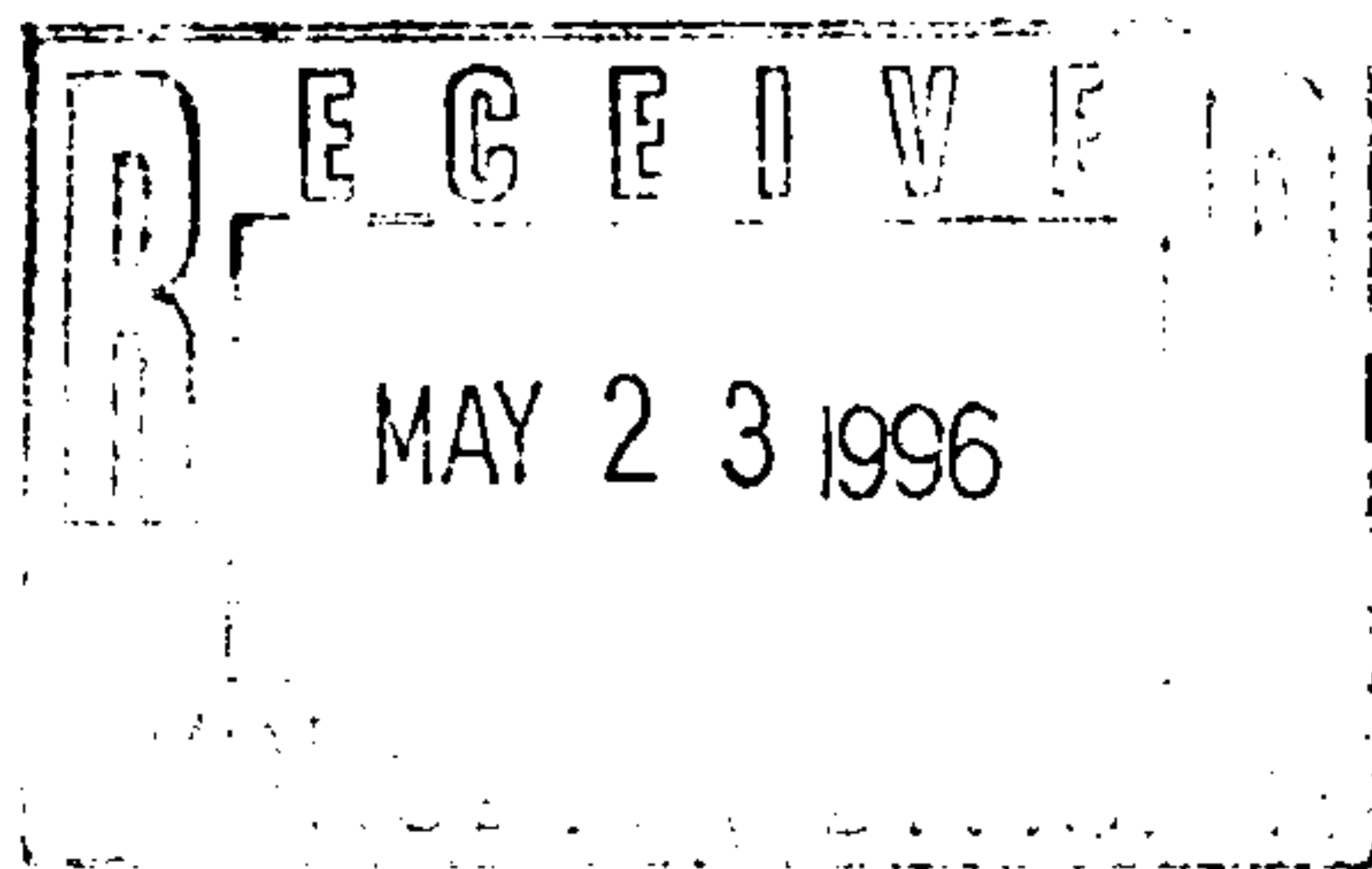


**SAN IGNACIO SUBDIVISION
DRAINAGE AND GRADING PLAN**

**1500 Edith Blvd., N.E.
in Albuquerque, New Mexico
May, 1996**

J-14/D

**For: Greater Albuquerque Housing Partnership
c/o Mr. Chris Vigil
5101 Copper Ave., N.E.
Albuquerque, New Mexico 87108**



**By: C. A. Coonce & Associates, Inc.
12324 Pineridge, N. E.
Albuquerque, New Mexico 87112**

GENERAL DISCUSSION:

THIS 13 LOT SUBDIVISION IS COMPRISED OF 2.2725 ACRES, AND IS LOCATED ON THE WEST SIDE OF EDITH BLVD., N.E., SOUTH OF ODELIA, N.E. THE TOPOGRAPHY OF THE TRACT SLOPES WESTWARD, AWAY FROM EDITH, AND IT CURRENTLY DRAINS TO THE ALBUQUERQUE/BERNALILLO COUNTY VEHICLE POLLUTION MANAGEMENT PROGRAM HEADQUARTERS SITE. THE CHANGE IN ELEVATION FROM EDITH BLVD TO THE WEST PROPERTY LINE IS APPROXIMATELY 13 FEET. THE EDITH FRONTAGE HAS FOUR CURB CUTS. THE SITE IS HARD PACKED (TREATMENT C) SOIL FROM YEARS OF AUTOMOBILES DRIVING ACROSS THE PROPERTY.

THE LOTS ARE TO BE DEVELOPED FOR AFFORDABLE HOUSING, WITH SOME PARTICIPATION BY THE CITY OF ALBUQUERQUE, AND ARE TO BE DEVELOPED AND SOLD BY THE GREATER ALBUQUERQUE HOUSING PARTNERSHIP.

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PROPOSED DRAINAGE

THE PLAT, AS PROPOSED, CONTAINS 13 LOTS COMPRISED OF 1.7109 ACRES, AND A CUL-DE-SAC CONTAINING 0.5616 ACRES, FOR A TOTAL AREA OF 2.2725 ACRES. THE DWELLING UNITS AS DESIGNED BY THE ARCHITECT ARE ZERO LOT LINE WITH A ONE CAR GARAGE ON A MINIMUM 5000 S.F. LOT.

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NINE OF THE 13 LOTS DO NOT BORDER ON THE WEST PROPERTY LINE AND HAVE THEIR ZERO LOT LINE ON THE DOWNHILL SIDE OF THE LOT. ALL OF THE STRUCTURE ROOF DRAINS ARE TO THE STREET, AND NO LOT IS PERMITTED CROSS-LOT DRAINAGE. ON THE NINE LOTS (1-6 AND 11-13)THE PRECIPITATION WHICH FALLS IN THE BACK YARD IS RETAINED AND PERCOLATED INTO THE WATER TABLE.

THE RUNOFF IS BASED UPON TWO LAND TREATMENTS, THE PERVIOUS BEING LANDSCAPED TREATMENT B AND THE IMPERVIOUS BEING ROOF, PAVING, AND CONCRETE (TREATMENT D). THE RESPECTIVE RUNOFF IS IN C.F.S./ACRE FOR B AND D RESPECTIVELY, IN RAINFALL ZONE 2 IS 2.28 AND 4.70. THE R-O-W CONTAINS 0.5616 ACRES , OF WHICH 0.5248 AC. IS IMPERVIOUS AND 0.0368 AC. IS PERVIOUS LANDSCAPE AREA. THE AREA DRAINING TO THE R-O-W DIRECTLY TO THE WEST PROPERTY LINE IS 0.3760 ACRE TREATMENT B PERVIOUS, AND 1.1220 ACRES TREAT D IMPERVIOUS. THE TOTAL RUNOFF WILL BE $(0.3760) (2.28) + (1.1220) (4.7) = 0.86 + 5.27 = 6.13$ C.F.S. FOR THE 100 YEAR PEAK DISCHARGE vs. 7.14 C.F.S.

FOR THE EXISTING CONDITION. THE LOWERING OF THE PEAK DISCHARGE AFTER DEVELOPMENT IS DUE TO THE BACK YARD RETENTION.

IN ORDER TO PREVENT CROSS-LOT DRAINAGE AND MAINTAIN A MAXIMUM SIDE SLOPE OF 3:1 RETAINING WALLS ARE REQUIRED ON SOME OF THE LOTS. THESE LOT LINES ARE INDICATED WITH A T.W. SPOT ELEVATION, LOCATED AT EACH POINT OF THE LOT WHICH REQUIRES A RETAINING WALL FROM ONE T.W. SPOT ELEVATION TO THE NEXT.

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IT IS RECOMMENDED THAT, RATHER THAN THE SURFACE FLOW AS SHOWN IN THIS DRAWING, THAT A DROP INLET BE PLACED AT THE WEST END OF THE CUL-DE-SAC, AND AN 18 INCH CP GO FROM THIS DROP INLET TO THE BOTTOM OF THE CITY/COUNTY EAST LANDSCAPED AREA WHERE IT WOULD RELEASE VIA AN END SECTION EAST OF THE PAVED CIRCULAR DRIVE. A CONCRETE PIPE IS RECOMMENDED, AS IT WOULD BE NEAR THE SAME COLOR AS THE EXISTING GRAVEL OVER PLASTIC LANDSCAPING IN THE CITY PROPERTY. THIS METHOD WOULD BE MORE EXPENSIVE, BUT WOULD MAKE LOTS 8 AND 9 MUCH BETTER FOR THE OCCUPANTS. IT WOULD NOT BE VISUALLY OFFENSIVE AT THE CITY OUTLET, AND THE DEVELOPER WOULD BE REQUIRED TO REPLACE ANY DISTURBED CITY LANDSCAPING TO THE EXISTING CONDITION. EITHER METHOD WILL REQUIRE THE 20 FOOT DRAINAGE EASEMENT AS SHOWN.

SHOULD THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT AND THE VEHICLE POLLUTION STAFF AGREE TO THIS SOLUTION, THE DROP INLET AND DRAINAGE PIPE WILL BE INCLUDED IN THE INFRASTRUCTURE LIST AND CONSTRUCTION DRAWINGS FOR THE DEVELOPMENT REVIEW COMMITTEE SUBMITTAL.

FLOOD PLAIN STATUS:

NO PORTION OF THIS TRACT IS WITHIN A FEMA DESIGNATED FLOOD PLAIN.

EXISTING DRAINAGE FROM OFFSITE:

THIS SITE HAS NO DRAINAGE FROM OFFSITE, EXCEPT FOR AN OCCUPIED DWELLING AT THE SOUTHWEST CORNER, WHICH IS NOT A PART OF THIS SUBDIVISION. THIS DRAINAGE IS UNAFFECTED, AND WILL CONTINUE AS IT NOW FLOWS.

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FOLLOWING IS THE CIVIL TOOLS SOLUTION FOR THIS SWALE:

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VARIABLES LIST:

Y - FLOW ELEVATION Q - FLOWRATE S- CHANNEL SLOPE

VARIABLE TO BE SOLVED (Y,Q OR S) ? Y

Enter up to 20 cross-section points.

Enter <Return> only for distance to end.

