CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

February 17, 2017

Jeffrey T. Wooten Wooten Engineering 1368 Reynosa Loop SE Rio Rancho, NM, 87124

RE:

North Towne Plaza

Drainage and Grading Plan

Engineer's Stamp Date 12-9-2016 (File: E19D033)

DRB #1001754

Dear Mr. Wooten:

Based upon the information provided in your submittal received 12-12-2016, and additional information received 12/14/2016, and coordination at DRB Hearings, the above referenced plan is approved for Site Plan for Building Permit. Although the information was submitted for SPBP, the above-referenced Grading and Drainage Plan is acceptable for Building Permit approval.

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

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

Sincerely,

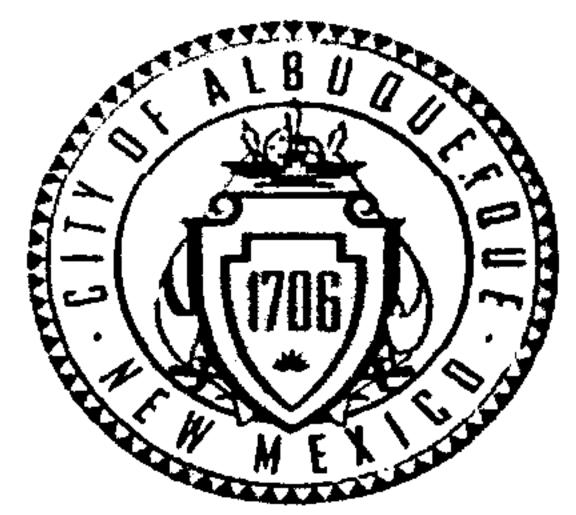
New Mexico 87103

Abiel Carrillo, P.E.

www.cabq.gov

Principal Engineer, Planning Dept.

Development Review Services



City of Albuquerque

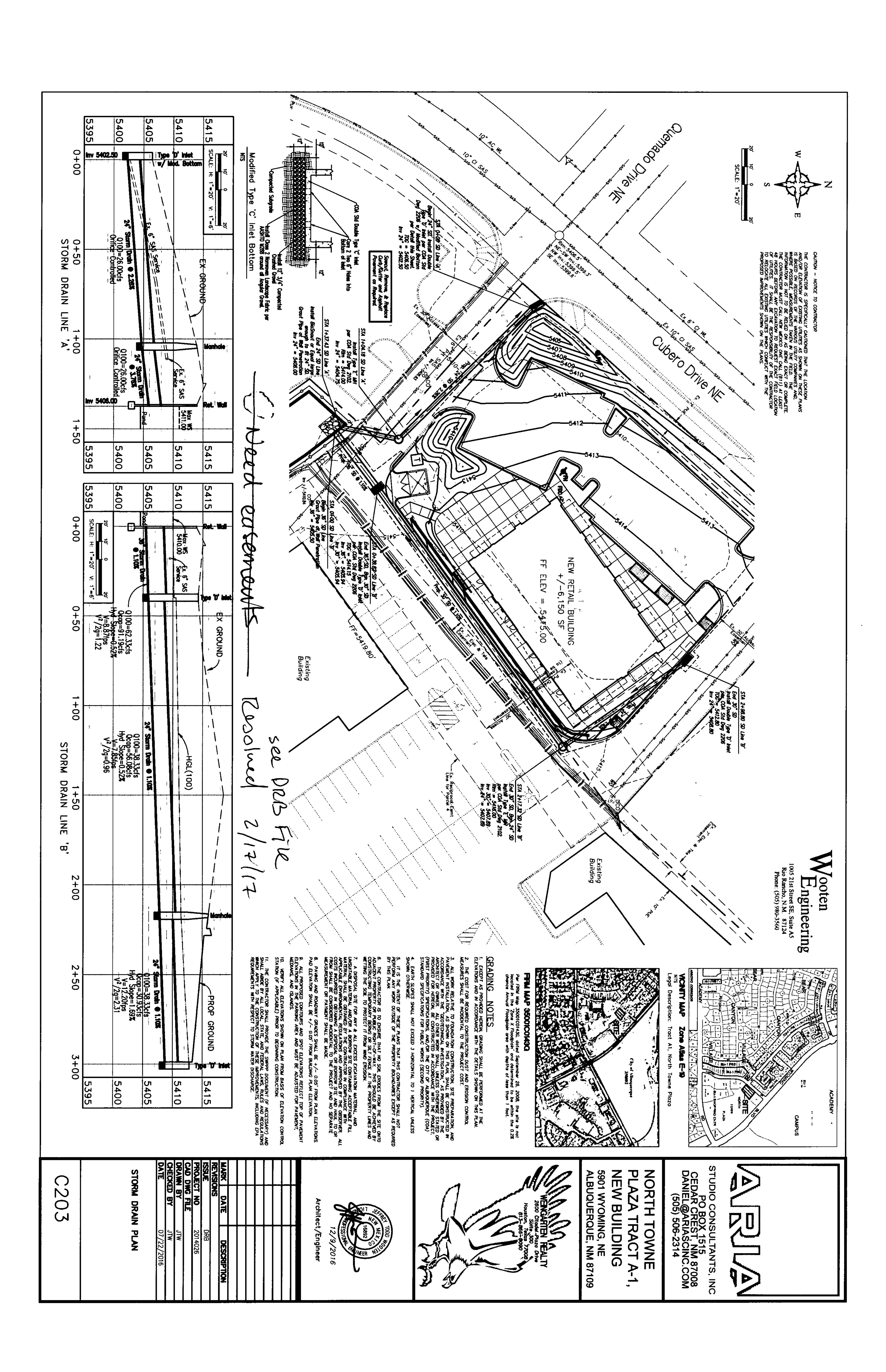
Planning Department

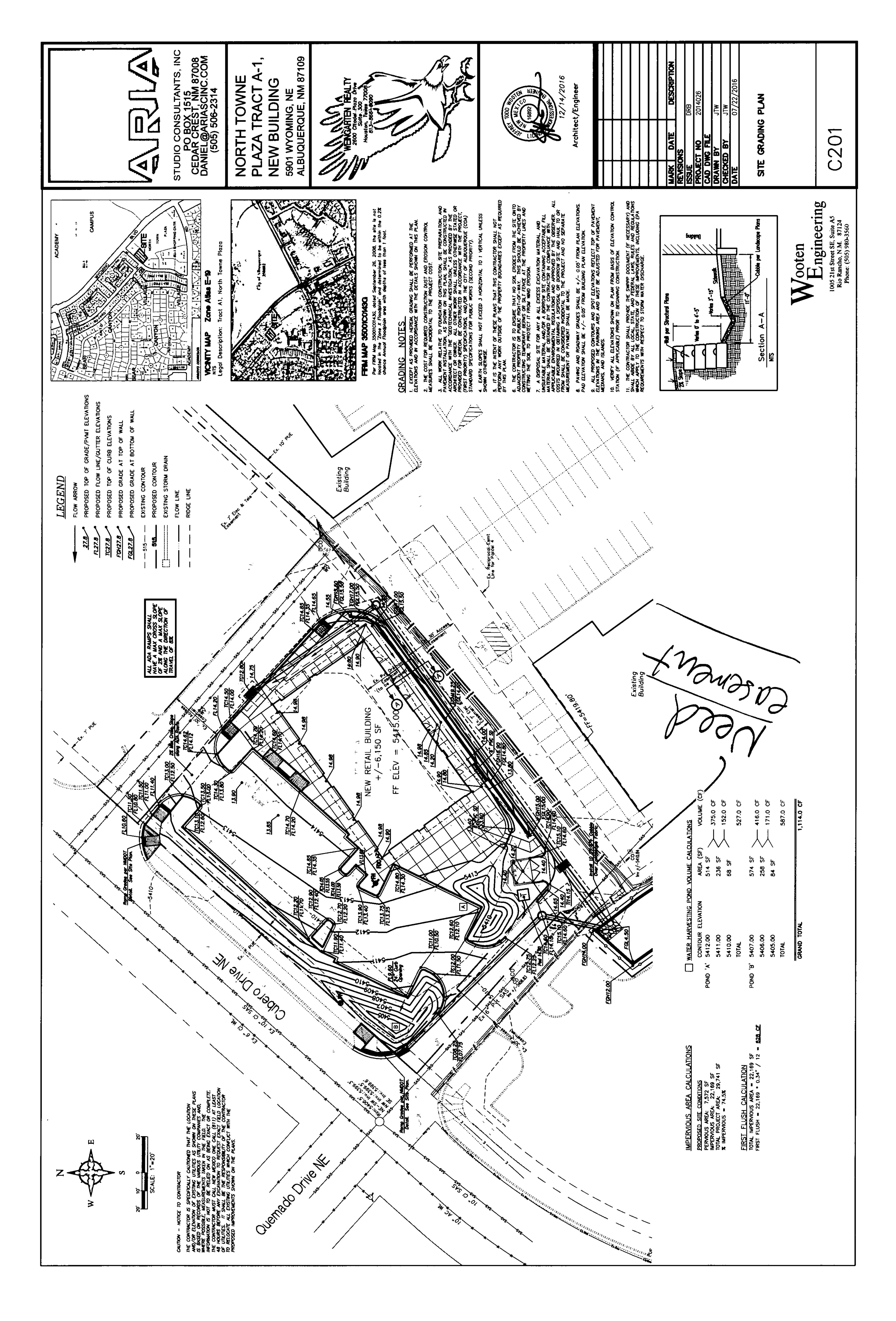
Development & Building Services Division

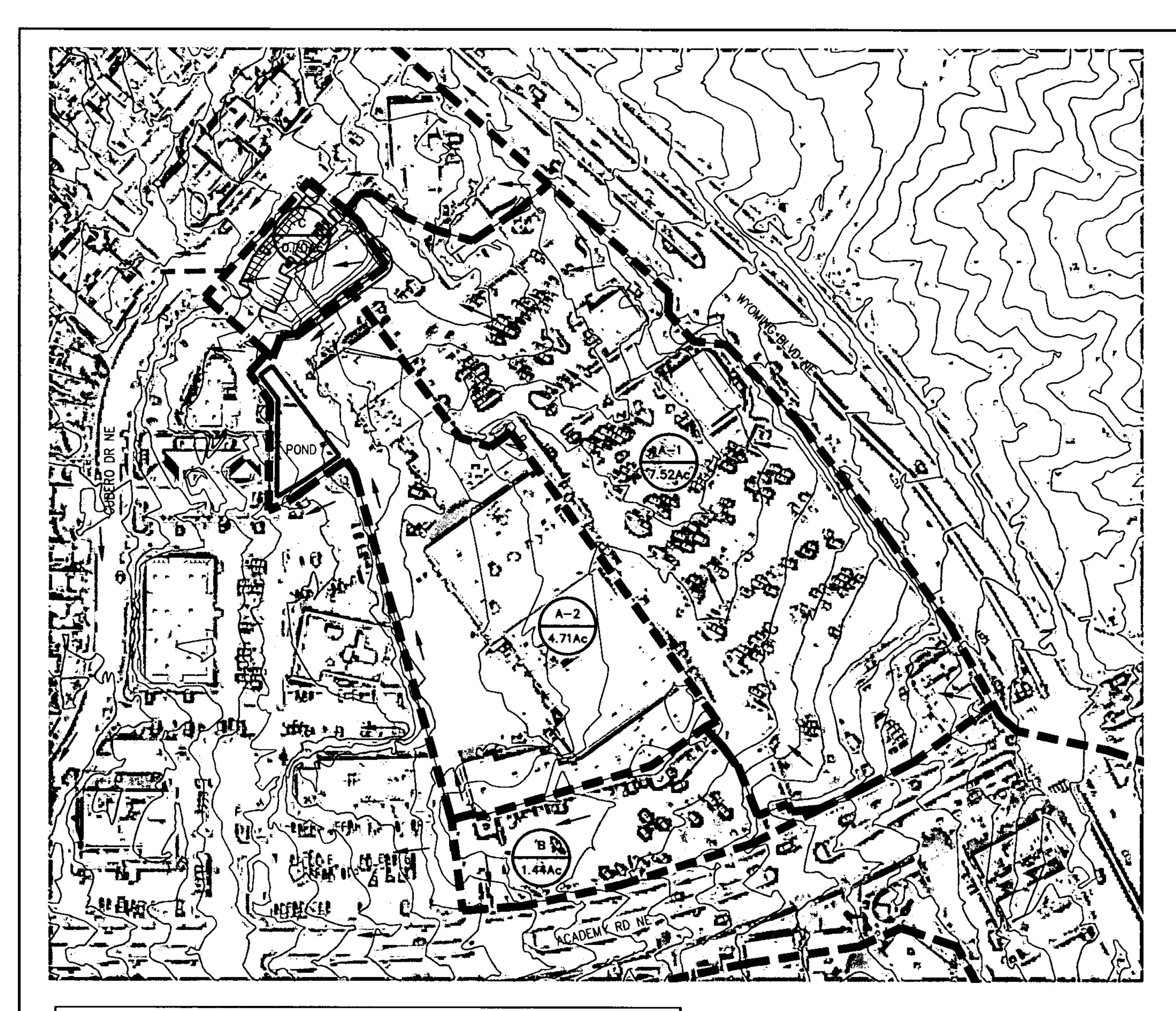
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: North Towne Plaza Tract A-1	Building Permit #: City Drainage #: E19D03
DRB#:	Work Order#:
Legal Description: Tract A-1, Block 1, Belmont Place	
City Address: 5901 Wyoming NE	
Engineering Firm: Wooten Engineering	Contact: Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite A5, Rio Rancho, NM 87124	
Phone#: 505-980-3560 Fax#: N/A	E-mail: jeffwooten.pe@gmail.com
	<u></u>
Owner: Address:	Contact:
Phone#:	E-mail:
THORIGH.	
Architect: ARIA Studio Consultants	Contact: Daniel Puzak
Address: 21 Brokerage St, Edgewood, NM 87015	
Phone#: 505-506-2314 Fax#: N/A	E-mail: daniel@ariascinc.com
Other Contact:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Check all that Apply: DEPARTMENT: HYDROLOGY/ DRAINAGE X TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL MS4/ EROSION & SEDIMENT CONTROL ENGINEER/ ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC) OTHER (SPECIFY) IS THIS A RESUBMITTAL?: X Yes No	PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL X SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL GRADING PERMIT APPROVAL BAYING PERMIT APPROVAL
DATE SUBMITTED: 12/9/2016 By: Jeffrey T	. Wooten, P.E.
·	

