HYDROLOGY F13/D11 3 PLANS

F13/D11

3 PLANS

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 13, 1985

Marvin R. Kortum, P.E.
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123

RE: DRAINAGE PLAN SUBMITTAL OF TRES PINOS ADDITION
SUBMITTED NOVEMBER 19, 1985 FOR FINAL PLAT APPROVAL
(F-13/D11)

Dear Marvin:

The referenced submittal dated November 15, 1985, is approved for Final Plat purposes. Before plat sign-off by City Engineer, a Ratification Agreement is needed based on infrastructure changes to the original executed Subdivision Improvements Agreement and any other items identified by DRB.

If you have any questions regarding this project, please call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Design Hydrology

cc: Gerald Joseph
3823 Palacio Del Rio Grande, NW

RAG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TRES PINOS ADDITION ZONE ATLAS/DRNG. FILE #: F-13/D11

LEGAL DESCRIPTION: Lots 1-5, Tres Pinos Addition. (Replat of lot 1, blk D, Luke subdivision and tracts 145-b-1-a, 145-b-2, MRGCD Map #31

CITY ADDRESS: 1912 Griegos Rd. NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE Albuquerque, NM 87123 PHONE: 299-0774

OWNER: Gerald Joseph CONTACT: Gerald Joseph

ADDRESS: 3823 Palacio Del Rio Grande NW Albuquerque, NM 87107 PHONE: 345-5410

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: S.W.Survey CONTACT: Dan Graney

ADDRESS: 333 Lomas Blvd. NE Albuquerque NM 87102 PHONE: 247-4444

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

x YES

___ NO

x COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 19 1985 HYDROLOGY SECTION

DRB NO. 84-429

EPC NO.

PROJ. NO. 2382

Hydro No. F-13/D11

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

x DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

x GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

x Plan Revision

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

x FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: November 18, 1985

BY: Marvin R Kortum

Marvin R. Kortum
1605 Speakman Drive S. E.
Albuquerque, New Mexico 87123
(505) 299-0774
N.M.P.E. 6519

November 15, 1985

RECEIVED
NOV 19 1985
HYDROLOGY SECTION

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

ATTENTION: Design Hydrology Section
Design Engineer Section

RE: Change Order #1 for Tres Pinos Subdivision (Draft Submittal was Los Pinos) F-13
Hydrology #F-13/D11
Project #2382
DRB #84-429

Gentlemen:

The following changes are proposed for the Tres Pinos Subdivision:

ADD: Asphalt surfaced street with roll over curb and gutter.

DELETE: Gravel surfaced street with header curb or temporary timber curb.

The changes primarily will effect the private infrastructure, the asphalt surface to extend from the street entrance, which is within the public R.O.W., for the full length of the private street.

The following documents show the proposed changes:

Sheet 3 of 4, Project 2382, Tres Pinos Addition, which shows the asphalt surface and curb and gutter, both horizontal and vertical locations.

Engineers Estimate, Project 2382, Tres Pinos Addition which shows revisions to the private infrastructure.

The changes will not effect the computations for peak and total volume of run off as determined in the original Drainage Plan (F13/D11) as approved March 12, 1985. The original computations considered the proposed street as an impervious surface. Under sidewalk drains and through the curb drains are now provided individual lots to drain as initially proposed. Surface elevations on the street and on lots remain as originally shown.

The location of the roll over curb with respect to the sidewalk is generally as suggested by the Traffic Engineer, with a two feet separation between the edge of the sidewalk and the back of the roll over curb.

Request your review and approval of the proposed changes to the grading and drainage plan and the proposed infrastructure improvements.

Sincerely,

Marvin R. Kortum

CC: Gerald Joseph
Hampstead Homes Ltd.
3823 Palacio Del Rio Grande N. W.
Albuquerque, New Mexico 87107

Southwest Surveying C

333 Lomas Blvd. N.E.
Albuquerque, N.M. 87102
(505) 247-4444

September 11, 1985

Development Review Board
Albuquerque, New Mexico

Re: [redacted]
Tres Pinos Addition

Southwest Surveying Company for J. Miller request Preliminary Plat Approval:

1) An approved drainage plan is completed;
2) Developer to build street, etc., first;
3) Have received a water and sanitary sewer availability statement;
4) Minimum right-of-way for Griegos Road is fifty feet (50');
5) Ian Martin Place is shown;
6) Full circle turnaround is shown;
7) There is a thirty-three foot (33') private access easement;
8) Separation is O.K. at Griegos Road;
9) Maintenance provisions are O.K.;
10) Developer will pay fee of $272.00.

Daniel M. Graney

Daniel M. Graney
Office Manager

DMG:sl

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10-1-85

DRB-84-429 (NW) Southwest Surveying Company, agents for John Miller, request Preliminary and Final Plat approval for the replat of Tracts 145B2, 145B1D, and Lot 1, Block D, MRGCD Map 31, zoned RA-2, and located south of Griegos Road, north of San Lorenzo Avenue, and east of Rio Grande Boulevard, N.W. (F-13)

1. An approved drainage plan is required for preliminary plat approval.

2. Financial guarantees are required for final plat approval.

3. A water/sanitary sewer service availability statement is required prior to development. Separate water and sanitary sewer services will be required to service each lot.

