



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 8, 2003

John MacKenzie, P.E.  
Mark Goodwin & Assoc.  
P.O. Box 90606  
Albuquerque, New Mexico 87199

**Re: CALLE TRANQUILLO SUBDIVISION (G-12/D27)**  
**Engineers Certification for Release of Financial Guaranty**  
**Engineers Stamp dated 2/6/2002**  
**Engineers Certification dated 6/20/2003**

Dear Mr. Mackenzie:

Based upon the information provided in your Engineers Certification submittal dated 6/23/2003, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

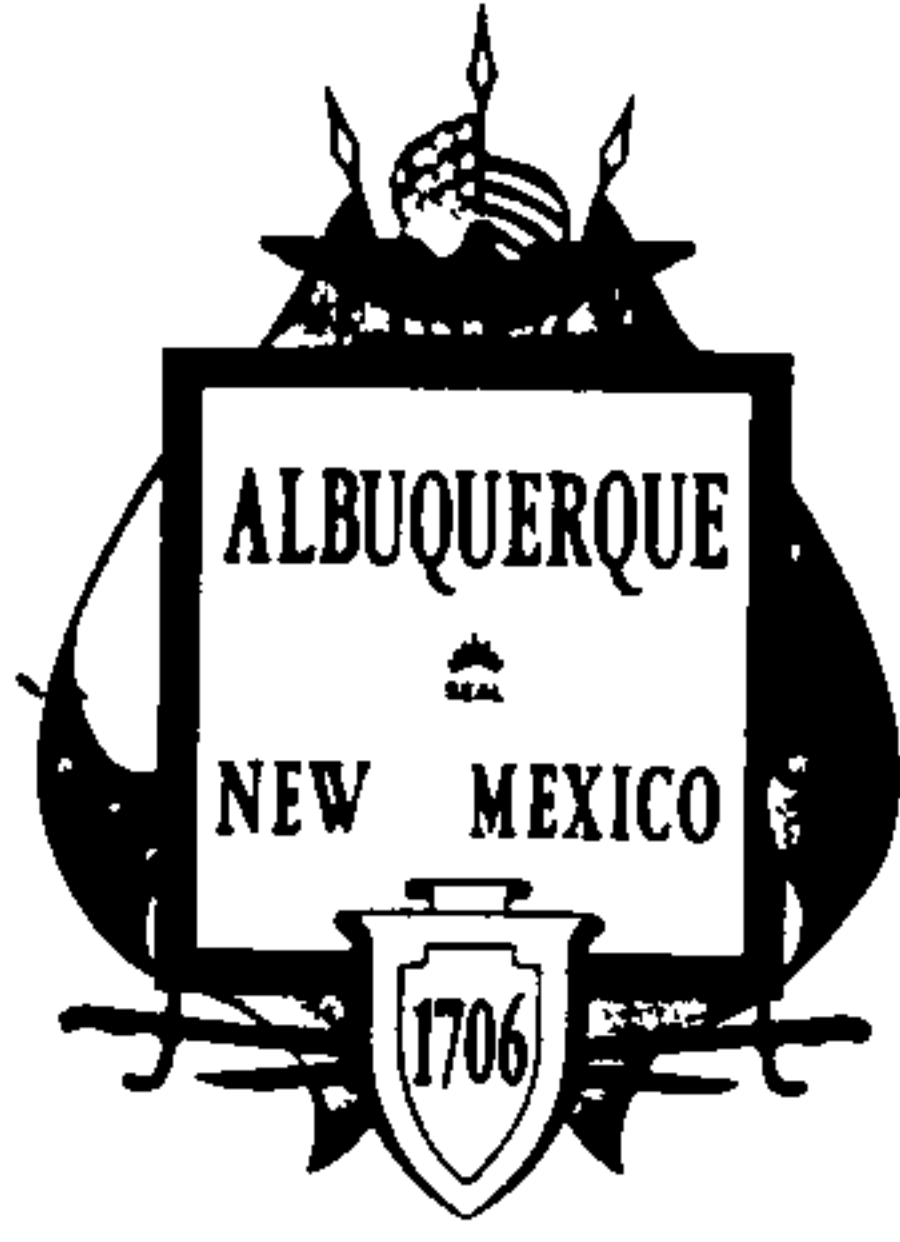
Teresa A. Martin  
Hydrology Plan Checker  
Development & Bldg. Ser. Division  
*Bus*

c: Arlene Portillo, COA--Project # 687681  
File

G-12/D27

<b>CHECK TYPE OF SUBMITTAL:</b>		<b>CHECK TYPE OF APPROVAL SOUGHT:</b>	
<input type="checkbox"/>	DRAINAGE REPORT	<input checked="" type="checkbox"/>	SIA / FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/>	DRAINAGE PLAN 1 <sup>ST</sup> SUBMITTAL, req. TCL or equal	<input type="checkbox"/>	PRELIMINARY PLAT APPROVAL
<input type="checkbox"/>	DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/>	S. DEV. PLAN FOR SUB'D. APPROVAL
<input type="checkbox"/>	CONCEPTUAL GRADING & DRAINAGE PLAN	<input type="checkbox"/>	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/>	GRADING PLAN	<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	EROSION CONTROL PLAN	<input type="checkbox"/>	FINAL PLAT APPROVAL
<input checked="" type="checkbox"/>	ENGINEER'S CERTIFICATION (HYDROLOGY)	<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input type="checkbox"/>	CLOMR/LOMR	<input type="checkbox"/>	BUILDING PERMIT APPROVAL
<input type="checkbox"/>	TRAFFIC CIRCULATION LAYOUT (TCL)	<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (TCL)	<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (DRB APPR SITE PLAN)	<input type="checkbox"/>	GRADING PERMIT APPROVAL
<input type="checkbox"/>	OTHER	<input type="checkbox"/>	PAVING PERMIT APPROVAL
		<input type="checkbox"/>	WORK ORDER APPROVAL
		<input type="checkbox"/>	OTHER (specify) _____

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 12, 2002

John MacKenzie  
Mark Goodwin & Associates  
P.O. Box 90606  
Albuquerque, New Mexico 87119

**RE: Grading and Drainage Plan For Calle Tranquilo (G12-D27) Dated  
February 6, 2002**

Dear Mr. MacKenzie:

The above referenced drainage plan received February 7, 2002 is approved for Preliminary Plat and Site Plan for Subdivision action at DRB. If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 6, 2002

John MacKenzie  
Mark Goodwin & Associates  
P.O. Box 90606  
Albuquerque, New Mexico 87119

**RE: Grading and Drainage Plan For Calle Tranquilo (G12-D27) Dated  
January 24, 2002**

Dear Mr. MacKenzie:

I have reviewed the referenced drainage plan received January 24, 2002 and forward the following comments. The DPM criteria indicates that the sum of all the impervious area contributing to the lot should not be greater than 45% including the street and the sidewalk. I checked this criteria and it did not work for two of the lots. As per our conversation I believe that you could include a cluster of lots that are close together to determine the 45% criteria. These lots should be close together and can drain to each other. Please submit your proposal for our review and approval.

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

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

February 6, 2002

Mr. Carlos Montoya, PE  
City Flood Plain Administrator  
City of Albuquerque Public Works Dept.  
PO Box 1293  
Albuquerque, NM 87103

**Re: Calle Tranquilo Subdivision Grading and Drainage Plan (G12-D27) with Engineer's Stamp dated February 6, 2002**

Dear Mr. Montoya:

As suggested by you and other members of the Hydrology Division staff, I have investigated another relatively high-density development similar in nature to the flat-grading scheme we have employed on the referenced subdivision in response to your hesitation in approving our grading and drainage plan. The question was to investigate the Meadows on the Rio Grande Subdivision ("Meadows") in an effort to determine if problems and/or complaints had been received from residents relating to the runoff that would be documented in the Meadows drainage file (G12-D19).

The Meadows was split into Unit 1 and Unit 2 with the dividing line being by Don Fernandez Road. The grading and drainage plan was designed by Isaacson and Arfman and approved in 1993. Nowhere in the file did I find an indication of complaints being lodged by residents, except one related to the escape of irrigation water from the Duranes Ditch in connection with the subdivision's original zone change, which would have been before platting. There was nothing in the file post-construction of the subdivision improvements. Fred Aguirre did, however, mention that the typical flat-grading schemes often create problems for corner lots where two streets come together. For the subject subdivision this shouldn't be anticipated because there are no intersecting streets, only one cul-de-sac. Furthermore, there is flat open space area directly adjacent to this cul-de-sac and also within other areas around the subdivision which the Meadows does not have. Unfortunately, there is nothing in the DPM under "flat-grading" that gives credit for a subdivision's open space. With 15,343 square feet of additional flat open space provided adjacent to the homes within this subdivision, there is a ponding area equivalent to an additional three lots. I had estimated and labeled these areas on the plan.

Also, in an effort to reduce the chances for ponding to occur in front of the future residences, I have designed a french drain at four locations. This simple design will help runoff percolate into the site subgrade more effectively than waiting for it to evaporate or otherwise percolate naturally.

Please contact me if there are any other issues that need to be addressed.

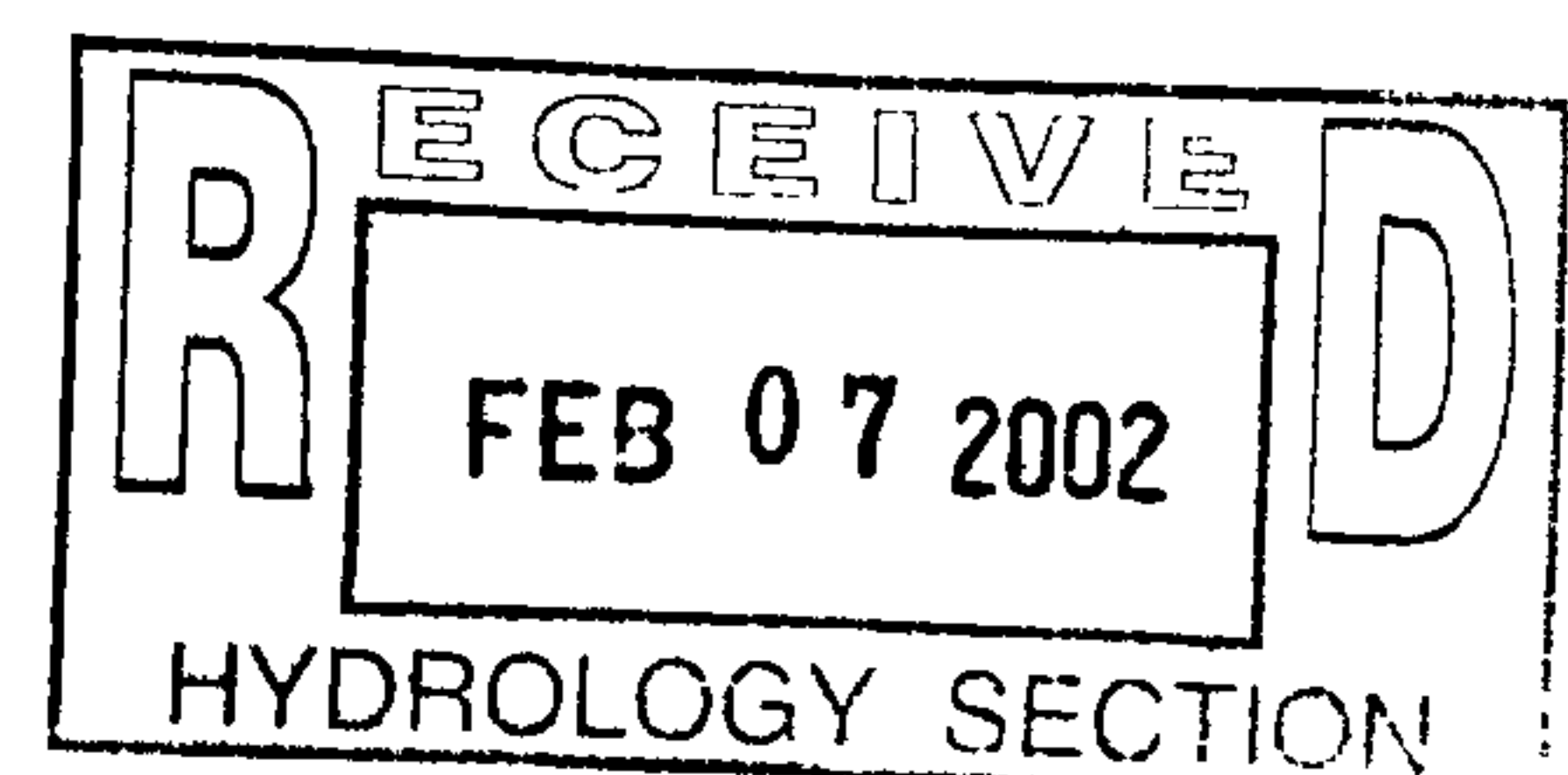
Sincerely,

MARK GOODWIN & ASSOCIATES, PA

John M. MacKenzie, PE  
Vice President

JMM/sb

f:\calle tranquilo\investigation



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

G-12/D27

PROJECT TITLE: Calle Tranquilo Subd. ZONE MAP/DRG. FILE #: G-12-Z  
DRB #: 1001349 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 7A & 8  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Mark Gardwin & Assoc CONTACT: John MacKenzie  
ADDRESS: Box 90606 PHONE: 828-2200  
CITY, STATE: Albany NM 87199 ZIP CODE: \_\_\_\_\_

