PUBLIC WORKS/HYDROLOGY

E17/D46

E17/D46

0000 0000 2011

CITY OF
Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

December 6, 1996

Martin J. Chávez, Mayor

James Topmiller
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: "GREEN TAG" FOR HOMESTEAD VILLAGE (E-17/46)
RECEIVED DECEMBER 5, 1996 FOR CERTIFICATE OF OCCUPANCY
LETTER DATED December 4, 1996

Dear Mr. Topmiller:

Based on the information included in the submittal referenced above, City Hydrology accepts the engineer's certification for certificate of occupancy.

Contact Vicki Chavez at Code Enforcement to obtain the Certificate of Occupancy for 4441 Osuna NE.

If I can be of further assistance, You may contact me at 768-2727.

Told Vicki Perm C.O.
OK on 12-6-96.
JPC

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer, Hydrology

c: Dan Brown, Security Capitol, 125 Lincoln Ave, Santa Fe, NM 87501

Good for You, Albuquerque!

25×10

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, NE ALBUQUERQUE, NM 87109-4355
TEL (505) 823-1000 FAX (505) 821-0892

December 4, 1996

John Curtin, P.E.
City of Albuquerque
Hydrology Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Engineer's Drainage/Grading Certification for Homestead Village (E-17/D-46)

Dear John:

As requested in your letter of March 21, 1996, and our later conversations, enclosed is a copy of the "green tag" for the S.O. 19 which we have only recently been able to obtain from the City Inspector. Our submittal of August 5, 1996 has addressed the rest of your comments and with this additional information we hope to receive your approval of the permanent Certificate of Occupancy for this project.

If you have any questions or require further information, please contact me.

Sincerely,

James R. Topmiller, P.E.
Vice President and Group Manager
Community Development and Planning Group

cc: Mr. Richard Zuloaga, C.F. Jordan Construction
Mr. Mark Marshall, Security Capital Group
Mr. Dan Brown, Homestead Village Incorporated

E:\CDP\04236A2409\CURTIN.CERT

PRINCIPALS
LARRY W. HUSTON, C.P.
MICHIAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.
KERRY L. DAVIS, P.E.
LARRY A. LARRAÑAGA, P.E.
HOWARD C. STONE, P.E.
GEORGE RADNOVICH, R.L.A.
SILAS V. SUAZO
JAMES R. TOPMILLER, P.E.
WILLIAM L. VREEKE, P.E.
GORDON A. WALHOOD, JR., P.E.
MARY E. CARTER

0000 0000 2013

2-9-96

Date 11-17-96 Permit No. 974459

Contractor Franklin Earth

Location Ozuna NE

Time

PUBLIC WORKS DEPARTMENT

SIDEWALK & DRIVEPAD INSPECTION

50#195

APPROVED

Inspector

	Permits	Dispatch	Insp. Office
Phone:	768-2551	857-8025	857-8036

25×10

0000 0000 2014

CITY OF
Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

August 30, 1996

Martin J. Chávez, Mayor

James Topmiller
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: ENGINEER'S CERTIFICATION FOR HOMESTEAD VILLAGE (E-17/46)
RECEIVED AUGUST 7, 1996 FOR CERTIFICATE OF OCCUPANCY
ENGINEER'S STAMP DATED 7/25/96

Dear Mr. Topmiller:

Based on the information included in the submittal referenced above, City Hydrology accepts the engineer's certification for certificate of occupancy.

The Contractor must provide City Hydrology with a copy of the S.O.19 green tag before the permanent Certificate of Occupancy will be released.

After City Hydrology has a copy of the S.O.19 green tag, contact Vicki Chavez at Code Enforcement to obtain the Certificate of Occupancy for 4441 Osuna NE.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer, Hydrology

c: Andrew Garcia
Dan Brown, Security Capitol, 125 Lincoln Ave, Santa Fe, NM 87501

25×10

0000 0000 2015

DRAINAGE INFORMATION SHEET

PROJECT TITLE: HOMESTEAD VILLAGE @ OSUNA ZONE ATLAS/DRNG. FILE # E-17/D46

DRB #: NA EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACT A-1-A1, ACADEMY INDUSTRIAL PARK

CITY ADDRESS:

ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: JAMES TOPMILLER

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109 PHONE: 823-1000

OWNER: Security Capital CONTACT: Dan Brown

ADDRESS: 125 Lincoln Ave Ste 404 87501 PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 8/6/96

BY: JAMES TOPMILLER

AUG – 1

25×10

0000 0000 2016

ENGINEERS PLANNERS SURVEYORS
PHOTOGRAMMETRISTS LANDSCAPE ARCHITECTS

BOHANNAN-HUSTON INC.

COURTYARD I 7500 JEFFERSON STREET NE ALBUQUERQUE NM 87109-4355
TEL (505) 823-1000 FAX (505) 821-0892

August 5, 1996

John Curtin, P.E.
City of Albuquerque
Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Engineers Drainage/Grading Certification for Homestead Village (E-17/D-46)

Dear John:

The purpose of this letter is to submit to you revised drainage/grading certification plan for the now existing Homestead Village on Osuna. A previous submittal had been made in which you had requested additional information and modifications, and for significant amount of time now we have been performing those modifications.

The following addresses the comments you provided in your letter of March 21, 1996 in the order in which they were presented:

1. **Green Tags for Timber Walls**. I am enclosing a copy of the green tag provided me by the contractor to cover the installation and construction of timber walls on the site. As I understand it from the contractor, the City Building Inspection Group does not normally provide timber wall green tags but did so in this case because we requested it to meet your comment.

2. **Permeability of Timber Walls**. I appreciate your concern in this area. We have provided a detail shown as Detail F on the plan, identifying the measures taken to ensure permeability of the wall. Timber walls, from field inspection, were seen to be constructed with little or no opening between each individual timber. However, to enhance the walls and permeability, metal plating was attached to each wall, along with the plastic liner shown on the sketch. Additional positive reinforcement was provided by building earth up against the back side of the wall, to within at least 6-inches of the top of the wall.

3. **Detail Modification**. All details shown on the enclosed certification plan have been modified to reflect actual construction.

4. **Calculations of Pond "A" and "B" Volume**. Enclosed are calculations indicating the pond volume provided with this project. As I discussed with you over the phone at one point, the completion of landscaping installation left the west pond "A" significantly lacking volume. To minimize removal of and damage to the landscaping, the west pond was deepened to provide the needed volume. Detail F shows the timber wall construction and the elevations that are now used in the west pond. The enclosed calculations are difficult to follow due to the curvilinear nature, but show that the new pond (west) has approximately 8,700 cubic feet which complies with the approved plan

PRINCIPALS
LARRY W. HUSTON, C.P. — KERRY L. DAVIS, P.E. — GEORGE RADNOVICH, R.L.A. — WILLIAM L. VREEK, P.E.
MICHAEL M. EMERY, P.E. — LARRY A. LARRANAGA, P.E. — SILAS V. SUAZO — GORDON A. WALHOOD, JR., P.E.
BRIAN G. BURNETT, P.E. — HOWARD C. STONE, P.E. — JAMES R. TOPMILLER, P.E. — MARY E. CARTER

25×10

With this information, we're hopeful to receive your approval of permanent COs for this project. If we can provide any additional information, please feel free to contact me anytime.

Sincerely,

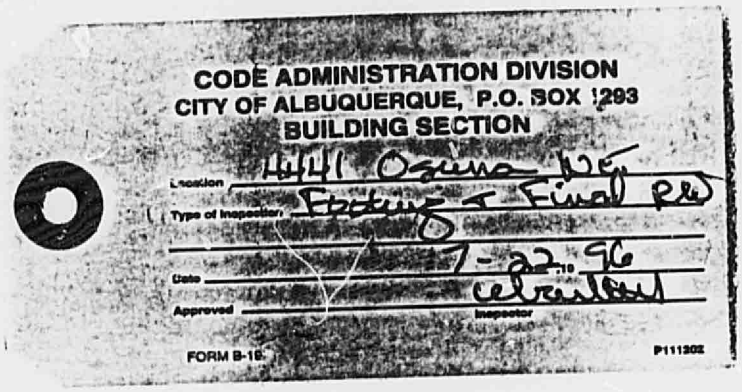
James R. Topmiller, P.E.
Vice President and Group Manager
Community Development and Planning Group

JRT/rac

Enclosures - Green Tag
Certification Plan

cc: Richard Zuloaga, C.F. Jordan
Mark Marshall, Security Capital Group
Dan L. Brown, Homestead Village Incorporated

E:\CDP\94236\A2490\Dra-Grad.doc - 8/6/96


CODE ADMINISTRATION DIVISION
CITY OF ALBUQUERQUE, P.O. BOX 1293
BUILDING SECTION
Location 4141 Osuna NE
Type of Inspection Footing + Final Rel
Date 7-22-96
Approved Inspector
FORM B-16
P111202

Homestead - Retaining Wall

0000 0000 2014

BOHANNAN-HUSTON INC.

COURTYARD I 7500 JEFFERSON STREET N.E. ALBUQUERQUE, NM 87109
TEL (505) 823 1000 FAX (505) 821 0892

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LARRY A. LARRANAGA PE
HOWARD C. STONE PE
WILLIAM J. REEKE PE
GORDON A. ALLWOOD JR. PE
MARY E. CARTER
GEORGE RADNOVICH R.L.A.
SILAS V. SUAZO
JAMES R. TORMILLER PE

May 7, 1996

Mr. Mark Marshall
Security Capital Group
124 Lincoln Avenue
Santa Fe, NM 87501

Re: Homestead Village on Osuna Road, Albuquerque, NM, Drainage Certification Requirements

Dear Mark:

The purpose of this letter is to address the results of the survey of the existing ponds on the above referenced site. We will also discuss a recommended solution.

The survey conducted of the existing ponds onsite yielded that Pond A contained approximately 2,800 cubic feet (the approved plan required 8,300 cubic feet) and Pond B held approximately 2,500 cubic feet or less (its required volume was 3,000 cubic feet).

These are substantial differences from the approved plan on file with City Hydrology and require corrections to at least Pond A. Pond B (the eastern pond) is sufficiently close to the required volume, and additionally has an overflow to Pond A, that we can accept it in its current condition. Pond A on the other hand requires modification in order to begin to approach the required volume.

After meeting with Larry Reetz of C.F. Jordan at the site, along with Mr. George Radnovich of this office who had provided landscape design, we propose the following modifications to the Pond A area. We propose that the berm/timber wall "dam" be raised approximately 1.4 feet and extended around the pond (on its western and southern sides) as necessary to ensure capture of the intended volume. This modification would increase pond volume to a volume of approximately 8,300 to 8,600 cubic feet. This would satisfy the City's requirement for volume and provide a minor additional amount for overflow for Pond A should that occur.

I spoke with City staff (Mr. John Curtin on May 2, 1996) to discuss the increase in water depth in the pond from 18" to 2.4'. He stated his concern, in a non-residential area, was not so much the depth as meeting the design volume requirements. However, he felt that the increase water depth should be discussed with the owner as well. I have agreed with him.

ENGINEERS — PLANNERS — PHOTOGRAMMETRISTS — SURVEYORS — LANDSCAPE ARCHITECTS

25×10

Larry Reetz was instructed not to begin until we had received your approval of this pond modification. Your signature below will authorize C.F. Jordan to begin the modifications as described above. We look forward to your response as soon as possible. If you have any questions, please feel free to call me, George Radnovich or Larry Reetz.

