

# CITY OF ALBUQUERQUE



February 13, 2007

David Soule, P.E.  
Rio Grande Engineering  
1606 Central Ave. SE, Suite 201  
Albuquerque, NM 87106

**Re: Entrada del Bosque Subdivision, SIA/Financial Guarantee Release  
Engineer's Stamp dated 1-09-06 (J12-D23)  
Certification dated 2-13-07**

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-13-07, the  
above referenced certification is approved for release of SIA and Financial Guarantee.

If you have any questions, you can contact me at 924-3981.

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: Marilyn Maldonado, COA# 775281  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

J-12/D23

PROJECT TITLE: Entrada Del Bosque Subdivision  
DRB #: 1004360 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: J12D23  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 313A2A, Map # 38, MRGCD  
CITY ADDRESS: 3015 Mountain Road NW

ENGINEERING FIRM: Rio Grande Engineering  
ADDRESS: 1606 Central SE, Suite 201  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87106

OWNER: Washington Street Investors  
ADDRESS: PO Box 93024  
CITY, STATE: Albuquerque, NM

CONTACT: Scott Ashcraft  
PHONE: 242-5566  
ZIP CODE: 87199

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

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

SURVEYOR: Cartesian  
ADDRESS: PO Box 44414  
CITY, STATE: Rio Rancho NM

CONTACT: Will Plotner  
PHONE: 896-3050  
ZIP CODE: 87174

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

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

## CHECK TYPE OF SUBMITTAL:

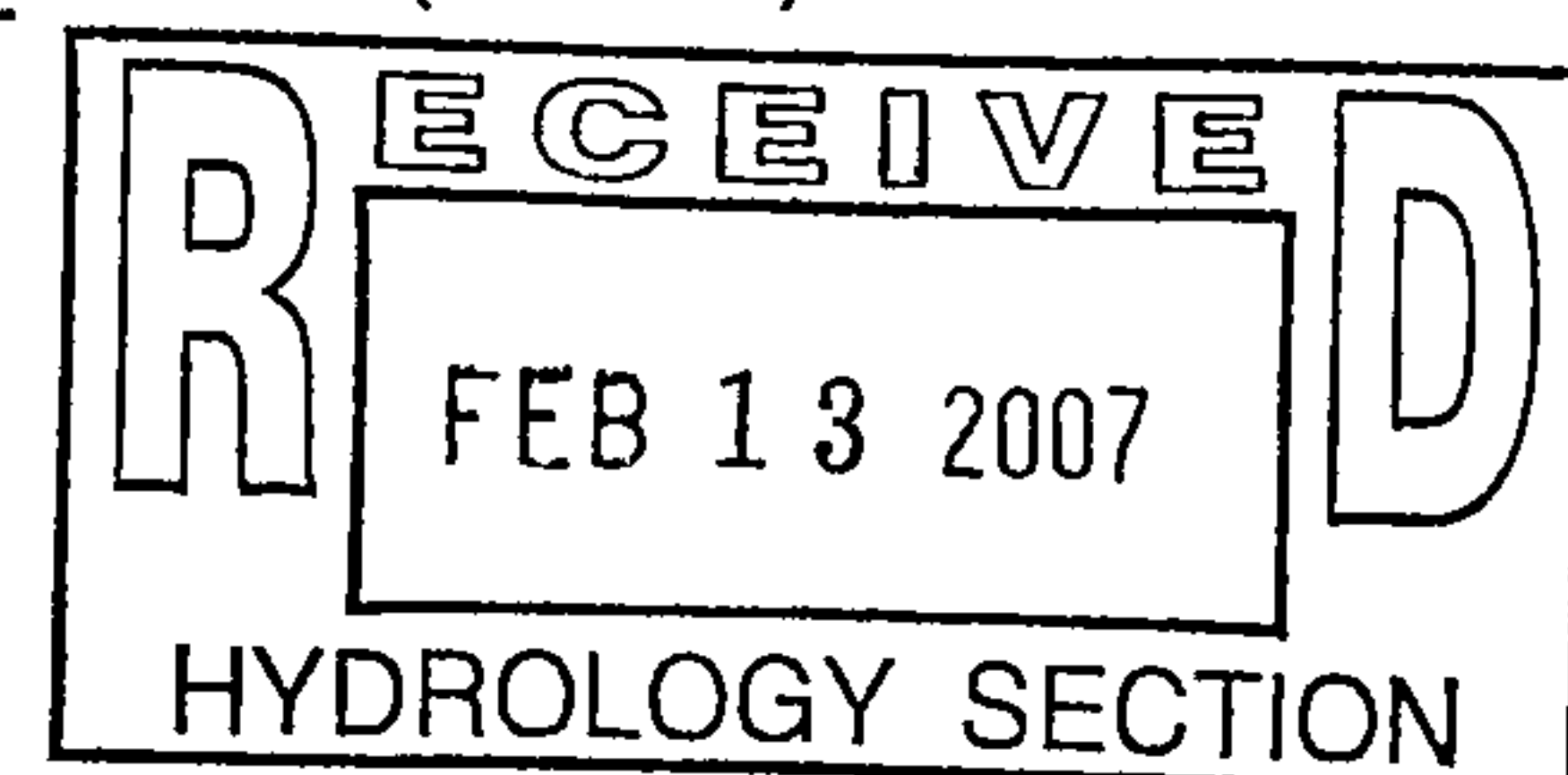
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
GRADING PLAN (AMMENDED)  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 2/13/2007 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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

# CITY OF ALBUQUERQUE



February 8, 2007

David Soule, P.E.  
Rio Grande Engineering  
1606 Central Ave. SE, Suite 201  
Albuquerque, NM 87106

**Re: Entrada del Bosque Subdivision, SIA/Financial Guarantee Release  
Engineer's Stamp dated 10-24-05 (J12-D23)  
Certification dated 2-07-07**

Dear Mr. Soule,

Based upon the information provided in your submittal received 2-07-07, the above referenced certification cannot be approved for release of SIA and Financial Guarantee until the following comment is addressed:

- The plan that must be certified for release of financial guarantee(s) and SIA has an engineer's stamp date of 1-09-06.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

5-12/023

PROJECT TITLE: Entrada Del Bosque Subdivision  
DRB #: 1004360 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: J12D23  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 313A2A, Map # 38, MRGCD  
CITY ADDRESS: 3015 Mountain Road NW

ENGINEERING FIRM: Rio Grande Engineering  
ADDRESS: 1606 Central SE, Suite 201  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87106

*Stamp date 10-24-05 Cert date 2-7-07*  
OWNER: Washington Street Investors  
ADDRESS: PO Box 93024  
CITY, STATE: Albuquerque, NM

