PUBLIC WORKS/HYDROLOGY

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E18/D27

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

E18-D27

July 20, 1981

Mr. Tom Isaacson
Isaacson & Arfman, PA
2727 San Pedro N.E.
Suite 114A
Albuquerque, N.M. 87110

RE: NORTHPOINTE DRAINAGE REPORT

Dear Tom:

The drainage report submitted for the Northpointe Plaza is hereby approved. The conditions for approval outlined in the correspondence dated July 13, 1981 have been adequately addressed.

Very truly yours,

Brian Burnett
Civil Engineer/Hydrology

BB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT
Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

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0000.0000.2188

The Linscott Company
INCORPORATED

July 15, 1981

Mr. Chuck Easterling
City Drainage Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: NORTHPOINTE PLAZA

Dear Mr. Easterling:

This letter is in reference to the construction of the Far North Channel proposed for construction along the South side of Northpointe Plaza.

As Developer for the Northpointe Plaza, we agree to participate in the pro-rata share of costs in the channel as determined by the proportion of frontage which our property (Tract B-4A, Unit 5, Academy Acres Subdivision) contribute to the overall channel frontage.

Sincerely,

SS&L DEVELOPMENT

Bruce V. Linscott
Partner

BVL/lsl

2727 San Pedro, NE · Suite 110 · Albuquerque, NM 87110 · (505) 292-0424

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ISAACSON & ARFMAN, P.A.
CONSULTING ENGINEERING ASSOCIATES

7 SAN PEDRO N.E. SUITE 114A
ALBUQUERQUE, NEW MEXICO 87110
TELEPHONE - 883-2800

September 4, 1981

Mr. Brian Burnett
City Hydrology Dept.
City Engineers Office
City of Albuquerque
Box 1293
Albuquerque, New Mexico 87103

RECEIVED
SEP 10 1981
CITY ENGINEER

RE: Northpointe Plaza

Gentlemen:

We submit for your records a revised drainage report-plan for Northpointe Plaza.

The Assistant City Engineer Design, Bob Keilch, has requested we delete the riprap outfall pad for the 24" storm sewer originally included, as the construction of the Far North Drainage Channel is imminent. Construction of channel will make the riprap pad un-necessary. Plans for the channel are being revised to accomodate a headwall for the storm sewer.

Enclosed is a copy of the request by Bob Keilch.

We will assume this change is acceptable to you unless we are advised to the contrary.

Very truly yours,

Thomas O. Isaacson

TOI/cvi

25 x 10

0000 0000 2190

The Linscott Company
INCORPORATED

July 15, 1981

Mr. Chuck Easterling
City Drainage Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: NORTHPOINTE PLAZA

Dear Mr. Easterling:

This letter is in reference to the construction of the Far North Channel proposed for construction along the South side of Northpointe Plaza.

As Developer for the Northpointe Plaza, we agree to participate in the pro-rata share of costs in the channel as determined by the proportion of frontage which our property (Tract B-4A, Unit 5, Academy Acres Subdivision) contribute to the overall channel frontage.

Sincerely,

SS&L DEVELOPMENT

Bruce V. Linscott
Partner

BVL/lsl

2727 San Pedro, NE · Suite 110 · Albuquerque, NM 87110 · (505) 292-0424

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FOLLOWING DOCUMENT(S)
PRINTED ON COLORED
PAPER STOCK DO NOT
ALWAYS REPRODUCE WELL.

THIS RESULTS IN
A POOR FILM IMAGE.

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ISAACSON & ARFMAN, P.A.
CONSULTING ENGINEERING ASSOCIATES

RECEIVED
JUL 2 1981
CITY ENGINEER

LETTER OF TRANSMITTAL

To City Drainage Engineering
City of Albuquerque

Date 7/20/81
Job No.

Attn: Brian Burnett
Reference Northpointe Plaza
Gentlemen:

We transmit to you 1 copy(ies) of the following

- [ ] Plats
- [ ] Plans
- [ ] Specifications
- [x] Drainage Report
- [ ] Shop Drawings
- [ ] Submittals
- [ ] Material Specifications
- [ ] Copy of Letter

This information is transmitted:

- [x] As per your request
- [ ] For your review & approval
- [ ] For your information
- [ ] For your attention
- [ ] For your signature
- [ ] For your files
- [ ] For your use
- [ ] Please review & return
- [ ] For return to your files
- [ ] Please advise

Remarks: Amended to show Building Floor Elevation to mean sea level datum

By: Tom Isaacson

Copies To

2727 San Pedro N.E. • Suite 114A • Albuquerque, New Mexico 87110 • Telephone 883-2800

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CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

May 24, 1979

REF. NO. H22-D1

TO: Bruno Conegliano, Engineering

FROM: Malcolm W. deVesty, Assistant City Attorney Mac

SUBJECT: Lien Agreement between the City and Albertson's, Gene H. Williams and F. Dail Harper.

Enclosed is a copy of the Lien Agreement referred to above for your files.

MWV:pm
Enc.

