

1300

E17/154

#677781

PERMANENT EASEMENT

Grant of Permanent Easement, between Centex Homes ("Grantor"), whose address is 6700 Jefferson NE Bldg B and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Public Roadway & Storm Drain together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("improvements") within the Easement, the city has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the city, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements aor Encroachments.

Grantor covenants and warrants that Grantor is the owner if fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims fro all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 21st day of February, 2002.

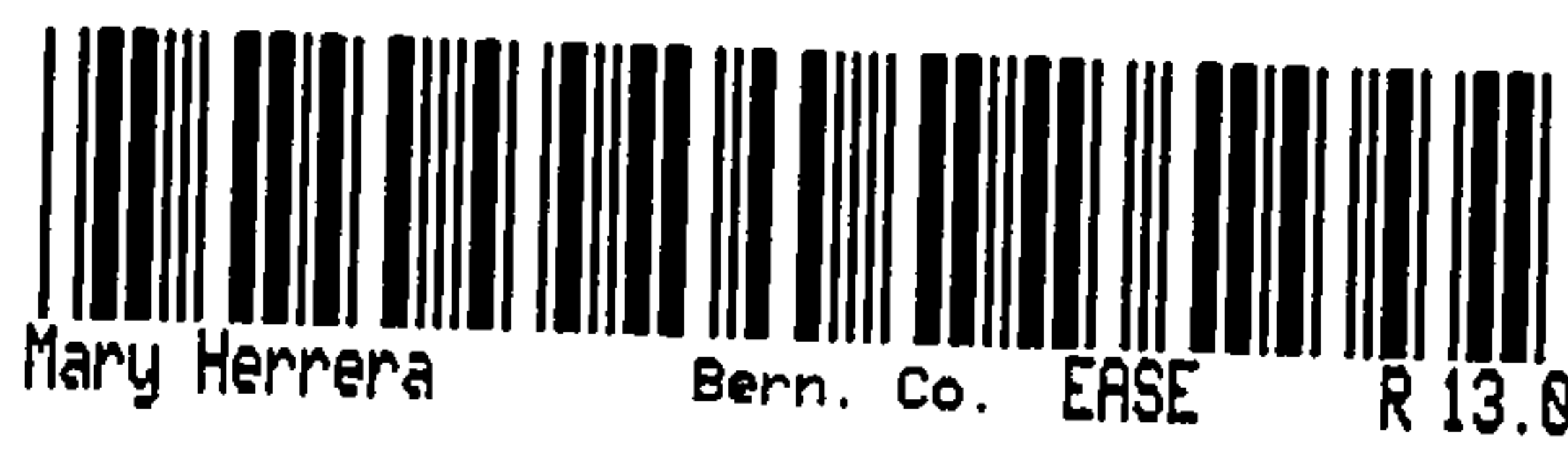
APPROVED: [Signature]
City Engineer

2-26-02
Dated

[Handwritten note]
Grantor of 2/26/02

GRANTOR: [Signature]
(Individual)

GRANTOR:
By: _____
Its: DIVISION PRESIDENT
(Corporation or Partnership)



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INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____ of _____, a _____ corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

PARTNERSHIP

STATE OF _____)
)
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____, 20____, by
_____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)



2002026175
5633216
Page: 2 of 4
02/27/2002 01:18P
Bk-A32 Pg-6096

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PARTNERSHIP

State of New Mexico)
)ss
County of Bernalillo)

This instrument was acknowledged before me this 21 day of FEBRUARY, 2002 by Virgil Polk, Division President of Centex Real Estate Corporation, a Nevada corporation, managing general partner of Centex Homes, a Nevada general partnership, on behalf of said corporation and partnership



