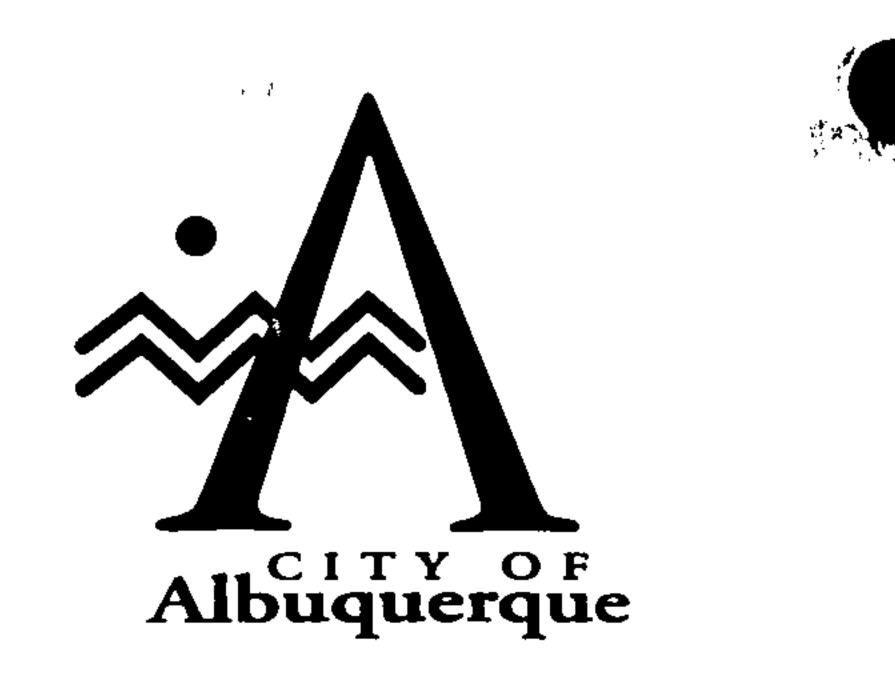
11-7-94 Private Drainage Facility Covenant \$ Drainage Easement submitted +to-Fred Aguirre. 12-1-94 Covenant-& Easement rejected. 12-20-94 P.D.F. Covenant & ROD Easement.

12-20-94 P.D.F. Covenant & ROD Easement.

received With revisions approved

by Kevin Curran. 12-22-94 PDF Covenant routed to Rick.
Roykal. for signature.



## P.O. Box 1293, Albuquerque, NM 87103

October 18, 1996

Martin J. Chávez, Mayor

Steve Crawford, PE Crawford Dev. Services 3634 Highway 47 Peralta, NM 87042

RE: ENGINEER'S CERTIFICATION FOR PARK WEST, UNIT 3 (H-9/D1G)
RECEIVED OCTOBER 18, 1996 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 10-17-96

Dear Mr. Crawford:

Based on the information included in the submittal referenced above, City Hydrology accepts the engineer's certification for financial guaranty release.

Contact Terri Martin to obtain the Financial Guaranty Release for City Project Number 4886.93.

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

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Andrew Garcia

Terri Martin, CPN 4886.93

Good for You, Albuquerque!



evelopment

>ervices

3634 Highway 47 Peralta, NM 87042 FAX: 869-0050

865-6442

October 16, 1996

Via FACSIMILE

TO: Mr John Curtin, P.E.

City Hydrology

Public Works Department

P.O. Box 1293

Albuquerque, NM 87103

RE: Engineer's Certification for ParkWest Unit 3 (H-9/D1G)

Dear Mr. Curtin:

Please reference your Dec 4, 1995 letter concerning the subject certification. Shortly after I received that letter, I discussed the situation with you and we decided that a grading plan amendment was not required. The preliminary plat and grading plan approval for ParkWest covered all five units and the area where the grades were revised 2 feet is more than 50 feet from the boundary of the preliminary plat. The Ladera Channel area is internal to the Preliminary plat and not subject to the plus or minus 18 inch within 50 feet of the perimeter rules concerning grading plan amendments through the DRB.

I thought that you would issue an approval letter based on that discussion and that the issue was closed. I apologize for making that assumption and not writing this letter last December. The current situation is that Sivage is seeking release of their bond and that they will be eagerly awaiting a letter from your office approving the subject Certification based on the above understanding.

Please call me if there are any questions concerning this letter.

Sincerely,

Stephen K. Crawford, P.E.

Proprietor

slc:slc

00404m02.doc



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 1995

Steve Crawford, PE Crawford Dev. Services PO Box 1573 Los Lunas, NM 87031

RE: ENGINEER'S CERTIFICATION FOR PARK WEST, UNIT 3(H-9/D1G)

RECEIVED NOVEMBER 22, 1995 FOR FINANCIAL GUARANTY RELEASE

ENGINEER'S STAMP DATED 11-20-95

Dear Mr. Crawford:

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

Per Note 5, Lots 46 to 56, Block 8 have been raised about two feet (2') along the Ladera Channel right of way. Submit a copy of the amended grading plan to AMAFCA & DRB for their review and approval.

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

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Andrew Garcia
Jack Cloud, DRB 93-303
Kurt Browning, AMAFCA

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Park West Unit 3	ZONE ATLAS/DRNG. FILE #: $\frac{H-9/D1G}{}$
DRR #: 93 - 303 EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: Tract B, Pai	-twest Unit 1
CITY ADDRESS: North Side 987#	St. NW (West of Unser)
ENGINEERING FIRM: Crawford Derelopmen	+ Services Steve Crawford
ADDRESS: Los Lunas, NM 870	31 PHONE: 865-6442
OWNER:	CONTACT:
ADDRESS:	PHONE:
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: Community Sciences Corpor	Ton CONTACT: Dave Thompson
	R91-1400.
ADDRESS:	
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES	GRADING PERMIT APPROVAL
NO	PAVING PERMIT APPROVAL
	S.A.D. DRAINAGE REPORT
COPY PROVIDED	
	DRAINAGE REQUIREMENTS  CHRESTON CRESTELLANDON
	SUBDIVISION CERTIFICATION
	OTHER (SPECIFY)  Relesse of Bond
DATE SUBMITTED; Nov 24 1995	NOV 2 2 K

# CRAWFORD DEVELOPMENT SERVICES '

21 Llano Road, Los Lunas, NM 87031 \*\*
(505)865-6442

November 21, 1995

HAND DELIVERED

TO: Mr John Curtin, P.E.

City Hydrology
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

RE: Revised Engineer's Certification for ParkWest Unit 3 (H-9/D1G)

Dear Mr. Curtin:,

The enclosed submittal addresses the comments in your November 17th letter. Specifically, I must apologize for the confusion caused by the way in which the as-built elevations for the rear corners of Lots 46 to 56, Block 8 were shot. The surveyor's are always instructed to shoot the corners of the rear yards, this meant that they did not shoot the "top of berm" elevations at the corners of the ponds. The sketch on page 1 of the plans shows the geometry of the rear yards, the pond volumes, and the locations of the as-built survey shots. The wording of my certification language has been revised to meet DPM requirements. An authorization letter from CSC allowing me to use their plans & perform the subject certification is enclosed. I hope this clears up all the outstanding issues (besides the Grading Plan Amendment) on my certification.

-'' Sincerely,

Stephen L. Crawford, P. E.

\*Proprietor\*

Encl:, CSC Letter

00404m01/slc

City of Albuquerque
Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Parkwest Unit 3 Grading & Drainage Certification

Dear Mr. Curtin,

I have authorized Crawford Development Services to use the workorder plans for Parkwest Unit 3 that were prepared by Community Sciences Corporation for Sivage Thomas Homes. The plans may be used for the purposes of Grading and Drainage Certification by Steve Crawford who was actively in the design of those plans while he was an employee of Community Sciences Corporation. Mr. Crawford may use the plans but Community Sciences Corporation assumes no responsibility for the accuracy of the Certification information being prepared and added to the plans by Mr. Crawford.

Sincerely,

James D. Hughes Vice President

cc: Ellery Biathrow



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 17, 1995

Steve Crawford, PE Crawford Dev Services PO Box 1573 Los Lunas, NM 87031

RÉ: ENGINEER'S CERTIFICATION FOR PARKWEST, UNIT 3 (H-9/D1G); RECEIVED NOVEMBER 13, 1995 FOR FINANCIAL GUARANTY RELEASE ENGINEER'S STAMP DATED 11-11-95

Dear Mr. Crawford:

Based on the information included in the submittal referenced above, City hydrology has the following comments that must be addressed before the Engineer's Certification will be accepted.

The DPM checklist requires substantial COMPLIANCE instead of substantial conformance. Submit a copy of your authorization to use Community Sciences' drawing. The as-built elevations on Lots 48 & 51- 55, Block 8 indicate that the rear yard pond depth is significantly less than .9'. Verify that the rear yard pond volume for each of these lots is adequate.

