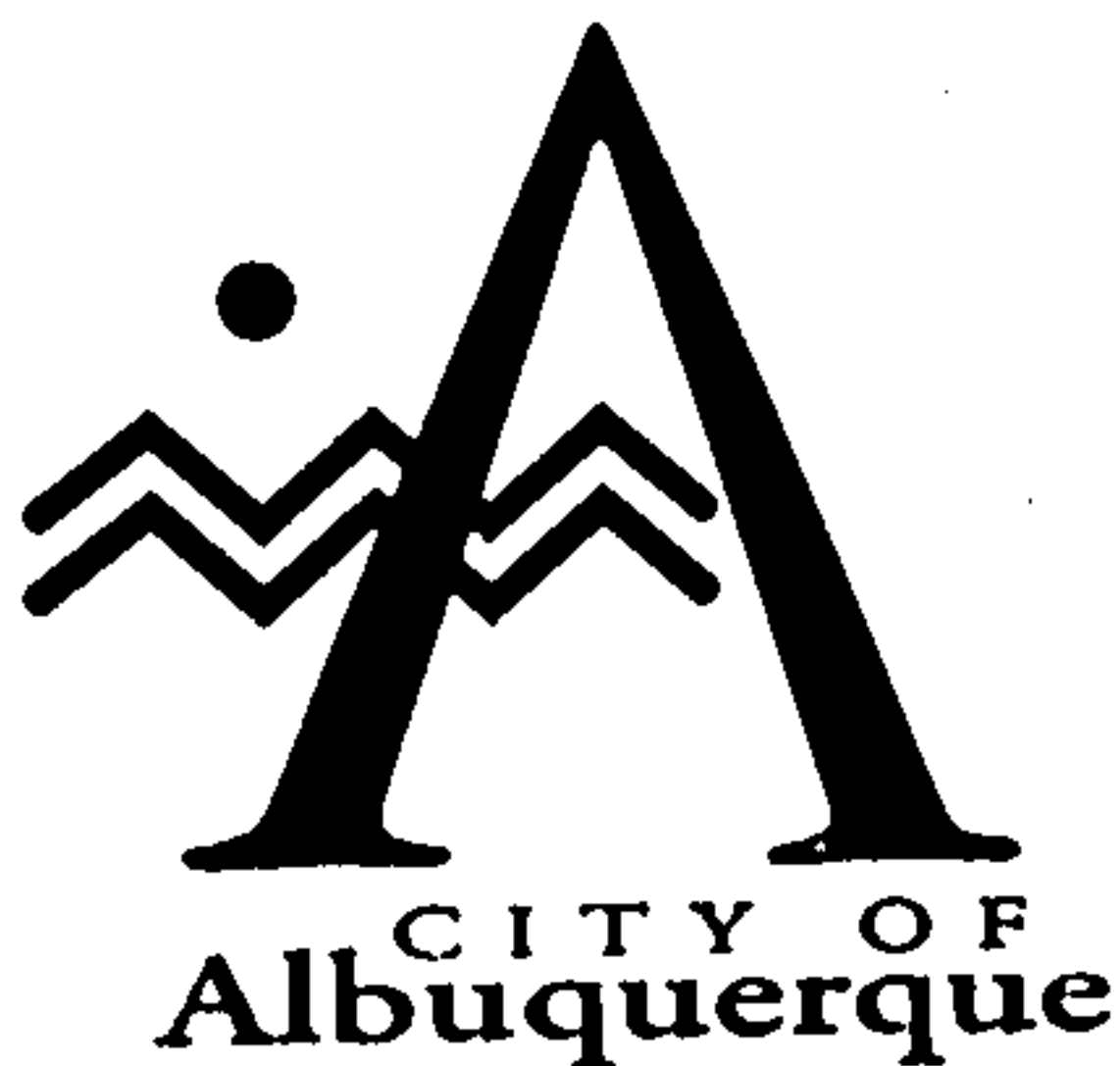




Martin J. Chávez, Mayor

September 2, 1997

Celia Tomlinson, P.E.
RHOMBUS P.A. Inc.
2620 San Mateo NE
Suite B
Albuquerque, NM 87110

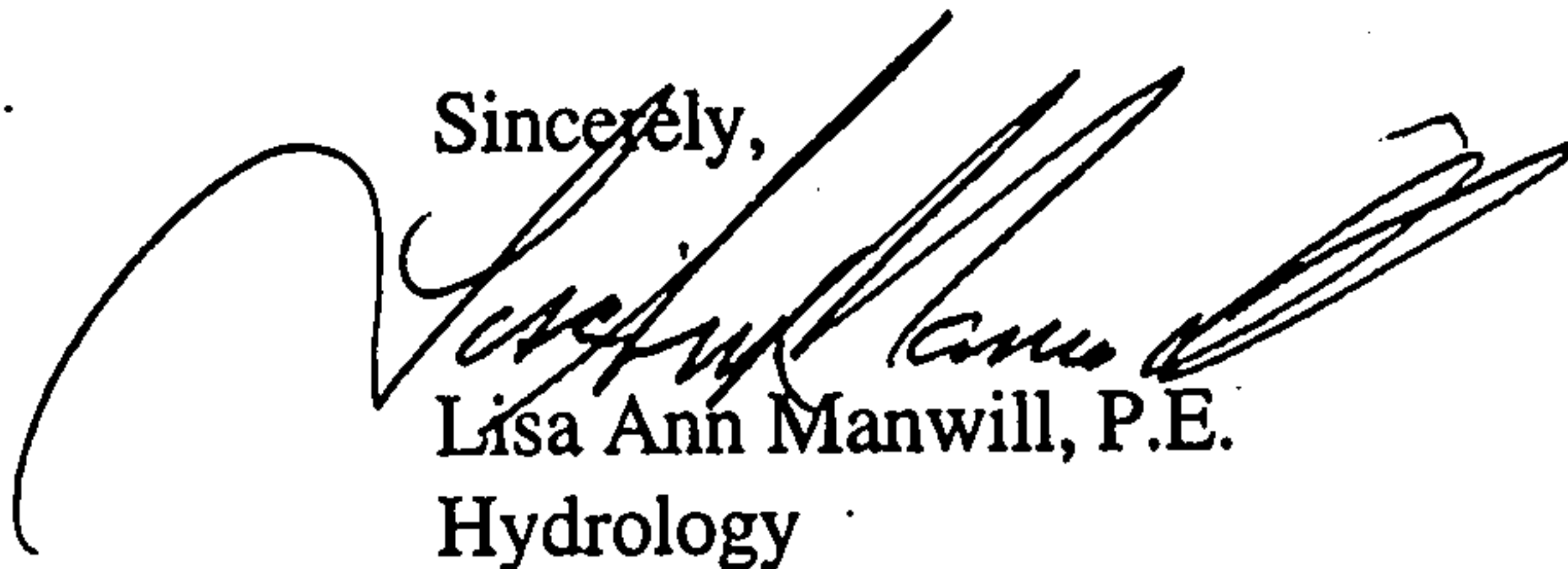
**RE: LA PO LANA SUBDIVISION (H13-D26). GRADING AND DRAINAGE PLAN FOR
PRELIMINARY PLAT AND SITE DEVELOPMENT FOR SUBDIVISION
APPROVAL. ENGINEER'S STAMP DATED AUGUST 1, 1997.**

Dear Ms. Tomlinson:

Based on the information provided on your August 1, 1997 submittal, the above referenced project is approved for Preliminary Plat and Site Development for Subdivision.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Hydrology

C: Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

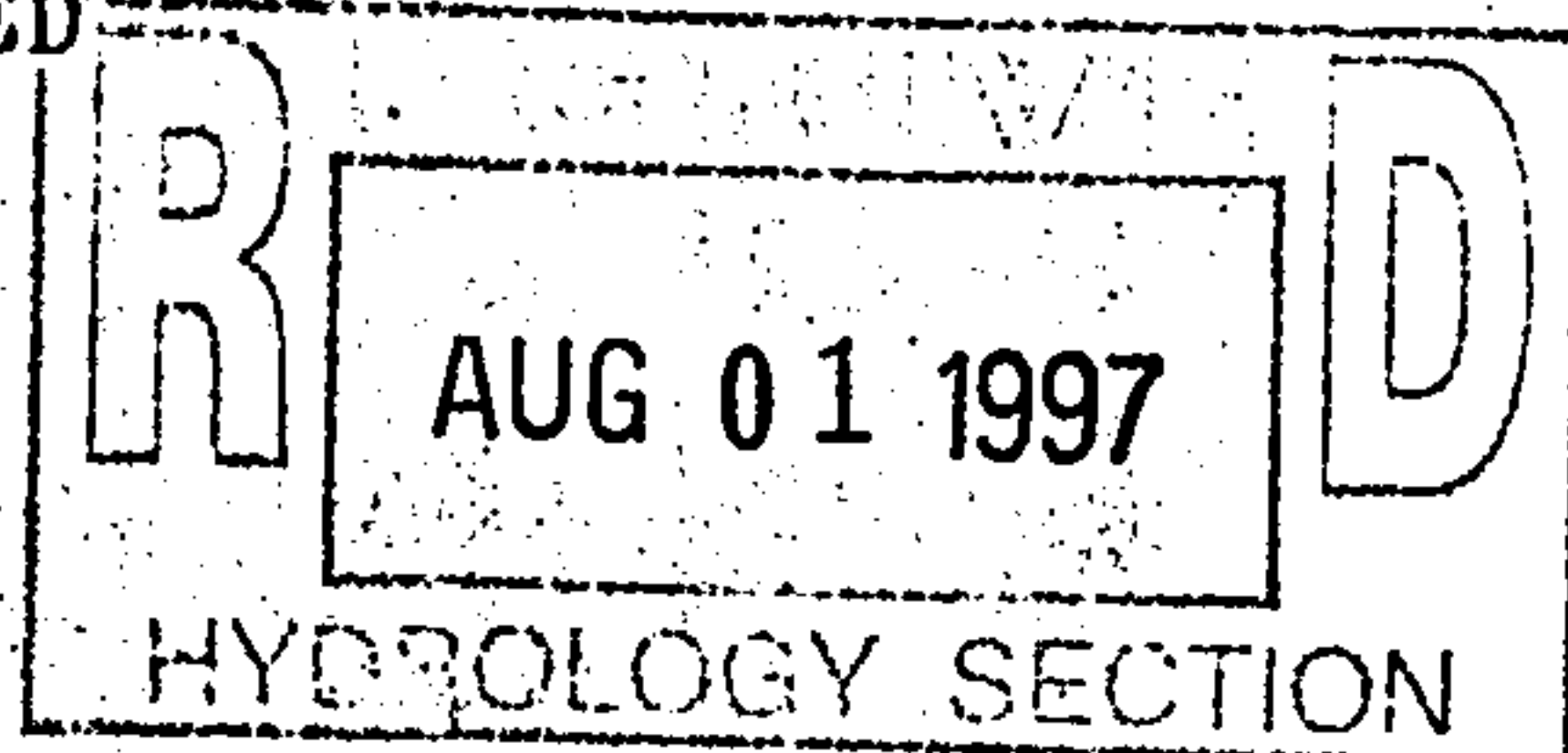
PROJECT TITLE: LA POBLANA SUBD. ZONE ATLAS/DRNG. FILE #: H-13 026
 DRB #: 97-284 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: MRGCD TRACT 65B
 CITY ADDRESS: EAST OF 18TH STREET NW, SOUTH OF LA POBLANA RD NW
 ENGINEERING FIRM: RHOMBUS P.A., Inc. CONTACT: CELIA TOMLINSON
 ADDRESS: 2620 SAN MATEO NE SUITE B PHONE: 881-6690
 OWNER: RICHARD GONZALES CONTACT: SAME
 ADDRESS: P.O. Box 23185 ALB. NM 87192 PHONE: 828-1955
 ARCHITECT: NA CONTACT: _____
 ADDRESS: NA PHONE: _____
 SURVEYOR: RHOMBUS (JOHN MIERS) CONTACT: CELIA TOMLINSON
 ADDRESS: 2620 SAN MATEO NE SUITE B PHONE: 881-6690
 CONTRACTOR: NA CONTACT: NA
 ADDRESS: NA PHONE: NA

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
☒ DRAINAGE PLAN
 ____ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
 ____ EROSION CONTROL PLAN
 ____ ENGINEER'S CERTIFICATION
 ____ OTHER _____

PRE-DESIGN MEETING:

☒ YES
 ____ NO
 ____ COPY PROVIDED _____



CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 8/1/97

BY: Celia J. Ford

stamped.
8/1/97



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 6, 1991

D.G. Donegon, P.E.
8900 James Avenue, NE
Albuquerque, New Mexico 87154

RE: DRAINAGE & GRADING PLAN FOR MIERA ADDITION
(H-13/D26) ENGINEER'S STAMP DATED MAY 28, 1991

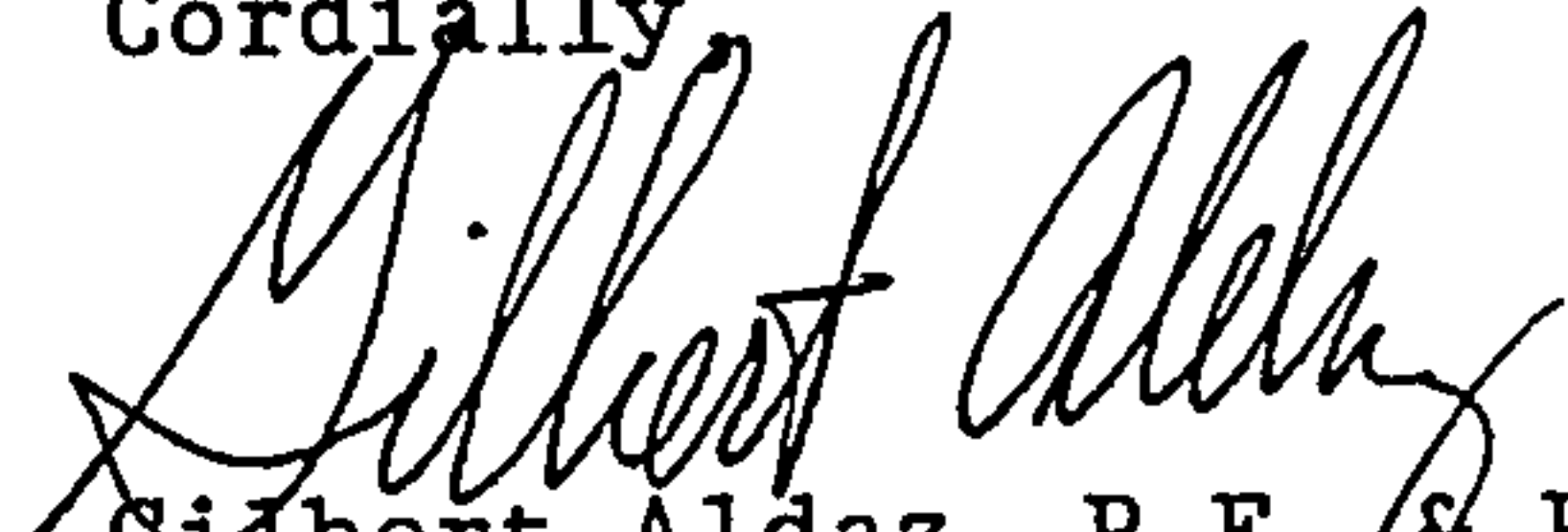
Dear Mr. Donegon:

Based on the information provided on the referenced submittal received May 28, 1991, the plan is approved for Preliminary Plat.

Please be advised that prior to sign-off on the Final Plat by the City Engineer, work order and financial guarantee's must be in place with DRC.

