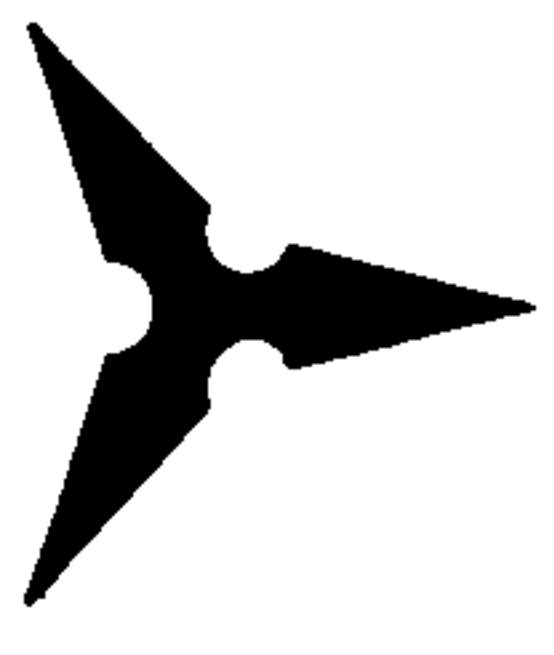


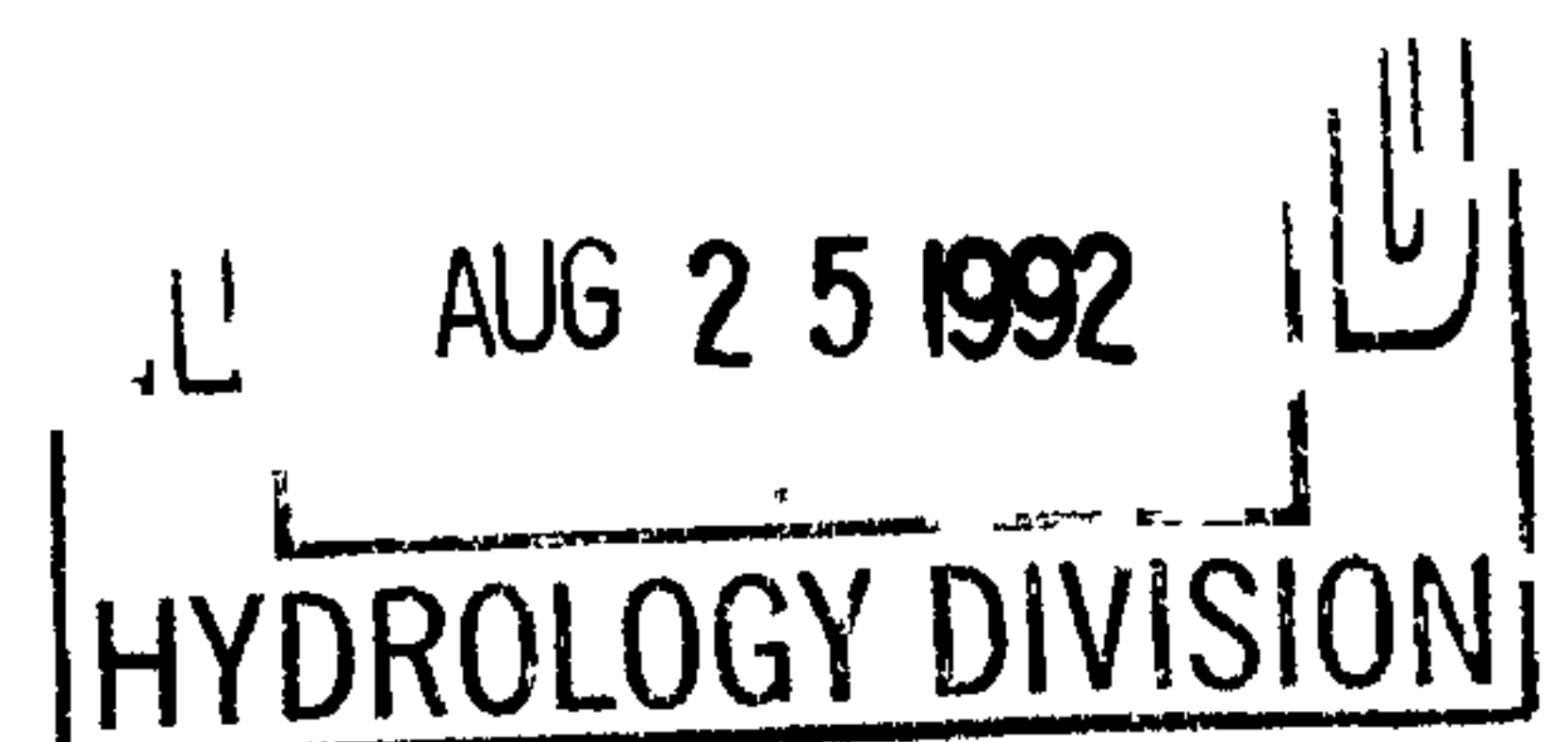
BOHANNAN - HUSTON

INC.



DRAINAGE REPORT
FOR
THOMAS VILLAGE ESTATES
PHASE V-A

August 1992



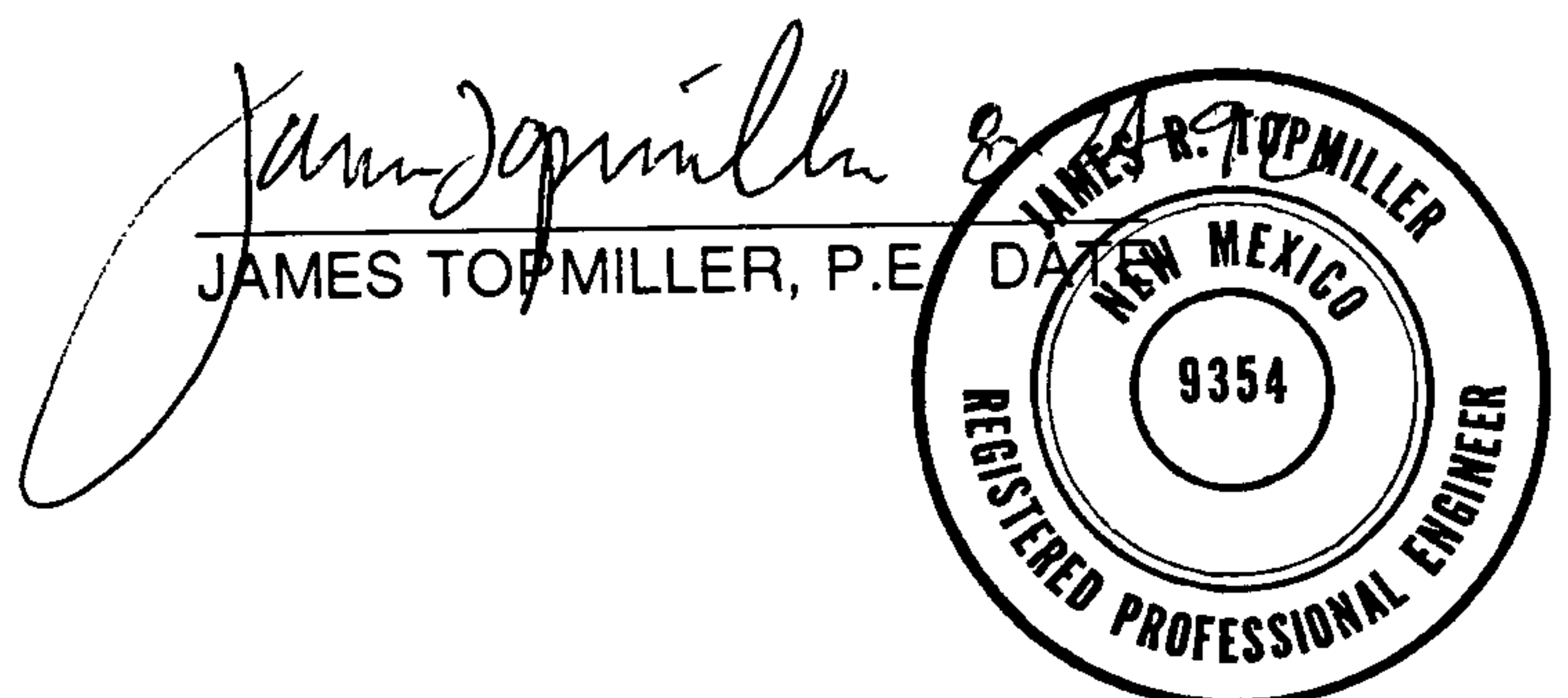
PREPARED FOR:

CRAIG CORPORATION
C/O ROBERTSON AND ASSOCIATES
OAKWOOD PLAZA
5325 WYOMING BOULEVARD N.E.
ALBUQUERQUE, NEW MEXICO 87109

JOB NO. 92179.43

PREPARED BY:

Maria Hinojos 8-24-92
MARIA HINOJOS, P.E. DATE



INTRODUCTION / PURPOSE OF REPORT

Thomas Village Estates Phase V-A is a proposed residential subdivision located at the southwest corner of Don Quixote Road and Rio Grande Boulevard in the North Valley. Los Anayas Road forms most of the property's south boundary. The west boundary is the border of the existing Thomas Village Phase IV development which is substantially built out at this time. The site consists of approximately 33 acres. It is to be developed into single-family residential lots in accordance with the existing SU for PRD zoning.

The purpose of this report is obtain drainage report approval for the following:

- ☐ preliminary and final plat approval
- ☐ site rough grading approval
- ☐ building permit, with future completion of construction plans

For information and review purposes, a copy of the preliminary plat is enclosed in this report.

STUDY METHODOLOGIES

Site hydrological conditions will be analyzed for the 100-year, 10-day storm event using the City of Albuquerque Development Process Manual with revisions to Chapter 22 in accordance with those proposed to the DPM Steering Committee, dated August 1991.

EXISTING SITE CONDITIONS

The site is currently undeveloped, vacant land that has been previously used for agricultural purposes.

Topography and Runoff

The natural topography of the site is generally flat. Please refer to the Existing Conditions Map enclosed within this report. Rio Grande Blvd. on the east has a existing street elevation of 4964.4, while Rozinante Drive on the west has an existing elevation of 4964.5. Storm water runoff is currently being substantially retained onsite. The surrounding area development has been primarily developed or exists in such a manner that all runoff is contained on-site or conveyed to small public drainage systems. Typically, only half of the adjacent roadways may drain onto the site. Therefore, from these observations, it is concluded that only negligible off-site flow enters the proposed site.

Under undeveloped conditions, the volume of runoff generated in the 100-year, 10-day storm event is 1.5 ac/ft. With no appreciable discharge from the site, runoff rates are meaningless and not calculated.

Conservancy Ditch

The M.R.G.C.D. Duranes Ditch crosses through the approximate center of the site. The ditch is partially improved over some reaches. Near Don Quixote Drive, the ditch is concrete-lined trapezoidal ditch. However, for most of its run through the site, the ditch is an earthen ditch with an adjoining maintenance road. The ditch is substantially raised above the surrounding land, approximately 5', and forms an effective barrier to north-south storm runoff migration.

Soils and Floodways

The soil on-site is classified by the Soil Conservation Service as Ge (Gila). This belongs to hydrological soil group B. There is no FEMA 100-year floodplain designation on the site. Please see the Soils and Floodway Maps provided in the plans.

Drainage Facilities

Existing drainage facilities in the area are minimal and small. A shallow 18" storm drain is located in Don Quixote, extending from Don Pedro Drive to Rio Grande Boulevard. The drain line serves as the outfall for an existing detention pond located in the Thomas Village Patio Homes area, north of Don Quixote and west of Don Pedro. Two other small developments, the Alysse Place residential homes and a small office complex at the northwest corner of Don Quixote and Rio Grande, have small controlled releases to this storm drain. No inlets are located in Don Quixote right-of-way for storm runoff collection.

This storm drain continues northerly in Rio Grande Blvd. with no change in size, however, several inlets in the vicinity of the site occur.

Often, the MRGCD ditches provide some means of drainage outfall. However, in this case, the ditch lies 5' above the adjoining ground elevations and can accept no runoff.

PROPOSED (DEVELOPED) CONDITIONS AND DRAINAGE MANAGEMENT PLAN

Proposed Site Development

The proposed development will consist of 47 R-1 residential lots with lot frontages ranging from 60' to 85' in width and depths of 105' or greater. Previous site plan approvals for this property require the relocation of Don Quixote to provide an intersection with Rio Grande Blvd. that is further south of its existing intersection.

Several large residual tracts will be created by the replatting of this property. Tracts 1 through 4 are proposed for no development at this time. In fact, Tract 4 has a separate ownership from the remainder of this site.

The Duranes Ditch will be relocated to follow the west and south right-of-way line of the new Don Quixote alignment. A preliminary plan for this relocation is included in the rear of this report. Coordination with the MRGCD has been going on for several weeks without any opposition to the proposal.

Availability of Existing Drainage Facilities

As stated immediately above, the only facilities available for the site are the drain lines in Don Quixote and Rio Grande. The use of these lines for collection of Thomas Village Estates Phase V-A (TVV-A) runoff is not proposed for the following reasons:

1. The storm drains are shallow. The existing storm drain in Don Quixote is only 3' in depth in the vicinity of Abby Jean Place. To serve TVV-A, these drains would need to be over 9' in depth at a storm drain slope of 0.5%. Thomas Village Phase IV (G12-D11), a developed subdivision immediately to the west, recognized this problem and utilized a "flatland" drainage scheme for its development. Additionally, much of the existing site elevation is being lowered to account for strippings removal, shrinkage and soil consolidation. The existing storm drain in Rio Grande is approximately 4' in depth and is only 12" in diameter.
2. **A review of** previously approved drainage reports on file with City Hydrology shows that the lack of downstream capacity in the Rio Grande storm drain has been known for many years. Under recent new hydrological procedures, this undercapacity may be analytically even greater. The drainage report for the Thomas Village Patio Homes (G12-D9) first identified this undercapacity in downstream systems. (The Alysse Place townhomes report, G12-D18, could not be located at the City at the time of this report, however, the earlier reports established the precedents).
3. As confirmed by the drainage management practices employed by some adjacent developments, only onsite detention with controlled outlet discharge or complete retention of runoff deals with the problem of no or little downstream capacity. However, unlike the adjoining patio, townhome and office developments north of Don Quixote, the R-1 style development of TVV-A provides no large expanses of open area for the placement of onsite, common-ownership detention facilities. Neither does TVV-A plan to provide a homeowner's association to maintain a common facility. This situation is similar to the existing Thomas Village Phase IV subdivision which was approved without a common-ownership facility.
4. Although some lowering of the ditch walls (banks) will occur, it will be offset by the lowering of the site itself. Therefore, it will continue to be a physical impossibility to discharge runoff to the ditch.

Proposed Drainage Management Plan

For the reasons identified above, a drainage management plan employing onsite retention methods must be utilized. Historically, this type of plan has been approved for valley areas without adequate drainage outfalls. The scheme is also not new for this immediate vicinity. Thomas Village Phase IV, to the west and immediately adjoining TVV-A, utilized this approach, also called "flatland" grading and drainage..

The requirements for a "flatland" grading and drainage scheme for TVV-A, as defined by discussions with City staff, are as follows:

- a) The grading plan will incorporate a flat grading scheme on all non-road and non-pad areas to retain an even distribution and rainfall of the rainfall over the entire site.
- b) All lots will retain their own runoff and half of the road runoff in retention ponding zones surrounding the house pad.
- c) Impermeable flood walls are to be constructed on side and rear yard lines of the platted lots to an elevation equal to 1' above the developed water surface elevation being retained onsite.

Note: These walls are to be installed with actual house construction and do not require bonding at the time of subdivision approvals.

- d) The finish floor elevations and maximum road elevations should be a minimum of 1' above the maximum 100-year, 10-day storm (developed condition) water surface elevation.
- e) Plats will provide necessary language to permit public right-of-way to drain onto and collect on each lot.

Accordingly, the above concepts for drainage management are provided on the enclosed Drainage/Grading Plan sheet. Spot elevations are proposed for the retention ponding area of each of the 47 residential lots proposed under this phase. The 100-year, 10-day storm ponding depth was determined by finding the runoff volume for this storm and distributing it between each lot. The depth could only be finally set after subtracting the loss of available volume over the site due to raised roads and house pads and driveways. Depending on the lot size, ponding depths ranged up to 7", corresponding to a 100-year, 10-day storm event volume of 0.057 ac-ft. Conservatively, an available ponding depth of 7" is provided on all lots. Calculations for the above determinations are available for review in the Appendix.

Pad elevations for future house construction are also identified. When 4" is added to each pad elevation to account for slab thickness, a 1' minimum separation between the 100-year storm water surface and the future finish floor is established.

Both road and sidewalk are designed to be at or above the level of the 100-year, 10-day storm water surface (see the enclosed detail sheet).

Tracts 1, 2, 3 and 4 shall not be graded nor disturbed under this plan, except as may incidently occur during construction operations. When proposed for similar R-1 residential development in the future, drainage and grading concepts such as those described in this report shall continue to be used.