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

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

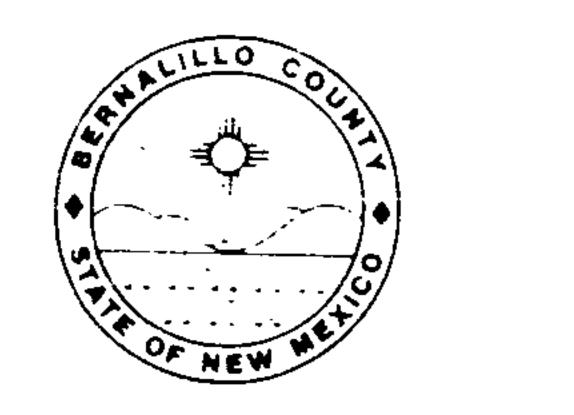
c: Andrew Garcia

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Park West Unit 3 z	ONE ATLAS/DRNG. FILE #: $H-9/2/6$
DRB #:	WORK ORDER #:
LEGAL DESCRIPTION: Tract B, Park	West Unit 1
CITY ADDRESS: North Side 98TH St	, NW (West of Unser)
ENGINEERING FIRM: Crawford Derelopment  Po Box 1573	Services Steve Crawford
ADDRESS: Los Lunas, NM 87031	PHONE: 865-6442
OWNER:	CONTACT:
ADDRESS:	PHONE:
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: Community Sciences Corporat	contact: Dave Thompson
ADDRESS:	PHONE: 89/-/400
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	CK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN	_ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES E E	GRADING PERMIT APPROVAL
NO IS US IN THE REPORT OF THE	PAVING PERMIT APPROVAL
COPY PROVIDED NOV 4	S.A.D. DRAINAGE REPORT
	DRAINAGE REQUIREMENTS
	SUBDIVISION CERTIFICATION
<u> </u>	OTHER (SPECIFY)
	Release of Bond

DATE SUBMITTED; Nov 13, 1995

BY: Manual Man



County of Bernalillo

State of New Mexico

2400 BROADWAY S.E.

**ALBUQUERQUE, NEW MEXICO 87102** 

BOARD OF COUNTY COMMISSIONERS

EUGENE M GILBERT, CHAIRMAN DISTRICT 3

JACQUELYN SCHAEFER, VICE CHAIR DISTRICT 5

PATRICK J. BACA, MEMBER DISTRICT 1

ALBERT "AL" VALDEZ, MEMBER DISTRICT 2

BARBARA J. SEWARD, MEMBER

DISTRICT 4

JUAN R. VIGIL, COUNTY MANAGER

Date: 27-DEC-94

Subject: Submittal

Case No.: PWD-94-249

Zone Map No.: H-9

Street Address: 98 STREET WEST OF UNSER BLVD

Legal Description: UNPLATTED LANDS OF WESTLAND DEVELOPMENT T10N R2E SEC 4 &

Name of Applicant: Sivage Thomas Homes

Dear Applicant:

Bernalillo County Public Works Department will require TWO WEEKS for review and comment of submittal and resubmittals, and ONE WEEK for final review and plat sign-off. Major submittals may require more than two weeks for review and comment.

The issuance of a permit or a review or approval of plan specifications, computations, and shop drawings shall not be interpreted to be a permit for or an approval of any variance or violation of any of the provisions of any County or State codes, ordinances, standards, or policies. Nor shall such issuance of a permit or approval of plans, specifications, computations, and shop drawings prevent any authorized County representative or County inspector form thereafter requiring the correction of errors in said plans, specifications, computations, or shop drawings or from stopping construction operations which are being carried on thereunder when in violation of any County or State codes, ordinances, standards, or policies.

Review of construction plans, specifications, computations, and shop drawings is only for general conformance with the design concept of the project and general compliance with the plans and specifications and shall not be construed as relieving the Contractor, Land Divider, Subdivider, Engineer/Surveyor, or applicant of the full responsibility for: providing materials, equipment, and work required by the contract; the proper fitting and construction for the work; the accuracy and completeness of the submittal; selecting fabrication processes and techniques of construction; and performing the work in a safe manner.

Page 1

MARK J. CARRILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESCALL, PROBATE JUDGE
RAY GALLAGHER, SHERIFF
H. R. FINE, TREASURER

#3

REV 4-22-91 BR JAN - 1 1995

9

#### COUNTY OF BERNALILLO

#### APPLICATION FOR CASE REVIEW

Please complete pages one and two of this application for review of your case. Submit THREE bluelines of plat, drawings, or information with case submittals and THREE bluelines of plat, drawings, or information along with the original mylar for final sign-off applications. Submit a County Zone Atlas Map with subject property marked on the map. If a Grading and Drainage plan is not included with a land division, replat, or conceptual plan, please submit one 8.5"x11" photcopy of a USGS quad map with the subject property superimposed.

NOTE: INCOMPLETE APPLICATIONS WILL BE RETURNED WITHOUT REVIEW.

1.	OWN	nt is (check one): [ERSU	JRVEYORX_A LAINAGE ENGINEER	AGENT
	b. Date of	this application: 25	-OCT-94	
	c. Signatur (print)_	e of applicant:	(sign)	
	5	ivage Thomas Homes I 141 Masthead NE lbuquerque, NM 8710		505-821-3511
	5	ivage Thomas Homes I 141 Masthead NE lbuquerque, NM 8710		505-821-3511
	f. OTHER (sp	ecify):	PHONE:	
		, NM		
2.	REPLAT LAND D MAJOR CONSTRU X GRADING AS-CONS VARIANG TRAFFIC	ITTAL (check one):  IVISION (MINOR SUBDITED SUBDIVISION  UCTION DRAWINGS  G/DRAINAGE PLAN  STRUCTED GRADING/DRAINED  CE REQUEST  C IMPACT ANALYSIS/TRA  IRUCTURE LIST/DESIGN  (specify):	INAGE PLAN AFFIC STUDY	

Page 2

# County of Bernaillo

Your:	submittal of drainage information resubmittal of drainage information	
is:	approved. approved with comments/conditions. disapproved. deferred to County Floodplain Administrator	TO BE FILLED OUT BY COUNTY PUBLIC WORKS DEPARTMENT ONLY
Case revie	w comments are:  attached.  not attached.	
	not attached. See remarks below.	
Resubmitt	not required.	submittal Form.
Please sub	original mylar and three bluelines for final sometimes of corrected plat incorporation original mylar and three bluelines for final sometimes of corrected plat incorporation or displayed plan with revisions.	ement. ounty finance dept.)
It is requ	Bernalillo County Public Works Department final sign-off of plat.  Bernalillo County Public Works Department	
Remarks		
Mij.Zen-County	Paul, P.E. Corbin & Assoc., for Surface Water Hydrologist o County Public Works Department	
cc:	Jack Cloud, DRB County Planning Raymond Quintana, County Building and Zonir Owner: States Theres	IE Perkeret Unit 3
	Agent:  Case File: Pw/S 94-249	
-	Susan Calongne, County Floodplain Administra  Molzen-Corbin & Associates  Other: 100 MAR Conference Park	ator, COA

#### BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT CASE FILE COMMENTS

CASE NO: PWD-94-249

ZONE MAP NO.: H-9

REFERENCE CASES:

STREET ADDRESS: 98 STREET WEST OF UNSER BLVD

LEGAL DESCRIPTION: UNPLATTED LANDS OF WESTLAND DEVELOPMENT T10N R2E SEC 4 & 9

#### COMMENTS OF:

25-OCT-94 DRAN: 1. As commented by City Hydrology, a drainage covenant will need to beexecuted for the sediment pond which is located in County jurisdiction. Since the pond is designed to drop sediment from the flows entering the City portion of the project, it was discussed with City Hydrology that the 'design-of the pond be examined by the city review agencies. 2. It is understood that the owner of the adjacent property is in agreement

KWE AK KWE A

- with the intentions of this plan. An agreement with the owner should be -executed-prior to construction.
- 3. This plan will not be approved until the necessary agreements for the previous two comments are executed.



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1994

James D. Hughes, P.E. Community Sciences Corp. P.O. Box 1328 Corrales, N.M. 87048

RE:

GRADING PLAN FOR PARK WEST UNIT 3 (H-9/D1G).

RECEIVED DECEMBER 5, 1994 FOR FINAL PLAT APPROVAL

ENGINEER'S STAMP DATED 11-18-94

## Dear Mr. Hughes:

Based on the information included in the submittal referenced above, City hydrology accepts the Grading Plan and approves the Final Plat for this project.

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

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

Sincerely,

John P. Curtin, P.E.