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

Cordially,


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

GA
(wp+2608)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MIERA ADDITION ZONE ATLAS/DRNG. FILE #: H-13/026

LEGAL DESCRIPTION: Section 7, T10N, R3E, NMPM

CITY ADDRESS: _____

ENGINEERING FIRM: Dallas G. Donegon, P.E. CONTACT: D. G. Donegon

ADDRESS: 8900 James Ave NE, Albuq. PHONE: 299-3348

OWNER: Mr. Bill Miera CONTACT: Bill Miera

ADDRESS: 1720 Menaul Ext. NW
Albuquerque, Nm 87107 PHONE: 344-8824

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

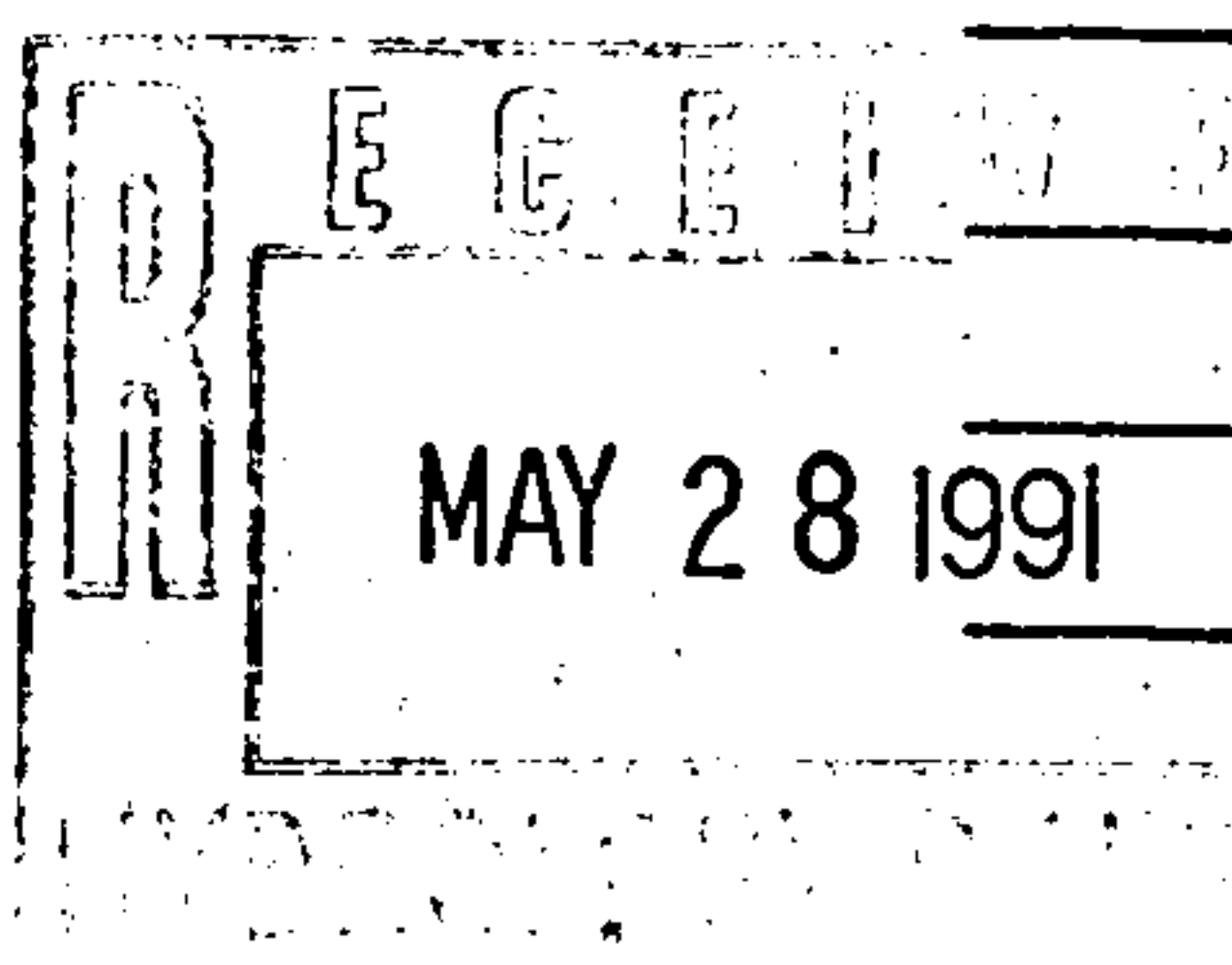
DRB NO. 88-647
 EPC NO. _____
 PROJ. NO. _____

TYPE OF SUBMITTAL:

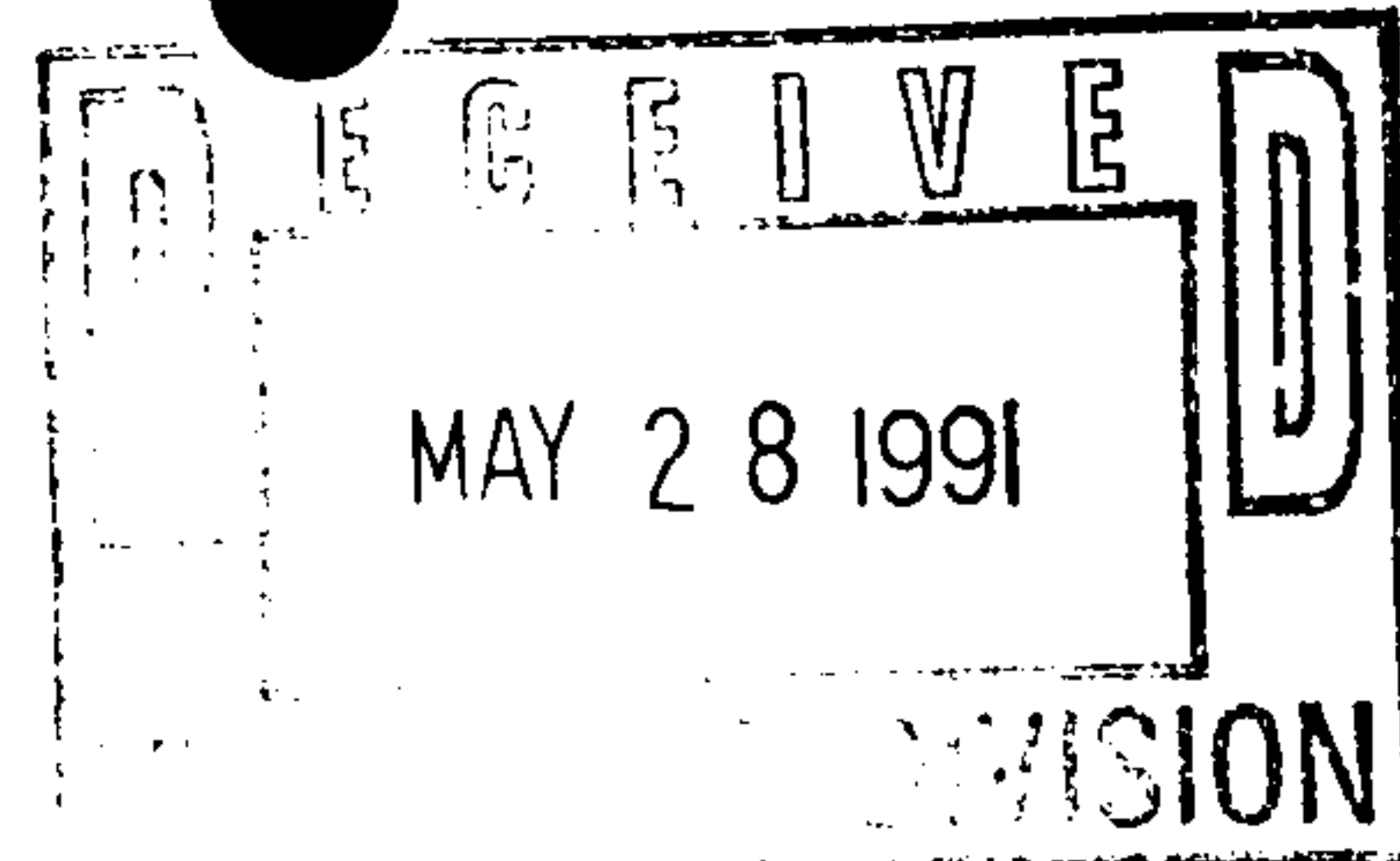
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ 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: 28 May 1991
 BY: D. G. Donegon, PE #4181



RESPONSE
TO
CONCERNS OF GILBERT ALDEZ, P. E. & L. S.
DATED APRIL 17, 1991

Concern #1:

The enclosed revised "Drainage Information Sheet requests
"Preliminary Plat Approval".

Concern #2:

Peak flow runoff rates have been determined using the Rational
formula as dictated by the Emergency Rule of 1986.

Concern #3:

The grading plan has been redrawn to a scale of 1" = 20' to
permit incorporation of the additional information itemized
and contained in Chapter 22, Section 7 of the Development
Review Manual.

Concern #4:

The runoff computations contained in the written report
included runoff from portions of lots 28 through 37 of Glenway
Park Addition (a total of 1.04 acres). A cursory review of
Panel 22 of 50 of the City of Albuquerque Flood Boundary and
Floodway Map and the grading plan for the Miera property shows
that flow from other areas cannot reach the Miera property.

Concern #5:

The existing irrigation ditch follows the east, south and west
sides of the Miera property. At the northwest corner of the
Miera property the ditch enters an easement between lots 27
and 28 of the Glenway Park Addition and follows this easement
to the south Right of Way line of La Poblana Road where it
enters a siphon to cross under La Poblana Road. The private
access road which will serve the five lots within the Miera
property will follow this general alignment within easements
from lots 27 and 28 of the Glenway Park Addition. In order to
construct this access road on a reasonable grade without
interfering with the flow of irrigation water, it is necessary
to extend the existing siphon approximately 180 feet. The
locations of the existing system and the proposed modifica-
tions are shown on the drawings. As evidenced by the Middle
Rio Grande Conservancy District License which accompanied the
original submittal, the siphon extension has the approval of
Middle Rio Grande Conservancy District.

Concern #6:

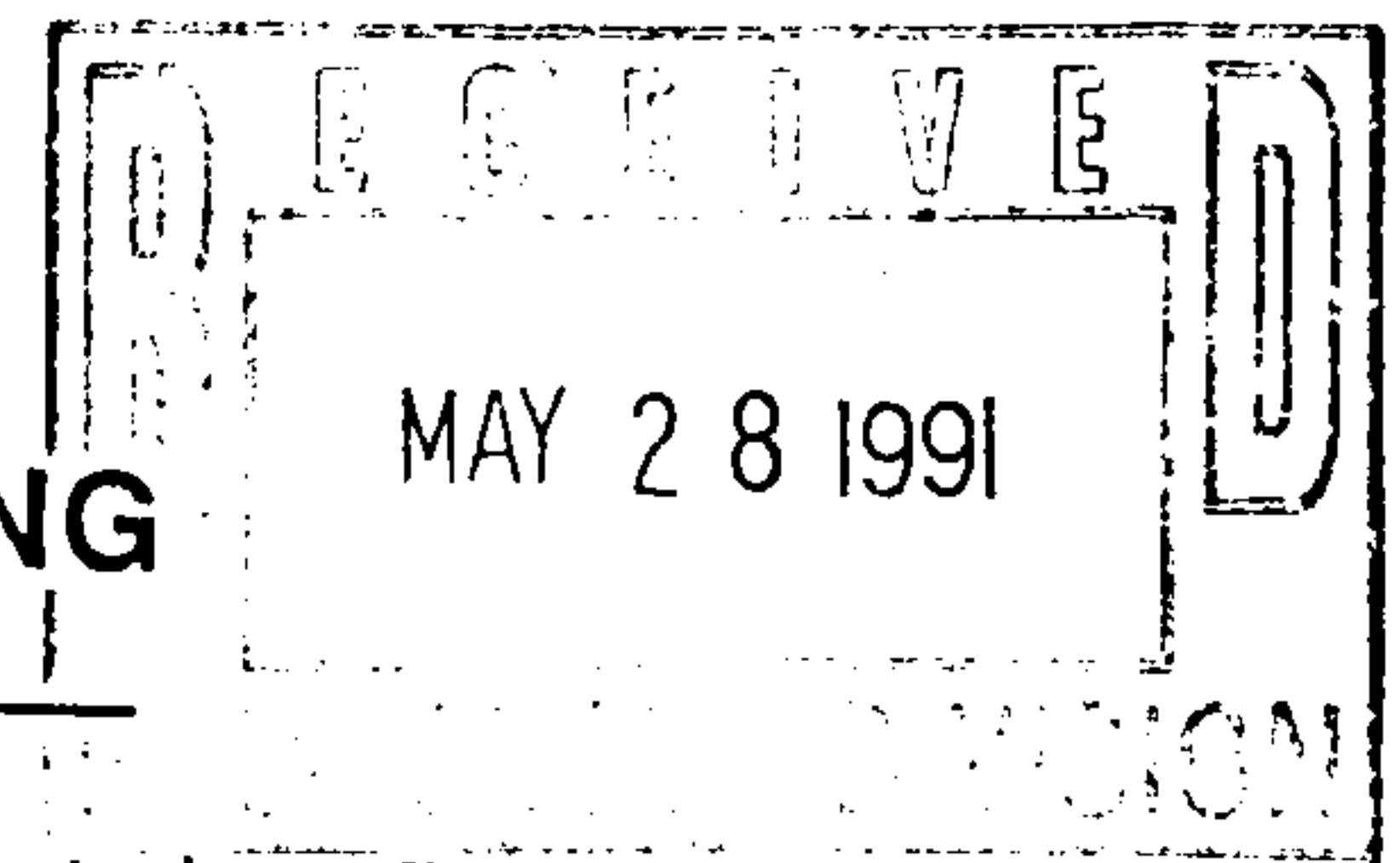
The enclosed revised infrastructure list (Exhibit "D") in-
cludes the siphon extension.

Concern #7:

Calculations for sizing (determining?) the depth of flow in the new private road used the Manning equation to compute quantities of flow for a range of depths. These quantities were plotted versus the corresponding depths to obtain a rating curve. Using the computed 100-year runoff the maximum depth of flow was read from the curve. A tabulation of the calculated values is attached hereto.

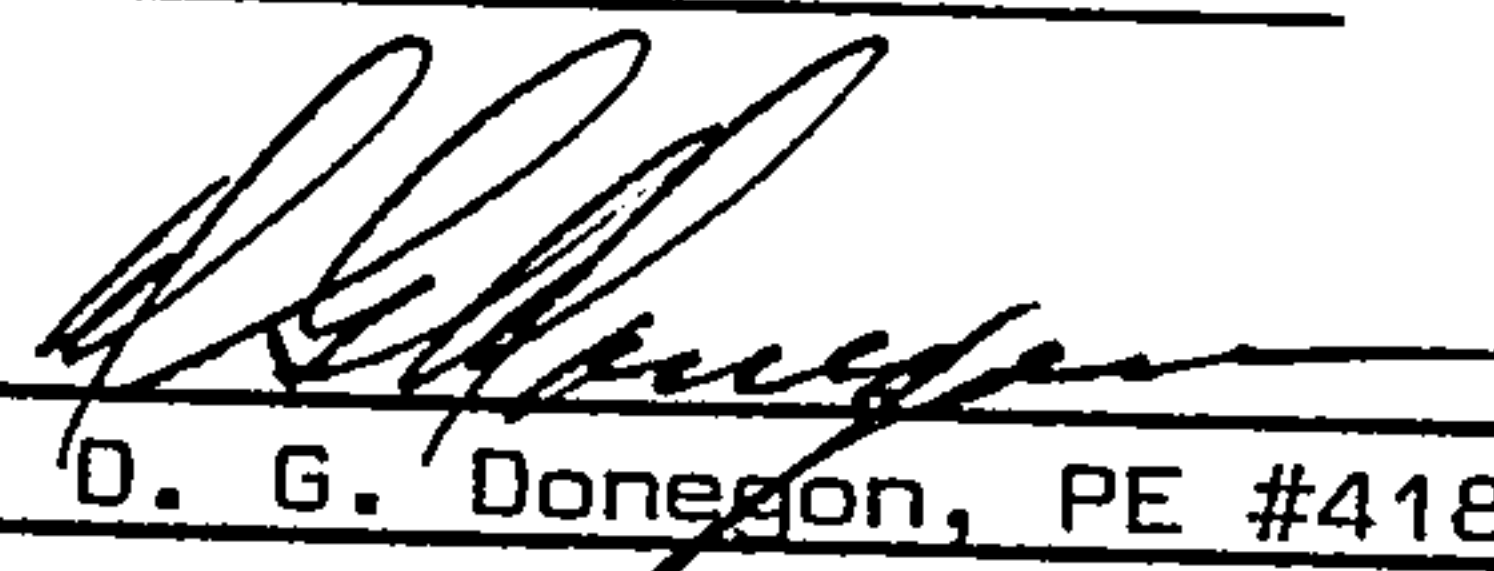
D.R.B. Case No. _____
D.R.C. Project No. _____
Date Submitted _____

EXHIBIT "D"
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
FOR MIERA ADDITION



Following is a summary of ~~PUBLIC~~/PRIVATE Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
4' "C"	SS MH	Miera Road - Station	2+78.6	
4' "C"	SS MH	Miera Road - Station	6+64.5	
8"	VCP SS	Miera Road	Sta 1+30	6+64.5
6"	CI Water Main	Miera Addition	Sta 1+30	8+67±
	Fire Hydrant	Miera Addition	Sta 3+25	
24' Wide	Private Rd (Alley Section)	Miera Addition	Sta 1+30 34' Stub for Turnaround	6+70 plus
18"	Siphon Extension	Miera Addition	Siphon Sta. 25+00	Siphon Sta. 23+10