Erosion Control

Individual lot nor project erosion control is not required during construction operations due to the flat topographical conditions of the site. Further justification is that the surrounding roads, in the vicinity of the residential lots proposed for development at this time, are slightly higher than the site and historically have drained directly onto the site. Consequently, site drainage during construction will continue to be unable to drain onto the streets. However, installation of most erosion protection features would prevent the site's historical acceptance

of a portion of the street runoff. Consequently, no erosion control features are identified. Wetting and other topsoil disturbance permit requirements will be used for dust control.

Additionally, as stated above, Tracts 1, 2, 3 and 4 shall not be graded nor disturbed under this plan, except as may incidently occur during construction operations.

CONCLUSION

This report provides the required data for review of the proposed drainage management plan of this development. We believe that the report is sufficient for the approvals identified in the Introduction and request that these be granted.

APPENDIX

- **CALCULATIONS**

REAR POCKETS

- **EXISTING SITE CONDITIONS**
- **DRAINAGE/GRADING PLAN**
- **DETAIL SHEET**
- **PRELIMINARY DITCH RELOCATION PLAN SHEETS**
- **PRELIMINARY PLAT**

Existing Conditions

Total area is 34 Acres

Area is dense with shrubs and some trees.

Therefore, assume land treatment A with
no impervious areas

$$E = 0.53$$

$$A = 34 \text{ Ac}$$

$$\text{Volume}_{360} = \frac{(0.53)(34)}{12"} = 1.50 \text{ Ac Ft}$$

$$V_{100\%} = V_{360} = 1.50$$

$$\text{depth} = \frac{1.5 \text{ Ac Ft}}{34} = 0.04 \text{ ft} = 0.53 \text{ inches}$$



BOHANNAN-HUSTON INC.

PROJECT NAME Thomas Village

SHEET

OF

PROJECT NO. 92179.43

BY

mt

DATE

8-12-92

SUBJECT Hydrology

CH'D

DATE

Purposed Conditions

Thomas Village

Total area consists 34 ac but we are looking at only the West side of the proposed realignment of Duranes Lateral which will be higher \therefore flow from Tract 1 & 2 won't get into Tract 3 & our proposed subdivision.

Since there is no typical lot we will take them as a group get the smallest lot & calculate the depth on that lot & will assume the same for the bigger lots which will be conservative.

DDM revised hydrology (Aug 1991)
Soil B Zone 2 Assuming grassed area

Design Criteria: 100 year storm w/ a duration 10 days

Table 2 Peak = 3.95' p. 3

Excess Precipitation Table 8 p. 8 4hr storm

B = 0.78 inches D = 2.12 inches



BOHANNAN-HUSTON INC.

PROJECT NAME Thomas Village

SHEET _____ OF _____

PROJECT NO. 92-779-43

BY MH DATE 8-12-92

SUBJECT Hydrology

CH'D _____ DATE _____

lots 17-22 (0.160 Ac - 0.171 Ac)

Lot Area of 22 is smallest. $A = 0.160$ Acres

Area of Street will be included as Type 'D' treatment in calculating the Pond depth.

Lot = 0.160 Ac.

Street = $(65 \times 23) = 0.0343$ Ac

Pool = $50 \times 60 = 0.0689$ Ac

Area B = $0.160 - 0.0689 = 0.0911$ Acres

Area = D = $0.0689 + 0.0343 = 0.1032$ Ac

$$E_{\text{weighted}} = \frac{(0.0911 \times .78) + 2.12 (.1032)}{0.1943} = 1.49''$$

Volume (cfs)

$$V_{\text{BOD}} = \frac{1.49 (.1943)}{12} = 0.0242 \text{ Ac Ft}$$

$$V_{\text{in day}} = 0.0242 + 0.1032 \left(\frac{3.45 - 2.35}{12} \right) = 0.0380 \text{ Ac Ft}$$

$$\text{Area available for ponding} = 0.160 - 0.0689 = 0.0911 \text{ Ac}$$

$$\text{depth} = \frac{0.0380 \text{ Ac Ft}}{0.0911 \text{ Ac}} = 0.42' = 5.04''$$

Therefore, lot 17-22 HSD Elev = 5.04' Pond Elev 1.0' above
high



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____
PROJECT NO. _____ BY _____ DATE _____
SUBJECT _____ CH'D _____ DATE _____

$$\text{lot 1-6 } (.189 - .206)$$

$$\text{lot 3} = 0.187 \text{ Ac}$$

$$\text{Pad} = 50 \times 60 = 3000 = 0.0689 \text{ Ac}$$

$$\text{Street} = (83)(23) = 1909 \text{ ft}^2 = 0.0438 \text{ Ac}$$

$$\text{Area B} = .187 - 0.0689 = 0.1181 \text{ Ac}$$

$$\text{Area D} = 0.0689 + 0.0438 = 0.1127 \text{ Ac}$$

$$E_{\text{weighted}} = \frac{(0.78)(.1181) + 2.12(.1127)}{.1127 + .1181} = 1.43''$$

$$0.2308$$

Volume V_{hr}

$$V_{\text{hr}} = \frac{1.43}{12} (.2308) = 0.0276 \text{ Ac Ft}$$

$$\text{Volume } V_{\text{nday}} = 0.0276 + .1127 \left(\frac{3.95 - 2.35}{12} \right) = 0.0426 \text{ Ac Ft}$$

$$\text{Area Ponding} = (.187 - 0.0689) = 0.1181 \text{ Ac}$$

$$\text{depth} = \frac{0.0426 \text{ Ac Ft}}{.1181 \text{ Ac}} = 0.36' = 4.32'' \text{ use } 4.5''$$

Therefore: lot 1-6 H₂O Elev 4.5" Pond Elev. 1.0' above



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. _____ BY _____ DATE _____

SUBJECT _____ CH'D _____ DATE _____

lot 7-11 (.214 - .293)

lot 10 = .214 Area

Pad = $50 \times 60 = 3000 = 0.0689$ Ac

Street = $(90 \times 23) = 1610 = 0.0370$ Ac

Area B = $.214 - 0.0689 = 0.1451$ Ac

Area R = $.0370 + .0689 = 0.1059$ Ac

$$E\text{-weighted} = \frac{(.78)(.1451) + 2.12(.1059)}{.214 + .0370} = 1.35''$$

\downarrow
2510

$$Vol_{300} = \frac{1.35''}{12} (.2510) = 0.0282 \text{ Ac Ft}$$

$$Vol_{\text{paving}} = 0.0282 + \frac{.1059(3.95 - 2.35)}{12} = 0.0423 \text{ Ac Ft}$$

Area Paving = $.214 - .0689 = .1451$ Ac

$$\text{depth} = \frac{0.0423}{.1451} = 0.29' = 3.50''$$

Therefore; lot 7-11, 160 Ekv = 3.5''



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. _____ BY _____ DATE _____

SUBJECT _____ CH'D _____ DATE _____

$$\text{lot } 12-16 \quad (.202 - .235)$$

$$\text{lot } 14 = 0.202 \text{ Ac.}$$

$$\text{Pool} = 60 \times 60 = 3600 = 0.0826 \text{ Ac}$$

$$\text{Street} = (80)(23) = 1840 = 0.0422 \text{ Ac}$$

$$\text{Area B} = .202 - .0826 = 0.1194 \text{ Ac}$$

$$\text{Area D} = 0.0826 + .0422 = 0.1248 \text{ Ac}$$

$$E_{\text{weighted}} = \frac{(678)(.1194) + 2.12(.1248)}{.202 + .0422} = 1.46''$$

$$\text{Vol. sub} = \frac{1.46(.2442)}{12} = 0.0297$$

$$\text{Vol. deck} = 0.0297 + \frac{.1248(3.95 - 2.35)}{12} = 0.0463 \text{ Ac ft}$$

$$\text{Area Parking} = .202 - .0826 = 0.1194 \text{ Ac}$$

$$\text{depth} = \frac{0.0463 \text{ Ac ft}}{.1194 \text{ Ac}} = 0.3954 = 4.7'' \text{ use } 5''$$

Therefore; lot 12-16, H₂O Elev = 5"



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____
 PROJECT NO. _____ BY _____ DATE _____
 SUBJECT _____ CH'D _____ DATE _____

lot 23-33 (.209 - .351)

lot 24 = .209 Ac

Pad = 60x60 = 0.0826 Ac

Street = (83)(23) = 0.0438 Ac

Area B = .209 - 0.0826 = 0.1264 Ac

Area D = .0826 + 0.0438 = 0.1264

$$E_{weighted} = \frac{(.78)(.1264) + 2.12(.1264)}{.209 + .0438} = 1.45''$$

$\frac{.209 + .0438}{.2528}$

$$Vol. 360 = \frac{1.45}{12} (.2528) = 0.0305 \text{ Ac Ft}$$

$$Vol. 360 = 0.0305 + \frac{.1264(3.95 - 2.35)}{12} = 0.0474 \text{ Ac Ft}$$

Ponding Area = .1264

$$depth = \frac{0.0474 \text{ Ac Ft}}{.1264 \text{ Ac}} = .37 \text{ ft} = 4.5''$$

Therefore, lot 23-33 H₂O Elev = 4.5''



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____
PROJECT NO. _____ BY _____ DATE _____
SUBJECT _____ CH'D _____ DATE _____

lot 34-41 (.199 + .337)

$$\text{lot } 36 = 0.199 \text{ Ac}$$

$$\text{pad} = 40 \times 100 = 0.0551$$

$$\text{Street} = (136)(23) + (72)(23) = 0.1098$$

$$\text{Area B} = 0.199 + 0.0551 = 0.1439 \text{ Ac}$$

$$\text{Area D} = 0.0551 + 0.1098 = 0.1649$$

$$\text{Eweight} = \frac{(78)(.1439) + 2.12(.1649)}{.199 + .1098} = 1.50''$$

$\frac{.199 + .1098}{.3088}$

$$\text{Vol } 360 = \frac{1.50 (.3088)}{12} = 0.0386$$

$$\text{Vol } 1040 = \frac{0.0386 + (.1649)(3.75 - 2.35)}{12} = 0.0606$$

$$\text{Parking Area} = .1439$$

$$\text{depth} = \frac{0.0606}{.1439} = 0.42' = 5.05''$$

\therefore lots 34-41, H₂O Elev = 5.05''



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____
PROJECT NO. _____ BY _____ DATE _____
SUBJECT _____ CH'D _____ DATE _____

$$10\text{t } 42-47 \quad (.208 - .222)$$

$$10\text{t } 42 = .208 \text{ Ac}$$

$$\text{Pad } 40 \times 60 = 0.0551 \text{ Ac}$$

$$\text{Street} = 125(23) + 65(23) = 0.1003 \text{ Ac}$$

$$\text{Area} = B = .208 - .0551 = .1529 \text{ Ac}$$

$$\text{Area } D = .0551 + .1003 = .1554 \text{ Ac}$$

$$\text{Weighted } E = \frac{(.1529)(.78) + (.1554)(2.12)}{.208 + .1003} = 1.46''$$

$.3083$

$$\text{Vol } 300 = \frac{1.43}{12} (.3083) = 0.0367 \text{ Ac}$$

$$\text{Vol } 10 \text{ day} = .0367 + \frac{.1554(3.95 - 2.35)}{12} = 0.0574 \text{ Ac}$$

$$\text{Area Ponding} = 0.1529 \text{ Ac}$$

$$\text{depth} = \frac{.0574}{.1529} = .38' = 4.5''$$

$\therefore 10\text{t } 42-47 \quad \text{H}_2\text{O Elev.} = 4.5''$



BOHANNAN-HUSTON INC.

$$10 + 17 = .171 \text{ Ac}$$

Smallest Areaage w/ 2 sides
of paved street.

$$Pad = 50 \times 60 = 0.0689$$

$$Street = 86(23) + 95(23) = 0.0956 \text{ Ac}$$

$$Area B = .171 - .0689 = .1021 \text{ Ac}$$

$$Area D = .0689 + .0956 = .1645 \text{ Ac}$$

$$E_{weight} = \frac{(.78)(.1021) + (.1645)(2.12)}{.171 + .0956} = 1.60 \text{ in}$$

.2666

$$V_{300} = \frac{1.60}{12} (.2666) = 0.0356 \text{ Ac Ft.}$$

$$V_{in day} = .0356 + .1645 \left(\frac{3.95 - 2.35}{12} \right) = 0.0575$$

$$Area of Paving = .1021 \text{ Ac}$$

$$depth = \frac{.0575}{.1021} = 0.56' = 6.7''$$

∴ Worst conditions is 7" Assume 7"

Entire Area of Development



BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. _____ BY _____ DATE _____

SUBJECT _____ CH'D _____ DATE _____

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Albuquerque, NM 87109
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Address: 115 8th ST. SW

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Linda Evans----- 924-3979

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 4, 1994

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Ralph Stone
Los Poblanos Development Corporation
1401 Central Avenue N.W.
Albuquerque, NM 87104

RE: PROJECT NO. 4677.80 THE MEADOWS ON RIO GRANDE
(MAP G-12YD19-X)

Dear Ralph Stone,

This is to certify that the City of Albuquerque accepts Project No. 4677.80 as being completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

- This project consisted of the installation of approximately 4,100 linear feet of combined 4", 6" and 8" waterlines and 3,350 linear feet of 8" PVC sanitary sewer lines to include service line stubouts, fire hydrants, and manholes, and asphalt paving. Also, a 8'x60' concrete crossing structure was constructed over the Duranes ditch at Don Quixote Drive and Don Pedro Drive.

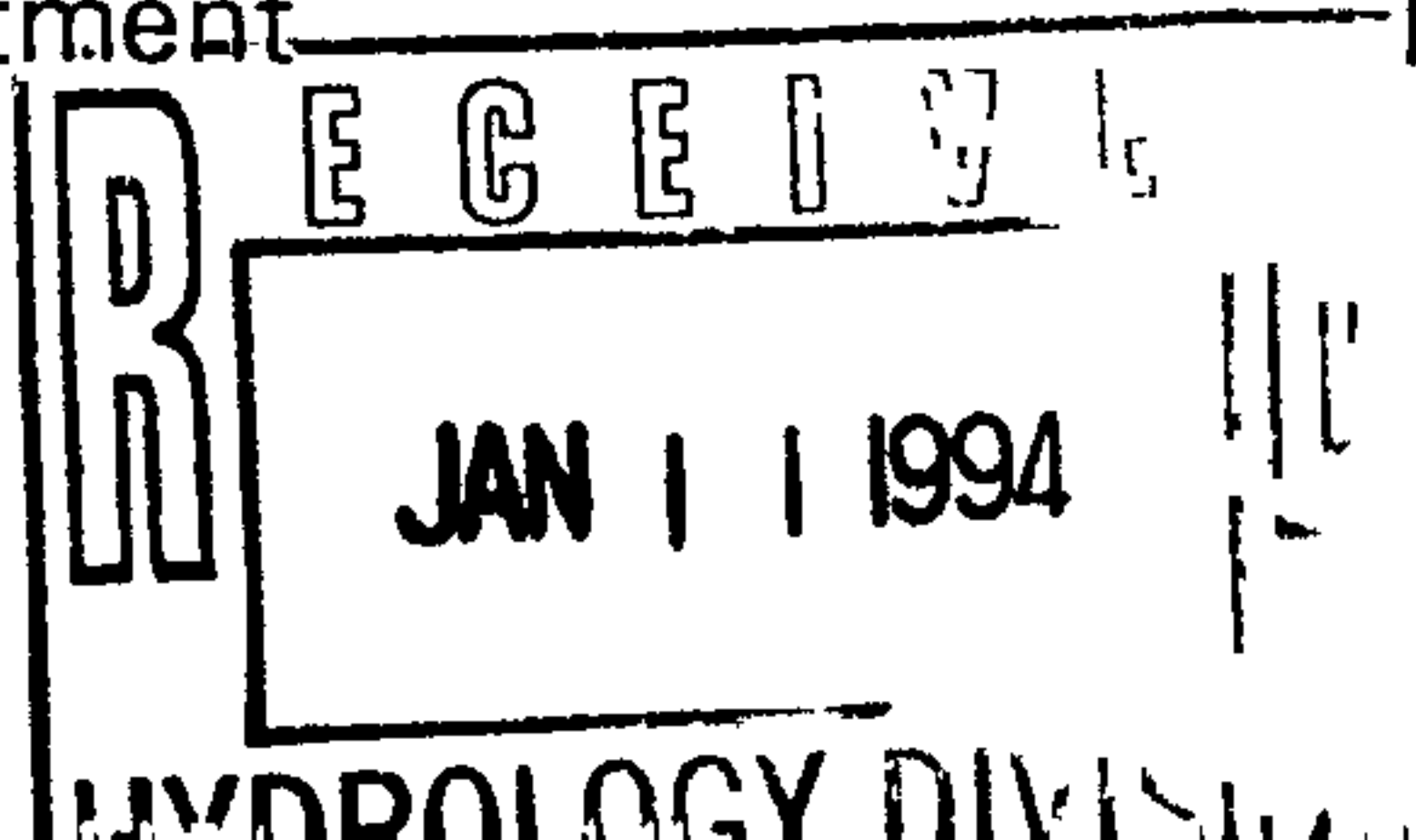
The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Rick Roybal, PE
City Engineer,
Engineering Group
Public Works Department