Civil Engineer/Hydrology

c: Andrew Garcia

Fred Aguirre, DRB 93-303

PROJECT TITLE: PARKWEST SUBDIVISION	ZONE ATLAS/DRNG. FILE #: 55 H9/0/G
LEGAL DESCRIPTION: TRACTS I, II-A, II-B, III, AND IV LAURE	ELWOOD II SUBDIVISION
JITY ADDRESS: <u>UNSER BLULEVARD AND 98TH STREET</u>	
ENGINEERING FIRM: Community Sciences Corporation	CONTACT: JAMES D. HUGHES, P.E.
ADDRESS: P.O. Box 1328, Corrales, N. M. 87048	PHONE: 897-0000
OWNER: SIVAGE THOMAS HOMES	CONTACT: LARRY COLLINS
ADDRESS 5141 MASTHEAD NE	PHONE: 821-3511
ARCHITECT: N/A	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: N/A	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR: N/A	CONTACT:
ADDRESS:	PHONE:
PRE-DESIGN MEETING:	
YES	DRB NO. 93-303
X_ NO	EPC NO
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING AND DRAINAGE PLAN	SITE DEVELOPMENT PLAN APPROVAL
GRADING PLAN	X FINAL PLAT APPROVAL
EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY APPROVAL
74	ROUGH GRADING PERMIT APPROVAL
	GRADING/PAVING PERMIT APPROVAL
- DATE SUBMITTED:	- IOTHER (SPECIFY)
BY:	DEC - 5

Mr. John P. curtin, P.E. City of Albuquerque Civil Engineer/Hydrology P.O. Box 1293
Albuquerque, NM 87103

Re: Final Plat approval for Park West Subdivision Unit 3 (H9/DIG)

Dear Mr. Curtin:

I would like to submit the following, (attached), for the Final Plat approval of Park West Unit 3.

- 1. Inlet Calculation Sheet.
- 2. Drainage Information Sheet.
- 3. Table 2, summary sheet of drainage information for streets in the entire Park West Subdivision. Note: There have been no changes to the streets from the drainage report.
- 4. Sketch of Storm drain in Windward drive, with key information for analysis.
- 5. Storm Drain Analysis Plus, copy of calculations of HGL, Q and V.
- 6. Parkwest Unit 3 Grading and Erosion Control Plan. (sheets 4,5,6, 16+17)

The HGL, Q and V calculations are summarized on the Construction plan set, and comply with C.O.A. DPM criteria. None of the streets have changed from there original designs as approved in the drainage report, and all calculations and designs match it. I hope I have provided you with all the information you need and it is to your satisfaction. If I can be of further assistance, please don't hesitate to call me at 897-0000. Thank you for your time.

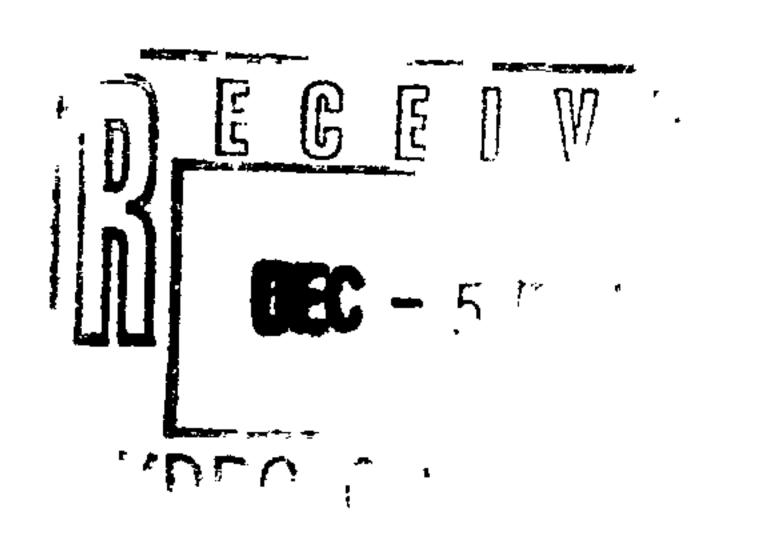
Sincerely,

James D. Hughes, P.E.

JDH/rkp

Attachment

cc: RR# 143-24-060



#### Inlet Capacity Calculation:

Referencing Nomagraph on plate 22.3 D-6, of C.O.A. DPM, (pg. 75).

Given: 1. Slope of Windward Drive = -1.00 %.

2. Normal Flow Depth, (Dn), = 0.63 feet.

Solution: Referencing the Nomagraph, for the above conditions, the

Capacity of a "Double A"inlet is conservatively 9 C.F.S. Thus the capacity of the two inlets is 18 C.F.S, and will reduce the

street flow by this much.

Conclusion: The inlet capacities comply with the original drainage report and

are therefore adequate.

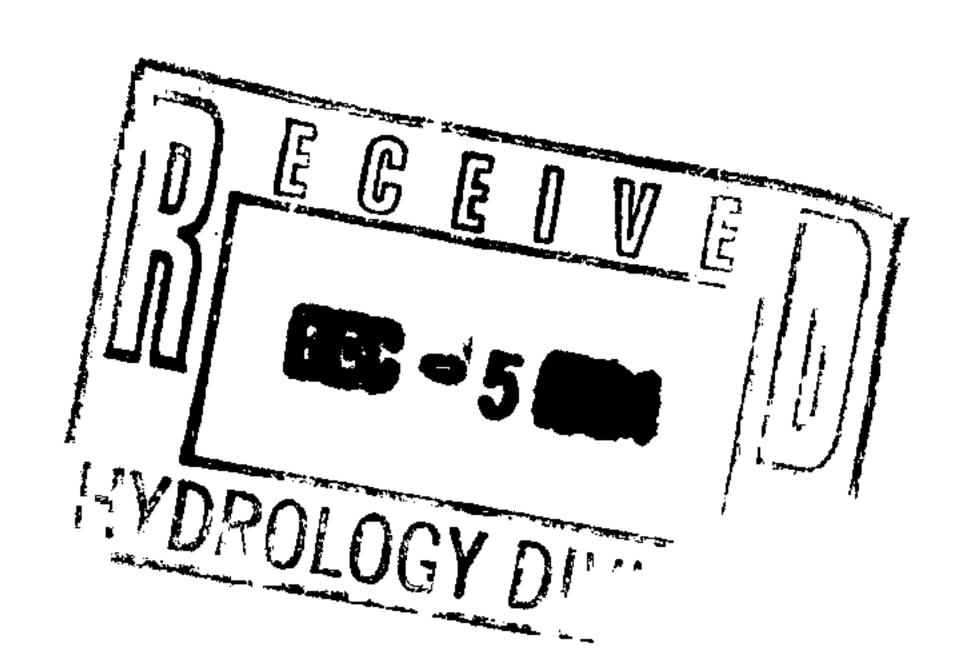
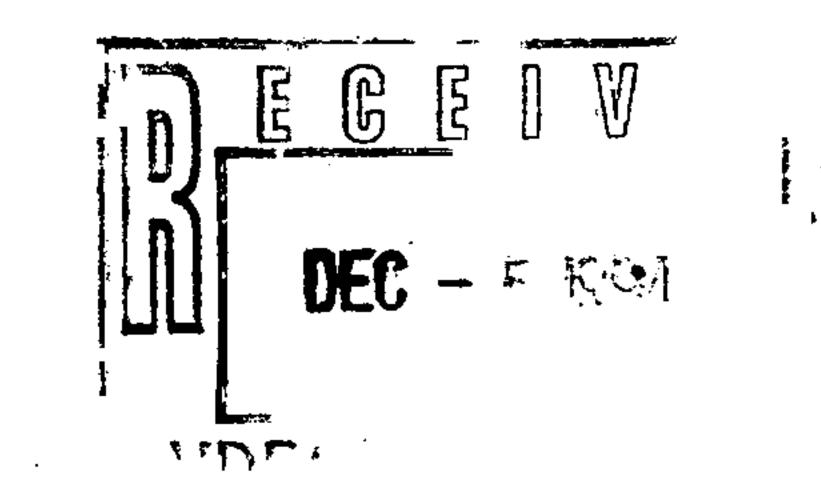