CONTACT: Scott Ashcraft  
PHONE: 242-5566  
ZIP CODE: 87199

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

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

SURVEYOR: Cartesian  
ADDRESS: PO Box 44414  
CITY, STATE: Rio Rancho NM

CONTACT: Will Plotner  
PHONE: 896-3050  
ZIP CODE: 87174

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

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

## CHECK TYPE OF SUBMITTAL:

## CHECK TYPE OF APPROVAL SOUGHT:

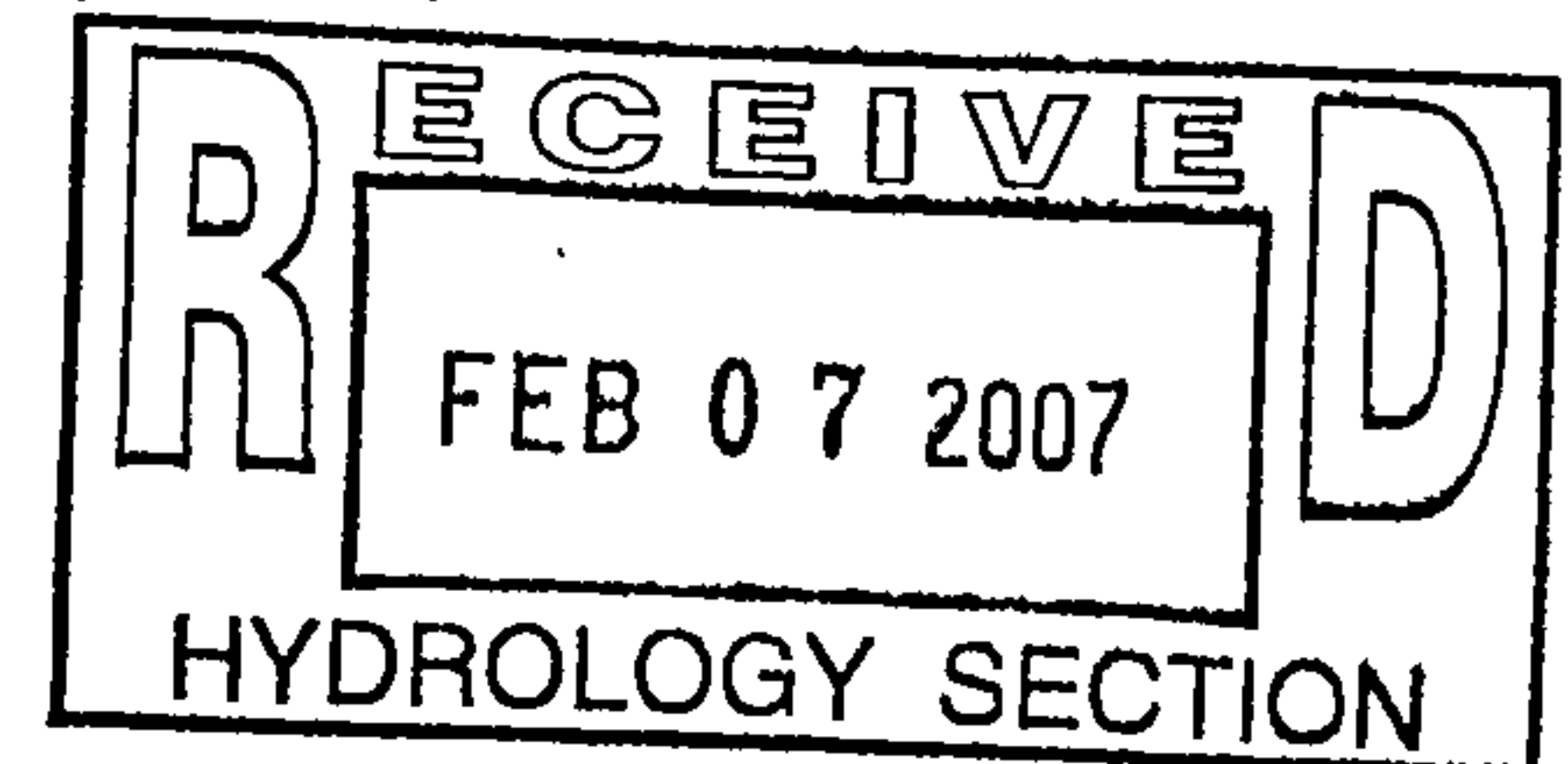
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
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☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

- ☒ SIA / FINANACIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
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☐ SECTOR PLAN APPROVAL  
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☐ FOUNDATION PERMIT APPROVAL  
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

*Need to certify amended  
prelim plat → stamp date 1-9-06.*

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 2/7/2007 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

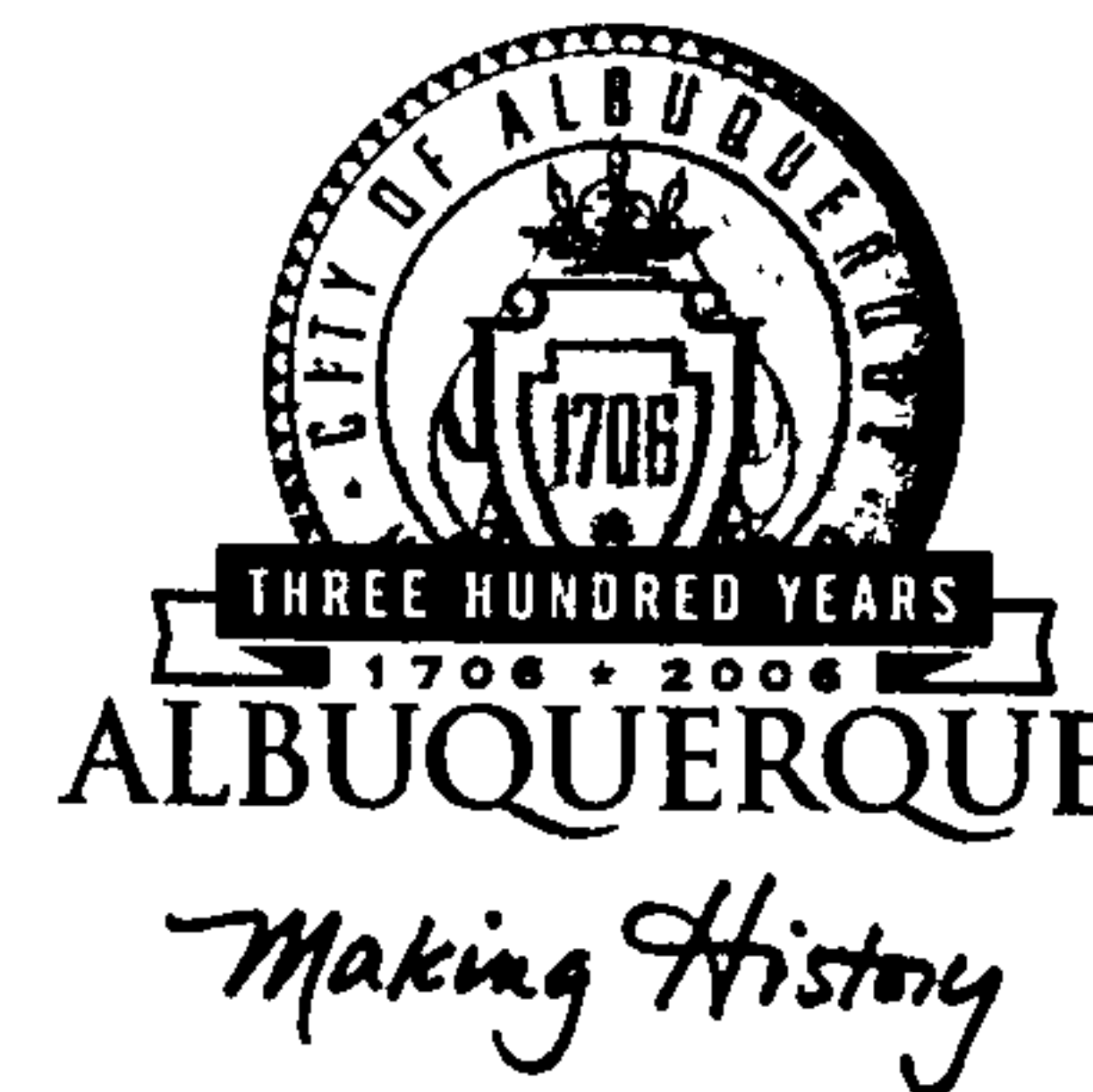
The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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



# CITY OF ALBUQUERQUE



January 17, 2006

David Soule, PE  
Rio Grande Engineering  
1606 Central SE, Ste 201  
Albuquerque, NM 87106

**Re: Entrada del Bosque Subdivision Revised Grading Plan  
Engineer's Stamp dated 1-9-06(J12-D23)**

Dear Mr. Soule,

Based upon the information provided in your submittal dated 1-9-06, the above referenced plan is approved for Amended Site Development Plan and Preliminary Plat. This will now be the plan that must be certified for release of Financial Guarantees and SIA.

P.O. Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

New Mexico 87103

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Entrada Del Bosque Subdivision  
DRB #: 1004360 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: J12D23  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 313A2A, Map # 38, MRGCD  
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ENGINEERING FIRM: Rio Grande Engineering  
ADDRESS: 1606 Central SE, Suite 201  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87106

OWNER: Washington Street Investors  
ADDRESS: PO Box 93024  
CITY, STATE: Albuquerque, NM

