PLAN/PLATS

ON

FILE

PLANS/PLATS ON FILE

FILE DESC:

T-13/D003

PLANS/PLATS 3

CITY OF ALBUQUERQUE
APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the required filing fee (checks are perferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Incomplete or inaccurate applications may delay hearing or decision date. Additional information may be obtained from the Planning Division (505) 768-3860.

(CHECK APPLICABLE CATEGORIES. MORE THAN ONE CAN BE CHECKED)

APPLICATION FOR:

Minor Subdivision
- ___ Sketch Plat
- ___ Preliminary Plat and Final Plat

Vacation
- ___ Public Right-of-Way
- ___ Private Way
- ___ Easement

Major Subdivision
- ___ Sketch Plat
- X Preliminary Plat
- ___ Final Plat

Site Development Plan
- ___ Review & Comment
- ___ Approval (DRB only)
- ___ Final Sign Off for EPC
- ___ Amended Plan

Subdivision Variance
- ___ Subdivision Design Standards
- ___ Improvements Guarantee (Bulk Land)

Other
- ___ Sector Plan Review
- ___ Text Amendment
- ___ Plat Correction

RECEIVED JAN 03 1986 HYDROLOGY SECTION

1. APPLICANT INFORMATION
   (a) APPLICANT NAME: Jo W. Industries Telephone Number: 842-5035
   Mailing Address: 2128 Stanford Dr. SE
   City: Albuquerque State: NM Zip Code: 87106
   Applicant's Proprietary Interest in the Property: owner
   (b) Agent (If Any): Tom Mann & Assoc Telephone Number: 264-5611
   Mailing Address: 811 Dallas NE
   City: Alburq. State: NM Zip Code: 87110
   (c) Signature of Applicant or Agent (Print): Steve Schroll (Sign) Steve L Schroll
   (d) Has List Of Owners Been Provided? ✓ Yes ___ No (Required for Preliminary Plat Approval)
2. LOCATION OF REQUEST
   (a) Street Address (If Any):
   (b) Present Legal Description of the Property: Lot(s)/Tract(s): A
   Block(s):
   Subdivision/Addition: Lands of Claude Eidson
   MRGCD Map Number (If Any): 58
   (c) Location of Property by Streets (If Applicable): Located on: State Highway # 47 (S. Broadway Rd) between: Interstate 25 and Desert Rd.
   (d) Uniform Property Code (10 Digit Number Issued by County Assessor): 1-013-049-302-518-1-1-60
   (e) Comprehensive Plan Designation (See Map in Zone Atlas; Check Applicable Category):
   ___ Redeveloping Urban ___ Established Urban X Developing Urban ___ Semi-Urban ___ Rural & Open
   (f) Applicable Sector Plan or Other Special Plans (If Any):
3. PROJECT DETAILS
   (a) Property is Within Jurisdictional Boundaries Of: Bernalillo County
   (b). Present Zoning: M-1 Number of Existing Buildings? (If Applicable) 0
   (c) Proposed Zoning (Complete Only If Zone Change Request is Anticipated): -NA-
   (d) Number of Lots Existing: 1 Number Proposed: 11
   (e) Number of Existing Dwelling Units (If Applicable): 0 Number Proposed: 11
   (f) Total Land Area Covered By Request: (Acres) 20.5 (Square Feet) 893,000
   (g) List Cross References To Zoning and Annexation Cases (If Applicable): -NA-
   (h) List Any Variance Granted (If Applicable) City: ___ County: ___ Case No.: ___
   (i) Has Subject Property Been To DRB Before? X Yes ___ No If Yes List File Number: DRB 85-604
   (h) Have Any Of The Following Been Submitted? ___ Drainage Report ___ Request for Water/Sewer Availability Statement
   N/A X Infrastructure List
4. VACATION ONLY: Give Reason For Request. Use separate sheet. State exactly what is being vacated. Give reasons why the vacation should be granted as per Subdivision Ordinance requirements. Include a sketch of areas to be vacated.
5. SITE DEVELOPMENT PLAN ONLY: Attach previously approved site plan and Notification of Decision. If an amended plan, list changes to previously approved plan.
6. SUBDIVISION ONLY: Include attachments as required by the DPM & Subdivision Ordinance. Attach any variances or easements granted for this property which effects platting if applicable. Attach zoning actions if applicable.
7. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual and Subdivision Ordinance.

PLANNING DIVISION INTERNAL USE ONLY

Application & Fee Accepted By: Allen L Judaville Date: 12-18-85

Fee Paid Dollars $ Method of Payment Due

Is case to be advertised? ✓ Yes ___ No If Yes Number Of Signs Issued: 0

Map Number: T-13

Hearing Date: Jan 14, 1986

S-

SCS- 86-2

SC

V-

SV-

DRB NUMBER: DRB-86-4

Revised 10/85 (0940L)

Sw1

DRB Case No. 86-004
DRC Project No.
Date Submitted 1/29/86

SC5-86-2

EXHIBIT "D"
to Subdivision Improvements Agreement

D.R.B. REQUIRED INFRASTRUCTURE LISTING
for Payne Industrial Park

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

Size	*Type Improvement	Location	From	To
40'	Arterial Pavement	Hogan Drive	NMSR #47	1600' West
30'	Drainage Channel * partial linining	North Boundary	NMSR #47	2000' West

SEE ATTACHED CONSTRUCTION DETAIL REQUIREMENTS ON THE CHANNEL BY AMAFCA

Prepared by: Steven K Schroll
Print Name Steven K. Schroll
Firm Tom Mann & Associates, Inc.

Page 1 of 1

Development Review Board Member Approval

Traffic — Date 2-4-86
WUD — Date 2/4/86
Parks & Rec. — Date 2/4/86
City Engineer — Date 2/4/86
DRB Chairman — Date 2/4/86

rev. 10/85

* SEE ATTACHED COMMENTS D. SHABO.

1/1/89

Fred

I don't
if the
drainage report
is approved
but it is built.
There was apparently
a sub. improvement
agreement w/ the county.
Probably this should
be assisted a
drainage report No.
Cliff.

SEP 05 1989
HYDROLOGY SECTION

B. H. SWINBURNE, CHAIRMAN
WILLIAM V. HEREFORD, VICE-CHAIRMAN
FRANCES MCCOY, SECRETARY-TREASURER
R. WARD HUNNICUTT, DIRECTOR
REX FUNK, DIRECTOR

RICHARD E. LEONARD
EXECUTIVE ENGINEER

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

P. O. BOX 25631 - ALBUQUERQUE, N. M. 87125
TELEPHONE 884-2215

RECEIVED
FEB 06 1986
DH646
HYDROLOGY SECTION

RECEIVED
FEB 05 1986
CITY ENGINEER

3 February 1986

Mr. Steven K. Schroll
Tom Mann Associates, Inc.
811 Dallas, N.E.
Albuquerque, New Mexico 87110

SUBJECT: Payne Industrial Park

Dear Steve:

The terrain management plan as submitted with your letter dated January 29, 1986, is approved subject to the following comments:

1. A site visit reveals that some grading has occurred which may make it difficult to construct the channel as designed. This should be verified by a field profile and grade line and revisions made, if required.

2. The west end of the channel where it empties into the North-South pond should be rip-rapped for the entire x-section beginning with the 2.7 foot drop and continued around the corner for the distance shown.

3. Section B-B and all rip-rap will require 8 inches of granular bedding with the following gradation:

Sieve Size	% Passing
2"	90-100
3/4"	20-90
#4	0-20
#200	0-3

4. Drainage improvements shown on the terrain management plan will have to be made by the developer prior to plat sign-off or satisfactory financial guarantees posted.

Sincerely,

Dan Sabo

Dan Sabo
Drainage Engineer

DS/kkm

cc: Fred Aguirre

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

RECEIVED
JAN 30 1986
DH 63
HYDROLOGY SECTION

51001
January 29, 1986

Mr. Dan Sabo
A.M.A.F.C.A.
P. O. Box 25851
Albuquerque, NM 87125

Re: Payne Industrial Park - DRB 86-4

Dear Dan:

As per our previous conversations, we are transmitting a revised terrain management plan and map to reflect the following:

1. Bank lining of the proposed 30' public drainage channel along the northern boundary of the site.

2. Revised pond storage volume to handle the existing ponded water volume.

3. A note on the plat referencing the Terrain Management Plan and the Bernalillo County Flood Hazard Ordinance.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES. INC.

Steven K. Schroll
Project Engineer

SKS:djj
xc: [redacted]
Rex King
Francis King

CITY OF ALBUQUERQUE
APPLICATION TO THE DEVELOPMENT REVIEW BOARD (DRB)

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the required filing fee (checks are perferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Incomplete or inaccurate applications may delay hearing or decision date. Additional information may be obtained from the Planning Division (505) 768-3860.

