Dennis D. Barnes DATE 12-12-83

REPLY: Since no future improvements are anticipated, 80' of existing R.O.W. is acceptable.

Designate the internal streets as Public or Private.

SIGNED _____ DATE _____

INFORMATION SHEET

PROJECT TITLE San Rio Add'n TYPE OF SUBMITTAL Drainage & Grading Plans*

ZONE ATLAS PAGE NO. F-13 CITY ADDRESS SE Corner, Rio Grande & San Lorenzo Sts. NW

LEGAL DESCRIPTION San Rio Addition, see attached

ENGINEERING FIRM Leverton-Easterling, Inc. CONTACT Chuck Easterling

ADDRESS 5629 Paradise Blvd. PHONE 898-8021

OWNER H. L. Cleff Const. Ltd. CONTACT H. L. Cleff

ADDRESS 4120 Dietz Farm Cir.NW PHONE 345-0308

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR Leverton-Easterling, Inc. CONTACT Chuck Easterling

ADDRESS 5629 Paradise Blvd. PHONE 898-8021

CONTRACTOR N/A CONTACT _____

ADDRESS _____ PHONE _____

DATE SUBMITTED Nov. 14, 1983

BY Leverton-Easterling, Inc.

* for Site Plan Approval

RECEIVED

NOV 14 1983

ENGINEERING

DESCRIPTION

Tracts "A-1", "A-2", "B-1" and "C-1" of PLAT OF LANDS OF KAZIMIERZ BLACHUT and MARIA O. BLACHUT in the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 29th day of July, 1977; together with

Tracts "D-1", "D-2", "D-3" and "D-4" of PLAT OF LANDS OF KAZIMIERZ BLACHUT and MARIA O. BLACHUT in the City of Albuquerque, New Mexico, as the same is shown and designated on said Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 20th day of July, 1977.

And, more particularly described as follows:

Distances called for in this description are ground measurements and bearings are referred to the New Mexico State Plane Coordinate System, Central Zone.

Beginning at the southwest corner, a point on the easterly line of Rio Grande Blvd., NW, from which the ACS Monument 11 G 13 bears S 24°49'05"W a distance of 1292.65'; said southwest corner bearing New Mexico State Plane Coordinate System, Central Zone, values of X=374,247.22 and Y=1,503,776.82; and running thence N 27°00'10"E along said easterly line of Rio Grande Blvd., NW, a distance of 473.74' to a point of curve; thence in a generally northeasterly direction, along the arc of a curve to the right having a radius of 25.00' a distance of 40.31' to the point of tangency, a point on the southerly line of San Lorenzo Ave., NW; thence S 60°36'09"E along said southerly line of San Lorenzo Ave., NW, a distance of 373.63' to the northeast corner of the land herein described, a point on the westerly line of the Griegos Lateral; thence S 31°13'41"W along said westerly line of the Griegos Lateral a distance of 202.03' to a point on a curve; thence continuing along said westerly line of the Griegos Lateral, along the arc of a curve to the left having a radius of 1015.30' a distance of 301.48' to the southeast corner; thence N 60°28'47"W along the southerly boundary line of the land described herein a distance of 407.42' to the southwest corner and point of beginning. Continuing 4.4720 acres.

H450

RECEIVED

JUL 18 1985

CITY ENGINEER

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE July 17, 1985

REF. NO.

TO: Dwayne Sheppard, City Engineer

FROM: Billy J. Goolsby, CE/Design Hydrology

SUBJECT: SAN RIO OUTLET LICENSE AGREEMENT

In response to your request for information concerning the enclosed License Agreement with MRGCD relating to the San Rio Addition Development, the following is the back ground history. The site development plan for this project was approved 3-6-84 and indicates that the serving cul-de-sacs are defined as public streets.

On November 30, 1983, Fred Aguirre approved the drainage report for this site. This approved Plan utilized a catch basin with a pipe outlet discharging into the Griegos Drain. As part of the drainage approval by Fred, the Licensed Agreement was required. Since the streets are defined as public, the outlet facility will convey public waters. Consequently, the outlet facility becomes public and the license for this facility is in the public interest.

Should you have any further questions or concerns, please let me know.

BJG/cl

I have also attached the drainage file for your review if needed.

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

F13-D8

November 30, 1983

Chuck Easterling
5629 Paradise Blvd., NW
Albuquerque, New Mexico 87120

RE: DRAINAGE REPORT FOR SAN RIO ADDITION (DATED 11/12/83)
FOR SITE DEVELOPMENT PLAN APPROVAL

Dear Mr. Easterling:

The referenced drainage submittal is approved subject to a permit being obtained from the M.R.G.C.D. for the proposed connection to the Griegos Drain. Also, please be advised that a Subdivision Improvements Agreement will be required prior to final plat sign-off.

