

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 16, 1987

Steve Scott
3613 High Street, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR 13812 WINTERWOOD WAY (L-23/D2A)

Dear Mr. Scott:

We have been informed that the referenced property has been sold. Also, the drainage improvements have not been constructed. My letter dated 20 January, 1987, allowed you to proceed with the understanding that the drainage improvements would be constructed. Your engineer, Mr. Ross Schmidt, submitted the drainage plan 8 January, 1987. We approved the plan and agreed that the drainage improvements would be constructed. We do not feel it is appropriate that the buyer be burdened with construction of this channel.

I would appreciate it if you could address this concern at your earliest convenience.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 20, 1987

Ross Schmidt
Post Office Box 8325
Albuquerque, New Mexico 87119

RE: DRAINAGE PLAN FOR 13812 WINTERWOOD WAY
(L-23/D2A) RECEIVED JANUARY 8, 1987

Dear Mr. Schmidt:

The above referenced plan dated January 7, 1987 is approved. Rick Duran, our drainage inspector, will need to be notified so that he can inspect the channel prior to final Certificate of Occupancy release. He can be called at 764-1699. The channel grades at the property line need to be as close as possible to adjoining lot grades.

If you should have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

October 21, 1986

Willis Smith
4004 Carlisle Blvd., NE
Albuquerque, New Mexico 87110

RE: DRAINAGE COMPLAINT FOR 13812 WINTERWOOD WAY, SE
(L-23/D2)

Dear Mr. Smith:

We are again requesting a drainage plan for the referenced lot by a professional engineer. Reviewing the old drainage plan and site visits has indicated the possibility of structural damage and shifting of an existing arroyo. Attached is my original letter, dated April 2, 1986.

The Drainage Ordinance Section 12-B-1 states the following,
"Construction, grading, or paving on any lot within the jurisdiction of the City of Albuquerque shall not increase the damage potential to upstream, downstream or adjacent properties or public facilities."

If you should have further questions, please call 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 2, 1986

Willis Smith
4004 Carlisle Blvd., NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR 13812 WINTERWOOD WAY, SE

Dear Mr. Smith:

We have received a drainage complaint concerning shifting of an existing arroyo at 13812 Winterwood Way, SE. We have made site visits and reviewed the original drainage plan approved in 1980.

We believe that this could possibly be a drainage safety problem for future owners. Also, the shifting of the arroyo may cause property damage to adjoining property owners, which could cause future liabilities.

Prior to final building inspection, we are requesting a drainage plan, prepared by a professional engineer, be submitted addressing the following concerns:

1. Drawing showing existing and proposed contours. Also, indicate the house location.
2. Drawing quantifying off-site flows to the lot.
3. Hydraulic calculations for the swale on the east lot line. Please show what improvements will be necessary to convey the off-site flows through the lot.

If you have any questions, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE REPORT

FOR

SMITH - SCOTT CONSTRUCTION

ON

13812 WINTERWOOD WAY

LOT NUMBER 4B, BLOCK 3

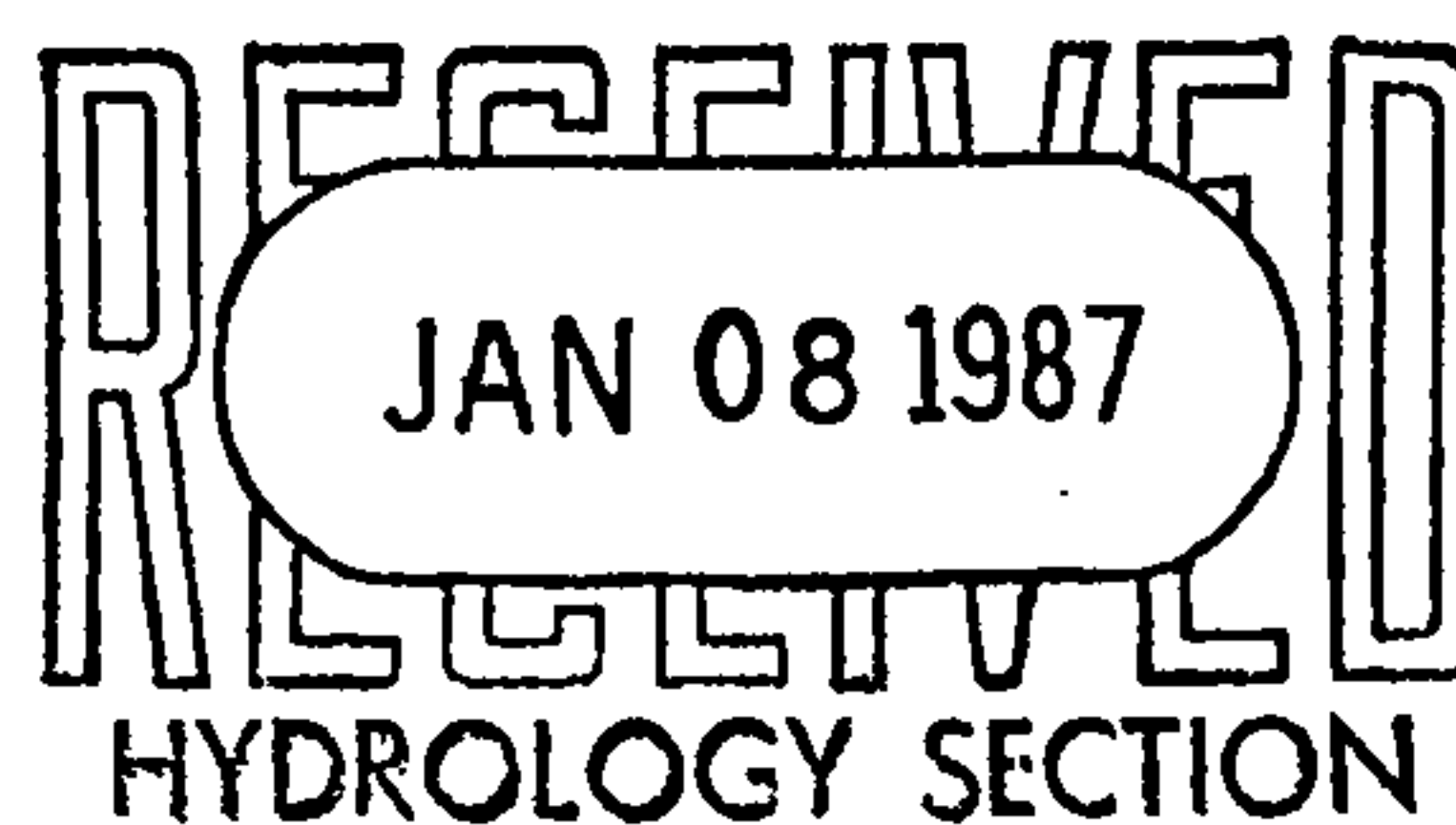
WINTERWOOD PARK

ALBUQUERQUE, NEW MEXICO

JANUARY, 1987

**CLINT SHERRILL AND ASSOCIATES
HOME OFFICE PLAZA-SUITE S-11
2403 SAN MATEO, N.E.
ALBUQUERQUE, NEW MEXICO 87110**

(505) 881-7726



CLINT SHERRILL & ASSOCIATES

Ross E. Schmidt, P.E.
Civil Engineering

Clint Sherrill, P.L.S.
Land Surveying

Mailing Address: P. O. Box 8325
Albuquerque, New Mexico 87198-8325
Telephone: (505) 881-7726

Location: Suite S-11
Home Office Plaza
2403 San Mateo N.E.

January 7, 1987
Project No. 0081-86

Mr. Carlos Montoya
City of Albuquerque
Hydrology Department
Albuquerque, New Mexico 87103

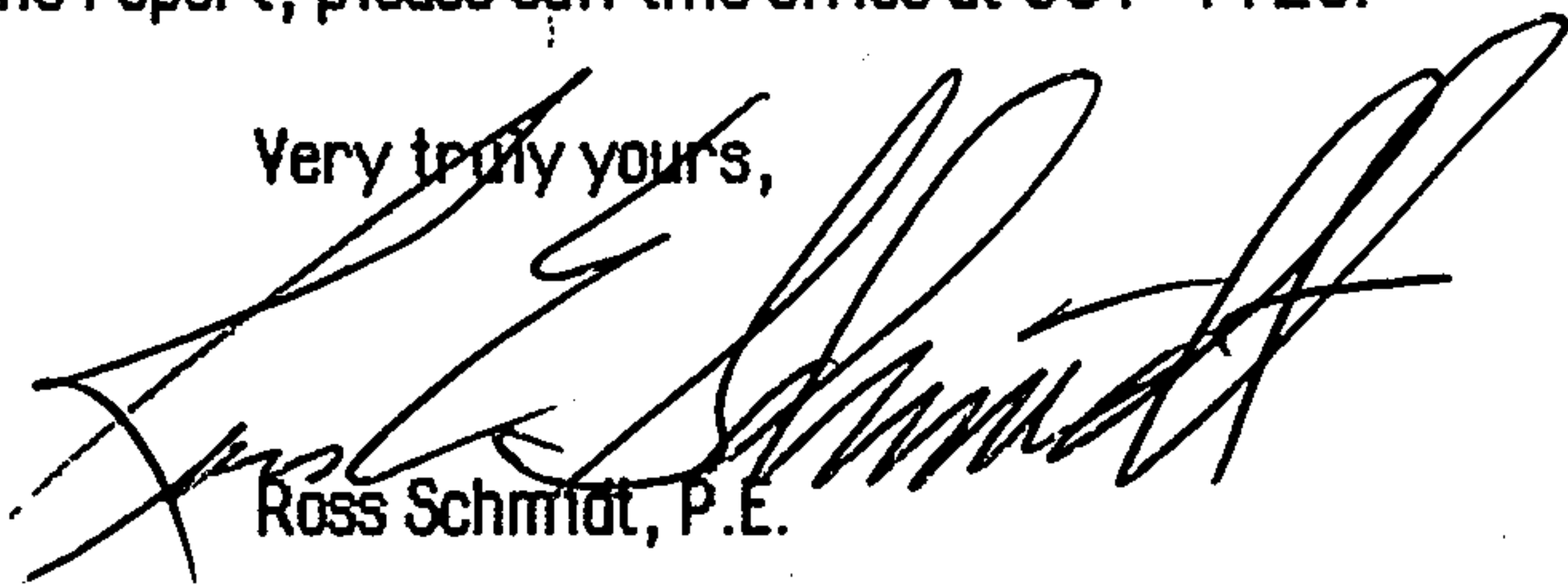
RE: 13812 Winterwood Way
Lot 4B - Block 3 - Winterwood Park
Drainage Report