Sincerely,

James R. Topmiller
Vice President and Group Manager
Community Development and Planning Group

JRT/kc

cc: Larry Reetz, C.F. Jordan
John Curtin, COA
George Radnovich, BHI
Dan Brown, Security Capital

ACCEPTED:

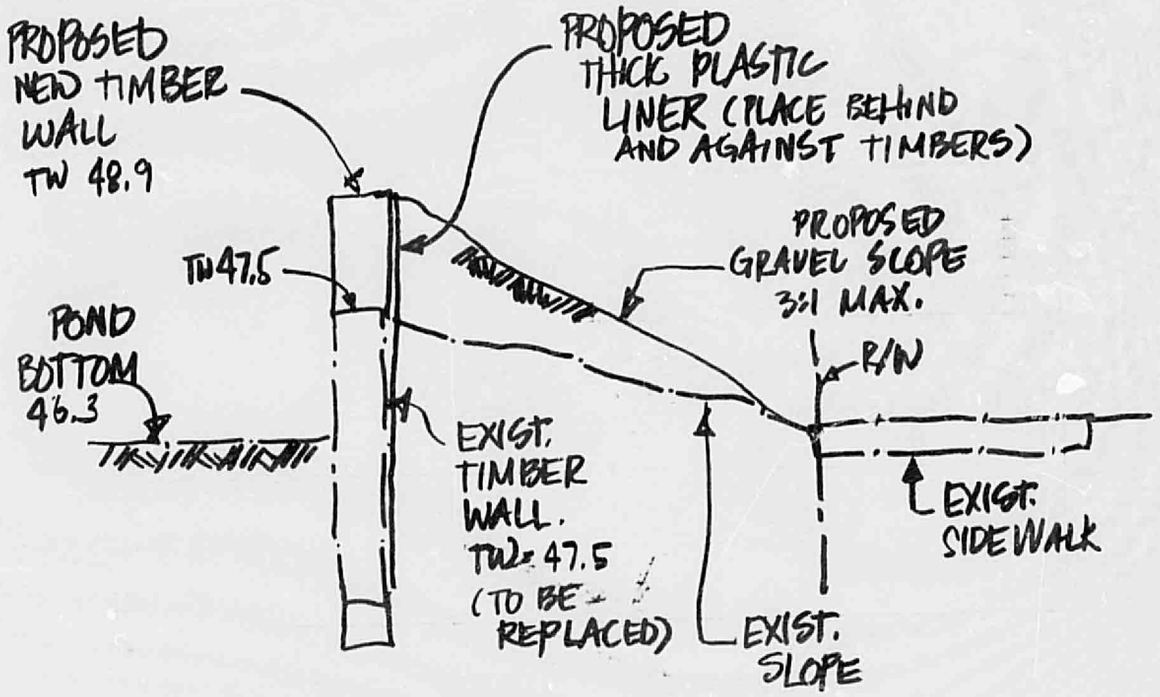
BY:_____

TITLE:_____

DATE:_____

E:\CDr 34236\A2490\DRAINAGE CERT.DOC - 5/7/96

SKETCH



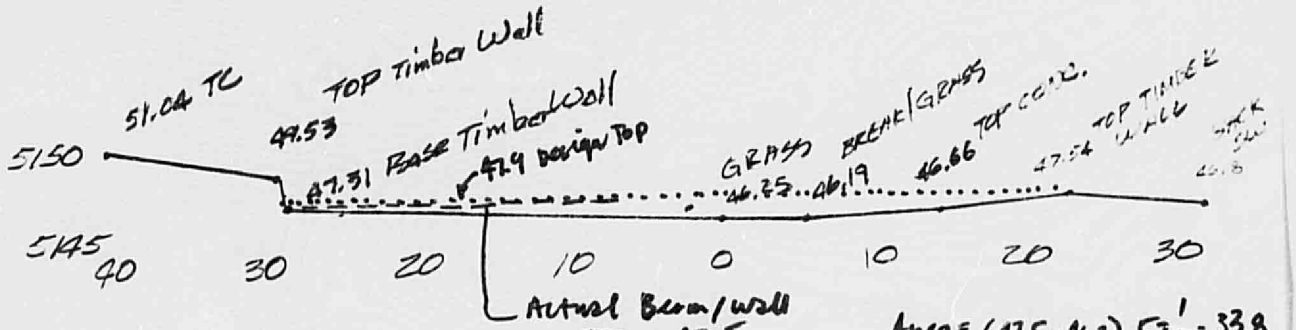
NOTE: Extend new timber wall around west and south sides of pond as necessary to ensure that water does not escape pond at a low spot less than 48.7

BOHANNAN-HUSTON INC.

PROJECT NAME HOMESTEAD VILLAGE SHEET 4 OF 4
PROJECT NO. 94236A2490 BY JAMES T DATE 5/3/96
SUBJECT _____ CH'D _____ DATE _____

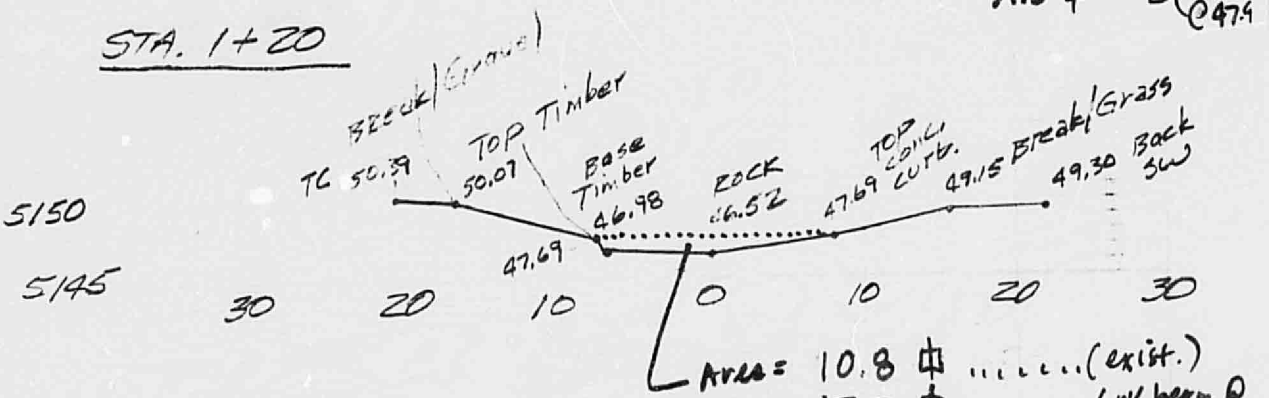
0000 0000 2022

STA. 0+30 SCALE 1"=10'



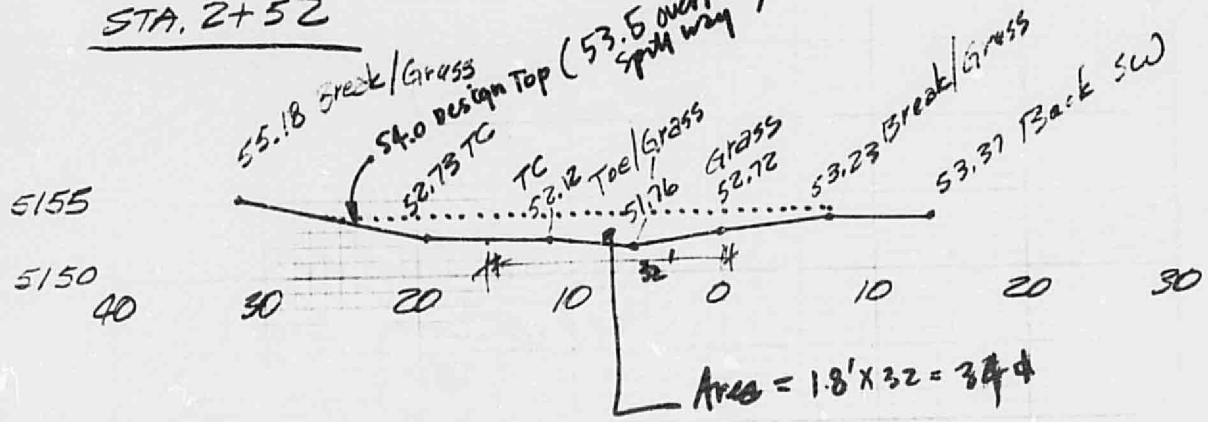
Area = $\frac{(47.5-46.3)}{2}$ 52' = 33.8 (exist.)
= 54.8 ⊕ → (w/ beam @ 47.9

STA. 1+20



Area = 10.8 ⊕ .....(exist.)
= 17.2 ⊕ .....(w/ beam @ 47.9)

STA. 2+52



Area = 1.8' X 32 = 58 ⊕

BOHANNAN-HUSTON INC.

PROJECT NAME Homestead Village SHEET 2 OF
PROJECT NO. BY Jonn T. DATE
SUBJECT CH'D DATE

25×10

0000 0000 2023

SOLUTION

Raise timber wall/berm (see sketch attached) to 48.9 @ top of wall (Pond "A")

Original volume = 2800 cu.ft

Increase in Volume (see below) (after raising berm to 48.9) = 5900 cu.ft.

TOTAL NEW VOLUME = 8700 cu. ft >> 8300 cf reqd

O/C (400 cu. ft. excess)

Calculation for Pond "A" increase

Additional volume = 50'x 1.4' x 52' + 100'(16')1.2'

= 5900 cu.ft.

BOHANNAN-HUSTON INC.

PROJECT NAME Homestead Vill Aqs SHEET 3 OF

PROJECT NO. BY James T. DATE

SUBJECT CH'D DATE

25×10

0000 0000 2024

METHOD #1 uses this sketch (+ this pg.)....

exist. Pond "A" — 50' x 33.8 ϕ ÷ 100' x 11 ϕ =
= 2800 cu. ft. (reqʼd = 8300 cu.ft.), bad
(not considering rock volume)

exist. Pond "B" — 72' x 34 ϕ ÷ 2500 cu.ft. (Reqʼd = 3000 cu. ft.)
(not considering rock volume)
Add 10% additional within the 6"-8" rock voids
at bottom of pond = 2500 x 10% = 250 cu.ft.
Total Volume = 2750 cu.ft. ≈ 3000 cu.ft. OK

BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____
PROJECT NO. _____ BY _____ DATE _____
SUBJECT _____ CH'D _____ DATE _____

25×10

0000. 0000 2025

REVISED CALCULATIONS

Pond "A"

Post-Construction changed conditions:

Pond "A" depth - 2.6'

Req'd discharge ≈ 1.7 cfs

Check:

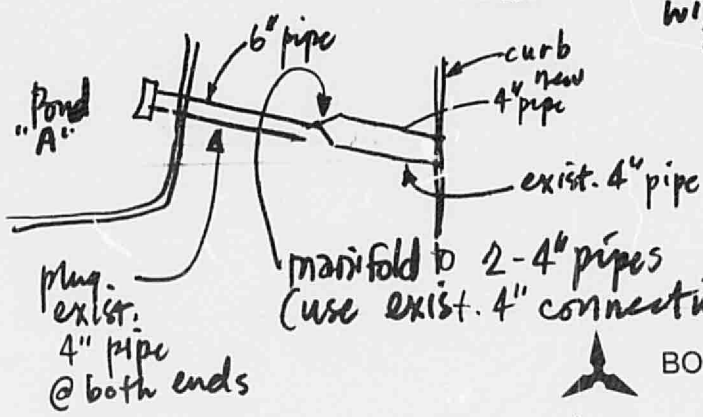
@ 2.6' HW

1-6" pipe discharges (orifice eqn.)

$Q = 0.6\,(0.196)\sqrt{64.4\,(2.6)}$

$= 1.52$ cfs ≈ 1.7 cfs. OK

use 6" pipe out of pond A, then "manifold" out to 2-4" pipes prior to curb (see sketch below). Plug exist. 4" with 12" plug of concrete @ pond & curb ends



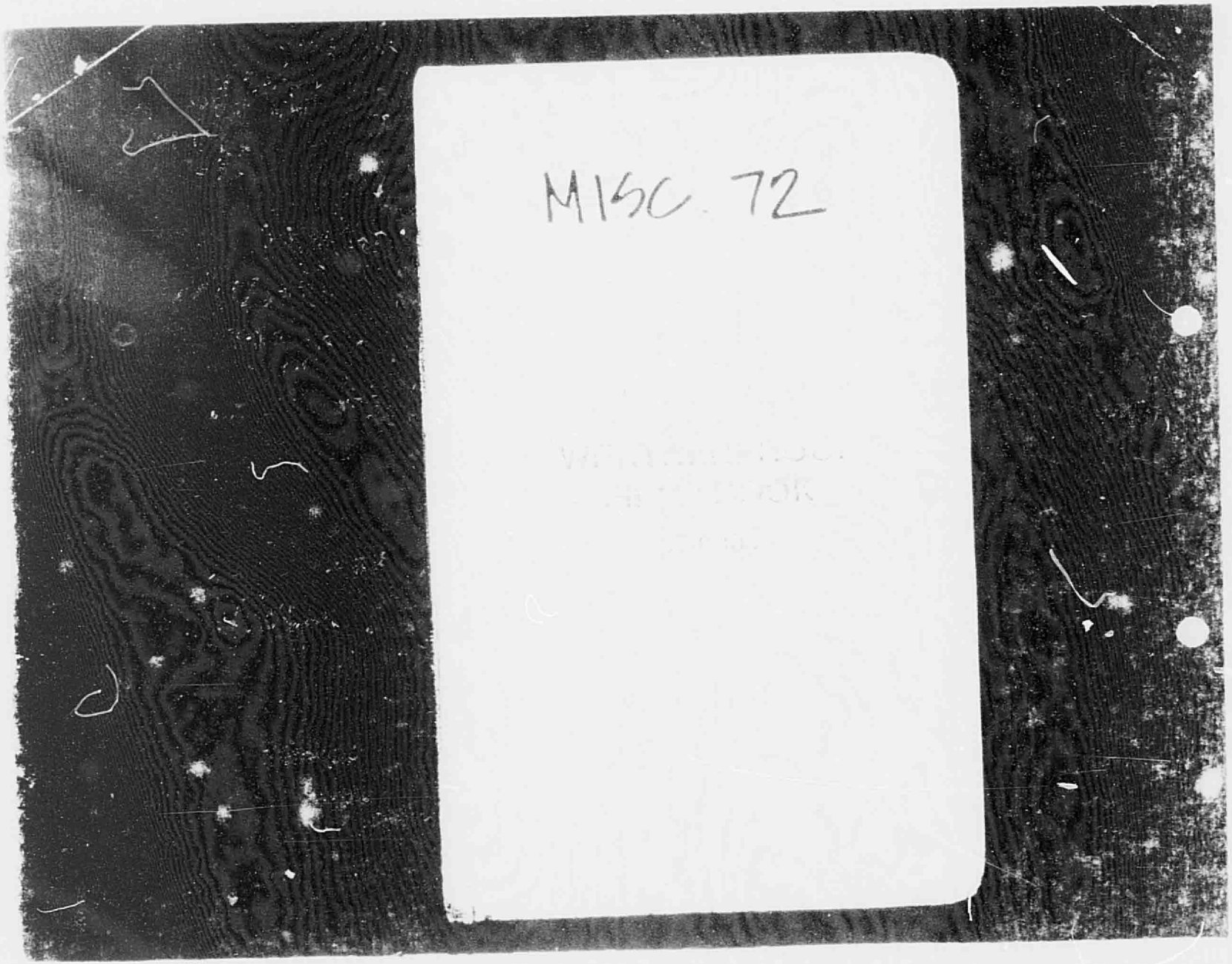
BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. _____ BY James T. DATE 5/3/96