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____



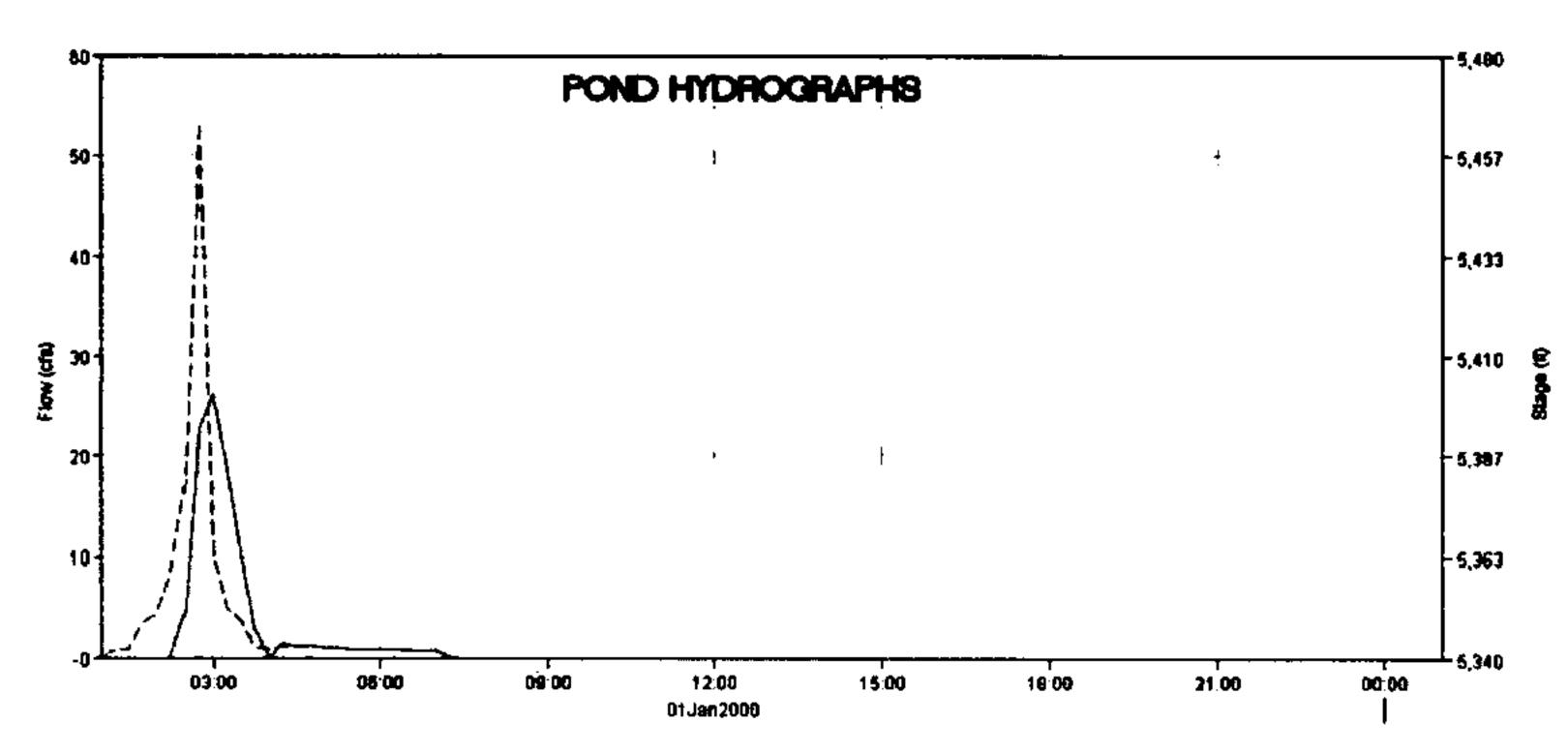




	The	table is based	en the COA DPS	A Section	22.2, Zone:	4						
BASIN	Area	Ares	Lend	Treatmen	t Percentage	15	Q(100)	Q(100)	WTE	V(100)360	V(100)1440	V(10
	(SQ. FT)	(AC.)		B	C	D	(c'b'ac.)	(CF6)	(Inches)	(CF)	(CF)	
A-t	327533	7.52	100.0%	0.0%	0.0%	0.0%	2.20	18.54	0.80	21836	21836	21
A-2	205084	4.71	180.0%	8.0%	0.0%	0.0%	2.20	10.36	0.80	13072	13672	13
8	62679	1.44	199.9%	9.0%	0.0%	0.0%	2.20	3.18	0.80	4192	4192	41
С	30535	9.70	188,9%	8.0%	100.0%	0.0%	5.93	4.16	2.26	5751	5751	57
TOTAL	626031	14.37						34.23		45450	45450	45

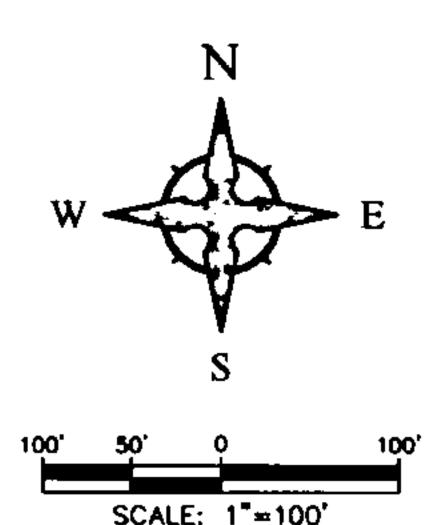
		Prop	osed Nort	h Town			_		\$			
	This	mble is based o	n the COA DP	M Section	22.2, Zone:	4	<u> </u>	· · ·				ī
BASN	Area	Ares	Ler	d Treatmen	t Percentag	•	Q(100)	O(100)	STW	V(100) ₃₈₀	V(100)-140	V(100ho
	(\$O, FT)	(AC.)	A	8	Ċ	D	(cfe/ec.)	(CFS)	(Inches)	(CF)	(CF)	(CF)
A-5	327533	7.52	0.0%	9.0%	10.0%	90.0%	5.10	38.33	2.52	68837	78663	108140
A-2	205084	4.71	0.0%	0.0%	10.0%	90.0%	5.10	24.00	2.52	43102	49254	87712
8	62879	1,44	0.0%	0.0%	10.0%	90.0%	5.10	7,36	2.52	13215	15101	20761
Ç	30535	9.79	0.0%	0.0%	10.0%	90.0%	5.10	3.57	2.52	6417	7333	10082
TOTAL	626031	14.37		1	Î		Ì	73.27		131571	150352	20669

NOTE: DETENTION POND REDUCES MAXIMUM DISCHARGE FROM BASINS A-1 AND A-2 TO 28.2 CFS



POND TIME-STEP RESULTS

Date	Time	Inflow	Storage	Sevation	Outflow
		(CFS)	(AC-FT)	(1=1)	(CFS)
01Jan2000	01:00	0.0	0.0	5404.5	0.0
01Jan 2000	01:15	0.8	0.0	5-10-1. 5	0.0
11Jan 2000	01:30	0.9	0.0	5404.6	0.0
01.Jan 2000	01:45	3.3	0.1	5-904.9	0.0
11Jan 2000	02:00	4.2	0.1	5405.3	0.0
01Jan2000	02:15	8.1	0.3	5406.0	0.0
01Jan2000	02:30	17.4	0.5	5407.1	4.6
01Jan2000	02:45	53.1	0.9	5409.3	22.7
01Jan2000	03:00	10.2	1.1	5410.0	26.0
01Jan2000	03:15	4.9	0.9	5408.5	18.7
01Jan 2000	03:30	3.7	0.6	5407.5	10.5
11Jan 2000	03:45	1.0	0.5	5407.0	2.9
01Jan 2000	04:00	0.8	0.5	5407.0	0.0
01Jan2000	04:15	1.2	0.5	5407.0	1.5
1Jan2000	04:30	1.1	0.5	5407.0	1.0
13an2000	04:45	1.1	0.5	5407.0	1.2
1Jan 2000	05:00	1.0	0.5	5407.0	0.9
1Jan 2000	05:15	0.9	0.5	5407.0	1.0
013an2000	05:30	0.9	0.5	5407.0	0.9
013an2000	05:45	0.9	0.5	5407.0	0.9
013an2000	06:00	0.8	0.5	5407.0	0.8
01Jan2000	06:15	0.8	0.5	5407.0	0.8
01Jan2000	06:30	0.8	0.5	5407.0	0.7
01Jan2000	06:45	0.7	0.5	5407.0	0.7
01Jan2000	07:00	0.7	0.5	5407.0	0.7
013an2000	07:15	0.0	0.5	5407.0	0.0
01Jan2000	07:30	0.0	0.5	5407.0	0.0
1Jan 2000	07:45	0.0	0.5	5407.0	0.0
Uan 2000	08:00	0.0	0.5	5407.0	0.0
01Jan2000	08:15	0.0	0.5	5407.0	0.0
013an2000	08:30	0.0	0.5	5407.0	0.0
01Jan 2000	08:45	0.0	0.5	5407.0	0.0
			 		· · · · · ·



CAUTION - NOTICE TO CONTRACTO

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a final drainage management plan for the Redevelopment within the North Towne Plaza Shapping Center located at the northwest corner of Wyoming and Academy in Albuquerque, NM. In particular, the existing detention pond is to be relocated from it's existing location on Tract A-1 to the new location as shown on the attached plans on Tract A-4. The entire shopping center site contains approximately 14.37

EXISTING HYDROLOGIC CONDITIONS

An existing drainage study prepared by Fred Burns, P.E. of Boyle Engineering in March 1977 was found in the Plaza Del Sol basement files. This drainage study was prepared using different methodology than that required of the current DPM. We also determined in review of this study that the existing detention pond was built to a much lesser capacity than that which designed. The Drainage Study required the pond to be 2.888 acre—ft in volume with a maximum discharge rate of 9.60cfs. However, our calculations from the recent topographic survey shows the actual pond volume to be ±0.75 acre—ft. In addition, the pond outlet was initially designed to be a single 12" storm drain and field investigation shows the outle to consist of two 12" storm drains. Due to the discrepancies and differences in methodology, we have decided to defer back to the original undeveloped conditions for the site and analyze the pre—developed conditions accordingly. Per the Calculations table this sheet, the total existing flow leaving the site is 34.23 cfs during the 100—Yr, 6—Hr Storm Event.