Dear Mr. Montoya:

Enclosed is one copy of the Drainage Report for the above referenced project. This report is submitted in accordance with your letter of October 21, 1986.

If there are any questions concerning this report, please call this office at 881-7726.

Very truly yours,



Ross Schmidt, P.E.

RS/js
Enclosure
cc: Mr. Steve Scott

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Drainage Plan ZONE ATLAS/DRNG. FILE #: L-23/102A

LEGAL DESCRIPTION: See attached Plat Map Exhibit D

CITY ADDRESS: 13812 Winterwood Way, S.E.

ENGINEERING FIRM: Clint Sherrill & Associates CONTACT: Ross Schmidt

ADDRESS: P. O. Box 8325 PHONE: 505-881-7726

OWNER: Smith-Scott Construction CONTACT: Steve Scott

ADDRESS: 3613 High Street, N.E. PHONE: 505-345-3427

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Clint Sherrill & Associates CONTACT: Clint Sherrill

ADDRESS: P. O. Box 8325 PHONE: 505-881-7726

CONTRACTOR: Smith-Scott Construction CONTACT: Steve Scott

ADDRESS: 3613 High Street, N.E. PHONE: 505-345-3427

PRE-DESIGN MEETING:

☒ YES *Nothing on file*

DRB NO. _____

☐ NO

EPC NO. _____

☐ COPY OF CONFERENCE RECAP ST. PROVIDED

PROJ. NO. _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT

☐ SKETCH PLAT APPROVAL

☒ DRAINAGE PLAN

☐ PRELIMINARY PLAT APPROVAL

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ GRADING PLAN

☐ FINAL PLAT APPROVAL

☐ EROSION CONTROL PLAN

☐ BUILDING PERMIT APPROVAL

☐ ENGINEER'S CERTIFICATION

☐ FOUNDATION PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

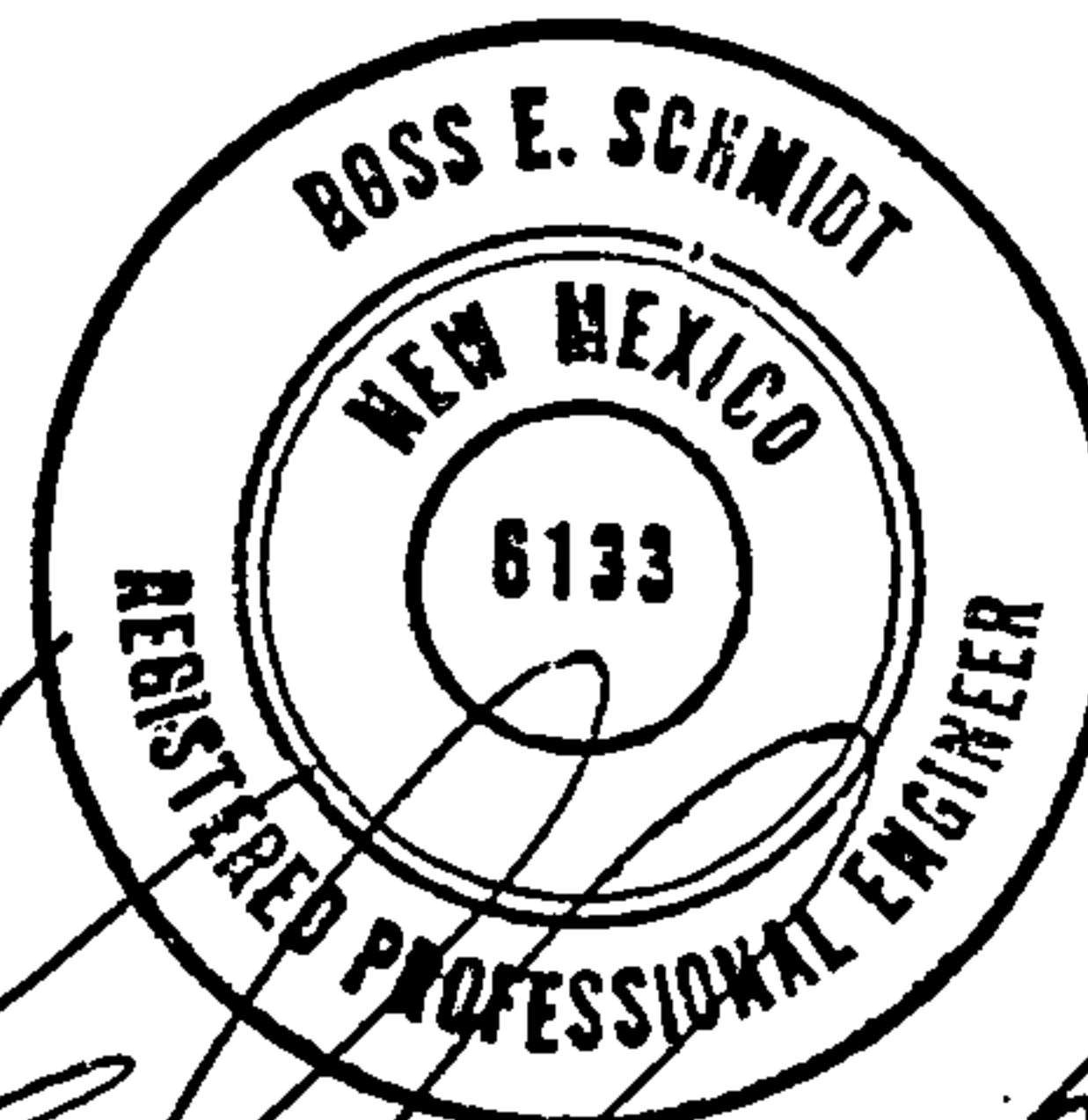
☐ GRADING/PAVING PERMIT APPROVAL

DATE SUBMITTED: 11/10/07

☐ OTHER _____ (SPECIFY)

BY: [Signature]

I, Ross E. Schmidt, hereby certify that the enclosed documents and drawings were prepared under my supervision and are true and correct to the best of my knowledge and belief.



[Handwritten Signature] 1/7/87
New Mexico Professional Engineer No 6133

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DRAINAGE ANALYSIS	1
HYDROLOGY COMPUTATIONS	2
RECOMMENDATIONS	3

EXHIBITS

EXHIBIT "A"	LOCATION MAP
EXHIBIT "B"	SOILS MAP
EXHIBIT "C"	DRAINAGE MAP
EXHIBIT "D"	PLAT MAP
EXHIBIT "E"	CONCRETE DRAIN DITCH
EXHIBIT "F"	PLOT PLAN
EXHIBIT "G"	CERTIFICATE OF SURVEY

13812 WINTERWOOD WAY
LOT NUMBER 4B, BLOCK NUMBER 3
WINTERWOOD PARK

DRAINAGE PLAN

1. GENERAL:

The site has been developed. A single family dwelling has been constructed on a partial fill. The purpose of this drainage plan is to show the method of conveying storm water along the east side of the existing dwelling to the wash downstream. The storm water must be passed along within a ten foot strip of land in order to maintain the flow within the property. At the same time the structure must be protected from flood damage. (See Exhibit "A" for Location Map.)

2. TOPOGRAPHY AND SOILS:

Using the Soil Survey of Bernalillo County, prepared by the Soil Conservation Service, the major soil in the watershed area is the Orthids Complex with Rock outcrop, Soil Map No.32. (See Exhibit "B" for Soil Map.)

The watershed generally slopes to the northeast at about 0.0800 feet per foot. Runoff is vary rapid, but the hazard of water erosion is moderate. Vegetation on the watershed is fair to good.

3. DEVELOPMENT:

The lot has been developed into a single family dwelling unit. The lot is 95 feet wide and 294.0 feet deep for an area of about 27,930 sq. ft. (0.641 ac.). The dwelling has an area of about 2,560 sq.ft. The asphalt driveway is on the north side of the house and will not contribute to the proposed drainage ditch. The remainder of the lot will be natural.

4. EXISTING STORM DRAIN FACILITIES:

There is a small dry wash that runs along the east side of the dwelling which appears to have been partly filled according to topo maps of the area, furnished by the city. There is also a large dry wash downstream of the property to which the watershed historically drains.