Signed By: 
Print Name: D. G. Donegan, PE #4181
Firm: _____

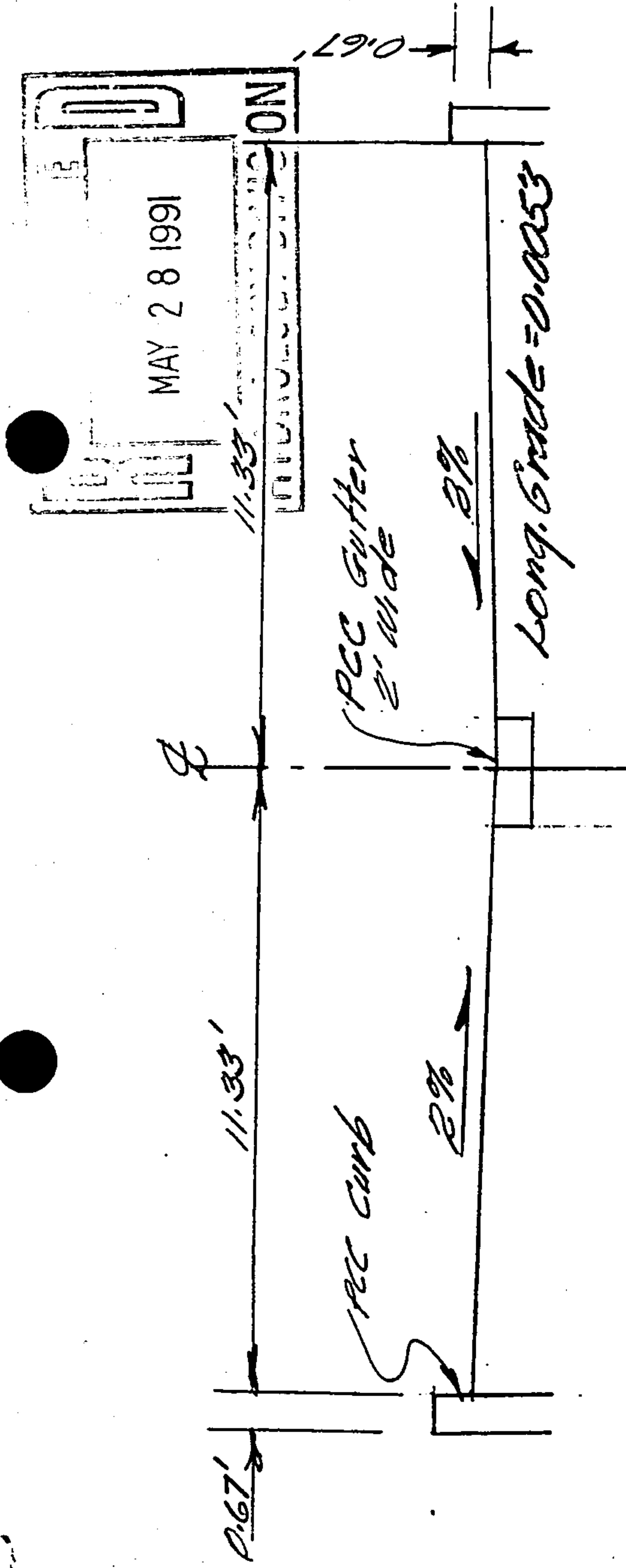
This instructional Information may be deleted from official listings.

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

*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. If phased Platting is anticipated, a listing should be prepared for each proposed phase.

Development Review Board Member Approvals

Traffic	Date	P.W.D.	Date	Parks & Rec.	Date
City Engineer/AMAFCA	Date			DRB Chairman	Date



PRIVATE ROAD SECTION

$$\text{Manning equation: } v = \frac{1.486}{n} R^{\frac{2}{3}} S^{\frac{1}{2}} \quad Q = AV$$

$$n = 0.017 \quad (\text{DPM 22.3 E})$$

$$R = \frac{A}{P}$$

For depths less than 0.23' $P \approx \frac{D}{0.02} \times 2$

For depths greater than 0.23'

$$P \approx 22.66 + 2(D - 0.23)$$

$$S = 0.0053 \quad 5\frac{1}{2}\% = 0.0728$$

D	A	P	R	$R^{\frac{2}{3}}$	V	Q
0.05	0.125	5.0	0.025	0.0855	0.544	0.07
0.10	0.500	10.0	0.050	0.1357	0.864	0.43
0.15	1.125	15.0	0.075	0.1778	1.131	1.27
0.20	2.000	20.0	0.100	0.2154	1.371	2.74
0.25	3.098	22.7	0.136	0.2645	1.683	5.21
0.30	4.232	22.8	0.186	0.3258	2.073	8.77
0.35	5.365	22.9	0.234	0.3797	2.416	12.96
0.45	6.499	23.0	0.383	0.4310	2.743	17.83

D = Depth in Feet

above & grade

A = Cross sect. area

in square feet

P = Wetted perimeter

in feet

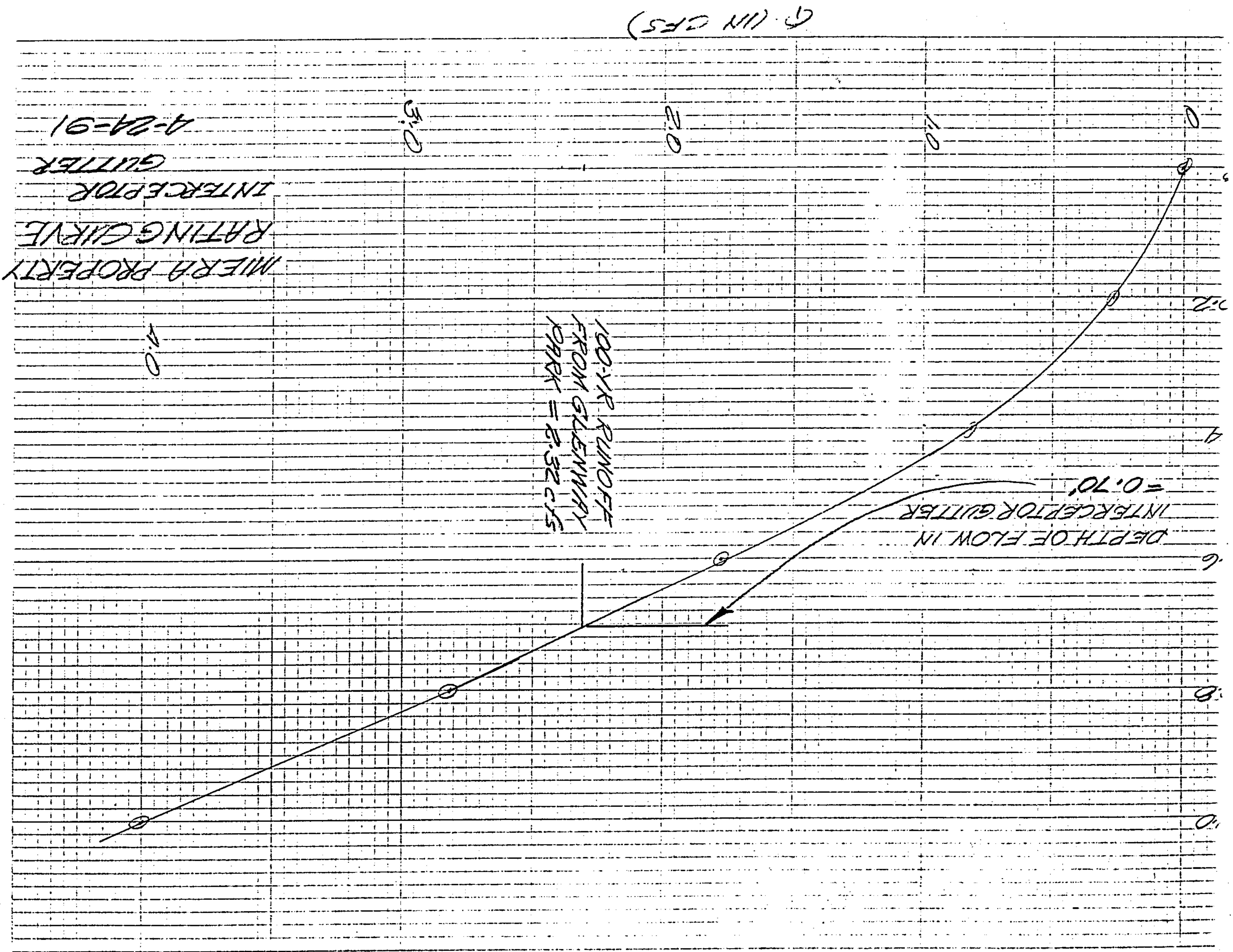
R = Hydraulic radius

in feet

V = Velocity of flow

in feet/sec

Q = Quantity in cfs



CAPACITY OF INTERCEPTOR GUTTER

D	WEIGHTED "n"	$\frac{1.486}{n}$	$\frac{1.486}{n} \times 5^{1/2}$	V	Q
0.2	0.018	82.5532	4.1278	1.14	0.27
0.4	0.020	74.30	3.7150	1.45	0.81
0.6	0.021	70.7619	3.5381	1.85	1.78
0.8	0.0215	69.1163	3.4558	1.95	2.81
1.0	0.022	67.5455	3.3773	2.00	4.00

$$5^{1/2} = 0.0025^{1/2}$$

$$= 0.05$$

$$V = \frac{1.486}{n} R^{2/3} S^{1/2}$$

$$Q = AV$$

GRADING AND DRAINAGE

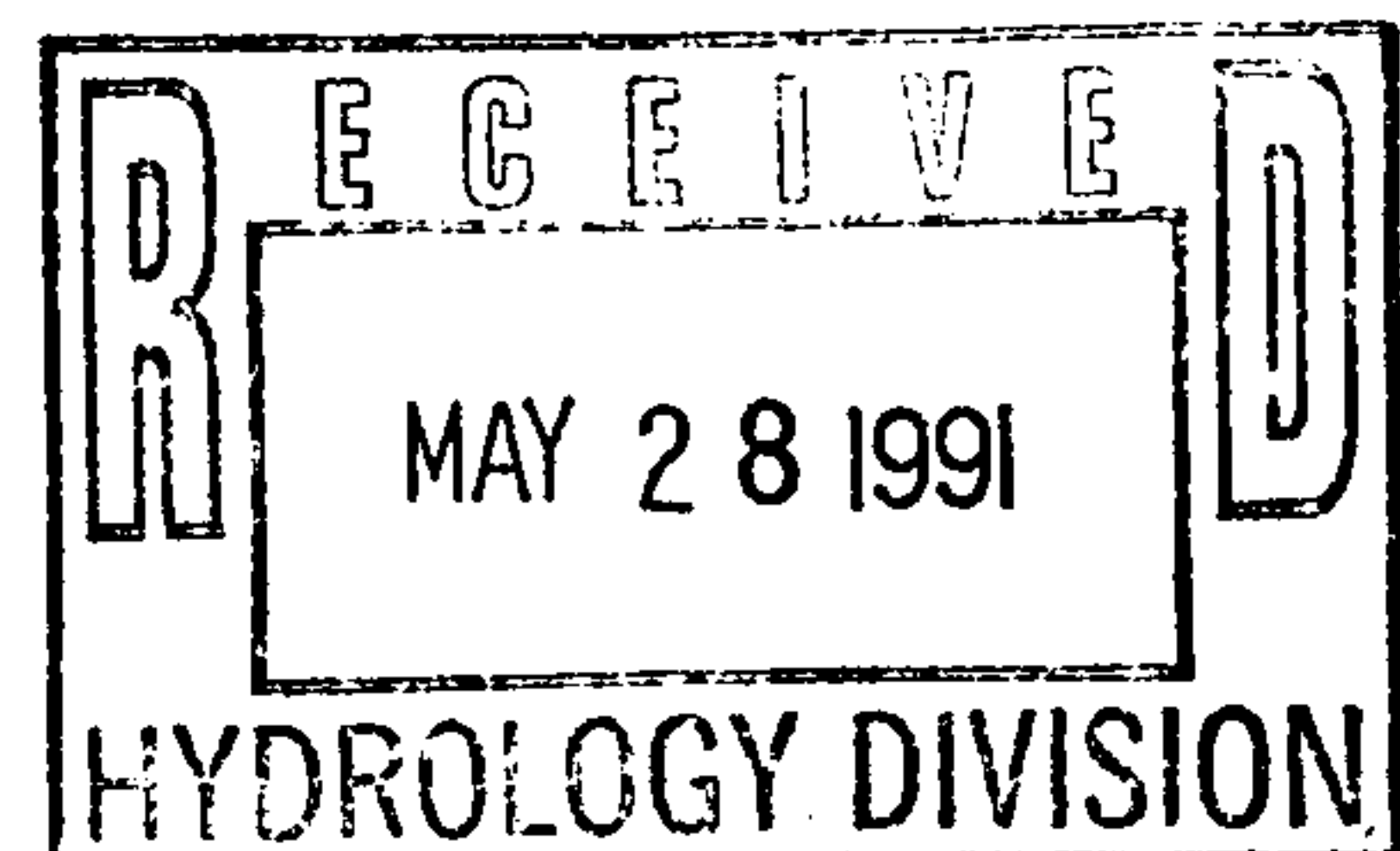
FOR

MIERA ADDITION

APRIL 1991

(Revised May 1991)

D. G. Donegon, P. E.
8900 James Ave. NE
Albuquerque, NM 87111



GRADING & DRAINAGE
FOR
MIERA ADDITION

INTRODUCTION

This design was undertaken at the request of Mr. Bill Miera, property owner. The drainage design was accomplished in conjunction with the design of the private access road, design of water and sewer mains and modifications to an existing privately-owned irrigation system.

PROPERTY DESCRIPTION

The property lies in Section 7, T. 10 N., R. 3 E., N. M. P. M. It includes Lots 1, 2, 3, 4, and 5 of MIERA ADDITION, a replat of Tract 65-B, M. R. G. C. D. Map 35, City of Albuquerque, NM. (Plat of Survey filed 9 March 1989) and contains approximately 1.65 acres. The property is bounded on the east, south and west sides by a privately-owned, concrete-lined irrigation ditch and on the north by Glenway Park Addition. The property does not lie within a flood hazard area. (Panel 22, Flood Boundary and Floodway Map, City of Albuquerque, New Mexico.)

PROPOSED DEVELOPMENT

The proposed development will provide five lots for single family dwellings and includes about 575 feet of private access road with a turn-around at the east end, approximately 555 feet of sanitary sewer main, approximately 770 feet of water main, relocation of 2

utility poles, a 180-foot extension of an existing 18-inch diameter siphon, and grading of the five lots.

SITE GRADING

Grading within the site is controlled by the minimum allowable grade and the minimum allowable cover for the sanitary sewer. These constraints result in a minimum grade for the new private road of +0.53 percent, beginning at the flow line of the gutter on La Poblana Road. The proposed new private road has an alley cross section with a curb height of 8 inches, and will have a 4-foot-wide sidewalk along the north side of lots 2 through 5. In order to provide positive drainage of the area it will be necessary to import fill material to cover a large portion of the site.

RUNOFF COMPUTATIONS

The property is currently a small closed basin which collects storm runoff from a portion of the Glenway Park Addition as well as the storm water which falls directly on it. This water is disposed of by evaporation and percolation and for this reason existing condition runoff computations are not included.

The storm runoff quantity for the developed condition was computed using the Rational formula as dictated by the Emergency Rule of 1986.