SUBJECT _____ CH'D _____ DATE _____

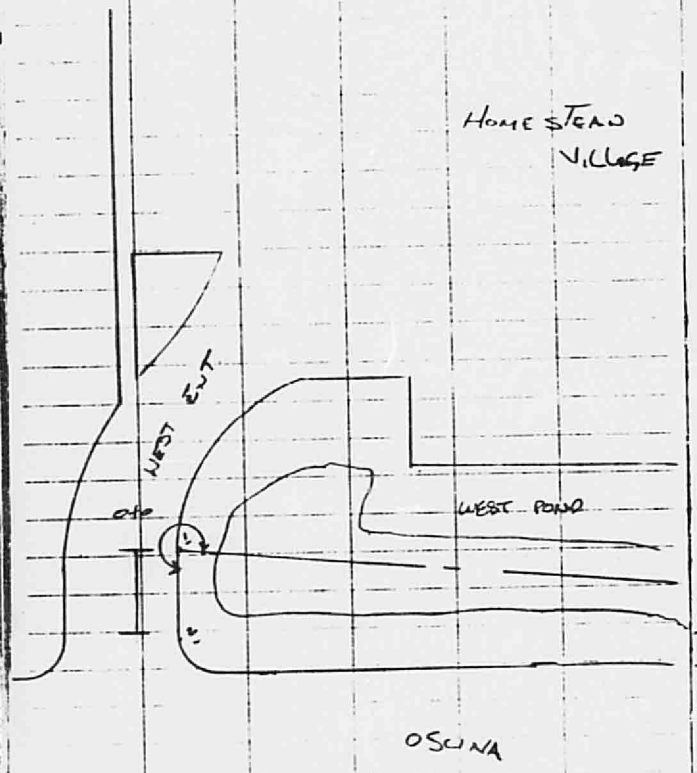
25×10


MISC. 72

(26)

JV-TWP HOME STEAD VILLAGE 4-8-96

POND X-SEC



(26)

PT 1 — B/S PT 2

BASELINE = 286°00'00"

AHEAD TO PT 3 = 3+15.05 0+00 BASE LINE

WEST ℄ @ :

	0+10 TOP		
	0+30 TOE	2+32 W. TOP	
	0+60	2+52 W. TOE	EAST POND
	0+90	2+87 E. TOE	
	1+20	3+00 CREEK	
WEST POND	1+50	3+13 E. TOP	
	1+80		
	E. TOE 1+95		
	E TOP 2+18		

ITEM 5

EAST POND

℄ 3+15.05

1,202,000 0000 0000

25 X

(27)

HOMESTEAD VILLAGE

4-18-96
JEW
TWP

TBM #5 + 3.04 HI = 55.70 ELEV. 52.66

KEY: DESCR. DIST. ROD ELEV

STATION	LEFT				℄
	TOP PIPE	SLOPE LINE	TOP WALL	TOP WALL	
0+00	35°	24⁴	24°	0°	
	6.55	7.25	6.76	8.06	
	49.15	48.45	48.94	47.64	
		FACE SHEWALL	GRASS	GRASS	
0+10		36³	20°	0°	
		5.68	7.25	8.52	
		50.02	48.45	47.18	
	TOP WALL	TOP TIMBER WALL	BACK TIMBER WALL	GRASS	
0+30	40⁵⁰	28⁸	28⁷	0°	
	4.66	6.17	8.39	9.45	
	51.04	49.53	47.31	46.25	
	TOP/ROCK	BRUSH/GRASS	TOP TIMBER WALL	BACK TIMBER WALL	ROCK
0+60	21°	17°	10¹	10°	0°
	5.11	5.18	6.30	8.30	9.50
	50.69	50.62	49.40	46.90	46.70
	TOP WALL	BRUSH/GRASS	TOP TIMBER WALL	BACK TIMBER WALL	ROCK
0+90	20⁸	16°	10¹	10°	0°
	5.20	5.12	6.35	8.72	9.24
	50.50	50.58	49.35	46.98	46.34
	TOP WALL	BRUSH/GRASS	TOP TIMBER	BACK TIMBER	ROCK
1+20	20°	16³	7¹	7¹	0°
	5.31	5.63	8.01	8.72	9.18
	50.39	50.07	47.69	46.98	46.52

RIGHT

EDGE LINE	TOP PIPE			
1⁸	30⁸			
8.60	9.74			
47.10	45.96			
TOP CREEK BANK	BACK TIMBER WALL	TOP WALL	BACK SHEWALL	
3⁷	12⁹	12²	25.3	
8.60	8.83	8.18	9.07	
47.20	46.97	47.62	46.63	
BRUSH/GRASS	TOP CREEK	TOP TIMBER WALL	BACK SHEWALL	
5⁵	14⁸	22⁷	31⁹	
9.15	9.04	8.16	8.90	
46.89	46.66	47.54	46.80	
FENCE	BACK TIMBER	TOP TIMBER	BACK SHEWALL	
1⁵	19³	19⁸	27³	
9.30	8.90	8.01	8.27	
46.40	47.20	47.69	47.43	
TOP CREEK WALL	BRUSH/GRASS	BACK SHEWALL		
7⁵	18⁸	25⁷		
9.24	7.22	7.48		
46.46	48.48	48.22		
TOP CREEK WALL	BRUSH/GRASS	BACK SHEWALL		
8⁸	16⁸	21⁹		
8.01	6.55	6.40		
47.69	49.15	49.30		

(27)

(28) HOMESTEAD VILLAGE

KEY: DESC. DIST. ROD ELEV.

4-18-96 JRW TWP

(HI = 55.70)

LEFT

	TOP WEED	BRUSH/GRAVEL	TOP TIMBER	BASE TIMBER	ROCK
1+50	20 S	18 ?	8 ?	8 S	0 S
	4.70	4.79	7.38	8.48	8.91
	51.00	50.91	48.32	47.27	46.79
	TOP WEED	BRUSH/GRAVEL	TOP TIMBER	BASE TIMBER	GRASS
1+80	19 S	16 S	9 ?	9 S	0 S
	3.52	3.88	4.79	7.60	7.71
	52.18	51.82	50.91	48.10	47.99
	BRUSH/GRAVEL	TOP TIMBER	BASE TIMBER	TOP WEED	GRASS
1+95 TOE	16 S	10 ?	10 S	5 S	0 S
	3.36	4.19	6.18	6.91	6.50
	52.34	51.51	49.52	48.79	49.20
	TOP WEED				
	19 ?				
	3.08				
	52.62				
			TOP WEED	TOP WEED	GRAVEL
2+18 TOP			19 S	11 S	0 S
			2.24	2.44	2.08
			53.46	53.26	53.62
			TOP WEED	TOP WEED	BASE TIMBER
2+19			19 S	7 S	0 S
			2.20	2.46	1.80
			53.50	53.24	52.90
	+	HI	=	ELEV.	
TURN			3.01	52.69	
	7.38	60.07			

(28)

RIGHT

BRUSH/GRASS	BACK SIDEHILL			
14 S	16 S			
5.39	5.33			
50.31	50.37			
BRUSH/GRASS	BACK SIDEHILL			
11 S	13 ?			
4.80	4.55			
50.90	51.15			
BRUSH/GRASS	BACK SIDEHILL			
10 S	12 S			
4.21	4.18			
51.49	51.52			
BRUSH/GRASS	BACK SIDEHILL			
5 S	12 S			
2.17	3.54			
53.58	52.16			
BASE TIMBER	TOP TIMBER	BRUSH	BACK SIDEHILL	
3 S	3 ?	5 S	21 S	
2.89	1.67	2.02	3.51	
53.31	54.03	53.68	52.19	

25×10

(29) HOMESTEAD VILLAGE

KEY: DESCR. DIST. ROD ELEV.

4-18-96 JPW TWP

(41 = 60.0)

LEFT

			TOP/GRAVEL	BREAK/GRAVEL	GRAVEL
2+32 TOP			35°	16°	0°
			5.78	7.29	7.56
			54.29	52.78	52.51
	BREAK/GRASS	TOP CURB	TOP CURB	TOE/GRASS	GRASS
2+52 TOE	31°	19°	11°	6°	0°
	4.89	7.34	7.95	8.31	7.55
	55.18	52.73	52.12	51.76	52.52
		TOP CURB	TOP CURB	BREAK/GRASS	GRASS
2+87 TOE		17°	10°	5°	0°
		4.01	5.51	7.25	7.33
		56.06	54.56	52.82	52.74
			TOP CURB	GRASS	GRASS
3+00 BREAK			12°	5°	0°
			3.69	4.93	5.26
			56.38	55.14	54.81
				TOP CURB	GRASS
3+13 TOP				7°	0°
				3.45	2.67
				56.62	57.40
CHECK SHOTS			7.40	52.67	(52.66)

(29)

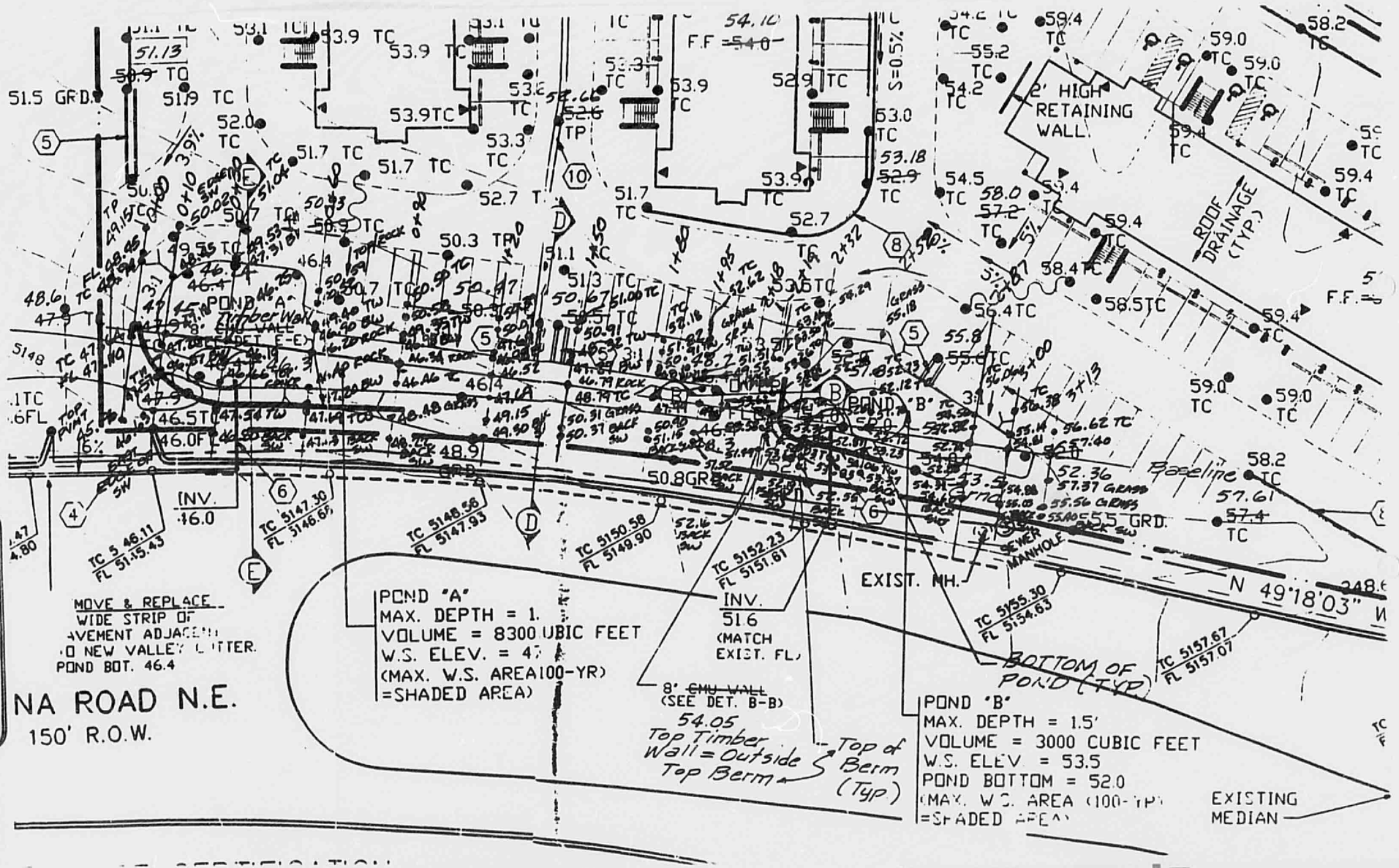
RIGHT

BACK TOP/GRASS	TOP/GRASS	BREAK/GRASS	BACK SIDEWALK
5°	5°	8°	15°
7.20	6.01	6.24	7.52
52.87	54.06	53.83	52.55
BREAK/GRASS	BACK SIDEWALK		
7°	13°		
6.84	6.70		
53.23	53.37		
BREAK/GRASS	BREAK/GRASS	BACK SIDEWALK	
3°	14°	17°	
7.19	5.76	5.47	
52.88	54.31	54.60	
GRASS	BACK SIDEWALK		
11°	19°		
5.19	5.02		
54.88	56.05		
GRASS	GRASS	BACK SIDEWALK	
9°	18°	21°	
2.70	4.51	4.67	
57.37	55.56	55.40	

