PUBLIC WORKS/HYDROLOGY

G14/D41

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614/D41

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G14/D41

-U 738

AMENDMENT TO SUBDIVISION IMPROVEMENTS AGREEMENT
OTRA VEZ SUBDIVISION
(ADOBE MASTERS, INC.)
City Project #3459

8843942

That certain Subdivision Improvements Agreement ("Agreement") entered into between the City of Albuquerque and Adobe Masters, Inc. recorded at Book Misc. 611A, pages 488-504, of the records of the Clerk of Bernalillo County, New Mexico is hereby amended as follows:

1. Amending the first sentence on page two, Section 1. to read as follows:

   "1. The Developer shall, on or before April 6, 1989, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto."

2. Amending the first sentence in Section 1. PLAT APPROVAL STATUS, Exhibit "C" to read as follows:

   "1. PLAT APPROVAL STATUS

   The Developer has requested final plat approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 of the Subdivision Improvements Agreement."

3. Amending the first paragraph in Section 2. FINANCIAL GUARANTEE of Exhibit "C" to read as follows:

   "2. FINANCIAL GUARANTEE

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

   Escrow Letter dated May 6, 1988, issued by New Nexico Federal Savings & Loan Association in the amount of $86,401.25. Inclusive dates: April 6, 1989 through June 5, 1989. "

Executed this 16th day of May, 1988.

DEVELOPER:

Signed
Name: GORDON CRAWFORD
Title: PRESIDENT

CITY OF ALBUQUERQUE:

City Engineer, Development Division,
Engineering Group
Public Works Department

Gene Romo
Chief Administrative Officer

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Amendment to SIA #3459
Page Two

REVIEWED AS TO FORM:

Assistant City Attorney

Marcel W. deVos
City Attorney

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

The foregoing instrument was acknowledged before me on this 10th day of May, 19 88, by Gordon Crawford of Adobe Masters, Inc.

Mary D. Wasserman
Notary Public

My Commission Expires:
5-5-90

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

The foregoing instrument was acknowledged before me on this 16th day of May, 19 88, by Gene Romo, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

Priscilla Phillips
Notary Public

My Commission Expires:
3-17-90
(8698E)

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 MAY 17 AM 10: 42

M BK 621-A PG 738-739
GLADYS M. DAVIS
CO-CLERK & RECORDER
DEPUTY

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FILED WITH CITY CLERK'S OFFICE
5/17/88

NEW MEXICO FEDERAL
SAVINGS & LOAN ASSOCIATION

May 11, 1988

Mr. Gene Romo
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Escrow Letter for Otra Vez Subdivision, Adobe Masters, Inc.

Dear Mr. Romo:

This is to advise the City of Albuquerque that New Mexico Federal Savings and Loan Association holds in Escrow in our loan reserves the sum of Eighty Six Thousand Four Hundred One Dollars and 25/100 (86,401.25) for the exclusive purpose of providing the financial guarantees required by Adobe Masters, Inc. for the installation of those improvements in Otra Vez Subdivision (Project No. 3459) identified in the Agreement between the City of Albuquerque and Adobe Masters, In., a copy of which is attached hereto as Exhibit "A" and is recorded in Book Misc. 411-A, at pages 488 to 504, of the records of the County of Bernalillo, State of New Mexico ("Agreement").

The funds from this Escrow of loan reserves will be released to the City of Albuquerque for the specific purpose of paying for the installation of the improvements referenced in the Agreement, and will only be released upon the written approval by William F. McNamara, Assistant City Engineer/Field, or such other City representative as shall be designated by the City Engineer. If, by the date, April 6, 1989, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City of Albuquerque, then upon presentation between the dates, April 6, 1989 and June 5, 1989 of the City's notarized certification, executed by the Chief Administrative Officer of the City of Albuquerque, stating that Adobe Masters, Inc. has failed to comply with the terms of the improvements specified in the Agreement, then New Mexico Federal Savings and Loan Association shall draw by Certified Check to the City of Albuquerque, from the Escrow of loan reserves, the amount of 125% of the estimated costs of completing the improvements specified in the Agreement.