CONTACT: Scott Ashcraft  
PHONE: 242-5566  
ZIP CODE: 87199

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

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

SURVEYOR: Cartesian  
ADDRESS: PO Box 44414  
CITY, STATE: Rio Rancho NM

CONTACT: Will Plotner  
PHONE: 896-3050  
ZIP CODE: 87174

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

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

## CHECK TYPE OF SUBMITTAL:

## CHECK TYPE OF APPROVAL SOUGHT:

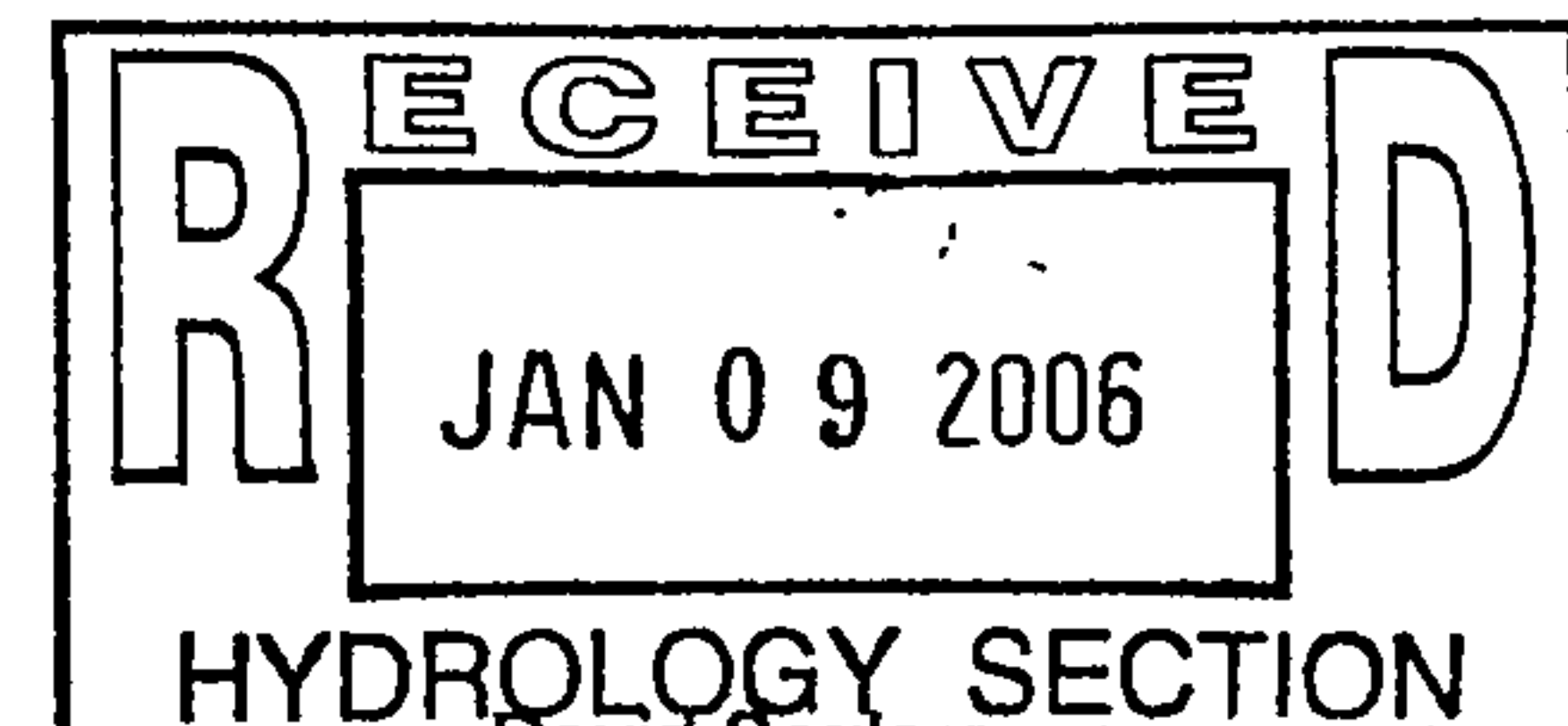
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
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☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 1/9/2006 BY: \_\_\_\_\_



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

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

5-12/D23

#1

**PRIVATE FACILITY  
DRAINAGE COVENANT**

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person" "husband and wife," "corporation of the State of \_\_\_\_\_," or "partnership":]

Entrada del Bosque Homeowners Association ("Owner"),  
whose address is PO Box 93024, Alb. NM 87199, and the City of Albuquerque,  
a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico  
87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs  
this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:]

Tract A - Entrada del Bosque  
File 5124106  
Bk 2006 - 163

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

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

Private Retention Pond

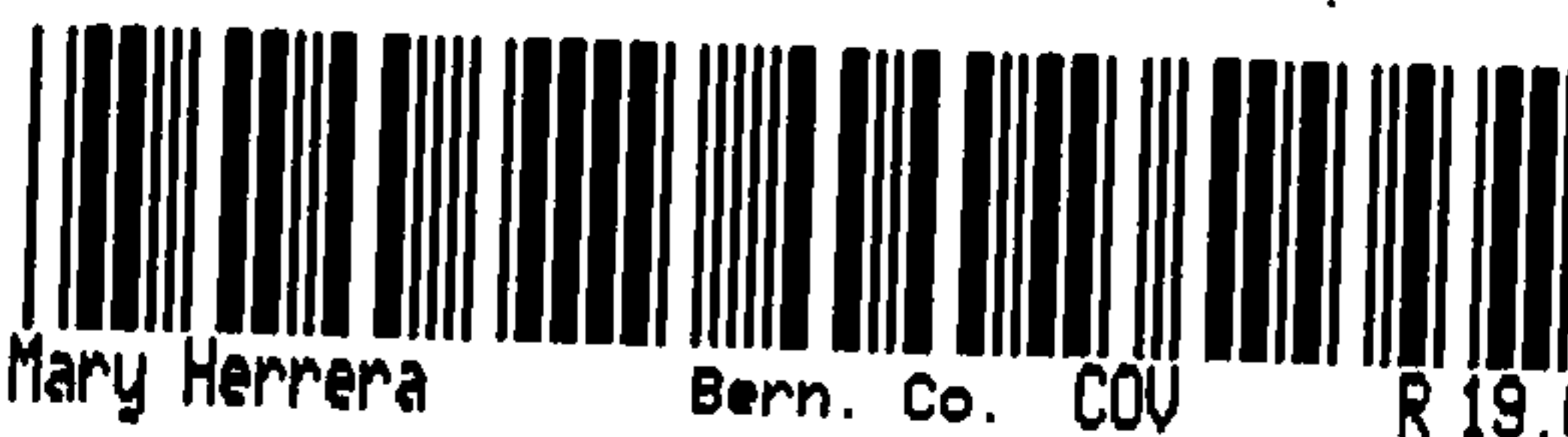
The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the



Mary Herrera

Bern. Co. COV

R 19.00

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Page: 1 of 6

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Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractor or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

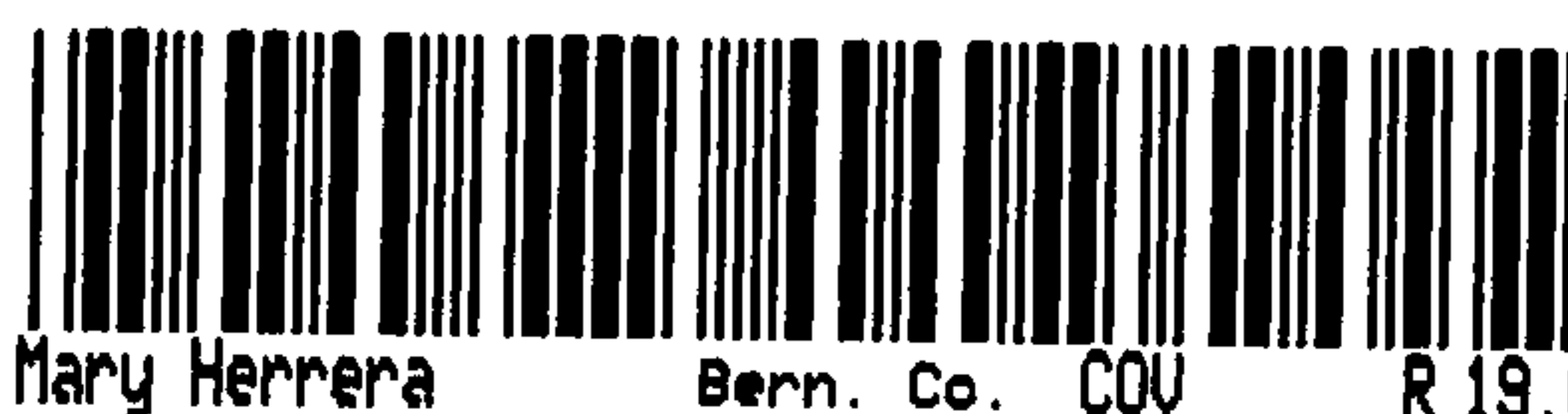
8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.





CITY OF ALBUQUERQUE:

ACCEPTED:

By:

Jay J. Gzar Bruce Perlman, PhD  
Chief Administrative Officer

Dated: 9-26-06

OWNER: Entrada del Bosque HOA

By:

Member President  
Title:

Dated: 8-8-06

APPROVED:

Director, Public Works Dept.

Reviewed by:

City Engineer

9/22/06

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO ) ss

This instrument was acknowledged before me on September 25, 2006, by Richard Dourto for  
Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the  
corporation.

