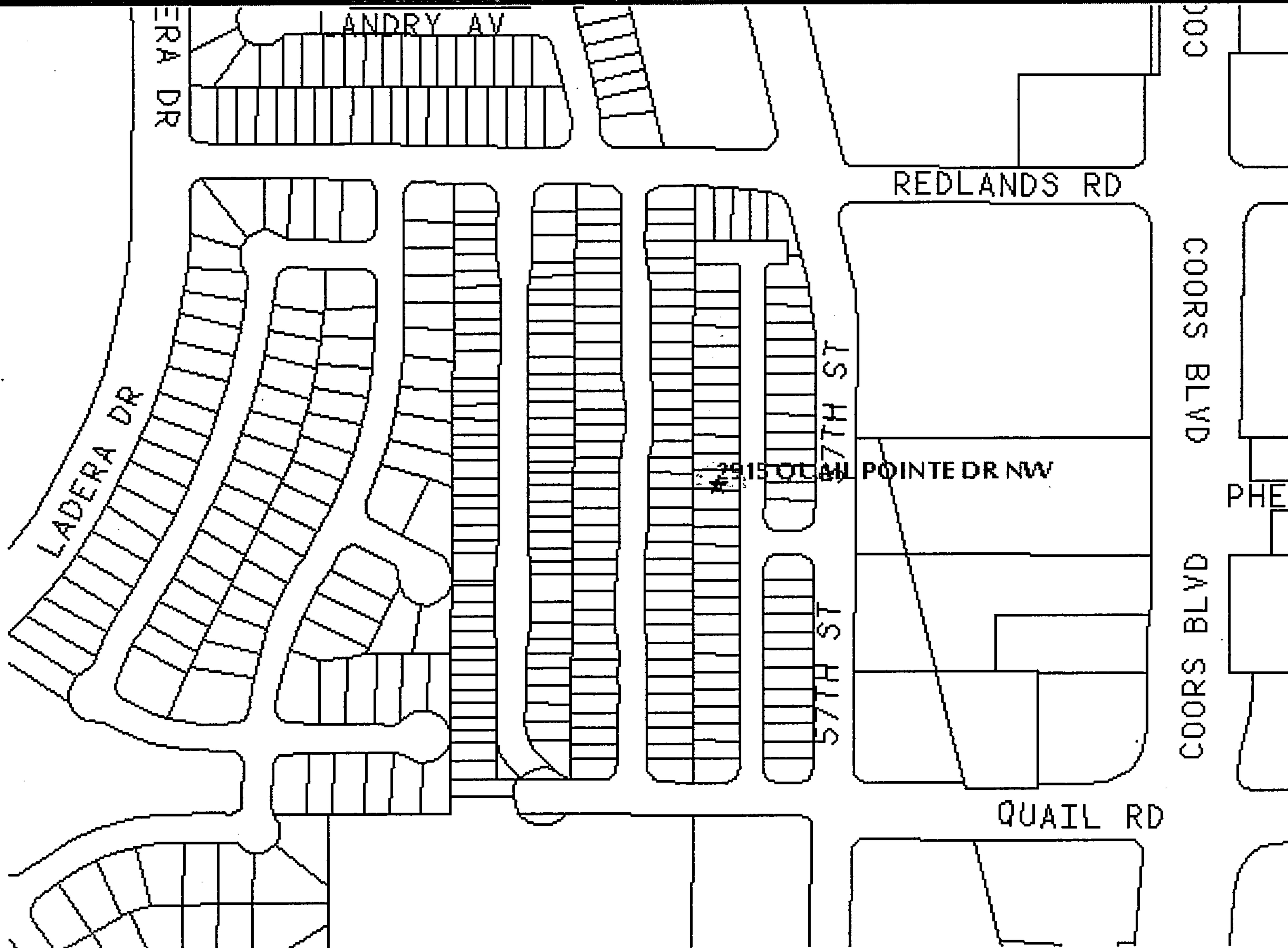


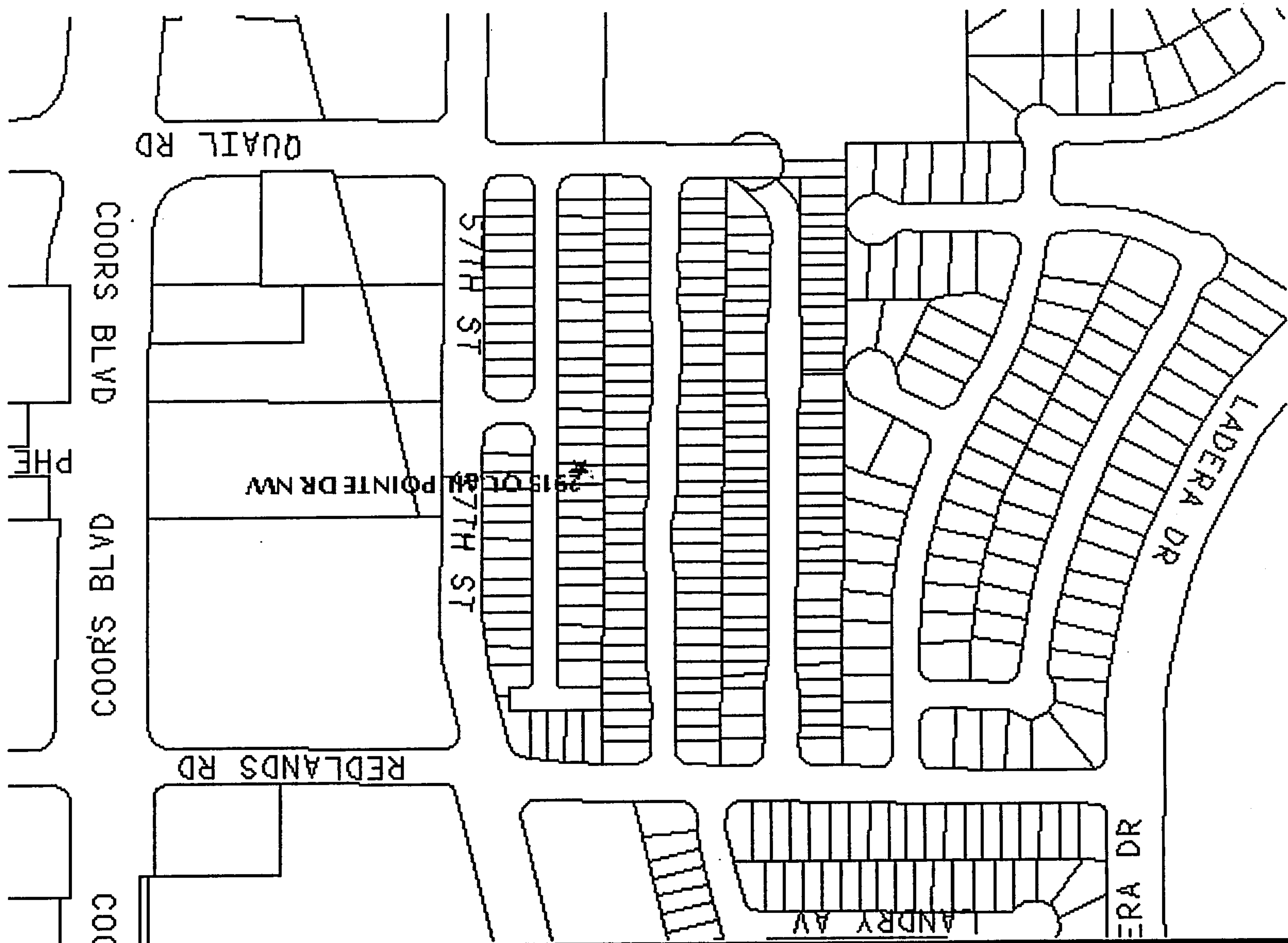
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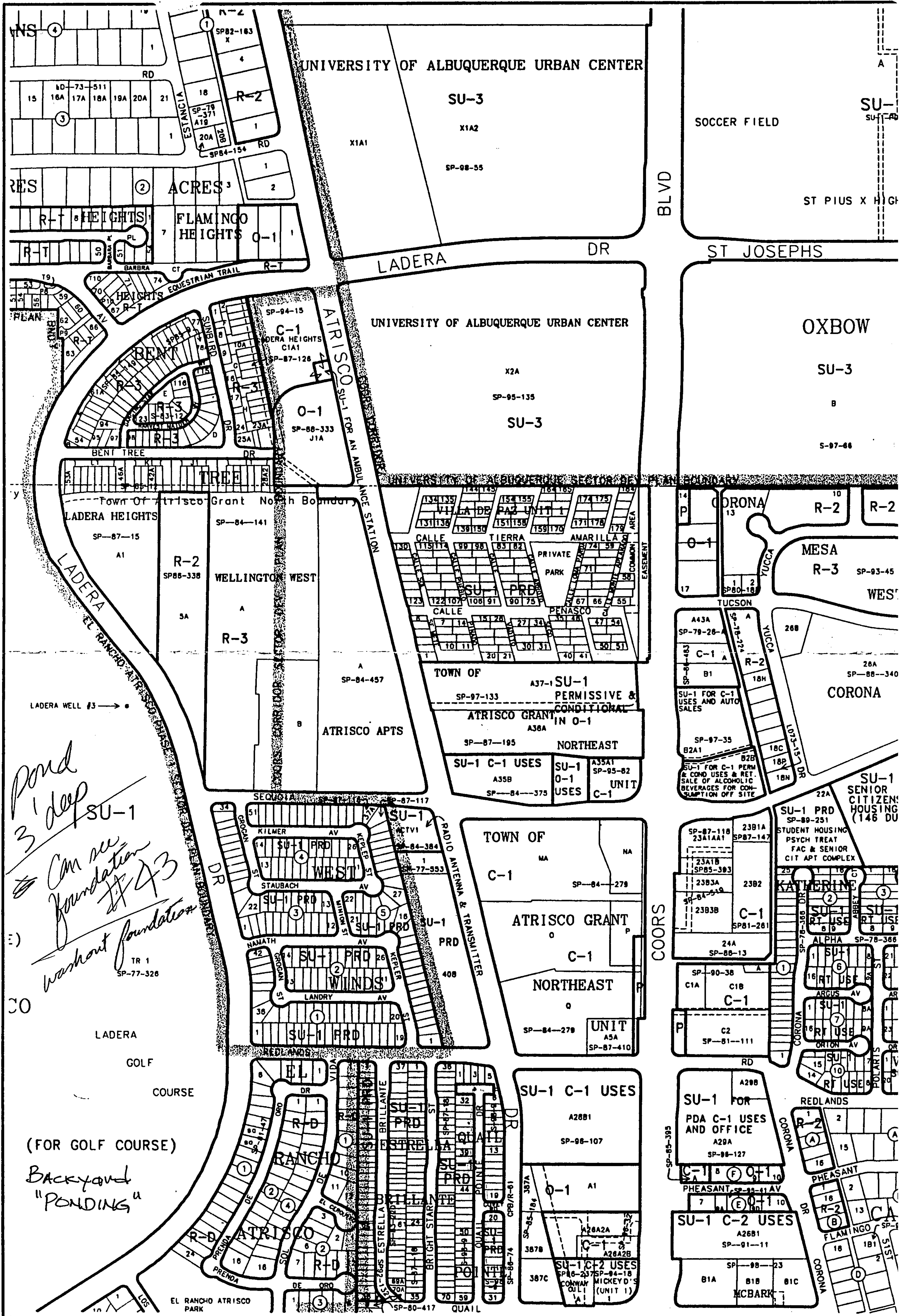
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dist: 0.63513



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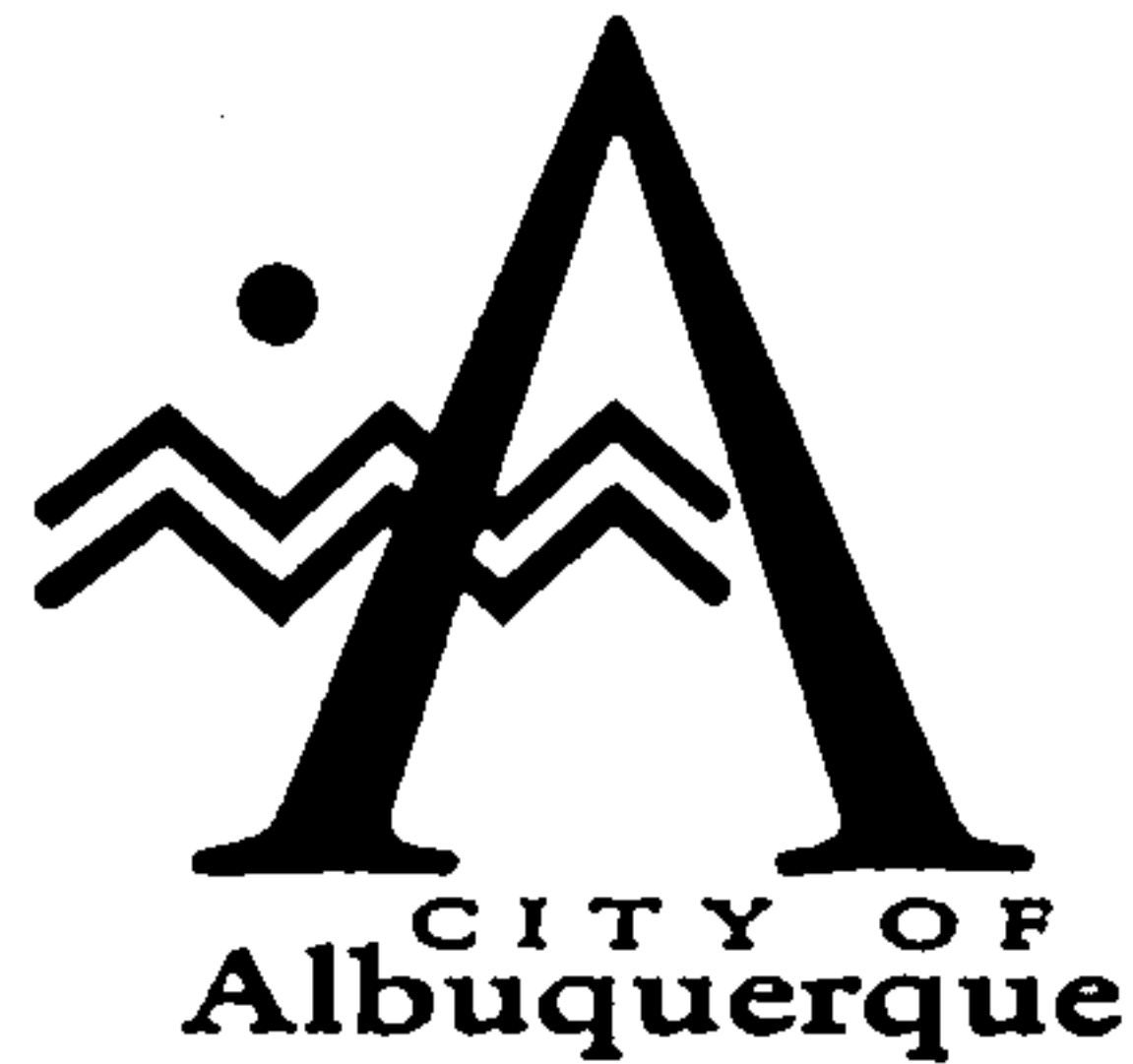


Complaint 10/5/99

Don Bruckner
(W) 846-9445
(H) 836-2999

Town House
2915 Quail Pointe DR NW

Artistic Homes
Zone Atlas G-11/D55
Debra Vaughan-Clark Engr
FAX 186-1675



June 19, 1998

Debra Vaughan-Cleff, P.E.
DVC Engineering
6212 Turreon NE
Albuquerque, New Mexico 87109

RE: *Grading and Drainage Certification for Quail Pointe Subdivision (G11/D55)*
Engineer's Certification Stamp Dated 6/18/98.

Dear Ms. Vaughan-Cleff:

Based on the information provided, the above referenced plan is adequate to satisfy the requirement for Subdivision Certification for release of Financial Guarantees, per the Infrastructure List signed on August 19, 1997 and amended on October 21, 1997.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

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

c: Terri Martin (DRB-97-307)
 Stan Strickman, Curb Inc.
 File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Quail Pointe Subdivision

ZONE ATLAS/DRNG. FILE #: Q-

6-11 D 55

DRB# 97-307

EPC#: 97-43

WORK ORDER# 577781

LEGAL DESCRIPTION: Tract 388-A, Replat of Tract 388, Town of Atrisco Grant, Unit 8

CITY ADDRESS: 57th Street, between Quail Rd. and Redlands NW

ENGINEERING FIRM: DVC Engineering

CONTACT: Debra Vaughan-Cleff, P.E.

ADDRESS: 6212 Torreon NE

PHONE: (505) 249-6196

CITY, STATE: Albuquerque, NM

ZIP CODE: 87109

OWNER: Curb, Inc.

CONTACT: Stan Strickman

ADDRESS: 201 3rd Street NW

PHONE: 766-9103

CITY, STATE: Albuquerque, NM

ZIP CODE: 87102

ARCHITECT:

CONTRACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

SURVEYOR: Community Sciences, Inc.

CONTACT: Will Plotner

ADDRESS: P.O. Bo x 1328

PHONE: 897-0000

CITY, STATE: Corrales, NM

ZIP CODE: 87124

CONTRACTOR: New Concepts, Inc.

CONTACT: Tom Lakeman

ADDRESS: 508 Paragon Rd SE

PHONE: 452-8910

CITY, STATE: Albuquerque, NM

ZIP CODE: 87104

TYPE OF SUBMITTAL:

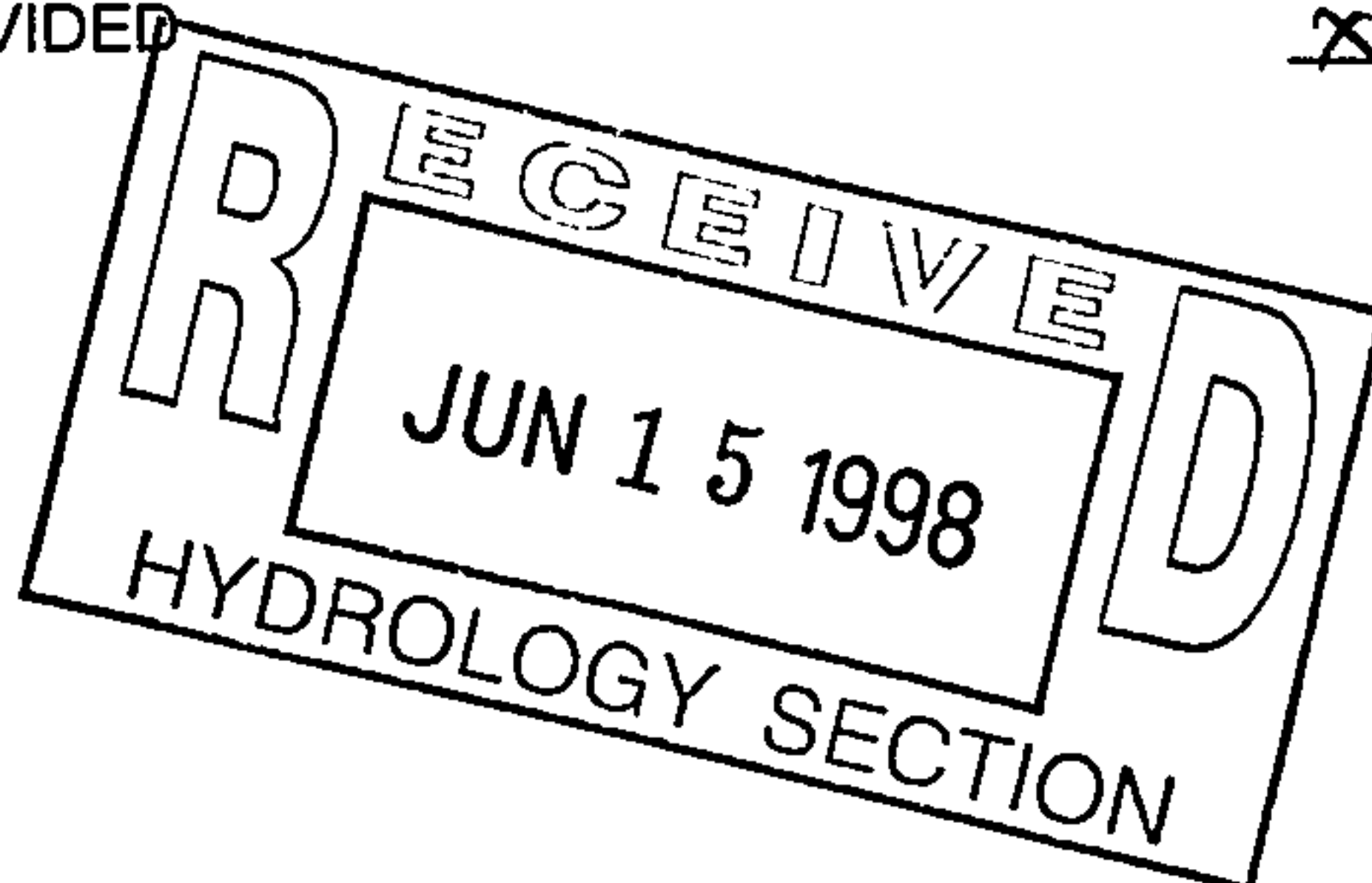
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☒ OTHER (SPECIFY) - Release of Financial Guarantees



ON VACATION
249-6196
Debra Vaughan
Cleff

875-1721

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0857	
CONNECTION TEL		98461675
SUBADDRESS		
CONNECTION ID		
ST. TIME	10/18 10:49	
USAGE T	02'02	
PGS.	5	
RESULT	OK	

FAX

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
(ONE STOP SHOP)
600 2ND STREET - PLAZA DEL SOL - 2ND FLOOR WEST
FAX NO. 924-3864**

DATE:

10/18/99

TIME:

10:50 AM

NO. OF PAGES:

5

(INCLUDING COVER PAGE)

TO:

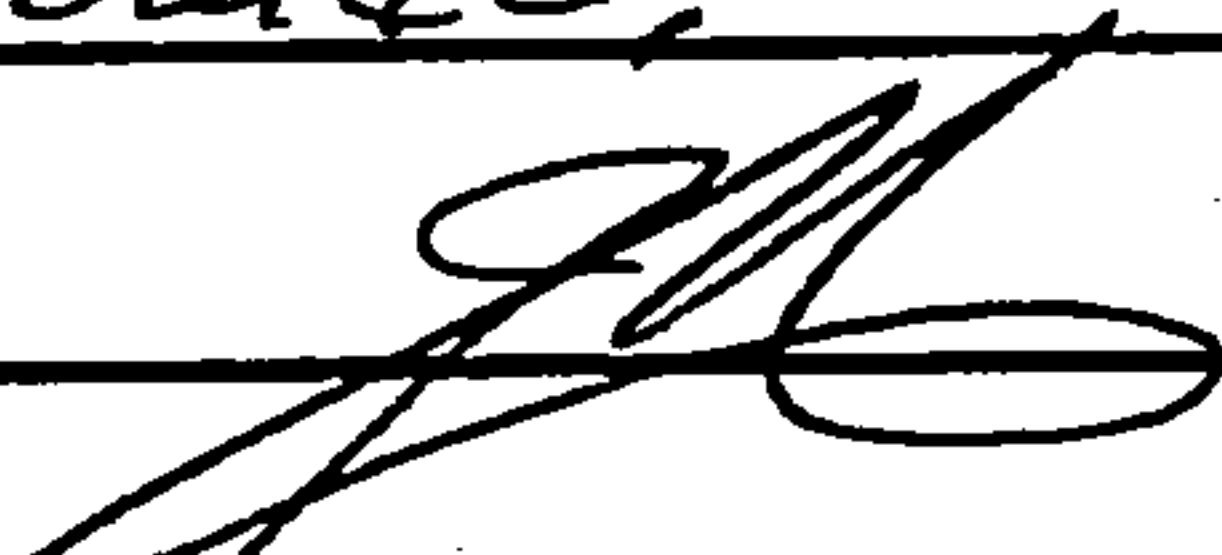
DR. DON BRUCKNER, PE

FROM:

JP MURRAY, PE

COMMENTS:

Details from Engineer's Certification*
of Grading & Drainage Plan 6/18/98.
Also discussed with P.E. who
works with Artistic Homes.