This Escrow of loan reserves for the benefit of the City of Albuquerque shall be irrevocable until:

1. The sixtieth (60th) day following final City acceptance of the completed improvements specified in the Agreement;

1ST NATIONWIDE NETWORK
2900 Louisiana Boulevard, N.E.
P.O. Box 3340
Albuquerque, New Mexico 87190-3340
505-884-3000

Member FSLIC

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2. City notification of failure of Adobe Masters, Inc. to comply with the terms of the Agreement, and payment by Certified Check from New Mexico Federal Savings and Loan Association to the City of Albuquerque of the sum of 125% of the estimated costs of completing the improvements specified in the Agreement; or

3. Written cancellation of this Escrow Letter by the City of Albuquerque, signed by its Chief Administrative Officer.

Very Truly Yours,

NEW MEXICO FEDERAL SAVINGS AND LOAN ASSN.

BY: _____
Barbara Wintermute, AVP

APPROVED AS TO FORM:

_____
Assistant City Attorney

_____
City Attorney



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

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

March 25, 1988

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

RE: GRADING AND DRAINAGE PLAN FOR OTRA VEZ SUBDIVISION
RESUBMITTED MARCH 8, 1988, FOR FINAL PLAT APPROVAL (G-14/D41)

Dear Mr. Kortum:

Your submittal, referred to above, is approved for final plat sign-off by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: Hap Crawford, Adobe Masters

GSR/bsj



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

RECEIVED
SEP 02 1988
HYDROLOGY SECTION

G14/D41

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

August 31, 1988

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Hap Crawford
Adobe Masters, Inc.
P.O. Box 6322
Albuquerque, NM 87197

RE: PROJECT NO. 3459, OTRA VEZ SUBDIVISION, (MAP NO. G-14)

Dear Mr. Crawford:

This is to certify that the City of Albuquerque accepts Project No. 3459 as being completed according to approved plans and construction specifications. If all required right-of-ways and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3459. If the required right-of-ways and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer. When a final plat has been filed it will be the developer's responsibility to provide the Construction Management Division with a copy, at which time the City will fully accept Project No. 3459.

The project is described as follows:

- Installed 350 linear feet of six inch (6") PVC waterline, one (1) fire hydrant, and seven (7) 3/4" water services. Also installed 371 linear feet of eight inch (8") sanitary sewer line and two (2) manholes. Otra Vez cul-de-sac was paved and sidewalks and drivepads were built as part of Subdivision improvements. Project is located on the northside of 10th St. & Candelaria N.W.

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

Sincerely,

Russell B. Givler

Russell B. Givler, P.E.
Chief Construction Engineer
Construction Mgmt. Division
Engineering Group
Public Works Department

RBG:tjp



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xc: Marvin Kortum
Sundance Mechancial
Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Ray Pang, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Jeanette Barrett, Special Assessments
Jim Olsen, Operations Group, PWD
Sam Cummins, Operations Group, PWD
Jim Fink, Operations Group, PWD
Anthony Lopez, Operations Group, PWD
Jon Ertsgaard, Engineering Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Operations Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Della Gallegos, Engineering Group, PWD
Terry Schultz, Engineering Group, PWD
Fred Gomez, Engineering Group, PWD
Judy Aguilar, Engineering Group, PWD
f/Project 3459
f/Readers
f/Warranty

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FILE COPY

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ | CHIEF ADMINISTRATIVE OFFICER GENE ROMO | DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ | DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

March 25, 1988

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

RE: GRADING AND DRAINAGE PLAN FOR OTRA VEZ SUBDIVISION
RESUBMITTED MARCH 8, 1988, FOR FINAL PLAT APPROVAL (G-14/D41)

Dear Mr. Kortum:

Your submittal, referred to above, is approved for final plat sign-off by the Hydrology Section.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: Hap Crawford, Adobe Masters

GSR/bsj



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PROJECT TITLE: OTRA VE[illegible]BDIVISION ZONE ATLAS/DRNG. FILE #: G-14/D41

LEGAL DESCRIPTION: Replat of Lot 7, Block 18, Monkbridge Addition

CITY ADDRESS: 913, 915, 917 Candelaria Rd. NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. Se Albuquerque, NewMexico 87123 PHONE: 299-0774

OWNER: Hap Crawford/ Adobe Masters CONTACT: Hap Crawford

ADDRESS: PO Box 6322 Albuquerque N.M. PHONE: 843-9180

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: South West Survey Co. Inc. CONTACT: Dan Graney

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

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAR 08 1988 HYDROLOGY SECTION

PRE-DESIGN MEETING:

x YES

___ NO

x COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-0785

EPC NO.