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LIEN AGREEMENT

The CITY OF ALBUQUERQUE ("City"), ALBERTSON'S, INC. ("Albertson's"), a Delaware corporation, and GENE H. WILLIAMS and F. DAIL HARPER ("Williams and Harper"), agree:

1. First Recital. Albertson's owns Tract A-2, Rust Addition (the "Property"), more fully described as:

> A tract of land within the RUST ADDITION, Albuquerque, Bernalillo County, New Mexico, plat of which was filed on January 5, 1973, and more particularly described as follows:
>
> BEGINNING at the southwest corner of the Tract herein described, which point bears S. 89°46'20" E., 73.43 feet; thence N. 0°04' E., 1581.88 feet; thence N. 0°00'40" E., 60.64 feet; thence along a curve to the left having a radius of 1507.40 feet, a distance of 47.0 feet from the Section corner common to Sections 25, 26, 35 and 36, T. 11 N., R 3 E., N.M.P.M., and from said beginning point running thence; along a curve to the left having a radius of 1507.40 feet, a distance of 431.05 feet; thence N. 47°35'49" E., 256.58 feet; thence S. 51°25'13" E., 699.0 feet; thence S. 76°23'18" W., 681.39 feet to the point of beginning, and containing 5.2832 acres more or less.

Williams and Harper will become owner of the Property according to the terms of a Real Property Option Agreement dated August 26, 1977, between Albertson's and Williams and Harper. Williams and Harper have requested Albertson's to submit a Summary Plat of the Property to City and to construct certain improvements upon the Property. City requires Albertson's and Williams and Harper to enter into this Agreement as a condition of approval of the Summary Plat and of issuance of building permits.

2. Second Recital. The Property includes an 80-foot drainage easement encompassing a portion of an arroyo

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(the "Arroyo") along the northeasterly boundary of the Property. The Summary Plat contemplates dedication of the easement to City. City Resolution 59-1976 provides that the landowner shall pay the entire cost of design and construction of arroyo modification or alteration, for arroyos of the size of that on the Property.

3. Drainage Right-of-Way Improvement Costs. If the City requires permanent improvement of the Arroyo within five years of the date of this Agreement, the Property is burdened with the duty to pay 50% of the actual cost of the permanent improvement of the drainage right-of-way (the "Obligation"), not to exceed $30,050.00. City will provide written notice of its decision to permanently improve the drainage right-of-way. The notice must be delivered to the owners of the Property within 5 years of the date of this Agreement, and must evidence a final determination by the City Council to permanently improve the entire Arroyo and to require the owners of the Property and all other property owners adjacent to the Arroyo to bear their legal share of improvement costs.

4. Terms of Payment. City will notify the owners of the Property of the amount of the Obligation. Payment of the Obligation will be upon such terms as City and the owners may agree, but payment in full will not be required prior to completion of the permanent improvements, payments will not be required to begin less than six months from date of receipt of notice of the decision to improve, and payment in full will not be required less than two years from date of receipt of notice of the decision to improve.

5. City Approval. Upon execution of this Agreement City will not withhold approval (for reasons related to drainage right-of-way improvement) of any plats, site development plans, or building permits on the Property.

25×10 32×10

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6. Addresses. Written notice may be provided to the parties by mailing notices to:

Albertson's, Inc.
Box 20
Boise, Idaho 83726

Gene H. Williams and F. Dail Harper
1476 East First National Center
Oklahoma City, Oklahoma 73102

City of Albuquerque
City Engineer
400 Marquette, N.W.
Albuquerque, New Mexico 87102

7. Nature of Lien and Obligation. The Obligation is binding upon the Property and will run with the Property for five years from the date of this Agreement, or until payment as provided for herein is made in full. The Obligation will not bind any person, including Albertson's or Williams and Harper, after that person has transferred ownership of the Property to another person, but will constitute a lien ("the Lien") on the property as provided for herein. This Lien Agreement may be recorded by City in order to provide notice of the Lien and Obligation to subsequent purchasers of and interested parties in the Property.

8. Release from Lien and Obligation. Upon payment in full of the Obligation or upon expiration of the five-year period if the requirement for payment of the improvements is not exercised, the Property will be automatically released from the Lien and Obligation. If the City exercises its option to construct the improvements and payment in full is made, the City will execute and record a release of Lien and Obligation. Upon request by Albertson's, Williams and Harper, or other owners of the Property, and upon presentation to City of a letter of credit or other security satisfactory to City, City will execute and record a release of the Lien.

25×10 32×10

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9. Subordination. The Lien will be subordinate to any first encumbrance (whether mortgage, deed of trust or other encumbrance) placed upon the Property by Albertson's or by Williams and Harper. This provision is self-operative, but City, upon request of Albertson's or Williams and Harper, will promptly sign and deliver any document required to confirm this subordination.

F. DAIL HARPER

GENE H. WILLIAMS

ALBERTSON'S, INC.
By
Vice President & Gen. Counsel
By
Secretary

CITY OF ALBUQUERQUE

By
Chief Administrative Officer

REVIEWED AND APPROVED
BY LEGAL DEPARTMENT

Malcolm W. deVasty
Assistant City Attorney

STATE OF Oklahoma)
COUNTY OF Oklahoma) ss.

The foregoing instrument was acknowledged before me this 7th day of July, 1978, by F. Dail Harper.

