HYDROLOGY

L22/D23

L22/D23

6 PLANS

CITY OF ALBUQUERQUE, NEW MEXICO
CITY ENGINEER'S OFFICE

MEMORANDUM - July 5, 1977
(Date)

TO:
- [ ] Robert Fosnaugh, Traffic Engineer
- [ ] William Otto, Water Engineer
- [ ] Robert Lowe, Liquid Waste Engineer
- [ ] Dwayne Sheppard, Assistant City Engineer-Field
- [ ] Bob Kielich, Assistant City Engineer-Design
- [ ] Monte Urban, Chief Surveyor
- [ ] George Paul, Street Maintenance Engineer
- [x] Bruno Conegliano, Asst. City Engineer-Hydrology
- [ ]

FROM: Q. R. Kielich, Assistant City Engineer-Design

SUBJECT: SINGING ARROW SUBDIVISION

Attached drawings are for WATER, SANITARY SEWER, STORM SEWER, PAVING, STREET GRADES, DRAINAGE, AND _____, for subject proposed project.

Request review and comments on attached drawings. Typed comments will be submitted to Fred Gomez _____, by July 20, 1977.

QRK/tl

Attachments

DRAINAGE

LOT 40

SINGING ARROW SUB.

DESIGN: 100 YEAR STORM ---- 2.8" (0.232)

RATIONAL FORMULA ---------- Q = CIA

Q = Storm runoff in feet per second.

C = Runoff coefficient prorated for surface runoff.

Paved and/or roofed areas -- C = 0.90

Unpaved areas ---------- C + 0.30

I = Rainfall intensity (inches per hour).

A = Area

EXISTING CONDITIONS:

Total area of Site 9667.5 Sq. Ft.

9667.5 x 0.30 x 0.232 = 672.8 Cu. Ft. Runoff.

PROPOSED CONDITIONS:

Total of Building, Paving and Walks = 5755.9 Sq. Ft.

5755.9 x 0.90 x 0.232 = 1077.1 Cu. Ft. Runoff.

Total area unpaved = 4911.1 Sq. Ft.

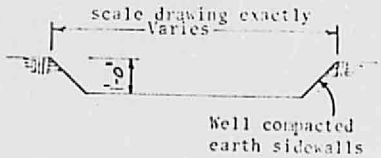
4911.1 x 0.30 x 0.232 = 313.8 Cu. Ft. Runoff.

1077.1 + 313.8 = 1390.9 Cu. Ft. Runoff.

1390.9 - 672.8 = 718.1 Cu. Ft. Runoff to be retained.

POND RETENTION ------ 883.75 Cu. Ft.

REQUIRED RETENTION --- 718.1 Cu. Ft.



3:1 SLOPES REQUIRED

1 1

POND SECTION

no scale

PLEASE RETURN WITH PLANS

400 RAINBOW CT. S.C. (SINGING ARROWS SUBDIVISION LOT 40)

STANDARD REQUIREMENTS FOR DRAINAGE PLANS

PURPOSE: The increasing volume of drainage plans submitted to this office makes it mandatory that such plans be standardized as much as possible in order to expedite reviews. This standardization is as much to the advantage of the developer and engineer as it is to the Hydrology Section which enforces the AMAFCA RES. 72-2. For parcels of land less than 20,000 sq. ft. in surface area no formal drainage report is required; the construction plans need only to include the standard form attached herein and the site drainage plan. Developers for larger parcels of land will have to submit a formal drainage report as specified in the Resolution.

RUNOFF PONDING: In most instances on site ponding is mandatory, with dispersal in the ground of the excess runoff arising from newly created impervious surfaces. The only exception allowed, is for those properties adjacent to a diversion channel which was designed for higher standard than 100 years frequency storm (existing conditions). For detailed computations of the runoff before and after development the assumed runoff coefficient recommended are C = 0.4 for undeveloped, landscaped or similar open areas and C = 0.9 for all other impervious surfaces, including areas in southwestern type landscaping with underlying polyethylene film and gravel covered parking areas where vehicular traffic will compact the soil and render it impervious. Due to the inadequacy of the existing drainage facilities in the valley area and to the limited capabilities of the City for providing relief, ponding requirements in the valley are higher than elsewhere.

COMPUTATION OF VOLUME OF RETENTION:

Valley Area $= 1.0 \times \frac{2.2''}{12''} \times \text{Area (ft.)} = 0.18 \times A$

East and West Mesa $= (0.9 - 0.4) \times \frac{2.4''}{12''} \times \text{Area (ft.)} = 0.1 \times A$

In order to facilitate the design of drainage facilities, a checklist that will be followed in the review process is listed below:

CHECK LIST

1 - Flooding potential - adjacent water courses

? NO Is property located in the flood plain? L 22 FHBM 25

If so, is the finished floor above the 100 yrs. flood level?

Is property adjacent to a natural or artificial water course?

If so, what are the specific AMAFCA or City requirements?

2 COPIES OF SITE PLAN NEEDED FOR MY FILES.

SUPPLIED AS REQUESTED.

NO Are drainage R.O.W or easements shown on, or in the proximity of property? If so, are there drainage problems? NO. WMD

2 - Relation of property to surroundings

Per topo map, does property intercept other drainage upstream?

If so, how is runoff conveyed across property?

May there be erosion associated with offsite runoff conveyance?

May erosion or siltation result from proposed construction activities?

Does development block drainage from adjacent property?

3 - Site grading

WMD NO Does site plan show contours before development (extending a minimum of 25 ft. beyond property lines)?

WMD NO Does site plan show proposed grading with adequate swale definition to convey water to ponds?

Is all runoff conveyed to ponding areas before it overflows to public facilities?

PROPOSED & EXISTING ARE SHOWN.

WMD ? Does the proposed grading plan indicate that under cutting or back-filling adjacent to property lines may require retention walls?

NEED PROPOSED AND EXISTING GRADES

Is there continuity between proposed new contours and old contours offsite?

WMD NO Is elevation of property line at least 0.3 ft. above top of curb?

4 - Storm water retention

DETAILS WERE SUPPLIED! SEE ATTACHED.

WMD NO Is ponding volume adequate (supply detailed computation)?

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area. SHOW [redacted] RUNOFF VOLUMES GOING TO POND. SEE ATTACHED.

WMD Can pond volume be computed and verified? YOU ARE SCALEING FROM A PRINT (REDUCE SLIGHTLY) THE MAX VOLUME GOING 3 ft DEEP GIVES ONLY 825 ft³. ~~ASSUMING FOR~~

WMD Are ponds practical, can they be built as shown? [redacted]

3:1 POND SLOPES REQUIRED YES.

5 - Safety

Do the drainage provisions constitute an attractive nuisance, or safety hazard?

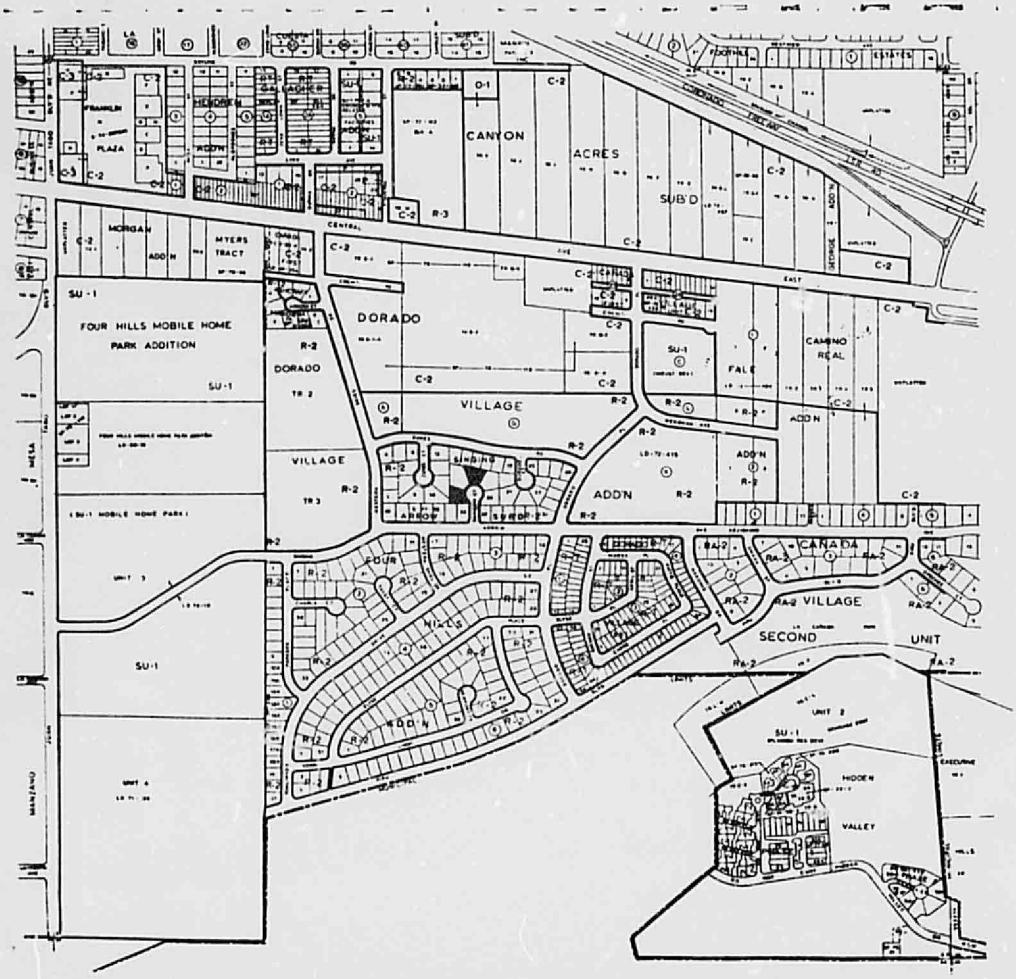
NO RETAINING WALLS NEEDED

If the pond depth is greater than 18",are safety provisions supplied? (Minimum 3.0 ft. high chain link fence or similar physical barrier of ponding areas are adjacent to public R.O.W.?)

In general, ponds of depth greater than 18" will not be accepted for both safety consideration and for long term effectiveness of the facilities. In those cases where limited space is available for ponding, the use of gravel pits under the parking areas is suggested. It must be pointed out that mainstream and effectiveness of these facilities is necessary and is the responsibility of the owner. Existing or planned City facilities (streets, channels, storm sewers) can accommodate the natural runoff volumes. Greater discharges would cause flooding downstream and need to be limited at the source.

ARROW
DORADO
N

DORADO
ARROW
5580
5570
5570
769.2


FRANKLIN PLAZA
HIDDEN
ADD'N
CANYON
ACRES
SUB'D
MORGAN
ADD'N
MYERS TRACT
CENTRAL
EAST
SU-1
FOUR HILLS MOBILE HOME PARK ADDITION
SU-1
DORADO
DORADO
VILLAGE
VILLAGE
SUBD'N
ARROYO
ADD'N
FALE
CAMINO REAL
ADD'N
ADD'N
FOUR
HILLS
ADD'N
CANADA
VILLAGE
SECOND
UNIT
SU-1
UNIT 2
HIDDEN
VALLEY
MESA
MARYLAND

L·22·Z

PLEASE RETURN WITH PLANS

407 RAINBOW Ct (SINGING ARROW Lot 42)

STANDARD REQUIREMENTS FOR DRAINAGE PLANS

PURPOSE: The increasing volume of drainage plans submitted to this office makes it mandatory that such plans be standardized as much as possible in order to expedite reviews. This standardization is as much to the advantage of the developer and engineer as it is to the Hydrology Section which enforces the AMAFCA RES. 72-2. For parcels of land less than 20,000 sq. ft. in surface area no formal drainage report is required; the construction plans need only to include the standard form attached herein and the site drainage plan. Developers for larger parcels of land will have to submit a formal drainage report as specified in the Resolution.

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2 COPIES OF SITE PLAN NEEDED FOR MY FILES

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May erosion or siltation result from proposed construction activities?

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4 - Storm water retention

WND NO Is ponding volume adequate (supply detailed computation)? SEE ATTACHED

Are ponds balanced with areas they drain (can area draining to each pond be easily identified and will actually water flow there)? The plot plan must outline each drainage area. SHOW VOLUMES GOING TO EACH POND.

Can pond volume be computed and verified?

Are ponds practical, can they be built as shown?

5 - Safety

Do the drainage provisions constitute an attractive nuisance, or safety hazard?

If the pond depth is greater than 18", are safety provisions supplied? (Minimum 3.0 ft. high chain link fence or similar physical barrier of ponding areas are adjacent to public R.O.W.?)