5. DRAINAGE ANALYSIS:

A 4.1 acre watershed drains to the southeast corner of the dwelling. This watershed produces about 8.7 cfs from a 100 year storm. (See Hydrology Computations).

HYDROLOGY COMPUTATIONS

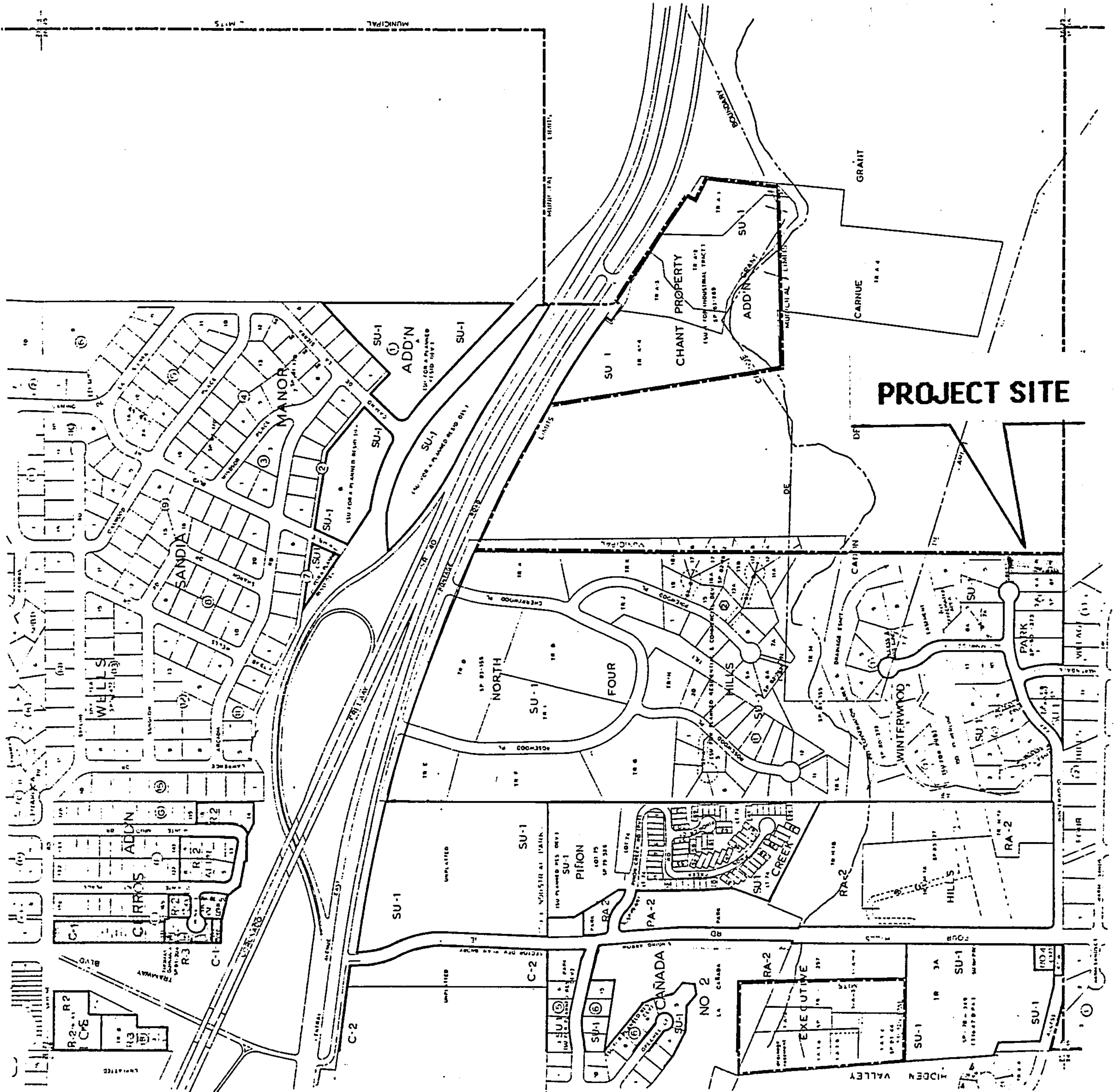
EXISTING CONDITIONS:

These are the conditions that exist as of this date.

Watershed area to back of existing dwelling	A	4.1	acres
Undeveloped watershed area	A	4.1	acres
Soil Symbol	ROF		
Soil Name	Rock outcrop-Orthids Complex		
Hydrologic Soil Group	D		
Land use	Undeveloped		
Runoff Curve Number	Cn	85	
100 year-6 hr. Rainfall Rate	P ₁₀₀	2.50	inch
10 year-6 hr. Rainfall Rate (0.657 x 100 yr.)	P ₁₀	1.64	inch
"C" Factor (Undeveloped Area)	C	0.40	
Time of Concentration [$T_c = 0.0078 (L^{0.77} / S^{0.385})$]			
Length of water course	L	1050	feet
Elevation difference	H	203	feet
Average slope	So	0.1930	
Time of Concentration	Tc	2.96	min.
Use Time of Concentration	Tc	10.0	min.
Average Velocity ($V = L/T_c 60$)	V	5.62	fps
Rainfall Intensity [$I_{100} = 6.84 (P_{100}) T_c^{-0.51}$]			
I ₁₀₀	I ₁₀₀	5.28	inches
I ₁₀	I ₁₀	3.46	inches
Rational Method $Q = CIA = 0.4 (5.28) 4.10$	Q ₁₀₀	8.66	cfs
Q = 0.4 (3.46) 4.10	Q ₁₀	5.67	cfs

6. RECOMMENDATIONS:

The storm flows from the upstream watershed shall be conveyed along the east side of the dwelling in a concrete lined drainage ditch. (See Exhibit "E", Concrete Lined Drainage Ditch). A riprap blanket shall be placed at both the upper and lower ends of the drainage ditch to control erosion. A 2.5 foot deep cutoff wall shall be placed at each end of the drainage ditch. (See Exhibit "F", Plot Plan).



LOCATION MAP

EXHIBIT "A"

