

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rincon Del Rio ZONE ATLAS/DRNG. FILE #: G-12/123
DRB #: 94-540 EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Rincon Del Rio Addition, Lots 1 Thru 12, Albuquerque, New Mexico
CITY ADDRESS: _____
ENGINEERING FIRM: Wilson & Co. CONTACT: Dan Aguirre, KRISTINE SUSCO
ADDRESS: 6611 Gulton Ct NE, /Albuq, N.M. 87109 PHONE: 345-5345 254-4059
OWNER: Rudy Garcia CONTACT: Rudy Garcia
ADDRESS: Star Rte, Box 153D/Corrales, NM 87048 PHONE: 898-1516
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: Marquez Surveying Co. CONTACT: George J. Marquez, Jr.
ADDRESS: 902 Fifth St., NW/Albuq, NM 87102 PHONE: 842-6579
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
N/A COPY PROVIDED

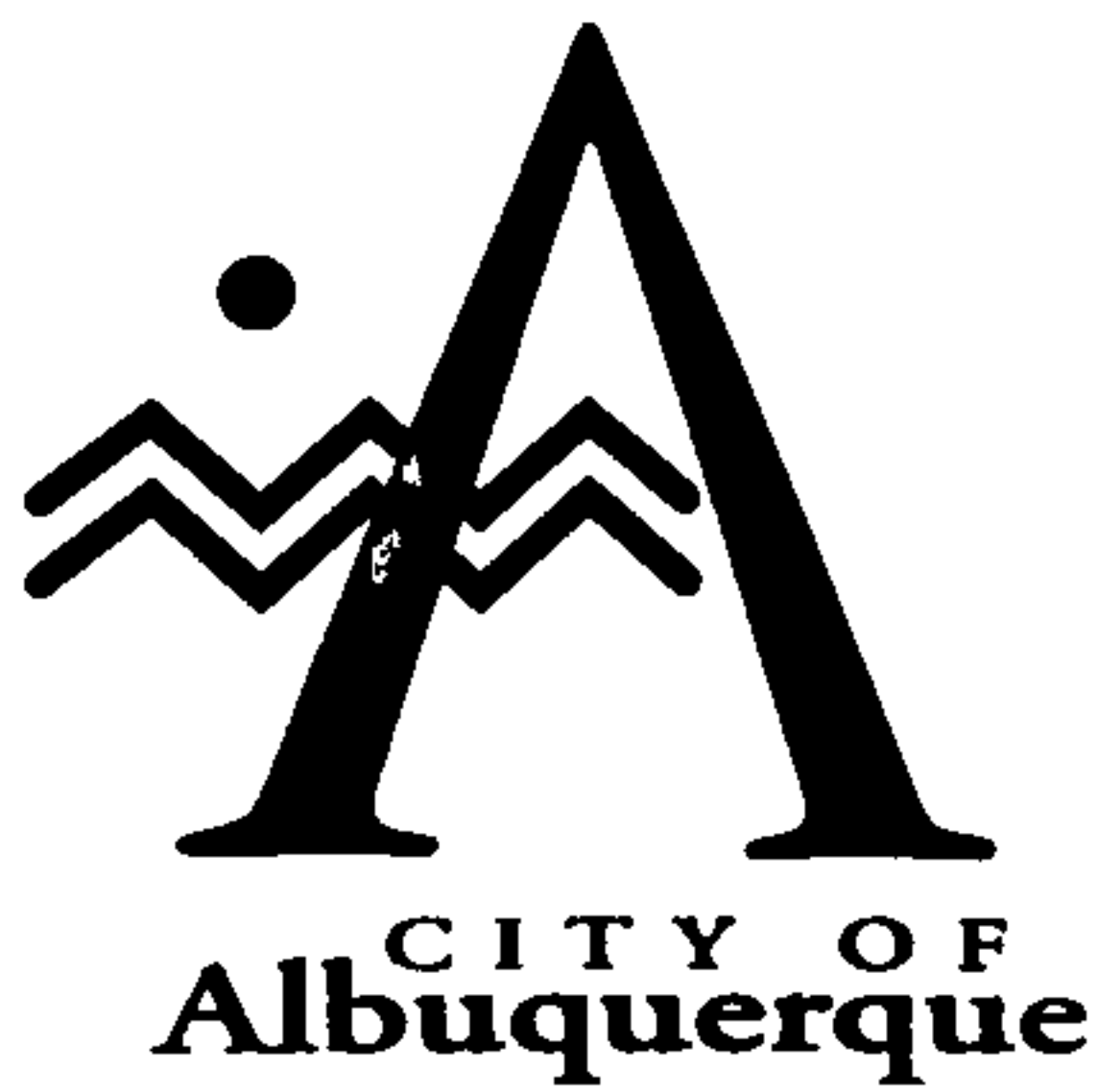
CHECK TYPE OF APPROVAL SOUGHT:

____ 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)

DATE SUBMITTED: 7-10-96

BY: [Signature]

JUL 11 1996



P.O. Box 1293 Albuquerque, NM 87103

August 14, 1996

Martin J. Chávez, Mayor

Dan Aguirre, PE
Wilson & Company
6611 Gulton Ct. NE
Albuquerque, NM 87109

RE: ENGINEER'S CERTIFICATION FOR RINCON DEL RIO.(G-12/D23)
RECEIVED AUGUST 7, 1996 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 7-10-96

Dear Mr. Aguirre:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification for financial guaranty release. The Building Contractor must fine grade each lot level to elevation 4965.00.