FAX

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES**

(ONE STOP SHOP)

600 2ND STREET - PLAZA DEL SOL - 2ND FLOOR WEST

FAX NO. 924-3864

DATE: 10/18/99

TIME: 10:50 AM

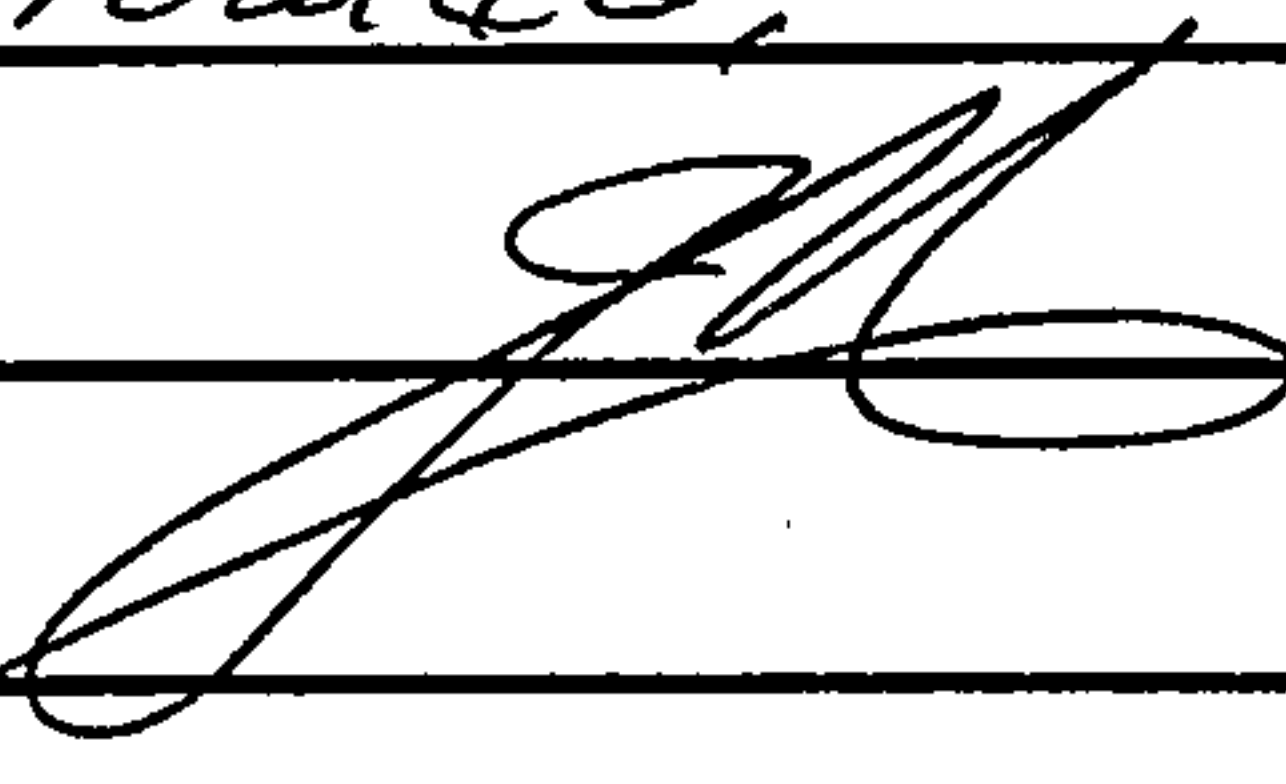
NO. OF PAGES: 5
(INCLUDING COVER PAGE)

TO: DR. DON BRUCKNER, PE

FROM: JP MURRAY, PE

COMMENTS:

Details from Engineer's Certification*
of Grading & Drainage Plan 6/18/98.
Also discussed with P.E. who
works with Artistic Homes.


* Debora Vaughan-Claff, P.E.

SAS MAN HOLE
RIM ELEV. = 5104.94
INV. IN (S) = 93.22
INV. OUT (N) = 93.03

SD MAN HOLE
RIM ELEV. = 5104.44
INV. IN (E) = 97.28
INV. IN (W) = 97.58
INV. OUT (S) = 97.05

SEE DTL. 1
THIS SHT.

57 TH STREET N
(68' R/W)

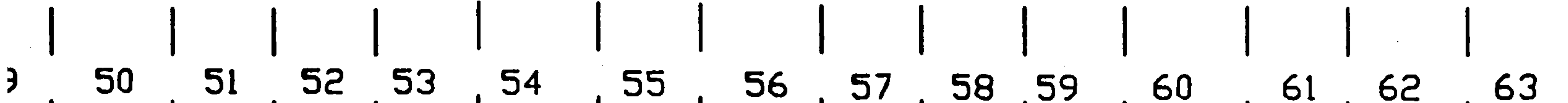
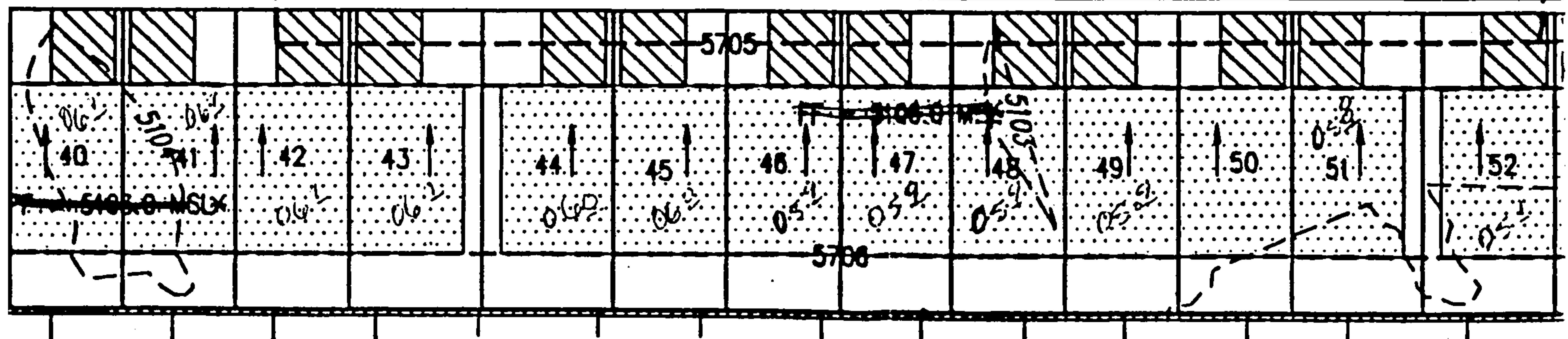
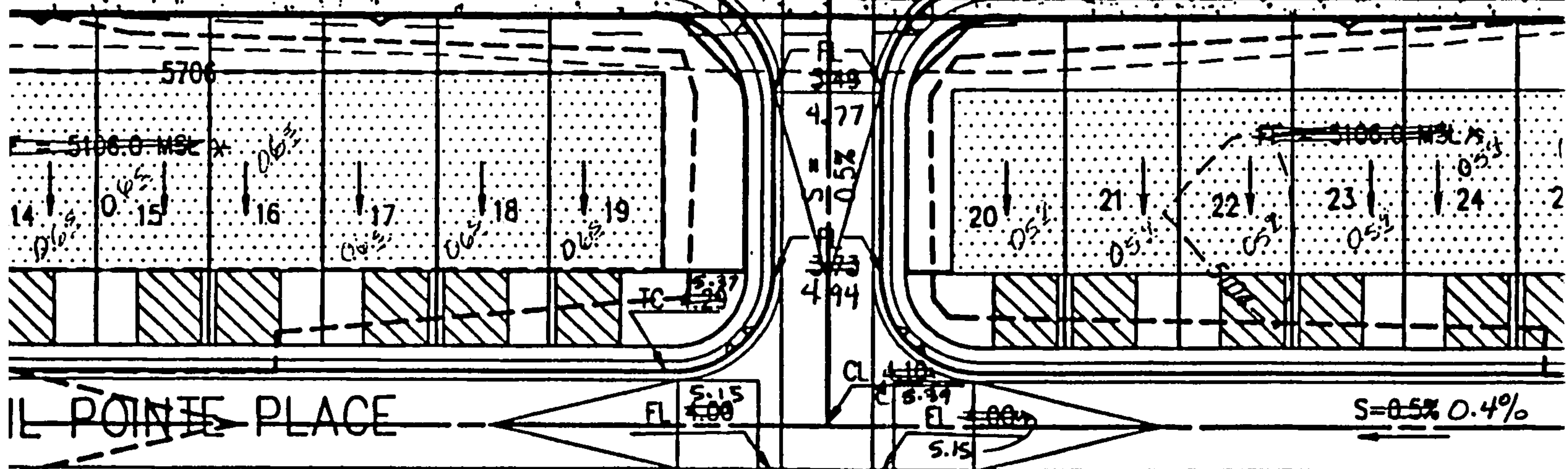
TELE PED

SAS MH

MATCH EXIST.
FL 3.33 4.85

MATCH EXIST. MATCH EXIST.
FL 3.4 4.42

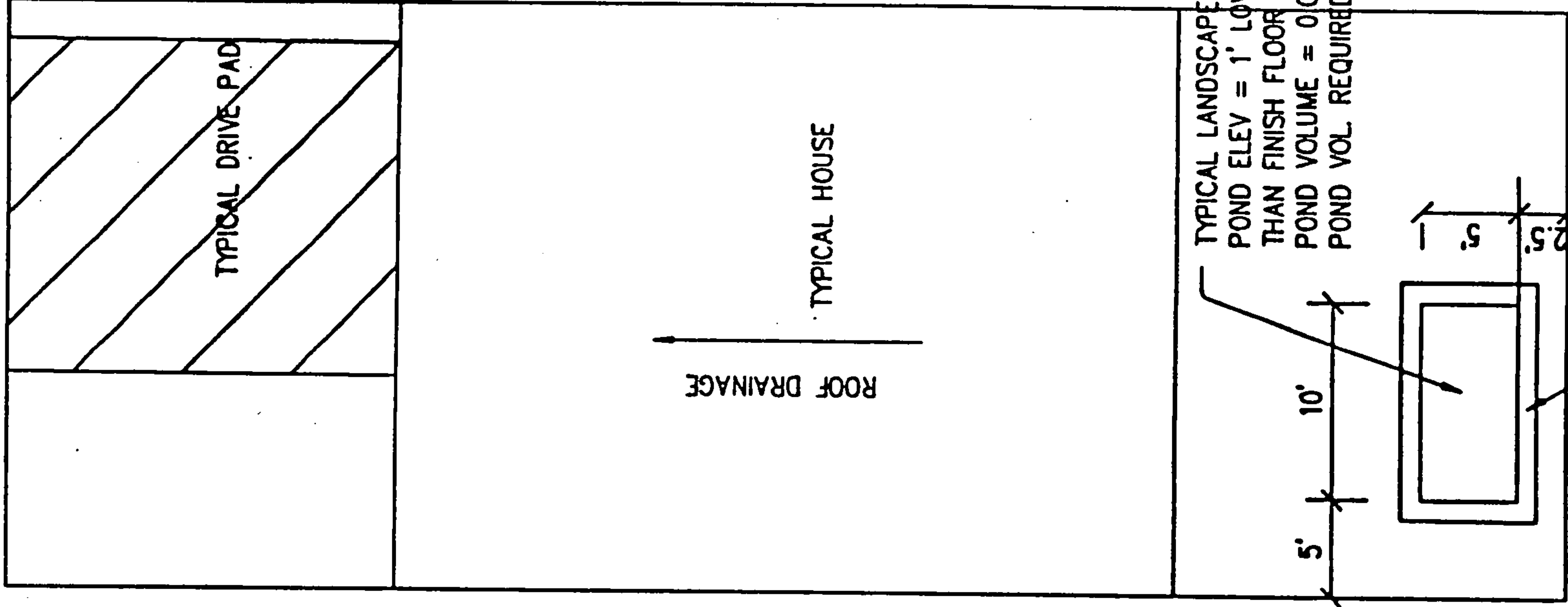
EX 3



A BRILLANTE PHASE II
6/2/87 VOL. C33, FOL. 163)

59 LOTS

ATRISCO GRANT UNIT A



TYPICAL LOT PLAN

SCALE 1" = 10'-0"

- 5105 —
- 5104 —
- FL 5103.40
- 3.40 FL
- TA
- TS
- FL
- MSL
- TC
- DI
- 6' MH
- MH

File: ED-PP1	
--------------	--

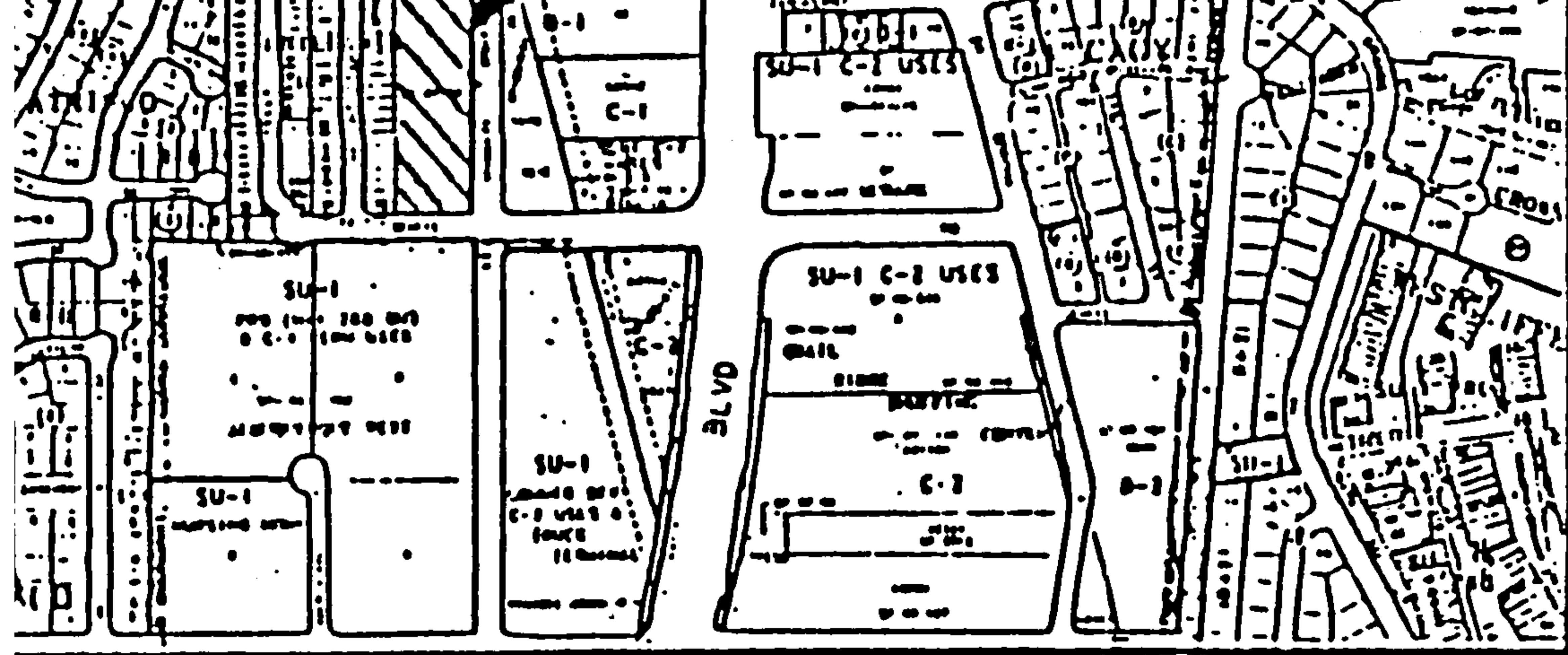
TR

TITLE: TRACT

<div> <div>APPROVED</div> <div>DESIGN REVIEW COMMITTEE</div> </div>

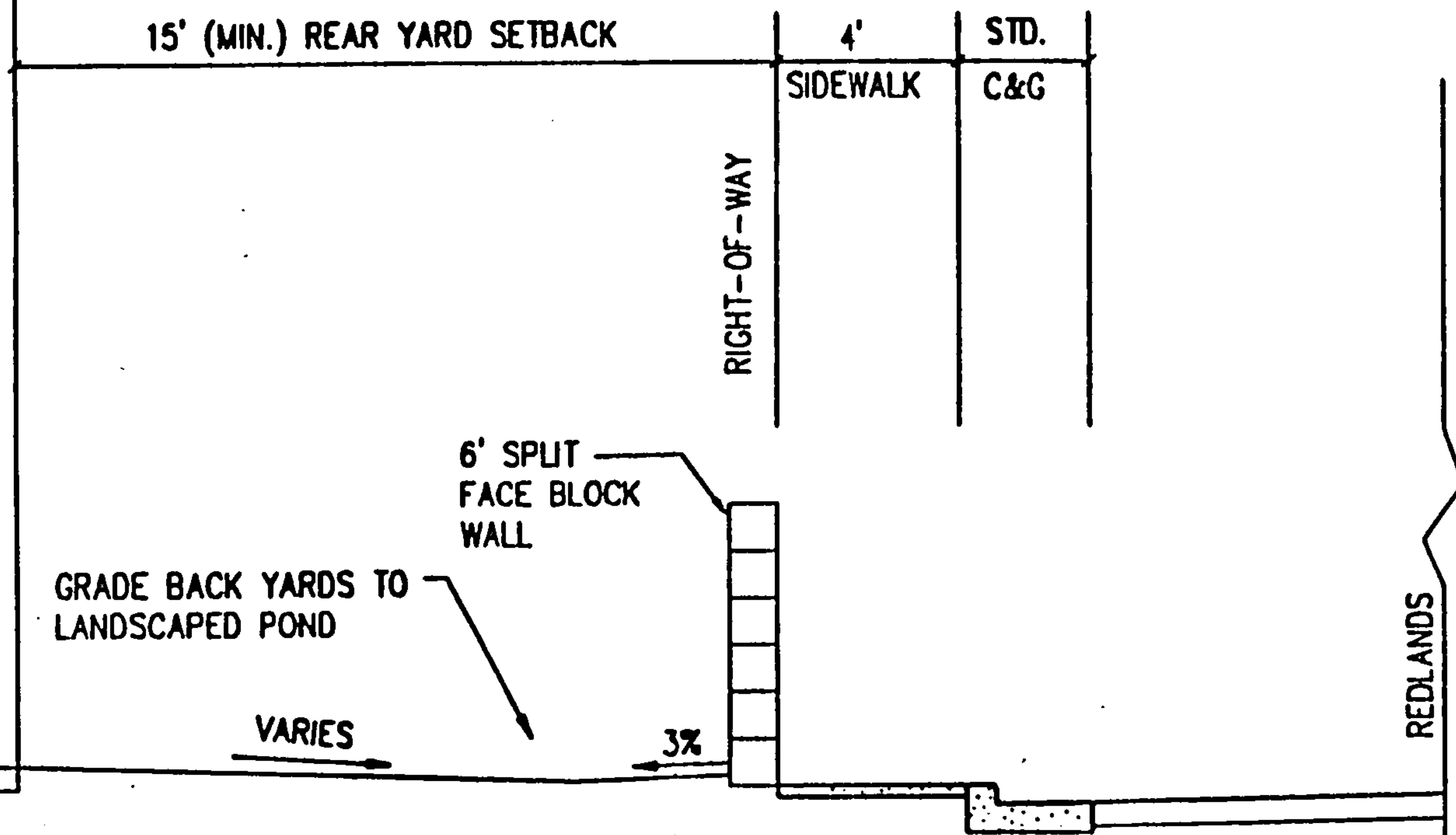
City Project No.	577
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NO SURVEY VER