OFFICIAL SEAL
NORMAN A. GREGORY
NOTARY PUBLIC-STATE OF NEW MEXICO

Norman A. Gregory

Norman A. Gregory

Notary Public, State of New Mexico
My Commission Expires 11/10/2005

My commission expires 11/10/05



2002026175
5633216
Page: 3 of 4
02/27/2002 01:18P
Bk-A32 Pg-6096

EASEMENT LEGAL DESCRIPTION:
NORTHERLY 35 FEET OF TRACT 25

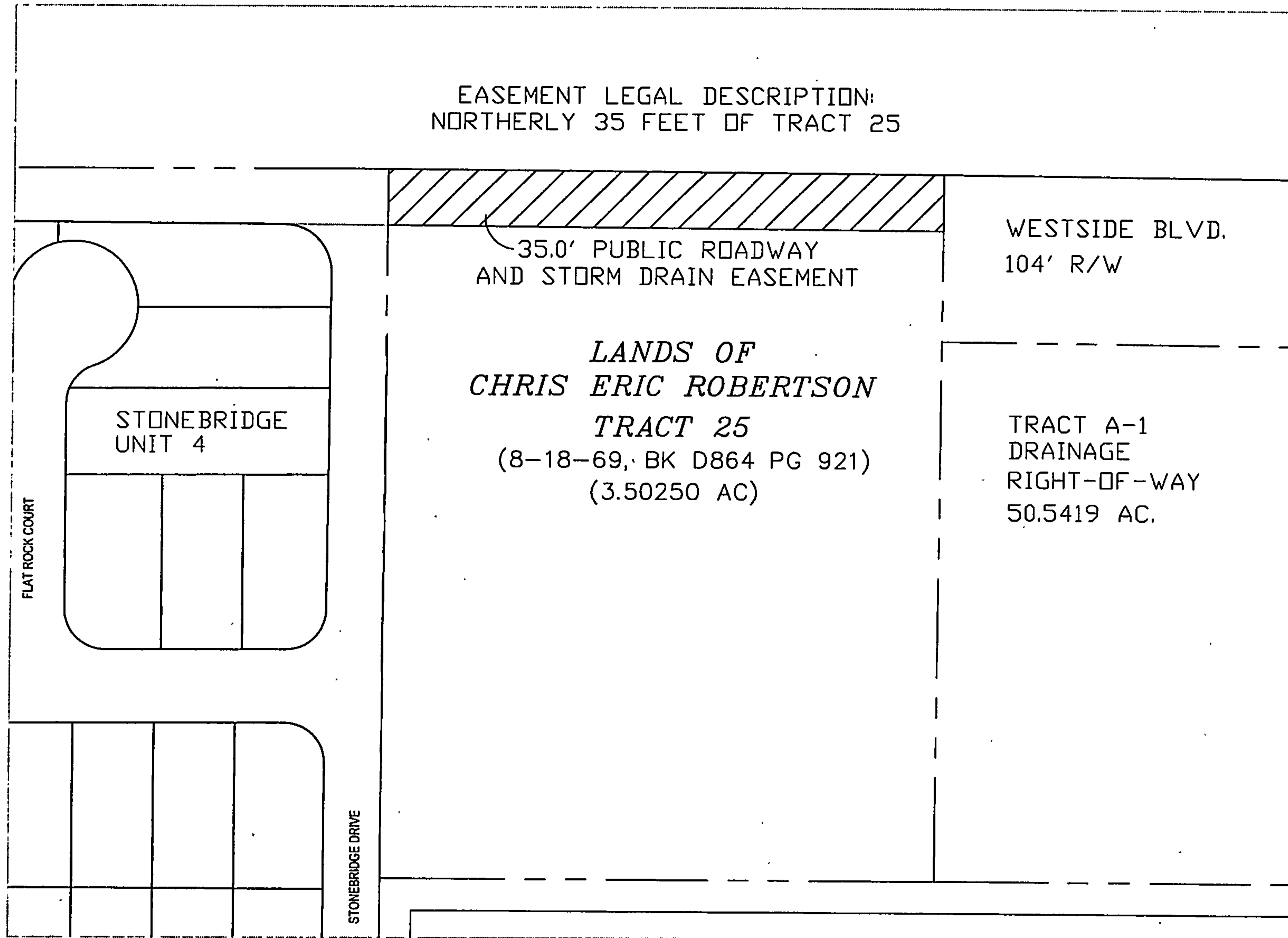
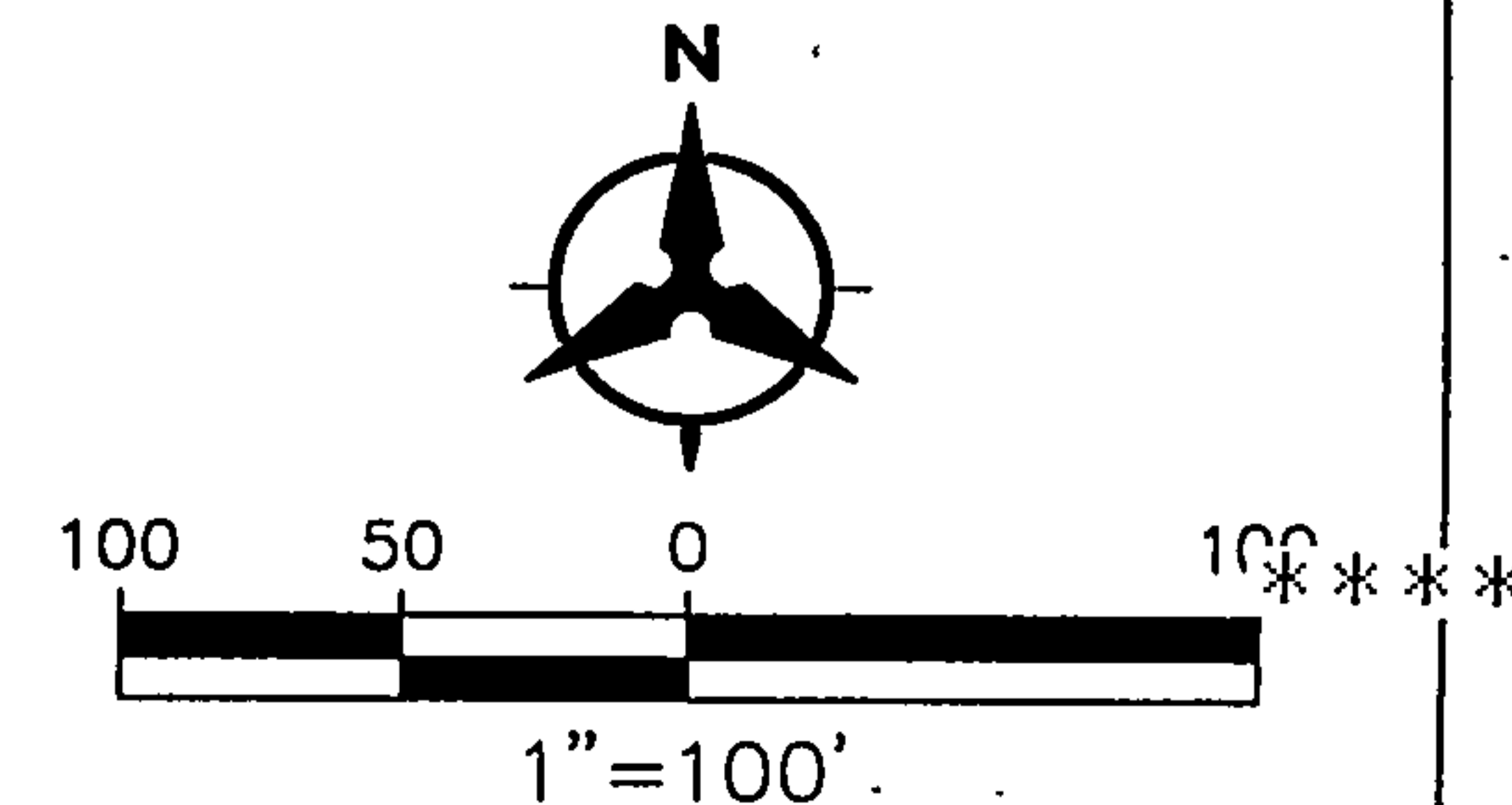