0002 0000 0000

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



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

March 21, 1996

James Topmiller
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: ENGINEER'S CERTIFICATION FOR HOMESTEAD VILLAGE (E-17/46)
RECEIVED MARCH 11, 1996 FOR CERTIFICATE OF OCCUPANCY
ENGINEER'S STAMP DATED 3-8-96

Dear Mr. Topmiller:

Based on the information included in the submittal referenced above, City Hydrology has the following comments:

Submit copies of the "green tags" for the S.O.19 & the timber retaining walls. Verify that timber retaining walls are impermeable. Modify sections B-B, D-D & E-E to reflect as-built conditions. Provide calculation to verify that the as-built pond volumes exceed the required volumes.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer, Hydrology

c: Andrew Garcia

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: HOMESTEAD VILLAGE ZONE ATLAS/DRNG. FILE # E17/D46

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT A-1-A1, ACADEMY INDUSTRIAL PARK

CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: JAMES TOPMILLER

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109 PHONE: 823-1000

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 3/8/96

BY: JAMES R. TOPMILLER

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0000 0000 2039

PRINCIPALS
...RY W. HUSTON, C.P.
...CHIAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.
KERRY L. DAVIS, P.E.
LARRY A. LARRANAGA, P.E.
HOWARD C. STONE, P.E.
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GEORGE RADNOVICH, R.L.A.
SILAS V. SUAZO
JAMES R. TOPMILLER, P.E.

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

March 8, 1996

John Curtin, P.E.
City of Albuquerque
Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Certification, Homestead Village, Osuna and Jefferson (E17/D46)

Dear John:

The purpose of this letter is to submit to you a drainage certification for the referenced Homestead Village project. I am enclosing an as-built elevation plan of the site which shows substantial conformance with the City-approved drainage plan for the project, with the exception of the required berm heights around the two ponds (which we are in the process of rising at this time). The field survey has been supplemented by my personal review of the site. Finally, as requested in your last correspondence to us, enclosed is an executed copy of the required drainage covenants.

Accordingly, we request approval of this project for temporary Certificates of Occupancy based on this certification.

Please feel free to contact me at any time if there are any questions I can answer, or if additional information can be supplied.

Sincerely,

James R. Topmiller, P.E.
Vice President
Community Development and Planning Group

JRT/kc
Enclosures

E:\CDP\94236\A2490\DRAINCRT.LTR-3/8/96

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5656

95055565

PRIVATE FACILITY DRAINAGE COVENANT

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 _____," "partnership":] Security Capital, Inc. ("Owner"), whose address is 125 Lincoln Ave., Santa Fe, NM 87501, 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 Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] Tract A-1-a-1, Academy Industrial Park recorded on December 8, 1993 (93-C,340) 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 Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City: two (2) detention ponds

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

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and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the 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.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's

 APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

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Property until released by the City. This Covenant may only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant 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.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By: _____
Its: VP
Dated: 5/16/95

STATE OF New Mexico)
) ss
COUNTY OF Santa Fe)

This instrument was acknowledged before me on ~~this~~ 17th ~~The foregoing~~ day of May, 1995, by [name of person signing:] _____, [title or capacity, for instance, "President" or "Owner":] Vice President 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:] Security Capital Pacific Trust.

Kaycee L. Carroll
Notary Public

My Commission Expires:
6-1-96

OFFICIAL SEAL
KAYCEE L. CARROLL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 6-1-96

CITY OF ALBUQUERQUE:

Accepted:

By: John P. Austin
Title: For The City Engineer
Dated: 5-22-95

[EXHIBIT A ATTACHED]

FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO
1995 JUN -6 AM 9:48
95-13 5656-5658
JUDY L. WOOD
COUNTY CLERK

88F

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

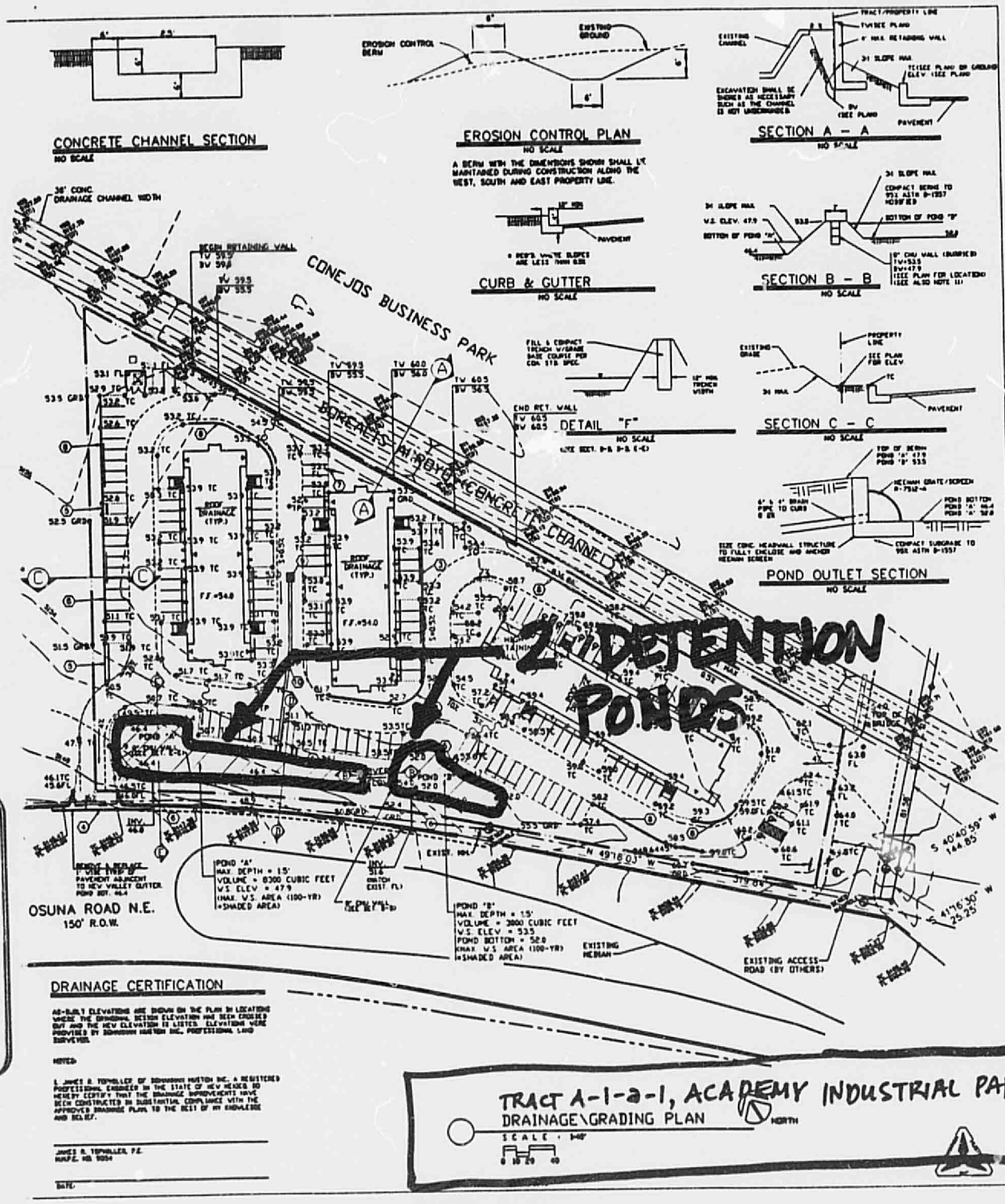
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EXHIBIT "2"

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CONTRACT CONTROL FORM

PRELIMINARY REVIEW

Project # 4807.02

CCN # 9500504

Contact Person Hmm (

Phone No. 768-0505

New or ~~Ext.~~ #

Type of Agreement: file with SIA Drainage Covenant (Private Facility)

Description/Project: Academy Indust. Park, Tract A-1-a-1

Public Works/Div: Eng / Design

Developer: Security Capital Inc.

Contract Amount $ - 0 -

Contract Amount $

SIA Contract Period: - See SIA

SW'S Contract Period: -

Project Completed Date

DRAFT CONTRACT:

Recd by Legal: Rejected/Returned to Dept: /

Returned to Legal: / Approved: Initials:

FINANCIAL GUARANTY:

Letter of Credit No. Date Attached: Yes No Initial

Other: Type No. Attached: Yes No Initial

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Date Delivered	Returned to Dept	Approved by	Approval Date
~~Purchasing:~~ Hydrol	5-19-95 TSL	/	JPC	5-22-95
Asst. City Attorney:	/	/		
CIP:	/	/		
City Attorney:	/	/		
CAO:	/	/		
Other:	/	/		

Council: EC No: Approved: Date:

DISTRIBUTION:

	Date:	By:
User Department		
Vendor		
City Clerk		
Treasury		

Revised 7/93
Doc. 1930/lvs

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 14, 1995

James Topmiller, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, N.M 87109

RE: DRAINAGE REPORT FOR HOMESTEAD VILLAGE (E-17/D46)
RECEIVED JANUARY 25, 1995 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 11-18-94

Dear Mr. Topmiller:

Based on the information included in the submittal referenced above and the revised Grading/Drainage Plan, dated 2/13/95; City Hydrology approves this project for Building Permit.

Include a copy of the approved Drainage/Grading Plan, dated 2/13/95, in the set of construction documents that will be submitted to Code Administration for the Building Permit. A separate permit is required for construction of private drainage facilities within the City Right-of-Way. A copy of this letter must be on hand when applying for the Excavation Permit.

Since ownership of this site cannot be transferred until the Building Permit is approved, the Drainage Covenant for Ponds A & B must be executed, processed and recorded before Certificate of Occupancy approval.

Engineer's Certification of grading & drainage per DPM checklist must be approved before any Certificate of Occupancy is released.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia
Arlene Portillo
Steve Tangney; Security Capital; 125 Lincoln Ave.; Santa Fe, NM 87501

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: HOMESTEAD VILLAGE ZONE ATLAS/DRNG. FILE # E17/D46

DRB #: N.A. EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACT A-1-A1, ACADEMY INDUSTRIAL PARK

CITY ADDRESS:

ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: JAMES R. TOPMILLER

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109 PHONE: 823-1000

OWNER: SECURITY CAPITAL CONTACT: STEVE TANGNEY

ADDRESS: SANTA FE, NM PHONE:

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

- ✓ DRAINAGE REPORT (ADDENDUM)
- ___ DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER

PRE-DESIGN MEETING:

- ___ YES
- ___ NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 1/25/95

BY: JAMES R. TOPMILLER

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0000 0000 2048

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

January 23, 1995

John P. Curtin, P.E.
Civil Engineer/Hydrology Division
Public Work Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Report for Homestead Village (E-17/D46)

Dear John:

The purpose of this letter is to respond to your last comment letter regarding the above referenced project. Below we respond to your comments you provided in the order that they were presented:

1. DRB Number. We are not aware of the DRB number for the plat. The plat was prepared outside our office with little coordination with us. I believe our original request for final plat approval is mute now anyway since I believe the plat was approved and has since been filed for some time. A plat would have needed only to divide one lot into two and it probably did not need a drainage report for that.

   The Conejos access road has been constructed off Osuna to the now existing bridge at the channel. This was constructed with Conejos Business Park Project.

2. Roof drainage locations have been identified on the plan.

   Adequate water blocks are available at both entrances off Osuna. Primarily this is because the site is located at the crest of Osuna and the generation of significant flows on Osuna Rd. doesn't occur yet. Please see enclosed calculations.

   A replacement flood plain map is enclosed for your review. A firm panel number is 17.

   Key note 2 has been revised to say 6" height curb. Key note 8 remains as a 6" curb with a gutter. The difference between the notes reflects a need at some locations throughout the site to protect pavement by using a concrete gutter instead of the typical stand up curb. Curbs with gutter are designated on the plan by a thicker line.