GE
ALL

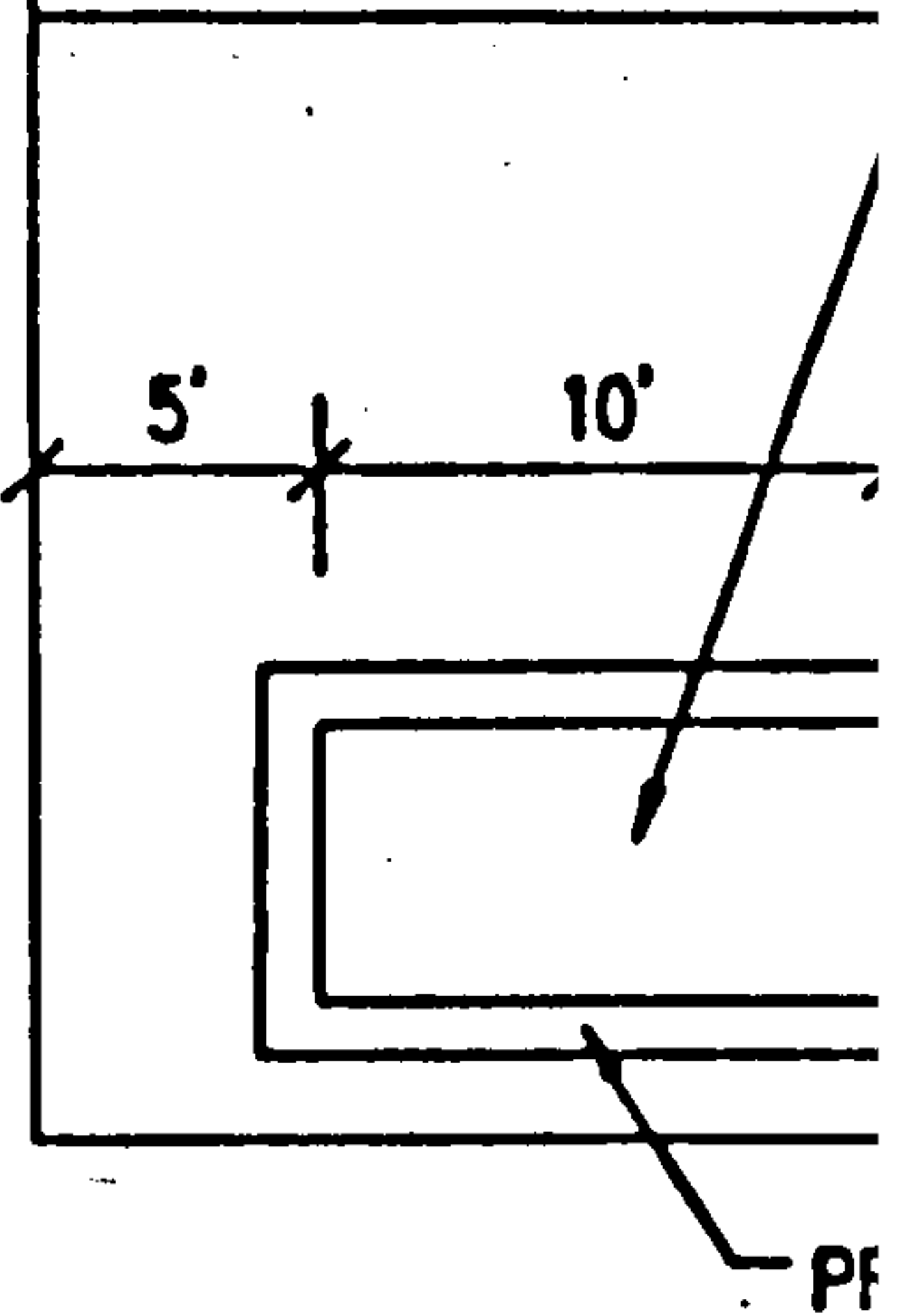
NOTE: TYPICAL CROSS SECTION FOR ATRISCO/57 AND QUAIL ROAD.
PROPERTY IS VERY FLAT AND FILL WILL BE BROUGHT IN TO RAISE THE
HOUSE PAD ELEVATION ABOVE THE STREET ELEVATION A MINIMUM OF 1'
SEE SITE PLAN FOR TYPICAL CROSS SECTION OF PROPOSED ROADWAY



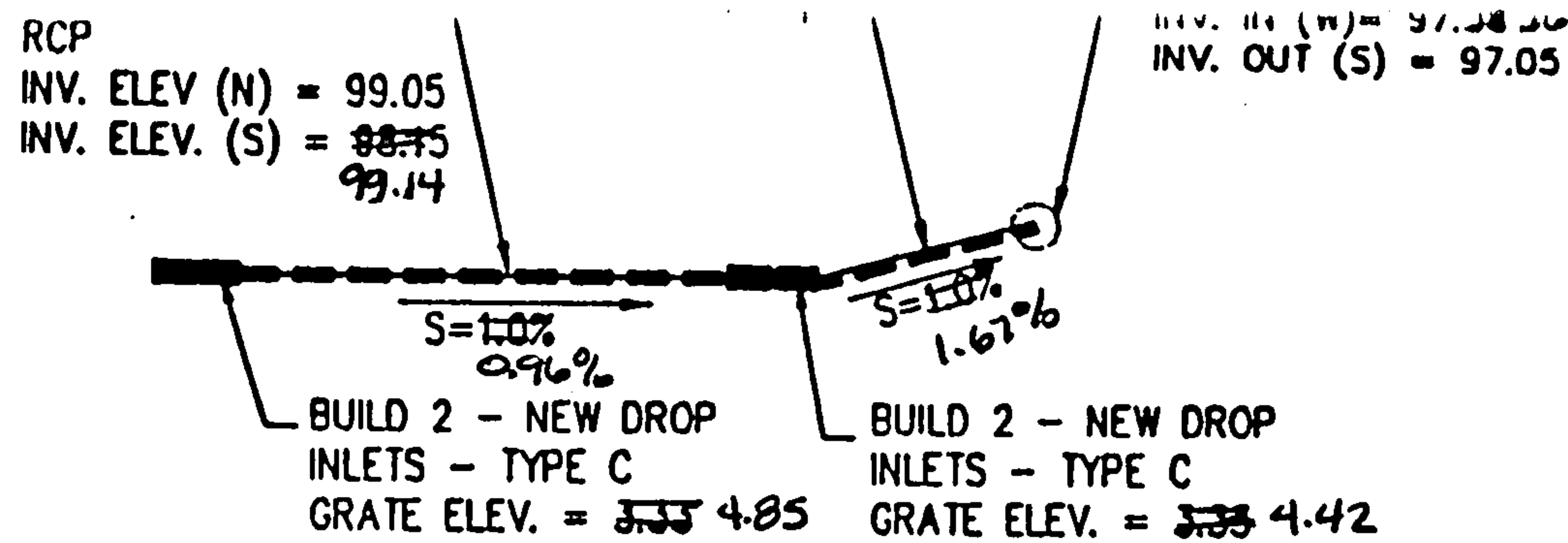
PERIMETER LOT LINE CROSS SECTION FOR REDLANDS

SCALE 1" = 5'

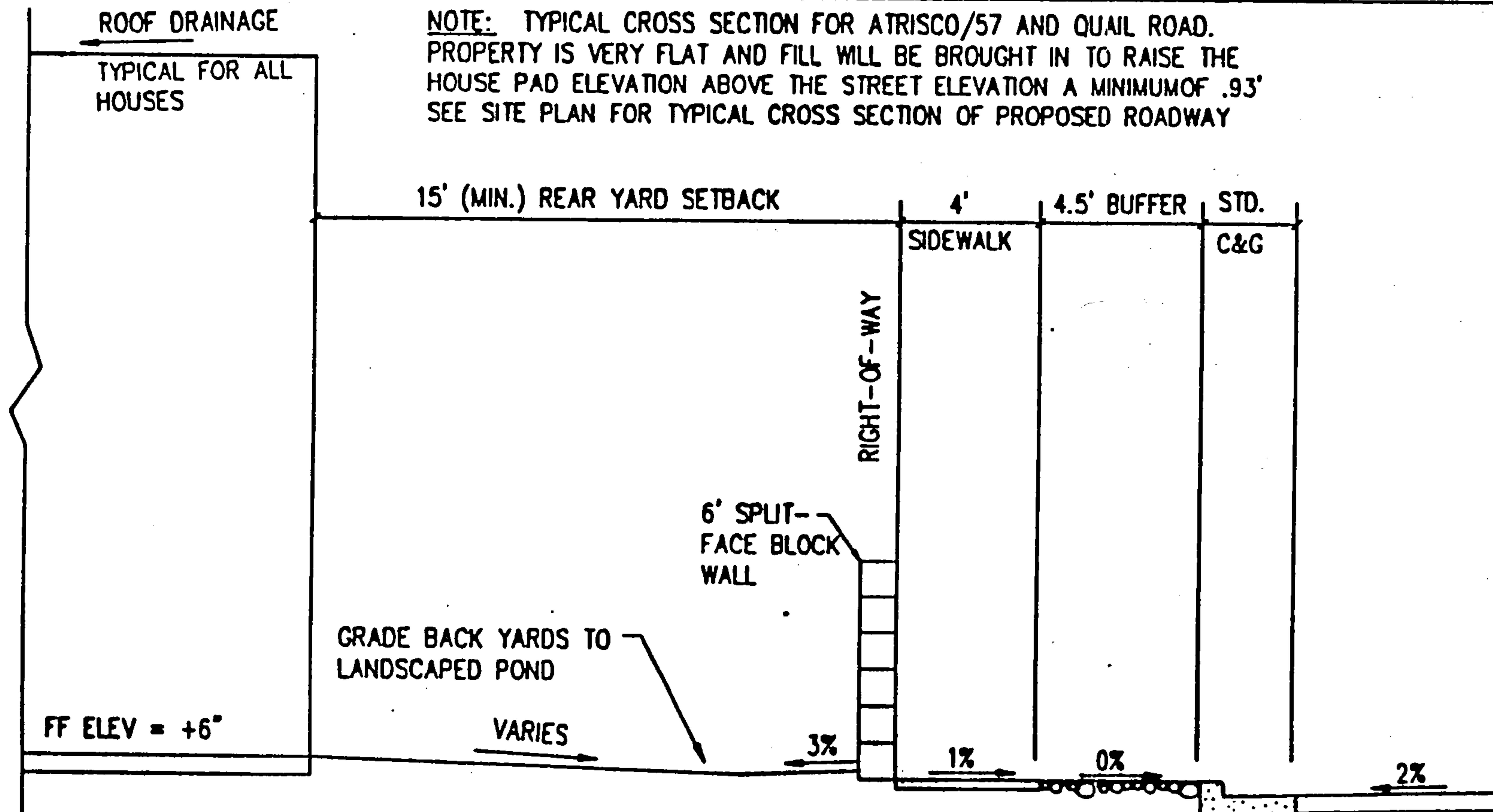
ROOF DRAINAGE



TYPICAL

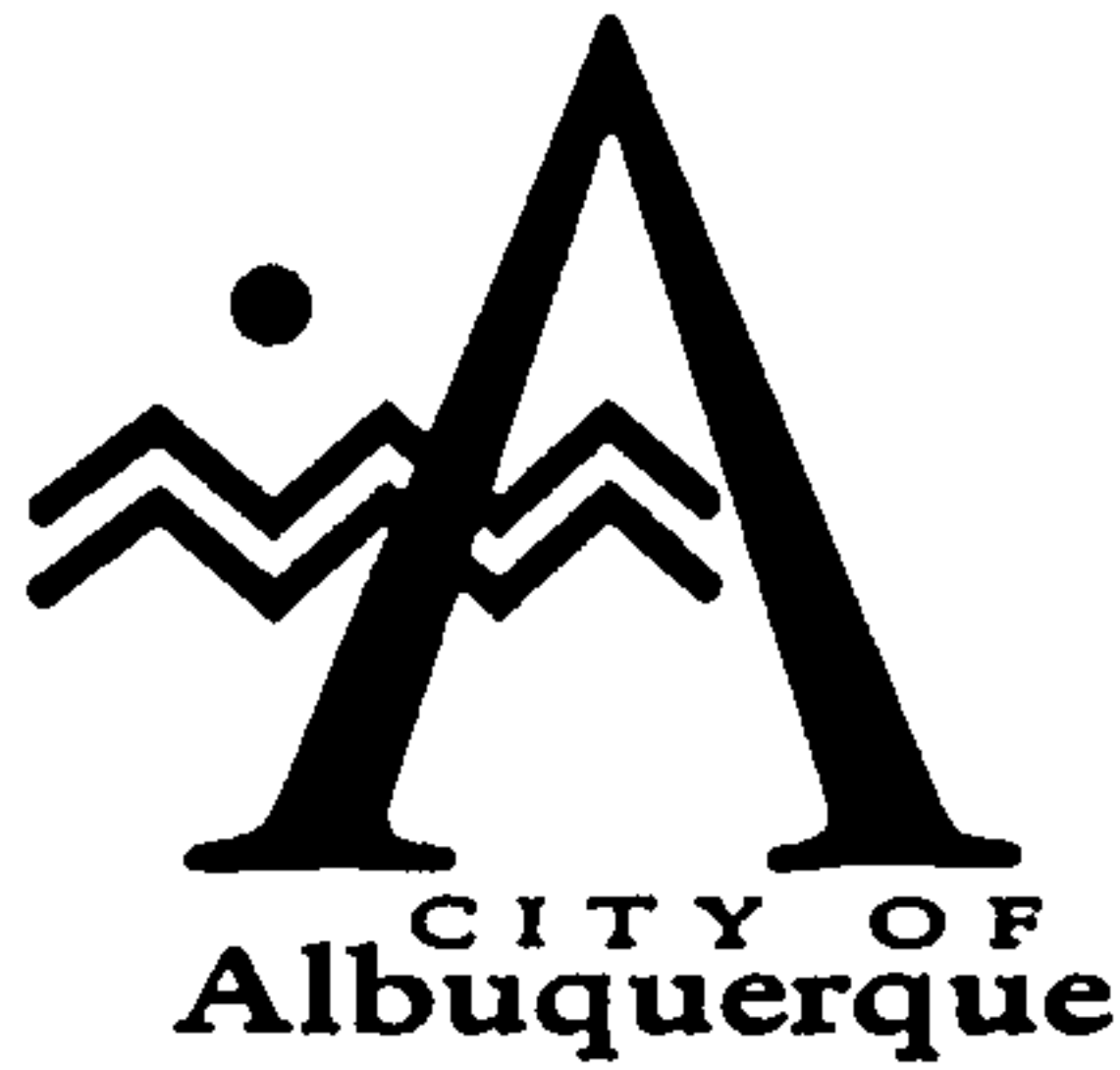


DETAIL 1



PERIMETER LOT LINE CROSS SECTION FOR
ATRISCO/57th OR QUAIL RD.

SCALE 1" = 5'



June 4, 1998

Debra Vaughan-Cleff, P.E.
DVC Engineering
6212 Torreon NE
Albuquerque, New Mexico 87109

**RE: Grading and Drainage Certification for Quail Pointe Subdivision (G11/D55)
Engineer's Stamp Dated 5/7/98.**

Dear Ms. Vaughan-Cleff:

Is the purpose of the above referenced submittal for the release of financial guarantees? If so, then the As-built elevations and the Engineer's Certification statement must be made on the plan which was approved by the DRB. Was the plan dated August 18, 1997 the one approved at DRB? The title sheet and profile sheets are not needed in the certification.

Please revise the certification statement to state whether the grading was done "in substantial compliance" with the approved plan.

If you have any questions, please call me at 924-3982.

Sincerely,

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

c: File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Quail Pointe Subdivision

ZONE ATLAS/DRNG. FILE #: 4-11

DRB# 97-307

EPC#: 97-43

WORK ORDER# 577781

LEGAL DESCRIPTION: Tract 388-A, Replat of Tract 388, Town of Atrisco Grant, Unit 8

CITY ADDRESS: 57th Street, between Quail Rd. and Redlands NW

ENGINEERING FIRM: DVC Engineering

CONTACT: Debra Vaughan-Cleff, P.E.

ADDRESS: 6212 Torreon NE

PHONE: (505) 249-6196

CITY, STATE: Albuquerque, NM

ZIP CODE: 87109

OWNER: Curb, Inc.

CONTACT: Stan Strickman

ADDRESS: 201 3rd Street NW

PHONE: 766-9103

CITY, STATE: Albuquerque, NM

ZIP CODE: 87102

ARCHITECT:

CONTRACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

SURVEYOR: Community Sciences, Inc.

CONTACT: Will Plotner

ADDRESS: P.O. Box 1328

PHONE: 897-0000

CITY, STATE: Corrales, NM

ZIP CODE: 87124

CONTRACTOR: New Concepts, Inc.

CONTACT: Tom Lakeman

ADDRESS: 508 Paragon Rd SE

PHONE: 452-8910

CITY, STATE: Albuquerque, NM

ZIP CODE: 87104

TYPE OF SUBMITTAL:

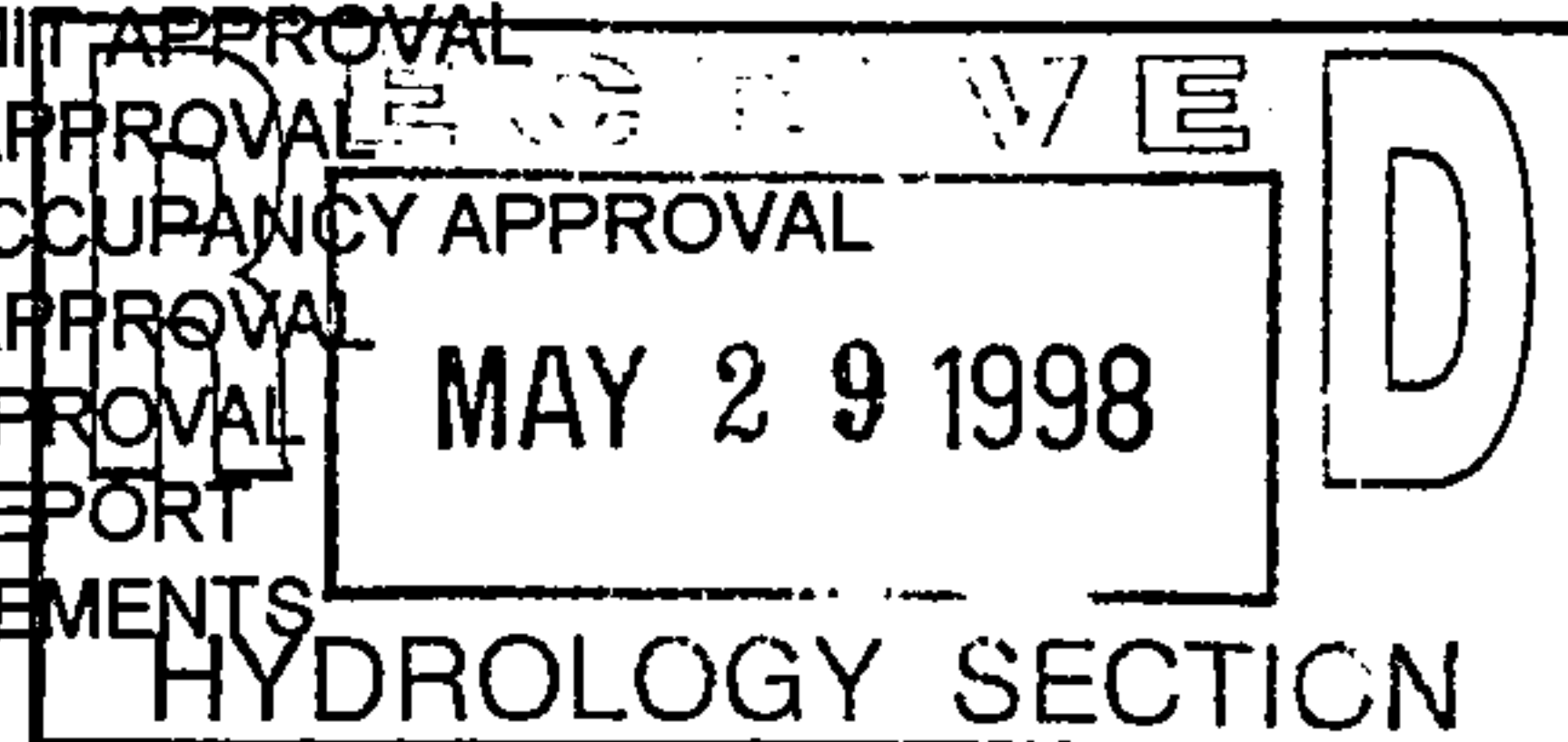
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☒ OTHER (SPECIFY) Certification



DVC
DVC
DVC
DVC

Debra Vaughan-Cleff
Consulting Engineer

6212 Torreon NE
Albuquerque, NM 87109
(505) 249-6196
Fax (505) 828-1215

May 17, 1998

City of Albuquerque
Public Works Department
Hydrology - One Stop
P.O. 1293
Albuquerque, NM 87103

Re: Quail Pointe Subdivision
DRB 97-307
Project No. 577781

Dear Mr. Garcia:

Attached please find the Engineer's Certification for the above referenced project. The following items are attached as per the checklist.

1. Completed Drainage Information Sheet
2. As-built pad elevations
3. As-built spot elevations
4. Proof of construction approval - see financial guarantee documents and approved construction plans.
5. As-built basins
6. As-built elevations for the following improvements;
 - a. Ponds
 - b. Pipe inlets and outlets
 - c. Swales
 - d. Retaining/garden walls
7. Professional Certification
8. Complete as-built plans.

If you have any questions, please contact me at 249-6196.

Sincerely,

Debra Vaughan-Cleff P.E.

Debra Vaughan-Cleff, P.E.

Attach.