Q (CFS) ? 5.31
S (FT/FT) ? .0217

CROSS SECTION POINTS

DIST	ELEV	COEFF	DIST	ELEV	COEFF
0	65	.030			
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RESULTS

Y = 64.79 FT
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MAY 20 1996

HYDROLOGY DIVISION

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CITY OF
Albuquerque

Public Works Department

February 24, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Pat Coonce, P.E.
C.A. Coonce & Assoc., Inc.
12324 Pineridge NE
Albuquerque, NM 87112

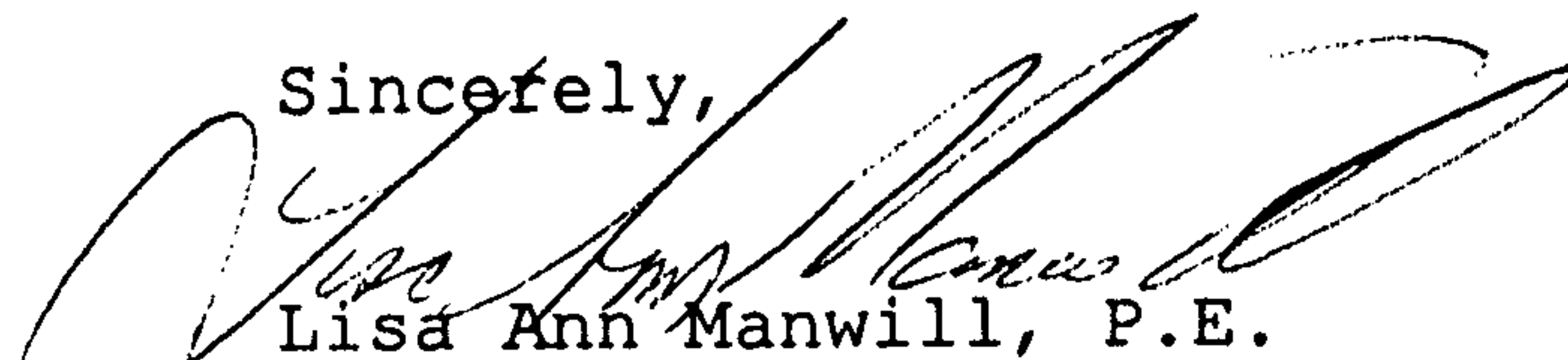
**RE: SAN IGNACIO SUBDIVISION (J14-D115). ENGINEER'S CERTIFICATION
FOR RELEASE OF FINANCIAL GUARANTEES. ENGINEER'S CERTIFICATION
DATED 1-30-97.**

Dear Mr. Coonce:

Based on the information provided on your February 14, 1997
submittal, City Hydrology accepts the Engineer's Certification of
grading and drainage.

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

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

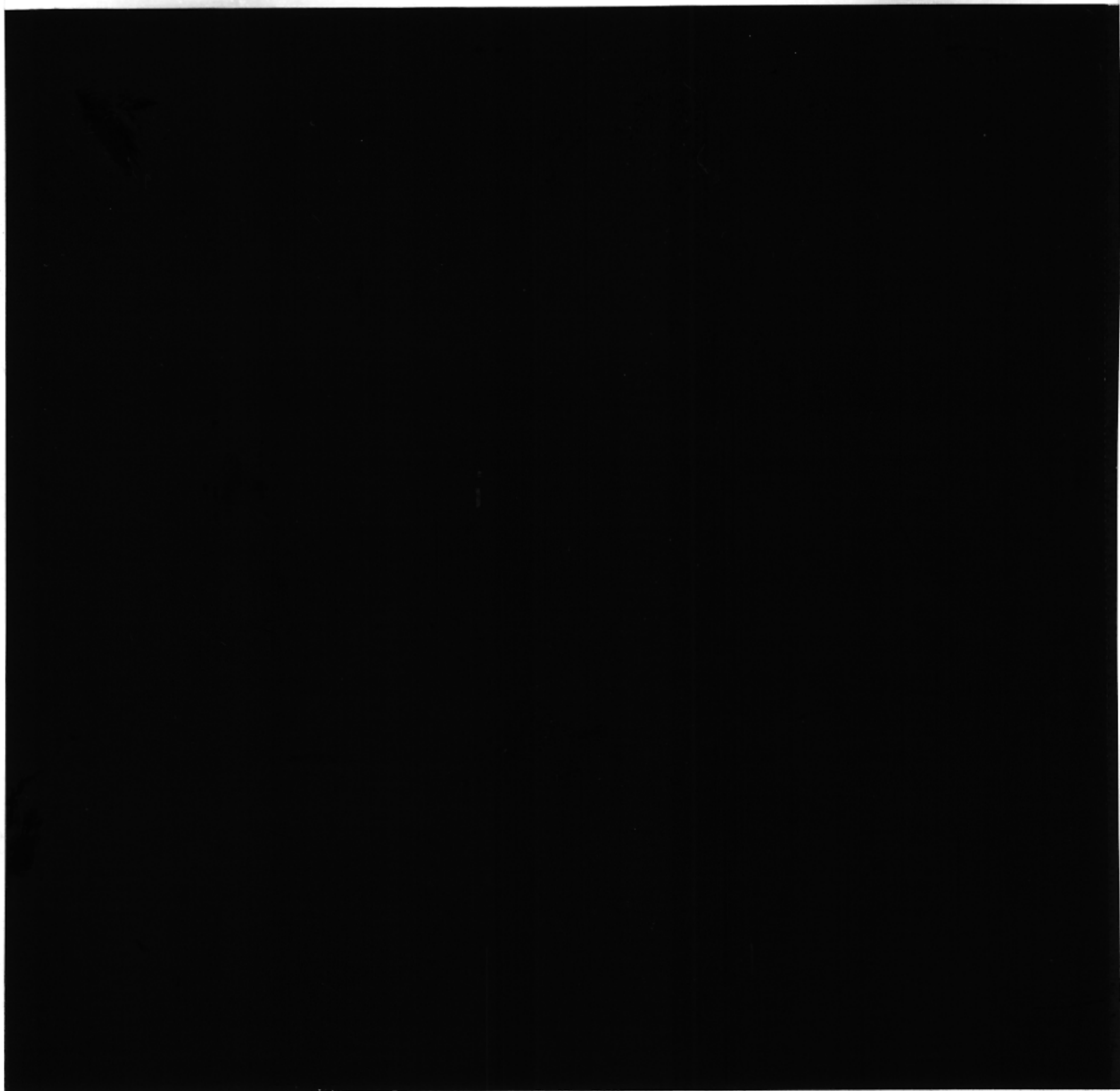
c: Terri Martin
Andrew Garcia
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103







8-28-96

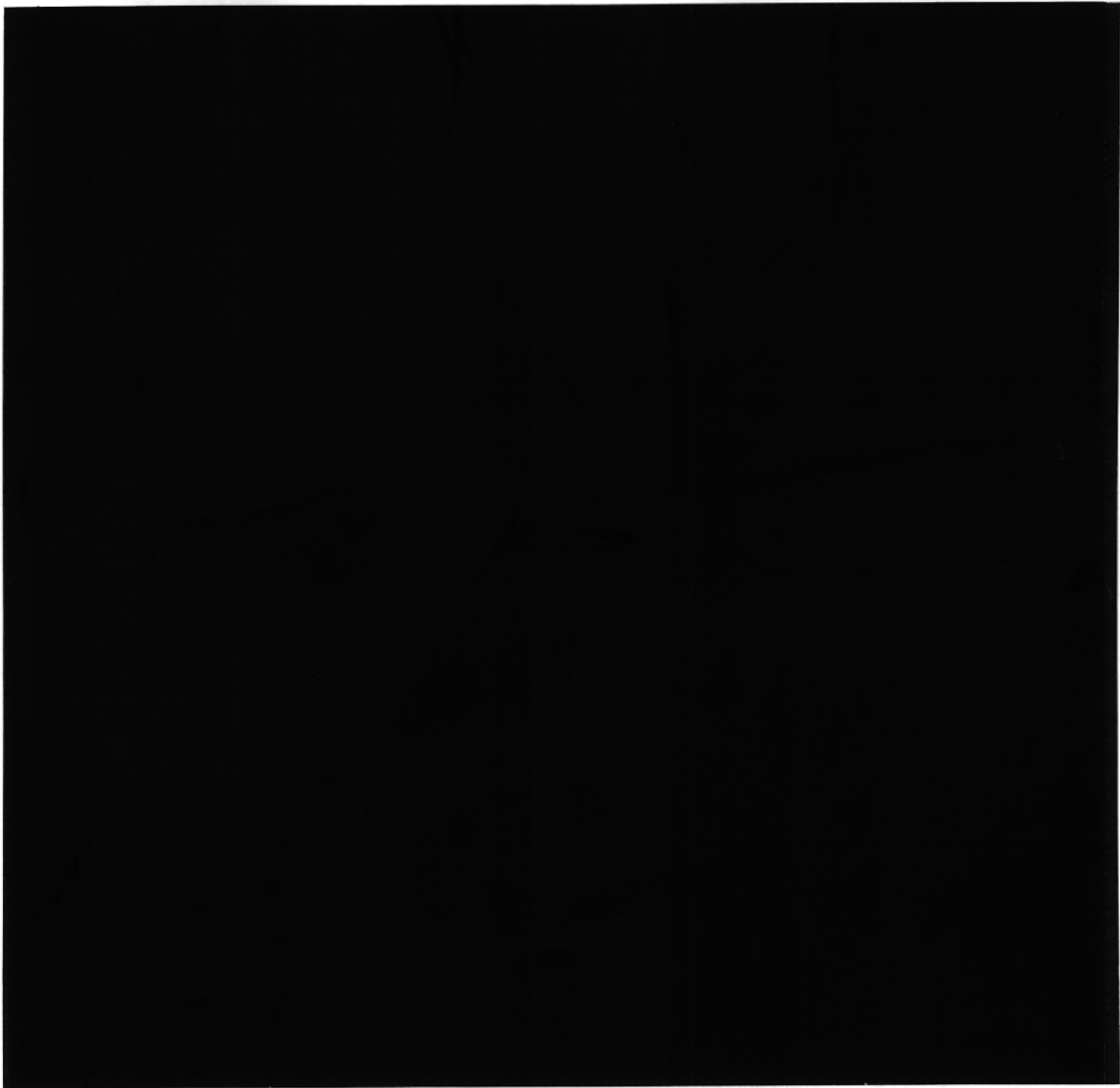
J-14/D115



8-28-96

J-14/D115

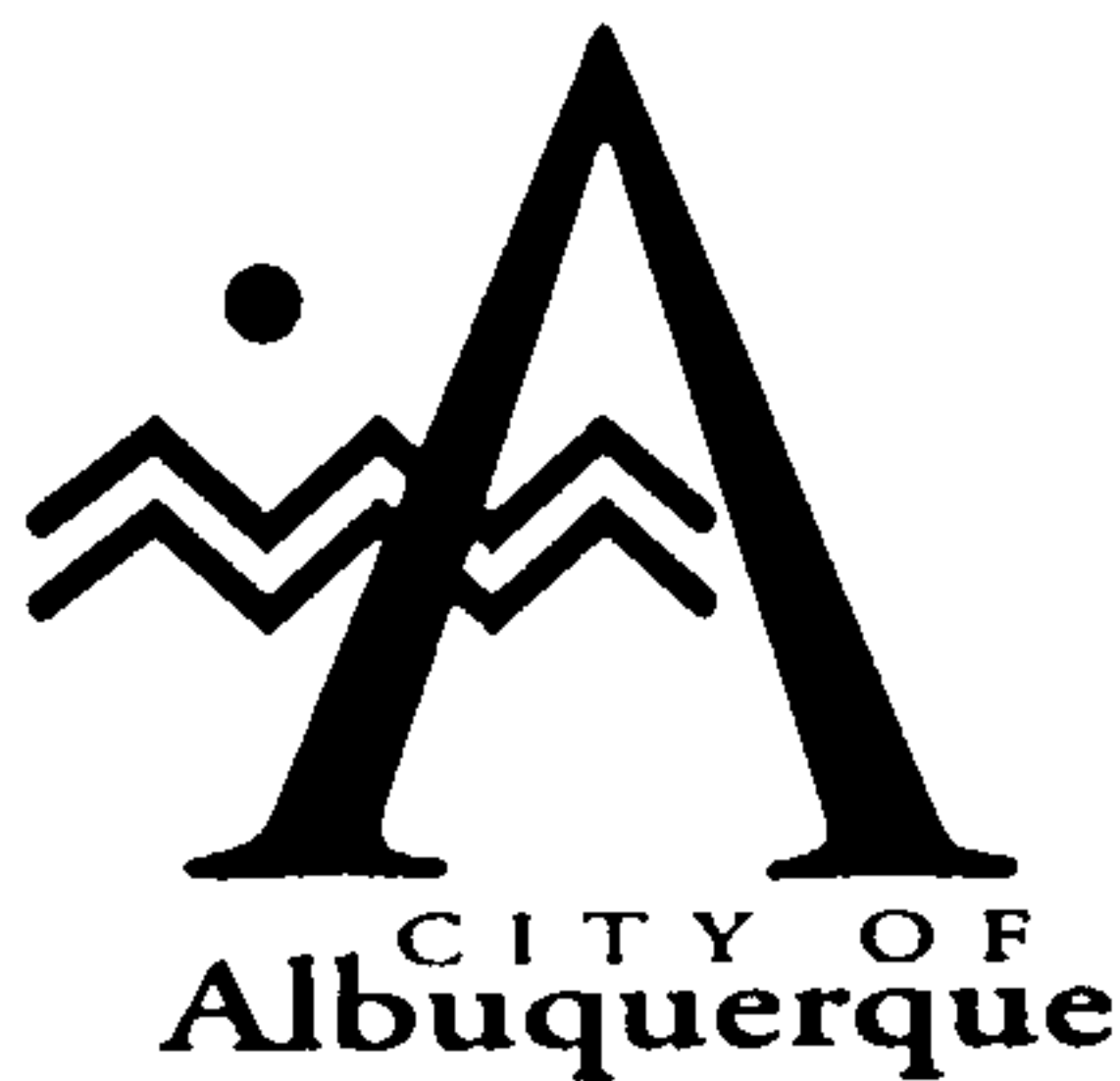




8-28-96

POLAROID® 3

~~JEK~~
J-14/LD115



Public Works Department

February 24, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Pat Coonce, P.E.
C.A. Coonce & Assoc., Inc.
12324 Pineridge NE
Albuquerque, NM 87112