4. Minimum width of right-of-way for Griegos Road must be shown. Griegos is classified as a collector street; additional right-of-way could be required.

5. San Martin Place (private street) immediately east of this site should be shown on the plat.

6. A full circular turnaround is required on this plat.

7. The minimum width of a private access easement is 33 feet with 26 foot roadway, 5 foot walkway area on the west side and a foot borders on the east site.

8. The east line of the access easement must be 5 feet west of the east property line of Griegos to provide minimum separation [illegible] San Martin Place.

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SEP 19 1985
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9. Maintenance provisions for the access easement must be spelled out on the plat.

10. Under Ordinance 7-1976, as amended, the developer is required to dedicate land or pay cash-in-lieu of land; plus pay a development fee at building permit time. The developer is increasing in lots from 3 to 5; therefore, he will have to pay for the increased density: 2 x 170 x $.80 = $272; 5 X $78 = $390 (development fee).

11. The above request was indefinitely deferred for compliance with the above.

DRB-84-430 (NW) Southwest Surveying Company, agents for Juanita Bunker, requests Preliminary and Final Plat approval for the replat of Parcels A and B, Bunker Subdivision, zoned C-1 and R-1, and located on 4th Street north of Ortega Road, N.W. (C-15)

1. Water Resource Department needs to research the number of services versus the number of lots.

2. The following note should be placed on the plat -- "City of Albuquerque water and sanitary sewer service to these lots must be verified and coordinated with the Water Resource Department, City of Albuquerque".

F13/D11

85 43060

Project 2382

.0 798

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HYDROLOGY SECTION

AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

THIS AGREEMENT made this 30th day of May, 1985, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and John Miller (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983).

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Lots 1 - 5, Tres Pinos Addition (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved a preliminary plat identified as Tres Pinos Addition describing the Subdivision; and

WHEREAS, the preliminary plat submitted by the Developer proposes both private and public infrastructure improvements within the subdivision; and

WHEREAS, Section 6 of the City's Subdivision Ordinance requires the Developer to install and construct certain public improvements at no cost to the City; and

WHEREAS, the City requires the execution of an Agreement to construct said public improvements, together with actual satisfactory construction or acceptable guarantees of construction as specified below, as a prerequisite to approval of a Final Plat of the Subdivision; and

WHEREAS, the Developer must obtain City approval of construction plans, specifications, and cost estimates for the improvements and upon City approval of such construction plans, specifications, and cost estimates the City is prepared to issue the Developer a Work Order permitting the commencement of construction activities upon execution of the Agreement and payment of all required fees, all as set forth and specified in Exhibit "A", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the City is willing to inspect or monitor the private inspection of the improvements during the course of their construction and accept said improvements upon their satisfactory completion, all as set forth and specified in Exhibit "B", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the Developer financially guarantees the satisfactory completion of the infrastructure construction required herein and the payment of all labor and material costs and charges, all as set forth and specified in Exhibit "C", which is attached hereto and incorporated herein as if fully set forth in this Agreement;

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer shall, on or before the 30 day of June 1986, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified as follows:

Type of Improvement	Location	
Public sewer Main and two manholes with five services	From Griegos Rd., NW	To Lot 5 Tres Pinos NW
Public water main with valve and five services	From " "	To " "
Private access road (6" gravel) and graded per plans	From " "	To " "
Public curb and gutter, sidewalk, and street repairs	From " "	To Along Griegos Rd. fronting Tres Pinos

All per attached drawings which are part of this agreement.

The time limitation stated above may be extended by the City Engineer for a period not to exceed twelve (12) months if the Developer shows adequate reasons for said extension.

2. After execution of this Agreement, payment of all fees as specified in Exhibit "A" hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3(a) Prior to final acceptance of the completed Public Improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and and specified in Exhibit "A" attached hereto.

(b) Prior to approval of Final Plat, the Developer shall either provide Certification by a New Mexico registered Professional Engineer that the required Private Improvements have been constructed in compliance with approved plans and specifications or the Developer shall make necessary arrangements for Certification by the City Engineer that the required improvements are satisfactorily completed.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars ($1,000,000) for accident, injuries or death to any member of the public caused by any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The Developer shall maintain such insurance until acceptance of the improvements by the City. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate dedication on the final plat of the subdivision.

7. At the time of acceptance of the completed improvements or any portion thereof by the City, the Developer shall furnish or cause to be furnished a bond or other suitable guarantee in a form and with a surety satisfactory to the City to guarantee the completed project against defective materials and workmanship for a period of three (3) years following the date of acceptance by the City.

8. The City shall either perform or monitor the performance of inspections during the course of construction of the improvements and inspect the improvements upon their completion in a timely manner, all as set forth and specified in Exhibit "B" attached hereto.

9. The City shall designate a Construction Engineer and/or Inspector for this project.

10. The City shall make available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to other public agency or body.

11(a) The City shall issue a Certificate of Completion and Acceptance for the Public Improvements upon final completion to the City's satisfaction of the Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto and a copy of the recorded plat.

(b) The City shall issue a [illegible]ficate of Completion for the Private Improvements upon final completio[illegible] the City's satisfaction of the Private Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto.

