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A14/D4A1

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City of Albuquerque

P.O BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 8, 1993

Jake Bordenave
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

RE: ENGINEER CERTIFICATION FOR HOMEBASE (A14-D4A1) CERTIFICATION STATEMENT DATED 10/24/92 & 2/24/93.

Dear Mr. Bordenave:

Based on the information provided on your March 4, 1993 resubmittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Assistant

BJM/dl/WPHYD/3327

xc: Alan Martinez
File

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Home Base ZONE ATLAS/DRAINAGE FILE # A14/D4A1

LEGAL DESCRIPTION: Tracts D4G to D4L, Suvan Bar Ranch

CITY ADDRESS: SR 528

ENGINEERING FIRM: Bordonava Designs CONTACT: J. Bordonava

ADDRESS: P.O. Box 91194, 87199 PHONE: 823-1344

OWNER: Home Base CONTACT:

ADDRESS: PHONE:

ARCHITECT: de la Torre/Rainhart CONTACT: J. de la Torre

ADDRESS: 7108 Academy NE 87109 PHONE: 828-9611

SURVEYOR: Surv-Tek CONTACT: G. Hugg

ADDRESS: 5643 Paradise Blvd NW 87114 PHONE: 897-3366

CONTRACTOR: Sajnos Corp CONTACT: E. Sims

ADDRESS: 2906 Broadway NE 87107 PHONE: 345-8591

PRE-DESIGN MEETING:

___ YES DRB NO. ___

___ NO EPC NO. ___

___ COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. ___

RECEIVED MAR - 4 1993 HYDROLOGY

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADE & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APP.

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUDATION PERMIT APPROVAL

X CERT. OF OCCUPANCY APPROVAL

___ ROUGH GRADE PERMIT APPROVAL

___ GRADING/PAVING PERMIT APP.

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 03/03/93

BY: [signature]

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Home Base ZONE ATLAS/DRAINAGE FILE # A14/D48/

LEGAL DESCRIPTION: Tract D-4-G & Tracts D-4-I thru D-4-L, Seven Bar Ranch

CITY ADDRESS: SR 528

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 87199 PHONE: 823-1344

OWNER: Home Base CONTACT: J. Lewis

ADDRESS: 140 Orangefair Mall, Suite 100 PHONE: (714) 44 - 0171

ARCHITECT: de la Torre/Rainhart CONTACT: J. de la Torre

ADDRESS: 7801 Academy NE Bldg 2, Ste 200 87109 PHONE: 828-9611

SURVEYOR: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 PHONE: 823-1344

CONTRACTOR: James Corp CONTACT: E. Sims

ADDRESS: 7906 Broadway NE 87107 PHONE: 345-8591

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 92-0115

EPC NO. _____

PROJECT NO. _____

RECEIVED HYD

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADE & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

VERBAL CMTS ON 1/15/93

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APP.

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUDATION PERMIT APPROVAL

X CERT. OF OCCUPANCY APPROVAL

___ ROUGH GRADE PERMIT APPROVAL

___ GRADING/PAVING PERMIT APP.

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 01/08/93

BY: [signature]

REV10/85

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 3, 1992

CERTIFICATE OF COMPLETION AND ACCEPTANCE

RECEIVED
DEC - 8 1992
HYDROLOGY DIVISION

Joan Hill
Waban, Inc.
140 Orangefair Mall
Fullerton, CA 92632

RE: PROJECT NO. 4284.91, Seven Bar Ranch Homebase, (MAP NO. A-14)

Dear Ms. Hill:

This is to certify that the City of Albuquerque accepts Project No. 4284.91 as being completed according to approved plans and construction specifications. If all required rights-of-way and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 4284.91. If the required rights-of-way and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer. When a final plat has been filed it will be the developer's responsibility to provide the Construction Management Division with a copy, at which time the City will fully accept Project No. 4284.91.

The project is described as follows:

- Construction of entrance to HOME BASE off of Calle Cuervo N.W. including median curb and gutter and concrete fillets and wheelchair ramps. Construction of deceleration lane of N.M. 514 to Home Base including arterial paving sections..

- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Russell B. Givler

Russell. B. Givler, P.E.
City Engineer
Engineering Group
Public Works Department

RBG:/cl

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xc: Bordenave Designs
Sundance Mechanical
Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Martin Barker, Engineering Group, PWD
Steve Gonzales, Special Assessments
Sam Hall, Operations Group, PWD
A. N. Gaume, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Engineering Group, PWD
Stuart Reeder, Water/Wastewater Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Lynda Michelle Devanti, Engineering Group, PWD
Richard Zamora, Engineering Group, PWD
Kelly Johnson, Engineering Group, PWD
f/Project 4284.91
f/Warranty
f/Readers

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 1, 1992

Jake Bordenave
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

RE: ENGINEER CERTIFICATION FOR HOME BASE FOR TEMPORARY CERTIFICATE OF OCCUPANCY (A14-D4A1) ENGINEER CERTIFICATION STATEMENT DATED 9/25/92.

Dear Mr. Bordenave:

Based on the information provided on your September 29, 1992 submittal, temporary Engineer Certification for the above referenced site is acceptable.

A thirty day temporary Certificate of Occupancy has been issued. Please be advised that once the listed exceptions have been taken care of, recertification must be submitted for review and approval for permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Assistant

xc: Alan Martinez
File

BJM/dl/WPHYD/3651

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

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AMENDED AND RESTATED
DECLARATION AND GRANT OF RECIPROCAL EASEMENTS

THIS AMENDED AND RESTATED DECLARATION AND GRANT OF RECIPROCAL EASEMENTS ("Declaration") is made and executed as of this 25th day of June, 1992, by and between C.C. LIMITED, a New Mexico limited partnership, its successors or assigns, whose address is c/o A. Rolfe Black, 10200 Corrales Road, N.W., Suite E-3, Albuquerque, New Mexico 87048 ("CCL") and CORRALES SHOPPING CENTER, LTD., a New Mexico limited partnership, its successors or assigns, and whose address is c/o A. Rolfe Black, 10200 Corrales Road, N.W., Suite E-3, Albuquerque, New Mexico 87048 ("CSC") (collectively and including all successors or assigns, as owners of all or any portion of the property covered by this Declaration, hereinafter referred to as the "Parties" or, individually, as a "Party") which amends in its entirety the Declaration and Grant of Reciprocal Easements recorded in the office of the Bernalillo County Clerk on June 5, 1992 as Document No. 09253534.

R E C I T A L S:

A. CCL is the fee owner of the real property located within the City of Albuquerque, New Mexico, described on Exhibit "A", attached hereto and incorporated herein by this reference ("CCL Property").

B. CSC is the fee owner of the real property located within the City of Albuquerque, New Mexico, described on Exhibit "B", attached hereto and incorporated herein by this reference ("CSC Property"). The CCL Property and the CSC Property are hereinafter referred to as the "Properties".

C. Subsequent to recordation of this Amended and Restated Declaration and Grant of Reciprocal Easements and simultaneous therewith CCL will convey a portion of the CCL Property to Waban Inc., a Delaware corporation or an affiliate corporation of Waban Inc. ("Waban").

D. In connection with the previous subdivision of the CCL Property into Tracts D-4-G thru D-4-L (these tracts along with Tract A-1-1-A (the tract designation for the CSC Property) and any tracts resulting from further subdivision of these tracts shall be referred to as "Subtract" or "Subtracts") the Parties had executed and recorded a Declaration and Grant of Reciprocal Easements to grant to each other certain easements for vehicular and pedestrian access, ingress and egress, utilities, drainage, and for the encroachment of a proposed structure on a portion of the CSC Property for the benefit of the CCL Property which they now desire to revise to include provisions setting forth the maintenance obligations for certain drainage facilities.

SEP 30
HYDROLOGY

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NOW, THEREFORE, in consideration of the benefits and burdens relative to the Properties created hereby and the convents and agreements set forth herein, the parties agree as follows:

1. Establishment of Easements.

1.1 Grant of Easements by CCL. CCL, as the owner of the CCL Property, hereby declares, establishes, grants and conveys for the benefit of CSC and the CSC Property for the use by CSC, and its tenants, employees, agents subtenants, licensees, contractors, guests, occupants, invitees and/or permittee (collectively, the "CSC Permittee"), the following perpetual, non-exclusive easements, the precise location and use of which easements are hereby described as follows:

(a) A non-exclusive easement (the "CCL Access Easement") for ingress and egress by vehicular and pedestrian traffic (but specifically excluding trucks and delivery vehicles) over and across the driveway access points and the driveway areas and the drive isles of the CCL Property, as the same may be, from time to time, constructed, configured and maintained. The construction, configuration and maintenance, from time to time, of the portion of the CCL Property which constitutes this easement shall be in the sole and absolute discretion of the owner of the CCL Property. Notwithstanding anything to the contrary herein contained, CCL shall have the absolute right at its sole and absolute discretion, to restrict access to the CCL Access Easement area upon its property during periods of construction or repair upon its property. The CCL Access Easement does not include any reciprocal or other parking rights, it being expressly understood and agreed by the parties that the CCL Access Easement is for the purpose of ingress and egress by vehicular and pedestrian traffic only and not for parking purposes. CCL covenants and agrees that no fence or other structure or barrier which would unreasonably percent or obstruct the passage of pedestrian or vehicular traffic for the purposes herein permitted shall be erected or permitted within or across the easement area.

(b) A non-exclusive utility easement (the "CCL Utility Easement") over the paved areas existing from time to time over the CCL Property, except Tract D-4-G, for the installation, maintenance, repair and replacement of telephone or electrical conduits or systems, gas mains or other public utility facilities necessary for the development and operation of the CSC Property.

(c) A non-exclusive easement (the "CCL Storm Drain Easement") over the certain portion of the CCL Property

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depicted on Exhibit "C" ("Storm Drainage Easement Area") attached hereto and by reference made a part hereof for the installation and maintenance of a storm drain line together with the installation of two surface storm drains to be located within the Storm Drainage Easement Area.

(d) An easement (the "CCL Surface Drainage Easement") over that portion of the CCL Property depicted on Exhibit "C" attached hereto and incorporated herein by this reference (the "CCL Surface Drainage Easement") for the purpose of providing the CSC Property with surface drainage over the paved areas existing from time to time on the CCL Surface Drainage Easement Area (specifically excluding any existing or future building improvements or other structures located thereon). In the event of the expansion of existing improvements or the construction of new improvements on the CCL Surface Drainage Easement area the CCL Surface Drainage Easement shall not be adversely affected, although the parties acknowledge that the drainage pattern over the CCL Property may be changed pursuant to such construction or expansion.