TABLE 2
FLOW CHARACTERISTICS AT KEY LOCATIONS

·			%						ADEA	TOP	E ^	F	*POOL	1
STREET	LOCATION	ST. WIDTH	SLOPE	Q100	Dn	Dc	Vn	Vc	AREA	WIDTH	EG	<b>.</b>	DEPTH	1
WEDGEWOOD CT	5+50	22 MOUNT	1.58	4.66	0.23	0.25	2.31	1.82	2.01	اسببب و سوست میپردی	0.31	1.31	_0.31	-
STONEWOOD	SADDLEBROOK		0.50	26.46	0.56	0.54	3.16	3.40	8.38			0.91_		4
GARDENBROOK1	- WINDWARD	25 MOUNT	2.72	11.62	0.28	0.34	3.60	2.43	~3.23 ~	25.74		1.79	<del></del>	4
MILLSTREAM	WINDWARD	25 MOUNT	2:50	12.26	0.28	0.34	3.58	2.47	3.42	25.81	<u> </u>	<del>                                     </del>	0.46	-
SKYBROOK		25 MOUNT.	1.00	11.41	0.32	0.33	3.60	2.42	3.23	26.15	0.48	<del> </del>	0.44	┥.
MEADOWBROOK		25 MOUNT	2.42	8.06	0.25	0.29	3.10	2.21	2.60	23.67	<del></del>	1.65		4
STONECREEK	SUNSTONE	25 MOUNT	0.60	9.90	0.33	0.32	2.12	2.33	4.67	26.25	7	0.89		4
FIELDSTONE	SUNSTONE	25 MOUNT	2.34	7.75	0.25	0.29	3.03		2.56	23.47	0.39		<del></del>	┥.
WESTBROOK	CREEKWOOD	25 MOUNT	2.00	3.67	0.20	0.23	2.38	1.81	1.54	18.10	0.29		0.29	┩~
OAKBROOK	20+00	25 MOUNT	2.24	12.47	0.29	0.35	3.49	2.48	3.57	25.87	0.48		0.47	<b>-</b>   ⋅
OAKBROOK	CREEKWOOD	25 MOUNT	1.07	12.47	0.33	0.35	2.77	2.48	4.50	26.21	0.45	<del></del>		$\dashv$
CREEKWOOD	OAKBROOK	25 MOUNT	2.95	9.38	0.26	0.31	3.47	2.30	2.71	24.15	0.44		<del></del>	-
LAVA BLUFF	PARKWEST	25 MOUNT	3.00	4.10	0.20	0.24	2.85	1.85	1.44	17.47	0.32	<del>-1</del>	0.31	$\dashv$
SMOKERISE	STONEWOOD	25 MOUNT	1.50	14.41	0.32	0.36	3.26	2.64	4.43	26.18	0.49	<del></del>	<del></del>	$\dashv$
CREEKWOOD	STONEWOOD	25 MOUNT	1.04	12.05	0.32	0.34	2.71	2.46	4.44	26.19	0.44			-
SADDLEBROOK	STONEWOOD		2.95	12.69	0.28	0.35	3.82	2.53	3.32	25:77	0.51	<del></del>	<del></del>	$\dashv$
PETROGLYPH	MONUMENT	25 MOUNT	2.40	9.90	0.27	0.32	3.25	2.33	3.05	25.66		1.66		-
ESCARPMENT	MONUMENT	25 MOUNT	4.00	9.90	0.27	0.32	3.35	2.33	2.95	25.26	0.44		0.43	-
CLIFFVIEW	MONUMENT	25 MOUNT	3.88	9.47	0.25	0.31	3.85	2.30	2.46	23.01		2.08		$\dashv$
DARK MESA	5+00	25 MOUNT	5.51	6.25	0.20	0.27	3.98	2.02	1.57	18.28		2.39		
DARK MESA	MONUMENT	25 MOUNT	4.00	6.25	0.21	0.27	3.53	2.02	1.77	19.45		2.06		-
LAVA REACH	4÷47	25 MOUNT	4.43	5.82	0.21	0.27	3.60	1.97	1.62	18.55		2.15		
LAVA REACH	MONUMENT	25 MOUNT	4.00	5.82	0.21	0.27	3.47	1.97	1.68	18.92	<del></del>	2.05		
WEDGEWOODE AV		26 STAND	1.80	21.27	0.41	0.48	3.99			26.21	0.6		<del></del>	$\dashv$
MEADOWBROOK		26 STAND	0.50	22.47	0.52	0.49		3.05	8.12	26.26		4 0.88		긕
MEADOWBROOK		26 STAND	0.50	27.31	0.55	0.53	3.01	3.26	9.08	26.28		0.90		$\dashv$
SUNSTONE	FIELDSTONE	26 STAND	0.60	23.23	0.51	0.50	2.96	3.09	7.84	26.26	<del></del>	4 0.9		
CREEKWOOD -	PARKWEST -		0.50	30:98	<u>-0.58</u>	0.56	3.16	~3.38~		26.30	<del></del>	4 0.9		$\dashv$
MONUMENT	18+00	27 MOUNT	2.40	19.79		0.41	4.12	1.96		28.25	0.6		<del></del>	
MONUMENT	N. OF SUMP	27 MOUNT	2.90	4.74	0.21	0.25	2.92	1.90	1.62	18.60		<del></del>		
BASALT	MONUMENT	27 MOUNT	3.88	6.03	0.21	0.27	3.46	1.96		19.29		0 2.0		
WINDWARD	- <del>-</del> 18+00	28 STAND	1.00	. 54.61.		1.0.7.1	4.74	<u>-1-3:97</u>	11.53	·		8 1.3		$\square$
WINDWARD	PARKWEST	28 STAND	3.25	8.95	0.30	0.36			2.45	21.38				<u>'</u> —{
MONUMENT	PHASE LINE U	5 28 STAND	0.50	29.29	0.57	0.54			9.80	28.29	<del></del>	0 0.9		
MONUMENT	11+00	28 STAND	3.16	35.29		0.58			6.28	28.22	<del></del>	3 2.1		
MONUMENT	14+00	28 STAND	1.00	49.29			4.52		10.89					
1. MONUMENT	_LAVA REACH	28 STAND	1.00	<u> </u>		<del></del>	4.75	<del></del>			<del></del>	<del></del>	314	4
LAVA BLUFF	PHASE LINE U	5 32 MOUN	T 2.50	9.91	0.27	0.32		2.18	*	25.42	<del></del>			
LAVA BLUFF	SUMP	32 MOUN	T 2.50	12.33	<del></del>					27.64		8 1.7		
LAVA BLUFF	25+50	32 MOUN	T 6.54	9.13	0.22		4.64	· · · · · · · · · · · · · · · · · · ·		20.53		6 2.6	<del></del>	
LAVA BLUFF	OURAY	32 MOUN	T 1.82	9.13	0.28				<del></del>			<del></del>		<u>J</u>
PARKWEST	STONEHAVEN	1 36 MOUN	T 0.50						4.62			37 0.7		
PARKWEST	LOT 10	36 MOUN		7.82	0.32	<del></del>			4.61	31.65				
PARKWEST	N. CHANNEL							<del></del>		<del></del>	<del></del>	35   0.9 52   0.8		<u> </u>
	S. CHANNEL	36 STANE			0.46	0.43	2.07	2.42	7.17	36.23	< ![] <sup>1</sup>	ヘンコリナ	37 I	

<sup>\*</sup> POOL DEPTH = Dc + (1.25Vc^2)/(2g)

The maximum discharge from the park site (Basin 117) to Parkwest Drive shall be limited to 5.7 cfs. Any additional flow due to future development shall be discharged directly to the channel.



Sketch of Storm Drain System  @ Windward Drive: 100 [50]  24.87	1.8
IN = 24.20 OUT = 24.00	
$\frac{75.33}{16.61} = 25.70$ $1N = 25.70$ $0.07 = 24.88$ $0.07 = 24.88$	
$\rho_{co} = 18.0cfs$	
Ψ160	

€:\14324\PARK.OUT Friday November 11, 1994 01:45:56 pm

STORM DRAIN ANALYSIS PLUS

Original version by Los Angeles County Public Works Portions Copyrighted by CIVILSOFT, 1986, 1987, 1989

Version Serial Number

Nov 10, 1993 12:42:51

Input file: PARK.DAT
Output file: PARK.OUT

#### INPUT FILE LISTING

T1 PARKWEST UNIT 3 - STORM DRAIN IN WINWARD DRIVE T2 ENTERED BY KEVIN C. DAGGETT DATE: NOV. 11, 1994 T3 LINE FROM INLETS ON WINWARD 17+00 TO LADERA CHANNEL 24.79 0.00 23.86 1 24.87 24.00 1 .013 28.87 24.20 1 .013 45.0 1 167.78 24.88 1 .013 .013 171.78 25.08 25.50 1 .013 43.0 1 247.11 251.11 25.70 .013 25.70 9.0 38.0 263.72 25.94 35.0 1 .013 WATER SURFACE PROFILE - CHANNEL DEFINITION LISTING PAGE Y(3)Y(5)Y(6)Y(8)AVE PIER INV DROP TYPE PIERS WIDTH CODE WIDTH NO DIAMETER 4.00 2.60 PAGE NO 1 WATER SURFACE PROFILE - TITLE CARD LISTING OHEADING LINE NO 1 IS -PARKWEST UNIT 3 - STORM DRAIN IN WINWARD DRIVE OHEADING LINE NO 2 IS -ENTERED BY KEVIN C. DAGGETT DATE: NOV. 11, 1994 OHEADING LINE NO 3 IS -LINE FROM INLETS ON WINWARD 17+00 TO LADERA CHANNEL PAGE NO 2 WATER SURFACE PROFILE - ELEMENT CARD LISTING 1 IS A SYSTEM OUTLET 0 ELEMENT NO W S ELEV U/S DATA STATION INVERT SECT 23.86 1 24.79 0 ELEMENT NO 2 IS A REACH U/S DATA STATION INVERT SECT RADIUS ANGLE ANG PT MAN H 24.87 24.00 1 .00 .00 .013 0 ELEMENT NO 3 IS A REACH

Page: 1

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0 R	STATION	INVERT	DEPTH	W.S.	Q	VEL	VEL	ENERGY	SUPER	CRITICAL	•	HGT/	BASE/	ZĿ	NO	AVBP
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n				<b>C</b> 26:34 <b>3</b>												
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PAGE 1