EXHIBIT 'A'
35' STORM DRAIN AND ROADWAY EASEMENT
ACROSS NORTHERN-MOST 35' OF TRACT 25



Mary Herrera
Bern. Co. ERSE
R 13.00
BK-R32 Pg-6096
2002026175
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Page: 4 of 4
02/27/2002 01:18P

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September 14, 1998

Chris Weiss
C.L. Weiss Engineering, Inc.
P.O. Box 97
Sandia Park, New Mexico 87047

RE: ENGINEER CERTIFICATION FOR CONEJOS OFFICE PARK PHASE ONE (E17-D54)
CERTIFICATION STATEMENT DATED 8/4/98 & HOLD HARMLESS DATED 8/3/98

Dear Mr. Weiss:

Based on the information provided on your August 5, 1998 submittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
[File]

Sincerely

Bernie J. Montoya CE
Associate Engineer

Good for You, Albuquerque!



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February 20, 1998

Chris Weiss, P.E.
C.L. Weiss Engineering, Inc
P.O. Box 97
Sandia Park, NM 87047

RE: CONEJOS OFFICE PARK (E17-D54). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED FEBRUARY 4, 1998.

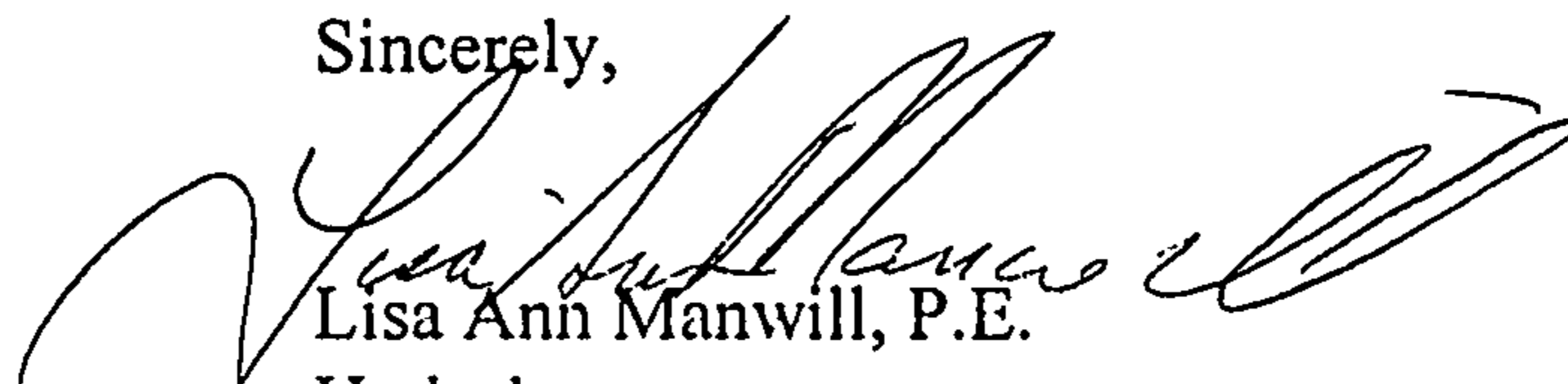
Dear Mr. Weiss:

Based on the information provided on your February 5, 1998 submittal, the above referenced project is approved for Building Permit.