1.2 Grant of Easement by CSC. CSC, as the owner of the CSC Property, hereby declares, establishes, grants and conveys for the benefit of CCL and the CCL Property for the use by CCL, and its tenants, employees, agents, subtenants, licensees, contractors, guests, occupants, invitees and/or permittee (collectively, the "CCL Permittee"), the following perpetual, non-exclusive easements, the precise location and use of which easements are hereby described as follows:

(a) A non-exclusive easement (the "CSC Access Easement") for ingress and egress by vehicular and pedestrian traffic (but specifically excluding trucks and delivery vehicles) over and access the driveway access points and the driveway areas and the drive isles of the CSC Property, as the same may be, from time to time, constructed, configured and maintained. The construction, configuration and maintenance, from time to time, of that portion of the CSC Property which constitutes this easement shall be in the sole and absolute discretion of the owner of the CSC Property. Notwithstanding anything to the contrary herein contained, CSC shall have the absolute right in its sole and absolute discretion , to restrict access to the CSC Access Easement area upon its property during periods of construction or repair upon its property. The CSC Access Easement does not include any reciprocal or other parking rights, it being expressly understood and agreed by the parties that the CSC Access Easement is for the purpose of ingress and egress by vehicular and pedestrian traffic

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only and not for parking purposes. CSC covenants and agrees that no fence or other structure or barrier which would unreasonably prevent or obstruct the passage of pedestrian or vehicular traffic for the purposes herein permitted shall be erected or permitted within or across the easement area.

(b) A non-exclusive easement (the "CSC Building Encroachment Easement") over that portion of the CSC Property depicted on Exhibit "D" attached hereto and incorporated herein by this reference for the purpose of the encroachment of an overhang from the building to be constructed on the adjacent CCL Property, together with the right of ingress and egress over the CSC Building Encroachment Easement for the purpose of maintenance of the encroachment.

(c) A non-exclusive easement (the "CSC Storm Drain Easement") over the certain portion of the CCL Property depicted on Exhibit "C" ("Storm Drainage Easement Area") attached hereto and by reference made a part hereof for the installation and maintenance of a storm drain line together with the installation of two surface storm drains to be located within the Storm Drainage Easement Area.

The above-reference easements shall hereinafter sometime individually be referred to as the "Easement" and shall collectively be referred to as the "Easements" and the areas where the Easements are located shall be individually referred to as an "Easement Area" and shall be collectively referred to as the "Easement Areas".

1.2 General Management of Easement Areas.

(a) No Obstruction. Except as specifically provided in this Declaration, no Party nor any of such Parties' Permittee' shall obstruct in any manner any portion of an Easement Area in any way which will impair the continuous and uninterrupted use of any Easement Area for the purposes set forth in this Declaration.

(b) No Charges. No party shall collect, attempt to collect or permit the collection of any charge for access to or through any portion of any Easement Area located on the properties.

1.3 Reasonable Care. The Parties shall each exercise reasonable care in the use and enjoyment of the Easement Areas and in exercising any of their respective rights under the Easements. The Parties shall not utilize portions of the other Parties' Property other than the

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Easement Areas without obtaining the prior written approval of the other Party, which approval may be withheld in the sole discretion of the other Party.

2. Maintenance and Use of Easement and Utility Areas.

2.1 Access Easements

(a) Maintenance of the CCL Access Easement and CSC Access Easement, whether ordinary or extraordinary, capital or expense in nature, major or minor of such Easement Area and all improvements constructed thereon shall be performed by the Party owning the Property on which such maintenance and repair work is required, at such Party's sole cost and expense. All such work shall be performed in such manner and at such intervals by the Parties of the properties covered by the Easement Area as shall be required to at all times maintain such Easement Area in a first class condition throughout the term of the Easement. Without limiting the generality of the foregoing, each Party shall perform the following work as often as shall be required to so maintain such Easement Area:

(i) Re-pave, re-brick and re-stripe, as appropriate, that portion of the Easement Area on its property;

(ii) Repair, re-paint and otherwise maintain all improvements now or hereafter located on such portion of the Easement Area; and

(iii) Remove all trash and other obstacles or impediments from such portion of the Easement Area.

2.2 Use of Utility Easements

(a) CSC in their use of the CCL Utility Easement hereby acknowledge and agree that the exercise of such Easements at all times shall be in such a manner as to cause the least interference with the normal operation of the CCL Property by CCL and shall further acknowledge, that except in an emergency, the right of CSC, to enter into the Easement areas located on the CCL Property shall be conditioned upon obtaining the prior written consent of CCL, which consent shall not be unreasonably withheld. All such construction, to the extent possible, shall be installed and maintained below the ground level and surface of such Easement areas. CSC further covenants and agrees that it will, at its sole cost and expense, restore the Easement Area to its condition prior

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Correction

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Easement Areas without obtaining the prior written approval of the other Party, which approval may be withheld in the sole discretion of the other Party.

2. Maintenance and Use of Easement and Utility Areas.

2.1 Access Easements

(a) Maintenance of the CCL Access Easement and CSC Access Easement, whether ordinary or extraordinary, capital or expense in nature, major or minor, of such Easement Area and all improvements constructed thereon shall be performed by the Party owning the Property on which such maintenance and repair work is required, at such Party's sole cost and expense. All such work shall be performed in such manner and at such intervals by the Parties of the properties covered by the Easement Area as shall be required to at all times maintain such Easement Area in a first class condition throughout the term of the Easement. Without limiting the generality of the foregoing, each Party shall perform the following work as often as shall be required to so maintain such Easement Area:

(i) Re-pave, re-brick and re-stripe, as appropriate, that portion of the Easement Area on its property;

(ii) Repair, re-paint and otherwise maintain all improvements now or hereafter located on such portion of the Easement Area; and

(iii) Remove all trash and other obstacles or impediments from such portion of the Easement Area.

2.2 Use of Utility Easements

(a) CSC in their use of the CCL Utility Easement hereby acknowledge and agree that the exercise of such Easements at all times shall be in such a manner as to cause the least interference with the normal operation of the CCL Property by CCL and shall further acknowledge, that except in an emergency, the right of CSC, to enter into the Easement areas located on the CCL Property shall be conditioned upon obtaining the prior written consent of CCL, which consent shall not be unreasonably withheld. All such construction, to the extent possible, shall be installed and maintained below the ground level and surface of such Easement areas. CSC further covenants and agrees that it will, at its sole cost and expense, restore the Easement Area to its condition prior

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to the commencement of construction, including, but not limited to, the replacement of asphalt paving and landscaping.

(b) CCL in their use of the CSC Storm Drainage Easement, CCL Storm Drainage Easement and the CCL Surface Drainage Easement hereby acknowledge and agree that the exercise of such Easements at all times shall be in such a manner as to cause the least interference with the normal operation of the CSC Property by CSC and shall further acknowledge, that except in an emergency, the right of CCL, to enter into the Easement Areas located on the CSC property shall be conditioned upon obtaining the prior written consent of CSC, which consent shall not be unreasonably withheld. All such construction, to the extent possible, shall be installed and maintained below the ground level and surface of such Easement Areas. CCL further covenants and agrees that it will, at its sole cost and expense, restore the Easement Area to its condition prior to the commencement of construction, including, but not limited to, the replacement of asphalt paving and landscaping.

2.3 Drainage Facilities

In order to comply with the City of Albuquerque drainage regulations and to provide satisfactory surface and underground drainage facilities and harmonious enjoyment and development of the Properties, the owner or assigns of the Properties or the owners or assigns of each of the Subtracts and their respective assigns, grantees and successors in interest (the "Subtract Owners") hereby agree to the maintenance and allocation of costs associated with each of the drainage facilities shown on Exhibit "E" attached hereto ("Drainage Facility") as set forth below:

Drainage Facility 1:

The maintenance of this facility shall be performed by the Subtract Owner of Tract D-4-G who is responsible for 76% of the maintenance costs and who shall bill the Subtract Owners of the following tracts for the specified percentage of the remaining maintenance costs which bill is due and payable thirty (30) days after receipt:

Tract D-4-I	14%
Tract D-4-J	7%
Tract D-4-K	3%

Drainage Facility 2:

The maintenance of this facility shall be performed by the Subtract Owner of Tract D-4-G who is responsible for 96% of the maintenance costs and

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who shall bill the Subtract Owners of the following tracts for the specified percentage of the remaining maintenance costs which bill is due and payable thirty (30) days after receipt:

Tract D-4-K	4%

Drainage Facility 3:

The maintenance of this facility shall be performed by the Subtract Owner of Tract D-4-L who is responsible for 100% of the maintenance costs.

Drainage Facility 4:

The maintenance of this facility shall be performed by the Subtract Owner of Tract D-4-G who is responsible for 60% of the maintenance costs and who shall bill the Subtract Owners of the following tracts for the specified percentage of the remaining maintenance costs which bill is due and payable thirty (30) days after receipt:

Tract D-4-I	11%
Tract D-4-J	6%
Tract D-4-K	5%
Tract A-1-1-A	18%

Drainage Facility 5:

The maintenance of this facility shall be performed by the Subtract Owner of Tract D-4-L who is responsible for 100% of the maintenance costs.

Drainage Facility 6:

The maintenance of this facility shall be performed by the Subtract Owner of Tract D-4-G who is responsible for 60% of the maintenance costs and who shall bill the Subtract Owners of the following tracts for the specified percentage of the remaining maintenance costs which bill is due and payable thirty (30) days after receipt:

Tract D-4-I	11%
Tract D-4-J	6%
Tract D-4-K	5%
Tract A-1-1-A	18%

Sums due the Subtract Owner of the tract maintaining the facility shall constitute a valid lien on the real estate and

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improvements of the other tracts who are responsible for the specified percentages and may be foreclosed upon in accordance with governing law. Any sums still due and owing following the thirty (30) day period above shall accrue an interest rate of 1% over the prime rate charged by Citibank, N.A. (Manhattan), from the date of receipt of billing until paid.