Sincerely,

Russell B. Givler, PE
Chief Construction Engineer,
Engineering Group
Public Works Department





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1993

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

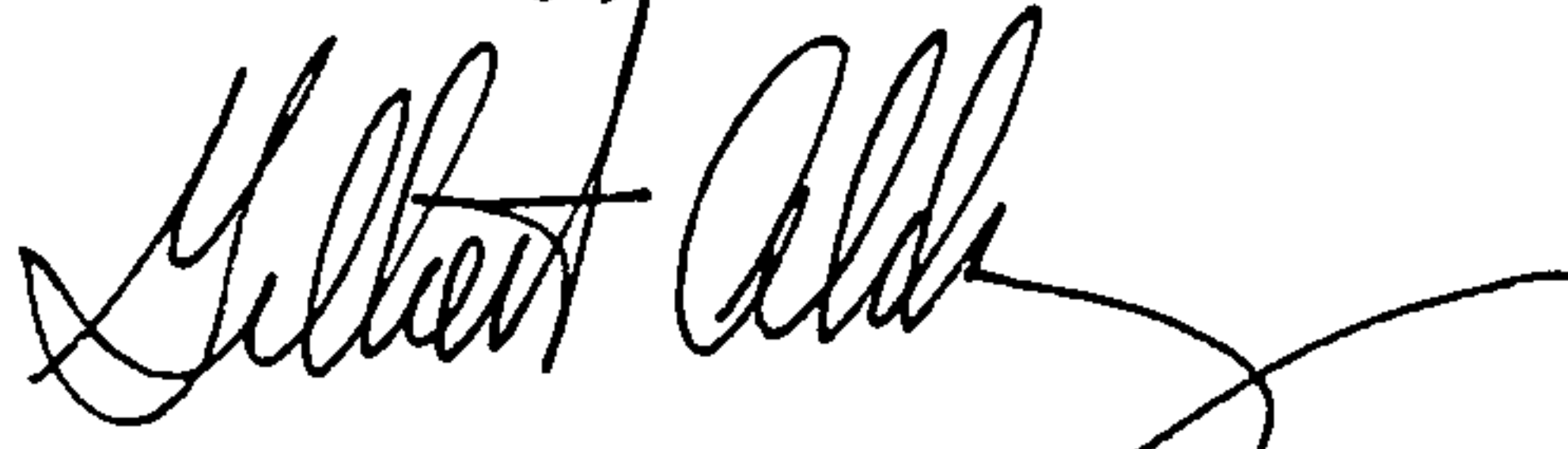
RE: ENGINEER'S CERTIFICATION FOR THE MEADOWS ON RIO GRANDE, UNIT TWO, ^{ONE}~~TWO~~
(G12/D19X) ENGINEER'S STAMP DATED DECEMBER 15, 1993, No. 4677.90.

Dear Mr. Arfman:

Based on the information provided on the above referenced submittal received December 15, 1993, the plan meets the requirements for financial guarantee release as required on the infrastructure list.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,


Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

wp+3627

xc: Lynda Michelle DeVanti, DRC
Ralph Stone, Owner
File

PUBLIC WORKS DEPARTMENT

DR... AGE INFORMATION SHEET

PROJECT TITLE: THE MEADOWS ON RIO GRANDE CONE ATLAS/DRNG. FILE #: G-12/DPR
 DRB #: 92-209 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: AKA THOMAS VILLAGE PHASE V-A (LEGAL ON FILE)
 CITY ADDRESS: SW QUADRANT OF RIO GRANDE BLVD & DON BLAZOTE DR.
 ENGINEERING FIRM: ISAACSON & ARMAN CONTACT: FRED ARMAN
 ADDRESS: 128 MONROE ST. NE PHONE: 268-8828
 OWNER: LOS POBLANOS DEVELOPMENT CONTACT: RALPH STONE
 ADDRESS: 1401 CENTRAL AVE PHONE: 297-0282
 ARCHITECT: GARRETT SMITH CONTACT: G. SMITH
 ADDRESS: _____ PHONE: _____
 SURVEYOR: BOHANNON - HILSTON CONTACT: JAMES TOPMILLER
 ADDRESS: _____ PHONE: 823-1000
 CONTRACTOR: UNIVERSAL CONST. CONTACT: GILBERT LUNA
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

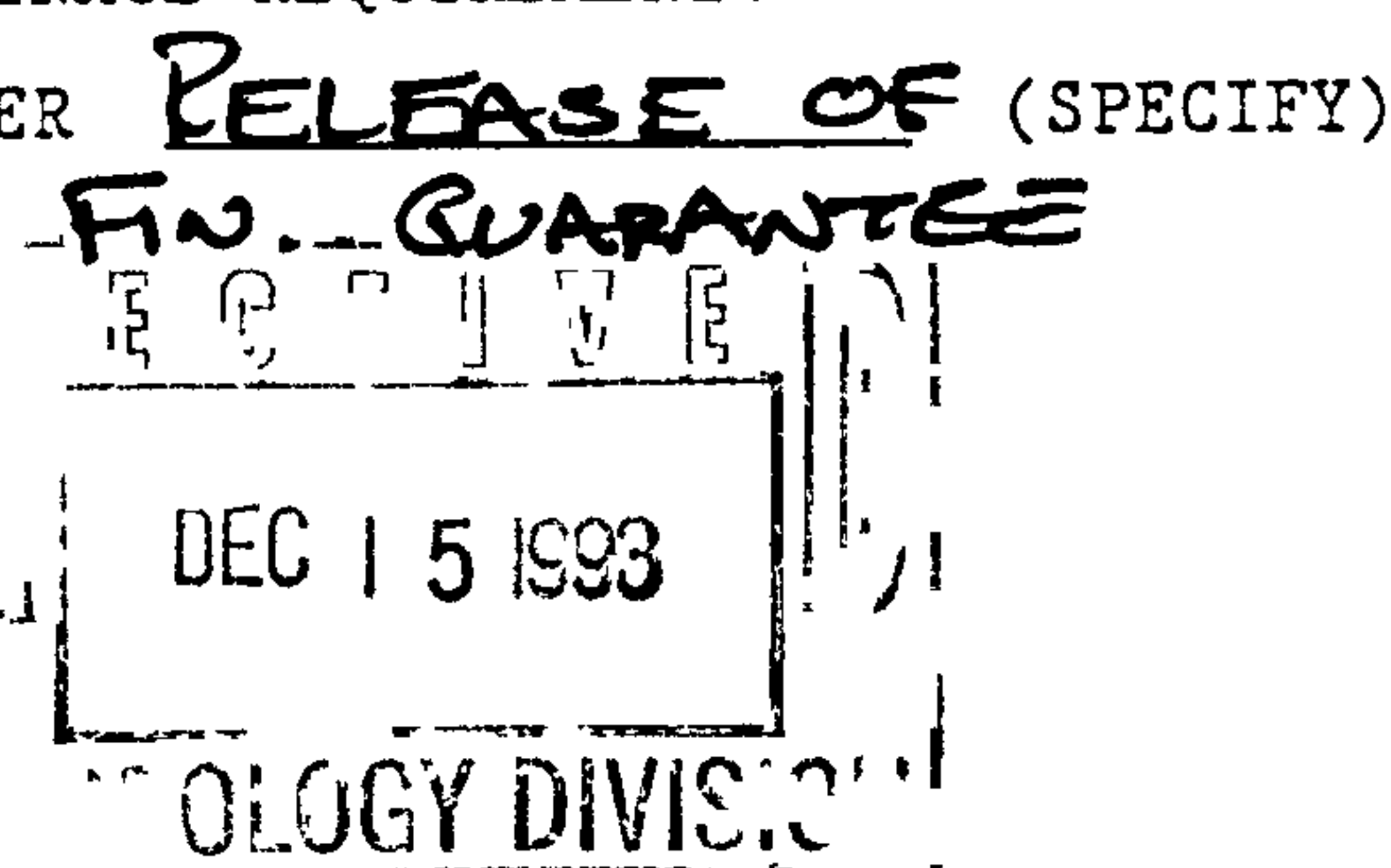
PRE-DESIGN MEETING:

- ☒ YES (ON FILE)?
- ☐ 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 RELEASE OF (SPECIFY)

DATE SUBMITTED: 12.15.93
 BY: FRED C. ARMAN



RAINAGE INFORMATION SHEET

PROJECT TITLE: THE MEADOWS ON RIO GRANDE ZONE ATLAS/DRNG. FILE #: G-12/D19
 DRB #: 92-209 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: AKA THOMAS VILLAGE PHASE V-A (LEGAL ON FILE)
 CITY ADDRESS: SW QUADRANT OF RIO GRANDE BLVD & DON OLIVER DR.
 ENGINEERING FIRM: ISAACSON & ARMAN CONTACT: FRED ARMAN
 ADDRESS: 128 MONROE ST. NE. PHONE: 268-8828
 OWNER: LOS POBLANOS DEVELOPMENT CONTACT: RALPH STONE
 ADDRESS: 1401 CENTRAL AVE PHONE: 297-0282
 ARCHITECT: GARRETT SMITH CONTACT: G. SMITH
 ADDRESS: _____ PHONE: _____
 SURVEYOR: B. HANNAH - HILSTON CONTACT: JAMES TOPMILLER
 ADDRESS: _____ PHONE: 823-1000
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

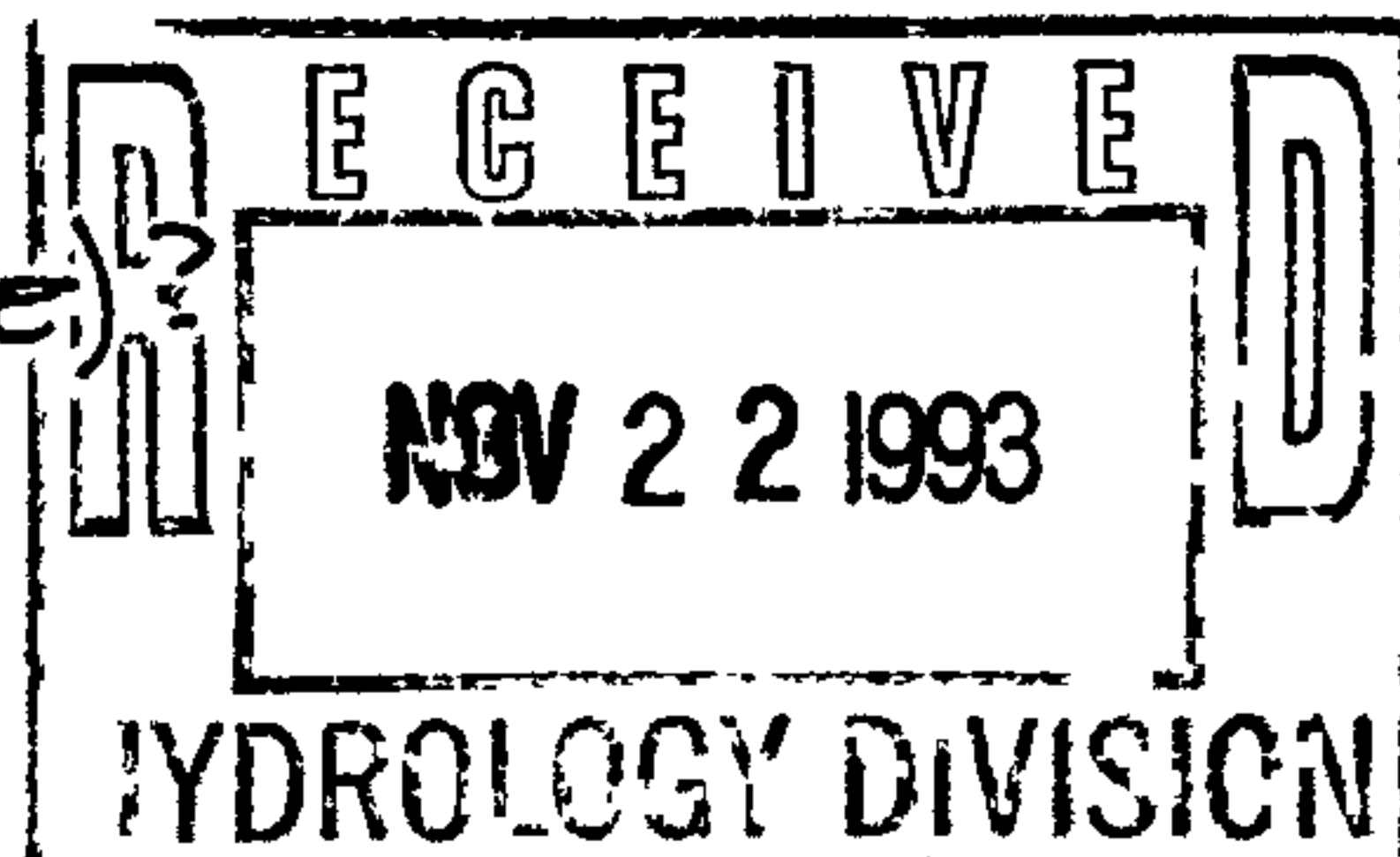
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

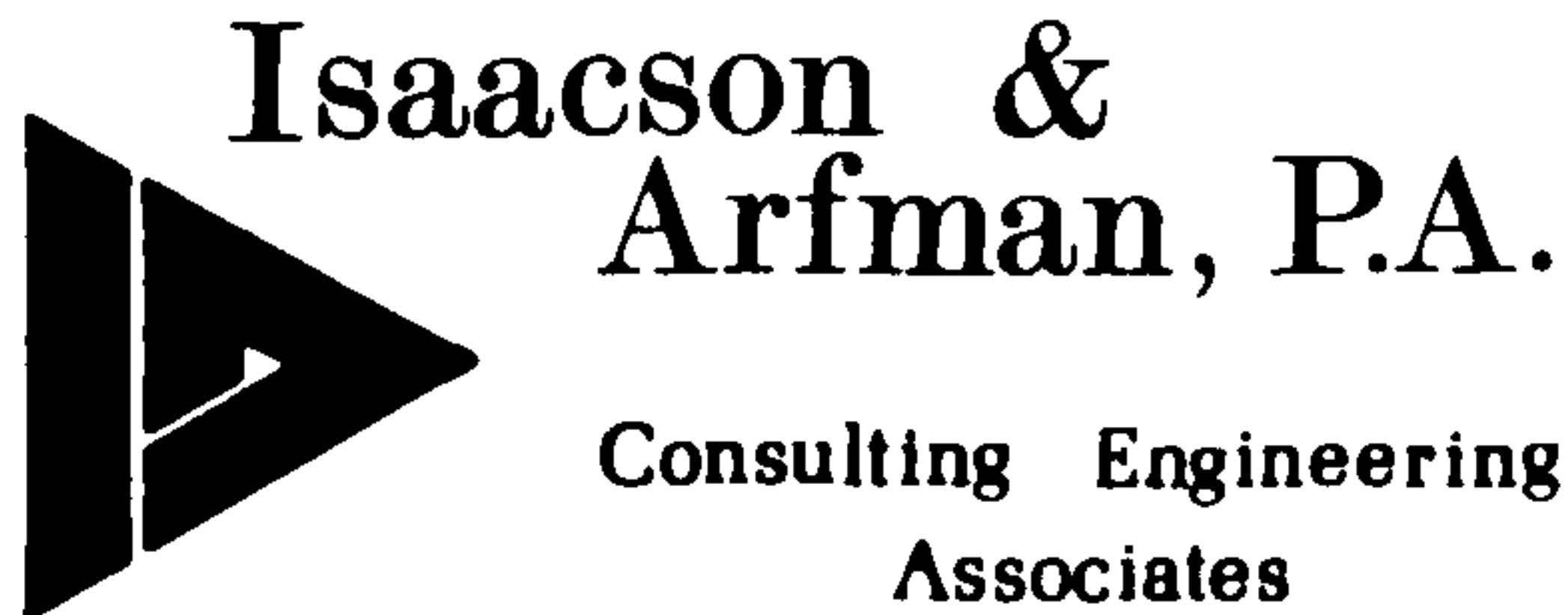
- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING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

PRE-DESIGN MEETING:

- ☒ YES (ON FILE)
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: NOV. 22, 1993
 BY: FRED C. ARMAN



Letter of Transmittal

To HYDROLOGY DIV.
PUBLIC WORKS DEPT.
CITY OF ALBUQUERQUE

Date 11-22-93

Job No. _____

Attn: GILBERT ALDER

Reference THE MEADOWS ON RIO GRANDE, UNIT ONE

Gentlemen:

We transmit to you ✓ copy(ies) of the following

- | | |
|---|--|
| <input type="checkbox"/> _____ Plats | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> _____ Plans | <input type="checkbox"/> Submittals |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Material Specifications |
| <input type="checkbox"/> _____ Report | <input type="checkbox"/> Copy of Letter |
| <input checked="" type="checkbox"/> <u>SUPPLEMENTAL DRAINAGE DETAIL</u> | |
| <input type="checkbox"/> _____ | |

This information is transmitted:

- | | |
|---|---|
| <input checked="" type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input checked="" type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |
| <input type="checkbox"/> _____ | |
| <input checked="" type="checkbox"/> <u>FOR DISTRIBUTION TO INSPECTORS</u> | |