If there are no other remaining requirement, Contact Terri Martin to obtain the Financial Guaranty Release for City Project Number 5090.90.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer, Hydrology

c: Andrew Garcia
Fred Aguirre
Terri Martin, CPN 5090.90
Rudy Garcia, Star Rte, Box 153-D, Corrales NM 87048

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rincon Del Rio ZONE ATLAS/DRNG. FILE #: G-12 / 423
DRB #: 94-540 EPC #: _____ WORK ORDER #: 5090.90
LEGAL DESCRIPTION: Rincon Del Rio Addition, Lots 1 Thru 12, Albuquerque, New Mexico

CITY ADDRESS: _____

ENGINEERING FIRM: Wilson & Co.

ADDRESS: 6611 Gulton Ct NE, /Albuq, N.M. 87109

OWNER: Rudy Garcia

ADDRESS: Star Rte, Box 153D/Corrales, NM 87048

ARCHITECT: _____

ADDRESS: _____

SURVEYOR: Marquez Surveying Co.

ADDRESS: 902 Fifth St., NW/Albuq, NM 87102

CONTRACTOR: _____

ADDRESS: _____

CONTACT: Dan Aguirre, KRISTINE SUSCO

PHONE: 345-5345 254-4059

CONTACT: Rudy Garcia

PHONE: 898-1516

CONTACT: _____

PHONE: _____

CONTACT: George J. Marquez, Jr.

PHONE: 842-6579

CONTACT: _____

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
N/A 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)

DATE SUBMITTED: 7-10-96

BY: [Signature]

AUG - 7 1996

WILSON & COMPANY

4775 Indian School Road, N.E., Suite 200
Albuquerque, New Mexico 87110
Post Office Box 3548 87190
505-254-4000

Albuquerque
Colorado Springs
Denver
Kansas City
Lenexa
Phoenix
Salina
San Diego
Wichita

Letter of Transmittal

Date 8-6-96
To COA
Hydrology
Attn JOHN CURTAIN
Project Name RINCON DEL RIO
Project No G12/D23, 5090.90 WCEA 94540

We are sending you.

☒ Attached

☐ Under separate cover via _____

The following items:

☒ Originals

☒ Prints

☐ _____

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

1) Copy GIG for Cert

2) Copy Drainage Covenant

Copies	Date	Description
--------	------	-------------

These are transmitted as checked below

☒ For approval

☐ For your use

☐ As required

☐ For review and comment

☐ _____

☐ Approved as submitted

☐ Approved as noted

☐ Returned for corrections

☐ Resubmit _____ copies for review

☐ Submit _____ copies for distribution

☐ Return _____ corrected prints

Remarks: John,

Please review the covenant map. Our home is Mr. Gracia
will not have to file for W.O. Extension on August 22nd.
Please see if there are questions or comments

Action requested _____

Copies to _____

Signed _____

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

2544059

AUG - 7 '96

CONTRACT CONTROL FORM

PRELIMINARY REVIEW

Contact Person Shuman
Phone No. 768-2505

Project # 5090
CCN # 9600348
New or Ext. # _____

Type of Agreement : Private Facil. Or. Covenant

Description/Project: Reunion del Rio

Public Works/Div.: Eng / Design

Developer: Ruby J & Frances B. Garcia

Contract Amount \$ -0- SIA Contract Period: _____ - _____

Contract Amount \$ _____ SW'S Contract Period: _____ - _____

Project Completed Date: _____

DRAFT CONTRACT:

Rec'd by Legal: _____ Rejected/Returned to Dept.: _____ /

Returned to Legal: _____ / Approved: _____ Initials: _____

FINANCIAL GUARANTY:

Letter of Credit No.: _____ Date: _____ Attached: Yes___ No___ Initial_____

Other: Type _____ Date: _____ Attached: Yes___ No___ Initial_____

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Date Delivered	Returned to Dept.	Approved By	Approval Date:
Purchasing:	_____	_____	_____	_____
Asst. City Attorney:	_____	_____	_____	_____
CIP:	_____	_____	_____	_____
City Attorney:	_____	_____	_____	_____
CAO:	_____	_____	_____	_____
Other: <u>Nydr,</u>	<u>8-8-96</u>	_____	<u>JPC</u>	<u>08-08-96</u>
Council:	EC No.: _____	Approved: _____	Date: _____	

DISTRIBUTION:

	Date:	By:
User Department	_____	_____
Vendor	_____	_____
City Clerk	_____	_____
Treasury	_____	_____
_____	_____	_____

PRIVATE FACILITY
DRAINAGE COVENANT

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] Rudy J. and Frances B. Garcia, Husband and Wife

whose address is 10159 Bosque Circle NW, Albuquerque, NM 87114 ("Owner"), 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 at [give legal description, and street address:] Rincon del Rio Addition, Lots 3 thru 12

in Bernalillo County, New Mexico (the "Property").

