



**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 22, 1999

Kenneth R. Thompson, P.E.  
Thomkraft Engineering  
6944 South Willow Street  
Englewood, CO 80112

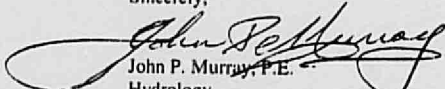
**RE: PARKSITO SUBDIVISION (L9-D17). ENGINEER'S CERTIFICATION FOR  
FINAL PLAT APPROVAL. ENGINEER'S CERTIFICATION DATED MARCH 18,  
1999.**

Dear Mr. Thompson:

Based on the information provided on your March 19, 1999 submittal, the above referenced project is approved for Final Plat. The updated Certification correctly shows the offsite runoff from 98th St. and adjacent property as 3.15 cfs.

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

Sincerely,

  
John P. Murray, P.E.  
Hydrology

c: ☒ Andrew Garcia  
☒ File  
Richard J. Tresise, P.S.  
Fred J. Aguirre, P.E.

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25x10

32x10

0000 0000 0667

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9 / D17  
LEGAL DESCRIPTION: TRACT "D", LAND OF JUANITA LOPEZ VIGIL

CITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.

ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.

ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210

OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_

ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISE

ADDRESS: 555 RINGER AVE.,  
BC SQUE FARMS, N.M. 87068 PHONE: 505-869-3264

CONTRACTOR: UNIVERSAL CONSTRUCTORS, INC. CONTACT: HECTOR PEREZ  
ADDRESS: STA B, BOX 6008 ALBUQ, NM PHONE: 505-884-0400

## PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

DRB NO. 96-529  
EPC NO. \_\_\_\_\_  
PROJ. NO. 582081

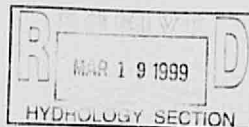
## TYPE OF SUBMITTAL:

☐ 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: March 19, 1999  
By: Richard J. Tresise  
Richard J. Tresise, P.S.



25X10

32X10

0000 0000 0668

From: Ken & Nancy Thompson Fax: +1(720)489-1887

To: John Murray

Fax: +1(505)8243864

Page 2 of 2 Monday, March 15, 1999 4:09 PM

Thomcraft Engineering  
6944 South Willow Street  
Englewood, CO 80112  
Telephone: 720-489-1885

March 15, 1999

Mr. John T. Murray PE  
City of Albuquerque, NM

Dear Mr. Murray:

The purpose of the fax is to clarify a mistake in the "Parksito Subdivision, Drainage Report". The change is as follows:

The off-site flow was reported as 3,150, this should have been stated as 3.15 CFS.

I am indeed sorry for any inconvenience this has caused you. Should you have any questions please feel free in contacting me.

Keith R. Thompson PE, NM-10171  
Thomcraft Engineering

cc: R. Tresice

3/15  
FAX  
R. Tresice

25x1

32x1

0000 0000 0669

From: Ken &amp; Nancy Thompson Fax: +1(720)489-1887

To: John Murray

Fax: +1(505)9243864

Page 1 of 2 Monday, March 15, 1999 4:09 PM

**FAX**

Date: Monday, March 15, 1999

Pages including cover sheet: 2

<b>To:</b>	John Murray
<b>Phone</b>	
<b>Fax Phone</b>	+1(505)9243864

<b>From:</b>	Ken & Nancy Thompson
	Home
	6944 S. Willow Street
	Englewood
	CO 80112
<b>Phone</b>	+1(720)489-1885
<b>Fax Phone</b>	+1(720)489-1887

NOTE

Dear Mr. Murray: Substantive Discrepancy Data

25x1

32x1



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

February 3, 1999

**Certificate of Work Order Completion**

City Engineer  
600 Second St.  
Plaza Del Sol  
Albuquerque, NM 87102

Re: **Parksito Subdivision Unit 1, Project No.: 5820.81**

Dear Sir:

This is to certify that Project No. 5820.81 has been completed according to approved plans and construction specifications. Please be advised this Certificate of Work-Order Completion does not constitute acceptance of the city infrastructure until all requirements of the subdivision improvements agreement have been satisfied and a Certificate of Completion and Acceptance is issued by the City Engineer.

The project is described as follows:

Approximately 20'ff arterial pavement was placed on San Ygnacio Road, extending from west property line to 97<sup>th</sup> Street. Also built curb and gutter on the north side of San Ygnacio Road from the west property line to 97<sup>th</sup> Street. A 4' sidewalk on the north side of San Ygnacio from west property line to 97<sup>th</sup> Street.

Placed 16'ff of residential pavement on 97<sup>th</sup> Street extending from San Ygnacio Road to the north property line of the subdivision. Built standard curb and gutter on the west side of 97<sup>th</sup> Street from San Ygnacio Road to north property line. A 4' sidewalk on the west side of 97<sup>th</sup> Street from San Ygnacio Road to the north property line. Temporary residential pavement on 97<sup>th</sup> from San Ygnacio Road to the north property line.

Placed 26' of residential in Firmin Court from 97<sup>th</sup> Street to terminus. Placed roll curb and gutter on both sides of Firmin Court from 97<sup>th</sup> Street to terminus. Built a 4' sidewalk on both sides of Firmin Court from 97<sup>th</sup> Street to terminus. One street light on southwest corner of 97<sup>th</sup> Street and Firmin Court.

0000 0000 067.1

Parksito Sub'd Unit 1  
Project No. 582081  
February 3, 1999  
Page 2

The contractor's correction period will begin the date of the City Engineers Certificate of Completion and Acceptance letter and is effective for a period of one (1) year.

Sincerely,

*Peter Chang* 2-7-99

Peter Chang, P.E.  
Acting Chief Construction Engineer  
Public Works Department

C: Universal Constructors  
Thomdraft Engineering  
Fred Aquirre, Hydrology, PWD  
Tina Pohl, DRC  
Terri Martin, DRC  
Martin Barker, Materials Testing Lab  
Sam Hall, Water Systems  
Ray Chavez, Traffic Engineering, PWD  
Josie Jaramillo, New Meter Sales, PWD  
Richard Zamora, Maps & Records, PWD  
John Ewing, Risk Management  
Project No. 582081  
Warranty: Contract

25x10

32x10



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 19, 1999

Richard J. Tresise, P.S.  
Professional Surveyor  
555 Ringer Avenue  
Bosque Farms, NM 87068

Project No. 5820.81

### Notice of Acceptance

Re: CENTERLINE MONUMENTATION - PARKSITO SUBDIVISION PHASE I

Dear Mr. Tresise:

This letter is to serve as notice of acceptance of the Centerline Monumentation for the above referenced subdivision.

Field inspection performed by this office shows that centerline monuments have been placed as per approved plan satisfying your commitment to monument the centerline of the streets within the above referenced subdivision.

Thank you for your cooperation in this matter.

Sincerely,

Daniel C. Montano, P.S.  
City Surveyor

DCM:ms

c: Donald F. Vasquez, Developer, c/o Richard J. Tresise, P.S.  
Billy Goolsby, DRC Chairman, PWD  
Terri Martin, DRC Project Administrator, PWD  
Peter Chang, Acting Chief Engineer, PWD  
File Centerline Monumentation #072197

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25x10

32x10

0000 0000 0673



April 6, 1998

Ken Thompson  
Thomcraft Engineering  
1 Sunlit Dr. East  
Santa Fe, New Mexico 87505

RE: REVISED DRAINAGE PLAN FOR PARKISTO SUBDIVISION (L9-D17) ENGINEER'S  
STAMP DATED 4/1/98

Dear Mr. Thompson:

Based on the information provided on your April 1, 1998 resubmittal, the above referenced site is approved for Final Plat, Work Order, and Building Permit.

Please be advised that prior to Financial Guarantee Release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
Richard Tresise  
Donald Vasquez  
File

Sincerely

Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!



25x1

32x1



## THOMKRAFT ENGINEERING

1 Sunlit Dr. East  
Santa Fe, N.M. 87505  
(505)983-2210

March 19, 1999

Mr. John T. Murray, P.E.  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9) 017**

Dear Mr. Garcia:

In response to our discussion, I am resubmitting the necessary information per the Engineer's Certification Checklist as required per the D.P.M.

With this resubmittal, we are requesting acceptance of the grading and drainage plan on the above referenced project for final plat approval..

Please contact this office at 450-3136 if we can be of further assistance.

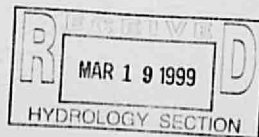
Sincerely,

Thomkraft Engineering

Richard J. Tresise, P.S.

Attachments

xc:File  
Donald Vasquez



0000 0000 0675

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9/D17  
 LEGAL DESCRIPTION: TRACT "D", LAND OF JUANITA LOPEZ VIGIL  
 CITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.  
 ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.  
 ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210  
 OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_  
 ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706  
 ARCHITECT: N.A. CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISE  
 ADDRESS: 555 RINGER AVE.  
BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3264  
 CONTRACTOR: UNIVERSAL CONSTRUCTORS, INC. CONTACT: HECTOR PEREZ  
 ADDRESS: STA B, BOX 6008, ALBUQUERQUE, NM 87119 PHONE: 505-884-0400

PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☐ COPY OF CONFERENCE RECAP  
 SHEET PROVIDED

DRB NO. 96-529  
 EPC NO. \_\_\_\_\_  
 PROJ. NO. 582081

TYPE OF SUBMITTAL:

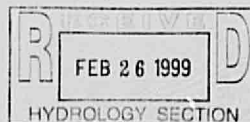
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE DEVELOPMENT PLAN APPROVAL  
☒ FINAL PLAT APPROVAL *Sign off*  
☐ BUILDING PERMIT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ ROUGH GRADING PERMIT APPROVAL  
☐ GRADING/PAVING PERMIT APPROVAL  
☒ OTHER FINANCIAL GUARANTY RELEASE

DATE SUBMITTED: FEB 19, 1999

By: Richard J. Tresise  
 Richard J. Tresise, P.S.



25x10

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0000 0000 0676



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

February 3, 1999

**Certificate of Work Order Completion**

City Engineer  
600 Second St.  
Plaza Del Sol  
Albuquerque, NM 87102

Re: **Parksito Subdivision Unit 1, Project No.: 5820.81**

Dear Sir:

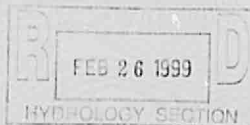
This is to certify that Project No. 5820.81 has been completed according to approved plans and construction specifications. Please be advised this Certificate of Work-Order Completion does not constitute acceptance of the city infrastructure until all requirements of the subdivision improvements agreement have been satisfied and a Certificate of Completion and Acceptance is issued by the City Engineer.

The project is described as follows:

Approximately 20'ff arterial pavement was placed on San Ygnacio Road, extending from west property line to 97<sup>th</sup> Street. Also built curb and gutter on the north side of San Ygnacio Road from the west property line to 97<sup>th</sup> Street. A 4' sidewalk on the north side of San Ygnacio from west property line to 97<sup>th</sup> Street.

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Placed 26' of residential in Firmin Court from 97<sup>th</sup> Street to terminus. Placed roll curb and gutter on both sides of Firmin Court from 97<sup>th</sup> Street to terminus. Built a 4' sidewalk on both sides of Firmin Court from 97<sup>th</sup> Street to terminus. One street light on southwest corner of 97<sup>th</sup> Street and Firmin Court.



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Parkside Sub'd Unit 1  
Project No. 582081  
February 3, 1999  
Page 2

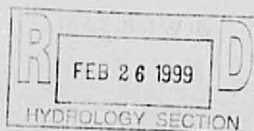
The contractor's correction period will begin the date of the City Engineers Certificate of Completion and Acceptance letter and is effective for a period of one (1) year.

Sincerely,

*Peter Chang* 2-3-99

Peter Chang, P.E.  
Acting Chief Construction Engineer  
Public Works Department

C: Universal Constructors  
Thomdraft Engineering  
Fred Aquirre, Hydrology, PWD  
Tina Pohl, DRC  
Terri Martin, DRC  
Martin Barker, Materials Testing Lab  
Sam Hall, Water Systems  
Ray Chavez, Traffic Engineering, PWD  
Josie Jaramillo, New Meter Sales, PWD  
Richard Zamora, Maps & Records, PWD  
John Ewing, Risk Management  
Project No. 582081  
Warranty: Contract



25x10

32x10

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## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 19, 1999

Richard J. Tresise, P.S.  
Professional Surveyor  
555 Ringer Avenue  
Bosque Farms, NM 87068

Project No. 5820.81

### Notice of Acceptance

Re: CENTERLINE MONUMENTATION - PARKSITO SUBDIVISION PHASE I


Dear Mr. Tresise:

This letter is to serve as notice of acceptance of the Centerline Monumentation for the above referenced subdivision.

Field inspection performed by this office shows that centerline monuments have been placed as per approved plan satisfying your commitment to monument the centerline of the streets within the above referenced subdivision.

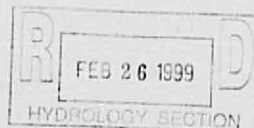
Thank you for your cooperation in this matter.

Sincerely,

  
Daniel C. Montano, P.S.  
City Surveyor

DCM:ms

c: Donald F. Vasquez, Developer, c/o Richard J. Tresise, P.S.  
Billy Goolsby, DRC Chairman, PWD  
Terri Martin, DRC Project Administrator, PWD  
Peter Chang, Acting Chief Engineer, PWD  
File Centerline Monumentation #072197



THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

25x10

32x10

0000 0000 0679



## THOMKRAFT ENGINEERING

1 Sunlit Dr. East  
Santa Fe, N.M. 87505  
(505)983-2210

February 26, 1999

Mr. Andrew Garcia  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parkito Subdivision (L9)**

Dear Mr. Garcia:

In response to our discussion, I am resubmitting the necessary information per the Engineer's Certification Checklist as required per the D.P.M. The original submittal of February 19, 1999 appears to have been misplaced in the system.

With this resubmittal, we are requesting acceptance of the grading and drainage plan on the above referenced project for approval of financial guaranty release and final plat approval.

Please contact Richard J. Tresise at 869-3264 if we can be of further assistance. Please address future correspondence to  
Thomkraft Engineering  
C.O. Richard J. Tresise  
555 Ringer Ave.  
Bosque Farms, N.M. 87068

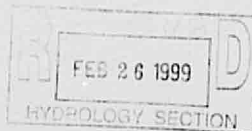
Sincerely,

Thomkraft Engineering

*Richard J. Tresise*  
Richard J. Tresise, P.S.

Attachments  
xc:File

Donald Vasquez



25x1

32x1

0000 0000 0680

SEP-08-97 08:150 PM RICHARD J. TRESISE P.S. 505 8693264

P. 01

**RICHARD J. TRESISE  
PROFESSIONAL SURVEYOR  
555 Ringer Ave.  
Bosque Farms, New Mexico 87068  
(505)869-3264**

City of Albuquerque  
Planning Department  
600 2ND St. N.W.  
Albuquerque, N.M. 87102

September 8, 1997

Attn: Claire Koopman

RE: DRB Case No. 96-529

In light of the fact that I have not been able to establish satisfactory communications with anybody in the City of Albuquerque Hydrology Department as to the status of the drainage and grading plan submitted on August 19, 1997 for the above referenced case, I am once again in the situation where I have to request a deferral on DRB Case No. 96-529 from the meeting scheduled for September 9, 1997. Please reschedule this case to the following hearing, on September 16, 1997. Perhaps I will have had my calls returned by that time. Thank You.