3. Volume calculations for Ponds A and B are enclosed. Limits of ponding have also been identified on the plan.

   In accordance with my conversation with you and your office, we are not providing typical emergency spillway for these ponds. Since these ponds are located adjacent to Osuna, in lieu of the spillway, interior berm protection is being provided to ensure that, in case of overflow, the berm will not be fully breached (a breach could cause complete and

PRINCIPALS
LARRY W. HUSTON, C.P.
MICHIAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.
KERRY L. DAVIS, P.E.
LARRY A. LARRAÑAGA, P.E.
HOWARD C. STONE, P.E.
WILLIAM L. VREEKE, P.E.
GORDON A. WALHOOD, JR., P.E.
MARY E. CARTER
GEORGE RADNOVICH, R.L.A.
SILAS V. SUAZO
JAMES R. TOPMILLER, P.E.

25×10

immediate loss of capacity in the ponds). This protection is provided by a buried CMU wall in the berm or a compacted base course material (which is typically used in roadways and is very erosion-resistant).

A completed drainage covenant will be supplied for your review, processing and recordation in the near future.

4. We have supplied an additional copy of the grading drainage plan for your use.

With this submittal, we request building permit approval for the project.

Sincerely,

James R. Topmiller, P.E.
Vice President
Community Development and Planning Group

JRT/sh
Enclosures

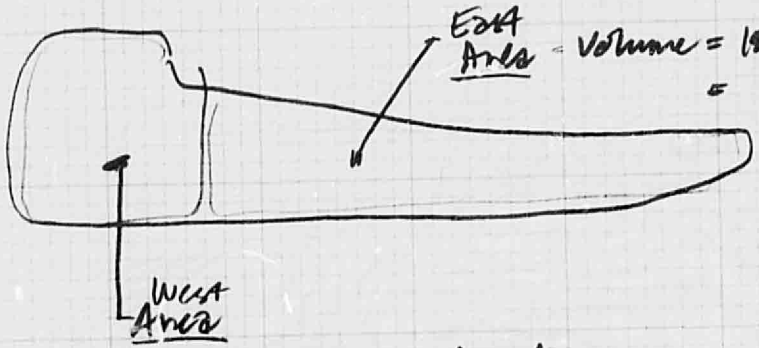
cc: Steve Tangney

I:\CDP\9423843\CURTIN1.LTR-1/23/95

POND CALCULATIONS

Volume Calc

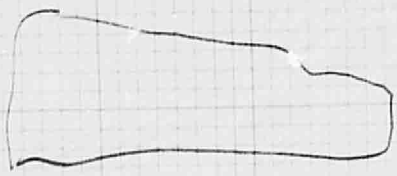
Pond "A"



East Area - Volume = 18" deep x 22' x 150'
= 4950 cubic feet

West Area
Volume = 18" deep x 50' x 48'
= 3600 cubic feet

POND "B"



Volume = 18" deep x 95' x 30'
= 4275 cubic feet

Total Pond Volume = 3600 + 4950 + 4275
= 12,825 cubic ft.
> 11,800 cubic ft. req'd.

BOHANNAN HUSTON INC.

25

PROJECT NAME _____ SHEET _____ OF _____
PROJECT NO. _____ BY J. Ms-T. DATE 1/20/95
SUBJECT _____ CH'D _____ DATE _____

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VERIFY WATER BLOCKS @ OSUNA for the two entrances to site

A. EAST ENTRANCE (Access Road to Conejos Business Park and Homestead Village)

See Attached Plan for Access Road (Sheet A-1)
(DRC-approved Plan)

This entrance is at high point in Osuna, so flow here is equal to 0 (zero). Any water is adequate but attached plan shows a 1' ± water block. Adequate, OK.

B. WEST ENTRANCE

Q_{100} = 5.1 cfs in Osuna @ west entrance (see attached Sheet A-2)

From DPM chart 22.3 D-4, depth on curb = 0.34' HGL

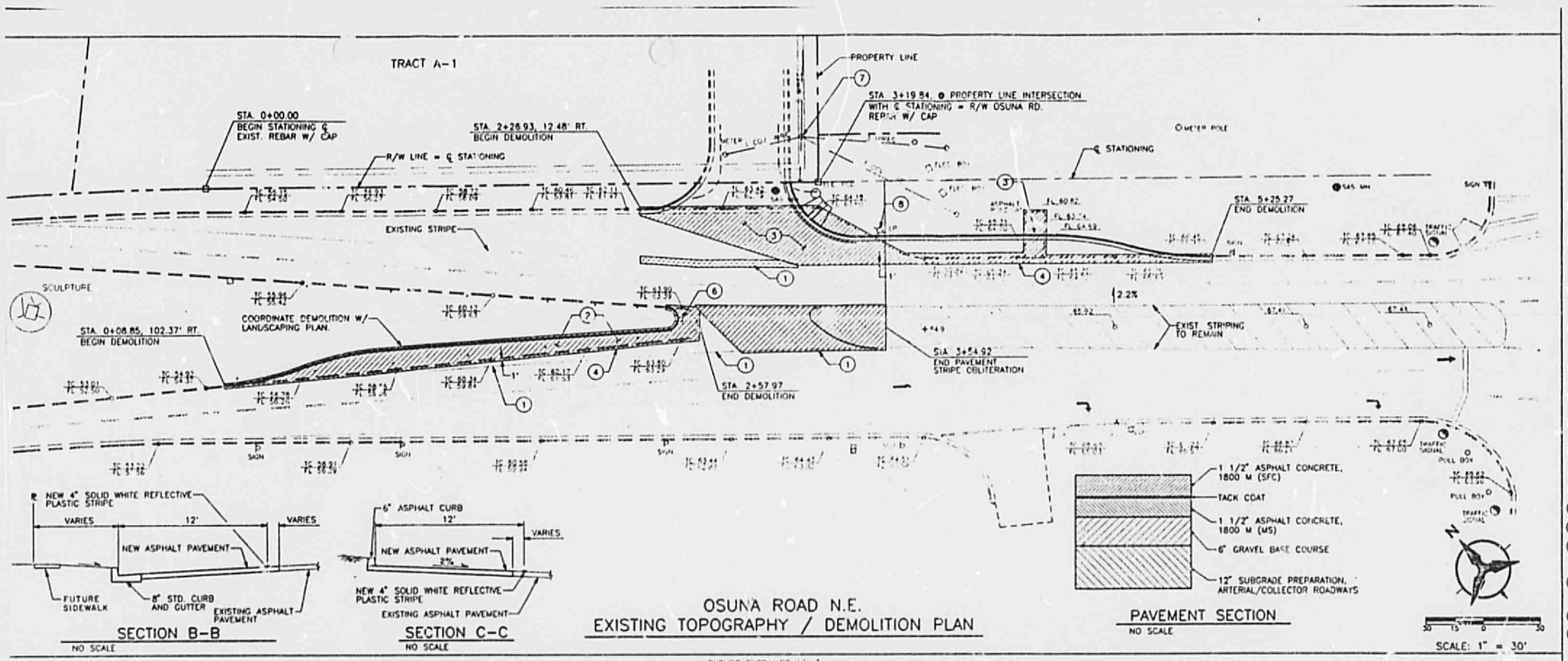
energy grade = $\frac{3.5 \text{ fps}}{64.4}$ = 0.19' + 0.34 = 0.53'

water block = 0.6' > 0.53' OK

BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET _____ OF _____
PROJECT NO. _____ BY JamesT DATE 1/20/95
SUBJECT _____ CH'D _____ DATE _____

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LEGEND

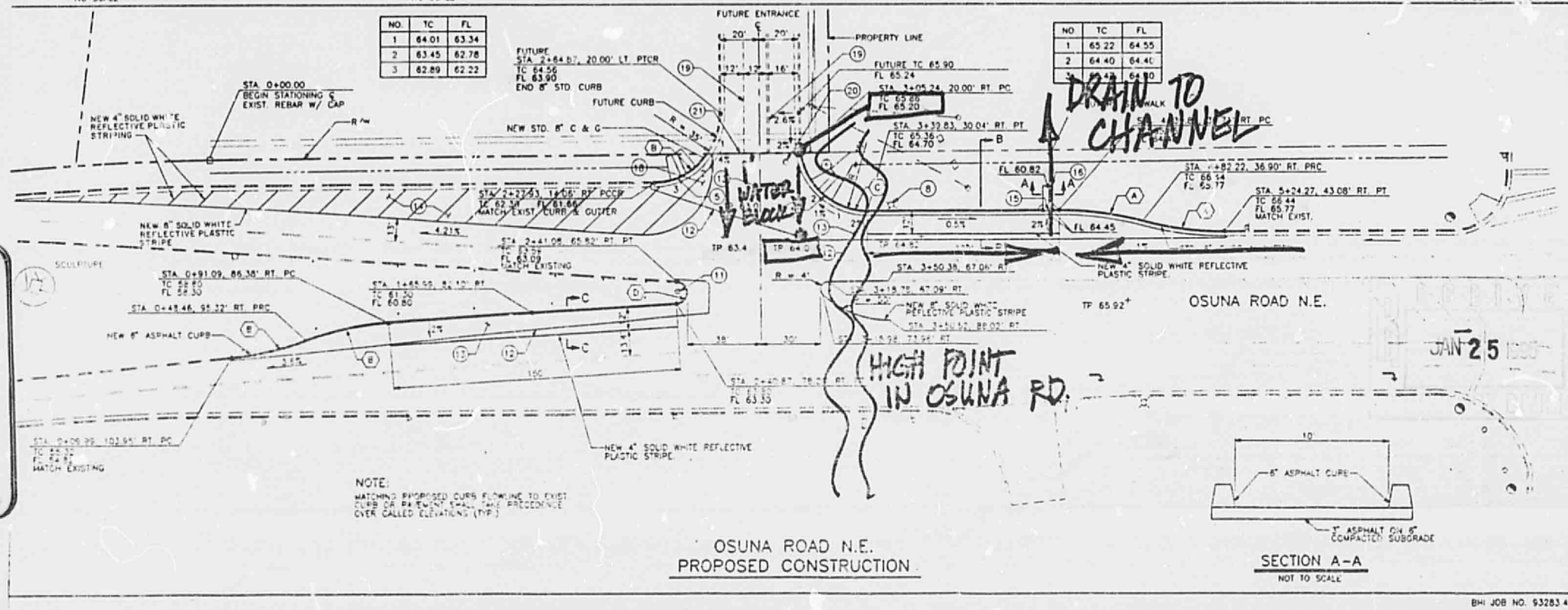
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- EXISTING CURB & GUTTER
- NEW CURB & GUTTER
- +64.9 INTERPOLATED TP ELEV

KEYED NOTES

1. OBLITERATE EXISTING PAVEMENT STRIPING AND REMOVE EXIST. PAVEMENT REFLECTIVE MARKERS.
2. REMOVE EXISTING ASPHALT CURB & LANDSCAPING. COORDINATE ALL LANDSCAPE REMOVAL WITH CITY PARKS DIVISION. SEE ALSO SHEET 4 OF 5.
3. REMOVE EXISTING ASPHALT PAVING, CURB & GUTTER, & A PORTION OF ASPHALT RUNDOWN.
4. REMOVE & REPLACE 1' WIDE STRIP OF ARTERIAL PAVEMENT BEYOND EDGE OF NEW CURB.
5. INSTALL WHEEL CHAIR RAMP, CASE II, PER COA STD. DWG. 2441.
6. RELOCATE EXIST. SIGN TO NEW MEDIAN NOSE.
7. REMOVE & RELOCATE EXIST. POWER POLES AND GUY WIRES (BY OTHERS).
8. RELOCATE EXIST. LIGHT POLE TO 5' BEYOND CURB, IF CONFLICT EXISTS WITH PROPOSED CONSTRUCTION.
9. NOT USED
10. NOT USED
11. RELOCATED SIGN. SEE (6)
12. MATCH NEW ARTERIAL ASPHALT TO EXIST. ASPHALT WITH SMOOTH TRANSITION. (SAW-CUT EDGE)
13. NEW ARTERIAL ASPHALT. SEE SECTION THIS FACE. WARP NEW PAVEMENT TO MATCH EXISTING.
14. EXISTING ASPHALT TO REMAIN.
15. PROVIDE 5' REACH OF NO CURB FOR DRAINAGE (STA. 4+31.32 TO STA. 4+36.32). PROVIDE 3' TRANSITION FROM 8" CURB TO NO CURB EITHER SIDE OF DRAINAGE RUNDOWN.
16. NEW ASPHALT RUNDOWN. SEE DETAIL.
17. NOT USED
18. GRADE UNPAVED AREA TO MATCH TC AND EDGE OF EXIST. ASPHALT PAVEMENT.
19. FUTURE 4" SOLID WHITE REFLECTIVE PLASTIC STRIPE BY OTHERS.
20. ADJUST MH TO GRADE PER CITY STD. DETAIL 2111. EXIST RIM ELEV. 63.4± NEW RIM ELEV. = 64.25
21. END THIS PROJECT. CONSTRUCT CUTOFF WALL PER STD. DETAIL 2415.