Gloria D. Saavedra  
Notary Public

My Commission Expires:

11-25-2007



OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

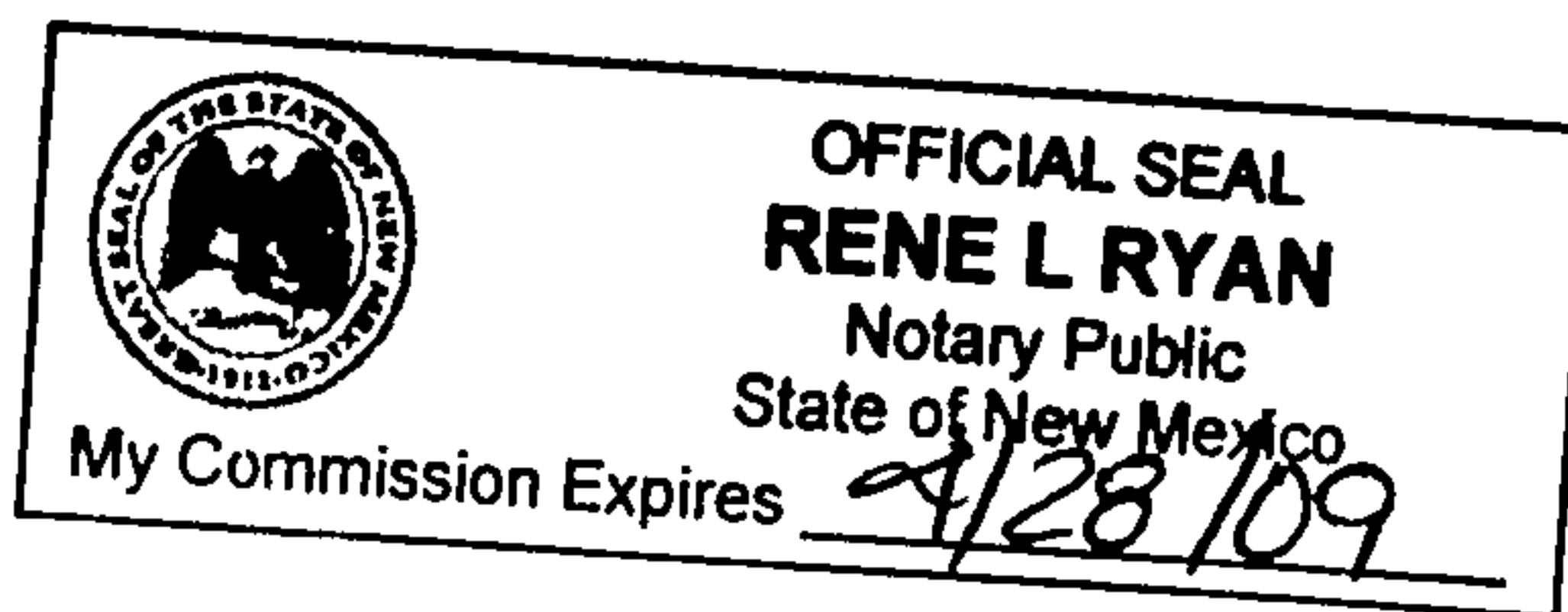
COUNTY OF BERNALILLO

)  
) ss.  
)

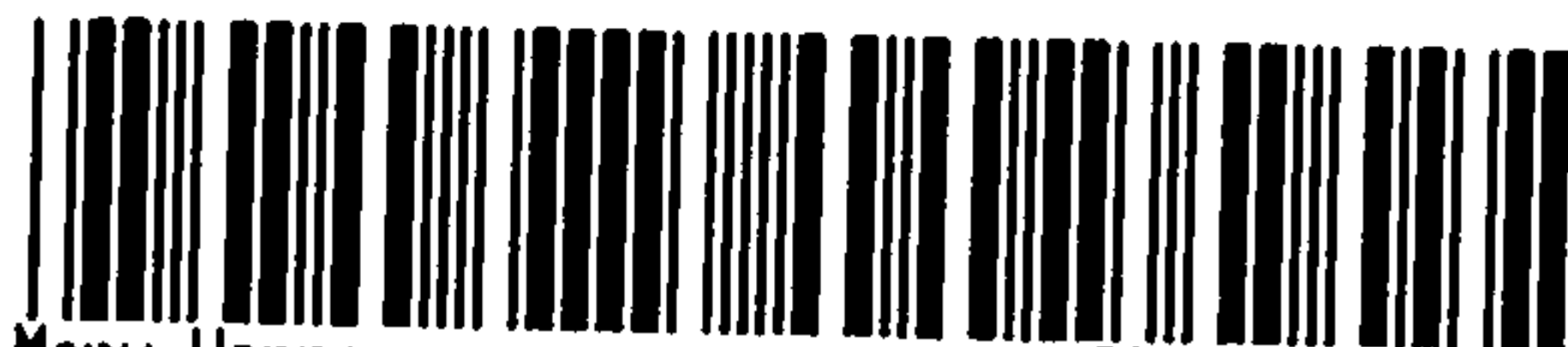
This instrument was acknowledged before me on Aug 8, 2006, by Scott Ashcraft -  
President, on behalf of 5050 LLC and Entrada del Bosque  
Homeowners Association  
[Signature]  
Notary Public

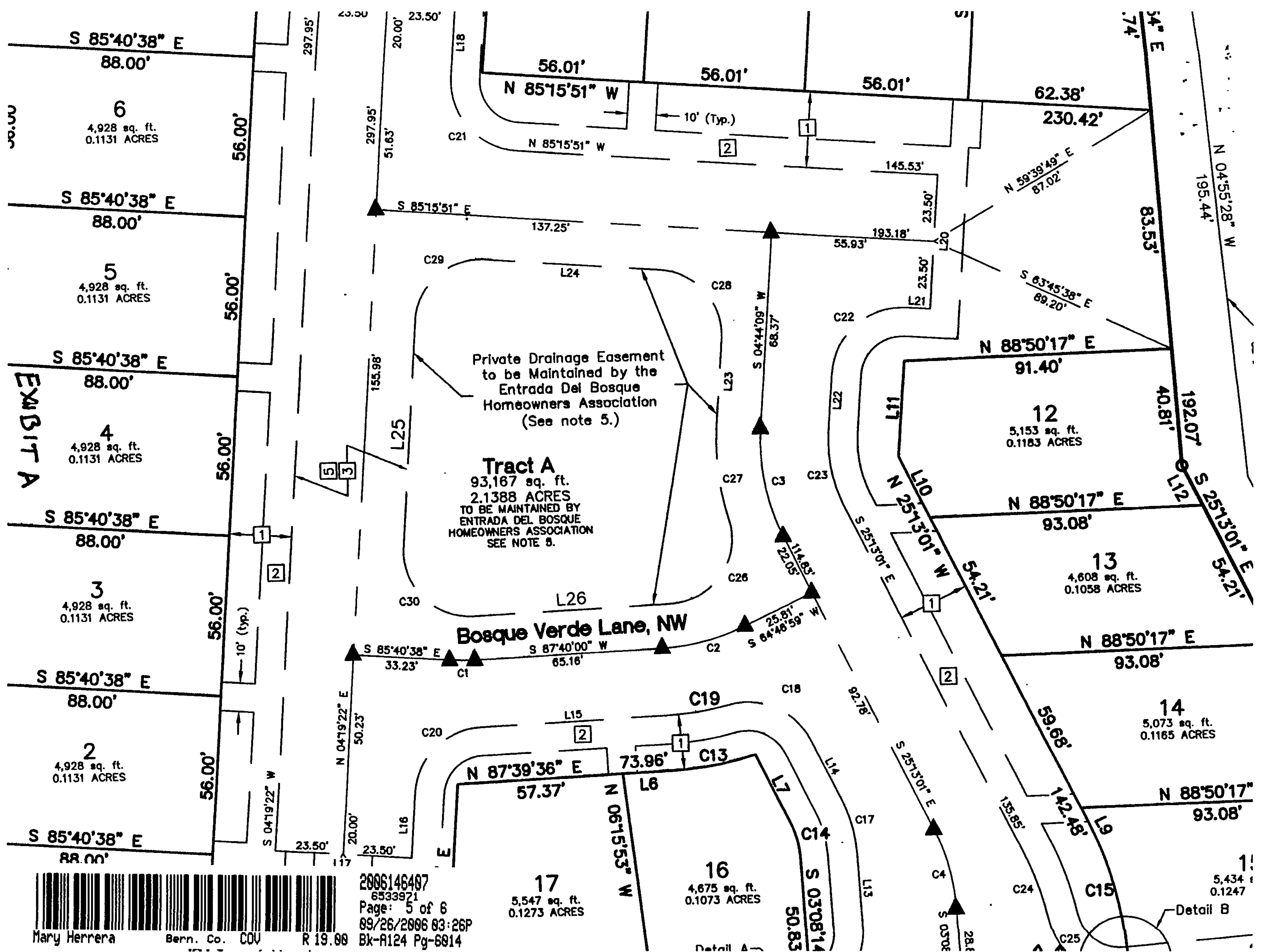
My Commission Expires:

April 28, 09



[EXHIBIT A ATTACHED]





Mary Herrera

Bern. Co. COV

R 19.00

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Page: 5 of 6

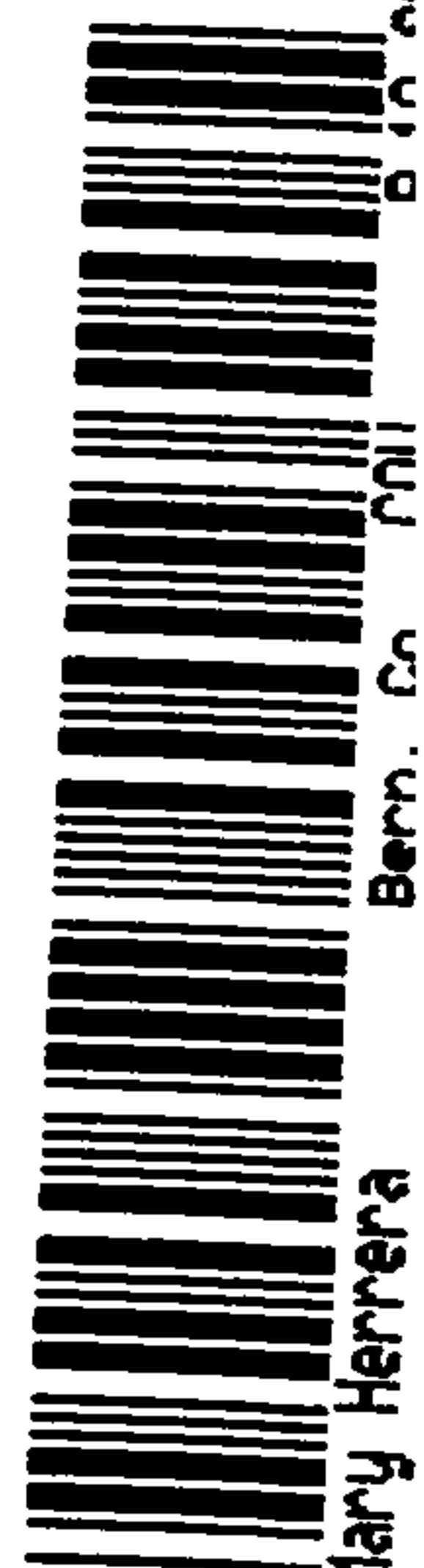
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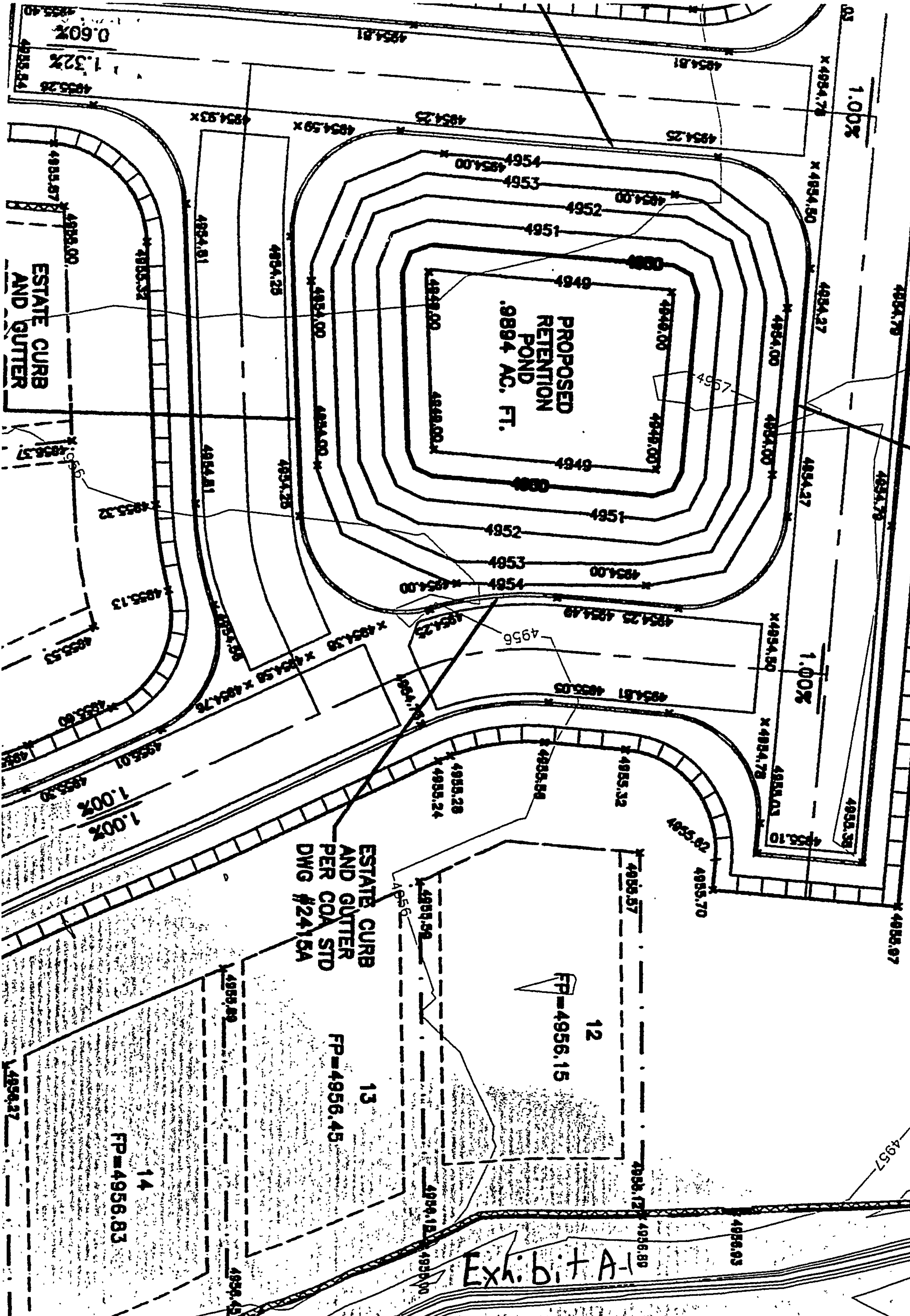
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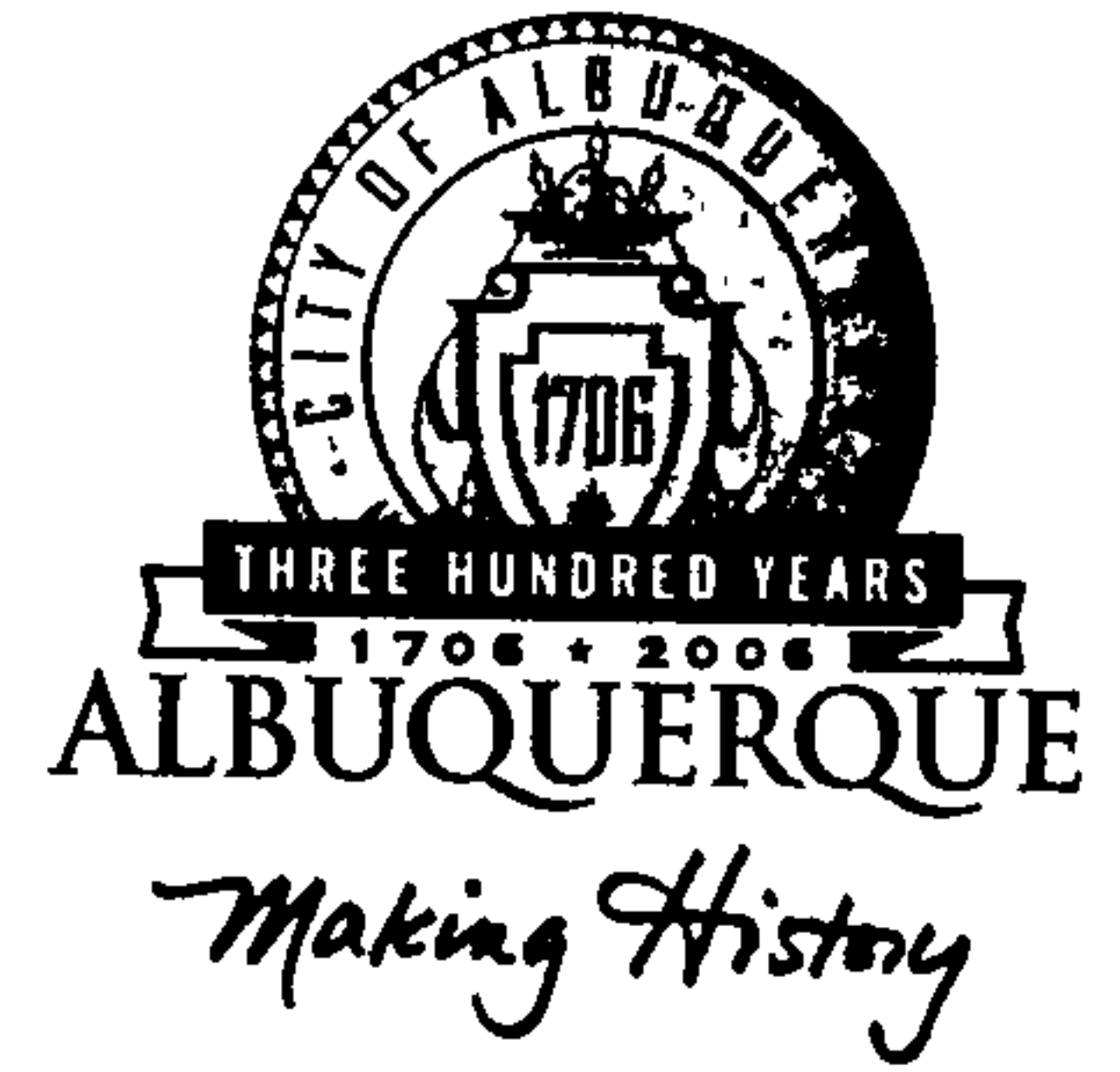