2.4. Failure to Maintain. If any Subtract Owner fails to meet his obligation to maintain his Subtract and the improvements thereon in accordance with the requirements set forth in this Declaration, any other Subtract Owner(s) may deliver written notice of such failure to such Subtract Owner. If such Subtract Owner fails to commence with such maintenance within thirty (30) days of the giving of such notice, any other Subtract Owner(s) shall have the absolute and unconditional right, but not the obligation, at any time thereafter to cause to be performed, on behalf of such Subtract Owner, any and all maintenance and/or repair of parking areas, sidewalks or other paved surfaces on any Subtract, maintenance and/or repair of building exteriors, exterior lighting, signs, walls, drainage facilities or other facilities on such Subtract Owner's Subtract, required to be maintained under this Declaration. Notwithstanding the foregoing, with respect to emergency situations, no notice or cure rights need be afforded to a noncomplying owner of a Subtract before another Subtract owner may effectuate a cure described above. The cost of any such maintenance and/or repair shall be charged to, and paid by, the Subtract Owner upon whose Subtract or Subtracts such work was performed within thirty (30) days after the giving of written notice by the other Subtract Owner(s) who caused such work to be performed, to such Owner, setting forth the nature of the work performed, the name and address of the party or parties who performed the work, and the amount of costs incurred for such performance. In the event a Subtract Owner so billed fails to reimburse the other Subtract Owner(s) for the amount of such cost within such thirty (30) day period, then (i) such other Subtract Owner(s) shall have the right to enforce payment by an action at law and/or in equity, and (ii) a lien in favor of such other Subtract Owner(s) shall automatically attach to the Subtract or Subtracts owned by such Subtract Owner in an amount equal to the sum of all unpaid costs billed to such Subtract Owner, plus interest on such amount at the prime rate charged by Citibank, N.A. (Manhattan), from the date of billing until paid, plus any and all attorneys's fees, costs, and disbursements incurred by such other Subtract Owner(s) in collecting the same, enforcing the provisions of this Declaration against such Subtract Owner, and filing and foreclosing such lien. Such other Subtract Owner(s) may file such lien of record, in the form required by law, in the real property records in the county which the Premises are located. Such lien may be foreclosed in the manner provided by applicable law.

2.5. Notice. Any notice, payment, demand, offer, or communication required or permitted to be given by an provision of

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this Declaration shall be deemed to have been sufficiently given or served for all purposes if personally delivered, sent by registered or certified mail, postage and charges prepaid, or by Federal Express or other reputable overnight courier or delivery service, addressed as follows:

Tracts D-4-G or for Drainage Facilities 1, 2 4, 6	HomeBase, Inc. 140 Orangefair Mall, Suite 100 Fullerton, California 92632 Attention: Vice President/Treasurer
Tracts D-4-H, I, J, K, L or for Drainage Facilities 1, 2, 3, 4, 5, 6	C.C. Limited c/o A. Rolfe Black 10200 Corrales Road NW Suite E-3 Albuquerque, New Mexico 87048
Tract A-1-1-A or for Drainage Facilities 4, 6	Corrales Shopping Center, Ltd. c/o A. Rolfe Black 10200 Corrales Road NW Suite E-3 Albuquerque, New Mexico 87048

3. Insurance.

3.1 Public Liability Insurance. Each Subtract Owner shall, at its own cost and expense, pay for and keep or cause to be kept in full force and effect a policy or policies of commercial general liability insurance with coverage limits of not less than One Million Dollars (1,000,000), combined single limit bodily injury, and property damage, liability for each occurrence, insuring against any and all liability of such Subtract Owner with respect to the Easement or arising out of the use of the Easement Areas or related to the exercise of any rights of such Subtract Owner, its occupants, invitees and permittees pursuant to this Declaration (the "Insurance Obligations"). Further, all such insurance shall include coverage for blanket contractual, cross liability and severability of interest clauses, product/completed operations coverage, broad form property damage coverage, and coverage for independent contractors. Each Subtract Owner shall, upon execution hereof and thereafter at least ten (10) days of any written request therefor by the other Subtract Owner, deliver to the other Subtract Owner, a certificate evidencing such insurance. Each Subtract Owner may insure, in whole or in part, under any plan of self-insurance which such Subtract Owner (or the parent, subsidiary or affiliated companies of such Subtract Owner) may, from time to time, have in force and effect provided it shall have a net worth of more than Fifty Million Dollars ($50,000,000).

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3.2 Policy Form. Each policy of insurance provided for herein shall name the other Subtract Owner as an additional insured as its interest appear and shall be for the mutual and joint benefit, and protection of such Parties. Each policy of insurance must contain a provision requiring at least thirty (30) days' notice in writing in advance to all named and additional insured of any cancellation or lapse thereof and the effective date of any reduction in the amounts of insurance.

3.3 Indemnity. To the fullest extent permitted by law, each Party shall defend, indemnify, protect and hold other Party harmless from any and all liability whatsoever on account of any damage, injury, lien, claim or demands arising from the use by the indemnifying Party and its Permittee of the Easements, or related to the breach by the indemnifying Party of its duties and obligations under this Declaration. The obligations to indemnify set forth above shall also include reasonable attorneys' fees.

3.4 At such time as the CCL Property is subdivided and in the event any of the Properties are further subdivided, each successive owner shall be responsible to individually comply with the provisions of this Section 3.

4. General Provisions.

4.1 Compliance with Law. The Parties shall comply with all applicable laws, ordinances, rules, regulations and requirements of all appropriate governmental authorities in connection with the Parties' use and enjoyment of the Easements.

4.2 Easements and Covenants Binding on Successors and Assigns. The Easements and the terms, rights, conditions, restrictions and limitations contained herein with respect thereto shall burden and run with the Properties, shall be appurtenant to and run with the Properties, and shall inure to the benefit of the Properties and any subsequent owner of the Properties and their respective successors and assigns. The benefits and burdens of the Easements and covenants contained in this Declaration shall run with the Properties as covenants and equitable servitudes running with the land.

4.3 Exclusivity. The Easements granted hereunder are non-exclusive and Parties reserve the right to grant other easement rights in and to the Easement Areas, provided that such easement rights shall not substantially interfere with the easement rights granted hereunder.

4.4 Dedication. The provisions of this Declaration shall not be deemed to constitute a dedication for public use nor create any rights to the general public.

SEP 30

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4.5 Enforcement Rights.

(a) Any Party may enforce the provisions of this Declaration (i) by a suit at law for damages for any compensable breach of or noncompliance with any of the terms hereof or for declaratory relief to determine the enforceability of any such terms, (ii) by an action in equity or otherwise for specific performance to enforce compliance with the terms hereof or for any injunction to enjoin the continuance of any breach or violation thereof, or (iii) through any other right or remedy to which such Party may be entitled at law or in equity.

(b) The rights and remedies established under this Declaration shall be deemed to be cumulative; and no one of such rights and remedies shall be exclusive of any other right or remedy which any Party might otherwise have by virtue of the terms of this Declaration or under law. The exercise of any particular right or remedy shall not impair the right to exercise any other right or remedy.

4.6 No Waiver. No waiver of any default hereunder shall be implied from any omission by any Party to take any action in respect to such default, if such default continues or is repeated. No express waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. A waiver of any default in the performance of any provision contained in this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same provision or any other provision contained herein. The consent or approval of any Party to or of any act or request requiring consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar acts or requests.

4.7 Invalidation. The invalidation of any of the provisions contained in this Declaration, or the application thereof to any person by legislation, judgment or court order, shall in no way affect any of the other provisions hereof or the application thereof to any other person, and the same shall remain in full force and effect.

4.8 Mortgagee Protection. A breach of any or all of the terms, conditions, covenants or restrictions of this Declaration shall not defeat or render invalid the lien of any mortgage or deed of trust on any of the Properties, but such terms, covenants, conditions and restrictions shall be binding upon and effective against any parties whose title to such properties, or any portion thereof, is acquired by foreclosure, trustee's sale or otherwise.

RECEIVED SEP 30

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4.9 Attorneys' Fees. In the event of any controversy, claim of dispute relating to this Declaration or any breach thereof, the prevailing Party shall be entitled to recover from the other Party(ies) its reasonable attorneys' fees and costs.

4.10 No Rights in Public. Nothing herein contained shall be deemed to be a gift or a dedication of any portion of any of the Properties to or for the general public or for any public purpose whatsoever, including but not limited to, the tenants and Permittees of any Party, it being the intention that this Declaration shall be strictly limited to and for the purposes herein expressed. The provisions of this Declaration are for the exclusive benefit of the Parties and their Permittees, their successors and assigns, and not for the benefit of any third person, and this Agreement shall not be deemed to have conferred any rights upon any third person.

4.11 General Interpretation.

(a) This Declaration shall be governed by, enforced and construed in accordance with the laws of the State of New Mexico. If any term, provision or condition contained in this Declaration (or the application of any such term, provision or condition) shall to any extent be invalid or unenforceable, the remainder of this Declaration shall be valid and enforceable to the fullest extent permitted by law. The Exhibits attached hereto are hereby incorporated by this reference for all purposes.

(b) When the context in which the words are used herein indicates that such is the intent, words in the singular number shall include the plural and vice verse. All pronouns and any variations thereof shall be deemed to refer to all genders, and the term "Party" shall include natural individuals, associations, trusts, estates and all other forms of business entities. The captions of the Articles and Sections herein are for convenience of reference only and shall not be considered or referred to in resolving questions of interpretation or construction.

(c) In all cases the language in all parts of this Declaration shall be construed simply, according to its fair meaning under New Mexico law. Because all entities who are a party to this Declaration have been represented by counsel in connection with the negotiation and preparation of this Declaration for execution, the language of this Declaration shall not be construed for or against any of the parties hereto, or the party on whose word processing system this Declaration is finally prepared.

RECEIVED SEP 30 HYDROLOGY

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IN WITNESS WHEREOF, this Declaration is executed on the date above.

DECLARANTS:

C.C. Limited, a New Mexico limited partnership

By: Seven Bar Land and Cattle Company, a New Mexico limited partnership, its general partner

By: A. Rolfe Black, general partner

CORRALES SHOPPING CENTER, LTD., a New Mexico limited partnership

By: Seven Bar Land and Cattle, a New Mexico limited partnership, its general partner

By: A. Rolfe Black, general partner

STATE OF NEW ME)
)
COUNTY OF BERNAI)

The foregoi trument was acknowledged before me this 25th day of June 992, by A. Rolfe Black, general partner of Seven Bar Land a le Company, general partner of C.C. Limited.