OWNER: Alpha Equities, LLC CONTACT: Rhett Waterman  
ADDRESS: Box 27560 PHONE: 248-1688  
CITY, STATE: Albany NM ZIP CODE: 87125

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

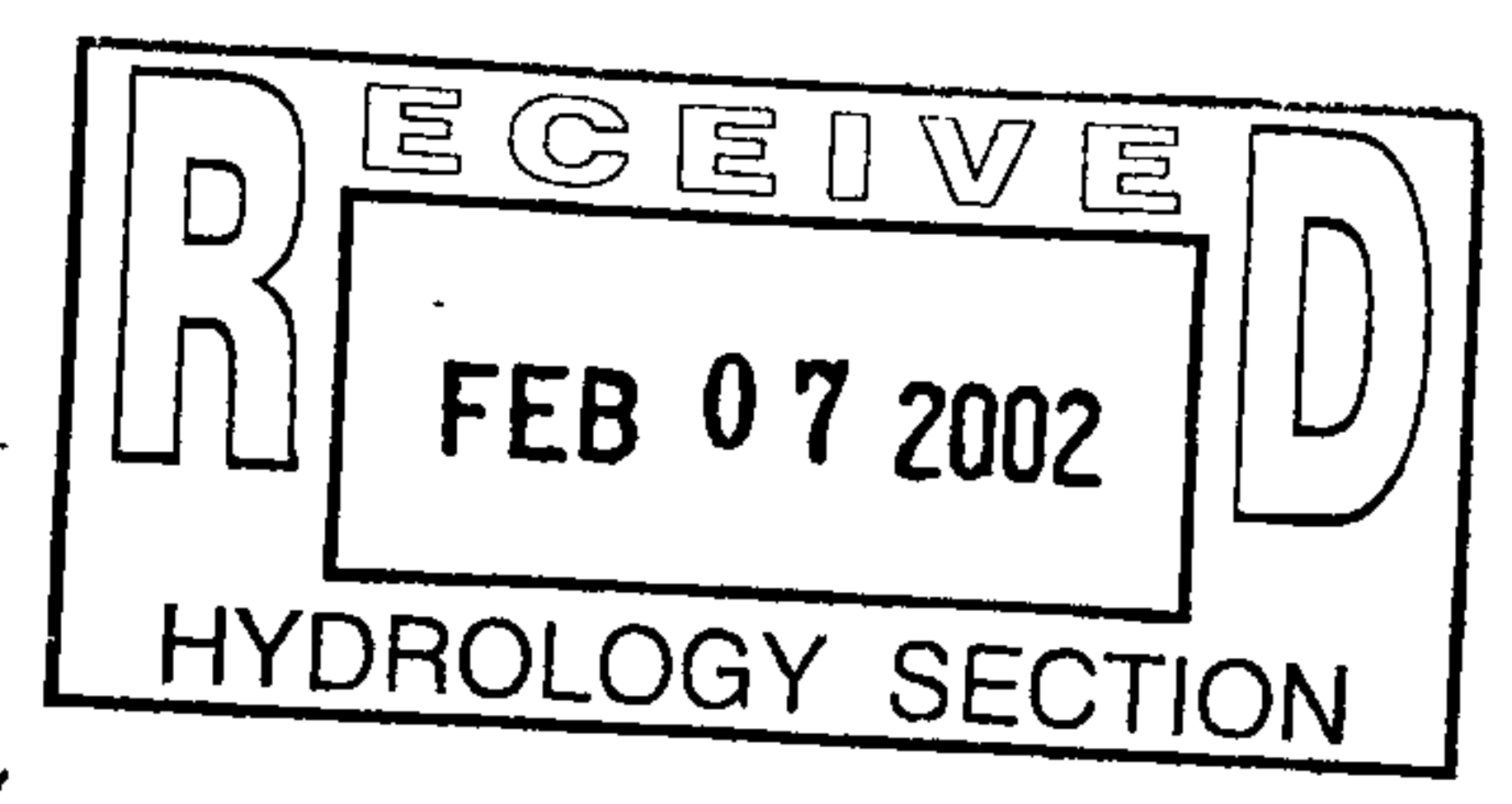
SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

- CHECK TYPE OF SUBMITTAL:
- ☐ DRAINAGE REPORT
  - ☒ DRAINAGE PLAN
  - ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
  - ☐ GRADING PLAN
  - ☐ EROSION CONTROL PLAN
  - ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
  - ☐ CLOMR/LOMR
  - ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
  - ☐ ENGINEERS CERTIFICATION (TCL)
  - ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
  - ☐ OTHER

- CHECK TYPE OF APPROVAL SOUGHT:
- ☒ SIA / FINANCIAL GUARANTEE RELEASE
  - ☒ 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 (PERM.)
  - ☐ CERTIFICATE OF OCCUPANCY (TEMP)
  - ☐ GRADING PERMIT APPROVAL
  - ☐ PAVING PERMIT APPROVAL
  - ☐ WORK ORDER APPROVAL
  - ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☒ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 2-07-02 BY John MacKenzie

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



**CALLE TRANQUILO SUBDIVISION**  
**SECOND DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

This Declaration of Easements, Covenants and Restrictions is made this day of \_\_\_\_\_, 200\_\_\_\_, by **ALPHA EQUITIES, LLC**, a New Mexico limited liability company ("Declarant").

WHEREAS, Declarant is the owner of the property described in Article II of this Declaration situated in Bernalillo County, State of New Mexico; and

WHEREAS, Declarant has established a general plan for the improvement and development of the property and desires to provide for the preservation of the values and amenities of the property by subjecting the property to the covenants, conditions, reservations, restrictions and easements hereinafter set forth, each and all of which is and are for the benefit of the property and each owner of the property or any part thereof, and each successor in interest to Declarant and any such owner.

NOW, THEREFORE, Declarant declares that the property hereinafter described is and shall be held, transferred, sold, conveyed, and occupied subject to the following covenants, reservations, easements and restrictions (hereinafter sometimes referred to as "ECRs"). All ECRs are for the benefit of the property and shall run with the land and shall be binding upon and inure to the benefit of Declarant, each owner of the property, or any part thereof, and each successor in interest of Declarant and any such owner.

**ARTICLE I**

**Definitions**

Section 1.1 The following words when used in this Declaration shall have the following meaning:

(a) "Association" shall mean the owners' association, which shall be organized as a non-profit corporation for purposes of managing, maintaining and owning improvements and/or property within the Development.

(b) "Common Areas" shall mean the Tracts and the Road as hereinafter defined.

(c) "Declaration" means this declaration of covenants, conditions, reservations, easements and restrictions, and any amendment or modification thereto.

(d) "Development" means all of the real property described in Article II.

(e) "Improvements" shall include, without limitation, buildings, outbuildings, (including sheds and storage buildings), roads, driveways, parking areas, fences, retaining walls, stairs, decks, windbreaks, poles, antennas, signs, utility or communication installations, (whether above or underground), landscaping and any structure and excavation of any type or kind.

(f) "Land Use Declaration" means the Declaration of Easements, Covenants and Restrictions filed the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, in Book \_\_\_\_\_, Page \_\_\_\_\_, as Document No. \_\_\_\_\_, records of Bernalillo County, New Mexico.

(g) "Lot" means any one of Lots 1-13, and Tract C, Calle Tranquilo Subdivision as the same are shown and designated on the Replat thereof, filed in office of the County Clerk of Bernalillo County, New Mexico on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_.

(h) "Owner" means the persons or entities, including Declarant, holding legal title or beneficial ownership of the fee, including the purchaser under an installment sales contract of a Lot and any Residence located thereon, or a lessee of a Lot pursuant to a leasehold agreement of a term of twenty (20) years or greater. Owner shall not include a seller under an installment sales contract of a Lot and any Residence located thereon, or the lessor of a Lot pursuant to a leasehold agreement with a term of twenty (20) years or greater.

(i) "Residence" means any building or a portion of the building situated on a Lot and intended for use or occupancy as a single family residence.

(j) "Road" shall mean the private road which provides access to and from the Development and Campbell Road.

(k) "Tracts" shall mean Tract A and Tract B, Alvarado Gardens Unit 2, as the same are shown and designated on the Replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.



## **ARTICLE II**

### **Property Subject to Declaration**

The following described property situated in the County of Bernalillo, State of New Mexico is made subject to all easements, covenants, conditions, reservations and restrictions set forth in this Declaration:

Lots 1 through 13 and Tract A and Tract B, ALVARADO GARDENS UNIT 2, as the same are shown and designated on the Replat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on \_\_\_\_\_, 200\_\_\_\_, in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

## **ARTICLE III**

### **Land Use**

Section 3.1 All Residences and Lots within the Development are hereby restricted to residential dwellings for single family residential use with a minimum of \_\_\_\_\_ (\_\_\_\_\_) square feet of enclosed heated living area, exclusive of carports, garages, basements and non-enclosed porches or patios. Each Residence shall be occupied by no more than one (1) family and no Residence shall be used as a boarding house or otherwise divided into apartments or rooms for rental purposes. This restriction shall not prevent the rental or lease of the entire Residence by the Owner thereof, but any such rental or lease must be by a written agreement which requires the tenant to observe this Declaration and makes a breach of this Declaration a breach of such rental agreement or lease. No Residence may be leased or rented for a period of less than ninety (90) days.

Section 3.2 All construction upon any Lot (including driveways and walkways) shall be new construction, and shall conform to this Declaration and the Land Use Declaration.

Section 3.3 No temporary house, trailer, tent, garage or other outbuilding shall be used on any Lot at any time as a Residence, either temporarily or permanently, and no Residence placed or erected on any part of any Lot shall be occupied in any manner at any time prior to it being fully completed; provided, however, that during the actual construction or alteration of a Residence on any Lot, necessary temporary buildings for storage of material, etc., may be erected and maintained by the person doing such work.

Section 3.4 The following rules govern the keeping of pets in the Development:

(a) No animals, livestock, horses or poultry of any kind shall be raised, bred or kept on or in any Residence or Lot, except a maximum of two (2) domestic dogs and two (2) domestic cats per Lot may be kept and maintained in a Residence or Lot provided they are not kept, bred or maintained for any commercial or hobby breeding purposes.

(b) No dogs shall be permitted to bark, howl or make other loud noises for such a time as disturbs the rest or peaceful enjoyment of the other Owners.

(c) Except as herein modified, all other provisions of the applicable animal control ordinance, or any other municipal ordinance which subsequently applies to the Lots, will apply in the Development and are adopted by reference and incorporated herein as rules of the Development.

Section 3.5 No vehicles of any type shall be parked for purposes of repairs, reconstruction or storage on any portion of a Lot visible from other Residences or the Road. No parking shall be permitted on the Road between the hours of 6:00 p.m. and 6:00 a.m. Mountain Time, except for the temporary parking of emergency vehicles, delivery vehicles, or vehicles of the Owners and invitees of an Owner, provided further that no vehicle shall park on the Road in excess of twenty-four (24) hours in any thirty-six (36) hour period.

Section 3.6 Except temporarily during the construction of any improvements, all utility lines, including but not limited to electrical, gas, telephone, cable television, and other communication systems shall be underground, except for access ports and above-ground transformers.

Section 3.7 No trucks or other commercial vehicles, motorcycles, campers, mobile homes, motor homes, boats, trailers or similar vehicles shall be kept, placed or maintained on any Lot at any time, unless enclosed within garages so as not to be visible from other Lots, except where required for the limited purposes of building, repairing, refinishing, or maintaining the Lot or a Residence on the Lot, for the purpose of moving household goods or other necessary or customary furnishings, equipment or supplies in or out of the Lot.

Section 3.8 No oil drilling, oil development, oil refining, oil derrick or other structure designed for use in drilling for oil or natural gas, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, mineral excavations or shafts be permitted upon or in any Lot.

Section 3.9 No garbage, trash, rubbish, weeds, clippings from trees, shrubs or lawns, ashes or other refuse may be thrown, dumped or allowed to accumulate on any Lot. Provided however, non-commercial compost piles for use in gardens which do not create a nuisance to the Owners of adjoining Lots may be maintained if screened from view from the Road and other Lots. All garbage, trash and rubbish shall be placed and



kept in covered sanitary containers screened from view from the Road and other Lots and shall be regularly removed by commercial trash refuse service from each Residence or Lot not less than one (1) time per week. Refuse placed on the Road for pickup shall not be placed in open view more than twenty-four (24) hours before the scheduled pick-up time. There shall be no burning of refuse out-of-doors.

Section 3.10 Any exterior radio, television, citizens band, ham or other aerial antenna more than five (5) feet in height, or dish antenna or tower (or any support thereof), erected, installed, placed or maintained on any Residence or Lot must be individually approved by the Committee.

Section 3.11 Outside clotheslines or other outside clothes drying or airing facilities, ground mounted air conditioners or air conditioning compressors and equipment shall be enclosed within a fenced service area or areas so as to conceal them from the Road and neighboring Residences. Fencing or screening must be harmonious with the overall design of the structures on the Lot.

Section 3.12 If a Residence or other structure is destroyed, wholly or partially by fire or other casualty, such Residence or other structure shall be properly rebuilt, repaired or replaced to conform to this Declaration within one hundred eighty (180) days of the date it was wholly or partially destroyed, or all remaining debris and foundations shall be removed from the Lot within sixty (60) days of the date of said destruction.