12. If the Developer has requested Final Plat approval by the City prior to the actual construction of the improvements, the City will approve the Final Plat for recordation upon execution of this Agreement, payment of all fees specified in Exhibit "A" attached hereto, delivery of the financial guarantee specified in Exhibit "C" attached hereto and full compliance with the City's Subdivision Ordinance.

13. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

14. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Subdivision Improvement Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

15. Should there be a conflict between the terms and conditions of this Agreement (with Exhibits A, B and C) and the terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B and C) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DEVELOPER

John W. Miller

ATTEST:

City Clerk

CITY OF ALBUQUERQUE, NEW MEXICO

C. Dwayne Sheppard 5/23/85
C. Dwayne Sheppard
City Engineer

Bob V. Stover
Bob V. Stover
Chief Administrative Officer

REVIEWED BY:

Assistant City Attorney

Approved As To Form
City Attorney

Date: 5/27/85

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 21st day of May, 1985, by John W. Miller of self.

Daniel M. Graney
Notary Public

My commission expires:

8-8-87

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8-8-87

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 22nd day of May, 1985, by C. Dwayne Sheppard, City Engineer of the City of Albuquerque.

Carmen L. Castillo
Notary Public

My commission expires:

2/24/89

OFFICIAL SEAL
CARMEN L. CASTILLO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 2/24/89

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this 29th day of May, 1985, by BOB V. STOVER, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

Dale L. Grant
Notary Public

My Commission Expires:

12/18/88

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENT DIVISION AGREEMENT
EXECUTED BY AND BETWEEN JOHN MILLER AND
CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE 30TH DAY OF May, 1985.

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Improvement Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvements Plan, which was filed with the office of the City Engineer and identified as Project No. 2382.

2. DESIGN AND CONSTRUCTION METHODS.

As soon as reasonably practical after approval of the Developer's Preliminary Plat of the Subdivision, the Developer shall submit to the City Engineer final construction plans, specifications, and cost estimates for the proposed public improvements. At this time, the Developer shall pay all fees required under Section 12.D of the City's Subdivision Ordinance and Paragraph 4 of this Exhibit.

The Developer has engaged Marvin R. Kortum as Engineer(s) for the construction project, who are Registered Professional Engineers in the State of New Mexico. The Developer shall ensure that the Engineer(s), in such capacity, shall provide the following services prior to, during, and after construction of the improvements:

Preparation of construction plans and As-built drawings.

Field inspection of private infrastructure facilities only, and preparation of as-built drawings for private infrastructure.

The Developer shall ensure that the Engineer(s) perform all of the above services in a satisfactory manner and submit to the City Engineer any reports required by the City Engineer.

The Developer will engage a contractor(s) who is properly licensed in the state of New Mexico and will notify the City Engineer of selection in writing prior to work order issuance. The Developer shall ensure that the Contractor(s), in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvements Plan (Project No. 2382), incorporating any change orders approved by the City Engineer, Contract Documents for Public Works Contract 85-1, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. COMPLETION OF CONSTRUCTION.

The Developer shall report the completion of construction in writing to the City Engineer. Upon receipt of the report, the City Engineer or his representative shall visually inspect the public improvements to verify completion of construction according to plan. Subsequent to verification, the Developer shall submit to the City Engineer a "final acceptance package", which shall consist of the following documents:

a. "As-built" drawings of reproducible quality, depicting all construction of the public improvements as actually accomplished in the field and certified by a New Mexico Registered Professional Engineer or Land Surveyor, as appropriate,

b. A list of quantities of contract items in place, using the bid items in the Contract Documents for City-wide Utilities and Cash Paving Contract Number 31. This list shall be divided into the following categories as applicable:

(1) Sanitary sewer items and quantities;

(2) Water service items and quantities;

(3) Street paving quantities; and

(4) Street curb and gutter quantities.

The City shall concurrently provide a written certification from the City Engineer that the construction has been performed in substantial compliance with the Contract Documents for Public Works Contract 85-1 and with the approved final plans and specifications for public improvements. If the City is acting as the Contractor for all or a portion of the improvements constructed pursuant to this Agreement, the City shall prepare its own final acceptance package documents for those improvements actually constructed by the City.

Upon receipt of the Developer's "final acceptance package", the City Engineer shall review it for completeness and accuracy. If the documentation has been satisfactorily completed, the City Engineer shall approve the package and issue a Certificate of Completion and Acceptance. Any financial guarantee provided by the Developer in accordance with Section 6.D.2 of the City's Subdivision Ordinance and as described in Exhibit "C" to the Subdivision Improvement Agreement between the Developer and the City shall be released no later sixty (60) days after approval of the first acceptance package by the City Engineer.

4. PAYMENT OF FEES.

Prior to issuance of a Work Order, the Developer shall pay to the City the following fees:

Type of Fee	Amount
Sanitary Sewer	$ 26.00
Water Lines	$ 26.00
Curb and Gutter	$ 26.00
Sidewalk and Drivepad	$ 26.00
City Engineering Fee	6% of Contract amount for improvements inspected by the City

Prior to final acceptance of the improvements by the City, the Developer shall pay any other City fees which may have been incurred during the course of construction.