PROPOSED HYDROLOGIC CONDITIONS

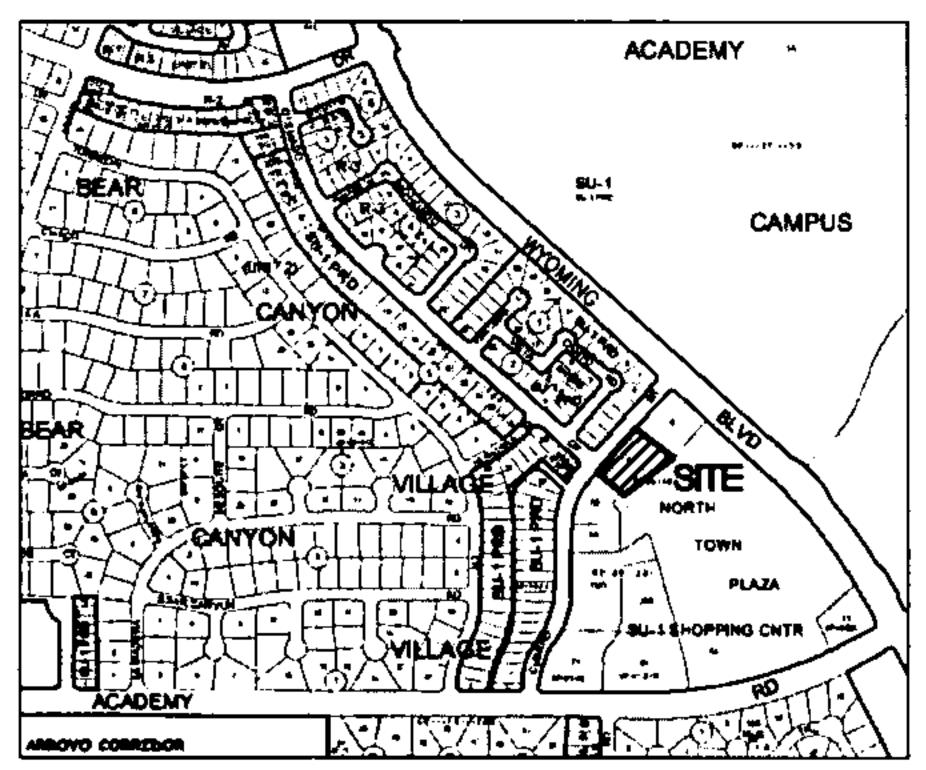
The proposed drainage patterns generally remain the same as they are today. Basin B remains unchanged and will continue to drain to Academy Rd. Basin C is currently undeveloped but will be developed as a retail building per the attached plans. This basin will drain directly to Cubero Dr without being rerouted to the new pond due to grade constraints. As part of the proposed development on Tract A-1, we will be installing new stormwater quality ponds which will assist in minimizing the peak flows into Cubero Dr. Basins A-1 and A-2 generally remain unchanged; however, the basins will be re-routed into the new pond via new 24", 30", and 36" storm drains per Sheet C203. Per the Calculations Table this sheet (AHYMO), Basins A-1 and A-2 contribute 62.33 cfs to the new pond. However, per the HEC-HMS methodology used to design the new pond, the actual peak flow into the pond is 53.10 cfs per the '100-Year Pond Routing Summary' this sheet. The slight reduction in flows is due to a different distribution used to calculate the peak. Per these same calculations, the peak flow released through the outlet of the pond has been calculated to be 26.0 cfs which is a 36.3 cfs decrease in peak flows in these two basins. The pre-developed conditions from these two basins is 26.9 cfs and therefore the peak flows from these basins are being reduced by 0.90 cfs.

FIRST FLUSH CALCULATIONS

Per the First Flush Calculations on Sheet C201, the total First Flush Volume required to be collected for Tract A-1 is 628 CF. Per the Water Harvesting Pond Calculations table on the same sheet, we are actually providing 1,114 CF of volume within the ponds1.77 times that which is required.

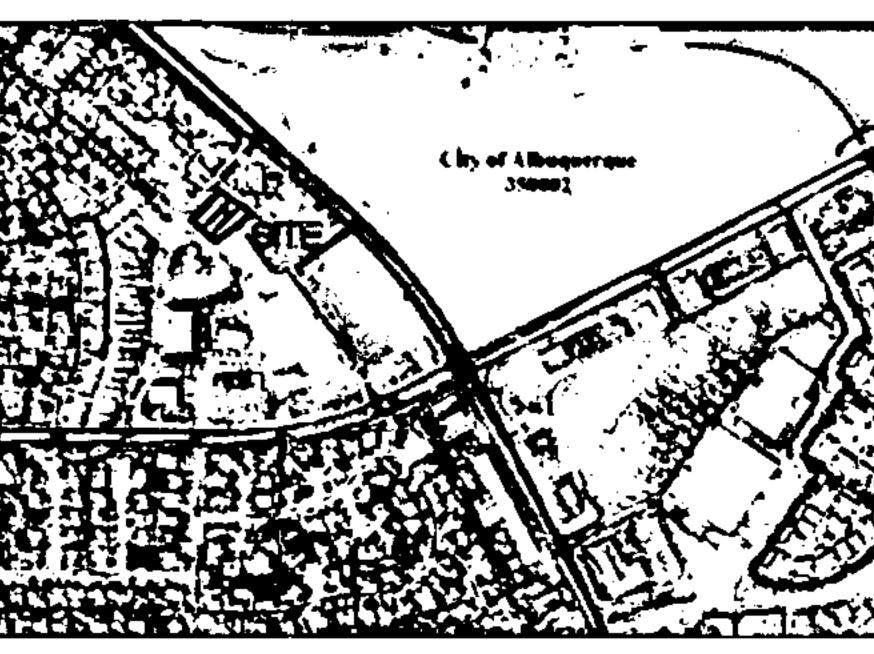
CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm, do not burden downstream systems, and meet city requirements. In addition, the proposed water harvesting ponds will help treat stormwater runoff per the DPM. The proposed improvements to the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting Drainage Management Plan and Building Permit approval.



ZINITY MAP Zone Atles E-19

ns eaal Description: Tract A1. North Towne Plaza



FIFM MAP 35001C0143G

Per FIRM Map 35001C0143G, dated September 26, 2008, the site is not located in the 'Zane X Floodplain' and determined to be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

100 YEAR POND ROUTING SUMMARY

HEC-HMS used for Pond Analysis No Infiltration assumed in Calculations

INITIAL CONDITIONS

Starting		#	5404.50 ft
Starting	Volume	=	0.00 ac-ft
Starting		E	0.00 cfs

MAXIMUM STORAGE

Tp, min	Elev, ft	Vol, ac-ft
120.00	5410.0	1.10

ACTUAL TOP OF POND ELEVATION = 5411.0 FREEBOARD PROVIDED = 1.0'

FORWARD FLOW PEAKS Tp, min Qp, cfs

Pond Inflow.... 105.00 53.10 Pond Outflow.... 120.00 26.00

Pond Volume Calculations

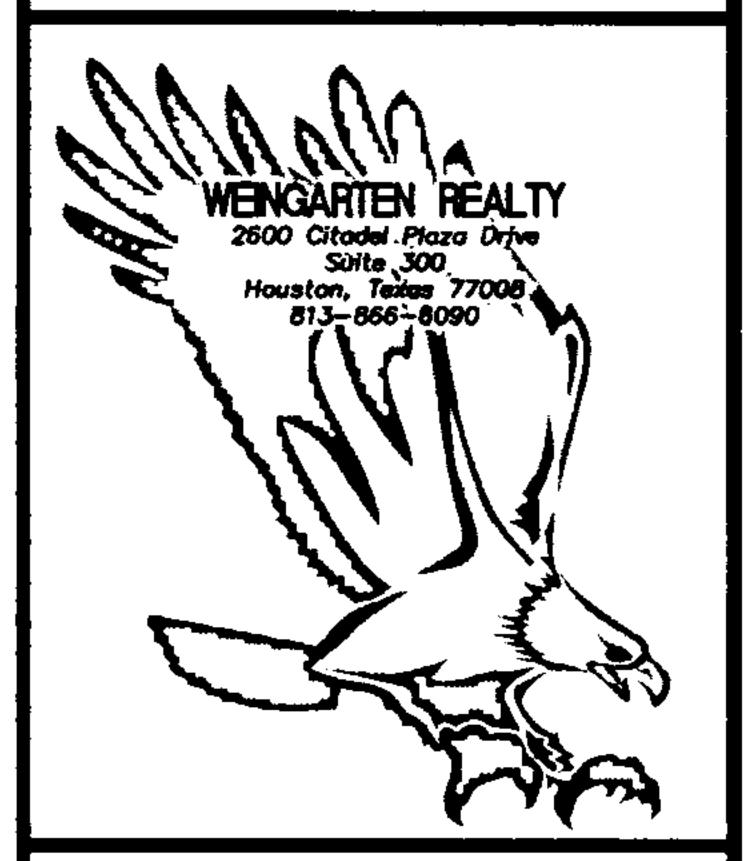
5404.5 7,818 0 0 5405.0 8,022 3,960 3,960 5406.0 8,324 8,173 12,133	1
5407.0 8,624 8,474 20,607 5408.0 8,920 8,722 29,329 5409.0 9,206 9,063 38,392 5410.0 9,470 9,338 47,730 5411.0 9,684 9,577 57,307 (1.32 acre-f	·-



STUDIO CONSULTANTS, INC PO BOX 1515 CEDAR CREST, NM 87008 DANIEL@ARIASCINC.COM (505) 506-2314

NORTH TOWNE PLAZA TRACT A-1, NEW BUILDING

5901 WYOMING, NE ALBUQUERQUE, NM 87109





_		
MARK	DATE	DESCRIPTION
REVISIO	NS	<u>-</u>
ISSUE		DRB
PROJE	CT NO	2014026
CAD D	WG FILE	
DRAWN	BY	JTW
CHECK	ED BY	JTW
DATE		12/9/2016

DRAINAGE MANAGEMENT PLAN

1005 21st Street SE, Suite A5 Rio Rancho, N.M. 87124 Phone: (505) 980-3560

gineering eet SE, Suite A5

Carrillo, Abiel X.

DRB 1011077 vacqtion 1001754

From:

Carrillo, Abiel X.

Sent:

Wednesday, December 21, 2016 3:12 PM

To:

'Jeffrey Wooten'

Subject:

RE: North Towne Plaza; Resubmittal

Hey Jeff,

Approval for Site Plan

Az 1/17/17

Per this morning's meeting, the SPBP was approved. In my previous email I mentioned approving the BP as well, but we will have to wait until the easements are in place for the storm drain before you can start construction. I will leave this new email in the file, since it will likely happen after my last day at the City.

When you get the easements just request that the review of the BP submittal is completed.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102

Previous drainage

easement on adjacent

tract was not vacated
So not an issue

any longer

From: Carrillo, Abiel X.

Sent: Tuesday, December 20, 2016 1:38 PM

To: 'Jeffrey Wooten'

Subject: RE: North Towne Plaza; Resubmittal

Jeff,

Ae 2/17/17

Thanks, this addresses all my comments for BP and SPBP, I'll follow up with the approval letter after DRB tomorrow. I'll keep this email in the file in the meantime.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102

From: Jeffrey Wooten [mailto:jeffwooten.pe@gmail.com]

Sent: Thursday, December 15, 2016 2:02 AM

To: Carrillo, Abiel X.

Cc: Planning Development Review Services **Subject:** North Towne Plaza; Resubmittal

Abiel,

Per Logan's comments, we had to make some minor revisions for the ADA ramps. Hard copies will be submitted tomorrow. The other sheets still apply. Thanks,

Jeffrey T. Wooten, PE, LEED AP Wooten Engineering 1005 21st Street SE, Suite A5

1005 21st Street SE, Suite A5 Rio Rancho, NM 87124 Ofc/Cell 505-980-3560

Email: jeffwooten.pe@gmail.com

Read

Permission for the

large fond.

AC,

← ∪≀>3

=19004

96025604 DRAINAGE COVENANT

3465

This Drainage Covenant, between Weingarten Realty Investors ("Owner"), whose address is p.O. Box 9241334. Houston, TX 77292, and the City of Albuquerque, New Hexico municipal corporation ("City"), whose address is p.O. Box 1293. Albuquerque, New Hexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital, Owner is the owner of certain real property described as:

Tract A-1 and A-4 North Towne Plaza Recorded on June 27, 1995 in Volume in Bernalillo County, New Mexico (the "Property"). 95C, Folio 234, Bernalillo County, NM.

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

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

- 3. <u>Maintenance of Orginare Facility</u>. The Owner will maintain the Orginare Facility at Owner's cost in accordance with the approved Orginare Report and plans.
- 4. City's Right of Entry. The City has the right to enter upon the Property et any time and perform whatever inspection, maintenance or repair of the Drainage Pacility it deems appropriate, without liability to the Owner.
- 5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within 30 days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.
- 5. Failure to Perform by Owner and Emergency Work by City. If the Owner tails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

(Approved by Legal Dept. as to form only 06/90)

. . :

- 7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.
- 8. Indemnification. Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 MMSA 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 indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 9. Cancellation of Agreement and Release of Covenant. This Agreement may be released if the Drainage Facility is no longer required for the protection of the public health. Safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clark. The Notice of Release must be signed by the City's Chief Administrative Officer, or his designed, and the approval of the City Hydrologist must be endorsed thereon.
- 10. Assessment. Nothing in this agreement shall be construed to relieve the Owner, his heirs, assigns, and successors from an assessment against Owner's Property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.
- 11. <u>Motice</u>. For purposes of given formal written notice to the Owner, Owner's address is:

20.	Box	924137	<u> </u>	 	-
•					

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

12. Term. This Agreement shall continue until terminated by the City pursuant to Section 9 above.

(Approved by Legal Dept. as to form only 06/90)

- 13. Binding on Owner's Property. The covenants and obligations of the Owner said forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running the Owner's Property until released by the City.
- 14. Entire Agreement. This Agreement contains the entire agreement of the parties and supercades any and all other agreements or understanding, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.
- 15. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
- 16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
- 17. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

	OWNER: Weingarten Realt By: It:: Executive Vice F Dated: 2-23-96	
STATE OF Texas		
COUNTY OF Harris		
This instrument w	ng galmandadad bafaan aa	on 2200
of Fabruary, 1996, by name	e of person: Bill Roberts	this 120 day
ighted of cabacità, for fustance "b.	resident" or "owner": Execu	tive Vice President
of Subdivider: Weingarten Real	ch fuscora	
SHARON BIEL NOTARY PUBLIC State of Texas Comm Exp. 09-24-98	Meron Siel Botary Public	
My Commission Expires:		No.
9-24-99		OY A
CITY OF ALBUQUERQUE:		部門は、今日の
		部
Approved:		* E (D)
By: John P. autin		÷ '0
Title Ear the Gifu Engines		= ~ ~ ~
Dated: 2-28-96		
		2 E

