

# CITY OF ALBUQUERQUE



December 14, 2017

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM 87199

RE: **Sicily Plaza- 6001 Coors Blvd NW**  
**Grading Plan and Drainage Report**  
**Engineer's Stamp Date: 12/7/17**  
**Drainage File: E12D003F**

Dear Mr. Soule:

Based on the information provided in your submittal received 12/7/17 this submittal is approved for Site Plan for Building Permit, Grading and Building Permit.

Prior to requesting C.O:

1. The Drainage Covenant will need to be recorded.
2. Please include as-built elevations for the bottom of the existing and new ponds with the Drainage Certification.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** \_\_\_\_\_  
**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: \_\_\_\_\_ By: DAVID SOULE

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# CITY OF ALBUQUERQUE



December 5, 2017

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM 87199

RE: **Sicily Plaza- 6001 Coors Blvd NW**  
**Grading Plan and Drainage Report**  
**Engineer's Stamp Date: 11/28/17**  
**Drainage File: E12D003F**

Dear Mr. Soule:

Based on the information provided in your submittal received 11/29/17 this submittal cannot be approved for Site Plan for Building Permit, Grading or Building Permit until the following are addressed:

1. A Private Facility Drainage Covenant is required for the new stormwater quality pond. The original notarized forms, exhibits, and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. **WE ARE PREPARING THE DOCUMENT, DUE TO THE REVIEW PERIOD CAN THIS BE A CONDITION OF CO**
2. Bottom of pond elevation on the new pond needs to be corrected. **WE CORRECTED**
3. Is this a restaurant? If so please provide the utility sheet showing the grease trap and drain line to sanitary sewer for the dumpster. or show this on the grading plan. **THE UTILITY DESIGN IS NOT COMPLETED. WE HAVE ADDED A NOTE**
4. Include the ALTA survey showing the existing drainage covenant on the existing pond. **WE HAVE ATTACHED THE ALTA AND COVENANT**

Prior to C.O, the drainage covenant will need to be recorded and the elevation of the bottom of the existing and new ponds will need to be surveyed. If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

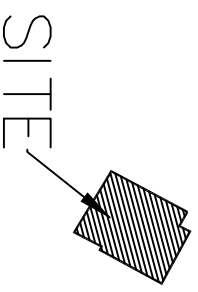
www.cabq.gov

## Indexing Information

Section 25, Township 11 North, Range 2 East, N.M.P.M.  
Subdivision: Lands of Joel P. Taylor  
Owner: JPS LLC C/O Ward Property Management  
UPC #: 101206224015140211

## Record and Measured Legal Description

TRACT 5-A1-B-1-A OF THE CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR, TRACTS 5-A1-B-1-A AND 5-A1-B-1-B, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 8, 2009 IN PLAT BOOK 2009C, PAGE 10, AS DOCUMENT NO. 2009002286.



## Vicinity Map - Zone Atlas E-12-Z

N.T.S.

### Exceptions 9-22

9 RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, RECORDED SEPTEMBER 8, 1936 IN BOOK 144, PAGE 223, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE

10 DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS RECORDED AUGUST 23, 1983 IN BOOK MISC. 41-A, PAGE 509 AS DOCUMENT NO. 1983057013, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE

11 EASEMENTS AND NOTES, AS SHOWN AND PROVIDED FOR ON THE PLATS RECORDED DECEMBER 30, 1987 IN VOLUME C35, FOLIO 107; RECORDED MAY 13, 2003 IN PLAT BOOK 2003C, PAGE 132 AND RECORDED DECEMBER 22, 2005 IN PLAT BOOK 2005C, PAGE 405, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [1](#), [2](#), [3](#), [4](#), [5](#), [7](#) AND [9](#)

12 GRANT OF EASEMENTS RECORDED DECEMBER 31, 1987 IN BOOK MISC. 573-A, PAGE 242 AS DOCUMENT NO. 1987130544, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--WHILE MOST OF THE ENCUMBRANCES ARE BLANKET IN NATURE, THERE WERE MORE SPECIFIC RESTRICTIONS TO THE AREA DEFINED AS "DRIVE AISLE"--SHOWN HEREON AS [1](#) AND [13](#)

13 DRAINAGE COVENANT RECORDED MAY 6, 1988 IN BOOK MISC. 618-A, PAGE 379 AS DOCUMENT NO. 1988040272, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

NOT PLOTTABLE--DOCUMENT ILLIBLE/NO CLEAR DEFINED LOCATION

14 MATTERS REGARDING ACCESS AND DEVELOPMENT, AS SET FORTH IN THE STIPULATED PARTIAL JUDGEMENT RECORDED MAY 15, 1991 IN BOOK MAY 15, 1991 IN BOOK BOR 91-8, PAGE 4301 AS DOCUMENT NO. 1991038173, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE

15 SECOND GRANT OF EASEMENTS RECORDED DECEMBER 10, 1999 IN BOOK 9916, PAGE 1453 AS DOCUMENT NO. 1999151919, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--WHILE MOST OF THE ENCUMBRANCES ARE BLANKET IN NATURE, THERE ARE MORE SPECIFIC RESTRICTIONS AS SHOWN AS [14](#) FOR INGRESS/EGRESS AND PERMANENT PARKING

16 PERMANENT EASEMENT IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED AUGUST 7, 2000 IN BOOK A8, PAGE 6622 AS DOCUMENT NO. 2000076927, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [5](#)

17 EASEMENT AND MAINTENANCE AGREEMENT RECORDED MAY 12, 2003 IN BOOK A55, PAGE 9224 AS DOCUMENT NO. 2003079389; AMENDED BY FIRST AMENDMENT TO EASEMENT AND MAINTENANCE AGREEMENT RECORDED AUGUST 11, 2003 IN BOOK A62, PAGE 862 AS DOCUMENT NO. 2003141164 AND BY ADDENDUM TO EASEMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 16, 2003 IN BOOK A70, PAGE 2504 AS DOCUMENT NO. 2003222979, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE

### Exceptions 9-22 Cont'd

18 RESTRICTIONS AFFECTING THE INSURED PREMISES, AS SET FORTH IN THE SPECIAL WARRANTY DEED RECORDED DECEMBER 22, 2005 IN BOOK A108, PAGE 6676 AS DOCUMENT NO. 2005187185, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--LOCATION OF RESTRICTIONS ARE THE SAME AS EASEMENT [9](#)

19 EASEMENT (GAS), AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, RECORDED AUGUST 18, 2006 IN BOOK A122, PAGE 4880 AS DOCUMENT NO. 2006125218, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [8](#)

20 EASEMENT (ELECTRIC), AND RIGHTS INCIDENT THERETO, IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION, RECORDED AUGUST 18, 2006 IN BOOK A122, PAGE 4881 AS DOCUMENT NO. 2006125219, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [8](#)

21 DECLARATION OF EASEMENTS, PROTECTIVE COVENANTS, AND RESTRICTIONS FOR THE SHOPS @ MONTANO RECORDED DECEMBER 12, 2008 AS DOCUMENT NO. 2008131108, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE

22 EASEMENTS, RESTRICTIONS, NOTES AND MAINTENANCE RESPONSIBILITIES, AS SHOWN AND PROVIDED FOR ON THE CORRECTION PLAT RECORDED JANUARY 8, 2009 IN PLAT BOOK 2009C, PAGE 10 AS DOCUMENT NO. 2009002286, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [6](#) AND [10](#)

## Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1705441 AND AN EFFECTIVE DATE OF JULY 12, 2017.

2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 8, 2009 IN BOOK 2009C, PAGE 10.

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0118G.

# Boundary Survey and ALTA/NSPS Land Title Survey

for  
**Tracts 5-A1-B-1-A**  
**Lands of Joel P. Taylor**  
City of Albuquerque  
Bernalillo County, New  
Mexico  
September 2017

## Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES PLAT OF RECORD (1/8/2009, 2009C-10)
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. NO EVIDENCE OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.

## Surveyor's Certificate

To: Christopher M. Pacheco, Sicily Plaza, LLC, JPS, LLC, a New Mexico limited liability company, Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on September 1, 2017.

Will Plotner Jr. \_\_\_\_\_ Date \_\_\_\_\_  
N.M.R.P.S. No. 14271

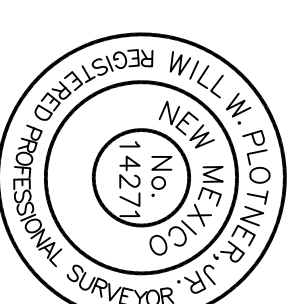
Revisions: 9/7/17 - Original  
9/11/17 - Revised to reflect revisions to surveyors certificate

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief; I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. \_\_\_\_\_ Date \_\_\_\_\_  
N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244