PROJ. NO. 3459

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

x DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

x GRADING PLAN

x EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X Second submittal

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

x FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: March 8, 1988

BY: Marvin R Kortum

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RECEIVED
MAR 08 1988
HYDROLOGY SECTION

Marvin R Kortum
1605 Speakman Dr. SE
Albuquerque, NM 87123
NMPE 6519
(505) 299-0774

March 7, 1988

City of Albuquerque
Public Works Dept.
Hydrology Section
Albuquerque, New Mexico 87103

REFERENCE: GRADING AND DRAINAGE PLAN FOR OTRA VEZ SUBDIVISION (G14/D41)

Gentlemen:

This letter is in response to comments in your letter of March 1, 1988 on the above subject.

A ponding area is now shown on the drawings to contain the direct precipitation which falls on the back yards. The pond volume is based on a typical yard with 65% impervious surfaces (patio slab, rock, etc.), for which the direct runoff is 1 inch (see paragraph I-G). A pond which covers 1/4 of the yard and is 4 inches deep would contain the direct precipitation. The recommended depth as shown on the drawing is 8 inches, which accounts for reduced volume due to sloped sides, the pond thus becoming a depressed area in the yard which may be used for grass, garden or other landscape purpose.

I request your review and approval of the referenced plan.

Sincerely

Marvin R Kortum

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FILE COPY

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR KEN SCHULTZ | CHIEF ADMINISTRATIVE OFFICER GENE ROMO | DEPUTY CAO PUBLIC SERVICES FRANK MARTINEZ | DEPUTY CAO PLANNING/DEVELOPMENT BILL MUELLER

March 1, 1988

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

RE: GRADING & DRAINAGE PLAN FOR OTRA VEZ SUBDIVISION, SUBMITTED FEBRUARY 4, 1988, FOR FINAL PLAT APPROVAL (G14/D41)

Dear Mr. Kortum,

I have reviewed your submittal, referred to above, and am writing to you to confirm the comment I made to you on the phone this morning.

If you will add a properly sized pond to the backyards of all of the lots which require one, your submittal can be signed off by the Hydrology Section for Final Plat approval and work order.

If you have any questions, please call me at 786-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj



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# DRAINAGE INFORMATION SHEET

CITY

PROJECT TITLE: OTRA VEZ SUBDIVISION ZONE ATLAS/DRNG. FILE #: G-14/D41

LEGAL DESCRIPTION: Replat of Lot 7, Block 18, Monkbridge Addition

CITY ADDRESS: 913, 915, 917 Candelaria Rd. NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. Se Albuquerque, NewMexico 87123 PHONE: 299-0774

OWNER: Hap Crawford/ Adobe Masters CONTACT: Hap Crawford

ADDRESS: PO Box 6322 Albuquerque N.M. PHONE: 843-9180

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: South West Survey Co. Inc. CONTACT: Dan Graney

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

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED FEB 04 1988 HYDROLOGY SECTION

PRE-DESIGN MEETING:

x YES

___ NO

x COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-0785

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

x DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

x GRADING PLAN

x EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

x FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: JAN 29 1988 2/4/88

BY: Marvin R Kortum

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RECEIVED
FEB 04 1988
HYDROLOGY SECTION

# DRAINAGE PLAN

| | |
|---|---|
| Project title | OTRA VEZ SUBDIVISION |
| Zone Atlas | G-14 |
| Type of Submittal | Drainage report and Grading plan |
| Legal Description | Otra Vez Subdivision, (Replat of Lot 7, Block 18, Monkbridge Addition, within Section 5, T10N, R3E, NMPM January 1988) |
| Address of the Site | 913, 915, 917 Candelaria Rd. NW |
| Engineering Firm | Marvin R Kortum<br>1605 Speakman Dr. SE<br>Albuquerque, New Mexico 87123<br>(505) 299-0774<br>NMPE 6519 |
| Owner | Hap Crawford/Adobe Masters Inc.<br>PO Box 6322<br>Albuquerque, New Mexico |
| Surveyor | Southwest Surveying Co. Inc.<br>333 Lomas Blvd. NE<br>Albuquerque, New Mexico 87102 |
| Date Submitted | January 1988 |

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RECEIVED
FEB 04 1988
HYDROLOGY SECTION

DRAINAGE REPORT

OTRA VEZ

(A proposed subdivision)
Replat of Lot 7, Block 18, Monkbridge Addition
(900 Candelaria Road NW)

I. ON-SITE CONDITIONS

A. Site Characteristics:

The OTRA VEZ Addition consists of a parallelogram shaped tract, 405 feet north to south, and 200 feet east to west (197.15 feet width), an area of 1.833 Acres. It is proposed to divide the tract into sixteen (16) lots, fourteen (14) of which will be for new townhouses, and two (2) lots will contain two of the presently existing houses. Currently the tract contains three houses along the south one-third of the lot, with a number of out-buildings and garden walls. The south boundary is the Candelaria Road right of way. The east property line is common with Lot 6, Block 18, Monkbridge Addition. Lot 6 is presently vacant land. The north property line is common with Lots 8,9,10, 11, and 12, Block L, Monkbridge Addition, all of which have residential buildings on them. The west property line is common with Lots A, B, C, and D, Glasebrooks replat, which also have residential buildings on them.