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. G-12/D23

See Exhibit A-1

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

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. See Exhibit A-2

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

88F

Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer 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.

OWNER:

By: Rudy L. Garcia
Frances B. Garcia

Dated: August 6, 1996

STATE OF New Mexico)
COUNTY OF Bernalillo) ss

This
~~The foregoing~~ instrument was acknowledged before me ON
6th day of August, 1996, by [name of person signing:]
Rudy L. & Frances B. Garcia, [title or capacity, for instance,
"President" or "Owner":] Owners of [name of
the entity which owns the Property if other than the individual
signing, for instance, the name of the corporation, partnership,
or joint venture:] _____

Linda Burch
Notary Public

My Commission Expires:

10-5-98

CITY OF ALBUQUERQUE:

Accepted:

By: _____
Title: _____
Dated: _____

[EXHIBIT A ATTACHED]

OFFICIAL SEAL
LINDA BURCH
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed With Secretary of State

My commission expires 10-5-98

Rincon del Rio Drainage Covenant

2.

Exhibit "A-1"

- An impermeable wall along the perimeter of the subdivision; Top of Wall Elevation - 4966.33.
- All lots shall be graded to elevation 4965.0. Finish Floor elevations and the centerline of Rincon del Rio Court NW shall be set at 4966.33, one foot above the 100-year 10-day water surface elevation of 4965.33.
- For the detailed Grading & Drainage Plan see Sheet 1 of 1 City of Albuquerque Project #5090.90, Rincon del Rio.

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

3.

Exhibit "A-2"

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 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 4966.33 feet above sea level.

Rincon Del Rio (G-12/D23)

Verbal Comments to
Dan Aguirre at 4:30 PM on 8-1-96:

Engineer's Certification
logged in on 7-11-96 has
disappeared. Include a copy
of the recorded "Flat Grading"
Covenant when the
Engineer's Certification
is resubmitted.

JPC 8-1-96

D.R.B. Case No.: 94-92
 D.R.C. Project No.: 5090.80
 Date Submitted: 08 November 1994
 Prelim. Plat Approved: 8 November 1994
 Prelim. Plat Expires: _____

SUBDIVISION IMPROVEMENT AGREEMENT
 DEVELOPMENT REVIEW BOARD
 REQUIRED INFRASTRUCTURE LISTING
 FOR RINCON DEL RIO

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
-------------	--------------------	-----------------	-------------	-----------

WATER

Public - City of Albuquerque

6"	Waterline	Rincon Del Rio Ct.	8" Waterline in Glenwood Rd.	10' East of Property Line
4"	Waterline	Rincon Del Rio Ct.	6" Waterline	End of Cul-de-sac

SEWER

Public - City of Albuquerque

8"	SAS Line	Rincon Del Rio Ct.	8" SAS in Glenwood Rd.	End of Cul-de-sac
----	----------	--------------------	------------------------	-------------------

5201

PAVING

Private

25' F/F Residential Pavement

Rincon Del
Rio Ct.

Glenwood
Rd.

End of
Cul-de-sac

Estate Type ~~Monolithic~~
Curb/Gutter (BOTH SIDES)

Rincon Del
Rio Ct.

Glenwood
Rd.

Cul-de-sac

AND DRAINAGE

NOTE: Engineer required to certify grading and private 6' Perimeter wall enclosing property. **PER DPM CHECKLIST**

Owner responsible for "Restrictive Covenant" explaining "flat grading" scheme to homeowners.

Signed By: _____

Print Name: Daniel S. Aguirre
Firm: Wilson & Company

*****Development Review Board Member
Approvals*****

[Signature] 11-08-94
Traffic Date

[Signature] 11/8/94
Parks & Rec. Date

[Signature] 11/8/94
City Engineer Date

[Signature] 11/8/94
DRB Chairman Date

Robert W. Kane 11-8-94
PWD - UDD

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
CLERK OF RECORD

1995 SEP -6 AM 10:19

95-21 6193-6201
[Signature]



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1994

**Dan Aguirre, P.E.
Wilson & Company
4775 Indian School NE Suite 200
Albuquerque, N.M. 87110**

**RE: GRADING & DRAINAGE PLAN FOR RINCON DEL RIO (G-12/D23) 7
RECEIVED DECEMBER 6, 1994 FOR FINAL PLAT APPROVAL
ENGINEER'S STAMP DATED 12-5-94**

Dear Mr. Aguirre:

Based on the information included in the submittal referenced above, City Hydrology approves this project for Final Plat.