# Boundary Survey and ALTA/NSPS Land Title Survey

for  
**Tract 5-A1-B-1-A**  
**Lands of Joel P. Taylor**

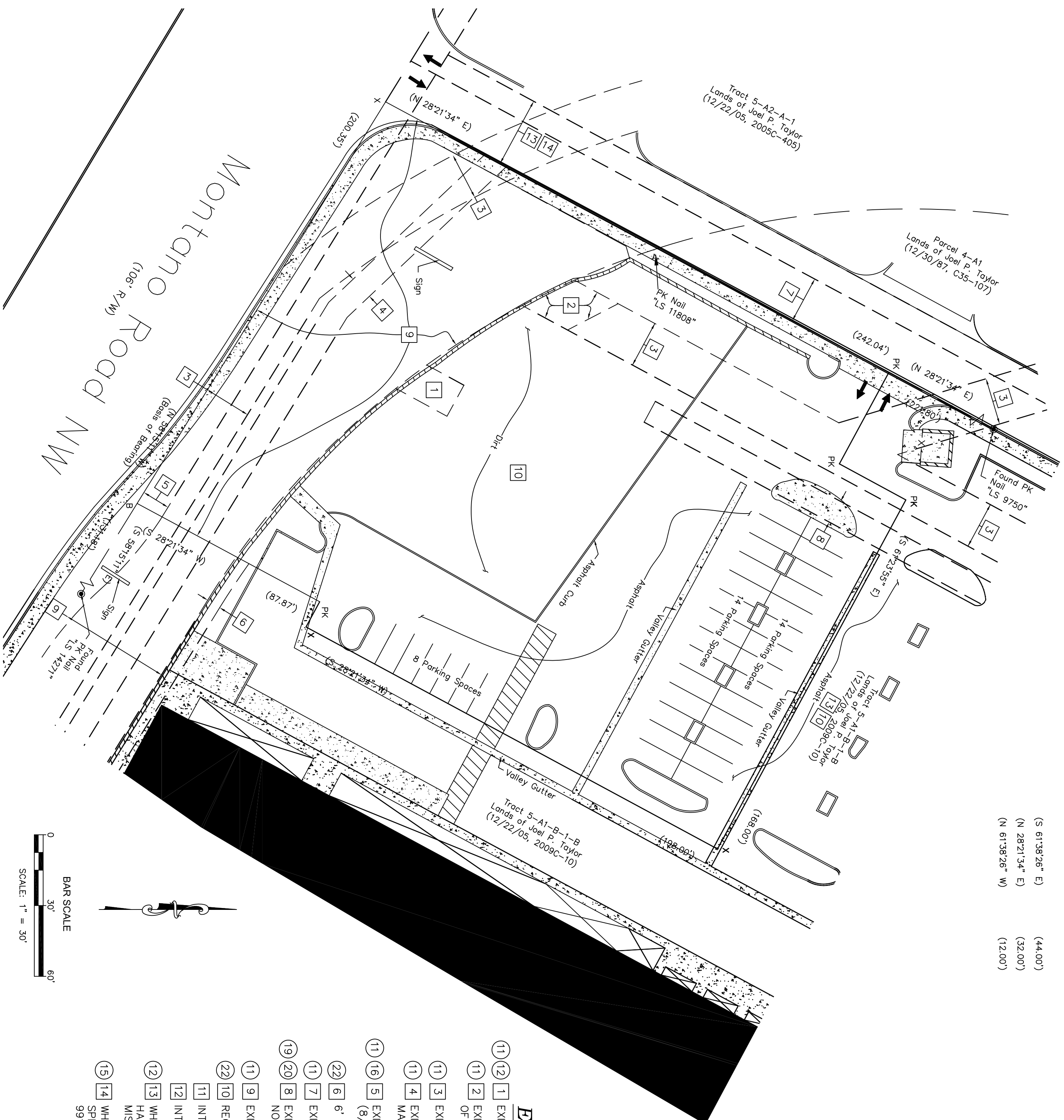
City of Albuquerque  
Bernalillo County, New  
Mexico

Legend September 2017

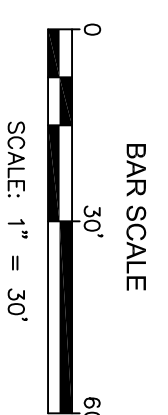
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (01/08/09, 2009C-10)
●	FOUND MONUMENT AS INDICATED
● B	FOUND BATHYEM MARKER WITH CAP "LS 14271"
● X	FOUND CHISELED "X"
● PK	FOUND PK NAIL "LS 14271"
○ X	SET CHISELED "X"
○ PK	SET PK NAIL "LS 14271"
▨	COVERED AREA
▩	CONCRETE
—	METAL FENCE
▤	BLOCK WALL
☆	LIGHT POLE
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
■	BOLLARD

### Easement Notes

- ① EXISTING PYLON SIGN EASEMENT (5/12/03, A55-9224) (5/13/03, 03C-132)
- ② EXISTING PRIVATE DRAINAGE EASEMENT, TO BE OWNED AND MAINTAINED BY THE OWNERS OF TRACT 5-A1-B-1 (12/22/05, 2005C-405)
- ③ EXISTING 20' PUBLIC DRAINAGE EASEMENT (12/30/87, C35-107)
- ④ EXISTING 10' PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE OWNERS OF TRACT 5-A2-A-1 (12/22/05, 2005C-405)
- ⑤ EXISTING 12' PEDESTRIAN ACCESS EASEMENT (12/30/87, C35-107) (8/7/00, A8-6622)
- ⑥ 6' PRIVATE WATER AND SEWER EASEMENT (01/08/09, 2009C-10)
- ⑦ EXISTING 20' WATERLINE EASEMENT (12/30/87, C35-107)
- ⑧ EXISTING 10' PNM, GAS & ELECTRIC EASEMENT (8/18/06, DOC. NO 2006125218, DOC. NO 2006125219) LOCATION BASED UPON SCALING
- ⑨ EXISTING PUBLIC DRAINAGE EASEMENT (12/22/05, 2005C-405)
- ⑩ RECIPROCAL CROSS LOT AND ACCESS AND DRAINAGE EASEMENT (01/08/09, 2009C-10) INTENTIONALLY OMITTED
- ⑪ INTENTIONALLY OMITTED
- ⑫ WHILE THE MAJORITY OF THE EASEMENT/RESTRICTIONS ARE BLANKET-THE DOCUMENT HAS MORE SPECIFIC LOCATIONS FOR AREAS DEFINED AS "DRIVE AISLES" (12/31/87, BK. MISC. 573-A, PG. 242)
- ⑬ WHILE MOST OF THE ENCUMBRANCES ARE BLANKET IN NATURE, THERE ARE MORE SPECIFIC RESTRICTIONS FOR INGRESS/EGRESS AND PERMANENT PARKING (12/10/99, BK 9916, PG. 1453)



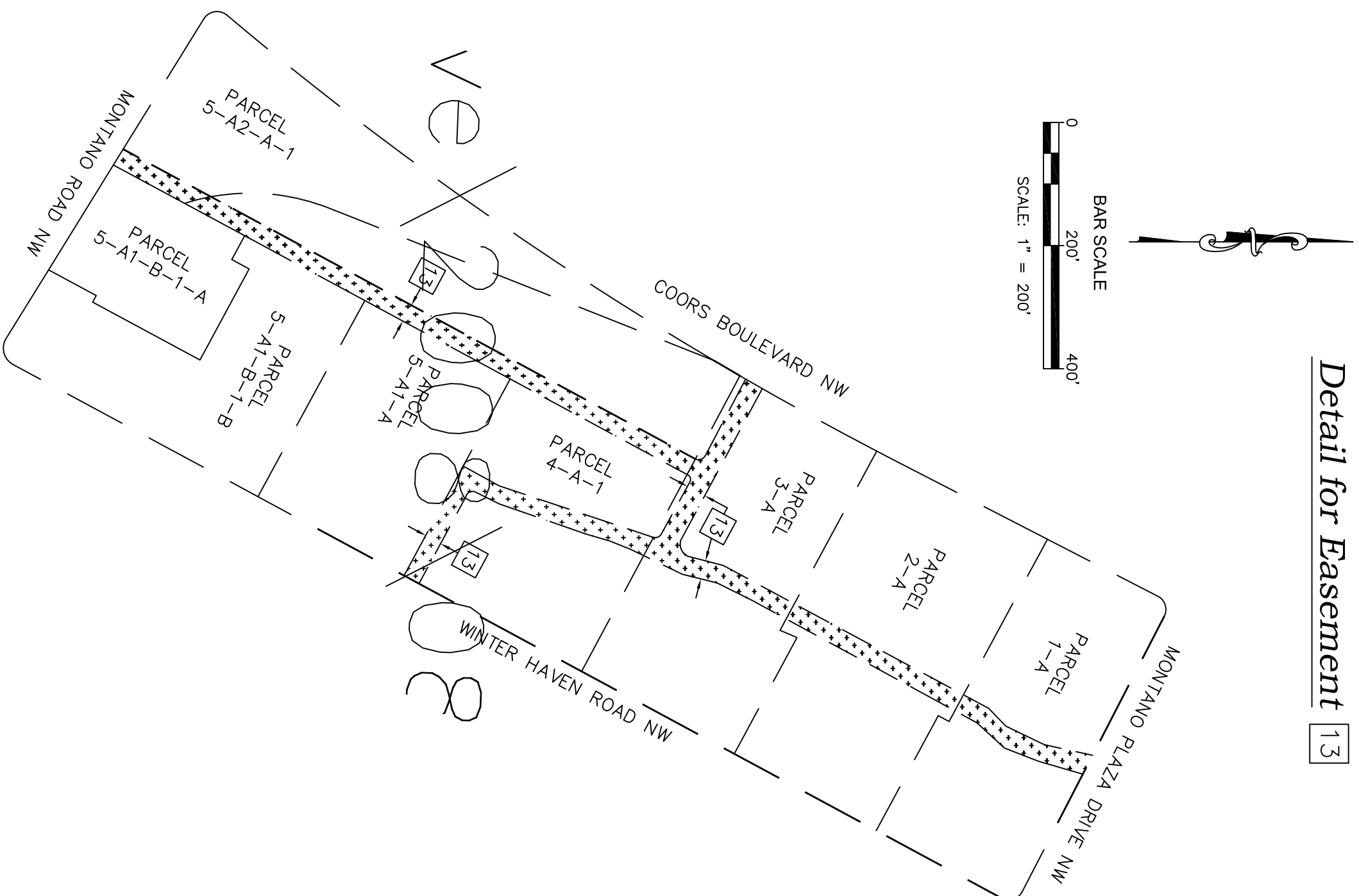
(S 61°38'26" E) (44.00')  
(N 28°21'34" E) (32.00')  
(N 61°38'26" W) (12.00')