**RE: SAN IGNACIO SUBDIVISION (J14-D115). ENGINEER'S CERTIFICATION
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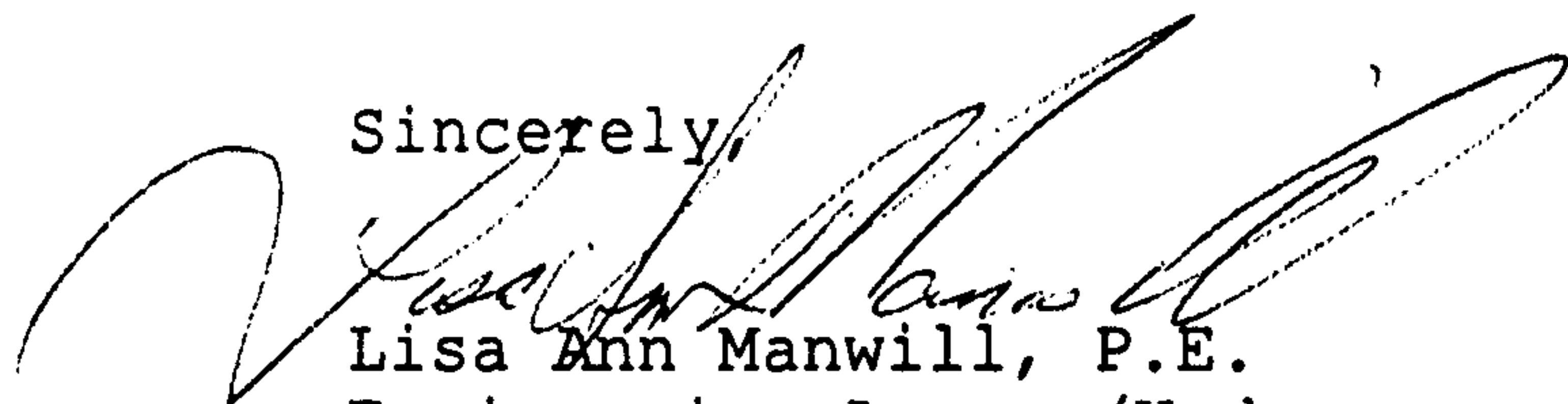
Dear Mr. Coonce:

Based on the information provided on your February 14, 1997
submittal, City Hydrology has the following comment:

1. Everything appears to be in order however, prior to
release of financial guarantees please provide this office
with a copy of the as-builts for the entire storm drain to
Broadway.

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

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



C.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505)296-1089
FAX: (505) 296-0478
FEBRUARY 14, 1997

Ms. Lisa Manwill
City of Albuquerque Public Works Dept.
P.O. Box 1293
Albuquerque, NM 87103

Re: San Ignacio Subdivision (J-14-D115)

Dear Ms. Manwill:

In response to your letter dated 02/05/97 the following action is being taken.

Item One: The plat was signed by Mr. Fred Aguirre for the City Engineer on 10/15/96 and filed in the Bernalillo County Clerk's office on 10/24/96. A copy is enclosed for your files.

Item Two: The drainage and grading plan, which was signed by me after inspection and supplied to you, has noted on it the As-Built elevations, done by ConSurve Surveying on 01/18/97. The notation for the as-built elevations is listed in the legend. On the enclosed copy I have circled in red those As-Built measured elevations which are on the drawing. All of the finished floor elevations are on the drawing, except for Lot 1, whose pad was not yet in place at that time.

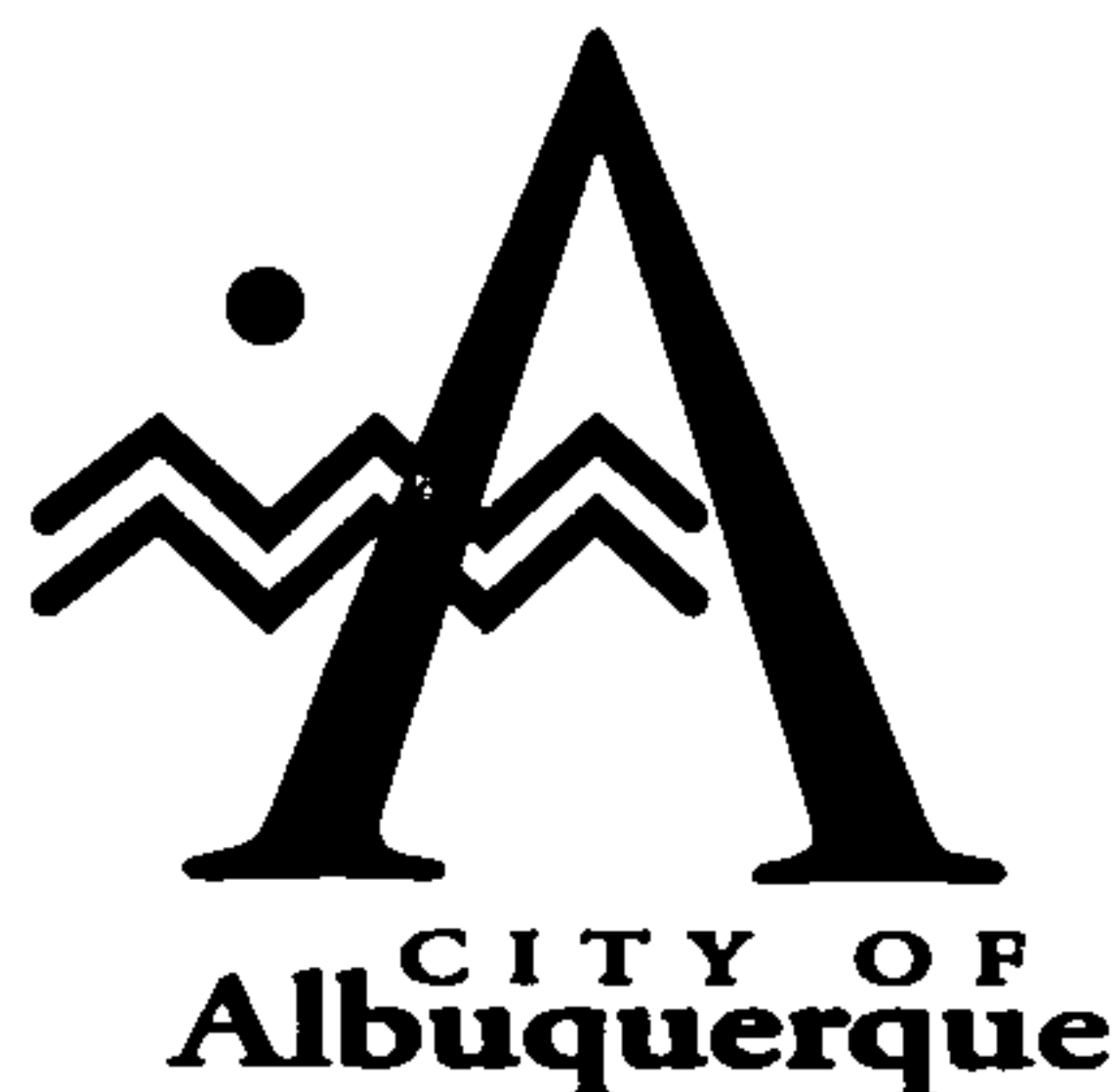
Item Three: I have talked with Danny Montañó, the City Surveyor, about the As-Built City Infrastructure Drawing. He informs me that he shows it as 95% completion as of this date (Feb. 14, 1997). As soon as the asphalt is completed, the manhole rim elevations will be measured and the As-Built survey will be completed. This data will be furnished to the project City Inspector, and will subsequently be available to me to prepare the As-Built drawings.

Sincerely yours,



C. A. Coonce
N.M.P.E. # 2934

cc: Chris Vigil Construction



September 10, 1996

Martin J. Chávez, Mayor

Ms. Theresa Thielen
2403 1st N.W.
Albuquerque New Mexico 87102

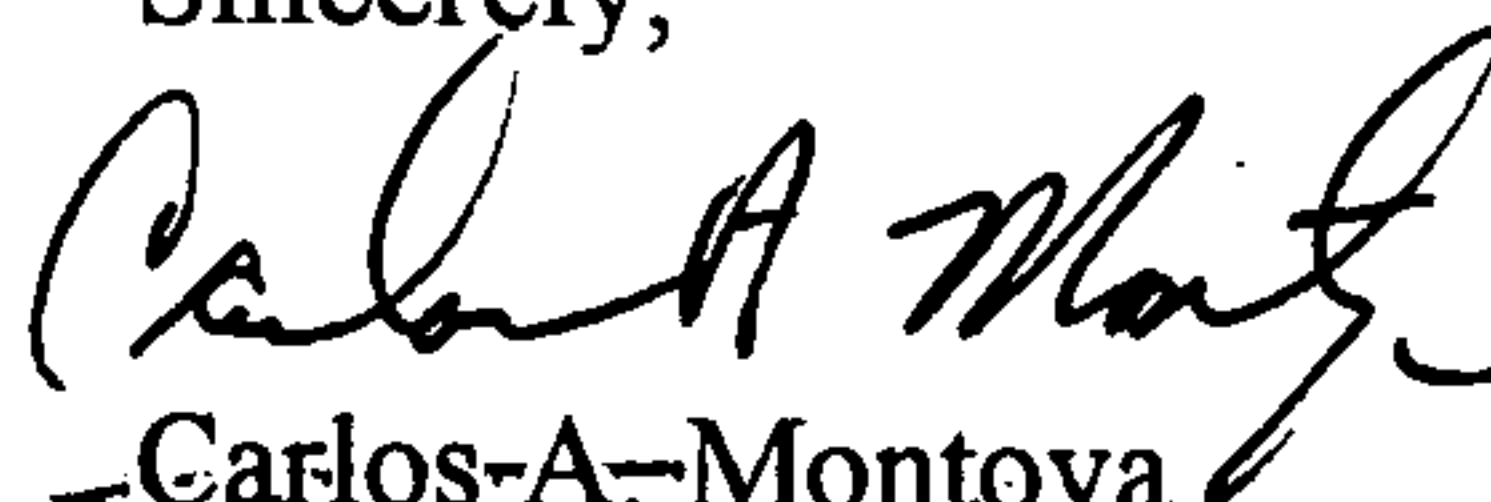
RE: SAN IGNACIO SUBDIVISION (J14/D115) GRADING

Dear Ms. Thielen:

We received your complaint on the grading of the referenced subdivision. Staff from the Hydrology division visited the site on August 29, 1996. We observed the grade differences between the existing homes and the proposed subdivision. Later we reviewed the Grading and Drainage Plan which was submitted by C.A. Coonce and Associates. Also, we discussed the grading problem with the contractor, Chris Vigil.