L-23-Z
C

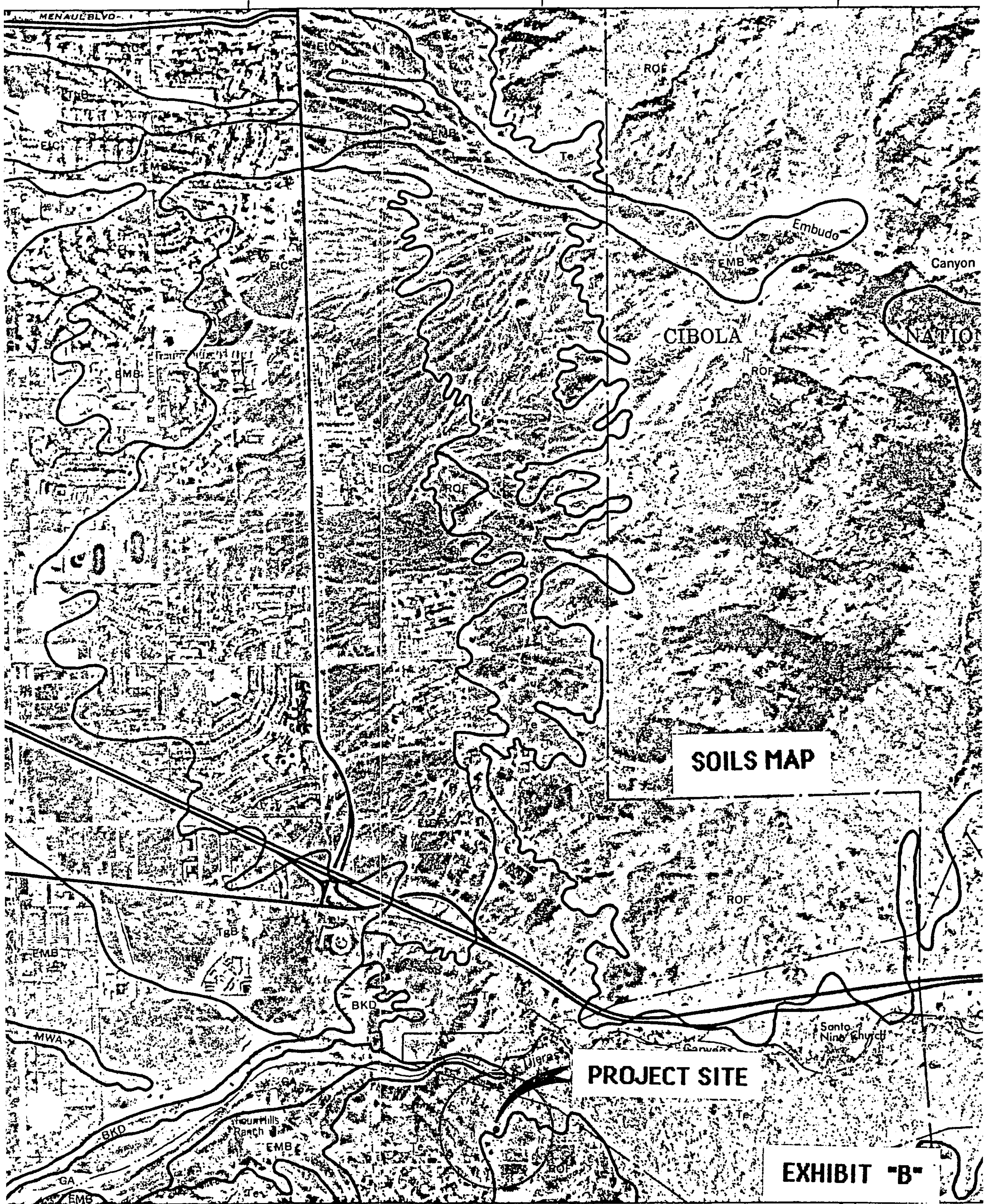
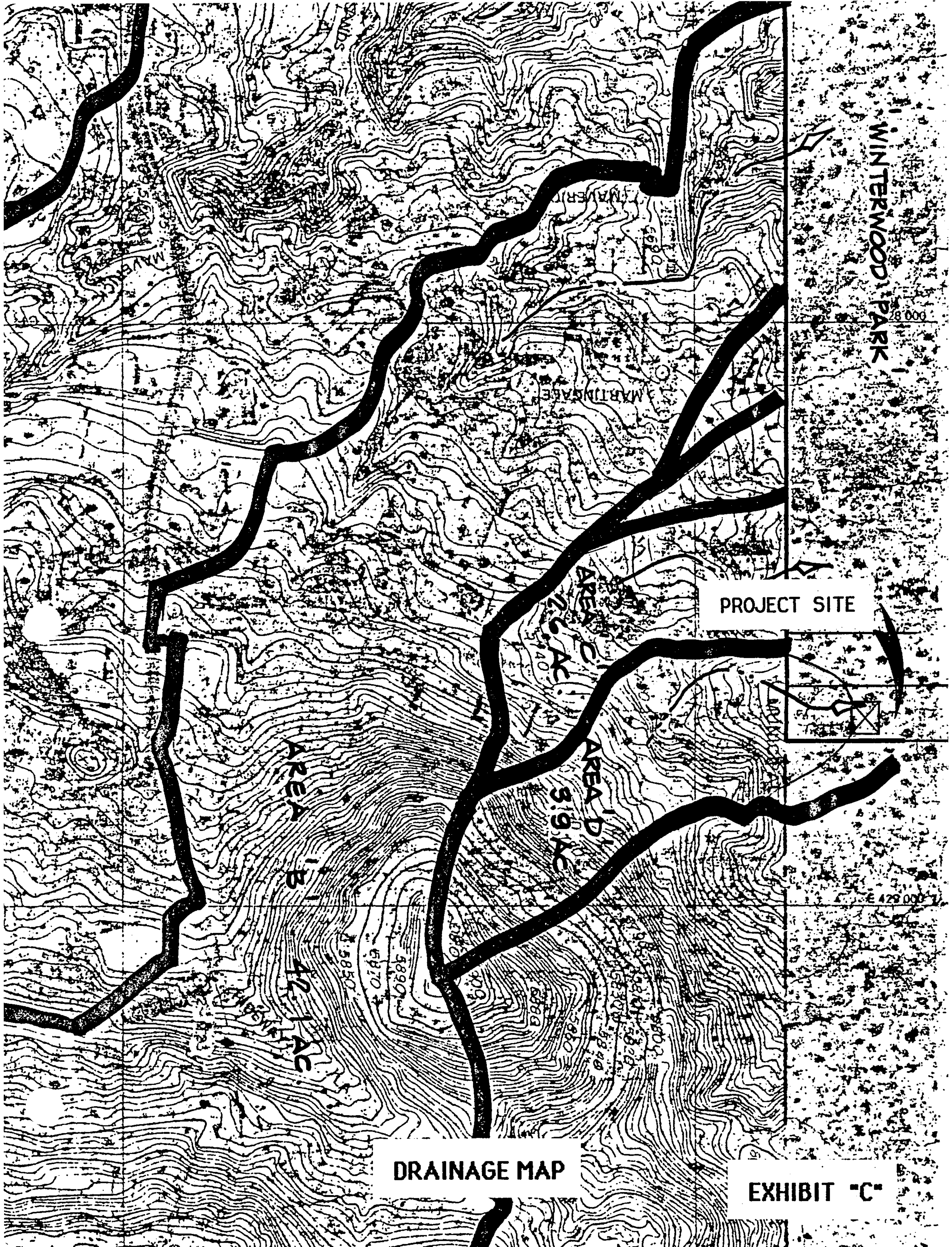


EXHIBIT "B"



WINTERWOOD PARK

PROJECT SITE

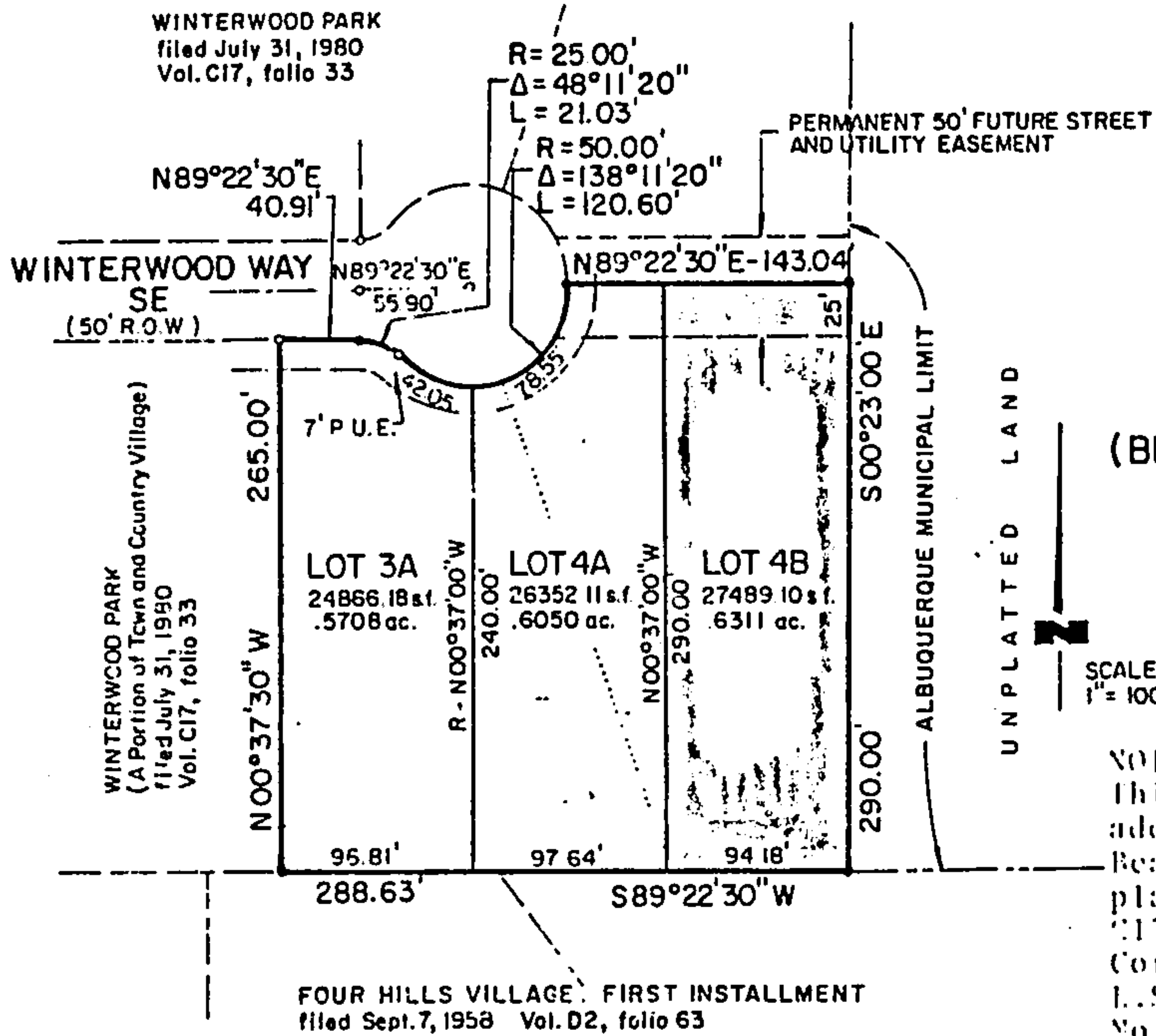
AREA B
42.1 AC

AREA C
12.6 AC

AREA D
3.9 AC

DRAINAGE MAP

EXHIBIT -C-



LAND DIVISION

LOTS 3A, 4A & 4B BLOCK 3 (BEING A REPLAT OF LOTS 3 & 4, BLOCK 3)

WINTERWOOD PARK

ALBUQUERQUE, NEW MEXICO

SEPTEMBER 17, 1984

NOTES:
This plat is filed for the purpose of creating one additional lot.
Bearings and distances shown hereon are from the plat of WINTERWOOD PARK filed July 31, 1980 in Vol. C17, folio 33.
Corners shown are 1/2" rebar with cap marked L.S.#5141. Other corners not recovered.
No corners were set with this survey.

The Redivision of Lots 3 and 4, Block 3, WINTERWOOD PARK into Lots 3A, 4A and 4B is with the free consent and in accordance with the desires of the undersigned owner.

[Signature]
KELLY SMITH

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this _____ day of _____, 19____, the foregoing instrument was acknowledged before me.

My commission expires _____.