Notary Public

My commission expires:
January 26, 1982

25×10 32×10

STATE OF Okla)
) ss.
COUNTY OF Cleveland)

The foregoing instrument was acknowledged before me this 7th day of July, 1978, by Gene H. Williams.

[illegible]
Notary Public

My commission expires:

4/23/82

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 1978, by _____, _____ of Albertson's, Inc., a Delaware corporation, on behalf of the corporation.

_____
Notary Public

My commission expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 19th day of June, 1978, by James C. Jaramillo, Chief Administrative Officer for the City of Albuquerque, a Municipal corporation, on behalf of the corporation.

Margaret F. Miller
Notary Public

My Commission expires:

April 30, 1982

25× 32×

STATE OF IDAHO)
) ss.
County of Ada)

On this 26th day of June, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael F. Reuling and Minnie O. Armstrong, to me known to be the Vice President and General Counsel and the Secretary, respectively, of ALBERTSON'S, INC., the corporation that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:
My Commission Expires
July 17, 1978

Carol L. Wood
Boise, Idaho 83706

Notary Public in and for the
State of Idaho.
Residing at Boise, Idaho.

25×10 32×10

0000 0000 2200

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

May 24, 1979

REF. NO.

TO: Bruno Coregliano, Engineering

FROM: Malcolm W. deVesty, Assistant City Attorney MWdV

SUBJECT: Lien Agreement between the City and Albertson's, Gene H. Williams and F. Dail Harper.

Enclosed is a copy of the Lien Agreement referred to above for your files.

MWV:pm
Enc.

Sample

25×10

0000 0000 2201

LIEN AGREEMENT

The CITY OF ALBUQUERQUE ("City"), ALBERTSON'S, INC. ("Albertson's"), a Delaware corporation, and GENE H. WILLIAMS and F. DAIL HARPER ("Williams and Harper"), agree:

1. First Recital. Albertson's owns Tract A-2, Rust Addition (the "Property"), more fully described as:

> A tract of land within the RUST ADDITION, Albuquerque, Bernalillo County, New Mexico, plat of which was filed on January 5, 1973, and more particularly described as follows:
>
> BEGINNING at the southwest corner of the Tract herein described, which point bears S. 89°46'20" E., 73.43 feet; thence N. 0°04' E., 1581.88 feet; thence N. 0°00'40" E., 60.64 feet; thence along a curve to the left having a radius of 1507.40 feet, a distance of 47.0 feet from the Section corner common to Sections 25, 26, 35 and 36, T. 11 N., R 3 E., N.M.P.M., and from said beginning point running thence; along a curve to the left having a radius of 1507.40 feet, a distance of 431.05 feet; thence N. 47°35'49" E., 256.58 feet; thence S. 51°25'13" E., 699.0 feet; thence S. 76°23'18" W., 681.39 feet to the point of beginning, and containing 5.2832 acres more or less.

Williams and Harper will become owner of the Property according to the terms of a Real Property Option Agreement dated August 26, 1977, between Albertson's and Williams and Harper. Williams and Harper have requested Albertson's to submit a Summary Plat of the Property to City and to construct certain improvements upon the Property. City requires Albertson's and Williams and Harper to enter into this Agreement as a condition of approval of the Summary Plat and of issuance of building permits.

2. Second Recital. The Property includes an 80-foot drainage easement encompassing a portion of an arroyo

25×10 32×10

(the "Arroyo") along the northeasterly boundary of the Property. The Summary Plat contemplates dedication of the easement to City. City Resolution 59-1976 provides that the landowner shall pay the entire cost of design and construction of arroyo modification or alteration, for arroyos of the size of that on the Property.

3. Drainage Right-of-Way Improvement Costs. If the City requires permanent improvement of the Arroyo within five years of the date of this Agreement, the Property is burdened with the duty to pay 50% of the actual cost of the permanent improvement of the drainage right-of-way (the "Obligation"), not to exceed $30,050.00. City will provide written notice of its decision to permanently improve the drainage right-of-way. The notice must be delivered to the owners of the Property within 5 years of the date of this Agreement, and must evidence a final determination by the City Council to permanently improve the entire Arroyo and to require the owners of the Property and all other property owners adjacent to the Arroyo to bear their legal share of improvement costs.

4. Terms of Payment. City will notify the owners of the Property of the amount of the Obligation. Payment of the Obligation will be upon such terms as City and the owners may agree, but payment in full will not be required prior to completion of the permanent improvements, payments will not be required to begin less than six months from date of receipt of notice of the decision to improve, and payment in full will not be required less than two years from date of receipt of notice of the decision to improve.

5. City Approval. Upon execution of this Agreement City will not withhold approval (for reasons related to drainage right-of-way improvement) of any plats, site development plans, or building permits on the Property.