CURB CURVE DATA

- (A) R = 150.00' Δ = 16°15'37" T = 21.43'
- (E) R = 35.00' Δ = 93°04'20" T = 36.93'
- (C) R = 35.00' Δ = 98°14'36" T = 30.29'
- (D) R = 6.21' Δ = 172°36'35" T = 95.09'



BHI JOB NO. 93283.43
SCALE: 1" = 30'

AS BUILT INFORMATION

CONTRACTOR
STAKED BY
INSPECTOR'S NOTICES
FIELD VERIFICATION BY
CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS

A SQUARE, CHISELED ON TOP OF CONCRETE CURB AT THE SSE CURB RETURN, LOCATED AT THE INTERSECTION OF OSUNA ROAD AND JEFFERSON ST. (ALSO WIRCHER BLVD.) NE IN THE SOUTHWEST QUADRANT OF THE INTERSECTION.

ELEVATION = 5140.05

SURVEY INFORMATION

FIELD NOTES
NO. | BY | DATE

ENGINEER'S SEAL
JAMES E. SMITH 9354 REGISTERED PROFESSIONAL ENGINEER
11-23-94

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	DATE 10/12/94
		DESIGNED BY J.R.T.	
		DRAWN BY V.F.G.	DATE 10/12/94
		CHECKED BY J.R.T.	DATE 10/12/94

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CONEJOS BUSINESS PARK
OSUNA ROAD N.E. - STREET IMPROVEMENTS

APPROVALS	ENGINEER	DATE
DRC CHAIRMAN		
TRANSPORTATION		
HYDROLOGY		

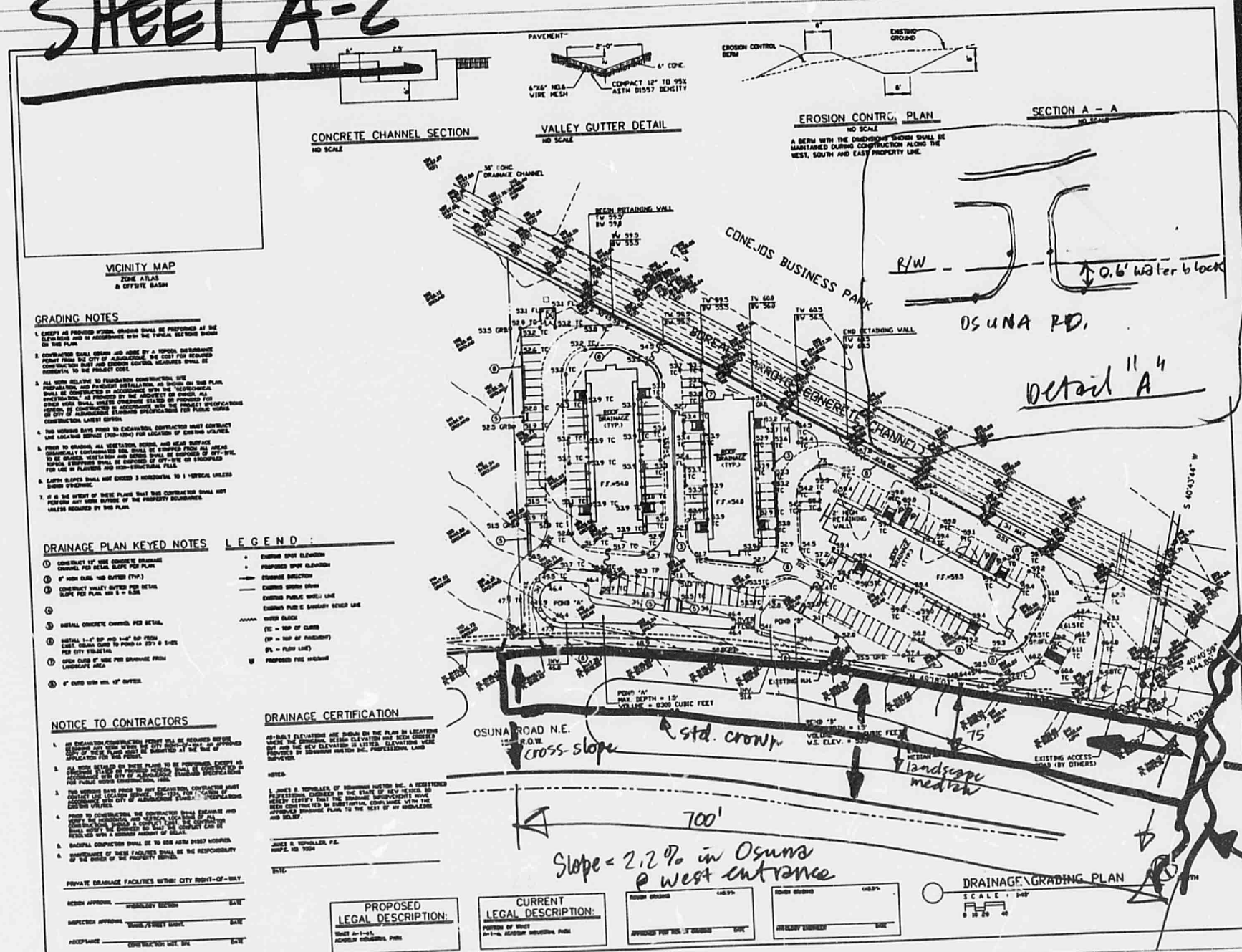
APPROVALS	ENGINEER	DATE
WATER UTILITY		
WASTEWATER UTILITY		
PARKS & RECREATION		
CITY ENGINEER		

DRC - approved!!
JAN 25

DRAWING NO.	MAP NO.	SHEET	OF
4807.90	E-17	3	6

SHEET A-1

SHEET A-2



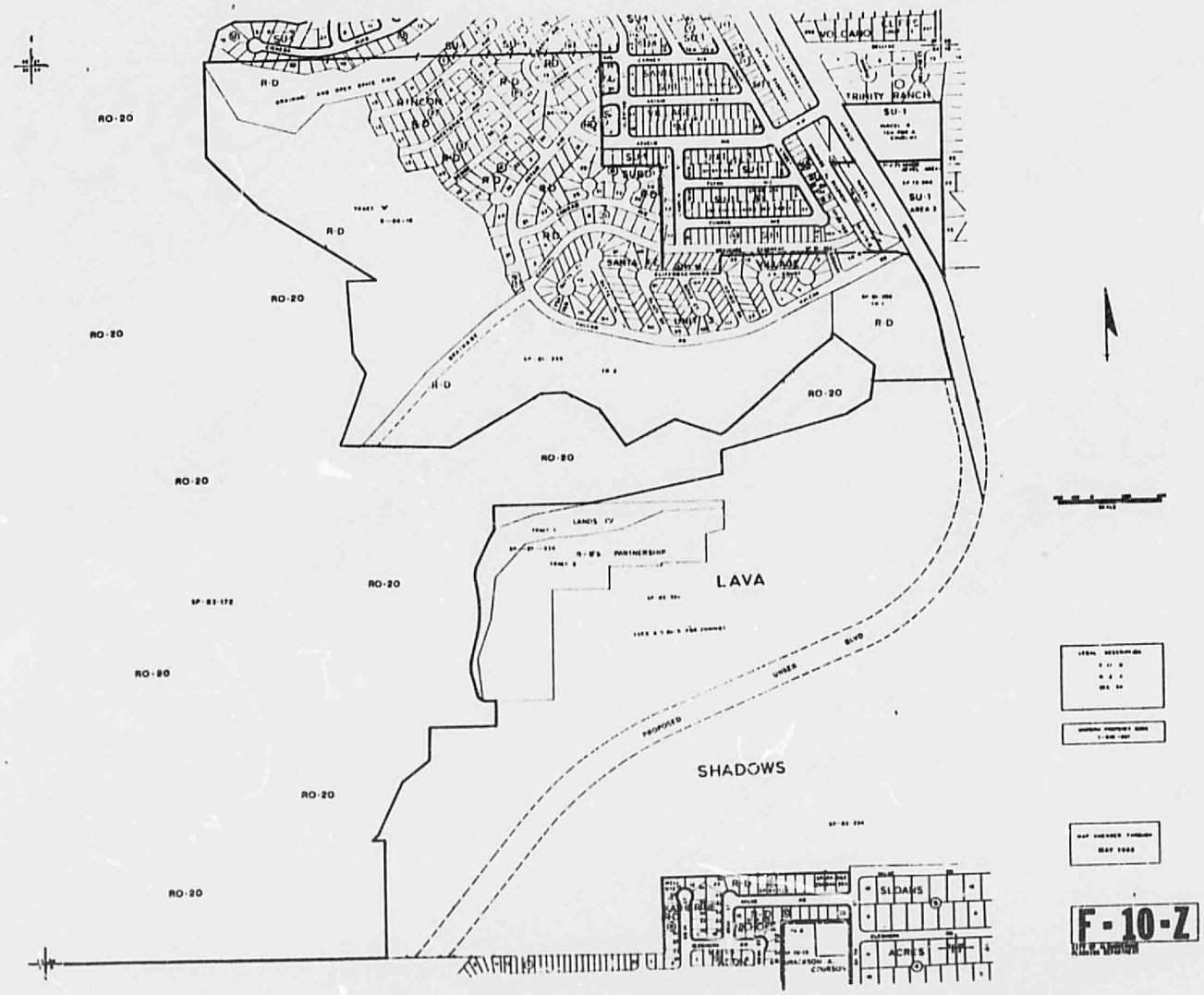
CHECK WATER BLOCK ADEQUACY @ WEST ENTRANCE

A. Plans show entrance @ 6%. With 10' min. to end of curb return, we have $10 \times 0.06 = 0.6'$ water block (min.) available (see Detail "A")

B. Basin area that provides flow running along curb (see sketch at left) is 1.2 ac. Assume
Area (Land treatment "D") = 1.0 ac
Area (Land treatment "B") = 0.2 ac.

$Q_{100} = 1 ac. (4.7) + 0.2 (2.28) = 5.1 cfs$
(Table 9, Chap 22, DPM)

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0000 0000 2044

PRIVATE FACILITY DRAINAGE COVENANT

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 _____," "partnership":] Security Capital, Inc. ("Owner"), whose address is 125 Lincoln Ave., Santa Fe, NM 87501, 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 Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] Tract A-1-a-1, Academy Industrial Park 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 Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City: two (2) detention ponds

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit

88F

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

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and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the 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.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

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Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant 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.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

Vista Hills Partners is the current Owner of unimproved land. It is understood by all parties to this agreement that the requirements of this covenant and all aspects of the necessary drainage improvements and associated costs shall be the sole responsibility of Security Capital. This covenant shall be enforceable only if the pending sale of the subject parcel from Vista Hills Partners to Security Capital is closed. If this transaction is not completed this agreement shall be void.

OWNER: [signature]
Vista Hills Partners
(Current Owner)
By: Knight Seavey
Its: General Partner
Dated: 1/26/95

No Good - Notified JT 2-6-95

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 26th day of January, 1995, by [name of person signing:] Knight Seavey, [title or capacity, for instance, "President" or "Owner":] General Partner 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:] Vista Hills Partners.

[signature]
Notary Public

My Commission Expires:
12/2/98

OFFICIAL SEAL
Mary T. Hart
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 12/2/98

CITY OF ALBUQUERQUE:

Accepted:

By: _____
Title: _____
Dated: _____

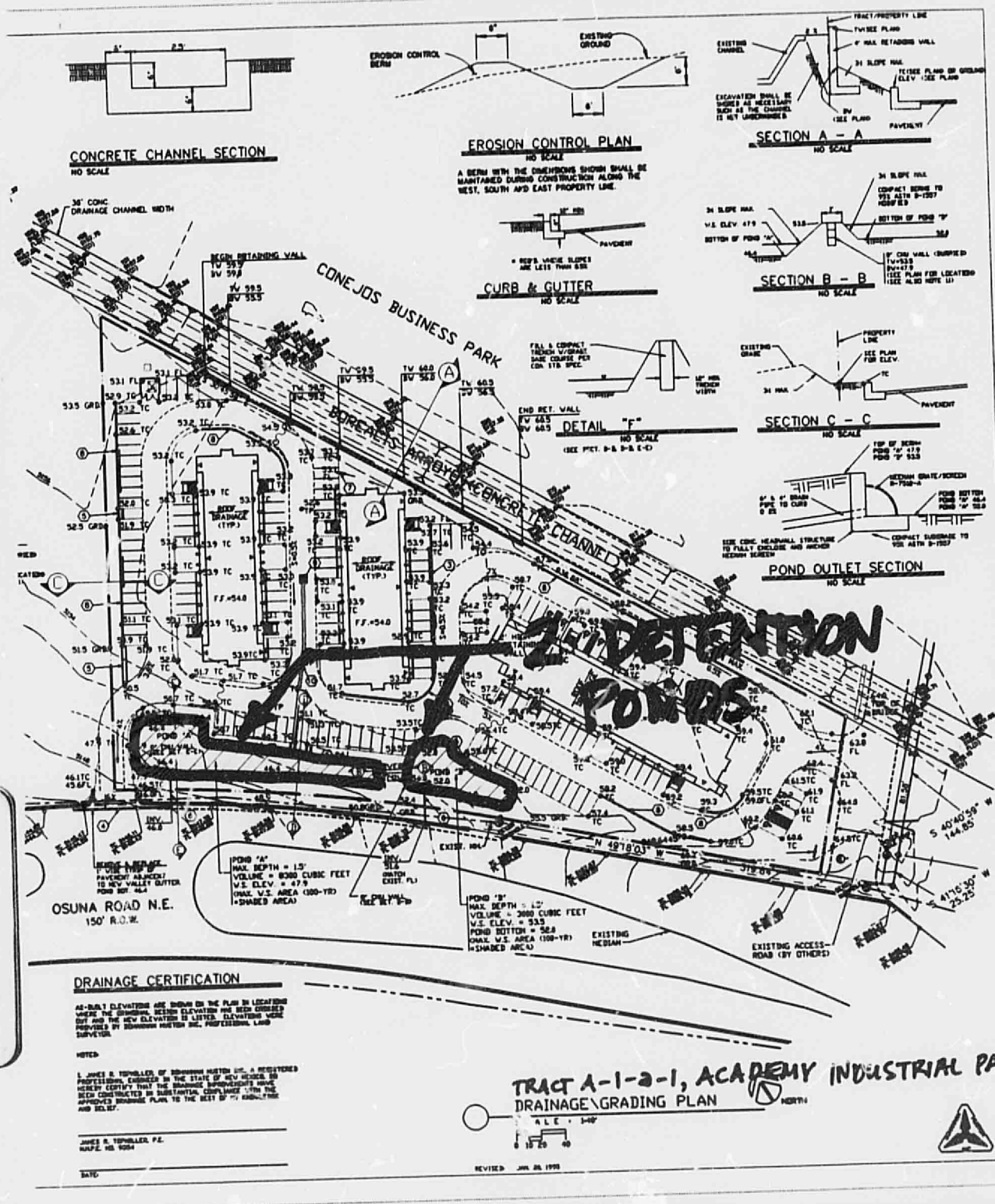
[EXHIBIT A ATTACHED]

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

EXHIBIT "A"



0000 0000 2053

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 1994

James Topmiller, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, N.M 87109

RE: DRAINAGE REPORT FOR HOMESTEAD VILLAGE (E-17/D46)
RECEIVED NOVEMBER 21, 1994 FOR FINAL PLAT & BLDG PERMIT APPROVAL
ENGINEER'S STAMP DATED 11-18-94

Dear Mr. Topmiller:

Based on the information included in the submittal referenced above, City Hydrology accepts the concepts for this project. The following comments must be addressed prior to Final Plat or Building Permit approval:

1. What is the DRB number? City Hydrology can not evaluate this project for Final Plat without the DRB number. Who will construct the Conejos access road and when will it be completed?

2. Indicate roof drain locations. Verify that there is an adequate water block at both entrances from Osuna. The floodplain map is too dark to read. Which FIRM panel is the site on? What is the difference between Keyed Notes 2 & 8?

3. Provide volume calculations for Ponds A & B. Indicate the limits of the ponding. Provide an emergency spillway for each pond. A Drainage Covenant must be executed, processed & recorded for Ponds A & B.

4. City Hydrology requires an additional copy of the approved Grading/Drainage Plan for the S.O.19 permit.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia
Fred Aguirre

AN EQUAL OPPORTUNITY EMPLOYER

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E17/D46

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: HOMESTEAD VILLAGE ZONE ATLAS/DRNG. FILE # E17 / D46

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT A-1-a, ACADEMY INDUSTRIAL PARK

CITY ADDRESS: _____

ENGINEERING FIRM: BOHANNAN HUSTON, INC. CONTACT: JAMES TOPMILLER

ADDRESS: 7500 JEFFERSON NE, ALB. NM 87109 PHONE: 823-1000

OWNER: SECURITY CAPITAL CONTACT: STEVE TANGNEY

ADDRESS: 125 Lincoln Avenue, Santa Fe, NM 87501 PHONE: 505-986-6557

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

DATE SUBMITTED: 11.18.94

BY: James Topmiller

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0000 0000 2055

BOHANNAN-HUSTON INC.
COURTYARD I. 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
TEL (505) 823-1000 FAX (505) 821-0892

ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS

November 21, 1994

Mr. John Curtin
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Report Submittal for Homestead Village, Near Corner of Jefferson and Osuna

Dear John:

The purpose of this letter is to transmit to you a Drainage Report and Grading Plan for a proposed Homestead Village Hotel property near the corner of Jefferson Street and Osuna Road.

The predesign meeting for this project was held with you several weeks ago. From that meeting, the Drainage Management concept for the property was determined to be controlled discharge to historic flow rates from the site. Accordingly, the enclosed plan identifies detention ponding areas which discharge out to the Osuna Road curb.

Please review this at your earliest possible convenience. If I can answer any questions or provide any additional information, please feel free to contact me at any time.

Sincerely,

James R. Topmiller, P.E.
Vice President
Community Development and Planning Group

JRT/jlr
Enclosure

cc: Steve Tangney

I:\CDP\9423643\CURTIN.LTR-11/21/94

PRINCIPALS
LARRY W. HUSTON, C.P.
MICHIAL M. EMERY, P.E.
BRIAN G. BURNETT, P.E.
KERRY L. DAVIS, P.E.
LARRY A. LARRAÑAGA, P.E.
HOWARD C. STONE, P.E.
WILLIAM L. VREEKE, P.E.
GORDON A. WALHOOD, JR., P.E.
MARY E. CARTER
GEORGE RADNOVICH, R.L.A.
SILAS V. SUAZO
JAMES R. TOPMILLER, P.E.

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HOMESTEAD VILLAGE
DRAINAGE/GRADING PLAN

NOVEMBER, 1994

HOMESTEAD VILLAGE
DRAINAGE/GRADING PLAN

Prepared for:

SECURITY CAPITAL SOUTHWEST
125 Lincoln Avenue
Santa Fe, NM 87501

JAMES R. TOPMILLER
NEW MEXICO
9354
REGISTERED PROFESSIONAL ENGINEER

11.18.94

Prepared by:

NOV 2 1

Job Number 94236.43

BOHANNAN-HUSTON INC.
ENGINEERS ARCHITECTS PHOTOGRAMMETRISTS SURVEYORS
COURTYARD I, 7500 JEFFERSON NE ALBUQUERQUE, NM 87109 TEL (505) 823-1000 FAX (505) 821-0892

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PURPOSE 1

EXISTING CONDITIONS 1

PROPOSED CONDITIONS 2

Appendix

DRAINAGE CALCULATIONS
PRE-DESIGN MEETING MINUTES
EXISTING CONDITIONS/BASINS MAP #1
EXISTING CONDITIONS/BASINS MAP #2
PROPOSED CONDITIONS/BASINS MAP
DRAINAGE/GRADING PLAN

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DRAINAGE MANAGEMENT/GRADING PLAN

PURPOSE

The purpose of this Drainage Management/Grading Plan is to present existing and proposed hydrological conditions and grading for the proposed hotel development, to be called Homestead Village. This plan is prepared and submitted to support a building permit and property replat request to be submitted in the near future.

The property's zoning of M-1 means that building plans will go through Code Administration review only. However, a required replat to subdivide the site will go to the DRB for review and approval.

EXISTING CONDITIONS

Please reference Existing Conditions/Basins Map # 1 in Appendix for the existing topography.

The site is currently a vacant piece of ground sloping downstream in a westerly direction at a slope of approximately 2% to 4%. This 3.25 acre site generates approximately 5.1 cfs in its undeveloped state during a 100-year storm event.

The site accepts less than one cfs from a 0.2 acre basin (OS-1) lying immediately to the east of the site, called Tract 4, where the proposed roadway to Conejos Business Park will occur as proposed in the approved Conejos Business Park Master Drainage Plan (E17/d43).

Another off-site basin (OS-2) occurs further east, and is shown on the Vicinity Map on the enclosed plan. This area, between Osuna and the Borealis Channel, collects drainage from the Osuna right-of-way and discharges it northerly. Most of this

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flow currently appears to drain over land, across OS-1, to the Homestead Village site, but will be diverted to the channel with the construction of the Conejos Business Park Access Road, as mentioned above. (see Existing Conditions/Basins Map #2).

Existing Conditions/Basins Map #2 shows the existing site and drainage basins as they will occur after platting and after construction of the Conejos Business Park access road, but before development of Homestead Village.

No Federal Emergency Management Agency floodplains exist on the site. The nearest FEMA floodplain is confined to the Borealis Channel lying along the north property of the site.

PROPOSED CONDITIONS

Under developed conditions, this site will continue to discharge to Osuna Road, however, discharge will occur in a controlled manner. Developed flows from the site will be controlled to the historic flow rate of 5.1 cfs by using detention ponding on site. Calculations enclosed indicate detention ponding requirements of 11,300 cubic feet in order to achieve the required discharge rate.

Total discharge rate from the site will be 5.7 cfs, which represents the total undeveloped flow rate from the site, plus 0.6 cfs, which comprises the off-site undeveloped flow (OS-1) rate to the site. This minor flow is simply passed through the site (through pond B). As shown on the Developed Conditions/Basins Map, a portion of the site directly discharges in a free discharge manner to Osuna Road while the remainder of the site discharges to the detention ponds and will eventually discharge to Osuna in a controlled manner.

Where? Appendix

The total developed flow rate generated by the site is 13.7 cfs. As stated before, a total detention pond volume of 11,300 cubic feet will be required to control and

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reduce this discharge. Two ponds, Pond A (8300 cf) and Pond B (3000 cf) are used in order to control the depth of the ponds relative to the parking areas and Osuna Road. Please note that the shown berm grades will cause overflow from Pond B to drain to Pond A, rather than to Osuna. Overflow from Pond A, if it occurs due to clogging or an event larger than the 100-year storm, will "spill" over its berm and directly into Osuna Road or into the access road to the site.

Please reference the plan provided on this sheet for grading and drainage recommendations and details.

The reduction of discharged developed condition flows of 13.7 cfs to the undeveloped condition flow of 5.1 cfs conforms to the requirements identified in the pre-design meeting held with the Hydrology Division (see meeting minutes in the Appendix). The requirement for controlled discharge recognized previous reports' identification of Osuna Road, downstream of the site, as having insufficient capacity for free discharge of developed flows from adjacent sites. These other approved reports recommended controlled discharge of developed flows to historic, undeveloped rates.

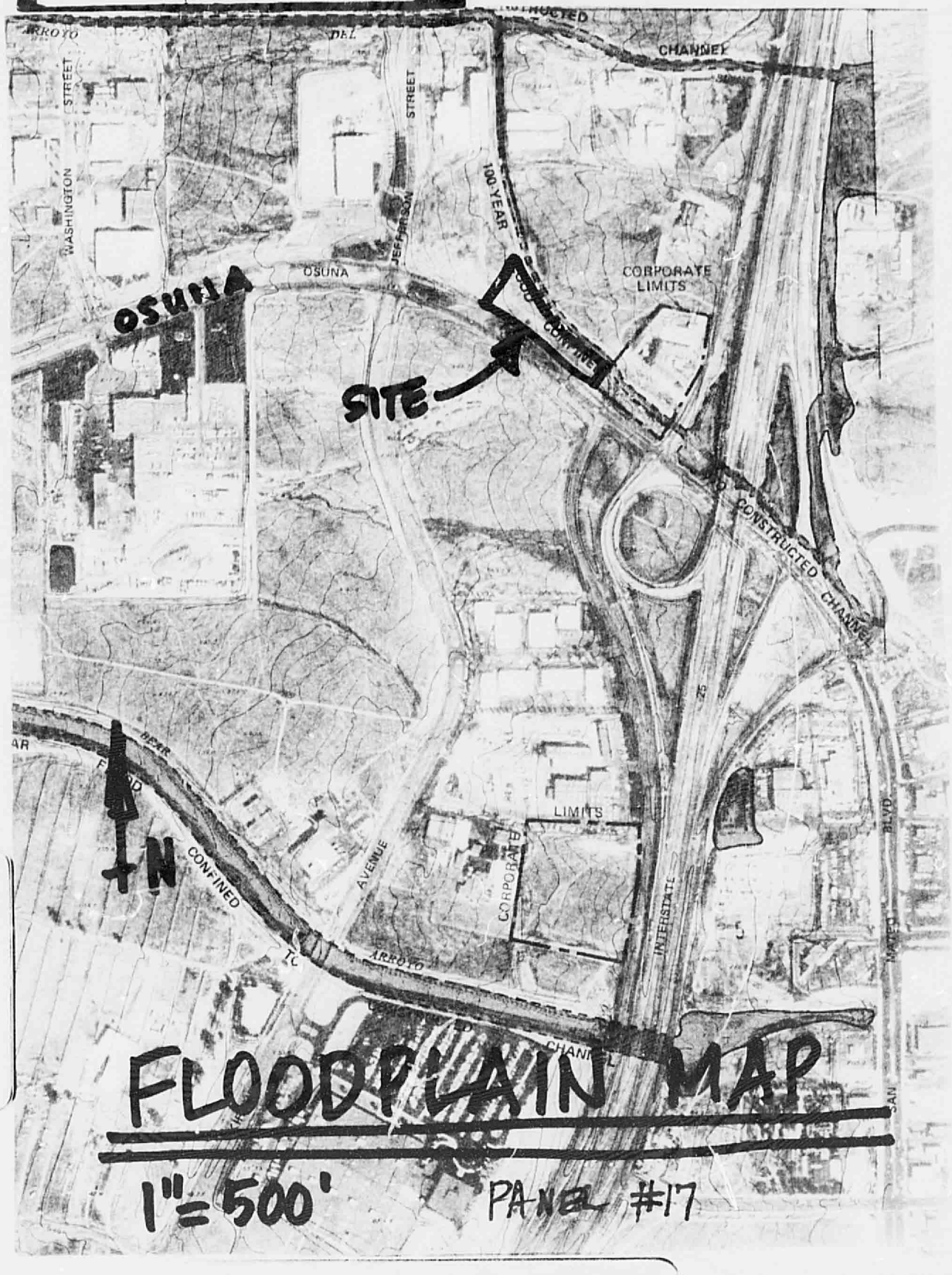
A single drainage inlet is proposed for the driveway between the two westernmost buildings. The inlet discharges through a 12-inch drain pipe to Pond A. No sizing calculations are provided for this inlet nor its outlet pipe since (1) the system is provided to primarily remove pavement - destroying nuisance flows, (2) remove the inconvenience and unsightliness of a valley gutter, and (3) when and if the inlet's capacity is exceeded, flows simply overflow to the south, eventually reaching the Pond A, as desired. Depths of ponding over the inlet will not exceed eight inches.