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244

Detail for Easement 13



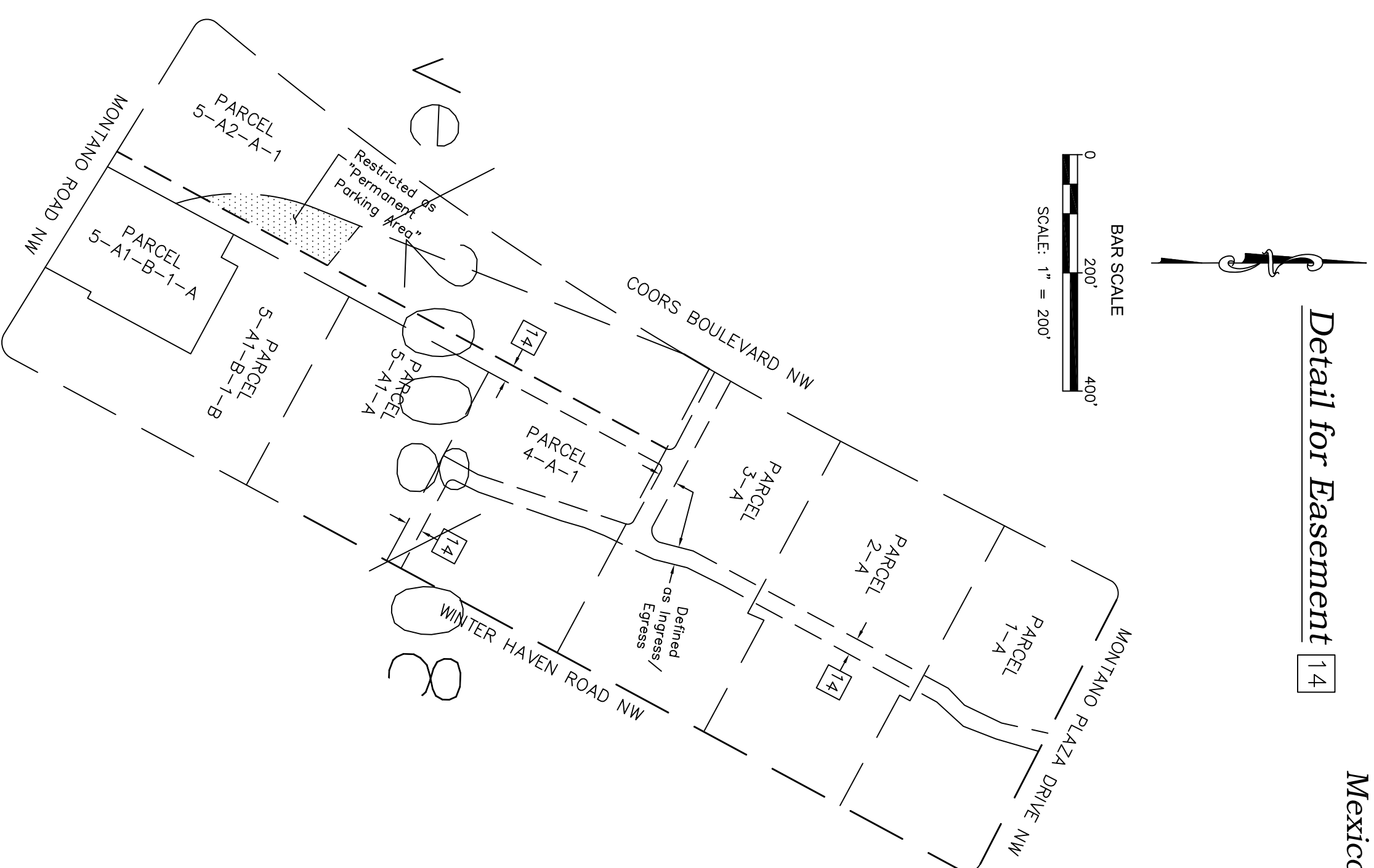
Boundary Survey  
and  
ALTA/NSPS Land Title Survey

for  
Tract 5-A1-B-1-A  
Lands of Joel P. Taylor

City of Albuquerque  
Bernalillo County, New  
Mexico

September 2017

Detail for Easement 14



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":]

Joel P. Taylor and Nina Mae Taylor (Husband and Wife) ("Owner"), whose address is Route 3, Box 3019A, Albuquerque, New Mexico, 87120,

and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Easement.

1. Recital. Owner is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Parcel 5-A1, Lands of Joel P. Taylor in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this agreement to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standards, plans and specifications approved by the City: Work Order Number 3450: the detention and sedimentation pond with retaining walls, run downs, and private storm drain system.

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at Owner's cost in accordance with the approved Drainage Report and plans. Maintenance to be limited to the removal of accumulated silt within the drainage facility.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within 90 days ("Deadline") of receipt of the Notice, as provided in Section 12, and the Owner will comply promptly with the requirements of

and DON L. KILLOUGH, TRUSTEE under that certain trust entitled Joel P. Taylor and Nina Mae Taylor Trust Agreement, dated April 24, 1979, whose address is Box 955, Cannon, Manitoba, Canada, NOG 0J0 (collectively hereinafter called "Owner")

DK  
PT  
N.M.J.

(Approved by Legal Dept.  
as to form only-5/28/86)

the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

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

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.

8. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Owner harmless from any and all liability arising from the City's negligent use of the Drainage Facility. The City does not agree to save Owner harmless from any liability which may arise from Owner's use of the Drainage Facility and the Property.

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

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

(Approved by Legal Dept.  
as to form only-5/28/86)



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

Johnson Properties, Ltd. IV  
3001 Louisiana NE  
Albuquerque, New Mexico 87110

Notice may be given to the Owner either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within 6 days after the notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by certified mail, return receipt requested, to the City Public Works Department, P.O. Box 1293, Albuquerque, New Mexico 87103.

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

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

14. Entire Agreement. This agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

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

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

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

18. Form Not Changed. Owner agrees that changes to the wording of this form are not binding upon the City unless initiated by the Owner and approved and signed by the City Legal Department in writing on this form.

OWNER:

BY: Don P. Hillough  
Its: Trustee  
Dated: 13 April 1988

(Approved by Legal Dept.  
as to form only-5/28/86)

Province  
~~STATE OF~~ MANITOBA )  
City ) SS  
COUNTY OF WINNIPEG )

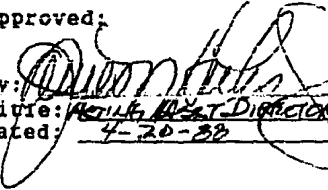
The foregoing instrument was acknowledged before me this  
13<sup>th</sup> day of APRIL, 1988, by [name of person signing:]  
Don L Killough, [title or capacity, for instance,  
"President" or "Owner":] TRUSTEE of [name of  
the entity which owns the Property if other than the individual  
signing, for instance, the name of the corporation, partnership,  
or joint venture:] \_\_\_\_\_

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

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

CITY OF ALBUQUERQUE:

Approved:

By:   
Title: Notary Public - District of New Mexico  
Dated: 4-20-88

(EXHIBIT A ATTACHED)

(Approved by Legal Dept.  
as to form only-5/28/86)



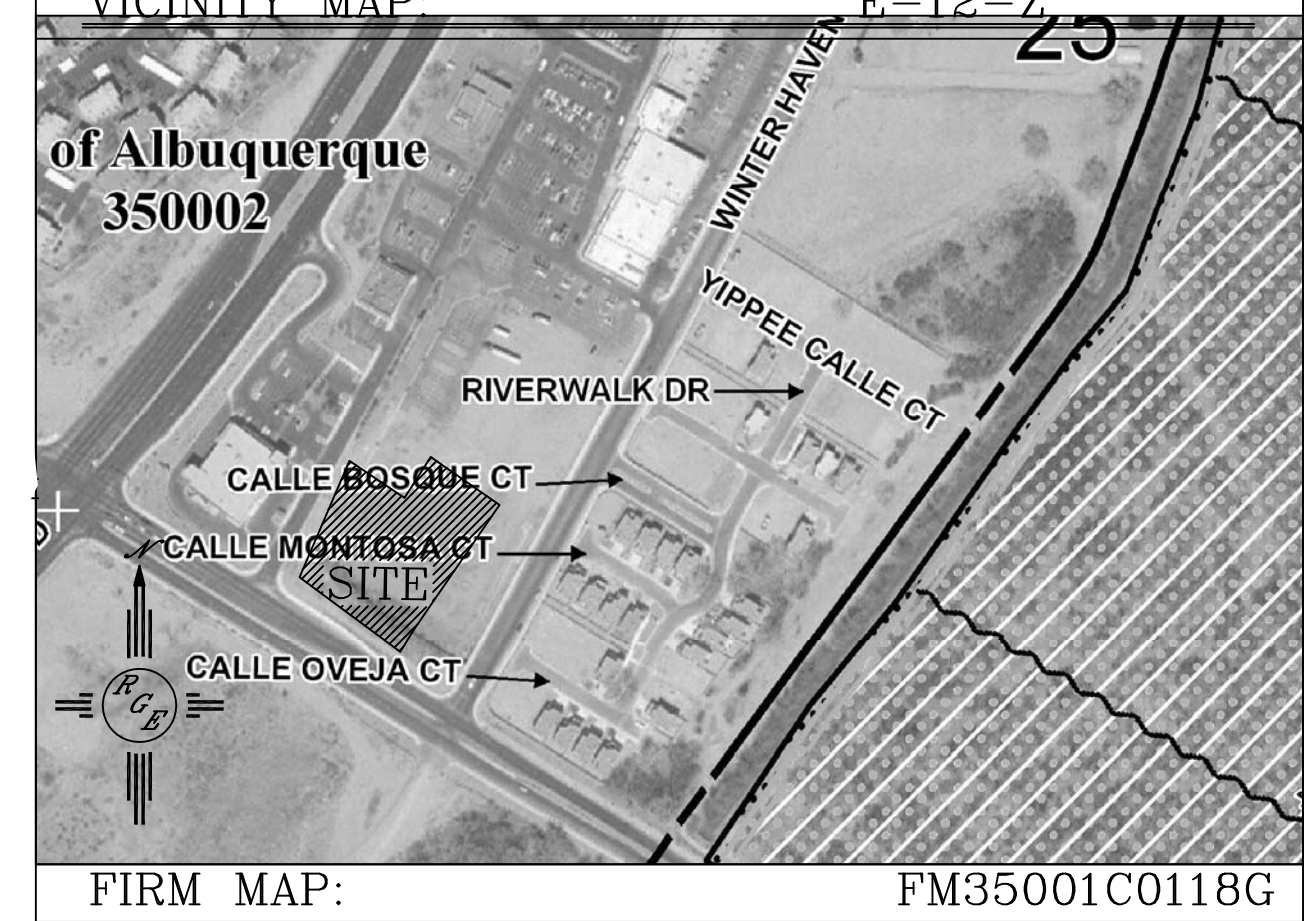
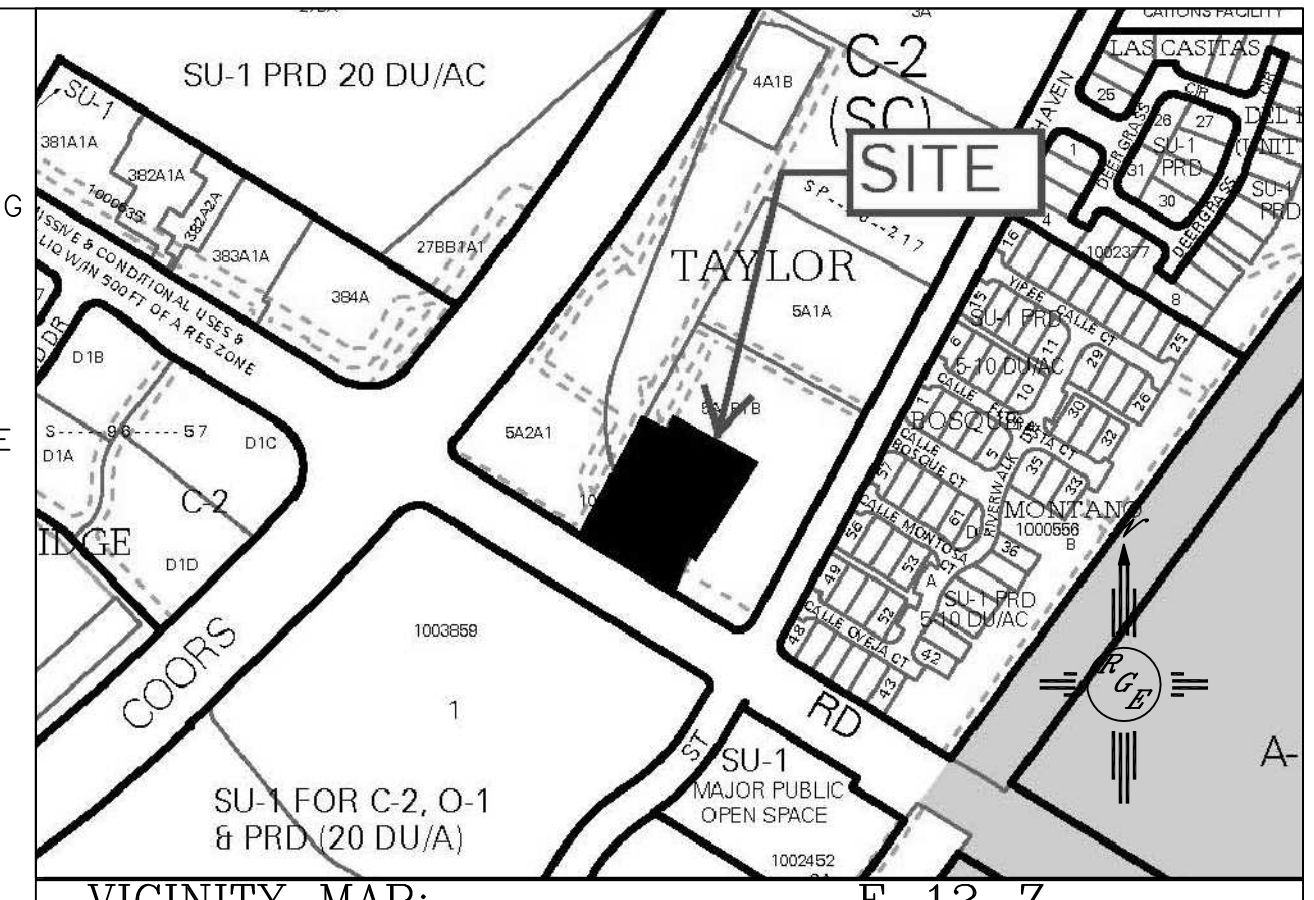