I have attached a reduced copy of the Grading and Drainage Plan for your review. The plan indicates that there will be a retaining wall constructed between the new and old subdivision. This wall should protect the old subdivision from runoff and soil pressures against existing garden walls. The new retaining wall will be constructed at all the perimeter property lines. Also, a new storm drain will be constructed in Ignacio Court to collect road runoff and safely convey them from the subdivision. Mr. Chris Vigil indicated that the wall would be constructed in about a one month period. If you should have any questions on the plan or have any other concerns please call me at 768-2654.

Sincerely,


Carlos-A-Montoya

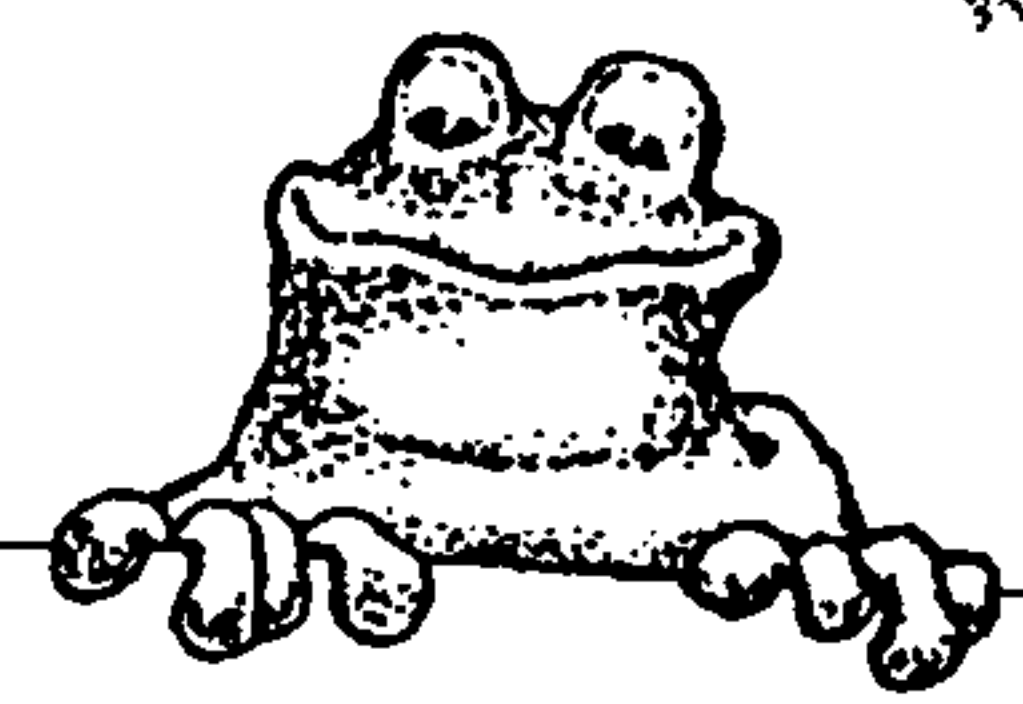
c: Ron Short
Robert Gurule
Chris Vigil

Good for You, Albuquerque!



A. please find out as much as you
can and respond. Thanks
Kym.

Date: 9/6

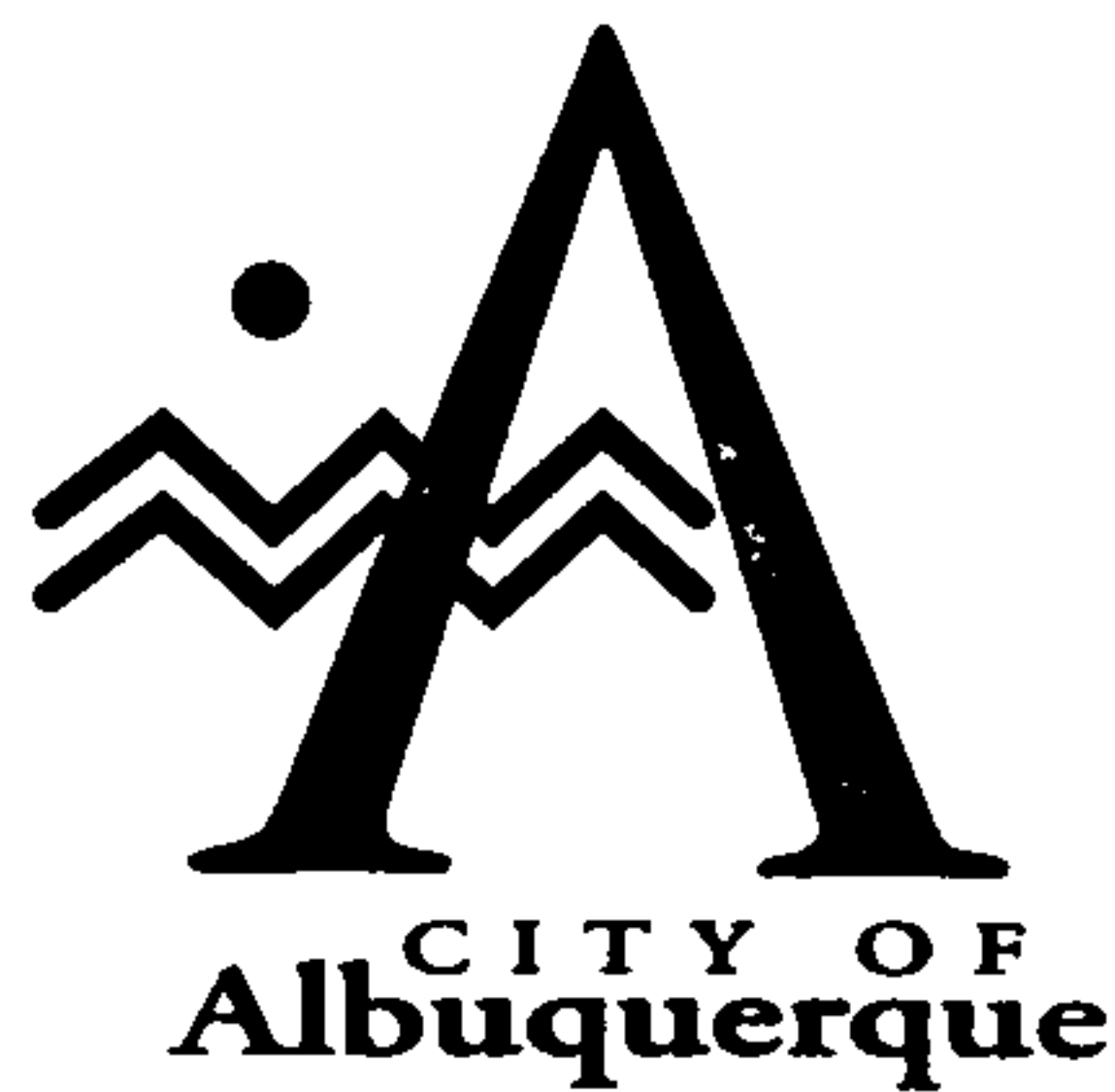


City of Albuquerque
Planning Department
Ron Short, AICP, Director

To: Kym D

- | | |
|--|--|
| <input type="checkbox"/> Handling | <input type="checkbox"/> Response for MY Signature |
| <input checked="" type="checkbox"/> Action | <input type="checkbox"/> Response for YOUR Signature - Info Copy to Me |
| <input type="checkbox"/> Coordination | <input type="checkbox"/> Circulation |
| <input type="checkbox"/> Information | <input type="checkbox"/> Please Discuss with Me |
| <input type="checkbox"/> Your File or Toss | <input type="checkbox"/> Return to Me |
| <input type="checkbox"/> Approval | <input type="checkbox"/> Investigation - Report Back |

Person complained about
poor/no damage problems
resolved at Editor &
Adelia. Person has
property next to development
Please have staff check
out. He called into
Mayor's T.V. Show



June 25, 1996

Martin J. Chávez, Mayor

Pat Coonce
C.A. Coonce & Assoc., Inc.
12324 Pineridge NE
Albuquerque, NM 87112

**RE: SAN IGNACIO SUBDIVISION (J14-D115) DRAINAGE REPORT SUBMITTAL FOR
PRELIMINARY PLAT APPROVAL. ENGINEER'S STAMP DATED MAY 22, 1996**

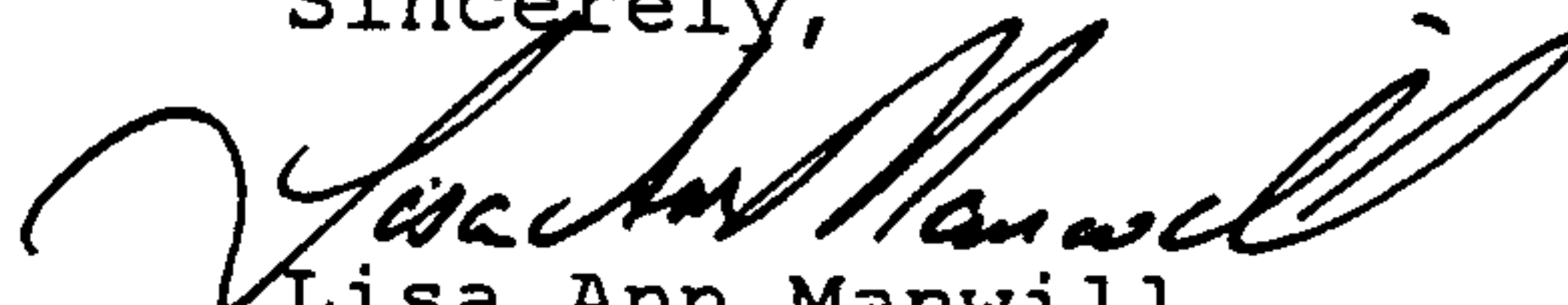
Dear Mr. Coonce:

Based on the information provided on your May 23, 1996 submittal, City Hydrology has the following comments:

1. Easements will be required for flow draining through adjacent property to the off site detention pond.
2. Is there capacity in the off site detention pond for the flow generated by the proposed development? Keep in mind that historical conditions do not necessarily represent actual downstream capacity.
3. If you want to use an 18" pipe and inlet, please indicate this on the plan sheet and show details. You will need permission from the adjacent property owner to install a discharge line.
4. You cannot take credit for backyard retention ponds when determining the amount of flow discharged from this site. Your drainage controls must be designed as if no water were being retained.
5. I was unable to find the benchmark on the plan sheet.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia

~~File~~

Good for You, Albuquerque!



**SAN IGNACIO SUBDIVISION
DRAINAGE AND GRADING PLAN**

**1500 Edith Blvd., N.E.
in Albuquerque, New Mexico
July, 1996**

J-14/D115

**For: Greater Albuquerque Housing Partnership
c/o Mr. Chris Vigil
5101 Copper Ave., N.E.
Albuquerque, New Mexico 87108**

**By: C. A. Coonce & Associates, Inc.
12324 Pineridge, N. E.
Albuquerque, New Mexico 87112**

GENERAL DISCUSSION:

THIS 13 LOT SUBDIVISION IS COMPRISED OF 2.2725 ACRES, AND IS LOCATED ON THE WEST SIDE OF EDITH BLVD., N.E., SOUTH OF ODELIA, N.E. THE TOPOGRAPHY OF THE TRACT SLOPES WESTWARD, AWAY FROM EDITH, AND IT CURRENTLY DRAINS TO THE ALBUQUERQUE/BERNALILLO COUNTY VEHICLE POLLUTION MANAGEMENT PROGRAM HEADQUARTERS SITE. THE CHANGE IN ELEVATION FROM EDITH BLVD. TO THE WEST PROPERTY LINE IS APPROXIMATELY 13 FEET. THE EDITH FRONTAGE HAS FOUR CURB CUTS. THE SITE IS HARD PACKED (TREATMENT C) SOIL FROM YEARS OF AUTOMOBILES DRIVING ACROSS THE PROPERTY.