(CHECK APPLICABLE CATEGORIES. MORE THAN ONE CAN BE CHECKED)

APPLICATION FOR:

Minor Subdivision
- ___ Sketch Plat
- ___ Preliminary Plat and Final Plat

Major Subdivision
- ___ Sketch Plat
- ___ Preliminary Plat
- X Final Plat

Subdivision Variance
- ___ Subdivision Design Standards
- ___ Improvements Guarantee (Bulk Land)

Vacation
- ___ Public Right-of-Way
- ___ Private Way
- ___ Easement

Site Development Plan
- ___ Review & Comment
- ___ Approval (DRB only)
- ___ Final Sign Off for EPC
- ___ Amended Plan

Other
- ___ Sector Plan Review
- ___ Text Amendment
- ___ Plat Correction

1. APPLICANT INFORMATION
   (a) APPLICANT NAME: J. W. Industries Telephone Number: 873-1784
   Mailing Address: P.O.B 1308
   City: Albuquerque State: N. M. Zip Code: 87103
   Applicant's Proprietary Interest in the Property: owner
   (b) Agent (If Any): Tom Mann & Assoc Telephone Number: 265-5611
   Mailing Address: 811 Dallas NE
   City: Albuq. State: N.M. Zip Code: 87110
   (c) Signature of Applicant or Agent (Print): Steve Schroll (Sign) Steve Schroll
   (d) Has List Of Owners Been Provided? ___ Yes X No (Required for Preliminary Plat Approval)
2. LOCATION OF REQUEST
   (a) Street Address (If Any): ___
   (b) Present Legal Description of the Property: Lot(s)/Tract(s): A & B
   Block(s): ___
   Subdivision/Addition: Lands of Claude Eidson
   MRGCD Map Number (If Any): ___
   (c) Location of Property by Streets (If Applicable): Located on State Highway #47 (S. Broadway Blvd.) Between: Interstate 25 and Desert Rd.
   (d) Uniform Property Code (10 Digit Number Issued by County Assessor): 1-013-049-362-518-1-1-60
   (e) Comprehensive Plan Designation (See Map in Zone Atlas; Check Applicable Category): ___ Redeveloping Urban ___ Established Urban X Developing Urban ___ Established Rural / Open
   (f) Applicable Sector Plan or Other Special Plans (If Any): ___
3. PROJECT DETAILS
   (a) Property Is Within Jurisdictional Boundaries Of: Bernalillo County
   (b) Present Zoning: M-1 Number of Existing Lots (If Applicable): ___
   (c) Proposed Zoning (Complete Only If Zone Change Request Is Anticipated): ___
   (d) Number of Lots Existing: 2 Number Proposed: ___
   (e) Number of Existing Dwelling Units (If Applicable): 0 Number Proposed: 0
   (f) Total Land Area Covered By Request: (Acres) 22.1 (Square Feet) 962,700
   (g) List Cross References To Zoning and Annexation Cases (If Applicable): ___
   (h) List Any Variance Granted (If Applicable) City: ___ County: ___ Case No.: ___
   (i) Has Subject Property Been To DRB Before? X Yes ___ No If Yes List File Number: DRB 86-4, SCS 86-2
   (k) Have Any Of The Following Been Submitted? X Drainage Report ___ Request for Water/Sewer Availability Statement X Infrastructure LIST
4. VACATION ONLY: Give Reason For Request. Use separate sheet. State exactly what is being vacated. Give reasons why the vacation should be granted as per Subdivision Ordinance requirements. Include a sketch of areas to be vacated.
5. SITE DEVELOPMENT PLAN ONLY: Attach previously approved site plan and Notification of Decision. If an amended plan, list changes to previously approved plan.
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7. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual and Subdivision Ordinance.

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: [illegible] Date: ___
Fee Paid Dollars $ 100.00 Method of Payment: ___
Is case to be advertised? ___ Yes ___ No If Yes Number Of Signs Issued: 2

Map Number: T-3
Hearing Date: [illegible]
S-
SCS-
SC
V-
SV-
DRB NUMBER: [illegible]

RECEIVED MAY 23 1986 HYDROLOGY SECTION

Revised 10/85 (0940L)

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

51001
May 21, 1986

Mr. Richard Dineen
Chairman Development Review Board
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Payne Industrial Park - DRB 86-4, SC5 86-2

Dear Richard:

Preliminary Plat approval was granted for the above subdivision by the D.R.B. on February 4, 1986. The Bernalillo County Commission approved the subdivision on May 20, 1986. We hereby request final plat approval. We intend to have the financial guarantee to the County executed prior to the June 3, 1986 D.R.B. hearing.

If you should have any further questions or comments regarding this information, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll
Project Engineer

SKS:djj

xc: Jim Payne

INSTRUCTIONS

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(CHECK APPLICABLE CATEGORIES. MORE THAN ONE CAN BE CHECKED)

APPLICATION FOR:

Minor Subdivision
- ___ Sketch Plat
- ___ Preliminary Plat and Final Plat

Vacation
- ___ Public Right-of-Way
- ___ Private Way
- ___ Easement

Major Subdivision
- ___ Sketch Plat
- X Preliminary Plat
- X Final Plat

Site Development Plan
- ___ Review & Comment
- ___ Approval (DRB only)
- ___ Final Sign Off for EPC
- ___ Amended Plan

Subdivision Variance
- ___ Subdivision Design Standards
- ___ Improvements Guarantee (Bulk Land)

Other
- ___ Sector Plan Review
- ___ Text Amendment
- ___ Plat Correction

RECEIVED 1987 HYDROLOGY SECTION

1. APPLICANT INFORMATION
   (a) APPLICANT NAME: J. W. Industries Telephone Number: 873-7784
   Mailing Address: P.O.B. 1308
   City: Albuquerque State: N.M. Zip Code: 87103
   Applicant's Proprietary Interest in the Property: owner
   (b) Agent (If Any): Tom Mann & Assoc Telephone Number: 265 5611
   Mailing Address: 811 Dallas NE
   City: Albuq. State: NM Zip Code: 87110
   (c) Signature of Applicant or Agent (Print): Steve Schroll (Sign) Steve Schroll
   (d) Has List Of Owners Been Provided? X Yes ___ No (Required for Preliminary Plat Approval)
2. LOCATION OF REQUEST
   (a) Street Address (If Any):
   (b) Present Legal Description of the Property: Lot(s)/Parcel(s): A & B
   Block(s):
   Subdivision/Additions: Lands of Claude Eidson
   MRGCD Map Number (If Any):
   (c) Location of Property by Streets (If Applicable): Located on: State Highway #47 (S. Broadway Blvd.) Between: Interstate 25 And: Desert Rd.
   (d) Uniform Property Code (10 Digit Number Issued by County Assessor): 1-013-049-362-518-1-1-60
   (e) Comprehensive Plan Designation (See Map in Zone Atlas; Check Applicable Category):
   ___ Redeveloping Urban ___ Established Urban X Developing Urban ___ Semi-Urban ___ Rural & Open
   (f) Applicable Sector Plan or Other Special Plans (If Any):
3. PROJECT DETAILS
   (a) Property Is Within Jurisdictional Boundaries Of: Bernalillo County
   (b). Present Zoning: M-1 Number of Existing Buildings? (If Applicable) 1
   (c) Proposed Zoning (Complete Only If Zone Change Request Is Anticipated):
   (d) Number of Lots Existing: 2 Number Proposed: 12
   (e) Number of Existing Dwelling Units (If Applicable): 0 Number Proposed: 0
   (f) Total Land Area Covered By Request: (Acres) 22.1 (Square Feet) 962,700
   (g) List Cross References To Zoning and Annexation Cases (If Applicable):
   (h) List Any Variance Granted (If Applicable) City: ___ County: ___ Case No.: ___
   (i) Has Subject Property Been To DRB Before? X Yes ___ No If Yes List File Number: DRB 86-4 SCS 86-2
   (j) Have Any Of The Following Been Submitted? X Drainage Report ___ Request for Water/Sewer Availability Statement X Infrastructure List
4. VACATION ONLY: Give Reason for Request. Use separate sheet. State exactly what is being vacated. Give reasons why the vacation should be granted as per Subdivision Ordinance requirements. Include a sketch of areas to be vacated.
5. SITE DEVELOPMENT PLAN ONLY: Attach previously approved site plan and notification of Decision. If an amended plan, list changes to previously approved plan.
6. SUBDIVISION ONLY: Include attachments as required by the DPM & Subdivision Ordinance. Attach any variances or easements granted for this propert which effects platting if applicable. Attach zoning actions if applicable.
7. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Developer Process Manual and Subdivision Ordinance.

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: Allen L. Grumble Date: 6-17-87
Fee Paid Dollars $ Payee Method of Payment Check
Is case to be advertised? (Yes) ___ No If Yes Number Of Signs Issued: 0

Resubmittal

Map Number: T-13
Hearing Date: 7-7-87
S-
SCS- 86-2
SC
V-
SV-
DRB NUMBER: 86-4

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

51004
June 17, 1987

Ms. Claire Koopman
Board Secretary
Development Review Board
City of Albuquerque
Planning Division
P. O. Box 1293
Albuquerque, NM 87103

Re: Payne Industrial Park Subdivision - DRB 86-4
SC5 86-2

Dear Claire:

Transmitted for distribution are twenty-four (24) copies of the above mentioned subdivision plat. The subdivision will be heard at the July 7 DRB for preliminary and final plat approval.

If you should have any further questions or comments regarding this information, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll
Project Engineer

SKS:dj
Enclosures

CITY OF ALBUQUERQUE

APPLICATI ' TO THE DEVELOPMENT REV W BOARD (DRB) 51001

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the required filing fee (checks are perferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Incomplete or inaccurate applications may delay hearing or decision date. Additional information may be obtained from the Planning Division (505) 768-3860.

(CHECK APPLICABLE CATEGORIES. MORE THAN ONE CAN BE CHECKED)

APPLICATION FOR:

Minor Subdivision
____ Sketch Plat
____ Preliminary Plat and Final Plat

Major Subdivision
____ Sketch Plat
X Preliminary Plat
____ Final Plat

Subdivision Variance
____ Subdivision Design Standards
____ Improvements Guarantee (Bulk Land)

Vacation
____ Public Right-of-Way
____ Private Way
____ Easement

Site Development Plan
____ Review & Comment
____ Approval (DRB only)
____ Final Sign Off for EPC
____ Amended Plan

Other
____ Sector Plan Review
____ Text Amendment
____ Plat Correction

1. APPLICANT INFORMATION

(a) APPLICANT NAME: J. W. Industries Telephone Number: 873-1784

Mailing Address: P.O.B 1308

City: Albuquerque State: N. M. Zip Code: 87103

Applicant's Proprietary Interest In the Property: owner

(b) Agent (If Any): Tom Mann & Assoc Telephone Number: 265-5611

Mailing Address: 811 Dallas NE

City: Albuq. State: NM Zip Code: 87110

(c) Signature of Applicant or Agent (Print): Steve Schroll (Sign) Steve R. Schroll

(d) Has List Of Owners Been Provided? X Yes ____ No (Required for Preliminary Plat Approval)

2. LOCATION OF REQUEST

(a) Street Address (If Any): ____

(b) Present Legal Description of the Property: Lot(s)/Tract(s): A & B

Block(s): ____

Subdivision/Addition: Lands of Claude Eidson

MRGCD Map Number (If Any): ____

(c) Location of Property by Streets (If Applicable): Located on: State Highway #47 (S. Broadway Blvd.) Between: Interstate 25 And Desert Rd.