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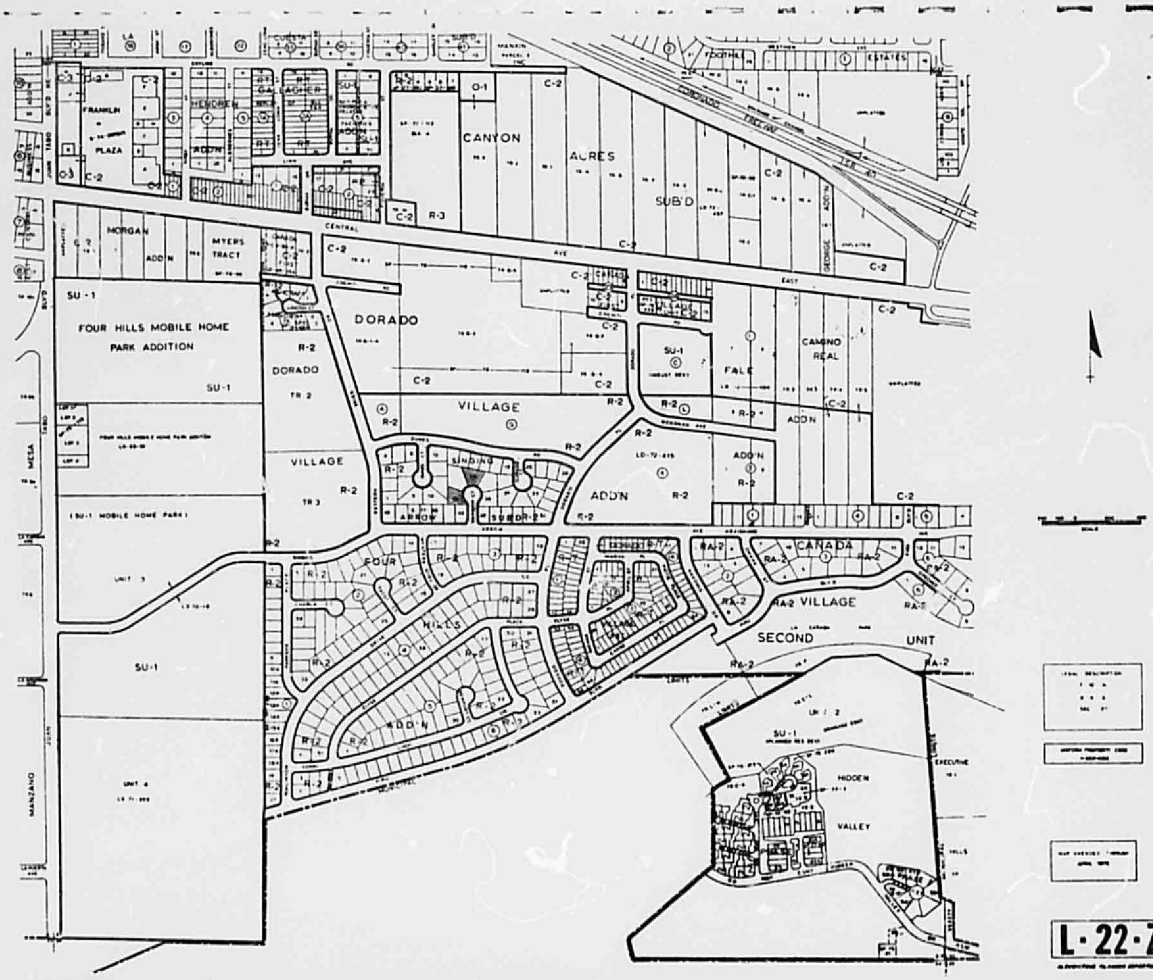
5590
5580
5570
5570
748 x 469.2
ARROW
DOHAC


FRANKLIN PLAZA
HENDREN ADD'N
GALACHER ADD'N
CANYON
ALRES
SUB'D
ESTATES
MORGAN ADD'N
MYERS TRACT
CENTRAL AVE
EAST
GEORGE ADD'N
DORADO
VILLAGE
SINDING ADD'N
ARNOT
SUBDIV
FALC
CAMINO REAL
ADD'N
FOUR HILLS MOBILE HOME PARK ADDITION
SU-1
(SU-1 MOBILE HOME PARK)
UNIT 3
UNIT 4
MESA
MANZANO
FOUR HILLS ADD'N
CANADA VILLAGE
SECOND UNIT
HIDDEN VALLEY
EXECUTIVE
L-22-Z

DRAINAGE

LOT 12

SINGING ARROW SUB.

DESIGN: 100 YEAR STORM----2.8" (0.232)

RATIONAL FORMULA---------- Q = CIA

Q = Storm runoff in feet per second.

C = Runoff coefficient prorated for surface runoff.

Paved and/or roofed areas --C = 0.90

Unpaved areas ----------C + 0.30

I = Rainfall intensity (inches per hour).

A = Area

EXISTING CONDITIONS:

Total area of Site 9797 Sq. Ft.

9797 x 0.30 x 0.232 = 681.9 Cu. Ft. Runoff.

PROPOSED CONDITIONS:

Total of Building, Paving and Walks = 4389.4 Sq. Ft.

4389.4 x 0.90 x 0.232 = 916.5 Cu. Ft. Runoff.

Total area unpaved = 5407.6 Sq. Ft.

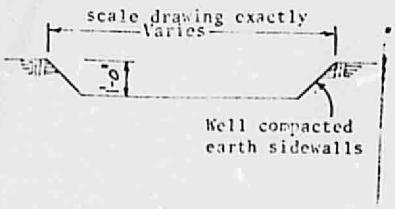
5407.6 x 0.30 x 0.232 = 376.4 Cu. Ft. Runoff.

916.5 + 376.4 = 1292.9 Cu. Ft. Runoff.

1292.9 - 681.9 = 611 Cu. Ft. Runoff to be retained.

POND RETENTION——— 1680.5 Cu. Ft.

REQUIRED RETENTION—— 611 Cu. Ft.



POND SECTION

no scale

ALB... BL...
NOV 2 1978
PLAN CHECK
SECTION

HYDROLOGY L22/D23 ELEVEN PLANS

L22/D23

11 PLANS

Geo.

OFFICIAL NOTICE

DECISION ON A REQUESTED SPECIAL EXCEPTION
As provided by the Comprehensive City Zoning Code,
Chapter 7, Article XIV, Revised Ordinances of Albuquerque, NM, 1974

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
P.O. Box 1293, Albuquerque, NM 87103

Hines Corporation requests a variance on Lot 20, Singing Arrow Subdivision, zoned R-2, and located at 405 Dorado Court, SE.

Decision No.: ZA-78-341
Hearing Date: September 20, 1978
Decision Date: September 20, 1978

FINDINGS: A construction site error is responsible for this situation. The building is virtually complete at this time. The lot is somewhat unusual in shape; the south side of the building is parallel to the south lot line. These are exceptional physical conditions which justify the requested variance. It will not be injurious to the neighborhood or appropriate use of adjoining property and would be consistent with the intent and purpose of the Zoning Code and Comprehensive Plan.

DECISION: A 12.55 foot rear setback variance to allow the existing apartment to continue to come to as little as 2.45 feet from the rear lot line is approved as requested.

If you wish to appeal this decision, you may do so by October 5, 1978 in the manner described below, as excerpted from Section 45 of the Comprehensive City Zoning Code.

Jurisdiction. Appeal is to the Planning Commission.

Application. A special exception decision is final unless appeal is initiated by application to the City on prescribed forms within 15 days of the decision.

Fee. A filing fee to $40 shall accompany each appeal application. When an application is withdrawn the fee shall not be refunded.

Hearing and Decision. An appeal shall be heard within 60 days of its filing. The decision shall be following a public hearing. This hearing shall review carefully the previous decisions on the matter. The Planning Department shall give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

The above decision is not final and building permits dependent on it will not normally be issued until an appeal is decided or the time for filing the appeal has expired without an appeal being filed. However, if public hearing produces no objection of any kind to approval of an application, which application is approved, the Hearing Examiner may allow issuance of a building permit before 15 days. To receive this approval, the applicant agrees in writing to return related building permits if an appeal is duly filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.

DAP:tc

Zoning Hearing Examiner

Rec'd. By FJA

Date 10-22-79

PUBLIC WORKS DEPARTMENT
CITY ENGINEER OFFICE
DRAINAGE SECTION

COMPLAINT FORM

Subd.
Lot
Block
Zone Atlas

Address of complaint ~~Bitto~~ 408 RAINBOW Ct. S.E.

Directions

Complainant NAT BITTO Address 408 RAINBOW Ct. S.E. Phone 255-8763 293-7867 HOME

Nature of Complaint: NEIGHBOR TO THE REAR IS DRAINING ON TO HIS PROPERTY

Investigated by: Bernie J Montoya and Bill Crescenti Date 11-9-79

Report of Investigation: Water from 409 Dorado Court S.E. draining to 408 Rainbow Court S.E.

Sketch

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

3rd

December 14, 1979

Mrs. Loretta Steele
409 Dorado Ct. S. E. #A
Albuquerque, New Mexico 87123

Re: 409 Dorado Ct. S. E.

Dear Mrs. Steele:

Contrary to what you have been told, ponding was required and was a condition for approval of the construction plans for the above referenced lot.

This letter is to advise you that compliance with the approved grading plan is mandatory and should be corrected immediately. I will be expecting to hear from you concerning the corrective measures you plan to take within 30 days.

If you have any questions, please do not hesitate to contact my office.

Very truly yours,

Fred J. Aguirre

Fred J. Aguirre
Civil Engineer
Engineering Division

FJA:pp

copy: R. S. Heller, City Engineer
Bruno Conegliano, Asst. City Engineer-Hydrology
Drainage File

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

Fred

December 14, 1979

Mr. A. H. Reger
415 Dorado Ct. S. E.
Albuquerque, New Mexico 87123

Re: 415 Dorado Ct. S. E.

Dear Mr. Reger:

Contrary to what you have been told, ponding was required and was a condition for approval of the construction plans for the above referenced lot.

This letter is to advise you that compliance with the approved grading plan is mandatory and should be corrected immediately. I will be expecting to hear from you concerning the corrective measures you plan to take within 30 days.

If you have any questions, please do not hesitate to contact my office.

Very truly yours,

Fred J. Aguirre

Fred J. Aguirre
Civil Engineer
Engineering Division

FJA:pp

copy: R. S. Heller, City Engineer
Bruno Conegliano, Asst. City Engineer-Hydrology
Drainage File

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 29, 1979

Mrs. Kasman
73 LeJano Drive - 83 LeJano Dr.
Los Alamos, N.M. ~~87547~~ 87544

Re: 415 409 Dorado Ct. S.E.

Dear Mrs. Kasman:

Contrary to what you have been told, ponding was required and was a condition for approval of the construction plans for the above-referenced lot.

This letter is to advise you that compliance with the approved grading plan is mandatory and should be corrected immediately. I will be expecting to hear from you concerning the corrective measures you plan to take within 30 days.

If you have any questions, please don't hesitate to contact my office.

Very truly yours,

Fred J. Aguirre
Civil Engineer

FJA/fs

cc - R. S. Heller, City Engineer
Bruno Conegliano, Asst. C.E.-Hydrology
Drainage File
File

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

December 14, 1979

Mr. Kasman
73 LeJano Drive
Los Alamos, New Mexico 87547

Re: 409 Dorado Ct. S. E.

Dear Mr. Kasman:

Contrary to what you have been told, ponding was required and was a condition for approval of the construction plans for the above referenced lot.

This letter is to advise you that compliance with the approved grading plan is mandatory and should be corrected immediately. I will be expecting to hear from you concerning the corrective measures you plan to take within 30 days.

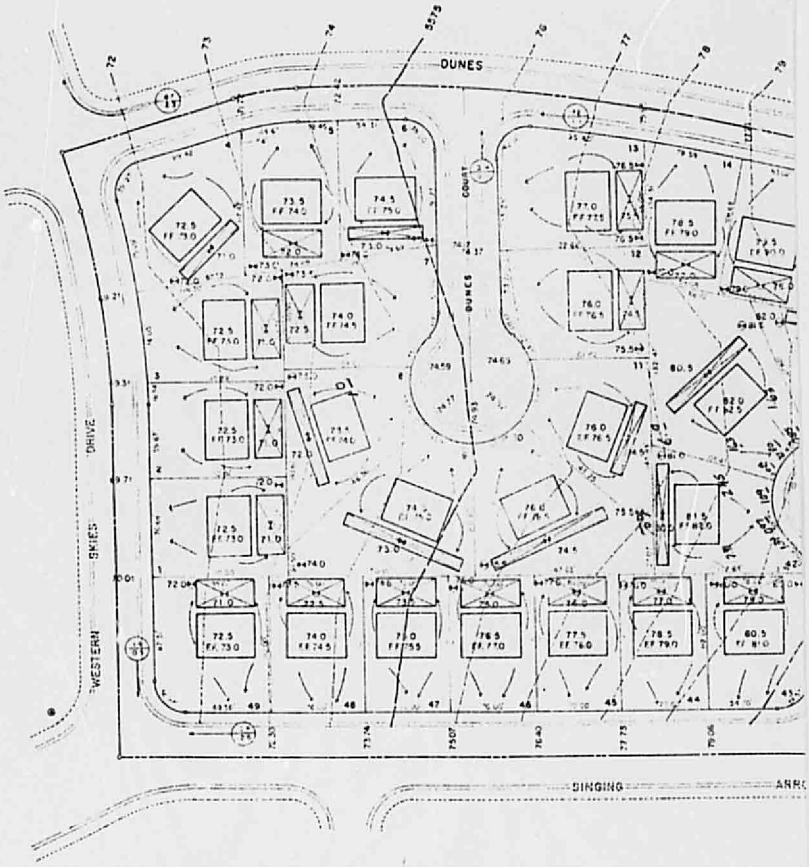
If you have any questions, please do not hesitate to contact my office.