4984.57  
4985.00

Exhibit A-1



# CITY OF ALBUQUERQUE



November 2, 2005

David Soule, P.E.  
Rio Grande Engineering  
1606 Central Ave SE Suite 201  
Albuquerque, NM 87106

**Re: Entrada Del Bosque Subdivision, 3015 Mountain Rd NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 10-24-05 (J12-D23)**


Dear Mr. Soule,

Based upon the information provided in your submittal received 10-25-05, the above referenced plan is approved for Preliminary Plat, Site Development Plan For Subdivision and Building Permit Action by DRB and Grading Permit. Once the Board has approved the plan, please submit a Mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

Sincerely,



Rudy E. Rael, Associate Engineer  
Planning Department.  
Development and Building Services

C: ~~Liz Sanchez, Excavation Permits~~  
Charles Caruso, DMD Storm Drainage Design  
File



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Entrada Del Bosque Subdivision  
DRB #: 1004360 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: J12/D23  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 313A2A, Map # 38, MRGCD  
CITY ADDRESS: 3015 Mountain Road NW

ENGINEERING FIRM: Rio Grande Engineering  
ADDRESS: 1606 Central SE, Suite 201  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: David Soule, PE  
PHONE: (505)321-9099  
ZIP CODE: 87106

OWNER: Washington Street Investors  
ADDRESS: PO Box 93024  
CITY, STATE: Albuquerque, NM

CONTACT: Scott Ashcraft  
PHONE: 242-5566  
ZIP CODE: 87199

ARCHITECT: \_\_\_\_\_  
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SURVEYOR: Cartesian  
ADDRESS: PO Box 44414  
CITY, STATE: Rio Rancho NM

CONTACT: Will Plotner  
PHONE: 896-3050  
ZIP CODE: 87174

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

CONTACT: \_\_\_\_\_  
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## CHECK TYPE OF SUBMITTAL:

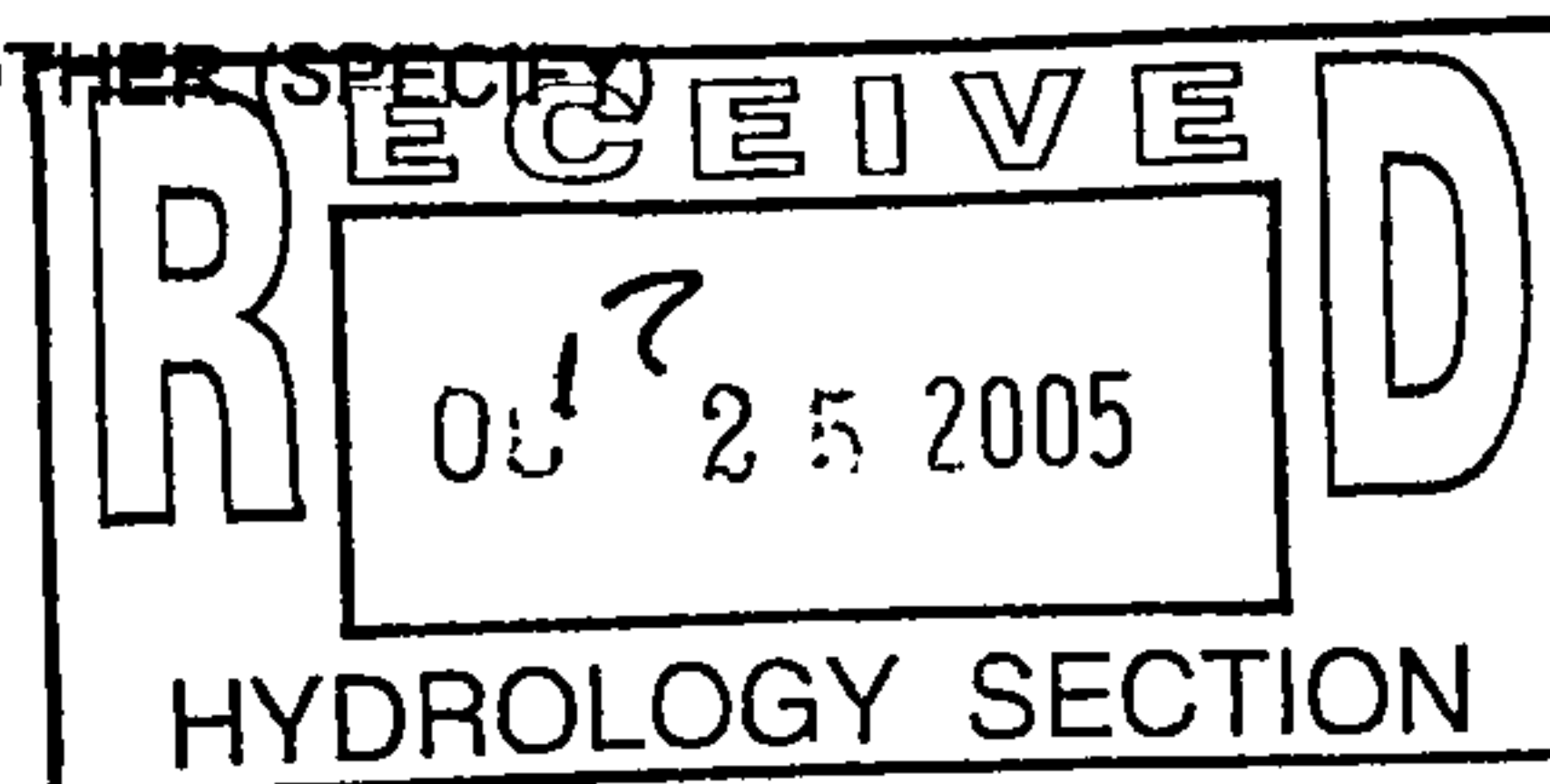
<input checked="" type="checkbox"/>	DRAINAGE REPORT
<input type="checkbox"/>	DRAINAGE PLAN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i>
<input type="checkbox"/>	DRAINAGE PLAN RESUBMITTAL
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<input checked="" type="checkbox"/>	GRADING PLAN
<input type="checkbox"/>	EROSION CONTROL PLAN
<input type="checkbox"/>	ENGINEER'S CERTIFICATION (HYDROLOGY)
<input type="checkbox"/>	CLOMR/LOMR
<input type="checkbox"/>	TRAFFIC CIRCULATION LAYOUT (TCL)
<input type="checkbox"/>	ENGINEERS CERTIFICATION (TCL)
<input type="checkbox"/>	ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
<input type="checkbox"/>	OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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<input checked="" type="checkbox"/>	S. DEV. PLAN FOR SUB'D. APPROVAL
<input checked="" type="checkbox"/>	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	FINAL PLAT APPROVAL
<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input type="checkbox"/>	BUILDING PERMIT APPROVAL
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (PERM.)
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (TEMP.)
<input checked="" type="checkbox"/>	GRADING PERMIT APPROVAL
<input type="checkbox"/>	PAVING PERMIT APPROVAL
<input type="checkbox"/>	WORK ORDER APPROVAL
<input type="checkbox"/>	OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES  
☐ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 10/24/2005 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