(d) Uniform Property Code (10 Digit Number Issued by County Assessor): 1-013-049-362-518-1-1-60

(e) Comprehensive Plan Designation (See Map in Zone Atlas; Check Applicable Category):

____ Redeveloping Urban ____ Established Urban X Developing Urban ____ Semi-Urban ____ Rural & Open

(f) Applicable Sector Plan or Other Special Plans (If Any): ____

3. PROJECT DETAILS

(a) Property Is Within Jurisdictional Boundaries Of: Bernalillo County

(b) Present Zoning: M-1 Number of Existing Buildings? (If Applicable) 1

(c) Proposed Zoning (Complete Only If Zone Change Request Is Anticipated): ____

(d) Number of Lots Existing: 2 Number Proposed: 12

(e) Number of Existing Dwelling Units (If Applicable): 0 Number Proposed: 0

(f) Total Land Area Covered By Request: (Acres) 22.1 (Square Feet) 962,700

(g) List Cross References To Zoning and Annexation Cases (If Applicable): ____

(h) List Any Variance Granted (If Applicable) City: ____ County: ____ Case No.: ____

(i) Has Subject Property Been To DRB Before? X Yes ____ No If Yes List File Number: DRB 86-4 SCS 86-2

(j) Have Any Of The Following Been Submitted? X Drainage Report X Infrastructure List ____ Request for Water/Sewer Availability Statement

4. VACATION ONLY: Give Reason for Request. Use separate sheet. State exactly what is being vacated. Give reasons why the vacation should be granted as per Subdivision Ordinance requirements. Include a sketch of areas to be vacated.

5. SITE DEVELOPMENT PLAN ONLY: Attach previously approved site plan and Notification of Decision. If an amended plan, list changes to previously approved plan.

6. SUBDIVISION ONLY: Include attachments as required by the DPM & Subdivision Ordinance. Attach any variances or easements granted for this property which effects platting if applicable. Attach zoning actions if applicable.

7. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual and Subdivision Ordinance.

****

WORKING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: Allen L. Jaramillo Date: 6-3-87

Fee Paid Dollars $ ____ Method of Payment ____

Is case to be advertised? ____ Yes ____ No If Yes Number Of Signs Issued: ____

Map Number: F-13

Hearing Date: 6-16-87

S-

SCS- 86-2

SC

V-

SV-

DRB NUMBER: 86-4

RECEIVED JUN 05 1987 HYDROLOGY SECTION

OK

DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: SC5-86-21 DRB-86-4 AGENDA ITEM NO.: 1

SUBJECT:

_____ (1) Sketch Plat _____ (2) Bulk Land Plat _____ (3) Sidewalk Variance
X (4) Preliminary Plat _____ (5) Site Development Plan _____ (6) Vacation
X (7) Final Plat _____ (8) Infrastructure Listing _____ (10) Sector Plan
_____ (11) Other _____

ACTION REQUESTED: _____ REVIEW & COMMENT; X APPROVAL; _____ SIGN-OFF

COMMENTS:

1. See DRB minutes/speed memo dated July 70, 1987 for comments.

7/14/87

RESOLUTION:
APPROVED 4+7 DENIED _____; DEFERRED _____; COMMENTS PROVIDED _____
SIGNED-OFF: (SDP) (FP) (IL) (BP) (SP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)
DELEGATED to: (WUD) (CE) (TRANS) (PRKS) (PLNG) County S.E.A & AMAFCA Signoff on Plat.

SIGNED: Fred J. Aguirre, Hydrologist DATE: July 7, 1987
City Engineer/AMAFCA Designee

(4) conditions: County & AMAFCA approvals prior to Final Plat

INFRASTRUCTURE LIST WAS RESIGNED BY BOARD.

John Terbak has financial guarantees. 7/14/87
Sgm

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION

DEVELOPMENT REVIEW BOARD
July 7, 1987
SC5-86-2-DRB-86-4

SC5-86-2
DRB-86-4

Tom Mann & Associates, agents for J. W. Industries, requests Preliminary and Final Plat approval for Lots A & B, Lands of Claude Eidson, zoned M-1 (County) and located on State Highway 47 (South Broadway Blvd) between Interstate 25 and Desert Rd, containing approximately 22.1 acres. (T-13)[REHEARING]

Transit — "No adverse comment."

Real Estate — "No adverse comment."

PNM — Plat has been signed off by PNM; no further comments.

AMAFCA — Guarantees for roadway and drainage improvements should be obtained before signing preliminary and final plat.

Mountain Bell — No objections

Redevelopment — "No adverse comment."

COG — No adverse comment. This property is within the area of the Southwest Area Plan being developed by the Albuquerque Planning Department. The Long Range Major Street Plan designates Broadway Blvd. a Minor Arterial with a required right-of-way of 86 feet.

Gas Company of New Mexico — Approves.

Transportation Planning — "No adverse comment."

APS — "No adverse comment."

Air Pollution — A Top Soil Disturbance Permit will be required prior to earthwork. The following comments submitted in January, 1986 are still valid concerns and should be addressed. More information must be provided on water quality from additional and adjacent wells to this particular area. Nitrates and other contaminants (e.g. iron, manganese) are a problem in portions of this area and more information should be provided on the concentrations in the area of this subdivision. Known severe nitrate problems in the Mountainview subdivision to the north are moving south. Shallow water table may require alternate on-site liquid waste disposal systems which are more expensive, maintenance intensive and subject to failure. Regarding water supply, we question whether the development is eligible for the 3 acre-feet per annum for domestic use when the proposal is for an industrial subdivision.

Utilities Development	"No adverse comment."
Planning Department	No adverse comment. If approved, recommend reinitialing of previous approval signatures.
Parks and Recreation	"No adverse comment."
Transportation Development	1. Infrastructure listing required; financial guarantees to County required with construction to be completed within two years of final plat approval.
City Engineering	An executed Subdivision Improvements Agreement is required for Final Plat approval. 2. AMAFCA's review and approval required for Preliminary plat and-or final plat approval.

IT IS REQUESTED THAT THE APPLICANT AND-OR AGENT BE PRESENT AT THE HEARING

cc:J. W. Industries, P.o. Box 1308, 87103
Tom Mann & Associates, 811 Dallas NE, 87110

DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: DRB-86-4; SC5-86-2 AGENDA ITEM NO.: 26

SUBJECT: Preliminary & Final Plat approval

COMMENTS:

1. The subdivision ordinance does not allow for time extension after the preliminary plat has expired, consequently, this extension request cannot be approved.

RESOLUTION:

APPROVED _____; DENIED _____; DEFERRED indef - to be advertised; COMMENTS PROVIDED _____

SIGNED-OFF: (SDP) (FP) (IL) (BP) (SP) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED to: (WUD) (CE) (TRANS) (PRKS) (PLNG) _____

SIGNED: Fred J. Aguirre, Hydrologist
City Engineer/AMAFCA Designee

DATE: June 16, 1987

DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: DRB-86-4 AGENDA ITEM NO.: 15

SUBJECT: Final Plat approval

COMMENTS:

1. An executed Subdivision Improvements Agreement is required for Final Plat approval.

2. City Surveyor's review and approval required for Preliminary and Final Plat approval.

3. AMAFCA's review and approval required for Preliminary plat and/or Final Plat approval.

RESOLUTION:

_____ APPROVED _____

_____ SIGNED-OFF by: (WUD) (CE) (TRAF) (PARKS) (PLNG) _____

_____ DEFERRED till: _____

_X_ DELEGATED to: (WUD) (CE) (TRAF) (PARKS) (PLNG) VERIFICATION OF SIA AND AMAFCA'S Agreement

_____ OTHER _____

SIGNED: Fred J. Aguirre, Hydrologist DATE: June 3, 1986
City Engineer/AMAFCA Designee

DEVELOPMENT REVIEW BOARD

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TO: Tom Mann & Assoc ZONE ATLAS PAGE/DRAINAGE FILE NO.: T-13

CASE NO.: SCS-86-2, DRB-86-4 E.P.C. NO.: _____

SUBJECT:

____	Sketch Plat	____	Bulk Land Plat	____	Sidewalk Variance
X	Preliminary Plat	____	Site Development Plan	____	Vacation
____	Final Plat	____	Infrastructure Listing	____	Sector Plan

ACTION REQUESTED: ____ REVIEW & COMMENT; X APPROVAL; ____ SIGN-OFF

STANDARD COMMENTS: (SEE REVERSE SIDE FOR EXPLANATION OF STANDARD COMMENTS)

12. Plat must include all of Lot/Tract ____, unless the subject lot/tract was created by deed prior to 1973.
14. See DRB 86-4 minutes/speed memo dated 1/14/86 for comments.

GENERAL COMMENTS:

RESOLUTION:

✓ APPROVED Preliminary plat — AMAFCA will accept maintenance and dedication of the easement

✓ SIGNED-OFF by: (WVD) (CE) (TRAF) (PRKS) (PLNG) Infrastructure list

____ DEFERRED till: _____

____ DELEGATED to: (WVD) (CE) (TRAF) (PRKS) (PLNG) _____

____ OTHER _____

SIGNED: _____ DATE: 2-4-86
City Engineer/AMAFCA Designee

DEVELOPMENT REVIEW BOARD

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TO: Tom Mann + Assoc ZONE ATLAS PAGE/DRAINAGE FILE NO.: T-13

CASE NO.: SC5-86-2, DRB-86-4 E.P.C. NO.: _____

cross-ref DRB 85-604

SUBJECT:

___ Sketch Plat ___ Bulk Land Plat ___ Sidewalk Variance
X Preliminary Plat ___ Site Development Plan ___ Vacation
___ Final Plat ___ Infrastructure Listing ___ Sector Plan

ACTION REQUESTED: ___ REVIEW & COMMENT; X APPROVAL; ___ SIGN-OFF

STANDARD COMMENTS: (SEE REVERSE SIDE FOR EXPLANATION OF STANDARD COMMENTS)

3	4	11											

12. Plat must include all of Lot/Tract ____, unless the subject lot/tract was created by deed prior to 1973.
14. See ~~DRB~~ PUBLIC HEARING minutes/speed memo dated 1/14/86 for comments.