Engineer's Certification of grading & drainage, per DPM checklist, must be approved before the Financial Guaranty will be released.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

**John P. Curtin, P.E.
Civil Engineer/Hydrology**

**c: Andrew Garcia
Fred Aguirre, DRB 94-92**

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rincon Del Rio ZONE ATLAS/DRNG. FILE #: G-12 / 1123

DRB #: 94-92 EPC #: _____ WORK ORDER #: 5090.90

LEGAL DESCRIPTION: Rincon Del Rio Addition, Lots 1 Thru 12, Albuquerque, New Mexico

CITY ADDRESS: _____

ENGINEERING FIRM: Wilson & Co.

ADDRESS: 4775 Indian School Road, N.E., Suite 200
Albuquerque, New Mexico 87110

OWNER: Rudy Garcia

ADDRESS: Star Rte, Box 153D/Corrales, NM 87048

ARCHITECT: _____

ADDRESS: _____

SURVEYOR: Marquez Surveying Co.

ADDRESS: 902 Fifth St., NW/Albuq, NM 87102

CONTRACTOR: _____

ADDRESS: _____

CONTACT: Dan Aguirre

PHONE: 254-4000

CONTACT: Rudy Garcia

PHONE: 898-1516

CONTACT: _____

PHONE: _____

CONTACT: George J. Marquez, Jr.

PHONE: 842-6579

CONTACT: _____

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

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 12-6-94

BY: [Signature]

DEC - 6 1994

WILSON & COMPANY

4775 Indian School Road, N.E., Suite 200
Albuquerque, New Mexico 87110
Post Office Box 3548 87190
505-254-4000

Albuquerque
Colorado Springs
Denver
Kansas City
Lenexa
Phoenix
Salina
San Diego
Wichita

December 5, 1994

John P. Curtin, P.E.
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Re-Submittal-- GRADING & DRAINAGE PLAN FOR RINCON DEL RIO
(G-12/D23)
WCEA File: 94-540

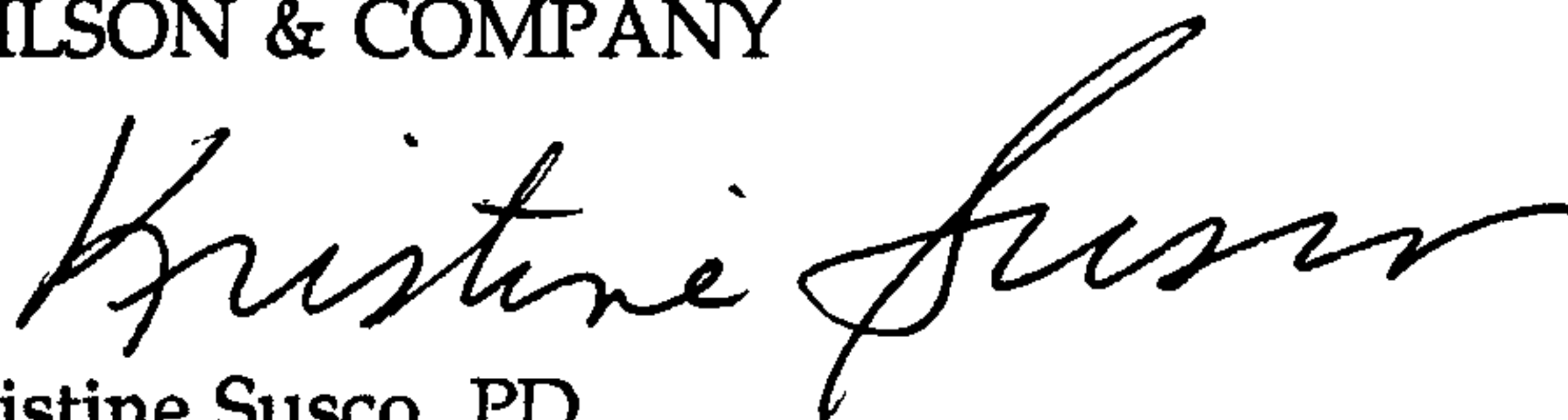
Dear Mr. Curtin:

Your comments dated 8 November 1994 have been addressed as follows:

- 1) Ponding for the flat grading scheme has been recalculated for the 100-year/10-day storm. Calculations attached.
- 2) Additional spot elevations have been added 25' beyond PL. Notes have been added below Soils & Flood Insurance Maps.
- 3) Existing Spot Elevations added to Legend. Spots added at entrance. Gaps in perimeter wall have been eliminated and wall has been extended to roadway.
- 4) An Erosion Control Plan has been added to the sheet.

If you have any questions, please don't hesitate to contact me at 254-4059.