*Richard J. Tresise*  
Richard J. Tresise  
Agent for Donald Vasquez

cc: Donald Vasquez

25x1

32x1

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9LEGAL DESCRIPTION: TRACT 'D', LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-863-7210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.,  
BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3264CONTRACTOR: UNIVERSAL CONSTRUCTORS, INC. CONTACT: HECTOR PEREZADDRESS: STA B, BOX 6008, ALBUQUERQUE NM 87119 PHONE: 505-884-0400

## PRE-DESIGN MEETING:

☒ YESDRB NO. 96-529☐ NO

EPC NO. \_\_\_\_\_

☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDEDPROJ. NO. 582081

## 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 FINANCIAL GUARANTY RELEASEDATE SUBMITTED: FEB 19, 1999By: Richard J. Tresise  
Richard J. Tresise, P.S.Duplicate  
Copy

0000 0000 0682



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

February 3, 1999

Certificate of Work Order Completion

City Engineer  
600 Second St.  
Plaza Del Sol  
Albuquerque, NM 87102

Re: Parksito Subdivision Unit 1, Project No.: 5820.81

Dear Sir:

This is to certify that Project No. 5820.81 has been completed according to approved plans and construction specifications. Please be advised this Certificate of Work-Order Completion does not constitute acceptance of the city infrastructure until all requirements of the subdivision improvements agreement have been satisfied and a Certificate of Completion and Acceptance is issued by the City Engineer.

The project is described as follows:

Approximately 20'ff arterial pavement was placed on San Ygnacio Road, extending from west property line to 97<sup>th</sup> Street. Also built curb and gutter on the north side of San Ygnacio Road from the west property line to 97<sup>th</sup> Street. A 4' sidewalk on the north side of San Ygnacio from west property line to 97<sup>th</sup> Street.

Placed 16'ff of residential pavement on 97<sup>th</sup> Street extending from San Ygnacio Road to the north property line of the subdivision. Built standard curb and gutter on the west side of 97<sup>th</sup> Street from San Ygnacio Road to north property line. A 4' sidewalk on the west side of 97<sup>th</sup> Street from San Ygnacio Road to the north property line. Temporary residential pavement on 97<sup>th</sup> from San Ygnacio Road to the north property line.

Placed 26' of residential in Firmin Court from 97<sup>th</sup> Street to terminus. Placed roll curb and gutter on both sides of Firmin Court from 97<sup>th</sup> Street to terminus. Built a 4' sidewalk on both sides of Firmin Court from 97<sup>th</sup> Street to terminus. One street light on southwest corner of 97<sup>th</sup> Street and Firmin Court.

25x11

32x11

0000 0000 0683

Parksito Sub'd Unit 1  
Project No. 582081  
February 3, 1999  
Page 2

The contractor's correction period will begin the date of the City Engineers Certificate of Completion and Acceptance letter and is effective for a period of one (1) year.

Sincerely,

*Peter Chang* 2-3-99

Peter Chang, P.E.  
Acting Chief Construction Engineer  
Public Works Department

C: Universal Constructors  
Thomdraft Engineering  
Fred Aquirre, Hydrology, PWD  
Tina Pohl, DRC  
Terri Martin, DRC  
Martin Barker, Materials Testing Lab  
Sam Hall, Water Systems  
Ray Chavez, Traffic Engineering, PWD  
Josie Jaramillo, New Meter Sales, PWD  
Richard Zamora, Maps & Records, PWD  
John Ewing, Risk Management  
Project No. 582081  
Warranty: Contract

25x1□

32x1□

0000 0000 0684

RICHARD J. TRESISE  
PROFESSIONAL SURVEYOR  
555 Ringer Ave.  
Bosque Farms, New Mexico 87068  
(505)869-3264

January 14, 1999  
Daniel C. Montano  
City Surveyor  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

RE: Centerline Monumentation  
Parksito Subdivision

Dear Mr. Montano:

The centerline monumentation is complete for the Parksito Subdivision. A total of two monuments were set on the street centerline sections.

Enclosed for your records are two (2) reduced scale 8 1/2" x 11" copies of the subdivision plat showing the location of each centerline monument.

At your earliest convenience, would you please inspect the centerline monumentation and send a letter of acceptance of said monumentation to the attention of:

- 1) Terri Martin  
Design Review Division, Project Administrator  
City of Albuquerque
- 2) Richard J. Tresise  
Professional surveyor  
555 Ringer Ave.  
Bosque Farms, New Mexico 87068

If you have any questions, please give me a call at 450-3136.

Sincerely,

*Richard J. Tresise*  
Richard J. Tresise

Xc: File  
Donald Vasquez

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# THOMKRAFT ENGINEERING

1 Sunlit Dr. East  
Santa Fe, N.M. 87505  
(505)983-2210

February 19, 1999

Mr. Andrew Garcia  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9)**

Dear Mr. Garcia:

In response to our discussion, I am submitting the necessary information per the Engineer's Certification Checklist as required per the D.P.M.

With this resubmittal, we are requesting acceptance of the grading and drainage plan on the above referenced project for approval of financial guaranty release and final plat approval.

Please contact this office if we can be of further assistance.

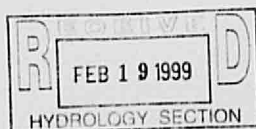
Sincerely,

Thomkraft Engineering

*Richard J. Trease*  
Richard J. Trease, P.S.

Attachments

xc:File  
Donald Vasquez



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DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9/D17

LEGAL DESCRIPTION: TRACT "D", LAND OF JUANITA LOPEZ VIGIL

CITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.

ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.

ADDRESS: RTE 19, BOX 88-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210

OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_

ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISE

ADDRESS: 555 RINGER AVE.

BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3264

CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_

ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

PRE-DESIGN MEETING:

☒ YES

DRB NO. 96-529

☐ NO

EPC NO. \_\_\_\_\_

☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

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: April 1, 1998

By: Richard J. Tresise, P.S.

25X ☐

32X ☐

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**THOMKRAFT ENGINEERING**  
1 Sunlit Drive East  
Santa Fe, New Mexico 87505  
(505)983-2210

April 1, 1998

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9) L-1/D17**

Dear Mr. Montoya:

In response to our discussion yesterday, I am resubmitting the drainage plan and information sheet on the above referenced project, amended as requested in your letter dated January 15, 1998.

With this resubmittal, we are requesting approval of the grading and drainage plan on the above referenced project as a condition of preliminary subdivision approval.

Please contact me at 869-3264 if I can be of further assistance.

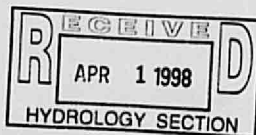
Sincerely,

Thomkraft Engineering

*Richard J. Tresise*  
Richard J. Tresise, P.S.

Attachments

C: Kenneth Thompson  
Donald Vasquez  
File



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Martin J. Chavez, Mayor

January 15, 1998

Ken Thompson PE  
Thomcraft Engineering  
1 Sunlit Dr. East  
Santa Fe, New Mexico 87505

RE: REVISED DRAINAGE PLAN FOR PARKISTO SUBDIVISION (L9-D17) ENGINEER'S  
STAMP DATED 12/18/97

Dear Mr. Thompson:

Based on the information provided on your January 9, 1998 resubmittal, the above referenced site is approved for Preliminary Plat.

Please be advised that prior to Final Plat, Building Permit, and Work Order Approval, the following concerns must be addressed:

1. Identify the City Of Albuquerque Spec. No. for the sidewalk culverts within the plan drawing.
2. Note on the plan drawing that all developed run-off must be routed to the street.
3. Flow arrows showing the break point where the off-site flows split along the west property line.
4. Submittal of the covenant. ✓

If I can be of further assistance, please feel free to contact me at 924-3926.

C: Andrew Garcia  
Richard Trzise  
Donald Vasquez  
File

Sincerely

*Bernie J. Montoya*  
Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!



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April 6, 1998

Ken Thompson  
Thomcraft Engineering  
1 Sunlit Dr. East  
Santa Fe, New Mexico 87505

RE: REVISED DRAINAGE PLAN FOR PARKISTO SUBDIVISION (L9-D17) ENGINEER'S  
STAMP DATED 4/1/98

Dear Mr. Thompson:

Based on the information provided on your April 1, 1998 resubmittal, the above referenced site is approved for Final Plat, Work Order, and Building Permit.

Please be advised that prior to Financial Guarantee Release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
Richard Tresise  
Donald Vasquez  
File

Sincerely

Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!



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APR-05-98 09:59 PM RICHARD J. TRESISE P.S. 505 8693264

P. 01

**THOMKRAFT ENGINEERING**

1 Sunlit Drive East  
Santa Fe, New Mexico 87505  
(505)983-2210

April 6, 1998

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (I.9)**

Dear Mr. Montoya:

In response to our discussion yesterday, I am resubmitting the drainage plan and information sheet on the above referenced project, amended as requested in your letter dated January 15, 1998.

With this resubmittal, we are requesting approval of the grading and drainage plan on the above referenced project.

Please contact me at 869-3264 if I can be of further assistance.

Sincerely,

Thomkraft Engineering

*Richard J. Tresise*  
Richard J. Tresise, P.S.

Attachments

C. Kenneth Thompson  
Donald Vasquez  
File

**R** **E** **C** **E** **I** **V** **E** **D**  
APR 06 1998  
HYDROLOGY SECTION

25x10

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APR-05-98 09:59 PM RICHARD J. TRESISE P.S. 505 8693264

P.02

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-8 **017**LEGAL DESCRIPTION: TRACT 'D', LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 66-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706ARCHITECT: N/A CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.  
BOSQUE FARMS, N.M. 87069 PHONE: 505-869-3264CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

## PRE-DESIGN MEETING:

☒ YES DRB NO. 98-529☐ NO EPC NO. \_\_\_\_\_☐ COPY OF CONFERENCE RECAP PROJ. NO. \_\_\_\_\_

SHEET PROVIDED

## 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: April 6, 1998By: Richard J. Tresise, P.S.

RECEIVED  
APR 06 1998  
HYDROLOGY SECTION

25x10

32x10



Martin J. Chávez, Mayor

Ken Thompson PE  
Thomcraft Engineering  
1 Sunlit Dr. East  
Santa Fe, New Mexico 87505

RE: REVISED DRAINAGE PLAN FOR PARKISTO SUBDIVISION (L9-D17) RECEIVED  
OCTOBER 17, 1997

Dear Mr. Thompson:

Based on the information provided on your October 17, 1997 resubmittal, listed are some concerns that will need to be addressed prior to Preliminary Plat approval:

- ✓ 1. Indicate on the plan drawing the quantified off-site runoff entering from the west and north-west.
- ✓ 2. Provide the graphs from the DPM for the street capacities.
- ✓ 3. Sidewalk culvert covers must be extended all the way to curb.
- ✓ 4. Sidewalk culverts must be made part of the infrastructure list.
- ✓ 5. Pad elevation must be shown to full mean sea level designation.
- ✓ 6. What type of protection do you propose on the west property line to keep the off-site flows from entering the back yards? A floodwall would divert the flows to the north and into the 12' drainage easement.
- ✓ 7. Calculations showing how much the proposed pond will hold.
- ✓ 8. Your infrastructure list must be revised to indicate a retention pond on lot 1 and not a detention pond on lot 9.
- ✓ 9. The Agreement and Covenant will need to identify the lot number that the retention pond will be placed on.

Good for You, Albuquerque!



10. Please identify what the allowable release rate will be from your proposed site. Will you need to pond once the SAD is completed?
11. Note on the plan drawing that all the developed run-off from each lot will drain to the street.
12. On your report under on-site treatment, you indicate a retention pond requirement of 1000+ cubic feet. These is confusing knowing that you need to retain more than 1000+ cubic feet.
13. Engineer' stamp must be signed and dated.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
Richard J. Tresise  
File

Sincerely

*Bernie J. Montoya*  
Bernie J. Montoya CE  
Associate Engineer



Martin J. Chávez, Mayor

September 9, 1997

Ken Thompson PE  
Thomcraft Engineering

Rte 19, Box 86-9  
Santa Fe, NM 87505

*1 Summit Dr East*

RE: REVISED GRADING & DRAINAGE PLAN FOR PARKSITO SUBDIVISION  
(L9-D17) REVISION DATED 7/27/97

Dear Mr. Thompson:

Based on the information provided on your August 19, 1997 resubmittal, I am unable to continue the review because of the following reasons:

1. Recommend that you follow the DPM requirements closely. Your design lacks requirements that need to be implemented from the DPM criteria.
2. Recommend that a pre-design meeting be conducted with our office prior to continuation of your design. *Yes*

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
Donald Vasquez  
Richard Tresise

Sincerely

*Bernie J. Montoya*

Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!



0000 0000 0695

October 24, 1997

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

Re: Parksito Subdivision (L9)/p17

Dear Mr. Montoya:

Attached please find the following:

1. Drainage & Grading Plan.
2. Proposed Infrastructure List.
3. Proposed subdivision plat of Parksito Subdivision.

With this submittal, we hereby request Preliminary Plat and Rough Grading approvals.

Please contact this office if we can be of further assistance.

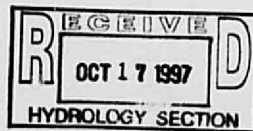
Sincerely,

Thomkraft Engineering

*Kenneth R. Thompson*  
for Kenneth R. Thompson, P.E.

KRT:rjt

Attachments



25x10

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## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9LEGAL DESCRIPTION: TRACT "D" LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.,  
BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3264CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

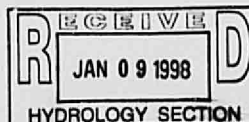
## PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDEDDRB NO. 96-529  
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: January 9, 1998By: Richard J. Tresise, P.S.

**FIGURE 6**  
**CITY OF ALBUQUERQUE**  
**NOTICE OF D.R.C. MEETING**  
3-23-98  
 (DATE)

DRB NO: 96-529  
 PROJECT NO: 582031  
 ZONE ATLAS: L-09

PROJECT NAME: Parks to Subdivision  
 LOCATION: 98th St., N. of San Ysidro

TYPE OF PROJECT: AHBA ☒ CIP ☐ PWC ☐ SAD ☐ ALL PRIVATE ☐

Contact Person: Richard T. Reese Phone: 869-3264  
 Firm: Thom Kraft Eng.

☒ Scheduled with the D.R.C. on 3-31-98 at 2:30 Plaza Del Sol/2nd Fl.  
☐ No DRC Meeting Scheduled. Please return any comments by \_\_\_\_\_

**The Project Is Scheduled For:**

// Design Report Review // Final Plan Review  
 // Pre-Design Meeting // Signoff of Plans  
 // Preliminary Plan Review ☒

**The Project Relates To:**

☒ Water ☒ San. Sewer ☒ Paving // Storm Drainage // \_\_\_\_\_

**The Attached Package Includes:**

/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings.

<input checked="" type="checkbox"/> DRC Chairman	Project Review Section	All Drawings
<input checked="" type="checkbox"/> Traffic Repres	Transportation Development	All Drawings
<input checked="" type="checkbox"/> Utility Dev. (Bob Kane)	Utility Design	All AHBA Drawings
// Utility Dev. (Keith Reed)	Utility Design	All CIP Drawings
<input checked="" type="checkbox"/> Hydro Repres. <u>Bernie</u>	Hydrology	All Drawings
<input checked="" type="checkbox"/> Const. Repres.	Construction	All Drawings
// Ray Chavez	Traffic Operations	All Drawings
// Sergio Miranda	Water (Shutoff Plan)	All Water Shutoff
// CIP/Parks Repres.	Parks & Recreation	ALL Landscaping
// Andre Houle	Street Maintenance	All Paving
<input checked="" type="checkbox"/> Kevin Broderick	Utility Coordinator	ALL PWC & CIP
// Jim Hamel	Transit Department	CIP/Memo
<input checked="" type="checkbox"/> Joe Luehring	Construction Coordinator	CIP/Memo
// Jim Fink	Line Maintenance	CIP & SAS/Memo
// George Gee	City Architect	Arch. Drawings
// Lee Lunsford	SAD Engineer	SAD/Memo
// Tom Ellis	Park Mangement	Parks/Community Ctrs/APS
// Gene Bustamante	General Services Dept.	Arch. Drawings
// Greg Smith	FWD/Legal	Specs & Dwgs.
// Richard Sertich	Planning Department	CIP/Memos
// CIP Project Manager	CIP	CIP/Memos
// Donald Bartlett	Risk Management	Arch. Drawings

DRCNOTIC. 10/19/95

PARKSITO SUBDIVISION (L9-D17)

1. You will need to determine what the allowable discharge is from the SAD 222 information. The report will identify the analysis points along with the areas draining to them. *39H chs/allow*
- ✓ 2. Until the SAD is constructed, the site will need to retain the 100 year 10 day volume.
- ✓ 3. A temporary retention pond must be designed within the site which will retain the 10 day volume. It must be designed in a manner which will allow the discharge to by pass the pond once the SAD is completed. Providing that free discharge is allowed from the site.
- ✓ 4. All developed runoff from each lot must be routed towards the street which will then enter the temporary retention pond.
- ✓ 5. Downstream analysis will be required to determine if eventually free discharge from the site will be allowed.
- ✗ 6. Pad elevations must be shown to full mean sea level designation.
- ✓ 7. Indicate whether the site lies within a 100-year floodplain and which FIRM map no. it is located within.
- ✓ 8. Your plan drawing identifies a minor arroyo entering the property at the Northwest corner of the property, and also sheet flow from the west. How do you propose to accept and pass the off-site flows through the site?
- ✓ 9. You may consider, with the approval of the owners of Tract C & Tract 2 to divert the off-site flows from the west and northwest out to 97th Street. A flood wall on the west and north could be used to direct the off-site flows into 97th.
- ✓ 10. Your plan drawing identifies cross-lot-drainage on the side yards. If this is the case, a 10' private drainage easement will be required on the plat.
- ✓ 11. Please provide a copy of your proposed plat with the resubmittal.
12. You may want to contact Andrews, Asbury, and Roberts Inc. So as to determine what the assements will be to develop your site.
- ✓ 13. On your infrastructure list will need to include any private facilities that will be needed for

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drainage.