Computations are as follows:

Land Area:

Miera Property:	1.65 Acres
Adjacent Property:	1.04 Acres
Total Area:	2.69 Acres

$$T_c = 0.0078 \times \frac{L^{0.77}}{S^{0.385}} \text{ (DPM Section 2.1B)}$$

$$L = 735'$$

$$S = \frac{65.2 - 60.2}{735}$$

$$= 0.0068$$

$$T_c = 0.0078 \times \frac{735^{0.77}}{0.0068^{0.385}}$$

$$= 8.58 \text{ Min}$$

$$\text{Use } T_c = 10 \text{ Min}$$

100-Yr 6 Hr Rainfall Volume = 2.2" (DPM Plate 22.2D-1)

$$I = (6\text{-hr rain}) 6.84 T_c^{-0.51} \text{ (DPM Plate 22.2D-2)}$$

$$= 2.2 \times 6.84 \times 10^{-0.51}$$

$$= 2.2 \times 6.84 \times 0.309$$

$$= 4.65 \text{ inches per hour}$$

Computation of weighted "C" value:

Streets, drives & walks:

$$\begin{aligned}\text{Area} &= (13680 + 2125 + 1168)/43560 \\ &= 0.39 \text{ Acre}\end{aligned}$$

Roofs (estimated):

$$\begin{aligned}\text{Area} &= 24830/43560 \\ &= 0.57 \text{ Acre}\end{aligned}$$

Lawns, landscaping & undeveloped:

$$\begin{aligned}\text{Area} &= (2.69 - 0.39 - 0.57) \\ &= 1.73 \text{ Acres}\end{aligned}$$

Weighted "C" value:

$$\text{Pavements} = 0.39 \times 0.95 = 0.3705$$

$$\text{Roofs} = 0.57 \times 0.90 = 0.5130$$

$$\text{Landscaped} = \underline{1.73} \times 0.25 = \underline{0.4325}$$

$$\begin{array}{rcl}\text{Total} & = & 2.69 \qquad 1.316\end{array}$$

$$\begin{aligned}\text{Weighted "C"} &= 1.316/2.69 \\ &= 0.49\end{aligned}$$

$$\begin{aligned}Q &= 0.49 \times 4.65 \times 2.69 \\ &= 6.13 \text{ cfs}\end{aligned}$$

Estimated runoff contributed by lots 28 through 37 of the Glenway
Park Addition:

(This area is made up of the backs of the Glenway Park lots and there is no pavement involved.)

$$\begin{aligned}\text{Estimated Roof Area} &= (10 \times 3000 \times 0.5)/43560 \\ &= 0.34 \text{ Acre}\end{aligned}$$

$$\begin{aligned}\text{Landscaped Area} &= 30500/43560 \\ &= 0.70 \text{ Acre}\end{aligned}$$

Weighted "C" value:

$$\begin{aligned}\text{Roofs} &= 0.34 \times 0.95 = 0.323 \\ \text{Landscaped} &= \underline{0.70} \times 0.25 = \underline{0.175} \\ \text{Total} &= 1.04 \qquad \qquad 0.498\end{aligned}$$

$$\begin{aligned}\text{Weighted "C"} &= 0.498/1.04 \\ &= 0.479\end{aligned}$$

Runoff from a portion of Glenway Park Addition:

$$\begin{aligned}Q &= 0.479 \times 4.65 \times 1.04 \\ &= 2.32 \text{ cfs}\end{aligned}$$

EFFECT ON OVERALL DRAINAGE SYSTEM

The property lies near the center of the basin bounded on the north and west by the Alameda Drain, on the east by 12th Street and on the South by Indian School Road. This basin contains approximately 200 acres. The Miera Addition contains 1.65 acres which is 0.8% of the total basin. The total 100-year flow of 6.13 cfs from the developed property will not produce a noticeable effect on the overall drainage system.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 17, 1991

D.G. Donegon, P.E.
8900 James Avenue, NE
Albuquerque, NM 87154

RE: DRAINAGE AND GRADING PLAN FOR MIERA ADDITION
RECEIVED APRIL 10, 1991 FOR SITE DEVELOPMENT
PLAN APPROVAL, (H-13/D26)

Dear Mr. Donegon:

Based on the information provided on the referenced submittal, the following concerns should be addressed prior to approval by this office:

1. You are requesting Site Plan approval on the Information Sheet, is this property proposed to be rezoned or is it special use? If it is zoned Residential then you should only be requesting Preliminary Plat approval.
2. Are you aware that the SCS method for determining peak flow rates for small watersheds has not been an accepted method since 1986? Attached is the Emergency Rule of 1986, which requires the rational method for determining peak flow rates for small watersheds.
3. Your grading plan is lacking additional information such as pad locations, pad elevations, street grades, existing contours, proposed contours, please check the grading checklist in the D.P.M. for additional requirements.
4. Without topography information you have not demonstrated that offsite flows do not impact your site.
5. The location of the existing irrigation channel and proposed system is confusing. How does it relate to your grading plan? To clarify this confusion, the system should be shown on your grading plan with existing and proposed grades.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

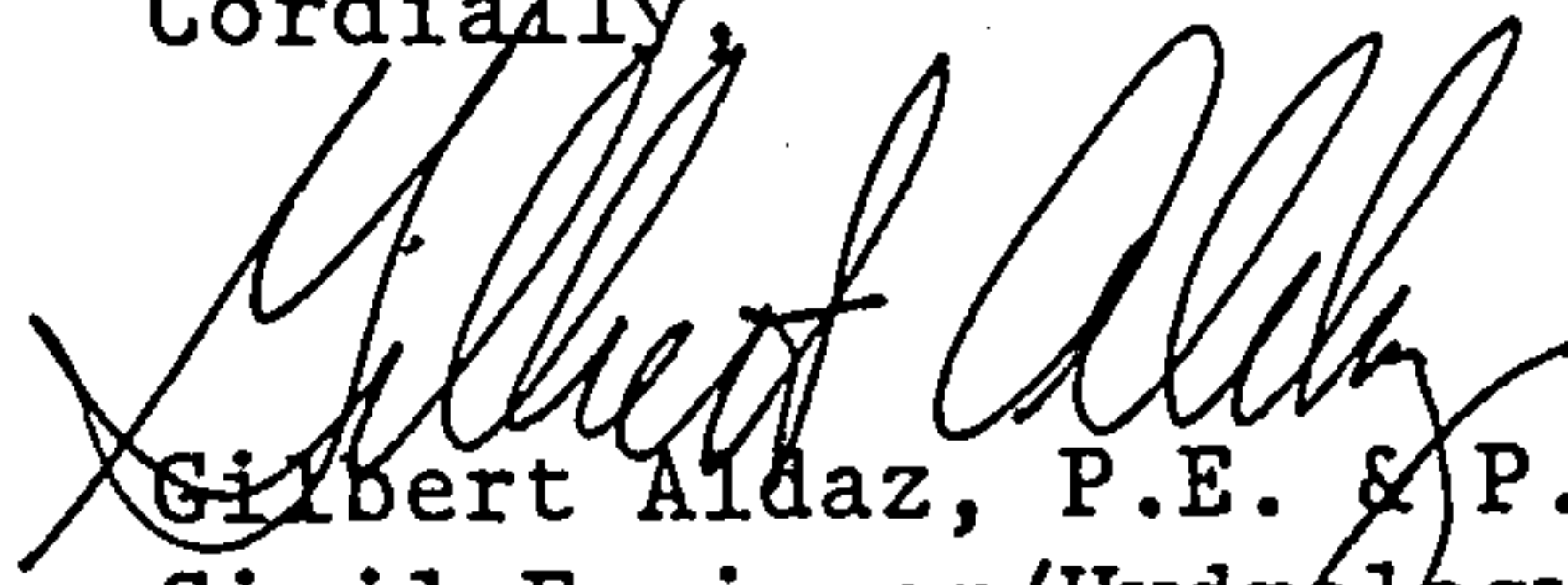
AN EQUAL OPPORTUNITY EMPLOYER

D.G. Donegon
April 17, 1991
Page 2

6. The siphon system for the irrigation channel needs to be included on the infrastructure list.
7. Please include the calculations for sizing the flow depth in the street.

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

Cordially,


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

GA
(wp+2608)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MIERA ADDITION ZONE ATLAS/DRNG. FILE #: H-13/026

LEGAL DESCRIPTION: Lots 1,2,3,4 & 5 of miera addition. (A replat of Tract 65-B, M.R.G.C.D. Map 35, City of Alb., Sec 7, T10N, R3E

CITY ADDRESS: _____

ENGINEERING FIRM: D. G. Donegon, PE CONTACT: D. G. Donegon

ADDRESS: 8900 James Ave NE PHONE: 299-3348

OWNER: Bill Miera CONTACT: Bill Miera

1720 Menaul Ext. NW 344-8824

ADDRESS: Albuquerque, NM 87107 PHONE: 884-8248

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Leo Archuleta CONTACT: Leo Archuleta

410 El Dorado NW 344-8824

ADDRESS: Albuquerque, NM 87114 PHONE: 898-4297

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 88-647

EPC NO. _____

PROJ. NO. _____

wp + 2608

TYPE OF SUBMITTAL:

☒ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☒ SITE DEVELOPMENT PLAN APPROVAL ← ?

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

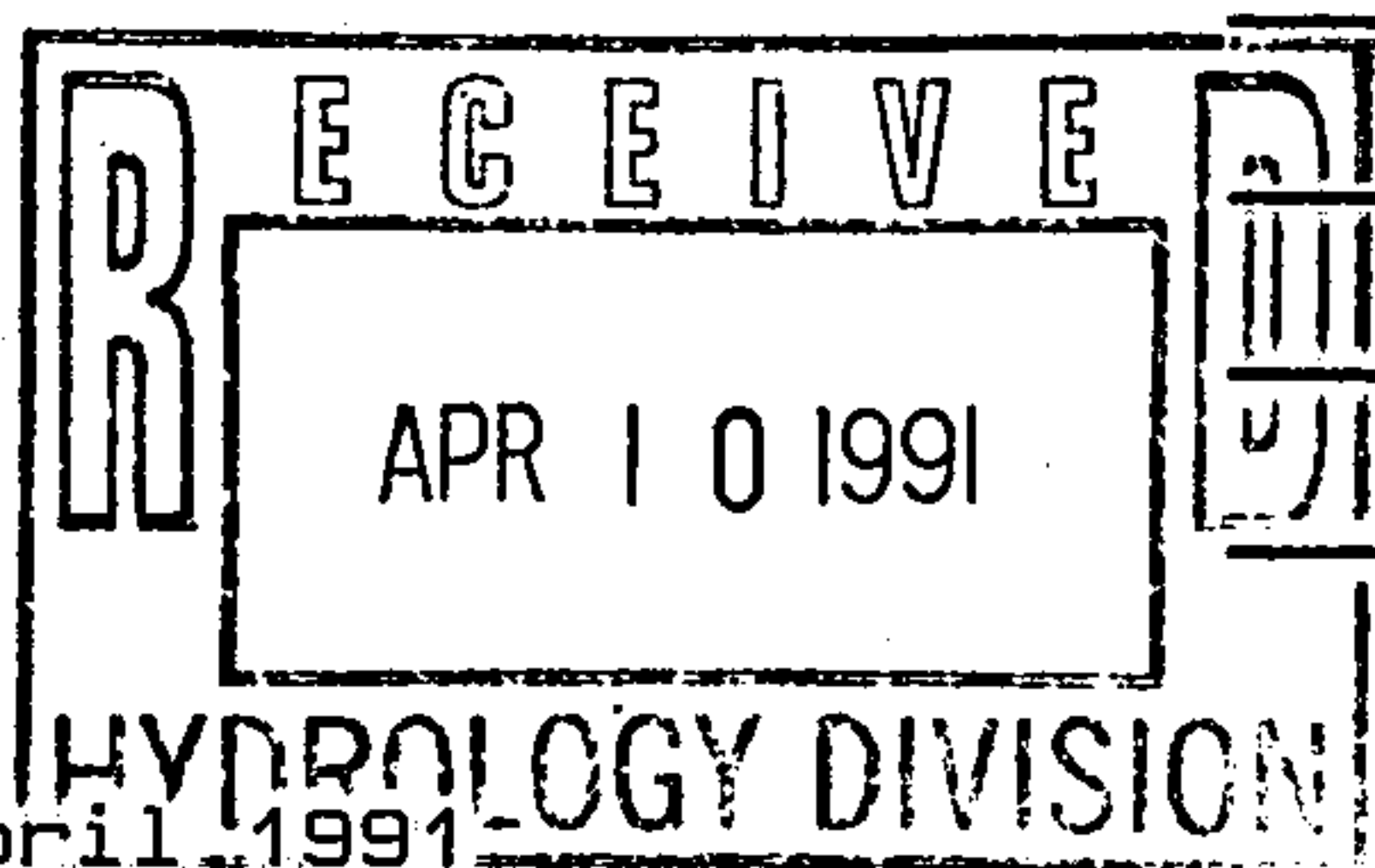
☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)



DATE SUBMITTED: 10 April 1991

BY: D. G. Donegon, PE #4181

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H13 DATE: 4/3/91

EPC NO.: _____ DRB NO.: 88-647 ZONE: _____

SUBJECT: MIERA ADDN

STREET ADDRESS: _____

LEGAL DESCRIPTION: TRACT 65-B MRGCD Map 35

APPROVAL REQUESTED: ☒ PRELIMINARY PLAT ☐ FINAL PLAT
☐ SITE DEVELOPMENT PLAN ☐ BUILDING PERMIT
☐ GRADING/PAVING PERMIT ☐ OTHER

ATTENDANCE: WHO REPRESENTING
DONEGON, DALLAS _____
FRED J. AGUIRRE _____

- FINDINGS:
- An approved drainage report is required for preliminary plat approval.
 - Given that this is an infill site, ponding will not be required if the flows are discharged to a public R/W and no ~~inadequate~~ ^{appropriate} flooding conditions ~~exists~~ exists along ~~the~~ LA Poblano.
 - Include in your submittal the relationship of ~~this~~ the area being developed and the overall basin.
 - Approval from the MRGCD is required for any work within their R/W.

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: [Signature]

SIGNED: [Signature]

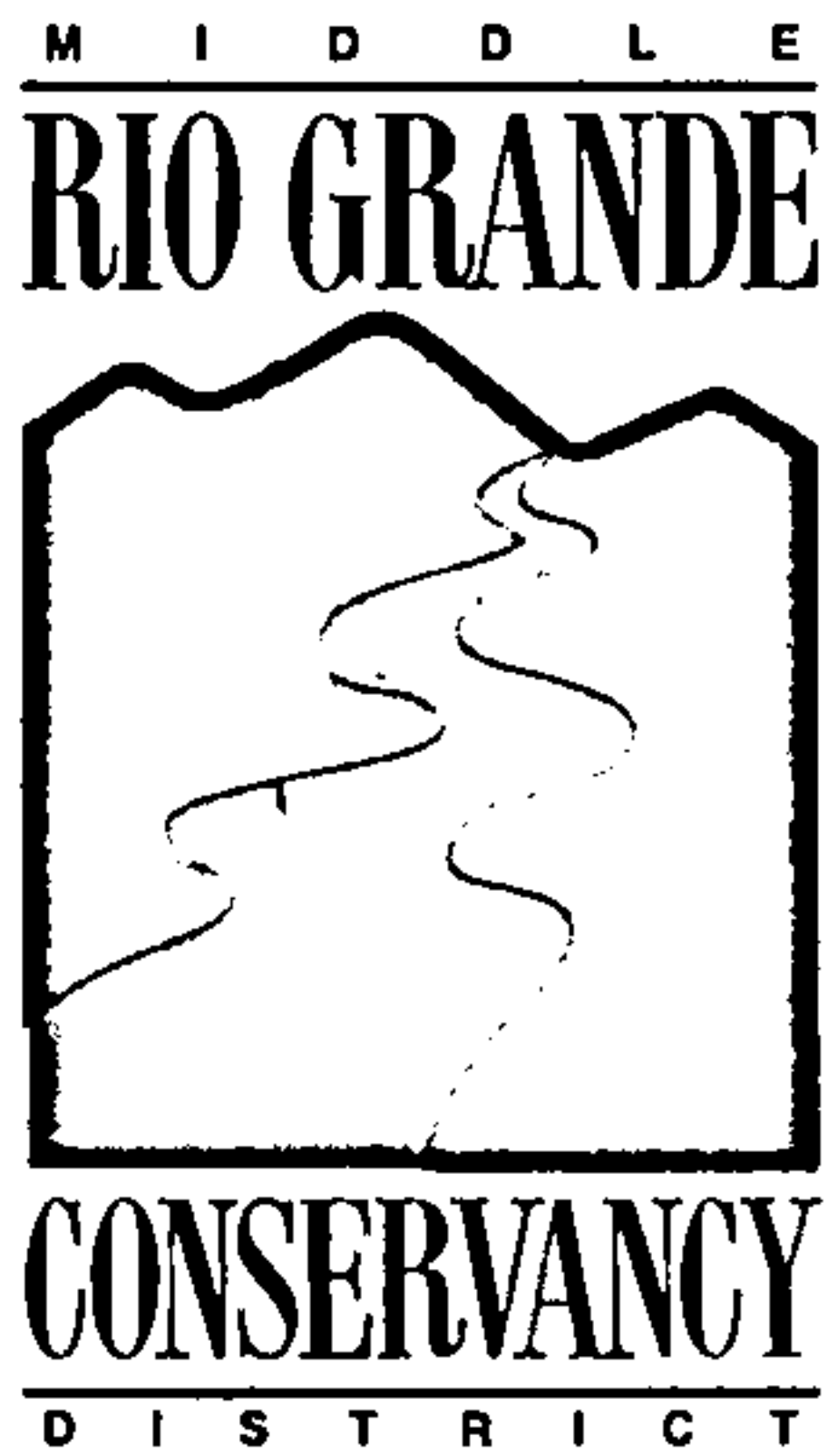
TITLE: _____

TITLE: _____

DATE: 4/3/91

DATE: 4-3-91

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



February 27, 1991

Dallas G. Donegon
Post Office Box 20127
Albuquerque, NM 87154

**Re: License Applications - Bill Miera
Menaul Ditch - Station 30+64± to 32+44±**

Dear Mr. Donegan:

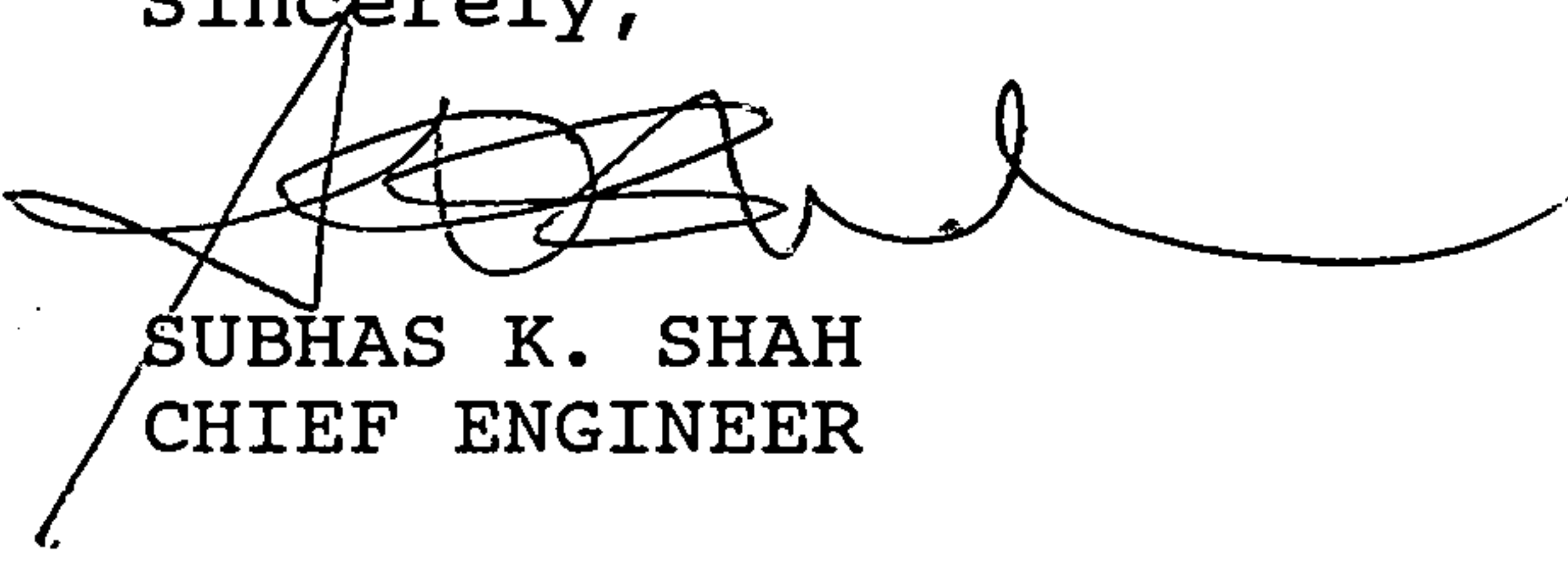
Enclosed please find an in-house approved license for Mr. Bill Miera which allows him to install and maintain an extension to an existing siphon for placing a portion of the Menaul Ditch in pipe, Station 30+64± to 32+44±, that happens along and within the right-of-way of a road easement from La Poblana Road to Tract 65B.