APPROVALS

Traffic Engineer, Transportation Department _____ Date _____

Parks and Recreation Department _____ Date _____

Chief City Surveyor, Engineering Division _____ Date _____

Water Resources Department _____ Date _____

Rose Elwell 10-1-84
Property Management _____ Date _____

A. M. A. F. C. A. _____ Date _____

City Engineer, Engineering Division _____ Date _____

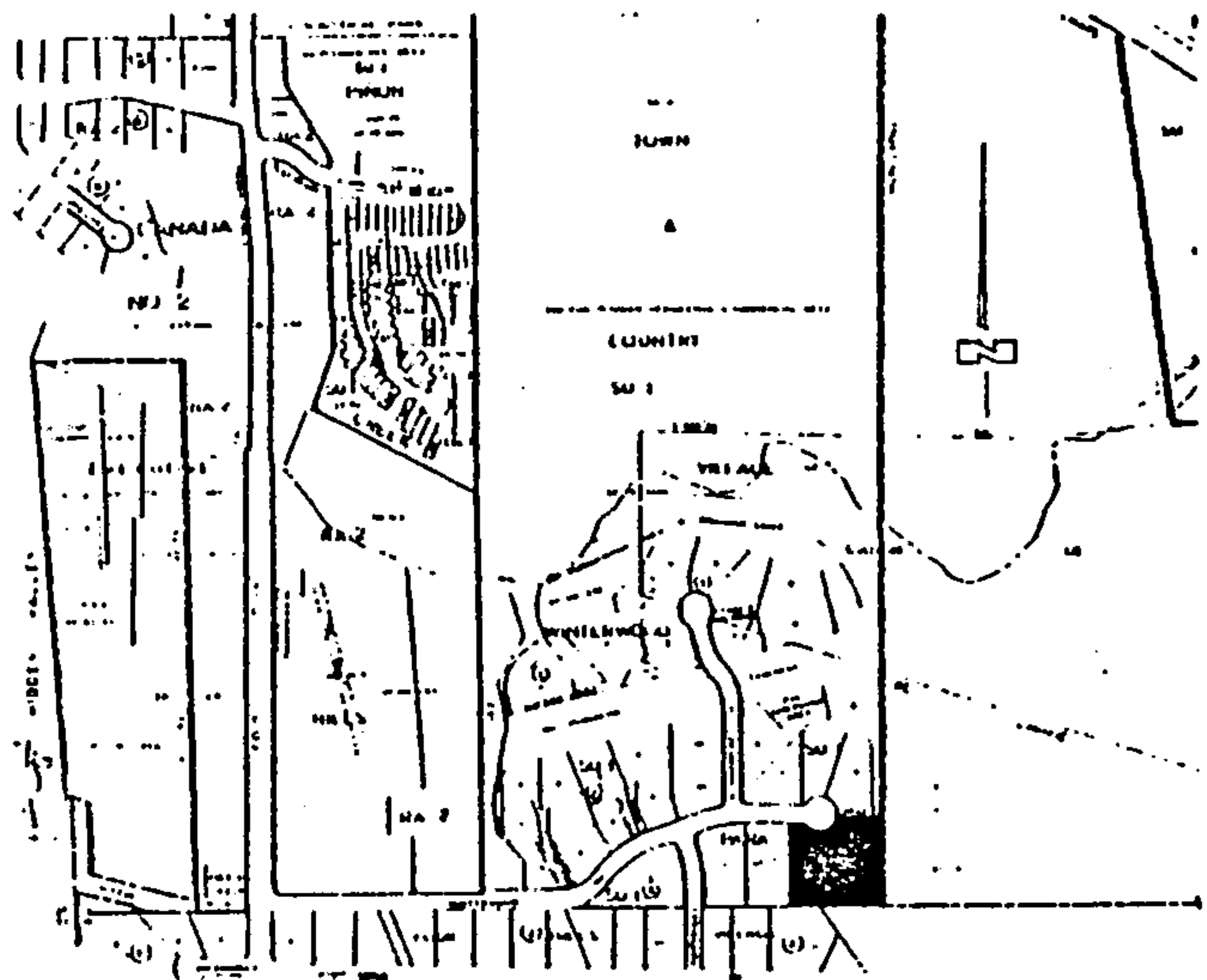
APPROVAL AND CONDITIONAL ACCEPTANCE, as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

City Planner _____ Date _____

SURVEYOR

I, J. W. Bettis do hereby certify that I am a Registered Professional Engineer and Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Notary Public

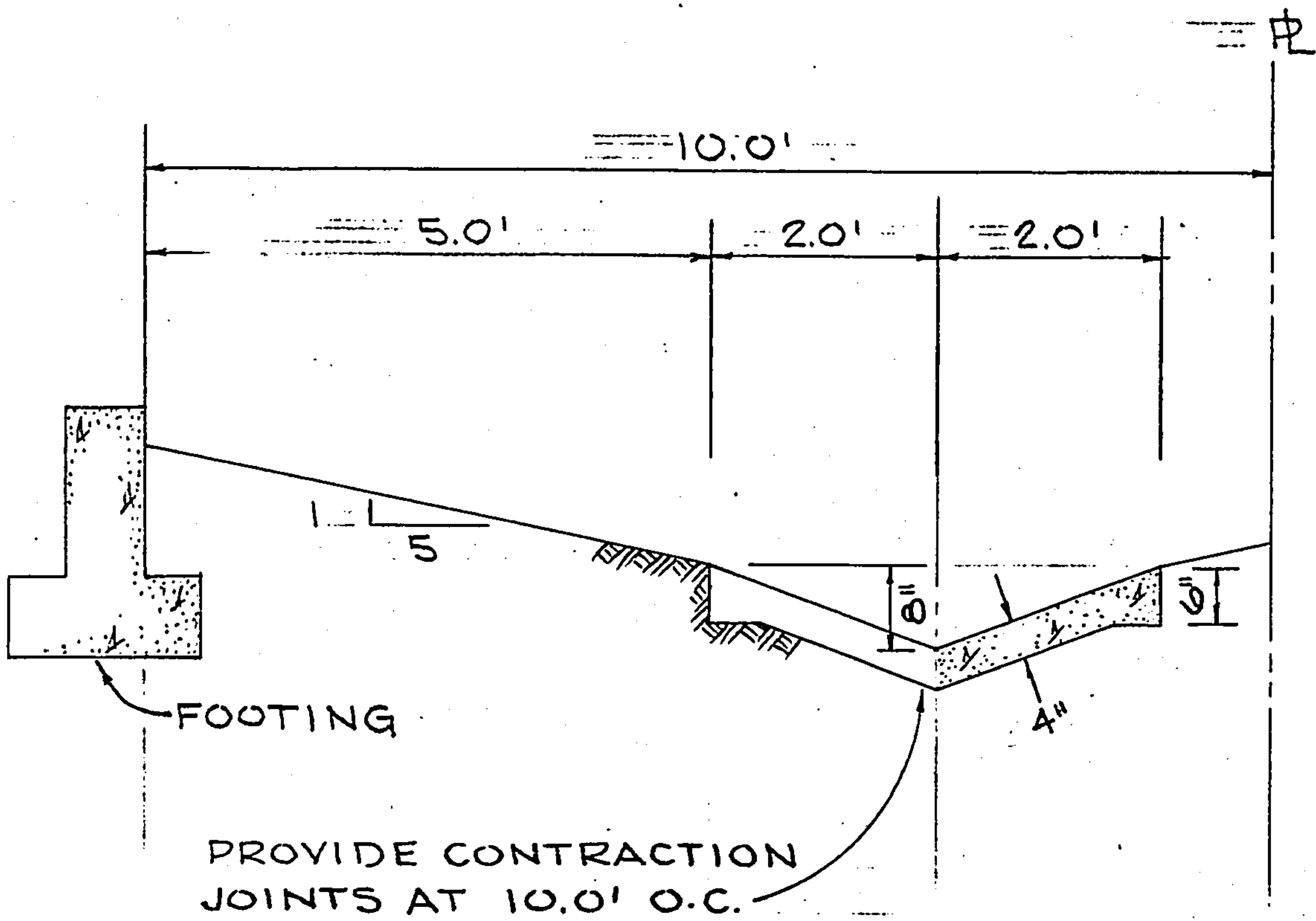


VICINITY MAP

L-23-7

J. W. Bettis
Reg. P.E. & L.S. #3441

EXHIBIT "D"



$$A = 1.33 \text{ ft} \quad P = 4.21' \quad R = 0.316$$

$$R^{2/3} = 0.464 \quad N = 0.015$$

$$\text{MIN. } S_o = 0.0400 \quad S_{1/2} = 0.200$$

$$Q = 1.33 \times 99.07 \times 0.464 \times 0.200 = 12.2 \text{ C.F.S.}$$

$$Q = 61.14 S_{1/2}$$

$$\text{DITCH SLOPE} = 0.080$$

$$S_{1/2} = 0.283$$

$$Q = 17.3 \text{ C.F.S.}$$

SECTION "A"
CONCRETE DRAIN DITCH

$$1'' = 2.0'$$

EXHIBIT "E"