7404

98007001

No. of Lots: 59
 Nearest Major Streets
Quail & Atrisco NW

FIGURE 12

SUBDIVISION IMPROVEMENTS
 AGREEMENT-PUBLIC AND/OR PRIVATE
 (Procedure B)

AGREEMENT TO CONSTRUCT
 PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 11 day of January, 1998, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Curb, Inc.

("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.]; New Mexico corporation whose address is 6301 Indian School NE, Ste 680, Alb. and whose telephone number is 881-9190, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement. 87110

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tract 388-A, Replat of Tract 388, recorded on March 26, 1987 in the records of the Bernalillo County Clerk at Book Vol C33, pages Folio 60 through (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Curb, Inc. ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as Quail Pointe Subdivision describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described in Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 19 day of October, 1998 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 577781.

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 FILED FOR RECORD

1998 JAN 22 PM 12:19

4/92

98.2 7404-7412
 JUDY D. VICKING
 CO. CLERK & RECORDS DEPUTY

h m m

Executed on the date stated in the first paragraph of this Agreement 7.410.

SUBDIVIDER: Curb, Inc.

CITY OF ALBUQUERQUE

By [Signature]: [Signature]

Name: Stan Strickman

Title: Vice President

Dated: December 29, 1997

[Signature]
Director, Public Works Department

Dated: 1/11/98

Approved by [Signature] 1/7/98

City Engineer

1/7/98

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO

) ss.

COUNTY OF BERNALILLO

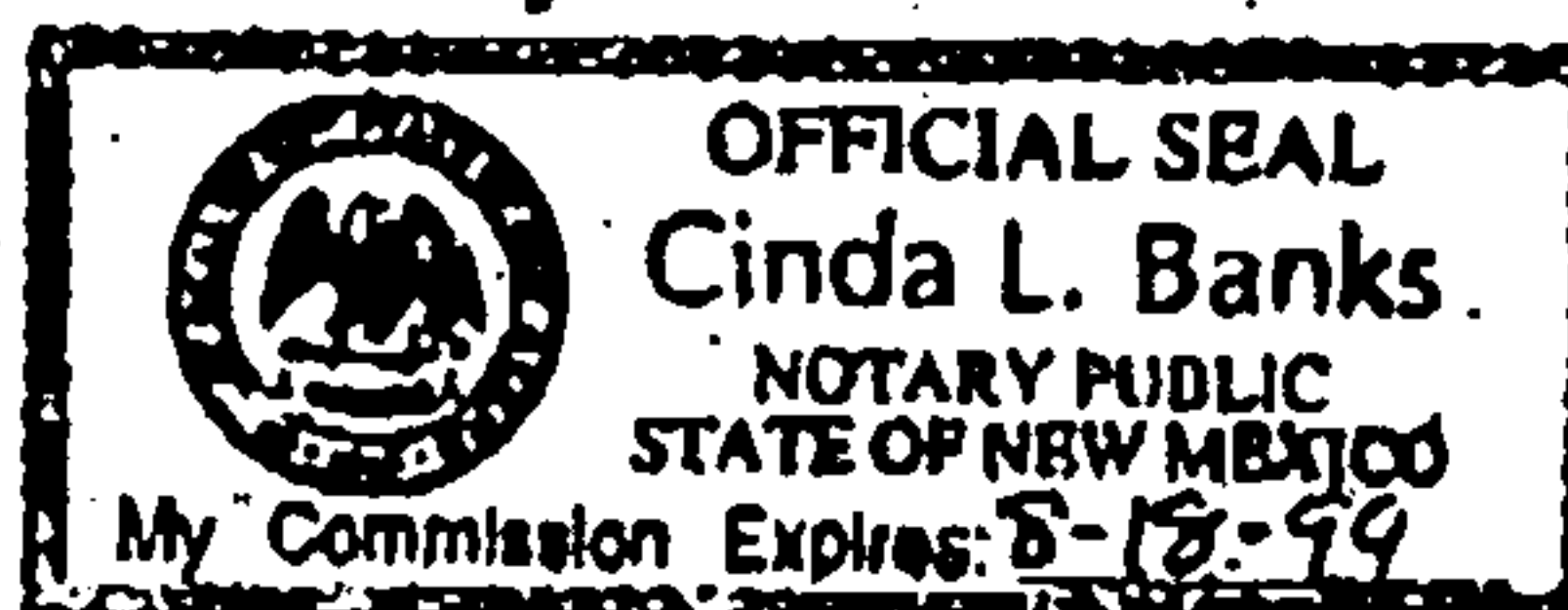
This instrument was acknowledged before me on 29th day of December, 1997 by [name of person:] Stan Strickman, [title or capacity, for instance, "President" or "Owner":] Vice President of [Subdivider:] Curb, Inc.

Cinda L. Banks

Notary Public

My Commission Expires:

8-18-99



CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 11th day of January, 1998 by Larry A. Blair, Director, Public Works Department, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

[Signature]
Notary Public

My Commission Expires:

1-22-98

EXHIBIT A AND POWER OF ATTORNEY ATTACHED

TRAILS MANAGEMENT, INC.

**201 Third Street NW, Suite 1300
Albuquerque, New Mexico 87103-0817
(505) 766-9103 Fax: (505) 243-4397**

March 17, 1998

Mr. Steven W. Schol, Senior Vice President
Metro Commercial Lending Department
The Bank of New Mexico
PO Box 947
Albuquerque, New Mexico 87103-0947

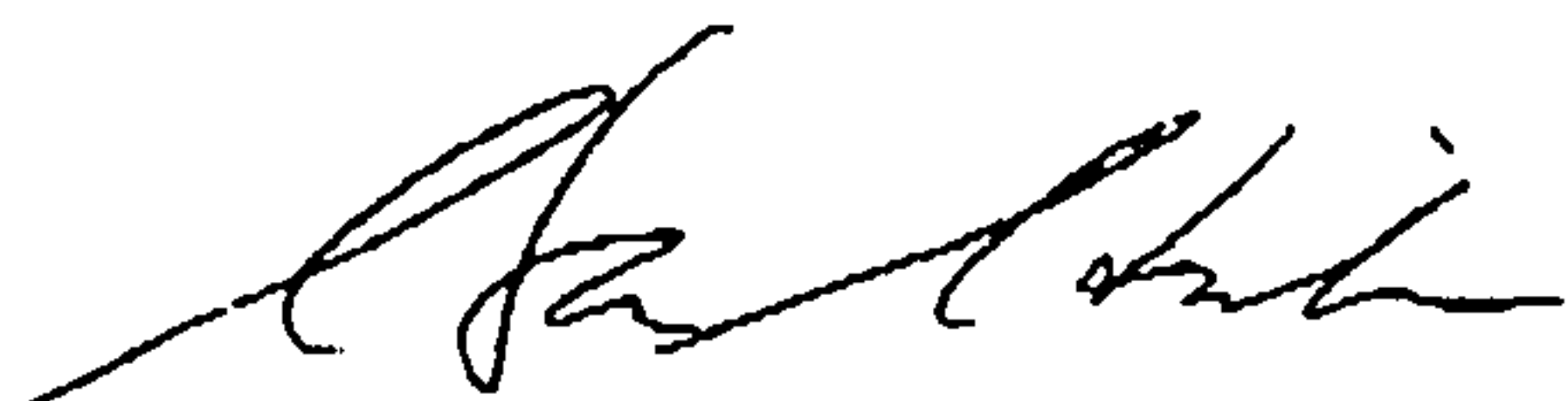
Re: Quail Pointe Subdivision

Dear Steve:

The City of Albuquerque has provided me with copies of the recorded First Amendment to Agreement to Construct Subdivision Improvements and Release of Lien. The First Amendment substitutes the Loan Reserve Letter for the Municipal Lien, which is now released.

By facsimile, I am providing you with copies of the above documents. Please call me if you have any questions.

Sincerely,



Stan Strickman, Vice President
Curb, Inc., Vice President

cc: Charles A. Haegelin, President, Curb, Inc.

1ST AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS
Quail Pointe
Curb, Inc. (2-a 3.4*)
City Project # 577781

WHEREAS, the City and the Subdivider entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on January 11, 1998 which was recorded on Jan. 22, 1998 in the records of the Bernalillo County Clerk at Book 98-2, pages 7404 thru 7412, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Subdivider has requested final plat approval of its plat identified as Quail Pointe; and

WHEREAS, the Subdivider is required to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

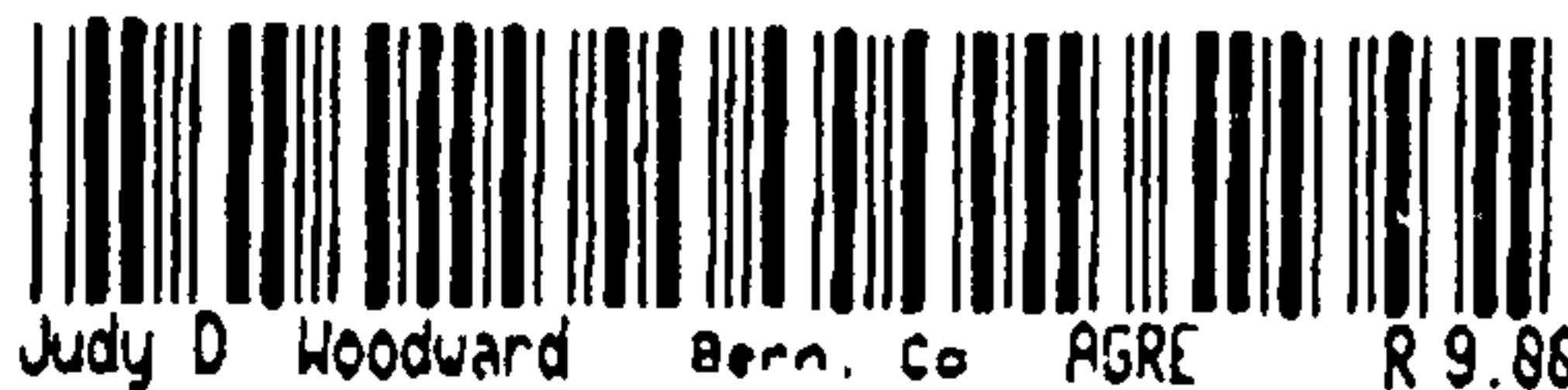
THEREFORE, the Subdivider and the City agree to amend the Original Agreement as follows:

1. Amending Section 5, FINANCIAL GUARANTY, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty:"

Type of Financial Guaranty: Loan Reserve Letter
Amount: \$250,871.71
Name of Financial Institution or Surety providing
Guaranty: The Bank of New Mexico
Date City first able to call guaranty: October 19, 1998
Construction Completion Deadline: October 19, 1998
If guaranty other than a Bond, last day City is able to
call on Guaranty is: December 18, 1998
Additional information: N/A

2. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of the Amendment to the Original Agreement will control.



1998020909
5009837
Page 1 of 2
02/25/1998 10:38A
Bk-9805 Pg-9447

SUBDIVIDER:

By (Signature): [Signature]
 Name: Stan Strickman
 Title: Vice President
 Dated: February 17, 1998

CITY OF ALBUQUERQUE:

[Signature]
 Director, Public Works Department
 Dated: 2/23/98

Approved by:

[Signature] 2/19/98
 City Engineer
[Signature] 2/19/98

100 2/22/98

SUBDIVIDER'S NOTARY

STATE OF New Mexico)
) ss.
 COUNTY OF Bernalillo

This instrument was acknowledged before me on 17th day of February, 1998 by
 (Name of person:) Stan Strickman (title or capacity, for instance,
 "President" or "Owner":) Vice President of (subdivider")
Curb, Inc.

[Signature]
 Notary Public

My Commission Expires:

Oct. 28, 2001

CITY'S NOTARY

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

This instrument was acknowledged before me on 23rd day of
February, 1998, by Larry A. Blair PE, Director, Public
 Works Department of the City of Albuquerque, a municipal corporation, on behalf of
 said corporation.

[Signature]
 Notary Public

My Commission Expires:

1-27-2002



Judy D. Woodward

Bern. Co.

AGRE

R 9.00

1998020909

5059837

Page: 2 of 2

02/25/1998 10:38A

Bk-9805 Pg-9447



LOAN RESERVE LETTER

February 11, 1998

Lawrence Rael
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Loan Reserve for Curb, Inc.
City of Albuquerque Project No.: 577781
Project Name: Quail Pointe Subdivision

Dear Mr. Rael:

This is to advise the City of Albuquerque ("City") that, at the request of Curb, Inc. The Bank of New Mexico ("Financial Institution") in Albuquerque, New Mexico, holds as a loan reserve the sum of Two Hundred Fifty Thousand Eight Hundred Seventy One and 71/100 Dollars (\$250,871.71) ("Loan Reserve") for the exclusive purpose of providing the financial guarantee which the City requires Curb, Inc., ("Subdivider") to provide for the installation of the improvements which must be constructed at Quail Pointe Subdivision, Project No. 577781 ("Project"). The amount of the Loan Reserve is 125% of the City's estimated cost of the Project, as required by the City's Subdivision Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Subdivider, which was recorded on January 22, 1998 in the records of the Clerk of Bernalillo County, New Mexico in Book Misc. 98-2, page 7404-7412 ("Agreement").

1. **Reduction of Reserve.** If the Assistant Director of Public Works/Engineering for the City, or that person's authorized designee, determines that it is appropriate to release a specified amount of the loan reserves as a result of the Subdivider's construction of a portion of the required infrastructure, then the Assistant Director of Public Works/Engineering, or that person's authorized designee, may execute an "Authorization to Release" which will authorize the Financial Institution to release a specified amount from the loan reserves. The Authorization to Release will state the amount of the "Reduced Loan Reserve Balance" which must be maintained following the reduction. The Reduced Loan Reserve Balance shall not be reduced by more than 90% of the City's estimated cost of the Project until the Project is accepted by the City. When the Financial Institution receives the Authorization to Release, which has been signed by the City, the Financial Institution may reduce the loan reserve to the Reduced Loan Reserve Balance.

2. **Liability of Financial Institution.** Although the City may approve the Financial Institution's release of a part of the loan reserves, the approval will not constitute the City's final acceptance of part or all of the Project. However, no matter what agreement exists between the Subdivider and the City, the total liability of the Financial Institution to the City with respect to the loan reserves established pursuant to this Loan Reserve Letter shall at all times be limited to the lesser of the amount stated in this Loan Reserve letter or the latest Reduced Loan Reserve Balance authorized in writing by the City, and the Financial Institution's liability to the City under this Loan Reserve letter shall cease upon termination of the loan reserve as provided in Section 4 herein.

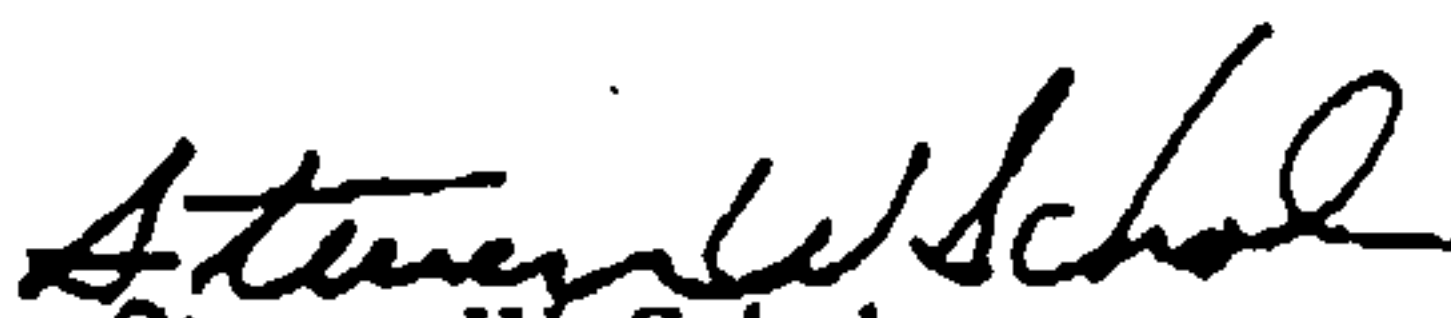
POST OFFICE BOX 947
ALBUQUERQUE, NM 87103-0947
505 / 765 - 1800

3. **Draw on Reserve.** If by October 19, 1998, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City, then, upon presentation between October 19, 1998 and December 18, 1998 inclusive, the City may demand payment from the Financial Institution up to the lesser of the amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The City may demand payment by delivering to the Financial Institution a certified "Demand for Payment" executed by the CAO or the CAO's authorized designee, which shall state that the Subdivider has failed to comply with the terms of the Agreement and also shall state the estimated cost of completing the improvements specified in the Agreement ("Estimated Cost of Completion"). Upon receipt of the Demand for Payment, the Financial Institution promptly shall draw from the loan reserves by cashier's check to the City of Albuquerque the amount of 125% of the estimated cost of completion, not to exceed the lesser of the total Loan Reserve amount stated in this Loan Reserve Letter or the latest Reduced Loan Reserve Balance authorized in writing by the City. The Financial Institution shall deliver the cashier's check promptly to the City.


4. **Termination of Reserve.** This loan reserve is for the benefit of the City and shall be irrevocable until the occurrence of one of the following:

- A. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or
- B. City delivery of the Demand for Payment and the Financial Institution's payment to the City by cashier's check as required in Section 3 herein; or
- C. Expiration of the date December 18, 1998; or
- D. Written termination of the Loan Reserve Letter, signed by the Chief Administrative Office of the City.

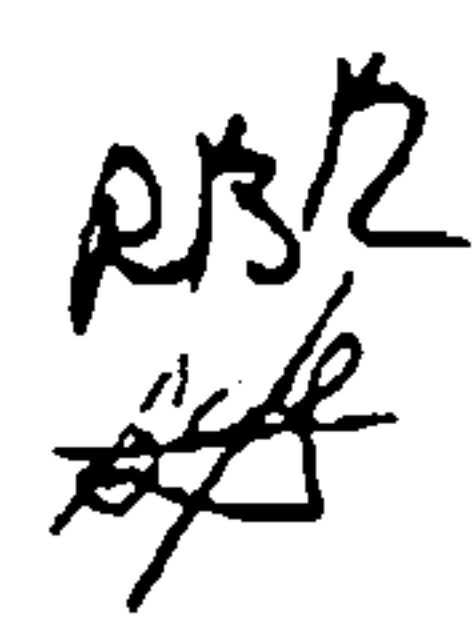
Very truly yours,


Steven W. Schol
Senior Vice President
The Bank of New Mexico

ACCEPTED :
CITY OF ALBUQUERQUE

By: 
Director, Public Works Department

Dated: 2/20/98


2/20/98

RELEASE OF LIEN

577781

The City of Albuquerque, lienholder under a certain Claim and Notice of Lien filed of record in the office of the Bernalillo County Clerk in Misc. Book 98-2 at page 7413 as to document no. 9800/002 releases and discharges the following real property described in said 7414 Lien, from the Lien and operation thereof.

REAL PROPERTY RELEASED: Tract 388-A, Replat of Tract 388, Town of Atrisco Grant, Unit No. 8, filed March 26, 1987, in Vol. C33, Folio 60, Bernalillo County, New Mexico

WITNESS my hand and seal this 10 day of March, 1998.

Margie Barr Archuleta
City Clerk
City of Albuquerque
Bernalillo County, New Mexico

APPROVED:

Larry A. Blair
Larry A. Blair, P.E.,
Director, Public Works
Date: 3/4/98

Anna Lamberson
Anna Lamberson
Department Finance & Admin. Services
Date: 3/6/98

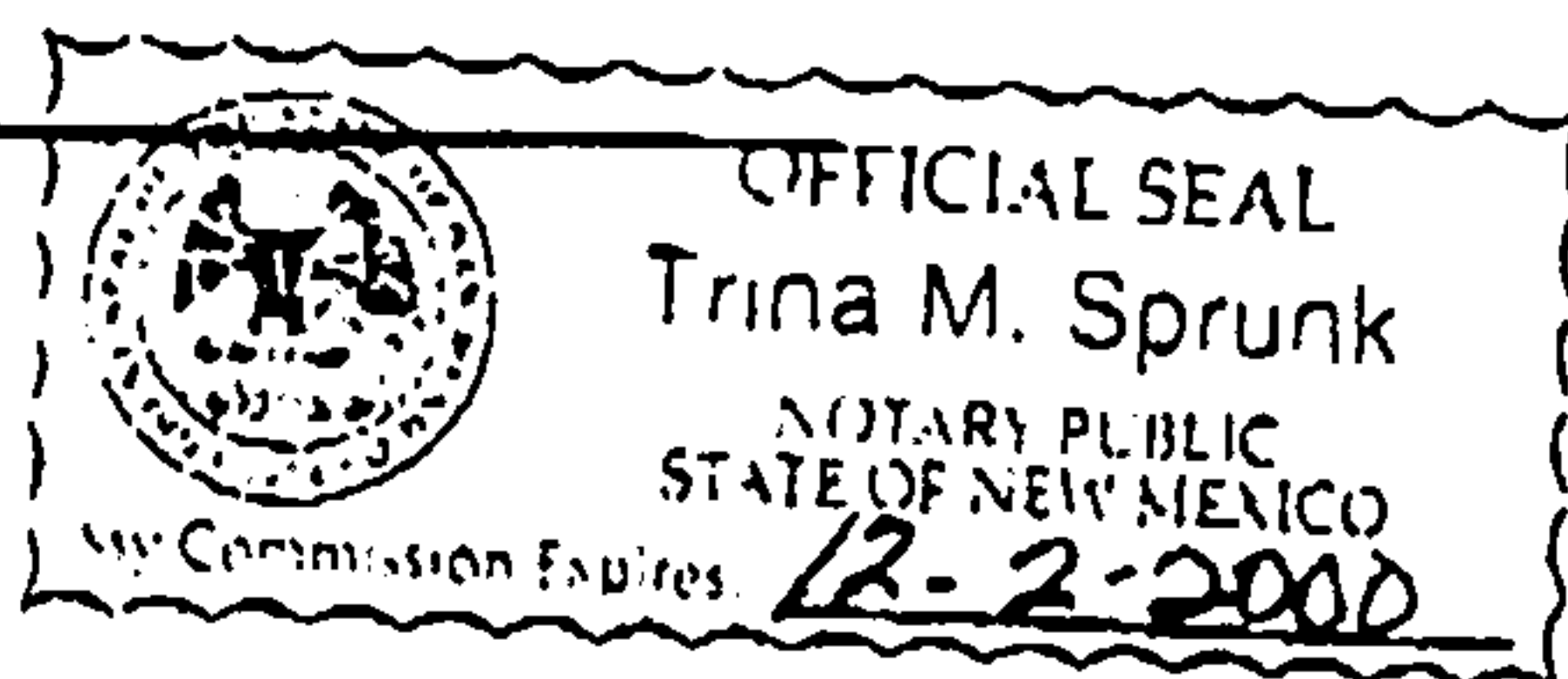
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this the 10 day of March, 1998, before me appeared Margie Barr Archuleta to me personally known, who being by me duly sworn or affirmed did say that she is the City Clerk of the City of Albuquerque, County of Bernalillo, State of New Mexico, and that said instrument was signed and sealed in behalf of said City of Albuquerque by authority of its City Council and the laws of the State of New Mexico and of said City of Albuquerque, and the County Clerk acknowledged said instrument to be the free act and Claim and Notice of Lien of the City of Albuquerque.