Please sign both licenses and return one signed copy to our office for our information and record.

PLEASE NOTE THAT THE LICENSE IS VOID IF A COPY IS NOT RETURNED TO OUR OFFICE.

Thank you for your cooperation.

Sincerely,


SUBHAS K. SHAH
CHIEF ENGINEER

SKS:meu

Enclosures

P.O. Box 581

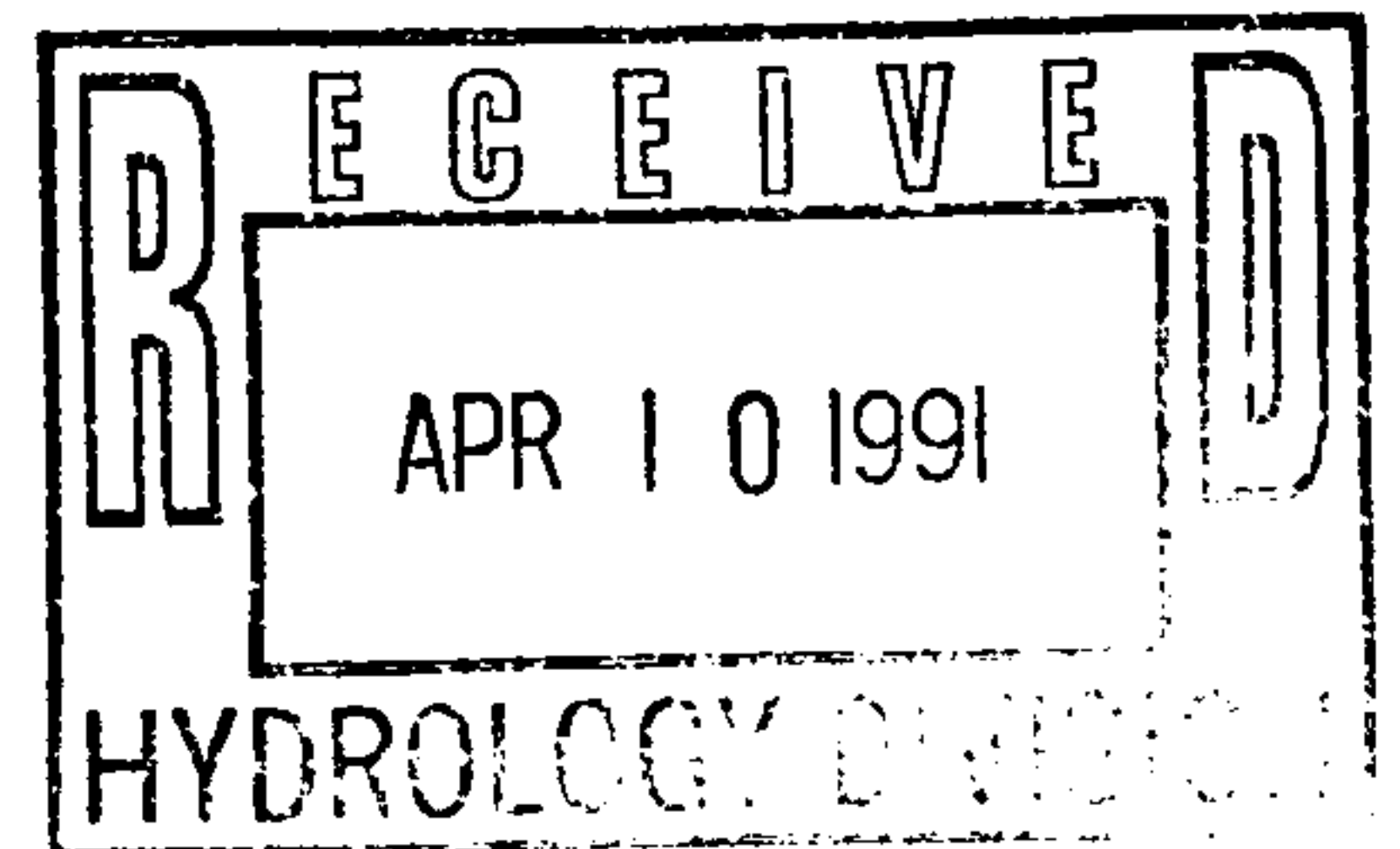
87103-0581

1931 Second St. SW

Albuquerque, NM

87102-4515

505-247-0234



*Received from
Mr. Miera on 15-Mar-91*



MIDDLE RIO GRANDE CONSERVANCY DISTRICT LICENSE

1. The Middle Rio Grande Conservancy District, with the approval of the Water and Power Resources Service, whose approval is noted hereon, hereby licenses and permits the undersigned Licensee, who hereby accepts this license and agrees to be bound by its terms and conditions to

Install and maintain an extension to an existing siphon for placing a portion of the Menaul Ditch in pipe, Station 30+64± to 32+44±, that happens along and within the right-of-way of a road easement from La Poblana Road to Tract 65B.

at Menaul Ditch, Sec. 7, T.10N., R.3E., Map 35, Tract 65B, Station 30+64± to 32+44±.

2. Licensee shall at its own expense, locate, construct, maintain and repair any structures or accessories permitted by this License and shall, at its own expense, bear all costs incurred by reason of the exercise of the privilege conferred by this License.

3. In the exercise of the privilege conferred by this license and the erection of any permitted structures or accessories, the following specifications and conditions must be complied with:

a. Installation shall be in accordance with attached drawing and shall be subject to inspection and acceptance by the Middle Rio Grande Conservancy District.

b. Any permitted installation must be completed within six months.

c. Two signed copies of the license must be returned to Middle Rio Grande Conservancy District.

4. The Licensee shall be liable for any and all damages to the property of the Middle Rio Grande Conservancy District, United States or any third party or parties by reason of the construction, maintenance or repair of any structures or accessories authorized by this license or by the exercise of the privilege conferred by this License. In addition, the Licensee agrees to indemnify and hold harmless the Middle Rio Grande Conservancy District and/or the United States, their agents and employees from any and all claims, demands, actions, or suits of any nature which arise as a result of this License including, but not limited to those which result from the construction, maintenance, use, state of repair, presence of any structures, accessories or exercise of the privilege conferred by this license.

5. This License shall continue so long as in the opinion of the Middle Rio Grande Conservancy District, it is considered to be expedient or not detrimental to the public interest or the interest of the Middle Rio Grande Conservancy District. This license shall be revocable by the Middle Rio Grande Conservancy District for any reason upon ten days written notice to the Licensee. Upon such revocation all structures and accessories shall be removed by the Licensee without delay at the expense of the Licensee and any rights which Licensee may have under this License are revoked. Revocation shall not release Licensee from any liability or obligation, whether of indemnity or otherwise, which may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at

Bill Miera, 1720 Menaul.Extension N.W., Albuquerque, NM

6. The privilege granted by this License shall not be exercised, nor shall any structure or accessory be constructed or maintained so as to obstruct in any manner the flow of water in the canals, laterals, ditches, or drains of the Middle Rio Grande Conservancy District or to interfere in any manner whatsoever with the construction, operation, maintenance and functions of the Middle Rio Grande Conservancy District. Removal, relocation, or protection of this installation (structure) necessitated by operation and maintenance of District works by the District shall be the responsibility of Licensee."

7. In order to allow the Middle Rio Grande Conservancy District to inspect the installation of any structures provided for in this License, the Licensee shall contact Robert White, Albuquerque Division Manager at 243-6796. at the time construction is begun.

8. The Licensee hereby releases the Middle Rio Grande Conservancy District and the United States, their agents and employees from any and all claims for damage to property, personal injury, or death that may arise as a result of the location, erection, maintenance, repair, use, or presence of the structures or accessories provided for herein or as a result of the exercise of the privilege conferred by this license.

9. If, at any time, the Licensee shall in the judgment of the Middle Rio Grande Conservancy District, fail to properly perform any of its obligations or covenants under this agreement, the Middle Rio Grande Conservancy District may, at its option, perform or have performed such work as it deems necessary for the safe operation of the works of the Middle Rio Grande Conservancy District or to protect the property of the Middle Rio Grande Conservancy District, the United States, any third party, or the public, in such event, licensee agrees to pay the cost incurred plus the cost of supervision and handling within thirty (30) days after a bill is rendered. The failure of the Middle Rio Grande Conservancy District to elect to perform the obligations of the Licensee shall not release the Licensee from liability for any loss or damage occasioned thereby. By giving the Middle Rio Grande Conservancy District the right to perform any of the obligations or covenants of Licensee under this License, it is not the intent of the parties to confer any rights on the Licensee or any third party or to create any additional liability on the Middle Rio Grande Conservancy District.

License void if a copy is not returned to
Middle Rio Grande Conservancy District

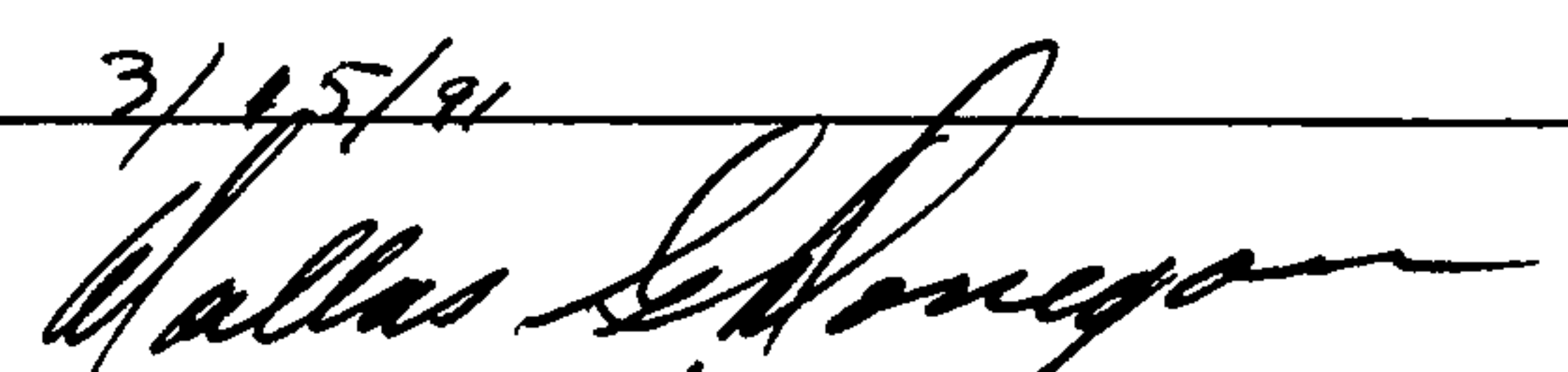
10. If the Middle Rio Grande Conservancy District is required to bring suit in any court for the purposes of enforcing this agreement or any provisions or portions thereof, the Licensee shall be liable for all costs incurred and for reasonable attorney's fees.

11. The Licensee upon completion of the work, shall advise the Middle Rio Grande Conservancy District and the license issued to him shall be signed and approved by the District signifying final construction approved.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

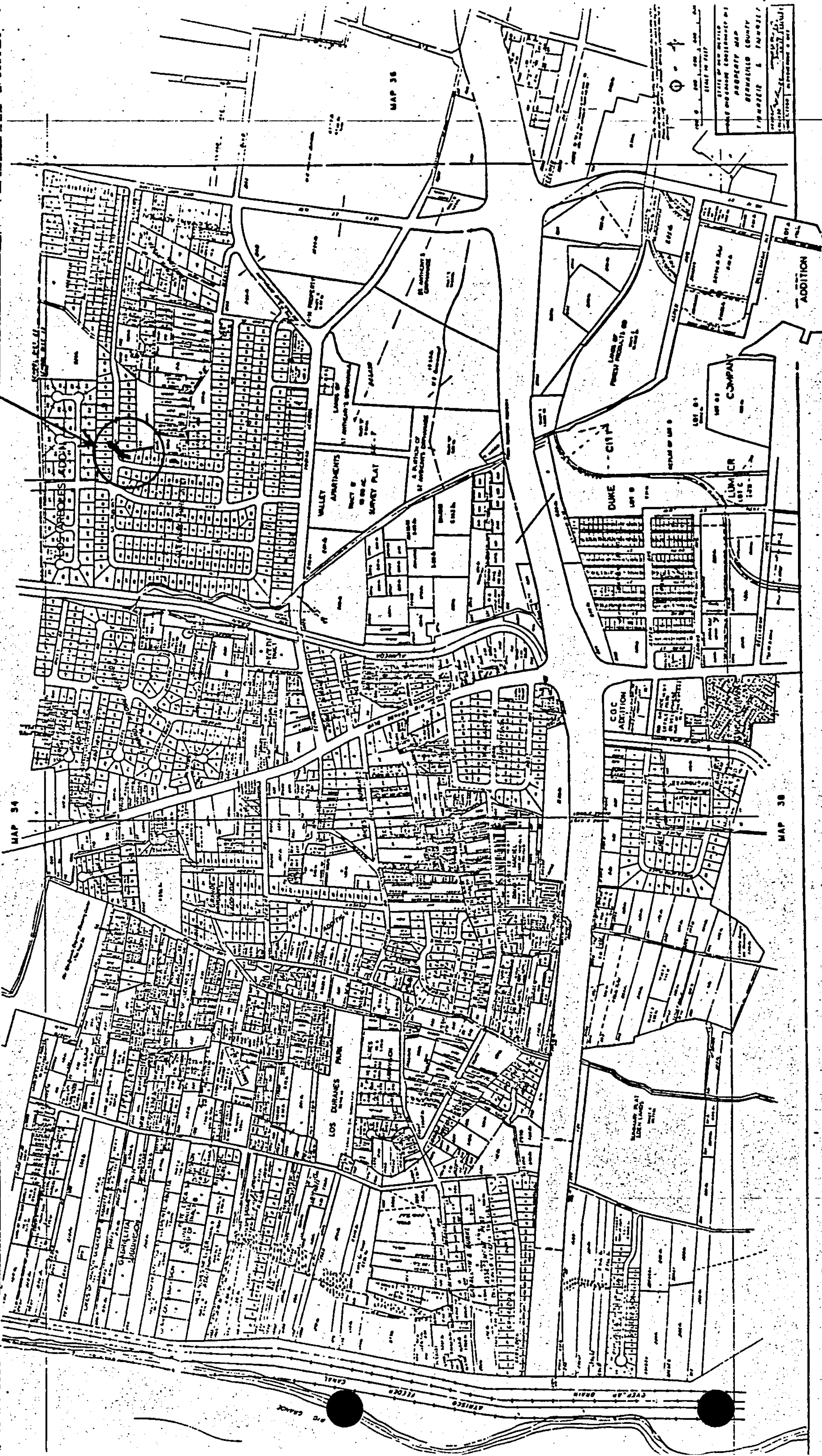
BY: 
~~General Manager~~ CHIEF ENGINEER
DATE: 3/14/91

BY: 
Licensee
DATE: 3/15/91


PE #41811
3-15-91

FINAL CONSTRUCTION APPROVED:
BY: _____
DATE: _____

PROPERTY LOCATION



I, Leo D. Archuleta, New Mexico Professional Land Surveyor No. 4249, hereby certify that this plan of survey was prepared from field notes of an actual ground survey, performed by me or under my supervision that it shows all easements of record that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; and that it is true and correct to the best of my knowledge and belief.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me on this
25 day of March, 1989.