Very truly yours,

Fred J. Aguirre
Civil Engineer
Engineering Division

FJA:pp

copy: R. S. Heller, City Engineer
Bruno Conegliano, Asst. City Engineer-Hydrology
Drainage File



Stable L. Arthur 409 Dorado Ct. SE.

296-7509

Mr. Kasivan

73 LeJano Al. Regar

NO PONDING REQUIRED

		OWNER	CONTRACTOR
404	DORADO COURT	NINES	NINES
405	" "	"	"
409	" "	"	"
401	DORADO PLACE SE	"	"
405	" "	"	"
409	" "	"	"
413	" "	"	"
12701	SINGING ARROW AVE S.E	"	"
05	" " "	"	"
13	" " "	"	"
12704 ~~12704~~ 12708	DUNES ROAD S.E		

83 Le Jano Drive - W.R.
Los Alamos, NM 87544

December 22, 1979

Mr. Fred J. Aguirre
Asst. Hydrology Eng.
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

SUBJECT: Four-plex at 409 Dorado Ct., S.E., Albuquerque, NM

Dear Mr. Aguirre:

We and Loretta D. Steele are owners of a four-plex built by Hines Construction Company at the above address. We received letters dated November 29 and December 14, 1979, from you informing us of an alleged violation of the approved grading plan.

Mr. Hines informed us that the building site passed final inspection, and the grading was possibly damaged when the new four-plex adjoining our lot was built on Rainbow Ct. There were truck loads of dirt dumped on our lot during the construction. Hines Construction and we believe that our grading was altered when the grading was done on the adjoining lot. As we recall, before construction began on the Rainbow Ct. four-plex, water did collect on our lot.

This particular building on Rainbow Court was built at too low an elevation---much lower than all surrounding lots---and thereby has created a natural pool for collecting water from <u>all</u> surrounding lots. We feel this is the major cause of the problem.

Because of the time span between inspection and complaint, we believe that our lot should be resurveyed by either the City of Albuquerque or the construction company that built the four-plex on Rainbow Ct. This should tell us what, if anything, needs to be done.

You have told me during our phone conversations that you are unfamiliar with our lot. Has anyone looked at it? Has anyone looked at the other lots in the subdivision? Our lot receives runoff from other lots in the subdivision. We hope you are investigating the problem in the <u>entire</u> area, not just 409 Dorado Ct., S.E.

I would appreciate an early reply so that this matter can be resolved to both our satisfaction.

Sincerely yours,

Keith R. Kasman

Meta-Ann Kasman

Xc: Loretta D. Steele
409-A Dorado Ct., S.E.

P.S. Attached are copies of your two letters. Note our correct address in Los Alamos.

STATE OF NEW MEXICO
CONSTRUCTION INDUSTRIES DIVIS.
BATAAN MEMORIAL BUILDING
SANTA FE, NEW MEXICO
87503

CONSUMER COMPLAINT INSPECTION

Construction Company's Name: Tropicana Homes of New Mexico

Contractor's Name: James Bowling Phone No. 883-0031

Address: 2727 San Pedro NE City: Albuquerque Zip: 87111

Consumer's Name: Julie & Karl Gorwoda Phone No. 294-1256

Address: 625 Dorado Pl. SE City: Albuquerque Zip: 87123

LIST OF COMPLAINTS

Re: 625 Dorado Pl. SE:

Referenced complaint should be referred by consumer to:

City Engineer Division
P. O. Box 1293
Albuquerque, New Mexico 87103

If I can be of any more assistance to you, please do not hesitate to call my office.

Sincerely,

A. Epifanio
Inspector
Code Administration Div.
766-7798

RECEIVED
AUG 11 1981
CITY ENGINEER

Time In _____ Time Out _____ Total Time _____

Inspector/Investigator's Signature: Anthony J. Epifanio Headquarters: ABQ Date: 7/30/81

Form CCI-100

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

Return to:

Anthony Epifanio
123 Central NW
Albuq., NM 87103

State of New Mexico
Commerce & Industry Department
Construction Industries Division
Bataan Memorial Building
Santa Fe, New Mexico 87503

Please Type or Print
Have Signature Notarized

COMPLAINT

Against:

Contractor _____ (Company's Name) Phone _____

Owner of Company _____

Address _____ City _____ Zip _____

Filed by:

Name _____ Home Phone _____ Business Phone _____

Address _____ City _____ Zip _____

Date of Purchase Agreement October 9 1979 If PA, please send copy.

Date Home Completed _____

When Can Home be Inspected? _____ (Date and Time)

schedule to

The Complaint in Detail: _____ since it was

it

removed by

for the cost of

out since out in now 1-2 ft

(if additional information needed, please use another sheet and attach herewith)

_____
Signature of Complainant

Subscribed and sworn to before me this 16th day of July, 19 81

Notary Public Michael R. O'Connor
My Commission Expires 3/14/83

I hereby give permission to send a copy of this complaint to the contractor involved.

OFFICIAL USE ONLY

Contractor's License No. _____ Q.P. No. _____ Case No. _____

Assigned to _____ Date _____

Form CC-100

DRAINAGE

LOT 38

SINGING ARROW SUB.

DESIGN: 100 YEAR STORM----2.8" (0.232)

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EXISTING CONDITIONS:

Total area of Site 9420 Sq. Ft.

9420 x 0.30 x 0.232 = 656 Cu. Ft. Runoff.

PROPOSED CONDITIONS:

Total of Building, Paving and Walks = 4511.5 Sq. Ft.

4511.5 x 0.90 x 0.232 = 942 Cu. Ft. Runoff.

Total area unpaved = 4908.5 Sq. Ft.

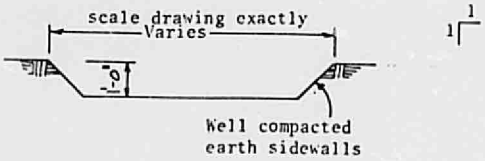
4908.5 x 0.30 x 0.232 = 342 Cu. Ft. Runoff.

942 + 342 = 1284 Cu. Ft. Runoff.

1284 - 656 = 628 Cu. Ft. Runoff to be retained.

POND RETENTION——— ~~705~~ 747 Cu. Ft.

REQUIRED RETENTION— 628 Cu. Ft.



POND SECTION

no scale

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

L22 - D23 NEED FILE

November 5, 1981

August F. Mosiman
Engineering Associates, Inc.
1801 Lomas Blvd. N.W.
Albuquerque, N.M. 87104

RE: AMERICAN MOTOR INN ADDITION DRAINAGE REPORT

Dear August:

The referenced drainage report is approved based on your submittal dated September 17, 1981 and received by our office October 26, 1981. The approved drawing will be given to Fred Aguirre at the One Stop Center.

Sincerely,

Jim Fink
Civil Engineer/Hydrology

JF/tsl

July 11, 1982
3807 Anderson Ave. S.E.
Albuquerque, New Mexico 87108

L22-D23

Fred J. Aguirre
Civil Engineer
Hydrology department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Aguirre:

This letter is in response to our phone conversation on July 7, 1982. At that time we discussed issuance of a variance by the City of Albuquerque and problems with required ponding in the Singing Arrow Subdivision. For clarity, I have enclosed a copy of the official variance notice and two letters which address the issue of ponding in the Singing Arrow Subdivision.

My major concern is with the variance issued to Hines Corporation on lot 20 in the Singing Arrow Subdivision. The decision allowed for a 12.55 foot rear setback which allowed the apartment complex to sit within 2.45 feet of my rear property line. The consequences of this variance are:

1. Lack of privacy for tenants of both complexes as the structures which were originally designed to be a minimum of 30 feet apart are approximately 17 feet apart.

2. The required ponding on lot 20 as called out in the original engineering drawings is not feasible and at the present no ponding exists. In addition, the approved variance allows the structure on lot 20 to drain runoff directly onto my property at 404 Rainbow Ct. The result was near flooding of my apartment complex during a rain storm in the fall of 1980.

3. Surrounding property owners have filled in their ponding areas which has compounded my ponding problems and in addition, has resulted in flooding of my apartment complex parking area.

As the enclosed letters indicate, it is evident that the city has been aware of the drainage problems in the Singing Arrow Subdivision for some time. Despite this fact, serious problems still exists as a result of inadequate drainage. I am, therefore, requesting your full assistance in helping me to resolve this difficult situation.

Sincerely,

John Michael James

John Michael James

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

August 4, 1982

TO: Bob Fosnaugh, Traffic Engineer
Jim Milton, Transportation
Leora Jaeger, Transit
Joe Quintana, Council of Governments
Ted Scholer, CIP Planner
Dick Heller, City Engineer
Chuck Easterling, City Engineer
Dan Sabo, AMAFCA
Bryan Pirooz, Water Resources
Janet Saiers, Parks and Recreation
Sam Trujillo, Refuse Removal
Pat Evertsen, Police Planning
Roy Gonzales, Fire Department
Damacio Salazar, Environmental Health
Sally McCabe, Human Services
Bob Romero, Zoning Enforcement Officer
Mary Lou Haywood, Neighborhood Coordination
Leonard Greenspan, Albuquerque Public Schools
Val Valdez, Real Estate Officer
Main Library
Legal Department

FROM: Vern C. Hagen, City Planner

SUBJECT: Singing Arrow Neighborhood Plan

Attached is a draft of the Singing Arrow Neighborhood Plan. A staff review meeting has been scheduled for Wednesday, August 18, 1982, at 9:00 a.m. in the Council Committee Room, Third Floor, Room 326, to discuss the draft. Please submit comments in writing by August 23.

If you have any questions, please contact Phyllis Taylor at 7422.

VCH:PT:amc

Attachment

cc: Planning Staff

1777B

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE August 11, 1982 REF. NO.

TO: George R. "Pat" Bryan, City Attorney

FROM: Carl P. Rodolph, Director, Municipal Development Department

SUBJECT: CITY LIABILITY REGARDING DRAINAGE PLANS

The City Engineering Division is hereby requesting your legal consultation and direction to resolve a liability and responsibility position in which the City is placed every time it rains.

1. The City reviews and approves all drainage and grading plans. Upon inspection and verification that the work is complete and in compliance with the approved plans, the City issues a Certificate of Occupancy. If the developer redirects flows after the Certificate of Occupancy is issued, a drainage problem usually results with a "downstream" landowner. Is the resulting drainage problem (a) a civil suit between landowners, or (b) a City responsibility? Is the City liable for not enforcing the AMAFCA Resolution No. 80-15, Section 7, Paragraph C? What legal measures of action can the City take to enforce Section 7, Paragraph C, of AMAFCA Resolution No. 80-15?

2. Prior to 1979 there was no inspection or Certificate of Occupancy issued. Developers were basically on the "honor system" to construct improvements to be in compliance with the approved grading and drainage plan. (a) When a drainage problem occurs caused by non-compliance with City-approved grading and drainage plans or other code infractions, is the City liable for this construction, which is not as per the legal construction documents? (b) What legal measures can the City take to resolve a drainage situation which was constructed incorrectly prior to 1979 if the City is deemed responsible?

CR/AH/el

cc: Drainage File
Reading File

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

February 10, 1983

RECEIVED
FEB 11 1983
CITY ENGINEER

Mr. Frank L. Hines, President
Hines Corporation
12800 Lomas Blvd., NE
Albuquerque, NM 87112

Dear Frank:

This is in response to your January 24, "1982," letter concerning the twelve townhouse lots in the Singing Arrow Neighborhood, S.E.

It is my understanding that the neighborhood has strong objections concerning the existing R-2 zoning. Further, it is also my understanding that you have applied for down-zoning from R-2 to R-T, which is in the process of being considered or approved. Because of previous concerns of the Singing Arrow residents, the City's Planning Division totally supports your down-zoning effort.

Regarding the drainage considerations associated with your proposed construction, it is necessary to comply with the newly-passed Drainage Ordinance. Philosophically, the City would propose that you meet drainage considerations by any method that you might elect. Obviously, some are more expensive than others; however, it is my view that we have the responsibility to ensure that the drainage requirements are, in fact, satisfied. Whether your drainage proposal is handled on- or off-site is your choice. Obviously, the City does not have a premium on the drainage solutions, and we simply would like to know how you propose to accommodate those considerations.