EXHIBIT "B"

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN JOHN MILLER AND
THE CITY OF ALBUQUERQUE (CITY)
ON THE 30TH DAY OF May, 1985

1. CONSTRUCTION INSPECTION METHODS.

Inspection of the public infrastructure improvements shall be performed by City of Albuquerque and the private improvements shall be inspected by Marvin R. Kortum, a New Mexico Registered Professional Engineer, in accordance with all applicable laws, ordinances and regulations. If said inspection is performed by an entity other than the City, the City may monitor said inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City as required for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements if deemed necessary or advisable by the City Engineer. For any inspections performed by the City, the Developer shall pay to the City a reasonable fee therefor.

2. CONSTRUCTION SURVEYING.

Construction surveying for the public improvements shall be performed by the City of Albuquerque in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all constructions surveying field notes, plats, reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

3. FIELD TESTING.

Field testing of the subdivision improvement construction shall be performed by the City of Albuquerque, a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the technical standards contained in the applicable contract documents and all applicable laws, ordinances and regulations. If any field testing is performed by an entity other than the City, the City may monitor said field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City as required for review. If any field testing is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

4. RECORD TESTING.

Notwithstanding the provisions of Paragraph 3 above, the City retains the right to perform any and all record testing which may be deemed necessary or advisable by the City Engineer at the expense of the Developer.

EXHIBIT "C"

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN JOHN MILLER
THE CITY OF ALBUQUERQUE (CITY) ON
THE 30TH DAY OF May, 1985

1. PLAT APPROVAL STATUS.

The Developer has not requested final plat approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 of the Subdivision Improvement Agreement. If the Developer has not requested final plat approval prior to construction of the improvements, no financial guarantee is required by the City. However, the Developer understands and agrees that the City will not approve the Developer's proposed plat until the improvements are completed in accordance with the Agreement to which this document is attached as an Exhibit.

If the Developer has requested final plat approval prior to the construction of the improvements, a financial guarantee in an amount of not less than 125 percent of the costs of completing the improvements (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Subdivision Improvement Agreement.

2. FINANCIAL GUARANTEE.

With respect to the Subdivision Improvement Agreement to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial guarantee (describe fully, indicate amount, identification number, names of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Subdivision Improvement Agreement between Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer.

In the event the Developer shall fail or neglect to fulfill his obligations under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Final Plat and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the City, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

3. PROCEDURES FOR REDUCTION OF FINANCIAL GUARANTEE UPON PARTIAL COMPLETION OF IMPROVEMENTS.

The Developer may request a reduction in the amount of financial guarantee upon partial completion of the subdivision improvements. To qualify for a financial guarantee reduction, the completed improvements must be of a freestanding nature, functionally independent of any uncompleted improvements, and completed in substantial compliance with the subdivision improvement construction plans as determined by an inspection conducted by the City.

If the completed improvements meet the above requirements, the City Engineer will then estimate the cost of completing the remaining improvements. The Developer may then submit the following documents to the City for review and approval:

a) A revised financial guarantee in an amount of not less than 125 percent of the City Engineer's estimated cost of completing the remaining improvements;

b) A release of the original financial guarantee for execution by the City;

c) Documentation that the completed improvements and the land in which the completed improvements are located are subject to no liens, claims or other encumbrances;

d) A bond or other suitable instrument guaranteeing the completed improvements against defective materials and workmanship for a period of three (3) years as set forth in Paragraph 7 of the Subdivision Improvement Agreement between the Developer and the City.

Upon receipt of the above-described documents in forms acceptable to the City, the City shall issue a Certificate of Completion and Acceptance for the completed improvements and accept the revised financial guarantee tendered by the Developer.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 JUN -3 AM 9:33