Hy. Co. - Issued Expires 7-12-99

Notary Public

La Poblana Road N.W.

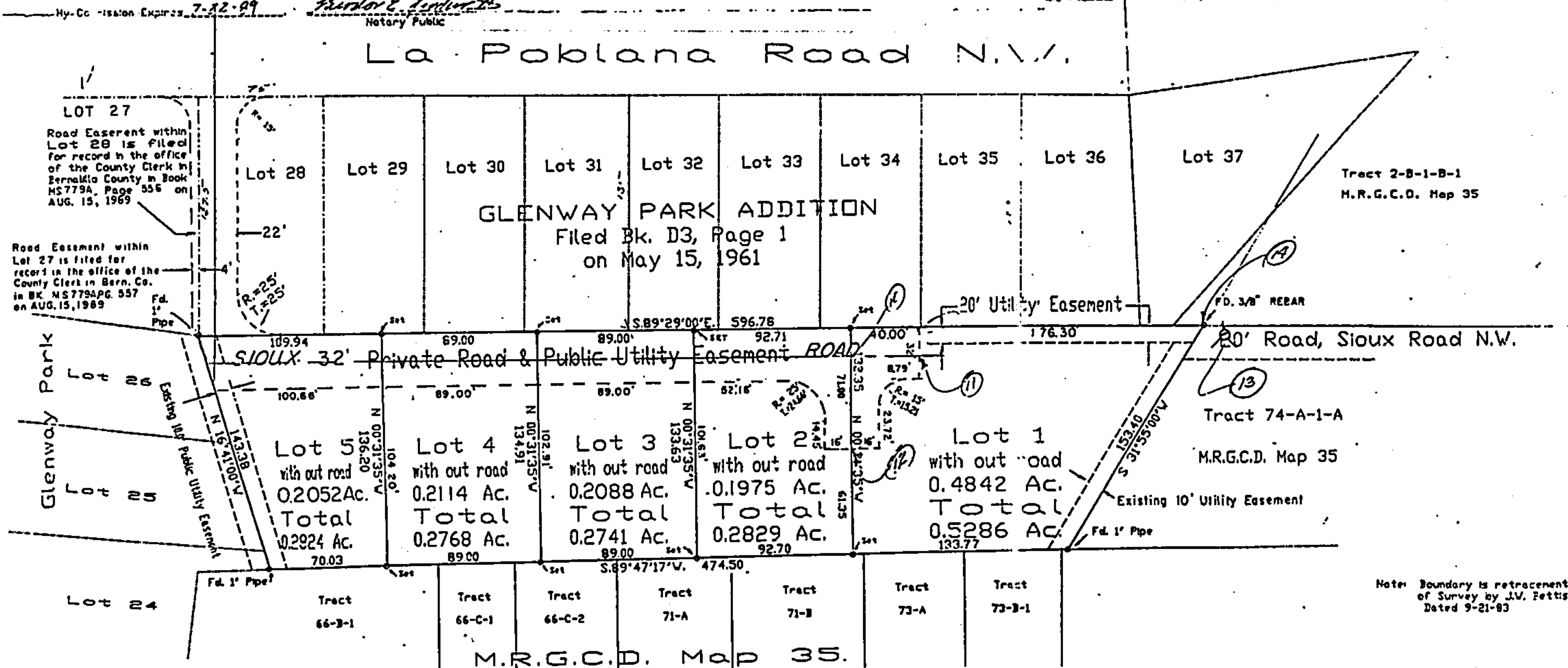
Being a Replat of Tract 65-1

Being a Replot of Tract 65-1
M.R.G.C.D. Map, 35
City of Albuquerque
Section 7, T.10 N., R.3 E., N.M.P.M.
Bernalillo County, New Mexico
January, 1989

575' IN 1955

0 25 50

Scale: 1" = 50'



Note: Boundary is retrocentric
of Survey by J.V. Pettis
Dated 9-21-83

Sheet 1 of 2

8970909

556

Road Easement

THIS INDENTURE made this 14th day of August, 1989, by and between Manuelita Angie Mantano, First Parties, and Bill M. Miera Second Parties, their successors and assigns.

WITNESSETH:

That the said First Parties, do hereby grant unto said Second Parties a Road Easement across the lands hereinafter described. Said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows,

A Road Easement within Lot 27, Block 8 of Plat of GLENWAY PARK SUBDIVISION to the City of Albuquerque, New Mexico, said Addition Filed for record in the office of the County Clerk in Bernalillo County, New Mexico on May 15, 1961, said Addition situate in Section 7, T.10 N., R.3 E., N.M.P.M., Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the northeast corner of said Lot 27, Block 8; running thence S.01 03'34"W., 137.60 feet; thence N.81 18'04"W. 4.04 feet; thence N.01 03'34"E. 122.07 feet to a point of curve; thence Northwesterly, 23.56 feet along the arc of curve, concave southwesterly, said arc having a radius of 15.00 feet and a chord which bears N.43 56'26"W., 21.21 feet to a point in the southerly right-of-way line of La Poblana Road; thence S.88 56'26"E., 19.00 feet along the southerly right-of-way line of La Poblana Road to the northeast corner of said Lot 27, Block 8 and place of beginning. Party of the First Part will not be responsible for maintenance of ditch within this easement.

The provisions hereof shall inure to the benefit of and bind the heirs, executors, administrators, successors, and assigns of the parties hereto.

WITNESS Our hand ^s and seal ^s this
14th day of August 1989.

(Seal)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this
14th day of August, 1989.

MY COMMISSION EXPIRES 2/13/91

My Commission Expires

Notary Public

BILL M. MIERA

(SEAL)

MANUELITA ANGIE MANTANO

03 AUG 15 11:00

MS779A 556

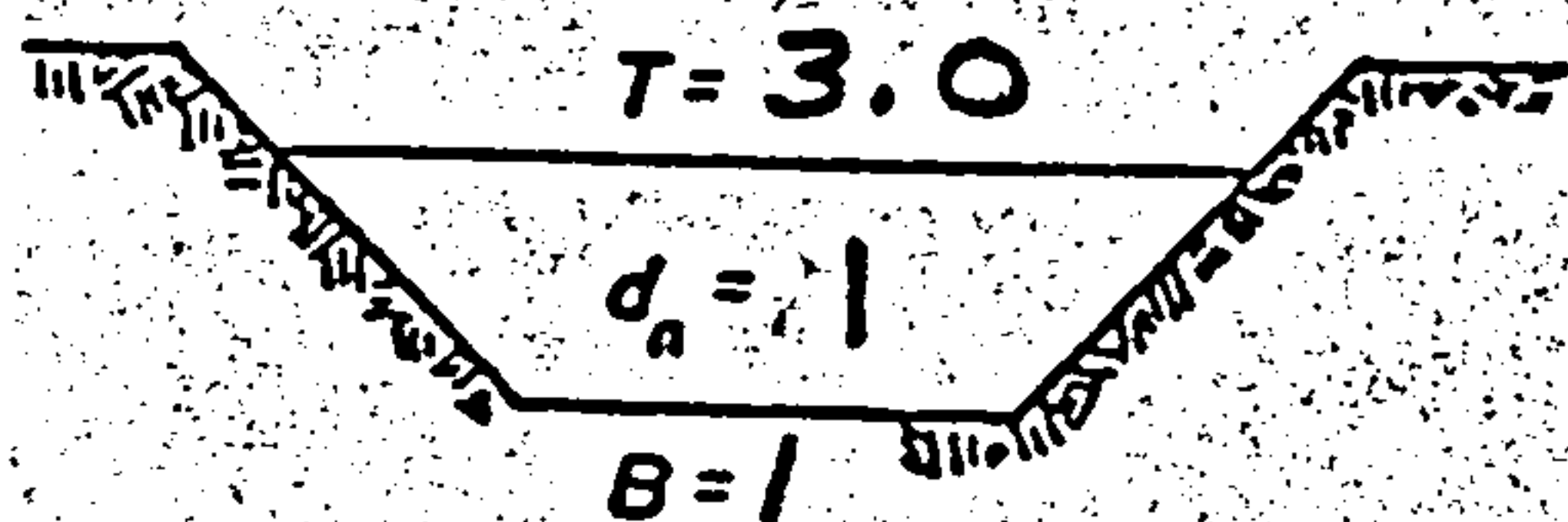
GLADYS M. DAVIS

CLERK & RECORDER

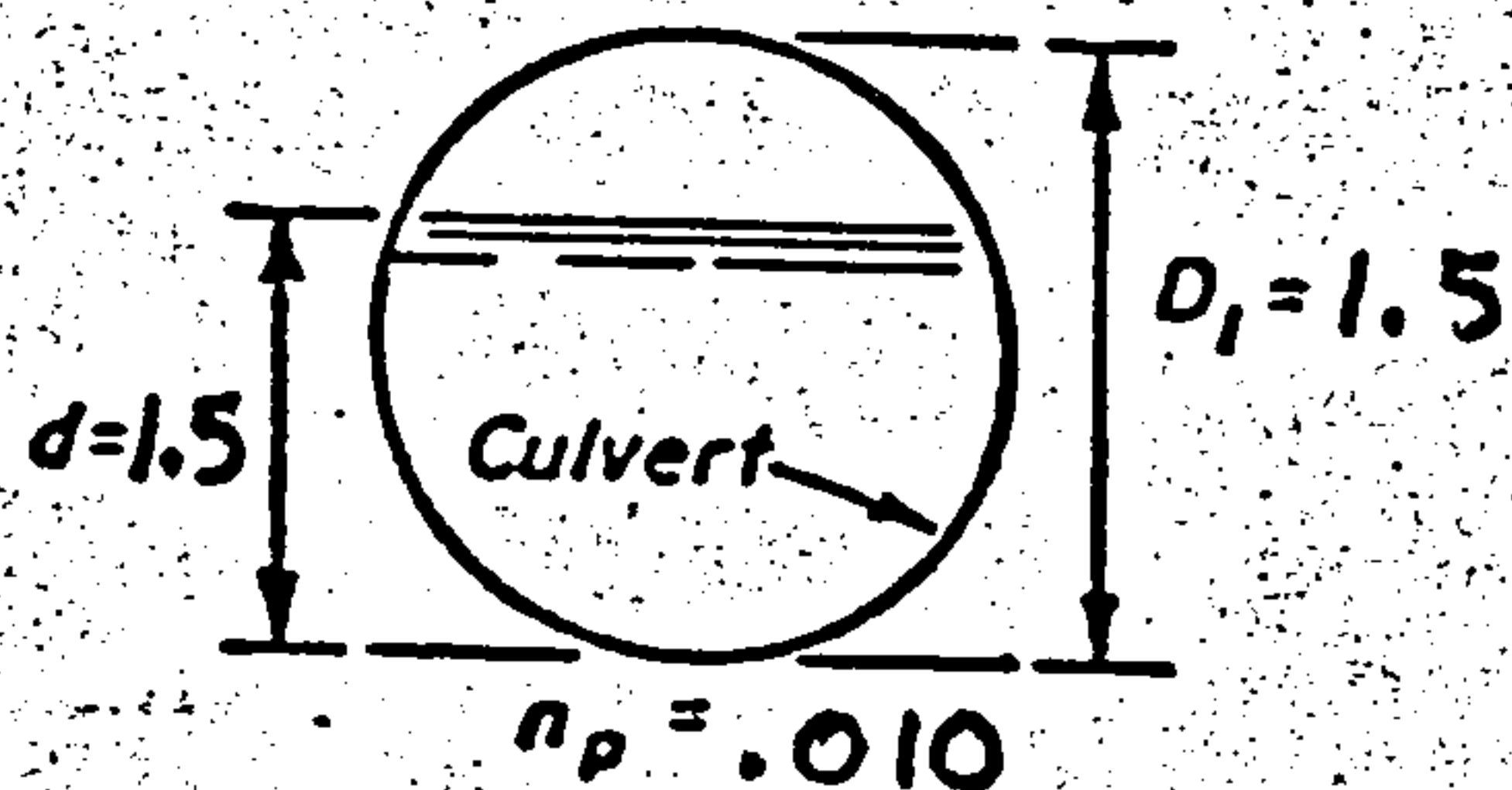
PROJECT PORTRON OF DITCH IN PIPE
 WATERWAY MENUAL DITCH

STATION 32+94 SHEET 1 OF 3
 CALCULATED BY M.J. CHAVEZ DATE 1/91

Surveyed cross section



$S_c = .0012$
 $n_c = .014$



$d/D_1 = 1.0$

$A_p = D_1^2 (.7854) = 1.77$

$R_p = D_1 (.2500) = .38$

$V_p = Q_c / A_p = 2.68$

$h_{vp} = V_p^2 / 2g = .11$

$$A_c = \left[\frac{T+B}{2} \right] d_n = 2.00$$

$$WP_c = \left[\left(\frac{T-B}{2} \right)^2 + d_n^2 \right]^{1/2} + B = 3.82$$

$$R_c = A_c / WP_c = .52$$

$$V_c = \frac{(1.486 \cdot S^{1/2} \cdot R_c^{2/3})}{n} = 2.37$$

$$Q_c = V_c A_c = 4.75$$

$$h_{vc} = V_c^2 / 2g = .09$$

AREA OF PIPE NEEDED

$$Q_c / V_m = 1.36$$

LOSSES THRU PIPE

$$h_i = k_i (h_{vp} - h_{vc}) = .01$$

$$h_o = k_o (h_{vp} - h_{vc}) = .02$$

$$h_f = L \frac{V_p^2 \cdot n_p^2}{2.2 \cdot R_p^{4/3}} = .28$$

$$L = 240'$$

$$\text{TOTAL LOSSES (H)} = .31$$

NOTES

Computations are based on application of
 Mannings and Scobey's formulas.
 See Sheet 4 of 6 for definition of
 terms.