Section 3.13 No business activities of any kind whatsoever shall be conducted in Residences or on any portion of the Development; except, home occupations, provided that only members of the family residing on a Lot are employed, the use is incidental and secondary to the use of the Lot as a Residence, and no stock and trade is manufactured, displayed or sold on the Lot. Further, there shall be no external evidence of the home occupation activity, such as signs, commercial vehicles, inordinate traffic, outside storage, noise, dust, odors, noxious fumes or other nuisances permitted upon or to emanate from any Lot. Provided, further, that the foregoing restriction shall not apply to the business activities or the construction and maintenance of buildings, if any, of Declarant or any Owner, their assigns and agents during the construction of Lot improvements and the sale thereof.

Section 3.14 All Residences shall be southwestern or

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Section 3.15 Notwithstanding any provision herein contained to the contrary, it shall be expressly permissible for Declarant to maintain upon such portion of the Development or Lots as Declarant may choose, during the period of Lot sales or construction of improvements or sale of any Residence, such facility or facilities as in the opinion of Declarant may be reasonably required, convenient or incidental to the Lot sales or construction of improvements or sale of any Residence, including, without



limitation, a business office, storage area, construction yard, sign, model unit and sales office.

Section 3.16 The landscaping of all Lots, exterior to the buildings thereon, shall be finished according to detailed landscape and irrigation plans, which plans shall have been approved by the Committee, within six (6) months of completion of building construction. Such plans shall be prepared according to guidelines furnished by the Committee. All landscaping shall be low water usage shrubs or trees from a list approved by the Committee. A maximum of four hundred (400) square feet of bluegrass or other "high water usage grass" may be maintained on a Lot.

Section 3.17 No exterior storage areas, storage buildings, portable buildings or utility areas shall be constructed, installed or moved onto Lots.

➤ Section 3.18 Grading of individual Lots by Owners that results in filling or altering of the Lot surface in conflict with the city approved Grading and Drainage plan with Engineer's stamp dated 01-24-02, shall not be permitted.

#### **ARTICLE IV**

##### **Nuisances**

Section 4.1 No illegal, noxious or offensive activity shall be carried on in the Development upon any Lot, nor shall anything be done therein which is, may be or may become a nuisance or cause unreasonable disturbance, or annoyance to Owners in the enjoyment of their Residences.

Section 4.2 No firearms, BB guns or fireworks shall be discharged or used in the Development. Open fires shall not be permitted in the Development.

Section 4.3 No signs or other advertising shall be erected placed or displayed in the Development or upon any Lot; provided, however, that any owner may, without such prior approval, erect one sign of not more than two (2) feet by three (3) feet advertising a Lot for sale or rent.

Section 4.4 No portion of the Development or any Lot shall be used or maintained as a dumping ground for rubbish. Each Owner shall maintain the landscaping and appearance of the Improvements on that Owner's Lot in good order and repair.

#### **ARTICLE V**

##### **Common Area Easements and the Road**

Section 5.1 Declarant hereby declares that the Common Areas shall be deeded to the Association on or before the transfer of title to the first Lot from Declarant to a third party. The Common Areas may not be sold or mortgaged.

Section 5.2 The Tracts are hereby declared to be burdened by the Land Use Declaration.

Section 5.3 The Road is a private access easement and is subject to an underground easement for public utilities.

Section 5.4 Any and all maintenance expenses related to the Common Areas shall be assessed in accordance with the Land Use Declaration and Article VI of this Declaration.

## **ARTICLE VI**

### **Owner's Association**

Section 6.1 The Association shall be organized to own and maintain the Common Areas. The Association shall be organized as a non-profit corporation under the laws of the State of New Mexico. The Association's affairs shall be governed by this Declaration, articles of incorporation and bylaws.

Section 6.2 The affairs of the Association shall be managed by an elected board of directors, which shall exercise all the rights and powers and perform all the duties and responsibilities set out in this Declaration and the articles and bylaws of the Association.

Section 6.3 Each Owner shall be a member of the Association for so long as such ownership of a Lot continues. Rights, duties, privileges and obligations of an Owner as a member of the Association shall be those set forth in, and shall be exercised and imposed in accordance with, the provisions of this Declaration, and the articles and the bylaws of the Association. The rights and obligations of an Owner and membership in the Association shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership to the Owner's Lot and then only to the transferee of ownership of such Lot, or by intestate succession, testamentary disposition, foreclosure of a mortgage of record, or other legal process now in effect or as may hereafter be established. Any attempt to make a prohibited transfer is void and shall not be recognized by the Association.

### **Section 6.4**

(a) The Association shall own the Common Areas and other Improvements within the Common Areas.

(b) The Association may employ the services of a secretary, manager, architect, engineer, consultant, other employee or employees, and attorneys and accountants, to manage and carry out the affairs of the Association.

(c) The Association shall obtain and maintain in force such policies of insurance, including board of director's liability insurance, as may be deemed necessary or advisable by the board of directors.

(d) The Association may, from time to time, subject to the provisions of this Declaration, adopt, declare, amend modify and repeal rules and regulations, by a sixty-six and two-thirds percent (66 2/3%) vote of the members of the Association. Said rules may relate to any matter or thing involving the Association, the board of directors, any committee thereof, any Lots, Common Areas, any property managed or maintained by the Association, the articles and bylaws of the Association or this Declaration. Said rules shall become effective when passed upon by the members.

(e) In the event of dissolution of the Association, the Common Areas, if any, shall then be dedicated to a governmental body.

(f) The Association shall have such other rights, powers, authority and duties as set forth in its articles and bylaws.

**Section 6.5** Members shall be entitled to one vote for each Lot owned. Members may vote in person or by proxy executed in writing by the member or by his duly authorized attorney-in-fact. If an Owner casts a vote for a certain Lot, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of any other Owners of the same Lot.

**Section 6.6** Declarant, for each Lot owned by it, hereby agrees to pay, and each Owner by the acceptance of a deed or contract of sale therefor, whether or not so expressly provided in any such deed or contract or other conveyance, is deemed to agree to pay to the Association:

(a) Maintenance and administrative assessments;

(b) Assessments for capital improvements; and

(c) All other fees or other monies due to the Association from such Owner.

The maintenance and administrative assessments and assessments for capital improvements, plus interest, late charges, costs and attorney's fees, shall be a charge against the Lot and shall be a continuing lien upon the Lot against which each such assessment is made, and shall also be the personal obligation of the Owner or Owners



of such Lot on the assessment date. The personal obligation to pay assessments shall not pass to successors in title unless expressly assumed by them.

Section 6.7 There shall be an operating fund, into which the Association shall deposit all monies paid to it as:

- (a) Maintenance and administrative assessments;
- (b) Assessments for capital improvements;
- (c) Miscellaneous income; and
- (d) Income and profits attributable to the operating funds;

and from which the Association shall make disbursements in performing the functions for which the foregoing assessments are levied.

#### Section 6.8 Maintenance and Administrative Assessments.

(a) Within thirty (30) days prior to the commencement of each fiscal year the Association shall estimate the costs and expenses to be incurred by the Association for maintenance and administration during such year, including a reasonable provision for contingencies, and reserves for major repairs and replacements, and shall subtract from such estimate an amount equal to the anticipated balance, exclusive of any reserves for contingencies and reserves for major repairs and replacements, in the operating fund at the start of such year. The sum or net estimate so determined shall be assessed against the Owners. The amount of each Owner's assessment shall be determined as follows:

Total Estimated Maintenance and Administrative Assessment, divided by  
Total Number of Lots in the Development.

(b) If, at any time and from time to time, during any fiscal year, the maintenance and administrative assessment proves or appears likely to prove inadequate for any reason, including non-payment of any Owner's share thereof, the Association may levy a further maintenance assessment in the amount of such actual or estimated inadequacy, which shall be assessed to all Owners apportioned as provided in subsection (a).

acquisition and construction of a described capital improvement (whether the improvements constitute real or personal property), in an amount greater than can be included in the maintenance and administrative assessment, provided it has been approved by a majority of the voting power of the members, which assessment shall be assessed to Owners in the same manner as provided for in Section 8.8(a).

Section 6.10 Each assessment under this Article shall be the separate, distinct and personal debt and obligation of the Owner against whom it is assessed. Any assessment provided for in this Article, which is not paid when due, shall be delinquent. With respect to each assessment not paid within ten (10) days after its due date, the Association may, at its election, require the Owner to pay a late charge, interest, plus the reasonable costs of collection, including attorney's fees. Such charges shall be considered an additional assessment and collectible with the assessment for which it was charged. If any such assessment is not paid within ten (10) days after the delinquency date, the Association may, at its option, file in the real property records of Bernalillo County, New Mexico, a notice of delinquent assessment specifying the particulars thereof, including (i) name of Owner, (ii) date and amount of assessment and (iii) the description of each Lot as to which the assessment is delinquent, and bring an action at law against the Owner or Owners personally obligated to pay the same, and upon compliance with the provisions of this Article to foreclose the lien against the Lot, and there shall be added to the amount of such assessment the late charge, the costs of preparing and filing the lien and complaint in such action, and in the event a judgment is obtained, such judgment shall include interest at the rate provided for herein and a reasonable attorney's fee, together with the costs of action. Each Owner vests in the Association, or its assigns, the right and power to bring all actions at law or equity against such Owner or Owners and each Lot for the collection of such delinquent assessments.

Section 6.11 No action shall be brought to foreclose an assessment lien less than thirty (30) days after the date a notice of claim is deposited in the United States Mail, certified or registered, postage prepaid, to the Owner of said Lot, and a copy thereof is recorded by the Association in the office of the County Clerk; said notice of claim must recite a good and sufficient legal description of such Lot, the record owner or reputed owner thereof, the amount claimed (which shall include the interest and late charges, costs and attorney's fee recoverable by an action at law) and the name and address of the Association.

Section 6.12 Any sale pursuant to a foreclosure action is to be conducted in accordance with the customary practice of the courts of the State of New Mexico, applicable to the foreclosure of mortgages, or in any other manner permitted or provided by law. The Association, through its duly authorized agents, shall have the power to bid on the Lot at the foreclosure sale, and to acquire and hold, lease, mortgage, and convey the same.



Section 6.13 Upon the timely curing of any default for which a notice of claim of lien was filed by the Association, the officers of the Association are hereby authorized to file for record, as the case may be, an appropriate release of such notice, upon payment by the defaulting Owner of a fee, to be determined by the Association, in an amount sufficient to cover the actual costs of preparing and filing or recording such release, together with the payment of such other costs, interest or fees as shall have been incurred.

Section 6.14 The assessment lien and the rights to foreclosure and sale thereunder shall be in addition to and not in substitution for all other rights and remedies which the Association and its assigns may have hereunder and by law, including a suit to recover a money judgment for unpaid assessments, as above provided.

Section 6.15 The Association shall, upon demand, furnish to any Owner liable for assessments, a certificate in writing signed by an officer of the Association, setting forth whether the assessments on a specified Lot have been paid, and the amount of the delinquency, if any. A reasonable charge may be made by the board of directors for the issuance of these certificates. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 6.16 The maintenance and administrative assessments provided for in this Article shall commence as to each Lot upon the sooner of (i) the first day of the month following completion of construction of the Residence on the Lot or (ii) one year after recording of this Declaration. Construction shall be deemed completed upon issuance of a certificate of occupancy on final inspection approval of a Residence by the appropriate governmental entity. The first such annual assessment shall be prorated for each Lot for the period from the commencement as provided in this section to the start of the next fiscal year following such commencement.

Section 6.17 The lien for assessments shall be subordinate to the lien of any first mortgage placed upon a Lot in good faith and for value; however, such subordination applies only to assessments for which a notice of claim of lien has not been filed in the records of the real estate records of the County Clerk of Bernalillo County, New Mexico prior to recording the lien of the first mortgage in said records and the assessments before the sale or transfer of the Lot pursuant to a decree of foreclosure, or any transfer in lieu of foreclosure. The sale or transfer does not release the Lot from the liability or lien for assessments thereafter becoming due.

## **ARTICLE VII**

### **Term of Restrictions and Amendment**

Section 7.1 All of the ECRs set forth herein shall be binding upon the Owners and their heirs, personal representatives, successors and assigns and all persons



claiming by, through or under them, for a period of twenty (20) years from the date of the filing of this instrument in the office of the County Clerk of Bernalillo County, New Mexico, at which time the ECRs shall be automatically extended for successive periods of twenty (20) years, unless revoked or amended by an instrument in writing, executed and acknowledged by the Owners of not less than sixty-six and two-thirds percent (66 2/3%) of the Lots in the Development, which instrument shall be recorded in the office of the County Clerk of Bernalillo County, New Mexico, within ninety (90) days prior to the expiration of the initial term hereof or any twenty-year extension.

Section 7.2 During the initial twenty (20) year term of the ECRs, and thereafter, the Owners of not less than sixty-six and two-thirds percent (66 2/3%) of the Lots in the Development may at any time and from time to time release all of the Lots hereby restricted from any one or more, or all of the ECRs, or may modify, change or amend the ECRs as to all of the Lots by executing and acknowledging an appropriate agreement or agreements in writing for such purposes and filing the same for record in the office of the County Clerk of Bernalillo County, New Mexico.

Section 7.3 Notwithstanding anything to the contrary contained in this Declaration, until the Declarant has conveyed title to seven (7) of the Lots to unrelated third parties, the United States Department of Housing and Urban Development shall be required to approve any amendment to this Declaration.

## **ARTICLE VIII**

### **General Provisions**

Section 8.1 A six inch tolerance by reason of mechanical variance of construction is hereby automatically allowed for any distance requirements imposed by this Declaration or by the Committee.