14. An Agreement and Covenant must be prepared and processed for the temporary retention pond and any facilities required to direct the off-site flows towards 97th St.

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## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9/D17LEGAL DESCRIPTION: TRACT 'D', LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 88-9, SANTA FE, N.M. 87505 PHONE: 505-883-2210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC41 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9708ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.  
BOSQUE FARMS, N.M. 87068 PHONE: 505-889-3264CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC41 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9708

## PRE-DESIGN MEETING:

☐ YES☒ NO☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDEDDRB NO. 96-529

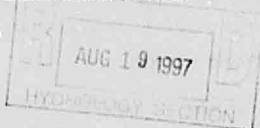
EPC NO. \_\_\_\_\_

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: AUG 19, 1997By: RICHARD J. TRESISE

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D.R.B. Case No. 98-529  
D.R.C. Project No. \_\_\_\_\_  
Date Submitted \_\_\_\_\_  
Prelim. Plat Approved \_\_\_\_\_  
Prelim. Plat Expires \_\_\_\_\_

EXHIBIT "A"  
To Subdivision Improvements Agreement  
DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING  
Tr. "D", Land of Juanita Lopez Vigil  
PARKSITO SUBDIVISION

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are in the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City, County, and/or AMAFCA.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
23' *	Arterial Paving (1/2 Width)	San Ygnacio Rd.	W. Boundary	97TH Street
"	Std. Curb & Gutter (1 Side)	San Ygnacio Rd.	W. Boundary	97TH Street
6' *	Sidewalk (1 side)	San Ygnacio Rd.	W. Boundary	97TH Street
16'	Residential Paving (1/2 Width)	97th St.	San Ygnacio Rd.	N. Boundary
"	Std. Curb & Gutter	97th St.	San Ygnacio Rd.	N. Boundary
4'	Sidewalk (1 side)	97th St.	San Ygnacio Rd.	N. Boundary
8'	Residential Paving (Temp)	97th St.	San Ygnacio Rd.	N. Boundary
26'	Residential Paving	Firmin Ct.	97TH Street	Center Cul-De-Sac
"	Mountable Curb & Gutter	Firmin Ct.	97TH Street	Center Cul-De-Sac
4'	Sidewalk (Both sides)	Firmin Ct.	97TH Street	Center Cul-De-Sac
8"	Gravity SAS	San Ygnacio Rd.	W. Boundary	97TH Street
8"	Gravity SAS	97th St.	San Ygnacio Rd.	N. Boundary
8"	Gravity SAS	Firmin Ct.	97TH Street	Center Cul-De-Sac
6"	Waterline PVC	San Ygnacio	W. Boundary	97TH Street
8"	Waterline PVC	97th St.	San Ygnacio Rd.	N. Boundary
6"	Waterline PVC	Firmin Ct.	97TH Street	Center Cul-De-Sac

Sanitary sewer includes manholes and service connections.

Waterlines include valves, fittings, boxes, fire hydrants and service connections.

Residential street lights per DPM.

Engineer's certification for grading per DPM including detention pond on Lot 9 as shown on the Grading & Drainage Plan for release of S.I.A. and Financial Guarantees.

\* Deferred to coincide with SAD 222

Signed By: Richard J. Trevis  
Print Name: Richard J. Trevis  
Firm: Thomkran Engineering

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Traffic	Date	Utility Dev.	Date	Public & G.S.	Date
City Engineer	Date	AMAFCA	Date	DRB Chairman	Date
BCPWD DRE	Date	BCWD DRAN	Date		

DRB Infrastructure Listing - PARKSITO SUBDIVISION

Page 1 of 1

25x10

32x10

DEC-30-97 12:20 AM RICHARD J. TRESISE P.S. 505 8693264

P.01

December 29, 1997

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

Re: Parkside Subdivision (1.9)

Dear Mr. Montoya:

In response to our discussion today, I am resubmitting the drainage information sheet which should have accompanied the resubmittal of the grading and drainage plan on December 18, 1997.

With this resubmittal, we are requesting approval of the grading and drainage plan on the above referenced project as a condition of preliminary subdivision approval.

We are next scheduled for the DRB on January 6, 1998.

Please contact this office if we can be of further assistance.

Sincerely,

Thomkraft Engineering

*Richard J. Tresise*  
Richard J. Tresise, P.S.

Attachments

25x1

32x1

December 18, 1997

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9)**

Dear Mr. Montoya:

In response to our meeting of December 12, 1997, I am resubmitting the grading and drainage plan with modifications as discussed.

With this resubmittal, we are requesting approval of the grading and drainage plan on the above referenced project as a condition of preliminary subdivision approval.

We are next scheduled for the DRB on January 6, 1998.

Please contact this office if we can be of further assistance.

Sincerely,

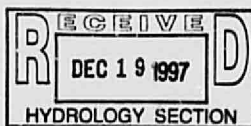
Thomkraft Engineering

*Richard J. Tresise*

Richard J. Tresise, P.S.

RJT:rjt

Attachments



25x1

32x1

00000 00000 07104

DEC-30-97 12:21 AM RICHARD J. TRESISE P.S. 505 8693264

P. 02

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-2 17  
LEGAL DESCRIPTION: TRACT 'D' LAND OF JUANITA LOPEZ VIGIL  
CITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.  
ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.  
ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-883-2210  
OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_  
ADDRESS: HC31 BOX 148, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706  
ARCHITECT: N.A. CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISE  
ADDRESS: 555 RINGER AVE. PHONE: 505-869-3284  
ROSQUE FARMS, N.M. 87068  
CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_  
ADDRESS: HC31 BOX 148, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

## PRE-DESIGN MEETING

☒ YES  
☐ NO  
☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

DRB NO. 26-529  
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: December 18, 1997By: Richard J. Tresise, P.S.

25x10

32x10



CITY OF  
Albuquerque  
P.O. Box 1293 Albuquerque, NM 87103

June 13, 1997

Martin J. Chávez, Mayor

Ken Thompson, PE  
Thomcraft Engineering  
Rte 19, Box 86-9  
Santa Fe, NM 87505

RE: GRADING & DRAINAGE PLAN FOR PARKSITO SUBDIVISION (L-9/D17)  
RECEIVED MAY 27, 1997 FOR PRELIMINARY PLAT  
ENGINEER'S STAMP DATED 5/21/97

Dear Mr. Thompson:

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

The Plan Does not match Sketch Plat. Include a copy of the Preliminary Plat & the proposed Infrastructure List in the submittal. What is the number of the SAD? Is a storm drain required in San Ygnacio? Twenty-four feet of 97th Street must be built. A 10' Private Drainage Easement is required for a swale shared by two lots.

Indicate whether the site lies within a 100 year floodplain and which FIRM map it is located on. A minor arroyo crosses this site. Show the basin that discharges to it. Consider negotiating with the Owner of Tract C for the right to divert the arroyo along the north side of the site. A flood wall along the west & north side of the site could be used to direct off-site flows into 97th Street.

Hydrology calculations do not comply with DPM Section 22.2 Hydrology. Flows are usually calculated in cfs using Table A-9. Volume is usually calculated using Table A-8. Retention ponds are design to hold the 100 year 10 day volume. Sites in this area are required to retain on-site runoff until the SAD is completed.

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

Sincerely,

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

c: Andrew Garcia  
Fred Aguirre, DRB 96-529

Good for You, Albuquerque!



0000 0000 0706

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9/D17LEGAL DESCRIPTION: TRACT 'D', LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.,  
BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3264CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

## PRE-DESIGN MEETING:

☒ YESDRB NO. 98-529☐ NO

EPC NO. \_\_\_\_\_

☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

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: 11-18-97By: Richard J. Tresise, P.S.(MEETING on 12/12/97 Ken, Richard, Fred & Bonnie)  
Plan drawing taken for referenceRECEIVED  
NOV 18 1997  
HYDROLOGY SECTION

25 x 10

32 x 10

0000 0000 0707

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9/D17LEGAL DESCRIPTION: TRACT "D", LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC41 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3284CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC41 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

## PRE-DESIGN MEETING:

☐ YES☒ NO☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDEDDRB NO. 86-529

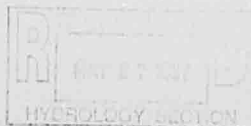
EPC NO. \_\_\_\_\_

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: MAY 23, 1997By: RICHARD J. TRESISE

25x10

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**DRAINAGE REPORT**  
for  
**PARKSITO SUBDIVISION**

**City of Albuquerque, New Mexico**

*Prepared For:*

*Mr. Donald Vasquez  
HC31, Box 148  
Las Vegas, NM 87701*

*September, 1997*

**THOMKRAFT ENGINEERING**  
Civil & Environmental

25x10

32x10

November 18, 1997

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9)**

Dear Mr. Montoya:

Attached please find the following:

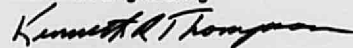
1. Drainage & Grading Plan (Revised this date).
2. Proposed Infrastructure List (Revised this date).
3. Proposed subdivision plat of Parksito Subdivision (Revised this date).

With this resubmittal, we hereby request Preliminary Plat and Rough Grading approvals.

Please contact this office if we can be of further assistance.

Sincerely,

Thomkraft Engineering



Kenneth R. Thompson, P.E.

KRT:rjt

Attachments

### PURPOSE

The intent of this report is to present the Drainage Management Plan for Final Plat and Work Order Approvals. All applicable ordinances and the Development Process Manual were utilized in the preparation of this report.

### EXISTING CONDITIONS

The site is comprised of 1.25 acres and is currently undeveloped. The site is bounded on the North and West by undeveloped property, on the South by the unimproved right-of-way of San Ygnacio Road and on the East by the unimproved right-of-way of 97th Street.

The site lies within the Drainage Management Plan for Special Assessment District 222, which is currently under design. The will be assessed for the basin wide drainage improvements which will allow for free discharge upon completion of the SAD 222. Copies of the pertinent information were obtained from Andrews, Asbury & Robert, Inc., the consulting firm for the SAD 222.

### PROPOSED PLAN

The site is being developed into nine (9) residential lots in one (1) phase as is shown on the Grading and drainage plan.

The overall drainage plan is to drain all of the lots to the interior street (Firmen Court) which will then convey the runoff to 97th Street, and into a proposed public ponding area located on Lot 1 of this development.

Overland flows were small enough to allow the use of mountable curb for the interior street. Eight inch (8") standard curb and gutter will be used for 97th Street and San Ygnacio road.

Offsite flows from approximately 2.5 acres to the west and north have the potential to reach Parkside Subdivision for conveyance through the site to 97th Street. The interim plan takes into account these flows in the proposed temporary retention pond.

This plan proposes the use of a temporary retention pond at the intersection of 97th Street and San Ygnacio Road.

### INTERIM EROSION CONTROL

The erosion control plan does not allow free discharge of storm water during the construction process nor off the finished lots prior to home construction.

### CONCLUSIONS

This report addresses the subject of adequately handling storm waters while meeting all current City of Albuquerque criteria.

D.R.B. Case No. 96-529  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted 11-18-97  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

**EXHIBIT "A"**  
 To Subdivision Improvements Agreement  
**DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING**  
 Tr. "D", Land of Juanita Lopez Vigil  
**PARKSITO SUBDIVISION**

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are in the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City, County, and/or AMAFCA.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
13"	Residential Paving	San Ygnacio Rd.	W. Property Line	97TH Street
	Std. Curb & Gutter (North Side)	San Ygnacio Rd.	W. Property Line	97TH Street
6"	Sidewalk (North Side)	San Ygnacio Rd.	W. Property Line	97TH Street
16"	Residential Paving	97th St.	San Ygnacio Rd.	N. Property Line
	Std. Curb & Gutter (West Side)	97th St.	San Ygnacio Rd.	N. Property Line
4"	Sidewalk (West Side)	97th St.	San Ygnacio Rd.	N. Property Line
8"	Residential Paving (Temp)	97th St.	San Ygnacio Rd.	N. Property Line
26"	Residential Paving	Firmin Ct.	97TH Street	Terminus
	Mountable Curb & Gutter	Firmin Ct.	97TH Street	Terminus
4"	(Both sides)	Firmin Ct.	97TH Street	Terminus
8"	Gravity SAS	San Ygnacio Rd.	W. Property Line	97TH Street
8"	Gravity SAS	97th St.	San Ygnacio Rd.	N. Property Line
8"	Gravity SAS	Firmin Ct.	97TH Street	Terminus
6"	Waterline PVC	San Ygnacio	W. Property Line	97TH Street
8"	Waterline PVC	97th St.	San Ygnacio Rd.	N. Property Line
6"	Waterline PVC	Firmin Ct.	97TH Street	Terminus
	Retention Pond (Public)	Lot 1		
	Sidewalk Culvert	Lot 1		
	Sidewalk Culvert	Lot 8		

Sanitary sewer includes manholes and service connections.

Waterlines include valves, fittings, boxes, fire hydrants and service connections.

Residential street lights per DPM.

Engineer's certification for grading per DPM including detention pond on Lot 1 as shown on the Grading & Drainage Plan for release of S.I.A. and Financial Guarantees.

\* NOTE: Section to match SAD 222. Item deferred.

Signed By: Richard J. Trease  
 Print Name: Richard J. Trease  
 Firm: Thomkraft Engineering

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Traffic _____	Date _____	Utility Dev. _____	Date _____	Parks & G.S. _____	Date _____
City Engineer _____	Date _____	AMAFCA _____	Date _____	DRB Chairman _____	Date _____
BCPWD DRE _____	Date _____	BCWD DRAN _____	Date _____		

**AGREEMENT AND COVENANT**

This agreement and covenant, between the City of Albuquerque, New Mexico ("City") and Donald Vasquez, ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this agreement with the Bernalillo County Clerk.

1. Recital. The user is the owner of certain real property ("User's Property") located at San Ygnacio Road and 97TH Street, NW, in Albuquerque, New Mexico, and more particularly described as:

**PARKSITO SUBDIVISION**

Tract "D", Land of Juanita Lopez Vigil  
Filed April 21, 1982, Book A8, Page 141 (SP-82-100)

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within user's Property, and more particularly described as:

**PUBLIC DRAINAGE EASEMENT, LOT 1, PARKSITO SUBDIVISION**  
Tract "D", Land of Juanita Lopez Vigil  
Filed April 21, 1982, Book A8, Page 141 (SP-82-100)

The user wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

**RETENTION POND AND DRAINAGE SWALE**

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this agreement.