Prior to Certificate of Occupancy approval, and Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



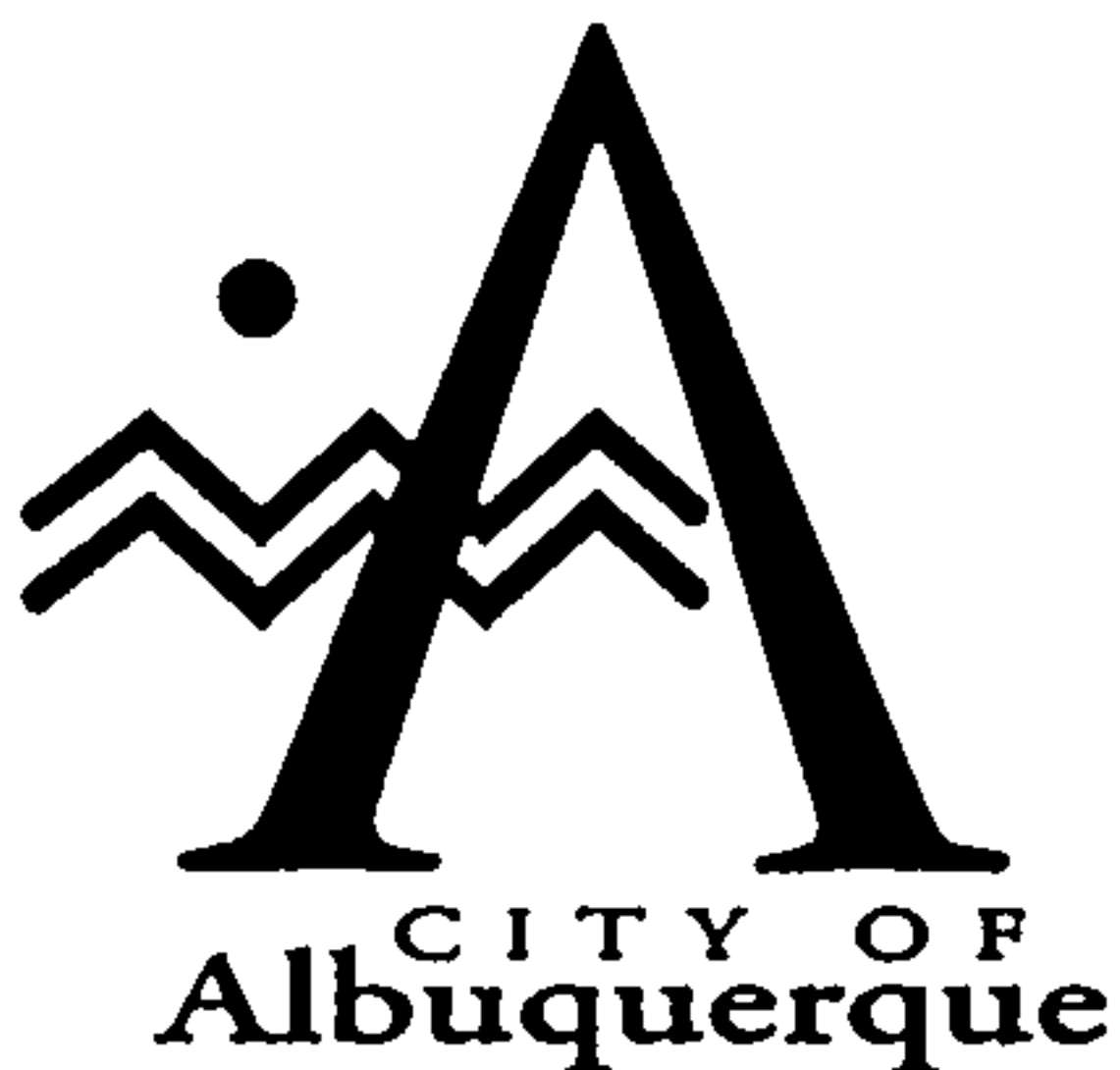
Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File

Good for You, Albuquerque!



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July 7, 1997

Martin J. Chávez, Mayor

Chris Weiss, P.E.
C.L. Weiss Engineering
P.O. Box 97
Sandia Park, NM 87047

**RE: CONEJOS OFFICE PARK (E17-D54). GRADING AND DRAINAGE PLAN FOR
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JUNE 26, 1997.**

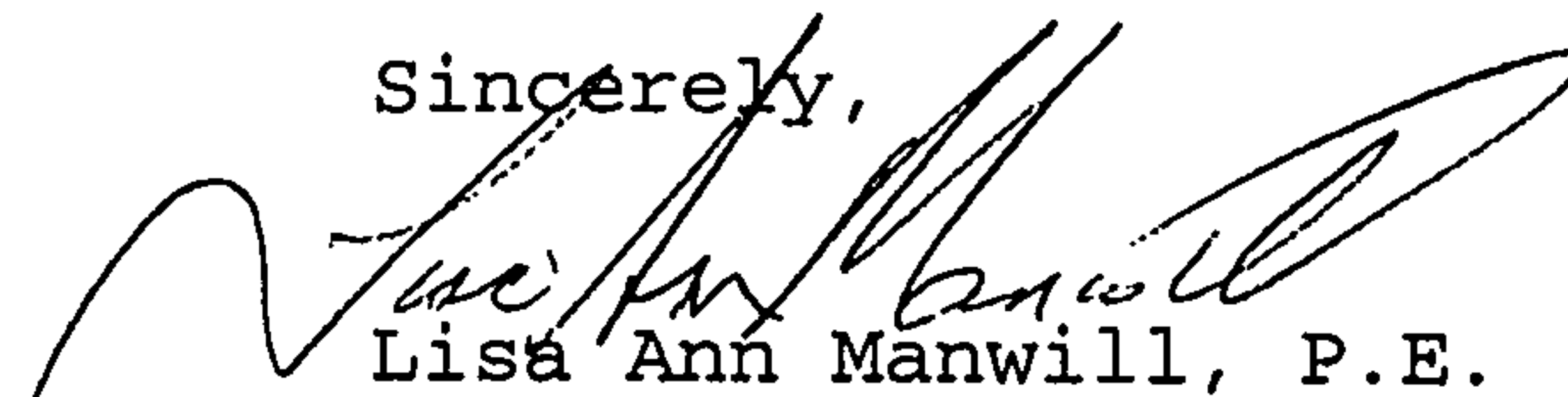
Dear Mr. Weiss:

Based on the information provided on your June 26, 1997 submittal, the above referenced project is approved for Building.