**CAUTION:**  
 EXISTING UTILITIES ARE NOT SHOWN.  
 IT SHALL BE THE SOLE RESPONSIBILITY  
 OF THE CONTRACTOR TO CONDUCT ALL  
 NECESSARY FIELD INVESTIGATIONS PRIOR  
 TO ANY EXCAVATION TO DETERMINE THE  
 ACTUAL LOCATION OF UTILITIES & OTHER  
 IMPROVEMENTS.

**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

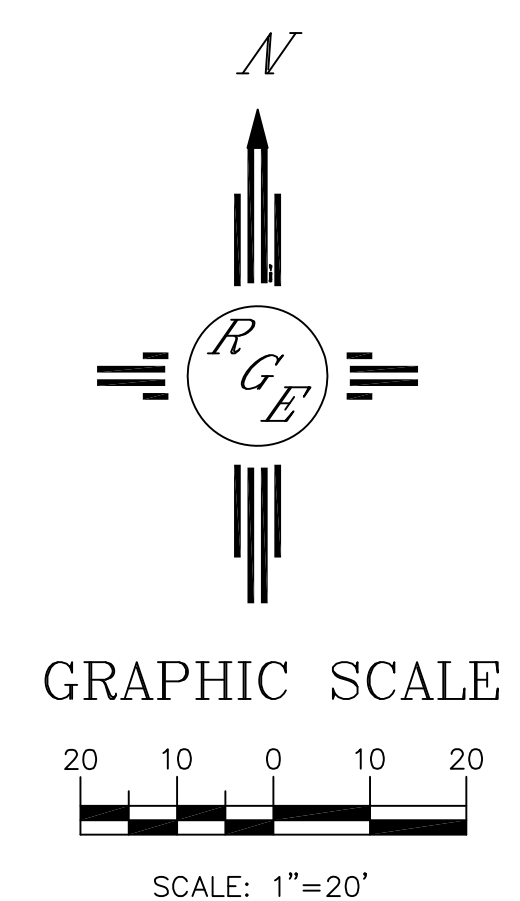
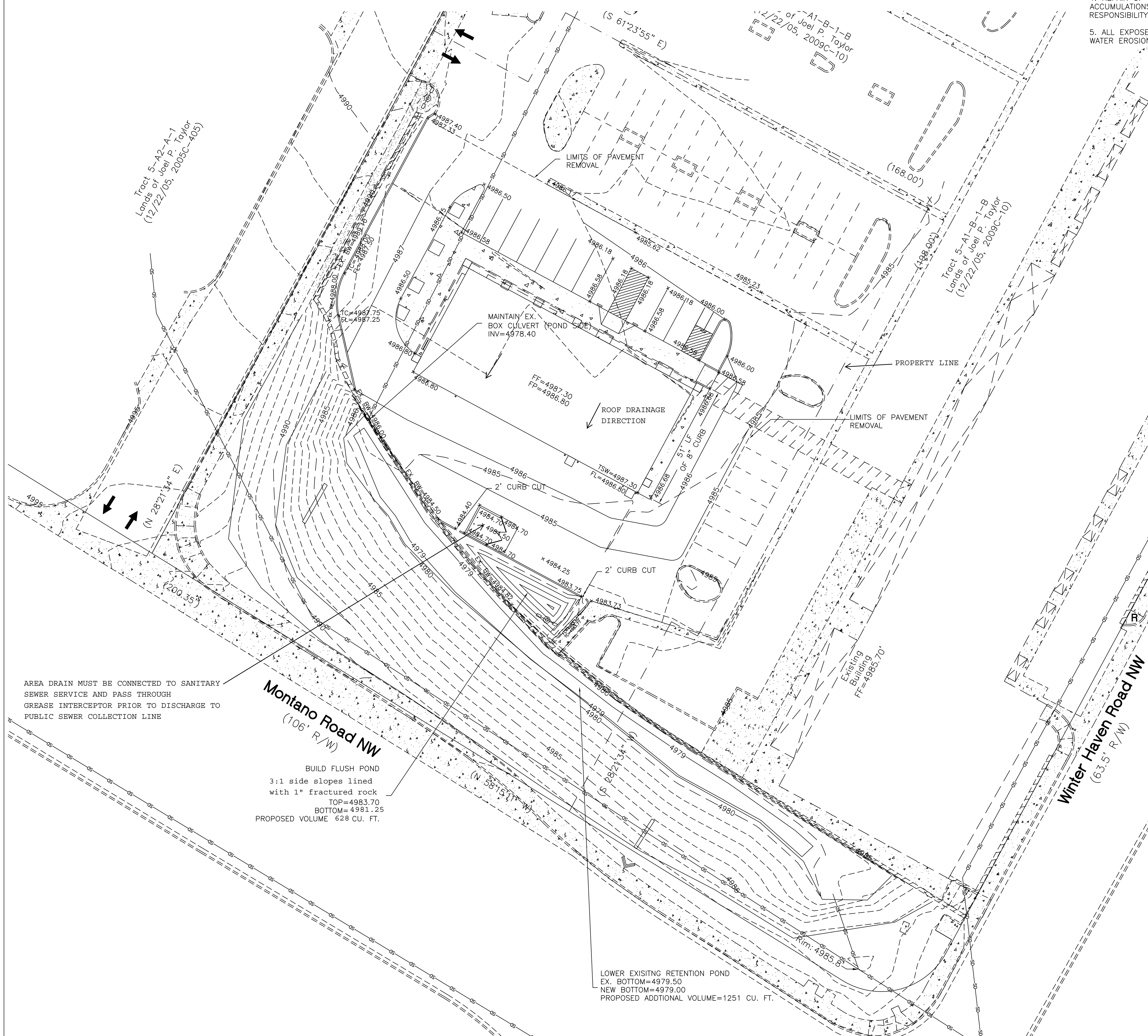


**LEGAL DESCRIPTION:**  
 Tracts 5-A1-B-1-A, Lands of Joel P. Taylor

- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
  3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
  4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO ACI 330R-08. UNLESS OTHERWISE NOTED.
  5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
  6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9
  7. TECH DESIGN SURVEY PROVIDED BY SURV-TEK USING NAVD 1988 DATUM.

**LEGEND**

---	EXISTING CONTOUR
---	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED INDEX CONTOUR
▲	SLOPE TIE
•	EXISTING SPOT ELEVATION
×	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK



ENGINEER'S SEAL 	<b>COMMERCIAL SHELL BUILDING          AT SICILY PLAZA          6001 COORS BLVD NW</b>	DRAWN BY WCWJ
	GRADING AND DRAINAGE PLAN	DATE 11-28-17
12/7/17 11/28/17		SHEET # ---
DAVID SOULE P.E. #14522	1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	JOB # 21823

REVISED  
DRAINAGE REPORT

For

**SICILY PLAZA  
6001 COORS NW  
Albuquerque, New Mexico**

Prepared by

Rio Grande Engineering  
PO Box 93924  
Albuquerque, New Mexico 87199



11/29/17

November 29, 2017

David Soule P.E. No. 14522

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### **Appendix**

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Hydraulic Calculations .....	B
Previous Drainage report .....	C