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CONEJOS BUSINESS PARK
HOMESTEAD VILLAGE SITE
INDUSTRIAL
SU-1 HOSPITAL
TRACT
ACADEMY
ENVIRCO TRACT
INTERSTATE
INDUSTRIAL
OSUNA
RUST TRACTOR PROPERTY
INTERSTATE INDUSTRIAL TRACT (UNIT 2)
ALBUQUERQUE INDUSTRIAL PARK
BORDER MACHINERY
HB WOODWARD
TRIANGLE REALTY
MIDWAY BUSINESS PARK
BALLOON FIELD INDUSTRIAL PARK
PARK SITE
BLACK ADDN
INTERSTATE 25
JEFFERSON
SAN MATEO BLVD
DIGITAL PROPERTIES
North
Scale 1" = 750
Albuquerque Geographic Information System
© Planning Department July 01, 1993
LEGAL DESCRIPTION
T11N
R3E
SEC 26
UNIFORM PROPERTY CODE
1-017-062
E-17-Z

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THIS PAGE/MAP IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.



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APPENDIX

DRAINAGE CALCULATIONS

PRE-DESIGN MEETING MINUTES

EXISTING CONDITIONS/BASINS MAP #1

EXISTING CONDITIONS/BASINS MAP #2

PROPOSED CONDITIONS/BASINS MAP

DRAINAGE/GRADING PLAN

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DRAINAGE CALCULATIONS

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DRAINAGE CALCULATIONS

Site Area = 3.25 acres
Zone 2

Undeveloped (site only)
Assume land treatment "A"
Q_{100} = 3.25 acres (1.56 cfs/ac.) = **5.1 cfs** *

Developed (Total 3.25 ac. site
Assume 80% impervious (land treatment "D"),
20% land treatment "B" *

$Q_{100} = Q_p = 0.8(3.25)4.70 + 0.2(3.25)\,2.28 =$ **13.7 cfs**

$t_c = 0.2$ hrs, $A_T = 3.25$ ac.
$A_D = 0.8(3.25) = 2.6$ acres

$$E = \frac{(0.8)3.25(2.12) + 0.2(3.25)0.78}{3.25} = 1.85''$$

$$t_p = 0.7(0.2) + \left(1.6 - \frac{2.6}{3.25}\right)/12 = 0.21 \text{ hrs}$$

top bar = $0.25\left(\frac{2.6}{3.25}\right) = 0.2$ hr

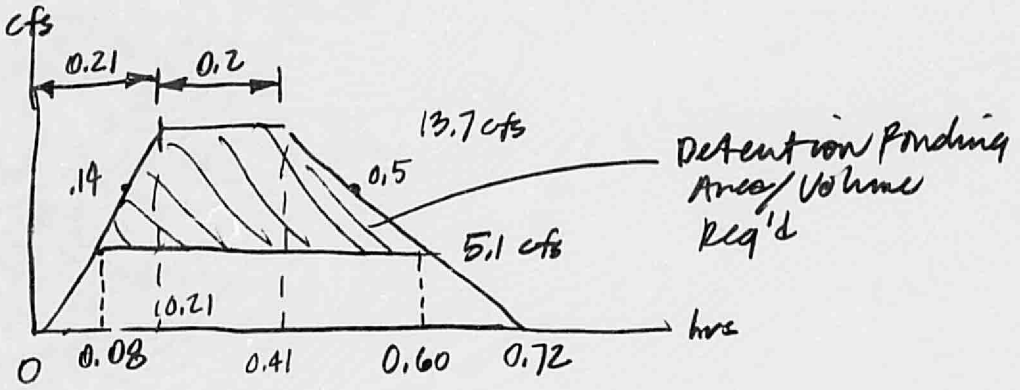
$$t_b = \frac{2.107(1.85)3.25}{13.7} - 0.2 = 0.72 \text{ hr}$$

BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET 1 OF _____
PROJECT NO. _____ BY J.T. DATE 11/14/94
SUBJECT _____ CH'D _____ DATE _____

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rising slope = $\frac{13.7 \text{ cfs}}{0.21}$ –

falling slope = $\frac{13.7}{0.31 \text{ hr}}$

Volume = $8.6 \frac{\text{cf}}{\text{sec}} (0.36 \text{ hr}) \frac{60 \text{ min}}{\text{hr}} \left(\frac{60 \text{ sec}}{\text{min}}\right)$ = **11,300 cf total site** ✳

BASIN OS-1

Offsite Flows (assume developed with access road)

Area = 0.15 Acres @ 85% Impervious, 15% Treatment "B"

Land Treatment "A"

$Q_{100} = 0.85(0.15)(4.7) + .15(0.15)(2.28) =$ **0.6 cfs** ✳

Note: This minor flow is simply passed thru the site and discharged to Osuna (thru Pond "B")

BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET 2 OF _____

PROJECT NO. _____ BY Jan T. DATE _____

SUBJECT _____ CH'D _____ DATE _____

SIZE PIPE OUTLETS from ponds

A. Pond "A"

Q_{100} = 1.7 cfs (controlled discharge rate)

by orifice, & using C=0.6

$$A = \frac{Q}{C\sqrt{2gh}} = \frac{1.7}{0.6\sqrt{64.4(1.5)}}$$

$$= 0.29\ \text{ft}^2,$$

1. try 2 - 6" pipes, 6" pipe area = 0.196 ft²

$Q = 0.6(0.196)\sqrt{64.4(1.25)}$ (orifice equation)

$= 1.05$ cfs

Q (6" pipe) $\times 2 = 2.1$ cfs > 1.7 cfs N.G.

2. try 1-6" pipe, 1-4" pipe

Q (6" pipe) = 1.05 cfs

Q (4") = 0.5 cfs

Total = 1.5 cfs $\approx$ 1.7 cfs

USE 1-6", 1-4" pipe

w Neenah grate to prevent clogging at the pipe.

BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET 3 OF _____

PROJECT NO. _____ BY T. DATE _____

SUBJECT _____ CHKD _____ DATE _____

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B. POND "B"

Q = 1.3 cfs (100-yr storm)

* use 1-6" pipe, 1-4" pipe w/ Neenah grate (see details on plan)

Pond Volume = 3000 cf

BOHANNAN-HUSTON INC.

PROJECT NAME _____ SHEET 4. OF _____

PROJECT NO. _____ BY J.T. DATE _____

SUBJECT _____ CH'D _____ DATE _____

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PRE-DESIGN MEETING MINUTES

FHE 44656.43

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

cc: Steve Tangney 10/25/94

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: E-17 DATE: 10-24-94

EPC NO.: _____ DRB NO.: _____ ZONE: M-1

SUBJECT: Homestead Hotel

STREET ADDRESS: _____

LEGAL DESCRIPTION: Tract A-1 Academy IP

APPROVAL REQUESTED:

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

ATTENDANCE:	WHO	REPRESENTING
	James Topmiller	B-H I
	Knight S	
	John Curtin	C.O.A./PWO/Hyd

FINDINGS:
FIRM panel 16 indicate that the Flood plains in this area are all contined within improved channels.

Previous Report (E-17/D16A) dated 1993 identified downstream capacity problems on Osuna. Discharge must be limited to existing rate unless downstream capacity is checked to the North Diversion Channel.

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:	James P. Topmiller	SIGNED:	John P. Curtin
TITLE:	V.P.	TITLE:	CE-HYD
DATE:	10/24/94	DATE:	10/24/94

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

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EXISTING CONDITIONS/BASINS MAP #1

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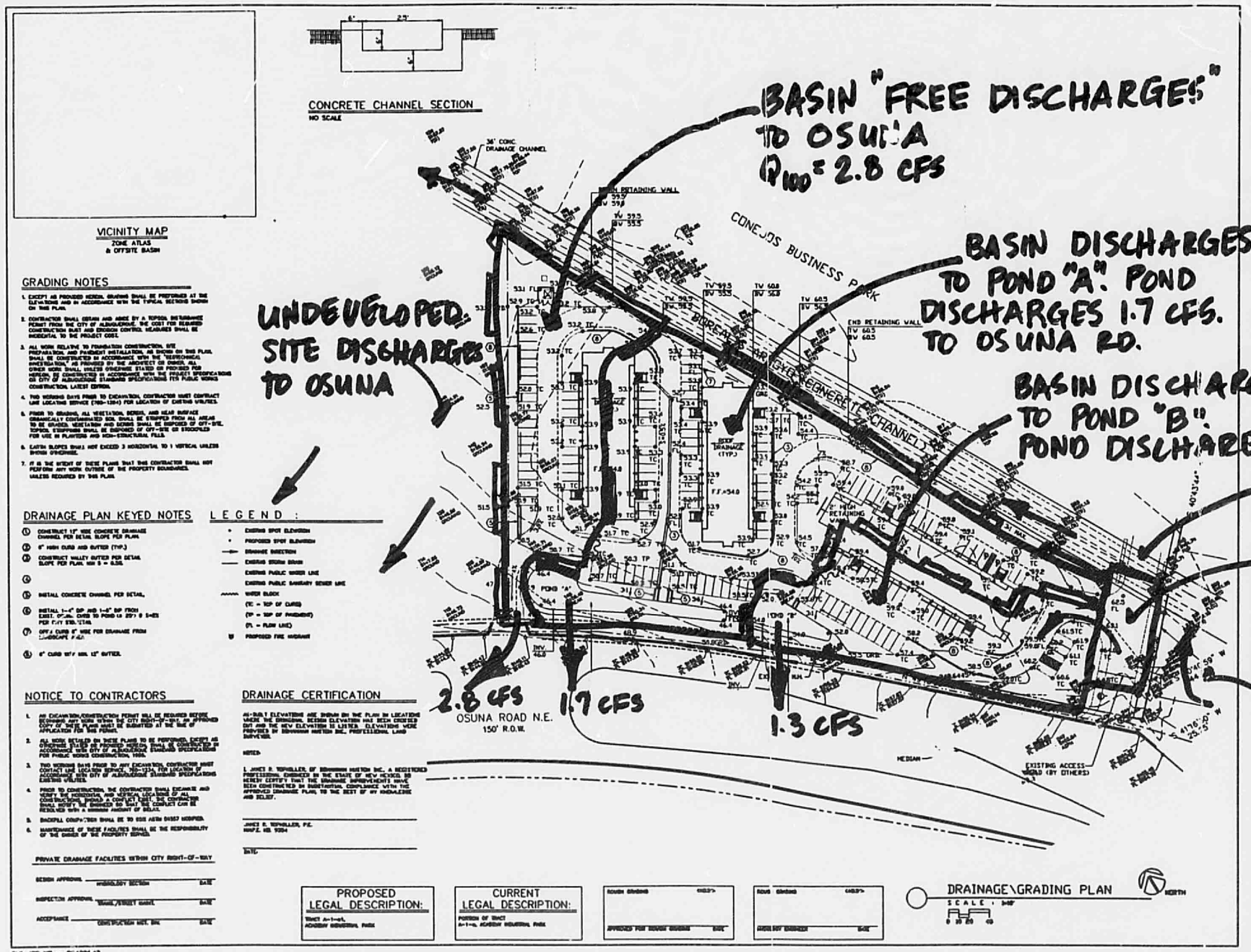
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EXISTING CONDITIONS/BASINS MAP #2

PROPOSED CONDITIONS/BASINS MAP

APPENDIX

DEVELOPED CONDITIONS / BASINS MAP



DRAINAGE/GRADING PLAN

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PLANS/PLATS ON FILE

FILE DESC: E17/D46

PLANS/PLATS 4

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