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

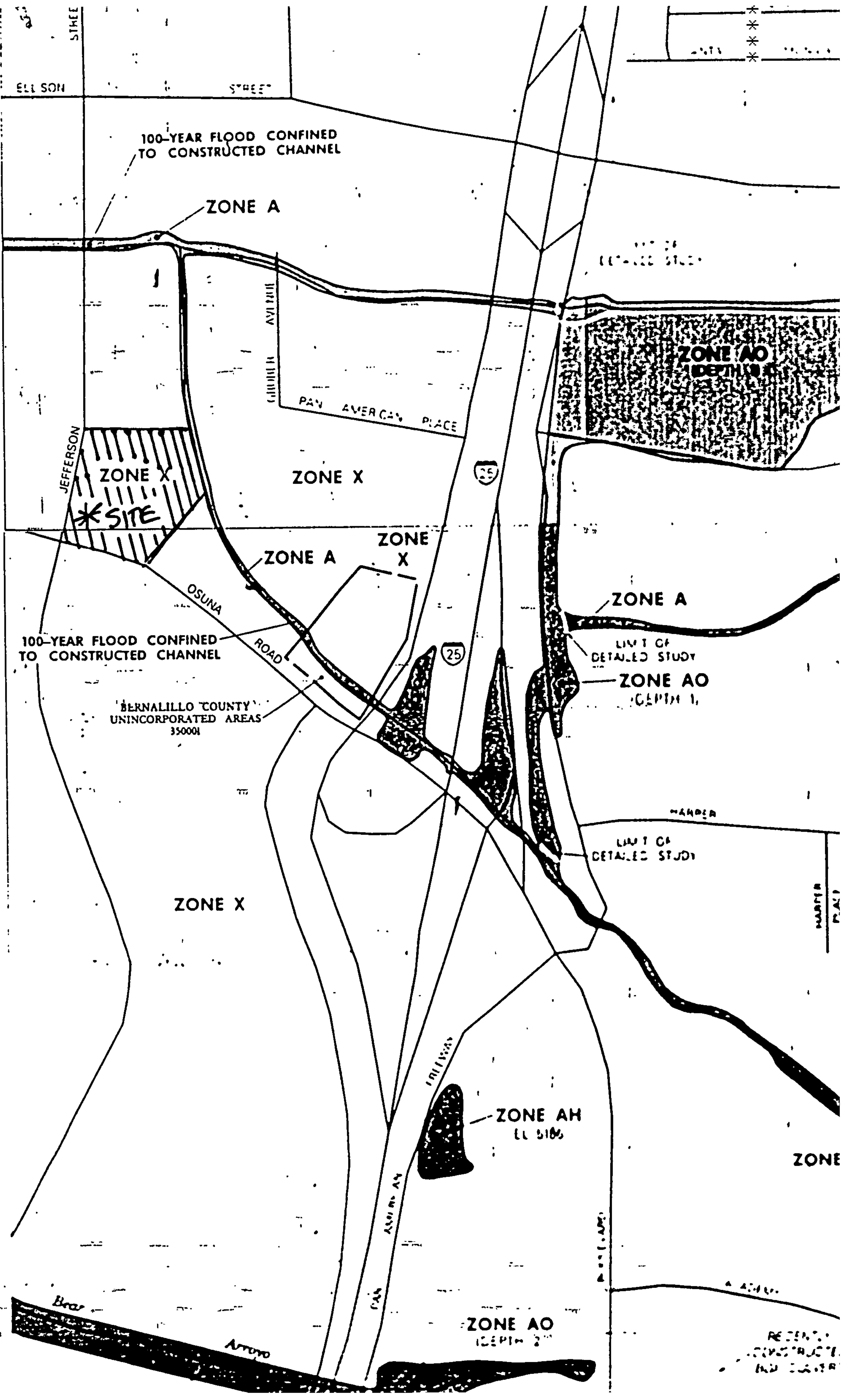
P.O. Box 1293, Albuquerque, New Mexico 87103



MAP #137

35°09'22"