### **Map Pocket**

Site Grading and Drainage Plan



**PURPOSE**

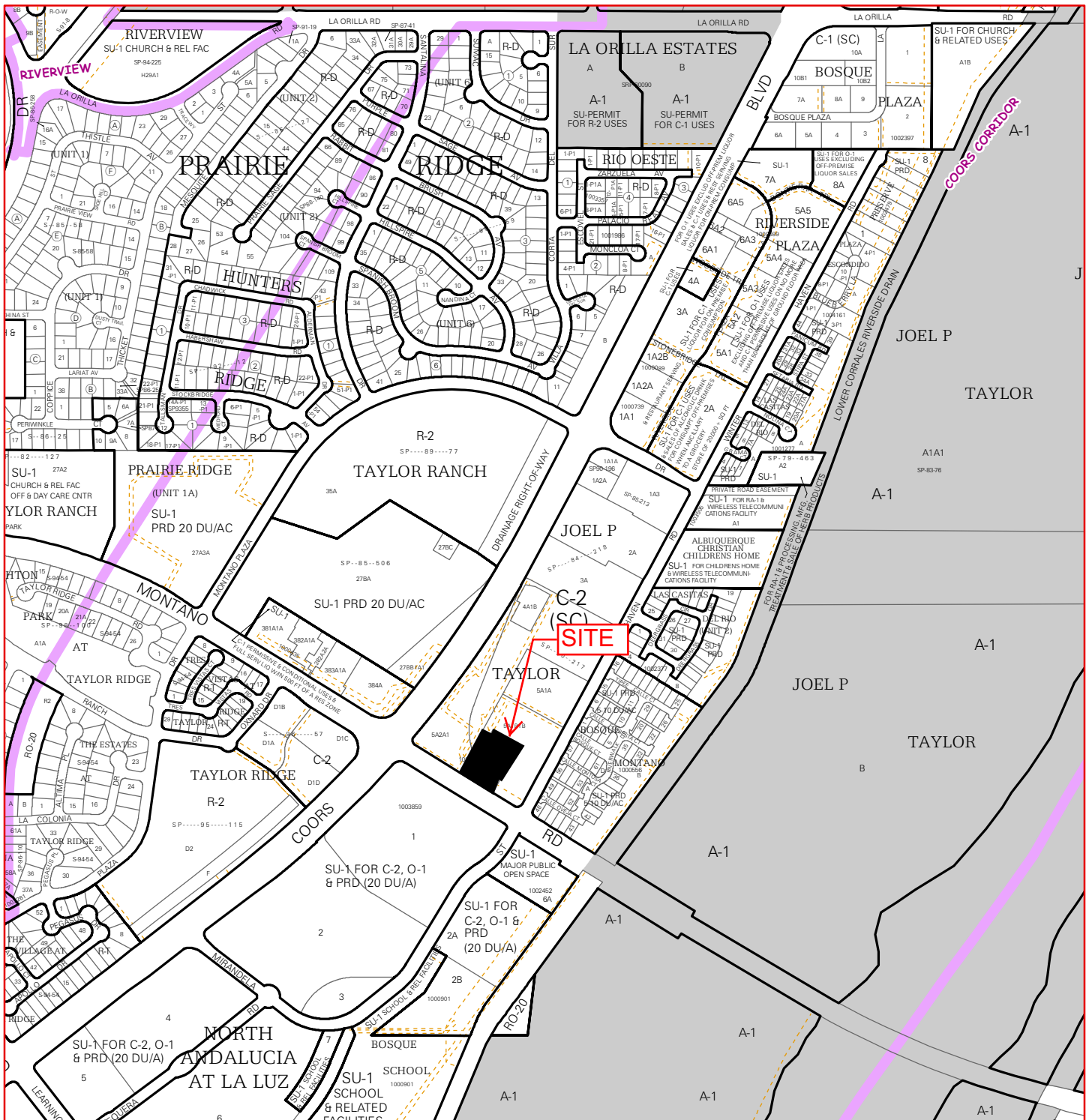
The purpose of this report is to provide the Drainage Management Plan for the construction of a 5000 square foot retail building located at 6001 Jacs Lane NE. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

**INTRODUCTION**


The subject of this report, as shown on the Exhibit A, is a 1.31-acre parcel of land located on the north side of Montano between Winterhaven and Coors. The legal description of this site is Lot 5-A1-B1-A Lands of Joel P Taylor. As shown on FIRM map35013C0118G, the entire site is located within Flood Zone X. The site is a graded pad site within the Montano Plaza development. This site was designed for a similar building and analyzed by Mark Goodwin within report dated 11/19/04 as shown in city drainage file E12D3E. The entire downstream infrastructure has been constructed. The site is part allowed free discharge to the existing rundown, and shall capture the first flush volume on site This development must maintain proposed drainage patterns and have peak discharge no greater than previously proposed.

**EXISTING CONDITIONS**

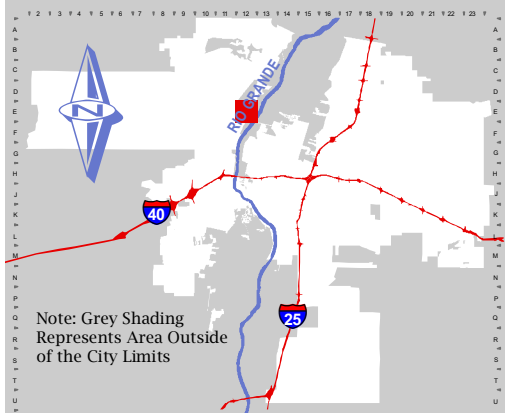
The site is currently developed as a graded lot. The site currently discharges directly to a concrete rundown located at the southeast portion of the site. The site contains an underground storm drain along its west boundary and a detention pond along its south boundary. All of this flow is captured by this pond along with the upland flows and discharged to a publicly maintained storm drain within Montano Boulevard. All of the required storm drain facilities are in place. The pond has an existing drainage covenant for maintenance



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**E-12-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet

## **PROPOSED CONDITIONS**

The proposed improvements consist of a 5,000 square foot retail building. The site is in general conformance to the previously approved plan. The site contains two drainage basins. Basin B contains the existing front parking area and the ponding areas; this basin generates 2.46 cfs and has a 717 CF first flush requirement. The flow enters the pond via the existing concrete rundown. The existing pond will be lowered 6" to provide for the first flush volume of 1251 CF. Basin A contains the rear portion of the parking area and the building. This basin generates 1.33 cfs and has a 325 CF first flush requirement. The flow from this basin passes through a landscape area first flush pond which overflows with a volume of 628 CF to the existing rundown into the existing pond

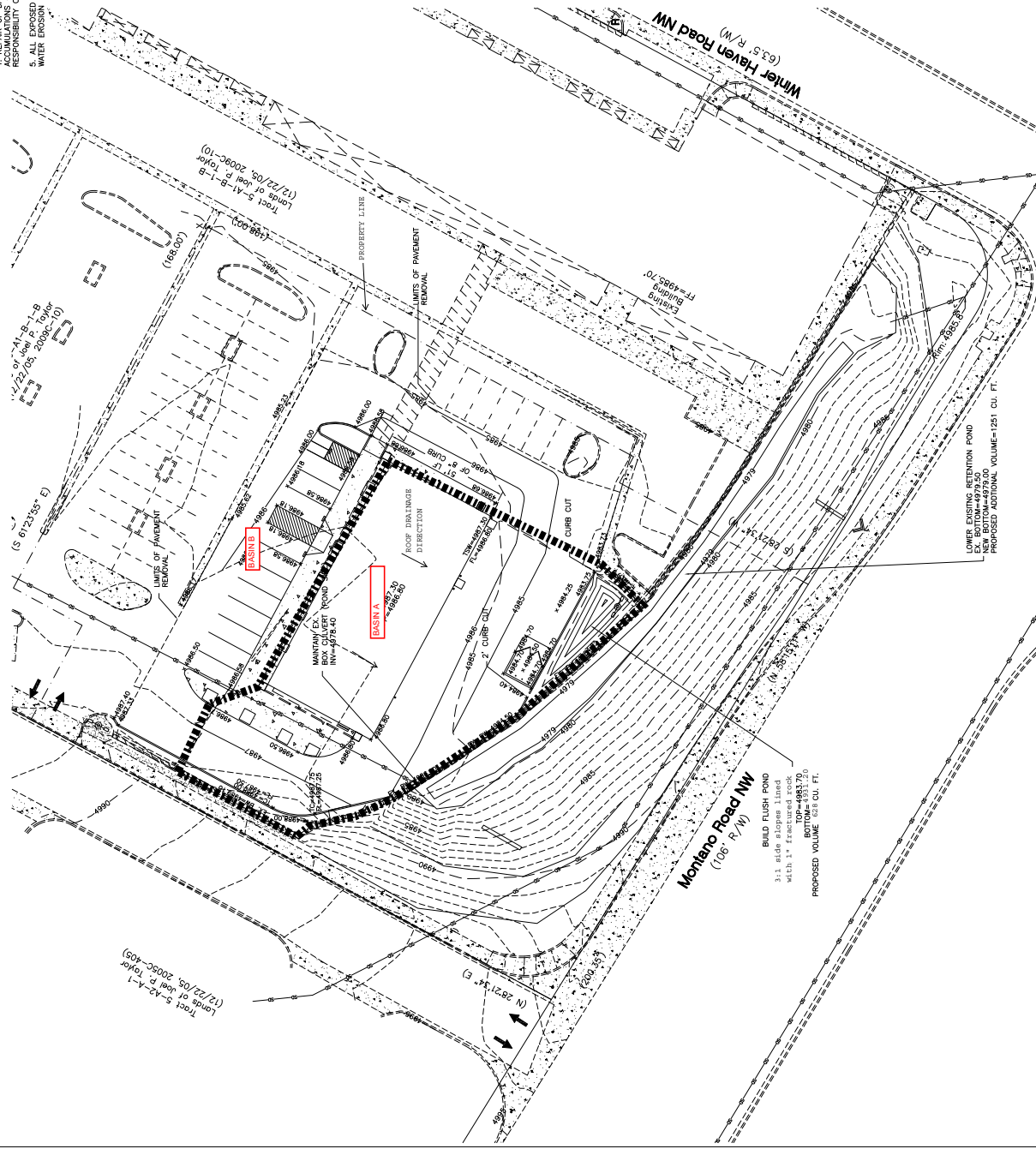
## **SUMMARY AND RECOMMENDATIONS**

This project is a development of a graded pad site. The site is within the boundaries of the Montano plaza drainage plan area. This site was previously analyzed. The proposed development land treatments and drainage patterns conform to the overall and previously approved plan. The site retains the required first flush volume. The upstream and downstream infrastructure is in place. Since the effected area site encompasses more than 1 acre, a NPDES permit and Erosion and Sediment Control plan should be required prior to any construction activity.

**APPENDIX A**  
**SITE HYDROLOGY**

- EROSION CONTROL NOTES:**
1. CONTRACTOR TO OBTAIN A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL DAMAGE MUST BE REPAIRED AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

**CAUTION:**  
EXISTING UTILITIES ARE NOT SHOWN.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL UTILITIES SHOWN. NECESSARY FIELD INVESTIGATIONS PRIOR TO CONSTRUCTION TO VERIFY THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



**LEGAL DESCRIPTION:**  
Tracts 5-A1-B-1-A, Lands of Jose P. Taylor

- NOTES:**
1. SPOT ELEVATIONS REPRESENT FINISHING ELEVATION UNLESS OTHERWISE NOTED.
  2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
  3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
  4. ALL NEW PAVING SHALL BE AT 1% SLOPE TO SUBGRADE PREPARATION IN CONFORMANCE TO AC 309P-08 UNLESS OTHERWISE NOTED.
  5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
  6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9.
  7. TECH DESIGN SURVEY PROVIDED BY SURV-TEK USING NAVD 1988 DATUM.