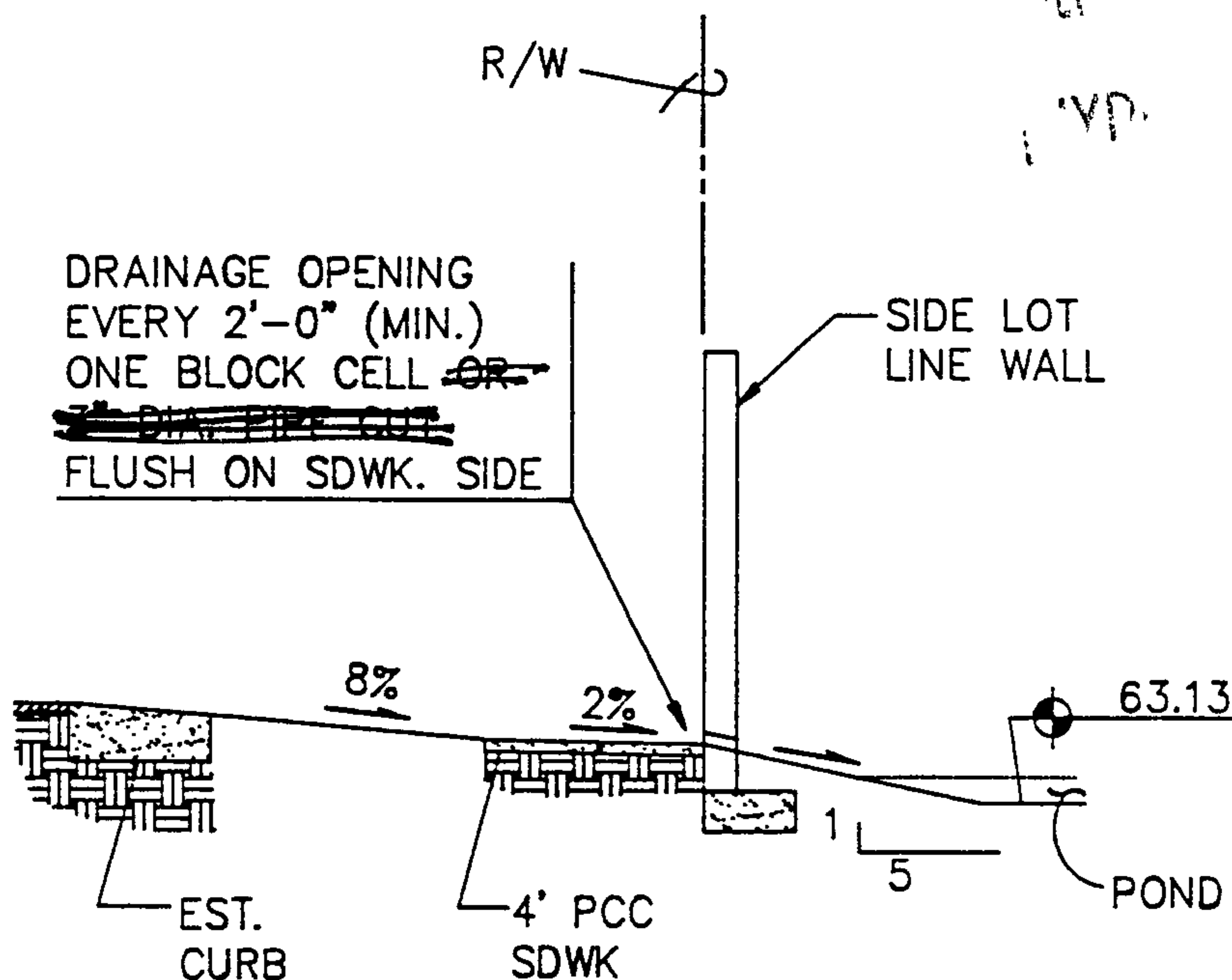
Remarks: _____

By: FRED ARFMAN

Copies To _____

SUPPLEMENTAL DRAINAGE DETAIL FOR THE MEADOWS ON RIO GRANDE, UNIT ONE

RECEIVED
NOV 22 1993

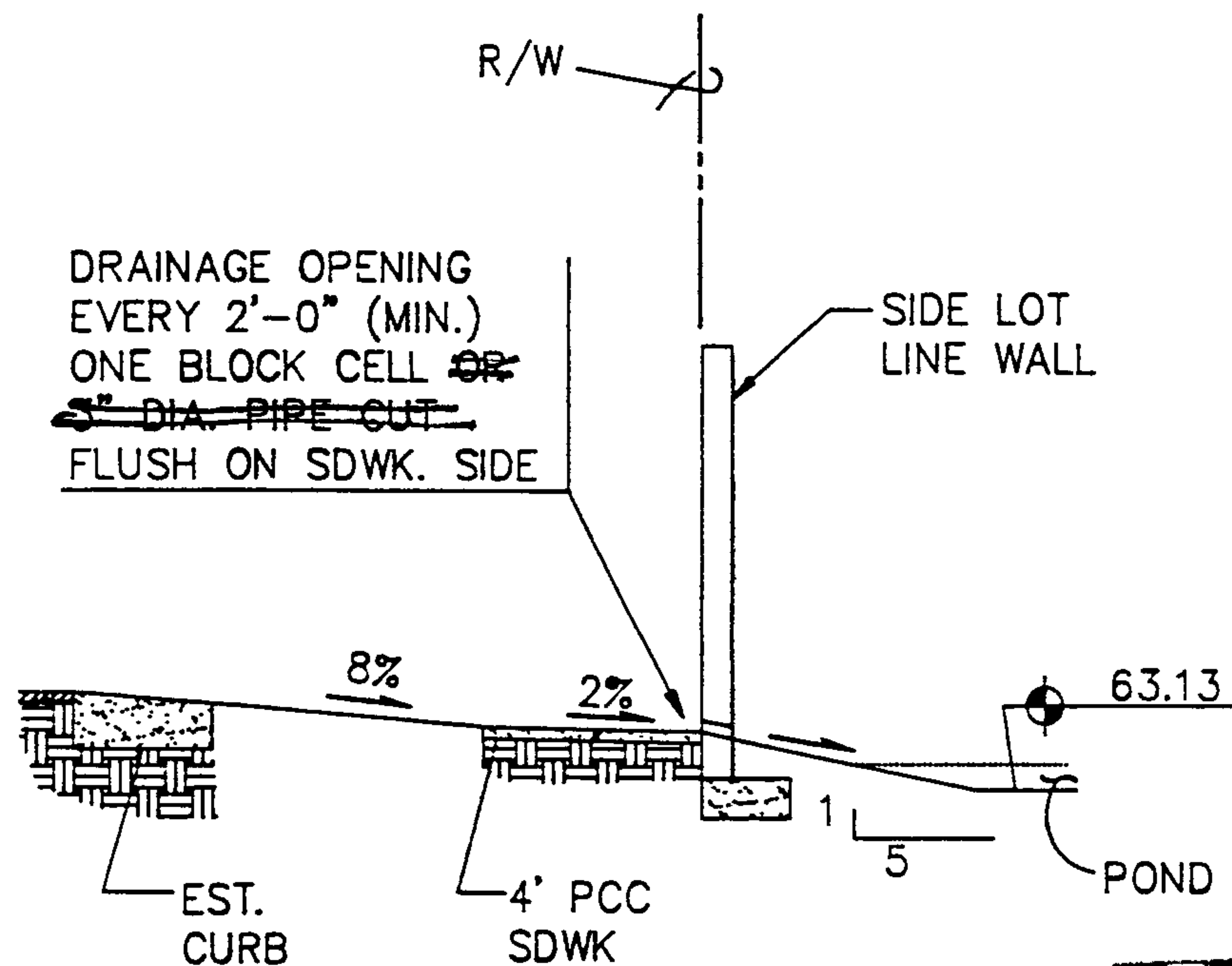


SECTION D-D
1"=5'

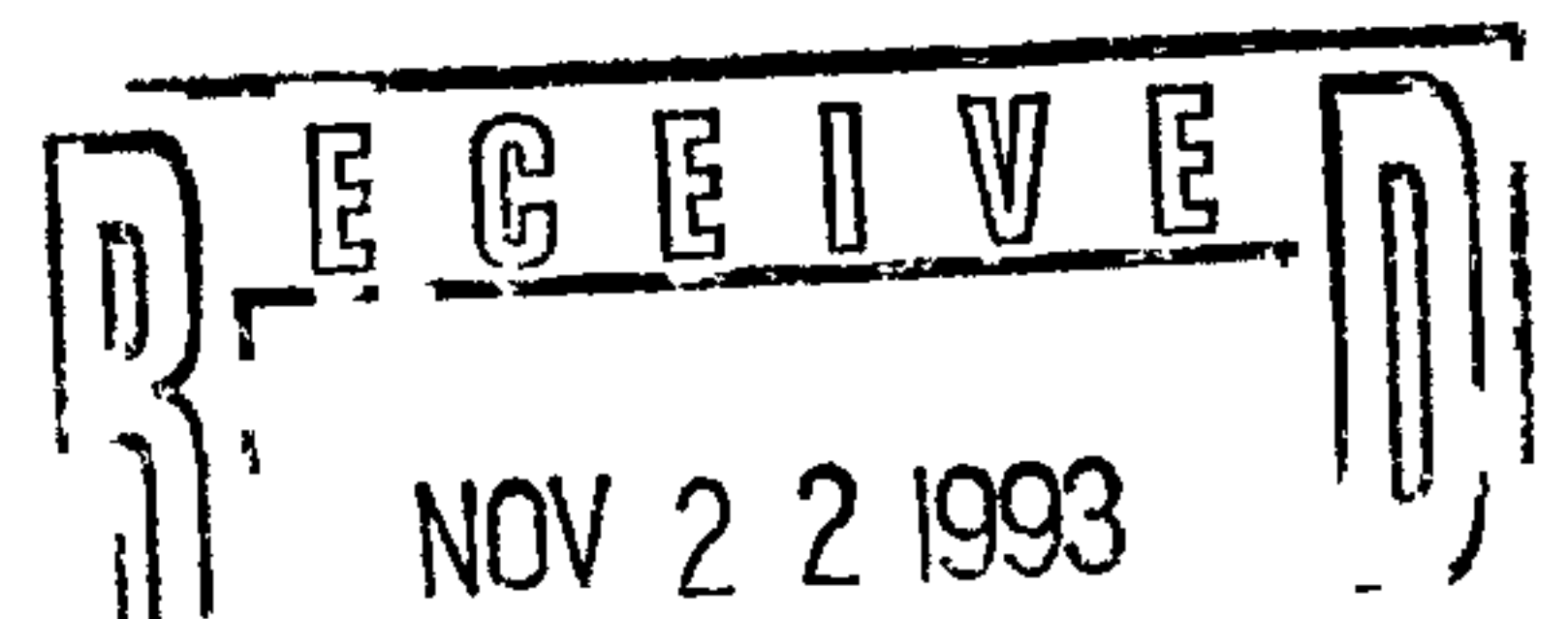
DETAIL APPLIES TO SIDE LOT LINE GARDEN
WALLS WHERE SIDE LOT LINE IS COMMON
WITH PUBLIC RIGHT-OF-WAY.

APPLIES TO LOTS 1, 15, 17 & 23, BLOCK 'A'
LOTS 1, 2, 7 & 9, BLOCK 'B'
LOTS 3, 8, 9, 14, 15, 17, 22, 23 & 34, BLOCK 'C'

SUPPLEMENTAL DRAINAGE DETAIL FOR THE MEADOWS ON RIO GRANDE, UNIT ONE



SECTION D-D
1"=5'



DETAIL APPLIES TO SIDE LOT LINE GARDEN
WALLS WHERE SIDE LOT LINE IS COMMON
WITH PUBLIC RIGHT-OF-WAY.

APPLIES TO LOTS 1, 15, 17 & 23, BLOCK 'A'
LOTS 1, 2, 7 & 9, BLOCK 'B'
LOTS 3, 8, 9, 14, 15, 17, 22, 23 & 34, BLOCK 'C'



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 2, 1993

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

RE: CERTIFICATION PLAN FOR THOMAS VILLAGE PHASE V-A (THE MEADOWS ON RIO GRANDE), (G-12/D19), ENGINEER'S STAMP DATED JULY 14, 1993.

Dear Mr. Arfman:

Based on the information provided on the referenced submittal received July 15, 1993, the following items should be addressed prior to approval of the Certification by this office:

1. It appears that the front property line grades were built 6 inches to almost a foot above the proposed grade at the sidewalk locations. This will probably yield a high amount of extra dirt on site particularly when the sidewalks are built by the builder. I would recommend lowering of the grade in this area and also provide more grades at this location through out the project.
2. Please identify top of wall elevations. My understanding is that 6 foot walls were built, please identify this on your certification.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Lynda Michelle DeVanti, DRC
wp+3627 *File*

PUBLIC WORKS DEPARTMENT

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE MEADOWS ON RIO GRANDE ZONE ATLAS/DRNG. FILE #: G-12/D19

DRB #: 92-209 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: AKA THOMAS VILLAGE PHASE V-A (LEGAL ON FILE)

CITY ADDRESS: SW QUADRANT OF RIO GRANDE BLVD & DON O'BRYEN DR.

ENGINEERING FIRM: ISAACSON & AREMAN CONTACT: FRED AREMAN

ADDRESS: 128 MONROE ST. NE PHONE: 268-8828

OWNER: LOS POBLANOS DEVELOPMENT CONTACT: RALPH STONE

ADDRESS: 1401 CENTRAL AVE PHONE: 247-0282

ARCHITECT: GARRETT SMITH CONTACT: G. SMITH

ADDRESS: _____ PHONE: _____

SURVEYOR: B. HANNAH - HILSTON CONTACT: JAMES TOPHILL

ADDRESS: _____ PHONE: 823-1000

CONTRACTOR: CCM CONTACT: JEFF CRAYBILL

ADDRESS: _____ PHONE: 898-7777

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

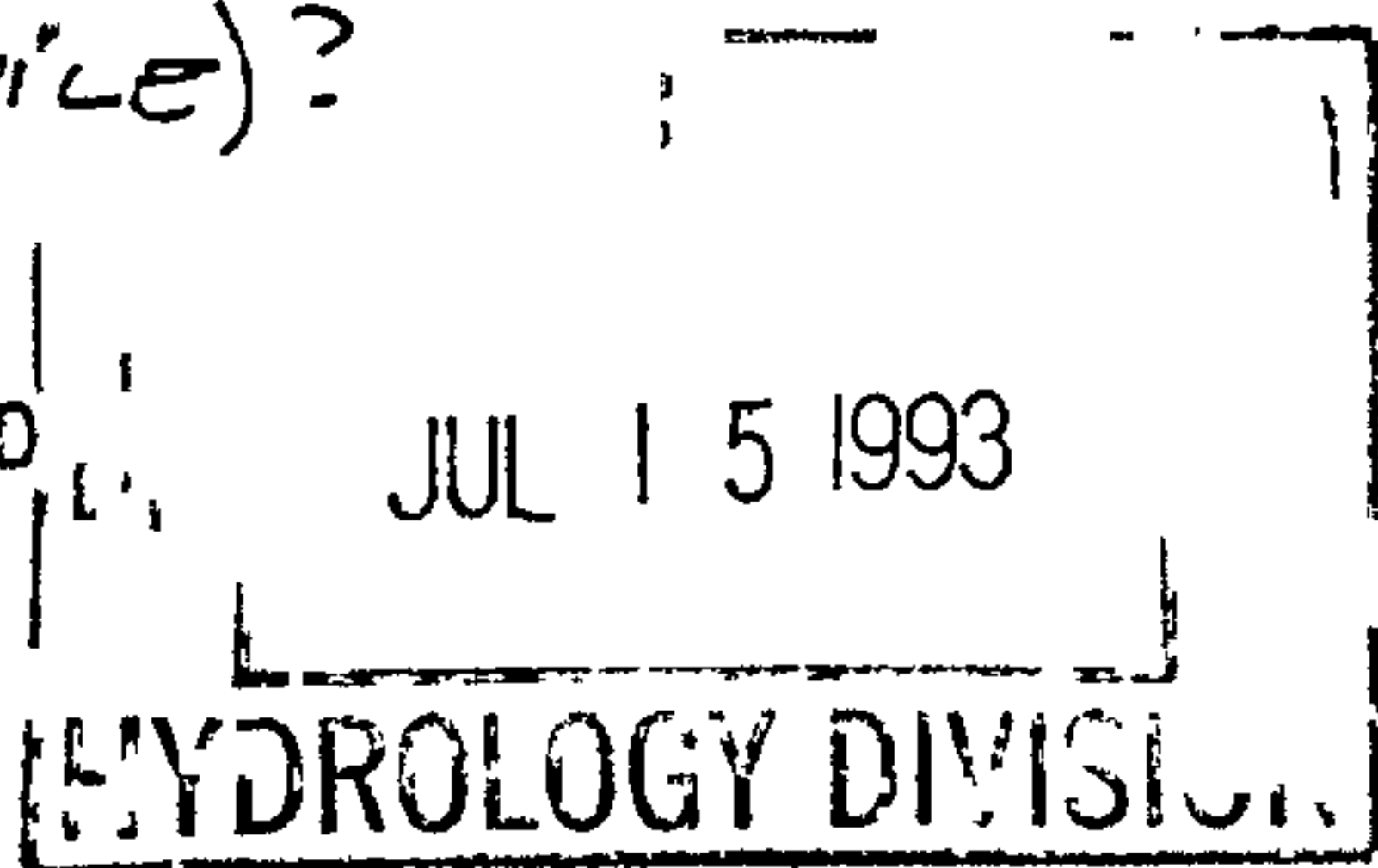
- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
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☐ CERTIFICATE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

PRE-DESIGN MEETING:

☒ YES (ON FILE)?