GENERAL COMMENTS:

- The drainage report must address channel stability, downstream capacity per the City's Drainage Ordinance. In addition the design of the public channel should be for upstream developed condition. To

- To whom will the public drainage easement be granted to must be clearly identified on the plat.

Note: County Rd Dept. has approved the drainage study prepared by applicant's engineer

RESOLUTION:

___ APPROVED ___

___ SIGNED-OFF by: ___

✓ DEFERRED till: 2/4/86

___ DELEGATED to: (WVD) (CE) (TRAF) (PRKS) (PLNG) ___

___ OTHER ___

SIGNED: [signature] DATE: 1-14-86
City Engineer/AMAFCA Designee

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

DEVELOPMENT REVIEW BOARD
January 14, 1986
SC5-86-2/DRB-86-4

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HYDROLOGY SECTION

SC5-86-2 Tom Mann and Associates, agent for J. W. Industries, request Preliminary
DRB-86-4 Plat Approval o 'ot A, Land of Claude Eidson, MRGCD Map No. 58,
(SE) zoned County M-1, located west of State Highway 47 and east of the Ban Canal, and containing approximately 20.5 acres. (T-13)

Parks and Recreation	"No Adverse Comment"
Planning Division	"This subdivision is in Bernalillo County. Concurrent City/County approval is required. Applicant must schedule hearing before County Planning Commission and County Commission with County Planner, Rex King."
COG	"No adverse comment, however, it is noted that this tract is within the area of the Southwest Area Plan currently being developed by the Albuquerque Municipal Development Department. Land use patterns and a transportation network for the southwest Area have not been finalized."
Public Service Company	"No Adverse Comment"
Traffic Engineer	"1. Length of cul-de-sac is excessive, requires 60' width. 2. Infrastructure listing is required (bonding to County)
Environmental Health	"Top Soil Distrubance Permit required prior to earthwork. More information must be provided on water quality from additional and adjacent wells to this particular area. Nitrates and other contaminants (e.g. iron, magnese) are a problem in portions of this area and more information should be provided on the concentrations in the area of this subdivision. Known <u>severe</u> nitrate problems in the Mountainview Subdivision to the north are moving south. Shallow water table may require alternate on-site liquid

waste disposal systems which are more expensive, maintenance intensive and subject to failure. Regarding water supply, we question whether the development is eligible for the 3 acre-feet per annum for domestic use when the proposal is for an industrial subdivision."

City Engineer

"1. The subject lot is shown to be within a 100 year floodplain: hence compliance with County's Floodplain Ordinance is required.

2. Recommend that Preliminary Plat be contingent on a Drainage Report approved by the County.

3. City Surveyor's approval required for Preliminary Plat Approval.

4. An approved infrastructure listing required for Preliminary Plat Approval."

Transportation

"The location of the proposed public street intersection with State Road 47 should be reviewed by the District Office of the New Mexico State Highway Department. In view of the intended industrial use, a turnaround larger than the minimum should be considered."

Water Utilities

"City of Albuquerque water and sanitary sewer service is currently not available to the proposed development. The proposed individual domestic wells will require coordination through the State Engineer's Office. The proposed on-site septic systems will require review and approval by the County Environmental Health Department."

<u>IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING</u>

cc: Tom Mann & Associates
811 Dallas, NE; 87110

7. HYDROLOGIC COMPUTATIONS

The calculations which appear herein analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual (DPM), Volume II. The method set forth in the DPM is applicable in the greater Albuquerque Metropolitan area, and, therefore, is appropriate for the proposed subdivision.

The site slopes from east to west at approximately 3.3%. The site is bounded on the north by a private road and cattle stockyards. The private road serves as a drainage ditch, intercepting all runoff from the north. The site is bounded on the south by a manufacturing plant. This partially developed site slopes to the southwest, therefore no surface waters enter the site from the south. The site is bounded on the west by the Barr Canal. Existing flows pond against the Barr Canal, then spill into the canal. The site is bounded on the east by South Broadway Blvd. (N.M.S.R. #47) Runoff enters the site via 2-36" reinforced concrete pipe culverts beneath Broadway Blvd. The flow rate entering the site has been calculated by the New Mexico State Highway Department to be 240 cfs for the 50-year, 6-hour storm, or 260 cfs for the 100-year, 6-hour storm. This runoff currently sheet flows across the western portion of the site. The Federal Emergency Management Agency has designated the western portion of the site to be in a Zone B flood hazard plain, which indicates "Areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where contributing drainage area is less than one square mile; or protected by levees from base flood".

The site will be developed under the following conditions:

A.) The existing runoff which enters the site at the northeast corner via the 2-36" reinforced concrete pipe culverts under South Broadway Blvd. will be channelized along the northern boundary of the site. The channel banks will be lined with rip-rap to maintain the integrity and alignment of the channel. This will remove the developable area from the Zone "B" flood plain.

B.) The existing runoff currently ponds to elevation 4928.2, before spilling into the Barr Canal. A pond will be constructed along the western boundary of the subdivision which will provide the same storage volume that currently exists.

C.) Each lot, when developed, will provide a pond storage volume which equals the difference between the existing

storm runoff volume and the developed storm runoff volume. Since a portion of the subdivision lies within a Flood Plain, compliance with the Bernalillo County Flood Plain Ordinance is required.

GROUND COVER INFORMATION

1. From SCS Bernalillo County Soil Survey:

   Bluepoint Series
   Hydrologic Soil Group A

2. Existing Condition

   A_{total} = 29.1 Ac
   $A_{impervious}$ = 0
   % impervious = 0
   C = 0.16 (DPM Plate 22.2 C-1)

3. Developed Condition

   A_{total} = 29.1 Ac
   % impervious = 75% (assumed)
   C = 0.60 (DPM Plate 22.2 C-1

4. Rational Method

   A. Discharge: Q = CiA
   where C varies

   $i = P_6(6.84)T_c^{-0.51} = 4.58$ in/hr
   P_6 = 2.2 in (DPM Plate 22.2 D-1)
   L = 2,050'
   elev = 4,994 - 4,926 = 68'
   s = 68/2,050 = 3.3%
   T_c = 10.3 min (by Kirpich Equation)
   A = area, acres

   B. Volume: $CP_6A(1/12)$

   where C varies
   P_6 = 2.2 in (DPM Plate 22.2 D-1)
   A = area, sf

   Existing Condition

   $Q_{100} = CiA = 0.16(4.58)(29.1) = 21.3$ cfs
   $V_{100} = CP_6A(1/12) = 0.16(2.2)29.1(1/12) = 37,200$ cf

   Developed Condition

   $Q_{100} = CiA = 0.60(4.58)(29.1) = 80.0$ cfs
   $V_{100} = CP_6A(1/12) = 0.60(2.2)(29.1(1/12) = 139,400$ cf

Typical Pond Size =

(139,400 - 37,200) x 1.8 ac/29.1 = 5,600 cf

5. A. Channel Capacity

Manning Equation:

$Q = 1.49/n\ A\ R^{2/3}\ S^{1/2}$

where n = Manning coefficient = 0.030
A = Cross-sectional area = (26+20)/2 x 1.5 = 34.5
R = Hydraulic radius = A/P = 34.5/25.2 = 1.37'
P = Wetted perimeter = 25.2 ft
S = 3.3% (average)

$Q = 1.49/0.030\ (34.5)\ 1.37^{2/3}\ (0.033)^{1/2} = 384.0$ cfs

B. Channel Hydraulics for Q_{100} = 260 cfs
n = 0.030
A = cross-sectional area = 27.52 sf
d = depth = 1.23 ft
s = 0.033 ft/ft
v = 9.47 fps

6. Existing Pond Volume:
(Average end-area method)

$A_{5828.2}$ = 28,500 sf
v = 37,400 cf

$A_{5826.0}$ = 5,500 sf
v = 550 cf

$A_{5825.8}$ = 0 sf
Total v = 37,950 cf

Developed Pond Volume:

$A_{5828.2}$ = 20,300 sf
v = 35,600 cf

$A_{5826.0}$ = 12,060 sf
v = 5,200 cf

$A_{5825.5}$ = 8,750 sf
Total v = 40,800 cf

8. <u>SUBSURFACE WATER</u>

The seasonal high water table is expected to be a minimum of twenty feet below the land surface.

9. <u>UTILITIES</u>

The subdivider intends to provide underground telephone, electrical and gas service in the easements shown.

10. CONSTRUCTION SCHEDULE

The subdivider intends to provide the improvements as shown on the Terrain Management Plan approximately 60 days from the date of final plat approval. Electric, telephone and gas service will be available at that time.

11. LEGAL DESCRIPTION

A certain tract of land located within Bernalillo County, New Mexico, comprising Lots A & B, Lands of Claude Eidson, as shown on the plat filed in the Office of the County Clerk of Bernalillo County on November 13, 1985 (C28-163) and being more particularly described as follows:

Beginning at the northeast corner of the parcel herein described being a point on the westerly right-of-way of New Mexico State Road #47; thence S 09°50'55" W a distance of 662.33 feet; thence S 89°54'42" W a distance of 1574.89 feet; thence N 00°03'00" W 295.47 feet; thence along the arc of a curve to the right with DELTA = 173°00'59" R = 45.00 feet, and L = 135.89 feet; thence N 00°03'00" W a distance of 290.78 feet; thence N 89°57'00" E a distance of 1629.22 feet to the point of beginning and containing 22.1444 acres more or less.

12. SUBDIVISION DATA

The subdivision contains 12 lots. The smallest parcel is 1.59 acres.