25×10 32×10

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6. Addresses. Written notice may be provided to the parties by mailing notices to:

Albertson's, Inc.
Box 20
Boise, Idaho 83726

Gene H. Williams and F. Earl Harper
1476 East First National Center
Oklahoma City, Oklahoma 73102

City of Albuquerque
City Engineer
400 Marquette, N.W.
Albuquerque, New Mexico 87102

7. Nature of Lien and Obligation. The Obligation is binding upon the Property and will run with the Property for five years from the date of this Agreement, or until payment as provided for herein is made in full. The Obligation will not bind any person, including Albertson's or Williams and Harper, after that person has transferred ownership of the Property to another person, but will constitute a lien ("the Lien") on the property as provided for herein. This Lien Agreement may be recorded by City in order to provide notice of the Lien and Obligation to subsequent purchasers of and interested parties in the Property.

8. Release from Lien and Obligation. Upon payment in full of the Obligation or upon expiration of the five-year period if the requirement for payment of the improvements is not exercised, the Property will be automatically released from the Lien and Obligation. If the City exercises its option to construct the improvements and payment in full is made, the City will execute and record a release of Lien and Obligation. Upon request by Albertson's, Williams and Harper, or other owners of the Property, and upon presentation to City of a letter of credit or other security satisfactory to City, City will execute and record a release of the Lien.

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9. Subordination. The Lien will be subordinate to any first encumbrance (whether mortgage, deed of trust or other encumbrance) placed upon the Property by Albertson's or by Williams and Harper. This provision is self-operative, but City, upon request of Albertson's or Williams and Harper, will promptly sign and deliver any document required to confirm this subordination.

F. DAIL HARPER

GENE H. WILLIAMS

ALBERTSON'S, INC.
By
Vice President & Gen. Counsel
By
Secretary

CITY OF ALBUQUERQUE

By
Chief Administrative Officer

REVIEWED AND APPROVED
BY LEGAL DEPARTMENT

Malcolm W. deVasty
Assistant City Attorney

STATE OF Oklahoma)
COUNTY OF Oklahoma) ss.
)

The foregoing instrument was acknowledged before me this 7th day of July, 1978, by F. Dail Harper.

Notary Public

My commission expires:
January 26, 1982

25× 32×

0000 0000 2205

STATE OF Ohio)
) ss.
COUNTY OF Cuyahoga)

The foregoing instrument was acknowledged before me this 7th day of July, 1978, by Gene H. Williams.

Notary Public

My commission expires:

9/23/82

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 1978, by _____, _____ of Albertson's, Inc., a Delaware corporation, on behalf of the corporation.

Notary Public

My commission expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 19th day of June, 1978, by James C. Jaramillo, Chief Administrative Officer for the City of Albuquerque, a Municipal corporation, on behalf of the corporation.

Margaret J. Ritter
Notary Public

My Commission expires:
April 30, 1982

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STATE OF IDAHO)
) ss.
County of Ada)

On this 20th day of Feb., 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael F. Reuling and Minnie O. Armstrong, to me known to be the Vice President and General Counsel and the Secretary, respectively, of ALBERTSON'S, INC., the corporation that executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS MY HAND and official seal hereto affixed the day, month and year in this certificate first above written.

My commission expires:
My Commission Expires July 17, 1978

Carol L. Wise
Boise, Idaho 83705

Notary Public in and for the
State of Idaho.
Residing at Boise, Idaho.

25×10 32×10

0000 0000 2207

Isaacson & Arfman, P.A.
Consulting Engineering Associates

2727 San Pedro N.E. Suite 114A
Albuquerque, New Mexico 87110
Telephone – 883-2300

July 7, 1981

Mr. Chuck Easterling
Assistant City Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: NORTHPOINTE PLAZA

Dear Mr. Easterling,

This correspondence supersedes our letter of June 17, 1981 concerning the flood plain removal from Northpointe Plaza. Previously submitted attachments shall be incorporated into this request.

Our firm has been contracted to aid in the drainage plan and related matters for the above mentioned project. Our immediate need is to secure the City's acceptance that the subject property is no longer in a flood plain, as designated on panel number 350002 002 B of the Flood Hazard Boundary Map issued by the Federal Insurance Administration.

The investigation of the flood plain indicates that no part of the tract is subject to flooding (100 year storm). Waters that previously encroached upon the site are now diverted by the 36" storm drain in Harper Drive and by the Far North Channel. Furthermore, designed water surface elevations of the Far North Channel are 5186.5 at the site's southwest corner and 5190.0 at the southeast corner.

Finally, site grading plan indicates that the abandoned watercourse shall be filled and the property's lowest point (5192.0) is 2 feet above the highest flood plain elevation.

We are asking for your concurrance that the subject property shall be removed from the flood plain as designated by the Federal Insurance Administration.

Very truly yours,

Fred C. Arfman

Fred C. Arfman

ACCEPTANCE

By: Chuck M Easterling

Date: 7/17/81

FCA/klr

25 ×

0009 0000 2208

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

July 13, 1981

Mr. Tom Isaacson
Isaacson & Arfman, P.A.
2727 San Pedro N.E., Suite 114A
Albuquerque, New Mexico 87110

E18-D27

RE: NORTHPOINTE DRAINAGE REPORT

Dear Mr. Isaacson:

This letter is a follow-up to our design conference of July 10, 1981. For final approval of the referenced drainage report, the following items should be addressed:

1. A statement confirming that runoff from Basin A will be routed to Harper St. and that downstream capacity is available for such runoff.