Trina M. Sprunk

My Commission Expires:



retention.frm

(Approved as to form
by Legal 6/1/94 KJC)



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Page: 1 of 1
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BX-9886 Pg-6939

BASIN MAP

BASIN D

REDLANDS RD NW
60' R/W

ATRISCO DRIVE
(100' R/W)

BASIN C

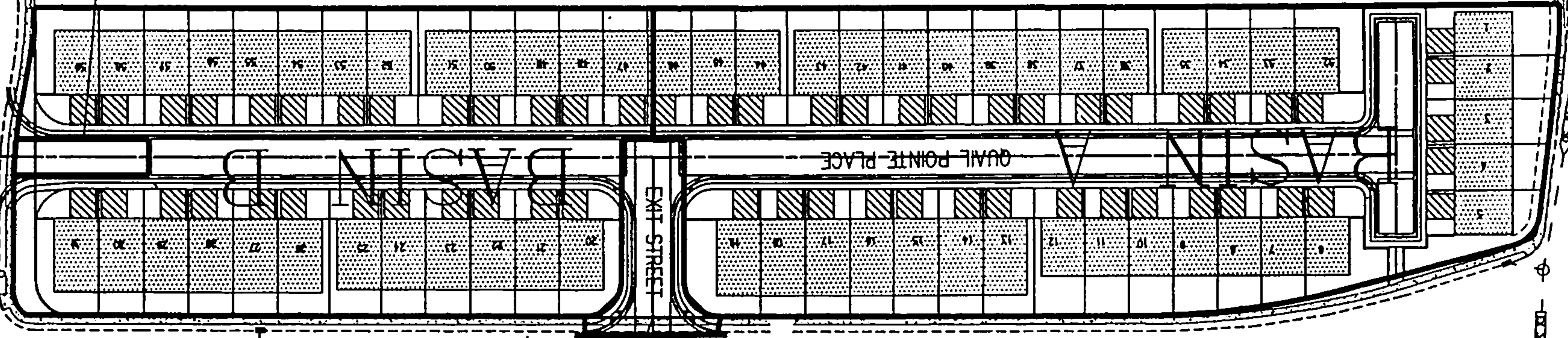
57 TH STREET NW
(60' R/W)

EXIT STREET

QUAIL POINT PLACE

QUAIL ROAD NW
60' R/W

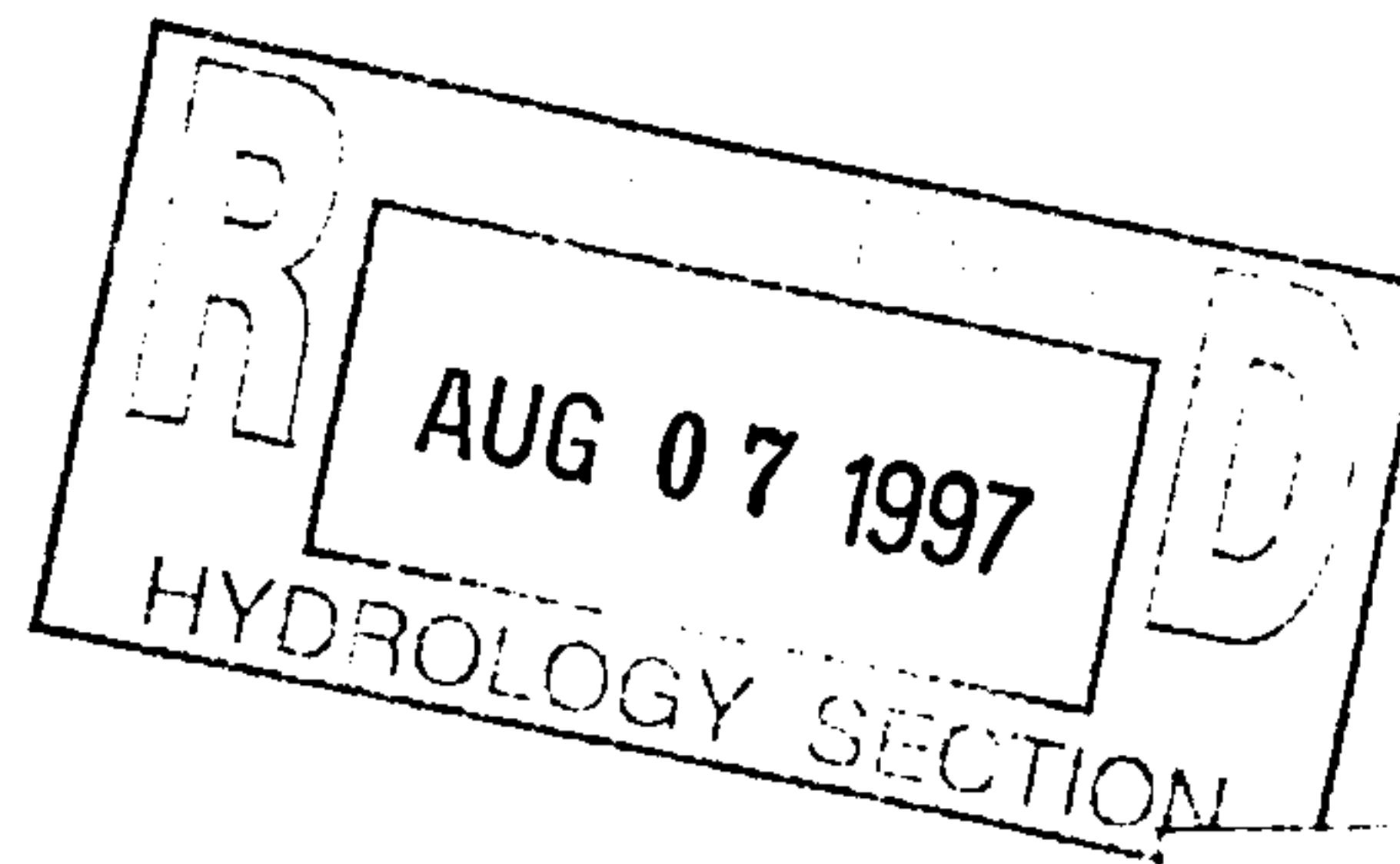
(60' R/W)



DVC
DVC
DVC
DVC

Debra Vaughan-Cleff, P.E.
Consulting Engineer

6212 Torreon NE
Albuquerque, NM 87109
(505) 249-6196
Fax (505) 828-1215



Hand Delivered

August 7, 1997

City of Albuquerque
PWD/Hydrology
P.O. Box 1293
Plaza del Sol
Albuquerque, NM 87103

LISA MANWILL

Re: Quail Pointe Subdivision
Grading Plan Approval

Attn: Mr. Fred Aguirre, Hydrology

Dear Mr. Aguirre:

It is my understanding that the above referenced subdivision has been deferred for the second time. This is a request to put this action back on the agenda for August 12, 1997.

The grading plan was submitted to the front desk on July 25, 1997 at 1:00 pm. I told the person at the desk (Herb Crutis) that it was a grading plan for resubmittal for DRB. I asked if I needed anything else. He responded no, and he told me that it would be submitted to Lisa Ann Manwill, who was the original reviewer on the case. I called Lisa to let her know it had been delivered.

I called Lisa on Monday, July 28, 1997 to make sure she got the submittal and she responded that she had not reviewed it yet, and probably not get to it until Thursday. I asked her if that would give me enough time to make any changes and still be on the August 12, 1997 DRB agenda. She said yes that should be enough time.

The same day, I received a call from Andrew in Hydrology who informed me that I did not have a drainage information sheet on a resubmittal on another project. I informed him, that I was under the impression that only one (the original) was needed. He said no, that a new sheet is required for every submittal. I told him that I had made a submittal for Quail Pointe on Friday that did not have a drainage information sheet. He said he would locate it and fill one out and log it in. I asked him if I should come down and fill them out myself and he stated that he would take care of it.

Lisa called me on August 4, 1997 before noon and stated that she had just unrolled the

grading plan and it did not have a drainage information sheet. I stated that Andrew was suppose to fill one out for me and log it on July 28, 1997. She said that if I faxed an information sheet to her she would log it in and review it. I specifically asked her if she would get to it in time for me to still be on the August 12, 1997 DRB hearing and she said yes.

I believe that although I was unaware that a drainage information sheet was required, I made every effort to make sure that this would not be deferred again. My client must be on the August 12, 1997 DRB agenda and I would appreciate it if you would assist me in getting it back on.

I will be available at 249-6196 all day. Please call me as soon as possible.

Sincerely,

A handwritten signature in cursive script that reads "Debra Vaughan-Cleff".

Debra Vaughan-Cleff, P.E.

xc: Lisa Manwill, Hydrology
Andrew, Hydrology

John Alexander \Rightarrow

Tucker Greenwald Del Conte

275-0451

239-7955

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DRAINAGE INFORMATION SHEET (SEE WP FILE DPMDIS FOR BETTER COPY)

PROJECT TITLE: *QUAIL Pointe*

ZONE ATLAS/DRNG. FILE #: *6-11*

DRB# *97-307*

EPC#: *2-97-43*

WORK ORDER#

LEGAL DESCRIPTION: *TRACT 388A, Town of Atrisco Grant, Unit 8*

CITY ADDRESS:

ENGINEERING FIRM: *DVC Engineering*

CONTACT: *Debra Deff*

ADDRESS: *6212 Torreon NE*

PHONE: *249-6196*

CITY, STATE: *Albuquerque, NM*

ZIP CODE: *87109*

OWNER: *Curb, Inc*

CONTACT: *Chuck Haegelin*

ADDRESS: *6301 Indian School NE*

PHONE: *881-9190*

CITY, STATE: *Albuquerque NM*

ZIP CODE: *87110*
~~CONTRACT:~~

ARCHITECT: *MAX CASER*

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

SURVEYOR: *Community Sciences*

CONTACT: *Kevin Daggett, L.S.*

ADDRESS: *4000 Corales Blvd.*

PHONE:

CITY, STATE: *Albuquerque, NM*

ZIP CODE: *87104*

CONTRACTOR: *Artistic Homes*

CONTACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

TYPE OF SUBMITTAL:

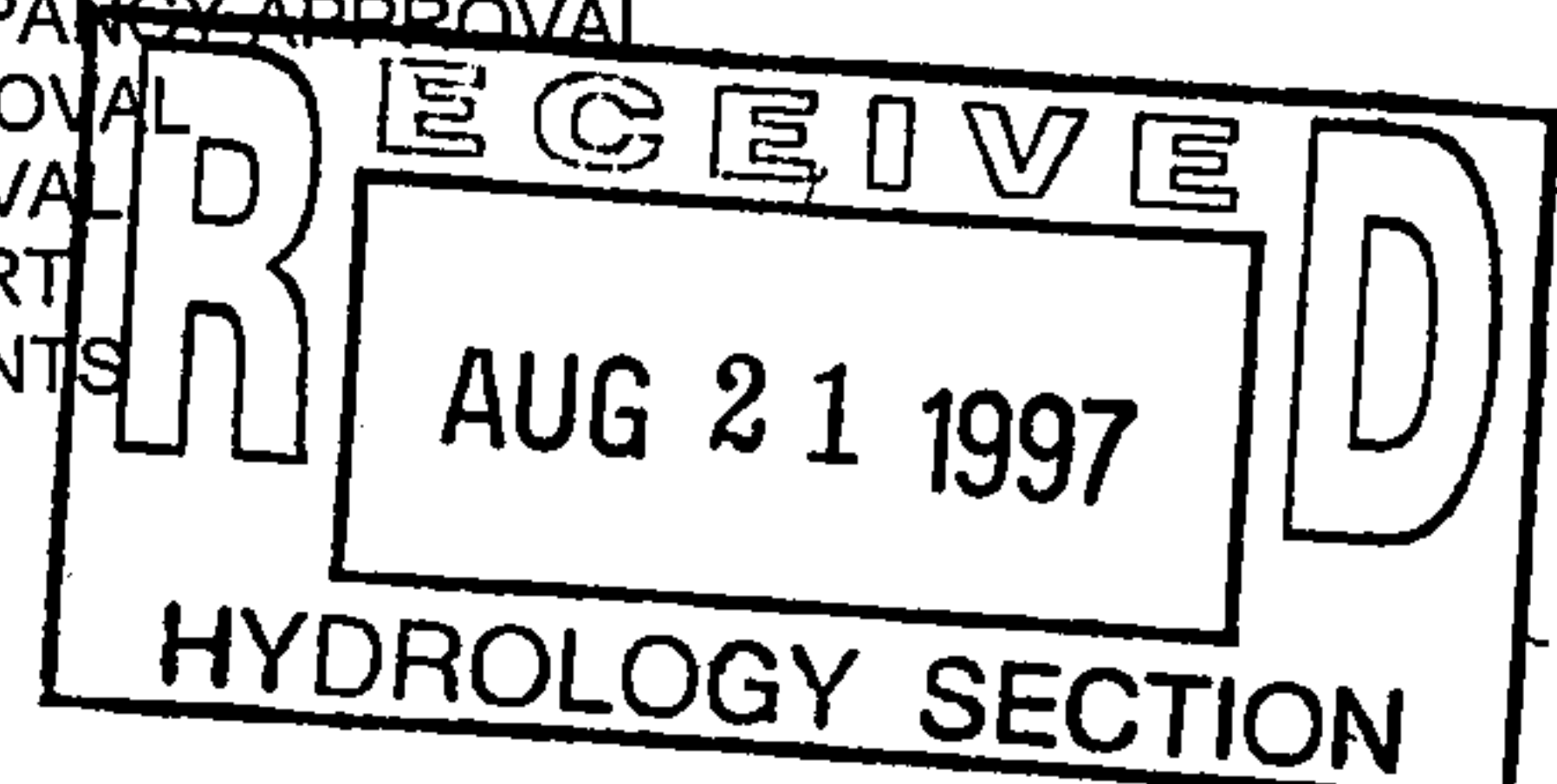
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER (SPECIFY)



As shown on the Grading Plan in Appendix B, the slopes of all of the streets are designed to be 0.5% or 0.005 feet per foot. The following table summarized the flow depths for each basin and its associated portion of street.

**TABLE 4.B.2
FLOW DEPTH SUMMARY
ON-SITE**

Location	100-yr Storm	10-yr storm
Basin A	.41	0.37
Basin B	.37	0.33
Basin C (Total)	.49	0.45
Basin D	.1	*
Allowable Depths	0.87	0.50

* negligible

Basin D flows to the south into Quail Road. The existing grade on Quail Road is to the west at 1.0% - as shown on the plan in Appendix C. The existing street drains into two drop inlets at Sta 9+70. The total flow contributed from the Quail Subdivision is only 0.2 csf with an additional depth of .1, which is negligible.

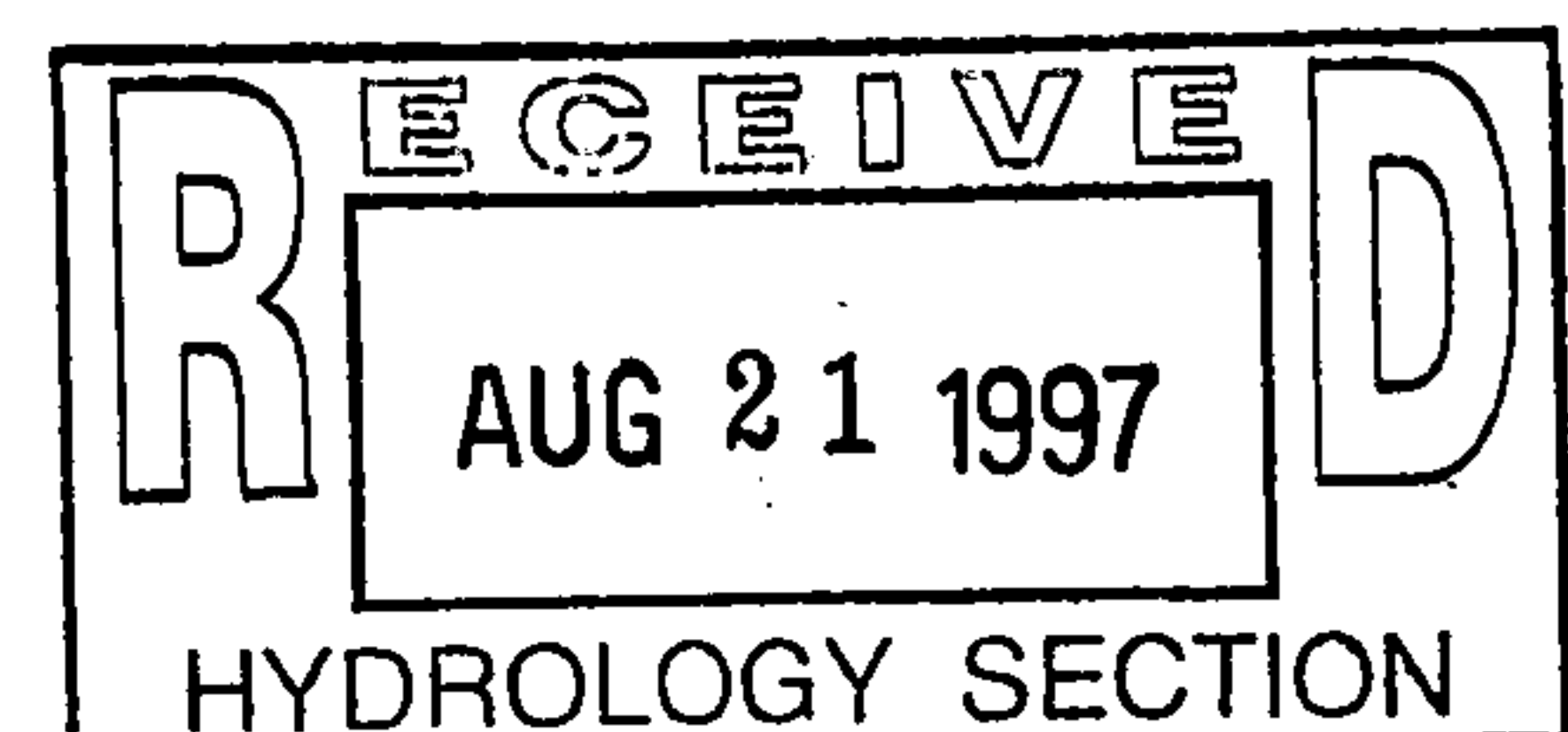
In summary, the streets proposed in the Quail Pointe subdivision and in the surrounding streets have adequate capacity to handle the anticipated flows.

Section 5

GRATE CAPACITIES - TYPE C INLETS

The inlets proposed to capture the flows generated from the Quail Pointe Subdivision are two Type C inlets - one on each side of the proposed street. The proposed inlets are designed to accept 100% of the 10-year flow, prior to it exiting the subdivision and contributing to the existing flow on 57th Street (although, there is additional capacity in 57th Street). The capacity of those inlets are taken from Plate D-5, Section 22.3 of the DPM. Based on D-5, a total of approximately 7.0 cfs will be intercepted into the inlet and the 10-year design flow is 6.21 cfs. By observation, the 10-year flow will also be 100% intercepted.

The 100 year flow will not be completely intercepted into the catch basins. Since the grate capacity is 7.0 cfs, a total of 2.31 cfs will overflow in the street. The additional street capacity is calculated in 4.A. The total flow to the existing street is the difference



QUAIL POINTE SUBDIVISION

DRAINAGE REPORT

JULY 1, 1997
Amended August 14, 1997

Submitted to:

City of Albuquerque
Public Works Department
Hydrology Division
Plaza del Sol
P.O. Box 1293
Albuquerque, NM 87103

Prepared for:

Curb, Inc.
6301 Indian School Rd. NE
Albuquerque, NM 87110

Prepared by:

DVC Engineering
Debra Vaughan-Cleff, P.E.
6212 Torreon NE
Albuquerque, NM 87109
(505) 249-6196

*Part of July 7, 1997
submittal.
This is approved
report.*

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Section 1

Introduction and Summary

This Drainage Report is being prepared for the Quail Pointe Subdivision which is located west of 57th Street NW, between Quail Road NW and Redlands Road NW. The legal description is Tract 388A, Town of Atrisco Grant, Unit No. 8. The property is zoned SU-1/Planned Residential Development. The total area is 4.871 acres and can be found on Zone Atlas No. G-11. The proposed subdivision has been presented to the Environmental Planning Commission (EPC) - Z-97-43. The EPC issued an Official Notification of Decision on May 30, 1997 which approved the site plan subject to six findings and four conditions. A copy of this notification is attached in Appendix A.

The proposed subdivision is located on Albuquerque's westside as stated above. The existing lot is undeveloped at this time. The proposed subdivision improvements include 59 lots with town houses consisting of three eight-plexes, two seven-plexes, two six-plexes, one five-plex and one-four plex for a total of 59 units. The improvements also include the appropriate infrastructure improvements, such as roads and utilities.