Sue Dunsworth
Notary Public

OFFICIA
SUE DUN
NOTAR
STATE OF NE
My commission e
My Commission Expires

STATE OF NEW ME)
)
COUNTY OF BERNAI)

The foregoiment was acknowledged before me this 25th day of June 2, by A. Rolfe Black, general partner of Seven Bar Land le Company, general partner of Corrales Shopping Center.

Sue Dunsworth
Notary Public

OFFICI
My Commission Expires
NOTAR
STATE OF N
Commission Expires

RECEIVED
SEP 30 1992
HYDROLOGY DIVISION

25×10 32×10

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0001297

CCL PROPERTY DESCRIPTION

Tract D-4-G thru D-4-L, Seven Bar Ranch, as shown on the replat entitled "Tracts D-4-G thru D-4-L, Seven Bar Ranch, (Being a Replat of Tract D-4-A thru D-4-F), Seven Bar Ranch, Albuquerque, New Mexico" as filed in the office of the Bernalillo County Clerk on June 5, 1992, Document No. 09253678.

EXHIBIT "A"

RECEIVED
SEP 30 1997
HYDROLOGY DIVISION

25×10 32×10

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0001298

CSC PROPERTY DESCRIPTION

Tract A-1-1-A, Seven Bar Ranch, as reflected on the replat for Corrales Center filed and recorded in the office of the Bernalillo County Clerk on September 10, 1980, Vol. C17, Pg. 64.

RECEIVED
SEP 30
HYDROLOGY DIVISION

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
92 JUN 26 PM 4:08
9215 PG 1284-1301
JAMES M. DAVIS
CLERK & RECORDER
DEPUTY

EXHIBIT "B"

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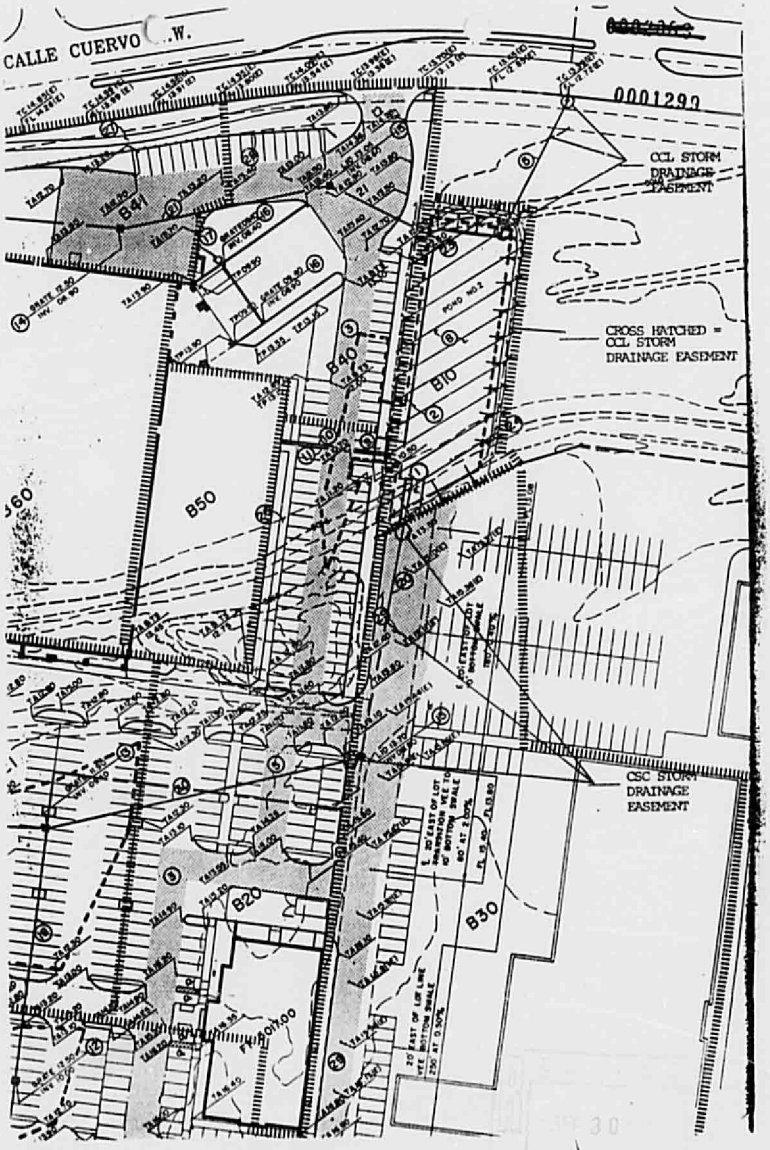

EXHIBIT "C"

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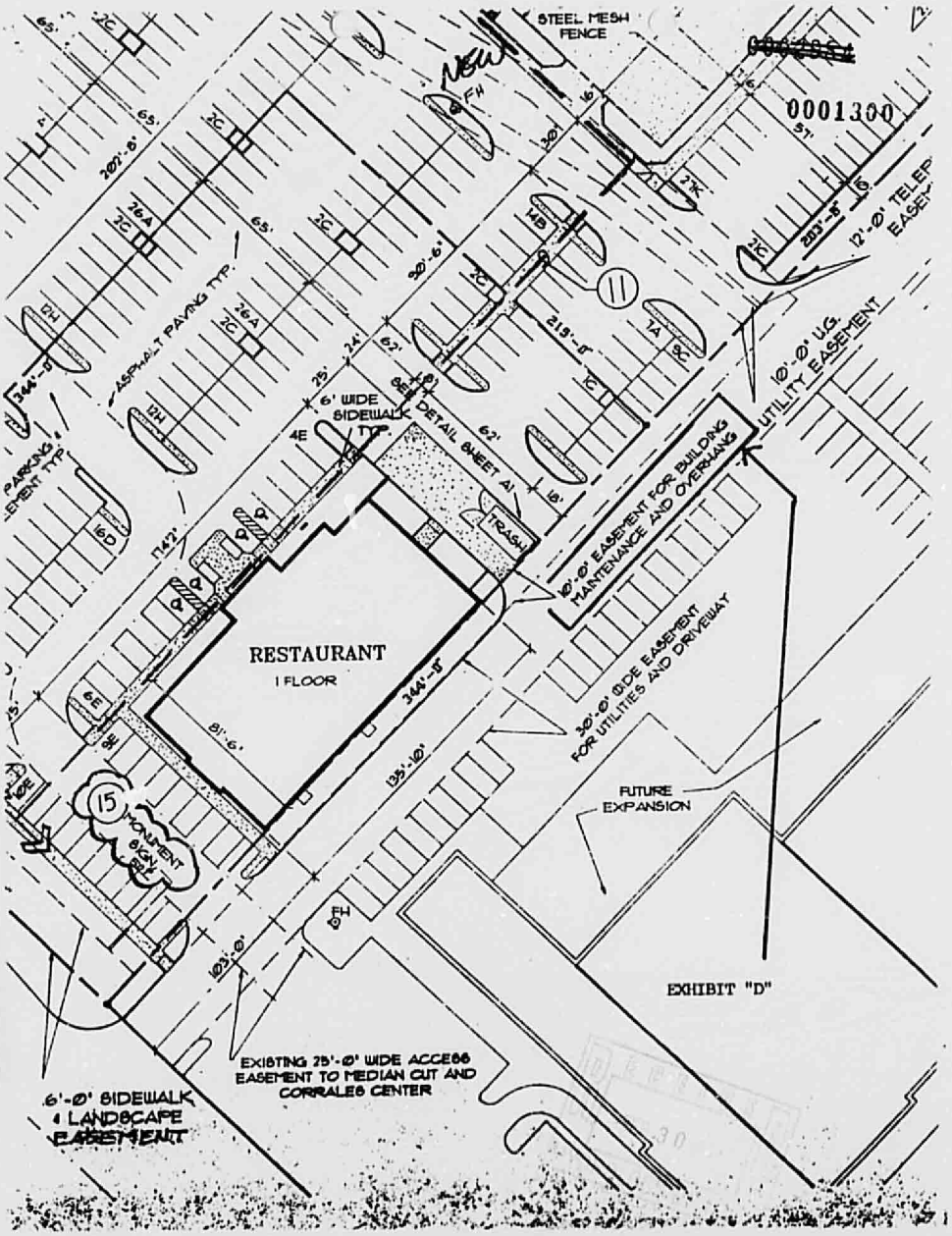

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EXHIBIT E

RECEIVED
SEP 30
HYDROLOGY

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DRAINAGE INFORMATION SHEET

D004A1

PROJECT TITLE: Home Base ZONE ATLAS/DRAINAGE FILE # A14/~~D4C~~

LEGAL DESCRIPTION: TRACT D-4-G & TRACTS D-4-J thru D-4-L, SEVEN BAR RANCH

CITY ADDRESS: SR 528

ENGINEERING FIRM: BORDENAVE DESIGNS CONTACT: J. BORDENAVE

ADDRESS: P.O. Box 91194 87199 PHONE: 823-1844

OWNER: Home Base CONTACT: J. KALETA

ADDRESS: PHONE: (714) 441-0171

ARCHITECT: de la TORRE / RAINHART CONTACT: J. de la TORRE

ADDRESS: 7801 ACADEMY NE. Suite 200 87109 PHONE: 828-9611

SURVEYOR: SURV-TEK CONTACT: G. HUGG

ADDRESS: 5643 PARADISE BLVD NW 87114 PHONE: 897-3366

CONTRACTOR: JAYNES CORP CONTACT: J. BROWN

ADDRESS: 2906 BROADWAY NE 87107 PHONE: 345-8591

PRE-DESIGN MEETING:

X YES DRB NO. 92-0115

___ NO EPC NO. ___

___ COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADE & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APP.