2. The proposed off-site grading be removed.

3. A statement addressing arroyo protection at the outlet of the 24" CMP. This will be an interim solution until the Far North Channel is constructed.

4. A listing of the references used to design the Catch Basin Grating and 24" CMP.

5. A guarantee from the owner to participate in the channel lining.

Mr. Fred Aguirre, of our staff, will release the construction plans when these conditions have been met and a detail of the arroyo protection is included. We are also investigating financial commitments for improvement of the Far North Channel. We will inform you of any developments.

If I can be of further help, please call.

Very truly yours,

Brian Burnett
Civil Engineer/Hydrology

BB/fs

MUNICIPAL DEVELOPMENT DEPARTMENT
Richard S. Heller, P.E., City Engineer
ENGINEERING DIVISION
Telephone (505) 766-7467

25x10

0000 0000 2209

Northpointe Plaza
E18-D27
B. Burnett
7.7.81

Drainage Area A

1. Flows from A to drainge basin?

a. Volume required: $\forall_A$

$$A_T = .42\,ac + .12\,ac = .54\,ac$$

$$C_{comp} = \left(\frac{.42}{.54}\right)(.90) + \left(\frac{.12}{.54}\right)(.12)$$

$$= .73$$

$$\forall_A = \frac{2.2}{12} \times .73 \times .54 \times 43560$$

$$= 3148 \text{ cu ft.}$$

b. Volume provided: $\forall_p$

$$\forall_p = 2' \times 3' \times 60' \times 1/3 = 120 \text{ cu ft.}$$

The 1/3 is the approximate void

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ratio. No account was made for this. The proposed drainage basin is very much undersized.

c. Positive discharge of basin?

d. Emergency spillway of basin?

e. Computations verifying entrance capacity of curb cuts.

Drainage Area B:

1. Verification of H = 1.0 ft in orifice equation?

2. Reference to verify clogging factor?

3. References for CMP(24") capacity?

4. Proposed protection for pipe outlet?

General:

1. Grading off-site? (West side of property)

25×10

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Northpointe Plaza

1. Statement concerning flows from Basin A

   - majority of flow to Harper
   - Capacity of Harper adequate

2. References for Catch Basin Grating & Drain Pipe

3. Proposed protection for 24" CMP at arroyo.

4. Grading off-site removed.

Bruce G. Burnett
7.10.81

25×10

0000 0000 2212

Northpointe Plaza

1. Statement concerning flows from Basin A

   - majority of flow to Harper
   - Capacity of Harper adequate

2. References for Catch Basin Grating & Drain Pipe

3. Proposed protection for 24" CMP at arroyo.

4. Grading off-site removed.

Susan G. Burnett
7.10.81

25×

E18-D27

ISAACSON & ARFMAN, P.A.

CONSULTING ENGINEERING ASSOCIATES

RECEIVED
MAY 29 1981
CITY ENGINEER

LETTER OF TRANSMITTAL

To City Engineer's Office
City of Alb.

Date 5/29/81
Job No.

Attn: Chuck Easterling
Reference Northpointe Plaza
Gentlemen:

We transmit to you 1 copy(ies) of the following

- [ ] Plats
- [ ] Plans
- [ ] Specifications
- [x] Drainage Report
- [ ] Shop Drawings
- [ ] Submittals
- [ ] Material Specifications
- [ ] Copy of Letter

This information is transmitted:

- [ ] As per your request
- [x] For your review & approval
- [ ] For your information
- [ ] For your attention
- [ ] For your signature
- [ ] For your files
- [ ] For your use
- [ ] Please review & return
- [ ] For return to your files
- [ ] Please advise

Remarks:

By: Tom Isaacson

Copies To

2727 San Pedro N.E. • Suite 114A • Albuquerque, New Mexico 87110 • Telephone 883-2800

25×10

0000 0000 2214

ISAACSON & ARFMAN, P.A.
CONSULTING ENGINEERING ASSOCIATES

LETTER OF TRANSMITTAL

To City Engineering
City of Albuquerque

Date 7/13/81
Job No.

Attn: Brian Burnett
Reference Northpointe Plaza
Gentlemen:

We transmit to you 1 copy(ies) of the following

- [ ] Plats
- [ ] Plans
- [ ] Specifications
- [x] Drainage Report
- [ ] Shop Drawings
- [ ] Submittals
- [ ] Material Specifications
- [ ] Copy of Letter

This information is transmitted:

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- [x] For your review & approval
- [ ] For your information
- [ ] For your attention
- [ ] For your signature
- [ ] For your files
- [ ] For your use
- [ ] Please review & return
- [ ] For return to your files
- [ ] Please advise

Remarks: Report is revised per your questions and suggestions

By: Tom Isaacson

Copies To

2727 San Pedro N.E. • Suite 114A • Albuquerque, New Mexico 87110 • Telephone 883-2800

25 × 10

0000 0000 2215

The Linscott Company
INCORPORATED

July 15, 1981

E18-D27

Mr. Chuck Easterling
City Drainage Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: NORTHPOINTE PLAZA

Dear Mr. Easterling:

This letter is in reference to the construction of the Far North Channel proposed for construction along the South side of Northpointe Plaza.