This Drainage Report is being prepared in accordance with the City of Albuquerque Development Process Manual (DPM), Section 22.2 - Hydrology and Section 22.3 - Hydraulics.

In summary, this report shows that the Quail Pointe Subdivision drains into an existing storm sewer on 57th Street NW. The report proves that the storm sewer system and the adjacent street system has the capacity to accept the flows generated by this subdivision and that no ponding is required.

Section 2

Existing Hydrology Conditions

Quail Pointe Subdivision is surrounded on three sides (north, east and south) by streets and on the west by an existing subdivision. The drainage on the lot itself remains on the property at this time. Quail Road - on the south - drains to the west. Redlands Road - on the north - drains across 57th in an existing storm sewer system. 57th street drains both north and south into two separate storm sewer systems. Quail Pointe will drain into one of the storm sewers on 57th street. See Appendix B - Grading Plan. All of the adjacent properties surrounding the Quail Pointe Subdivision do not impact the storm sewer system on 57th Street, with the exception of one parking lot on the Lovelace property. The following is a detailed discussion regarding the existing flows in the area.

A. Quail Pointe Subdivision

The existing lot is undeveloped at this time. It is in Precipitation Zone 1 which is

west of the Rio Grande as shown on the Vicinity Map on the Site Plan in Appendix B - Site Plan and Grading Plan. The design storm for this subdivision is the 100-year, 6-hour event as defined by the NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol IV - New Mexico. The land treatment for the existing condition is all Type A, which is represented by soil uncompacted by human activity with 0 to 10 percent slopes. The Grading Plan in Appendix B shows the existing contours on the property is a lighter pen. As can be seen by these contours and by site observation, the property is lower than the surrounding roads on all three sides (north, east and south) and is bounded by a block wall on the west side. All of the existing drainage remains on the property.

The excess precipitation for Type A land treatment in Zone 1 is 0.44 inches for a 100-year/6-hour storm. The unit peak discharge for Type A land treatment in Zone one is 1.29 inches per acre for a 100-year/6-hour storm. Consequently, the volume of runoff and peak discharge, which are retained on the property are as follows:

$$\text{Vol.} = \text{Area} \times \text{Excess Precipitation}$$

$$\text{Vol.} = 4.871 \text{ acres} \times 0.44 \text{ inches} = 0.178 \text{ acre-feet}$$

$$Q = \text{Area} \times \text{unit peak discharge}$$

$$Q = 4.871 \text{ acres} \times 1.29 \text{ cfs/acre} = 6.28 \text{ cfs.}$$

B. Quail Road NW

Quail Road which is south of the proposed subdivision was constructed by SAD 217, which is attached in Appendix C for your information. The roadway consists of pavement, and curb and gutter. The grade of Quail Road is toward the south and does not impact this subdivision.

C. Redlands Road NW

Redlands Road which is north of the proposed subdivision is graded to flow east. The drainage crosses 57th Street NW and continues in an existing storm sewer to the east. Redlands Road does not impact this subdivision.

D. 57th Street NW

57th Street was constructed as part of the Coors Widening Project which is attached as Appendix D. There is 48 feet of pavement (face to face of curb), an 8 inch curb, a 4 foot buffer and a 4.5 foot sidewalk. The total right-of-way is 68 feet. Constructed as part of 57th Street was storm sewer. 57th Street from Sta. 25+00 to 31+00 contributes to two drop inlets located at Sta. 27+83. This creates a base volume and flow in the storm sewer. A conservative assumption for calculating the flow would

be to assume that all 68 feet of right-of-way is Type D land treatment. The length of roadway is 600 feet and the width is 68 feet. The area is 0.94 acres.

Excess Precipitation for Type D - Zone 1 = 1.97 inches

Unit Peak Discharge for Type D - Zone 1 = 4.37 cfs/acre

Total Volume = 0.15 acre-feet

Peak Discharge = 4.1 cfs

The capacity of the storm sewer between Sta. 27+76 and 29+54 (36" RCP) as shown on the Coors Widening Plan and Profile for 57th street (Appendix D) is 41 cfs. The capacity of the storm sewer between 27+76 and 23+70.6 (48" RCP) is 83 cfs. As shown on the plan and profile, the storm sewer ends with an 18" RCP stub out at Sta. 29+98. The stub out was for the adjacent property on the east. This property is developed and serves as a parking lot for the Lovelace facility.

It is critical to note that at the manhole at 27+78 the amount of flow capacity in the 36" RCP storm sewer is 41 cfs according the existing Coors Widening Plans.

E. Lovelace Property

The Lovelace facility generally drains to the east and does not impact Quail Pointe, with the exception of one parking lot. The Lovelace facility was constructed in the mid-eighties and this parking lot was not originally part of the plans. The drainage report and grading plan are on file at the Hydrology Division and is referenced as G-11, D34. The parking lot was constructed fairly recently and no grading plan was filed. The parking lot drains to the storm sewer on 57th Street via two catch basins located in the lot itself, which then flow into the back of the drop inlet located at Sta. 27+83 on 57th Street. Since no hydrology is available for this lot, a conservative method of calculating the drainage is to assume the entire lot is Type D land treatment. The lot area is under 2 acres, but 2 acres will be assumed as a conservative area. The flow is as follows:

Excess Precipitation for Type D - Zone 1 = 1.97 inches

Unit Peak Discharge for Type D - Zone 1 = 4.37 cfs/acre

Total Volume = 0.33 acre-feet

Total Discharge = 8.74 cfs

F. Existing Discharge to Storm Sewer on 57th

In summary, the total discharge to the storm sewer on 57th between 27+78 (MH) and 31+00 is from the street itself and the Lovelace parking lot.

Table 2.F
Discharge to Storm Sewer on 57th

Location	Volume acre-feet	Flow cfs
57th Street	0.15	4.1
Lovelace Parking Lot	0.33	8.74
Total in Storm Sewer at MH at 27+78	0.48	12.84

Section 3

Proposed Hydrology Conditions

A. Total Subdivision

Because the surrounding area that impacts the storm sewer on 57th street between the manhole at 27+78 and 31+00 is fully developed the only increase in flows will be from the proposed subdivision. The following is a summary of the areas contained within the subdivision and their associated land treatments, unit volumes and unit discharges:

**TABLE 3.A
FLOW AND VOLUME SUMMARY
QUAIL POINTE SUBDIVISION**

Area Type	Area (acres)	Land Treatment	Unit Excess (in)	Unit Flow (cfs)	Excess Precip. (in)	Flow (cfs)
Building Pad & Driveway	2.11	Type D	1.97	4.37	0.35	9.22
Open Space*	1.58	Type C	1.13	2.87	0.15	4.53
Right-of-Way	1.13	Type D	1.97	4.37	0.19	4.94
Total					0.69	18.69

* All open space is intended to be landscaped with native landscaping.

The total additional flow to the storm sewer on 57th street is 18.69 cfs. The existing flow in the storm sewer is 12.84 cfs. Therefore the total flow in the storm sewer is 31.53 cfs. The capacity of the storm sewer is 41 cfs in accordance with the Coors Widening Plan. The storm sewer has the capacity to accept all of the flows from the Quail Pointe Subdivision.

B. On-site Basins

The grading plan - Appendix B - shows that the internal streets and housing units are intended to flow to the exit onto 57th street. There the flows are intercepted by two drop inlets and then flow into the existing storm sewer on 57th street. A small portion of the subdivision drains into Quail Pointe then into Quail Road to the south. A Basin Map is included on the following page. The subdivision is divided into four Basins:

Basin A Redlands to exit street - the total area is 2.61 acres, with 0.98 acres Type C treatment.

- Basin B Highpoint on Quail Pointe south of Quail Road to Exit street - the total area is 2.06 acres with .60 acres Type C treatment.
- Basin C Exit Street - the total area is 0.114 acres with 0% Type C treatment
- Basin D Highpoint on Quail Pointe south to Quail Road - the total area is 0.045 acres with 0% Type C treatment.

**TABLE 3.B
FLOWS SUMMARY
ON-SITE FLOWS**

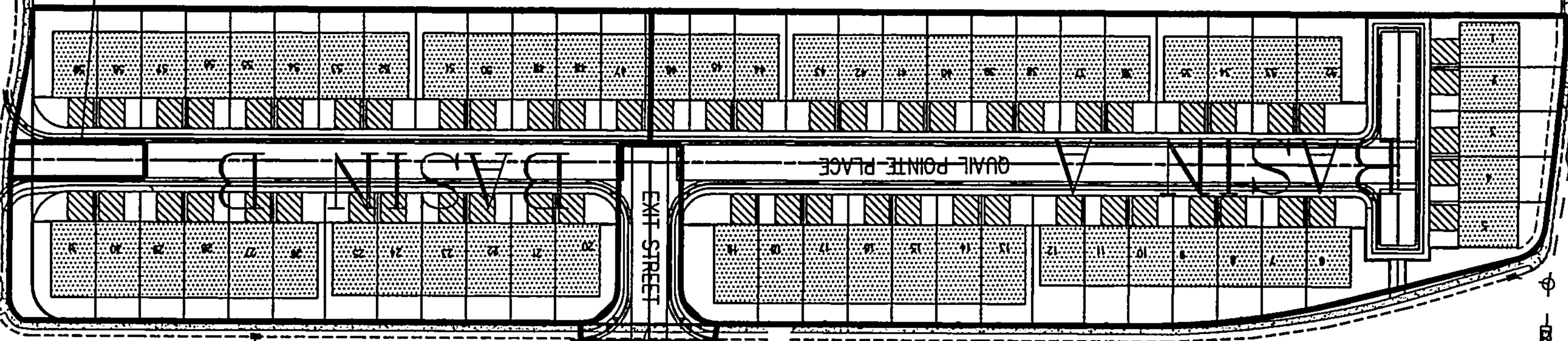
Basin	Total Area (acres)	Area Type C (acres)	Area Type D (acres)	C - Unit Flow (cfs)	D - Unit Flow (cfs)	Flow - Type C (cfs)	Flow - Type D (cfs)	Total Flow (cfs)
A	2.61	.98	1.63	2.87	4.37	2.81	7.12	9.93
B	2.06	.60	1.45	2.87	4.37	1.72	6.34	8.06
C	0.114	0	0.114	2.87	4.37	0	0.5	0.5
D	0.045	0	0.045	2.87	4.37	0	0.2	0.2
Total								18.69

BASIN MAP

BASIN D

QUAIL ROAD NW
60' R/W

REDLANDS RD NW
60' R/W



BASIN C

57 TH STREET NW
(60' R/W)

ATRISCO DRIVE
(100' R/W)



In accordance with the DPM, Section 22.3 - E. Street Capacities, the allowable flow depths for the street networks in Albuquerque are as follows:

- Flow depths for the 100-year design discharge may not exceed 0.2 feet above the curb height or 0.87 feet at any location.
- Flow depths for the 10-year design discharge may not exceed 0.5 feet and one lane must be free of flowing water.

The flow to the drop inlets at Sta. 27+83 (approx. 28+00) receive flow from 57th Street in two directions.

A. Offsite Street Capacities - 57th Street - Existing

Sta. 25+00 to 28+00 - 100-yr/6-hr storm - The street capacity of 57th Street between 25+00 and 28+00 is taken from Plate D-3 on page 72 of Section 22.3 of the DPM. The low point of the vertical curve is approximately Sta. 28+00. The street slope is 0.0033. The crown is 2%. The street width is 48 feet, and there is a COA standard 8" curb. The flows are taken from Section 2.D of this report. The discharge for 600 (25+00 to 31+00) of street is 4.1 cfs. Therefore the discharge for 300 feet (25+00 to 28+00) is 2.05 cfs. The plates are for ½ of the street width, therefore the flow is 1.025 cfs. The depth is approximately 0.275 feet.

Sta 25+00 to 28+00 - 10-yr/6-hr storm - In order to the factor shown Table A-3, Section 22.2 of the DPM for the 10-year storm, which is 0.667. Therefore the flow is 1.025 times the factor of 0.667 which is 0.68 cfs. From Plate D-3 the approximate flow depth is 0.24 feet.

Sta. 28+00 to 31+00 - 100-yr/6-hr storm - The street slope is 0.0067. The crown is 2%. The street width is 48 feet, and there is a COA standard 8" curb. The flows are taken from Section 2.D of this report. The discharge for 600 (25+00 to 31+00) of street is 4.1 cfs. Therefore the discharge for 300 feet (28+00 to 31+00) is 2.05 cfs. The plates are for ½ of the street width, therefore the flow is 1.025 cfs. The depth is approximately 0.25 feet.

Sta 28+00 to 31+00 - 10-yr/6-hr storm - In order to the factor shown Table A-3, Section 22.2 of the DPM for the 10-year storm, which is 0.667. Therefore the flow is 1.025 times the factor of 0.667 which is 0.68 cfs. From Plate D-3 the approximate flow depth is 0.21 feet.

The following is a summary table showing the depths which contribute the drop inlets (DI) on 57th Street:

**TABLE 4.A
FLOW DEPTH SUMMARY
OFFSITE - EXISTING**

Location	100-year flow	100-yr Storm	10-yr storm
25+00 to 28+00	4.1	0.275	0.24
28+00 to 31+00	2.05	0.25	0.21
Total at DI	6.15	0.375	0.32
Allowable Depths		0.87	0.50

The additional street capacity between 28+00 and 31+00 is the difference between the allowable depths and the flow depths for the 100-yr and 10-yr storms, respectively. The street had adequate capacity for existing flows.

B. On-site Street Capacities - Proposed

The following is a table summarizing the flows as calculated in Section 3 of this report:

**TABLE 4.B.1
FLOWS SUMMARY
ON-SITE FLOWS**

Basin	100-yr Storm Total Flow (cfs)	10-yr Storm Total Flow (cfs)	100-yr Storm ½ Street (cfs)	10-yr ½ street (cfs)
Basin A	10.06	6.71	5.03	3.35
Basin B	8.06	5.38	4.03	2.69
Basin C	0.50	0.33	0.25	0.17
Total - for Basin C	18.62	12.42	9.31	6.21
Basin D	0.2	0.13	0.1	.06

As shown on the Grading Plan in Appendix B, the slopes of all of the streets are designed to be 0.5% or 0.001 feet per foot. The following table summarized the flow depths for each basin and its associated portion of street.

**TABLE 4.B.2
FLOW DEPTH SUMMARY
ON-SITE**

Location	100-yr Storm	10-yr storm
Basin A	.41	0.37
Basin B	.37	0.33
Basin C (Total)	.49	0.45
Basin D	.1	*
Allowable Depths	0.87	0.50

* negligible

Basin D flows to the south into Quail Road. The existing grade on Quail Road is to the west at 1.0% - as shown on the plan in Appendix C. The existing street drains into two drop inlets at Sta 9+70. The total flow contributed from the Quail Subdivision is only 0.2 csf with an additional depth of .1, which is negligible.

In summary, the streets proposed in the Quail Pointe subdivision and in the surrounding streets have adequate capacity to handle the anticipated flows.

Section 5

GRATE CAPACITIES - TYPE C INLETS

The inlets proposed to capture the flows generated from the Quail Pointe Subdivision are two Type C inlets - one on each side of the proposed street. The proposed inlets are designed to accept 100% of the 10-year flow, prior to it exiting the subdivision and contributing to the existing flow on 57th Street (although, there is additional capacity in 57th Street). The capacity of those inlets are taken from Plate D-5, Section 22.3 of the DPM. Based on D-5, a total of approximately 7.0 cfs will be intercepted into the inlet and the 10-year design flow is 6.21 cfs. By observation, the 10-year flow will also be 100% intercepted.

The 100 year flow will not be completely intercepted into the catch basins. Since the grate capacity is 7.0 cfs, a total of 2.31 cfs will overflow in the street. The additional street capacity is calculated in 4.A. The total flow to the existing street is the difference

between the overflow from the proposed catch basins plus the existing flow in the street. The existing 100-year flow in the street is 6.15 cfs and the overflow from the subdivision is 2.31 cfs. The total flow in 57th Street is 8.46. The following table summarizes the flows and depths which can be expected in 57th Street.

**TABLE 5.1
57TH STREET CAPACITY
INCLUDING OVERFLOW FROM SUBDIVISION**

Location	100-yr Storm cfs	Curb Depth ft
57th Street	8.46	.48
Allowable Depths	0.87	0.50

In summary, 57th Street has adequate capacity to accept the 100-year overflow from the subdivision.

Section 6

LATERAL PIPE CAPACITIES

Two lateral reinforced concrete pipes ^{24"}18" in diameter are proposed to connect the proposed drop inlets into the existing storm drain system on 57th Street. The total flow to the pipes are equal to the grate capacity, which is calculated in Section 5 as 7.0 cfs per double C inlet.

The pipe capacities are calculated using Mannings formula. The calculations are done by a program called Drainpak, by Burak Software. The calculations are included in Appendix E. Both pipes are flowing non-pressure, therefore have ample capacity to handle the 7.0 and 14.0 cfs, respectively

Section 7

CONCLUSION

In conclusion, the proposed subdivision has little effect on all of the surrounding facilities. The street and inlets proposed for the subdivision have adequate capacity to handle the generated flows. Finally, the storm sewer on 57th Street, which will accept the flows from this subdivision, has more than enough capacity to handle the proposed flows.

APPENDIX A

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 30, 1997

OFFICIAL NOTIFICATION OF DECISION

Curb, Inc.
6301 Indian School Rd. NE
Suite 680
Albuquerque, NM 87110

FILE: Z-97-43

LEGAL DESCRIPTION: For Tract 388A, Town of Atrisco Grant, Unit No. 8, zoned SU-1/ Planned Residential Development, and located on the west side of 57th Street NW between Redlands Road NW and Quail Road NW, containing approximately 4.8 acres. (G-11)
[RUSSELL BRITO, STAFF PLANNER

On May 29, 1997, the Environmental Planning Commission voted to approve Z-97-43, site development plan approval for Tract 388A, Town of Atrisco Grant, Unit No. 8, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The submitted site plan is for a townhome development of 59 units that is not unlike others in the immediate area.
2. This request conforms to the applicable goals and policies of the Comprehensive Plan by: respecting existing neighborhood conditions; planning development in areas where vacant land is contiguous to existing or programmed urban facilities; and having a design that is appropriate to the plan area.
3. This request adheres to the applicable policies of the West Side Strategic Plan by considering the design and site layout implications on surrounding properties and increasing the residential base of the Ladera community.
4. This request complies with the applicable policies of the Coors Corridor Plan by: having a development intensity that is compatible with the roadway function and existing zoning.
5. The submitted landscape plan needs to demonstrate compliance with the requirements of the Street Tree Ordinance (Sections 6-6-2-1 et. Seq.) or exhibit a design that meets its intent and is acceptable to the Planning Department.
6. The Planning Department's *Design Manual for Subdivision Access & Perimeter Walls* is a comprehensive statement of guidelines that should be used in the design of the perimeter walls for this development.

CONDITIONS:

1. The submitted landscape plan shall demonstrate compliance with the requirements of the Street Tree Ordinance (Sections 6-6-2-1 et. Seq.) or exhibit a design that meets its intent and is acceptable to the Planning Department.
2. The placement of side walls at street intersections shall be clarified and conform with the front yard set-back and clear sight triangle requirements of the Zoning Code.

OFFICIAL NOTIFICATION OF DECISION

Z-97-43

PAGE 2

3. The site plan shall address comments by the Public Works, Environmental Health, and Parks and Ger Departments prior to DRB sign-off.
4. Occasional transparent openings and a minimum of 2 feet off-set shall be located at a minimum of 100 intervals on all perimeter walls.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 3RD FLOOR, PLAZA SOL BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JUNE 13, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE. PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/RB/ac

cc: Consensus Planning, Inc., 718 Central SW, Albuquerque, NM 87102
Pam Micker, 2608 Sol de Vida NW, Albuquerque, NM 87102
Ernie Saiz, 2701 Los Compadres NW, Albuquerque, NM 87120
Dianne Morrison, 6028 Landry NW, Albuquerque, NM 87102
Colin Hart, 3501 Atrisco NW, Albuquerque, NM 87102
John Koontz, P.O. Box 24244, Albuquerque, NM 87102

APPENDIX B

APPENDIX C

APPENDIX D

PROJECT: Quail Pointe
JOB # : DRB-97-307
DATE : ****

STATION
DESCRIPTION

FINISH
GRADE

INV.
ELEV.