Section 8.2 Invalidation of any one of these ECRs by judgment or court order, shall in no way affect any of the other provisions of the Declaration, which shall remain in full force and effect.

## **ARTICLE IX**

### **Enforcement**

Section 9.1 All provisions of this Declaration shall be binding on all Lots and the Owners, regardless of the source of title of such Owners, and any breach thereof, if continued for a period of fifteen (15) days from and after the date that the Committee, Association or Owner of a Lot notifies the Owner or party breaching this Declaration to refrain from the continuance of such action and to correct such breach, shall warrant the Committee, the Association or another Lot Owner to apply to any court of law or equity having jurisdiction thereof for an injunction or other relief. The prevailing party in

such action shall be entitled to its reasonable expenses in prosecuting such suit, including attorney's fees from the non-prevailing party.

Section 9.2 No delay or omission on the part of the Committee, Association or any Owner or Owners of a Lot or Lots in exercising any right, power, or remedy herein provided for in the event of any breach of this Declaration shall be construed as a waiver thereof or acquiescence therein.

Section 9.3 No right of action shall accrue, nor shall any action be brought or maintained by anyone against Declarant for or on account of the failure or neglect of Declarant to exercise any right, power or remedy herein provided for in the event of any breach of this Declaration.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal  
the date first above written.

ALPHA EQUITIES, LLC,  
a New Mexico limited liability company

By:

Its:

STATE OF NEW MEXICO )  
                                  )  
COUNTY OF \_\_\_\_\_)

This instrument was acknowledged before me on \_\_\_\_\_, 200\_\_\_\_, by  
\_\_\_\_\_, \_\_\_\_\_ of ALPHA EQUITIES, LLC, a  
New Mexico limited liability company.

MY COMMISSION EXPIRES:

\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC



Current DRC  
Project Number \_\_\_\_\_

Return  
to  
Hyd [BUB]

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted \_\_\_\_\_  
Date Site Plan Approved \_\_\_\_\_  
Date Preliminary Plat Approved \_\_\_\_\_  
Date Preliminary Plat Expires \_\_\_\_\_  
DRB Project No 1001349  
DRB Application No \_\_\_\_\_

Calle Tranquile Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tracts 7A & 8, Alvarado Gardens Subdivision

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRG Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' F-F	CURB & Gutter? (Private)	Calle Tranquilo	Campbell Rd	Cul de Sac	/	/	/
		6'	Cobblestone Trail	Calle Tranquillo W Side	Campbel Rd	Culde Sac			
		6"	Water Line	Calle Tranquillo	Campbel Rd.	Cul de Sac	/	/	/
		8"	SAS	Calle Tranquillo	Campbel Rd	Cul de Sac			
							/	/	/
			CMU Flood wall	Western prop line			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

grading & drainage certification prior to release of financial guarantor

Current DRC  
Project Number \_\_\_\_\_

FIGURE 12

**INFRASTRUCTURE LIST**

**EXHIBIT "A"**  
**TO SUBDIVISION IMPROVEMENTS AGREEMENT**  
**DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Submitted: \_\_\_\_\_  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No. 1001349  
DRB Application No. \_\_\_\_\_

**Calle Tranquilo Subdivision**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Tracts 7A & 8, Alvarado Gardens Subdivision**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may

as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		26' FF	Residential St w/ Estate Curb * (private)	Calle Tranquilo	Campbell Rd.	Cul de Sac	/	/	/
		4'	Concrete Sidewalk	Calle Tranquillo W Side	Campbel Rd.	Culde Sac			
		6"	Water Line	Calle Tranquillo	Campbel Rd.	Cul de Sac	/	/	/
		8"	SAS	Calle Tranquillo	Campbel Rd	Cul de Sac			
			CMU FLOODWALL	Western Property Line					

1 Engineer's Certification of Grading & Drainage Plan required prior to release of financial guarantee

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

JOHN MACKENZIE  
NAME (print)

MARK GOODWIN & ASSOC.  
FIRM

John MacKenzie 1/24/02  
SIGNATURE - date

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB

CITY ENGINEER - date

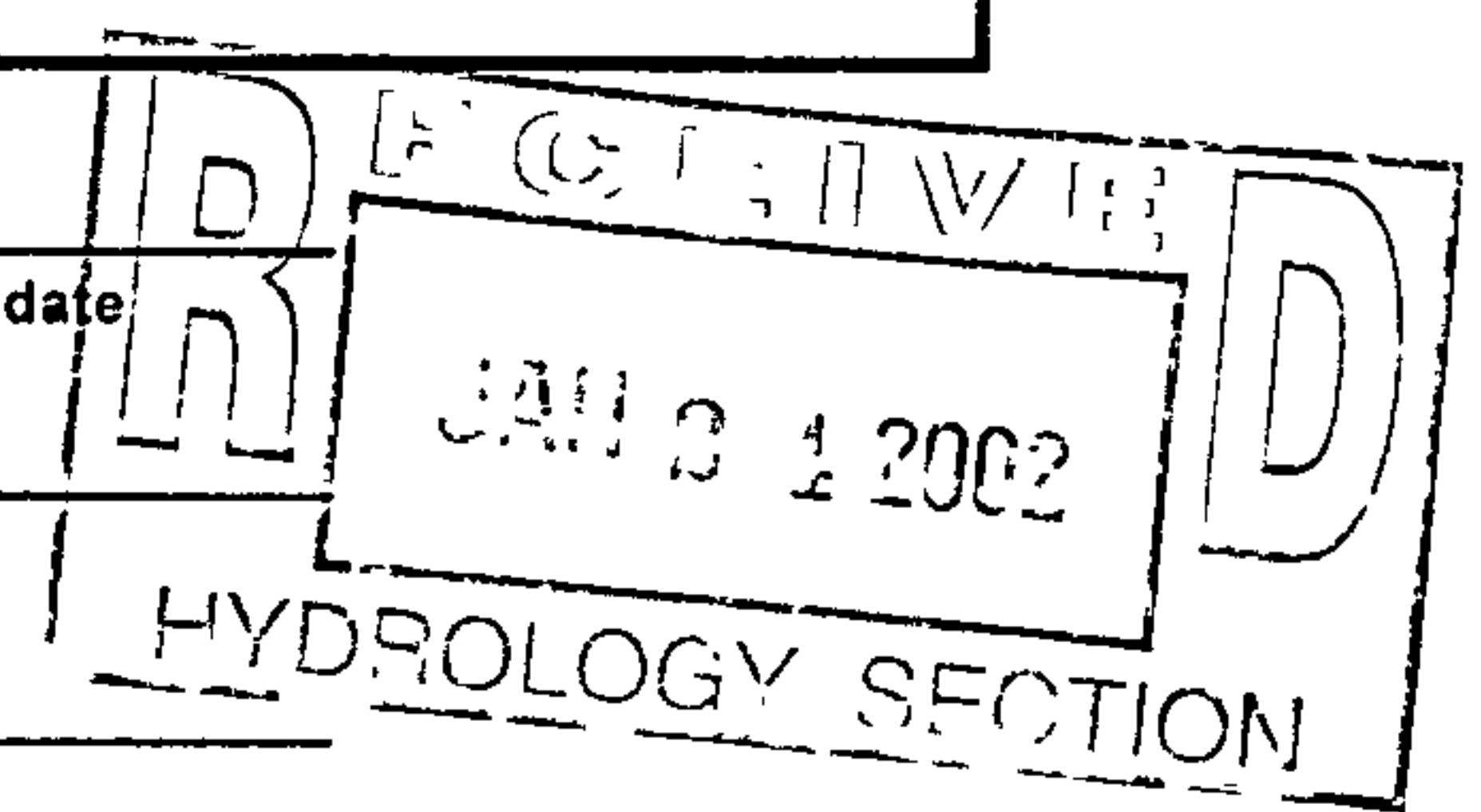
- date

EXTENSION: \_\_\_\_\_

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

PAGE \_\_\_\_ OF \_\_\_\_



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

G-12/D27

PROJECT TITLE: Calle Tranquilo Subd.  
DRB #: 1001349 EPC#:

ZONE MAP/DRG. FILE #: G-12-2  
WORK ORDER#:

LEGAL DESCRIPTION: Tract 7A & 8  
CITY ADDRESS:

ENGINEERING FIRM: Mark Gerdwin & Assoc  
ADDRESS: Box 90606  
CITY, STATE: Albuquerque NM 87199

CONTACT: John MacKenzie  
PHONE: 828-2200  
ZIP CODE:

OWNER: Alpha Equities, LLC  
ADDRESS: Box 27560  
CITY, STATE: Albuquerque NM

CONTACT: Rhett Waterman  
PHONE: 8248-1688  
ZIP CODE: 87125

ARCHITECT:  
ADDRESS:  
CITY, STATE:

CONTACT:  
PHONE:  
ZIP CODE:

SURVEYOR:  
ADDRESS:  
CITY, STATE:

CONTACT:  
PHONE:  
ZIP CODE:

CONTRACTOR:  
ADDRESS:  
CITY, STATE:

CONTACT:  
PHONE:  
ZIP CODE:

CHECK TYPE OF SUBMITTAL:

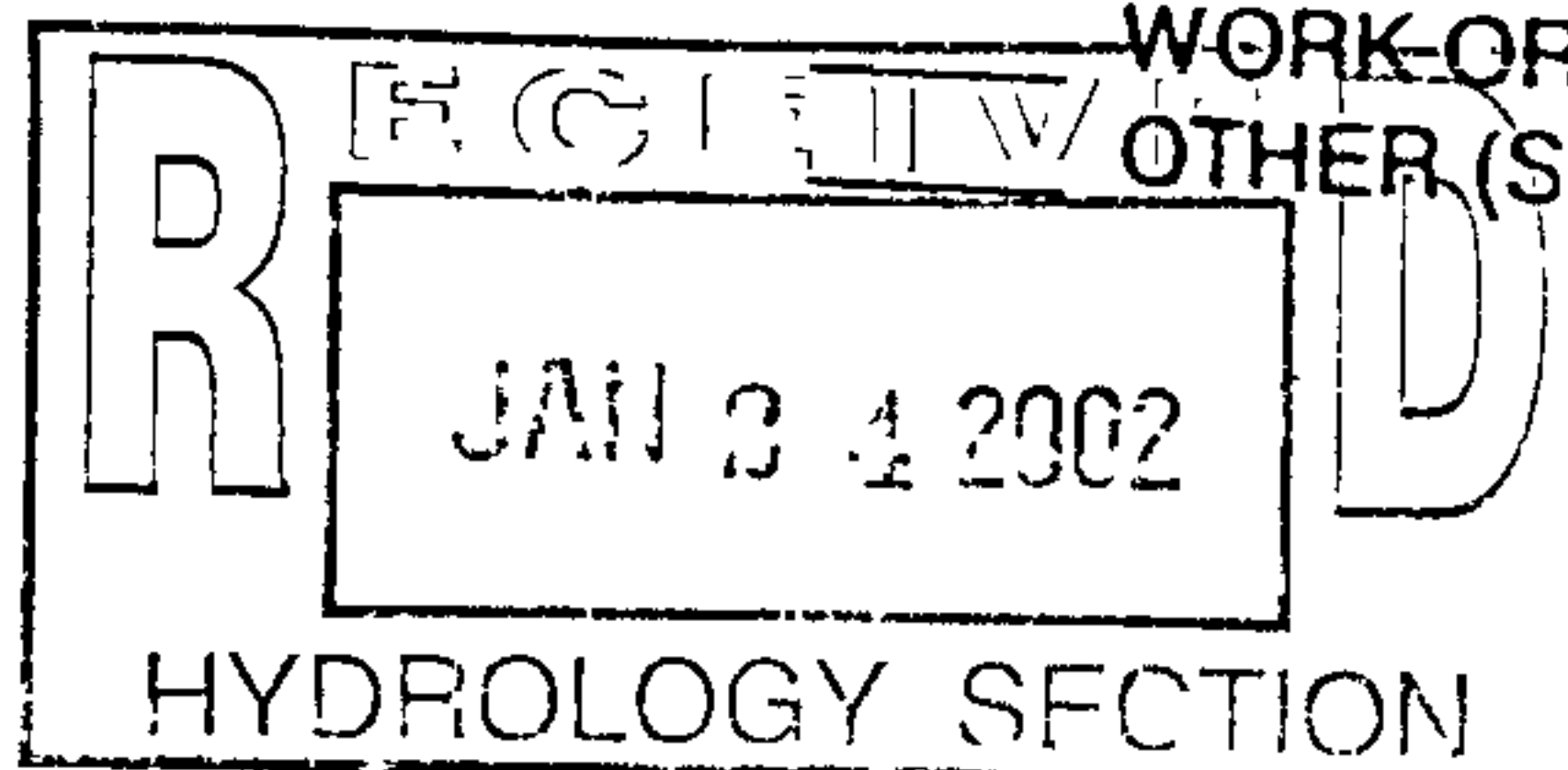
- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA / FINANCIAL GUARANTEE RELEASE  
☒ 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 (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK-ORDER APPROVAL  
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 1-24-02

BY

John MacKenzie

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



D. Mark Goodwin and Associates, P.A.  
Consulting Engineers

P.O. Box 90606 ♦ Albuquerque, NM 87199  
(505) 828-2200 ♦ (505) 797-9539 fax  
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