THE LOTS ARE TO BE DEVELOPED FOR AFFORDABLE HOUSING, WITH SOME PARTICIPATION BY THE CITY OF ALBUQUERQUE, AND ARE TO BE DEVELOPED AND SOLD BY THE GREATER ALBUQUERQUE HOUSING PARTNERSHIP.

EXISTING DRAINAGE CONDITION:

THE SITE AS IT EXISTS DRAINS TO THE ALBUQUERQUE/BERNALILLO COUNTY VEHICLE POLLUTION MANAGEMENT PROGRAM HEADQUARTERS SITE. IT EXITS THIS PROPERTY TO A 4:1 DROP OF SIX FEET IN THE CITY/COUNTY PROPERTY. IT THEN CROSSES A PAVED CIRCULAR DRIVE INTO A RETENTION POND, WHICH IS DRAINED INTO BROADWAY, N.E. BY AN 18 INCH DRAIN PIPE. THE DRAINAGE AND GRADING PLAN FOR THE CITY/COUNTY FACILITY IS J-14/D021. THE EXISTING TREATMENT IS "C" AND IS IN RAINFALL ZONE 2. THE EXISTING MAX. Q_{100} IS $(2.2725) (3.14) = 7.14$ C.F.S.

PROPOSED DRAINAGE

THE PLAT, AS PROPOSED, CONTAINS 13 LOTS COMPRISED OF 1.7109 ACRES, AND A CUL-DE-SAC CONTAINING 0.5616 ACRES, FOR A TOTAL AREA OF 2.2725 ACRES. THE DWELLING UNITS AS DESIGNED BY THE ARCHITECT ARE ZERO LOT LINE WITH A ONE CAR GARAGE ON A MINIMUM 5000 S.F. LOT.

THE LOTS AS DESIGNED, WITH THE EXCEPTION OF LOT 8, CAN ACCOMMODATE EITHER A 3 BEDROOM OR 4 BEDROOM DWELLING UNIT. THE DIFFERENCE IN IMPERVIOUS AREA BETWEEN THE TWO DESIGNS IS AN ADDITIONAL 85 S.F. FOR THE 4 BEDROOM UNIT. THE CALCULATIONS WERE BASED ON THE 4 BEDROOM UNITS, EXCEPT FOR LOT 8, IN ORDER TO BE ON THE CONSERVATIVE SIDE.

NINE OF THE 13 LOTS DO NOT BORDER ON THE WEST PROPERTY LINE AND HAVE THEIR ZERO LOT LINE ON THE DOWNHILL SIDE OF THE LOT. ALL OF THE STRUCTURE ROOF DRAINS ARE TO THE STREET, AND NO LOT IS PERMITTED CROSS-LOT DRAINAGE. ON THE NINE LOTS (1-6 AND 11-13) THE PRECIPITATION WHICH FALLS IN THE BACK YARD IS RETAINED AND PERCOLATED INTO THE WATER TABLE. IN ORDER TO PREVENT CROSS-LOT DRAINAGE AND MAINTAIN A MAXIMUM SIDE SLOPE OF 3:1 RETAINING WALLS ARE REQUIRED ON SOME OF THE LOTS. THESE LOT LINES ARE INDICATED WITH A T.W. SPOT ELEVATION, LOCATED AT EACH POINT OF THE LOT WHICH REQUIRES A RETAINING WALL FROM ONE T.W. SPOT ELEVATION TO THE NEXT.

THE RUNOFF IS BASED UPON TWO LAND TREATMENTS, THE PERVIOUS BEING LANDSCAPED TREATMENT B AND THE IMPERVIOUS BEING ROOF, PAVING, AND CONCRETE (TREATMENT D). THE RESPECTIVE RUNOFF IS IN C.F.S./ACRE FOR B AND D RESPECTIVELY, IN RAINFALL ZONE 2 IS 2.28 AND 4.70. THE R-O-W CONTAINS 0.5616 ACRES , OF WHICH 0.5248 AC. IS IMPERVIOUS AND 0.0368 AC. IS PERVIOUS LANDSCAPE AREA

THE TOTAL AREA WITHIN THE PLATTED LOTS IS 1.7109 ACRES. OF THIS AREA, THE IMPERVIOUS AREA IS 0.6424 ACRES AND THE IMPERVIOUS AREA IS 1.0685 ACRES. USING THESE AREAS THE TOTAL AFTER LOT DEVELOPMENT FOR THE 100 YEAR MAX Q STORM WILL BE:

$$(0.0368 + 1.0685) (2.28) + (0.5248 + 0.6424) (4.7) = 2.52 + 5.49 = 8.01 \text{ CFS.}$$

THIS COMPARES WITH THE EXISTING RUNOFF OF 7.14 CFS , OR AN INCREASE OF ~ 1 CFS.

THE DRAINAGE AT AT THE WESTERN END (DOWNHILL) OF THE CUL-DE-SAC WILL DISCHARGE INTO A DROP INLET. THE DROP INLET WILL BE CONNECTED TO A STORM SEWER SYSTEM WHICH WILL CONVEY THE STORM WATERS THROUGH THE CITY OF ALBUQUERQUE VEHICLE POLLUTION MANAGEMENT PROPERTY TO EITHER AN EXISTING 36" RCP STORM SEWER IN BROADWAY, N.E. OR FRANCISCAN, N.E., IF CITY OWNER SHIP CAN BE SHOWN FOR TRACT 69A; IT WILL ALSO BE NECESSARY TO DEMONSTRATE THAT FRANCISCAN AND KINLEY CAN CARRY THIS ADDITIONAL FLOW. EASEMENTS WILL BE OBTAINED FROM THE CITY OF ALBUQUERQUE AND THE STORM SEWER SYSTEM WILL BE PRESENTED AS A DRC CITY OF ALBUQUERQUE DRAWING. IT APPEARS DOUBTFUL THAT ACCESS CAN BE GAINED THROUGH LOT 69A TO THE NORTH END OF FRANCISCAN.

LOTS 7, 8, AND 9 ADJOINING THE CITY PROPERTY HAVE A TOTAL OF 0.82 CFS FOR THE 100 YEAR Q. THIS FLOW WILL CONTINUE TO ENTER THE CITY PROPERTY EASTERN BOUNDARY IN A SHEET FLOW FASHION. THE DESIGN Q INTO THE DROP INLET WILL BE $8.01 - 0.82 = 7.19$ CFS.

FLOOD PLAIN STATUS:

NO PORTION OF THIS TRACT IS WITHIN A FEMA DESIGNATED FLOOD PLAIN.

EXISTING DRAINAGE FROM OFFSITE:

THIS SITE HAS NO DRAINAGE FROM OFFSITE, EXCEPT FOR AN OCCUPIED DWELLING AT THE SOUTHWEST CORNER, WHICH IS NOT A PART OF THIS SUBDIVISION. THIS DRAINAGE IS UNAFFECTED , AND WILL CONTINUE AS IT NOW FLOWS.

THE EDITH BLVD. DRAINAGE SPLITS FLOW DIRECTION APPROXIMATELY 30 FEET NORTH OF THE CUL-DE-SAC ENTRY TO EDITH. THE FLOWS IN EDITH TO THE NORTH AND SOUTH ARE SMALL. NONE OF THE PROPERTY ON THE WEST SIDE OF EDITH IN THIS REACH FLOWS INTO EDITH. ALL OF THE DRAINAGE IS WESTWARD ACROSS THE ADJACENT LOTS AND TO BROADWAY.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: SAN IGNACIO SUBDIVISION ZONE ATLAS/ DRNG. FILE #: J-14-D 115

DRB #: 96-166 EPC #: _____ WORK ORDER #: 548081

LEGAL DESCRIPTION: SAN IGNACIO SUBDIVISION

CITY ADDRESS: 1500 EDITH BLVD., N.E., ALBUQUERQUE, NM

ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT : C.A. COONCE

ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089

OWNER: GREATER ALBUQUERQUE HOUSING PARTNERSHIP CONTACT: BEN MONTIJO

ADDRESS: 5101 COPPER, N.E., 87108 PHONE: 254-1414

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: CONSURVE SURVEYING CONTACT: JERRY NICKELS

ADDRESS: SAN FIDEL, NM F87049 PHONE: (505) 247-4444

CONTRACTOR: CHRIS VIGIL CONSTRUCTION CONTACT: CHRIS VIGIL

ADDRESS: 5101 COPPER, N.E., 87108 PHONE: 254-1515

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

____ OTHER

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

X CERTIFICATE OF OCCUPANCY APPROVAL

____ GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

____ DRAINAGE REQUIREMENTS

X SUBDIVISION CERTIFICATION

____ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

____ YES

X NO

____ COPY PROVIDED

DATE SUBMITTED: 02/03/97
~~01/29/96~~

BY: C.A. COONCE

C.A. Coonce

DRAINAGE INFORMATION SHEET

PROJECT TITLE: SAN IGNACIO SUBDIVISION ZONE ATLAS/ DRNG. FILE #: J-14-D 115

DRB #: 96-166 EPC #: _____ WORK ORDER #: 548081

LEGAL DESCRIPTION: SAN IGNACIO SUBDIVISION

CITY ADDRESS: 1500 EDITH BLVD., N.E., ALBUQUERQUE, NM

ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT : C.A. COONCE

ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089

OWNER: GREATER ALBUQUERQUE HOUSING PARTNERSHIP CONTACT: BEN MONTIJO

ADDRESS: 5101 COPPER, N.E., 87108 PHONE: 254-1414

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: CONSURVE SURVEYING CONTACT: JERRY NICKELS

ADDRESS: SAN FIDEL, NM F87049 PHONE: (505) 247-4444

CONTRACTOR: CHRIS VIGIL CONSTRUCTION CONTACT: CHRIS VIGIL

ADDRESS: 5101 COPPER, N.E., 87108 PHONE: 254-1515

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

☐ OTHER

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

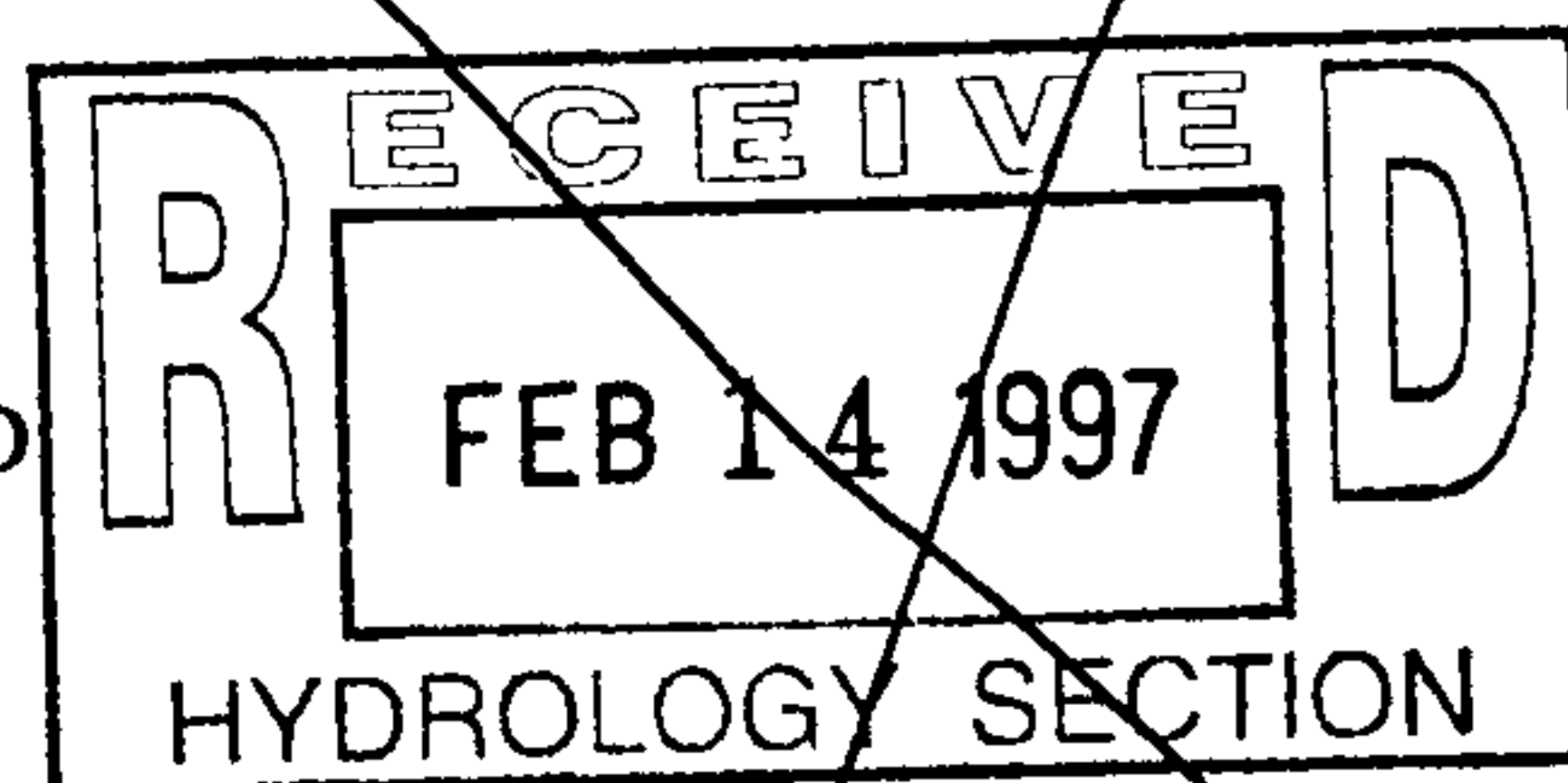
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY PROVIDED