(EXHIBIT A ATTACHED)

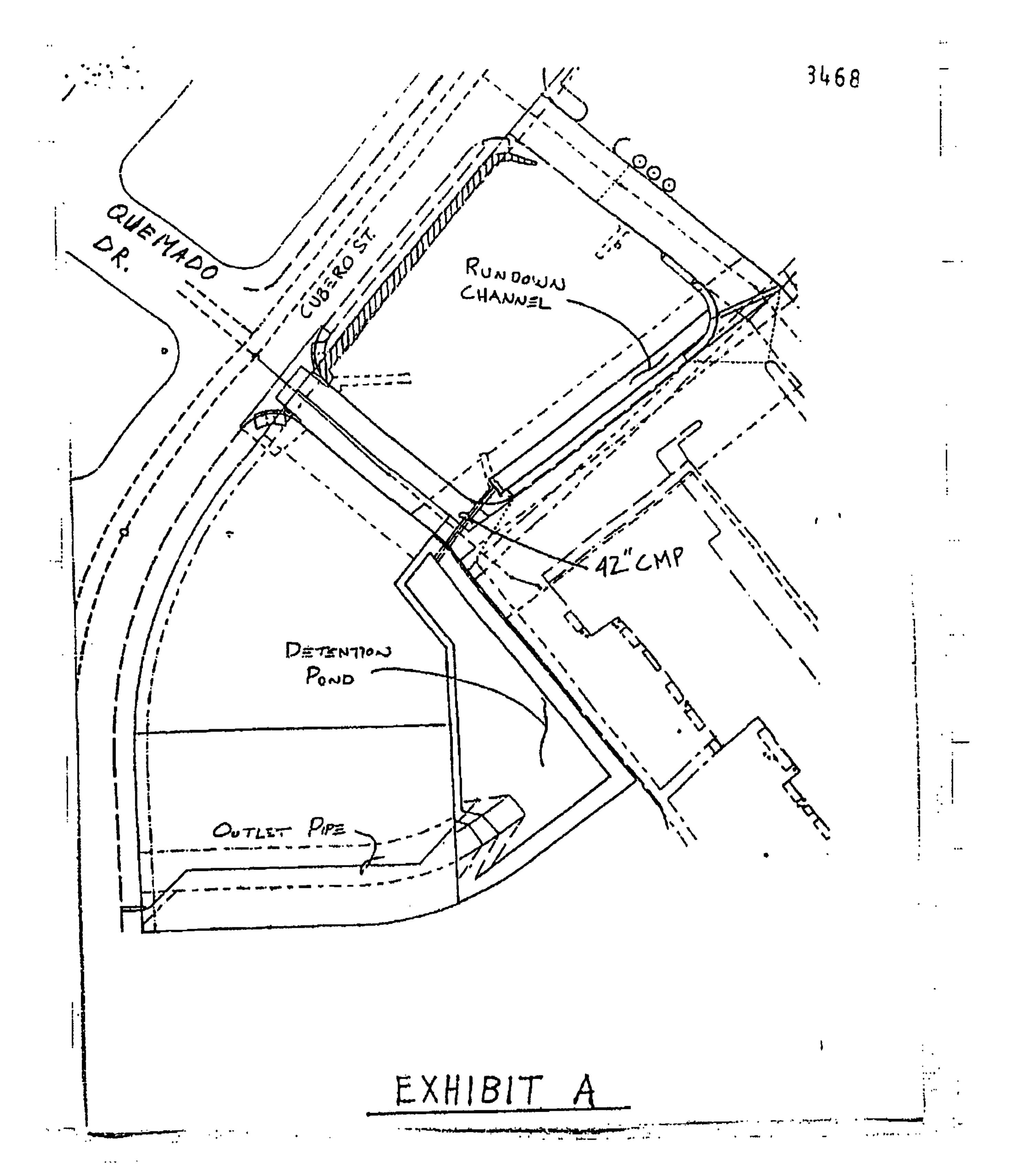
(Approved by Legal Dept.

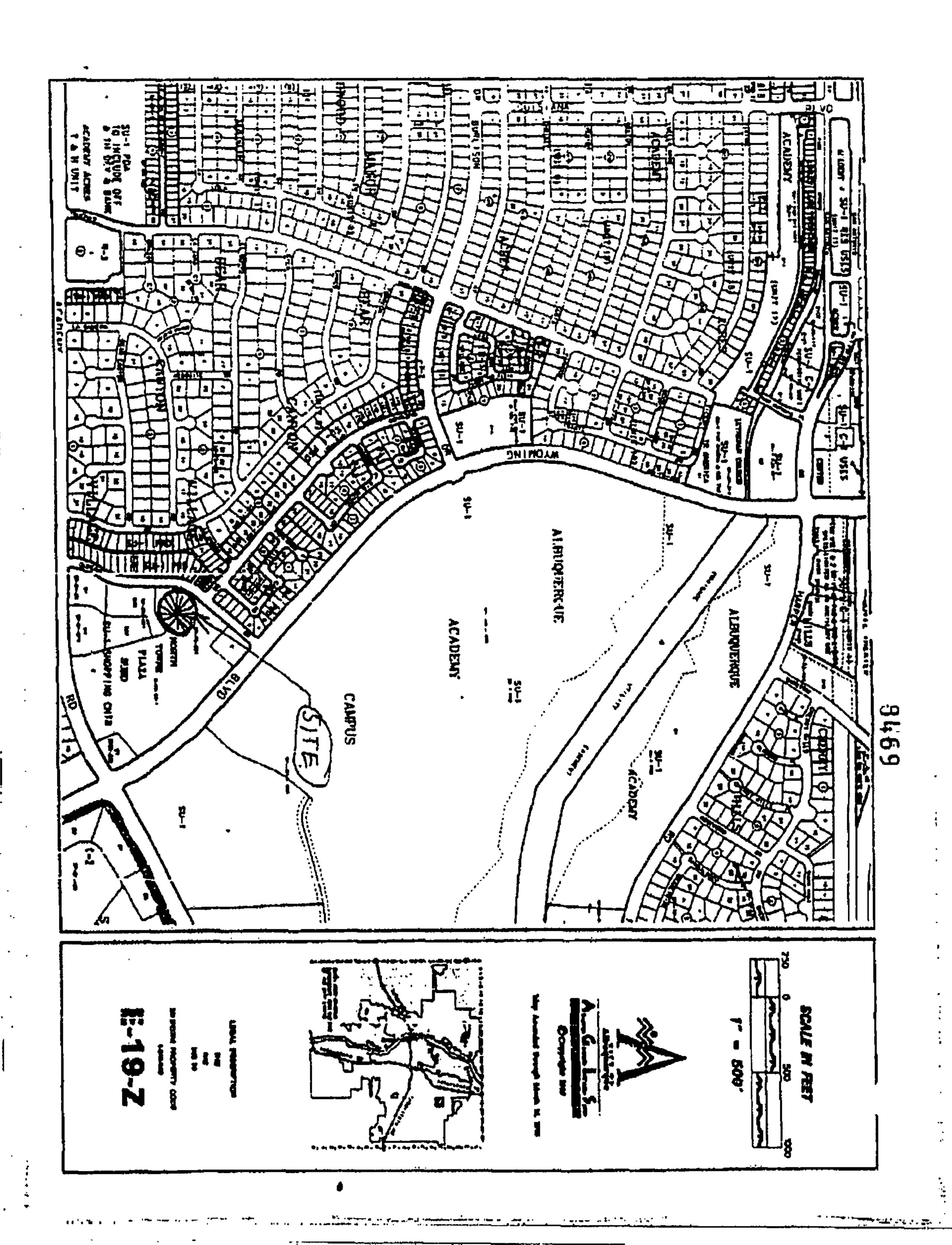
as to form only 06/90)

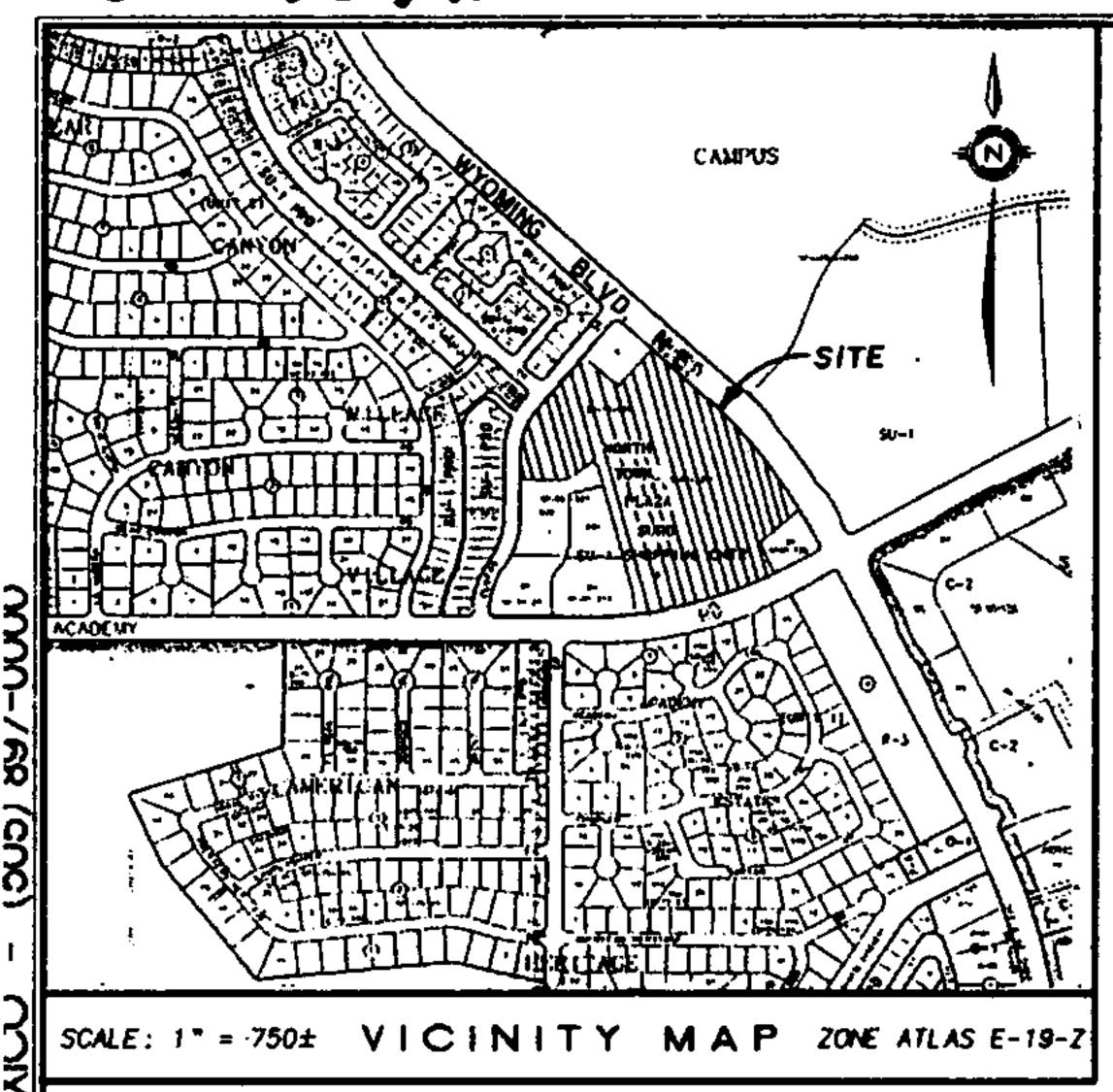
الاستوالية المراجعة في المراجعة ال

Land Records Corp. SW ALB10430 BE 1996025601,003

(WP+124529)







SUBDIVISION DATA:

CASE NO	DRB-95-153
GROSS SUBDIVISION ACREAGE	15.0553 AC
ZONE ATLAS INDEX NO	£19
NO. OF EXISTING TRACTS	
'NO, OF TRACTS CREATED	<u></u>
NO. OF PARCELS CREATED	
MILES OF FULL-WIDTH STREETS CREATED	0
DATE OF SURVEY	July 1994
S.P./TALOS LOG NO	SP 95-03-20-1038-0237