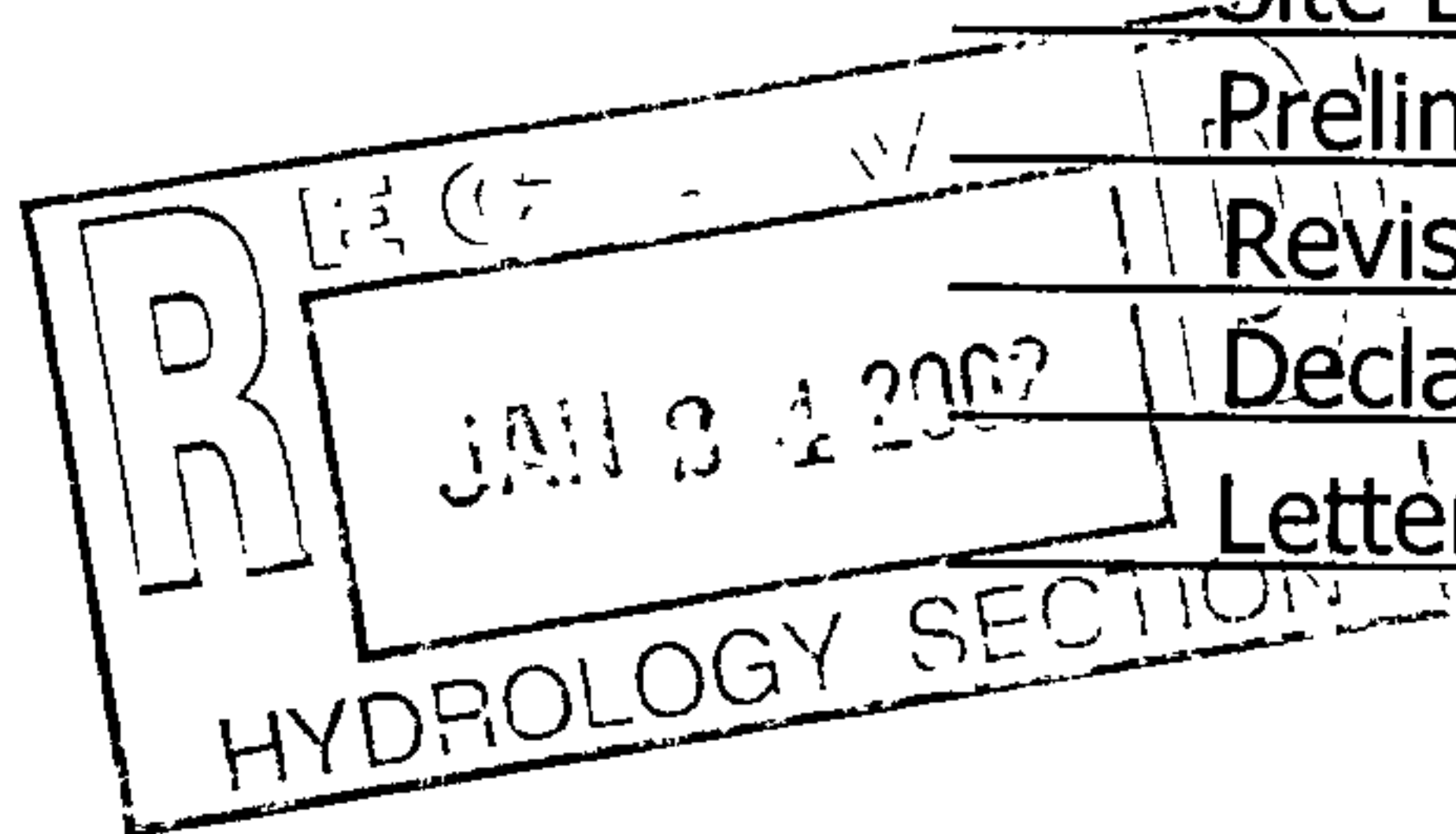
TO: Carlos Montoya, PE  
City One Stop, Hydrology  
\_\_\_\_\_

Date: January 24, 2002

RE: Calle Tranquilo Subdivision  
Proj. #1001349

We are sending:

\_\_\_\_\_ Revised G & D (1-24-02, including your comment letter)  
\_\_\_\_\_ Exhibit A  
\_\_\_\_\_ Site Development Plan  
\_\_\_\_\_ Preliminary Plat  
\_\_\_\_\_ Revised Infrastructure List  
\_\_\_\_\_ Declaration of Covenants and Restrictions  
\_\_\_\_\_ Letter Addressing Comments



☒ For your approval      ☐ For your information  
☐ As you requested      ☐ for your comments  
☐ Request for Bid      ☐ Pre-Design Meeting

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Engineer John MacKenzie

SIGNED: John MacKenzie



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 14, 2001

John MacKenzie  
Mark Goodwin & Associates  
P.O. Box 90606  
Albuquerque, New Mexico 87119

**RE: Grading and Drainage Plan For Calle Tranquilo (G12-D27) Dated  
December 7, 2001**

Dear Mr. MacKenzie:

I have reviewed the referenced drainage plan received December 7, 2001 and forward the following comments.

1. Could you also check the 45% criteria for pad size and impervious area per the flat grading scheme check list.
2. Is the plat going to dedicate easements for the Duranes Ditch and the existing ditch on the south edge of the property?
3. Is there going to be a developed lot between lots 8 and 9?
4. At present is there offsite flows flowing into your site from the west? The first sentence of the off-site flows section in the report is confusing.
5. Is there going to be a subdivision covenant for the subdivision that does not allow residents to fill in the proposed lot ponds?
6. In your report you mentioned an open space area. Where is this area?

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

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

### Lot 10

Lot size  
PW  
street

$$100 \times 52 = 5226 \text{ SF}$$

$$52 \times 21 = 1092 \text{ SF}$$

Pad area

$$2497 \text{ SF}$$

Driveway

$$20 \times 20 = 400 \text{ SF}$$

$$\text{Total area} = 5226 + 1092 = 6318 \text{ SF}$$

$$\text{Impervious road area} = 16 \times 52 = 832 \text{ SF}$$

$$\frac{3729}{6318}$$

$$832 + 2497 + 400 = 3729 \text{ SF}$$

59%

### Lot 4

lot size  
street

$$110 \times 50 = 5283 \text{ SF}$$

$$50 \times 21 = 1050 \text{ SF}$$

pad Area

$$2355 \text{ SF}$$

Drive Area

$$20 \times 20 = 400 \text{ SF}$$

$$\text{Total Area} = 5283 + 1050 = 6333 \text{ SF}$$

$$\text{Impervious road} = 16 \times 50 = 800 \text{ SF}$$

$$800 + 2355 + 400 = 3555 \text{ SF}$$

%

$$\frac{3555}{6333} =$$

56%



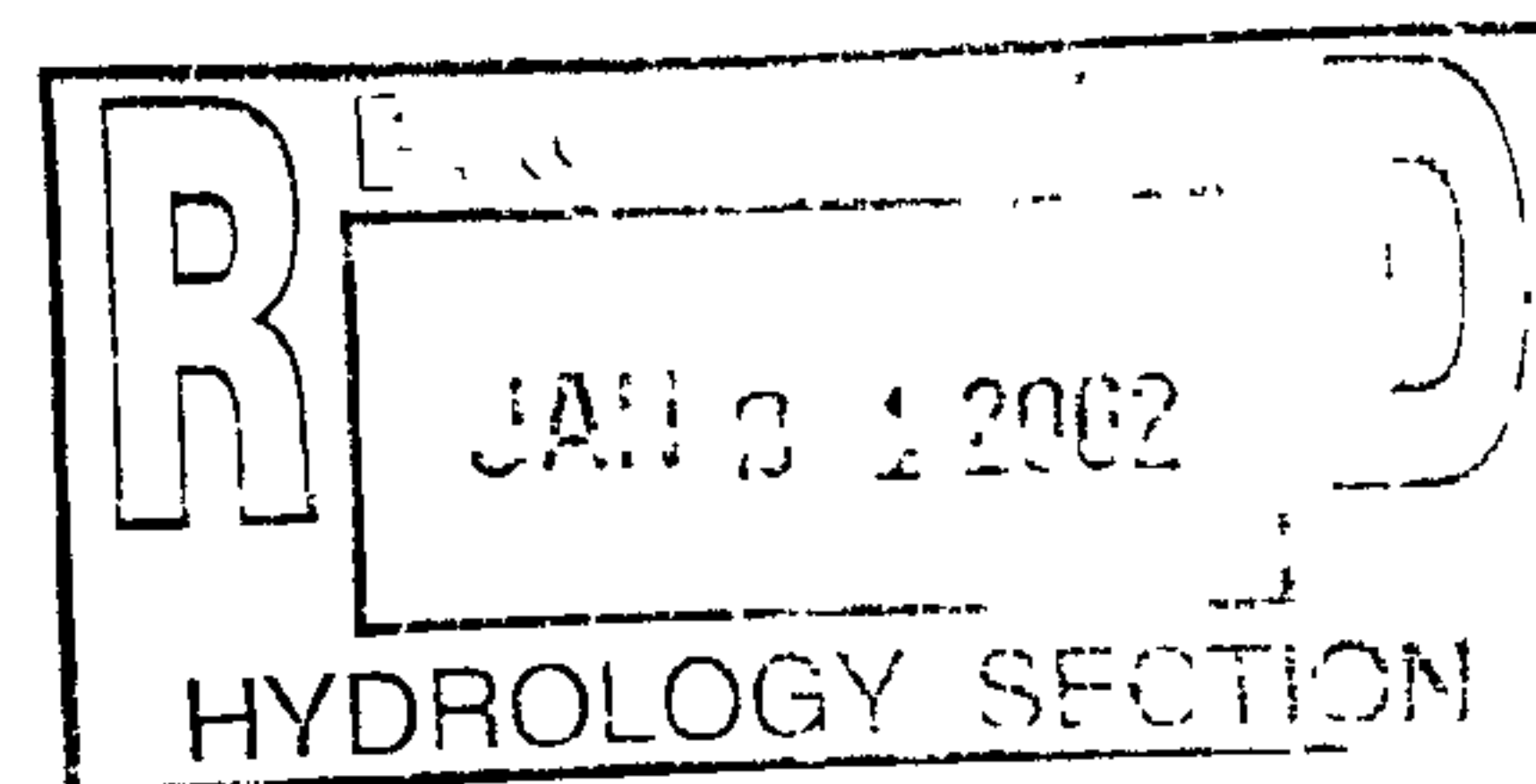


D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

January 24, 2002

Carlos A. Montoya, PE  
City Floodplain Administrator  
City of Albuquerque Public Works Dept.  
P.O. Box 1293  
Albuquerque, NM 87103



**Re: Calle Tranquilo Subdivision Grading and Drainage Plan (G12-D27)**

Dear Mr. Montoya:

This letter represents my response to your letter dated December 14, 2001, pertaining to the referenced subdivision. Please recall that I met with you in your office to discuss your comments shortly after the date of that letter. Each of the following responses correspond to your numbered comments accordingly.

1. The 45% criteria for flat grading has been checked for each lot and a separate exhibit has been prepared for the subdivision (Exhibit A). There are three lots that exceed the threshold by about 2%, however, there is a substantial amount of flat open space adjacent to all the lots that more than make up for the area exceeding the threshold. By my estimation there is an additional 19,693 square feet of open space area adjacent to these lots that could accept lot runoff. These areas are all to be graded flat and at the same elevation so that there is not concentration of flow. As you can see from Exhibit A, there are five pads that are substantially less than the 45% maximum. Given this information, please consider the plan acceptable as is.
2. I have included a copy of the plat with this submittal. As you can see from the plat, there are irrigation easements to be granted to MRGCD.
3. There is no development planned for the area between lots 8 & 9.
4. As described to you at the meeting in your office, there exists a very gentle slope on the property from SE to the NW and west, meaning there is no off-site flow entering the property. Bermed-up irrigation ditches encircle the property on the east and south sides, effectively cutting off any flow from other directions. After talking to about this issue during our meeting, it was my impression that you were no longer confused about the text in the drainage report.
5. Attached is a copy of the Declaration of Easements, Covenants and Restrictions of Alvarado Gardens Unit 2, which was an early "draft" for the proposed development. The title needs to be changed to the "Calle Tranquilo Subdivision" and the language pertaining to no filling in the yards needs to be added. The following is my rough draft of the new language proposed:  
**"Grading of individuals Lots by Owner(s) that results in filling or altering of the Lot surface in conflict with the city-approved Grading and Drainage Plan, with Engineer's stamp dated 01-24-02, shall not be permitted."** I have contacted the developer and asked him to prepare these changes, with the understanding that you may have additional comments that would need to be included with his text changes.
6. Attached is a copy of the Site Development Plan that identifies the open space area as cross-hatched.