#### WATER SURFACE PROFILE LISTING

# PARKWEST UNIT 3 - STORM DRAIN IN WINWARD DRIVE ENTERED BY KEVIN C. DAGGETT DATE: NOV. 11, 1994

LINE FROM INLETS ON WINWARD 17+00 TO LADERA CHANNEL

0	STATION	INVERT	DEPTH	W.S.	Q	VEL	VEL	ENERGY	SUPER	CRITICAL		HGT/	BASE/	ZL	NO	AVBP
R	- /	ELEV	OF FLOW	ELEV			HEAD	GRD.EL.	ELEV	DEPTH		DIA	ID NO.		PIER	
	L/ELEM	S0		******	<b></b>		SF AVE	HF			NORM DEPTI	_		ZR		
															_	****
U D	247.11	€ <u>4</u> 3,.80 ↓	.33	(24-41-5)	9.0	12.69	2.50	26.92	_} .00	1.07		2.00	.00	.00	0	.0
0	247.11	(23 <u>786</u> )	.55	24.41)	9.0	12.69	2.50	<b>C</b> 26.92	<b></b>	1.07		2.00	.00	.00	0	.0
0	3.85	.08795					.05419	.21			.49			.00		
, 0	250.96	124.20	.57	24.76	9.0	12.34	2.37	27.13	.00	1.07		2.00	.00	.00	0	. 0
0		<del></del>			•			<u> </u>		•					•	
0	5.01	.08795					.04880	. 24			.49	•		.00		
0	255.97	(24.64)	.58	(25.22)	9.0	11.76	2.15	27.37	.00	1.07		2.00	.00	.00	0	.0
0								•								
0	3.86	.08795	•	25.58			.04271	.16			.49			.00		
0	259.83	(24.98 -	<i>.</i> 61 €	25.58	9.0	11.22	1.96	(27.54)	.00	1.07		2.00	.00	.00	0	.0
0	2 10	ለበማለተ					00044	4.0						• •		
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N	202.53	(25.25	ده. ز	25.88	9.0	10.70	1./8	<u>[27.00]</u>	.00	1.07		2.00	.00	.00	U	.0
0	2.53	08795					03275	ΛQ			40			0.0		
0	265.46	£25.47	· 65	26.12	9 0	10 20	1 62	.08 ∢27*74~	- กก	1 07	.47	2 00	ሰበ	.00 nn	۸	n
0			,		J. 0	10.20	1.02	21.12	٠٠٠ ځي	1.07		2.00	.00	.00	U	. 0
0	2.09	.08795					.02869	.06			.49			.00		
0	267.55	£25.66	<b>)</b> .67	26.33	9.0	9.72	1.47	27:80	00	1.07	•	2.00	.00	.00	0	. 0
0			•												_	, ,
0	1.74	.08795		<del></del>			.02514	.04			.49			.00		
0	269.30	(25.81)	.70	£26.51.	9.0	9.27	1.34	(27.84	.00	1.07		2.00	.00	.00	0	.0
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V	1.46	.08/95	77.0	100 - CC-	^ ^	0 04	.02204	.03	. ^^	4 4-	.49			.00		_
N	210.10	23.94	. 12	(26.66	9.0	8.84	1.21	<u>(27.87</u>	.00	1.07		2.00	.00	.00	0	.0
1																

#### WATER SURFACE PROFILE LISTING

PARKWEST UNIT 3 - STORM DRAIN IN WINWARD DRIVE ENTERED BY KEVIN C. DAGGETT DATE: NOV. 11, 1994 LINE FROM INLETS ON WINWARD 17+00 TO LADERA CHANNEL

Q Q	STATION	INVERT	DEPTH	W.S.	Q	VEL	VEL	ENERGY	SUPER	CRITICAL		HGT/	BASE/	ZL	NO	AVBP
0 ++	L/ELEM	ELEV (	OF FLOW	ELEV	· • • • • • • • •	. + + + + + + +	HEAD SF AVE	GRD.EL.  HF  *******	ELEV	•	NORM DEPTH	-	ID NO.	ZR	PIER	
0	176.95	₹25.11	<u>1.6</u> 0	<b>C</b> 26:71								2.00	.00	.00	_	.0
0	32.13 209.08	.00557 <b>(</b> 25.29	, 1.69	<u>26.98</u> \	18.0	6.35	.00630	.20 27:61	.00	1.53	1.80	2.00	.00	.00	0	. 0
0	38.03 247.11	.00557 <u>-25.50</u>	<u>-</u> 1.72	<b>(27.22)</b>	18.0	6.25	.00592	.23 (27.83)	.00	1.53	1.80	2.00	.00	.00	0	. 0
0 0	.00 247.11	.00557 <u></u>	1.72	27.22.	18.0	6.25	.00584	.00 (27.83)	<b>}</b> .00	1.53	1.80	2.00	.00	.00	0	. 0
				28.13												
0 0 0	12.61	.01903	2.24 F	28.18	9.0	2.86	.00158	.02 (28.30		1.07	.73	2.00	.00	.00	0	.0
1																

,

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

//- 3 - 94 (DATE) PROJECT NO: 4886.93
ZONE ATLAS: H-09

PROJECT NAME: AKKWEST	UNIT 3	1-1-6
LOCATION: (UNSERL 4	98457	
TYPE OF PROJECT: AHBA CIP	PWC SAD ALI	PRIVATE
Contact Person: SEAN LANIEV	Phone: 897-0	000
Firm: CUMMUNITY SCI	mile.	
		•
Scheduled with the D.R.C. No DRC Meeting Scheduled	on 1/2-94 at 1.30 Please return any commer	in Conf. Room 302
	) į	s/*
The Project Is Scheduled For:		
// Design Report Review	/ Final Plan Review (Ar	pproved Infra. List)
/ Pre-Design Meeting	// Signoff of Plans (My)	Lars Required)
人人 Preliminary Plan Review		
The Project Relates To.		
The Project Relates To:  / Water / San. Sewer /	Davina Lington David	
r r madex r r dans bewel	A LAATING A DO SCOLW DISTI	lage / /
The Attached Package Includes:		
/D/ Drawings /S/ Spec's /	E/ Estimate /P/ Paport	/M / Momo Omlar
	The modernment of the Medical Control	/ M/ Memo Only
Indicated below are the Departm	ents/Divisions that have	received project
documents and/or are invited to	attend. It will be the	Project Managene
responsiblity to notify consulti	ng engineering firms of	date and time of
scheduled meetings.		ACC CALC CALLE
· · · · · · · · · · · · · · · · · · ·		
D/ DRC Chairman	Project Review Section	A11
/)/ Traffic Repres	Transportation Developme	
// Water Repres.	Utility Design	A11 .
Water Repres.  Hydro-Repres.  Const. Repres.	Hydrology	All
/// Const. Repres.	Construction	A11
/// Bill Coleman	Traffic Operations	****
// Dick Salas	Street Maintenance	
/ Sergio Miranda		LL WATER SHUTOFF
//)/ Diane Scena	Parks & Recreation	ALL LANDSCAPING
// Joe Luehring	Utility Coordinator	ALL PWC & CIP
// Sheryl Germack	Transit Department	CIP/Memo
/ Rick Roybal	Construction Coordinator	CIP/Memo
/ Jim Fink	Line Maintenance	CIP-SAS/Memo
// Joe Dellalonga	City Architect	ARCHITECTURAL
/ Lee Lunsford	SAD Engineer	SAD/Memo
// Brett Locke	Transportation Develop.	CIP/Memo
/ Koger Green	Utility Design	CIP/WATER & SAS
/ Mike Minturn	General Services Dept.	BUILDINGS
/ Greg Smith	PWD/Legal	DWGS & SPECS
/ Richard Sertich	Planning Department	CIP/Memos
/ CIP Manager	CIP	CIP/Memos
	<del></del>	

2727 Ph/mil/12:11 PM cay

# CITY OF ALBUQUERQUE

INTER-OFFICE MEMORANDUM

DATE: November 10, 1994

TC):

John Curtain, City Hydrology

FFIOM:

R. J. Herbert, Parks & General Services

RE:

DRC Comments, Park West- Unit 3, #4886.93

As per our phone conversation following are our concerns, re: this submittal:

- 1. The triangle shaped, roughly .33 ac., parcel designated as 'park', has a 20' drainage easement on it, not called out as such. This shall be called out on the 'plan'. (Additionally noted, with this memo, as a park purchase, this 20' drainage easement will have a diminished valve.)
- 2. It is our understandind that the grading proposed on this parcel is to accomodate historic flows only. The retaining wall, 1' high will direct these flows into the street? No, Will developed flows be allowed to discharge into the street? No, to the channel
- 3. A hard surface swale will be required along this wall to prevent erosion on 'park' property.
- 4. A maxium slope of 5:1 shall be noted on all slopes shown on detail Section D-D, and E-E.
- 5. A note to indicate re-seeding of 'park' site, to C.O.A. standard specs. will be required (We will need to approve proposed seed mixture.)

A copy of this memo will also be faxed to E. Blathrow /S. Thomas

John Curtain	Prom R. J. Herbert
Hadrolaen	Co. PARKS
Dept.	Phone # \$ 57-8659
Tex# 763 3629	Fax #

Park West Unit 3 (H-9/DIG) Verbal Comments Given to Doug Hughes 11-7-94: 1. Calculation submitted for back yard ponds are incorrect. Volume réquire 15 12/cf2109cf provided Lot 46 needs a larger pond because it has 2. Provide a detail for the garden Walls Frosion Control Plan Vmust be on the GPlan. (Notes) 3. Lake Existing Concrete Rundown.