NOTES

- THE PURPOSE OF THIS FLAT IS TO SUBDIVIDE TRACT A OF NORTH TOWN PLAZA CONTAINING 15,0563 ACRES INTO POUR TRACTS PER THE APPROVED SITE PLAN (EPC #246-25).
- BEARINGS ARE BASED ON THE PLAT OF THIS PROPERTY "REPLAT OF TRACTS A & B, BEAR CANYON VILLAGE, AN ADDITION TO THE CITY OF AUGUOUEROUS, NEW MEDICO NOW COMPRISING NORTH TOWN PLAZA TRACT A THRU DY, FR.ED IN THE OFFICE OF THE COUNTY CLEAK OF BEPMALILLO, NEW MEXICO ON DECEMBER 15, 1978 IN FLAT BOOK CILL PAGE 26.
- ROTATE PLAT BEARING CLOCKWISE 00°06'47" TO CONFORM WITH NEW MEXICO STATE PLANE BEARING BASE, CENTRAL ZONE, DELTA ALPHA = 00710'36".
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE PROM RECORD PLATS.
- 5. ALL DIMENSIONS PUBLISHED ALONG CURYED LINES ARE ARC DISTANCES.
- & BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUEROUE ACS MONUMENT "12-F 19" BLEVATION IS 5412.82.
- 7. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED 19.8. #4972".
- & CITY OF ALBUQUEROUS WATER AND SEWER SERVICE TO THESE LOTS MUST BE VENITIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUEROUS.
- 1. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- . THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE BLECTRICAL SERVICE.
- 8. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MARITENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY MECESSARY TO PROVIDE NATURAL GAS.
- C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURNED COMMUNICATION UNES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION BERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO. FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE PIGHT AND PRIVILEGE TO THIM AND REMOVE TREES, SHAUBS OR BUBHES WHICH INTERPERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECIGNAL OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DIRLLED OR OPERATED THERRON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING MAY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

10. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE TRAITS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISED ALL OF TRACT "A" OF NORTH TOWN PLAZA, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACTS A AND B. BEAR CANYON VILLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 19, 1979 IN MAP BOOK C16 PAGE 26 AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD N.E. (106' R/W), SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED WHENCE FOR A TIE THE CITY OF ALBUQUERQUE ACS CONTROL BRASS CAP "12-F-19" (HAVING NEW MEXICO STATE PLANE COORDINATES X=408,413.13 AND Y=1,508,196.42, CENTRAL ZONE) BEARS \$47*14'11'W. 163.70 FEET; THENCE ALONG THE WESTERLY PROPERTY LINE OF THE PARCEL HEREIN DESCRIBED NO7°35'43'W, 100.52 FEET TO AN ANGLE POINT; THENCE N15°58'16'W, 539.54 FEET TO AN ANGLE POINT; THENCE N35°59'58'W, 20.66 FEET TO ANGLE POINT: THENCE \$54°00'02"W, 83.37 FEET TO A POINT OF CURVATURE: THENCE SOUTHWESTERLY 109.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 172.40 FEET, A CENTRAL ANGLE OF 036*13'38", AND A CHORD THAT BEARS \$72°08'51"W, 107.20 FEET) TO A POINT OF TANGENCY; THENCE N89°48'20"W, 128.28 FEET TO AN POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CUBERO STREET N.E. (64' RW); THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°13'40"E. 97.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 196.21 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 275.94 FEET, A CENTRAL ANGLE OF 041"09"20", AND A CHORD THAT BEARS N20"48"20"E, 193.97 FEET) TO A POINT OF TANGENCY; THENCE N41"23"00"E, 295.00 FEET TO AN ANGLE POINT; THENCE S48"37"00"E, 187.20 FEET TO ANGLE POINT; THENCE N41°23'00'E, 190.00 FEET TO ANGEL POINT; THENCE S48°37'00'E, 89.54 FEET TO AN ANGLE POINT; THENCE \$40°29'11°E, 84.85 FEETTO AN ANGLE POINT; THENCE .S48°37'00°E, 98.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 72.77 FEET, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 2,110.09 FEET, A CENTRAL ANGLE OF 001°58'33", AND A CHORD THAT BEARS \$47"37"43"E, 72.76 FEET TO A POINT OF TANGENCY; THENCE N54"00"02"E, 12.21 FEET TO A STARTING POINT OF A CURVE: THENCE SOUTHEASTERLY 532.96 FEET, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 2,122.09 FEET, A CENTRAL ANGLE OF 01423237, AND A CHORD THAT BEARS \$39*23'06"E, 531.56 FEET) TO A POINT OF TANGENCY; THENCE \$54*00'02*W, 197.07 FEET TO AN ANGLE POINT: THENCE \$217327217E, 153.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD N.E. AND A STARTING POINT OF A CURVE: THENCE SOUTHWESTERLY 126.11 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 004'09'09", AND A CHORD THAT BEARS 568'23'05"W, 126.08 FEET) TO THE END OF CURVE; THENCE S21"32"21"E, 12.00 FEET TO A STARTING POINT OF CURVE: THENCE SOUTHWESTERLY 456.38 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 1,752,00 FEET, A CENTRAL ANGLE OF 014°55'31", AND A CHORD THAT BEARS \$75°55'24"W, 455.09 FEET) TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 856,811 SQUARE FEET OR 15.0553 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

the Bubdivision shown heaeon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) so hereby DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HERSON TO THE CITY OF ALBUQUERQUE IN FRE SIMPLE WITH warranty covenants and do hereby grant: all access, utrity and drainage easements shown hereon including the right to construct, operate, inspect, and maritain facilities therein; and all public utility EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES for Buried distribution lines, compuits, and pipes for underground utilities where shown or indicated, and INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIN INTERFERING TREES AND SHRUBS (SEE NOTE 9). SAND OWNER(8) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE POREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

WEINGARTEN REALTY INVESTORS A TEXAS REAL ESTATE INVESTMENT TRUST BILL TRUBERTSON JR., VICE PRESIDENT AND TRUST MANAGER

STATE OF NEW TEXAS) SS COUNTY OF HARRIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE ______ DAY OF _______ 1995, BY BILL ROBERTSON JR., THE VICE PRESIDENT AND TRUST MANAGER OF WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST, ON BEHALF OF SAID TRUST.

TYPE, PRINT OR STAMP NAME OF NOTARY AND COMMISSION **EXPIRATION DATE BELOW**

Dear on Dul NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC:

TRACT A, UPC#

1-019-062-372065-40402

PROPERTY OWNER OF RECORD: WEINGARTEN REALTY INVESTORS

BERNALILLO COUNTY TREASURER'S OFFICE:

BY CASSAGUE Z ALLES

DATE 62745

95063496

REPLAT OF TRACT A, NORTH TOWN PLAZA

TRACTS A-1, THROUGH A-4 NORTH TOWN PLAZA

SITUATE WITHIN

SECTION 3, TION, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 1995

3 JUN 27 1995 aGC M2 6'clock m Reconsed in V3/_

State of New Mexico } SS County of Barnatillo This instrument was thed for record on

APPROYALS: IBDIVISION CASE NUMBER: _SP-95-146 <u>6-27-95</u> BLIQUERQUE, BERNALILLO CO. PLANNING DIVISION S·K·PS DATE NETRAL SERVICE DEPARTMENT .09.95 TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT 6-19-95 DATE unn CITY ENGINEER, ENGINEERING DIVISION 6-19-7 m DATE ALBUQUERQUE METROPOLITÁN ARROYO FLOOD CONTROL AUTHORITY <u>5-16-99</u> est W. Kome DATE 050145 DATE URVEYOR, E<u>NGI</u>NEERING DIVISION 6<u>-13-9</u>5 4-7-*95* GAS COMPANY OF NEW MEXICO DATE 4-7-95 DATE PUBLIC SERVICE COMPANY OF NEW MEXICO <u>5-3-95</u> U.S. WEST COMMUNICATION INC.

It suproving this plat, PN MIGAS CO OF MIM do not waive or release any a next or exament rights which may or been granted by prior plat, raplat, r document which are not shown

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION_AND SURVEYS, OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDAROS FOR LAND SUBVEYS' SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOW LEDGE AND BELIEF

C. A. STIROOK, N.M.R.P.S. #4972 No. 4972

SHEET | OF 2

APRR 3, 1995 community sciences 1" = 100" DESIGNED: corporation EERING SURVEYING Corroles, N. H. 87048

227-02-025

1

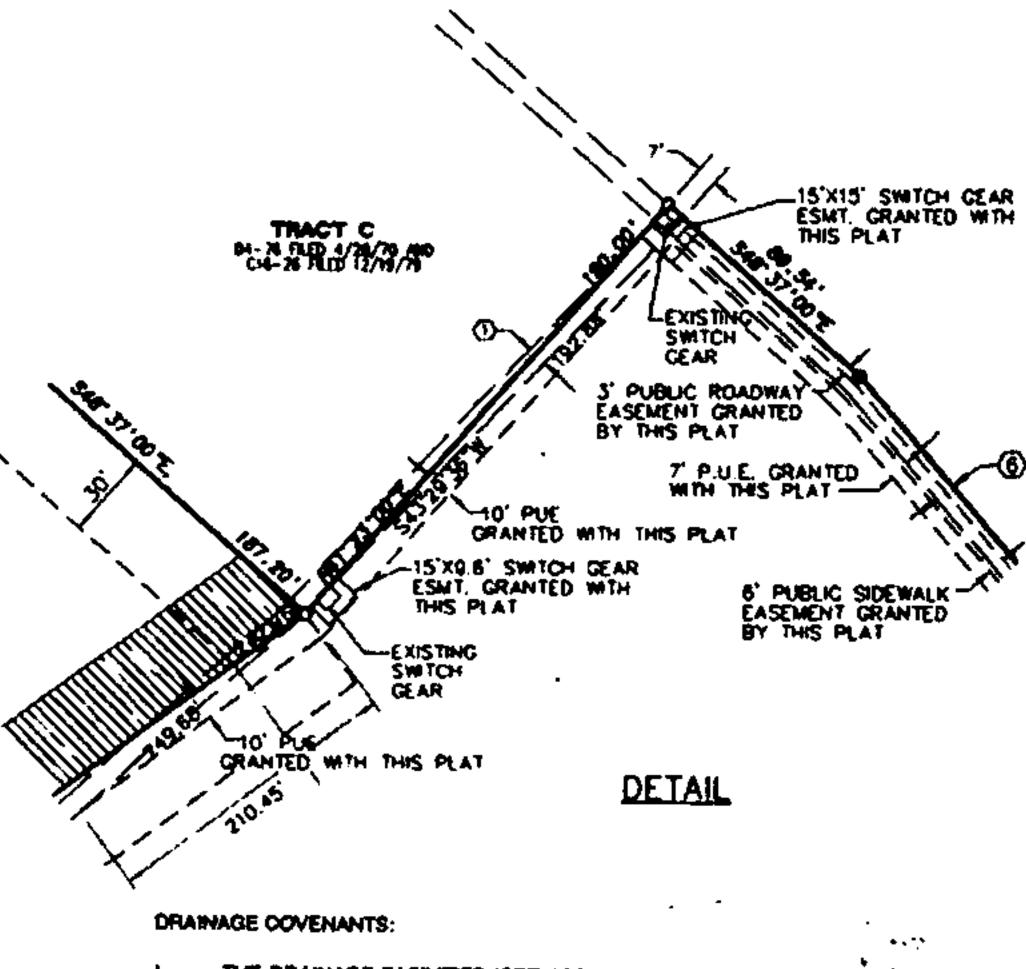
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REPLAT OF TRACT A, NORTH TOWN PLAZA

NORTH TOWN PLAZA

SECTION 3, TION, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



HYDROLOGY OFFICE, FILE SEISOIS) LOCATED IN THE PRIVATE DRAINAGE EASEMENT ON TRACT A-1 ARE FOR THE BENEFIT OF TRACTS A-1 & A-4 AND SHALL BE MAINTAINED BY THE OWNER OF TRACT A-1, ** THE DRAINAGE FACILITIES (SEE APPROVED DRAINAGE PLAN ON FILE AT THE CITY