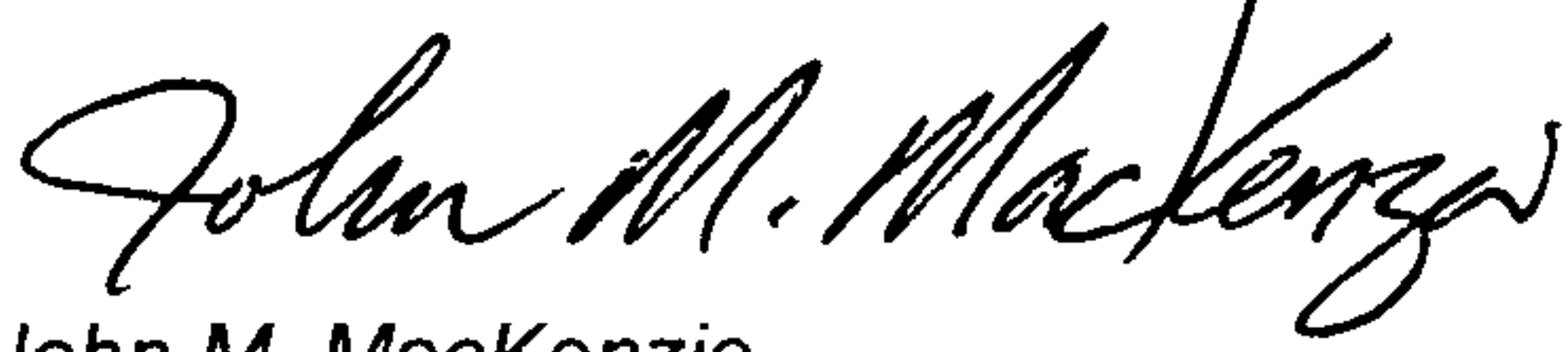
Carlos A. Montoya, PE  
January 24, 2002  
page 2

Also, the street through the subdivision has been lowered 6 inches to comply with condition 7 of the Flat Grading Scheme section of the DPM.

The material content of the drainage report has not changed so I am not making a revision to it. The stamp date on the plan has been updated to reflect the lowering of the road.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

A handwritten signature in cursive script that reads "John M. MacKenzie".

John M. MacKenzie  
Vice-President

JMM/bm



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 14, 2001

John MacKenzie  
Mark Goodwin & Associates  
P.O. Box 90606  
Albuquerque, New Mexico 87119

**RE: Grading and Drainage Plan For Calle Tranquilo (G12-D27) Dated  
December 7, 2001**

Dear Mr. MacKenzie:

I have reviewed the referenced drainage plan received December 7, 2001 and forward the following comments.

1. Could you also check the 45% criteria for pad size and impervious area per the flat grading scheme check list.
2. Is the plat going to dedicate easements for the Duranes Ditch and the existing ditch on the south edge of the property?
3. Is there going to be a developed lot between lots 8 and 9?
4. At present is there offsite flows flowing into your site from the west? The first sentence of the off-site flows section in the report is confusing.
5. Is there going to be a subdivision covenant for the subdivision that does not allow residents to fill in the proposed lot ponds?
6. In your report you mentioned an open space area. Where is this area?

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

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator



**DRAINAGE INFORMATION SHEET**  
(REV. 11/01/2001)

G-12/D27

PROJECT TITLE: Calle Tranquilo Subd.  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: G-12-Z  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 7A & 8  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Mark Gerdwin & Assoc  
ADDRESS: Box 90606  
CITY, STATE: Albuquerque NM 87199

CONTACT: John MacKenzie  
PHONE: 828-2200  
ZIP CODE: \_\_\_\_\_

OWNER: Alpha Equities, LLC  
ADDRESS: Box 27560  
CITY, STATE: Albuquerque NM

CONTACT: Rhett Waterman  
PHONE: 248-1688  
ZIP CODE: 87125

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

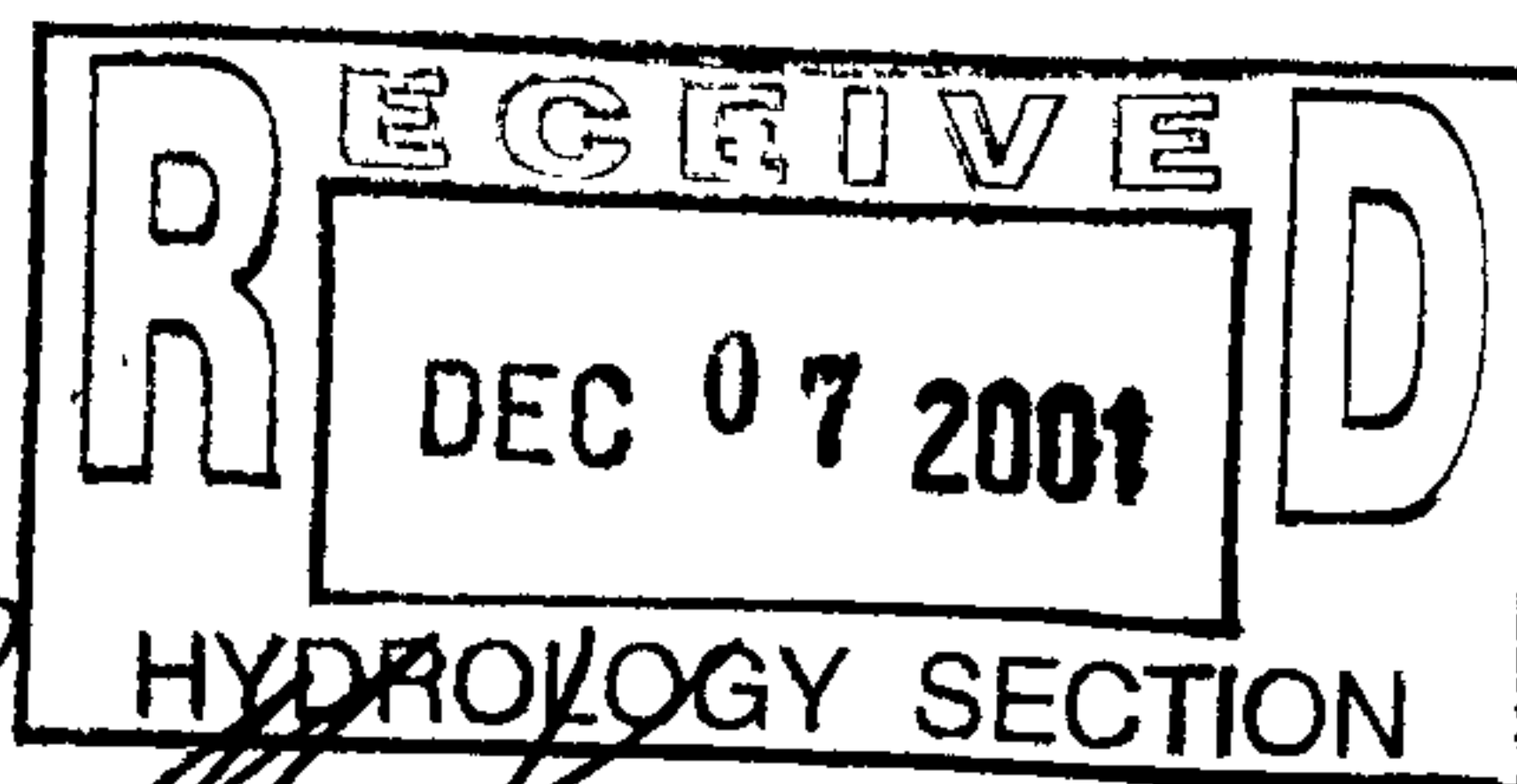
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 12-07-01

BY: John MacKenzie



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

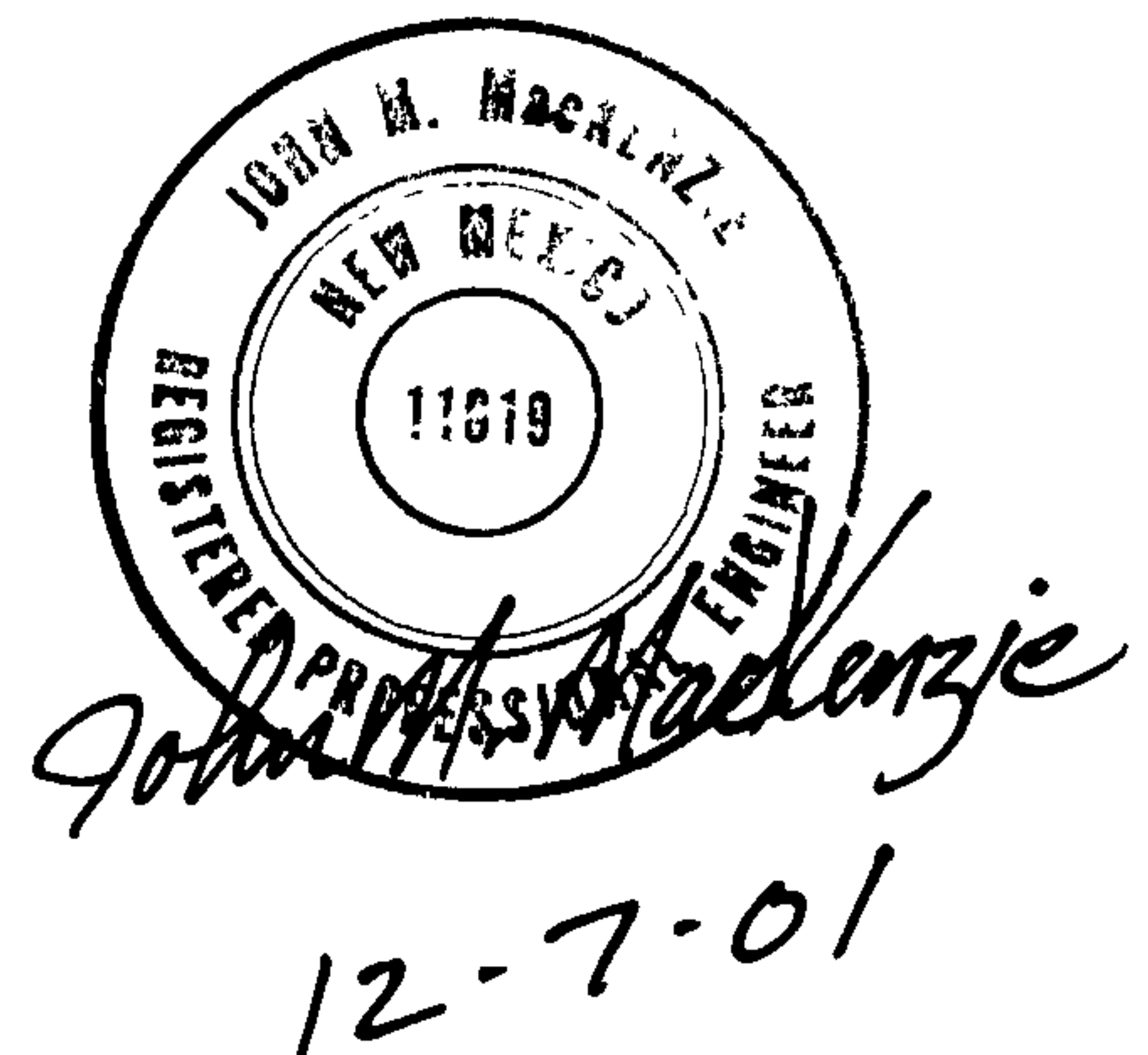
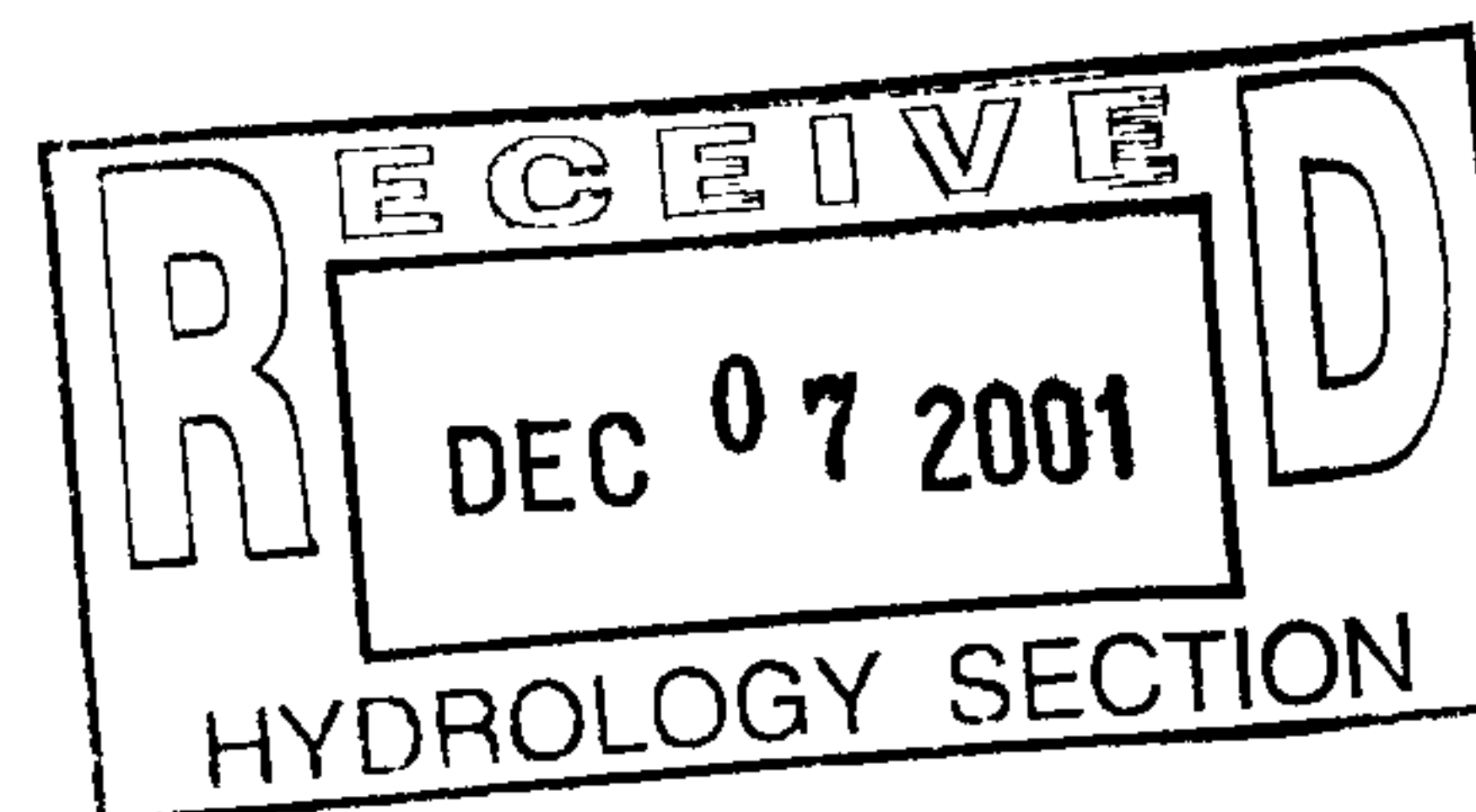
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**MARK GOODWIN**