**LEGEND**

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- PROPOSED INDEX CONTOUR
- ▲ SLOPE TIE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

**ENGINEER'S SEAL**

DATE: 11-28-17  
 FIRM: P.C.G. ENGINEERING  
 PROJECT: COMMERCIAL SHELL BUILDING AT SICILY PLAZA, 8001 COORS BLVD NW, ALBUQUERQUE, NM 87109

**GRAPHIC SCALE**  
 20 10 0 10 20  
 SCALE: 1"=20'

**BASIN EXHIBIT**

**COMMERCIAL SHELL BUILDING AT SICILY PLAZA 8001 COORS BLVD NW**

**P.C.G. ENGINEERING**

**Basin Exhibit**

PROJECT NO: 1708  
 SHEET #

**Weighted E Method**

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.		24-hour	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
AS APPROVED	57063.60	1.310	0%	0	22%	0.288	13%	0.1703	65%	0.852	1.557	0.170	4.79	0.226
PROPOSED A	14153.00	0.325	0%	0	0%	0.000	19%	0.06173	81%	0.263	1.784	0.048	1.33	0.066
PROPOSED B	42910.60	0.985	0%	0	29%	0.286	12%	0.11821	59%	0.581	1.475	0.121	3.46	0.159
TOTAL PROPOSED	57063.60	1.310	0%	0	22%	0.2857	14%	0.17994	64%	0.844	0.486	0.053	4.79	0.109

**Equations:**

$$\text{Weighted E} = E_a * A_a + E_b * A_b + E_c * A_c + E_d * A_d / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} * \text{Total Area}$$

$$\text{Flow} = Q_a * A_a + Q_b * A_b + Q_c * A_c + Q_d * A_d$$

Where for 100-year, 6-hour storm- zone 1

$$E_a = 0.44$$

$$E_b = 0.67$$

$$E_c = 0.99$$

$$E_d = 1.97$$

$$Q_a = 1.29$$

$$Q_b = 2.03$$

$$Q_c = 2.87$$

$$Q_d = 4.37$$

ONSITE Conditions

FIRST FLUSH WATER QUALITY VOLUME	REQUIRED	PROVIDED
(CF)	(CF)	(CF)

basin a	325	628
basin b	717	1251

This site is within a developed subdivision. The lots free discharge per the approved drainage plan E12D3E. This site will continue the existing drainage patterns and will rete onsite the first flush volume

**APPENDIX B**  
**HYDRAULIC CALCULATIONS**

## 2' CURB OPENINGS

Weir Equation:

$$Q = CLH^{3/2}$$

West drainage swale thru walls

$$Q = 2.92 \text{ cfs}$$

$$C = 2.95$$

$$H = 0.5 \text{ ft}$$

L = Length of weir

$$Q = 2.95 * 2 * ((0.5)^{3/2})$$

**Each opening has capacity of 2.08 cfs**

**Flow entering and exiting pond=1.33 cfs**

**Therefore acceptable**



**APPENDIX C**  
**EXCERPTS OF PREVIOUS DRAINAGE REPORT**

# CITY OF ALBUQUERQUE



May 17, 2006

Mr. Mark Goodwin, PE  
**MARK GOODWIN & ASSOCIATES**  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: MONTANO RETAIL**  
**6001 Winter Haven Road NW**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/28/2005 (E-12/D3E)**  
**Certification dated 05/11/2006**

Dear Mark,

Based upon the information provided in your submittal received 05/11/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: CO Clerk  
File

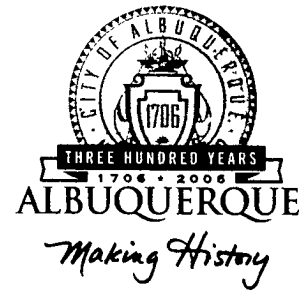
P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



September 20, 2005

John M. MacKenzie, PE.  
Mark Goodwin & Associates, PA.  
PO Box 90606  
Albuquerque, NM 87199

**Re: Montano Retail Lands of Joel P. Taylor Tracts 5-A1-B1 & 5-A2-A1,  
Grading and Drainage Plan  
Engineer's Stamp dated 9-15-05 (E12-D3E)**

Dear Mr. MacKenzie,

P.O. Box 1293  
Albuquerque  
New Mexico 87103  
www.cabq.gov

Based upon the information provided in your submittal dated 9-14-05, the above referenced plan is approved as Amended.

Prior to release of the Certificate Of Occupancy the following item needs to be addressed.

- Provide an Engineers Certification of the Grading Plan per the DPM checklist.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3695.

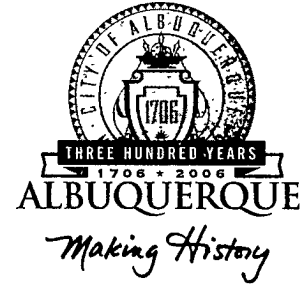
Sincerely,

Rudy E. Rael Associate Engineer  
Planning Department.  
Development and Building Services

BR

C: Chuck Carusso DMD  
CC: file

# CITY OF ALBUQUERQUE



February 4, 2005

D. Mark Goodwin, PE  
Mark Goodwin & Associates  
P.O. 90606  
Albuquerque, NM 87199

**Re: Montano Retail Drainage Report  
Engineer's Stamp dated 1-27-05 (E12/D3E)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal dated 1-28-05, the above referenced report is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

The existing pond is in a public drainage easement and must be vacated and rededicated to fit the new configuration. Plus, the new pond must be incorporated into your lot or a three-party maintenance agreement must be executed. This must be done prior to C.O.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept  
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

**DRAINAGE REPORT**  
**for**  
**Montaño Retail**

*Prepared for*

*Maestas & Ward  
Steve Maestas  
7620 Jefferson NE  
Albuquerque, NM 87109  
(505) 878-0001*

*Prepared by*

*Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199*

*November 2004*



## PURPOSE

*This report has been prepared in support of the development of a 3.42 acre, currently undeveloped, parcel located at the northwest corner of Montaña Road and Winter Haven Road on Albuquerque's west side. The site is a part of the Montaña Plaza Shopping Center, and as such, this development is proposed to be similar retail facilities.*

## EXISTING CONDITIONS

*In the existing state, an approximate 1.5 ac-ft detention basin is located on this site. With vertical concrete sides, a portion of the pond extends along the southern boundary, while along the east side of the site, and additional extension of the pond with earthen sides parallels Winter Haven Road. Flows from the pond discharge into a 4' x 6' CBC extending from Montaña Road to the site at its southwest corner. The controlled outflow from the ponds to the box culvert is  $Q = 25.48$  cfs (Appendix 1: Summary from 1987 Chavez-Grieves drainage report for Montaña Plaza Addition).*

*A 2' x 4' CBC storm drain system with grated openings currently traverses this site from the north to south where it outfalls into the detention pond described earlier. From earlier calculations presented in the Chavez-Grieves report, and from the Walgreens @ Coors & Montaña Drainage Report, 1999 Mark Goodwin & Associates, 36.09 cfs (100-yr, 6-hr) enters the site within the described system from the north. An additional 9.53 cfs is added to this system from lateral pipes extending west into the Walgreen's parking lot, and from surface flows originating from this site.*

*An estimated 18.38 cfs (100-yr, 6-hr) enters the pond from Winter Haven Road through an approximate 12' long grated drop inlet situated along the west curb line in the roadway.*

*The described pond on this site was originally designed to be a combination detention / sedimentation basin. At the time the pond was constructed, much of the upstream drainage basin was still undeveloped. Sediment laden storm waters would enter the pond, which was over-sized with a near flat earthen bottom. With the reduced velocity through the pond, sediments would settle to the bottom prior to the flood waters entering the 4' x 6' CBC outfall line which increases in size to a 10' x 6' CBC prior to discharging into the Rio Grande River.*

## PROPOSED CONDITIONS

*Since the existing pond, with its dual reaches, encumbers a significant portion of this site, it is proposed that with the development of this site, the pond will be relocated to an undeveloped parcel, currently in the process of being purchased, immediately south of this site, adjacent to Montaña Road. As shown on the Grading & Drainage Plan, a landscaped, earthen sided pond with 3:1 maximum side slopes is planned along Montaña Road, and a 5.5' concrete flood wall separates the pond from this site.*

*The Grading & Drainage Plan also shows that in developing this site, the existing 2' x 4' CBC carrying a total of 45.62 cfs (100-yr, 6-hr) will remain in place. The southern portion will be re-aligned to enter the new pond on a more tangential alignment. All but the most northerly onsite grated opening will be removed and replaced with traffic rated covers. From the remaining grated inlet, south, the 2' x 4' CBC will be covered and paved over.*

*Developed Drainage basin **B-1**, 1.85 acres, included the southern ½ of this site. Storm flows within **B-1** will sheet flow with the paved areas to concrete valley gutters. **B-1** flows, 7.30 cfs, will be routed to a concrete lined rundown along the north side of the new pond.*

*Storm flows within basin **B-2**, 6.19 cfs, will likewise sheet flow to concrete valley gutters that will route the flows to the remaining onsite grated inlet near the northwest entrance to the site. The onsite and offsite flows within the existing 2' x 4' CBC will discharge into the new pond at its northwest quadrant.*

*Storm flows collected from the Winter Haven Road right-of-way will continue to be collected in the existing drop inlet along its west curb line. The drop inlet will be modified to discharge the accumulated flows to a new 24" RCP storm drain which will extend south along the sites east boundary. The new 24" storm drain will connect to the existing 4' x 6' CBS at the southeast corner of the site.*

### **SUMMARY**

*The drainage management plan for the Montaño Retail site, as presented in this report, allows for the development of this long vacant parcel in a manner which will ensure that there are no adverse impacts downstream of the site.*

AHYMO PROGRAM (AHYMO\_97) -

- Version:

1997.02d

RUN DATE (MON/DAY/YR) = 10/08/2004

START TIME (HR:MIN:SEC) = 10:22:25

USER NO.= AHYMO-I-

9702dGoodwinM-AH

INPUT FILE = C:\PROGRA~1\AHYMO\_97\MONTAN~1.DAT

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START                TIME=0.0
*****              MONTANO RETAIL
*****              CALCULATE & ROUTE STORM FLOWS
*****              USE 100 YEAR 6 HOUR STORM EVENT
*****              FILE: MONTANORETAIL.DAT   9/23/04   JSD
*****

```