BK 334 PG 798-809

DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

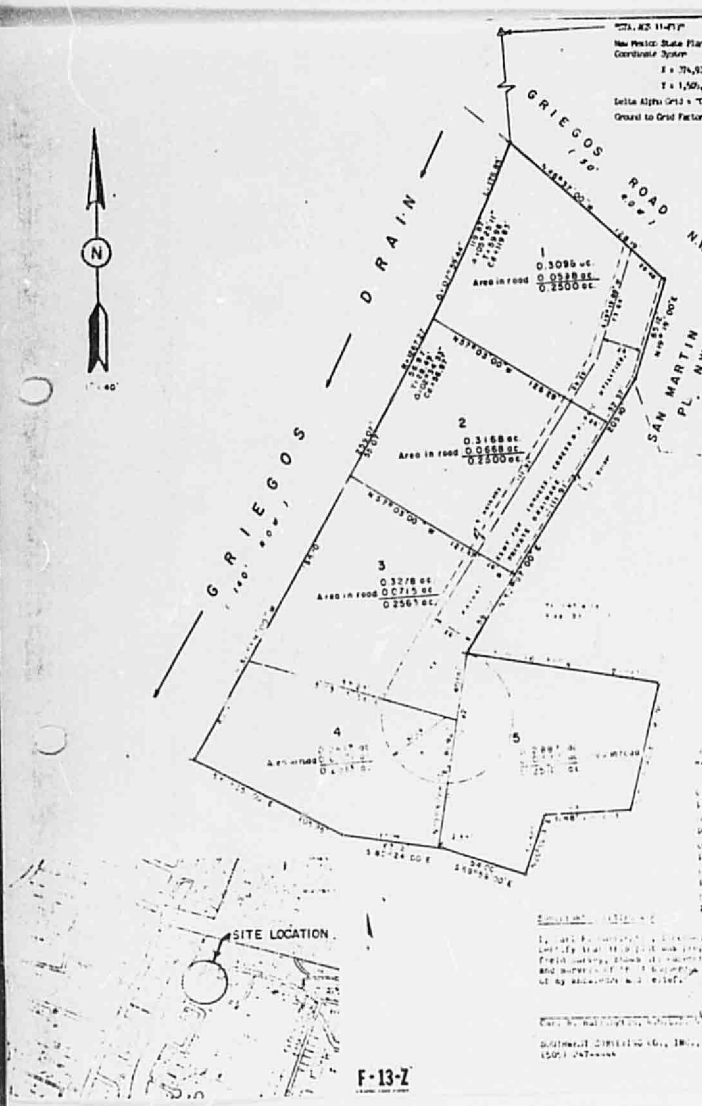
809

LOTS 1-5, TRES PINOS ADDITION

BEING A REPLAT OF

[illegible]

JUNE, 1984



1. UTILITY EASEMENTS: Utility easements on the plat are granted for the common and joint use and benefit of:

a) The City of Albuquerque for installation, service and maintenance of water and sewer lines, valves, pumps and/or other related equipment and facilities reasonably necessary to deliver potable water to the residents of the subdivision and provide a liquid waste disposal system in accordance with the plans and procedures of the City of Albuquerque

b) The Public Service Company of New Mexico for installation, maintenance and service of electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service to the residents of the subdivision

c) The Gas Company of New Mexico for installation of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas to the residents of the subdivision

d) Mountain Bell, for the installation, service and maintenance of all telephone lines, switching equipment and other related equipment and facilities reasonably necessary to provide telephone service to the residents of the subdivision

e) Albuquerque Cable Television, Inc., for the purpose of installation, service and maintenance of such lines or cables as is reasonably necessary to provide cable TV service to the residents of the subdivision.

2. DRAINAGE EASEMENTS: Drainage easements are granted to Public and the City of Albuquerque for the benefit of all owners of the subdivision or individuals on the plat for the passage, containment or diversion of surface waters and between individual property owners as indicated on the plat by reference or notation.

3. ACCESS EASEMENTS: The City of Albuquerque is hereby granted access easements over and across Lots 1, 2, 3, 4 and 5 for the purpose of allowing the [illegible] emergency vehicles to provide service to the residents of the subdivision [illegible]

a) Police protection
b) Fire protection
c) [illegible]
d) Solid refuse and trash removal
e) [illegible]
f) Street maintenance and repair
g) Planning functions

[illegible] shall have the right to access that property [illegible]

4. [illegible] City of Albuquerque shall have no relative right [illegible]

Owner of Lot 1 is responsible for maintenance of private easement adjacent to Lot 1.

Owner of Lot 2 is responsible for maintenance of private easement adjacent to Lot 2.

Owner of Lot 3 is responsible for maintenance of private easement adjacent to Lot 3.

Owner of Lot 4 is responsible for maintenance of private easement adjacent to Lot 4.

Owner of Lot 5 is responsible for maintenance of private easement adjacent to Lot 5.

Surveyor's Certificate

I, [illegible] do hereby certify that this plat was prepared by me or under my supervision from an actual field survey, shows all monuments found and meets the requirements for monumentation and surveying of the City of Albuquerque, and is true and correct to the best of my knowledge and belief.

JUNE 6, 1984
Date

Surveyor

Southwest Surveying Co., Inc., [illegible] Albuquerque, N.M. 87102
(505) 247-[illegible]

PLAT APPROVAL

[illegible]

Property Management — Date
City Surveyor — Date
City Water Authority — Date
City Engineer — Date
A.M.A.F.C.D. — Date
Traffic Engineer — Date
Parks and Recreation — Date
City Planning Director — Date

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

March 12, 1985

Marvin R. Kortum
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123

RE: DRAINAGE/GRADING PLAN FOR LOS PINOS SUBDIVISION
(F-13/D11) RECEIVED FEBRUARY 21, 1985

Dear Mr. Kortum:

The referenced plan dated February 18, 1985, is approved.

Please attach a copy of this approved plan to the construction set prior to Hydrology sign-off.

If you have any questions or comments, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

City of Albuquerque
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City/County Floodplain Administrator

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LOS PINOS (JOHN MILLER) SUBDIVISION ZONE ATLAS/DRNG. FILE #: F-13 / D11 mod

LEGAL DESCRIPTION: Lands of John Miller (Replat of lot 1, blk Luke Subdivision & tracts 145-b-1-a, 145-b-
M.R.G.C.D. Map No. 31

CITY ADDRESS: 1912 Griegos Rd NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
ADDRESS: 1605 Speakman Dr. SE Albuquerque NM 87123 PHONE: 299-0774

OWNER: John Miller CONTACT: John Miller
ADDRESS: 5401 6th St NW Albuquerque NM 87107 PHONE: 345-2276

ARCHITECT: CONTACT:
ADDRESS: PHONE:

SURVEYOR: S. W. Survey CONTACT: Dan Graney
ADDRESS: 333 Lomas NE Albuquerque NM 87102 PHONE: 247-4444

CONTRACTOR: CONTACT:
ADDRESS: PHONE:

PRE-DESIGN MEETING:
X YES
___ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED FEB 21 1985 HYDROLOGY SECTION

DRB NO. 84-429
EPC NO.
PROJ. NO. 2382

TYPE OF SUBMITTAL:
___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:
___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
X FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: February 20, 1985

BY: Marvin R Kortum

PROJECT TITLE:	LOS PINOS JOHN MILLER SUBDIVISION
ZONE ATLAS:	F-13
TYPE OF SUBMITTAL:	DRAINAGE REPORT AND GRADING PLAN
LEGAL DESCRIPTION	Lot numbered One (1), Block D LUKE SUBDIVISION to foot of Griego's Drain, Tracts 145-b-1-a, 145-b-2 M.R.G.C.D. Map No. 31
ENGINEERING FIRM:	MARVIN R. KORTUM 1605 Speakman Dr. S.E. Albuquerque, N.M. 87123 (505) 299-0774
OWNER	JOHN MILLER 5401 6th St. N.W. Albuquerque, N.M. 87107 (505) 345-2276
ARCHITECT:	
SURVEYOR:	SOUTHWEST SURVEYING CO., INC. 333 Lomas N.E. Albuquerque, N.M. 87102
DATE SUBMITTED:	February 20,1985
BY:	MARVIN R. KORTUM Marvin Kortum FEB 20, 1985

RECEIVED
FEB 21 1985
HYDROLOGY SECTION

DRAINAGE REPORT

John Miller Subdivision

LOS PINOS

I. ON-SITE CONDITIONS:

A. Site Characteristics:

John Miller Subdivision (JMS) consists of a generally "L" shaped tract with irregular boundaries, generally 436 feet North to South, and 270 feet East to West, along the base, and 100 feet wide, and contains 1.5248 acres. It is proposed to subdivide the tract into five lots. (See attached plan). The tract is presently vacant. The West boundary is the GRIEGO DRAIN, a Middle Rio Grande Conservancy District owned and maintained drainage ditch. The South and some of the East boundaries are in common with developed residential lots. The far East boundary is common with undeveloped and vacant lands. The East side of the North end is adjacent to an undedicated and unpaved street (San Martin Place N.W. , a right-of-way with no recorded record of private or public ownership at the Bernalillo County Clerk or M.R.G.C.D. offices). The North boundary is the public right-of-way of Griegos Road N.W.

B. Soils:

The soils, as identified on the Bernalillo County Soils Survey by the SCS, USDA (Map 20) are Aqua silty clay loam (Aq). The Aqua series consists of deep, well drained soils that formed in recent alluvium on the flood plain along the Rio Grande. Slopes are 0 to 1%. Run-off is very slow, and the hazard of erosion is slight. The engineering characteristics of the soil present moderate constraints on the proposed use of the area for single or two story residences with gravel surfaced streets, and paved parking areas. The soils present moderate shrink and swell potential, so foundations and paving should be designed to withstand such soil movements. One consideration in order to obtain stable structures is to avoid fluctuation of the moisture content of the soils. Positive drainage away from the structural foundations should be designed into the grading plan. Structural foundations should be designed and built based on additional subsurface exploration. The surface appears to have been graded (leveled) recently, destroying surface evidence of past uses, which may have included use as trash pits, borrow areas, or other abandoned excavations. There is evidence of new fill on the surface, consisting of imported sandy materials. The area has recently been enclosed by a partial adobe wall, and partial wood fence. There are some old trees, and many recently planted trees along the outer boundaries. There is little low growth vegetation of significance to the drainage pattern.

C. Undeveloped Run-off:

The soils are identified as hydrologic group B, those soils which absorb more water than is typical. There is no defined drainage path on the tract, the area being practically dead level. There is a slight depression, or swale, through the center one-third, sloping slightly from East to West. The idealized drainage path for the basin would flow from the North end to the Southwest one-third point, a distance of 300 feet, and an elevation change of one foot (68 to 67), for a slope of .0033 ft./ft.

D. Direct Run-off Volume, Undeveloped Land:

The 6 hour 100 year frequency rainfall for the JMS is 2.2 inches per NOAA Atlas 2, Volume IV (plate 22.2 D-1). The present surface is typical of cultivated land without conservation treatment, for which a curve number of CN = 81 is appropriate (plate 22.2 C-2). From plate 22.2, C-4, read direct run-off volume as 0.7 inches, for a total volume of (0.7 in. x 1.5248 acres x 43560 $\frac{ft.^2}{ac.}$ x $\frac{1\ ft.}{12\ in.}$) = 3875 ft^3. In the undeveloped state, this run-off will accululate in the low spot, along the mid one-third, over an area of about 100 feet by 150 feet, to a depth of 3 inches. From this ponding it would partially seep through the wood fence into the Griegos Drain; be absorbed into the soil, or evaporate.

E. Peak Run-off, Undeveloped Land:

Using a slope of .0033, and a drainage path of 300 feet, a time of concentration is obtained by the Kirpich Formula, TC = .0078 L $\frac{0.77}{S\ 0.385}$ = 5.7 minutes.