☐ NO

☐ COPY PROVIDED



☒ OTHER (SPECIFY)

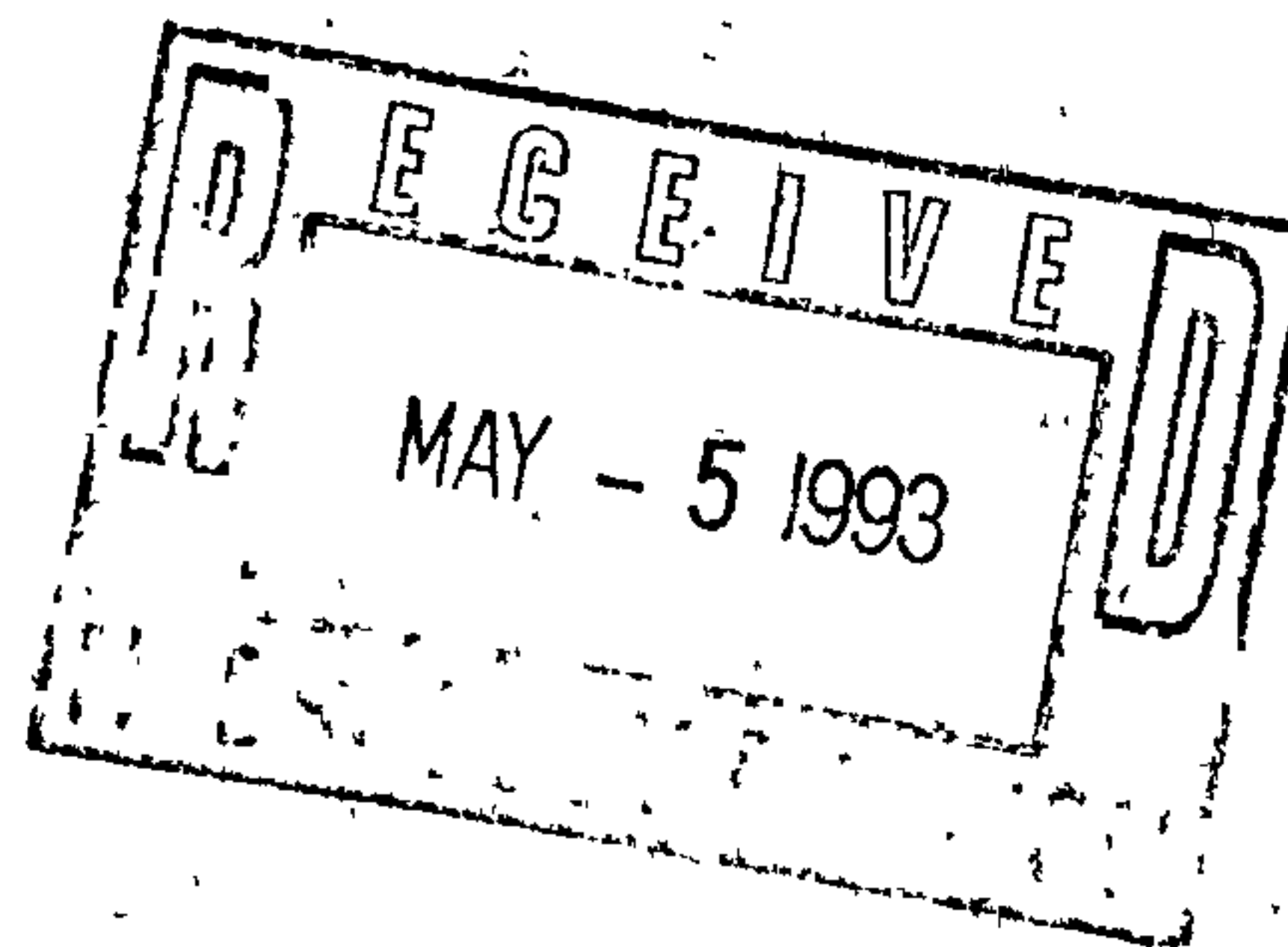
GRADING & WALL CERTIFICATION APPROVAL

DATE SUBMITTED: JULY 15, 1993

BY: FRED C. AREMAN

**Eaton, Martinez
& Hart, P.C.**
ATTORNEYS AT LAW
1776 Montaño N.W.
Albuquerque, N.M. 87107

Roger V. Eaton
David B. Martinez
F. Michael Hart
Kevin P. Levy
Stan Whitaker



File# _____

May 3, 1993

City of Albuquerque - Hydrology Division
Gilbert Aldaz
P.O. Box 1293
Albuquerque, New Mexico 87103

**RE: The Meadows Development, Thomas Village Neighborhood Association's
Concern About Drainage, Incident of April 29, 1993.**

Dear Mr. Aldaz:

Thank you for meeting with me at the site of the Meadows development following the recent ditch break and flooding of the homes at Thomas Village. I wanted to document our meeting and make sure that the understandings that I had arising from that meeting were accurate and that they will be followed up on by the developer.

It is my understanding that the drainage problem and the flooding that occurred on April 29, 1993 resulted from an attempt by a Duranes neighborhood resident to irrigate his field. It is also my understanding that during the course of that irrigation, the temporary ditch constructed and maintained by Stone Development broke allowing water to run down Rozinante Street into the Thomas Village neighborhood.

It is my understanding that the location of the ditch will be changed when a permanent ditch is placed on the south side of the wall for the Meadows neighborhood. Also, when the streets in the Meadows neighborhood are raised in elevation by the paving the phenomenon that occurred on Thursday, April 29, 1993 should not happen again. From your comments and the comments of the developers engineer, Fred C. Arfman, P.E., it is my understanding that the drainage plan for that neighborhood has been approved. Apparently, although the general elevation of the Meadows Development has been raised several feet above the general elevation of the Thomas Village development, by the developer, your department is satisfied that if they comply with the drainage plan that we should not experience problems with flooding once the

EATON, MARTINEZ & HART

Page Two

May 3, 1993

development is underway and the streets completed.

Basically, from our conversation with the developer and his engineer, I understand that the development plan calls for the lots in the Meadows neighborhood to be the drainage area for all of their rain water. It is also my understanding that original plans, approved by the city, called for a retaining wall to extend along the west side of the development to keep water from the Meadows development from running into the Thomas Village development. Additionally, we discussed the addition of a water break to be placed in the street by the developer connecting the retaining walls on either side of Rozinante Street to further discourage the flow of water between the Meadows development and the Thomas Village development. Also, the developer will cut ten feet of the pad built up on the furthest southwest lot of the development adjoining the property of Billy and Terry Baca at 2412 Rozinante N.W. and will use the soil that is taken from cutting that pad to create a temporary berm across the west side of the Meadows development in the area where the water came through on Rozinante Street. My understanding from the statements from Fred C. Arfman, P.E., on Thursday afternoon were that he would suggest making slightly increased ponding areas in the two lots on either side of Rozinante at the west edge of the Meadows development. That would allow water to collect there, on the east side of the retaining walls and the water break, instead of that water being allowed to flow into the adjoining lots in Thomas Village.

In summarizing the drainage plan for the Meadows area, it is my understanding that it is very similar to the drainage plan for the Thomas Village neighborhood. The basic idea is that the streets will have a crown in the center and the water will flow to each side of the street to be collected and distributed in the lots of each home owner. Certainly, this drainage plan requires compliance by each home owner with the requirement of submitting a drainage plan for the lots, that their lots stay at an elevation below the street level, and that the street and curbs be constructed in such a way as to allow the water to flow freely into the individual lots, as is the situation in Thomas Village.

Please let me know if there is any misunderstanding with regard to our communications on Thursday afternoon regarding the concerns of Thomas Village Neighborhood Association. I wanted to make sure that I communicated clearly between yourself, the

EATON, MARTINEZ & HART

Page Three
May 3, 1993

developer, his engineer, and the Neighborhood Association. Additionally, please keep me advised if there are any further developments regarding the drainage plans so that I may continue to communicate with the Neighborhood Association to keep them advised.

Again, I appreciate your quick response to the problem that we had and I appreciate you addressing the problem we had on April 29, 1993 and our concerns regarding the drainage plan in general.

Sincerely,

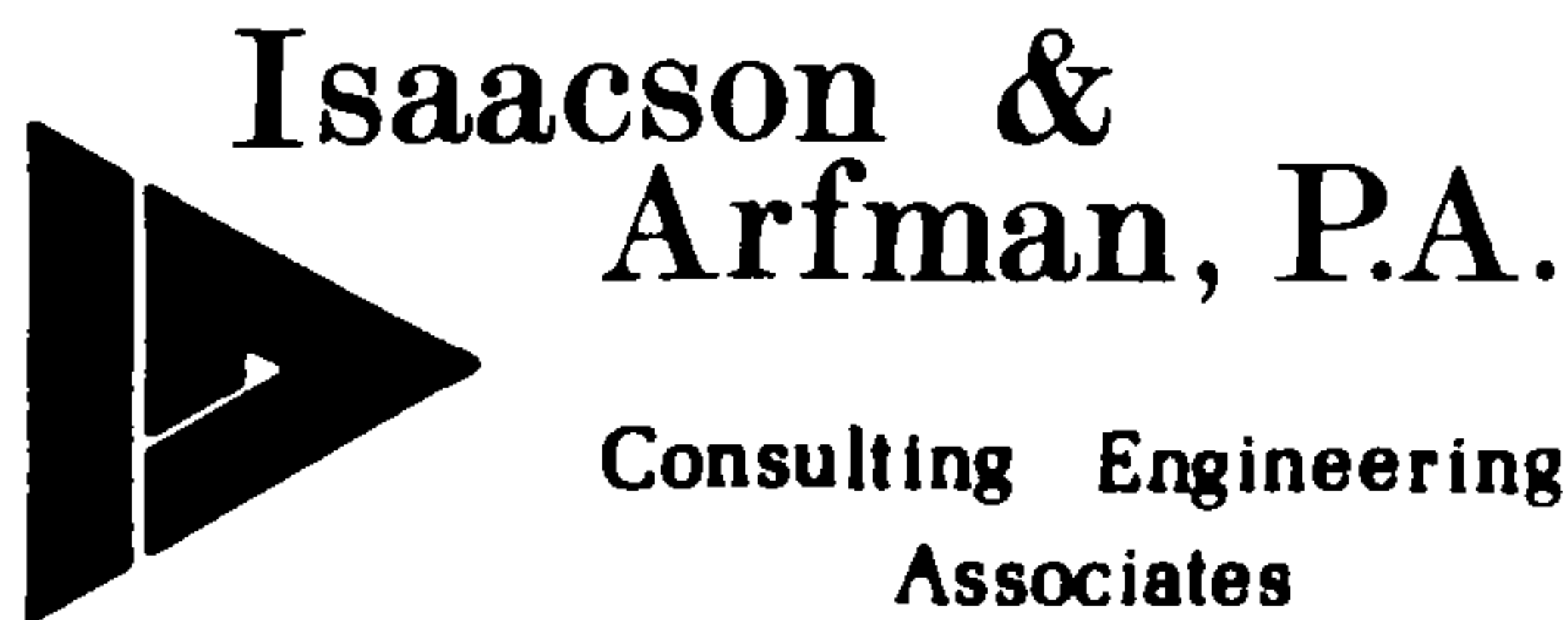
EATON, MARTINEZ & HART P.C.



David B. Martinez

DBM:lnp

cc: Pat Rogers
Pat Bryan
Fred C. Arfman, P.E.



Letter of Transmittal

To HYDROLOGY DIVISION Date 07-08-93
P.W.D. Job No. G12 1019
CITY OF ALBUQUERQUE

Attn: GILBERT ALDEZ
Reference THE MEADOWS ON RIO GRANDE

Gentlemen:

We transmit to you 1 copy(ies) of the following

- | | |
|---|--|
| <input type="checkbox"/> _____ Plats | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> _____ Plans | <input type="checkbox"/> Submittals |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Material Specifications |
| <input type="checkbox"/> _____ Report | <input type="checkbox"/> Copy of Letter |
| <input checked="" type="checkbox"/> <u>RECORDED "PRIVATE FACILITY DRNG. COVENANT"</u> | |
| <input type="checkbox"/> _____ | |

This information is transmitted:

- | | |
|--|--|
| <input checked="" type="checkbox"/> As per your request | <input checked="" type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |
| <input type="checkbox"/> _____ | |
| <input checked="" type="checkbox"/> <u>PORTION OF SHEET 2 OF 5 OF PLAT REF: RECORDED</u>
<u>COVENANT.</u> | |

Remarks: _____

By: FRED ARFMAN Copies To _____

93072536


1877

PRIVATE FACILITY
DRAINAGE COVENANT

This Drainage Covenant, between Los Poblanos Development Corp., a New Mexico Corporation ("Owner"), whose address is 1401 Central Avenue NW, Albuquerque, NM 87104, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital: The Owner is the owner of the following described real property located west of Rio Grande Blvd. between Don Quoxite Drive and Los Anayas Road NW, and more particularly described by the legal description found on Exhibit A attached, in Bernalillo County, New Mexico (the "Property"). The Owner has submitted and the City has approved the preliminary plat of the property under the proposed legal description of the Meadows on Rio Grande, Unit One.

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City pursuant to Drainage File No. G12/D19. 

Perimeter impermeable solid walls along the rear and side lot lines of all lots (8" minimum height) if not already in place;

Flat grading of all lots within the subdivision with no disturbance (increase) of certified grades; and

Individual property owners responsible for acceptance of public street storm water runoff, and assurance of no cross-lot drainage.

The Drainage Facility is more particularly described on Sheets 4, 5, and 6 of 16 of City Project No. 4677.90, "Grading and Grading Plan & Details".

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans. In particular, the Owner shall maintain grades, concrete walls, and drainage on each individual lot so that runoff from any on-lot source will remain within the lot, accumulating away from building foundations, perimeter walls, sidewalks and streets. The Owner may install landscaping designed to increase the rate of percolation and evaporation.

The Owner may install lot irrigation systems, watering systems, or water using appliances, appurtenances, or equipment within each individual lot provided that any such system or equipment shall be designed, installed, and maintained to prevent overflow and runoff on to adjacent property. Irrigation from surface ditches or laterals of the Middle Rio Grande Conservancy District or its successors or assigns is not permitted within the Property.

The Owner shall construct, or cause to be constructed, all structures intended for human habitation within the Property such that the minimum finish floor elevation for the lower, or ground level floor, of each such structure is 4965.25 feet above mean sea level.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

93 JUL -7 PM 3: 56

93-18-1877-1820
EK
JUDY D. WOODWARD
CO. CLERK & RECORDER
DEPUTY

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

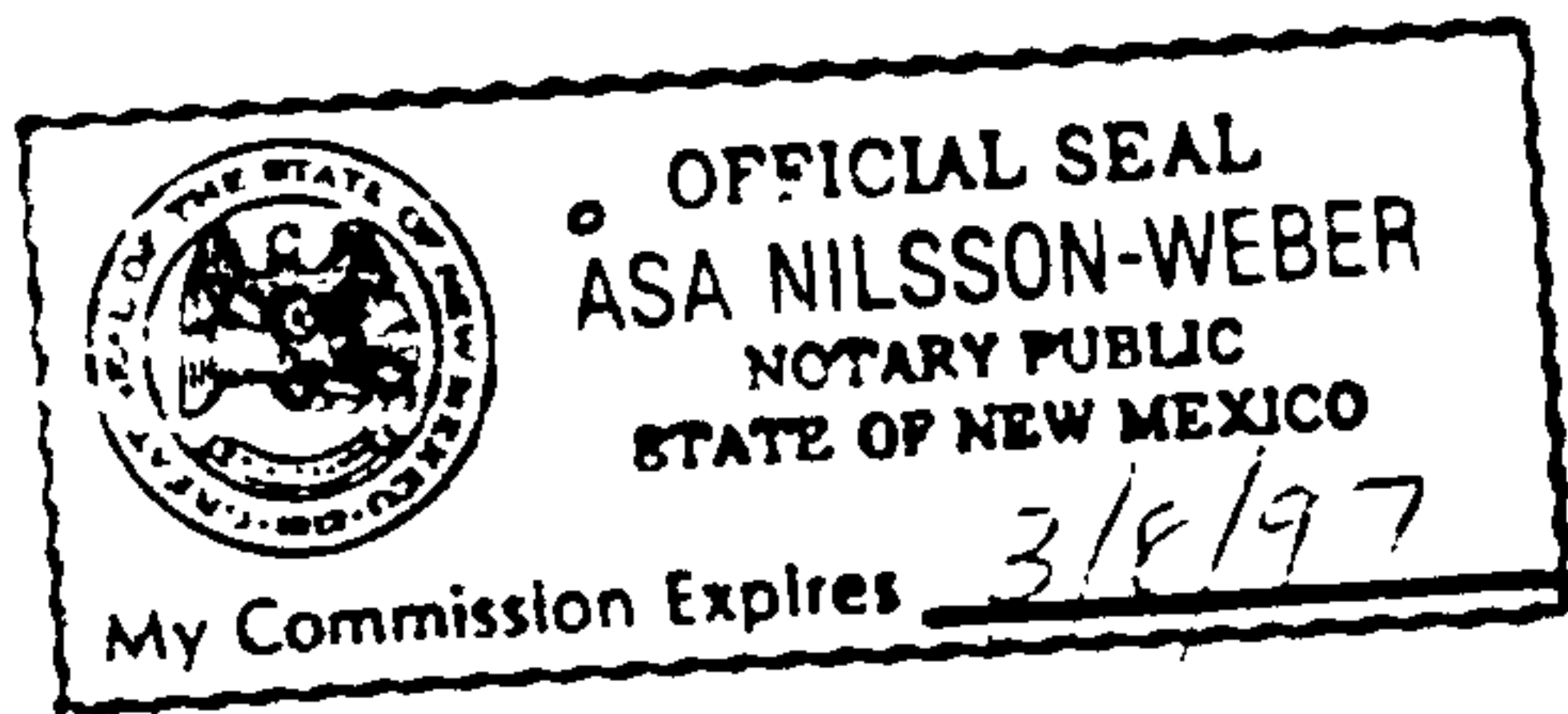
8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City. This Covenant can only be released by the City's Chief Administrative Office with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.