13. SOILS

The U.S. Soil Conservation Service Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico indicates that the Bluepoint Soil has only "slight limitations to septic tank absorption fields, dwellings without basements, and local roads." It is anticipated that the existing soils on the site are suitable for the intended purposes.

Recommendations for a building foundation support are contained in a report prepared by Sergent, Hauskins & Beckwith, Consulting Geotechnical Engineers, 4700 Lincoln Road N.E., Albuquerque, New Mexico 87109.

SCS-86-2/DRB-86-4

PAYNE INDUSTRIAL SUBDIVISION

A SUBDIVISION IN
SECTION 31,
TOWNSHIP 9 NORTH,
RANGE 3 EAST
BERNALILLO COUNTY,
NEW MEXICO

DISCLOSURE STATEMENT
WATER SUPPLY PLAN
WATER QUALITY PLAN
LIQUID WASTE MANAGEMENT PLAN
SOLID WASTE MANAGEMENT PLAN
TERRAIN MANAGEMENT PLAN

Tom Mann Associates Inc.
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110
ENGINEERS

JOB NO. 51001

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HYDROLOGY SECTION

DISCLOSURE STATEMENT

This disclosure statement is intended to provide you with enough information to permit you to make an informed decision on the purchase or lease of property described in this statement. You should read carefully all of the information contained in this statement before you decide to buy or lease the described property. You should be aware of the fact that various state agencies may have issued opinions on both the subdivision proposal and what is said in this disclosure statement about the proposal. These opinions, when required to be issued, whether favorable or unfavorable, are contained in this disclosure statement and should also be read carefully.

The Planning Commission and Board of County Commissioners have examined this disclosure statement to determine whether the subdivider can satisfy what he has said in this disclosure statement. However, the Planning Commission and the Board of County Commissioners do not vouch for the accuracy of what is said in this disclosure statement. Further, this disclosure statement is not a recommendation or endorsement of the subdivision by either the County or the State. It is informative only.

Finally, the Planning Commission and the Board of County Commissioners recommend that you see the property before buying or leasing it. However, if you do not see the property prior to purchasing or leasing it, you have six months from the time of purchase or lease to inspect the property. Upon inspecting the property, you have three days from the date of inspection to rescind the transaction and receive all of your money back from the subdivider. You must give the subdivider notice of your intent to rescind within three days of your inspection of the property.

1. NAME OF SUBDIVISION

   Payne Industrial Park

2. NAME AND ADDRESS OF SUBDIVIDER

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

3. NAME AND ADDRESS OF PERSON IN CHARGE OF SALES OR LEASING IN NEW MEXICO

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

4. WATER USE

The State Engineer will grant a domestic permit under Section 72-12-1 (NMSA 1978) only to the person, who, in good faith, intends to use the well for domestic and household purposes and the permit is limited to a diversion of 3 acre-feet per annum which may not be used to irrigate more than 1 acre of noncommercial trees, lawn or garden and household or other domestic use. If more than 1 household use per well is proposed, then no more than 1 acre of noncommercial trees, lawn or garden may be irrigated from the well and the total withdrawal from the well shall be metered and limited to 3 acre-feet per year for all uses. In the event two or more wells obtained under provisions of Section 72-12-1 are tied into the same distribution system, the total withdrawals shall be limited to 3 acre-feet per annum. If the total withdrawal is to exceed 3 acre-feet per annum from any well or group of wells that supply a common system, it will be necessary for the subdivider or users to obtain existing water rights and transfer them to the well as provided by Section 72-12-7 (NMSA 1978). The well may only be used for domestic purposes. Should the prospective buyer intend to use water in an industrial or commercial process, existing water rights must be obtained and transferred to the well as provided by Section 72-12-7 (NMSA 1978).

5. AMOUNT OF WATER

Domestic use is limited by Section 72-12-1 (NMSA 1978) to 3 acre-feet per annum.

6. WATER DELIVERY

Not applicable.

7. WATER SYSTEM EXTENSION

Not applicable.

8. LIFE EXPECTANCY OF THE WATER SUPPLY SYSTEM

It is believed that the ground water resources available to properly constructed wells within the subdivision are adequate to support the proposed development for at least 40 years.

9. WELLS

Prospective owners must provide their own wells. The depth to the principal water bearing strata within the proposed subdivision is approximately 90 feet. A well was drilled in August of 1985. The location of the well is noted on the Terrain Management Map. The well record is attached confirming the depth. The recommended total depth of wells is about 140 feet below land surface. The pump should be set

approximately 10 feet below the upper limit of the principal water bearing strata. Calculations indicate that a 1/2 to 3/4 horse power pump should be sufficient to produce 5 gallons per minute for wells completed as recommended.

10. SURFACE WATER

Not applicable.

11. WATER QUALITY

Water samples were taken and found to be of satisfactory quality.

12. LIQUID WASTE DISPOSAL

Liquid waste disposal will be by individual septic systems. Each lot owner will be responsible for the installation of an approved septic system.

13. SOLID WASTE DISPOSAL

There will be no solid waste disposal site within the boundaries of the development. Solid waste collection is available through a private refuse company, or residents can haul their own solid waste to the Bernalillo County Sanitary Land Fill off South Broadway Boulevard S.E.

14. TERRAIN MANAGEMENT

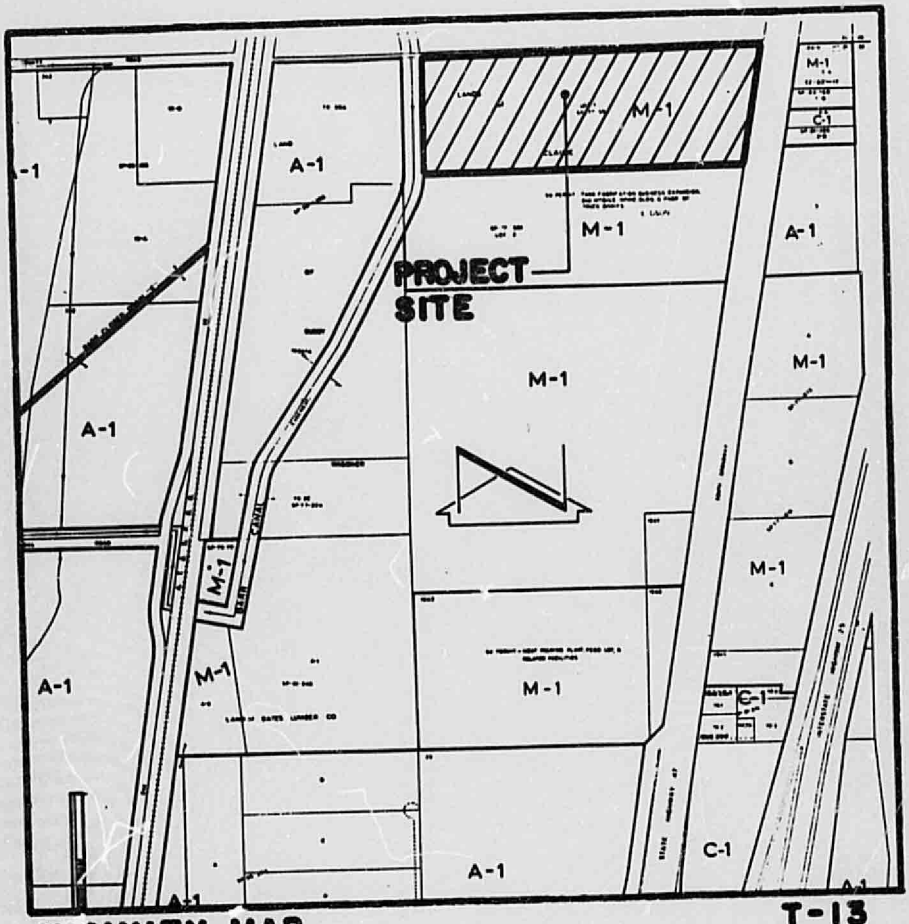
The site slopes from east to west at approximately 2%. The site is bounded on the north by a private road and cattle stockyards. The private road acts as a drainage ditch, therefore, no surface waters enter the subdivision from the north. The site is bounded on the south by a manufacturing plant. This partially developed site slopes to the southwest, therefore, no surface waters enter the site from the south. The site is bounded on the west by the Barr Canal, which acts as a dike intercepting surface runoff from the east. No surface runoff enters the site from the west. The site is bounded on the east by South Broadway Boulevard. The highway acts as a dike allowing surface runoff to enter at the northeast corner of the site via a 54-inch pipe beneath the road. These flows will be channeled along the northern boundary of the site within the limits of the 30-foot drainage easement shown on the Terrain Management Plan. The flow rate entering the site at the northeast corner has been calculated by the New Mexico State Highway Department to be 260 cfs for the 100-year, 6-hour storm.

Individual lots will be graded to drain into a detention pond on each lot. Detention ponds should discharge either to Payne Drive or to the drainage ditch along the south boundary of the property, then west to the Barr Canal. Detention ponds will range in size from 3,500 cubic feet to 4,500 cubic

feet. The individual lots to the south of the proposed street will be graded to drain to the south along the southerly boundary of the subdivision, then west toward the Barr Canal. It is recommended that each building be constructed so that the finished floor elevation is one foot higher than the maximum existing ground elevation within the limits of the building foundation. Individual grading and drainage plans for each lot being developed must be reviewed by the County of Bernalillo in order to obtain permits.

15. SUBDIVISION ACCESS

Access to the subdivision is via State Highway No. 47 (South Broadway) which is adjacent to the east boundary of the subdivision. Internal access is via a paved road maintained by the County of Bernalillo.



VICINITY MAP
SCALE: 1" = 800'±

FIGURE 1

WATER SUPPLY PLAN

WATER SUPPLY PLAN

The following information is presented in accordance with Appendix 'A' of the Bernalillo County, New Mexico Subdivision Ordinance.

1. **NAME OF SUBDIVISION**

   Payne Industrial Park

2. **NAME AND ADDRESS OF SUBDIVIDER**

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

3. **DATE PLAN IS SUBMITTED**

   December, 1985

4. **DISCLOSURE STATEMENT**

   The subdivider's disclosure statement is included with this submittal.