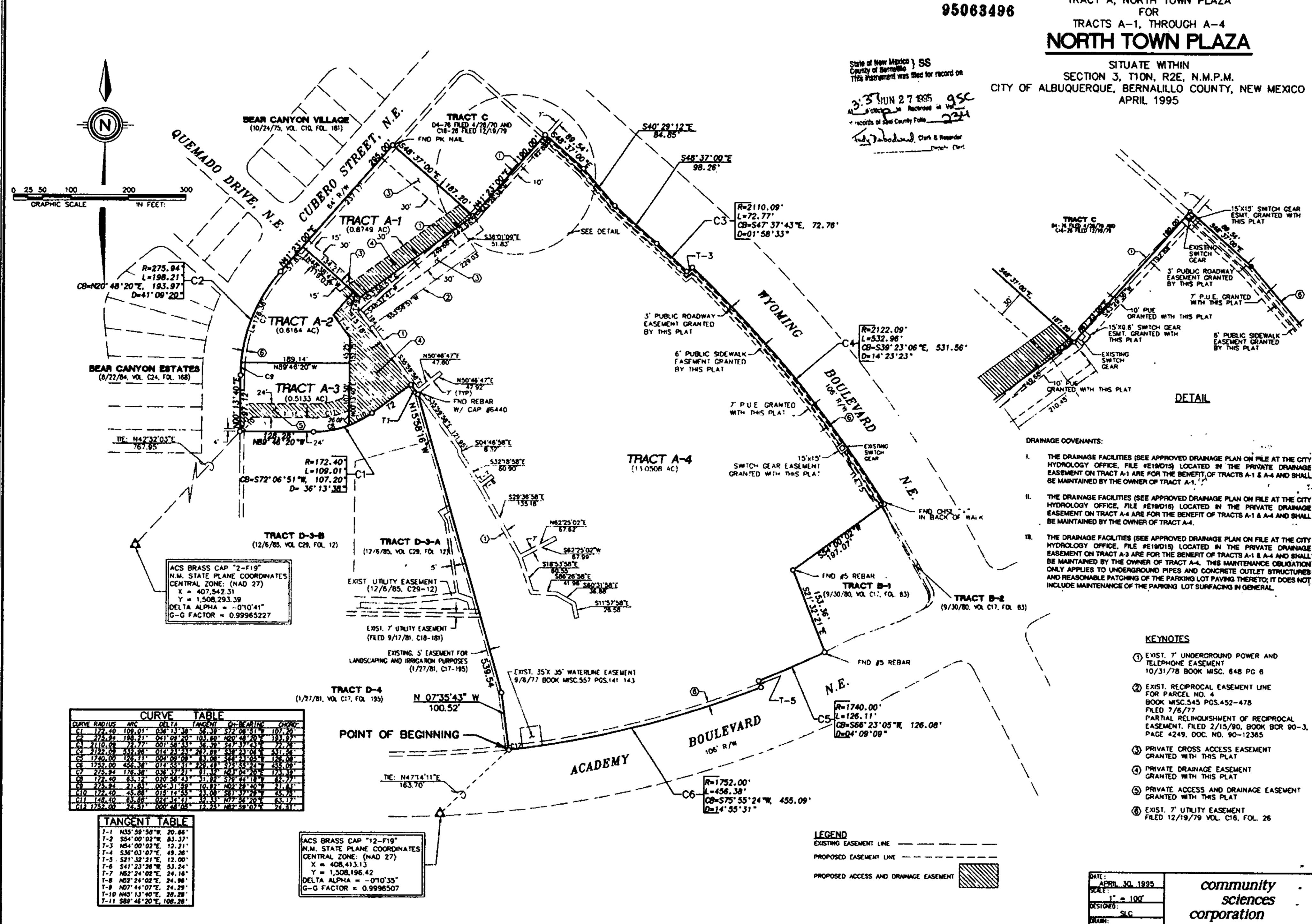
HYDROLOGY OFFICE, FILE #E19/D16) LOCATED IN THE PRIVATE DRAINAGE EASEMENT ON TRACT A4 ARE FOR THE BENEFIT OF TRACTS A-1 & A-4 AND SHALL BE MAINTAINED BY THE OWNER OF TRACT A-4.

HYDROLOGY OFFICE, FILE #E19/D15) LOCATED IN THE PRIVATE DRAINAGE EASEMENT ON TRACT A-3 ARE FOR THE BENEFIT OF TRACTS A-1 & A-4 AND SHALL BE MAINTAINED BY THE OWNER OF TRACT A-4. THIS MAINTENANCE OBLIGATION ONLY APPLIES TO UNDERGROUND PIPES AND CONCRETE OUTLET STRUCTURES! AND REASONABLE PATCHING OF THE PARKING LOT PAVING THERETO; IT DOES NOT INCLUDE MAINTENANCE OF THE PARKING LOT SURFACING IN GENERAL

- TELEPHONE EASEMENT 10/31/78 BOOK MISC. 648 PG 6
- BOOK MISC.545 PGS.452-478 FILED 7/6/77 PARTIAL RELINQUISHMENT OF RECIPROCAL EASEMENT. FILED 2/15/90, BOOK BOR 90-3, PAGE 4249, DOC. NO. 90-12365
- CRANTED WITH THIS PLAT
- S PRIVATE ACCESS AND DRAINAGE EASEMENT CRANTED WITH THIS PLAT
- A FRIST T' HITHITY FASSINGNIT

Ø	FILED	12/19/79	VOL.	C16,	FOL.	26

APRIL 30, 1995 SCALE: 1" = 100"	1	nmunity sciences	•
DESIGNED: SLC DRAWN:		oration	-
SPS	}		
208 NO.: 227-02-025	P.O. Sex 1328	ENGINEERING Correles,	SURVEYING N.H. 87048



Carrillo, Abiel X.

From: Jeffrey Wooten <jeffwooten.pe@gmail.com>

Sent: Tuesday, December 13, 2016 3:24 PM

To: Carrillo, Abiel X.

Subject: FW: North Town Plaza

Attachments: PLAT (95C-234).pdf; Easement 2.pdf

Abiel,

Attached is the plat and easement that allow for the pond to be placed in the new location.

Thanks!

Jeffrey T. Wooten, PE, LEED AP

Wooten Engineering

1005 21st Street SE, Suite A5 Rio Rancho, NM 87124 Ofc/Cell 505-980-3560

Email: jeffwooten.pe@gmail.com

From: D King [mailto:cartesiandenise@gmail.com]

Sent: Tuesday, December 13, 2016 9:20 AM **To:** Jeff Wooten < <u>jeffwooten.pe@gmail.com</u>>

Subject: North Town Plaza

Jeff,

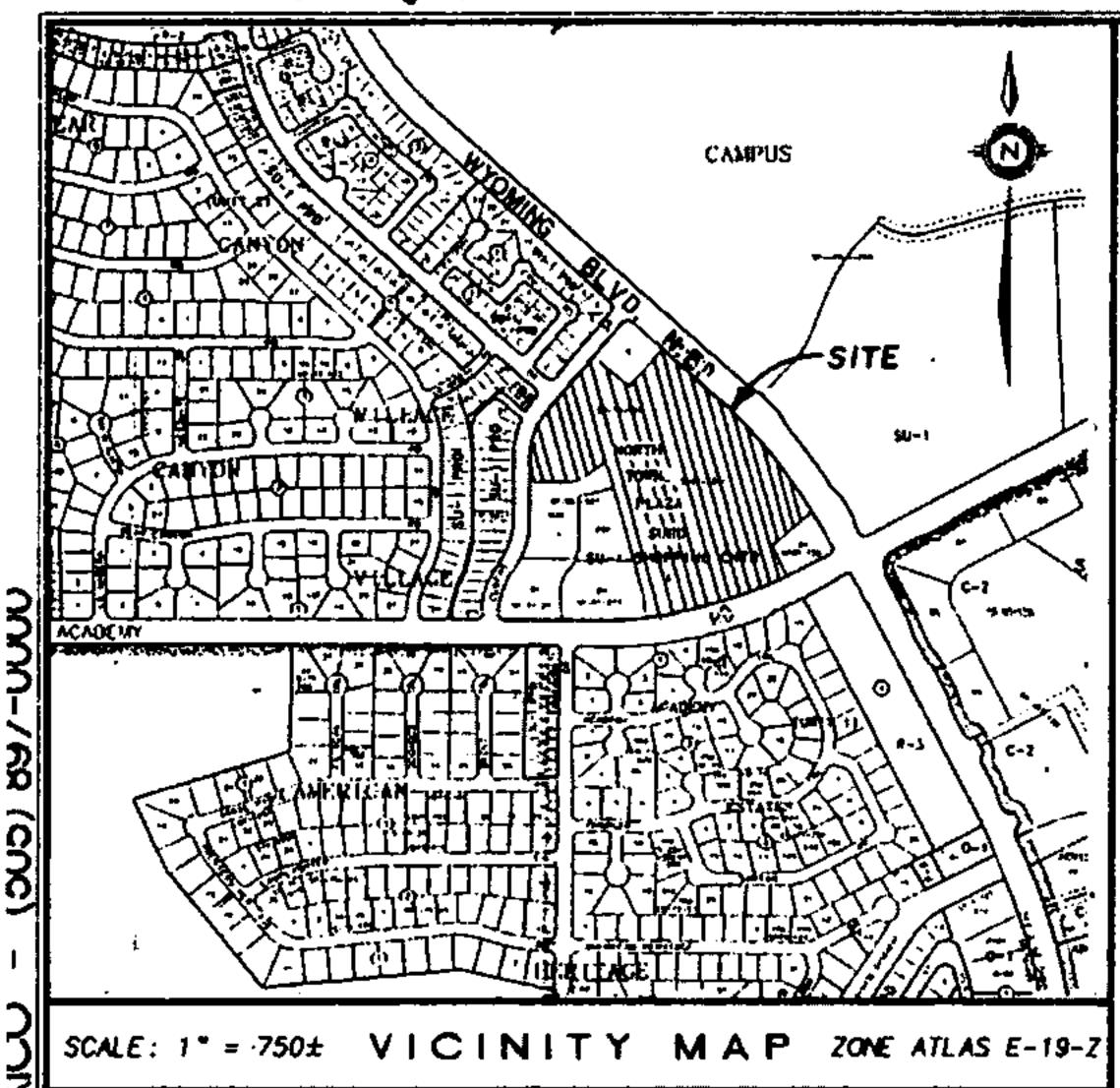
Attached below are the PDFs of the documents that granted and pertain to the drainage easement that you were wanting.

Thanks,

Denise King

CADD Tech
Cartesian Surveys Inc.
PO Box 44414
Rio Rancho NM 87174
(company) 505-896-3050 Ext. 109
(fax) 505-891-0244
www.cartesiansurveys.com

Email: <u>cartesiandenise@gmail.com</u>



SUBDIVISION DATA:

CASE NO	DRB-95-153
GROSS SUBDIVISION ACREAGE	
ZONE ATLAS INDEX NO	
NO. OF EXISTING TRACTS	,1
NO. OF TRACTS CREATED	
NO. OF PARCELS CREATED	
MILES OF FULL-WIDTH STREETS CREATED	
DATE OF SURVEY	
S.P./TALOS LOG NO	SP 95-03-20-1038-0237

NOTES:

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A OF NORTH TOWN PLAZA CONTAINING 15,0563 ACRES INTO POUR TRACTS PER THE APPROVED SITE PLAN (EPC #2/96-25).
- 2. BEATINGS ARE BASED ON THE PLAT OF THIS PROPERTY TREPLAT OF TRACTS A & B, BEAT CANYON VILLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO NOW COMPRISING MORTH TOWN PLAZA TRACT A THRU D', PILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON DECEMBER 18, 1978 IN PLAT BOOK C14, PAGE 24.
- 3. PIOTATE PLAT BEARING CLOCKWISE 00°06'47' TO CONFORM WITH NEW MEXICO STATE PLANE BEARING BASE, CENTRAL ZONE, DELTA ALPHA = 00°10'35'.
- 4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE PROM RECORD PLATS.
- 5. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
- 6. SENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUEROUE ACS MONUMENT "12-F 1F ELEVATION IS 5412,82.
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THE ABOVE DESCRIBED ENCLOSURE CONTAINS 655,811 SQUARE FEET OR 15.0553 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) SO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUEROUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 9). SAND OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE POREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

WEINGARTEN REALTY INVESTORS
A TEXAS REAL ESTATE INVESTMENT TRUST

BILL HOBERTSON JR., VICE PRESIDENT AND TRUST MANAGER

EXCLUSION.

STATE OF NEW TEXAS) SS

Executive

TYPE, PRINT OR STAMP NAME OF NOTARY AND COMMISSION EXPIRATION DATE BELOW

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SHARON BIEL NOTARY PUBI State of Texas Committee 03-24 fer

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC:

TRACT A, UPC#

1-019-062-372065-40402

PROPERTY OWNER OF RECORD: WEINGARTEN REALTY INVESTORS

BERNALILLO COUNTY TREASURER'S OFFICE:

BY: LANGE SUR Z BURO

DATE: 62745

95063496

REPLAT OF
TRACT A, NORTH TOWN PLAZA
FOR

TRACTS A-1. THROUGH A-4

NORTH TOWN PLAZA

SITUATE WITHIN

SECTION 3, TION, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 1995

State of New Mexico } SS
County of Bernatillo
This instrument was filed for record on

APPROVALS: 6-27-95 LIQUERQUE, BERNALILLO CO. PLANNING DIVISION DATE 5.16.95 DATE PARKS AND GENERAL SERVICE DEPARTMENT <u>6-09.95</u> DATE 6-19-95 CITY ENGINEER, ENGINEERING DIVISION 6-19-75 mu DATE ALBUQUEBQUE METROPOLITÁN ARROXO FLOOD CONTROL AUTHORITY 5-16-99 DATE 050145 DATE 6-13-95 4-7-*95* SAS-COMPANY OF NEW MEXICO DATE 4-7-95 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE <u>5-3-95</u> U.S. WEST COMMUNICATION INC.