Use the rainfall intensity factor for 10 minutes, of 2.15 (plate 22.2, D-2) the rainfall of 2.2 (plate 22.2, D-1). Obtain a C factor from plate 22.2 C-1, C = .34 for type B soils, zero percent impervious. The peak flow estimate by the rational formula, therefore, is Q = C1A = (.34)(2.15)(2.2)(1.5248) = 2.5 $ft.^3$ per second.

F. Run-off From Developed Land:

The site is to be developed as five individual residential houses. For purposes of computing run-off, the following uses will be considered:

TOTAL AREA	1.5248 acres	66,420 $ft.^2$
5 residential buildings, with garage patio at 2,500 ' per building		12,500 $ft.^2$
5 concrete driveways (25' x 25')		3,125 $ft.^2$
Gravel access driveway (270' x 31') (40' R)		13,400 $ft.^2$
Total impervious area		29,025
Percent impervious		44%

G. Direct Run-off For Developed Property:

Using the above information, obtain a CN = 89 from plate 22.2 C-3, from a composite CN = 81 at zero impervious, to a 44% impervious area. For a CN of 89, obtain a direct run-off of 1.25 inches, (plate 22.2, C-4) for a total volume run-off of (1.25 x 1.5248 x 43560 x $\frac{1}{12}$) 6920 ft^3. This is an increase of 3045 ft^3. (6920 - 3875) over the undeveloped state.

H. Peak Run-off For the Developed Area:

The proposed site improvements will result in the development of drainage paths for run-off. Generally, drainage will be from South to North, from the developed house lot, along the drive access way, to the Griegos Road South curb, a drainage path of 400 feet, at a slope of about .0025. By the Kirpich Equation, obtain a time of concentration (TC - .0078 $\frac{L\ 0.77}{S\ 0.385}$) of 7.9 minutes. Using the rational equation C factor of .56 (plate 22.2 C-1), and the intensity for 10 minutes, obtain Q = CIA = (.56)(2.15)(2.2)(1.52) = 4 ft^3. per second. Peak flow, an increase of 1.5 ft^3. per second over the undeveloped state (4-2.5).

II. OFF-SITE FLOWS:

A. Major Surface Terrain Features:

The John Miller Subdivision is not in the channel or natural flow path of any significant storm run-off. The natural terrain is flat, with a gentle East to West slope. Past use of the area as irrigated land, and the placement of the Griegos Drain probably reinforced previous surface features, and produced the present surface characteristics. The developed areas immediately South of the JMS, along Cherokee Road, and Tiovivo and Miller Circles, has resulted in some blocking of the natural drainage from East to West. Some of this off-site flow from adjacent vacant land could flow across the mid section swale on the JMS land. There is a large undeveloped area East and South of the JMS area, about 25 acres, which could be a source of major run-off. The major path of this 25 acres is the Lady of Guadalupe Church lands. There is a constructed berm along the East side of the church lands which confines run-off, or directs overflow generally South, with possible outflow to the Griegos Drain by way of Alexander Road or Calle Los Vecinos. Run-off from the developed area along Tiovivo and Miller Circles would drain to the South and then to the Griegos Drain along those paved streets. Run-off from the developed area along San Martin Place would drain along the existing gravel road, or be contained within existing walled yards. There is a small vacant strip just East of the JMS which could contribute offsite run-off to the JMS area, the area of which is about 5,000 ft^2. for a total volume of 300 ft^3 from the 100 year design storm.

B. Major Drainage Features:

The Griegos Drain, immediately West of the JMS, is a major drain for the Rio Grande Valley in the vicinity of the JMS. The Griego Drain originates about two miles North and one mile East of the JMS. The drain itself is a large unlined earth bank ditch, about 6 feet deep and trapazoidal shaped, 10 feet wide at the bottom, and 20 to 30 feet wide at the top. In the vicinity of the JMS, the flow is greatly restricted. At the crossing under Griegos Road, the drain is restricted to a single 36" diameter RCP culvert. At the crossing under San Lorenzo Avenue, about 1,100 feet South of Greigos Road, the crossing structure is a 48" diameter RCP siphon. The Griegos Drain effectively blocks inflow from the West onto the JMS site, unless the ditch itself is overflowing. The surface overflow at Lorenzo Avenus is about elevation 66.5. At Griegos Road the road surface is 65.8.

B. Surface Drainage to Griegos Drain Via Griegos Road:(Cont'd)

This drainage scheme, essentially directly into the Griegos Drain (via Griegos Road), should not overload the down stream capacity of the Griegos Drain. The theoretical capacities of the 36" and 42" drains into the Griegos Drain are greater by about 20% than the down stream outflow of the 48" siphen. However, as above discussed, the actual outflow capacity of the 42" drain does not appear to be required, indicating a possible design condition at the time of its installation of using the next larger available pipe.

C. Hard Surface vs. Gravel Drive:

It is the owner/developers intent to develop the driveway-access for the John Miller Subdivision with a gravel surface. Preliminary approval of the gravel surface has been provided by the Traffic Engineer, and the gravel drive would be consistent with the proposed use for 5 individual houses in a low density residential area, on a cul-de-sac, and is characteristic of the established development in the area. For drainage purposes, a gravelled surface road would be better if it could be crowned, and deep side drainage ditches provided. In order to not require large amounts of earth fill on the lot, a shallow sloped, inverted crown gravelled surface is being provided. The disadvantage of this type of driveway is that continued maintenance will be required to prevent the development of low spots and ruts which in turn may become soft spots and mud holes. The advantage of the gravelled surface is that required maintenance can be done with hand tools (shovel and rake) and readily available gravel. At any rate, the proposed driveway and surface drain as shown on the grading and drainage plan is designed at an elevation such that if hard surfacing is desired at a later date, the surface can be added and the drive still provides the required surface drainage. It is noted that even a poorly maintained gravelled surface will provide for off-site flow of storm run-off, the mud holes which may develop would primarily be an inconvenience for vehicle traffic.