As Developer for the Northpointe Plaza, we agree to participate in the pro-rata share of costs in the channel as determined by the proportion of frontage which our property (Tract B-4A, Unit 5, Academy Acres Subdivision) contribute to the overall channel frontage.

Sincerely,

SS&L DEVELOPMENT

Bruce V. Linscott
Partner

BVL/lsl

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25x10

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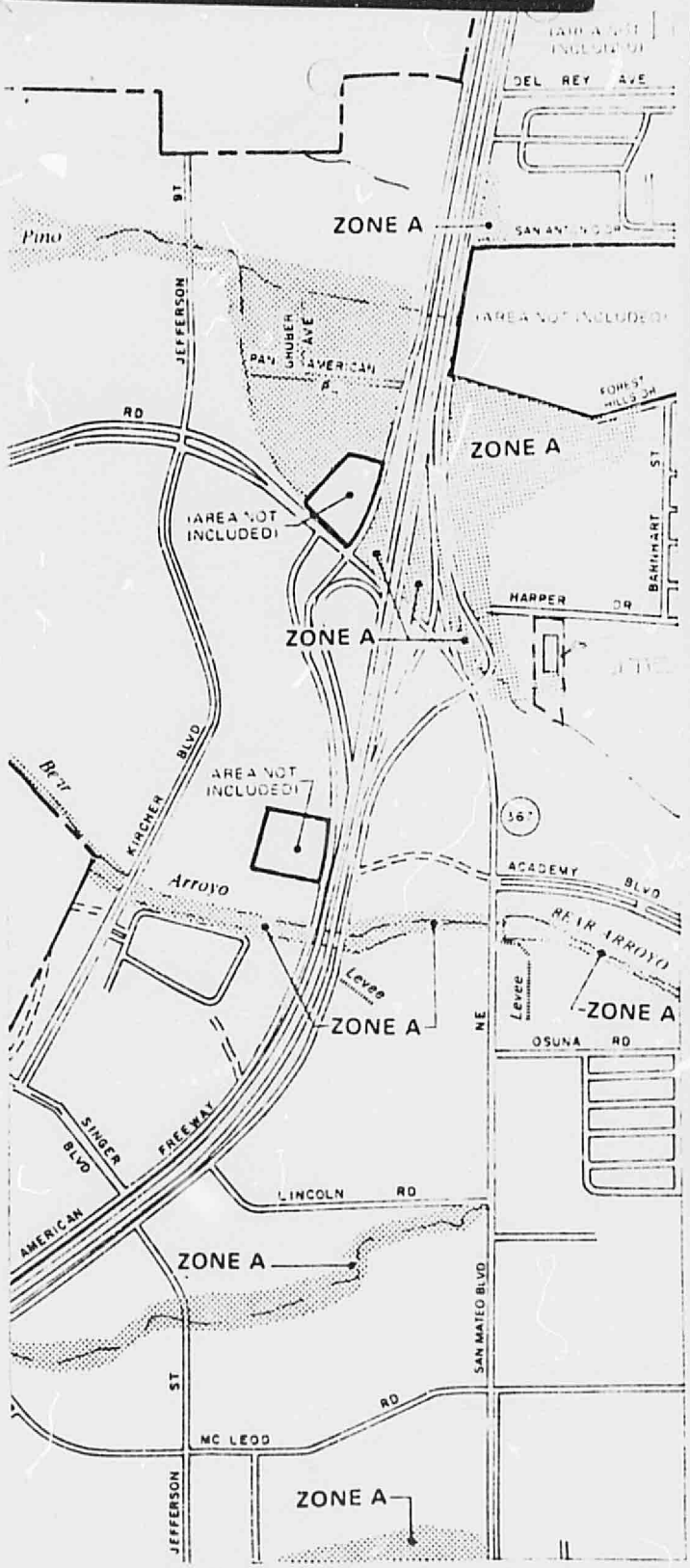

Levee

APPROXIMATE SCALE

NATIONAL FLOOD INSURANCE PROGRA

FHBM

FLOOD HAZARD BOUNDARY I

CITY OF
ALBUQUERQU
NEW MEXICO
BERNALILLO COUN

PAGE 2 OF 9
(SEE MAP INDEX FOR PAGES NOT PRINTED)

COMMUNITY-PANEL NUM
350002 00

MAP REVI
DECEMBER 4,

U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT
FEDERAL INSURANCE ADMINISTRATI