1879

OWNER: Los Poblanos Development Corp.
a New Mexico Corporation

By: [Signature]
Greg Anixter, President

Its: _____

Dated: 7/7/93

STATE OF New Mexico }
COUNTY OF Bernalillo } SS

The foregoing instrument was acknowledged before me this 7th day of July, 1993, by Greg Anixter, President of Los Poblanos Development Corp.

Asa Nilsson-Weber
Notary Public

My Commissions Expires:

CITY OF ALBUQUERQUE:

Approved:

By: [Signature]

Title: For City Engineer

Dated: 07-07-93

EXHIBIT "A"

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT WITHIN SECTIONS 1 AND 12, (PROJECTED SECTIONS) TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING TRACT A, RIO GRANDE SWIM AND TENNIS CLUB OF THE "SUMMARY PLAT SHOWING TRACT A, RIO GRANDE SWIM AND TENNIS CLUB, (COMPRISING A PORTION OF TRACT 103, M.R.G.C.D. MAP NO. 34) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 31, 1977, IN VOLUME D7, FOLIO 178, ALL OF LOTS 1, 2, 3, AND 6, A PORTION OF LOTS 4, 5, 7, AND 8, RIO GRANDE REGIONAL SHOPPING CENTER TOGETHER WITH DON FERNANDO AVENUE, N.W., OF THE "RIO GRANDE REGIONAL SHOPPING CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 9, 1962, IN VOLUME C5, FOLIO 108, AN EASTERLY PORTION OF LOT 8, ESTATE OF CHARLES MANN, JR., OF THE "PLAT OF LAND IN LOS DURANES SCHOOL DISTRICT NO. 13 AND IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BELONGING TO ESTATE OF CHARLES MANN, JR., COMPRISING PROPERTY DESIGNATED AS TRACTS 18 AND 96 ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 34," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 2, 1971, IN VOLUME D4, FOLIO 113, AN EASTERLY PORTION OF TRACT 117-A2B2-1, LANDS OF TED H. IRIS J. POOLER OF THE "SUMMARY PLAT OF LANDS OF TED H. AND IRIS J. POOLER BEING A PORTION OF TRACT 117-A2B2, M.R.G.C.D. MAP NO. 34," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 16, 1975, IN VOLUME B10, FOLIO 110, A SOUTHERLY PORTION OF PHASE I THOMAS VILLAGE ESTATES, A SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 19, 1973, IN VOLUME D5, FOLIO 96, THE STREET RIGHT-OF-WAY OF CERVANTES DRIVE, N.W., DULCINEA DRIVE, N.W., AND ROZINANTE DRIVE, N.W. OF THE "STREET DEDICATION PLAT FOR CERVANTES DRIVE, N.W. DULCINEA DRIVE, N.W. AND ROZINANTE DRIVE, N.W., SITUATE WITHIN SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 13, 1983, IN VOLUME C22, FOLIO 70, ALL OF TRACT E, SUBDIVISION PLAT FOR THOMAS VILLAGE PATIO HOMES, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 27, 1983, IN VOLUME C22, FOLIO 94, ALL OF TRACTS 110, 111-A AND 111-C, AS THE SAME ARE SHOWN AND DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) PROPERTY MAP NO. 34, ALL OF TRACT 15 AS THE SAME IS SHOWN AND DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) PROPERTY MAP NO. 35, ALL OF TRACT 117A2B2B, AS THE SAME IS SHOWN AND DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) PROPERTY MAP NO. 34 AND 35, TOGETHER WITH A PORTION OF STREET RIGHT-OF-WAY OF DON QUIXOTE DRIVE, N.W. AND LAS ANAYAS ROAD, N.W. AND A VACATED PORTION OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) DURANE'S DITCH RIGHT-OF-WAY,



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 18, 1993

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

RE: DRAINAGE PLAN FOR THOMAS VILLAGE PHASE V-A (THE MEADOWS ON RIO GRANDE), (G-12/D19), ENGINEER'S STAMP DATED DECEMBER 22, 1992

Dear Mr. Arfman:

Based on the information provided on the referenced submittal received December 30, 1992, the plan is acceptable for Work Order Approval.

As for Final Plat approval, financial guarantees must be in place with DRC prior to sign-off of the plat.

Please be advised that prior to release of financial guarantees by DRC, an Engineer's Certification that the site was graded in substantial compliance with the approved plan must be received and approved by this office. This includes the installation of all required perimeter walls.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Larry Caudill, Environmental Health
Lynda Michelle DeVanti, DRC
Alan Martinez, Hydrology

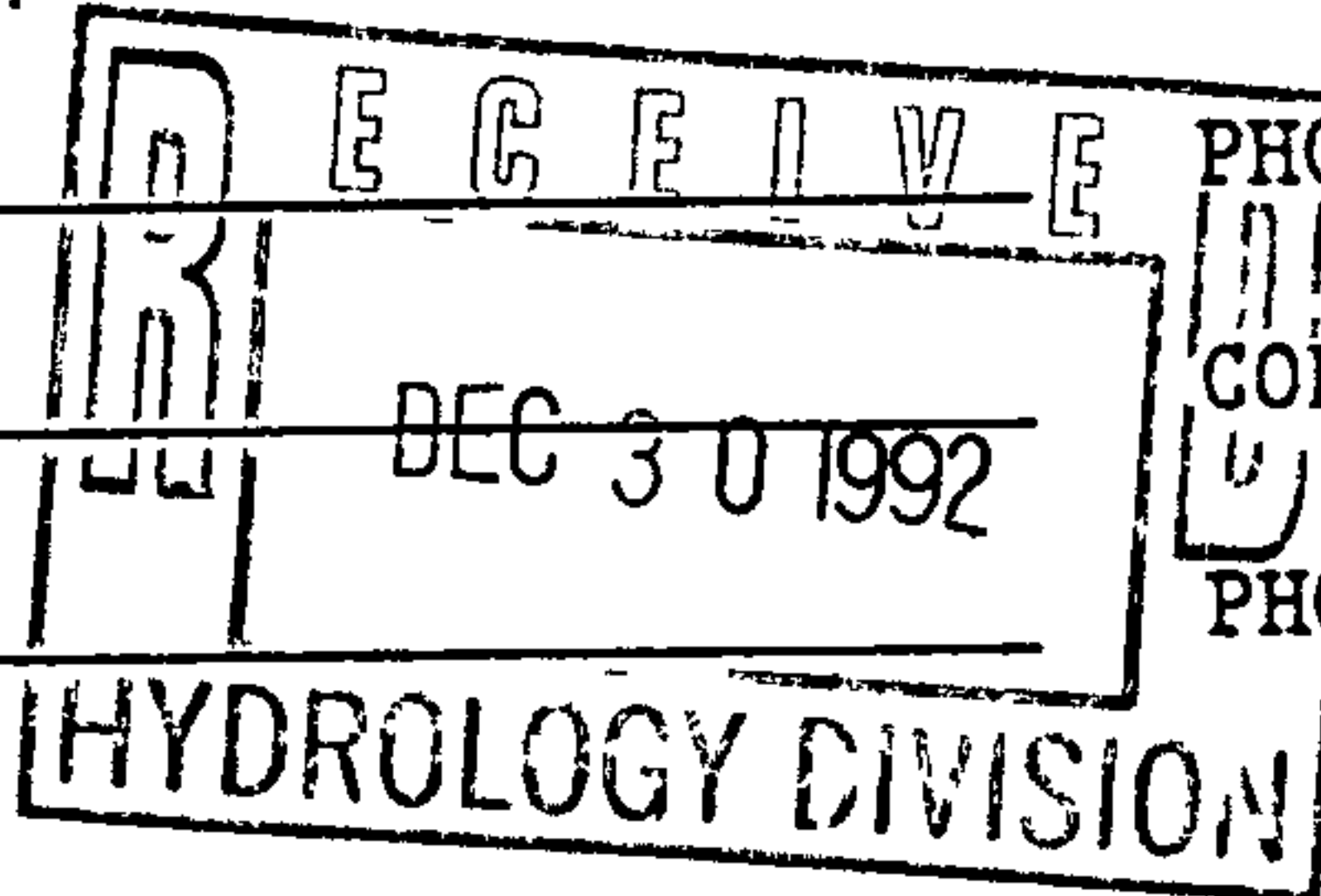
File

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PUBLIC WORKS DEPARTMENT

DI PAGE INFORMATION SHEET

PROJECT TITLE: THE MEADOWS ON RIO GRANDE ZONE ATLAS/DRNG. FILE #: 6-12/D19
 DRB #: 92-209 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: AKA THOMAS VILLAGE PHASE V-A (LEGAL ON FILE)
 CITY ADDRESS: SW QUADRANT OF RIO GRANDE BLVD & DON QUAYOTE DR.
 ENGINEERING FIRM: ISAACSON & ARMAN CONTACT: FRED ARMAN
 ADDRESS: 128 MONROE ST. NE PHONE: 268-8828
 OWNER: LOS POBLANOS DEVELOPMENT CONTACT: RALPH STONE
 ADDRESS: 1401 CENTRAL AVE PHONE: 297-0282
 ARCHITECT: GARRETT SMITH CONTACT: G. SMITH
 ADDRESS: _____ PHONE: _____
 SURVEYOR: BOHANNON - HILSTON CONTACT: JAMES TOPMILLER
 ADDRESS: _____ PHONE: 823-1000
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____



TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

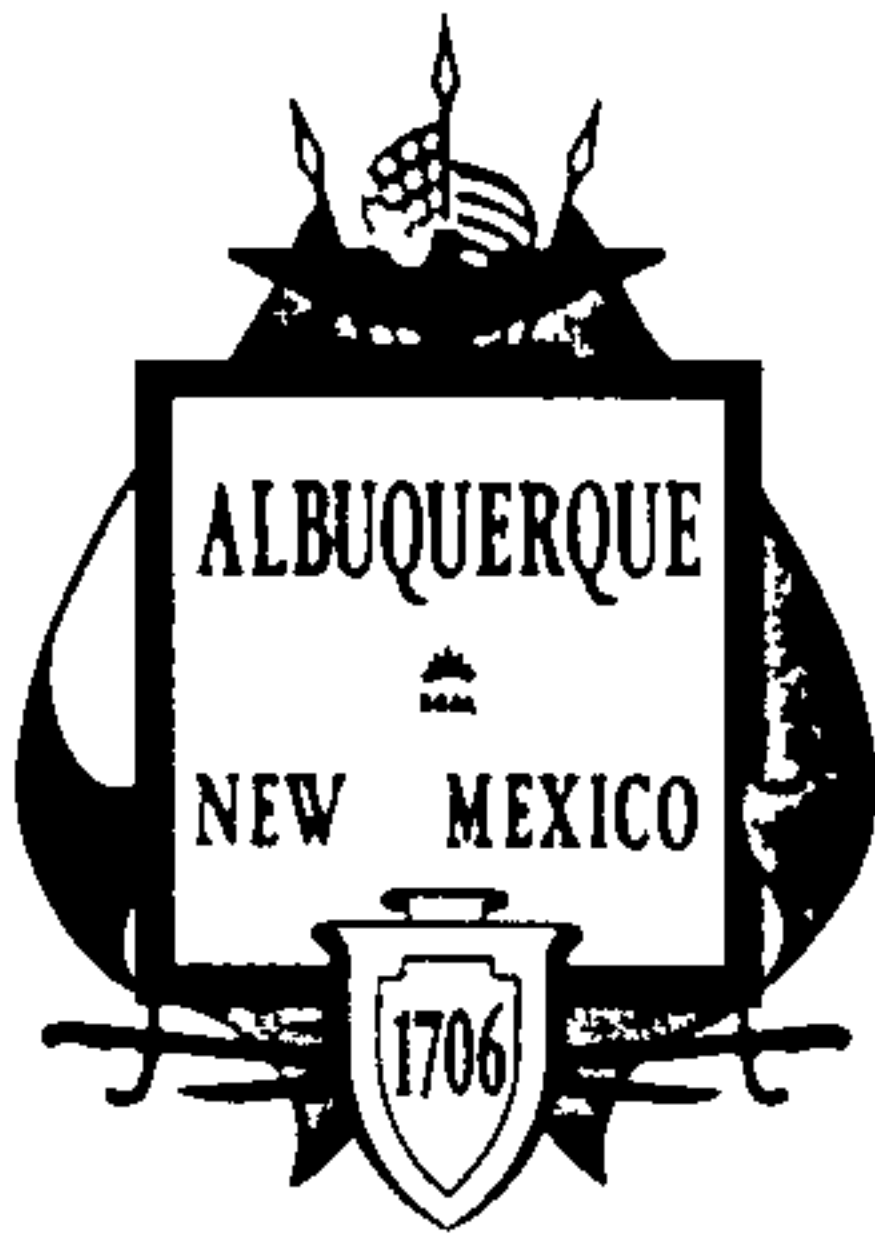
- ☒ YES (ON FILE)?
☐ NO
☐ COPY PROVIDED

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 WORK ORDER (SPECIFY)

DATE SUBMITTED: DEC. 30, 1992

BY: FRED C. ARMAN



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 24, 1992

Fred C. Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

RE: DRAINAGE PLAN FOR THOMAS VILLAGE PHASE V-A (THE MEADOWS ON RIO GRANDE), (G-12/D19), ENGINEER'S STAMP DATED DECEMBER 22, 1992

Dear Mr. Arfman:

Based on the information provided on the referenced submittal received December 22, 1992, the plan is acceptable for Rough Grading Permit approval. Please remind the contractor that a top soil disturbance permit is required prior to commencing grading operations.

Prior to Work Order approval, please submit sheet 3 with your Engineering Stamp that reflects all required details, particularly the wall sections required. On the Grading Plan you need to show a legible legend of the wall locations.