PIPE DIA.
(IN)

LENGTH
(FT)

Q
(CFS)

friction
head loss

1	5104.44 5103.33	5097.68 5098.05	24	37.00	14 non-pressure
2	5103.33 5103.33	5098.05 5099.05	23	90.00	7 non-pressure

DRAINAGE INFORMATION SHEET (SEE WP FILE DPMDIS FOR BETTER COPY)

PROJECT TITLE: Quail Pointe Subdivision ONE ATLAS/DRNG. FILE #: G-11DRB #: 97-307 EPC#: 97-43 WORK ORDER#: _____LEGAL DESCRIPTION: TRACT 388A Town of Amisco Grant.CITY ADDRESS: 57th Between Redlands and Quail Rd.ENGINEERING FIRM: DVC EngineeringCONTACT: Debi CleffADDRESS: 6212 Torreon NE PHONE: 856 2004
or 249-0196CITY, STATE: Albuquerque, NM ZIP CODE: 87109OWNER: Curb, Inc CONTACT: Chuck HaegelinADDRESS: 6301 Indian School Rd. PHONE: 881-9190CITY, STATE: Albuquerque NM ZIP CODE: 87110ARCHITECT: MAX CABER CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Community Sciences Corp.CONTACT: Kevin Daggett, L.S.ADDRESS: 4800 Corrales Rd. PHONE: 898-0000CITY, STATE: Corrales, NM ZIP CODE: 87124CONTRACTOR: Artistic Homes CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

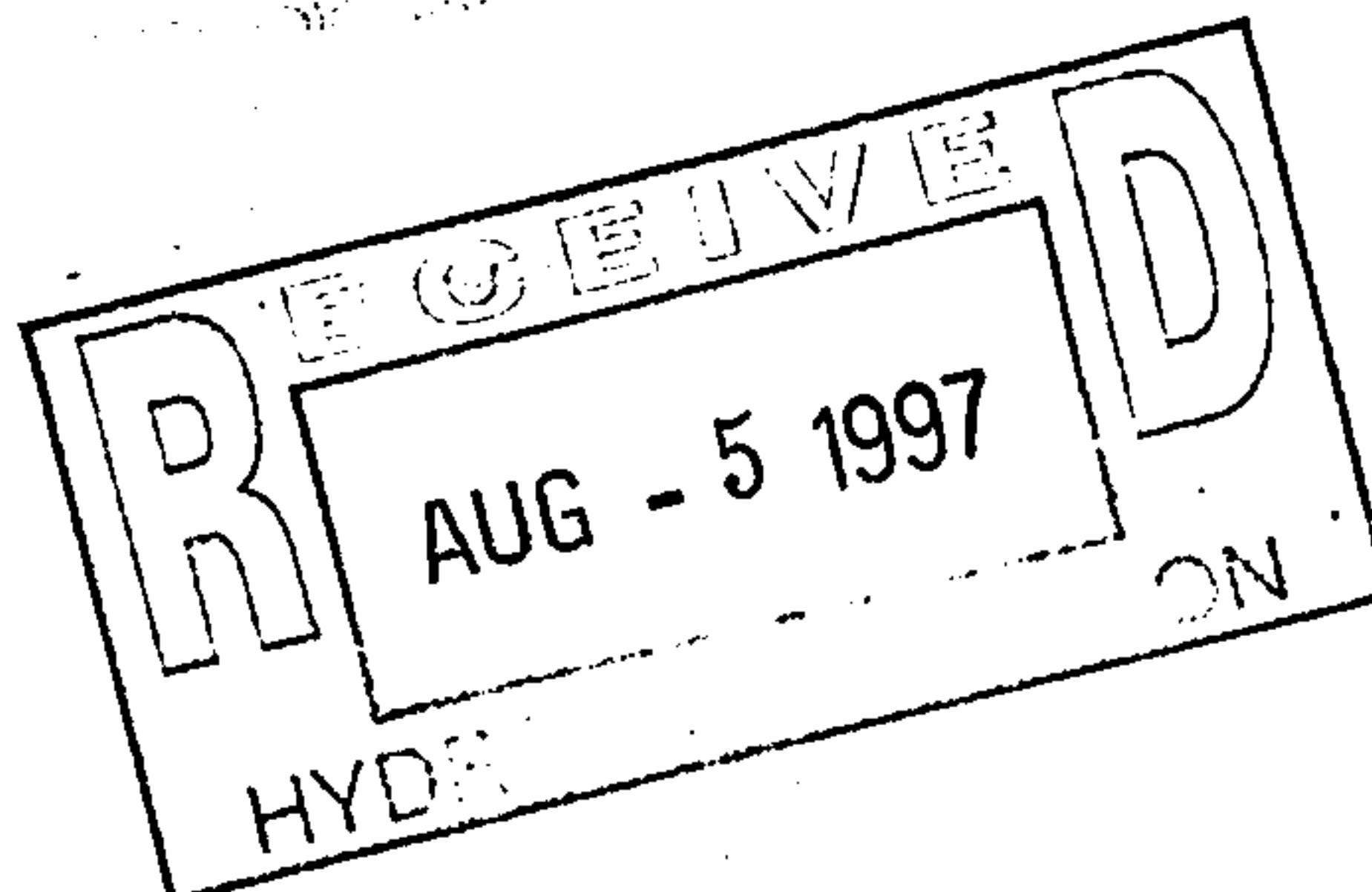
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER (SPECIFY)



Resubmittal

DRAINAGE INFORMATION SHEET (SEE WP FILE DPMDIS FOR BETTER COPY)

PROJECT TITLE: QUAIL POINTE SUBDIVISION ZONE ATLAS/DRNG. FILE #: 6-11/

DRB #: 97-307 EPC#: ~~245~~ 2-97-43 WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 388A, Town of Atrisco Grant, Unit 8

CITY ADDRESS: _____

ENGINEERING FIRM: DVC Engineering

CONTACT: Debra Cleff

ADDRESS: 6212 Torreón NE PHONE: 249-6196

CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Curb, Inc. CONTACT: Charles Haegelin

ADDRESS: 6301 Indian School Rd. PHONE: 881-9190

CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Kevin Daggett, L.S.

CONTACT: Community Sciences

ADDRESS: 4481 Corrales Rd. PHONE: 897-0000

CITY, STATE: Albuquerque, NM ZIP CODE: 87124

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

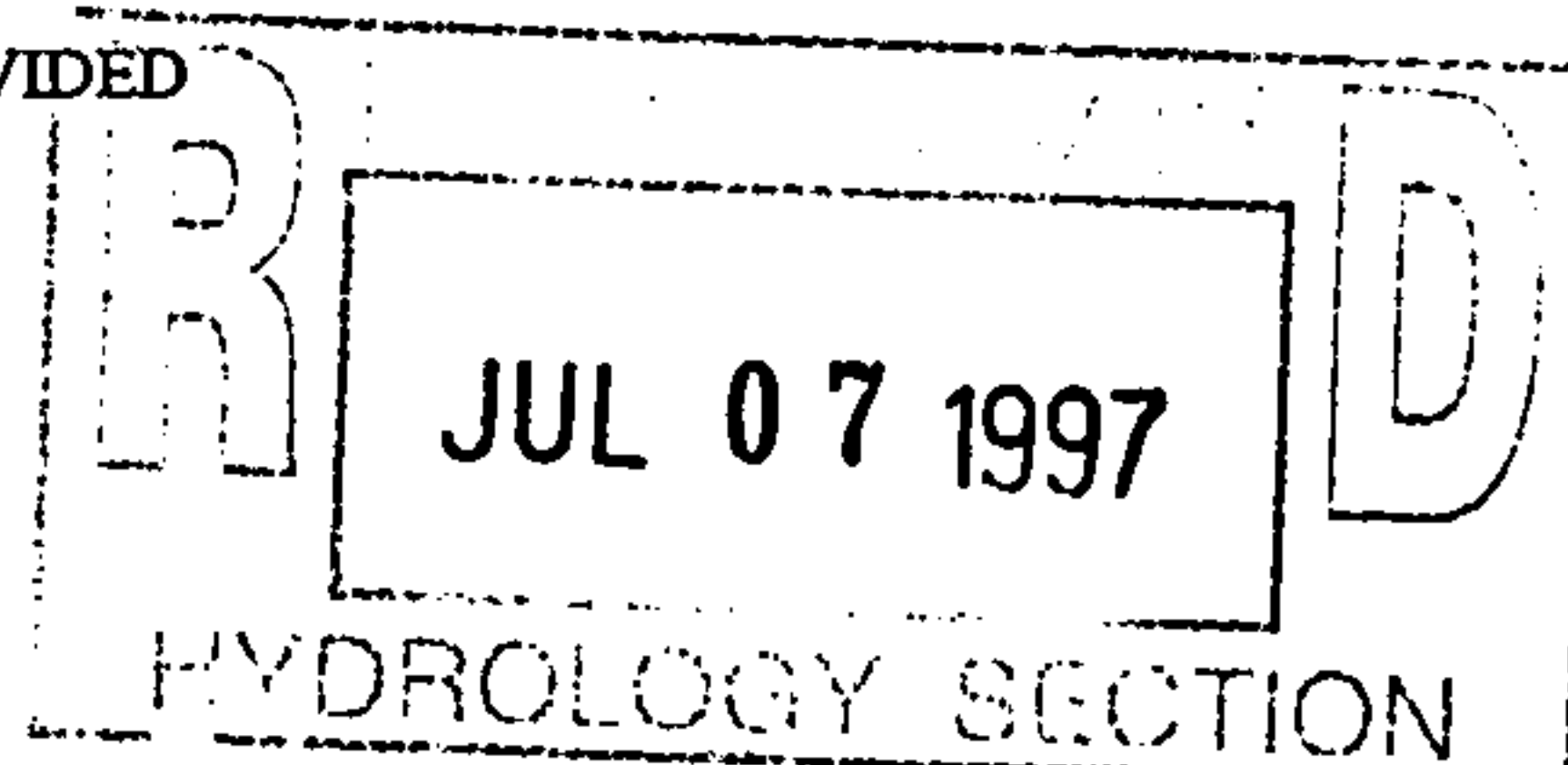
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SKETCH PLAT APPROVAL
- ☒ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER (SPECIFY)



QUAIL POINTE SUBDIVISION

PRELIMINARY DRAINAGE REPORT

JULY 1, 1997

Submitted to:

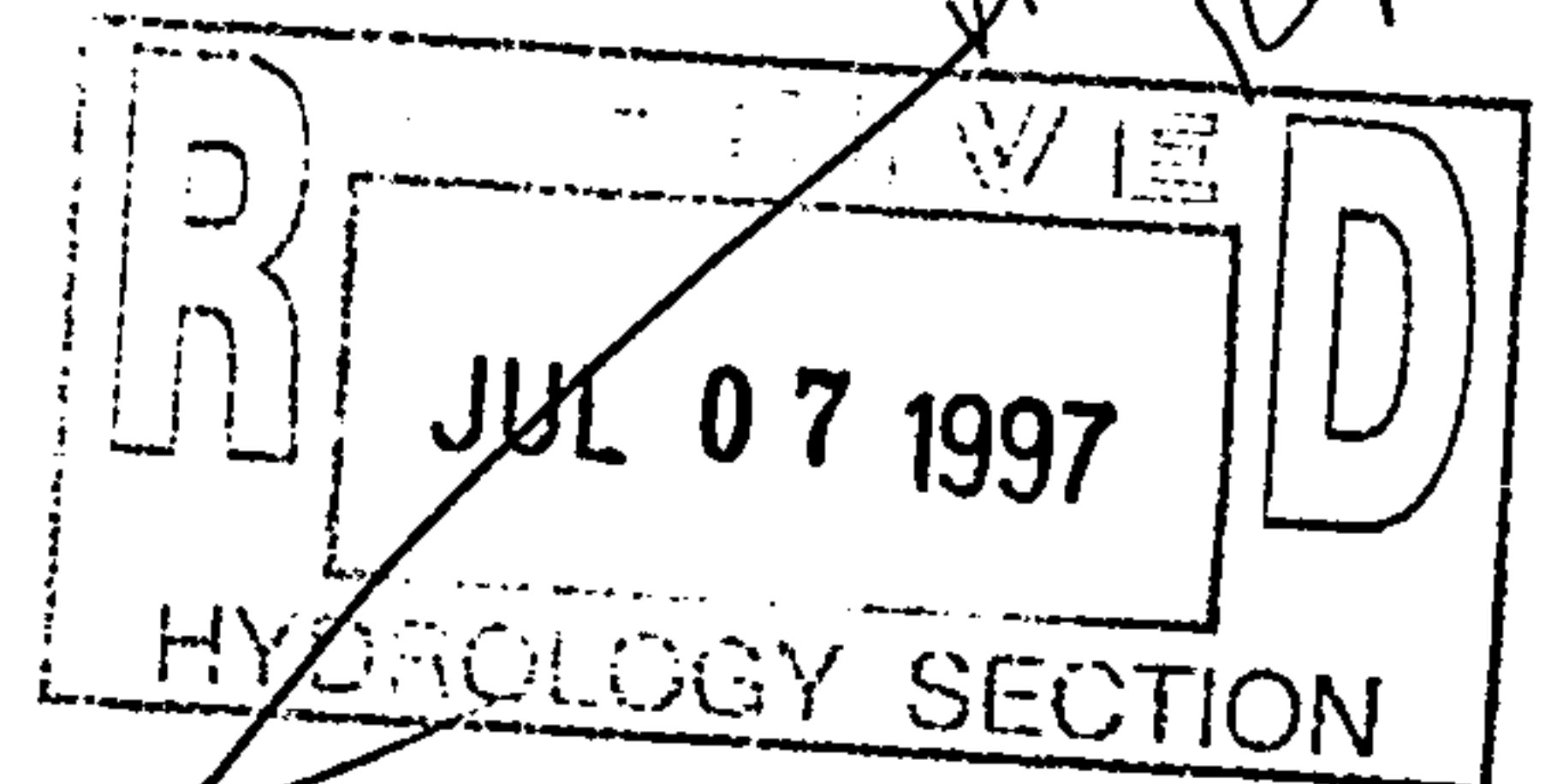
City of Albuquerque
Public Works Department
Hydrology Division
Plaza del Sol
P.O. Box 1293
Albuquerque, NM 87103

Prepared for:

Curb, Inc.
6301 Indian School Rd. NE
Albuquerque, NM 87110

Prepared by:

DVC Engineering
Debra Vaughan-Cleff, P.E.
6212 Torreon NE
Albuquerque, NM 87109
(505) 249-6196



Additional copy

DRB 97-307

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Appendix B - Site Plan and Preliminary Grading Plan
Appendix C - SAD 217 - Quail Road NW
Appendix D - Coors Widening Project - 57th Street

Section 1

Introduction and Summary

This Drainage Report is being prepared for the Quail Pointe Subdivision which is located west of 57th Street NW, between Quail Road NW and Redlands Road NW. The legal description is Tract 388A, Town of Atrisco Grant, Unit No. 8. The property is zoned SU-1/Planned Residential Development. The total area is 4.871 acres and can be found on Zone Atlas No. G-11. The proposed subdivision has been presented to the Environmental Planning Commission (EPC) - Z-97-43. The EPC issued an Official Notification of Decision on May 30, 1997 which approved the site plan subject to six findings and four conditions. A copy of this notification is attached in Appendix A.

The proposed subdivision is located on Albuquerque's westside as stated above. The existing lot is undeveloped at this time. The proposed subdivision improvements include 59 lots with town houses consisting of three eight-plexes, two seven-plexes, two six-plexes, one five-plex and one-four plex for a total of 59 units. The improvements also include the appropriate infrastructure improvements, such as roads and utilities.

This Drainage Report is being prepared in accordance with the City of Albuquerque Development Process Manual (DPM), Section 22.2 - Hydrology and Section 22.3 - Hydraulics.

In summary, this report shows that the Quail Pointe Subdivision drains into an existing storm sewer on 57th Street NW. The report proves that the storm sewer system has the capacity to accept the flows generated by this subdivision and that no ponding is required.

Yes, but it appears that your 18" lateral does not have capacity to the street capacity

Section 2

Existing Hydrology Conditions

Quail Pointe Subdivision is surrounded on three sides (north, east and south) by streets and on the west by an existing subdivision. The drainage on the lot itself remains on the property at this time. Quail Road - on the south - drains to the west. Redlands Road - on the north - drains across 57th in an existing storm sewer system. 57th street drains both north and south into two separate storm sewer systems. Quail Pointe will drain into one of the storm sewers on 57th street. See Appendix B - Grading Plan. All of the adjacent properties surrounding the Quail Pointe Subdivision do not impact the storm sewer system on 57th Street, with the exception of one parking lot on the Lovelace property. The following is a detailed discussion regarding the existing flows in the area.

A. Quail Pointe Subdivision

The existing lot is undeveloped at this time. It is in Precipitation Zone 1 which is

Preliminary Plat required "final" Grading. take out the word "Preliminary"

west of the Rio Grande as shown on the Vicinity Map on the Site Plan in Appendix B - word Site Plan and Preliminary Grading Plan. The design storm for this subdivision is the 100-year, 6-hour event as defined by the NOAA Atlas 2, Precipitation-Frequency Atlas of the Western United States, Vol IV - New Mexico. The land treatment for the existing condition is all Type A, which is represented by soil uncompacted by human activity with 0 to 10 percent slopes. The Preliminary Grading Plan in Appendix B shows the existing contours on the property is a lighter pen. As can be seen by these contours and by site observation, the property is lower than the surrounding roads on all three sides (north, east and south) and is bounded by a block wall on the west side. All of the existing drainage remains on the property.

The excess precipitation for Type A land treatment in Zone 1 is 0.44 inches for a 100-year/6-hour storm. The unit peak discharge for Type A land treatment in Zone one is 1.29 inches per acre for a 100-year/6-hour storm. Consequently, the volume of runoff and peak discharge, which are retained on the property are as follows:

$$\text{Vol.} = \text{Area} \times \text{Excess Precipitation}$$

$$\text{Vol.} = 4.871 \text{ acres} \times 0.44 \text{ inches} = 0.178 \text{ acre-feet}$$

$$Q = \text{Area} \times \text{unit peak discharge}$$

$$Q = 4.871 \text{ acres} \times 1.29 \text{ cfs/acre} = 6.28 \text{ cfs.} \quad \text{Existing}$$

B. Quail Road NW

Quail Road which is south of the proposed subdivision was constructed by SAD 217, which is attached in Appendix C for your information. The roadway consists of pavement, and curb and gutter. The grade of Quail Road is toward the south and does not impact this subdivision.

C. Redlands Road NW

Redlands Road which is north of the proposed subdivision is graded to flow east. The drainage crosses 57th Street NW and continues in an existing storm sewer to the east. Redlands Road does not impact this subdivision.

D. 57th Street NW

57th Street was constructed as part of the Coors Widening Project which is attached as Appendix D. There is 48 feet of pavement (face to face of curb), an 8 inch curb, a 4 foot buffer and a 4.5 foot sidewalk. The total right-of-way is 68 feet. Constructed as part of 57th Street was storm sewer. 57th Street from Sta. 25+00 to 31+00 contributes to two drop inlets located at Sta. 27+83. This creates a base volume and flow in the storm sewer. A conservative assumption for calculating the flow would

be to assume that all 68 feet of right-of-way is Type D land treatment. The length of roadway is 600 feet and the width is 68 feet. The area is 0.94 acres.

Excess Precipitation for Type D - Zone 1 = 1.97 inches

Unit Peak Discharge for Type D - Zone 1 = 4.37 cfs/acre

Total Volume = 0.15 acre-feet

Peak Discharge = 4.1 cfs

The capacity of the storm sewer between Sta. 27+76 and 29+54 (36" RCP) as shown on the Coors Widening Plan and Profile for 57th street (Appendix D) is 41 cfs. The capacity of the storm sewer between 27+76 and 23+70.6 (48" RCP) is 83 cfs. As shown on the plan and profile, the storm sewer ends with an 18" RCP stub out at Sta. 29+98. The stub out was for the adjacent property on the east. This property is developed and serves as a parking lot for the Lovelace facility.

It is critical to note that at the manhole at 27+78 the amount of flow capacity in the 36" RCP storm sewer is 41 cfs according the existing Coors Widening Plans.

E. Lovelace Property

The Lovelace facility generally drains to the east and does not impact Quail Pointe, with the exception of one parking lot. The Lovelace facility was constructed in the mid-eighties and this parking lot was not originally part of the plans. The drainage report and grading plan are on file at the Hydrology Division and is referenced as G-11, D34. The parking lot was constructed fairly recently and no grading plan was filed. The parking lot drains to the storm sewer on 57th Street via two catch basins located in the lot itself, which then flow into the back of the drop inlet located at Sta. 27+83 on 57th Street. Since no hydrology is available for this lot, a conservative method of calculating the drainage is to assume the entire lot is Type D land treatment. The lot area is under 2 acres, but 2 acres will be assumed as a conservative area. The flow is as follows:

Excess Precipitation for Type D - Zone 1 = 1.97 inches

Unit Peak Discharge for Type D - Zone 1 = 4.37 cfs/acre

Total Volume = 0.33 acre-feet

Total Discharge = 8.74 cfs

F. Existing Discharge to Storm Sewer on 57th

In summary, the total discharge to the storm sewer on 57th between 27+78 (MH) and 31+00 is from the street itself and the Lovelace parking lot.

Table 2.F
Discharge to Storm Sewer on 57th

Location	Volume acre-feet	Flow cfs
57th Street	0.15	4.1
Lovelace Parking Lot	0.33	8.74
Total in Storm Sewer at MH at 27+78	0.48	12.84

? This storm sewer was built for a parking lot + roadways? Seems quite excessive

Section 3

Proposed Hydrology Conditions

A. Total Subdivision

Because the surrounding area that impacts the storm sewer on 57th street between the manhole at 27+78 and 31+00 is fully developed the only increase in flows will be from the proposed subdivision. The following is a summary of the areas contained within the subdivision and their associated land treatments, unit volumes and unit discharges:

TABLE 3.A
FLOW AND VOLUME SUMMARY
QUAIL POINTE SUBDIVISION

Area Type	Area (acres)	Land Treatment	Unit Excess (in)	Unit Flow (cfs)	Excess Precip (in)	Flow (cfs)
Building Pad & Driveway	2.11	Type D	1.97	4.37	0.35	9.22
Open Space*	1.58	Type C	1.13	2.87	0.15	4.53
Right-of-Way	1.13	Type D	1.97	4.37	0.19	4.94
Total					0.69	18.69

* All open space is intended to be landscaped with native landscaping.

The total additional flow to the storm sewer on 57th street is 18.69 cfs. The existing flow in the storm sewer is 12.84 cfs. Therefore the total flow in the storm sewer is 31.53 cfs. The capacity of the storm sewer is 41 cfs in accordance with the Coors Widening Plan. The storm sewer has the capacity to accept all of the flows from the Quail Pointe Subdivision.

B. On-site Basins

The grading plan - Appendix B - shows that the internal streets and housing units are intended to flow to the exit onto 57th street. There the flows are intercepted by two drop inlets and then flow into the existing storm sewer on 57th street. The street is divided into three Basins:

Basin A Redlands to exit street - the total area is 2.64 acres, with .98 acres Type C treatment.

Basin B Quail to exit street - the total area is 2.07 acres with .60 acres Type C treatment.