**& ASSOCIATES**

dmg

**DRAINAGE REPORT**  
**for**  
**THE CALLE TRANQUILO SUBDIVISION**



DECEMBER 2001



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- I. LOCATION AND DESCRIPTION
- II. DRAINAGE DESIGN CRITERIA AND ASSUMPTIONS
- III. EXISTING DRAINAGE CONDITIONS
- IV. PROPOSED DRAINAGE CONDITIONS
  - A. ONSITE FLOWS
  - B. OFFSITE FLOWS

FIGURE 1: VICINITY MAP

FIGURE 2: FEMA LOCATION MAP

### APPENDIX A - HYDROLOGY

LAND TREATMENT VALUE CALCULATIONS

RETENTION VOLUME CALCULATIONS

PONDING DEPTH CALCULATIONS

EXISTING AND DEVELOPED CONDITIONS - AHYMO SUMMARY OUTPUT

EXISTING AND DEVELOPED CONDITIONS - AHYMO DETAILED OUTPUT

POCKET 1: THE CALLE TRANQUILO SUBDIVISION GRADING AND DRAINAGE PLAN

## **LOCATION AND DESCRIPTION**

The proposed Calle Tranquilo Subdivision covers approximately 4 acres and is located adjacent to the south side of Campbell Road, west of Rio Grande Blvd. and just west of the Duranes Ditch. The site now consists of one single family residence and an adjacent barn. The plan is for the house to remain but the barn to be razed. The house will have a separate lot (Lot 14) within the subdivision and be considered a separate drainage basin on the grading and drainage plan (Basin B), but its grounds will not be altered and its surface features are to remain as is. The Duranes Ditch is located along the east boundary of the property and it is also to remain as is with grading within the new subdivision to use its west embankment as a container of runoff generated on the new site. Primary access to the site will be via a private road coming into the site off Campbell Road. Roadway improvements will consist of new pavement and new concrete estate curb. The existing topography of the project site is basically flat with a gentle slope away from the ditch in a northwest and west direction at approximately 0.2%.

The FEMA map indicates that the site is not within a 100-year floodplain.

## **DRAINAGE DESIGN CRITERIA AND ASSUMPTIONS**

The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual, Volume 2, Design Criteria, January 1993 edition. The AHYMO model was used to analyze the 100-year 6-hour storm event for developed conditions using a Type 1 Rainfall Distribution in order to determine the required onsite retention volume. The required onsite retention volume was determined for the 100-year 10-day storm event using equations c-9 and a-9 from the DPM Hydrology Section.

The percent of Land Treatment D was determined for impervious areas for roads, sidewalk, home pads and driveways from Table A-5 of the DPM, Section 22.2. The remaining pervious areas containing B and C designation were estimated to reflect amounts of future xeriscaping and areas to receive irrigation from the adjacent ditch.

The following precipitation depths from Figures C-1, C-2 and C-3 from Section 22.2 were used:  $P_{60}=1.90"$ ,  $P_{360}=2.20"$  and  $P_{1440}=2.60"$ . A minimum time of concentration of 12 minutes was assumed for all sub-basins with a resulting 8 minute time to peak used in the AHYMO analysis.

A flat grading scheme will be used for this subdivision in accordance with section 22.5.2 of the DPM - Hydrology as follows:

1. The site will be flat and will be graded accordingly with all pond bottoms to be the same elevation.
2. No offsite flows will be allowed to enter the site.
3. No onsite flows will be allowed to exit the site.
3. Runoff from the internal private street will discharge directly into from yards and then spread out over the entire ponding area without concentrating flow.
4. Pad elevations will be at least 1.0 foot above the 100-year 10-day WSEL.
5. The flow between the front and back yards will not be obstructed. The storm water will be allowed to equalize between the front and back yards.
6. A perimeter wall will be built to contain the 100-year developed flows.
7. The high point of the street will be 9" above the 100-year 10-day WSEL.

## EXISTING DRAINAGE CONDITIONS

Under existing drainage conditions the on-site runoff now slowly flows off-site and to the northwest. The site is currently slightly higher than adjacent ground to the west. Runoff in Campbell Road flows to the west where a storm drain exists about 900' west of the site. Runoff east and south of the site does not come onto the site due to the existence of the Duranes Ditch and an unnamed tributary ditch south of the site. There is also an existing wall along the south side of the existing residence that prevents existing runoff from going between the front and back yards of the residence.

## PROPOSED DRAINAGE CONDITIONS

### ON-SITE FLOWS

The drainage management plan for this project site is to retain 100% of the runoff volume generated onsite for at least the 100-year 10-day storm event which commonly known as a "flat grading scheme". The computed runoff volume will be ponded in the open space areas and the individual lot backyards, side yards and front yards. A maximum 4:1 slope will be allowed from the lot pad to the pond bottom (3:1 for side yards). A maximum slope of 5:1 is designed for the street to the front yard trail or curb to the pond bottom (trail is on one side only). Flow across side yard property lines will not be restricted. Any block walls constructed along the side yard property lines must have openings at grade to allow runoff to flow freely between lots to allow a shared and equalized peak water surface elevation among the lots.

The site was separated into basin A and basin B. The Duranes Ditch is within the open space area and some of the on-site area drains directly into the ditch as an existing condition, so it was not accounted for under the developed scenario. Basin A covers the proposed area of the subdivision, while the remaining area covers the existing residence (Basin B). The retention volume was determined for only Basin A because Basin B is an existing condition that is to remain as is. An estimate of the required retention depth was determined by dividing the required retention volume by the total pervious area for each Basin (see calculations). These estimates resulted in Basin A having a depth 0.43 feet, or 5 inches. The maximum designed water surface elevation, with proposed building pads set one foot higher, was 0.5 feet, or 6 inches. Building pads were set at 18 inches above the pond bottom. Detailed calculations can be found in Appendix A.

Each of the lot pads will be graded to an elevation of 4965.50 feet, MSL. These elevations will be at least one foot above the 100-year, 10-day ponded water surface elevation. Using a design ponding depth of 6 inches, the pond bottom elevation will be at 4964.00' MSL. Refer to Appendix A for AHYMO printouts and hydrologic calculations.

### OFF-SITE FLOWS

Offsite flows will be prevented from entering the project site by constructing a single-course concrete block wall around the west perimeter of the subdivision to prevent the escape of on-site to the west. The Duranes Ditch along the east property line and the unnamed tributary ditch along the south both create a natural barrier between the on-site and off-site flows. There is also an existing block wall that prevents runoff from going north into the existing residence. This is also where a new property line has been established between lot 13 and 14.



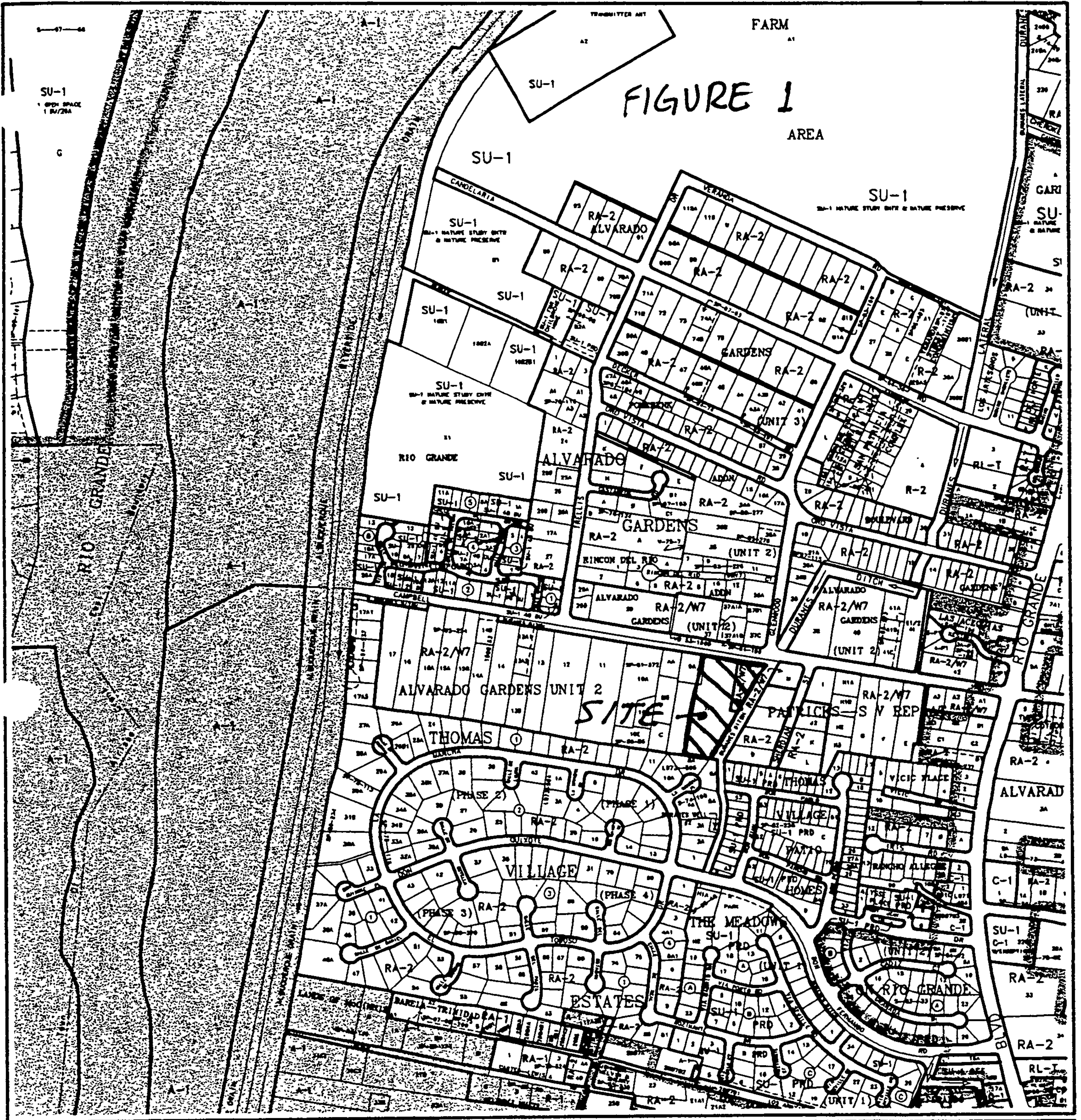


FIGURE 1

AREA

SU-1

20-1 NATURE STUDY SITE & NATURE PRESERVE

SITE

SU-1  
1. 0.75 AC SPACE  
1. 20/20A

G

FARM

A1

SU-1

SU-1

SU-1

SU-1

SU-1

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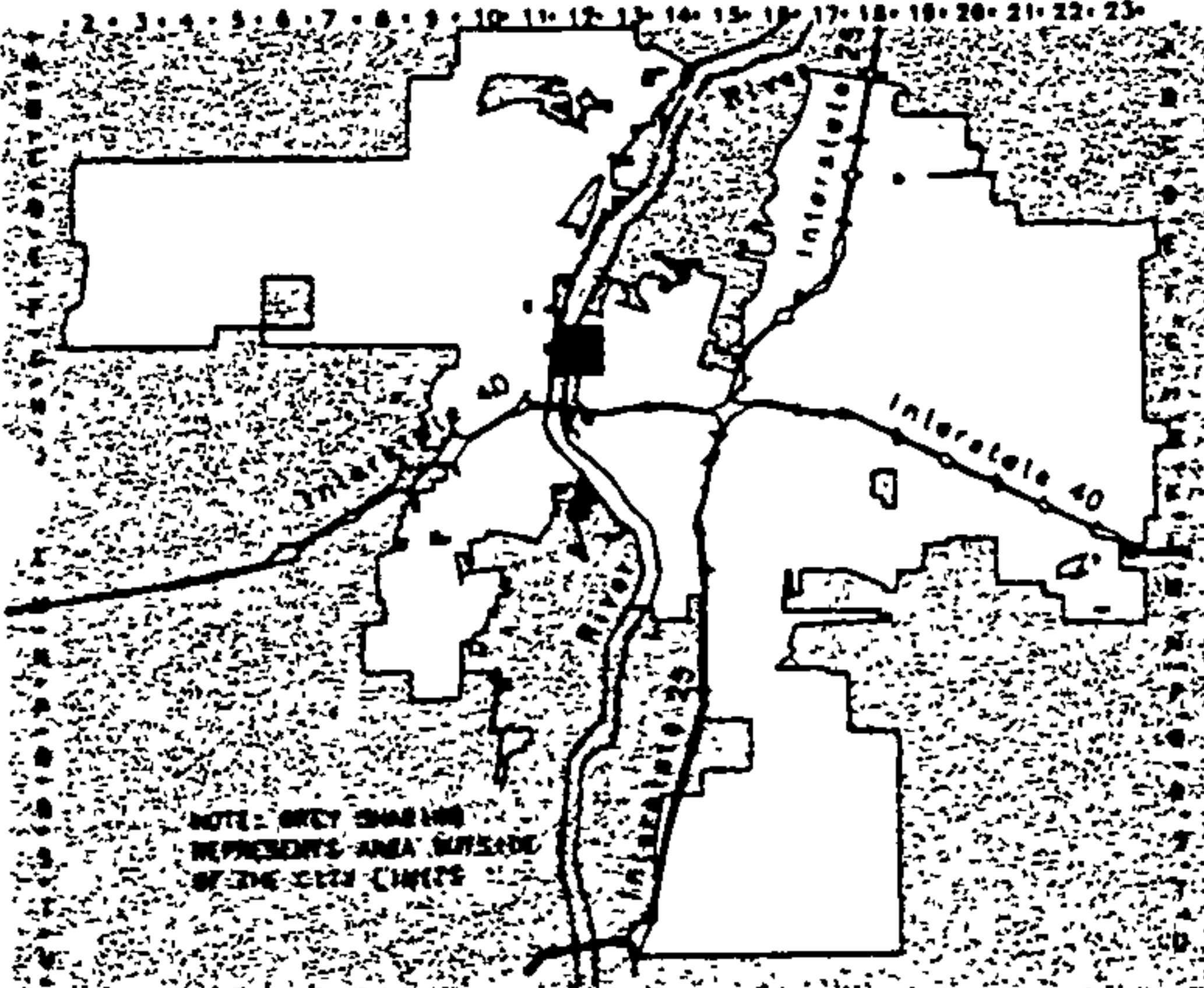
RA-2