Please be advised that prior to release of financial guarantees by DRC, a Engineer's Certification that the site was graded in substantial compliance with the approved plan must be received and approved by this office. This includes the installation of all required perimeter walls.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Larry Caudill, Environmental Health
Lynda Michelle DeVanti, DRC
Alan Martinez, Hydrology

file
wp+3627

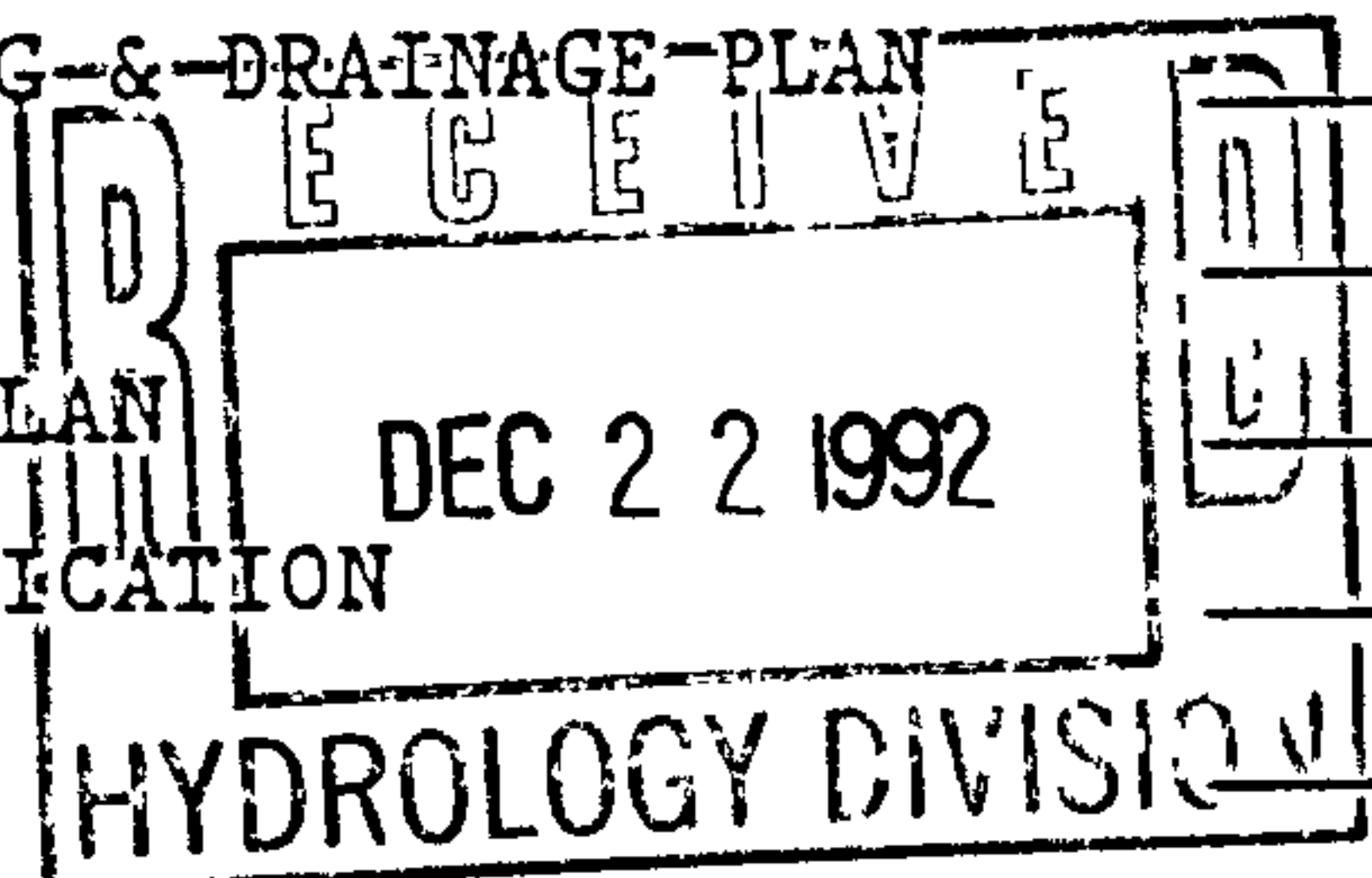
PUBLIC WORKS DEPARTMENT

NAGE INFORMATION SHEET

PROJECT TITLE: THE MEADOWS ON RIO GRANDE ZONE ATLAS/DRNG. FILE #: G-12/D19
 DRB #: 92-209 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: AKA THOMAS VILLAGE PHASE V-A (LEGAL ON FILE)
 CITY ADDRESS: SW QUADRANT OF RIO GRANDE BLVD & DON OLIVER DR.
 ENGINEERING FIRM: ISAACSON & ARMAN CONTACT: FRED ARMAN
 ADDRESS: 128 MONROE ST. NE. PHONE: 268-8828
 OWNER: LOS POBLANOS DEVELOPMENT CONTACT: RALPH STONE
 ADDRESS: 1401 CENTRAL AVE PHONE: 247-0282
 ARCHITECT: GARRETT SMITH CONTACT: G. SMITH
 ADDRESS: _____ PHONE: _____
 SURVEYOR: B. HANNON - HILSTON CONTACT: JAMES TOPMILLER
 ADDRESS: _____ PHONE: 823-1000
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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



PRE-DESIGN MEETING:

- ☒ YES (ON FILE)?
☐ NO
☐ COPY PROVIDED

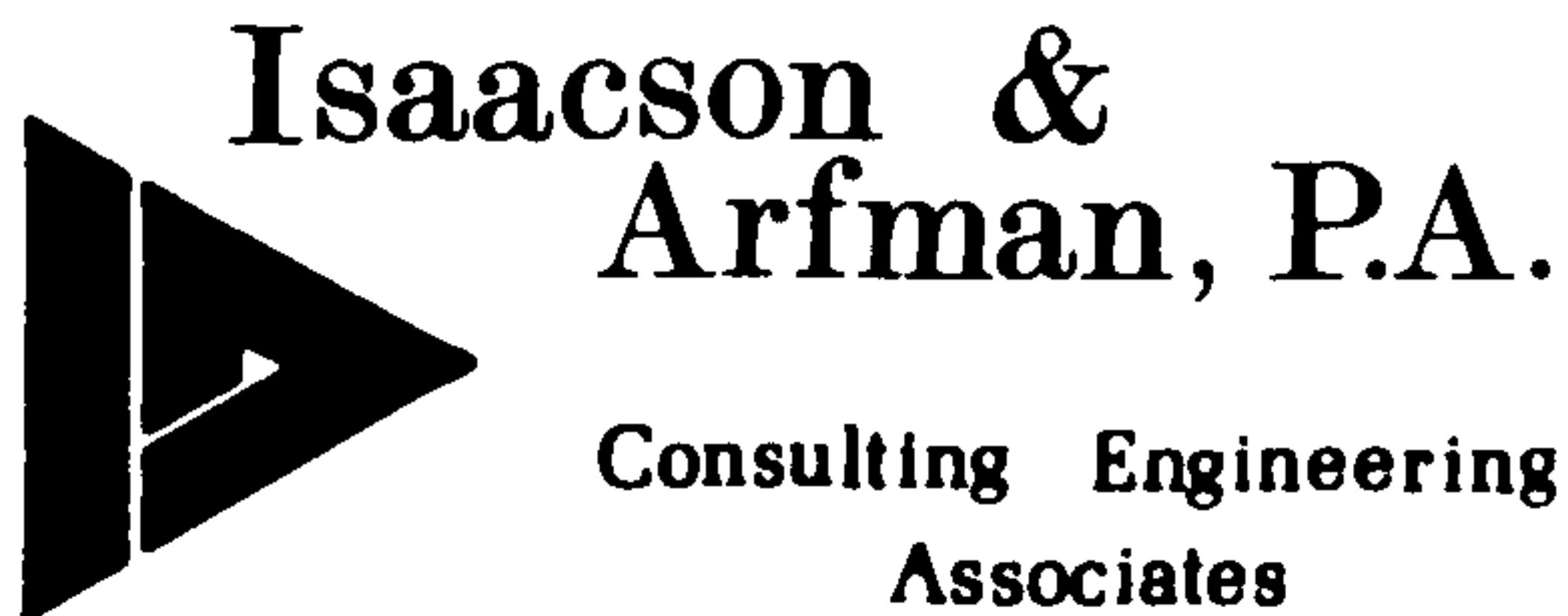
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL (APR. 12.15.92)
☐ 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)

RESUBMIT: DEC 22, 1992

DATE SUBMITTED: DEC. 1, 1992

BY: FRED C. ARMAN



Letter of Transmittal

To HYDROLOGY DIV. Date 12.10.92
PUBLIC WORK DEPT. Job No. _____
CITY OF ALBUQUERQUE

Attn: GILBERT ALVEZ
Reference THE MEADOWS ON RIO GRANDE

Gentlemen:

We transmit to you 1 copy(ies) of the following

- | | |
|---|--|
| <input type="checkbox"/> _____ Plats | <input type="checkbox"/> Shop Drawings |
| <input type="checkbox"/> _____ Plans | <input type="checkbox"/> Submittals |
| <input type="checkbox"/> Specifications | <input type="checkbox"/> Material Specifications |
| <input type="checkbox"/> _____ Report | <input type="checkbox"/> Copy of Letter |
| <input checked="" type="checkbox"/> <u>SUPPLEMENTAL INFORMATION SHEET</u> | |
| <input type="checkbox"/> _____ | |

This information is transmitted:

- | | |
|---|--|
| <input type="checkbox"/> As per your request | <input checked="" type="checkbox"/> For your files |
| <input type="checkbox"/> For your review & approval | <input checked="" type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |
| <input type="checkbox"/> _____ | |
| <input type="checkbox"/> _____ | |

Remarks: WALL SECTIONS, ETC. FOR PERIMETER

By: FRED ARFMAN Copies To _____

DI AGE INFORMATION SHEET

PROJECT TITLE: THE MEADOWS ON RIO GRANDE ZONE ATLAS/DRNG. FILE #: G-12/D19
 DRB #: 92-209 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: AKA THOMAS VILLAGE PHASE V-A (LEGAL ON FILE)
 CITY ADDRESS: SW QUADRANT OF RIO GRANDE BLVD & DON BLAXOTE DR.
 ENGINEERING FIRM: ISAACSON & ARMAN CONTACT: FRED ARMAN
 ADDRESS: 128 MONROE ST. NE PHONE: 268-8828
 OWNER: LOS POBLANOS DEVELOPMENT CONTACT: RALPH STONE
 ADDRESS: 1401 CENTRAL AVE PHONE: 297-0282
 ARCHITECT: GARRETT SMITH CONTACT: G. SMITH
 ADDRESS: _____ PHONE: _____
 SURVEYOR: B. HANNON - HILSTON CONTACT: JAMES TOPMILLER
 ADDRESS: _____ PHONE: 823-1000
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☒ DRAINAGE REPORT (SUPPLEMENTAL)
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION, E I V S, 11
☐ OTHER

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)

PRE-DESIGN MEETING:

☒ YES (ON FILE) 2/10/92
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: DEC. 1, 1992
 BY: FRED C. ARMAN

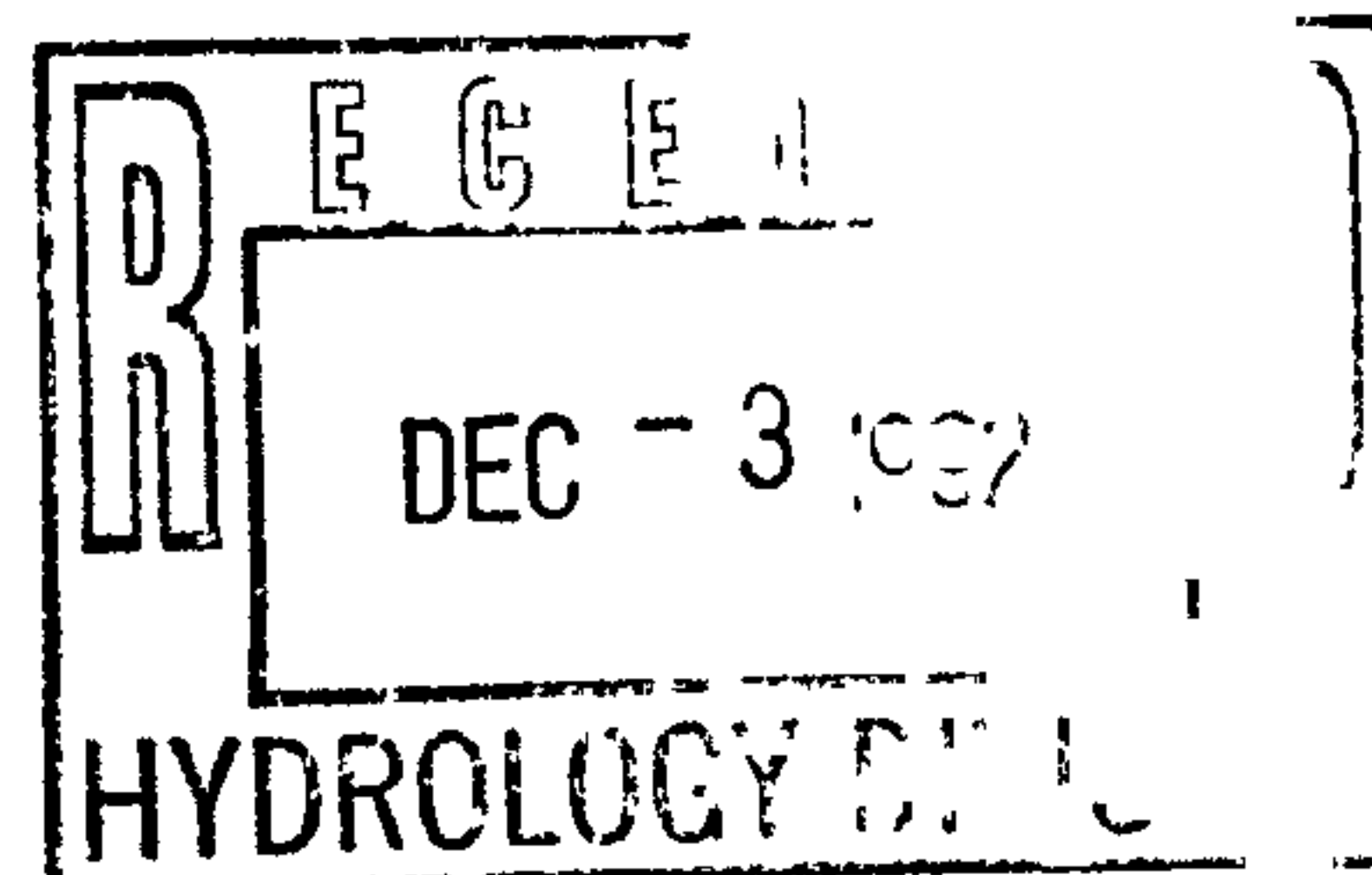


ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

December 2, 1992



Mr. Fred Aguirre, P.E.
Hydrology Division, PWD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: The Meadows on Rio Grande, DRB-92-209
f.k.a. Thomas Village, Phase V**

Dear Fred:

I am writing this letter of information concerning the above referenced project to assist you in understanding the latest drainage submittal prepared by our office. From our previous pre-design and information gathering meetings plus your comments at DRB, we were able to modify the previous drainage plan prepared by Bohannon-Huston. As you know, the new Owner purchased the land and all engineering plans, surveys, and correspondence from the previous owners. We were able to continue the development of the engineering plans and studies from the point where Bohannon-Huston was notified to stop work on the project. We are in receipt of the latest correspondence between your office and Bohannon-Huston.

The following outline provides a brief history of what has transpired on this file and how our office intends to proceed with the drainage solution through approval.

1. Bohannon-Huston submits a drainage report for Thomas Village Phase V-A on August 25, 1992. This plan called for a "flatland" drainage scheme due to the topographic characteristics of the valley floor and the lack of capacity in the valley storm drainage system.
2. The MRGCD provides review comments to Bohannon-Huston in their September 3, 1992, correspondence. The comments support the general realignment scheme of the Duranes Ditch with certain minor design changes.

Mr. Fred Aguirre, P.E.

Page 2

December 2, 1992

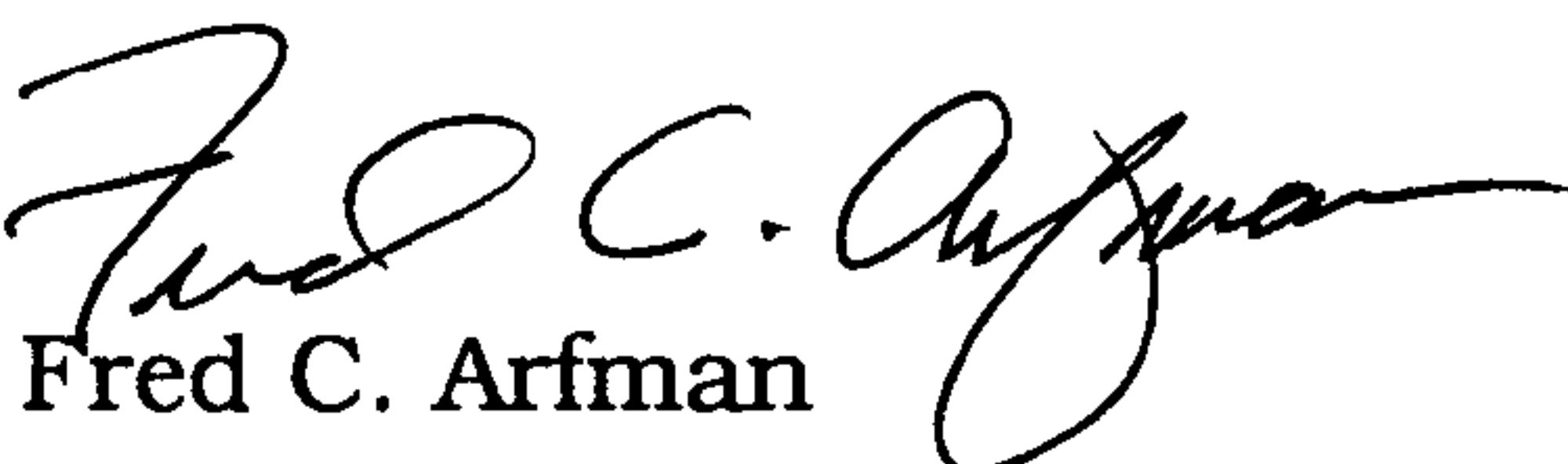
3. Bohannon-Huston receives their first drainage review letter from the City, dated September 23, 1992. This letter appears to be a flat rejection of the drainage solution due to the fact that the entire subdivision was not graded flat.
4. Drainage report correspondence from Bohannon-Huston, dated October 9, 1992, to City Hydrology states that they are no longer the project consulting engineers and that Isaacson & Arfman, P.A. will continue with the project through completion.
5. Fred Arfman meets with Fred Aguirre to discuss the drainage aspects of the project. A conclusion was derived that a flatland drainage solution could have drainage basins (zones) based on different base elevations as long as each pad in the individual zone has the same elevation and that storm water volumes could be contained within each zone.
6. Isaacson & Arfman, P.A. prepares a revised preliminary plat of the subject property which platted the entire 34-acre site into 108 single family residential lots and two out parcels of ½ acre each. This plan now has the support of the adjacent neighborhood groups and a revised drainage plan was prepared using the latest site layout.