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UNOFFICIAL FIA ANALYSIS

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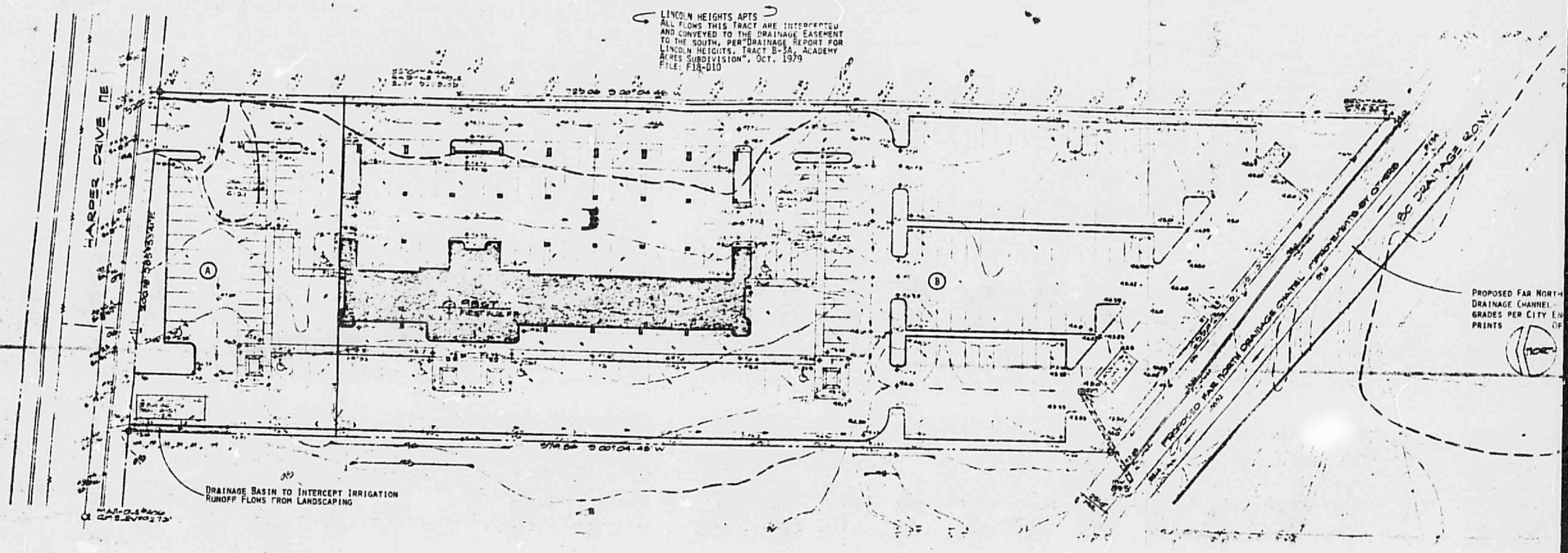
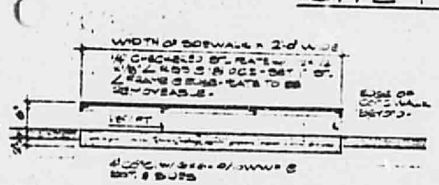
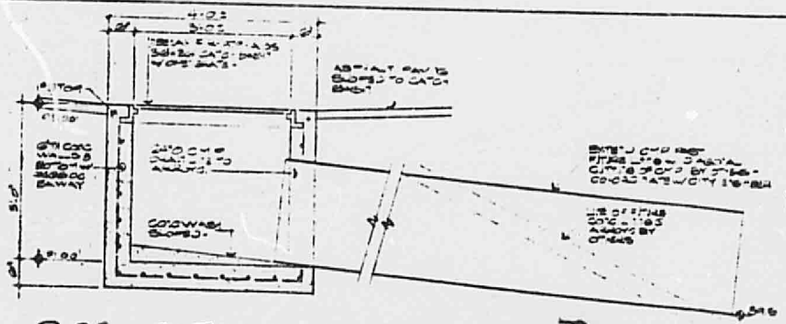


SITE PLAN - GRADING -



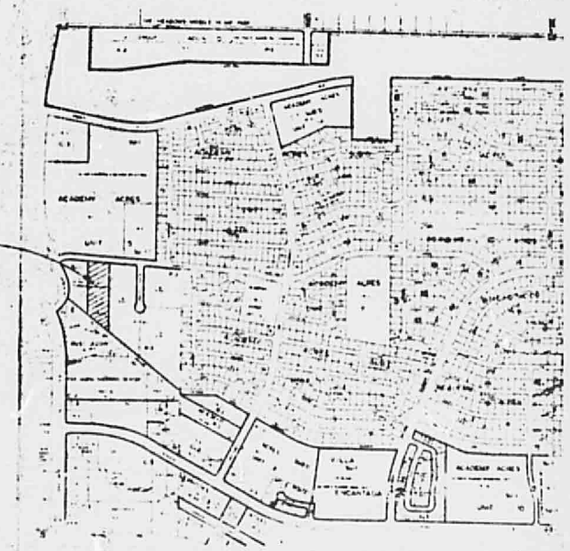
C-2.1- DRAIN COVER



C-2.5 - CATCH BASIN & DRAINPIPE

C-2.0 - DRAIN BASIN

1" = 30'-0"



VICINITY MAP

RUNOFF CALCULATONS - 100 YEAR FREQUENCY RAINFALL

AREA (A)
CONCRETE & ASPHALT: 0.42 AC x 5.85"/ HR. x 0.[illegible] = 2.2 CFS
GRASS: 0.12 AC x 5.85"/ HR. x 0.12 = 0.1 CFS
TOTAL = 2.3 CFS

AREA (B)
CONCRETE, ASPHALT & ROOF AREA : 2.12 AC x 5.85 x 0.90 = 11.2 CFS
GRASS : 0.34 AC x 5.85 x 0.12 = 0.2 CFS
TOTAL = 11.4 CFS

CATCH BASIN GRATING

Q = CA $\sqrt{2gH}$ x CLOGGING FACTOR (USE 2/3)
OR A = Q ÷ (C $\sqrt{2gH}$ x 2/3)
C= 0.6, OPENINGS WITH SQUARE CORNERS
A = 11.4 ÷ (0.6 $\sqrt{64.4}$ x 1.0 x 2/3
= 3.6 SQUARE FEET OF GRATING OPENING
SELECTION: NEENAH # R-1897-A108
36"x 36" NET GRATING AREA
108 OPENINGS @ 4.88 SQ. IN. = 3.7 SQ. FT.