2. City use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by the User.

Approved as to form by  
Legal Department 5/17/94

3. User's responsibility for improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City and attached as Exhibit B. The user will be solely responsible for paying all related costs. The user will not permit the Improvement to constitute a hazard to health or safety on the general public or to interfere with the City's use of the City Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the user will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, of, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the costs of the work and for any other expenses or damages which result from the User's failure to perform. The User agrees to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice of the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's property is ever condemned by the City, the User will forgo all claims to compensation for any portion of the User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this agreement shall be construed to relieve the User, his heirs, assigns and successor's from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is:

Donald Vasquez  
HC31, Box 14B  
Las Vegas, NM 87701

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of City Property. 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 indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs, assigns and successors and on user's Property and constitute covenants running with User's Property until released by the City.

14. Entire Agreement. This agreement 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.

15. Changes of Agreement. Changes to this agreement are not binding unless made in writing, signed by both parties.

16. Construction and severability. If any part of this agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

**CITY OF ALBUQUERQUE:****USER:**

Approved By:

\_\_\_\_\_  
Jay Czar, Director  
Public Works Department  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Donald Vasquez

\_\_\_\_\_  
Chief Administrative Officer  
Dated: \_\_\_\_\_

\_\_\_\_\_  
City Engineer

STATE OF NEW MEXICO )  
SS  
COUNTY OF SAN MIGUEL)

This instrument was acknowledged before me this 17TH Day of NOVEMBER, 1997. By (name of person(s)) Donald Vasquez, (title or capacity, for instance, "President" or "Owner") Owner, of (name of company corporation or partnership) \_\_\_\_\_.

My Commission Expires: 11-8-98

\_\_\_\_\_  
Richard J. Trease  
Notary Public

STATE OF NEW MEXICO )  
SS  
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this \_\_\_\_\_ Day of \_\_\_\_\_, 19\_\_\_\_. By Lawrence Rael, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Approved as to form by  
Legal Department 5/17/94

0000 0000 07 16

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me this \_\_\_\_ Day of \_\_\_\_\_, 19\_\_\_\_ By Jay Czar, Director of Public Works Department of the City of Albuquerque, a municipal corporation on behalf of said corporation.

My Commission Expires: \_\_\_\_\_  
Notary Public

5

Approved as to form by  
Legal Department 5/17/94

25x10

32x10



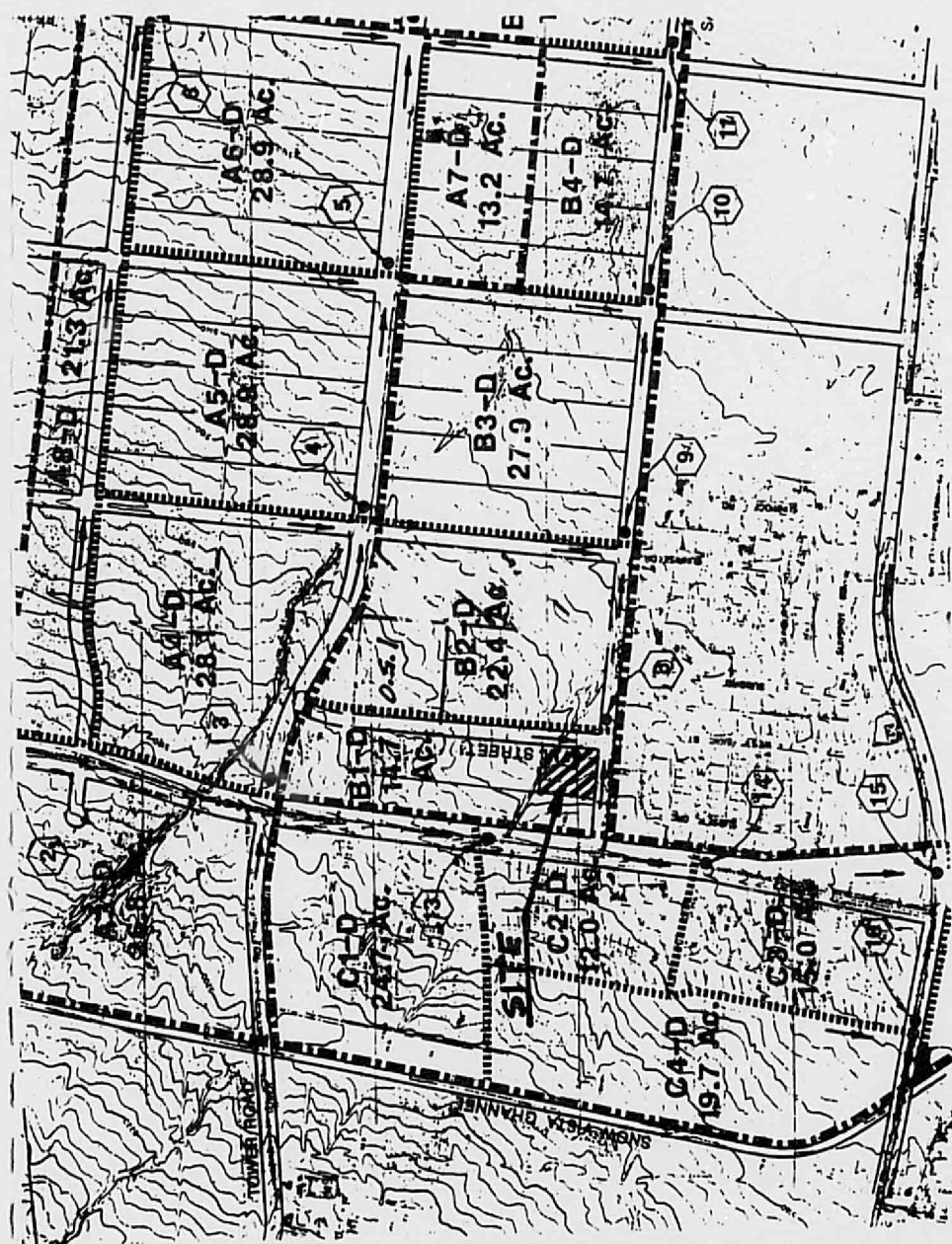


TABLE 3  
TOWER/SAGE DRAINAGE MASTER PLAN  
SUMMARY OF PEAK DISCHARGES  
AND PEAK VOLUMES

(ALL FLOWS INCLUDE A 6% BULKING FACTOR)

ANALYSIS POINT	Q(10) (6hr.) (cfs)	V(10) (24hr.) (ac.ft.)	Q(100) (6hr.) (cfs)	V(100) (24hr.) (ac.ft.)
1	70	3.2	112	5.2
2	126	5.7	204	9.4
3	179	8.3	292	13.7
4				
5	298	14.0	490	23.2
6	73	3.7	119	6.1
7	78	4.2	132	7.0
8	88	4.7	147	7.9
9	445	22.0	748	38.8
10	457	22.6	768	37.8
11	35	1.5	58	2.4
12				
13	118	5.6	211	9.6
14	142	6.8	252	11.8
15	46	1.9	77	3.2
16	65	2.7	109	4.6
17	132	5.5	228	9.6
18	185	8.0	318	13.8
19	202	9.4	348	16.4
20	345	16.5	599	27.7
21	820	39.3	1414	67.2
22	23	39.3	25	67.2
23	59	42.1	90	71.9
24	111	45.8	178	78.1
25	151	50.2	250	85.9
26	56	2.5	91	4.1
27	104	5.2	170	8.7
28	127	8.2	207	13.5
29	14	0.5	24	0.9
30	22	1.1	39	1.9
31	24	1.7	48	3.0
32	30	2.1	57	3.7
33	180	11.7	303	19.6
34	217	14.9	368	25.2
35	32	2.2	55	3.7
36	71	5.9	118	9.8
37	120	9.9	201	16.7
38	149	13.7	251	23.2
39	58	2.4	98	4.0
40	83	3.6	138	5.9
41	124	5.4	199	8.9
42	48	2.1	77	3.4
43	171	7.5	278	12.3
44	175	8.0	283	13.2
45	36	1.5	55	2.5

NOTE: SEE MAP NO. 2 FOR LOCATION OF ANALYSIS POINTS



0000 0000 0721

November 18, 1997

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9)**

Dear Mr. Montoya:

Attached please find the following:

1. Drainage & Grading Plan (Revised this date).
2. Proposed Infrastructure List (Revised this date).
3. Proposed subdivision plat of Parksito Subdivision (Revised this date).

With this resubmittal, we hereby request Preliminary Plat and Rough Grading approvals.

Please contact this office if we can be of further assistance.

Sincerely,

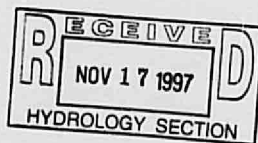
Thomkraft Engineering



Kenneth R. Thompson, P.E.

KRT:rjt

Attachments



25x10

32x10

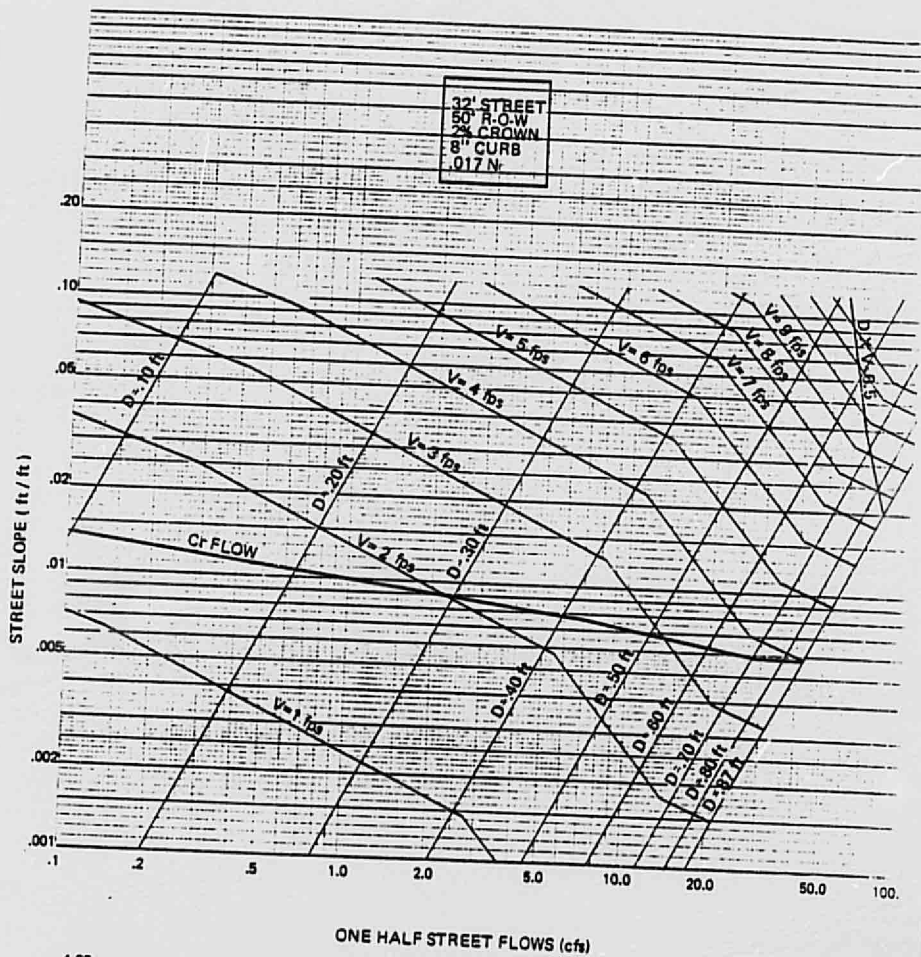
TABLE 2  
TOWERSAGE DRAINAGE MASTER PLAN  
AHYMO BASIN PARAMETER WORKSHEET  
PEAK BASIN FLOWS AND VOLUMES  
(ALL FLOWS & VOLUMES INCLUDE A 6% BULKING FACTOR)

BASIN	AREA (ac.)	LENGTH (ft.)	ELEV. DIFF. (ft.)	SLOPE (%)	K	VEL (ft/s)	T(c) (hr.)	T(tp) (hr.)	LAND TREATMENT (%)				10 YEAR		100 YEAR	
									A	B	C	D	PEAK FLOW (cfs)	PEAK VOLUME (ac-ft)	PEAK FLOW (cfs)	PEAK VOLUME (ac-ft)
													PEAK FLOW (cfs)	PEAK VOLUME (ac-ft)	PEAK FLOW (cfs)	PEAK VOLUME (ac-ft)
A18-D	6.6	0.0103	150 900 100	2.0 8.0 1.0	1.33 0.80 1.00	0.7 3.0 3.0	0.81 2.83 3.00	0.03 0.06 0.01								
		TOTAL =					0.15	0.10					14	0.6	24	1.0
A19-D	6.9	0.0108	150 900 100	1.0 2.0 0.5	0.67 0.22 0.50	0.7 3.0 3.0	0.57 1.41 2.12	0.07 0.16 0.01								
		TOTAL =					0.26	0.18					13	0.6	22	1.1
A20-D	4.4	0.0069	150 500 100	1.0 1.0 0.5	0.87 0.20 0.50	0.7 3.0 3.0	0.57 1.34 2.12	0.07 0.10 0.01								
		TOTAL =					0.19	0.13					10	0.4	16	0.7
B1-D	14.7	0.0230	200 1100	5.0 25.0	2.50 2.17	0.7 3.0	1.11 4.42	0.05 0.02								
		TOTAL =					0.12	0.08					35	1.5	58	2.4
<del>A21-D</del>	<del>0.0350</del>	<del>200 1100 700</del>	<del>6.0 19.0 15.0</del>	<del>3.00 1.73 2.14</del>	<del>0.7 3.0 3.0</del>	<del>0.7 3.0 3.0</del>	<del>1.21 3.94 4.39</del>	<del>0.05 0.06 0.04</del>	<del>0.03</del>	<del>0.03</del>	<del>0.05</del>	<del>0.03</del>	<del>0.03</del>	<del>0.03</del>	<del>0.03</del>	<del>0.03</del>
		TOTAL =					0.08	0.05								
B3-D	27.9	0.0436	200 1000 900	2.0 16.0 13.0	1.00 1.60 1.44	0.7 3.0 3.0	0.70 3.79 3.61	0.06 0.07 0.02								
		TOTAL =					0.22	0.15					51	2.2	89	3.8