DATE SUBMITTED: 02/14/97

BY: C.A. COONCE *C.A. Coonce*



CITY OF
Albuquerque
Public Works Department

February 5, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Pat Coonce
C.A. Coonce & Assoc., Inc.
12324 Pineridge NE
Albuquerque, NM 87112

**RE: SAN IGNACIO SUBDIVISION (J14-D115). ENGINEER'S CERTIFICATION FOR
RELEASE OF FINANCIAL GUARANTEES. ENGINEER'S CERTIFICATION DATED
1-30-97.**

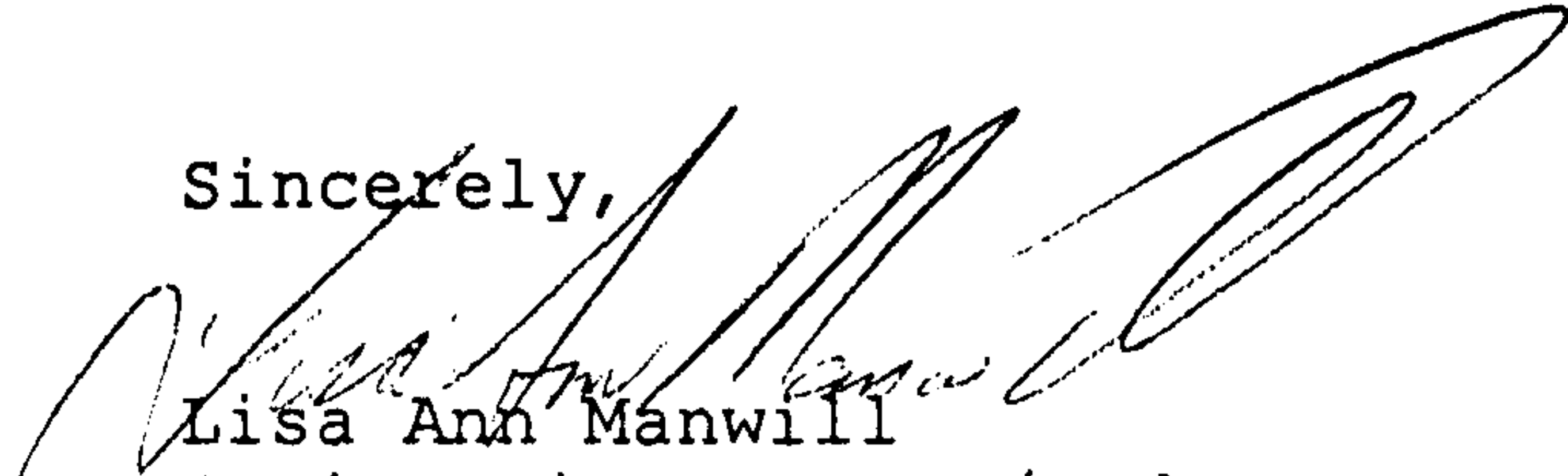
Dear Mr. Coonce:

Based on the information provided on your February 3, 1997 submittal, City Hydrology has the following comments:

1. While I feel confident that you were approved for Final Plat, there is nothing in the Hydrology file to indicate this approval. Please submit a copy of the approved (signed-off) plat. Do you have an approval letter for the grading plan?
2. Other than the drop inlet, I can't tell where you took as-built elevations. Please provide as-built elevations in accordance with the DPM for the finish pad, top of walls, property corners, flow lines, high points, etc.
3. Provide this office with a copy of the as-builts for the entire storm drain to Broadway.

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

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



DRAINAGE INFORMATION SHEET

PROJECT TITLE: SAN IGNACIO SUBDIVISION ZONE ATLAS/DRNG. FILE #: 514/D115
 DRB #: 96-166 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: San Ignacio Subdivision
 CITY ADDRESS: 1500 EDITH N.E.
 ENGINEERING FIRM: C.A. COONCE ASSOC. CONTACT: C.A. COONCE
 ADDRESS: 12324 Pineridge N.E. PHONE: 296-1089
 OWNER: the Greater Albuquerque Housing Partnership CONTACT: Ben Montijo
 ADDRESS: Silver Ave. N.E. PHONE: 254-1554
 ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: Chris Vigil Const. CONTACT: Chris Vigil
 ADDRESS: Silver Ave. N.E. PHONE: 254-1555
764-1307

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: July 9, 1996
 BY: C. Coonce

JUL 11 1996



Martin J. Chávez, Mayor
Pat Coonce
C.A. Coonce & Assoc., Inc.
12324 Pineridge NE
Albuquerque, NM 87112

**RE: SAN IGNACIO SUBDIVISION (J14-D115) DRAINAGE REPORT SUBMITTAL
FOR PRELIMINARY PLAT APPROVAL. ENGINEER'S STAMP DATED JULY 9,
1996**

Dear Mr. Coonce:

Based on the information provided on your July 11, 1996 submittal,
the above referenced project is approved for Preliminary Plat.

Prior to your next submittal, please address the following comments:

1. Provide all required easement documents for the storm drain system between the project and Broadway Blvd.
2. Use reinforced concrete pipe for all portion of the storm drain system located in the City right-of-way.
3. Call out what type of inlet you plan to use.
4. While I am certain that an 18-inch diameter pipe has capacity for your developed flow, please submit calculations.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!



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

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: _____ DATE: 1-23-96

EPC NO.: _____ DRB NO.: _____ ZONE: _____

SUBJECT: GREATER ABQ HOUSING

STREET ADDRESS: EDITH + DOELLA

LEGAL DESCRIPTION: TRACT A+C OF CHAVEZ + CONTRAÑO + CONCEPCION, EASTERLY PORTION OF TRACT 67-B-2, + LOT 13, ROMAD TRACT

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

	WHO	REPRESENTING
ATTENDANCE:	<u>PAT COONCE</u>	_____
	<u>LISA MANWILL</u>	_____
	_____	_____

FINDINGS:

- 1) NEED GRADING CERT FOR PROPOSED BLOS PADS + ROUGH GRADING
- 2) Will need approved grading + drainage plan
- 3) Determine historical flow rates from this property onto City property. Will flow pattern change?
- 4) To tie into any SD be certain you have downstream facilities

RECEIVED

MAY 23 1996

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]

TITLE: _____

DATE: 1/23/96

SIGNED: [Signature]

TITLE: PE

DATE: 1/23/96

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

C.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505)296-1089
FAX: (505) 296-0478

AUGUST 16, 1996

Hydrology Department
City of Albuquerque

Attn: Lisa Ann Manwill

Subject: ~~J-14/D115~~ DRB-96-166, Project No. 548081

This memorandum is tendered to document the adequacy of the Double "D" Inlet and the 18" RCP for the design of the Storm Drain System for the San Ignacio Subdivision.

The flows through the inlet of the Double "D" inlet will simulate an orifice and be governed by the orifice equation. The inlet is located in a low point at the end of the cul-de-sac. The inlet area in square feet was calculated from the Dwg. 2206 as 1.771 S.F. The head required at the Q_{100} design flow of 7.2 CFS for a Double "D" inlet is $0.172' = 2$ inches. The available head before overflowing the curb is 0.50 feet.

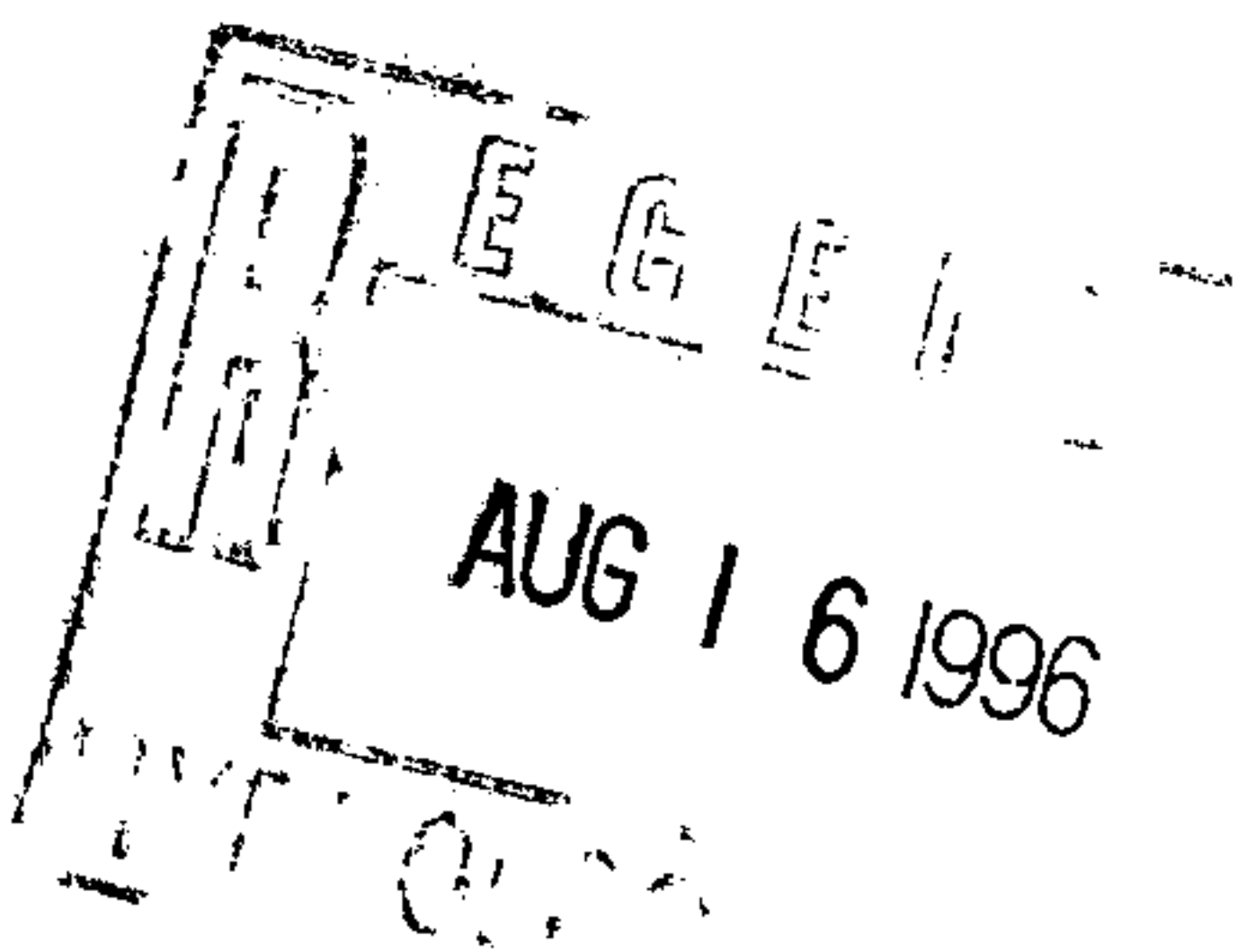
To check the adequacy of the head available for getting a flow rate of 7.2 CFS into the 18" RCP, the culvert equation was used. With the headwater at the full pipe depth (18") and the flow being inlet controlled, the flow rate is 7.49 CFS. Therefore the 2' plus headwater is more than adequate to allow an intake of 7.2 CFS.