B. Soils:

The soils, as identified on the Bernalillo County Soils Survey by the SCS, USDA (Map 20) are gila loam, slopes of 0% to 1% (Gb). The gila series consists of deep, well drained soils that formed in recent alluvium on the flood plains along the Rio Grande. Run-off is slow, and the hazard of water erosion is slight. The engineering characteristics of the soil do not present undue constraints on the proposed use of the area for single or two story residences with paved or surfaced streets and parking areas. The soils as observed on the surface are a fine, sandy loam, with little plasticity, and appear to be properly classified. The surface has been worked, and in the past was probably used as irrigated agricultural land. Presently the area is partially covered with perennial grasses and weeds. The areas adjacent to the buildings have been planted with lawn grass and trees and shrubs. There are existing wells and cisterns on the property, as well as possibly used for trash pits or other abandoned excavations. Structural foundations should be designed and constructed based on adequate sub-surface investigations.



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C. Undeveloped Run-off:

The soils are identified as hydrlogic soil group B, those soils which absorb more water than is typical. There are no defined drainage channels evident on the tract. Along the property lines there is a berm, or raised earth bank, perhaps placed in the past to prevent irrigation water run-off, or caused by blow sand accumulating in the fence row. Rainfall would stand on the property, ponding to a depth of several inches to a foot. Out-flow from the OTRA VEZ tract would evetually flow to the west, across the existing residential lots, through a break or weak spot in the berm.

D. Direct Run-off Volume, Undeveloped Land.

The 6 hour, 100 year frequency rainfall for the OTRA VEZ tract is 2.2 inches, per NOAA Atlas 2, Volume IV (plate 22.2 D-1). The present surface is typical of 1 acre residential lots (20% impervious), for which a curve number of 68 is appropriate (plate 22.2 C-2). From plate 22.2, C-4, read direct run-off volume as 0.35 inches, for a total volume of $\left(0.35 \text{ in.} \times 79{,}845.75 \text{ ft.}^2 \times \frac{1 \text{ ft.}}{12 \text{ in.}}\right) = 2350 \text{ ft.}^3$

This direct run-off would presently flow across the residential lots west of OTRA VEZ, onto 11th St., and then to the sub-surface storm drain along 11th St. and Candelaria Rd.

E. Peak Run-off for Undeveloped Land.

Using an idealized slope of .0025, and a drainage path of 400 feet, a time of concentration is obtained by the Kirpich formula, $TC = .0078 \times \frac{L^{0.77}}{S^{0.385}} = 7.9$ minutes. Use the rainfall intensity factor for 10 minutes, which is 2.15, (plate 22.2, D-2), and the rainfall of 2.2 inches (plate 22.2, D-1). Obtain a C factor from plate 22.2, C-1, C=0.38 for type B soils, 20% impervious. The peak flow estimated by the rational formula, therefore, is Q=CIA=(.38)(2.15)(2.2)(1.833)=3 ft.$^3$/sec.

F. Run-off for Developed Land:

The site is to be developed as 16 individual and connected residences. There will be a paved street intersecting with Candelaria Rd. For purposes of computing run-off, the following uses will be considered:



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| LOT NUMBER | HOUSE AREA | DRIVEWAY AREA |
|---|---|---|
| 1 | 2790 $ft^2$ | 1400 $ft^2$ |
| 2,3,4,5 | 7050 " | 1600 " |
| 6 | 1120 " | 500 " |
| 7 | 1440 " | 400 " |
| 8 | 1520 " | 500 " |
| 9 | 1400 " | 800 " |
| 10 | 985 " | 900 " |
| 11 | 1280 " | 500 " |
| 12 | 1325 " | 400 " |
| 13,14,15 | 4060 " | 1200 " |
| 16 | 1540 " | 600 " |
| TOTAL | 24510 " | 8800 " |

STREET, CURB AND SIDEWALK 17350 $ft^2$

TOTAL IMPERVIOUS 50660 $ft^2$

TOTAL AREA 79845.75 $ft^2$

PERCENT IMPERVIOUS 63%

G. Direct Run-off for Developed Property

The above description indicates an area that is similar in run-off characteristics to 1/8 acre residential, 65% impervious, for which the curve number is 85. (plate 22.2 C-2) From plate 22.2, C-4, read direct run-off as 1 inch.