Provide flow arrows from Section

E-E to rundown. 4. Ellery has not submitted grading permission from Westland or Parks. 5. En Wrong form submitted for agreement & Lovenant Jehn P. action 11-7-94

PROJECT TITLE: PARKWEST SUBDIVISION	ZONE ATLAS/DRNG. FILE #: -CS- H9/0/6
LEGAL DESCRIPTION: TRACTS I, II-A, II-B, III, AND IV LAURI	ELWOOD II SUBDIVISION
JITY ADDRESS: <u>UNSER BLULEVARD AND 98TH STREET</u>	
ENGINEERING FIRM: Community Sciences Corporation	CONTACT: JAMES D. HUGHES, P.E.
ADDRESS: P.O. Box 1328, Corrales, N. M. 87048	PHONE: 897-0000
OWNER: SIVAGE THOMAS HOMES	CONTACT: LARRY COLLINS
ADDRESS 5141 MASTHEAD NE	PHONE: 821-3511
ARCHITECT: N/A	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: N/A	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR: N/A	CONTACT:
ADDRESS:	PHONE:
PRE-DESIGN MEETING:	
YES	DRB NO. 93-303
X_NO	EPC NO
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING AND DRAINAGE PLAN	SITE DEVELOPMENT PLAN APPROVAL
X GRADING PLAN	X FINAL PLAT APPROVAL
X EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY APPROVAL
	X_ROUGH GRADING PERMIT APPROVAL
	GRADING/PAVING PERMIT APPROVAL
- DATE SUBMITTED:	OTHER - (SPECIFY)
BY:	i li

OCT 2 4 1394

October 19, 1994

Mr. John P. Curtin, P.E. City of Albuquerque Civil Engineer/Hydrology P.O.Box 1293
Albuquerque, NM 87103

Re: Grading Plan for Park West Subdivision Unit 3 (H9/DIG)

Dear Mr. Curtin:

I would like to resubmit the Grading Plan referenced above which complies with your letter. I have addressed your comments, both in the new Grading Plan submittal, and in the following which are in reference to each comment number by number.

- 1. Section "A-A" has been revised, as you will note on the accompanying plans. The maximum elevation change between pads is 0.97'. The depth of the swale on the downstream side of the lot is 0.7'
- Again, the maximum step between pads is 0.97' and the appropriate retaining walls, or garden walls have been added, where required, on the plans.
- 3. The 24" storm drain is shown on the plans on the upper end of Windward Drive and the lower end of the park. The rear yard pond is designed very conservatively and is capable of holding the run-off from several rear yards. If you will review the attached calculations, you will see why I believe this. We designed rear yard ponds instead of a channel because the ponds are more economically feasible.
- Written permission to grade on the adjacent property has been received by Ellery Biathro of Sivage Thomas Homes, and he will address it, and the Park issue. A note has been added to the plans to acknowledge that a County grading Permit is required for the offsite work. The Wedgewood Court Island is Public Right of Way.
- We are aware of the need for an "Agreement & Covenant" and a Public Drainage Easement for the temporary sediment trap at the west end of Wedgewood Avenue, and we are in the process of executing them.

I hope I have addressed your comments to your satisfaction. If I can be of further assistance, please don't hesitate to call me at 897-0000. Thank you for your time.

Sincerely,

'James D. Hughes,

JDH/rkp

Attachment

CC:

RR#143-24-060

DCT 2 4 130

Back Yard Bond Calculation Required Pondichblume: Area = (35' x50') /43560 = 0.04 Ac 5% 8. 5% C AunoSS=(2,03+2.87)/2 Run off = 0.01 (2.43) = 0.10 inches = Ac 43560 = 363 ct Royd Volume = (0.10/12)(3550) = 14,4573 (2.457/12)(35×50) = 357cf Do to constructability of such a small Pond, It was decided that a larger fond be constructed to insure that t could be easily constructed and that the Homeowner would not sullit in and thualt its pupose Current Dasign volume .9(6:4+1)40/2=133.2ct Volume = (3x0,8) (0,8) x2 + (1x.0,8) 40 340.91 = 108.8 57.31 A pondie 40 long \* As you will note the pond



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 13, 1994

James D. Hughes, P.E. Community Sciences Corp. P.O. Box 1328 Corrales, N.M. 87048

RE: GRADING PLAN FOR PARK WEST SUBD UNIT 3 (H=97D1G).

RECEIVED SEPTEMBER 28, 1994 FOR ROUGH GRADING APPROVAL ENGINEER'S STAMP DATED 9-27-94

#### Dear Mr. Hughes:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed prior to Rough Grading approval:

- 1. Most of the lots in Unit 3 exceed the 0.75' maximum elevation change indicated on Section A-A. Revise Section A-A to indicate the minimum depth of the swale on the downstream lot and the maximum elevation change between pads.
- 2. If the maximum elevation change between pads is assumed to be 1.2' instead of 0.75', then additional retaining walls are required between the following lots: 9 & TO, 15 & 16 Block 5; and 35 & 36, 54 & 55 Block 8.
- 3. Indicate the 24" storm drain at the Park & the inlets in Windward Drive. What type of perimeter fence is proposed for this subdivision? Does Lot 46, Block 8 require a larger back yard pond because it is a larger lot? Why not use a private easement & a channel to drain the back yards of Lots 46-56, Block 8 to the Park and into Windward Drive?
- 4. Submit written permission to grade on the property on the west side of Unit 3 from its owner. A County Grading Permit is required for this work, since that property is in the County. What is the status of the island at Wedgewood Court? Has Parks & General Services approved the grading for the Park?
- 5. An "Agreement & Covenant" and a Public Drainage Easement are required for the temporary sediment trap at the west end of Wedgewood avenue. These documents must be executed, processed and recorded prior to Final Plat approval.

October 13, 1994
James D. Hughes, P.E.
PARK WEST SUBD UNIT 3 (H-9/D1G)
Page 2 of 2

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

Sincerely,

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

c: Andrew Garcia Colleen Frenz, Parks & General Services Rodger Paul, Bernallio County PWD

WPHYD/8880/jpc

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKWEST SUBDIVISION UNIT	ZONE ATLAS/DANG. FILE #: 850 /7 7 / 0 / 6
LEGAL DESCRIPTION: TRACTS I, II-A, II-B, III, AND IV LAUR	ELWOOD II SUBDIVISION
JITY ADDRESS: <u>UNSER BLULEVARD AND 98TH STREET</u>	·
ENGINEERING FIRM: Community Sciences Corporation	CONTACT: JAMES D. HUGHES, P.E.
ADDRESS: P.O. Box 1028, Corrales, N. M. 87048	PHONE: 897-0000
OWNER: SIVAGE THOMAS HOMES	CONTACT: LARRY COLLINS
ADDRESS 5141 MASTHEAD NE	PHONE: 821-3511
ARCHITECT: N/A	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: N/A	CONTACT:
ADDRESS:	PHONE:
CONTRACTOR: N/A	CONTACT:
ADDRESS:	PHONE:
PRE-DESIGN MEETING:	
YES	DRB NO. 93-303
<u> </u>	EPC NO
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO.
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT AFPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING AND DRAINAGE PLAN	SITE DEVELOPMENT PLAN APPROVAL
X GRADING PLAN	FINAL PLAT APPROVAL
X EROSION CONTROL PLAN	BUILDING PERMIT APPROVAL
ENGINEER'S CERTIFICATION	FOUNDATION PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY APPROVAL
	X ROUGH GRADING PERMIT APPROVAL
	GRADING/PAVING PERMIT APPROVAL
- DATE SUBMITTED:	OTHER - (SPECIFY)
BY:	
	SEP 2 8 1991

8880

are urb & gutter is needed for drainage

•	An additional 1' is required if	lare surb & gutter is needed for drainage		•
* *	Construction to be deferred		•	
WATEI 12" 6" 6" 6"	Water PVC line	Monument Drive  Lava Reach Avenue  Lava Mesa Avenue  Lava Lava Lava Lava Lava Lava Lava Lav	ava Bluff Drive ava Bluff Drive ava Bluff Drive	SW corner Lot 1, Block 20 (U4) SW corner Lot 1, Block 24 (U4) Monument Drive Monument Drive Monument Drive
SANITA 8" 8" 8" 8"	SAS gravity line	Easement Lot 13, Bl 24 M Lava Reach Avenue M Dark Mesa Avenue M	Sonument Drive  Sonument Drive  Sonument Drive	SW corner Lot 1, Block 24 (U4) Unser Boulevard NE corner Lot 12, Block 22 SE corner Lot 1, Block 22 Monument Drive
DRAIN Per des			ava Bluff Dr and Tract A	Monument Drive
Per des Per des Per des	ign Storm drain with appurte	enances Lot 13, Block 24 Menances Lava Bluff Drive 20	Sonument Drive 00' E. of Unser Blvd	Lot 13, Block 25–24 Unser Blvd Unser Blvd t A