5. **WATER SUPPLY PLAN**

   Prospective owners must provide their own wells. The depth to the principal water bearing strata within the proposed subdivision is approximately 90 feet. A well was drilled on Lot B in August of 1985. The location of the well is noted on the Terrain Management Map. A letter from the well driller is attached confirming the depth. The recommended total depth of wells is about 140 feet below land surface. The pump should be set approximately 10 feet below the principal water bearing strata. Calculations indicate that a 1/2 to 3/4 horse power pump should be sufficient to produce 5 gallons per minute for wells completed as recommended.

   The State Engineer will grant a domestic permit under Section 72-12-1 (NMSA 1978) only to the person, who, in good faith, intends to use the well for domestic and household purposes and the permit is limited to a diversion of 3 acre-feet per annum which may not be used to irrigate more than 1 acre of noncommercial trees, lawn or garden and household or other domestic use. If more than 1 household use per well is proposed, then no more than 1 acre of noncommercial trees, lawn or garden may be irrigated from the well and the total withdrawal from the well shall be metered and limited to 3 acre-feet per year for all uses. In the event two or more wells obtained under provisions of Section 72-12-1 are tied

into the same distribution system, the total withdrawals shall be limited to 3 acre-feet per annum. If the total withdrawal is to exceed 3 acre-feet per annum from any well or group of wells that supply a common system, it will be necessary for the user to obtain existing water rights and transfer them to the well as provided by Section 72-12-7 (NMSA 1978). The well may only be used for domestic purposes. Should the prospective buyer intend to use water in an industrial or commercial process, existing water rights must be obtained and transferred to the well as provided by Section 72-12-7 (NMSA 1978).

6. **SURFACE WATER**

No surface water supply is available to this subdivision.

WATER QUALITY PLAN

WATER QUALITY PLAN

The following information is presented in accordance with Appendix 'B' of the Bernalillo County, New Mexico Subdivision Ordinance.

1. NAME OF SUBDIVISION

   Payne Industrial Park

2. NAME AND ADDRESS OF SUBDIVIDER

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

3. DATE PLAN IS SUBMITTED

   December, 1985

4. DISCLOSURE STATEMENT

   The subdivider's disclosure statement is included with this submittal.

5. WATER SUPPLY

   Water for the subdivision will be provided by the individual property owners; a community water system will not be provided. Water shall be used for domestic purposes only unless additional water rights are obtained and transferred to the property. It is recommended that each property owner obtain his domestic water supply from a well drilled on his lot. The distance between a well and an absorption field or septic tank shall not be less than 100 feet.

6. WATER QUALITY

   A water sample was taken from an existing well located on the property to the immediate south of the subdivision. The location of this well is shown on the Terrain Management Plan. An additional water sample was taken from an existing well on Lot B. Review of the water quality analysis results reveals acceptable ranges of values for all parameters tested. The test results are shown on pages 12 through 13.

7. OTHER RELEVANT INFORMATION

   There is an existing cattle stockyard to the north of this subdivision, directly across the county road. Prospective

owners of Lots A-1 through A-5 should locate their wells approximately 25 feet north of their southern lot line. This will enable the well to be a minimum of 300 feet from the stockyard limits. Additionally, septic tanks and absorption fields should be placed a minimum of 100 feet from a well. Owners of Lots A-6 through A-1 should, therefore, place their wells toward the northern portion of their lots, with the septic tanks and absorption fields located toward the southern portion.

WELL NO. 1

ALBUCHEMIST, INC. Tom Mann Associates

Payne Industrial Park:

Conductivity	570. micromhos/cm
Calcium	3.50 mg/l
Magnesium	<.02 mg/l
Hardness (as CaCO3)	8.74 mg/l
Total dissolved solids	320. mg/l
Iron	0.35 mg/l
Sulfate	77.5 mg/l
Odor	none detected
Color	<2.
Turbidity (NTU)	5.3
Manganese	<0.02 mg/l
Sodium	125. mg/l
Fluoride	1.60 mg/l
Carbonate	3.6 mg/l
Bicarbonate	128. mg/l
Alkalinity (as CaCO3)	109. mg/l
Surfactants (MBAS)	<0.10 mg/l
Nitrate (as N)	<0.01 mg/l
Chloride	32.6 mg/l
pH	8.82

WELL NO. 2 (Lot B) - RG 44140

ALBUCHEMIST, INC.

Tom Mann Associates, Inc., page 2

Payne Subdivision:

Total dissolved solids	444. mg/l
Conductivity (in micromhos/cm).....	690.
pH	7.50
Alkalinity (as $CaCO_3$)	104. mg/l
Carbonate	<1. mg/l
Bicarbonate	127. mg/l
Iron	
Manganese	
Sulfate	66.0 mg/l
Chloride	57.4 mg/l
Fluoride	0.52 mg/l
Color	<2.
Odor	none detected
Turbidity (NTU)	<0.10
Sodium	
Calcium	
Magnesium	
Hardness (as $CaCO_3$)	
Surfactants (as MBAS)	<0.10 mg/l
Nitrate (as N)	5.79 mg/l

COPY

COPY

Revised June 1972

STATE ENGINEER OFFICE

WELL RECORD

Section 1. GENERAL INFORMATION

(A) Owner of well J. Payne DBA J. W. Industries, Inc. Owner's Well No. _____
Street or Post Office Address 2128 Stanford, SE
City and State Albuquerque, N. M. 87106

Well was drilled under Permit No. RG-44140 and is located in the:

a. ____ ¼ ____ ¼ ____ ¼ ____ ¼ of Section 31 Township 9N Range 3E N.M.P.M.

b. Tract No. _____ of Map No. _____ of the _____

c. Lot No. 1 of Block No. _____ of the Lands of Claude Edison Subdivision, recorded in Bernalillo County.

d. X= _____ feet, Y= _____ feet, N.M. Coordinate System _____ Zone in the _____ Grant.

(B) Drilling Contractor Valley Drilling Co., Inc. License No. WD-509

Address 2700 - 2nd St., NW Albuquerque, N.M 87107

Drilling Began 8/12/85 Completed 8/30/85 Type tools Cable Tool Size of hole 7 in.

Elevation of land surface or _____ at well is _____ ft. Total depth of well 131 ft.

Completed well is ☒ shallow ☐ artesian. Depth to water upon completion of well 65 ft.

Section 2. PRINCIPAL WATER-BEARING STRATA

Depth in Feet From	Depth in Feet To	Thickness in Feet	Description of Water-Bearing Formation	Estimated Yield (gallons per minute)
97	131	34	Red clay - layers gravel	20

Section 3. RECORD OF CASING

Diameter (inches)	Pounds per foot	Threads per in.	Depth in Feet Top	Depth in Feet Bottom	Length (feet)	Type of Shoe	Perforations From	Perforations To
5-1/2	Sec.40 PVC						105	125

Section 4. RECORD OF MUDDING AND CEMENTING

Depth in Feet From	Depth in Feet To	Hole Diameter	Sacks of Mud	Cubic Feet of Cement	Method of Placement

Section 5. PLUGGING RECORD

Plugging Contractor _____
Address _____
Plugging Method _____
Date Well Plugged _____
Plugging approved by:
_____
State Engineer Representative

No.	Depth in Feet Top	Depth in Feet Bottom	Cubic Feet of Cement
1			
2			
3			
4			

FOR USE OF STATE ENGINEER ONLY

Date Received

Quad _____ FWL _____ FSL _____

File No. _____ Use _____ Location No. _____

Section 6. LOG OF HOLE

Depth in Feet From	To	Thickness in Feet	Color and Type of Material Encountered
0	15		Sand
15	58		Sand & gravel
58	67		Clay
67	86		Sandy clay - layers gravel
86	97		Gravel
97	131		Red clay - layer gravel

Section 7. REMARKS AND ADDITIONAL INFORMATION

The undersigned hereby certifies that, to the best of his knowledge and belief, the foregoing is a true and correct record of the above described hole.

Justin Gibson
Driller

INSTRUCTIONS: This form should be executed in triplicate, preferably typewritten, and submitted to the appropriate district office of the State Engineer. All sections, except Section 5, shall be answered as completely and accurately as possible when any well is drilled, repaired or deepened. When this form is used as a plugging record, only Section 1(a) and Section 5 need be completed.

LIQUID WASTE MANAGEMENT PLAN

LIQUID WASTE MANAGEMENT PLAN

The following information is presented in accordance with Section 7 of the Bernalillo County, New Mexico Subdivision Ordinance.

1. **NAME OF SUBDIVISION**

   Payne Industrial Park

2. **NAME AND ADDRESS OF SUBDIVIDER**

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

3. **DATE PLAN IS SUBMITTED**

   December, 1985

4. **DISCLOSURE STATEMENT**

   The subdivider's disclosure statement is included with this submittal.

5. **EXISTING WATER AND SEWAGE SYSTEMS**

   A building is currently under construction on Lot B. This building will utilize a well and septic system. Care must be taken to avoid placement of a septic system within 100 feet of a well.

6. **ARROYOS, DRAINAGE AREAS AND SURFACE WATER**

   As shown on the Flood Hazard Boundary Maps prepared by the Federal Emergency Management Agency, a portion of the site currently lies within a 100-year flood hazard plain. Stormwater runoff currently enters the site at the northeast corner of the site, being channelled through a 54-inch pipe beneath South Broadway Boulevard. The runoff currently sheet flows across the site to the west where it ponds and then enters the Barr Canal. As shown by the Terrain Management Plan, an earthen channel will be provided by the subdivider to channelize the flows along the north boundary of the site, thereby restricting the floodplain to the 30-foot public drainage easement as shown.

7. **SOIL DEPTH**

   Based on the soil survey which appears in the Terrain Management Plan, soil depth is six feet or more.

8. **SOIL CLASSIFICATION AND PERCOLTAION**

The soil present within the proposed subdivision is discussed in more detail in the Terrain Management Plan. The soil present is of the Bluepoint Series, which is described by the U.S.D.A. as a loamy fine sand and loamy sand.