WILSON & COMPANY



Kristine Susco, PD
KS/ks

DEC - 6 1994



Engineers & Architects

FROM: Jeanne Acree

DATE: Dec 1, 1994 FILE

TO:

SUBJECT: Rincon del Rio

Hydrology Calculations

$$43,560 \text{ ft}^2 = 1 \text{ acre}$$

Hydrology Calculations (Proposed)

Total Area = 3.30 acres

Land treatment: 45% B (1.49 acres)

Condition: 45% D (1.49 acres)

10% C (0.32 acres)

Table 5 Percent Treatment, D (Impervious)

Land use: Single family residential

N = 4 units/acre

$$7 \sqrt{(N * N) + (5 * N)} = 7 \sqrt{(4 * 4) + (5 * 4)} = 42\%$$

Table 8: Excess Precipitation, E (inches) - 6 hour storm

For Zone 2: B = 0.78, C = 1.13, D = 2.12

$$E = \frac{0.78(1.49 \text{ ac}) + 1.13(0.32 \text{ ac}) + 2.12(1.49 \text{ ac})}{3.30 \text{ acres}}$$

$$E = 1.42 \text{ in.}$$

Peak rate of Discharge, Q (Table 9)

For Zone 2 = B = 2.28, C = 3.14, D = 4.70

$$Q_p = (2.28 * 1.49) + (3.14 * 0.32) + (4.70 * 1.49)$$

$$Q_p = 11.41 \text{ cfs}$$

DEC - 6 1994

WILSON & COMPANY

FROM: Jeanne Acree

DATE Dec 1, 1994 FILE _____

TO: _____

SUBJECT: Rincon del Rio

Hydrology Calculations (Proposed) Hydrology Calculations

$$\text{Volume, } V_{360} = \frac{1.42 \text{ in}}{12 \frac{\text{in}}{\text{ft}}} * 3.30 \text{ acres} = \boxed{0.39 \text{ ac-ft}}$$

$$V_{10day} = V_{360} + A_D * (P_{10day} - P_{360}) / 12 \frac{\text{in}}{\text{ft}}$$

$$= 0.39 + 1.49 (3.95 - 2.35) / 12 \frac{\text{in}}{\text{ft}}$$

$$V_{10day} = \boxed{0.59 \text{ ac-ft}}$$

Hydrology Calculations: PROPOSED CONDITIONS						
Basin	Land treatment	Zone	Area (acre)	Peak Discharge Q (cfs/acre)	E _w (in)	V _{10day} (ac-ft)
A	B	2	1.49	3.40		
	C		0.32	1.01		
	D		1.49	7.00		
			Subtotal	11.41	1.42	0.59

$$\frac{0.59 \text{ acre-ft}}{1.81 \text{ acres}} = 0.33 \text{ ft}$$



CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

CORTIN

11-14-94
(DATE)PROJECT NO: 5090.90
ZONE ATLAS: G-12PROJECT NAME: RINCON DEL RIO SUBD
LOCATION: (N. OF CAMPBELL, E. OF TRENTIS)TYPE OF PROJECT: AHBA ☒ CIP ☐ PWC ☐ SAD ☐ ALL PRIVATE ☐Contact Person: CHRISTINE SUSLO Phone: 345-5345
Firm: WILSON + CO.☒ Scheduled with the D.R.C. on 11-17-94 at 7:30 in Conf. Room 302
☐ No DRC Meeting Scheduled. Please return any comments by _____The Project Is Scheduled For:

/ / Design Report Review	/ / Final Plan Review (Approved Infra. List)
/ / Pre-Design Meeting	/ / Signoff of Plans (Mylars Required)
<input checked="" type="checkbox"/> Preliminary Plan Review	/ / _____

The Project Relates To:

<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> San. Sewer	<input checked="" type="checkbox"/> Paving	/ / Storm Drainage	/ / _____
---	--	--	--------------------	-----------

The Attached Package Includes:

/D/ Drawings	/S/ Spec's	/E/ Estimate	/R/ Report	/M/ Memo Only
--------------	------------	--------------	------------	---------------

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings.

<input checked="" type="checkbox"/> DRC Chairman	Project Review Section	All
<input checked="" type="checkbox"/> Traffic Repres	Transportation Development	All
<input checked="" type="checkbox"/> Water Repres.	Utility Design	All
<input checked="" type="checkbox"/> Hydro-Repres.	Hydrology	All
<input checked="" type="checkbox"/> Const. Repres.	Construction	All
<input checked="" type="checkbox"/> Bill Coleman	Traffic Operations	
/ / Dick Salas	Street Maintenance	
<input checked="" type="checkbox"/> Sergio Miranda	Water (Shutoff Plan)	ALL WATER SHUTOFF
<input checked="" type="checkbox"/> Diane Scena	Parks & Recreation	ALL LANDSCAPING
/ / Joe Luehring	Utility Coordinator	ALL PWC & CIP
/ / Sheryl Germack	Transit Department	CIP/Memo
/ / Rick Roybal	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP-SAS/Memo
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD/Memo
/ / Brett Locke	Transportation Develop.	CIP/Memo
/ / Roger Green	Utility Design	CIP/WATER & SAS
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Greg Smith	PWD/Legal	DWGS & SPECS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / _____	_____	_____
/ / _____	_____	_____

CORTIN



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 1994

Dan Aguirre, P.E.
Wilson & Company
6611 Gulton Ct. NE
Albuquerque, N.M. 87109

Old Address

RE: GRADING & DRAINAGE PLAN FOR RINCON DEL RIO (G-127D23)
RECEIVED NOVEMBER 2, 1994 FOR PRELIMINARY & FINAL PLAT APPROVAL
ENGINEER'S STAMP DATED 11-1-94

Dear Mr. Aguirre:

Based on the information included in the submittal referenced above, City Hydrology approves this project for Preliminary Plat.