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUDATION PERMIT APPROVAL

X TEMPORARY CERT. OF OCCUPANCY APPROVAL

___ ROUGH GRADE PERMIT APPROVAL

___ GRADING/PAVING PERMIT APP.

___ OTHER ___ (SPECIFY)

RECEIVED SEP 29 1992 HYDROLOGY

DATE SUBMITTED: 09/28/92

BY: RPBarela

REV10/85 10

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FIGURE 6

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

8-3-92 (DATE)

PROJECT NO: 4284.90
ZONE ATLAS: A-14

PROJECT NAME: Home BASE
TUEW BAY - DEGER LANE AM 528 & CALLE CUERVO

TYPE OF PROJECT: AHBA X CIP ___ PWC ___ SAD ___ ALL PRIVATE ___

Contact Person: Jake Bordenave Phone: 823-1344
Firm: Bordenave Designs

Scheduled with the D.R.C. on 8/06 at 1:30 in Conf. Room 302 on the 3rd Floor of the old City Hall Building.

The Project Is Scheduled For:
/ / Design Report Review / / Final Plan Review (Approved Infra. List)
/ / Pre-Design Meeting / / Signoff of Plans (Mylars Required)
/X/ Preliminary Plan Review / / _____

The Project Relates To:
/ / Water / / San. Sewer /X/ Paving / / Storm Drainage / / _____

The Attached Package Includes:
/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

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

On Private Plans: First 8 Receive Prel. Plans--First 5 Receive Final Plans

/D/ Roger Green	Project Review Section	All
/D/ Richard Dourte	Transportation Development	All
/D/ Stuart Reeder	Utility Design	All
/D/ Hydro Repres.	Hydrology	All
/D/ Const. Repres.	Construction	All FINAL
/D/ Bill Coleman	Traffic Operations	All
/M/ Rick Roybal	Construction Coordinator	ALL FINAL
/D/ Dick Salas	Street Maintenance	All
/ / Sergio Miranda	Water -Shutoff Plan: Yes/No	All WATER
/M/ Diane Scena	Parks & Recreation	ALL LANDSCAPING
/ / Sheryl Germack	Transit Department	CIP/Memos
/D/ Joe Luehring	Utility Coordinator	PWC & CIP
/ / Jim Fink	Line Maintenance	CIP/SAS
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD
/ / Brett Locke	Transportation Develop.	CIP/TRANS.
/ / Billy Goolsby	Utility Design	CIP/WATER & SAS
/ / Gene Frey	Project Coordinator	CIP/Memos
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Anita Boulton	PWD/Legal Assistant	SPECIFICATIONS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / _____	_____	_____

RG/tm (WP+123400) Rev. 11/05/91

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D.R.B. Case No. 92-0115

D.R.C. Project No. 4284

Date Submitted : April 13,'92

EXHIBIT "A"

TO

SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.)

REQUIRED INFRASTRUCTURE LISTING

FOR

TRACT D-4-G, SEVEN BAR RANCH

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

TYPE OF IMPROVEMENT	LOCATION
*150' Deceleration lane and approach taper with 6' surface taper and 12:1 horiz. taper. Paving section to match exist.	On north side of S.R. 528 to align with existing entrance on south side of S.R. 528 to Riverwalk.
120' Left turn bay including curb & gutter, median paving & asphalt paving to match exist.	On Calle Cuervo at northwest corner of Tract D-4-G, Seven Bar Ranch.
Ψ **4 Fire hydrants and connecting pipe to existing mains.	Near each corner of the proposed building.
Ψ*Signalization hardware necessary to convert tee intersection to 4-way intersection. This is to be installed upon request of controlling agency.	On S.R. 528 at existing entrance to Riverwalk
Ψ**Reconstruct 8" Waterline and make connections to existing line.	In new easement from west boundary of Corrales Center to west bank of vacated Corrales Main Canal.

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Prepared by: Jean J. Bordenave

Print Name: Jean J. Bordenave

Firm: Bordenave Designs

****

Traffic	5-12-92 Date
Public Works Department, UDD	5-12-92 Date
Parks & Recreation	5/12/92 Date
City Engineer/AMAFCA	5-12-92 Date
DRB Chairman	5/12/92 Date
* New Mexico State Highway & Transportation Department	5/4/92 Date
** New Mexico Utilities, Inc.	5-7-92 Date

ψNOTE: ~~The~~ These items shown on this listing do not require financial guarantees to the City of Albuquerque.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 MAY 20 AM 10: 39

BK 92-11 PG 8866-8875

GLADYS M. DAVIS
CO CLERK & RECORDER

DEPUTY

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

June 11, 1992

Jake Bordenave, P.E.
Bordenave Designs
Post Office Box 91194
Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR HOMEBASE (A-14/D41)
ENGINEER'S STAMP DATED JUNE 10, 1992

Dear Mr. Bordenave:

Based on the information provided on the referenced submittal received June 10, 1992, the plan is acceptable for Building Permit release.

Please be advised that prior to Certificate of Occupancy release, an Engineer's Certification must be submitted and approved by this office.

Along with the Certification submittal, the owner of Tract D-4-H must dedicate a private drainage easement for the pond along with a maintenance covenant. Since the Engineer states that there is a possibility for public waters to enter the pond, the covenant should include the rights for public waters to enter the pond.

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

Cordially,

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Fred Aguirre, City Hydrologist
Greg Foltz, Las Colinas Realty

GA
(WP+3327)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

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Bordenave Designs

RECEIVED
JUN 10 1992
HYDROLOGY DIVISION

June 10, 1992

City of Albuquerque
Public Works Dept., Hydrology Development
P.O. Box 1293
Albuquerque, NM 87103

Attn: Mr. Gilbert Aldaz
Re: Homebase, K-21/D16G ← ?
A14/D4A1

Dear Sir:

The following is in response to your comments dated June 9, 1992. The response is in the same numerical sequence as the commeny letter.

1. Ponds 1 and 3 are temporary sedimentation ponds. Pond 1 is flowing at less than 50% of the allowable flow rate and no flow control (orifice) is required at this time. Flow control need will have to be determined at the time of development of Basin A. Pond 3 is for control of sediment on a temporary basis and is intended to keep the parking area free of water borne sediment. No flow control is needed.

The outlet pipe (36"RCP) is the control orifice for Pond 2. The routing table on sheet 6 and the hydrograph on sheet 1 of the computations are based on a 36" orifice.

2. since Ponds 1 and # are direct discharge it is assumed this comment refers to Pond 2. The outlet invert is set at 5008.20 and the maximum depth is 3.15 feet per the routing table with a resulting maximum water surface of 5011.35. The berm elevation is 5013.0 which provides a freeboard of 1.65 feet. I am not aware of a 2 foot freeboard requirement and feel the 1.65 feet provided is more than adequate for ponded water.

3. The lowest top of asphalt elevation at the truck dock is 5013.30 which is 0.3 feet higher than the berm and 1.95 feet higher than the water surface. Flooding of the dock area from the pond is not likely.

Grate is 09.40 OK, seperate Grate Lat You Have 1 100cfs

4. The D.P.M. requirements pertain to facilities with flow in excess of 50 cfs. The peak discharge rate from this pond is 41.3 cfs. The berm is almost 21 feet wide at elevation 5110.0 (existing ground) and has 1.35 feet of head at this elevation. The berm is almost 15 feet wide at the water surface.

P.O. Box 91194
Albuquerque, NM 87199-1194
(505) 823-1344

25× 32×

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Maintenance Covenant
Agreement for Public H_2O

5. The flows can backflow from Calle Cuervo into the pond. There is no particular reason for them to do so but they could. The flows are quite small (less than 5 cfs) and the pond is more than adequate to accept the flow.

6. Drafting error. Please see the corrected drawing.

7. 5008.00

8. The additional curb has been considered. The curb was originally added to the valley gutter to control incoming nuisance flows from the concrete rundowns. Continuation of this curb will constitute a channel with concrete bottom and one side with the other side being earth. This earth side will be very unstable and it will also be necessary to add a curb to this side of the gutter. In addition the curb will trap 6 inches of water in the pond unless holes are provided and the holes will allow the flows to escape the gutter. Since the purpose of the curb was to contain the water in the gutter the holes will be a breach. In light of all the above we prefer not to build a continuous curb on the valley gutter.

9. Per your phone call of June 9, 1992 a concrete spillway has been added to the Pond 2.

I would like to meet with you to review these comments and responses and bring this case to a close so the Owner can continue with their construction process.

Sincerely,

Jean J. Bordenave

Owner Downstream acceptance of spillway flows

* Private DRAINAGE EASEMENT & COVENANT

25× 32×

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Home Base ZONE ATLAS/DRAINAGE FILE # ~~A21/D166~~ A14/D4A1

LEGAL DESCRIPTION: TRACT D-4-G & TRACTS D-4-I THRU D-4-L, SEVEN BAR RANCH

CITY ADDRESS: SR 528

ENGINEERING FIRM: BORDENAVE DESIGNS CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194 87199 PHONE: 823-1344

OWNER: CC LTD CONTACT: G. FOLTZ

ADDRESS: 10200 CORRALES RD NW, E3, 87048 PHONE: 897-7227

ARCHITECT: de la TORRE, RAINHART CONTACT: J. de la TORRE

ADDRESS: 700 LOMAS NE, Suite 200 87102 PHONE: 842-9500

SURVEYOR: SURV-TEK CONTACT: G. HUGG

ADDRESS: 5643 PARADISE NW 87114 PHONE: 897-3366

CONTRACTOR: JAYNES CORP CONTACT: J. BROWN

ADDRESS: 2906 BROADWAY NE 87107 PHONE: 345-8591

PRE-DESIGN MEETING:

X YES DRB NO. 92-0115

___ NO EPC NO. ___

___ COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADE & DRAIN PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APP.

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUDATION PERMIT APPROVAL

___ CERT. OF OCCUPANCY APPROVAL

___ ROUGH GRADE PERMIT APPROVAL

___ GRADING/PAVING PERMIT APP.

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 06/10/92

BY: [signature]

REV10/85

25× 32×

0000 0000 1170

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

June 9, 1992

Jake Bordenave, P.E.
Bordenave Designs
Post Office Box 91194
Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR HOMEBASE, RECEIVED JUNE 5, 1992
FOR BUILDING PERMIT (A-14/D4[redacted]A)

Dear Mr. Bordenave:

Based on the information provided on the referenced submittal, kindly address the following prior to release of the Building Permit:

1. How are you proposing to orifice control the ponds and where are your calculations for sizing the control?

2. What is the 100-year water surface elevation in the ponds? Do you have a minimum of 2 feet freeboard?

3. It appears that Pond No. 2 could backflow into the building dock, is this the case?

4. I do not believe your berm meets D.P.M. requirements as far as width and key trench requirements. Are the soils being used structurally adequate?