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



DRAINAGE REPORT

For

**ENTRADA DEL BOSQUE  
SUBDIVISION  
Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering  
1606 Central SE  
Albuquerque, New Mexico 87106

October 2005



David Soule P.E. No. 14522

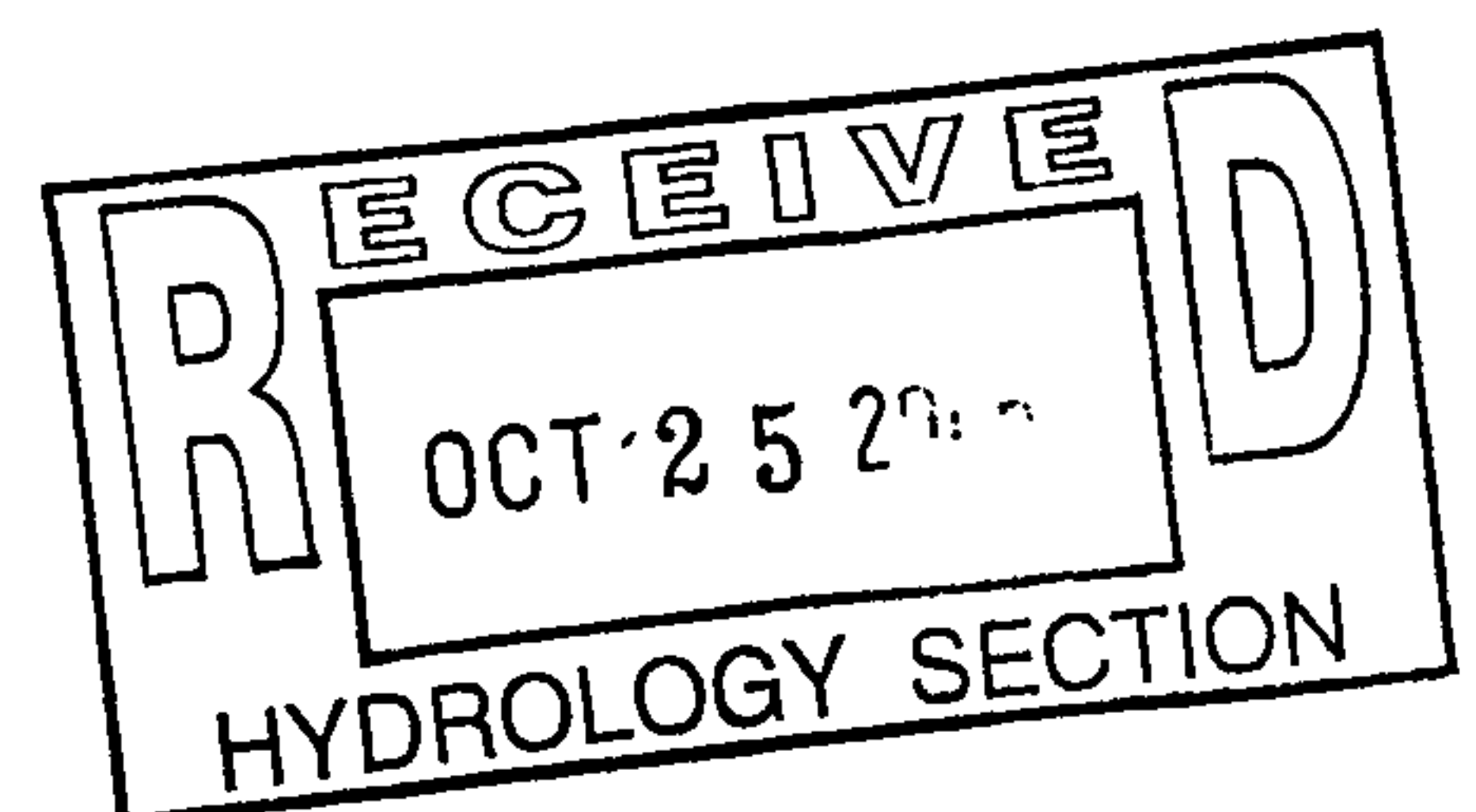


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Map Pocket

Site Grading and Drainage Plan

## PURPOSE

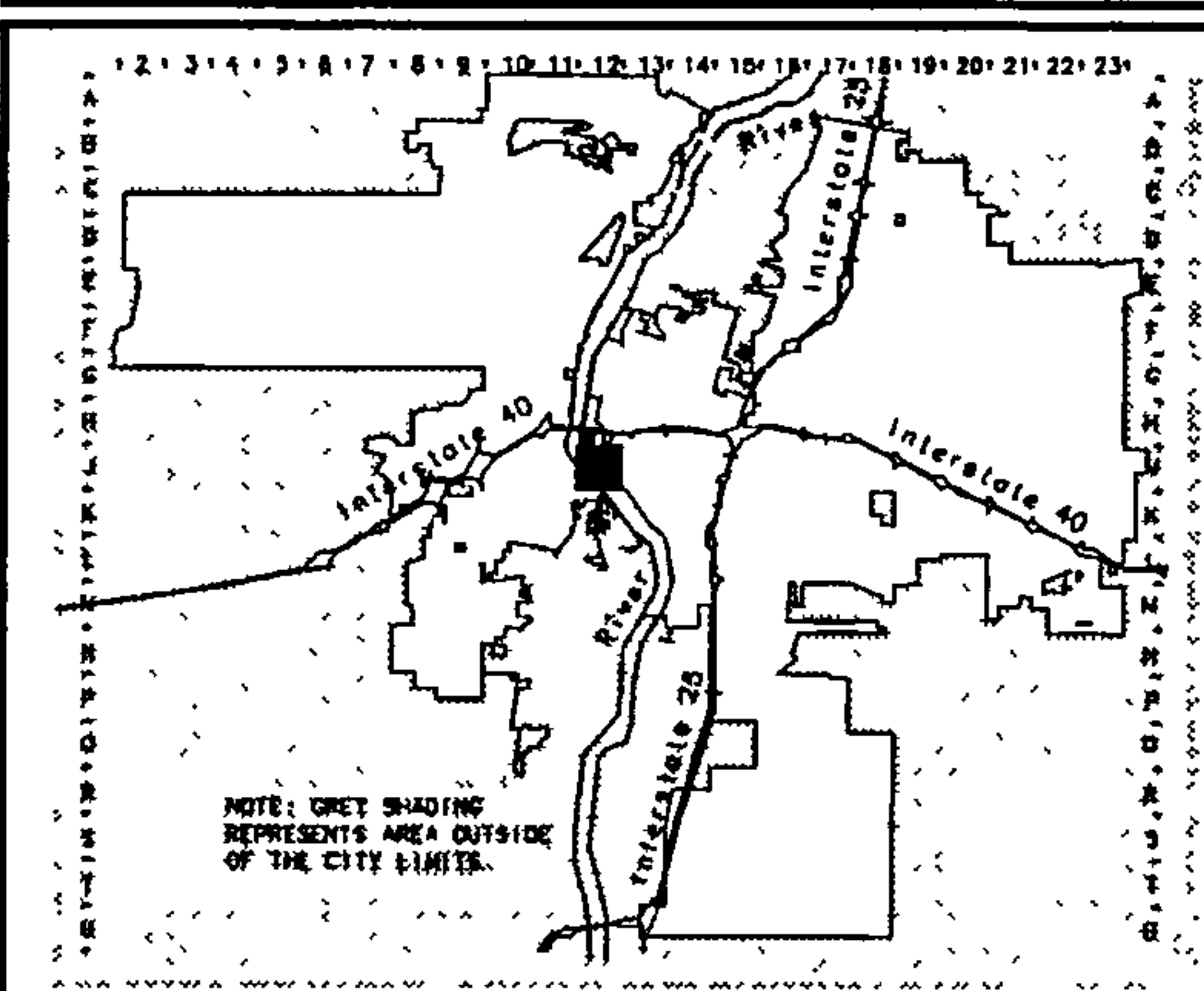
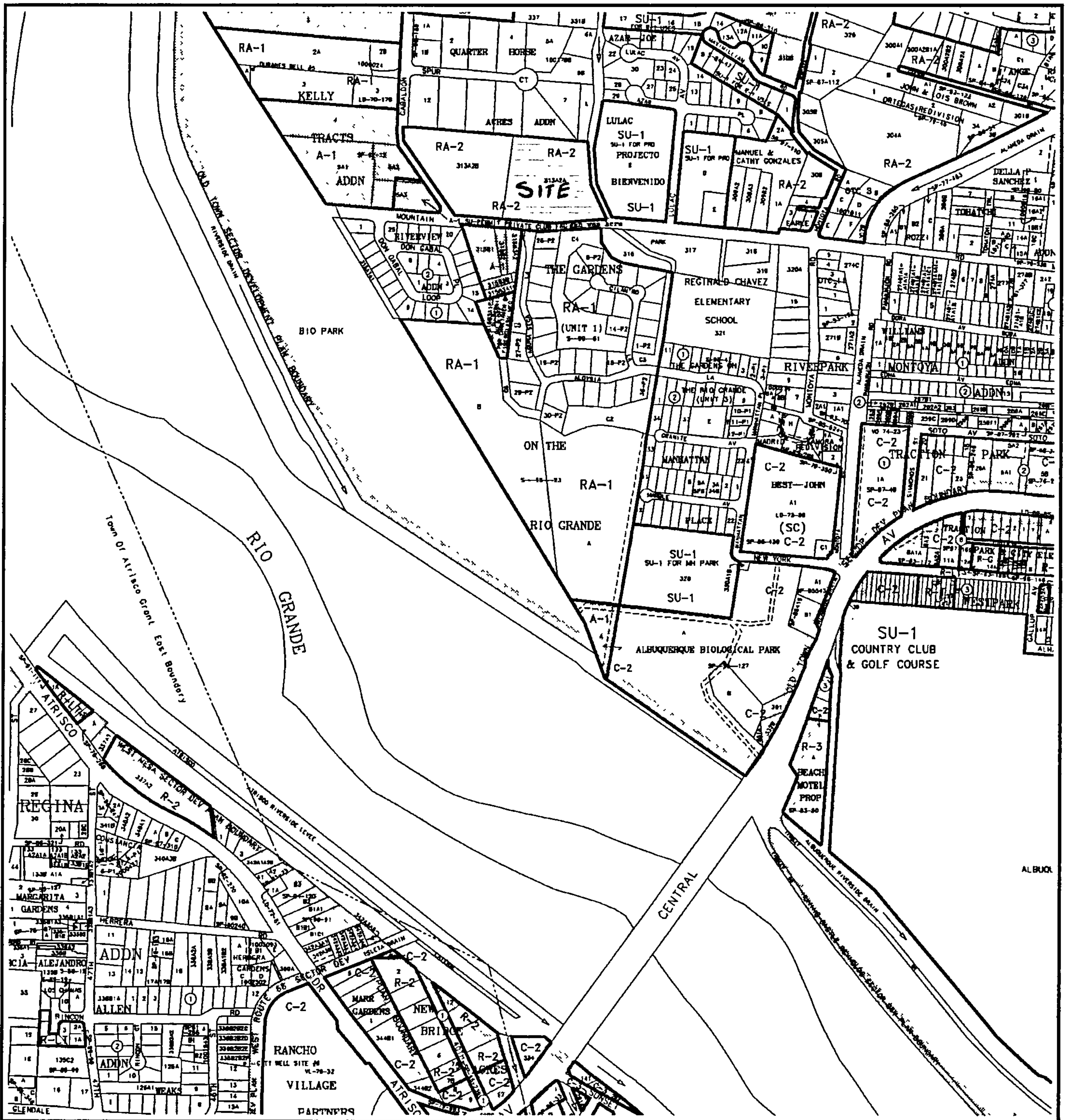
The purpose of this report is to provide the Drainage Management Plan for the development of the Entrada Del Bosque Subdivision. This plan will be utilized for the development of the subject property as a 17-lot single family residential subdivision. This plan was prepared in accordance with the City of Albuquerque's Development Process Manual. This report will demonstrate that the proposed improvements do not adversely affect the surrounding properties, nor the upstream or downstream facilities.