PHONE: (505) 884-3311

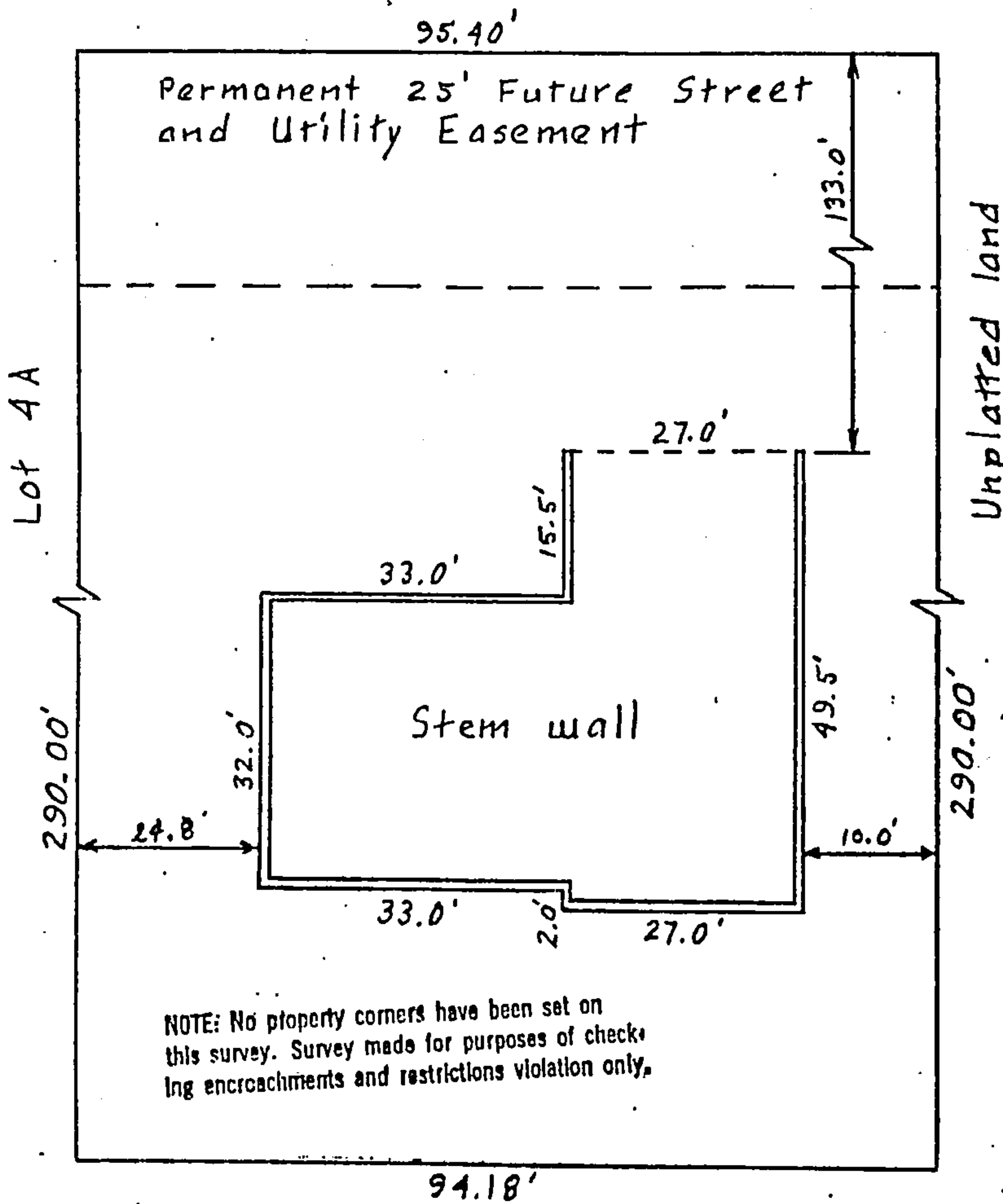
CIVIL CONSULTING ENGINEERS

3121 CARLISLE N.E.
ALBUQUERQUE, NEW MEXICO 87110

CERTIFICATE OF SURVEY

I, James W. Starcher, a duly Registered Land Surveyor under the laws of the state New Mexico, do hereby certify that on the 4th day of February 19 86 I did check the boundaries of that certain piece of property standing in the name of Steve Scott Construction and located at Winterwood Way S.E., Albuquerque, and more particularly described as follows, to-wit: New Mexico

Lot numbered Four-B (4-B) in Block numbered Three (3) of WINTERWOOD PARK, as the same is shown and designated on the Replat of lots 3 & 4, Block 3, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 8, 1986 in Map Book B-21, folio 133.



Unplatted land

Scale:
1" = 20'

Winterwood, Pk.
Lot 4B



Four Hills Village, First Installment

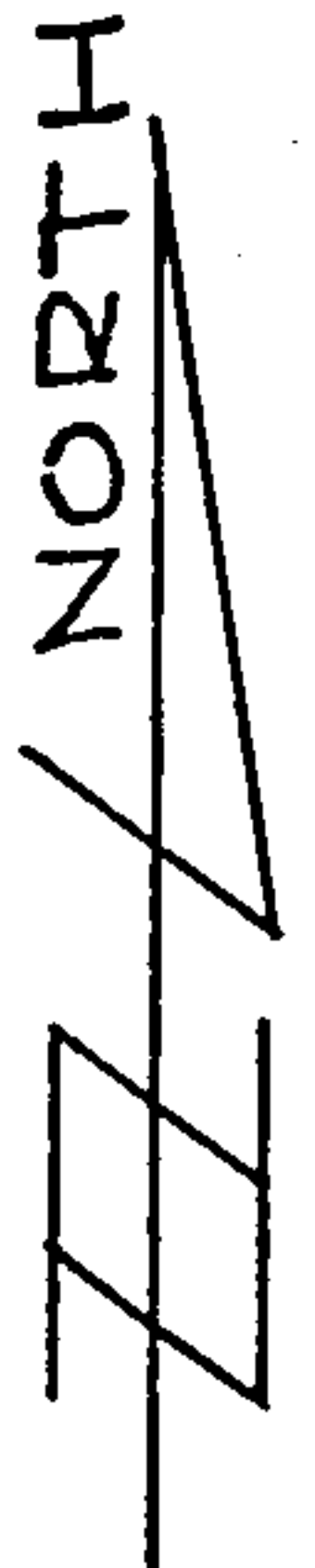
That no encroachments exist on said property; that, to the best of my knowledge and belief, all restrictions applicable to said property have been complied with; and that the buildings, structures, and other improvements situate fall within the exterior boundaries there of and in the manner set forth on the above inscribed plat.

NOTE: Unless otherwise indicated, violations of restrictions, easements, zoning ordinances, building code, or other matters subject to conformation not shown on the plat of record are not covered by this certificate; overhang of eaves, outside walls and steps are not included nor shown.

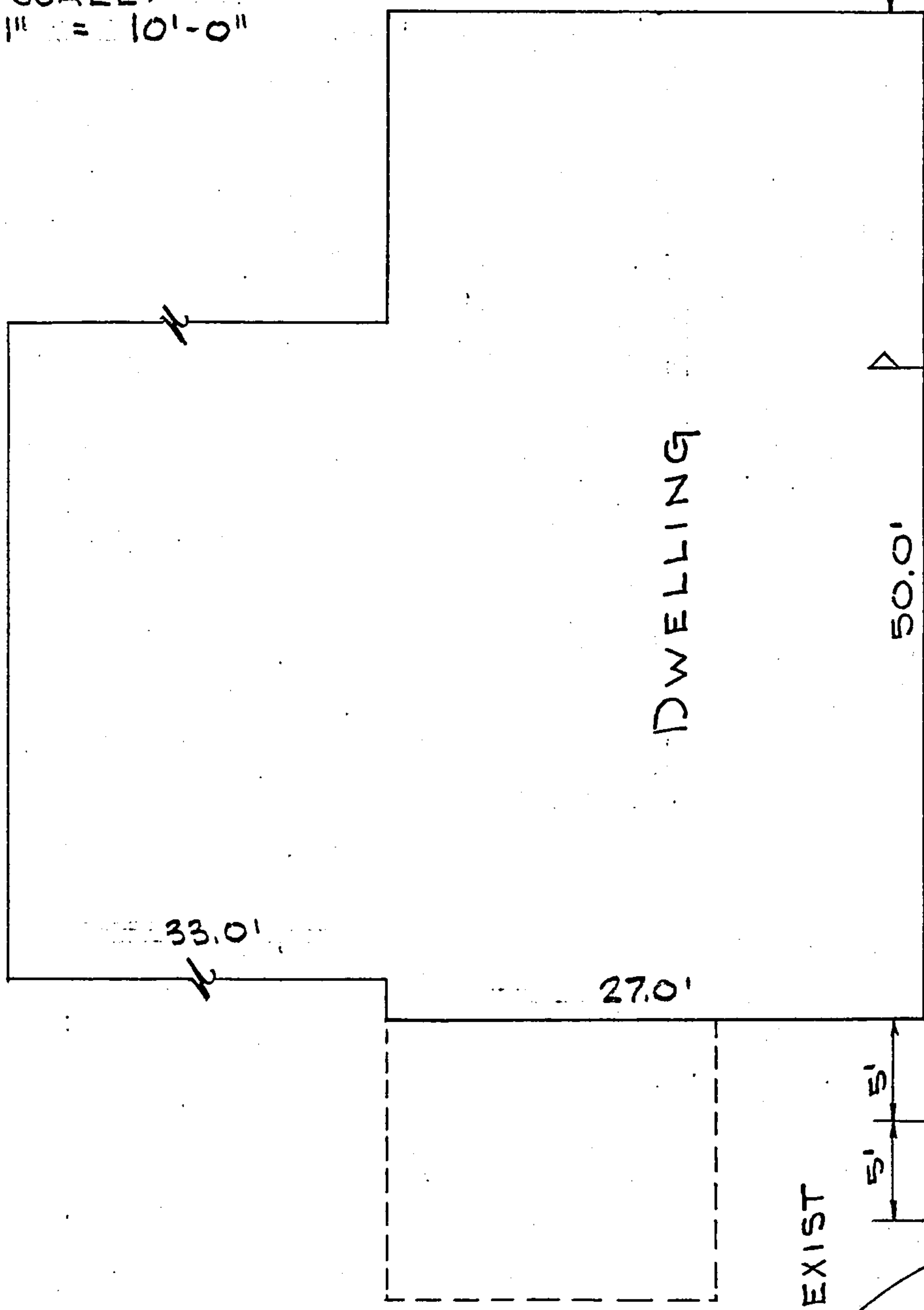
In witness whereof I have hereunto set my hand and seal this 4th day of February 1986