#### MISCELLANEOUS:

Per design

Residential street lights Per DPM

with appurtenances

and diversion berm

Temporary desiltation pond

South boundary Unit 2

SIZE	TYPE IMPROVEMENT	<u>LOCATION</u>	FROM	<u>TO</u>
STREETS Per design 36" F-F	n Lest turn lane Residential paving	98th Street at Windward Windward Drive	Drive 98th Street	Wedgewood Avenue
27' F-F*	Mountable curb & gutter Sidewalk 4' both sides** Residential paving	Windward Drive	Wedgewood Avenue	NE comer Lot 1, Block 5 (U1)
	Mountable curb & gutter Sidewalk 4' both sides**	Corner Lot 56, Block 89	Horth ride; To	JOUTA SICK
25' F-F*	Residential paving	Meadowbrook Avenue	SE corner Lot 44, Block 5	Lot 19, Block 5
	Mountable curb & gutter Sidewalk 4' both sides except dead			Cimboole Deivo
25' F-F*	Residential paving  Mountable curb & gutter	Brookstead Drive	Meadowbrook Avenue	Skybrook Drive
ጎር! ድ ድቋ	Sidewalk 4' both sides**	Skybrook Drive	Brookstead Drive	Meadowbrook Avenue
25' F-F*	Residential paving Mountable curb & gutter	SKYDIOOK DIIVC	DIOORSICUA DITTO	
25' F-F*	Sidewalk 4' both sides** Residential paving	Wedgewood Avenue	Windward Drive	Lot 9, Block 7
	Mountable curb & gutter Sidewalk 4' both sides except islan	nd**		
22' F-F*	Residential paving  Mountable curb & gutter	Wedgewood Court	Wedgewood Avenue	Around median island
	Sidewalk 4' around perimeter of st	rect not along perimeter of m	edian island and dead-end ster	m**
25' F-F*	Residential paving	Gardenbrook Place	Windward Drive	Cul-de-sac (35' radius)
	Mountable curb & gutter Sidewalks 4' both sides except cul-	-de-sac bulb**		
25' F-F*	Residential paving	Millstream Place	Windward Drive	Cul-de-sac (35' radius)
	Mountable curb & gutter Sidewalks 4' both sides except cul	-de-sac bulb**	,	
<b>¢</b>	An additional 1' is required if standard curb		gc	
* *	Construction to be deferred	· ·	n Widnerd Drive	KIMPLK Jervice FOCK

sidemark/warklight
per anc Design

Park Site east of Windward Drive Let 56, Block 8

Lava Bluff Drive

KIMPER service round (south ride of channel)

Monument Drive

WATER:				
8" ·	Water PVC line	Windward Drive	98th Street	NE corner Lot 1, Block 5 (U1)
X6"	Water PVC line	Meadowbrook Avenue	SE corner Lot 44, Block 5	Skybrook Drive Brook-Site
			(Unit I)	
<del>-6"</del>	Water PVC line	Mcadowbrook Avenue	Skybrook Drive	Brookstead Drive
6*	Water PVC line	Brookstead Drive	Meadowbrook Avenue	Skybrook Drive
6 <b>"</b>	Water PVC line	Skybrook Drive	Brookstead Drive	Meadowbrook Avenue
4"	Water PVC line	Stub	Brookstead Drive	Lot 19, Block 5
8"	Water PVC line	Wedgewood Avenue	Windward Drive	West boundary
6 <b>"</b>	Water PVC line	Wedgewood Court	Wedgewood Avenue	Around median island
6"	Water PVC line	Gardenbrook Place	Windward Drive	Cul-de-sac
6 <b>"</b>	Water PVC line	Millstream Place	Windward Drive	Cul-dc-sac
SANITARYS	SEWER:			
8"	SAS gravity line	Windward Drive	98th Street	NE corner Lot 1, Block 5 (U1)
8"	SAS gravity line	Meadowbrook Avenue	SE corner Lot 44, Block 5 (Unit 1)	Lot 19, Block 5
8"	SAS gravity line	Brookstead Drive	Meadowbrook Avenue	Skybrook Drive
8"	SAS gravity line	Skybrook Drive	Brookstead Drive	Meadowbrook Avenue
S#	SAS gravity line	Wedgewood Avenue	Windward Drive	West boundary
8"	SAS gravity line	Wedgewood Court	Wedgewood Avenue	Around median island
8"	SAS gravity line	Gardenbrook Place	Windward Drive	Cul-de-sac
8#	SAS gravity line	Millstream Place	Windward Drive	Cul-de-sac
8"			Wedgewood	98TH (A))
DRAINAGE:		Fasement on Lot 9-P		
1	The state of the s	•	Windward Drive	Drainage channel
Per design Per design	Storm drain w/appurtenances Flood wall at west boundary	, Trest or park	<b>4</b>	
MISCELLAN Per DPM	NEOUS: Residential street lights			
		UNIT 4		
SIZE	TYPE IMPROVEMENT	LOCATION	FROM	<u>TO</u>
STREETS:	Decidential passing	Lava Bluff Drive	NW corner Lot 1 Block 19	SW corner Lot 1, Block 16
32' F-F	Residential paving  Mountable curb & gutter  Sidewalk 4' east side**	Lava Diuli Diive	1 ( ) ( O ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) (	
25' F-F*	Residential paving	Petroglyph Avenue	Lava Bluff Drive	Monument Drive
23 r-r	Mountable curb & gutter	r cd ogryph i i voltae		
	Sidewalks 4' both sides**			
27 E E#		Monument Drive	Petroglyph Avenue	NW corner Lot 16, Bl 16 (U2)
27' F-F*	Residential paving	Wionanicht Direc	1 od og jyri i ti on o	
	Mountable curb & gutter Sidewalk 4' both sides except bulb**			
261 17 17 4	<b>-</b>	Cliffview Avenue	Lava Bluff Drive	Monument Drive
25' F-F*	Residential paving	Cilitate Avenue	Dava Dian Bilio	
<b>)</b>	Mountable curb & gutter			
ላር! የጋ የጋቋተ	Sidewalk 4' both sides**	Escarpment Avenue	Lava Bluff Drive	Monument Drive
25' F-F*	Residential paving	Escarpinent Avenue	Lava Dian Diivo	
	Mountable curb & gutter			
	Sidewalk 4' both sides**	mutter is needed for drainage	•	
	additional I' is required if standard curb & nstruction to be deferred	guiller is needed for dramage		
111 A "F"F" 17				
WATER:	Water DWC Line	Lava Bluff Drive	NW corner Lat 1 Black 19	SW corner Lot 1, Block 16
12"	Water PVC line	Lava Bluff Drive	(Unit 2)	(Unit 5)
6"	Water PVC line	Petroglyph Avenue	Monument Drive	Lava Bluff Drive
6"	Water PVC line	Cliffview Avenue	Lava Bluff Drive	Monument Drive
6"	Water PVC line	Escarpment Avênue	Lava Bluff Drive	Monument Drive
6"	Water PVC line	Monument Drive	Petroglyph Avenue	NW comer Lot 16, Bl 16 (U2)
SANITARY	SEWER:			
8"	SAS gravity line	Lava Bluff Drive	SW corner Lot 1, Block 16	Petroglyph Avenue
			(Unit 5)	
8"	SAS gravity line	Petroglyph Avenue	Lava Bluff Drive	Monument Drive

•				
SANITARY SEWI 8"  8"  8"  8"  8"  8"  8"  8"  8"  DRAINAGE:	SAS gravity line	ParkWest Drive Lava Bluff Drive Westbrook Drive Cascade Park Avenue Oakbrook Drive Creekwood Avenue Saddlebrook Avenue Smokerise Avenue Stonewood Drive Easement  Drainage R/W east of	SW corner Lot 14, Block 14 NW corner Lot 20, Block 14 Lava Bluff Drive Westbrook Drive Lot 9, Block 8 NE corner Lot 9, Block 9 NE corner Lot 1, Block 11 ParkWest Drive Saddlebrook Avenue Smokerise Avenue	Creekwood Avenue
Per design Per design	Surface rundown	Lot 12, Block 11 Westbrook Drive R/W and Lava Bluff Drive R/W	Cascade Park Avenue	Drainage R/W between Lava Bluff Drive and Tract A
2. Water in Sanitary 4. Design of requesti	Residential street lights  asins and other appurtenances included afrastructure to include valves, fittings, sewer to include manholes, service contengineer to provide a Grading and Draiting City of Albuquerque approval of content of the sidewalks deferred  Ling Content of the service content of the sidewalks deferred  Ellery A. Biathrow, Jr., P.E. Sivage Thomas Homes, Inc.	valve boxes, and fire hydrants nnections as required nage Certification (including)	private retaining walls as show	vn on grading plan) prior to al Guarantee.
Transportation De City Engineer/All	epartment  AAFCA  Chary CAU 4-12-94	7/9A AMAFO	Development  Development  10 10 10 10 10 10 10 10 10 10 10 10 10 1	ne 4-12-14 MC 6/1/9 4-12-94

PLANNING DEPARTMENT PLANNING DIVISION

February 22, 1994 S-94-4/V-94-14/DRB-93-303/SV-94-6

S = 94 = 4V = 94 - 14DRB-93-303 SV - 94 - 6

Community Sciences Corporation, agents for Sivage Thomas Homes, request Vacation (closing) of Public Right-of-Way for Lava Bluff Drive NW, plus Vacation (voiding) of a 10 foot PNM Easement and certain Drainage Easements on Tracts III and IV, plus a Subdivision Design Variance for cul-de-sacs, a Sidewalk Variance, and Preliminary Plat approval (includes grading approval) for approximately 422 lots on Tracts I, II-A, II-B, III and IV, Laurelwood II Subdivision, zoned R-D (City) and located on the west side of Unser Blvd NW between 98th St NW and Ouray Rd NW. containing approximately 95.3 acres. (G-19, H-9)

Transportation Planning

No comments received.