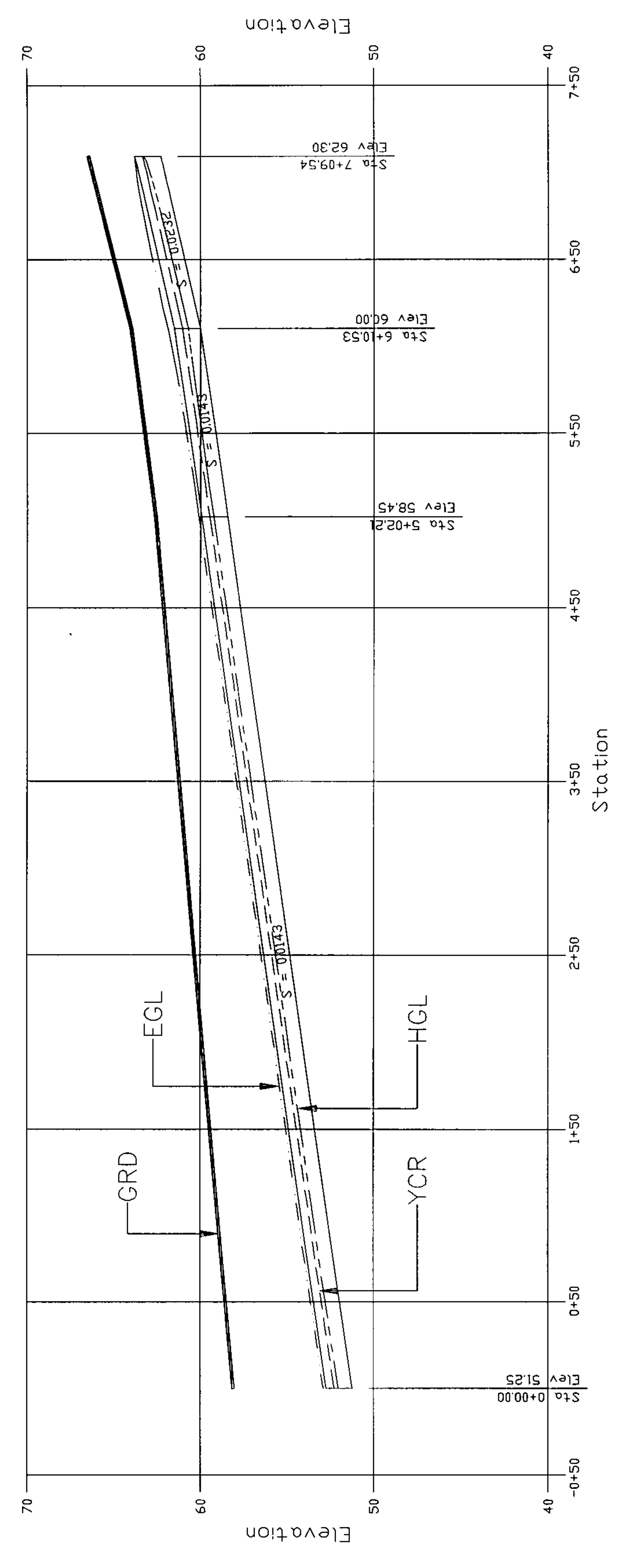
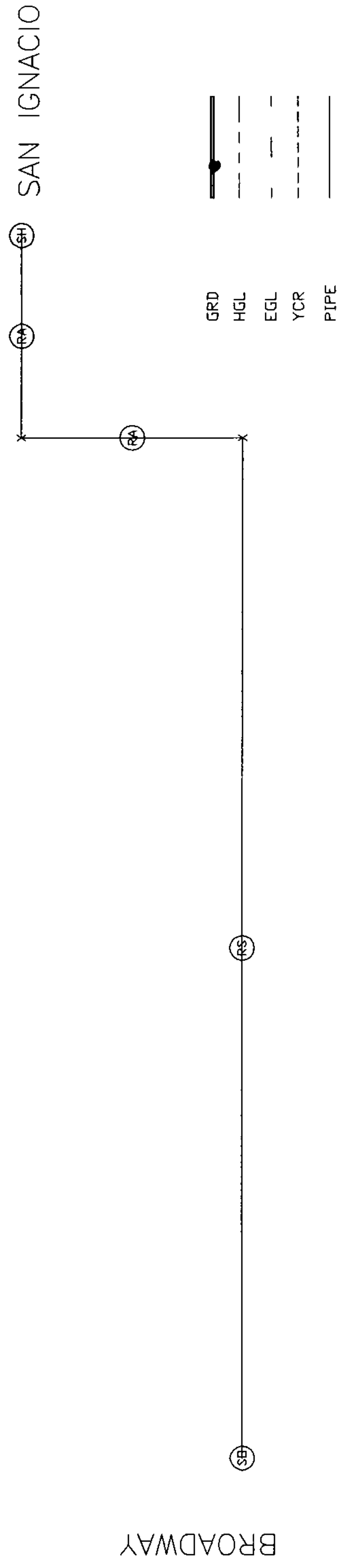
The Auto Civil auto-storm program shows the Plan and Profile, utilizing 7.2 CFS, $n = 0.013$, the slopes as designed, and three manholes with two angular changes in the system. This shows a flow depth of 0.75' (50% of the pipe) at the outfall in Broadway Blvd. Computer printout are attached.

Sincerely yours,



C. A. Coonce
N.M.P.E. # 2934





SAN IGNACIO STORM DRAIN SYSTEM HYDRAULICS
 $Q_{100} = 7.2$ CFS, $n = 0.013$, PIPE $D = 18"$, 3 MANHOLES
 BETWEEN SYSTEM OUTLET AND SYSTEM HEADWATERS

SAN IGNACIO SINGLE & DOUBLE "D" INLET

CALCULATED PARAMETERS & C = 0.61

Orifices -- English Units

Civil Tools for Windows

(08-07-1996, 10:47:20)

Flowrate	Area	Coeff	Headwater	Center	Tailwater	
cfs	sf	---	ft	ft	ft	
7.200	1.771	0.610	0.690	0.000	0.000	- SINGLE "D"
7.200	3.542	0.610	0.172	0.000	0.000	- DOUBLE "D"

with H of 0.5' Available a Double "D" is required
0.172' ~ 2" which gives a margin of safety if
grate is not kept free of debris.

SAN IGNACIO COURT

DROP INLET

Culverts -- English Units

Civil Tools for Windows

(07-31-1996, 16:38:05)

Diameter = 18 in
Length = 100 ft
Friction Coeff = .015
Ent+Exit Coeff =
Inlet Control Coeff = .61
Inv Elev Out = 97 ft
Inv Elev In = 100 ft
Tailwater Elev = 98 ft
Elev Increment = .1 ft

Headwater		Flowrate
ft		cfs
101.50	IC	7.49
101.60	IC	7.98
101.70	IC	8.43
101.80	IC	8.86
101.90	IC	9.28
102.00	IC	9.67
102.10	IC	10.05
102.20	IC	10.42
102.30	IC	10.77
102.40	IC	11.11
102.50	IC	11.44
102.60	IC	11.77
102.70	IC	12.08
102.80	IC	12.39
102.90	IC	12.68
103.00	IC	12.98

96101241

LISA

9699

54/011/542, E1

PERMANENT EASEMENT

Grant of Permanent Easement, between the City of Albuquerque ("Grantor"), whose address is P.O. Box 1293, Albuquerque, New Mexico and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public storm sewer and public sanitary sewer together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 4th day of September, 1996.

RECOMMENDED:

Sarah B. Kotchian

Sarah Kotchian, Director
Environmental Health Department

APPROVED:

Lawrence Rael
Chief Administrative Officer

RECOMMENDED:

Robert E. Gurule
Robert E. Gurule, Director
Public Works Department

12/3/96
8/23/96

2/29/96

CITY'S NOTARY

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO

This instrument was acknowledged before me on 4th day of Sept, 1996
by Lawrence Rael, Chief Administrative Officer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.



OFFICIAL SEAL
RENIE HERRERA
NOTARY PUBLIC
STATE OF NEW MEXICO

My Commission Expires _____

My Commission Expires:

1/3/98

Renie Herrera
Notary Public

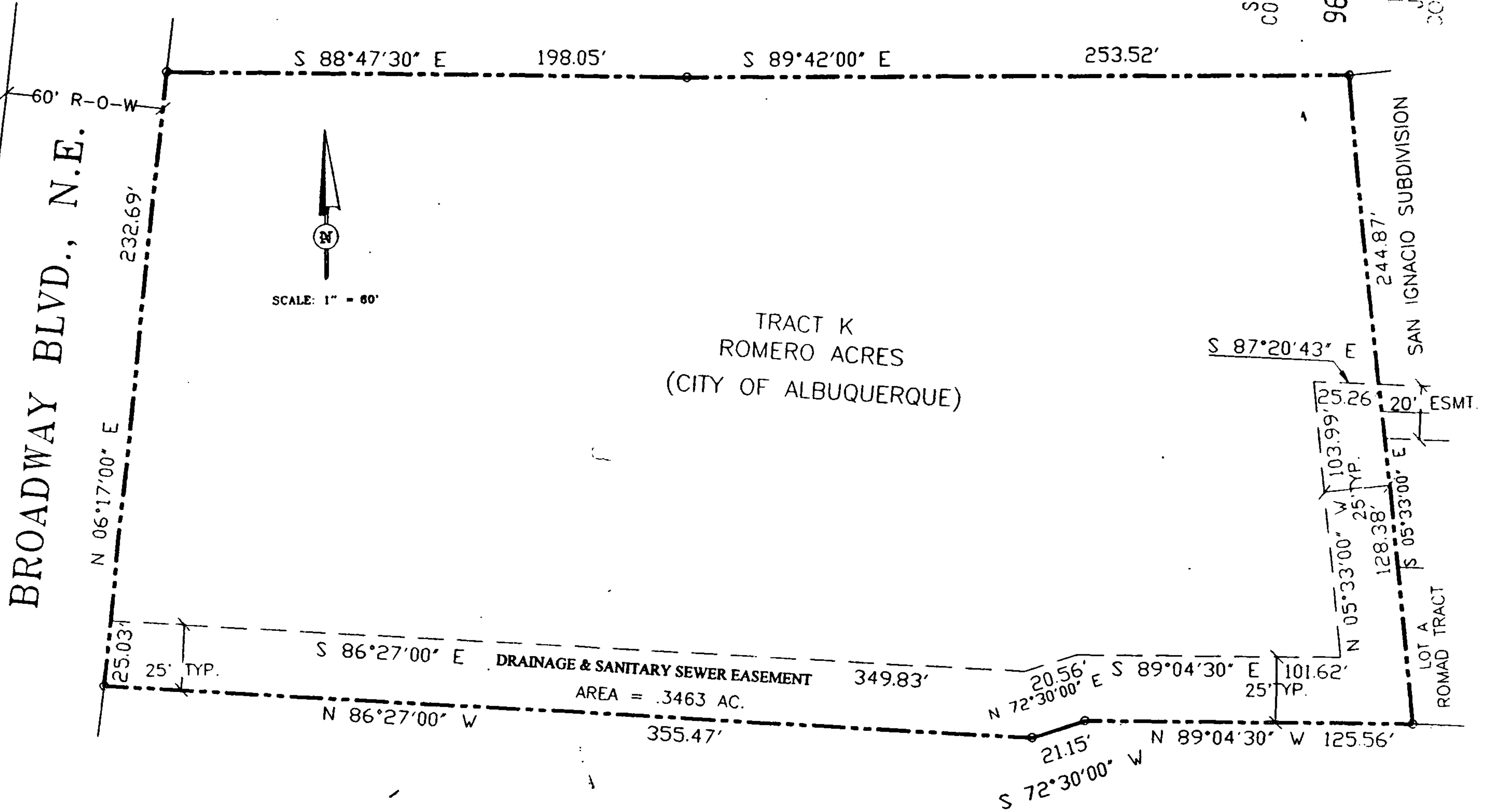
LEGAL DESCRIPTION:
TRACT "K", ROMERO ACRES, AS THE SAME IS SHOWN
AND DESIGNATED UPON THE PLAT ENTITLED "CORRECTED
PLAT OF TRACT "K" ROMERO ACRES", FILED IN THE
OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY,
NEW MEXICO, ON JUNE 22, 1960, AT PLAT BOOK B3,
PAGE 149.