Three percolation tests were run within the subdivision. The results and locations of these tests are included at the back of this section. The test results indicated a rapid percolation rate (less than 1.67 min/inch).

9. **HIGH WATER TABLE**

The seasonal high water table in the vicinity of the subdivision is expected to be a minimum of twenty feet below the land surface. This information is based on a series of test holes dug on April 9, 1985 by Sergent, Hauskins & Beckwith, Consulting Geotechnical Engineers.

10. **NATURAL GROUND SLOPE**

The majority of the ground within the subdivision slopes from east to west at approximately 2%.

11. **FLOOD FREQUENCY**

The subdivision lies within a 500-year floodplain as designated by the Federal Emergency Management Agency. The subdivision does not lie within a 100-year floodplain as determined by the Federal Emergency Management Agency. There is, however, a 100-year floodplain within the dedicated 30' drainage easement as shown on the Terrain Management Plan. Construction of the channel will remove the lots from the 500-year floodplain.

12. **LIQUID WASTE DISPOSAL SYSTEM**

The system of individual liquid waste disposal that is proposed for use by prospective purchasers is a standard septic tank-absorption field system. Each system proposed for construction by future landowners will require review and permit by the Bernalillo County Environmental Health Department.

A soil classification chart from the Bernalillo County Subdivision Ordinance is shown on page 19. Based on a soil depth greater that six feet, a percolation rate of 1.67 min/inch, a seasonal high water table of twenty feet or greater, a ground slope of 2%, and no flooding potential, the site is well suited for onsite sewage disposal into the soil.

Septic tank guidelines to be followed by the lot owner have been included at the back of this section.

SOIL GROUPS

SOIL CHARACTERISTICS	A_1	A_2	C	D
	SLIGHT LIMITATIONS		MODERATE LIMITATIONS	SEVERE LIMITATIONS
1. SOIL DEPTH (Depth to Bedrock in Feet)	MORE THAN 6 AND	MORE THAN 6 AND	4 - 6 OR	LESS THAN 4 OR
2. PERCOLATION RATE (Rate of Percolation of Water into Soil in Minutes per inch	0 - 15 AND	10 - 30 AND	31 - 60 OR	MORE THAN 60 OR
3. SEASONAL WATER TABLE IN FEET	MORE THAN 12 AND	MORE THAN 12 AND	4 - 12 OR	2 - 4 OR
4. SLOPE (Incline of the Land Surface in Feet per 100 feet)	0 - 8 AND	0 - 8 AND	8 - 25 OR	MORE THAN 25 OR
5. FLOODING POTENTIAL (Overflow Frequency in Years)	NONE	NONE	NO MORE THAN 1 IN 25	MORE THAN 1 IN 25
COMBINATIONS OF WATER & SEWER SYSTEMS	**MINIMUM LOT SIZES FOR HOMESITES (acres)**			
COMMUNITY WATER ONSITE SEWAGE DISPOSAL	.50 Acre	.75 Acre	1.00 Acre	NO ONSITE SEWAGE DISPOSAL INTO SOIL
ONSITE WATER ONSITE SEWAGE DISPOSAL	.75 Acre	1.00 Acre	1.25 Acre	NO ONSITE SEWAGE DISPOSAL INTO SOIL

The minimum lot size required for the location of an individual liquid waste disposal system is determined by the most limiting soil group under which any soil characteristic falls.

Septic Tank Construction Guidelines

General

A. Septic tank plans submitted to the Administrative Authority for review and approval shall be certified by an independent laboratory and/or a New Mexico Registered Engineer. In addition to these specifications, septic tanks shall conform to applicable provisions of the latest New Mexico Mechanical Board's revision of the Uniform Plumbing Code.

Structural

A. Concrete Septic Tanks

1. Precast (to be monolithic)

   a. Minimum concrete thickness and reinforcement.

      (1) Walls: 2 1/2 inches in thickness with 6 by 6 by 10-10 Remesh, 2,500 #PSI

      (2) Floors: 3 inches in thickness with 6 by 6 10-10 Remesh, 2,500 # PSI

      (3) Covers: 3 inches in thickness with 6 by 6 10-10 Remesh, 3,000 # PSI and #4 Rebars spaced at one foot intervals across the width of the tank.

      (4) Unreinforced concrete shall be at least 5" thick, and have the compressive strength as shown in (1), (2) and (3) above.

   b. Floors must be an integral part of the tank.

   c. Where sections are used, tongue and groove joints shall be used and shall be provided with an approved sealer.

2. Poured-in-place tanks must be designed and certified by a New Mexico Registered Architect or Engineer.

3. Concrete Block

   a. Minimum concrete thickness and reinforcement.

      (1) Walls: 8 inch block filled with concrete, sealed internally with an approved sealer. Walls to be tied to floor at each wall joint with #4 Rebars

      (2) Floors: 4 inches in thickness with 6 by 6 by 10-10 Remesh and 12 #4, with one bar 8" from each side of all corners, with at least 10" embedded in the floor & with a 90' bend

(3) Covers: to extend at least 10" into the wall. 5 inches in thickness with 6 by 6 by 10-10 Remesh, 3,000 PSI.

E. Septic Tanks; Fiberglass, Reinforced Plastic.

1. The septic tank shell, including the ends, shall have a minimum thickness of three-sixteenths inch (0.188").

2. Access and Inspection Hole Covers: Approved fasteners not subject to deterioration by liquids or gases normally present in septic tank systems, shall be provided for each access and inspection hole cover to assure that the covers will remain in place. All covers shall overlap the hole at least two inches (2") in all directions.

3. Visual Defects: Each tank shall be as free as commercially practicable from visual defects such as foreign inclusions, dry spots, air bubbles (particularly near the surface), pimples and delamination. The inner and outer surfaces of the tanks shall be free from cracks and crazing or other defects likely to affect service adversely, and shall have a smooth continuous finish with no exposed fibers. For maximum durability, it is important that both inner and outer surfaces have a continuous resin rich surface and that no fibers be exposed either directly from cracks, porosity or holes, or indirectly through bubbles that may break and expose fibers.

4. Materials of Construction: Each tank shall be constructed of reinforced polyester or other approved resin. Reinforcement may be fiberglass woven fabric, chopped strand mat, loose filament, roving or rope. Fiberglass reinforcement shall be treated with a coupling agent that will provide a compatible bond between the resin and the fiberglass.

   Reinforcement may be applied continuously during the spray application procedure by the spray equipment being utilized, or by a hand laminating procedure between spray applications. There shall be no less than 30 percent (30%) fiberglass reinforcement materials and no less than 70 percent (70%) resin by weight used in the construction of each tank. This provision is intended to allow up to 5 percent (5%) variation in the use of resin and reinforcement to obtain maximum strength at minimum cost. If filler material is to be used, the type, and the percentage of total tank composition it will represent,

shall be approved in advance of tank fabrication. The use of approved filler material shall not exceed 30 percent (30%) by weight.

Each manufacturer shall submit, for review and approval to the Administrative Authority, the following:

a. Manufacturer's data sheets covering all characteristics and properties of the resin, catalyst fiberglass reinforcement material he proposes to use.

b. Complete information on the type of filler materials, if any, he proposes to use.

c. The percentages, by weight, of resin, reinforcement and filler to be incorporated into the septic tanks supplied under these specifications.

The completed tank shall be watertight below the high water level and shall remain watertight under the maximum conditions of stress produced under the loads described in Section Five (5) below.

5. Minimum Strength and Test Requirements: Each tank shall be so constructed that the following requirements will be met. (All tests are to be conducted with the tank at a temperature between sixty-five (65) and eighty (80) degrees Fahrenheit).

a. Hardness: The Barcol hardness of tanks shall not be less than thirty-five (35) units or exceed fifty-five (55) units determined by use of a "Barcol Impressor" (Barber Colman Model GYZJ 934-*) following the procedures set forth in ASTM - 2583 and any revisions.

b. Vacuum: There shall be no permanent distortion or failure when tanks are sealed and evacuated to a vacuum of V inches of mercury, where V is equal to the maximum depth of earth cover in feet recommended by the manufacturer but not less than three feet (3').

c. Static Pressure: There shall be no permanent distortion or failure when tanks are statically loaded in accordance with the following procedure:

Bed the top of an empty tank in dry sand to a depth not exceeding four inches (4") below ground level. The tank shall be oriented as for service. Determine the maximum plan cross-section area and load the top segment of the tank with sand

bags to a total weight in pounds equal to: 420 x A.

Where A is the plan cross-section area in square feet, the bags should be distributed as uniformly as possible over all the surface of the tank above the plane of maximum area, with the exception of the manhole cover, which should be left unloaded.

d. Number of Tanks to be Tested: It is not the intention of these guidelines that each tank manufactured under these guidelines be tested. Testing of representative samples of the tanks delivered is required. A statement certifying the gross weight of each tank tested shall be included. Testing shall be accomplished by an approved materials testing laboratory, and all test results shall be certified by a registered engineer.

No tank delivered shall differ in gross weight by more than 10 or -5 percent, from the weight of tanks which have been subjected to the tests required above.

SOLID WASTE MANAGEMENT

SOLID WASTE MANAGEMENT

The following information is presented in accordance with Appendix D of the Bernalillo County, New Mexico Subdivision Ordinance.

1. NAME OF SUBDIVISION

   Payne Industrial Park

2. NAME AND ADDRESS OF SUBLIVIDER

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

3. DATE PLAN IS SUBMITTED

   December, 1985

4. DISCLOSURE STATEMENT

   The subdivider's disclosure statement relating to solid waste management is included with this submittal.

5. Solid waste removal will be a the lot owner's expense. A private refuse company services the area surrounding the subdivision. The company is Rio Carting, located at 506 Rio Rancho Road, Rio Rancho, New Mexico. Solid waste is dumped at a public sanitary landfill.

6. COLLECTION AND DISPOSAL EQUIPMENT

   Rio Carting will utilize dump vehicles. Schedules for pickup will be arranged by the developer.

7. REFUSE COLLECTION WORK FORCE

   It is assumed that the private refuse company employs an adequate number of employees to serve their clients.