MAP #139

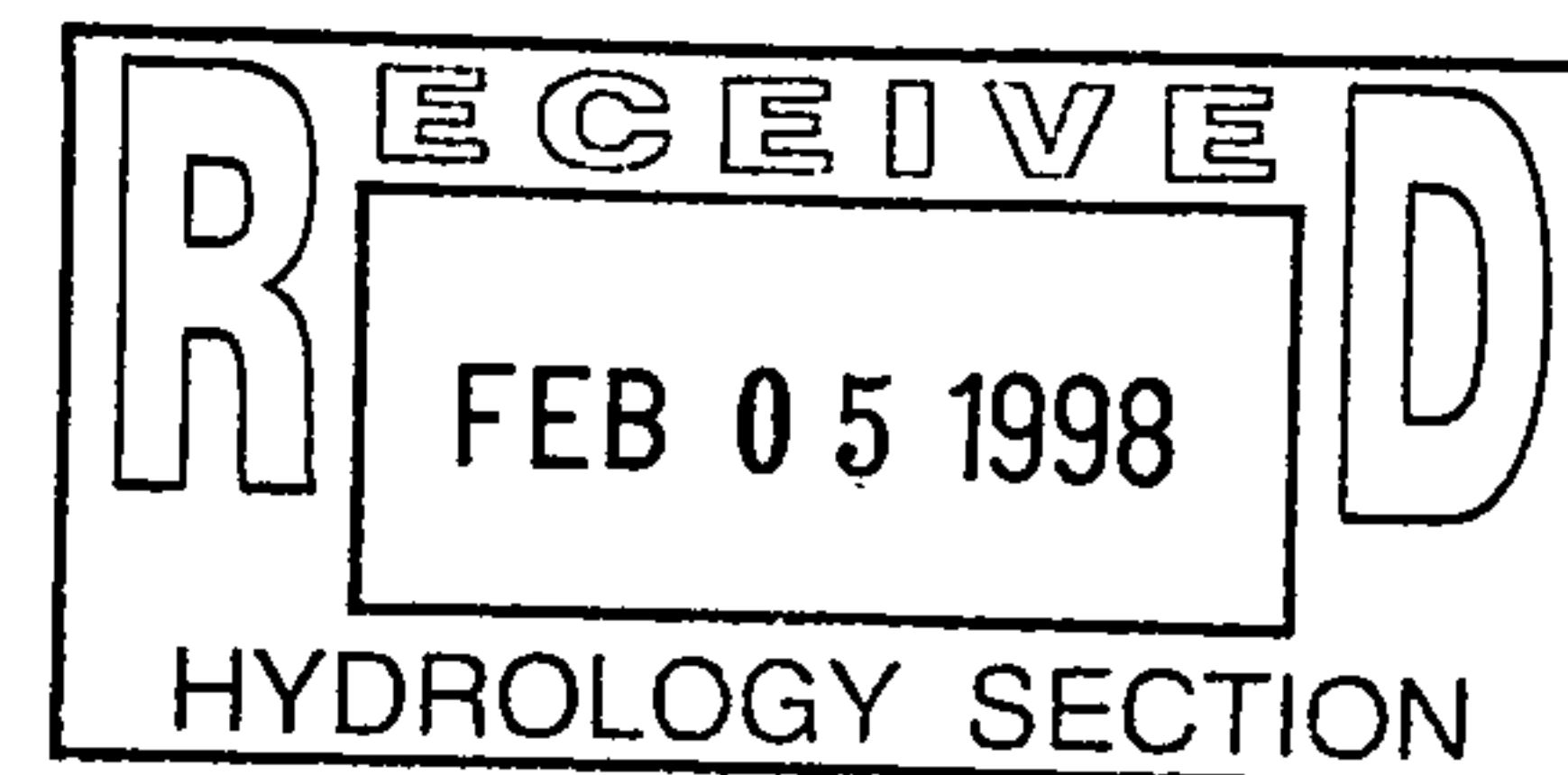


LOCATION
 lot, stamped
 top of a
 cting 0.2',
 ersection of
 a Boulevard,
 the east-
 and 7.4'
 the north