OF NIA do not waive or release any ment or externent rights which may been granted by prior plat, replat, a document which are not shown

SURVEYOR'S CERTIFICATION:

C. A. STIROOK, N.M.R.P.S. #4972

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION, AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS' SEY FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NEW MEN WOOR 1972 OF 1

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COMMUNITY

SCALE:

1" = 100'

SCIENCES

COSPOSATION

SPS

JOB NO.:

227-02-025

COSPOSATION

COSPOSATION

SPS

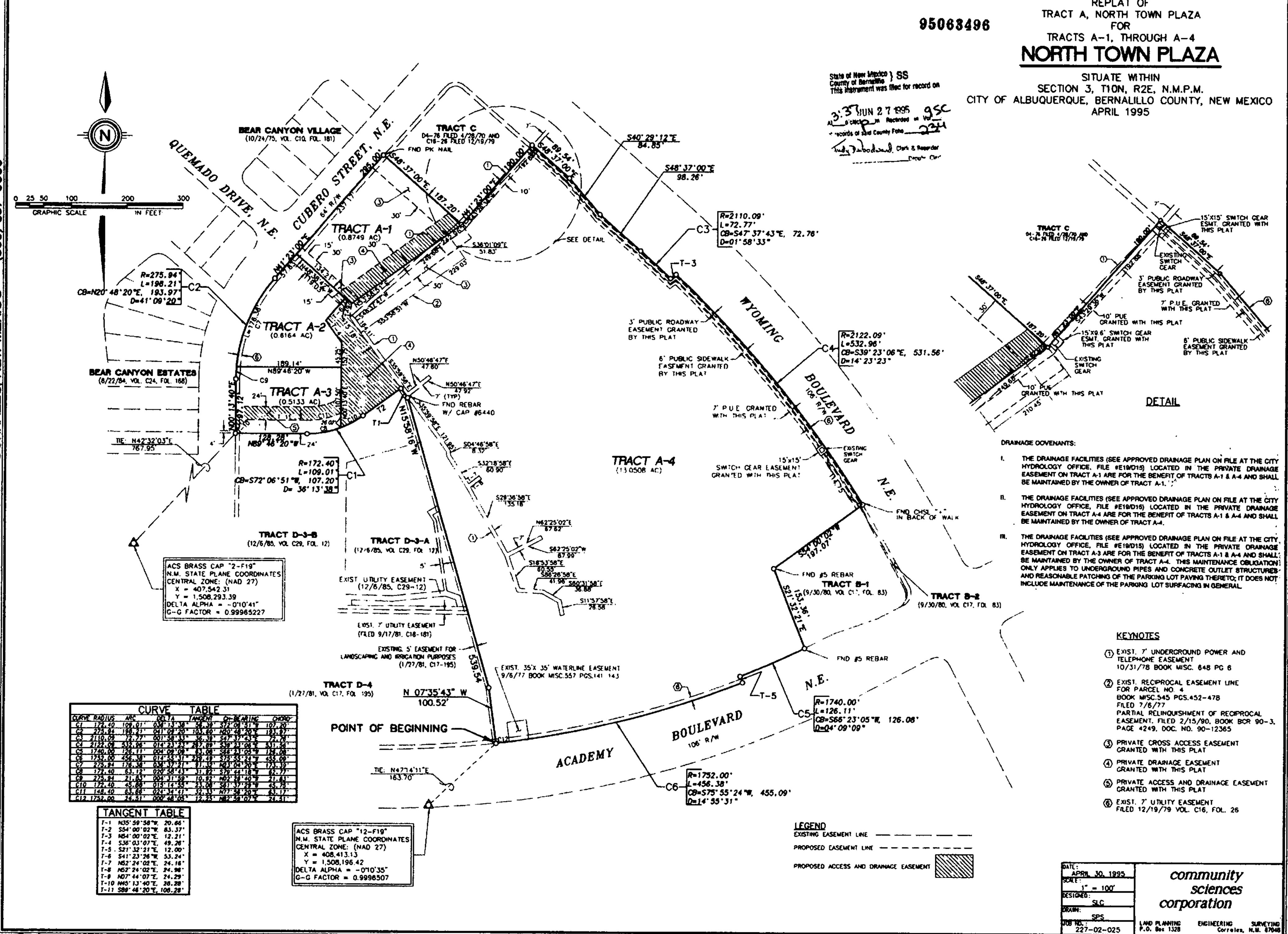
LAND PLANNING ENGINEERING SURVEYING P.O. Son 1328

Cossoles, N.M. 87048

95C-234(I)

95C-23K()

REPLAT OF



JUB NO. : 227-02-025

This Drainage Covenant, between Weingarten Realty Investors ("Owner"), whose address is p.O. Box 9241334. Houston, TX 77292, and the City of Albuquerque, New Mexico municipal corporation ("City"), whose address is p.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernallilo County, New Mexico and is entered into as of the date

Owner signs this Covenant.

1. Recital, Owner is the owner of certain real property described as:

Tract A-1 and A-4 North Towne Plaza Recorded on June 27, 1995 in Volume in Bernalillo County, New Mexico (the "Property"). 95C, Folio 234, Bernalillo County, NM.

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

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standards, plans and specifications approved by the City pursuant to Drainage File Ro. E19/D15 :Rundown channel, 42" CMP, Detention, and Outlet pipe

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

- J. <u>Maintenance of Drainage Facility</u>. The Owner will maintain the Drainage Facility at Owner's cost in accordance with the approved Drainage Report and plans.
- 4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.
- 5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within 30 days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.
- 5. Tailure to Perform by Owner and Emergency Work by City. If the Owner sails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

(Approved by Legal Dept. as to form only 06/90)

- 7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.
- 8. Indemnification. Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 BMSA 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 Indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- 9. Cancellation of Agreement and Release of Covenant. This Agreement may be released if the Drainage Facility is no longer required for the protection of the public health. safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer, or his designed, and the approval of the City Hydrologist must be endorsed thereon.
- 10. Assessment. Nothing in this agreement shall be construed to relieve the Owner, his heirs, assigns, and successors from an assessment against Owner's Property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.
- 11. Notice. For purposes of given formal written notice to the Owner, Owner's address is:

2.0. Box 924133 Houston, Texas 77292

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

12. Term. This Agreement shall continue until terminated by the City pursuant to Section 9 above.

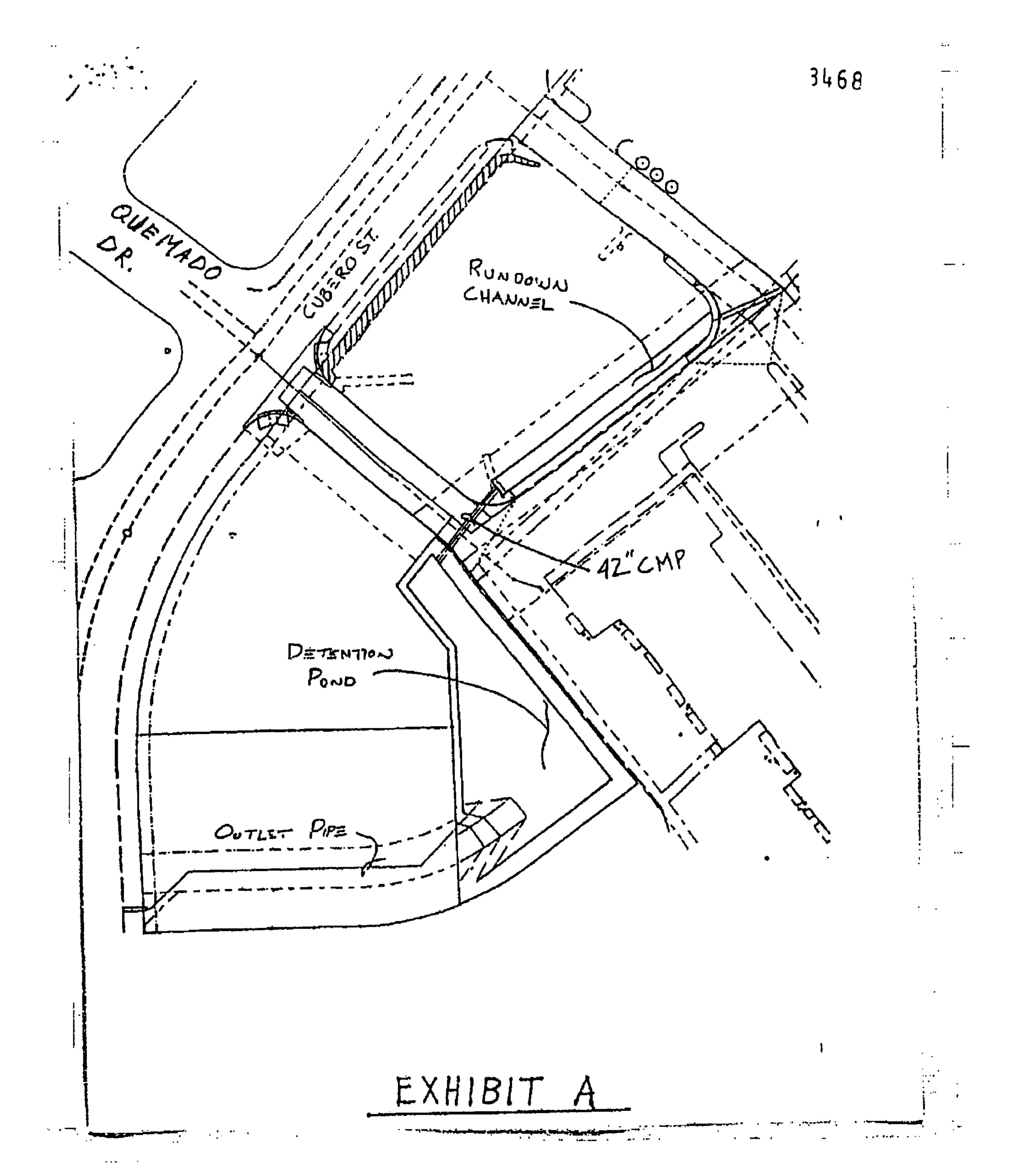
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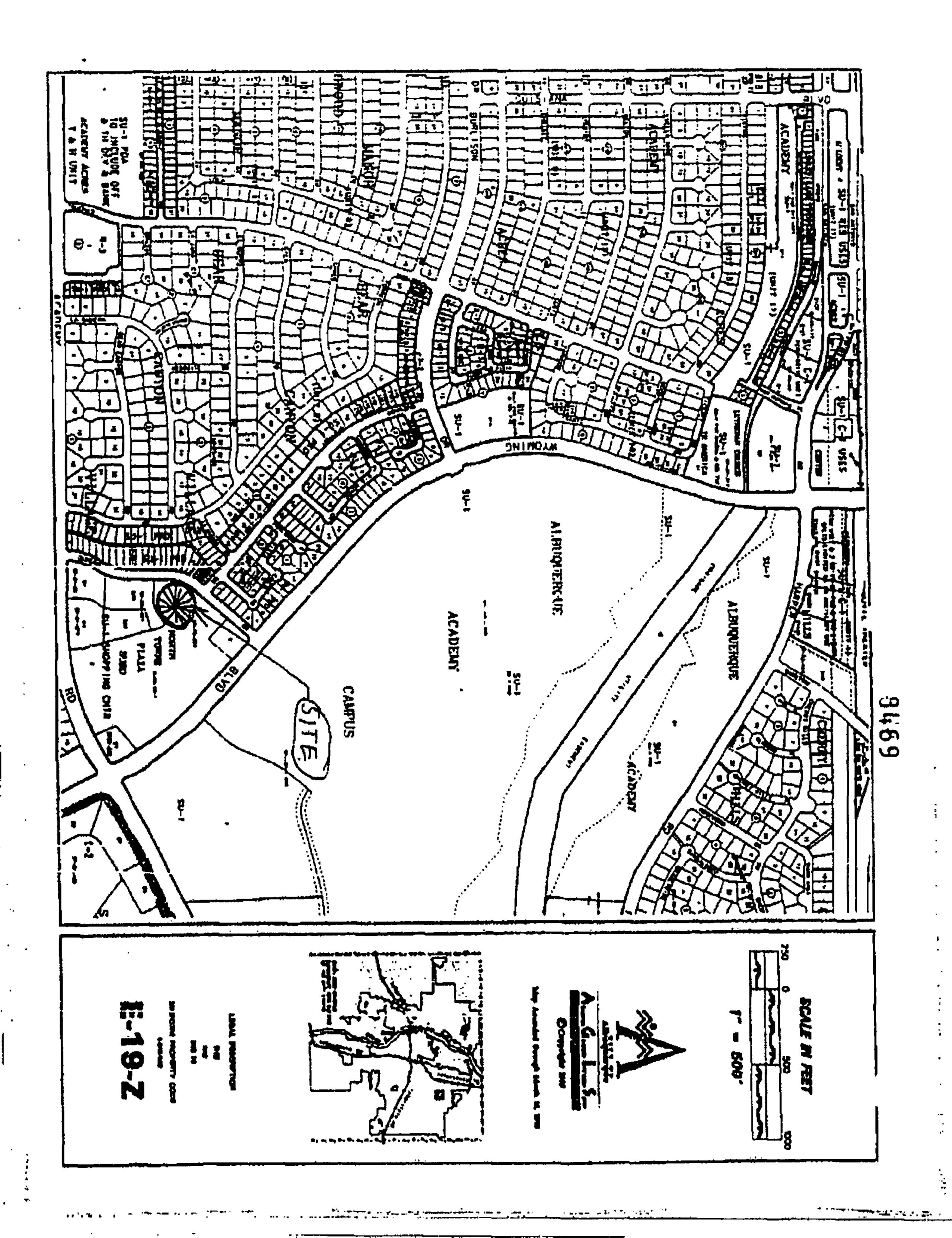
- 13. Binding on Owner's Property. The covenants and obligations of the Owner said forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running the Owner's Property until released by the City.
- 14. Entire Agreement. This Agreement contains the entire agreement of the parties and supercedes any and all other agreements or understanding, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.
- 15. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.
- 16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
- 17. Captions. The captions to the sections or paragraphs of this Agreement arm not part of this Agreement and will not affect the meaning or construction of any of its provisions.