The total volume is $(1 \text{ in.} \times 79845.75 \text{ ft}^2 \times \frac{1 \text{ ft.}}{12 \text{ in.}}) = 6654 \text{ ft}^3$

This is an increase of 6654 - 2350 = 4304 $ft^3$ above the undeveloped state.



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H. Peak Run-off for the Developed Property:

The Proposed site improvements will result in the construction of drainage paths for storm run-off. Generally run-off will be concentrated into the new paved street which will intersect with Candelaria Rd. The slope of the new street is proposed to be .05% (.005 ft./ft.).

Using the Kirpich formula, $TC=.0078x\frac{L^{0.77}}{S^{0.385}}$, L=400 ft., and S=.005; TC= 6 minutes. Therefore use the TC factor for 10 minutes, 2.15, and a C factor of .65 (plate 22.2, C-1 for 63% impervious. The peak run-off is Q=CIA, or (.65)(2.15)(2.2)(1.833)=5.6 $ft^3$/sec. This is an increase of 2.6 $ft^3$/sec. above the peak flow in the undeveloped state.

II. OFF-SITE FLOWS:

A. Major Surface Terrain Features:

The OTRA VEZ Subdivision is not in the channel or natural flow path of any significant storm run-off. The natural terrain is flat. The tract is somewhat protected by the berm along its boundaries. Additional protection from the north is provided by Altamonte Ave., a paved and curbed street about 125 ft. north, and from the west by 11th St., a paved and curbed street 200 ft. west. Both of these streets are a foot or more lower than the surface of OTRA VEZ, and and have a slope toward the south and west. Candelaria Rd. is a developed channel for storm run-off for the area immediately east of the OTRA VEZ tract. Candelaria Rd. has a crest, or high area about 1000 ft. east of OTRA VEZ, the area east of the crest generally draining down 4th St. Candelaria Rd. is effectively divided into a north channel and a south channel by the high street crown, the crown being almost one foot higher than the gutter flow inverts. The north gutter thus is a developed channel for about 8 acres of developed and vacant land directly east of the OTRA VEZ area. The run-off from these lands along Candelaria Rd. does not present a threat to the OTRA VEZ tract.

B. Sub-surface Drainage:

There is a sub-surface drain system in Altamonte Ave. north of the OTRA VEZ tract, and west, in 11th St. These drains then connecting to a 24" drain in Candelaria Rd., which then continues west along Candelaria Rd. The inlet



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to this system at 11th St. and Candelaria Rd. is the point at which the run-off from the subdivision will enter the storm drain system.

III. CONCLUSIONS AND RECOMMENDATIONS:

A. The OTRA VEZ Subdivision is not within the 100 year or 10 year flood hazard, as identified on the Floodway Map or Albuquerque Master Drainage Study.

B. The OTRA VEZ Subdivision can be effectively drained by regrading the land, providing additional fill as necessary, and sloping the new street as shown on the attached grading plan.

C. The back yards of the town house lots do not require grading to drain as long as the only receive natural rainfall. Roof drains should be toward the street. In addition, masonry or concrete walls should be provided between properties to prevent accumulation of water from one lot to another.

D. Finished floor elevations on the new town houses should be placed as shown on the grading plan.



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D.R.B. Case No. 87-785 (S-88-10)
D.R.B. Project No. _____
Date Submitted _____

Figure 11

EXHIBIT "D"
to Subdivision Improvements Agreement

D.R.B. REQUIRED INFRASTRUCTURE LISTING
for OTRA VEZ SUBDIVISION

RECEIVED
MAR 10 1988
HYDROLOGY SECTION

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. *within street refers to Otra Vez Court, NW

| Size | *Type Improvement | Location | From | To |
|---|---|---|---|---|
| public 8" -350' | Sanitary Sewer | *within street | Candelaria NW | end of project |
| public-standard | Sanitary Sewer | manholes | within Otra Vez Court, NW | |
| public 6"-340' | Water Main | within street | Candelaria NW | end of project |
| public-standard | Fire Hydrant | | | |
| public 32'wide-340' | Permanent paving | within street | Candelaria NW | end of project |
| public 4' wide-800' | Sidewalk/including drive pads | within street | both sides of street | |
| public standard | Curb & gutter | both sides of street within street | Candelaria NW | end of project. |

This instructional Information may be deleted from official listings

* Types may include Arterial Paving, Residential Paving, Water Line, Sanitary Sewer, Storm Sewer, Drainage Channel, Sidewalks, and Retaining Walls. Any non-standard design or waivers must be clearly described in this listing.