Please consider this your approval for the proposed Site Development Plans.

Sincerely,

Fred J. Aguirre
Design Hydrologist

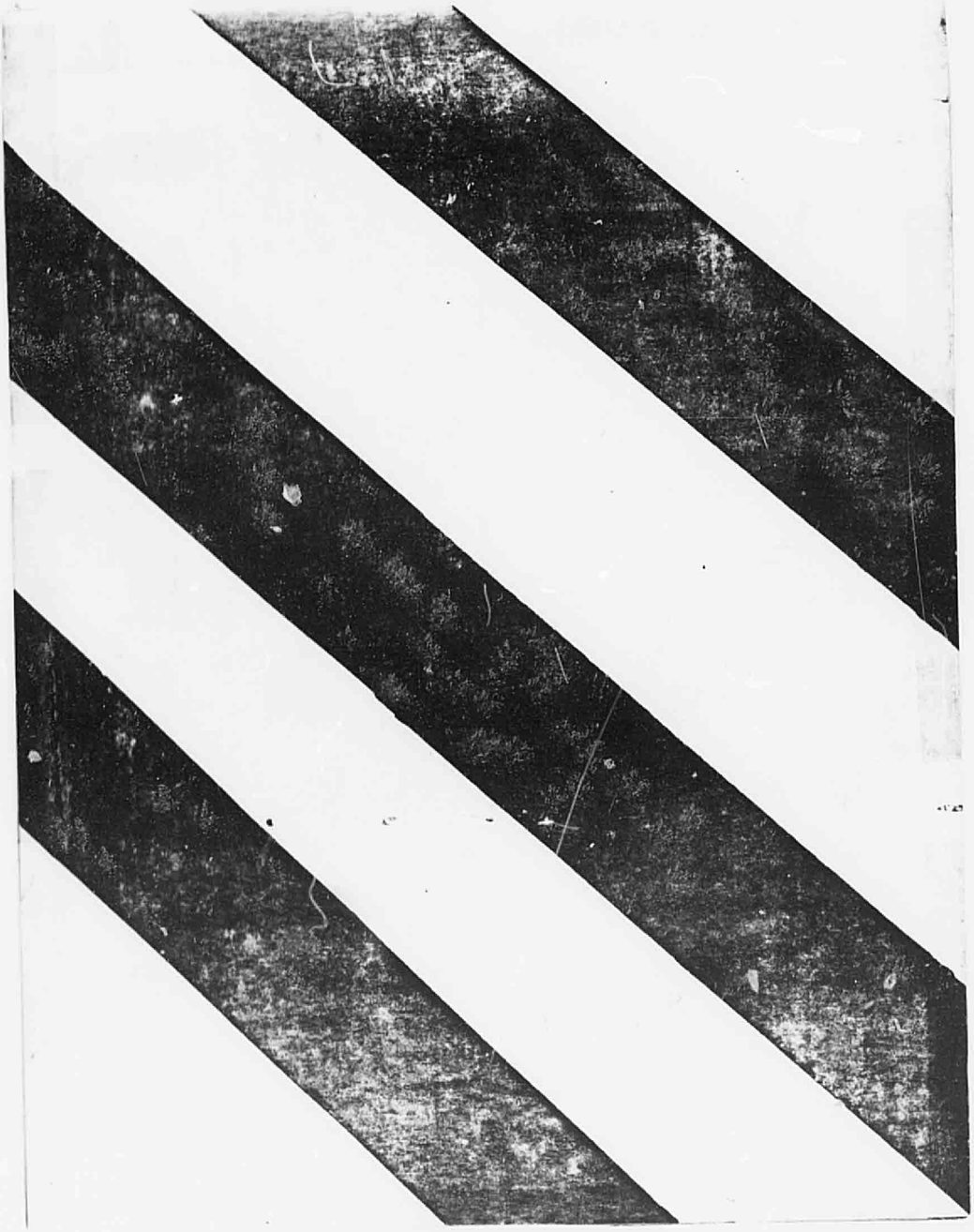
FJA/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

Charles W. Volz, A.I.A.
Chief Building Official

CODE ADMINISTRATION DIVISION

123 Central Avenue N.W.
Albuquerque, New Mexico 87102
Telephone (505) 766-7529

AN EQUAL OPPORTUNITY EMPLOYER

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