The following comments must be addressed prior to Final Plat approval:

1. Ponding for flat grading schemes must be designed for the 100-year/10day storm. Provide a copy of the calculations used to determine the depth of ponding.
2. Existing contours must extend at least 25' beyond the property line on all sides. Identify any existing structure on adjacent property within 25' of the property line. It is difficult to read the copies of the Soils & Flood Insurance maps. It would be better to reference these maps and indicate what information was determined from them.
3. Add existing spot elevations to the Legend. Provide sufficient spot elevations at the entrance to verify that no flow enters or exits the site. Why are there gaps in the perimeter wall on the east side? Why doesn't the wall continue to the roadway?
4. Include the Erosion Control Plan on the Grading & Drainage Plan.

If you have any question about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

WPHYD/8858/jpc

c: Fred Aguirre
Andrew Garcia

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rincon Del Rio ZONE ATLAS/DRNG. FILE #: G-12 / 1023
DRB #: 94-92 EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Rincon Del Rio Addition, Lots 1 Thru 12, Albuquerque, New Mexico
CITY ADDRESS: _____
ENGINEERING FIRM: Wilson & Co. CONTACT: Dan Aguirre
ADDRESS: 4775 Indian School Road, N.E., Suite 200 PHONE: 254-4000
Albuquerque, New Mexico 87110
OWNER: Rudy Garcia CONTACT: Rudy Garcia
ADDRESS: Star Rte, Box 153D/Corrales, NM 87048 PHONE: 898-1516
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: Marquez Surveying Co. CONTACT: George J. Marquez, Jr.
ADDRESS: 902 Fifth St., NW/Albuq, NM 87102 PHONE: 842-6579
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

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: 11-01-94

BY: [Signature]

NOV 2 1994

WILSON & COMPANY

4775 Indian School Road, N.E., Suite 200
Albuquerque, New Mexico 87110
Post Office Box 3548 87190
505-254-4000

Albuquerque
Colorado Springs
Denver
Kansas City
Lenexa
Phoenix
Salina
San Diego
Wichita

1 November 1994

Mr. John P. Curtin, P.E.
Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: **Re-Submittal — Grading & Drainage Plan for Rincon Del Rio (G-12/D23)**
DRB-94-92
WCEA File: 94-540

Dear Mr. Curtin:

Based on your comments of 6 October 1994, please note the following:

1. Drainage Information Sheet corrected to read Preliminary/Final Plat approval. Infrastructure List copy included herein. DRB Hearing scheduled 8 November 1994.
2. 94-540 is a Wilson & Company job designation. DRB # noted above. The pre-design meeting consisted of an informal hallway conversation between Fred Aguirre and Dan Aguirre and therefore no notes exist. As indicated on Panel 22, this project is not located in a 100-yr floodplain.
3. Legend provided; spot, typical top of curb and top of wall elevations added; FF replaced with PAD; Cross section provided.
4. Restrictive Covenant language added to Infrastructure List and Owner notified of same.

Should you require further information or if you have any questions, please contact Dan Aguirre or me.

WILSON & COMPANY


Kristine I. Susco
Project Technician

KIS/lb

Enclosures
cc: Fred Aguirre

NOV 21



D.R.B. Case No.: 94-92
D.R.C. Project No.:
Date Submitted: 08 November 1994
Prelim. Plat Approved:
Prelim. Plat Expires:

SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
FOR RINCON DEL RIO

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
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WATER

Public - City of Albuquerque

6"	Waterline	Rincon Del Rio Ct.	8" Waterline in Glenwood Rd.	10' East of Property Line
4"	Waterline	Rincon Del Rio Ct.	6" Waterline	End of Cul-de-sac