5. The slope from the ponds to the existing inlets is virtually flat. I have a concern that flows from Calle Cuervo Street could backflow into the pond, is this the case?

6. On your concrete rundown detail you identify an outlet pipe per plan, where is this on the detail?

7. What is the invert for the existing inlet in Calle Cuervo Street for Pond No. 2?

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

25×10 32×10

0000 0000 1171

8. Please consider adding curb on the valley gutter in the pond from the inlet to the outlet in its entirety.

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

Cordially,

Gilbert Aldaz, R.E. & P.S.
Civil Engineer/Hydrology

xc: Fred Aguirre, City Hydrologist

GA
(WP+3327)

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0000 0000 1172

Bordenave Designs

RECEIVED
JUN 5 1992
HYDROLOGY DIVISION

June 5, 1992

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

Re: Drainage Plan for HomeBase, A14/D4[redacted]A1

Dear Mr. Aldaz

The following is submitted along with revised drawings based on your comments dated May 26, 1992. My replies are in the same sequence as your comments.

1. Grading information has been expanded and each pond is detailed individually.

2. Due to the length of the pond in B10 it is impractical to use a 1% slope the length of the pond as it will reduce the pond capacity by about 40%. A valley gutter has been installed on the plans to carry nuisance flows from each inlet to the outlet.

3. The berm has been detailed. Widths, slopes and compaction is shown on the detail.

4. Fencing is required and shown on the plan.

5. The rundowns are concrete and have curbed valley gutters and riprap at their terminus.

6. A concrete rundown is proposed to carry this flow.

7. This has been reviewed, discussed and I don't know of a way to delineate the proposed paving limits that will improve the way those limits are now shown.

8. On the east side of the building roof drains are collected in an underground system and discharged to the detention pond. On the west side the roof drains discharge to the parking lot.

9. A hydrograph is attached.

P.O. Box 91194
Albuquerque, NM 87199-1194
(505) 823-1344

25×10 32×10

0000 0000 1173

The rough grading operation is nearing completion and it is the desire of everyone concerned to start actual building construction immediately after. It would be very helpful if some one could review the plans and this response to see if your concerns have been addressed. As we have discussed the issues, at this point, are very straight forward and it should be a simple matter to bring this project to a close. Thank you for your consideration in this matter.

Sincerely,

Jean J. (Jake) Bordenave

25×10 32×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Home Base ZONE ATLAS/DRAINAGE FILE # AW/D~~26~~ 4A1

LEGAL DESCRIPTION: TRACT D-4-G & TRACTS D-4-I THRU D-4-L, SEVEN BAR RANCH

CITY ADDRESS: SR 528

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 87199 PHONE: 823-1344

OWNER: CC LTD CONTACT: G. Foltz

ADDRESS: 10200 Corrales Rd NW, E3, 87048 PHONE: 897-7227

ARCHITECT: de la Torre/Rainhart CONTACT: J. de la Torre

ADDRESS: 700 Lomas NE, Suite 200, 8710 PHONE: 842-9500

SURVEYOR: Surv-Tek CONTACT: G. Hugg

ADDRESS: 5643 Paradise Blvd NW 87114 PHONE: 897-3366

CONTRACTOR: Jaynes Corp CONTACT: J. Brown

ADDRESS: 2906 Broadway NE 87107 PHONE: 345-8591

PRE-DESIGN MEETING:

X YES DRB NO. 92-0115

___ NO EPC NO. ___

___ COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. ___

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADE & DRAIN PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APP.

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUDATION PERMIT APPROVAL

___ CERT. OF OCCUPANCY APPROVAL

___ ROUGH GRADE PERMIT APPROVAL

___ GRADING/PAVING PERMIT APP.

___ OTHER ___ (SPECIFY)

RECEIVED JUN 5 1992 DIVISION

DATE SUBMITTED: 06/04/92

BY: P P Bordenave

REV10/85 10

25×10 32×10

0000 0000 1175

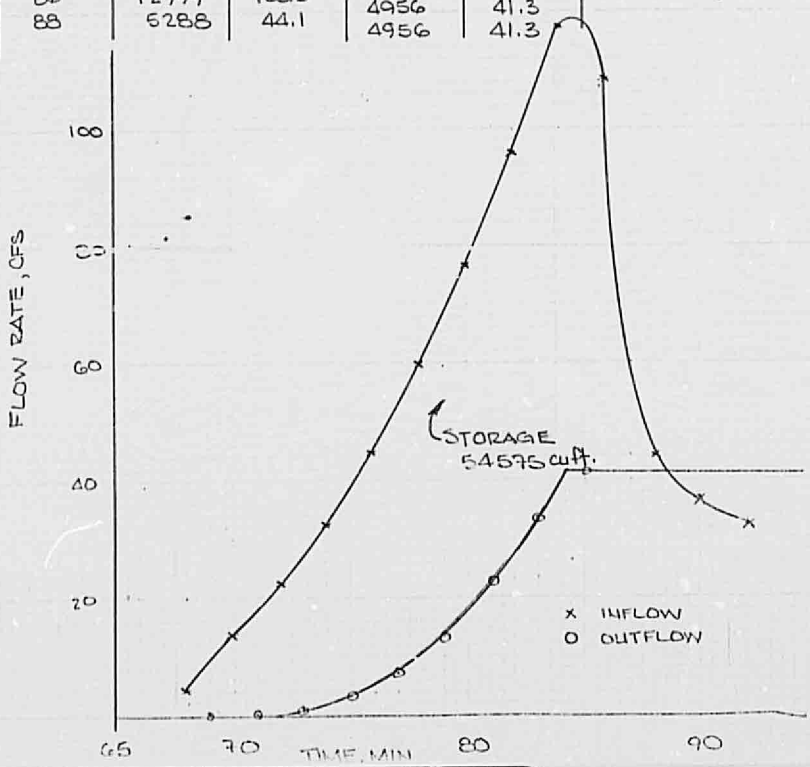
BORDENAVE DESIGNS	HomeBase	7150	V.
		WB	6/01/92

PROPOSED CONDITIONS

INFLOW/OUTFLOW HYDROGRAPH

RECEIVED JUN 5 1992 HYDROLOGY DIVISION

TIME	INFLOW INCREM. VOL.	INFLOW RATE	OUTFLOW INCREM. VOL.	OUTFLOW RATE
min	cf	cfs	cf	cfs
0	0			
66	0			
68	565	4.7	6	0.1
70	1659	13.8	43	0.4
72	2705	22.5	150	1.2
74	3864	32.2	390	3.3
76	5367	44.7	856	7.1
78	7144	59.5	1603	13.4
80	9170	76.4	2721	22.7
82	11490	95.8	4065	33.8
84	14070	117.3	4956	41.3
86	12999	108.3	4956	41.3
88	5288	44.1	4956	41.3



25×10 32×10

0000 0000 1176

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

May 26, 1992

Jake Bordenave, P.E.
Bordenave Designs
Post Office Box 91194
Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR HOMEBASE, RECEIVED MAY 11, 1992
FOR BUILDING PERMIT (A-14/D[redacted])
4A1

Dear Mr. Bordenave:

Based on the information provided on the referenced submittal, kindly address the following prior to release of the Building Permit:

1. Please show all grading required, particularly at all pond locations.
2. The pond in Basin B-10 should have a minimum of 1% grade across the bottom from the inlet to the outlet. You may desire to add a hardlined swale along the bottom in order to convey nuisance flows so that maybe a mosquito breeding area may be eliminated.
3. What is the berm width for Basin B-10? Please add a cross section for this berm. Identify compaction required and if a key trench is required.
4. Is fencing required around the pond per the D.P.M.?
5. How are you controlling erosion into the pond from the rundown?
6. How are you proposing to drain basin B-30 into the pond and prevent erosion?
7. Identify limits of paving proposed with a legend.

PUBLIC WORKS DEPARTMENT
Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works
ENGINEERING GROUP
Telephone (505) 768-2500

25×10 32×10

0000 0000 1177

8. Where do roof drains discharge too?

9. Please submit an inflow/outflow hydrograph for determining the required pond volume. I am having a difficult time following your calculations.

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

Cordially,

Gilbert Aldaz

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Fred Aguirre, City Hydrologist

GA/ga
(WP+3327)

25×10 32×10

0000 0000 1178

INAGE INFORMATION SHEET

PROJECT TITLE: HomeBase ZONE ATLAS/DRNG. FILE #: A14/D4A1

DRB #: 92-0115 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT D4G, SEVEN BAR RANCH

CITY ADDRESS: SR 528

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 PHONE: 823-1344

OWNER: Las Colinas Realty & Dev. CONTACT: G. Foltz

ADDRESS: 10200 Corrales Rd. PHONE: 897-7227

ARCHITECT: de la Torre/Rainhart CONTACT: J. de la Torre

ADDRESS: 700 Lomas, Suite 200 87102 PHONE: 842-9500

SURVEYOR: Surv-Tek CONTACT: ~~897-~~ G. Hugg

ADDRESS: 5603 Paradise Blvd, 87114 PHONE: 897-3366

CONTRACTOR: Jaynes Corp. CONTACT: D. Powers

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- X DRAINAGE REPORT
- ___ DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER

PRE-DESIGN MEETING:

- X YES
- ___ NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- ___ OTHER _____ (SPECIFY)

E C

MAY 11

DATE SUBMITTED: 05/11/93

BY: Jean P Bordenave

25× 32×

0000 0000 1179

BORDENAVE DESIGNS | H. m2Bsec | JJB | 04/27/92

PROPOSED CONDITIONS

DRAINAGE DATA, PARKING LOTS

BASIN	TREATMENT TYPE	AREA sq. ft.	EXCESS PRECIP in.	RUNOFF VOLUME cu. ft	UNIT PEAK cfs/acre	RUNOFF RATE cfs
B25	B	10270	0.67	573	2.03	0.48
	D	101435	1.97	16652	4.37	10.18
		111705		17225		10.66

12" PVC PIPE @ 0.0267%, n=0.013
Q = 3.7 cfs

12" PVC PIPE w/ H = 2
Q = 5.3 cfs

MAY 11 1992

OVERFLOW TO BASIN B24 = 10.7-3.7 = 7 cfs
BROADCRESTED WEIR
Q = 7 cfs, C = 2.6, L = 24'
H = 0.23 ft.