Use additional sheets as necessary to complete the listing. The final page must be signed by the preparer and provide signature spaces for DRB members, as illustrated below.

Prepared by: Daniel Graney
Print Name Daniel Graney
Firm Southwest Survey

Page 1 of 1

Development Review Board Member Approvals

Daniel W. Harman 3/8/88 — Traffic, Date
[illegible] 3-8-88 — HRD, Date
Julie Stone 3/8/88 — Parks & Rec., Date
Jack Claud 3/8/88 — DRB Chairman, Date
Roger A. Green 3/8/88 — City Engineer/AMAFCA, Date

Rev. 8/85 (ID2602E)



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

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING DEVELOPMENT
BILL MUELLER

December 1, 1987

3459

Mr.Marvin Kortum
1605 Speakman Dr. SE
Albuquerque, New Mexico 87123

RE: WATER AND SANITARY SEWER AVAILABILITY (G-14)

Dear Mr. Kortum:

Upon just receiving the sketch plat for the property described below, I am responding to your inquiry of October 21, 1987, regarding the water and sanitary sewer availability.

PROPERTY DESCRIPTION: Lot 7, Block 18, Monkbridge Addition. Zone Map G-14

ANTICIPATED DEVELOPMENT: Fifteen new townhomes

WATER:
Service will be available upon construction of a 6" public waterline extension to the North, within the limits of the proposed cul-de-sac, starting at the 10" C.I. main in Candelaria Boulevard. Residential service connections, and necessary fire hydrants can be made after this new line has been installed, in coordination with the Customer Services Department (768-2840). Such connections will be subject to Utility Expansion Charges.

SANITARY SEWER:
Service will be available contingent upon the installation of an 8-inch public sanitary sewer line along the centerline of the proposed cul-de-sac, starting at a new manhole built on the existing 8" C.P. sewer line in Candelaria, and extending to the end of the cul-de-sac. The design of such an extension should consider the fact that the Candelaria line is shallow, and gravity flow may not be possible unless the appropriate grade revisions to the site are also made. Sanitary sewer connections have to be coordinated through the Customer Services Department, and made by a licensed plumber. Utility Expansion Charges are also applicable in this case.

The design of all utility extensions must be made by a licensed professional engineer, and approved by the City Engineer's Office. The cost of the improvements design and construction will be the sole responsibility of the developer.



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This statement of availability will remain in effect for a period of one year, and applies only to the property and development identified herein. Its validity depends on the continuing applicability of the information initially supplied to us by the developer. Therefore, any changes to the proposed concept should be brought to our attention as soon as possible. All outstanding prorata and or stand-by charges must be paid by the developer at the time the actual connection is requested. Service charges will be based on rates and fees established by the applicable ordinances and policies in effect at the time the service connection is authorized.

Please feel free to contact me at 768-2730, should you have any questions regarding this letter.

Sincerely,

Patricio Guerrerortiz, P.E.
Design Engineer
Development Division
Public Works Department

xc: Walter Nickerson,Jr.
Josie Gutierrez, Customer Services Dept.
Roy Robinson, PWD Planning
f/Availability (G-14)
f/Readers 71020
f/Project - Monkbridge Townhomes (G-14)