SEWER

Public - City of Albuquerque

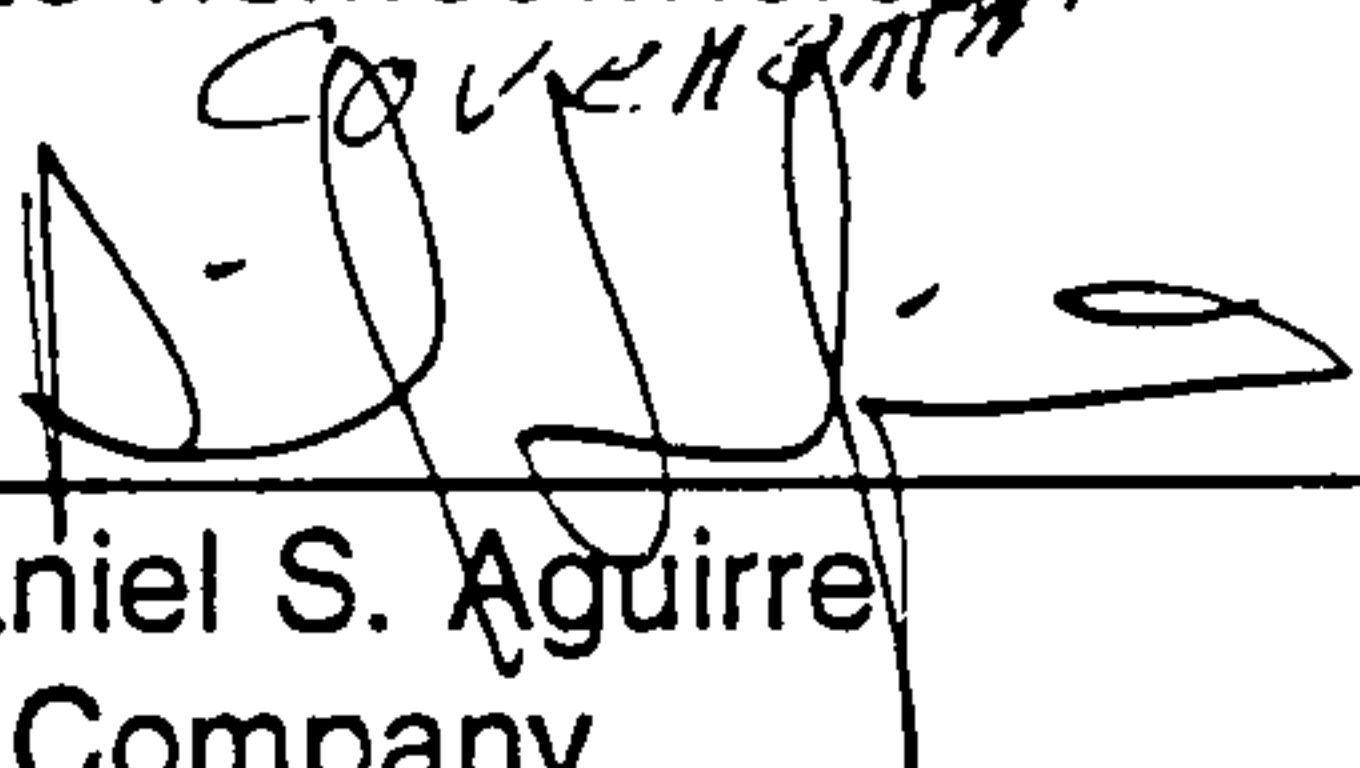
8"	SAS Line	Rincon Del Rio Ct.	8" SAS in Glenwood Rd.	End of Cul-de-sac
----	----------	--------------------	------------------------	-------------------

PAVING

Private

25' F/F Residential Pavement	Rincon Del Rio Ct.	Glenwood Rd.	End of Cul-de-sac
Estate Type Mountable Curb/Gutter	Rincon Del Rio Ct.	Glenwood Rd.	Cul-de-sac

NOTE: Engineer required to certify grading and private 6' Perimeter wall enclosing property. *per DPM checklist for Financial Guaranty Release.*
Owner responsible for "Restrictive Covenant" explaining "flat grading" scheme to homeowners. *must be executed prior to S.T.A. approval.*

Signed By: 
Print Name: Daniel S. Aguirre
Firm: Wilson & Company

*****Development Review Board Member Approvals*****

Traffic Date Parks & Rec. Date

 City Engineer Date DRB Chairman Date



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 6, 1994

Dan Aguirre, P.E.
Wilson & Company
6611 Gulton Ct. NE
Albuquerque, N.M. 87109

RE: GRADING & DRAINAGE PLAN FOR RINCON DEL RIO (G-12/D23)
RECEIVED SEPTEMBER 7, 1994 FOR BUILDING & GRADING PERMIT APPROVAL
ENGINEER'S STAMP DATED 9-6-94

Dear Mr. Aguirre:

Based on the information included in the submittal referenced above, City Hydrology has the following comments:

1. Preliminary Plat is the proper initial approval for a subdivision, instead of Building Permit. Include a copy of the Infrastructure List in the submittal.
2. DRB 94-540 is a different property located on F-15. What is the DRB # for this project? Who did you have a pre-design meeting with? Why were the minutes N/A? Is any of this project located in a 100 yr floodplain?
3. Provide a Legend. Typical spot elevations are used instead of proposed contours. Provide top of curb and top of wall elevations. Pad elevations are required instead of FF. Provide cross sections of the typical lot to describe the flat grading scheme.
4. A restrictive covenant is required to explain to the home owners what is required of them to comply with the "flat grading" scheme. This covenant must be noted on the Infrastructure List because it must be executed by the Owner & the City and recorded before the SIA can be approved.