We are submitting the revised layout to your office which reflects the design requirements discussed above. The subdivision has three separate flatland zones separated by Don Fernando Drive (with the adjacent Duranes Ditch) and Rozinante Drive (off Don Fernando) and the rear lot line water separation wall between Lots 12, 13, 16, and Lots 16, 17, and 18 of Block C.

Please review this drainage submittal in preparation of our December 15th DRB public hearing. Our development team has overcome all of the development's obstacles and are looking forward to receiving preliminary plat approval.

Very truly yours,

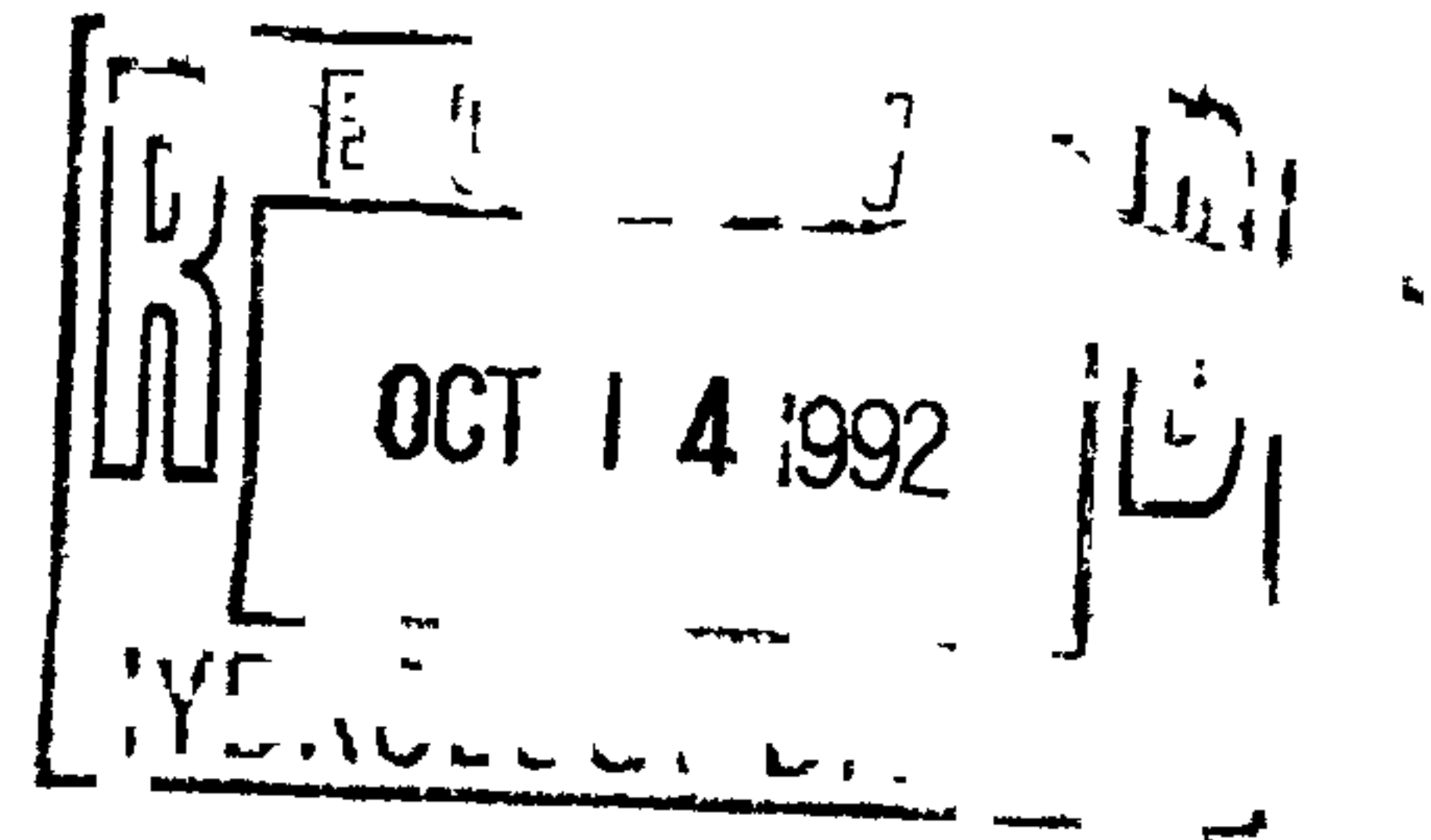
ISAACSON & ARFMAN, P.A.


Fred C. Arfman

FCA/ānw



October 9, 1992



Mr. Gilbert Aldez, P.S.
City County Flood Plain Administrator
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Thomas Village Phase 5-A - Drainage Report (G-12/D19)

Dear Gilbert,

The purpose of this letter is to inform you that Bohannon-Huston, Inc. is no longer a part of the above referenced project. It is my understanding that Mr. Fred Arfman of Isaacson & Arfman, P.A., will continue this project from this time forward due to a recent landowner change. Any further correspondence from your office regarding this project should be directed to him.

Additionally, for the benefit of the project's new engineer, I wish to address your letter dated September 23, 1992. I do not understand your statement in that letter that the submittal did not reflect past discussions with you. You also stated that pockets of grading within the subdivision that had different grades was infeasible.

In a meeting with you on November 20, 1991, you provided written direction that required that a "Grading Plan must incorporate a flat grading scheme to accommodate an even distribution of rainfall over the entire site". This direction does not require that every pad elevation or street elevation within the subdivision be exactly the same. It is feasible that "zones" of specified pad elevations, created by the street layout, may provide a basis for identifying areas of different pad elevations. It is most critical that migration of storm water be prevented from lot to lot and this protection is provided by raised streets and lot perimeter walls identified on the plan. The existing irrigation ditch, which is raised significantly above the remaining ground, especially effects lot and street elevations as the street must pass over the ditch. This was requested by the Middle Rio Grande Conservancy District.

In our preparation of this plan, we also noted that the existing Thomas Village Estates, Phase 4 Subdivision, immediately to the west, which employed a similar drainage concept, used varying pad elevations.

It is not the purpose of this letter to say that the Grading Plan will not be revised to provide identical pad elevations across the entire property. That will be the decision of your office and the new consultant. However, if your intention was to require identical pad elevations across the entire thirty-four acres, that desire was not specifically expressed in any

E:\CDP\9217943\ALDEZ.LTR

PRINCIPALS

LARRY W. HUSTON
MICHAEL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.

KERRY L. DAVIS, P.E.
ROBERT G. KLETZLI
LARRY A. LARRAÑAGA, P.E.

WILLIAM L. VREEKE, P.E.
GORDON A. WALHOOD JR., P.E.

Mr. Gilbert Aldez
October 9, 1992
Page 2

previous discussions. In reviewing the plan that was submitted to you, several acres of different pad elevations can easily be revised to comply with your request. Other areas, especially along the ditch and streets raised by the ditch, want to be slightly higher than the remaining site.

In conclusion, I apologize for my part in any misunderstanding that has occurred. If necessary, I would be glad to discuss this matter further with you and/or Mr. Fred Arfman at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "James Topmiller", written over a large, stylized circular flourish.

James Topmiller, Project Manager
Community Development and Planning

JT/mo

cc: Fred Arfman
Fred Aguirre



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 23, 1992

James Topmiller, P.E.
Bohannon-Huston, Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR THOMAS VILLAGE, PHASE V-A, RECEIVED AUGUST 25,
1992 FOR PRELIMINARY PLAT, FINAL PLAT, BUILDING PERMIT AND GRADING
PERMIT APPROVAL, (G-12/D19)

Dear Mr. Topmiller:

The referenced submittal above does not reflect our past discussions that the site would be designed as a flat grading scheme throughout the subdivision. There are pockets in the subdivision at different grades, this is not feasible, the entire subdivision needs to be flat.

Until the required grading concept is revised, I will defer the detailed review until such time.

If you should have any questions, please do not hesitate to contact me.

Cordially,

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

GA/WPHYD3627

xc: Fred Aguirre, City Hydrologist
File

PUBLIC WORKS DEPARTMENT

PROJECT TITLE: Thomas Village Phase V-A ZONE ATLAS/DRNG. FILE #: 2-12/D19
 DRB #: 92-209 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Rio Grande Regional Shopping Center Tracts 1-6
 CITY ADDRESS: Rio Grande Blvd between New Mexico & Los Angeles
 ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: James Lynam
 ADDRESS: 7500 JEFFERSON NE, ALBUQ. NM 87109 PHONE: 823-1000
 OWNER: Craig Corporation CONTACT: Jude Baca
 ADDRESS: 5325 Wyoming Ave PHONE: _____
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

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

wp + 3627

CHECK TYPE OF APPROVAL SOUGHT:

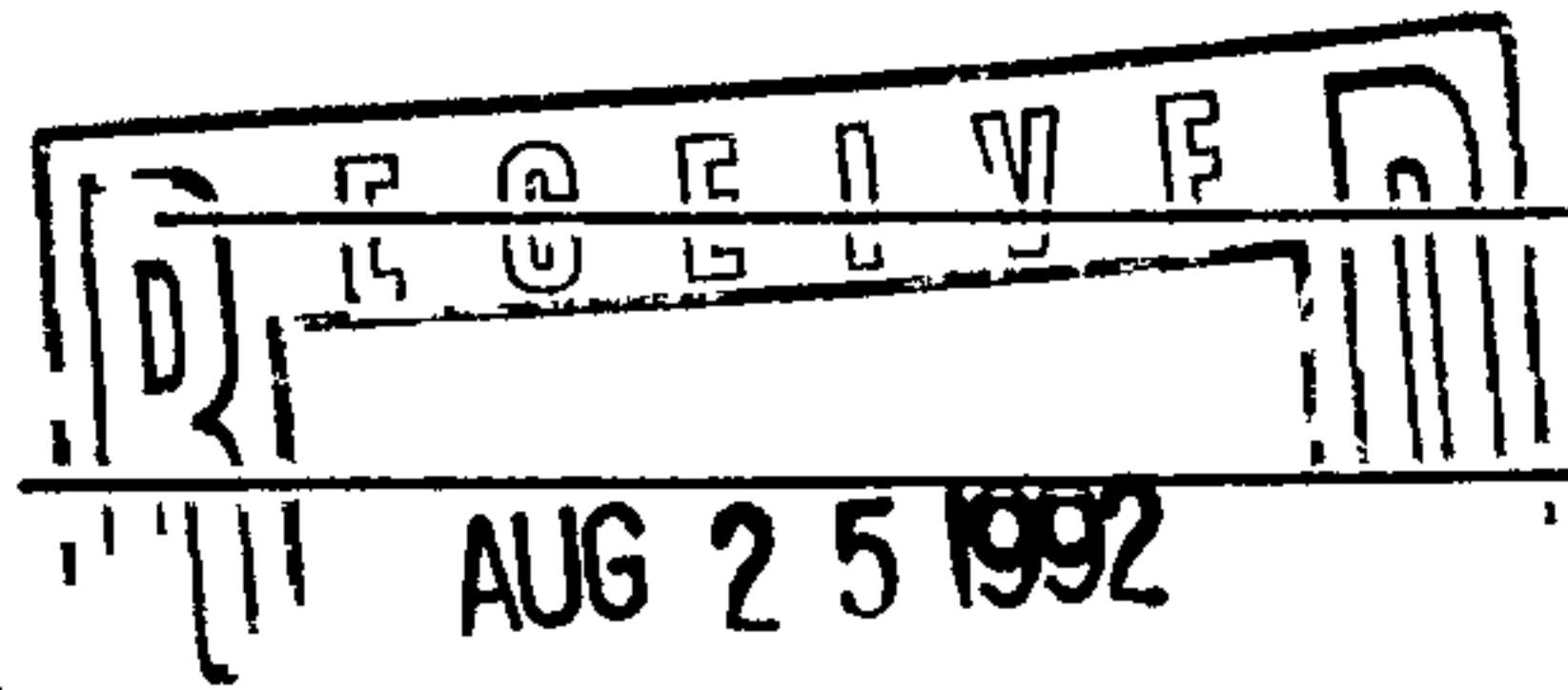
- ☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING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

DATE SUBMITTED:

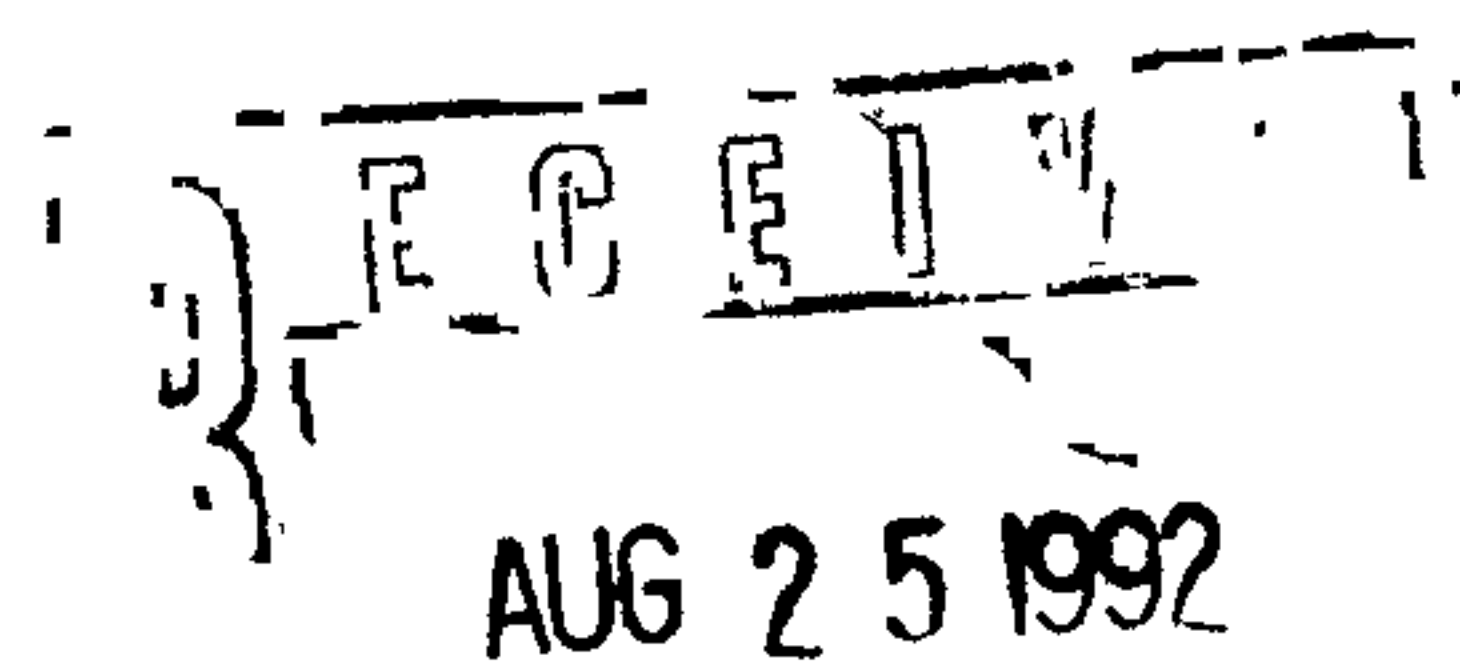
BY:

8.25.92

James Lynam



August 25, 1992



AUG 25 1992

Gilbert Aldaz, P.E.
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Report Submittal for Thomas Village Estates, Phase V-A

Dear Gilbert:

The purpose of this letter is to submit to you a Drainage Report for Thomas Village Estates Phase V-A. The subdivision is proposed to be a development of 47 residential lots plus incidental larger tracts created during the platting process. The property falls under a currently approved Site Development Plan against which the subdivision must be reviewed by the Development Review Board. This review process is underway and the preliminary plat for the subdivision will be before the DRB on September 1, 1992. Obviously, it would be difficult for you to provide comments to the proposed drainage management plan by the September 1 hearing. However, it will be important to us to obtain preliminary plat approval and whatever drainage report approvals are necessary for preliminary plat, prior to or on the September 14, 1992 DRB hearing date. September 18 is an important milestone in the project because this is only four days prior to the deadline that our Resolution Trust Corporation has established for closing on the property.

After several conversations with yourself and Mr. Fred Aguirre, and after reviewing capacity of the existing minor storm drain systems in the area, we have concluded that a flatland drainage scheme is required for this property. This is consistent with other developments in the very near area.

Please review the enclosed plan at your earliest convenience. I would be glad to provide any additional information very expeditiously if requested.

Sincerely,

BOHANNAN-HUSTON, INC.



James R. Topmiller, P.E.
Project Manager
Community Development and Planning

JRT/mls
Enclosures

cc: Mr. Jude Baca, c/o Robertson and Associates

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