## INTRODUCTION

The subject of this report, as shown on the Exhibit A, is a 4.29-acre parcel of land located on the north side of Mountain Road NW between Gabaldon Road NW and Lulac Avenue NW. The site is located in the near north valley area of Albuquerque. The legal description of this site is Tract 313A2A of MRGCD Map # 38. As shown on FIRM map 35001C0331E, the site is located entirely within Flood Zone <sup>2</sup>X. The site is currently developed as a mobile home park.

The site is located within the low lying near north Valley. Based upon the flat area and the lack of drainage outfalls, this site must conform to the Flat Drainage Scheme criteria. The development of this property will be in conformance to the flat drainage scheme while utilizing the large common area tract created with this development. Based upon the orthotopographical maps of the area, there are no upland flows which affect this property. Based upon the City of Albuquerque's allowable drainage solution afforded the valley, this site must retain the 100-year, 10-day storm event onsite. Due to the nature of the development these volumes will <sup>be</sup> retained onsite within the central common area.





Albuquerque Geographic Information System  
PLANNING DEPARTMENT

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GRAPHIC SCALE IN FEET



Zone Atlas Page

J-12-Z

Map Amended through February 03, 2004

Exhibit A

## **EXISTING CONDITIONS**

The site is currently developed as a mobile home park. Based upon the condition of the homes, and the location, this site has been in a developed condition for a substantial amount of time. The site is covered with mobile home, pavement and various ground covering. The site is relatively flat with localized indiscriminant ponding. It appears during large rain events the site will discharge directly to Mountain Road. Very minor offsite flows enter the site from the bermed up irrigation ditch right of way. Due to the nature of the surrounding land and area of the upland, the offsite flows are insignificant. As shown in Appendix A, this site currently generates a 100-year 6-hour volume of .534 acre feet with a peak flow rate of 15.40 cfs. The majority of the flow stays onsite with an undermined amount 'spilling' onto Mountain Road.

## **PROPOSED CONDITIONS**

The proposed improvements consist of a 17-lot single family residential lot subdivision with approximately 800 lineal feet of 24' wide private roads. The onsite lot grading shall consist of a building pad and rear and side yard swales with typical grades of 1%. Each lot will drain directly to the fronting roadway. The proposed roadway will consist of a 2% super elevated roadway section with mountable curbs on the lots side and estate curb on the common area side. The developed storm water discharge rates were calculated using the simplified procedure for 40 acre and smaller basins as shown in chapter 23-part A of the Development Process Manual. As shown in Appendix A, the total developed flow generated by this site is predicted to be 16.33 cfs. Due to the super elevation of the roads there is no need for storm water conveyance capacity to be calculated. As shown in appendix A, the 100-year, 10-day event will generate a volume of .892 acre feet. As shown on the grading plan the common area has been depressed such that the holding volume is .989 acre feet. The side slopes of this pond 6:1. A Private drainage easement with pond covenants will encumber this permanent pond. Based upon the shallow

slopes, this ponding area will be utilized as a common area amenity <sup>which</sup> will be mainlined along with the roads by the Home owners Association.

## **SUMMARY AND RECOMMENDATIONS**

This site is a redevelopment of a portion of land located within the near north valley area of Albuquerque. This site and the surrounding area is low lying flat land. As allowed within this area, the development of this property shall consist of the flat grading scheme with onsite retention ponding. As proven in this report the site will retain the entire 100-year, 10-day storm event volume.

The proposed site development does not adversely affect the upstream or downstream facilities. The site was designed in conformance to City of Albuquerque Drainage Policy. Therefore, we request approval of the site-grading plan. Since public improvements will be constructed a work order and Subdivision Improvement Agreement will be required. Since this site encompasses more than 1 acre, a NPDES permit will be required prior to any construction activity.



**APPENDIX A**  
**SITE HYDROLOGY**

## Weighted E Method

### Existing Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
ONSITE	186872.40	4.290	10%	0.429	20%	0.858	20%	0.858	50%	2.145	1.495	0.534	15.40
Total	186872.40	4.290		0.429		0.858		0.858		2.145		0.534	15.40

### Proposed Developed Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.			10-day
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
ONSITE	186872.40	4.290	0%	0	24%	1.030	20%	0.858	56%	2.402	1.600	0.572	16.33	0.892
Total	186872.40	4.290	0%	0	30%	1.030		0.858	70%	2.402	1.600	0.572	16.33	0.892

### Equations:

$$\text{Weighted E} = \frac{E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d}{\text{Total Area}}$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

Where for 100-year, 6-hour storm

Ea= 0.53	Qa= 1.56
Eb= 0.78	Qb= 2.28
Ec= 1.13	Qc= 3.14
Ed= 2.12	Qd= 4.7