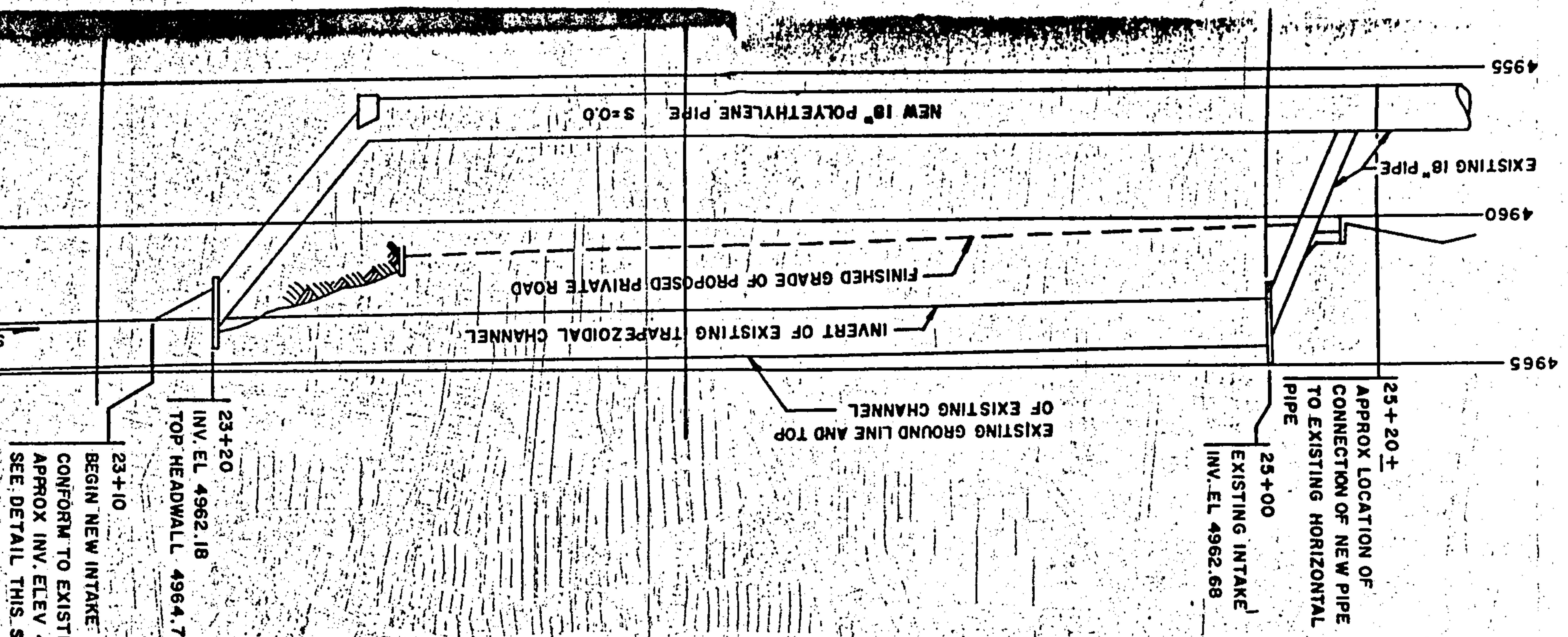
ALWAYS THINK SAFETY

UNITED STATES
 DEPARTMENT OF THE INTERIOR
 BUREAU OF RECLAMATION
 MINIMUM STANDARDS

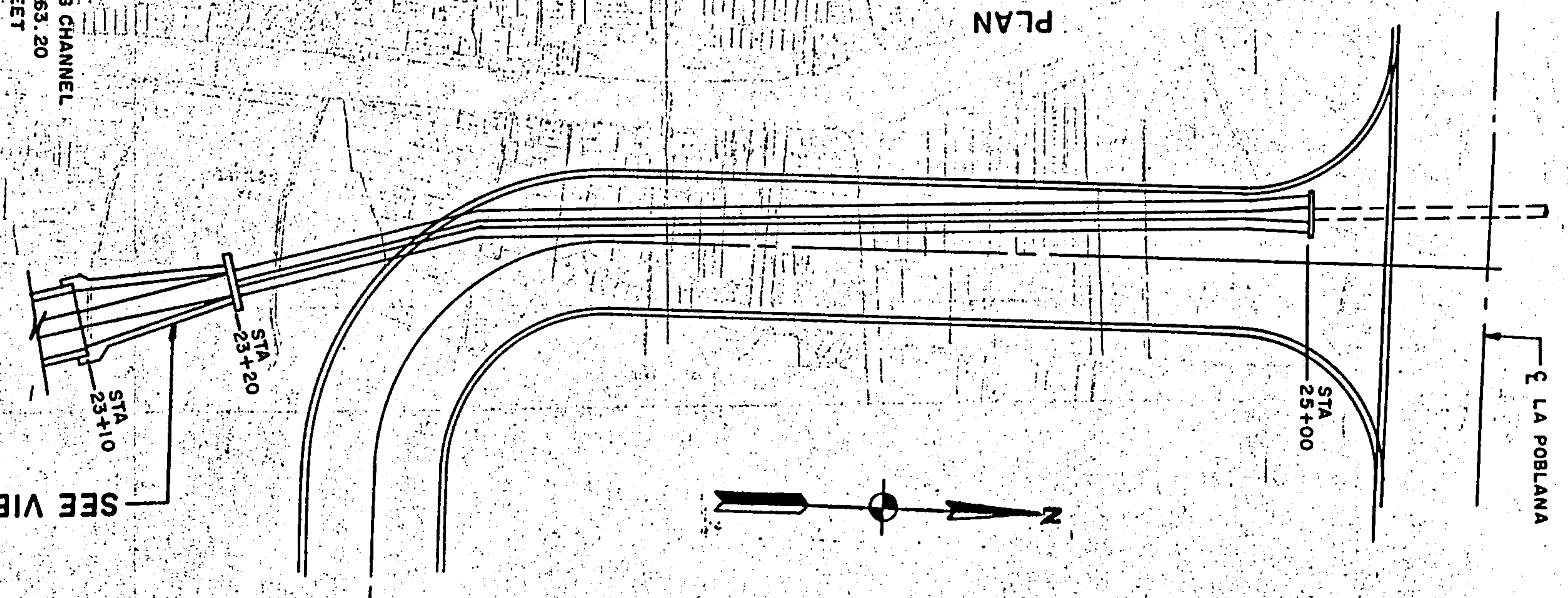
HYDRAULIC COMPUTATION FORM
 SHEET 1 OF 6

DESIGNED _____ FIELD APPROVAL _____
 DRAWN EH B GRE TECHNICAL APPROVAL PHV
 CHECKED [Signature] APPROVED _____

163-518-4948

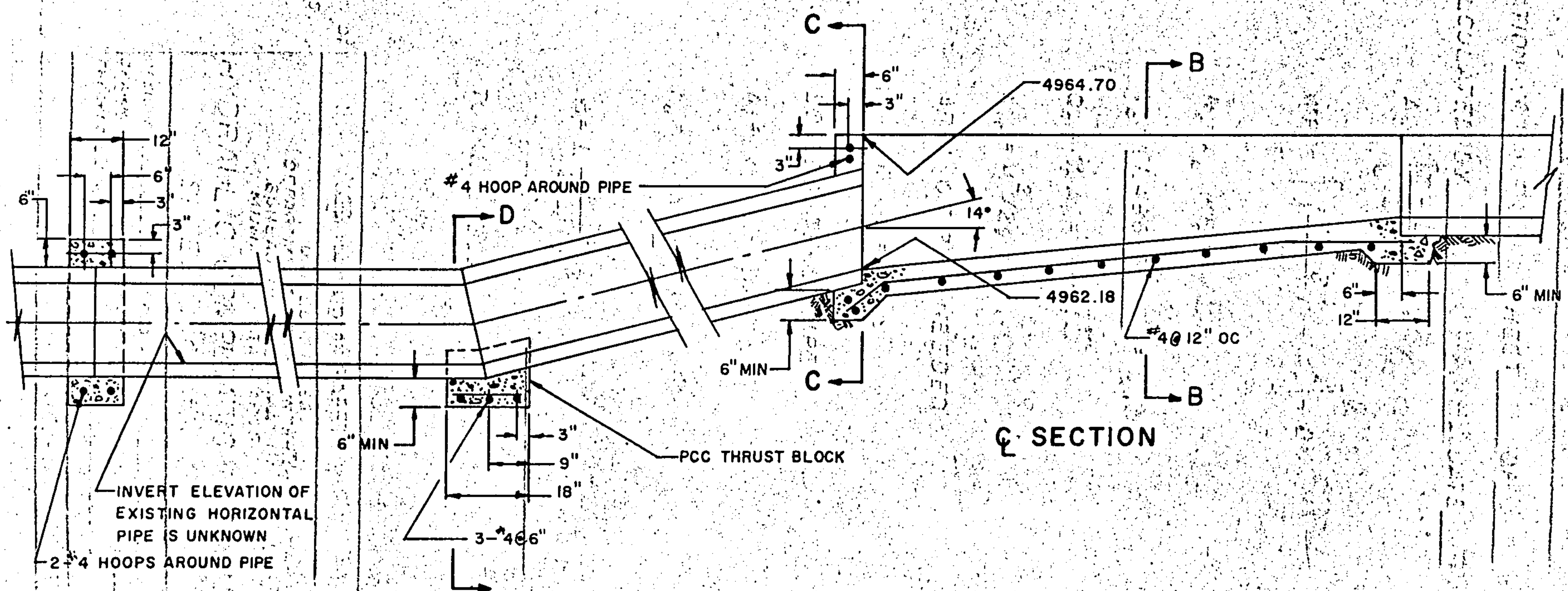
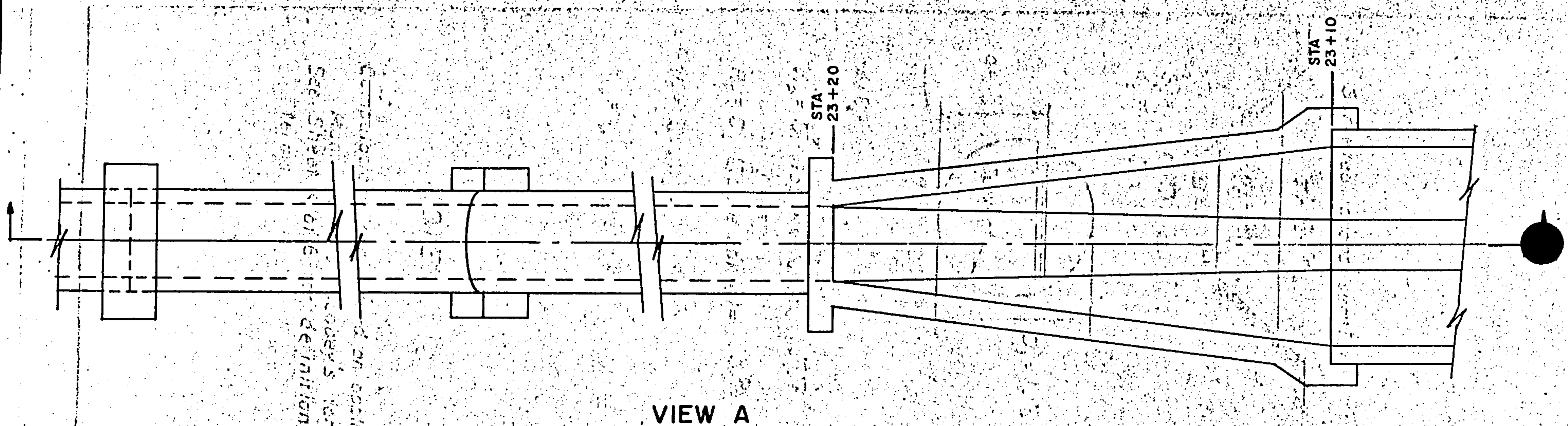


PLAN



SEE VIEW A

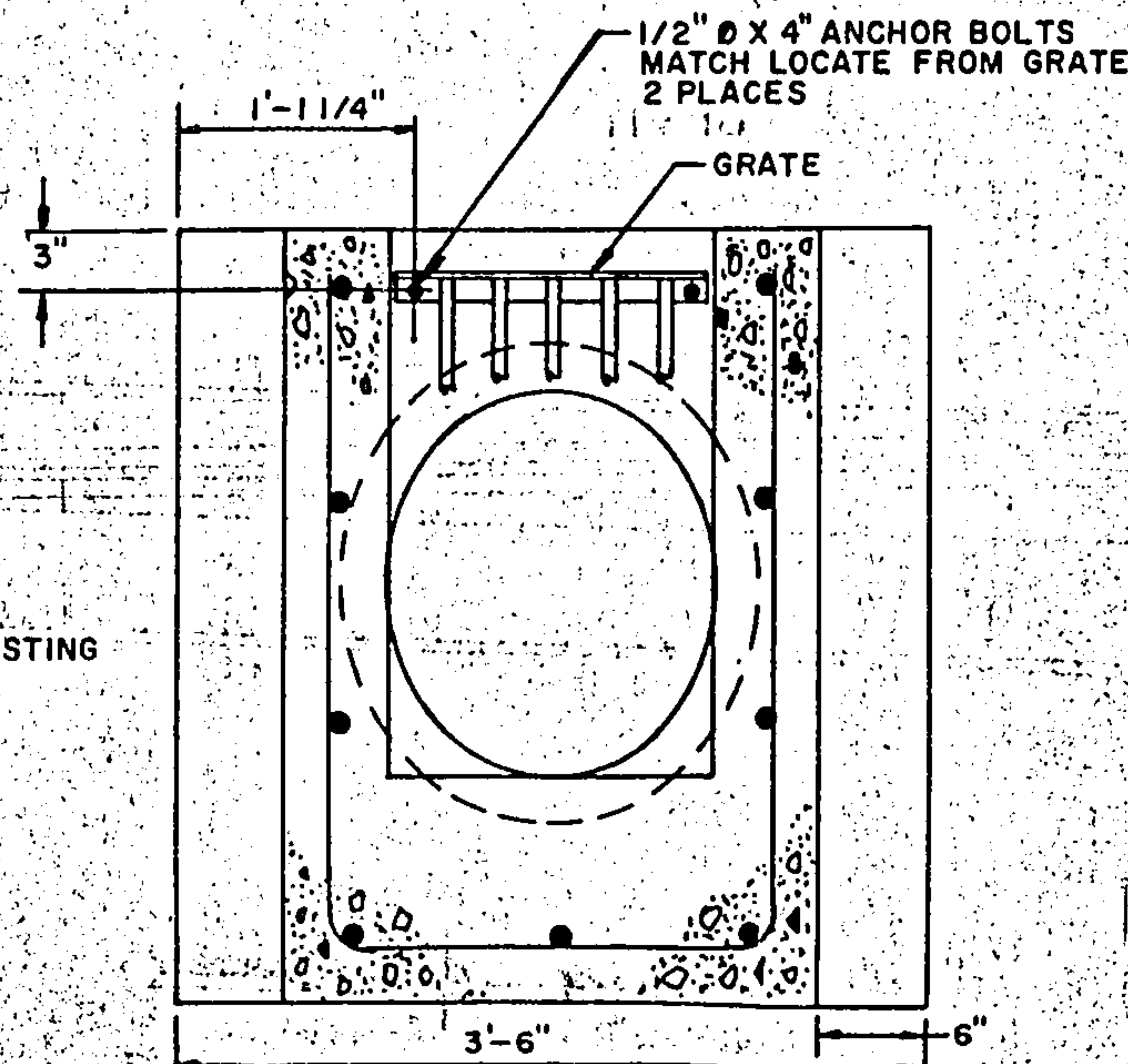
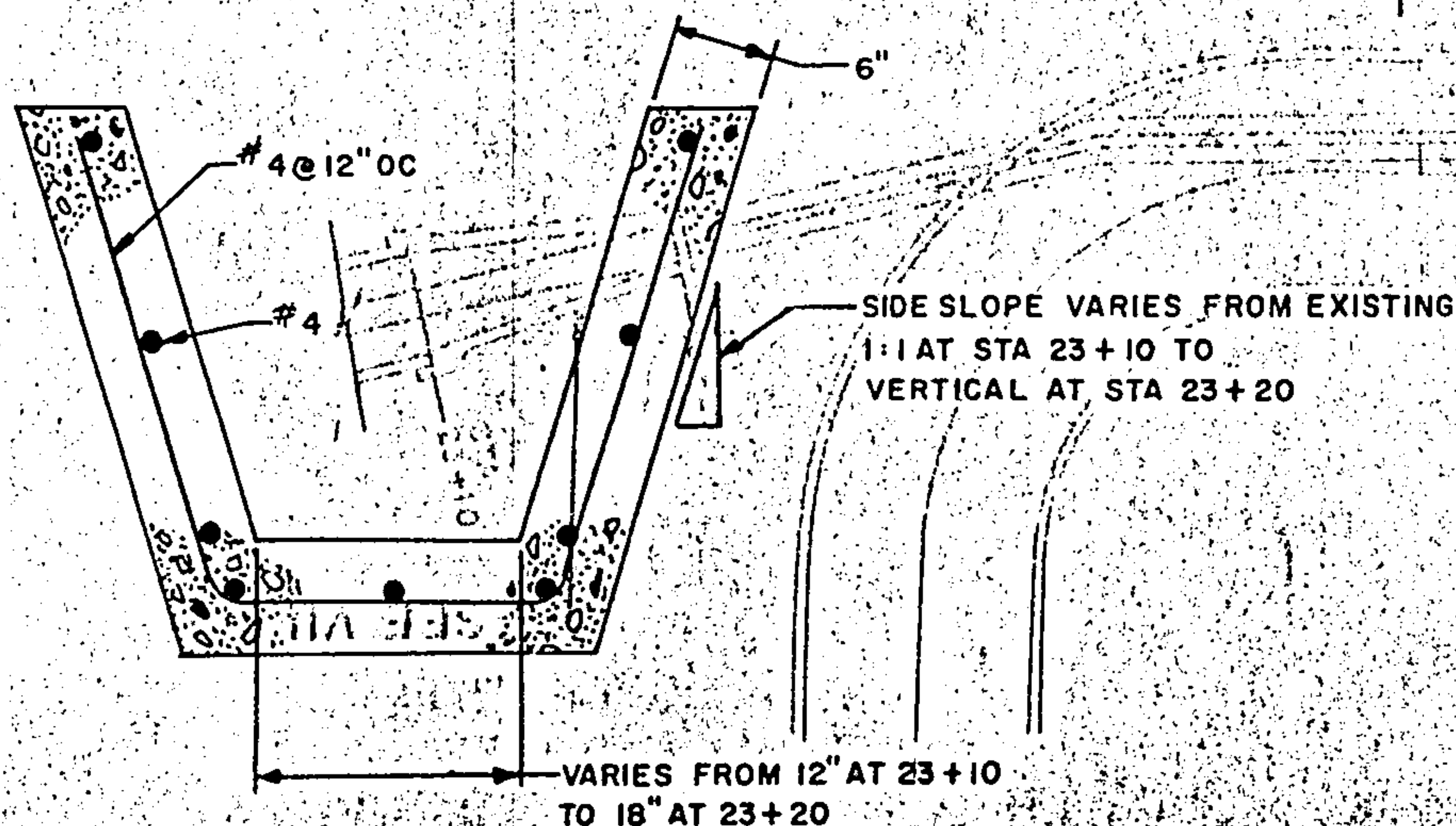
23 + 00



NOTES

1. CONSTRUCTION SHALL BE SCHEDULED TO AVOID INTERRUPTION OF IRRIGATION WATER.
2. THE EXISTING CONCRETE CHANNEL IS TO BE REMOVED BETWEEN STATION 23+10 AND 25+00. DISPOSAL OF BROKEN CONCRETE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE EXISTING HEADWALL AND 18" DIAMETER CONCRETE PIPE SHALL BE REMOVED DOWN TO THE FIRST JOINT IN THE HORIZONTAL RUN OF THE SYPHON. (ESTIMATED TO BE 20 FEET.)
3. THE NEW PIPE SHALL BE 18" DIAMETER N-12 POLYETHYLENE PIPE AS MANUFACTURED BY ADS (ADVANCED DRAINAGE SYSTEMS, INC.). THE 14 DEG. BEND SHALL BE PREFABRICATED BY THE PIPE MANUFACTURER. JOINTS IN THE POLYETHYLENE PIPE SHALL BE MADE USING SOR-35 COUPLERS. THE CONNECTION TO THE EXISTING PIPE SHALL BE ENCASED IN PORTLAND CEMENT CONCRETE AS SHOWN IN THE "CENTERLINE SECTION".
4. THE ACTUAL INVERT ELEVATION OF THE EXISTING UNDERGROUND PIPE IS UNKNOWN. THE INVERT ELEVATION SHOWN IS BASED ON AN ASSUMED COVER OF 3 FT. AT LA POBLANA RD. THE NEW 18" PIPE SHALL BE PLACED WITH THE SAME INVERT ELEVATION AS THE EXISTING HORIZONTAL PIPE.