SEE MAP NO. 2 FOR BASIN IDENTIFICATION

# STREET CAPACITY

22.3



4-82

70

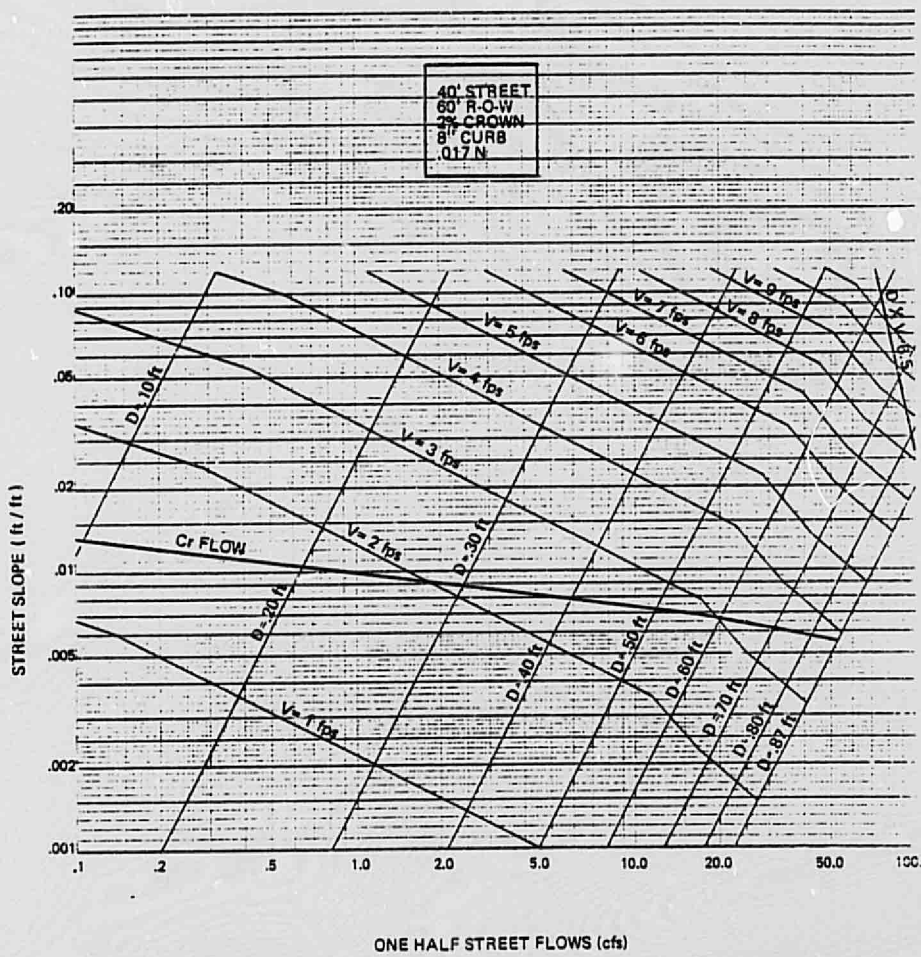
PLATE 22.3 D-1

32x10

0000 0000 0724

22.3

STREET CAPACITY



4-82

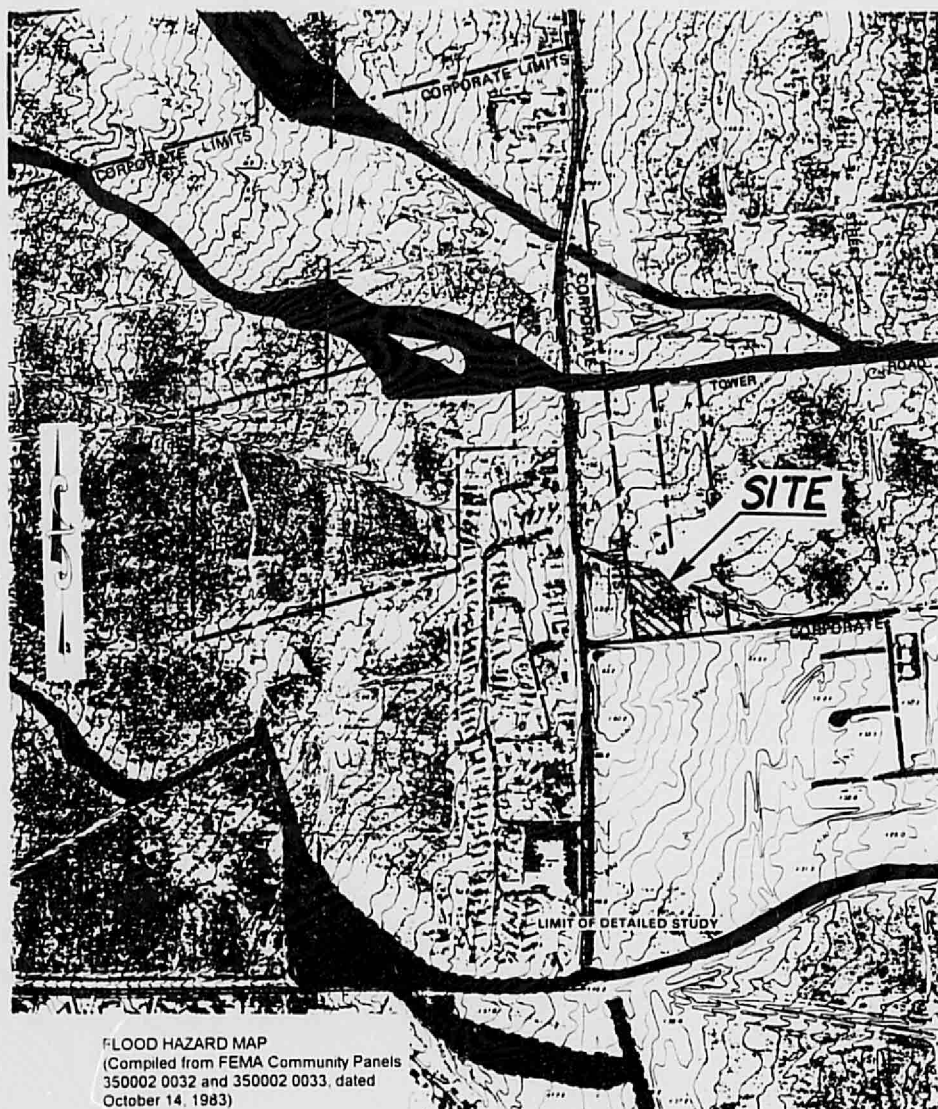
71

PLATE 22.3 D-2

25x1

32x1

0000 0000 0725



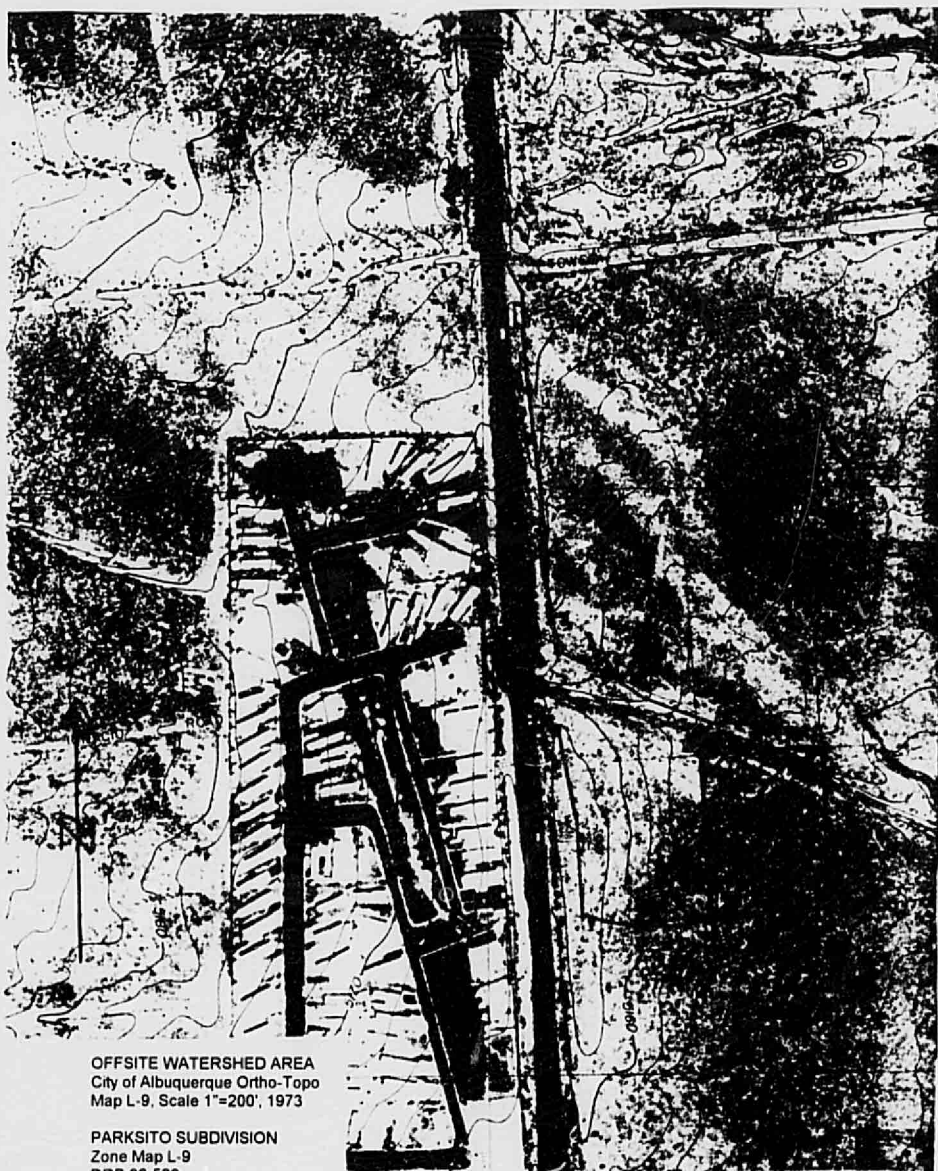
FLOOD HAZARD MAP  
(Compiled from FEMA Community Panels  
350002 0032 and 350002 0033, dated  
October 14, 1983)

PARKSITO SUBDIVISION  
Zone Map L-9  
DRB 96-529

25x10

32x10

0000 0000 0726



OFFSITE WATERSHED AREA  
City of Albuquerque Ortho-Topo  
Map L-9, Scale 1"=200', 1973

PARKSITO SUBDIVISION  
Zone Map L-9  
DRB 96-529

25x

32x

0000 0000 0727



SOILS MAP  
(Compiled from Soil Survey of  
Bernalillo County and parts of Sandoval  
and Valencia Counties, New Mexico  
Maps 29, 30, 39 and 40, dated  
June, 1977)

PARKSITO SUBDIVISION  
Zone Map L-9  
DRB 96-529

25x10

32x10

0000 0000 0728



THOMKRAFT ENGINEERING

1 Sunlit Drive East  
Santa Fe, New Mexico 87505  
(505)983-2210

Sept. 16, 1997

John A. Andrews, P.E.  
Andrews, Asbury & Robert, Inc.  
149 Jackson NE  
Albuquerque, N.M. 87108

Subject: Special Assessment District 222  
Parksito Subdivision

Dear Mr. Andrews:

I am currently in the process of designing a grading and drainage plan for a subdivision of 10 lots (1.25 acres) at the northwest corner of San Ygnacio Road and 97 Street NW.

It has been recommended by the City of Albuquerque Hydrology Section that I contact you on the above referenced project for a listing of the estimated assessment costs.

Sanitary sewer improvements, waterline improvements and the paving of the west half of 97th Street including the west curb and gutter and sidewalk from the north property line to the north end of the curb returns on San Ygnacio Road will be part of the subdivision development.

I would appreciate this information as soon as possible as my client is anxious to commence construction on this project.

Should you have any questions, please call me at 505-827-9533.

Very truly yours,

Thomkraft Engineering

Ken R. Thompson, P.E.

KRT:rt  
Attachment

cc: Richard J. Tresise, P.S.  
Donald Vasquez

25x10

32x10

**OFF SITE TREATMENT**

To date, there is development to the west of this site from which all drainage to this subdivision will come from.

**ON SITE TREATMENT**

All excess drainage caused by the development of this site will be collected in a retention pond located on Lot 1, having a capacity of 5300 cubic feet. All natural drainage will go to the east and be included in the SAD 222 drainage plan for this area. Flow on this site is from the west to the east. A retainage pond on this property will keep any excess flow from leaving the site until the development of SAD 222.

**AFFIDAVIT**

I have personally inspected this property and do hereby certify that no grading, filling or excavation has occurred thereon since the existing contour map was prepared.

*Kenneth R. Thompson* 10/19/97  
Kenneth R. Thompson  
N.M.P.E. No. 10171

**DRAINAGE & GRADING PLAN  
PARKSITO SUBDIVISION  
Sec. 28, T 10 N, R 2 E, N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico**

DESIGN: 100 Year Storm, 2.2 Inches/Hour

LOT AREA: 54,274.69 Sq. Ft.

Type Initial Abstraction in Inches/Hour  
A - Grass with Trees

Infiltration Loss in Inches/Hour  
A - Grass with Trees,  $2.10 + 0.40 = 2.50$

Present Runoff - Undeveloped (One Hour)  
 $2.2 - 2.5 = -0.9$  Inches/Hour  
 $54,274.69 \times -0.90/12 = 4,070.69$  Cu. Ft./Hr.

**AFTER DEVELOPMENT:**

D - Impervious Area - 10,009.43 Sq. Ft.

Type Initial Abstraction in Inches/Hour  
D - Impervious Area 0.1

Runoff Rate of Developed Area  
 $2.2 - 0.1 = 2.1$  Inches/Hour  
 $10,009.43 \times 2.1/12 = 1,751.65$  Cu. Ft./Hr.  
 $10,009.43 \times -0.9/12 = -750.71$  Cu. Ft./Hr.

**RUNOFF BECAUSE OF DEVELOPMENT ON LOT:**

$1,751.65 - 750.71 = 1,000.94$  Cu. Ft./Hr.  
 $1,000.94 - 4,070.60 = -3,069.66$  Cu. Ft./Hr.

Runoff due to construction can be collected in a retention pond on Lot 1 until the development of SAD 222.

After development 100 year storm, V360

Total area = 54,274.69 Sq. Ft., 1.25 Acres +/-

Zone 1

	Table A-8	Table A-9
Type "D" Treatment, 8,861.73 Sq. Ft. or 16% of Total	1.97"	4.37 cfs/ac.
Type "C" Treatment, 13,500.00 Sq. Ft. or 25% of Total	0.99"	2.87 cfs/ac.
Type "B" Treatment, 31,912.96 Sq. Ft. or 59% of Total	0.67"	2.03 cfs/ac.
Type "A" Treatment, 0 Sq. Ft. or 0% of Total	0.44"	1.29 cfs/ac.

V369 =  $0.96" \times 1.25 \text{ Ac.} / 12" / \text{Ft.} = 0.10 \text{ Ac.} / \text{Ft.}$

Peak Discharge  $Q_p = \text{cfs}$

$Q_p = 1.50 + 0.90 + 0.87 = 3.47 \text{ cfs}$

Offsite treatment: Zone 1, existing drainage onto property to be channeled through to 97th Street to meet existing conditions.

Type "A" treatment, 2.50 acres +/-

V360 =  $0.44 \times 2.50 \text{ ac.} / 12" / \text{ft} = 0.09 \text{ Ac.} / \text{Ft.}$

$Q_p = 1.29 \times 2.50 \text{ Ac.} = 3.23 \text{ cfs}$

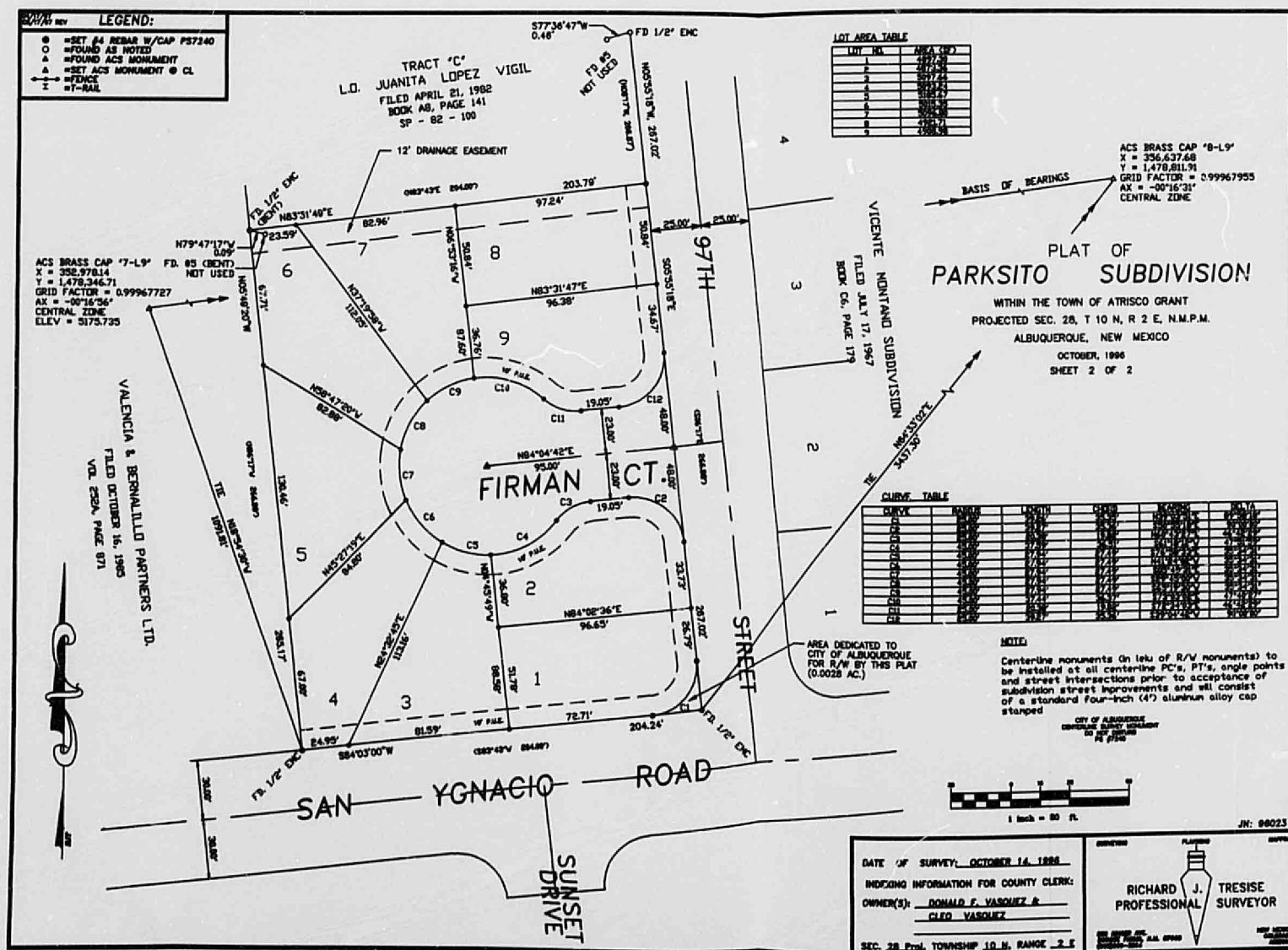
Pond needed to retain excess runoff: 100 year storm, 10 day volume.