I regret this somewhat belated reply; however, my intelligence reports indicate that you are in Costa Rica, lying in the sun, and obviously your concerns will not be satisfied until your return and subsequent review of the possibilities. Again, I appreciate your letter and hope this adequately responds to your concerns. In summary, the City Hydrologist, Chuck Easterling, and his staff will be more than amenable to reviewing your proposed alternatives.

Sincerely,

Carl P. Rodolph

Carl P. Rodolph, Director

L22-D23

cc: Chuck Easterling, MDD/ENG
Vern Hagen, MDD/PLNG

CPR/mm

DRAINAGE REPORT

for L22-023

SINGING ARROW

subdivision

Goldberg · Mann & Associates
Engineers · Planners
2329 Wisconsin N.E., Albuquerque, New Mexico 87110

Goldberg · Mann & Associates
Engineers · Planners
2329 Wisconsin N.E., Suite E Albuquerque, New Mexico 87110 (505) 292-1092

November 18, 1977

Mr. Jim Findley
Ashcraft Sales
7901 Mountain Road N.E.
Albuquerque, New Mexico 87110

Re: Singing Arrow Subdivision

We are herewith transmitting three (3) copies of the drainage plan for the Singing Arrow Subdivision.

We have enjoyed working with you on this project and look forward to future opportunities to assist you.

Yours sincerely,

Thomas T. Mann Jr. P.E.
President

FIGURE 1
VICINITY MAP

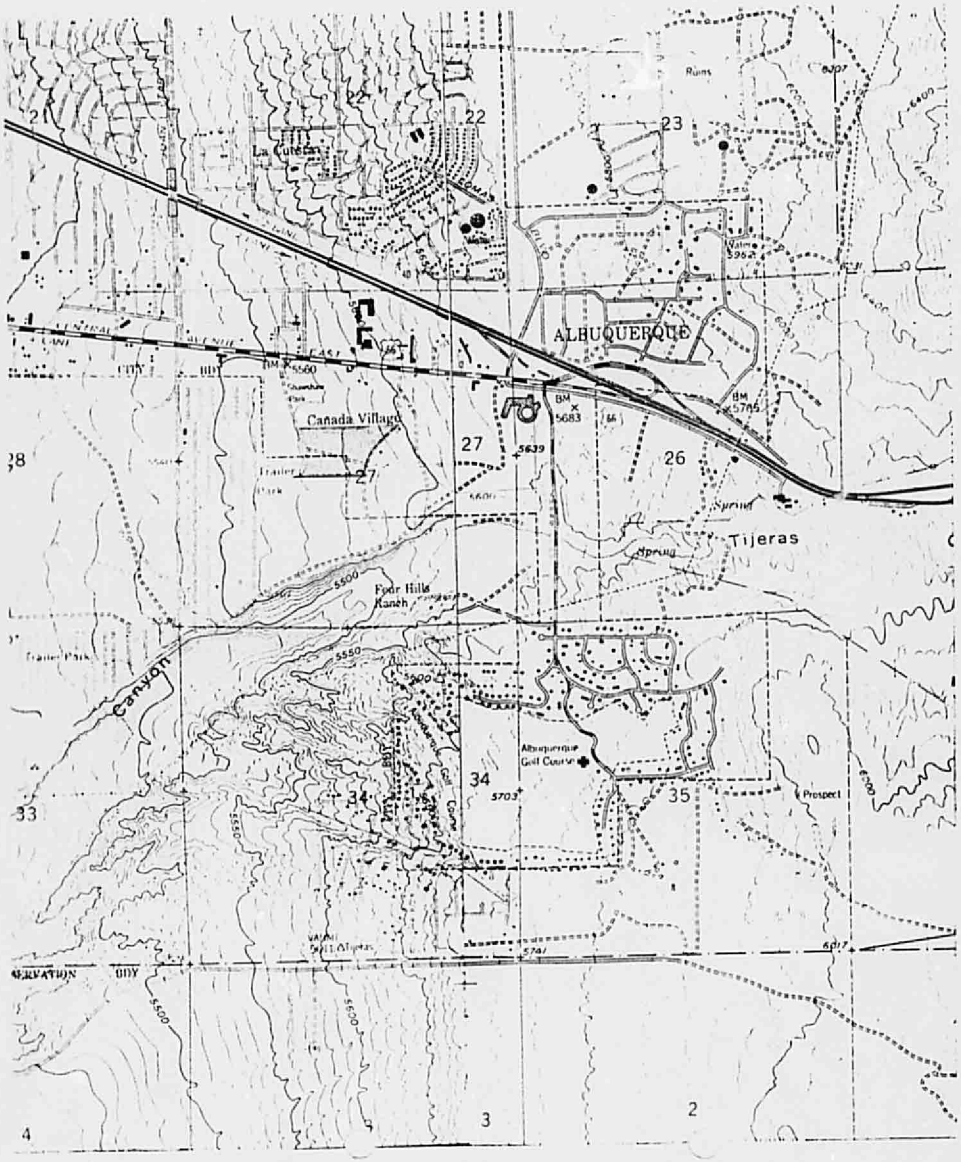
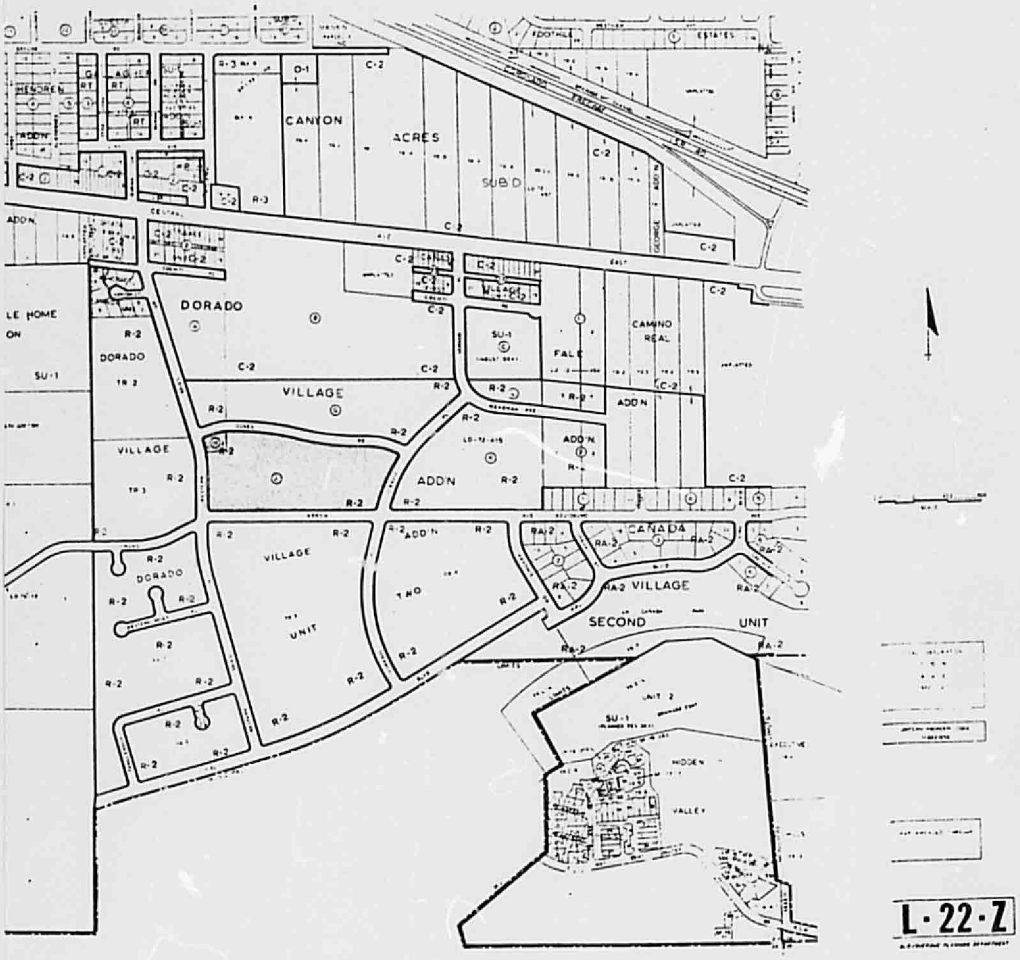


FIGURE 2.
LOCATION MAP

DATE
RECEIVED_____



APPLICANT

NAME: Mr. James Findley
ADDRESS: 7901 Mountain Rd N.E.
Albuquerque, NM 87110
PHONE: 265-8791
SIGNATURE:

LOCATION OF PARCEL

LOT NO: H-1 & H-2 BLOCK NO: H & J
SUBDIVISION: Dorado Village Add.
STREET ADDRESS:

CURRENT ZONING: R-2

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PURPOSE AND SCOPE

LOCATION AND DESCRIPTION OF PROJECT

DESIGN CRITERIA

EXISTING DRAINAGE CONDITIONS

PROPOSED DRAINAGE CONDITIONS

CONCLUSIONS

CALCULATIONS

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FIGURE 2. LOCATION MAP

FIGURE 3. INTENSITY DURATION FREQUENCY CURVES

FIGURE 4. TYPICAL LOT DRAINAGE

FIGURE 5. EXISTING TOPOGRAPHY AND GRADING PLAN

PURPOSE AND SCOPE

The purpose of this drainage plan is to establish the criteria for controlling surface runoff from a particular development in a manner that is acceptable to F.H.A.

This plan will determine the runoff resulting from a 100-year frequency storm falling on the site of the Singing Arrow Subdivision under existing and developed conditions.

The scope of this plan is to insure that the proposed project will be protected from storm runoff and that the construction of this project will not increase the flooding potential of the adjacent properties.

LOCATION AND DESCRIPTION OF PROJECT

The Singing Arrow Subdivision is located within the corporate limits of the City of Albuquerque in the Southeast Quadrant. The parcel is located south of Central Avenue and is bounded by Dunes Road on the north, Dorado Place on the east, Singing Arrow Avenue on the south, and Western Skies Drive on the east.

This parcel is 12.94 acres in size and will be developed as a four-plex residential subdivision with forty-nine (49) lots. The vegetation is sparce and the soils are composed of decomposed granite.

EXISTING DRAINAGE CONDITIONS

The existing topography (Figure 5) indicates that the site slopes from the east to the west. The property to the east and west of the Singing Arrow Subdivision has been developed as apartment complexes. The land to the north is undeveloped and the land to the south is being developed into single family residences.

Storm flows from the east are interrupted by Dorado Place and conveyed south. Singing Arrow Avenue receives flows only from the properties adjacent to it and those flows are conveyed to the west. Western Skies Boulevard receives flow only from that portion of Singing Arrow Subdivision adjacent to the street and that flow is conveyed southward. Land to the north of Dunes Road slopes north and west and does not contribute significant flows. Therefore, off-site flows are not a factor in the design of this subdivision.

The storm water from the site presently drains to Western Skies Boulevard and then northward to Central Avenue.

The off-site flows shown in Figure 5 are from "Drainage Report, Proposed Roberson Presley Development, Dorado Village Tract 4 and Four Hills Estates" by Bohannan, Westman, Huston and Associates, February 1976.

PROPOSED DRAINAGE CONDITIONS

Conveyances of off-site flows will not be altered. The flows from Rainbow Court will be conveyed to Singing Arrow Avenue, combined with those flows and continue to Western Skies Boulevard. The lots adjacent to Western Skies Boulevard will drain into that street and flow southward. The flows from Dorado Court and Dunes Court will enter Dunes Drive and flow west to Western Skies Boulevard and then north to Central Avenue.

All lots will have rear yard ponds to receive all flows from the roof and rear yards. A typical lot grading is shown in Figure 4. The area drained and the quantities of flow are shown in Figure 5.

CALCULATIONS

UNDEVELOPED CONDITIONS

Total Area = 12.9
Length = 1100 feet
Slope = 0.0145
Tc* = 20 minutes
I = $\frac{189}{25.20}$ = 4.2 inches/hour
Q = 0.50(4.2)12.9 = 27.1 cfs.

DEVELOPED CONDITIONS

Area 1

Area = 550 x 82 ÷ 43560 = 1.0 acres
Q = 0.90(4.2)1.0 = 3.8 cfs

Area 2

Area = 550 x 82 ÷ 43560 = 0.9 acres
Q = 0.90(4.2)0.9 = 3.4 cfs

Area 3

Area = 220 x 140 ÷ 43560 = 0.7 acres
Q = 0.90(4.2)0.7 = 2.6 cfs

Area 4

Area = 300 x 75 ÷ 43560 = 0.5 acres
Q = 0.90(4.2)0.5 = 1.9 cfs

Area 5

Area = 260 x 75 ÷ 43560 = 0.4 acres
Q = 0.90(4.2)0.4 = 1.5 cfs

Area 6

Area = 350 x 60 ÷ 43560 = 0.5 acres
Q = 0.90(4.2)0.5 = 1.9 cfs

Tc* was determined from nomograph contained in USDA publication No. 204 by David L. Yarnell.