James W. Starcher

EXHIBIT "G"



SCALE:
1" = 10'-0"



PLOT PLAN

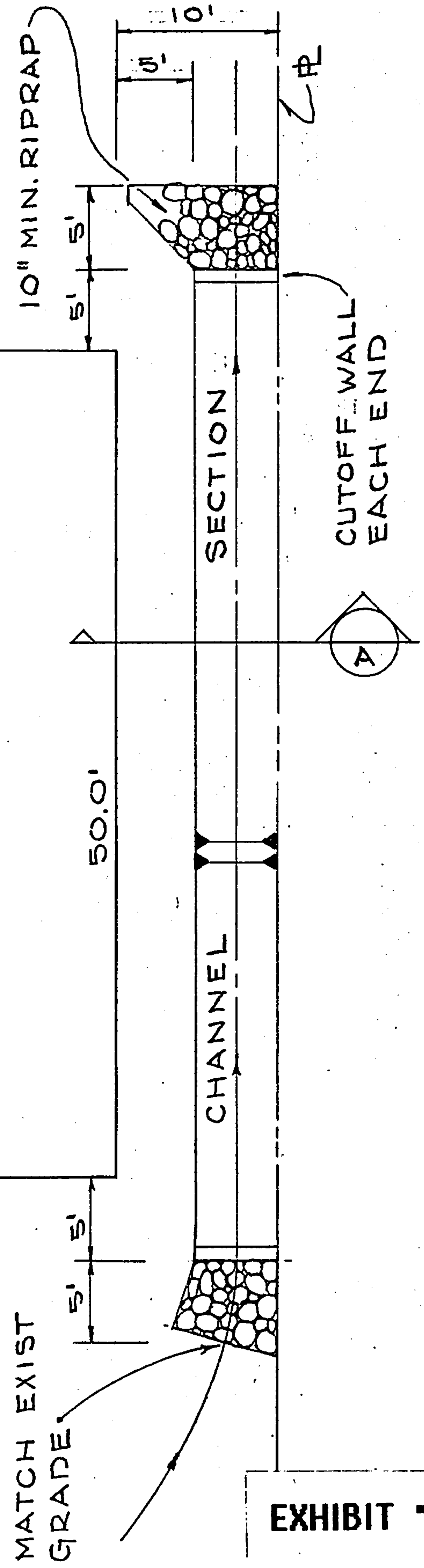


EXHIBIT "F"

PETTY CASH VOUCHER		DATE		VOUCHER NO.
DESCRIPTION RECEIVED FROM CITY OF ALBUQUERQUE \$ _____ IN PAYMENT FOR:				
<hr/>				
<hr/>				
CLASSIFICATION				
FUND	ACTIVITY	ACCOUNT	AMOUNT	SIGNATURE (Employee or Vendor)
				APPROVED (Department or Div) EXT _____

Pick

Steve Scott

3415-34127

13812 winter
Wood Park

May SE

JK 11

Journal in -
specimen.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 25, 1987

Steve Scott
3613 High Street, NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR 13812 WINTERWOOD WAY, SE
(L-23/D2A)

Dear Mr. Scott:

A field visit to the referenced site has been conducted, and it has been determined that the concrete channel was not constructed as shown on your engineer's design. A copy of this design (Exhibit "E") is attached for you to follow in the reconstruction of the channel.

Upon completion of the reconstruction, please call Richard L. Duran at 764-1699 for a final inspection.

If you should have any questions regarding this project, call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: Ross Schmidt