V10 = 0.12 Ac/Ft or 5,227.20 Cu. Ft. total for 9 lots.

Pond Calculations: The retention pond will be located on lot 1, will be 3 feet in depth and have side slopes of 1:1. The pond will be enclosed by a 6 foot chain link fence for safety.

Area of top of pond	66' X 31' = 2,046 sf
Area of bottom of pond	60' X 25' = 1500 sf
Average area of pond	$2,046 + 1,500 = 3,546 / 2 = 1773 \text{ sf}$
Volume of pond	$1773 \times 3' = 5319 \text{ Cu. Ft.}$





25x10

32x10

25x10

0000 0000 0734

**DRAINAGE REPORT**  
for  
**PARKSITO SUBDIVISION**

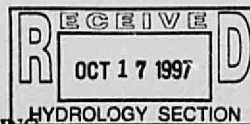
**City of Albuquerque, New Mexico**

*Prepared For:*

Mr. Donald Vasquez  
HC31, Box 148  
Las Vegas, NM 87701

September, 1997

**THOMKRAFT ENGINEERING**  
Civil & Environmental



25x10

32x10

October 24, 1997

Mr. Bernie Montoya  
Hydrology Division  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87199

**Re: Parksito Subdivision (L9)**

Dear Mr. Montoya:

Attached please find the following:

1. Drainage & Grading Plan.
2. Proposed Infrastructure List.
3. Proposed subdivision plat of Parksito Subdivision.

With this submittal, we hereby request Preliminary Plat and Rough Grading approvals.

Please contact this office if we can be of further assistance.

Sincerely,

Thomkraft Engineering

*Kenneth R. Thompson*  
R Kenneth R. Thompson, P.E.

KRT:rjt

Attachments

### PURPOSE

The intent of this report is to present the Drainage Management Plan for Final Plat and Work Order Approvals. All applicable ordinances and the Development Process Manual were utilized in the preparation of this report.

### EXISTING CONDITIONS

The site is comprised of 1.25 acres and is currently undeveloped. The site is bounded on the North and West by undeveloped property, on the South by the unimproved right-of-way of San Ygnacio Road and on the East by the unimproved right-of-way of 97th Street.

The site lies within the Drainage Management Plan for Special Assessment District 222, which is currently under design. The will be assessed for the basin wide drainage improvements which will allow for free discharge upon completion of the SAD 222. Copies of the pertinent information were obtained from Andrews, Asbury & Robert, Inc., the consulting firm for the SAD 222.

### PROPOSED PLAN

The site is being developed into nine (9) residential lots in one (1) phase as is shown on the Grading and drainage plan.

The overall drainage plan is to drain all of the lots to the interior street (Firmen Court) which will then convey the runoff to 97th Street, and into a proposed public ponding area located on Lot 1 of this development.

Overland flows were small enough to allow the use of mountable curb for the interior street. Eight inch (8") standard curb and gutter will be used for 97th Street and San Ygnacio road.

Offsite flows from approximately 2.5 acres to the west and north have the potential to reach Parksito Subdivision for conveyance through the site to 97th Street. The interim plan takes into account these flows in the proposed temporary retention pond.

This plan proposes the use of a temporary retention pond at the intersection of 97th Street and San Ygnacio.

### INTERIM EROSION CONTROL

The erosion control plan does not allow free discharge of storm water during the construction process nor off the finished lots prior to home construction.

### CONCLUSIONS

This report addresses the subject of adequately handling storm waters while meeting all current City of Albuquerque criteria.

0000 0000 0737

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: PARKSITO SUBDIVISION ZONE ATLAS/DRNG. FILE #: L-9/D17LEGAL DESCRIPTION: TRACT "D", LAND OF JUANITA LOPEZ VIGILCITY ADDRESS: CORNER OF SAN YGNACIO RD. AND 97TH ST. N.W.ENGINEERING FIRM: THOMCRAFT ENGINEERING CONTACT: KEN THOMPSON, P.E.ADDRESS: RTE 19, BOX 86-9, SANTA FE, N.M. 87505 PHONE: 505-983-2210OWNER: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706ARCHITECT: N.A. CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: RICHARD J. TRESISE, P.S. CONTACT: RICHARD J. TRESISEADDRESS: 555 RINGER AVE.,  
BOSQUE FARMS, N.M. 87068 PHONE: 505-869-3264CONTRACTOR: DONALD VASQUEZ CONTACT: \_\_\_\_\_ADDRESS: HC31 BOX 14B, LAS VEGAS, N.M. 87701 PHONE: 505-425-9706

## PRE-DESIGN MEETING:

☒ YES DRB NO. 96-529☐ NO EPC NO. \_\_\_\_\_☐ COPY OF CONFERENCE RECAP PROJ. NO. \_\_\_\_\_

SHEET PROVIDED

## 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: \_\_\_\_\_

By: Richard J. Tresise, P.S.25X ☐32X ☐

D.R.B. Case No. 95-529  
 D.R.C. Project No. \_\_\_\_\_  
 Date Submitted \_\_\_\_\_  
 Prelim. Plat Approved \_\_\_\_\_  
 Prelim. Plat Expires \_\_\_\_\_

EXHIBIT 'A'  
 To Subdivision Improvements Agreement  
 DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING  
 Tr. "D", Land of Juanita Lopez Vigil  
 PARKSITO SUBDIVISION

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During CPC, 3CC, the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are in the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City, County, and/or AMAFCA.

SIZE	IMPROVEMENT	LOCATION	FROM	TO
23' *	Arterial Paving (1/2 Width)	San Ygnacio Rd.	W. Boundary	97TH Street
	Std. Curb & Gutter (1 Side)	San Ygnacio Rd.	W. Boundary	97TH Street
6'	Sidewalk (1 side)	San Ygnacio Rd.	W. Boundary	97TH Street
16'	Residential Paving (1/2 Width)	97th St.	San Ygnacio Rd.	N. Boundary
	Std. Curb & Gutter	97th St.	San Ygnacio Rd.	N. Boundary
4'	Sidewalk (1 side)	97th St.	San Ygnacio Rd.	N. Boundary
8'	Residential Paving (Temp)	97th St.	San Ygnacio Rd.	N. Boundary
26'	Residential Paving	Firmin Ct.	97TH Street	Center Cul-De-Sac
	Mountable Curb & Gutter	Firmin Ct.	97TH Street	Center Cul-De-Sac
4'	Sidewalk (Both sides)	Firmin Ct.	97TH Street	Center Cul-De-Sac
8"	Gravity SAS	San Ygnacio Rd.	W. Boundary	97TH Street
8"	Gravity SAS	97th St.	San Ygnacio Rd.	N. Boundary
8"	Gravity SAS	Firmin Ct.	97TH Street	Center Cul-De-Sac
6"	Waterline PVC	San Ygnacio	W. Boundary	97TH Street
8"	Waterline PVC	97th St.	San Ygnacio Rd.	N. Boundary
6"	Waterline PVC	Firmin Ct.	97TH Street	Center Cul-De-Sac
	Retention Pond (Temporary, Public)			

Sanitary sewer includes manholes and service connections.

Waterlines include valves, fittings, boxes, fire hydrants and service connections.

Residential street lights per DPM.

Engineer's certification for grading per DPM including detention pond on Lot 9 as shown on the Grading & Drainage Plan for release of S.I.A. and Financial Guarantees.

\* Deferred to coincide with SAD 222

Signed By: Richard J. Trease  
 Print Name: Richard J. Trease  
 Firm: Thomcraft Engineering

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Traffic	Date	Utility Dev.	Date	Parks & G.S.	Date
City Engineer	Date	AMAFCA	Date	DRB Chairman	Date
BCPWD DRE	Date	BCWD DRAN	Date		

DRB Infrastructure Listing - PARKSITO SUBDIVISION

Page 1 of 1

25x10

32x10

**AGREEMENT AND COVENANT**

This agreement and covenant, between the City of Albuquerque, New Mexico ("City") and Donald Vasquez, ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this agreement with the Bernalillo County Clerk.

1. Recital. The user is the owner of certain real property ("User's Property") located at San Ygnacio Road and 97TH Street, NW, in Albuquerque, New Mexico, and more particularly described as:

**PARKSITO SUBDIVISION**

Tract "D", Land of Juanita Lopez Vigil  
Filed April 21, 1982, Book A8, Page 141 (SP-82-100)

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within user's Property, and more particularly described as:

**PUBLIC DRAINAGE EASEMENT, TRACT A, PARKSITO SUBDIVISION**  
Tract "D", Land of Juanita Lopez Vigil  
Filed April 21, 1982, Book A8, Page 141 (SP-82-100)

The user wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

**TEMPORARY PONDING AREA AND DRAINAGE SWALE**

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this agreement.

2. City use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by the User.

Approved as to form by  
Legal Department 5/17/94

3. User's responsibility for improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City and attached as Exhibit B. The user will be solely responsible for paying all related costs. The user will not permit the Improvement to constitute a hazard to health or safety on the general public or to interfere with the City's use of the City Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the user will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, of, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the costs of the work and for any other expenses or damages which result from the User's failure to perform. The User agrees to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice of the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's property is ever condemned by the City, the User will forgo all claims to compensation for any portion of the User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this agreement shall be construed to relieve the User, his heirs, assigns and successor's from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is:

Donald Vasquez  
HC31, Box 14B  
Las Vegas, NM 87701

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of City Property. 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 indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs, assigns and successors and on user's Property and constitute covenants running with User's Property until released by the City.

14. Entire Agreement. This agreement 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.

15. Changes of Agreement. Changes to this agreement are not binding unless made in writing, signed by both parties.

16. Construction and severability. If any part of this agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

**CITY OF ALBUQUERQUE:****USER:**

Approved By:

\_\_\_\_\_  
Jay Czar, Director  
Public Works Department  
Dated: \_\_\_\_\_

\_\_\_\_\_  
Donald Vasquez

\_\_\_\_\_  
Chief Administrative Officer  
Dated: \_\_\_\_\_

\_\_\_\_\_  
City Engineer

STATE OF NEW MEXICO )  
SS  
COUNTY OF SAN MIGUEL )

This instrument was acknowledged before me this \_\_\_\_ Day of \_\_\_\_\_, 19\_\_\_\_. By (name of person[s]) Donald Vasquez, (title or capacity, for instance, "President" or "Owner") Owner, of (name of company corporation or partnership) \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
Notary Public

STATE OF NEW MEXICO )  
SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me this \_\_\_\_ Day of \_\_\_\_\_, 19\_\_\_\_. By Lawrence Rael, Chief Administrative Officer of the City of Albuquerque, a municipal corporation on behalf of said corporation.

My Commission Expires: \_\_\_\_\_  
Notary Public

0000 0000 0743

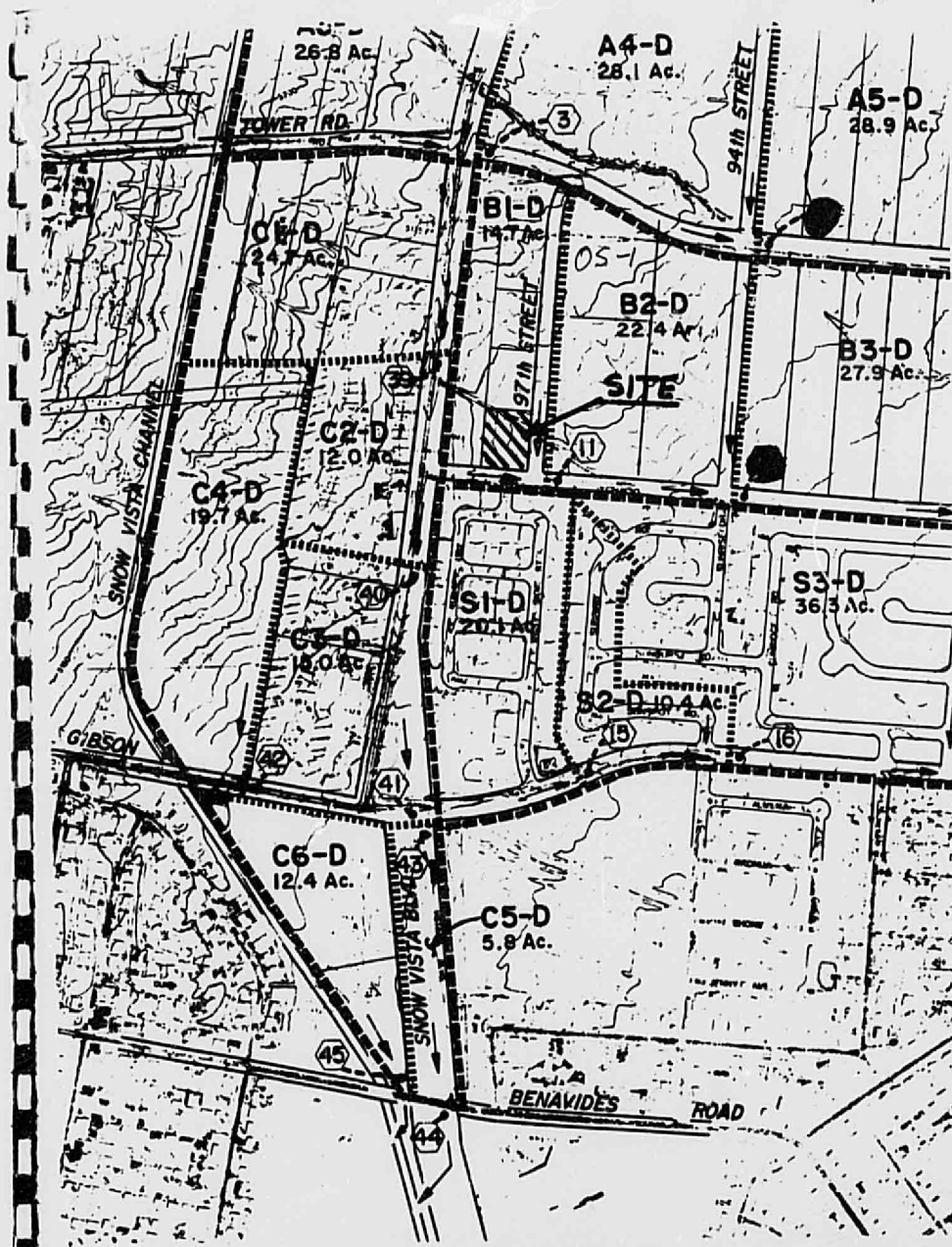
STATE OF NEW MEXICO )  
SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me this \_\_\_\_ Day of \_\_\_\_\_,  
19\_\_\_\_ By Jay Czar, Director of Public Works Department of the City of Albuquerque,  
a municipal corporation on behalf of said corporation.