Area 7

Area = 200 x 140 ÷ 43560 = 0.6 acres

Q = 0.90(4.2)0.6 = 2.3 cfs

Area 8

Area = 570 x 60 ÷ 43560 = 0.8 acres

Q = 0.90(4.2)0.8 = 3.0 cfs

Area 9

Area = 275 x 140 ÷ 43560 = 0.9 acres

Q = 0.90(4.2)0.9 = 3.4 cfs

Area 10

Area = 300 x 60 ÷ 43560 = 0.4 acres

Q = 0.90(4.2)0.4 = 1.5 cfs

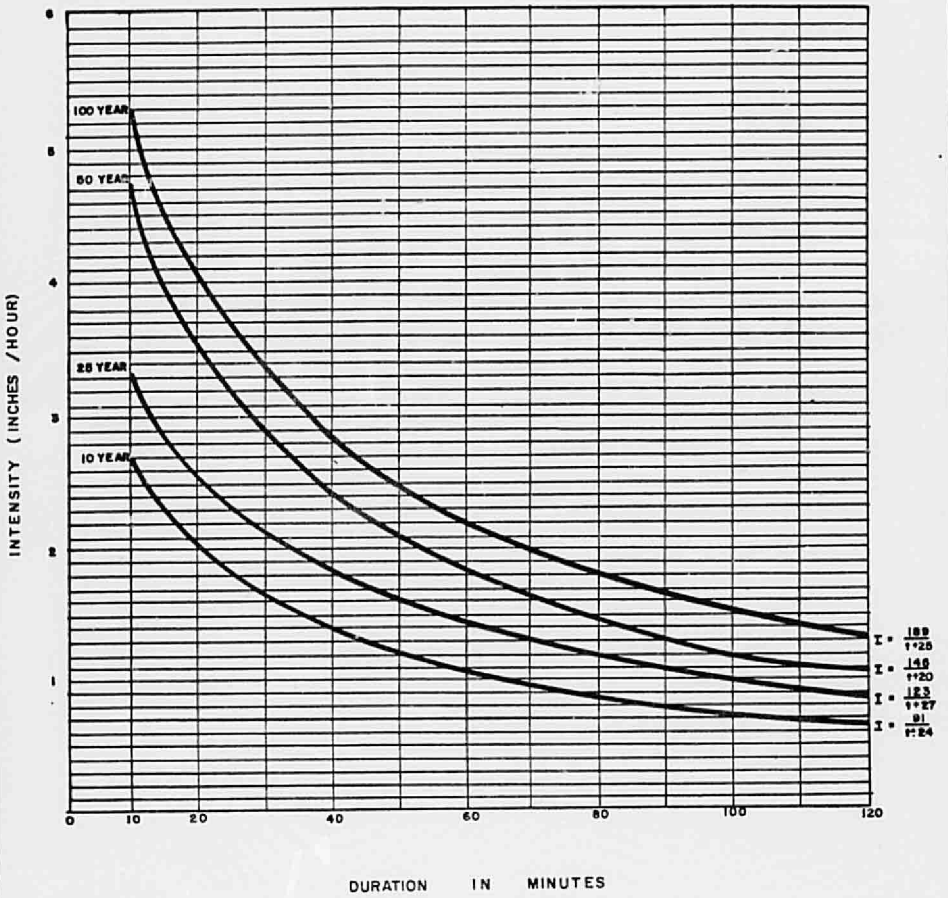

FIGURE 3

INTENSITY DURATION FREQUENCY CURVES

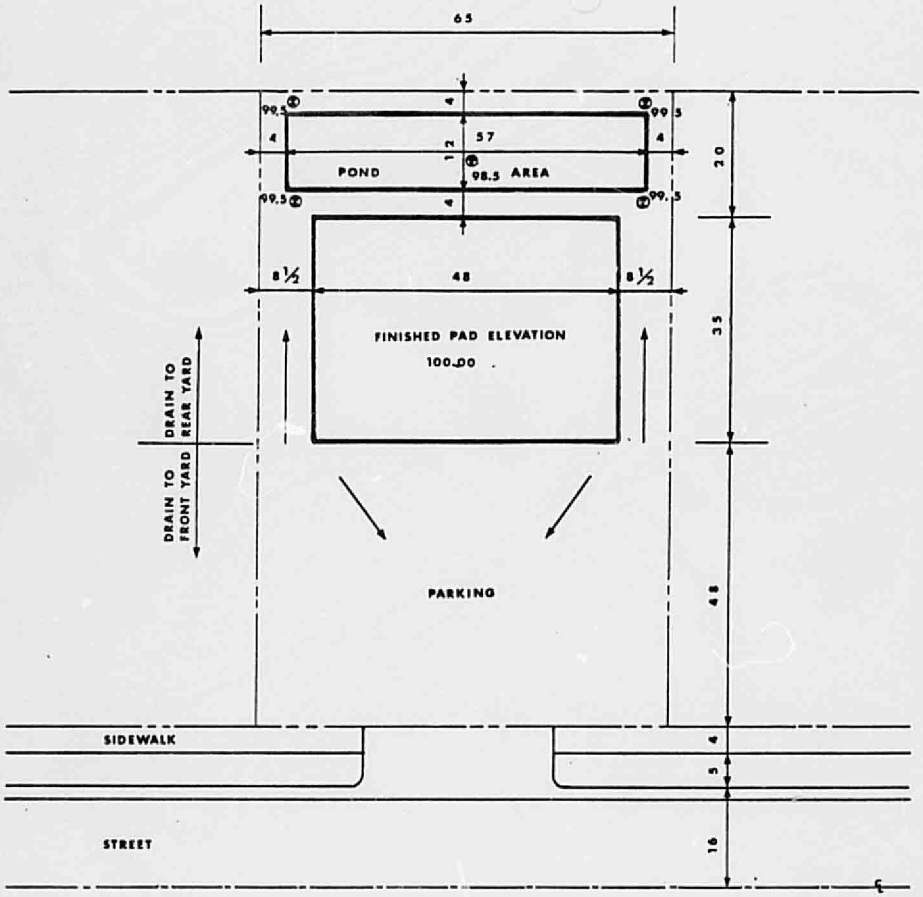

FIGURE 4

TYPICAL LOT DRAINAGE

SINGING ARROW NEIGHBORHOOD PLAN

DRAFT
JULY 20, 1982

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I. INTRODUCTION

The Singing Arrow area is bounded by Central Avenue on the north, Juan Tabo Boulevard on the west, Four Hills Road on the east, and the Tijeras Arroyo on the south. The developed portion of this area includes the Four Hills Mobile Home Park, a single family subdivision, and a number of apartments.

To the east is undeveloped land which is the beginning of the rough terrain of the Sandia foothills. To the west is Manzano Mesa, a large undeveloped tract owned by the Albuquerque Board of Education. To the north is land between Central Avenue and Interstate 40 which is partially developed with a mix of commercial and residential uses. To the south, across the Tijeras Arroyo, are Hidden Valley and Four Hills Village Subdivisions, large parcels of vacant land, and Kirtland Air Force Base. See Map 1 for plan area boundaries.

The Singing Arrow Neighborhood Plan includes recommendations for land use and zoning, park development, transportation, and community facilities. These recommendations evolved from discussions with neighborhood residents and property owners. Recommendations are intended to provide adequate access and facilities for an area which is developing as a very dense residential area and to limit current trends toward high density development.

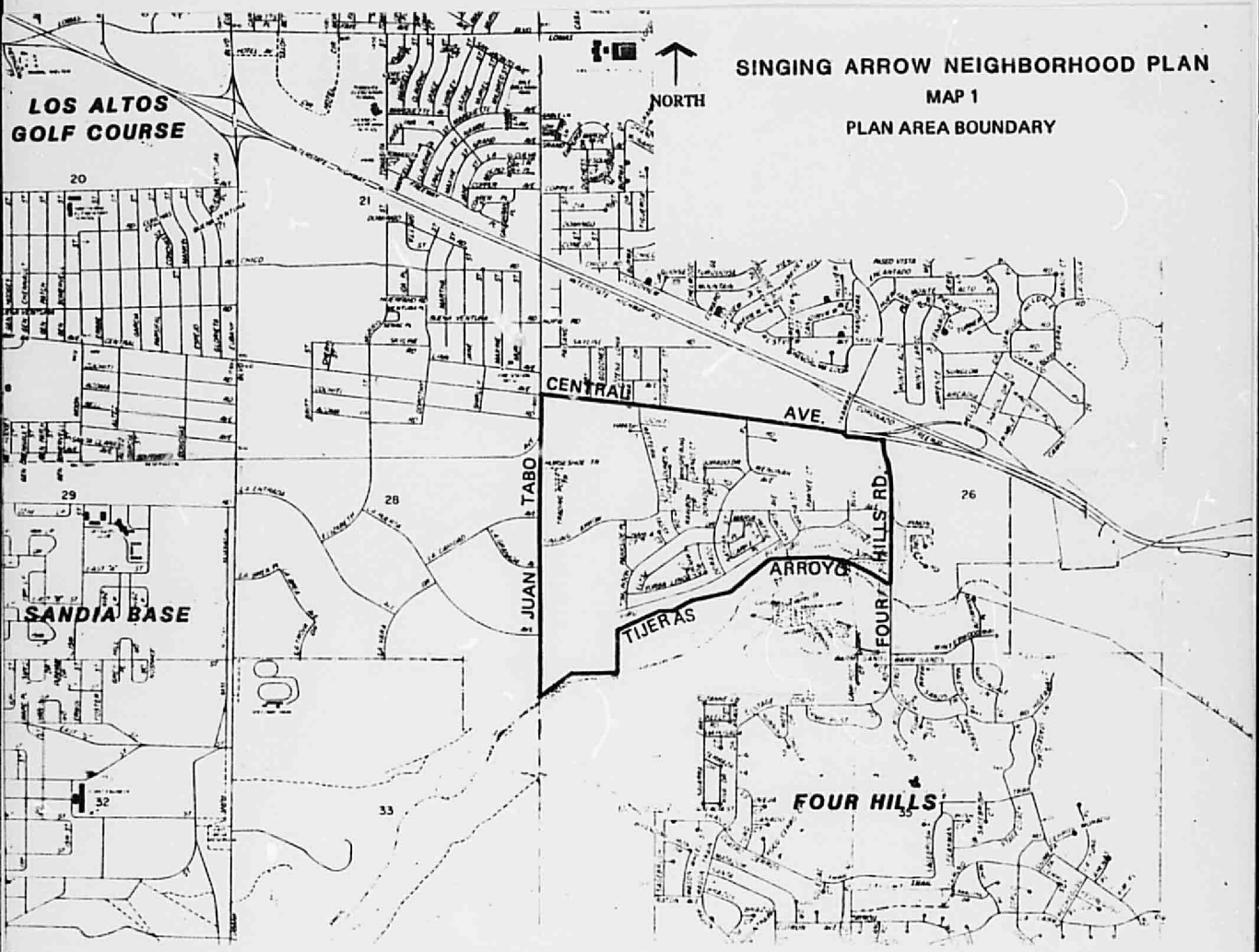
Planning Process

The preparation of a neighborhood plan for the Singing Arrow area was initiated in 1980 by the Singing Arrow Neighborhood Association. The major issue which prompted their request for a neighborhood plan was the higher than average residential density of the area. Other neighborhood concerns include the need for a neighborhood park and improved access to the area. Neighborhood traffic concerns have been reviewed by the Traffic Engineering Department and are being resolved separate from this planning effort.

The Singing Arrow area is included in the Far East Central Area Plan; however, because of the specific nature of neighborhood concerns, a separate neighborhood plan is being prepared which addresses neighborhood issues in detail. The neighborhood plan will be incorporated into the area plan.

A neighborhood planning task force composed of property owners and residents of the area reviewed neighborhood concerns and advised planning staff in the development of recommendations.

Residents and property owners have been notified of neighborhood meetings related to both the Far East Central Area Plan and the Singing Arrow Neighborhood Plan in order to allow maximum opportunity for participation.


SINGING ARROW NEIGHBORHOOD PLAN
MAP 1
PLAN AREA BOUNDARY
NORTH
LOS ALTOS GOLF COURSE
SANDIA BASE
FOUR HILLS
CENTRAL AVE.
TABO
JUAN
FOUR HILLS RD.
ARROYO
TIJERAS
20
21
28
29
26
32
33
35

II. NEIGHBORHOOD PROFILE

The Singing Arrow neighborhood is a relatively new area of Albuquerque, with most development occurring since 1970. The area is socially and economically diverse.

Population Characteristics

The age distribution of Singing Arrow residents is similar to that for the City. The neighborhood has a proportionally larger Black population and a smaller Hispanic population than the City. The neighborhood also has proportionally fewer families with children under 18. Population characteristics are shown in Table 1.