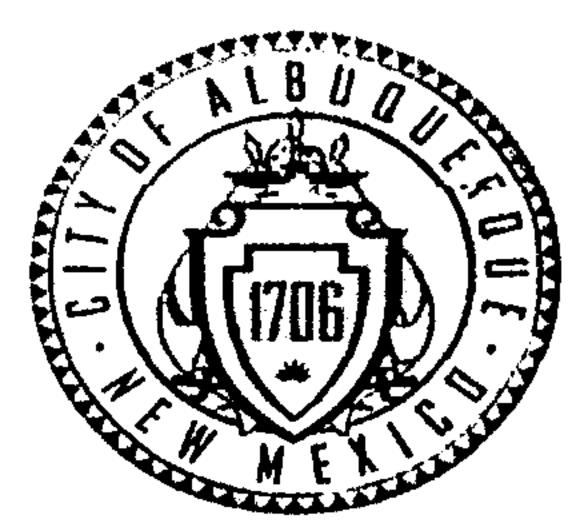
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	By: (
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	Dated:	2-23-96		
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COUNTY OF Harris				
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Approved:			いが、	
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By: John F. Wester			÷ 4	
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(Approved by Legal Dept. as to form only 06/90)

(WP+124529)







City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: North Towne Plaza Tract A-1		Davilding Domnit #1	City Drainage #: EP[
**************************************	PC#:	Building Permit #:	Work Order#:
Legal Description: Tract A-1, Block 1, Belmont Place			——————————————————————————————————————
City Address: 5901 Wyoming NE			
Engineering Firm: Wooten Engineering			Contact: Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite A5, Rio Ranc	ho, NM 87124		
Phone#: 505-980-3560 F	ax#: N/A		E-mail: jeffwooten.pe@gmail.com
Owner:			Contact:
Address:			
hone#:	ax#:		E-mail:
rchitect: ARIA Studio Consultants			Contact: Daniel Puzak
Address: 21 Brokerage St, Edgewood, NM 87015			
Phone#: 505-506-2314 F	ax#: N/A		E-mail: daniel@ariascinc.com
Other Contact:			Contact:
Address:			
Phone#:	ax#:		E-mail:
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TRAFFIC IMPACT STUDY (TIS)		WORK ORDE	
EROSION & SEDIMENT CONTROL PLAN	(ESC)	CLOMR/LOM	1R
OTHER (SPECIFY)		PRE-DESIGN !	MEETING
			CIFY)
S THIS A RESUBMITTAL?: X Yes N	o		
DATE SUBMITTED: 12/9/2016	By: Jeffrey T. W	ooten, P.E.	
DATE SUBMITTED: 12/3/2010 OA STAFF: FLECTRONIC SUBMITTAL RECEIN			· · · · · · · · · · · · · · · · · · ·

Carrillo, Abiel X.

From:

Carrillo, Abiel X.

Sent:

Monday, October 31, 2016 3:18 PM

To:

'Jeffrey Wooten'

Subject:

North Towne Plaza Tract A-1 - E19D033 - Stamp Date 9-20-2016

Jeff,

This email is being sent in lieu of a formal letter to help expedite initial reviews. A reply to this email will not replace a resubmittal.

Based on the information provided in your submittal, received 9-21-2016, the above-referenced Grading and Drainage Plan cannot be approved until the following comments/questions are addressed:

Site Plan for Building Permit

1. Storm Drain line A will need an easement along the access road since it drain the pond on the adjacent property. It also clips a third property line, but this could potentially be avoided by adjusting the alignment to avoid that corner.

 $\sqrt{30}$ $\sqrt{30}$ 2. We will need confirmation før the owner of the adjacent property that there is agreement to use the parking lot area as a permanent pond. $\sqrt{6}$

Building Permit

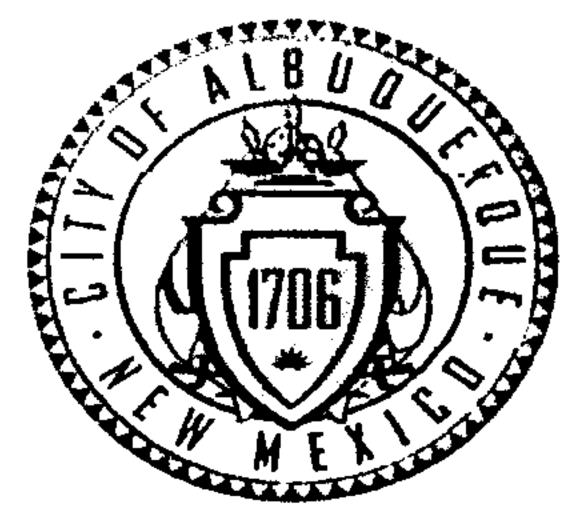
- 1. In our pre-design meeting we did discuss the method of the draining the pond by having it bubble up through the inlet at the Quemado and Cubero Intersection. It appears that the concept will work, but I am concerned that the inlet structure sits on a gravel pad in the wheelpath of delivery trucks. Is there any further reinforcement that can be considered? For example making the gravel pocket deeper, but having the inlet sit on a stabilized base, etc.
- 2. It's not clear that the double inlet at the end of Storm Drain Line A needs to be placed in the center of the road. It has the potential to create a more pronounced dip at the beginning of the vertical curve for the steep entrance. It should be placed along the curb away from the wheelpath.
- 3. The plan references a bio snout for the outfall into Storm Drain Line A, but there is not much sump under the bottom of the outlet pipe (invert 6" above bottom of pond). The snout and bio skirt might clog without enough clearance to the sump (the pond bottom).

Any question just let me know.

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW

Albuquerque, NM 87102



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: North Towne Plaza Tract A-1	Buildir	ng Permit #: City Drainage #: EAL
DRB#:	EPC#:	Work Order#:
Legal Description: Tract A-1, Block 1, Belmont P	lace	
City Address: 5901 Wyoming NE		· · · · · · · · · · · · · · · · · · ·
Engineering Firm: Wooten Engineering		Contact: Jeffrey T. Wooten, P.E.
Address: 1005 21st Street SE, Suite A5, Rio Ra	ncho, NM 87124	
Phone#: 505-980-3560	Fax#: N/A	E-mail: jeffwooten.pe@gmail.com
Owner:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Architect: ARIA Studio Consultants		Contact: Daniel Puzak
Address: 21 Brokerage St, Edgewood, NM 8701	5	
Phone#: 505-506-2314	Fax#: N/A	E-mail: daniel@ariascinc.com
Other Contact:		Contact:
Address:		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
Phone#:	Fax#:	E-mail:
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CITY OF ALBUQUERQUE



December 16, 2016

Jeffrey Wooten P.E. Wooten Engineering 1005 21st Street Suite A5 Rio Rancho, NM 8124

Re: North Towne Plaza

5901 Wyoming NE

Traffic Circulation Layout for DRB Action Engineer's Stamp dated 12-14-16 (E19-D033)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 12-14-16, the TCL referenced above is approved for Site Plan for Building Permit Action by the DRB.

A copy of the stamped and signed DRB plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the approved DRB Site Plan for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification along with indicating that the development was built in "substantial compliance" with the Site Plan for Building Permit. Submit this certification with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by

New Mexico 87103

Transportation.

www.cabq.gov

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

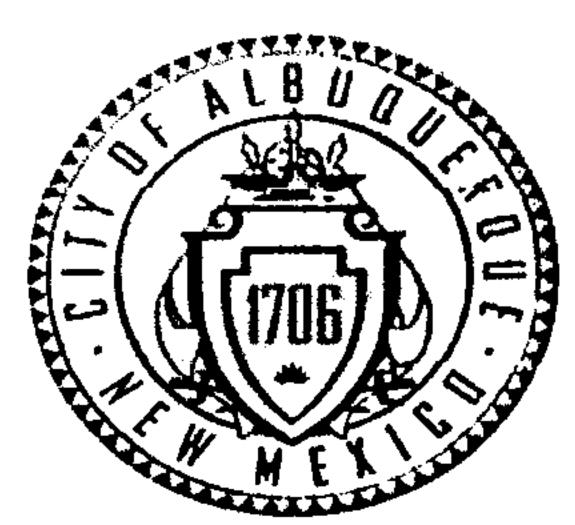
Manual

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Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

LWP via: email C: File



City of Albuquerque

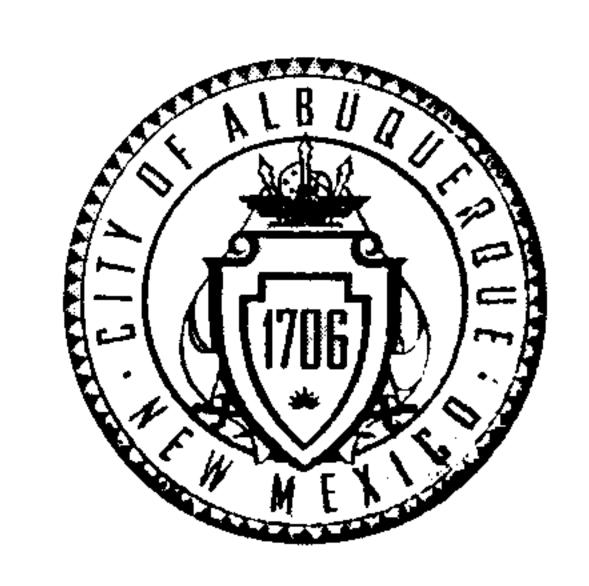
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

roject Title: North Towne Plaza RB#:	EPC#:	Building Permit #: City Drainage #: E191 Work Order#:
egal Description: Tract A-1, Bl		
ity Address: 5901 Wyoming N	· · · · · · · · · · · · · · · · · · ·	······································
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Engineering Firm: Wooten En		Contact: Jeffrey T. Wooten, P.E.
	Suite A5, Rio Rancho, NM 87124	
Phone#: 505-980-3560	Fax#: N/A	E-mail: jeffwooten.pe@gmail.com
Owner:		Contact:
Address:		
hone#:	Fax#:	E-mail:
Architect: ARIA Studio Consu	Itante	Contact: Daniel Puzak
Architect: ARIA Studio Consul Address: 21 Brokerage St, Edg	**	Contact Danier Fuzak
Phone#: 505-506-2314	Fax#: N/A	E-mail: daniel@ariascinc.com
110116#.	rax#. (N/)	E-HIAII. Garneraganasonre.com
Other Contact:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
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CITY OF ALBUQUERQUE



October 6, 2016

Wooten Engineering Jeffrey Wooten 1005 21st Street SE, Rio Rancho, NM 87124

Re: North Towne Plaza Tract A-1

5901 Wyoming

Traffic Circulation Layout

Engineer's Stamp 09-20-16 (E19-D033)

Dear Mr. Wooten,

Based upon the information provided in your submittal received 09-20-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please provide more detail for the ADA Curb Ramp located on the north corner, the grades, cross slopes and running slopes may be too large.

PO Box 1293

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact Logan Patz (505) 924-3630.

Albuquerque

Sincerely,

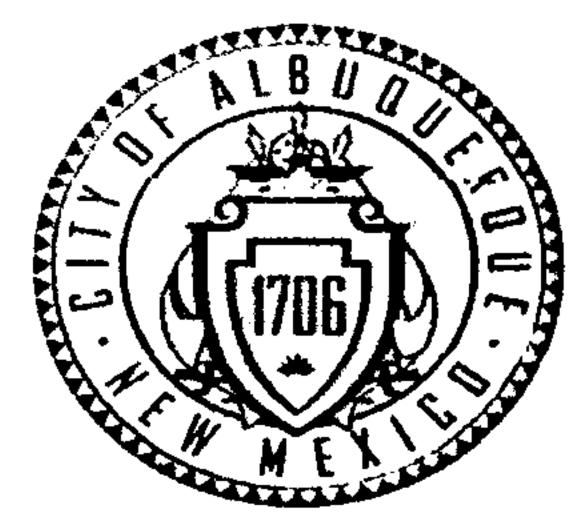
New Mexico 87103

Logan Patz

www.cabq.gov

Traffic Engineer, Planning Dept. Development Review Services

LWP via: email C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

RB#:	EPC#:	Work Order#:
egal Description: Tract A-1, Blo		
City Address: 5901 Wyoming NE		
Engineering Firm: Wooten En	gineering	Contact: Jeffrey T. Wooten, P.E.
——————————————————————————————————————	Suite A5, Rio Rancho, NM 87124	
Phone#: 505-980-3560	Fax#: N/A	E-mail: jeffwooten.pe@gmail.com
)wner:		Contact:
Address:		
hone#:	Fax#:	E-mail:
rchitect: ARIA Studio Consul	tants	Contact: Daniel Puzak
Address: 21 Brokerage St, Edge	ewood, NM 87015	
hone#: 505-506-2314	Fax#: N/A	E-mail: daniel@ariascinc.com
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