My Commission Expires: \_\_\_\_\_  
Notary Public



0000 0000 0745



25x

32x

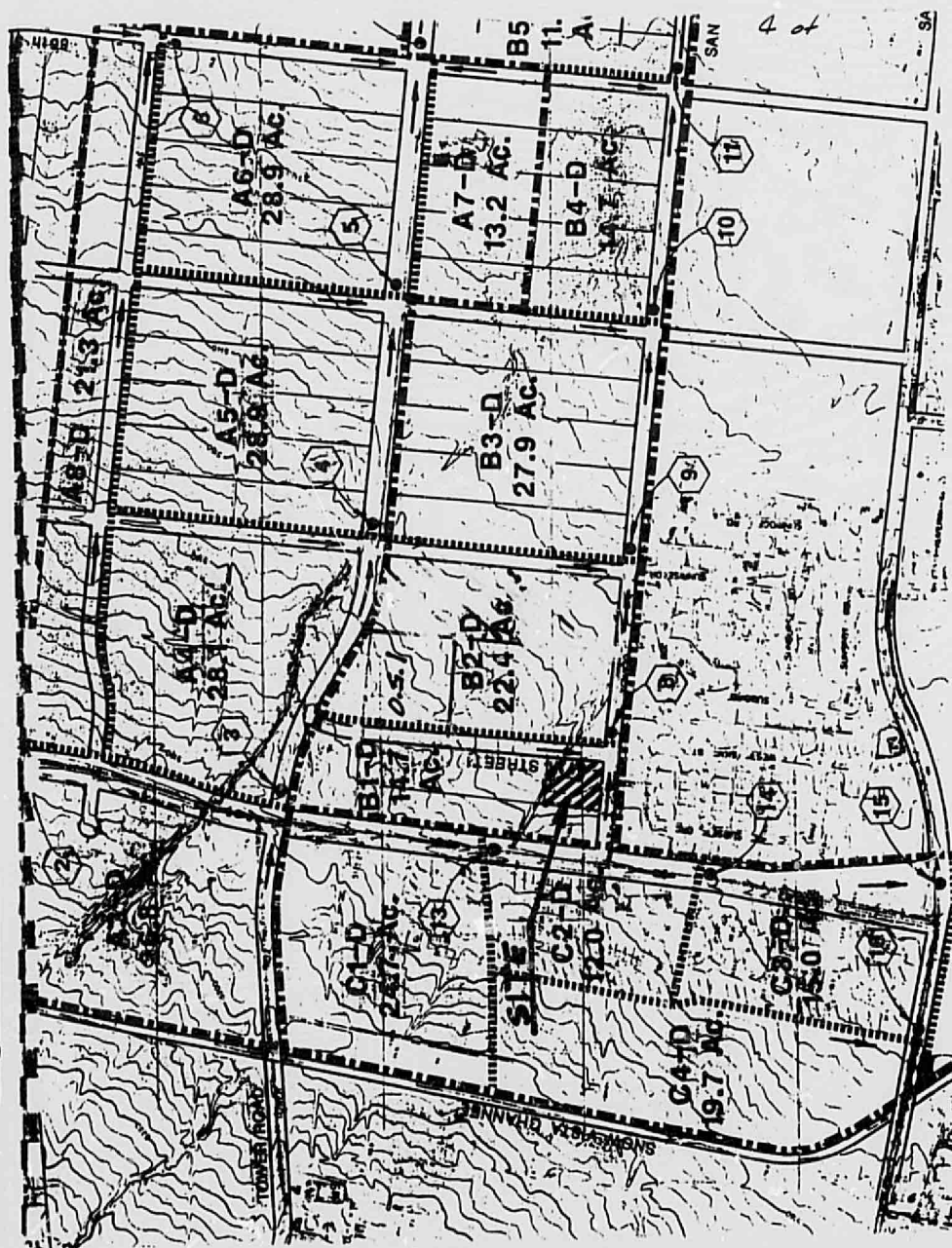
TABLE 3  
TOWER/SAGE DRAINAGE MASTER PLAN  
SUMMARY OF PEAK DISCHARGES  
AND PEAK VOLUMES

(ALL FLOWS INCLUDE 1.0% BULKING FACTOR)

ANALYSIS POINT	Q(10) (6hr.) (cfs)	V(10) (24hr.) (ac.ft.)	Q(100) (6hr.) (cfs)	V(100) (24hr.) (ac.ft.)
1	70	3.2	112	5.2
2	126	5.7	204	9.4
3	179	8.3	292	13.7
4				
5	298	14.0	490	23.2
6	73	3.7	119	6.1
7	78	4.2	132	7.0
8	86	4.7	147	7.9
9	445	22.0	748	36.8
10	457	22.6	768	37.8
11	35	1.5	58	2.4
12				
13	118	5.6	211	9.6
14	142	6.8	252	11.6
15	46	1.9	77	3.2
16	65	2.7	109	4.6
17	132	5.5	228	9.6
18	185	8.0	318	13.8
19	202	9.4	348	16.4
20	345	16.5	599	27.7
21	820	39.3	1414	67.2
22	23	39.3	25	67.2
23	59	42.1	90	71.9
24	111	45.8	178	78.1
25	151	50.2	250	85.9
26	56	2.5	91	4.1
27	104	5.2	170	8.7
28	127	8.2	207	13.5
29	14	0.5	24	0.9
30	22	1.1	39	1.9
31	24	1.7	46	3.0
32	30	2.1	57	3.7
33	180	11.7	303	19.6
34	217	14.9	368	25.2
35	32	2.2	55	3.7
36	71	5.9	118	9.8
37	120	9.9	201	16.7
38	149	13.7	251	23.2
39	58	2.4	96	4.0
40	83	3.6	138	5.9
41	124	5.4	199	8.9
42	48	2.1	77	3.4
43	171	7.5	276	12.3
44	175	8.0	283	13.2
45	36	1.5	55	2.5

NOTE: SEE MAP NO. 2 FOR LOCATION OF ANALYSIS POINTS

0000 0000 0747



25x

32x

TABLE 2

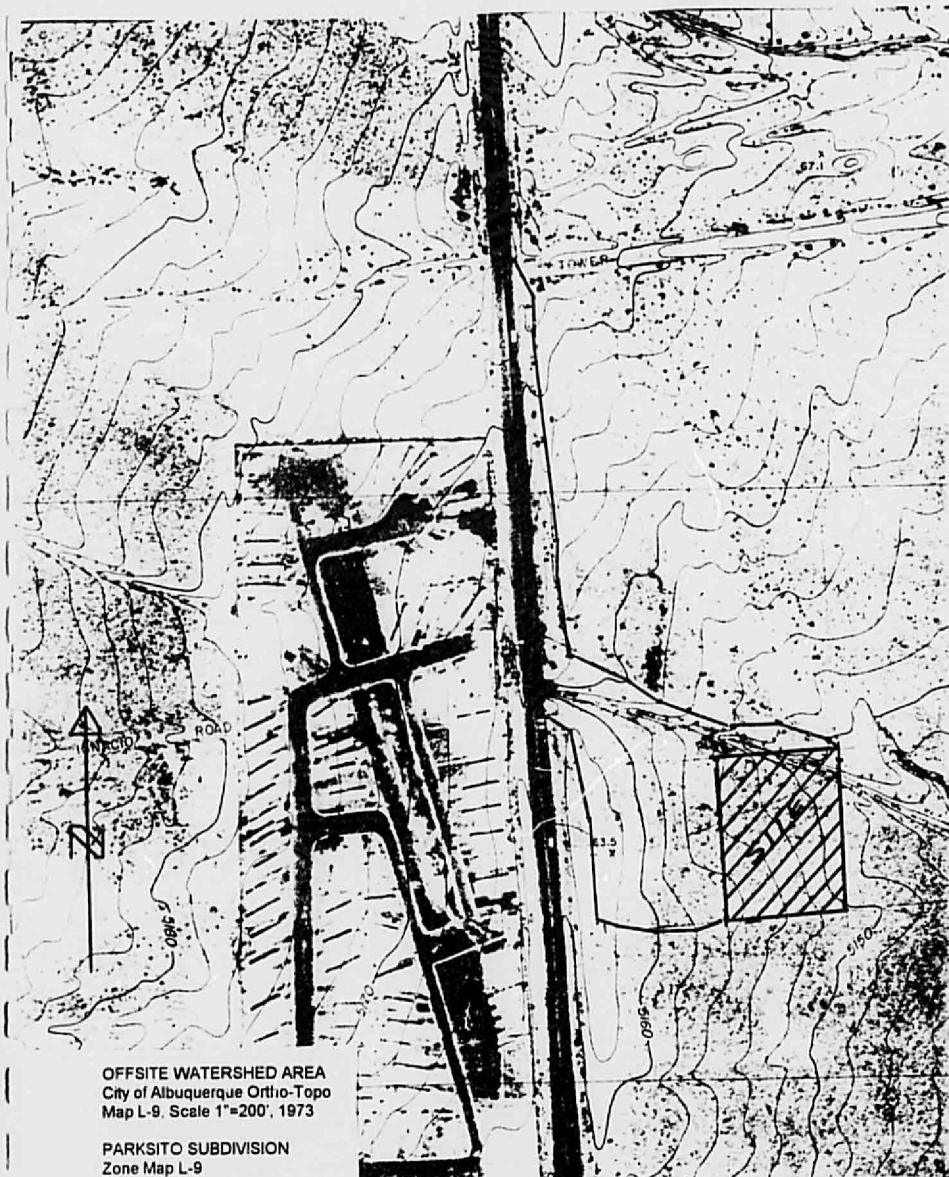
TOWERSAGE DRAINAGE MASTER PLAN  
 ANYMO BASIN PARAMETER WORKSHEET  
 PEAK BASIN FLOWS AND VOLUMES

(ALL FLOWS & VOLUMES INCLUDE A 6% BULKING FACTOR)

BASIN	AREA (ac.)	LENGTH (ft.)	ELEV. DIFF. (ft.)	SLOPE (%)	K	VEL (fps)	T(c) (hr.)	T(h) (hr.)	LAND TREATMENT (%)				10 YEAR		100 YEAR	
									A	B	C	D	PEAK FLOW (ft <sup>3</sup> /s)	RUNOFF VOLUME (ft <sup>3</sup> )	PEAK FLOW (ft <sup>3</sup> /s)	RUNOFF VOLUME (ft <sup>3</sup> )
A19-D	6.6	0.0103	150	2.0	0.7	0.81	0.05	0.03								
			900	8.0	3.0	2.83	0.09	0.06								
			100	1.0	3.0	3.10	0.01	0.01								
		TOTAL =					0.15	0.10	40			60	14	0.6	24	1.0
A19-D	6.9	0.0108	150	1.0	0.7	0.57	0.07	0.05								
			900	2.0	3.0	1.41	0.12	0.12								
			100	0.5	3.0	2.12	0.01	0.01	40			60	13	0.6	22	1.1
		TOTAL =					0.26	0.16								
A30-D	4.4	0.0089	150	1.0	0.7	0.57	0.07	0.05								
			500	1.0	3.0	1.34	0.10	0.07								
			100	0.5	3.0	2.12	0.01	0.01	40			60	10	0.4	16	0.7
		TOTAL =					0.19	0.13								
B1-D	14.7	0.0230	200	5.0	0.7	1.11	0.05	0.03								
			1150	25.0	3.0	4.42	0.02	0.05								
		TOTAL =					0.12	0.06	32			68	35	1.5	58	2.4
		0.0360	200	8.0	0.7	1.21	0.05	0.03								
			1100	19.0	3.0	3.94	0.08	0.05								
			700	15.0	3.0	4.39	0.04	0.03								
		TOTAL =					0.13	0.07								
B3-D	27.9	0.0438	200	2.0	0.7	0.70	0.08	0.05								
			1000	16.0	3.0	3.79	0.07	0.05								
			900	13.0	3.0	3.61	0.02	0.05	50			50	51	2.2	80	3.8
		TOTAL =					0.22	0.15								