```

RAINFALL             TYPE=1 RAIN QUARTER=0.0 IN
                     RAIN ONE=1.90 IN RAIN SIX=2.25 IN RAIN DAY=
2.63 IN
                     DT=0.03333 HR

```

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS  
2 - PEAK AT 1.40 HR.

DT =	.033330 HOURS						END TIME =	5.999400 HOURS
.0000	.0018	.0036	.0055	.0074	.0094	.0114		
.0134	.0155	.0177	.0199	.0222	.0245	.0269		
.0293	.0319	.0345	.0372	.0399	.0428	.0458		
.0489	.0521	.0554	.0589	.0625	.0663	.0703		
.0745	.0789	.0836	.0888	.0944	.1004	.1133		
.1421	.1865	.2502	.3372	.4515	.5973	.7788		
1.0003	1.2059	1.2918	1.3643	1.4288	1.4874	1.5414		
1.5916	1.6384	1.6823	1.7237	1.7627	1.7995	1.8344		
1.8674	1.8987	1.9284	1.9566	1.9834	1.9898	1.9958		
2.0014	2.0068	2.0120	2.0169	2.0216	2.0262	2.0306		
2.0349	2.0390	2.0430	2.0469	2.0507	2.0543	2.0579		
2.0614	2.0648	2.0681	2.0713	2.0745	2.0776	2.0806		
2.0836	2.0865	2.0894	2.0922	2.0949	2.0976	2.1003		
2.1029	2.1055	2.1080	2.1105	2.1129	2.1153	2.1177		
2.1201	2.1224	2.1247	2.1269	2.1291	2.1313	2.1335		
2.1356	2.1377	2.1398	2.1418	2.1439	2.1459	2.1478		
2.1498	2.1517	2.1537	2.1555	2.1574	2.1593	2.1611		
2.1629	2.1647	2.1665	2.1683	2.1700	2.1718	2.1735		
2.1752	2.1769	2.1785	2.1802	2.1818	2.1834	2.1850		
2.1866	2.1882	2.1898	2.1914	2.1929	2.1944	2.1959		
2.1975	2.1990	2.2004	2.2019	2.2034	2.2048	2.2063		
2.2077	2.2091	2.2105	2.2119	2.2133	2.2147	2.2161		
2.2174	2.2188	2.2201	2.2215	2.2228	2.2241	2.2254		
2.2267	2.2280	2.2293	2.2306	2.2318	2.2331	2.2343		
2.2356	2.2368	2.2381	2.2393	2.2405	2.2417	2.2429		
2.2441	2.2453	2.2465	2.2476	2.2488	2.2500			