Basin C Exit Street - the total area is 0.11 acres with 0% Type C treatment

**TABLE 3.B
FLOWS SUMMARY
ON-SITE FLOWS**

Basin	Total Area (acres)	Area Type C (acres)	Area Type D (acres)	C - Unit Flow (cfs)	D - Unit Flow (cfs)	Flow - Type C (cfs)	Flow - Type D (cfs)	Total Flow (cfs)
A	2.64	.98	1.66	2.87	4.37	2.81	7.25	10.06
B	2.07	.60	1.47	2.87	4.37	1.72	6.42	8.14
C	0.112	0	.112	2.87	4.37	0	0.49	0.49
Total								18.69

Section 4

Street Capacities

In accordance with the DPM, Section 22.3 - E. Street Capacities, the allowable flow depths for the street networks in Albuquerque are as follows:

- Flow depths for the 100-year design discharge may not exceed 0.2 feet

above the curb height or 0.87 feet at any location.

- Flow depths for the 10-year design discharge may not exceed 0.5 feet and one lane must be free of flowing water.

The flow to the drop inlets at Sta. 27+83 (approx. 28+00) receive flow from 57th Street in two directions.

A. Offsite Street Capacities - 57th Street - Existing

Sta. 25+00 to 28+00 - 100-yr/6-hr storm - The street capacity of 57th Street between 25+00 and 28+00 is taken from Plate D-3 on page 72 of Section 22.3 of the DPM. The low point of the vertical curve is approximately Sta. 28+00. The street slope is 0.0033. The crown is 2%. The street width is 48 feet, and there is a COA standard 8" curb. The flows are taken from Section 2.D of this report. The discharge for 600 (25+00 to 31+00) of street is 4.1 cfs. Therefore the discharge for 300 feet (25+00 to 28+00) is 2.05 cfs. The plates are for $\frac{1}{2}$ of the street width, therefore the flow is 1.025 cfs. The depth is approximately 0.275 feet.

Sta 25+00 to 28+00 - 10-yr/6-hr storm - In order to the factor shown Table A-3, Section 22.2 of the DPM for the 10-year storm, which is 0.667. Therefore the flow is 1.025 times the factor of 0.667 which is 0.68 cfs. From Plate D-3 the approximate flow depth is 0.24 feet.

Sta. 28+00 to 31+00 - 100-yr/6-hr storm - The street slope is 0.0067. The crown is 2%. The street width is 48 feet, and there is a COA standard 8" curb. The flows are taken from Section 2.D of this report. The discharge for 600 (25+00 to 31+00) of street is 4.1 cfs. Therefore the discharge for 300 feet (28+00 to 31+00) is 2.05 cfs. The plates are for $\frac{1}{2}$ of the street width, therefore the flow is 1.025 cfs. The depth is approximately 0.25 feet.

Sta 28+00 to 31+00 - 10-yr/6-hr storm - In order to the factor shown Table A-3, Section 22.2 of the DPM for the 10-year storm, which is 0.667. Therefore the flow is 1.025 times the factor of 0.667 which is 0.68 cfs. From Plate D-3 the approximate flow depth is 0.21 feet.

The following is a summary table showing the depths which contribute the drop inlets (DI) on 57th Street:

**TABLE 4.A
FLOW DEPTH SUMMARY
OFFSITE - EXISTING**

Location	100-yr Storm	10-yr storm
25+00 to 28+00	0.275	0.24
28+00 to 31+00	0.25	0.21
Total at DI	0.525	0.45
Allowable Depths	0.87	0.50

The additional street capacity between 28+00 and 31+00 is the difference between the allowable depths and the flow depths which is 0.62 feet and 0.29 feet for the 100-yr and 10-yr storms, respectively.

B. On-site Street Capacities - Proposed

The following is a table summarizing the flows as calculated in Section 3 of this report:

**TABLE 4.B.1
FLOWS SUMMARY
ON-SITE FLOWS**

Basin	100-yr Storm Total Flow (cfs)	10-yr Storm Total Flow (cfs)	100-yr Storm ½ Street (cfs)	10-yr ½ street (cfs)
Basin A	10.06	6.71	5.03	3.35
Basin B	8.14	5.43	4.07	2.72
Basin C	0.49	0.33	0.24	0.16
Total - for Basin C	18.69	12.47	9.34	6.23

As shown on the Grading Plan in Appendix B, the slopes of all of the streets are preliminary designed to be 1% or 0.01 feet per foot. The following table summarized the flow depths for each basin and its associated portion of street.

Your plan shows them @ 1/2%.

**TABLE 4.B.2
FLOW DEPTH SUMMARY
ON-SITE**

Location	100-yr Storm	10-yr storm
Basin A	.37	0.34
Basin B	.35	0.275
Basin C (Total)	.45	0.39
Allowable Depths	0.87	0.50

In summary, the streets proposed on in the Quail Pointe subdivision have adequate capacity to handle the anticipated flows.

Section 5

GRATE CAPACITIES - TYPE B INLETS

The inlets proposed to capture the flows generated from the Quail Pointe Subdivision are two Type B inlets - one on each side of the proposed street. The proposed inlets are designed to accept 100% of the 100-year flow, prior to it exiting the subdivision and contributing to the existing flow on 57th Street (although, there is additional capacity in 57th Street). The capacity of those inlets are taken from Plate D-7, Section 22.3 of the DPM. Based on D-7, a total of approximately 9.5 cfs will be intercepted into the inlet and the 100-year design flow is 9.34 cfs. By observation, the 10-year flow will also be 100% intercepted.

*you do not
have pipe capacities.*

Section 6

CONCLUSION

In conclusion, the proposed subdivision has little effect on all of the surrounding facilities. The street and inlets proposed for the subdivision have adequate capacity to handle the generated flows. Finally, the storm sewer on 57th Street, which will accept the flows from this subdivision, has more than enough capacity to handle the proposed flows.

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 30, 1997

OFFICIAL NOTIFICATION OF DECISION

Curb, Inc.
6301 Indian School Rd. NE
Suite 680
Albuquerque, NM 87110

FILE: Z-97-43
LEGAL DESCRIPTION: For Tract 388A, Town of
Atrisco Grant, Unit No. 8, zoned SU-1/ Planned
Residential Development, and located on the west side of
57th Street NW between Redlands Road NW and Quail
Road NW, containing approximately 4.8 acres. (G-11)
[RUSSELL BRITO, STAFF PLANNER

On May 29, 1997, the Environmental Planning Commission voted to approve Z-97-43, site development plan approval for Tract 388A, Town of Atrisco Grant, Unit No. 8, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. The submitted site plan is for a townhome development of 59 units that is not unlike others in the immediate area.
2. This request conforms to the applicable goals and policies of the Comprehensive Plan by: respecting existing neighborhood conditions; planning development in areas where vacant land is contiguous to existing or programmed urban facilities; and having a design that is appropriate to the plan area.
3. This request adheres to the applicable policies of the West Side Strategic Plan by considering the design and site layout implications on surrounding properties and increasing the residential base of the Ladera community.
4. This request complies with the applicable policies of the Coors Corridor Plan by: having a development intensity that is compatible with the roadway function and existing zoning.
5. The submitted landscape plan needs to demonstrate compliance with the requirements of the Street Tree Ordinance (Sections 6-6-2-1 et. Seq.) or exhibit a design that meets its intent and is acceptable to the Planning Department.
6. The Planning Department's *Design Manual for Subdivision Access & Perimeter Walls* is a comprehensive statement of guidelines that should be used in the design of the perimeter walls for this development.

CONDITIONS:

1. The submitted landscape plan shall demonstrate compliance with the requirements of the Street Tree Ordinance (Sections 6-6-2-1 et. Seq.) or exhibit a design that meets its intent and is acceptable to the Planning Department
2. The placement of side walls at street intersections shall be clarified and conform with the front yard set-back and clear sight triangle requirements of the Zoning Code

OFFICIAL NOTIFICATION OF DECISION

Z-97-43

PAGE 2

3. The site plan shall address comments by the Public Works, Environmental Health, and Parks and General Services Departments prior to DRB sign-off.
4. Occasional transparent openings and a minimum of 2 feet off-set shall be located at a minimum of 100 foot intervals on all perimeter walls.

FINAL APPROVAL OF A SITE DEVELOPMENT PLAN REQUIRES FINAL SIGN-OFF BY THE DEVELOPMENT REVIEW BOARD (DRB). THE APPLICANT IS RESPONSIBLE FOR APPLYING FOR THIS ACTION. BUILDING PERMITS CANNOT BE ISSUED UNTIL FINAL SIGN-OFF HAS OCCURRED. APPLICATIONS FOR DRB ARE AVAILABLE FROM AND ARE TO BE SUBMITTED TO THE PLANNING DEPARTMENT, 3RD FLOOR, PLAZA DEL SOL BUILDING.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JUNE 13, 1997 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE. PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

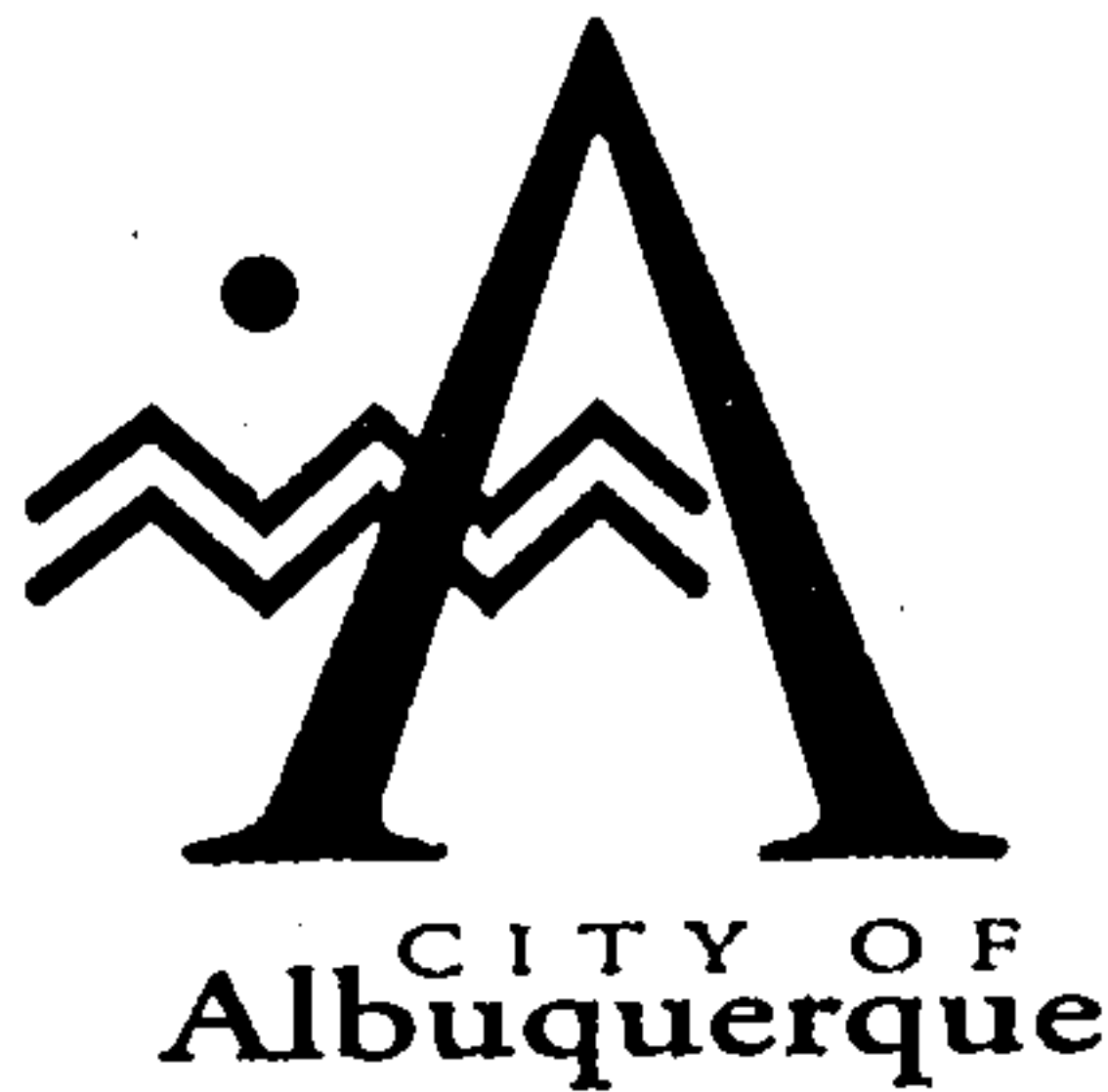
Sincerely,



Ronald N. Short, AICP
Planning Director

RNS/RB/ac

cc: Consensus Planning, Inc., 718 Central SW, Albuquerque, NM 87102
Pam Micker, 2608 Sol de Vida NW, Albuquerque, NM 87102
Ernie Saiz, 2701 Los Compadres NW, Albuquerque, NM 87120
Dianne Morrison, 6028 Landry NW, Albuquerque, NM 87102
Colin Hart, 3501 Atrisco NW, Albuquerque, NM 87102
John Koontz, P.O. Box 24244, Albuquerque, NM 87102



July 14, 1997

Martin J. Chávez, Mayor

Debra Vaughan-Cleff
DVC Engineering
6212 Torreon NE
Albuquerque, NM 87109

**RE: QUAIL POINTE SUBDIVISION (G11-D55). DRAINAGE REPORT FOR
PRELIMINARY PLAT APPROVAL. NO ENGINEER'S STAMP ON GRADING PLAN.**

Dear Ms. Vaughan-Cleff:

Based on the information provided on your July 7, 1997 submittal, I offer the following comments:

1. Preliminary Plat requires grading plan approval. The grading plan submitted with this package is too conceptual. Show more proposed spot elevations; a typical lot grading plan; finish floor/pad to mean sea level; and roof drain locations. Be certain to discuss how the back yards will drain.
2. Please include the portion of the Coors widening plan that discussed the contributing basins for the 57 Th Street storm drain. It seems excessive to install a storm drain to capture one 2-acre parking lot and street flows. I think there might be an established allowable discharge for this area.
3. The grading plan must have an signed, dated engineer's stamp.
4. Provide a vicinity map on the grading plan. Indicate the location of the subdivision with cross-hatching.
5. I am unable to locate the new contours on the plan sheet. I see "new contour" on the legend.
6. Since there appears to be only one new manhole, just call it out on the plan. The line type for "new" and "existing" manholes is very similar.

Good for You, Albuquerque!

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




July 14, 1997
Letter Continued
Debra Vaughan-Cleff

7. This project will require work order approval.
8. The lateral from the inlet to the manhole must be an 18-inch RCP. All pipe in the City right-of-way must be RCP.
9. Label the type of inlet proposed on the plan sheet. The type "B" inlet, discussed in your report, may not be allowed by the Transportation Dept. Please check with Transportation prior to your next Hydrology submittal.
10. Show rim and invert elevation for the inlets.
11. Is this site in or does it contribute to a flood plain?

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

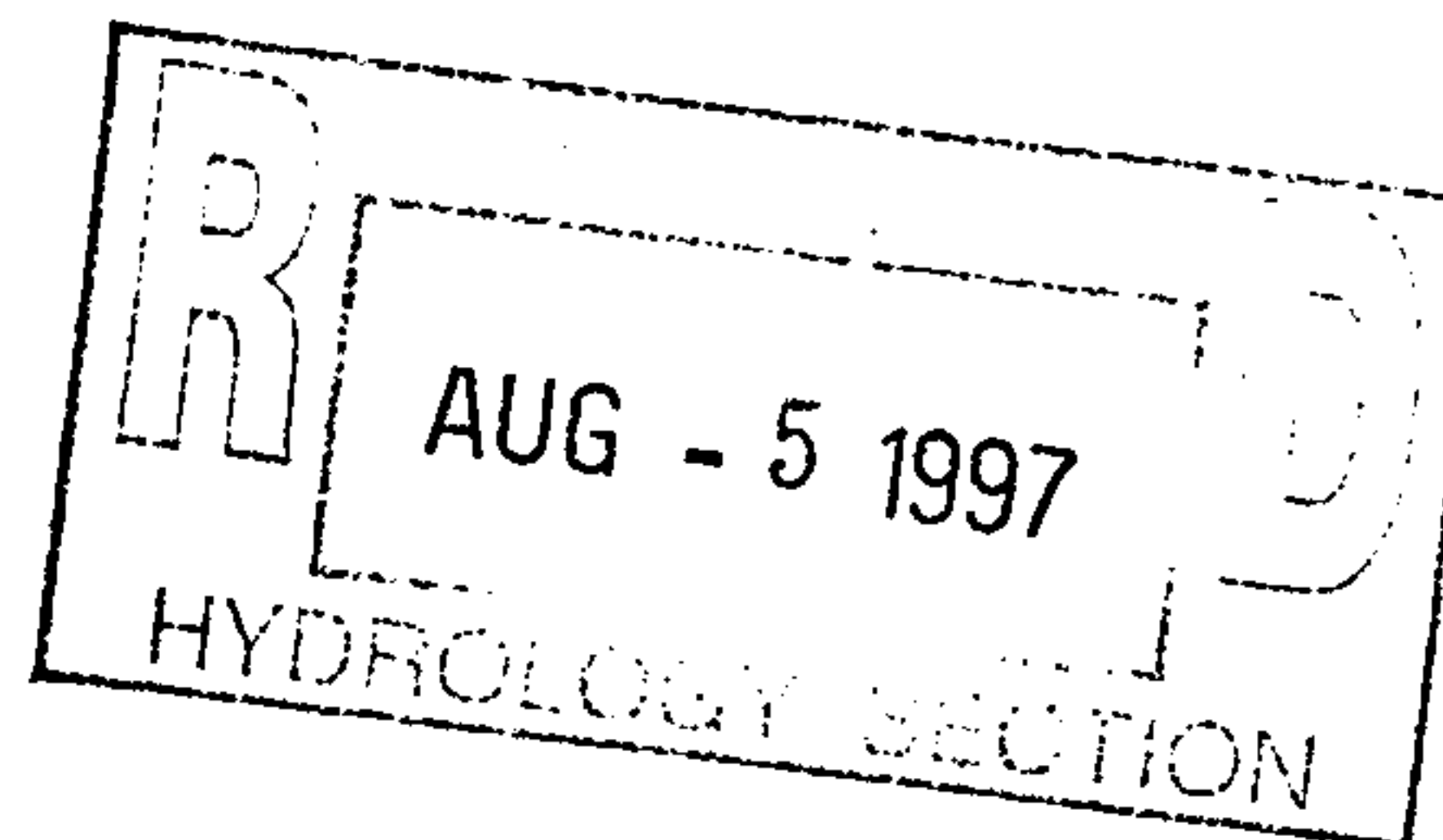
DVC
DVC
DVC
DVC

Debra Vaughan-Cleff, P.E.
Consulting Engineer

6212 Torreon NE
Albuquerque, NM 87109
(505) 249-6196
Fax (505) 828-1215

July 25, 1997

City of Albuquerque
PWD - Hydrology
P.O. Box 1293
Plaza del Sol
Albuquerque, NM 87103



Attn: Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

Re: **QUAIL POINTE SUBDIVISION (G11-D55). DRAINAGE REPORT FOR
PRELIMINARY PLAT APPROVAL.**

Dear Ms. Manwill:

Thank your for reviewing the above referenced grading plan and drainage report. The following are my responses to your comments:

1. Agreed - Attached please find a new grading plan with much more detail, including spot elevations, lot grading play, finish floor (MSL) and roof drain locations.

All of the back yards will drain by means of weep holes in the split face block. These weep holes are shown on the lot grading sections.

2. Attached also please find the entire set of Coors Widening plans completed by Bohannan Huston, Inc. Based on extensive research and two field observations, the storm drain does in fact only capture approximately two acres of parking lot. I realize that this is excessive, but I believe that the storm drain system was redesigned at Redlands at a later date and much of the drainage intended to go the Coors system was intercepted and taken to the system on Redlands, which outfalls directly to the river. The field observations confirm the construction plans.

*do not have
report of the
catchment
basins?*

Based on my research, no established discharge was found. The applicable drainage report was completed and stamped by Tucker Green, A&E Engineering. No allowable discharge was established.

3. The new grading plan has a signed and dated engineers stamp.

4. The new grading plan has a vicinity map. The project location has been cross-hatched
5. The new contours are more clearly marked on the new grading plan.
6. All of the manholes for both storm drains and sanitary sewer have been marked. No new manholes are to be provided for storm drain.
7. Agreed. All drainage work will be completed with the remainder of the project.
8. The proposed lateral has been detailed and is an R.C.P.
9. Both of the inlets have been detailed on the plan sheet. A letter to Joe David Montañó requesting a type B inlet has been sent to the City. If Transportation denied the type B request, a double C inlet will be substituted.
10. The rim and invert elevations have been shown for the inlets and the pipes.
11. The appropriate flood plain map has been attached for your information. The site is not in nor does it contribute to a flood plain.

If you have further comments or need information, please call me at 249-6196.

Sincerely,

A handwritten signature in cursive script that reads "Debra Vaughan-Cleff".

Debra Vaughan-Cleff, P.E.

Attach.

xc: Stan Strickman, Trails Management

JOINS PANEL 0114

RM34

ZONE X

BERNALILLO COU
UNINCORPORATED
350001

TUCSON

YUCCA CIRCLE

ROAD

ALAMOGORDO DRIVE

GRANDE DRIVE

VISTA

ROAD

SEQUOIA

ROAD

ZONE X

AVENUE

ACH AVENUE

MATH AVENUE

NDRY AVENUE

VDS ROAD

KEPLER STREET

DRIVE

BRIGHT

STAR

STREET

REDLANDS

BOULEVARD

ROAD

ZONE AH

(EL 5100)

PHEASANT

QUAIL

ROAD

DRIVE

ABBEY COURT

NOVA COURT

ALPHA COURT

ARGUS AVENUE

ARGUS AVENUE

ORION AVENUE

ORION AVENUE

POLARIS

GRANDE

VISTA

AVENUE

FLAMINGO

AVENUE

STREET

57TH

OURAY

AMERICARE COURT

ROAD

CORPORATE LIMITS

Z