Housing Characteristics

The most striking characteristic of the Singing Arrow area is its high proportion of multi-family housing and mobile homes. The Four Hills Mobile Home Park is one of the City's largest mobile home parks. It is well maintained with its own recreational facilities. Most residents own their mobile home, although space in the park is leased.

In the remainder of the neighborhood, most housing is multi-family (i.e. townhouse, 4-plex, or apartment) and renter occupied. Vacancy rates are similar to the city average, although there is a slightly higher percentage of vacant units for rent (See Tables 2 and 3).

The large proportion of apartments and rental units in the area is a concern to neighborhood residents because of the resulting residential density and high percentage of transient residents.

Crime

During 1980, there were 5.5 property crimes per 100 households in the Singing Arrow area. In the City there were 9.8 property crimes per 100 households. In 1981, property crimes in the Singing Arrow increased to 8.7 crimes per 100 households, while the City rate stayed the same (See Table 4). In the first five months of 1982, crime rates were 36% of the 1981 totals. However, the Singing Arrow area is one of the six areas of Albuquerque hardest hit by home burglaries in the first five months of 1982. The increasing crime rate is a major concern of neighborhood residents, who attribute the crime rate to the large transient population.

* Source: Crimes Analyst Unit, Albuquerque Police Department. Property crimes include residential burglaries, commercial burglaries, auto burglaries, armed robbery, strong arm robbery, and auto thefts.

Table 1

POPULATION CHARACTERISTICS

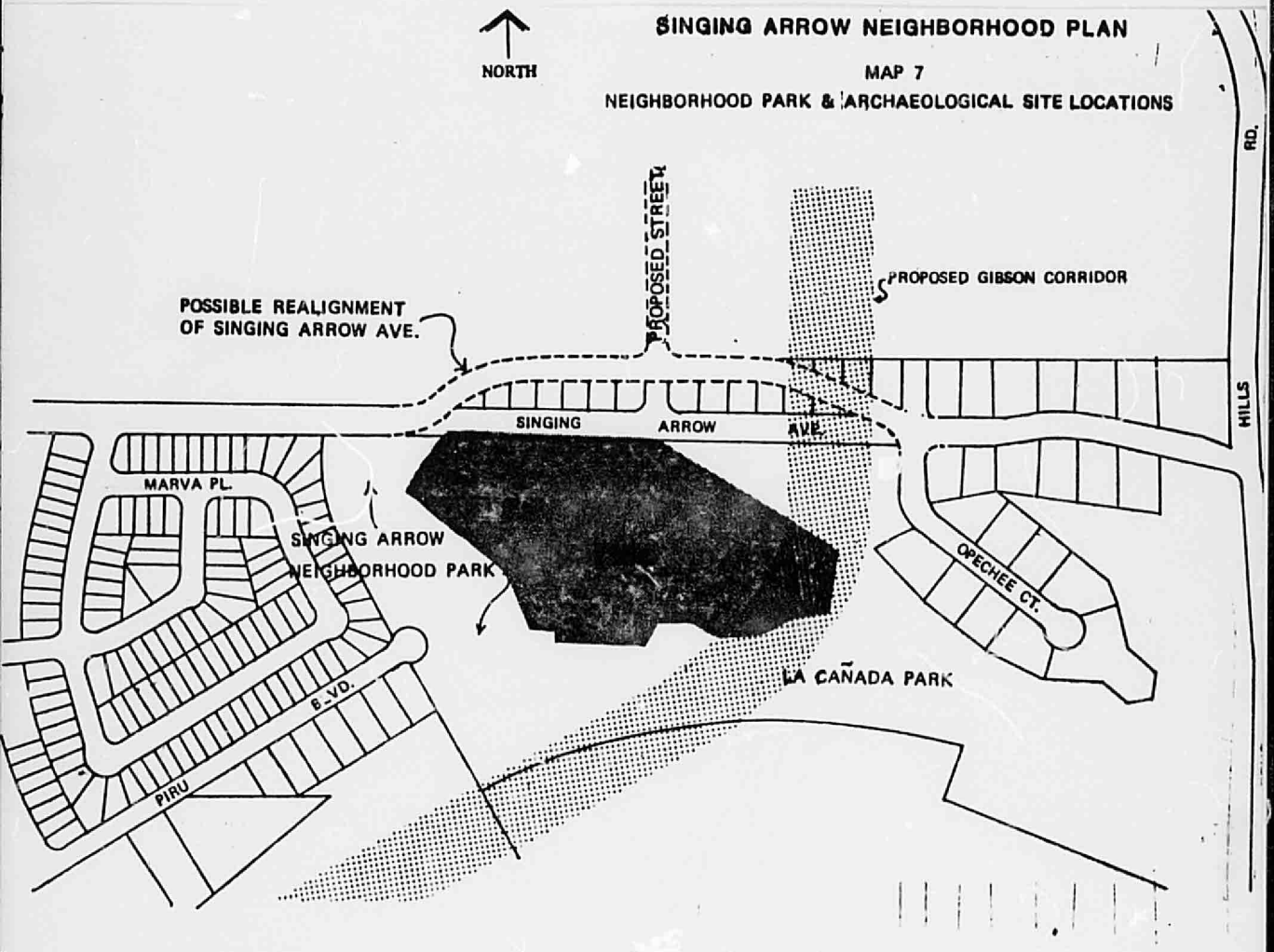
	SINGING ARROW		CITY	
TOTAL POPULATION	4,668		331,767	
AGE				
0-17 years	1,236	26.5%	92,388	27.8%
18-64 years	2,978	63.8%	211,413	63.7%
65+ years	454	9.7%	27,966	8.4%
RACE/ETHNICITY				
White	3,392	73.7%	268,731	81.0%
Black	489	10.5%	8,361	2.5%
American Indian	43	0.9%	7,341	2.2%
Asian	0	-	3,162	1.0%
Other	744	15.9%	44,172	13.3%
Hispanic	718	15.4%	111,984	33.8%
FAMILY CHARACTERISTICS				
Total Families	1,976		86,211	
Families with Children under 18	737	37.3%	45,820	53.1%
Female Headed Households	665	33.7%	13,907	16.1%
with Children under 18	254	12.9%	9,215	10.7%

Table 2

HOUSING BY TYPE

	SINGING ARROW				CITY	
	1980		1981		1979 Estimate	
Single Family	143	7%	188	9%	106,687	70%
Multi-Family (Townhouse, 4-Plex Apartments)	933	4%	1,123	52%	37,500	25%
Mobile Homes	872	44%	833	39%	7,983	5%
Total	1,948		2,144		152,170	

Source: U.S. Census of Housing, 1980
Windshield Survey of Singing Arrow Neighborhood, 1981
1979 Socioeconomic Indicators, Middle Rio Grande Council of Governments, 19


NORTH
SINGING ARROW NEIGHBORHOOD PLAN
MAP 7
NEIGHBORHOOD PARK & ARCHAEOLOGICAL SITE LOCATIONS
PROPOSED STREET
PROPOSED GIBSON CORRIDOR
POSSIBLE REALIGNMENT
OF SINGING ARROW AVE.
SINGING ARROW AVE.
HILLS RD.
MARVA PL.
SINGING ARROW
NEIGHBORHOOD PARK
OPECHEE CT.
LA CAÑADA PARK
BLVD.
PIRU

Other Community Facilities

The Singing Arrow neighborhood as well as the entire southeast heights east of Eubank Boulevard have no public facilities such as schools, community centers, or libraries to provide a focus for neighborhood activities. Neighborhood residents in the Singing Arrow area have identified a need for a community center type facility which can be used for neighborhood meetings and activities. Such a facility would also benefit surrounding neighborhoods.

The Albuquerque Public Library Comprehensive Plan identifies a need for a branch library to serve the East Central area. The Juan Tabo Boulevard and Central Avenue intersection was proposed as a central location to serve this area.

The Singing Arrow Neighborhood Association has suggested that a community center be constructed in conjunction with the development of the Carnue archaeological site.

Any community facility constructed in this area will serve a larger population than the Singing Arrow Neighborhood only. For example, libraries are considered to serve an area within a two-mile radius. Therefore, a community facility which will serve Singing Arrow Neighborhood residents will also serve a much larger area.

Community facilities also should be located in areas which are easily accessible by automobile and public transit.

Recommendation

A branch library which includes a community room be constructed near the intersection of Juan Tabo Boulevard and Central Avenue and within the area east of Eubank Boulevard and south of Interstate 40. The library/community room should be located on Central Avenue for easy access by automobile and transit. This project should be jointly funded through the Library Department and Parks and Recreation Department. Although this recommendation may not satisfy the neighborhood residents' desire for a facility within Singing Arrow Neighborhood boundaries, it will meet a larger need for community facilities.

1074B

V. COMMUNITY FACILITIES

Neighborhood residents have identified a need for a neighborhood park and community center. The only recreational facilities in the neighborhood are private facilities located within the Four Hills Mobile Home Park. There are no public facilities such as schools, community centers, or libraries in the area east of Eubank Boulevard and south of Interstate 40.

Parks and Open Space

In the 1950's, La Canada Park, which encompasses approximately 20 acres along the northern slope of the Tijeras Arroyo, was dedicated to the City as a public park. This area is suitable for hiking trails and as open space rather than play areas.

The City currently owns approximately 12 acres adjacent to La Canada Park. The Carnue archaeological site occupies most of this land. A small park is currently being planned west of the archaeological site. The Museum of Albuquerque and the Parks and Recreation Department are working together to develop a park which incorporates information about the archeological site. Albuquerque Public Schools have expressed an interest in the develcpment of the archaeological interest site because of its potential as an educational facility. Park improvements at this site will tie in with the open space of La Canada Park and a potential trail system along the Tijeras Arroyo (See Map 7).

The following recommendations should be followed to provide adequate park facilities for this neighborhood:

1. Park land dedication or cash in lieu of land should be required to conform with the City's park dedication ordinance for all future residential devlopment other than R-1.

2. A neighborhood park should be developed on city owned land adjacent to the Carnue archaeological site. To allow greater flexibility in development of the park and archaeological site, Blocks 1-4 of Canada Village subdivision should be vacated, including lot lines and public right of way. A cul-de-sac will be constructed where Piru Boulevard enters the park (See Map 7).

3. Excavation and recording of the history of the archaeological site should be completed as soon as possible.

4. The City's Bikeway Master Plan should be amended to include a bikeway south of Manzano Mesa to Kirtland Air Force Base south of the Eubank gate and to include bike routes on Singing Arrow Avenue and Western Skies Drive. New bikeways could be incorporated into local streets platted as part of development of Manzano Mesa and land to the south.

Amendments to the Bikeway Master Plan have been proposed which would designate a bike route on Singing Arrow Avenue from Juan Tabo to Four Hills Road and a bike lane on the extension of Pawnee Street. Western Skies Drive is a better north-south connector than Pawnee Street, however, because the proposed traffic light will make access on and off Central Avenue easier.

Traffic Control

Several neighborhood transportation concerns were related to neighborhood traffic control. These items are being handled through the Traffic Engineering Department separately from this plan. Resident concerns include:

a. Establish better street lighting throughout the neighborhood.

b. Install a traffic signal at Western Skies and Central Avenue.

c. Install stop signs at Dunes Drive and Western Skies, Dunes Drive and Dorado Place, Dorado Drive and Dorado Place, Dorado Place and Piru Boulevard, Tomlinson Drive and Yorba LInda, Elyse Place and Yorba Linda Drive.

d. Install left turn traffic signal arrows at Juan Tabo Boulevard and Central Avenue.

The Traffic Engineering Division has analyzed the need for additional traffic control measures and street lights. Two new street lights will be installed, one each at the cul-de-sacs of Tassy Court and Charla Court. A traffic signal will be installed at Western Skies Drive and Central Avenue. Some additional stop signs are already in place. A left turn arrow at Juan Tabo Boulevard and Central Avenue is not considered to be warranted by the amount of traffic presently at the intersection.

Recommendations

The following recommendations are made for transportation improvements within and adjacent to the Singing Arrow Neighborhood:

1. An additional access should be extended from Central Avenue to Singing Arrow in the vicinity of Pawnee Street. The location of right-of-way for this street should be determined through discussions with property owners and will be obtained as land is platted or developed. A future street line should be established as shown on Map 6.

2. The alignment of Singing Arrow Avenue should be shifted to the north to allow consolidation of City owned land for the park and archaeological site. This realignment must be done in conjunction with park development plans and the Gibson Boulevard location.