If you have any question about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

WPHYD/8858/jpc

c: Fred Aguirre
Andrew Garcia

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rincon Del Rio ZONE ATLAS/DRNG. FILE #: G-12/123
DRB #: 94-540 EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Rincon Del Rio Addition, Lots 1 Thru 12, Albuquerque, New Mexico
CITY ADDRESS: _____
ENGINEERING FIRM: Wilson & Co. CONTACT: Dan Aguirre
ADDRESS: 6611 Gulton Ct NE, /Albuq, N.M. 87109 PHONE: 345-5345
OWNER: Rudy Garcia CONTACT: Rudy Garcia
ADDRESS: Star Rte, Box 153D/Corrales, NM 87048 PHONE: 898-1516
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: Marquez Surveying Co. CONTACT: George J. Marquez, Jr.
ADDRESS: 902 Fifth St., NW/Albuq, NM 87102 PHONE: 842-6579
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
N/A 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)

DATE SUBMITTED: 9-6-94

BY: [Signature]

SEP - 7 1994

8858

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION

DEVELOPMENT REVIEW BOARD
October 25, 1994
V-94-115/DRB-94-92/SV-94-52

V-94-115 Wilson & Company, agents for Rudy Garcia, request Vacation (void-
DRB-94-92 ing) of a 10 foot Acequia Right-of-Way/ Ditch Easement between
SV-94-52 Lots 30-A, 30-B and 36-A, plus a Sidewalk Variance and
Preliminary and Final Plat approval (includes grading approval)
for approximately 12 lots on Lots 30-A, 30-B, and 36-A, Alvarado
Gardens, Unit 2, zoned RA-2 (City) and located north of Campbell
Rd NW between Trellis Dr SW and Glenwood Rd NW, containing
approximately 4.6 acres. (G-12)

Zoning Enforcement "No adverse comment."

COG "No adverse comment."

Transit "No adverse comment."

Gas Company of New Mexico Approves.

PNM No objections to ditch easement vacation request.

Jones Intercable "No adverse comment."

APS The proposed development will affect Griegos
Elementary School, Garfield Middle School and
Valley High School. The development's small scale
should not adversely affect the district's ability
to serve students potentially generated by the new
housing.

Police Department "No adverse comment."

Environmental Health

Because the proposed development will result in earthmoving
activities involving an area of 3/4 of an acre or more, a Topsoil
Disturbance Permit must be obtained from the City's Environmental
Health Department pursuant to Albuquerque/Bernalillo County Air
Quality Control Board Regulation No. 8. Revegetation or
stabilization of disturbed areas can be coordinated as part of
the permitting process.

As the proposal proceeds toward the implementation of residential
units, the applicant may wish to consider alternatives to the use
of woodburning fireplaces. Possibilities include gas logs and
Environmental Protection Agency approved woodburning devices.
Operating a fireplace for 4 hours can produce as much carbon
monoxide as 2 days worth of driving to and from work. In,
contrast, gas logs produce about 35 times less carbon monoxide
than a woodburning fireplace.

Real Estate "If approved, final disposition shall be through the City Real
Property Division. Contact the Real Property Division as soon as
possible concerning estimated compensation due the City for the
vacation".

U.S. West Communications This vacation can be
granted.

AMAFCA

No objection. In AMAFCA
excluded area.

Parks and General Services

The Developer under Ordinance 7-1976, as amended, is required to dedicate land which is suitable for development. The City may in lieu of dedication of land accept a cash payment of an amount equal to the value of the land required. In this case, Parks is asking for cash-in-lieu for 9 extra lots at the time of final plat approval. At the time of issuance of building permits, the developer shall be required to pay a development fee.

Utilities Development

No adverse comment on the vacation request,
Sidewalk Variance or the plat.

City Engineer

An approved drainage report is required for
Preliminary Plat approval.

City Surveyor's review and approval is required for Preliminary Plat approval. An approved Infrastructure Listing is required for Preliminary Plat approval. An executed Subdivision Improvements Agreement with financial guarantees are required for Final Plat sign-off. No objection to the subject request.

Transportation Develop.

1. Refer to the agencies having interest in the
easement for comments on the vacation action. 2.
No objection to the sidewalk variance for one side
of the street. 3. An infrastructure list is
required.

Planning Department

Written approval from M.R.G.C.D. is needed for
vacation.

No adverse comment on Sidewalk Variance.

Property lines (to center of street) need to be solid; easement
line needs to be dashed. Easement paving needs to be included on
Infrastructure List.

Encroaching wood shed needs to be moved prior to final plat
recording.

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

cc:Rudy Garcia, Star Rt Box 153D, Corrales, NM 87048
Wilson & Company, 6611 Gulton Ct, 87109