Police Department

"No adverse comment."

COG

"No adverse comment." For information, the Long Range Major Street Plan designates Unser Boulevard as a limited access principal arterial and 98th Street as a minor arterial.

Gas Company of New Mexico

Approves.

Jones Intercable

"No adverse comment."

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

AMAFCA

AMAFCA holds a 150 Foot wide drainage easement on this plat Any vacation of this easement must be approved by AMAFCA's Board of Directors. Such vacation will require construction and/or financial/guarantees for alternative drainage facilities. Maintenance of any proposed facilities must be addressed. Any maintenance ≠by AMAFCA will require a written agreement and may require special construction requirements. We note that the drainage in this area will require special consideration for sedimentation and erosion Channel designs will need to consider sediment loading, transitions from natural sections, and impacts on channel roughness coefficients. Preliminary Plat approval will require approval of a drainage plan for the development. The location of AMAFCA's existing easement is shown as being within a 100-year flood zone as shown on the National Flood Insurance Program "Flood Insurance Rate Map" (Community - Panel No. 35002-0021c). A Letter of Map Revision (LOMR) must be approved by the Federal Emergency Management Agency (FEMA) for this development. Measures to provide for approval of the Letter of Map Revision (LOMR) must be included in any financial guarantees, and designated on the development infrastructure list.

The a comment of the tenth of the state of t

## Parks and General Services

Parks and General Services stated that the Developer under Ordinance 7-1976, as amended, is required to dedicate land which is suitable for development. The City may in lieu of dedication of land accept a cash payment of an amount equal to the value of the land required. Parks has some concerns about the location and configuration of the proposed park shown on the plat. We request a meeting with the developer to discuss issues in greater detail. The drainage area and well site are not allowable for park dedication credit. The park parcel .33 acres on the south side of the drainage is not acceptable to Parks due to access and development potential.

At the time of issuance of building permits, the developer shall be required to pay a development fee.

The Northwest Mesa Escarpment Plan applies to this property. The majority of the proposed lots lie within the View Area Overlay Zone and the remainder of the proposed lots lie within the Impact Area Design Overlay Zone. These areas should be clearly indicated on the plat.

An archaeological Survey of the Impact Area Design Overlay zone is required.

Utilities Development

A water and sanitary sewer availability statement was issued on October 22, 1993 for the proposed development. An infrastructure list is necessary, based on the availability statement, for preliminary plat approval. There is an existing well line in the Lava Bluff Dr. alignment which must be relocated into a public right-of-way if the developer desires to vacate Lava Bluff Dr. south of the existing well site. No adverse comment on the vacation requests, Subdivision Design Variance or the Sidewalk Variance. The existing waterlines in the area are in the 2W pressure zone. As such, all finish floor elevations must be below the 5255 contour level. Recently, we have experienced difficulty with constructing utility lines within the newly adopted narrow street right-of-ways. We will not allow water and sanitary sewer lines to be constructed under curb and gutter due to the high cost of maintaining these lines in the future.

Planning Department

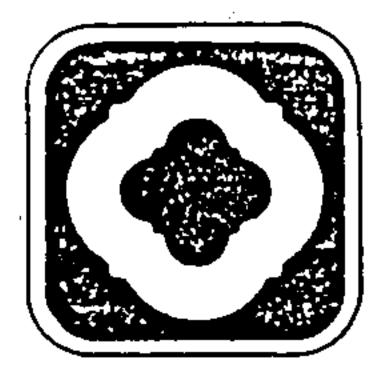
Platting for RT requirements (no solar setbacks, no 20 foot corner setbacks) require an approved site development plan; however, 20 foot corner setbacks where rear yards abut front yards would still be required (Lots 7, 12 and 38, Block 18; Lot 7, Block 16; Lot 13, Block 14; Lot 6, Block 10; Lots 5 and 8, Block 9; Lot 5, Block 8; Lot 26, Block 7; Lots 3 and 5, Block 6; Lot 18, Block 5; and Lot 9, Block 1).

"Reservation" for future widening of Wedgewood Avenue is not appropriate; full right-of-way needs to be dedicated with this plat.

Wedgewood Court needs to meet Infrequent Parking design criteria (22 feet paving); refer to comments from Transportation Development.

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

cc:Sivage Thomas Homes Inc., 5141 Masthead St NE, 87109 Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048



January 28, 1994

City of Albuquerque Development Review Board P.O. Box 1293 Albuquerque, New Mexico 87103

Re: Preliminary Plat and Related Actions for ParkWest

Dear Board Members:

Sivage Thomas Homes requests preliminary plat approval; vacations of certain rights-of-way and easements; a variance for deferral of certain sidewalks; grading approval; and certain design variances for ParkWest. ParkWest comprises a portion of lands previously platted as Laurelwood II. However, ParkWest does not attempt to utilize any of the previous lot platting. The site is located on the west side of Unser Boulevard between 98th Street and Ouray Road. It contains 95.2 acres, including all existing rights-of-way and easements and a two-acre acquisition from Westland Development Co., Inc., but excluding a City well site (100'x100').

#### **Vacations**

All the proposed vacations are shown and described on Sheet 2 of the submittal. With minor exceptions, these are rights-of-way and easements which related to prior platting by others. Where required, this plat will dedicate new easements and rights-of-way to reflect this platting concept. We have provided one copy of the prior plat which created the existing easements and rights-of-way.

#### Planning

Current zoning has been established by the El Rancho Atrisco Area Plan and the amended El Rancho Atrisco Phase II Sector Plan. The property is zoned R-D, with an allowance of up to 940 dwellings plus a park. Prior Laurelwood II plat approval provided both single-family and multi-family housing and a total of 500+ dwellings with no park site. This request is for single-family lots of various sizes and a total of 421 dwellings plus a park site. Together with subsequent National Park Service (NPS) acquisitions within the plan area, this revised layout fully meets the intent of prior approvals. This plat documents the boundary of NPS acquisitions, for which no plats were filed.

Four typical lot types are depicted -- 60'x110', 50'x110', 65'x120', and 65'x85'. All lots are proposed to have minimum 5' side yard setbacks, 20' front yard setbacks, and 15' rear yard setbacks. There would be no solar setback requirement. As with our Parkway subdivision, we will utilize R-T standards by submitting a Site Development Plan/Landscaping Plan to be approved administratively by the Planning Director. This plan will be submitted February 15 so as to have its DRB review on February 22, the same date as the hearing for this request.

#### Park

This submittal proposes to dedicate a park site which is centrally located within the neighborhood; which incorporates the City well site and the AMAFCA channel; and which exceeds the area which would be required under a cash-in-lieu-of-dedication scenario. The actual dedication, excluding the 100'x100' City

well site, is 2.60 acres -- 2.27 acres north of the channel right-of-way and 0.33 acres south of it. The total "perceived" park area, including the well site and the channel, is about 3.47 acres.

The 2.60 acres of actual park dedication meets the requirement for 666 dwellings -- 245 more than proposed in ParkWest. Coincidentally, the Las Lomitas subdivision located south of 98th Street has roughly 240 dwellings. STH requests that Presley's cash-in-lieu payments be used to purchase land within the park area which we are providing. Realistically, ParkWest and Las Lomitas are the two neighborhoods which will make the most use of this park.

STH will not develop the park site.

## Possible Elementary School Site

STH has offered to sell to APS the site located west of ParkWest Drive and north of the drainage channel. Such a transaction would impact this plan in two ways:

- 1. All of ParkWest Drive and the remaining portion of Lava Bluff Drive would need to be classified as major local streets. This proposal provides adequate rights-of-way and street widths. In the event the transaction does not take place, STH will request an amendment to the infrastructure list reducing the street widths.
- 2. There would likely be a joint City/APS park incorporated into the overall site. Any STH transaction with APS would stipulate that it meet the above-described park dedication requirement.

## Transportation

The rights-of-way and street widths shown in the proposal have been worked out with Transportation Development. Stonehaven Drive and Stonewood Drive meet DPM criteria for infrequent parking (no lots fronting). All other streets -- and all lots -- use DPM intermittent parking criteria (P-1 lot designation). Wedgewood Court and the bulb on Creekwood Avenue have larger-than-required islands and turning radii. We are requesting design variances to allow 20°F-F residential paving.

# Drainage

The drainage report details the following components:

- A concrete-lined channel which utilizes a previously approved alignment.
- Grading which diverts several on-site basins into the channel alignment, where excess capacity is available.
- On-site ponding to reduce flows into the Ouray storm drain.

## Water and Sewer

The proposed system conforms to the City's Water and Sanitary Sewer Availability statement dated October 22, 1993.

Thank you for your cooperation.

Sincerely,

Larry W. Collins
Planning Director