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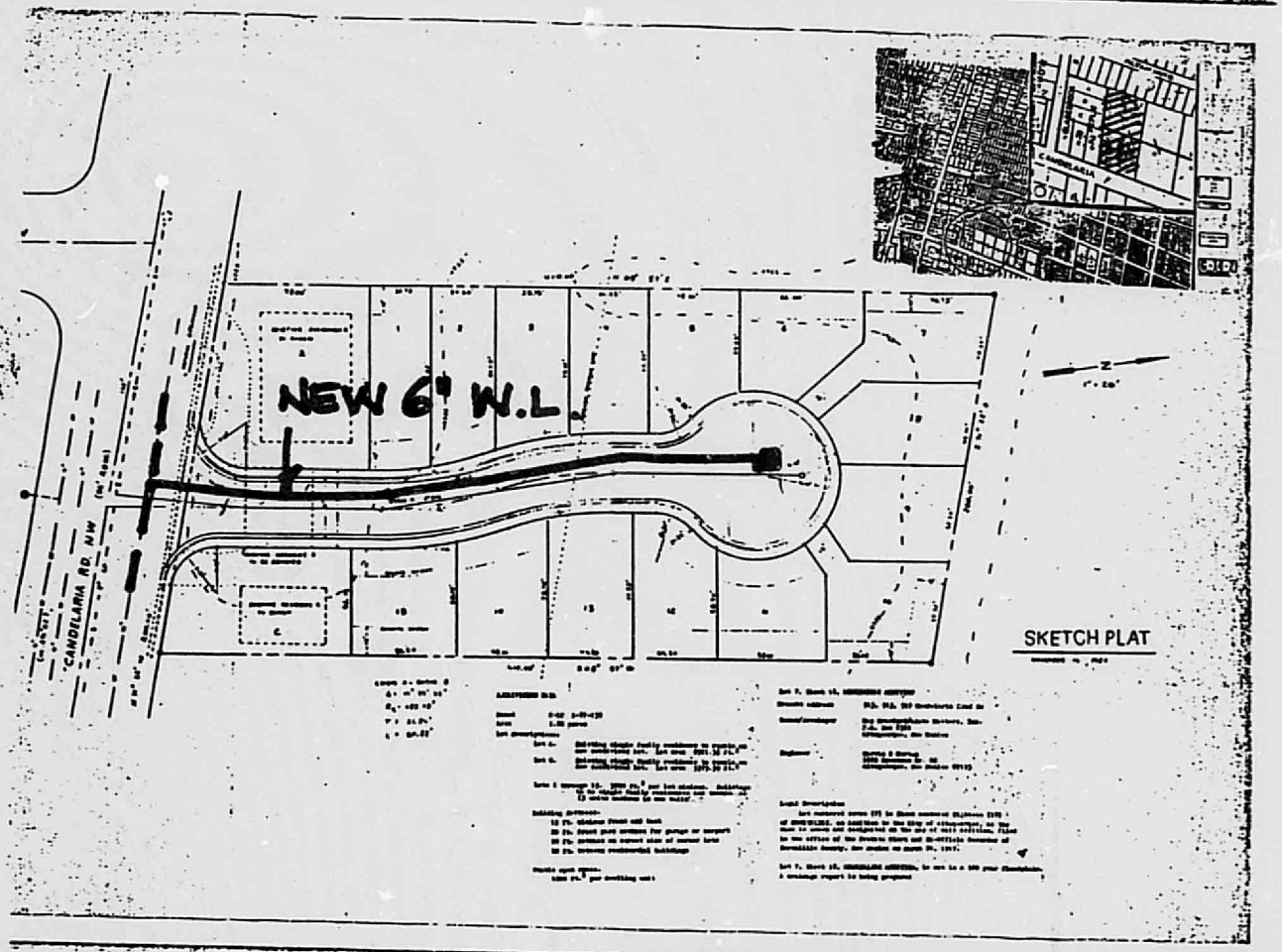