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RECENT
 CONSTRUCTION
 AND

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CONEJOS OFFICE PARK

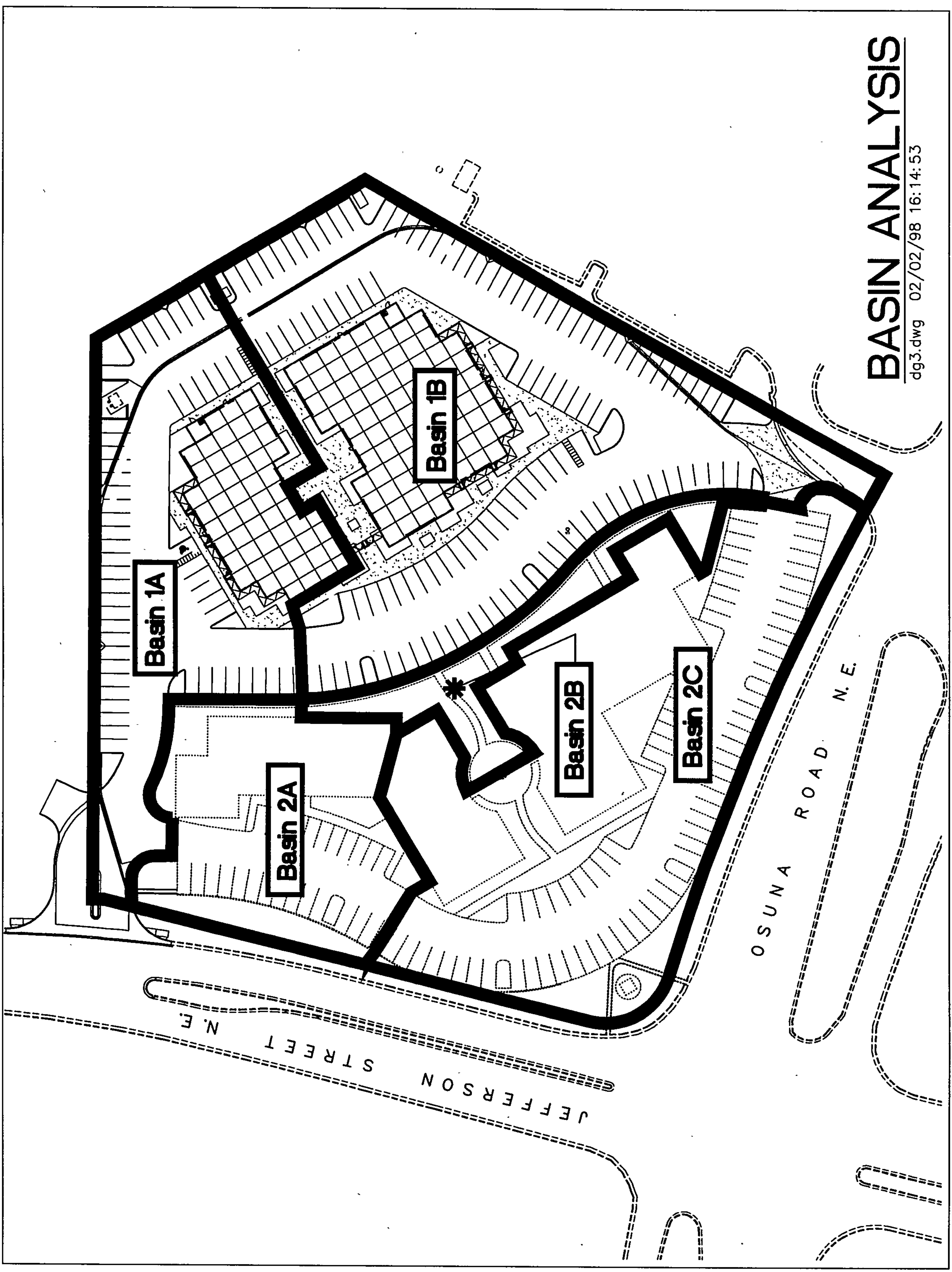
REVISED SUPPLEMENTAL CALCULATIONS

FEBRUARY 3, 1998



C.L. WEISS ENGINEERING, INC.

P.O. Box 97
SANDIA PARK, NM 87047
<505> 266-3444



BASIN ANALYSIS

dg3.dwg 02/02/98 16:14:53

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Phase I - Basin 1A

AREA OF BASIN: 37,228 SF = 0.9 Ac.

Calculations are based on the Drainage Design Criteria for Bernalillo County, Section 22.2, DPM, Vol 2, dated Jan., 1993

Existing Flows:

DEVELOPED FLOWS:

EXCESS PRECIPITATION:

On-Site Historic Land Condition

On-Site Developed Land Condition

Precip. Zone

2

Area a =	0	SF
Area b =	0	SF
Area c =	37,228	SF
Area d =	0	SF
Total Area =	37,228	SF

Area a =	0	SF
Area b =	3,271	SF
Area c =	0	SF
Area d =	33,957	SF
Total Area =	37,228	SF

Ea =	0.53
Eb =	0.78
Ec =	1.13
Ed =	2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E =	1.13 in.	Developed E =	2.00 in.
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On-Site Volume of Runoff: $V_{360} = \frac{E \cdot A}{12}$

Historic V_{360} =	3506 CF	Developed V_{360} =	6212 CF
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On-Site Peak Discharge Rate: $Q_p = \frac{Q_{pa}Aa + Q_{pb}Ab + Q_{pc}Ac + Q_{pd}Ad}{43,560}$

For Precipitation Z 2

Q _{pa} = 1.56	Q _{pc} = 3.14
Q _{pb} = 2.28	Q _{pd} = 4.70

Historic Q _p =	2.7 CFS	Developed Q _p =	3.8 CFS
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Basin 1A is comprised of the northeast quadrant of the site, with flows collecting within the internal access street for routing to Jefferson St. Flows travel a short distance south to the intersection of Osuna Rd., then turn west to flow along the north side of Osuna Rd. to the inlet into the AMAFCA diversion channel. The site basin is isolated from offsite flows from the east by the presence of a concrete lined drainage channel situated along the northeast side of the site. Free discharge of the site was established in pre-design conversations with the COA Hydrology Dept. as long as flows stayed on the north side of Osuna Rd. Referencing the topo map of the Jefferson / Osuna intersection, it can be seen that the crown through the intersection will keep flows along the north side of the street. Total discharge through the intersection from Phase 1 will be 10.5 cfs. Capacity through the intersection, based on Mannings Eq., shows a depth of flow of less than 0.1' at the portion of the defined north side of the intersection most resembling a trapezoidal section.

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Phase 1 - Basin #1B

AREA OF BASIN: 64,640 SF = 1.5 Ac.