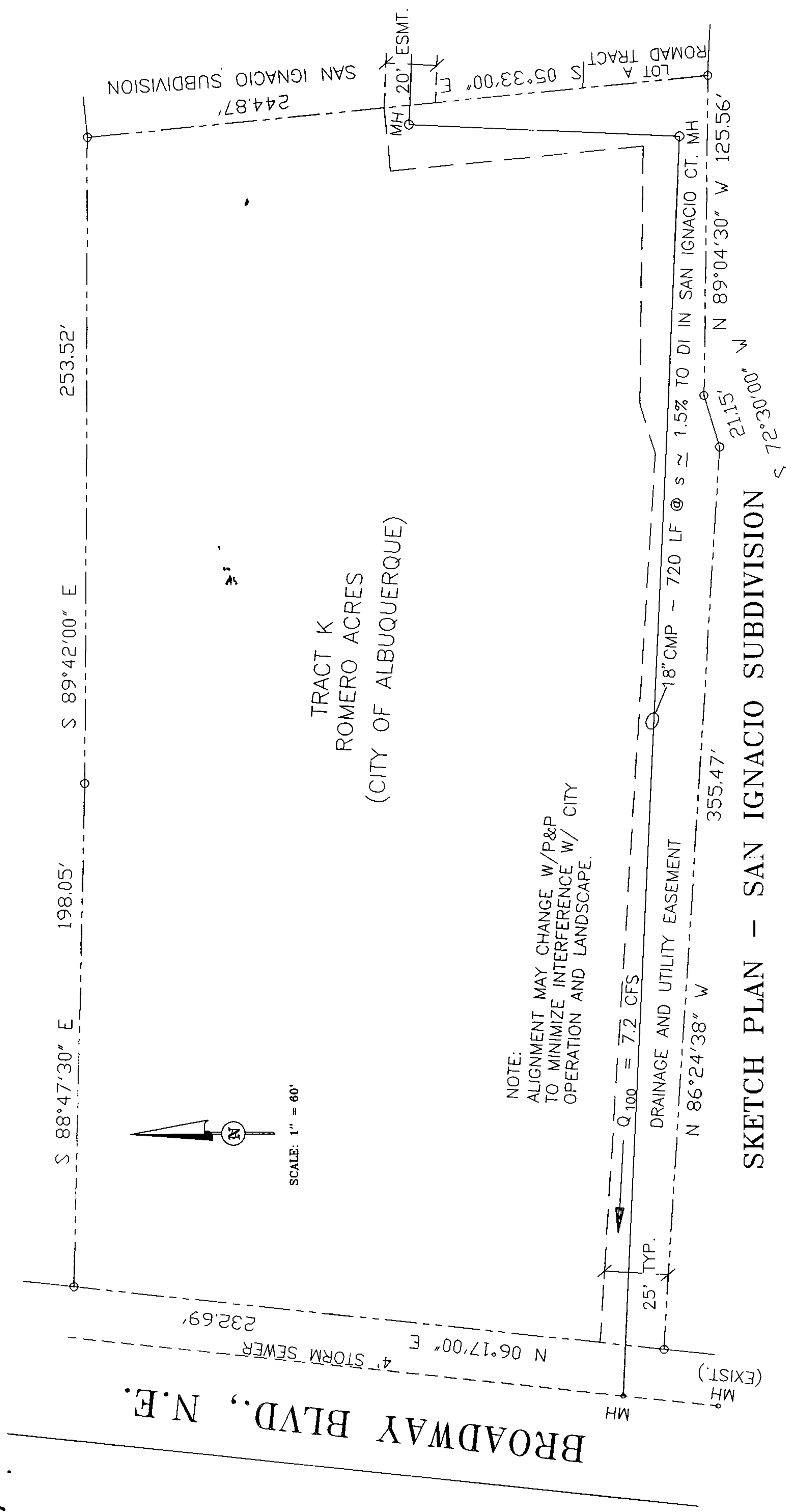
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

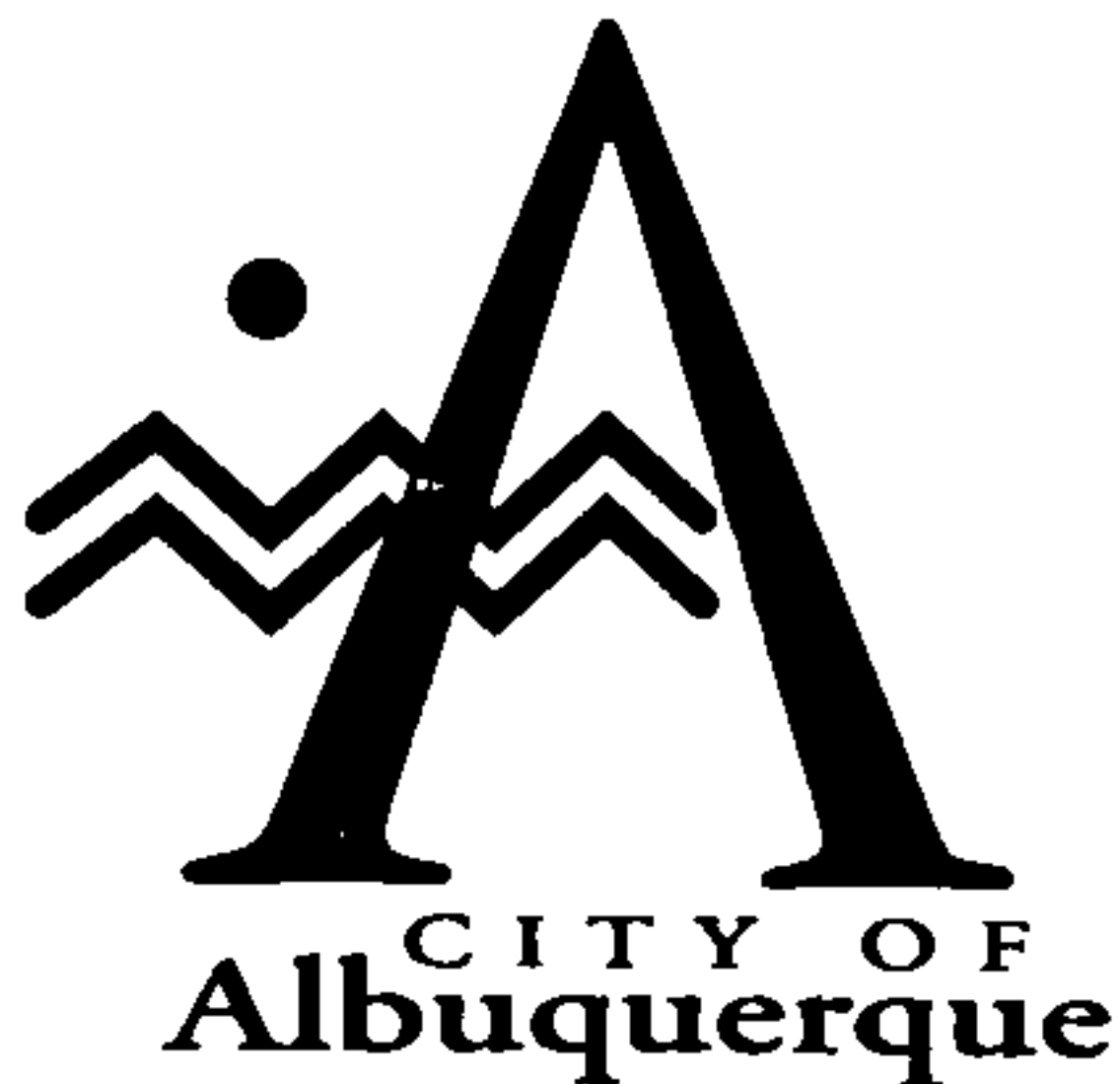
96 SEP 12 AM 9:30

9624 9699-19700
JUDY D. GOODWARD
CO. CLERK & RECORDER

males







June 25, 1996

Martin J. Chávez, Mayor
Pat Coonce
C.A. Coonce & Assoc., Inc.
12324 Pineridge NE
Albuquerque, NM 87112

**RE: SAN IGNACIO SUBDIVISION (J14-D115) DRAINAGE REPORT SUBMITTAL FOR
PRELIMINARY PLAT APPROVAL. ENGINEER'S STAMP DATED MAY 22, 1996**

Dear Mr. Coonce:

Based on the information provided on your May 23, 1996 submittal, City Hydrology has the following comments:

1. Easements will be required for flow draining through adjacent property to the off site detention pond.
2. Is there capacity in the off site detention pond for the flow generated by the proposed development? Keep in mind that historical conditions do not necessarily represent actual downstream capacity.
3. If you want to use an 18" pipe and inlet, please indicate this on the plan sheet and show details. You will need permission from the adjacent property owner to install a discharge line.
4. You cannot take credit for backyard retention ponds when determining the amount of flow discharged from this site. Your drainage controls must be designed as if no water were being retained.
5. I was unable to find the benchmark on the plan sheet.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: SAN IGNACIO SUBDIVISION ZONE ATLAS/DRNG. FILE #: J-14/0115
 DRB #: 96-166 EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: TRs. A, B, & C, LANDS OF CHAVEZ, ELY PIR TR. 67-B-2; ROMERO LOT B
 CITY ADDRESS: 1500 EDITH BLVD. N.E.

ENGINEERING FIRM: C.A. COONCE & ASSN., INC. CONTACT: PAUL COONCE
 ADDRESS: 12324 PINE RIDGE N.E. PHONE: 296-1009

OWNER: GREATER A.B.Q. HOUSING PARTNERSHIP CONTACT: BEN MONTUJO
 ADDRESS: 5101 COPPER AVE. N.E. PHONE: 254-1414

ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

CONTRACTOR: CHRIS VIGIL CONST. CO. CONTACT: CHRIS VIGIL
 ADDRESS: 5101 COPPER AVE. N.E. PHONE: 254-1515

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

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

PRE-DESIGN MEETING:
☒ YES
☐ NO
☒ COPY PROVIDED

OTHER _____ (SPECIFY)
 RECEIVED
 MAY 23 1996
 HYDROLOGY

*Stamped
5-22-96*

DATE SUBMITTED: C. Coonce 5/23/96
 BY: C. Coonce

① Is there capacity ^{in the detention pond} for the flow generated by the proposed development? Keep in mind that historical conditions do not necessarily represent actual down capacity.

② Easements will be required to ~~transfer~~ ^{transfer} this flow draining thorough adjacent property.

③ You will need permission ~~from~~ ^{from} all property to discharge ~~to~~

If you want to use an ^{put on plan +} 10" pipe and inlet, please show ~~on plan~~ details. Also, this scenario will need to be approved by downstream prop owner.

④ You can not take credit for 34 net ponds. Your structure must be sized as if no water were retained.

⑤ BM on plan sheet?