```

*****
*****
*****FIRST LOOK AT EXISTING FLOW
*****

```

```

COMPUTE NM HYD      ID=1 HYD NO=101.0 AREA=0.0053 SQ MI
                    PER A=0 PER B=100 PER C=0 PER D=0
                    TP=0.1333 HR MASS RAINFALL=-1

```





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

PROJECT Montano Retail  
SUBJECT Canals  
BY JSD DATE 11-8-04  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_

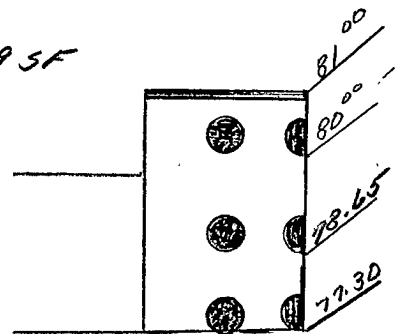
MAX. WATER SURFACE ELEV. = 81.00  
MAX. OUTFLOW ALLOWED FROM POND = 25.48 CFS  
w/ 40% CLOG = 35.67 CFS

$$Q = CA(2gH)^{1/2}$$

$$C = .6 \text{ (SHARP EDGE)}$$

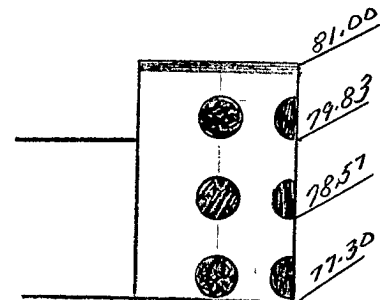
1. TRY (3) 6" HOLES PER ROW:  $A = 3 \cdot .196 = .589 \text{ SF}$

ELEV.	Q OUT (CFS)
77.80	2
79.15	$3.85 + 2 = 5.85$
80.50	$5.07 + 3.85 + 2 = 10.92$
81.00	$5.46 + 4.35 + 2.84 = 12.65$



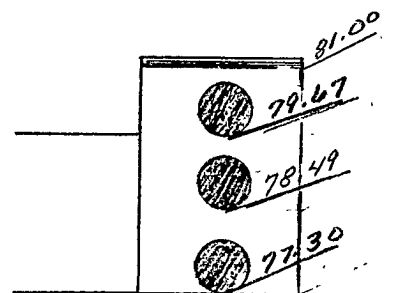
2. TRY (3) 8" HOLES PER ROW:  $A = 3 \cdot .349 = 1.05 \text{ SF}$

ELEV.	Q OUT (CFS)
77.97	4.14
79.24	$7.04 + 4.14 = 11.18$
80.50	$9.04 + 7.04 + 4.14 = 20.22$
81.00	$9.72 + 7.88 + 5.47 = 23.07$



3. TRY (2) 10" HOLES PER ROW:  $A = 2 \cdot 1.67 \text{ SF}$

ELEV.	Q OUT (CFS)
78.13	7.34
79.32	$11.43 + 7.34 = 18.77 \text{ CFS}$
80.50	$14.38 + 11.43 + 7.34 = 33.15 \text{ CFS}$
81.00	$15.47 + 12.74 + 9.27 = 37.48 \text{ CFS}$



∴ USE (2) 10" HOLES PER ROW  
DESIGN ALLOWS FOR 32% CLOGGING FACTOR



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199  
(505) 828-2200 FAX 797-9539  
e-mail: dmgs@swcp.com

PROJECT Montano Retail  
SUBJECT Drainage Calc  
BY JSD DATE 10-10-04  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_

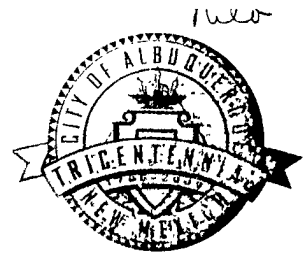
MONTANO RETAIL  
DETENTION POND SUMMARY

ELEV.	AREA (SF)	VOL (AC-FT)	Σ VOL (AC-FT)	Q <sub>OUT</sub> (CFS)
76	8,028	0	0	0
78	10,635	.43	.43	6.73
80	13,200	.55	.98	*28.37
81.0	14,135	.63	1.18	*37.48

\* Using 32% clogging factor  $Q_{out} = 37.48 - (.32 \cdot 37.48)$   
 $= 25.49 \text{ cfs}$

W/ TOP OF WALL ELEV. @ 81.50, 0.5'  
OF FREEBOARD IS AVAILABLE ABOVE  
EMERGENCY SPILLWAY

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 31, 2006

Mr. George Rainhart, Registered Architect  
**GEORGE RAINHART AND ASSOCIATES**  
2325 San Pedro Drive NE, STE 2B  
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for  
**MONTANO RETAIL, [E-12 / D3E]**  
6001 Winter Haven Road NE  
Architect's Stamp Dated 05/30/2006

P.O. Box 1293

Dear Mr. Rainhart:

Albuquerque

The TCL / Letter of Certification submitted on May 31, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov

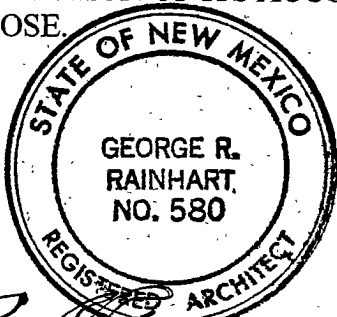
Wilfred Gallegos, P.E.  
Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

TRAFFIC CERTIFICATION

I, GEORGE RAINHART, NMPE OR NMRA 580, OF THE FIRM GEORGE RAINHART & ASSOC., HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 8.29.05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY WILLIAM SUTTLER OF THE FIRM GEORGE RAINHART. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON MAY 30, 2006 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY (C.O.)

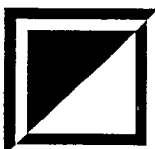
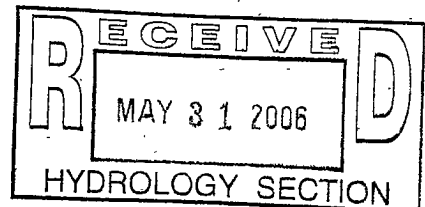
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

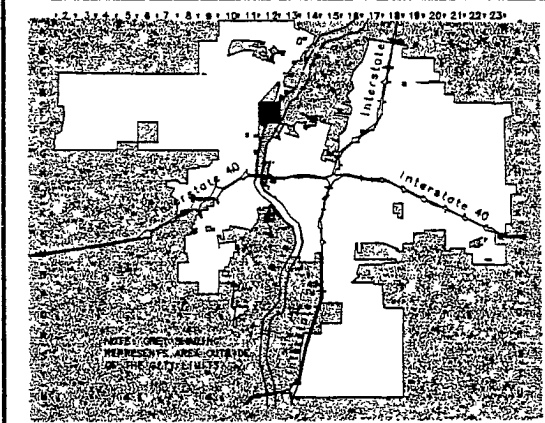
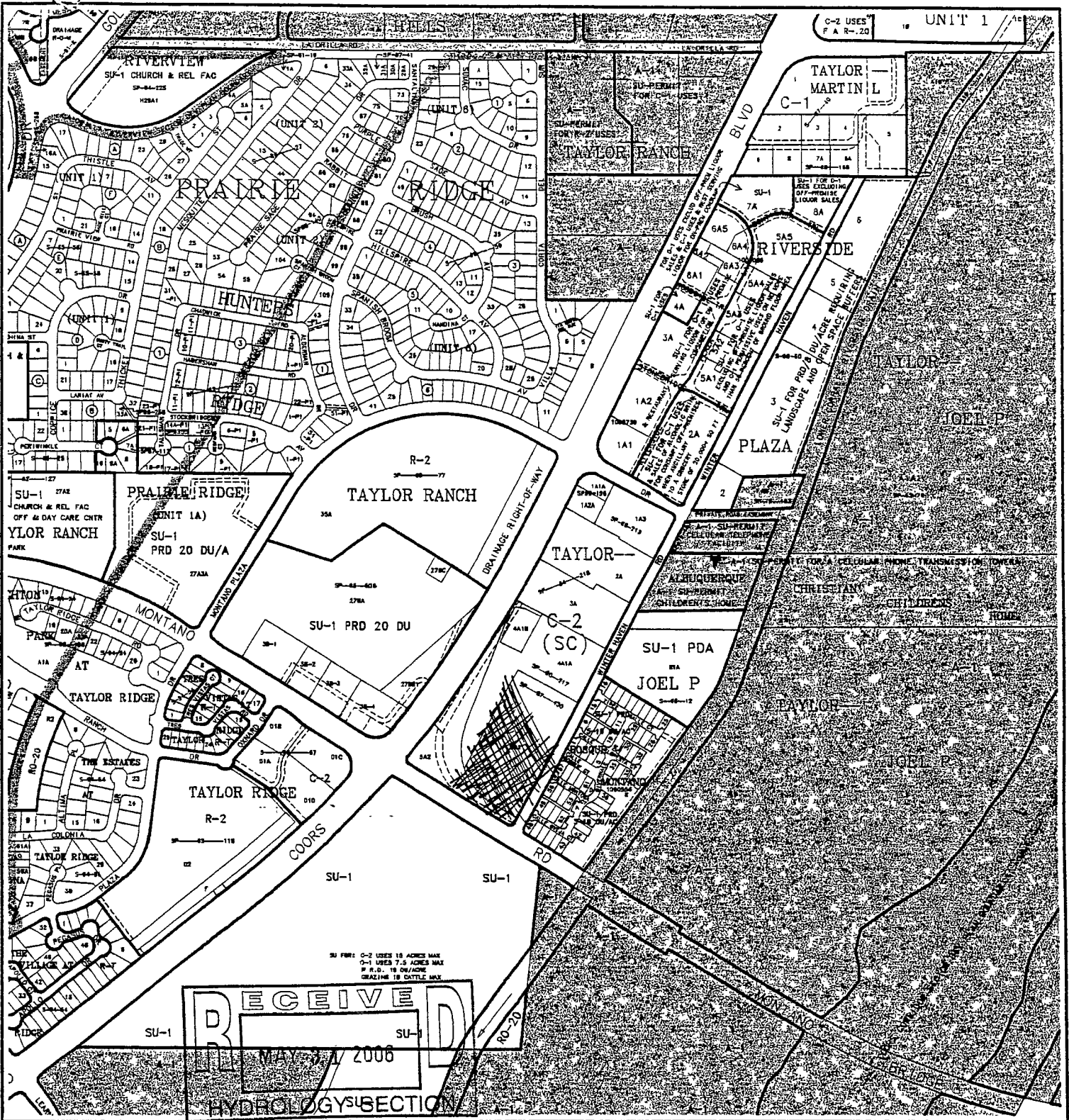


[Signature]  
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

5.30.06  
Date





CITY OF  
Albuquerque

**A G I S**  
Advanced Geographic Information System  
PLANNING DEPARTMENT

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**Zone Atlas Page**

**E-12-Z**

Map Amended through July 19, 2001



METERS

ACS BENCHMARK

LEGAL DESCRIPTION  
TRACT 5A (MONTANO RETAIL)

LEGEND

(Symbol)	EXISTING CONTOUR MAJOR
(Symbol)	EXISTING CONTOUR MINOR
(Symbol)	EXISTING SPOT ELEVATION
(Symbol)	EXISTING LOW CURB ELEVATION
(Symbol)	EXISTING CONCRETE CURB
(Symbol)	EXISTING FENCE
(Symbol)	EXISTING SAWTOOTH REBAR MANHOLE
(Symbol)	EXISTING FIRE RISER/ST
(Symbol)	EXISTING LAMP POLE
(Symbol)	PROPOSED SPOT ELEVATION
(Symbol)	PROPOSED LOW CURB ELEVATION
(Symbol)	PROPOSED CONCRETE ELEVATION
(Symbol)	PROPOSED DRAIN
(Symbol)	PROPOSED FLOW ARROW
(Symbol)	PROPOSED FINISHED FLOOR ELEVATION
(Symbol)	PROPOSED FINISHING WALL
(Symbol)	PROPOSED GARDEN WALL
(Symbol)	PROPOSED CONCRETE CURB

AS BUILT INFORMATION

BENCH MARKS

SURVEY INFORMATION

ENGINEER'S SEAL

DESIGNED BY: DMG	
CHECKED BY: DMG	DATE: 08/20/08
DRAWN BY: KCP	DATE: 08/20/08
DATE: 08/20/08	DESIGN: 08/20/08

REVISIONS

NO.	DATE	REVISION
1	9/12/05	REVISION NO. 1

REMARKS

NO. DATE

BY

JOB

MARK DOODWIN & ASSOCIATES, P.A.  
P.L.L.C. REGISTERED PROFESSIONAL ENGINEERS  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 791-9538

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT

TITLE: **MONTANO RETAIL GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE: CIVIL ENGINEER APPROVAL  
DATE: 08/20/08  
PROJECT NO: 767581

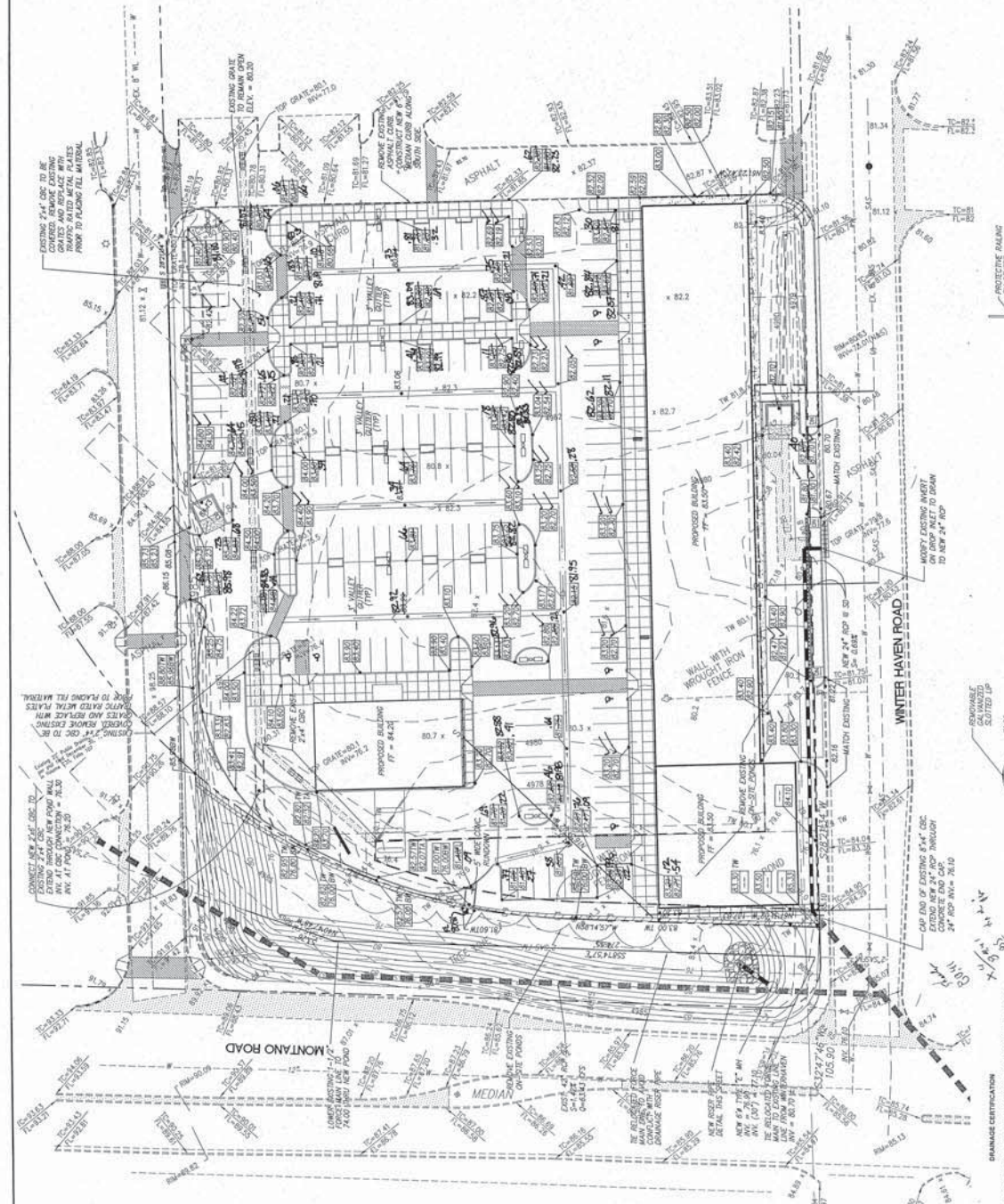
**For Information Only**

CITY PROJECT NO. 767581

ZONE MAP NO. E-12-Z

SHEET 4 OF 6

APR 11 2008  
HYDROLOGY SECTION



PROPOSED BELONGING TO NEW 24" RCP

WINTER HAVEN ROAD

MONTANO ROAD

EXISTING CONCRETE CURB

PROPOSED CONCRETE CURB

PROPOSED FINISHED FLOOR ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED LOW CURB ELEVATION

PROPOSED CONCRETE ELEVATION

PROPOSED DRAIN

PROPOSED FLOW ARROW

PROPOSED FINISHING WALL

PROPOSED GARDEN WALL

PROPOSED CONCRETE CURB

SECTION A-A

RETAINING WALL TO BE DESIGNED OTHERS

PROPOSED BELONGING TO NEW 24" RCP

WINTER HAVEN ROAD

MONTANO ROAD

EXISTING CONCRETE CURB

PROPOSED CONCRETE CURB

PROPOSED FINISHED FLOOR ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED LOW CURB ELEVATION

PROPOSED CONCRETE ELEVATION

PROPOSED DRAIN

PROPOSED FLOW ARROW

PROPOSED FINISHING WALL

PROPOSED GARDEN WALL

PROPOSED CONCRETE CURB

DRAINAGE CERTIFICATION

I, Mark Doodwin, NRE # 8260, of the firm, Mark Doodwin & Associates, P.A., hereby certify that this project has been graded and all drains have been constructed in accordance with the approved design and all drainage infrastructure has been installed in accordance with the approved design. The original design document has been reviewed by a registered professional engineer and the original design document has been approved by the City of Albuquerque. This certification is valid for the term of the contract and is subject to the terms and conditions of the contract. The engineer's seal is a true and correct copy of the original. The engineer's seal is a true and correct copy of the original.

Mark Doodwin  
Professional Engineer  
No. 8260