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RA-2



NOTE: GREY SHADING  
REPRESENTS AREA OUTSIDE  
OF THE CITY LIMITS



CITY OF  
Albuquerque

Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

G-12-Z

Map Amended through December 07, 2000



FLOODING EFFECTS FROM  
RIO GRANDE

FIGURE 2

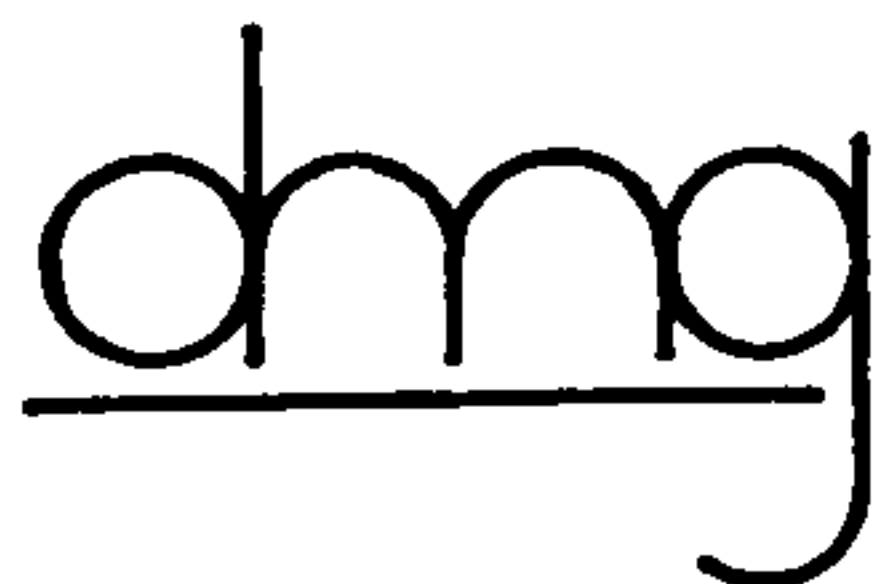




## ***APPENDIX A***

*Existing and Developed Conditions*





D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS & SURVEYORS

PROJECT Calle Tranquilo Subd.  
SUBJECT Drainage  
BY gmm DATE \_\_\_\_\_  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_

### LAND TREATMENT CALCULATION

Density of proposed subdivision using 13 dwellings over 3.5 ac. : 3.7 du/ac

From Table A-5 of the OPA Section 22.2

$$\text{Percent Impervious} = 7\sqrt{N^2} + 5N \quad \text{where } N = \text{Dwelling Density}$$

$$\text{Percent Impervious} = 40\%$$

Over 3.5 acres, the resulting impervious area = 1.4 ac

### ON-SITE PONDING

#### 10 DAY STORM CALCULATIONS (BASIN A ONLY)

$$V_{10 \text{ days}} = V_{360} + A_p \left( \frac{P_{10 \text{ day}} - P_{360}}{12 \frac{\text{in}}{\text{ft}}} \right)$$

$$P_{10 \text{ day}} = 10.0 - \left( \frac{24.9}{2.60} \right)^{1.4} = 3.47 \text{ in}$$

$$V_{10 \text{ day}} = 0.2936 \text{ AF} + 1.4 \text{ ac} \left( \frac{3.47 - 2.20}{12 \frac{\text{in}}{\text{ft}}} \right)$$

$$V_{10 \text{ DAY}} = 0.45 \text{ Acre Ft.}$$

Ponding Area compiled from drawing = 1.05 ac

$$\text{Depth of Ponding: } \frac{\text{Vol.}}{\text{Area}} = \frac{0.45 \text{ AF}}{1.05 \text{ ac}} = \boxed{0.43 \text{ FT.}}$$



AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994  
RUN DATE (MON/DAY/YR) = 12/07/2001  
START TIME (HR:MIN:SEC) = 07:46:01 USER NO. = M\_GOODWN.I01  
INPUT FILE = TRANQUIX.DAT

START TIME=0.0  
\*\*\*\*\* CALLE TRANQUILO SUBDIVISION  
\*\*\*\*\*  
\*\*\*\*\* 100-YEAR, 6-HOUR STORM EVENT  
\*\*\*\*\*  
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN  
RAIN ONE=1.90 IN RAIN SIX=2.20 IN  
RAIN DAY=2.60 IN DT=0.033333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.  
DT = .033333 HOURS END TIME = 5.999940 HOURS

.0000	.0013	.0027	.0041	.0055	.0069	.0084
.0099	.0115	.0131	.0147	.0164	.0181	.0199
.0217	.0236	.0256	.0276	.0296	.0318	.0340
.0363	.0387	.0412	.0438	.0465	.0493	.0523
.0554	.0587	.0622	.0675	.0731	.0791	.0920
.1209	.1653	.2291	.3162	.4306	.5765	.7582
.9799	1.1849	1.2707	1.3432	1.4077	1.4663	1.5203
1.5704	1.6173	1.6612	1.7025	1.7415	1.7783	1.8132
1.8462	1.8775	1.9072	1.9354	1.9622	1.9681	1.9737
1.9789	1.9839	1.9887	1.9933	1.9976	2.0019	2.0059
2.0098	2.0136	2.0172	2.0208	2.0242	2.0276	2.0308
2.0340	2.0371	2.0401	2.0430	2.0458	2.0486	2.0514
2.0541	2.0567	2.0592	2.0618	2.0642	2.0667	2.0690
2.0714	2.0737	2.0759	2.0781	2.0803	2.0825	2.0846
2.0867	2.0887	2.0908	2.0927	2.0947	2.0966	2.0986
2.1004	2.1023	2.1041	2.1060	2.1077	2.1095	2.1113
2.1130	2.1147	2.1164	2.1180	2.1197	2.1213	2.1229
2.1245	2.1261	2.1277	2.1292	2.1308	2.1323	2.1338
2.1353	2.1367	2.1382	2.1396	2.1411	2.1425	2.1439
2.1453	2.1466	2.1480	2.1494	2.1507	2.1520	2.1534
2.1547	2.1560	2.1573	2.1585	2.1598	2.1611	2.1623
2.1636	2.1648	2.1660	2.1672	2.1684	2.1696	2.1708
2.1720	2.1731	2.1743	2.1755	2.1766	2.1777	2.1789
2.1800	2.1811	2.1822	2.1833	2.1844	2.1855	2.1866
2.1876	2.1887	2.1898	2.1908	2.1919	2.1929	2.1939
2.1950	2.1960	2.1970	2.1980	2.1990	2.2000	

\*\*\*\*\*  
\*\*\*\*\* EXISTING ON-SITE CONDITIONS WITH ONE DWELLING ON 4 ACRES  
\*\*\*\*\*  
\*\*\*\*\*  
COMPUTE NM HYD ID=1 HYD NO=100.00 AREA=0.0063 SQ MI  
PER A=0.0 PER B=80.00 PER C=5.00 PER D=15.00  
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420  
UNIT PEAK = 3.7309 CFS UNIT VOLUME = .9965 B = 526.28 P60 = 1.9000  
AREA = .000945 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR  
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .129316HR TP = .133300HR K/TP RATIO = .970114 SHAPE CONSTANT, N = 3.641078  
UNIT PEAK = 13.276 CFS UNIT VOLUME = .9993 B = 330.49 P60 = 1.9000  
AREA = .005355 SQ MI IA = .49118 INCHES INF = 1.22529 INCHES PER HOUR  
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=1 CODE=24

PARTIAL HYDROGRAPH 100.00

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.333	1.0	2.667	.2	4.000	.0	5.333	.0
.667	.0	2.000	1.3	3.333	.0	4.667	.0	6.000	.0

RUNOFF VOLUME = .88768 INCHES = .2983 ACRE-FEET  
PEAK DISCHARGE RATE = 9.88 CFS AT 1.500 HOURS BASIN AREA = .0063 SQ. MI.

\*\*\*\*\*

\*\*\*\*\* DEVELOPED CONDITIONS-SITE TO BE DIVIDED INTO BASIN A & BASIN B.  
\*\*\*\*\* AREA EAST OF THE DURANES DITCH'S WEST EMBANKMENT IS NOT INCLUDED  
\*\*\*\*\* IN THE DEVELOPED AREA - IT WILL CONTINUE TO DRAIN INTO THE DITCH.

\*\*\*\*\* BASIN A - 2.91 ACRES - COVERS THE AREA OUTSIDE OF THE EXISITNG  
\*\*\*\*\* HOME AND BASIN B - THIS AREA WILL BE SUBDIVIDED

COMPUTE NM HYD ID=2 HYD NO=200.00 AREA=0.0045 SQ MI  
PER A=0.00 PER B=50.00 PER C=10.00 PER D=40.00  
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420  
UNIT PEAK = 7.1065 CFS UNIT VOLUME = .9978 B = 526.28 P60 = 1.9000  
AREA = .001800 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR  
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .126668HR TP = .133300HR K/TP RATIO = .950248 SHAPE CONSTANT, N = 3.719588  
UNIT PEAK = 6.8061 CFS UNIT VOLUME = .9982 B = 336.02 P60 = 1.9000  
AREA = .002700 SQ MI IA = .47500 INCHES INF = 1.18000 INCHES PER HOUR  
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

\*\*\*\*\* BASIN A WILL CONTAIN ALL OF THE DEVELOPED RUNOFF IN SHALLOW  
\*\*\*\*\* PONDING AREAS AROUND THE NEW RESIDENCES  
PRINT HYD ID=2 CODE=24

PARTIAL HYDROGRAPH 200.00

TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS	TIME HRS	FLOW CFS
.000	.0	1.333	1.6	2.667	.2	4.000	.0	5.333	.0
.667	.0	2.000	1.6	3.333	.0	4.667	.0	6.000	.0

RUNOFF VOLUME = 1.22343 INCHES = .2936 ACRE-FEET  
PEAK DISCHARGE RATE = 8.90 CFS AT 1.500 HOURS BASIN AREA = .0045 SQ. MI.

\*\*\*\*\* BASIN B - 0.60 ACRES  
\*\*\*\*\* BASIN B CONSISTS OF AN EXISTING RESIDENCE ON A 0.5 ACRE YARD  
\*\*\*\*\* TO REMAIN AS-IS.

COMPUTE NM HYD ID=3 HYD NO=300.00 AREA=0.0009 SQ MI  
PER A=0.00 PER B=80.00 PER C=5.00 PER D=15.00  
TP=0.1333 HR MASS RAINFALL=-1



K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420  
UNIT PEAK = .53299 CFS UNIT VOLUME = .9786 B = 526.28 P60 = 1.9000  
AREA = .000135 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR  
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .129316HR TP = .133300HR K/TP RATIO = .970114 SHAPE CONSTANT, N = 3.641078  
UNIT PEAK = 1.8966 CFS UNIT VOLUME = .9929 B = 330.49 P60 = 1.9000  
AREA = .000765 SQ MI IA = .49118 INCHES INF = 1.22529 INCHES PER HOUR  
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=3 CODE=24

HYDROGRAPH FROM AREA 300.00

TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW	TIME	FLOW
HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS	HRS	CFS
.000	.0	1.333	.1	2.667	.0	4.000	.0	5.333	.0
.667	.0	2.000	.2	3.333	.0	4.667	.0	6.000	.0

RUNOFF VOLUME = .88768 INCHES = .0426 ACRE-FEET  
PEAK DISCHARGE RATE = 1.43 CFS AT 1.500 HOURS BASIN AREA = .0009 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 07:46:01