Existing Flows:

DEVELOPED FLOWS:

EXCESS PRECIPITATION:

On-Site Historic Land Condition

On-Site Developed Land Condition

Precip. Zone

2

Area a =	0	SF
Area b =	0	SF
Area c =	64,640	SF
Area d =	0	SF
Total Area =	64,640	SF

Area a =	0	SF
Area b =	5,613	SF
Area c =	0	SF
Area d =	59,027	SF
Total Area =	64,640	SF

Ea =	0.53
Eb =	0.78
Ec =	1.13
Ed =	2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E =	1.13 in.	Developed E =	2.00 in.
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On-Site Volume of Runoff: $V_{360} = \frac{E \cdot A}{12}$

Historic V360 =	6087 CF	Developed V360 =	10793 CF
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On-Site Peak Discharge Rate: $Q_p = \frac{Q_{pa}A_a + Q_{pb}A_b + Q_{pc}A_c + Q_{pd}A_d}{43,560}$

For Precipitation Z 2

Q _{pa} = 1.56	Q _{pc} = 3.14
Q _{pb} = 2.28	Q _{pd} = 4.70

Historic Q _p =	4.7 CFS	Developed Q _p =	6.7 CFS
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Basin 1B is comprised of the SE quadrant of the site, with flows collecting within the internal access street for routing to the driveway entrance with Osuna Rd.. The site basin is isolated from offsite flows from the east due to the site improvements of the adjacent motel site which directs its flows to front ponding areas for release into Osuna Rd. Minor upstream flows in Osuna Rd.. come from the motel site. All other flows within Osuna Rd. to the east of the motel site are intercepted by a storm drain rundown which is connected to the concrete channel situated along the east side of the site.

Phase 2 - Basin #2A, 2B, 2C

AREA OF BASIN: 86,861 SF = 2.0 Ac.

Existing Flows:

DEVELOPED FLOWS:

EXCESS PRECIPITATION:

On-Site Historic Land Condition

On-Site Developed Land Condition

Precip. Zone

2

Area a =	0	SF
Area b =	0	SF
Area c =	86,861	SF
Area d =	0	SF
Total Area =	86,861	SF

Area a =	0	SF
Area b =	18,975	SF
Area c =	0	SF
Area d =	67,886	SF
Total Area =	86,861	SF

Ea =	0.53
Eb =	0.78
Ec =	1.13
Ed =	2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E =	1.13 in.	Developed E =	1.83 in.
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On-Site Volume of Runoff: $V_{360} = \frac{E \cdot A}{12}$

Historic V360 =	8179 CF	Developed V360 =	13227 CF
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On-Site Peak Discharge Rate: $Q_p = \frac{Q_{pa}A_a + Q_{pb}A_b + Q_{pc}A_c + Q_{pd}A_d}{43,560}$
For Precipitation Z 2

Q _{pa} = 1.56	Q _{pc} = 3.14
Q _{pb} = 2.28	Q _{pd} = 4.70

Historic Q _p =	6.3 CFS	Developed Q _p =	8.3 CFS
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Basins 2A, 2B and 2C (to be constructed as part of Phase II) comprise the western portion of the site, with flows planned to be collected within the internal access street for routing either to north Jefferson site entrance (Basin 2A), the Osuna site entrance (Basin 2B) or directly to the intersection of Osuna Rd and Jefferson St. (Basin 2C). Actual flow paths and method of discharge into the street intersection will be addressed when Phase II is submitted for building permit approval. Total discharge through the intersection from Phase I and II will be 18.8 cfs. Capacity through the intersection, based on Mannings Eq., shows a depth of flow of slightly more than 0.1' based on the same section analyzed for Phase I.

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Phase I Development Only
Worksheet for Trapezoidal Channel

Project Description	
Project File	c:\haestad\fmw\conejos.fm2
Worksheet	Phase I Development Only
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.013300 ft/ft
Left Side Slope	38.000000 H : V
Right Side Slope	116.000000 H : V
Bottom Width	42.00 ft
Discharge	10.50 cfs

Results	
Depth	0.09 ft
Flow Area	4.36 ft ²
Wetted Perimeter	55.73 ft
Top Width	55.73 ft
Critical Depth	0.12 ft
Critical Slope	0.005331 ft/ft
Velocity	2.41 ft/s
Velocity Head	0.09 ft
Specific Energy	0.18 ft
Froude Number	1.52
Flow is supercritical.	

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Phase I and II Development
Worksheet for Trapezoidal Channel

Project Description	
Project File	c:\haestad\fmw\conejos.fm2
Worksheet	Phase I and II Development
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.013300 ft/ft
Left Side Slope	38.000000 H : V
Right Side Slope	116.000000 H : V
Bottom Width	42.00 ft
Discharge	18.80 cfs

Results	
Depth	0.12 ft
Flow Area	6.41 ft ²
Wetted Perimeter	61.15 ft
Top Width	61.15 ft
Critical Depth	0.17 ft
Critical Slope	0.004811 ft/ft
Velocity	2.93 ft/s
Velocity Head	0.13 ft
Specific Energy	0.26 ft
Froude Number	1.60
Flow is supercritical.	

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North 'u' shaped channel
Worksheet for Rectangular Channel

Project Description	
Project File	c:\haestad\fmw\conejos.fm2
Worksheet	Between Curb
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.041600 ft/ft
Depth	0.50 ft
Bottom Width	2.00 ft

Results	
Discharge	11.21 cfs
Flow Area	1.00 ft ²
Wetted Perimeter	3.00 ft
Top Width	2.00 ft
Critical Depth	0.99 ft
Critical Slope	0.006189 ft/ft
Velocity	11.21 ft/s
Velocity Head	1.95 ft
Specific Energy	2.45 ft
Froude Number	2.79
Flow is supercritical.	

WORST CASE THROUGH THIS CHANNEL
IS 100% BASIN TA = 3.8 cfs
OK ✓