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

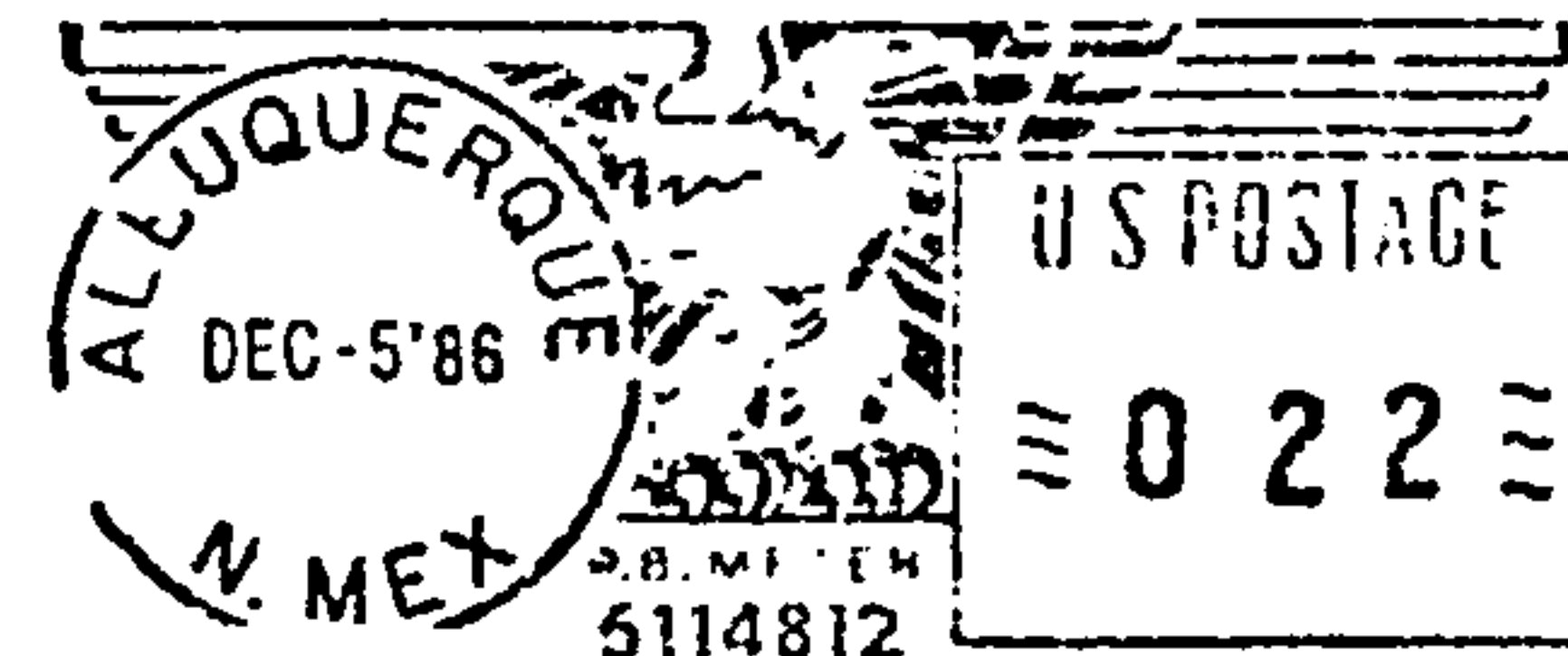


City of Albuquerque NEW MEXICO

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

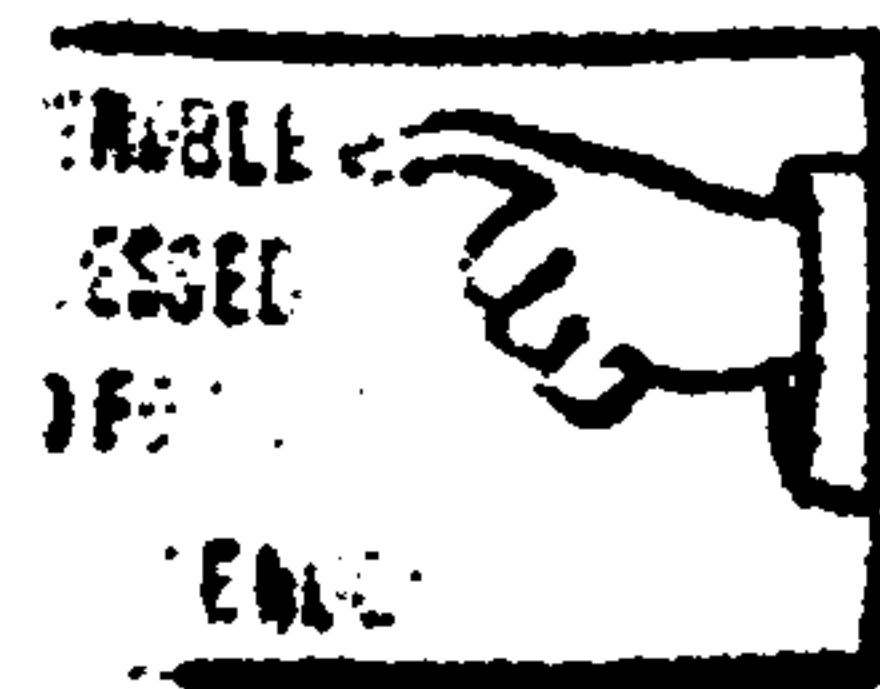
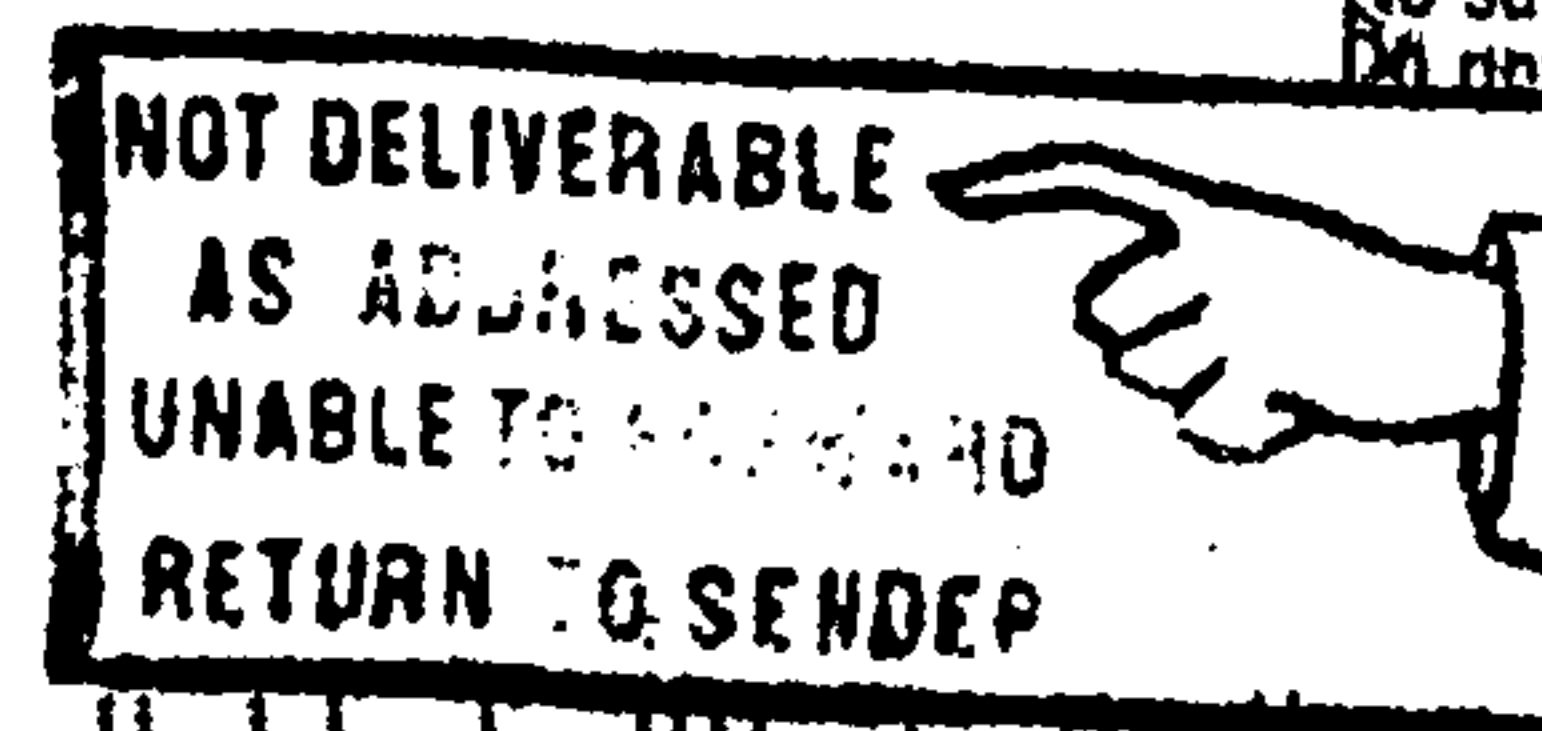
PROLOGY SECTION
4th Floor - Old City Hall Building

Mr. Willis Smith
4004 Carlisle Blvd., NE
Albuquerque, New Mexico 87107



REASON CHECKED

Unclaimed _____ Refused _____
Attempted-Not known _____
Insufficient Address _____
No such street _____ number _____
No such office in state _____
Do not mail in this envelope



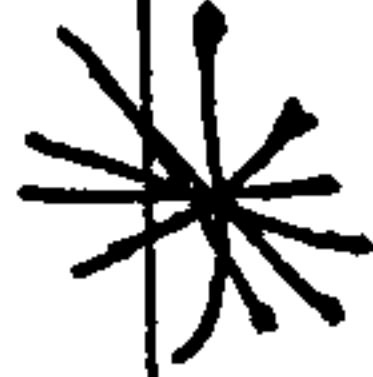
13812

Winterwood

Way SE

13810

Wilson





L23/D2

11524306691

POLAROID® 9

3-26-86



723/D2

11524306691

POLAROID® 9

3-26-86



L23/D2

11524306691

POLAROID® 9

3-26-86

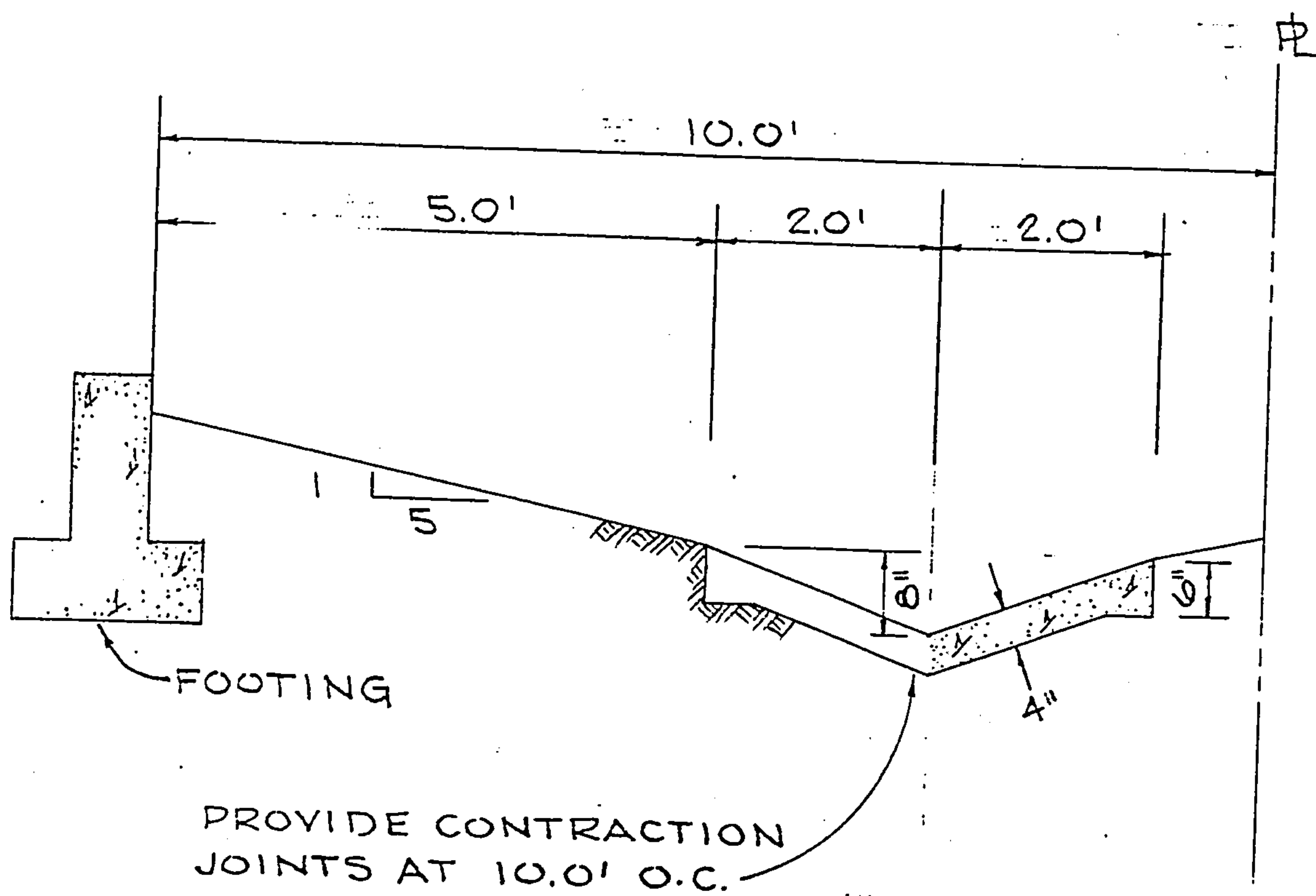


123/02

11524306691

POLAROID® 9

3-26-86



$$A = 1.33 \text{ ft}^2$$

$$P = 4.21 \text{ ft}$$

$$R = 0.316$$

$$R^{2/3} = 0.464$$

$$N = 0.015$$

$$\text{MIN. } S_o = 0.0400$$

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$$Q = 17.3 \text{ C.F.S.}$$

SECTION "A"

CONCRETE DRAIN DITCH

$$1'' = 2.0'$$

EXHIBIT "E"

Harvey Webb

247 8460

13815

Wintbury