3. Singing Arrow Avenue should be temporarily closed until a second access to Four Hills Village is constructed.

SINGING ARROW NEIGHBORHOOD PLAN

NORTH

MAP 6

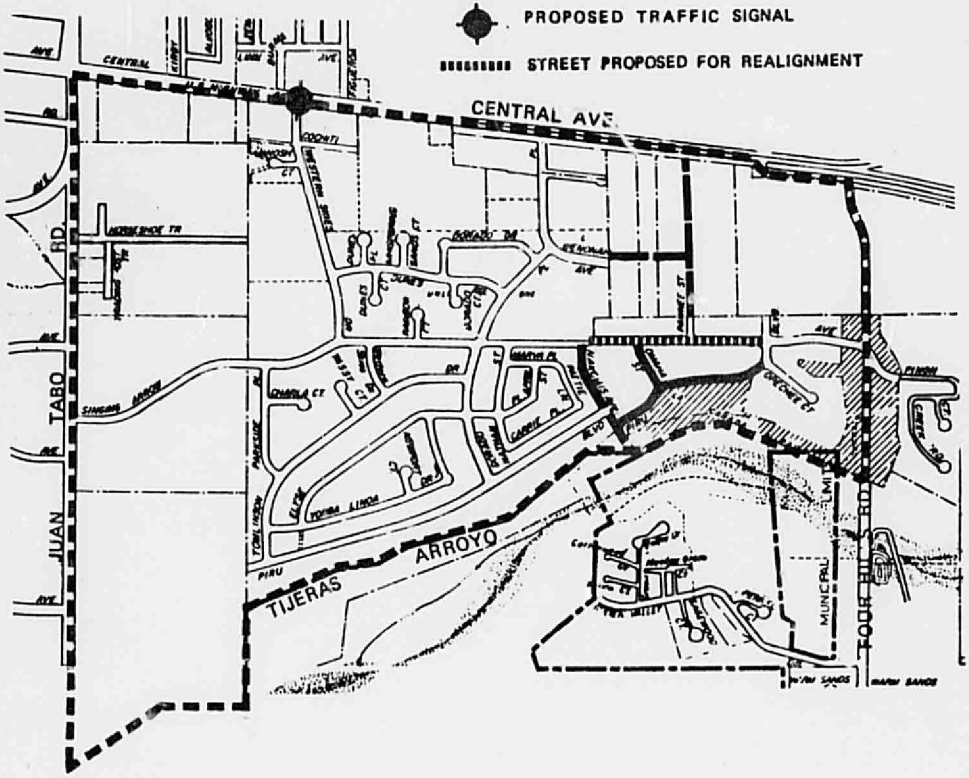
PROPOSED TRANSPORTATION IMPROVEMENTS

APPROXIMATE LOCATION OF NEW STREETS

STREETS PROPOSED FOR VACATION

PROPOSED TRAFFIC SIGNAL

STREET PROPOSED FOR REALIGNMENT

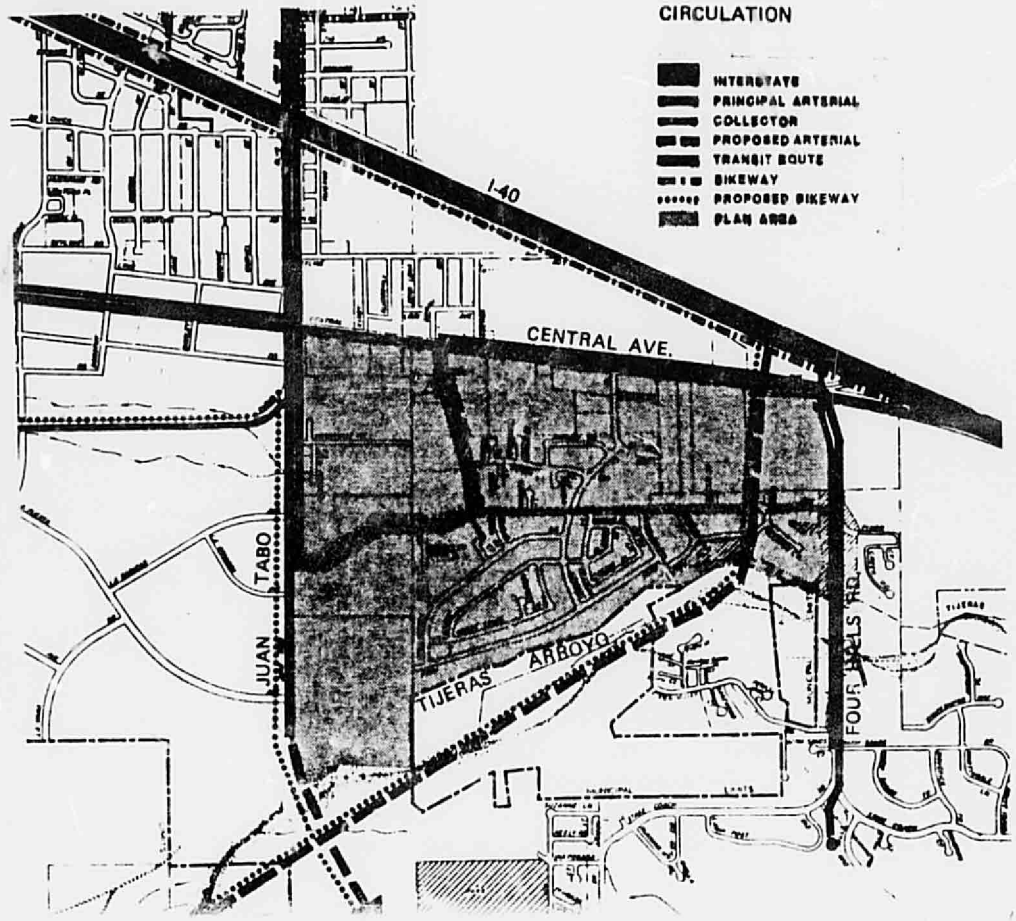


SINGING ARROW NEIGHBORHOOD PLAN

NORTH

MAP 5

CIRCULATION



IV. TRANSPORTATION

The Singing Arrow Neighborhood is generally well served by major arterials, transit routes, and proposed bikeways (See Map 5). However, internal neighborhood traffic is a problem because of limited access to the neighborhood and high density development within the neighborhood.

Access

Only three streets provide access into the Singing Arrow Neighborhood. This is less than comparable neighborhoods elsewhere in Albuquerque. There is a need for additional access for new development and to the proposed park/archaeological site. A new road from Singing Arrow to Central Avenue is proposed which approximately extends the alignment of Pawnee Street (See Map 6) The property needed for right of way is currently vacant and the road will be platted as property owners develop their land.

An existing unpaved right of way connects Singing Arrow/Adjidaumo Avenue to Four Hills Road. The right of way currently encroaches upon the Carnue archaeological site; however, the area could be replatted so that Singing Arrow Avenue avoids the archaeological site. A temporary closure of Singing Arrow Avenue between the end of existing pavement (west of Pawnee) and Four Hills Road is proposed to prevent its use as a short cut until access to Four Hills Village is improved.

The Gibson Boulevard Corridor is proposed through the eastern portion of this neighborhood. A location study for this route is anticipated within the next two years which will address the impacts of a high capacity arterial on the Singing Arrow Neighborhood. At this time the three neighborhood associations in the area, as well as neighborhood groups south of the Tijeras Arroyo, are opposed to the present corridor location.

Transit

Transit service to the neighborhood is good. East/west transit service is available along Central Avenue, and north/south service is available along Juan Tabo Boulevard. The Tramway-Central bus route extends into the neighborhood along Western Skies Drive, through the Four Hills Mobile Home Park on Singing Arrow Avenue, and back to Central Avenue via Juan Tabo Boulevard.

Bikeways

Proposed bicycle routes are on the periphery of the neighborhood to the west along Southern Avenue, and to the south along proposed extensions of Juan Tabo Boulevard and Gibson Boulevard. Several neighborhood residents commute by bicycle to Kirtland Air Force Base and have identified a need for a bikeway which connects the Singing Arrow neighborhood to Kirtland and provides a separation of bicycle traffic from automobile traffic at the Eubank gate. Construction of a bikeway along Gibson Boulevard has been proposed. However, because this project is far in the future, a bicycle route should be incorporated into development of local streets east of the Singing Arrow area and south of the present city limits.

Code violations, such as outdoor storage, and inoperative vehicles should be reported to the appropriate enforcement authority. The Services Department, Rufuse Division deals with trash pick-up and weed and litter problems. The Zoning Enforcement Section of the Code Enforcement Division handles inoperative vehicles.

Nonconforming landscaping provisions in the Zoning Code (Article XIV, Chapter 7, R.O. 1974, Section 40. D.5) should be enforced as soon as possible after they take effect (December 17, 1982). Gravel should not be considered an acceptable landscaping material for an entire lots usable open space. Living vegetation should make up at least 50 percent of the total on site landscaped areas.

Drainage problems in Singing Arrow and Dorado Skies Subdivisions have resulted from lots not being constructed according to approved grading and drainage plans or from regrading of ponding areas after occupancy. Because drainage problems are on private land, the city staff has advised property owners these problems are a civil matter between individuals.

Maintenance concerns should be handled by property owners and the Singing Arrow Neighborhood Association. It is suggested that four-plex owners form a cooperative to develop standardized leases, management criteria, etc. In addition, involvement in the neighborhood association could benefit both four-plex owners and neighborhood residents.

a. A development which is entirely residential shall be consistent with the R-T Zone.

b. A mixed use development which includes residential uses shall have an average density of no more than 10 du/acre. The gross density of the residential portion of a mixed-use development shall not exceed 20 du/acre. A mixed-use development shall be done as a planned unit development with SU-1 zoning. The site plan must show the layout of the entire project, although it may be built in phases.

c. For any residential development with a density exceeding 10 du/acre, on site open space should be consolidated to provide recreation areas for residents. This may include but is not limited to landscaped areas for passive recreation, play areas for children, swimming pools, tennis courts, etc. Living vegetation should be the primary feature in on-site landscaped areas, and should equal at least 50 percent of the total landscaped area.

2. Light Industrial Development

a. Light industrial development shall be allowed primarily on sites of three acres or more. The appropriate zone is SU-1 for Industrial Development.

b. Industrial uses must not emit noise or noxious fumes, dust, or odors, which would be detrimental to the adjacent neighborhood.

c. All manufacturing activity and storage must be within an enclosed building.

d. Through the site review process, buffer landscaping and screening of parking areas is to be encouraged.

e. Industrial development should not have access through residential areas.

3. The neighborhood associations within the Singing Arrow area will be notified of any zone change, conditional use, site plan approval, or subidivision request within the boundaries of this plan.

Existing Four-Plexes

Because problems with the existing four-plexes tend to be with maintenance rather than violations of City codes, the City is limited in its ability to improve the appearance of this area. However, the City can enforce existing codes when appropriate.

SINGING ARROW NEIGHBORHOOD PLAN

NORTH

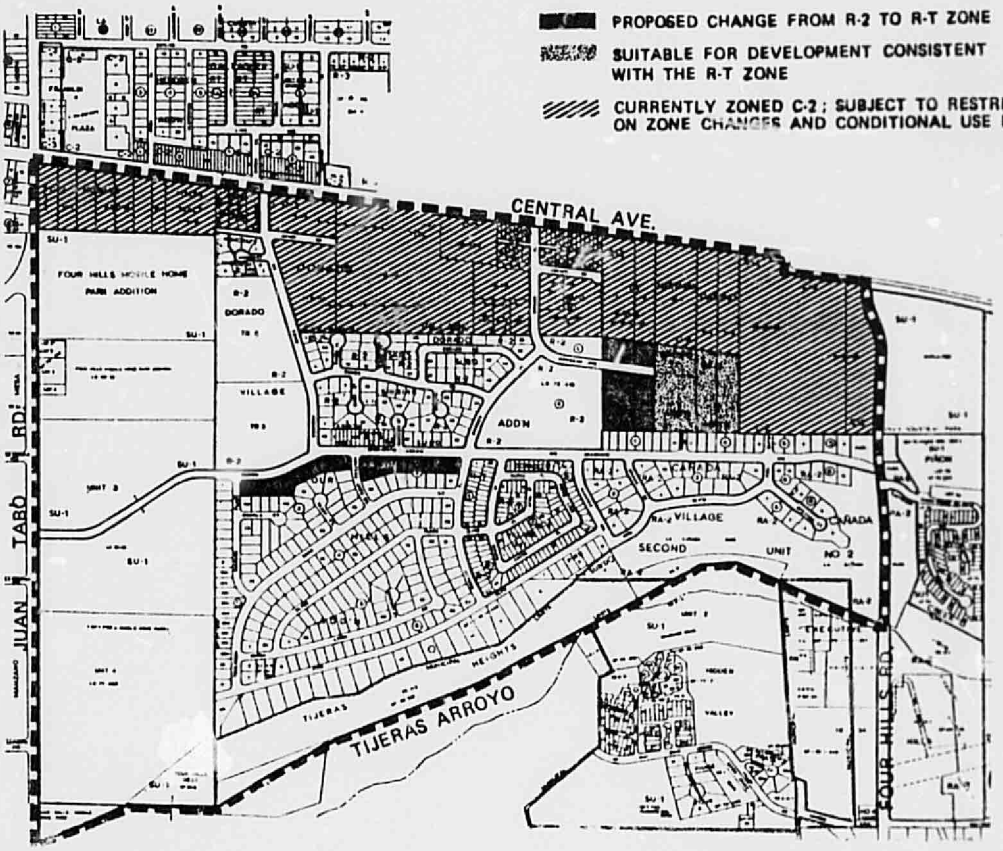
MAP 4

PROPOSED LAND USE CONTROLS

PROPOSED CHANGE FROM R-2 TO R-T ZONE

SUITABLE FOR DEVELOPMENT CONSISTENT WITH THE R-T ZONE

CURRENTLY ZONED C-2; SUBJECT TO RESTRICTIONS ON ZONE CHANGES AND CONDITIONAL USE REQUESTS



3. Improve the appearance of the area which has been developed with individually owned four-plexes (Dorado Skies and Singing Arrow Subdivisions)

New Development

In addition, policies were developed which will apply to any zone change or conditional use request in the neighborhood. Zone changes or conditional use requests are required for any development other than office or commercial on the property adjacent to Central Avenue. Locations for these recommendations are indicated on Map 4.