8. WATER TABLE

   Since all disposal sites that would be used are operated under the authority of a public governing body, their operation should meet all standards imposed by the appropriate regulations within each jurisdiction.

9. **ACCESS**

Access to the landfills is by paved public roads.

10. **OTHER RELEVANT INFORMATION**

Since disposal sites that would be used are public and are managed by an appropriate governing body, the regulations enforced by each jurisdiction pertaining to their locations and methods of operations would apply.

TERRAIN MANAGEMENT PLAN

TERRAIN MANAGEMENT PLAN

The following information is presented in accordance with Appendix E of the Bernalillo County, New Mexico Subdivision Ordinance.

1. NAME OF SUBDIVISION

   Payne Industrial Park

2. NAME AND ADDRESS OF SUBDIVIDER

   Jim Payne
   c/o J. W. Industries
   2128 Stanford Drive S.E.
   Albuquerque, New Mexico 87106

3. DATE PLAN IS SUBMITTED

   December, 1985

4. DISCLOSURE STATEMENT

   The subdivider's disclosure statement relating to terrain management is included with this submittal.

5. MAPS

   A single map is included with this submittal. This map shows the following:

   1. A vicinity map taken from the Bernalillo County Zone Atlas.

   2. A subdivision map showing the subdivision boundary, existing contours at 2'-0" intervals, proposed lot and street layout, finished street grades at 2'-0" intervals, and other proposed improvements and pertinent topographic features.

6. OTHER RELEVANT INFORMATION

   No areas are intended for revegetation. There are no areas intended for devegetation except those necessary for road construction, and drainage channelization.

7. HYDROLOGIC COMPUTATIONS

The calculations which appear herein analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual (DPM), Volume II. The method set forth in the DPM is applicable in the greater Albuquerque Metropolitan area, and, therefore, is appropriate for the proposed subdivision.

The site slopes from east to west at approximately 2%. The site is bounded on the north by a private road and cattle stockyards. The private road acts as a drainage ditch, therefore, no surface waters enter the subdivision from the north. The site is bounded on the south by a manufacturing plant. This partially developed site slopes to the southwest, therefore, no surface waters enter the site from the south. The site is bounded on the west by the Barr Canal, which acts as a dike intercepting surface runoff from the east. No surface runoff enters the site from the west. The site is bounded on the east by South Broadway Boulevard. The highway acts as a dike allowing surface runoff to enter at the northeast corner of the site via a 54-inch pipe beneath the road. These flows will be channeled along the northern boundary of the site within the limits of the 30-foot drainage easement shown on the Terrain Management Plan. The flow rate entering the site at the northeast corner has been calculated by the New Mexico State Highway Department to be 260 cfs for the 100-year, 6-hour storm.

Individual lots will be graded to drain into a detention pond on each lot. Detention ponds should discharge either to Payne Drive or to the drainage ditch along the south boundary of the property, then west to the Barr Canal. Detention ponds will range in size from 3,500 cubic feet to 4,500 cubic feet. The individual lots to the south of the proposed street will be graded to drain to the south along the southerly boundary of the subdivision, then west toward the Barr Canal. It is recommended that each building be constructed so that the finished floor elevation is one foot higher than the maximum existing ground elevation within the limits of the building foundation. Individual grading and drainage plans for each lot being developed must be reviewed by the County of Bernalillo in order to obtain permits.

GROUND COVER INFORMATION

1. From SCS Bernalillo County Soil Survey:

   Bluepoint Series
   Hydrologic Soil Group A

2. Existing Condition

   A_{total} = 29.1 Ac

   $A_{impervious}$ = 0

   % impervious = 0

   C = 0.16 (DPM Plate 22.2 C-1)

3. Developed Condition

   A_{total} = 29.1 Ac

   % impervious = 75% (assumed)

   C = 0.60 (DPM Plate 22.2 C-1

4. Rational Method

   A. Discharge: Q = CiA

      where C varies

      $i = P_6(6.84)T_c^{-0.51} = 4.58$ in/hr

      P_6 = 2.2 in (DPM Plate 22.2 D-1)

      L = 2,050'

      Δelev = 4,994 - 4,926 = 68'

      s = 68/2,050 = 3.3%

      T_c = 10.3 min (by Kirpich Equation)

      A = area, acres

   B. Volume: $CP_6A(1/12)$

      where C varies

      P_6 = 2.2 in (DPM Plate 22.2 D-1)

      A = area, sf

Existing Condition

$Q_{100} = CiA = 0.16(4.58)(29.1) = 21.3$ cfs
$V_{100} = CP_6A(1/12) = 0.16(2.2)29.1(1/12) = 37,200$ cf

Developed Condition

$Q_{100} = CiA = 0.60(4.58)(29.1) = 80.0$ cfs
$V_{100} = CP_6A(1/12) = 0.60(2.2)(29.1(1/12) = 139,400$ cf

Comparison

$\Delta Q_{100} = 80.0 - 21.3 = 58.7$ cfs (increase)
$\Delta V_{100} = 139,400 - 37,200 = 102,200$ cf (increase)

5. Channel Capacity

Manning Equation:

$Q = 1.49/n\ A\ R^{2/3}\ S^{1/2}$

where n = Manning coefficient = 0.030

A = Cross-sectional area = (26+20)/2 x 1.5 = 34.5

R = Hydraulic radius = A/P = 34.5/25.2 = 1.37'

P = Wetted perimeter = 25.2 ft

S = 3.3% (average)

$Q = 1.49/0.030\ (34.5)\ 1.37^{2/3}\ (0.033)^{1/2} = 384.0$ cfs

8. <u>SUBSURFACE WATER</u>

The seasonal high water table is expected to be a minimum of twenty feet below the land surface.

9. <u>UTILITIES</u>

The subdivider intends to provide underground telephone, electrical and gas service in the easements shown.

10. <u>CONSTRUCTION SCHEDULE</u>

The subdivider intends to provide the improvements as shown on the Terrain Management Plan approximately 60 days from the date of final plat approval. Electric, telephone and gas service will be available at that time.

11. LEGAL DESCRIPTION

A certain tract of land located within Bernalillo County, New Mexico, comprising Lots A through D, Lands of Claude Eidson, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 13, 1985 (C28-163), and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described being a point on the east right-of-way line of the Barr Canal thence N 00°09'05" W a distance of 630.02 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 02°08'36", R = 633.70 feet, and L = 23.70 feet along said right-of-way line; thence N 89°50'55" E a distance of 10.00 feet along said right-of-way line; thence N 89°57'00" E a distance of 1,989.49 feet to a point on the west right-of-way line of New Mexico State Road No. 47; thence S 89°50'55" W a distance of 662.33 feet along said right-of-way line; thence S 89°54'42" W a distance of 1,883.86 feet to the point of beginning and containing 29.1010 acres more or less.

12. SUBDIVISION DATA

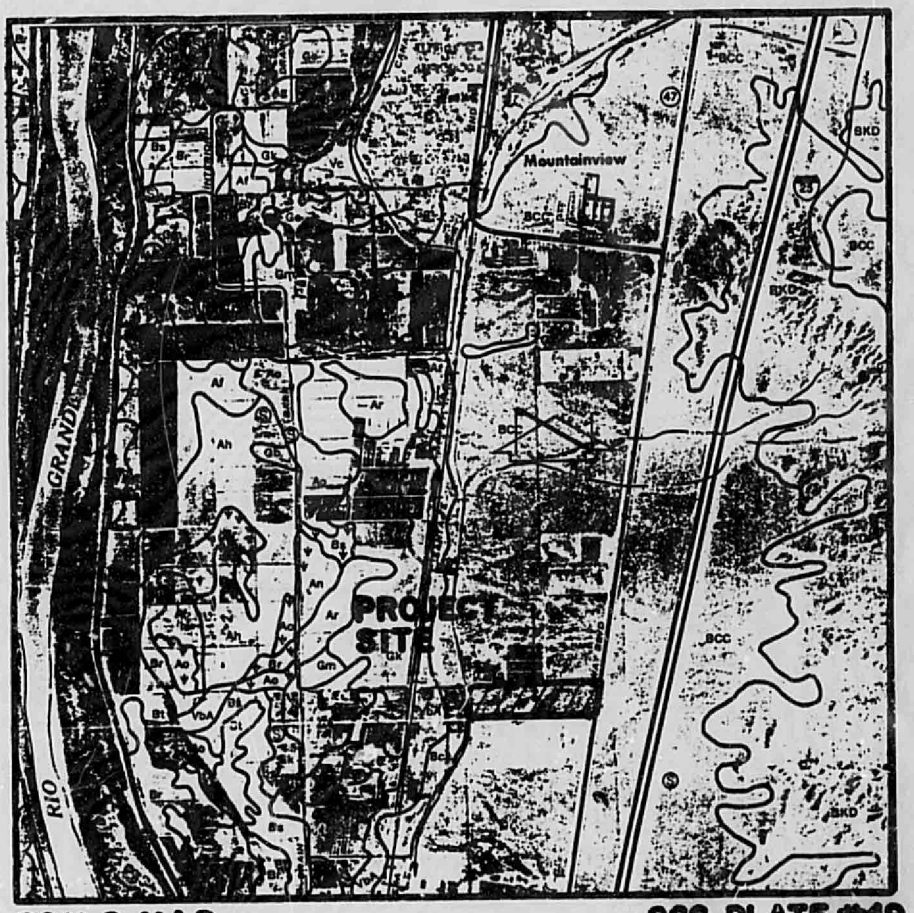
The subdivision contains 11 lots. The smallest parcel is 1.59 acres.

13. SOILS

The U.S. Soil Conservation Service Soil Survey for Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico indicates that the Bluepoint Soil has only "slight limitations to septic tank absorption fields, dwellings without basements, and local roads." It is anticipated that the existing soils on the site are suitable for the intended purposes.

Recommendations for a building foundation support are contained in a report prepared by Sergent, Hauskins & Beckwith, Consulting Geotechnical Engineers, 4700 Lincoln Road N.E., Albuquerque, New Mexico 87109.

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