B24	B	4830	0.67	270	2.03	0.23
	C	1260	0.99	95	2.87	0.08
	D	96270	1.97	15804	4.37	9.66
		102360		16169		9.97

6" PVC PIPE @ 0.0267%, n=0.013
Q = 0.6 cfs

6" PVC PIPE w/ H = 2'
Q = 1.3 cfs

OVERFLOW TO BASIN 23 = 7.0+10.0-0.6 = 16.4 cfs
BROADCRESTED WEIR
Q = 16.4 cfs, C=2.6, L= 110'
H = 0.15 ft.

B23	B	3680	0.67	205	2.03	0.17
	C	4060	0.99	335	2.87	0.27
	D	77470	1.97	12718	4.37	7.77
				13258		8.21

8" PVC PIPE @ 0.0267%, n=0.013
Q = 1.2 cfs

8" PVC PIPE w/ H=1.6 ft
Q = 2.1 cfs

OVERFLOW TO BASIN 21 16.4 + 0.6 Q = 24.0
Q=24.0, C=2.6, L=53'
H = 0.30 ft

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR JEAN M. BORDENAVE 4/27/92

25×10 32×10

0000 0000 1180

BORDENAVE DESIGNS	Home Base	JB	04/27/92

PROPOSED CONDITIONS

DRAINAGE DATA, PARKING LOTS

BASIN	TREATMENT TYPE	AREA sq ft	EXCESS PRECIP in	RUNOFF VOLUME cu. ft.	UNIT PEAK	RUNOFF RATE cfs
B22	B	10190	0.67	567	2.03	0.48
	C	3460	0.99	285	2.87	0.23
	D	76295	1.97	12525	4.37	7.65
		89945		13377		8.36

6" PVC PIPE @ 0.0462%, n=0.013
Q= 0.7 cfs

6" PVC PIPE w/ H = 2'
Q= 1.3 cfs

MAY 11 1992

OVERFLOW TO BASIN 21 8.4-0.7 = 7.7 cfs

Q=7.7 cfs, C=2.6, L = 24'

H=0.25 ft

B21	B	600	0.67	34	2.03	0.03
	D	52580	1.97	8632	4.37	5.27
		53180		8666		5.30

12" PVC PIPE @ 0.0267%, n=0.013
Q = 3.7 cfs

12" PVC PIPE w/ H = 1.3
Q = 4.3 cfs

OVERFLOW TO BASIN 20 24.0+ 2+3.7+0.7+5.3-3.7 = 35.2cfs
Q= 35.2cfs, C= 2.6, L=60'

H=0.37ft

B20	B	4330	0.67	242	2.03	0.20
	D	52800	1.97	8668	4.37	5.30
		57130		8910		5.50

OVERFLOW COMBINES w/ BASIN 40 TO ENTER BASIN 10 - DETENTION POND

Q= 35.2 + 5.5 = 40.7 cfs

REGISTERED PROFESSIONAL ENGINEER LAND SURVEYOR JOHN BORDENAVE
JB 4/27/92

25×10 32×10

A14/D4A1

0000 0000 1181

BORDENAVE DESIGNS	HomeBase	7130	4/ 7
		JJB	04/27/92

PROPOSED CONDITIONS

DRAINAGE BASIN DATA

BASIN	USE	TREATMENT TYPE	AREA	POND DEPTH	POND VOLUME	REMARKS
-	-	-	SQ. FT.	FT	CU. FT.	-
B10	POND	D	15750	3	–	BASIN OUT.
B20	ROOF	D	13325	-	-	TO B10
	PARKING	D	39475			
	LANDSCAPE	B	4330			
B21	PARKING	D	52580	0.5	3650	TO B20
	LANDSCAPE	B	600			
B22	ROOF	D	2100			TO B21
	PARKING	D	53055	0.6	2600	
	LANDSCAPE	B	10190			
	HIGHWAY	D	21140			
	SHOULDER	C	3460			
B23	ROOF	D	7020	MAY 1 1 [redacted]		TO B21
	PARKING	D	57115	0.6	2700	
	LANDSCAPE	B	3680			
	HIGHWAY	D	13340			
	SHOULDER	C	4060			
B24	ROOF	D	7120			TO B23
	PARKING	D	85010	0.6	2300	
	LANDSCAPE	B	4830			
	HIGHWAY	D	4140			
	SHOULDER	C	1260			
B25	ROOF	D	61160			TO B24
	PARKING	D	40275	0.6	2450	
	LANDSCAPE	B	10270			
B30	ROOF	D	41660			TO B10
	PARKING	D	39040			
B40	PARKING	D	31450			TO B10
	LANDSCAPE	B	6300			
B41	PARKING	D	22905	0.8	2650	TO B40
	LANDSCAPE	B	5890			
B50	ROOF	D	19800			TO B10
B60	ROOF	D	51800			TO B10
			784125		16350	

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
JJB
4/27/92

25×10 32×10

0000 0000 1182

BORDENAVE DESIGNS	HomeBase	JJB	05/05/92

PROPOSED CONDITIONS

DETENTION POND

ROUTING

PEAK VOLUME IN STORAGE 54575 cu.ft.

POND VOLUME AT D = 3.15 ft.

$$\left[(200)(75) + 4(84.45) + (218.90)(93.90)\right]\frac{3.15}{6} = 55811 \text{ cu.ft.}$$

USE POND W/ BOTTOM 75' x 200 w/ 3: Sideslopes

MAY , 1992

BASIN A

PONDING

PEAK FLOW RATE UNDER EXISTING CONDITIONS IS LESS THAN 50% OF ALLOWABLE. GRADE SEDIMENTATION POND AND EXTEND 36" PIPE TO POND TO PROVIDE DRAINAGE.

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NEW MEXICO JEAN J. BORDENAVE

25×10 32×10

0000 0000 1183

BORDENAVE DESIGNS	HomeBase	JB	04/28/92

PROPOSED CONDITIONS

DRAINAGE DATA - PARKING LOTS

BASIN	TREATMENT TYPE	AREA sq ft	EXCESS PRECIP in.	RUNOFF VOLUME cu. ft.	UNIT PEAK cfs/acre	RUNOFF RATE cfs
B41	B	5890	0.67	329	2.03	0.27
	D	22905	1.97	3760	4.37	2.30
		28795		4089		2.57

15" PVC PIPE @ S = 0.0267 %, n = 0.013
Q = 6.7 cfs

15" PVC PIPE w/ H = 2'

MAY 1 1 1992

Q = 8.4 cfs

OVERFLOW TO BASIN 40 2.6 + 3.7 - 6.7 = -0.4

NO OVERFLOW
NO PONDING

B40	B	6300	0.67	352	2.03	0.29
	D	31450	1.97	5163	4.37	3.16
		37750		5515		4.45

FLOW COMBINES W/ BASIN 20 TO
ENTER BASIN 0 - DETENTION POND

4.5 + 40.7 = 45.2 cfs

CONCRETE INLETS TO DETENTION POND

FROM BASINS 20 & 40

BROADCRESTED WEIR
Q = 45.2, C = 2.6, H = 0.5
L = 49 ft, Use 50 feet

FROM BASIN 30

BASIN	TREATMENT TYPE	AREA sq ft.	EXCESS PRECIP in.	RUNOFF VOLUME cu. ft.	UNIT PEAK cfs/acre	RUNOFF RATE cfs
30	D	130700	1.97	21457	4.37	13.11

BROADCRESTED WEIR
Q = 13.1, C = 2.6, H = 0.5
L = 14.2, Use 15 ft.

REGISTERED PROFESSIONAL ENGINEER
JOE W. J. BORDENAVE
51
04/28/92

25×10 32×10

0000 0000 1184

BORDENAVE DESIGNS	HomeBase	JOB	05/05/92

PROPOSED CONDITIONS

DETENTION POND

RUNOFF

BASIN	TREATMENT TYPE	AREA sq. ft.	EXCESS PRECIP in.	RUNOFF VOLUME cu. ft.	UNIT PEAK cfs/acre	RUNOFF RATE cfs
10 thru 60	B	46090	0.67	2573	2.03	2.15
	C	8780	0.99	724	2.87	0.58
	D	729255	1.97	119719	4.37	73.16
		784125		123016		75.89

OUTLET

ALLOWED RATE / REPORT A14/D4 = 41.3 cfs

CULVERT W/ INLET CONTROL, 36" DIA., HW/D = 1.05 = 3.15ft

USE $Q = 0.55 a \sqrt{2gh}$

ROUTING

POND SIZE 200 x 75 bottom (ASSUME VERTICAL SIDES FOR COMPS)

TIME	RAIN	SOURCE									POND			
		AREA	LOSS	EXCESS	AREA	LOSS	EXCESS	AREA	LOSS	EXCESS	INFLOW	DEPTH	STORAGE	OUTFLOW
min	in.	#	in.	in.	#	in	in	#	in.	in	cu ft	ft	cu ft	cu ft
0	0	46090			8780			729255			-	-	-	-
66	.0965		.0965	-		.0965	-		.0965	-	-	-	-	-
68	.093		.1093	-		.1093	-		.0035	.0093	565	.05	565	-
70	.079		.1379	-		.1379	-		.0013	.0273	1659	.15	2218	6
72	.319		.1563	.0256		.0277	.0163			.0427	2705	.23	4880	43
74	.2450		.0416	.0215			.0354			.0618	3864	.37	8594	150
76	.3211			.0445			.0584			.0848	5267	.90	13571	390
78	.4444			.0717			.0856			.1120	7144	1.32	19859	856
80	.5887			.1027			.1166			.1430	9170	1.83	27426	1603
82	.7685			.1382			.1521			.1785	11490	2.41	36195	2721
84	.9878			.1777			.1916			.2180	14070	3.07	46200	4065
86	1.1907			.1613			1752			.2016	12999	3.61	54243	4956
88	1.2756			.0433			.0572			.0836	5288	3.64	54575	4956
90	1.3473			.0301			.0440			.0704	4426		54045	4956
92	1.4111			.0222			.0361			.0625	3910			
94	1.4691			.0164			.0303			.0567				
96	1.5226			.0119			.0258			.0522				
98	1.5722		.0416	.0080		.0277	.0219		.0013	.0488				
102	1.6620		.0833	.0065		.0563	.0345		.0027	.0871				
106	1.7414		.0833	-		.0553	.0241		.0027	.0767				
110	1.8124		.0833	-		.0553	.0157		.0027	.0683				
118	1.9333		.1667	-		.1107	.0102		.0053	.1156				
126	1.9774		.1667	-		.1107	-		.0053	.0388				

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

9/29/92

25×10 32×10

0000 0000 1185

BORDENAVE DESIGNS	HomeBase	JB	05/05/92

PROPOSED CONDITIONS

DETENTION POND

ROUTING

PEAK VOLUME IN STORAGE 54575 cu.ft.