To implement these goals, two areas are recommended for a change for zone from R-2 to R-T. On the south side of Singing Arrow Avenue between Parkside Place and Dorado Place is a strip of R-2 zoning. Most existing development along this strip is townhouses. Since R-2 zoning was approved, a single family subdivision was developed to the south. The zoning in this subdivision was changed from R-2 to R-1 in 1980. Zoning for the R-2 strip should be change to R-T to be consistent with existing development and to act as a buffer between the apartment development to the north and the single family subdivision to the south. Lots 1 through 4 of Block 2 of the Pale Addition should also be rezoned from R-2 to R-T to prevent additional high density development.

1. Residential Development

   a. No residential development shall be allowed except on parcels of 3 acres or more.

   b. Any new residential development shall require a zoning designation of SU-1 for Planned Residential Development so that site plan review is required.

   c. New development or property which is not adjacent to an existing street should access to Central Avenue either directly or by way of a new street east of Dorado Place. New development should not tie into existing local streets as the only access.

   d. Through the site plan review process, buffer landscaping and landscaped screening of parking areas is to be encouraged.

   e. Residential density should be as follows:

      1. Residential development south of property currently zoned C-2 (see Map 4) shall be consistent with the R-T zone. More intense development is unappropriate given the existing level of public services.

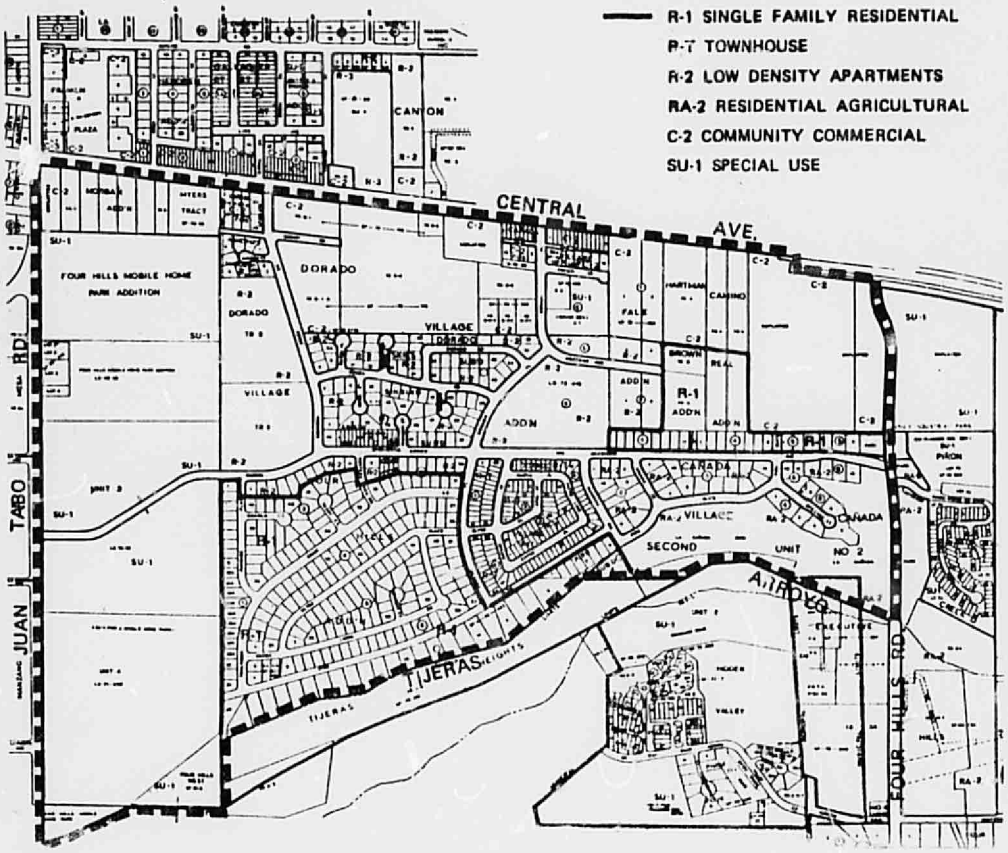
      2. The average residential density within the area currently zoned C-2 shall not increase the present overall density. This may be accomplished in two ways:

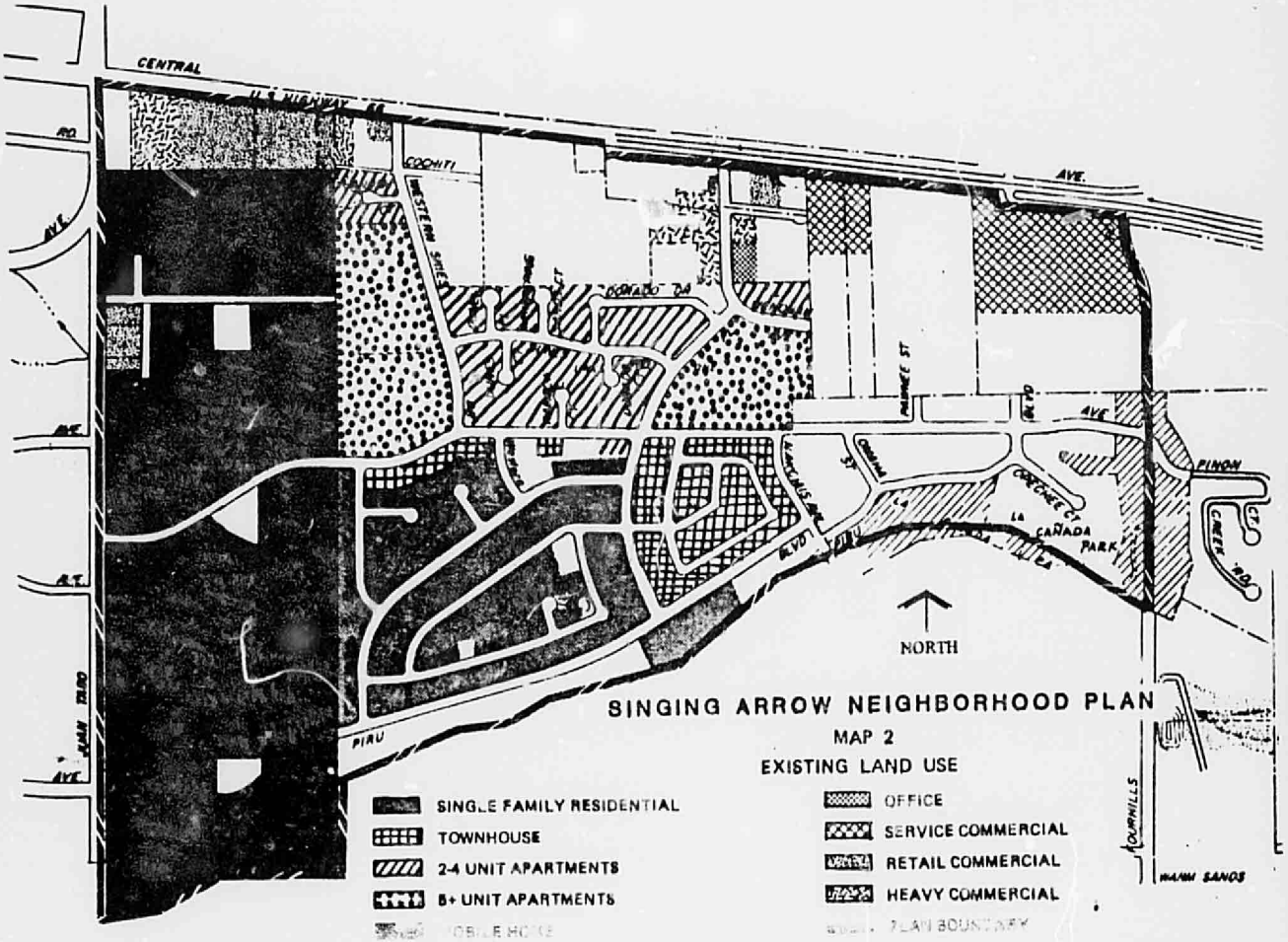
SINGING ARROW NEIGHBORHOOD PLAN

NORTH

MAP 3
EXISTING ZONING

- R-1 SINGLE FAMILY RESIDENTIAL
- R-T TOWNHOUSE
- R-2 LOW DENSITY APARTMENTS
- RA-2 RESIDENTIAL AGRICULTURAL
- C-2 COMMUNITY COMMERCIAL
- SU-1 SPECIAL USE





SINGING ARROW NEIGHBORHOOD PLAN

MAP 2

EXISTING LAND USE

III. LAND USE AND ZONING

The major concern of the neighborhood residents in developing a plan is the existing land use pattern which includes a disproportionate number of four-plexes and apartments (See Table 2). Existing land use and zoning are shown on Maps 2 and 3.

During the mid-1960's much of the existing zoning in the Singing Arrow neighborhood was established. Community Commercial Zoning (CO2) to a depth of 700 feet or greater was established along Central Avenue, the Four Hills Mobile HOme Park was developed adjacent to Juan Tabo Boulevard, and a large area of R-2 (Low Density Apartment) zoning was established on the middle of the neighborhood. Much of the commercially zoned land within the Singing Arrow neighborhood and on the north side of Central Avenue is vacant.

Less dense development the R-2 zoning would allow occurred in Four Hills Addition, a single family subdivision, and Dorado Village, Unit 2, a townhouse development. However, the original zoning generally has allowed more intense development than can be served by existing public facilities. In this neghborhood, as in the Trumbull neighborhood two miles to the west, high density development has contributed to social problems, especially crime.

Of 400 acres in this area, approximately 290 are developed with 2,144 units. The gross residential density in the developed portion of the area is approximately 7.5 dwelling units per acre and residential density excluding commercial development is 8.7 du/acre. Within the Four Hills Mobile Home Park which is served by private recreational facilities, net density (du/developed residential acre) is 7.5 units per acre. Net density in the Singing Arrow Neighborhood east of the mobile home park is 10 units per acre. There are no community facilities to serve the most densely developed portion of the neighborhood. Zone changes to allow higher density residential development have been requested for vacant commercial land in the neighborhood. Several of these requests have been denied pending a resolution of the density issue.

The Comprehensive Plan establishes moderate overall densities ranging from 3 to 9 dwelling units per acre in Established Urban areas and encourages infill development. Additional residential development is feasible, and even desirable in this area. However, new residential development should not contribute to existing problems, and neighborhood residents are opposed to additional apartment development.

The following land use goals are proposed for the neighborhood:

1. Allow additional residential development only if it does not aggravate existing problems of traffic congestion, inadequate access and lack of public or private amenities. Townhouse type development is considered appropriate by neighborhood residents.

2. Encourage commercial development, office, and small light manufacturing uses which will serve and employ neighborhood residents.

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Table 3

HOUSING CHARACTERISTICS

	SINGING ARROW		CITY	
TOTAL YEAR ROUND HOUSING	1948		132,724	
Occupied Units	1812	93.0%	124,032	93.4%
Owner Occupied	273	14.0%	75,389	56.8%
Vacant for Sale	19	1.0%	1,690	1.3%
Renter Occupied	667	34.2%	48,643	36.6%
Vacant for Rent	99	5.1%	5,208	3.9%
Mobile Homes	872	44.8%	-	
Owner Occupied	821			
Vacant for Sale	11			
Renter Occupied	39			
Vacant for Rent	1			
Vacant - Other	18	9.2%	909	0.7%
Persons per Household	2.36		2.67	

Table 4

PROPERTY CRIMES

	SINGING ARROW		CITY	
	Total Crimes	Per 100 Houses	Total Crimes	Per 100 Houses
1980	108	5.5	13,082	9.8
1981	190	8.7	14,072	9.6
1982 (January to May)	68	N/A	5,033	N/A