SEE MAP NO. 2 FOR BASIN IDENTIFICATION

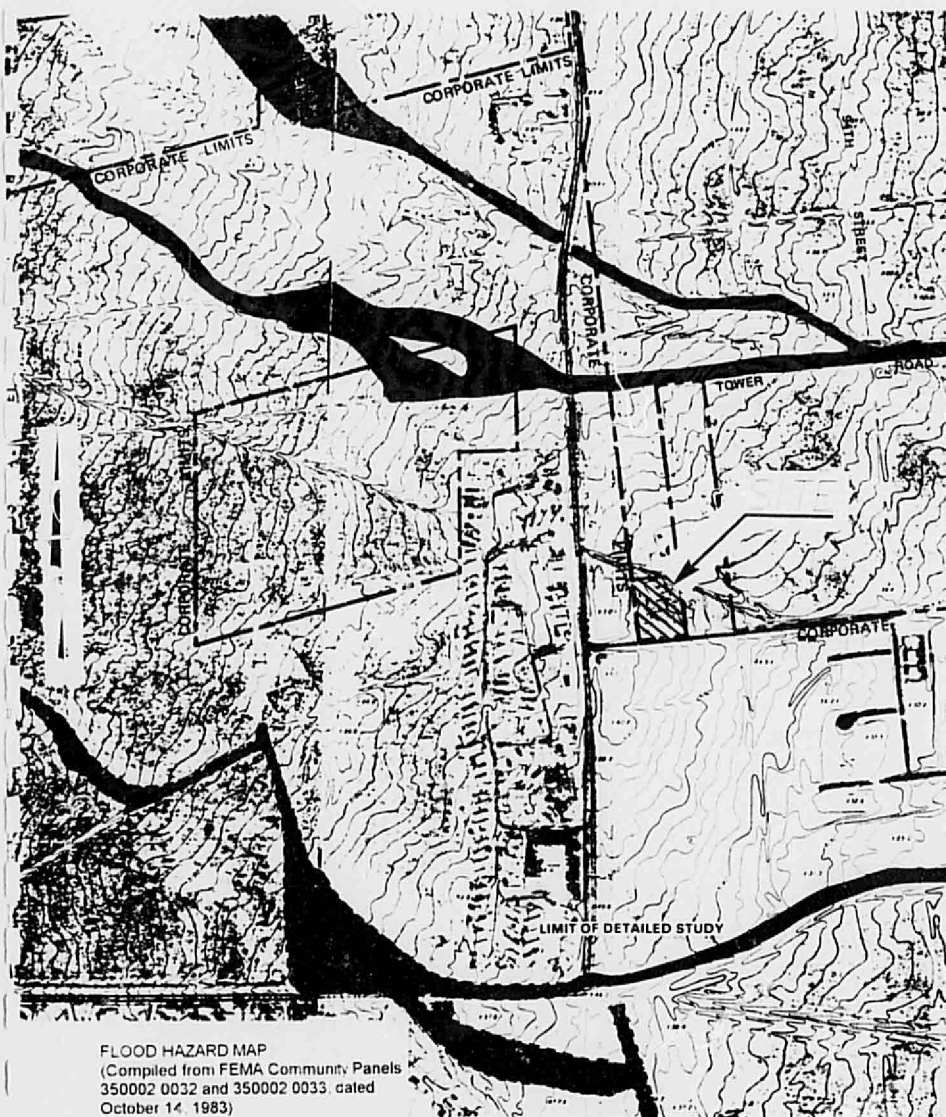
0000 0000 0749



25x

32x

0000 0000 0750



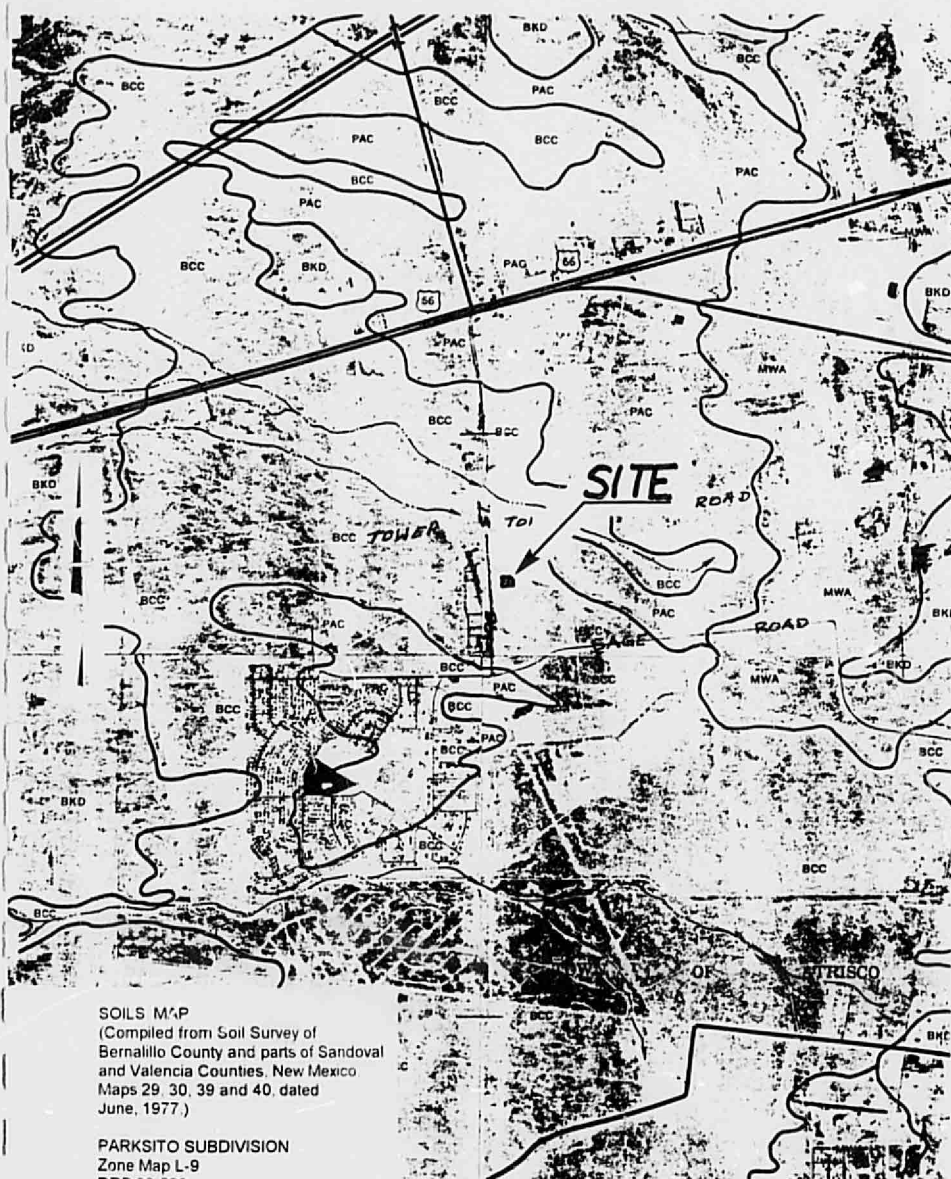
FLOOD HAZARD MAP  
(Compiled from FEMA Community Panels  
350002 0032 and 350002 0033, dated  
October 14, 1983)

PARKSITO SUBDIVISION  
Zone Map L-9  
DRB 96-529

25x

32x

0000 0000 0751



**OFF SITE TREATMENT**

TO DATE THERE IS CONSTRUCTION AND BUILDINGS WEST OF THIS SITE FROM WHICH ALL DRAINAGE TO THIS SUBDIVISION WILL COME FROM.

**ON SITE TREATMENT**

ALL EXCESS DRAINAGE CAUSED BY CONSTRUCTION WILL BE COLLECTED IN ONE RETAINAGE POND HAVING A TOTAL OF 1,000+ CUBIC FEET IN SIZE. ALL NATURAL DRAINAGE WILL GO TO THE EAST AND BE INCLUDED IN TO THE DRAINAGE PLAN FOR THIS ARFA. FLOW ON THIS SITE IS FROM THE WEST TO THE EAST. A RETAINAGE POND ON THIS PROPERTY WILL KEEP ANY EXCESS DRAINAGE FLOW FROM LEAVING THE PROPERTY.

**AFFIDAVIT**

I HAVE PERSONALLY INSPECTED THIS PROPERTY AND DO HERE CERTIFY THAT NO GRADING, FILLING OR EXCAVATION HAS OCCURRED THEREIN SINCE THE EXISTING CONTOUR MAP WAS PREPARED.

*Kenneth R. Thompson*

KENNETH R. THOMPSON  
NO. 10171

**DRAINAGE & GRADING PLAN  
PARKSITO SUBDIVISION  
Sec. 28, T 10 N, R 2 E, N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico**

DESIGN: 100 Year Storm, 2.2 Inches/Hour

LOT AREA: 54,274.69 Sq. Ft.

Type Initial Abstraction in Inches/Hour  
A - Grass with Trees

Infiltration Loss Inches/Hour  
A - Grass with Trees  $2.10 + 0.40 = 2.50$

Present Runoff Undeveloped (One Hour)  
 $2.2 - 2.5 = -0.9$  Inches/Hour  
 $54,274.69 \times -0.9 / 12 = -4,070.69$  Cu. Ft./Hour

**AFTER DEVELOPMENT:**

D-Impervious Area 10,009.43 Sq. Ft.

Type Initial Abstraction in Inches/Hour  
D-Impervious Area 0.1

Runoff Rate of Developed Area  
 $2.2 - 0.1 = 2.1$  Inches/Hour  
 $10,009.43 \times 2.1 / 12 = 1,751.65$  Cu. Ft./Hour  
 $10,009.43 \times -0.9 / 12 = -750.71$  Cu. Ft./Hour

**RUNOFF BECAUSE OF DEVELOPMENT ON LOT:**

$1,751.65 - 750.71 = 1,000.94$  Cu. Ft./Hour  
 $1,000.94 - 4,070.60 = -3,069.66$  Cu. Ft./Hour

Runoff due to street construction can be collected in a retainage pond on Lot 1 until the development of SAD 222.

0000 0000 0754

After development 100 year storm V360

Total area 54,274.69 sq. Ft., 1.25 Acres +/-

Zone 1

	Table A-8	Table A-9
Type "D" treatment, 8861.73 sq. ft. or 16% of total	1.97"	4.37 cfs/acre
Type "C" treatment, 13,500.00 sq. ft. or 25% of total	0.99"	2.87 cfs/acre
Type "B" treatment, 31,912.96 sq. ft. or 59% of total	0.67"	2.03 cfs/acre
Type "A" treatment, -0- sq. ft. or 0% of total	0.44"	1.29 cfs/acre

$$V360 = 0.96" \cdot 1.25 \text{ ac.} / 12"/\text{ft.} = 0.10 \text{ acre-ft.}$$

Peak discharge  $Q_p = \text{cfs}$

$$Q_p = 1.50 + 0.90 + 0.87 = 3.47 \text{ cfs}$$

Off site treatment: Zone 1, existing drainage on to property to be channeled through to 97th Street to meet existing conditions.

Type "A" treatment, 2.50 acres +/-

$$V360 = 0.44" \cdot 2.50 \text{ ac.} / 12"/\text{ft.} = 0.09 \text{ acre-ft.}$$

$$Q_p = 1.29 \cdot 2.50 \text{ ac.} = 3.23 \text{ cfs.}$$

Pond needed to retain excess runoff: 100 year storm, 10 day volume.

$$V10 = 0.12 \text{ ac. Ft or } 6,227.20 \text{ cu. ft. total for 9 lots.}$$

25x

32x

0000 0000 0755



THOMKRAFT ENGINEERING

1 Sunlit Drive East  
Santa Fe, New Mexico 87505  
(505)983-2210

Sept. 16, 1997

John A. Andrews, P.E.  
Andrews, Asbury & Robert, Inc.  
149 Jackson NE  
Albuquerque, N.M. 87108

Subject: Special Assessment District 222  
Parksito Subdivision

Dear Mr. Andrews:

I am currently in the process of designing a grading and drainage plan for a subdivision of 10 lots (1.25 acres) at the northwest corner of San Ygnacio Road and 97 Street NW.

It has been recommended by the City of Albuquerque Hydrology Section that I contact you on the above referenced project for a listing of the estimated assessment costs.

Sanitary sewer improvements, waterline improvements and the paving of the west half of 97th Street including the west curb and gutter and sidewalk from the north property line to the north end of the curb returns on San Ygnacio Road will be part of the subdivision development.

I would appreciate this information as soon as possible as my client is anxious to commence construction on this project.

Should you have any questions, please call me at 505-827-9533.

Very truly yours,

Thomkraft Engineering

Ken R. Thompson, P.E.

KRT:rjt  
Attachment

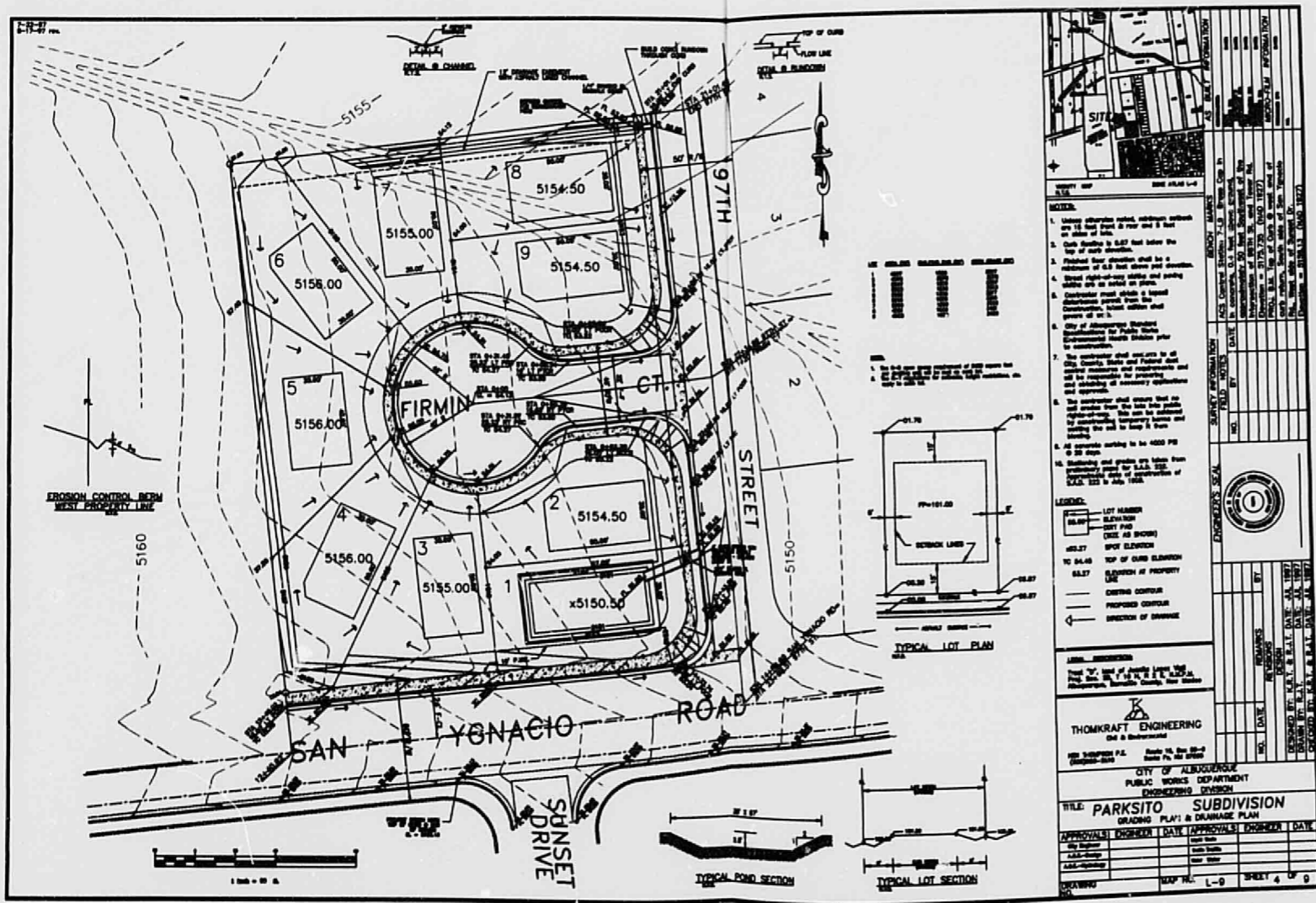
cc: Richard J. Tresise, P.S.  
Donald Vasquez

25x10

32x10

0000 0000 0756

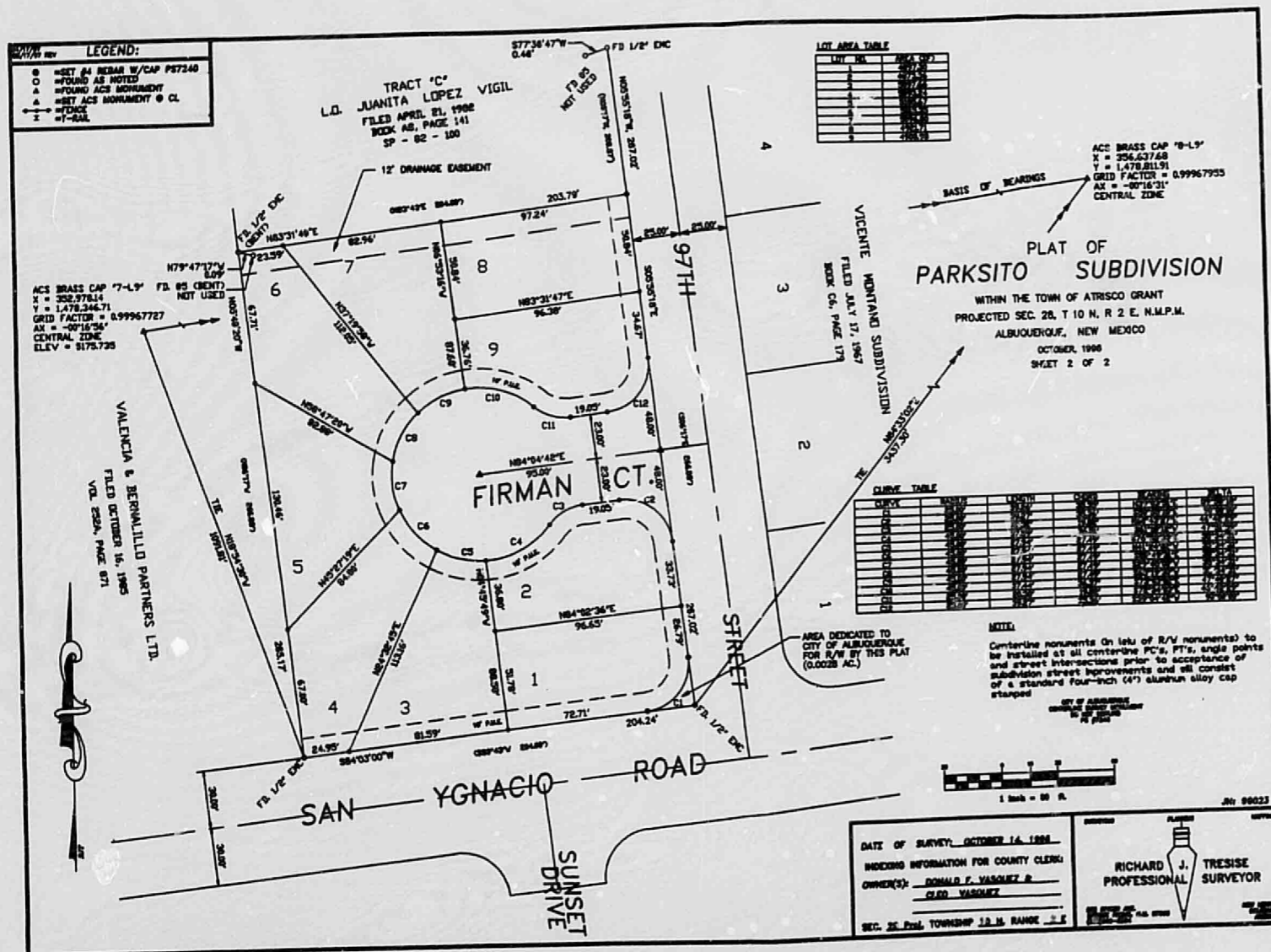
PARTS



25x11

32x11

25x11



25x10

32x10

25x10