DRAIN PIPE:
CHECK 24" CMP
INLET CAPACITY = 12.2 CFS, OK
BARREL CAPACITY =20.0 CFS, OK

DRAINAGE PLAN FOR NORTHPOINTE PLAZA

TRACT B-4A, UNIT 5, ACADEMY ACRES SUBDIVISION
MAY 29, 1981

25 × 10 32 × 10 25 × 10

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PLANS/PLATS ON FILE

FILE DESC: E18/D27

PLANS/PLATS 2

25×10

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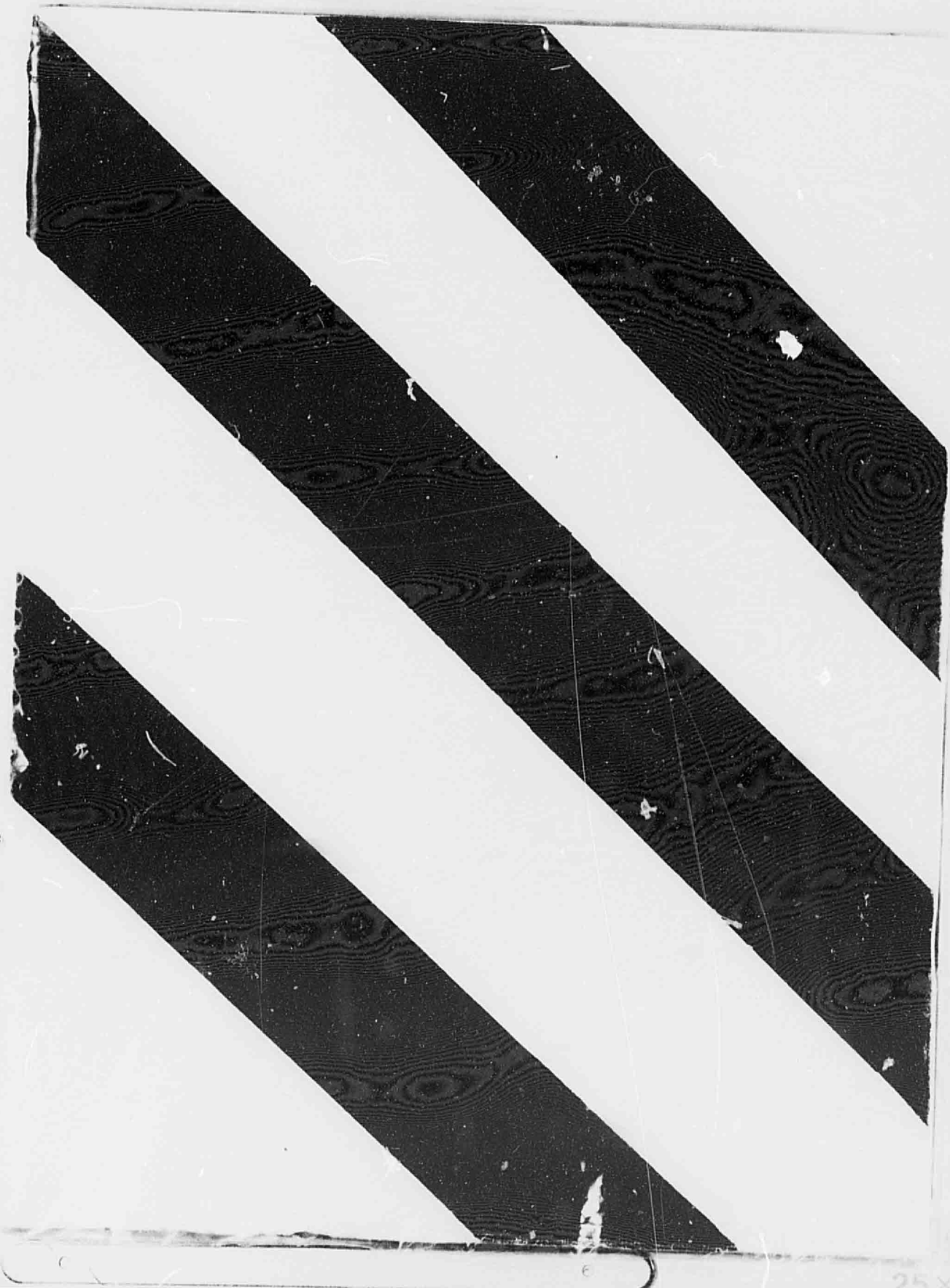

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