POND VOLUME AT D = 3.15 ft.

$$\left[(200)(75) + 4(209.45)(84.45) + (218.90)(93.90)\right]\frac{3.15}{6} = 55811 \text{ cu.ft.}$$

USE POND W/ BOTTOM 75' x 200 w/ 3: Sideslopes

BASIN A

PONDING

PEAK FLOW RATE UNDER EXISTING CONDITIONS IS LESS THAN 50% OF ALLOWABLE. GRADE SEDIMENTATION POND AND EXTEND 36" PIPE TO POND TO PROVIDE DRAINAGE.

MAY 1 1992

REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYOR
STATE OF NEW JERSEY
JOHN BORDENAVE
5/05/92

25×10 32×10

0000 0000 1186

BORDENAVE DESIGNS	"Home Base	JOB	DATE
		JB	05/05/92

PROPOSED CONDITIONS

DETENTION POND

RUNOFF

BASIN	TREATMENT TYPE	AREA sq. ft.	EXCESS PRECIP in.	RUNOFF VOLUME cu. ft.	UNIT PEAK cfs/acre	RUNOFF RATE cfs
10 thru 60	B	46090	0.67	2573	2.03	2.15
	C	8780	0.99	724	2.87	0.58
	D	729255	1.97	119719	4.37	73.16
		784125		123016		75.89

MAY 1 1992

OUTLET

ALLOWED RATE / REPORT A14/D4 = 41.3 cfs

CULVERT W/ INLET CONTROL, 36" DIA., HW/D = 1.05 = 3.15ft

USE $Q = 0.55 a \sqrt{2gh}$

ROUTING

POND SIZE 200 x 75 bottom (ASSUME VERTICAL SIDES FOR COMPS)

TIME	RAIN	SOURCE									POND			
		AREA	LOSS	EXCESS	AREA	LOSS	EXCESS	AREA	LOSS	EXCESS	INFLOW	DEPTH	STORAGE	OUTFLOW
min	in.	⌀	in.	in.	⌀	in	in	⌀	in.	in	cu ft	ft	cu ft	cu ft
0	0	46090			8780			729255			-	-	-	-
66	.0965		.0965	-		.0965	-		.0965	-	-	-	-	-
68	.1093		.1093	-		.1093	-		.0035	.0093	565	.05	565	-
70	.1379		.1379	-		.1379	-		.0013	.0273	1659	.15	2218	6
72	.1819		.1563	.0256		.0277	.0163			.0427	2705	.33	4880	23
74	.2450		.0416	.0215			.0354			.0618	3864	.57	8594	150
76	.3311			.0445			.0584			.0848	5367	.90	13571	390
78	.4444			.0717			.0856			.1120	7144	1.32	19859	856
80	.5887			.1027			.1166			.1430	9170	1.83	27426	1603
82	.7685			.1382			.1521			.1785	11490	2.41	36195	2721
84	.9878			.1777			.1916			.2180	14070	3.07	46200	4065
86	1.1907			.1613			.1752			.2016	12999	3.61	54243	4956
88	1.2756			.0473			.0572			.0836	5288	3.64	54575	4956
90	1.3473			.0301			.0440			.0704	4426		54045	4956
92	1.4111			.0222			.0361			.0625	3910			
94	1.4691			.0164			.0303			.0567				
96	1.5226			.0119			.0258			.0522				
98	1.5722		.0416	.0080		.0277	.0219		.0013	.0488				
102	1.6620		.0833	.0065		.0553	.0345		.0027	.0871				
106	1.7414		.0833	-		.0553	.0241		.0027	.0767				
110	1.8124		.0833	-		.0553	.0157		.0027	.0683				
118	1.9323		.1667	-		.1107	.0102		.0053	.1156				
126	1.9774		.1667	-		.1107	-		.0053	.0388				

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR 9/04/92

25×10 32×10

BORDENAVE DESIGNS	HomeBase	JJB	04/27/92

DESIGN BASIS

1. GRADING TO BE SET TO KEEP BUILDING PROFILE AS LOW AS POSSIBLE.
2. GRADE SITE TO DRAIN TO NORTHEAST CORNER W/ CONTROL OF OUTLET FLOW RATE
3. MINIMIZE GRADING OF ADJACENT SITE AND GRADE TO PROVIDE ACCESS
4. USE NEW DPM 22.2 HYDROLOGY.
5. KEEP GRADES AS FLAT AS POSSIBLE

MAY 11 1992

REGISTERED PROFESSIONAL ENGINEER
JJB
4/27/92

25×10 32×10

0000 0000 1188

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

May 6, 1992

Jake Bordenave, P.E.
Bordenave Designs
Post Office Box 91194
Albuquerque, New Mexico 87199

RE: HOMEBASE GRADING PLAN (A-14/D4A)
RECEIVED MAY 1, 1992

Dear Mr. Bordenave:

The referenced grading plan is approved for rough grading. Please be advised that a Top Soil Disturbance permit will be required from the Environmental Health Department to commence grading.

Should you have any questions, please call me at 768-2650.

Cordially,

Fred J. Aguirre, P.E.
Hydrologist

FJA/bsj
(WP+3327)

PUBLIC WORKS DEPARTMENT

Walter H. Nickarson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

25×10 32×10

0000 0000 1189

4/30/92

The grading plan received 4/22/92 was discussed and comments given to Mr Bordenave. Greg Foltz was present

25×10 32×10

0000 0000 1190

IMAGE INFORMATION SHEET

PROJECT TITLE: HomeBase ZONE ATLAS/DRNG. FILE #: A14/D48

DRB #: 92-115 EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACTS D4G TO D4L, SEVEN BAR RANCH

CITY ADDRESS: SR 528

ENGINEERING FIRM: BOGDENAVE DESIGNS CONTACT: J. BOGDENAVE

ADDRESS: P.O. Box 91194, 87199 PHONE: 823-1344

OWNER: CC Ltd CONTACT: G. Foltz

ADDRESS: 10200 Corrales Rd NW 87048 PHONE: 897-7227

ARCHITECT: de la Torre/Reinhart CONTACT: J. de la Torre

ADDRESS: 300 Lomas NE #200, 87102 PHONE: 242-9500

SURVEYOR: SURV-TEK, INC. CONTACT: G. Hugg

ADDRESS: 5642 Paradise Blvd NW/87114 PHONE: 897-2366

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

APR 22 1992

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN
- NA X CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER

PRE-DESIGN MEETING:

- X YES
- ___ NO
- X COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- NA X S. DEV. PLAN FOR SUB'D. APPROVAL
- NA X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- X GRADING PERMIT APPROVAL ONLY
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- ___ OTHER _____ (SPECIFY)

4/29/92

DATE SUBMITTED: 04/07/92

BY: PPKand

called Jake 4/23/92 regarding the need for mod [illegible]

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

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: A-14 DATE: 01-17-92

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

SUBJECT: Homeclub

STREET ADDRESS: NM528 & NM46 (Cross Road & Coronado Ent.)

LEGAL DESCRIPTION: _____

APPROVAL REQUESTED:

- ✓ PRELIMINARY PLAT
- ✓ SITE DEVELOPMENT PLAN
- ___ GRADING/PAVING PERMIT
- ___ FINAL PLAT
- ✓ BUILDING PERMIT
- ___ OTHER

ATTENDANCE:	WHO	REPRESENTING
	Jake Bordenave	Bordenave & Assoc
	Gilbert Aldaz	C.O.A.

FINDINGS:

1. Their are outstanding comments dated 12/13/90 regarding master drainage plan. These comments & revised plan should be submitted & approved prior to approval of the Conceptual plan for Building Permit.
2. Outstanding comments and responses dated 2/6/91 from Easterling need to be included in Master Plan.
3. The Master Drainage Plan is "Puerta De Coronado Apts -(A14/D4)"
4. See DPM for Drainage Checklist for Site Plan & Building Permit Approval
5. Coordination & Approval from AMAFCA required.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Gilbert Aldaz	SIGNED:	[illegible]
TITLE:	C.O.A.	TITLE:	
DATE:	01/17/92	DATE:	01/17/92

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

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 13, 1990

Charles M. Easterling, P.E.
Easterling and Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: GRADING &ND DRAINAGE PLAN FOR TRACT T, & D-4A - D-4E
SEVEN BAR RANCH, MASTER PLAN REVISION RECEIVED NOVEMBER 15, 1990
FOR PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN FOR SUBDIVISION
(A-14/D4)

Dear Mr. Easterling:

Based on the information provided on the referenced submittal with an Engineer's stamp dated October 25, 1990, the plan is approved for Site Development Plan for Subdivision.

Please be advised that prior to approval of the Preliminary Plat, the following comments should be addressed:

1. The runoff coefficients "C" shown on the master plan appears quite low for some areas of the proposed development. For example Area 4, is proposed Office Employment, you have a C value of 0.56, I estimate this area would have a lot of impervious area and should probably be about a C = 0.85. This value of C = 0.85 is also recommended by other technical references. Could you provide calculations on how you derived a value of C = 0.56? (0.85)(0.65T) = 0.56

2. Is there a reason why you did not show the offsite drainage basin boundaries which drain into the referenced site, such as N.M. 528 and the access roads which connect to your site? NOW SHOWN

3. Will the roadway shown for basin S5 and S6 remain as a private roadway in the future? YES

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

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Charles M. Easterling P.E.
December 13, 1990
Page 2

4. Show the limits of the designated 100-year floodplain on this plan. Be advised that any development within the 100-year floodplain will be required to comply with the floodplain ordinance. I would strongly recommend that you proceed with a Letter of Map Revision request from FEMA, in order to remove the 100-year floodplain. NOW SHOWN

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz

Gilbert Aldaz, P.S. & P.E.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA

wp+2364

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PLANS/PLATS ON FILE

FILE DESC: A14/D4A1

PLANS/PLATS 4

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