5. NEW PORTLAND CEMENT CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
6. BACKFILL SHALL BE BROUGHT UP AT THE SAME RATE ON BOTH SIDES OF THE PIPE AND SHALL BE COMPACTED TO 90% PER AASHTO T-99. BACKFILL ABOVE THE TOP OF THE PIPE SHALL BE COMPLETED TO THE ROAD SUBGRADE LEVEL. EXCESS DIRT SHALL BE USED FOR FILL MATERIAL AS REQUIRED ON LOTS 1 THROUGH 5, OR FOR FILL FOR CONSTRUCTION OF MIERA RD.
7. ANY EXISTING PAVEMENT REMOVED FROM LA POBLANA RD. SHALL BE REPLACED IN KIND WHEN THE SYPHON HAS BEEN COMPLETED. APPROPRIATE SAFETY AND TRAFFIC CONTROL MEASURES SHALL BE TAKEN DURING CONSTRUCTION.

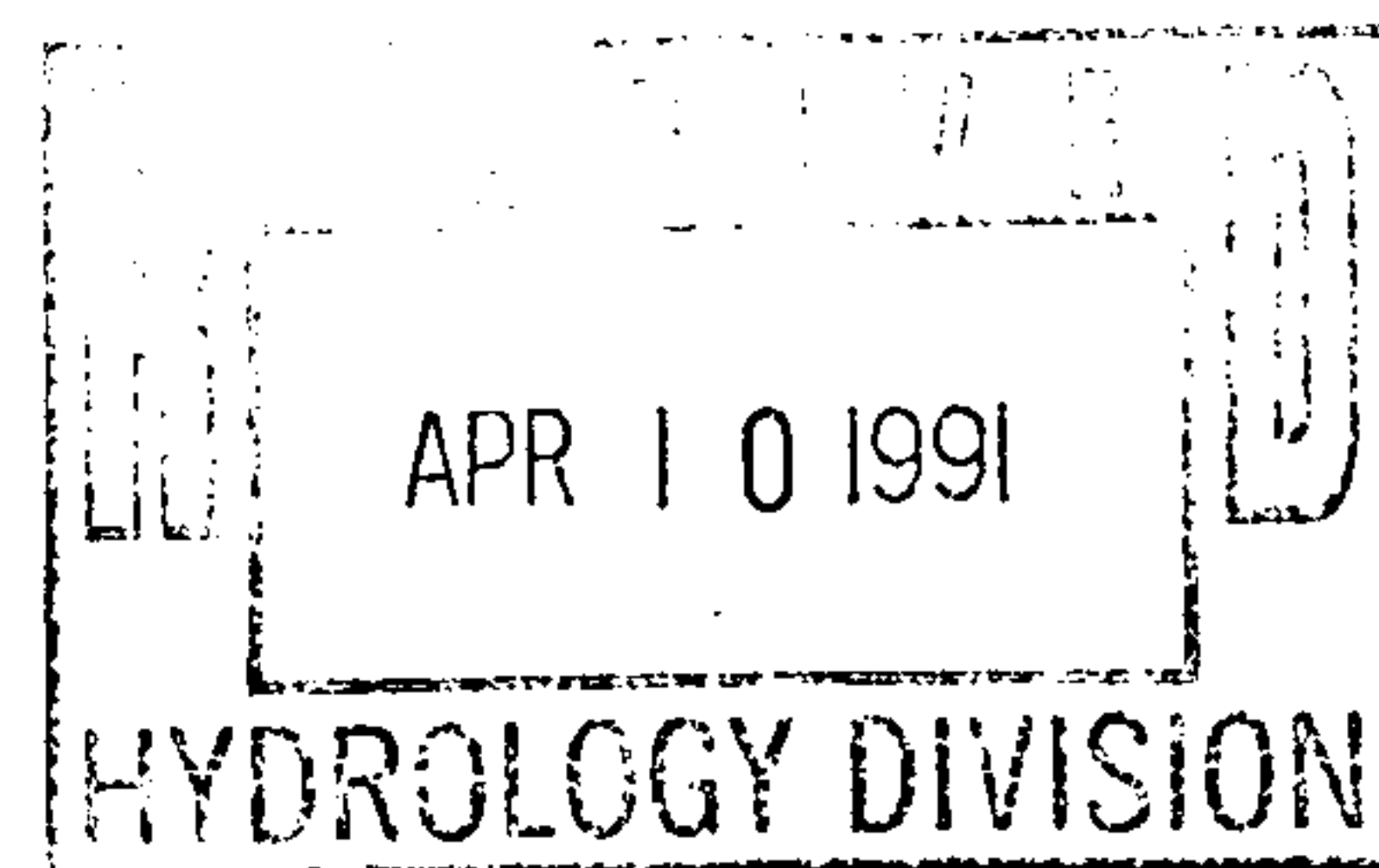




City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 29, 1990



Mr. Dallas G. Donegon
Donegon & Associates, Inc.
P.O. Box 20127
Albuquerque, New Mexico 87154

Re: Water and Sanitary Sewer Availability Statement, H-13

Dear Mr Donegon:

This statement of availability is issued as an extension of the water and sanitary sewer availability statement issued on December 20, 1988. Please find the previous statement attached to this letter.

Subject Property: MRGCD No. 35, Tract 65b

Proposed Development: Single Family Residential, 5 Lots (DRB 88-647)

Basically, the requirements of the previous statement will remain in effect since there have been no changes identified. This statement of availability will remain in effect for a period of one year and applies only to the proposed development identified herein. Its validity is in part contingent on the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require re-evaluation of availability and should be brought to our attention as soon as possible. Any outstanding pro-rata and standby assessments must be paid at the time service is taken. All charges assessed and rates collected will be based on applicable ordinances and policies in effect at the time service is actually requested and authorized.

If you have any questions or comments, please do not hesitate to contact me at 768-2730.

Sincerely,

Robert W. Kane, P.E.
Staff Engineer
Development Division
Public Works Department

RWK:rwk

xc: f/Availability H-13

WP+ rwk(ID 2096)



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 20, 1988

Mr. Bill Miera
1720 Menaul Ext. NW
Albuquerque, New Mexico 87107

Dear Mr. Miera:

This statement of availability is issued in response to your inquiry of December 13, 1988.

Subject Property: MRGCD No. 35, Tract 65b

Proposed Development: Single Family Residential, 5 Lots (DRB 88-647)

A prior statement was issued on this property in March of 1987 at which time access was proposed from the east via Sioux Street. A sketch plat of the proposed subdivision was recently reviewed by the Development Review Board. It shows 5 lot subdivision with access from La Poblana Road N.W. via a 20 foot road easement: The west 20 feet Lot 28, Block 8 of Glenway Park Addition. That easement would overlay an existing utility easement occupied by an MRGCD ditch which would limit the area available for a public utility corridor. Existing development on Lot 28 is another limiting factor. Adequate access and utility corridors may require acquisition of easements across the ditch on Lot 27. This must be resolved via the DRB process.

WATER:

Service is available contingent upon construction of a looped 6-inch public extension from the existing hydrant in Sioux Street along the north side of the property to the west property line then north to the existing 6" CI line in La Poblana N.W. Construction must include fire hydrants per DPM Standards. Each lot will require a separate metered service. Actual service connections must be coordinated through the Customer Services Office at 768-2840.

SEWER:

Service is available contingent upon construction of an 8" public line from the existing 8" VCP line in La Poblana south along the Lot 27/28 lot line, then east in the proposed roadway to the cul-de-sac at the eastern most lot. Each lot will require a separate construction in the public line.

Mr. Bill Miera
December 20, 1988
Page 2

Design and construction of all improvements will be at the developer's expense and must be coordinated through the Engineering Design Section of the Public Works Department. Designs must be done by a New Mexico registered professional engineer, and must be reviewed and approved by the Design Review Committee. Construction must be by a licensed bonded public utility contractor under a City Work Order.

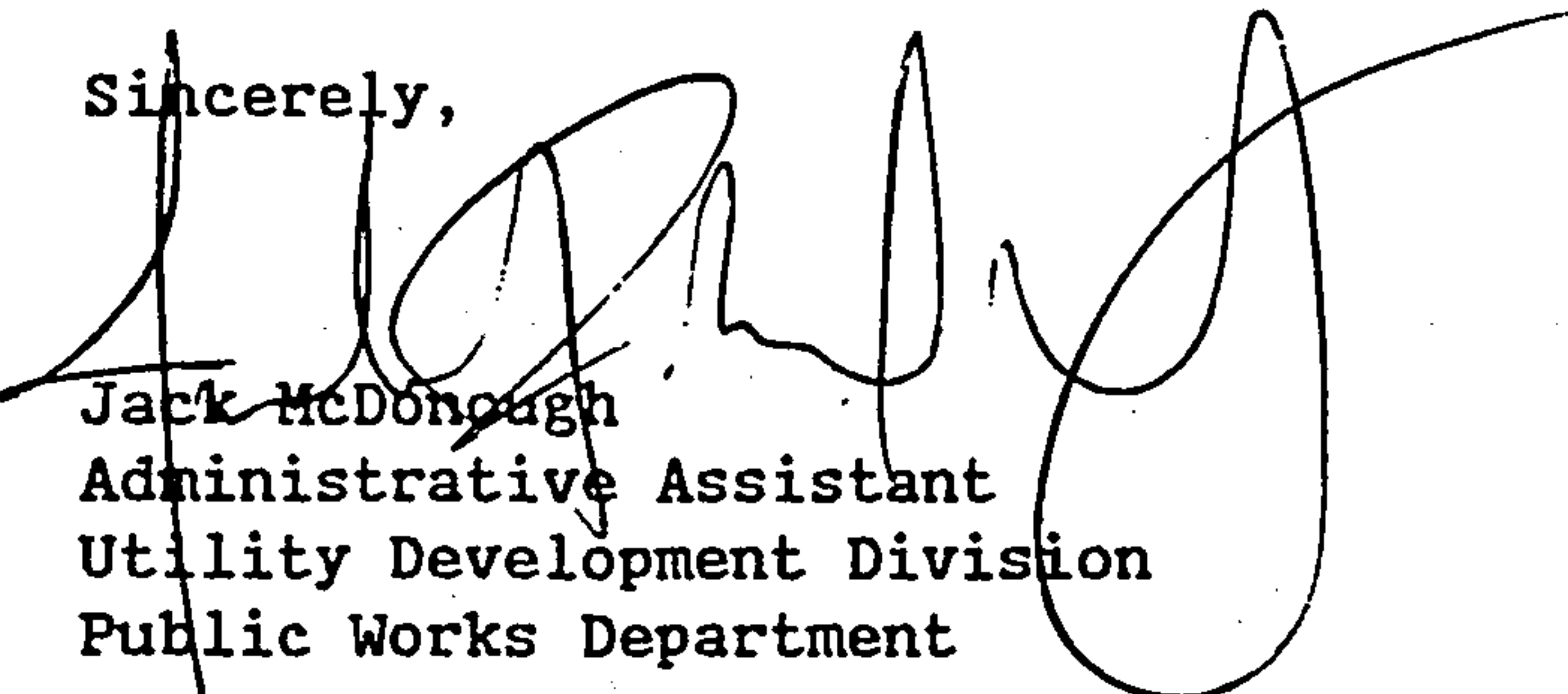
UTILITY EXPANSION CHARGES:

In addition to all design, construction, and installation costs, both water and sewer service will be subject to Utility Expansion Charges. The charges assessed will be based on the size metered water service requested; and will be payable at the time service connections are actually made. Assuming standard 3/4" metered water services are used, the Utility Expansion Charges will be \$1,754 per lot.

This statement of availability will remain in effect for a period of one year and applies only to the proposed development identified herein. Its validity is in part contingent on the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require re-evaluation of availability and should be brought to our attention as soon as possible. Any outstanding prorata and/or standby assessments must be paid at the time service is taken. All charges assessed and/or rates collected will be based on applicable ordinances and policies in effect at the time service is actually requested and authorized.

If you have any questions and/or comments please do not hesitate to contact me at 768-2730.

Sincerely,

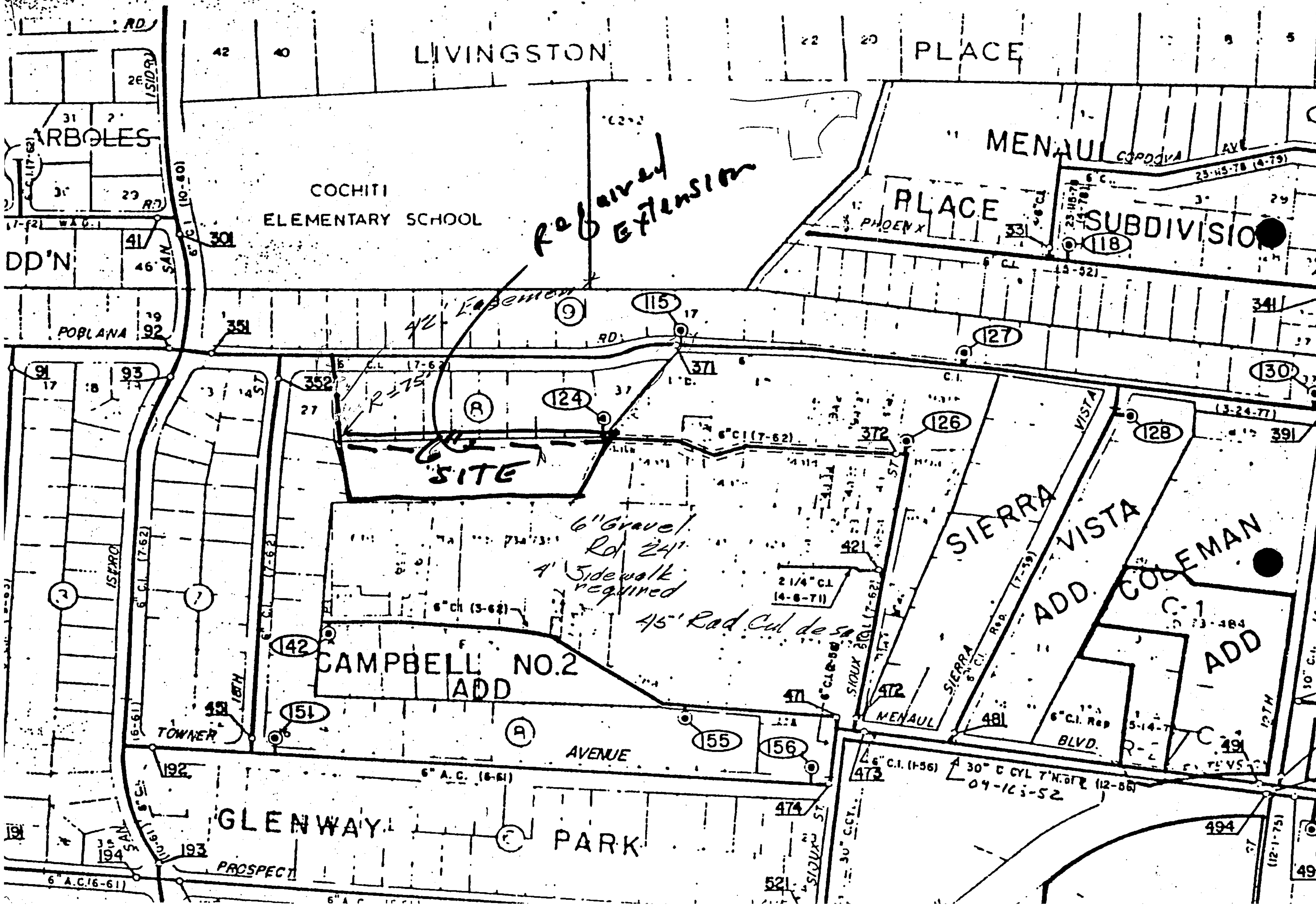


Jack McDonough
Administrative Assistant
Utility Development Division
Public Works Department

JFM:fe

Attachments: System Maps

xc: Jon E. Ertsgaard
Josie Gutierrez
f/Availability (H-13)
f/Readers 81208



G-13S

map # H-13-sewer