D. Back Flow From Griegos Road:

The proposed shallow sloped driveway and the less than one foot of freeboard above the Griegos Road gutter flow line will permit backup of heavy flows along Griegos Road into the JMS driveway. This is not believed to be a serious problem, as discussed below:

1. The Griegos Road slope increases sharply as it passes the JMS driveway, from a slope of about .003 to .006.

2. At the Griegos Drain, the overflow from Griegos Road will flow over the top of the curb into Griegos Drain, with the top of the curb being about 66.40. The level of the water backup would be within a few inches of the top of the curb, unless in turn the Greigos Drain is backed up to overflowing.

3. Most run-off down Griegos Road will be intercepted at catch basins 350' and 900' upstream and diverted into the subsurface drain.

C. Major Diversion Features:

East and North of the JMS site about one-half mile is the Griegos Lateral, and one-half mile West is the Duranes Lateral, both being major irrigation ditches with raised banks. Remnants of the Barelas Ditch also exist one-fourth mile Northeast of the JMS. Any of these ditches could become a source of minor water flooding in case of a catastrophic break. However, the diversionary effect of the raised banks along these ditches would provide some relief from major inflow from the North or East.

D. Adjacent Diversion Features:

Griegos Road, a paved arterial road, 41 feet wide, with 8 inches high standard curb and gutter, provides an effective diversion channel for inflow from North of the JMS site. Griegos Road provides drainage from a point about 1,200 feet East, near the intersection of Griegos Road with San Isidro St. for a strip about 100 feet either side of the street. The Griegos street as a channel slopes at .004 feet per feet, and discharges its flow at an elevation of about 65.8 into the Griegos Drain, so there is negligible danger of backup and overflow of the flow along Griegos Street. Major flow from further East diverted down Griegos Road would partially be diverted South along San Isidro Street, or dispersed into numerous low lying adjacent properties.

E. Subsurface Drainage:

There is a subsurface drain along Griegos Road, extending East of the JMS site, with an 800 foot extension South along San Isidro Street. The subsurface system drains an area of about 15 to 30 acres, and consists of 42" diameter RCP as it passes the JMS site. The system appears adequate for the area drained in as much as its flow capacity is effectively less than one-half its possible capacity as indicated by its being packed with hardened sediment to over one-half its depth. The 42" drain discharges directly into the Griegos Ditch.

III. RUN-OFF OPTIONS:

A. Drainage Directly to Griegos Drain:

One possible way to provide drainage for the JMS is to collect all run-off near the present low area, and then provide for drainage directly East to the Griegos Drain, either by surface or subsurface drainage. This system is not recommended due to the need for coordination with the M.R.G.C.D., and the expense of a permanent discharge facility which would not be damaged through routine dredging and cleaning of the Griegos Drain.

B. Surface Drainage to Griegos Drain Via Griegos Road:

The recommended option for control of storm and nuisance run-off is to develop a surface gravity flow along the proposed driveway access from Griegos Road. This will provide for surface drainage directly into Griegos Road, and then through a catch basin directly into the 42" pipe which discharges into Griegos Drain. This gravity flow surface drainage can be established with only slight additional fill requirements for the JMS. The placement of the access drive along the East property line will also facilitate the discharge of nuisance flows which may flow in from the East.

IV. CONCLUSIONS:

A. The John Miller Subdivision is not within the 100 year or 10 year flood hazard, as identified by the Albuquerque Flood Hazard Map. It is within the 500 year flood hazard area.

B. The John Miller Subdivision is not effected adversely by any significant off-site flows.

C. The John Miller Subdivision can be effectively drained by surface gravity flow drainage along the access driveway.

D. Finished floor elevations of all houses should be placed above the elevation of 69.00 to safeguard against possible backup from the Griegos Drain due to downstream constrictions or extraordinary flooding.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: F 13 DATE: 1-29-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: John Miller Subdivision @ Gregson Rd & Gregson Drain

LEGAL DESCRIP.: Lot 1, Block D plus adjacent tracts

APPROVAL REQUESTED

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
X FINAL PLAT
_____ BUILDING PERMIT
_____ ROUGH GRADING

ATTENDANCE:	WHO:	REPRESENTING:
	Marvin Kortum	
	Carlos A Montoya	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

X Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Drainage plan per DPM ② site discharge determined by downstream capacity. ③ At bottom of drainage area - site discharge will enter Gregson drain first ④ Not in flood zone ⑤ Erosion permit to tap into Gregson Drain ⑥ Minor Subdivision of 5 lots

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Carlos A Montoya	SIGNED:	Marvin R Kortum
TITLE:	Ce Hydrologe	TITLE:	MARVIN R KORTUM
DATE:	1-29-85	DATE:	JAN 29 1985

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

0186