WATER AVAILABILITY
MONKBRIDGE TOWNHOMES
G-14

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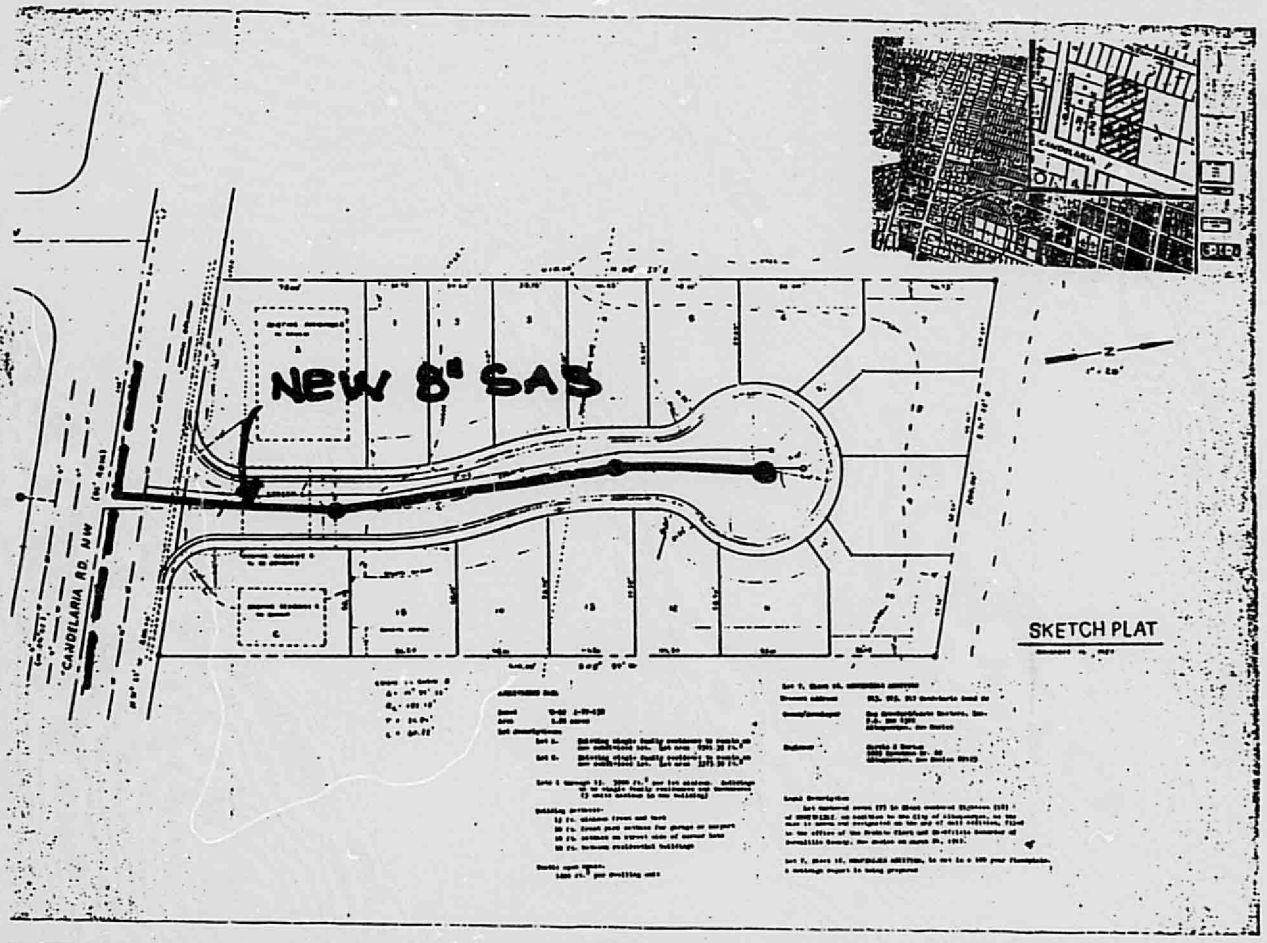


SAS AVAILABILITY
MONKBRIDGE TOWNHOMES
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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

3459

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G-14 DATE: 11/19/87 @ 2:00 pm

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Single Family - Subdivision

STREET ADDRESS (IF KNOWN): Candelaria 913, 915, 917 (east of 11th)

SUBDIVISION NAME: Lot 7 Block 18 MonKbridge Addition

APPROVAL REQUESTED:

X PRELIMINARY PLAT — X FINAL PLAT

SITE DEVELOPMENT PLAN — BUILDING PERMIT

OTHER — ROUGH GRADING

| ATTENDANCE: | WHO | REPRESENTING |
|---|---|---|
| | Marvin Kortum | Self |
| | Roger Green | City Hydrology |

FINDINGS:

(1) EXISTING STORM DRAIN IN 11th to Candelaria, they goes west.
(2) Since Candelaria has curb and gutter, new street must be sloped to drain to Candelaria.
(3) all roofs and drive pads must drain toward the proposed access street. Rear yard ponds are allowed to contain rear yard rainfall only.
(4) For Preliminary Plat Approval, an approved Grading & Drainage Plan is required with enough detail to determine all infrastructure. For Final Plat approval and approval of Work Order Construction drawings, a Final Grading and Drainage Plan is required showing the detailed pad and lot elevations.
(5) Free discharge to Candelaria is approved since its an in-fill site and no flood zones exist downstream on FEMA MAPS or AMDS vol I.

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

| | | | |
|---|---|---|---|
| SIGNED: | Roger A Green | SIGNED: | [illegible] |
| TITLE: | Civil Engineer | TITLE: | Civil Engineer |
| DATE: | 11-19-87 | DATE: | Nov 19 1987 |

NOTE: PLEASE FURNISH A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

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

CONFERENCE RECAP

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| | | | |
|---|---|---|---|
| SIGNED: | Roger A Green | SIGNED: | MWK |
| TITLE: | Civil Engineer | TITLE: | City Engineer |
| DATE: | 11-19-87 | DATE: | Nov 19 1987 |

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PLANS/PLATS ON FILE

FILE DESC: G14/D41

# PLANS/PLATS _____

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