HYDROLOGY E22/D7b 1 of 2 ELEVEN PLANS

E 22/D 7B

11 PLANS

City Project 2610

PROJECT: The Broadmoor Storm Drain

SUMMARY OF HYDRAULIC CALCULATIONS

BY: KLS
DATE: 12/16/85
SHEET 1 OF 4

STATION	STRUC	CONDUIT Q	n	PIPE	L	S	S_f	OPEN CHANNEL FLOW PIPE HYDRAULICS Q/full	V/full	d/D full	d_n	V full	V/V full	V	LOSSES H_f	H_x	PRESSURE CONDUIT A	V	LOSSES H_f	H_b	H_j	H_{mn}	H_A	H_{hl}	ELEVATIONS E.G.	hv	H.G.	soffitt	d_n	invert
0+00	INLET																													
																									56.90	0.47	56.43		1.38	51.83
		30	0.013	84"	242.63	0.0257		36.79	0.83	0.59	1.38	11.59	1.09	12.61	6.24										63.14	2.47	60.67		1.38	58.07
2+42.63	MANHOLE																								61.92		59.45			
		30	0.013	84"	124.39	0.0257		36.79	0.83	0.59	1.38	11.59	1.09	12.61	3.20										61.92	2.47	59.45		1.38	58.07
																									65.12	2.47	62.65		1.38	61.26
		60	0.013	42"		Inlet Control																			54.43	0	54.43		3.68	50.76
0+00	OUTLET																													
		30	0.013	24"																					55.68	2.47	53.21	53.33	1.38	57.83
2+43	MH	30	↓	24																					61.84	2.47	59.37	59.49	1.38	57.99
2+43	MH	30		24																					61.92	2.47	59.45	60.07	1.38	58.07
3+67	INLET	30		24		Inlet Control																			65.46	0	65.46	63.26	4.2	61.26

$1.05 \times \frac{42}{12} = 3.675'$
$+ 50.760$
54.435

$2.1 \times \frac{24}{12} = 4.2'$
61.26
65.46

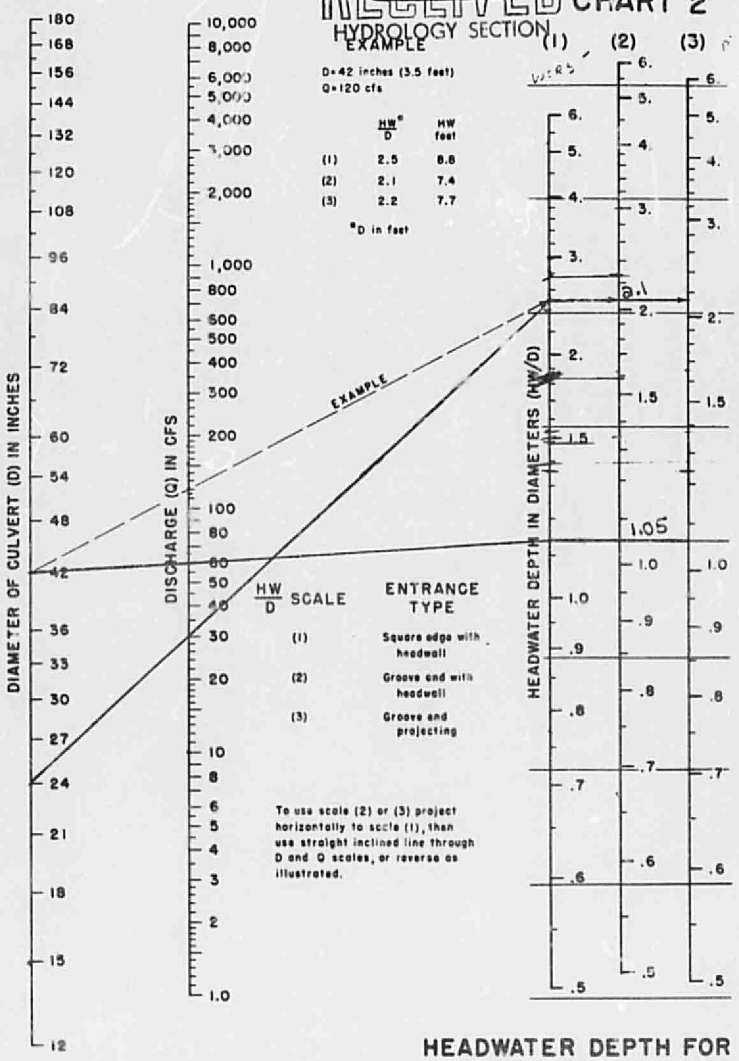
$hv = \frac{V^2}{2g}$

RECEIVED
DEC 17 1985
HYDROLOGY SECTION

E 22/178

RECEIVED
DEC 17 1985
HYDROLOGY SECTION

CHART 2



EXAMPLE

D=42 inches (3.5 feet)
Q=120 cfs

	HW/D*	HW feet
(1)	2.5	8.8
(2)	2.1	7.4
(3)	2.2	7.7

*D in feet

HW/D SCALE	ENTRANCE TYPE
(1)	Square edge with headwall
(2)	Groove end with headwall
(3)	Groove end projecting

To use scale (2) or (3) project horizontally to scale (1), then use straight inclined line through D and Q scales, or reverse as illustrated.

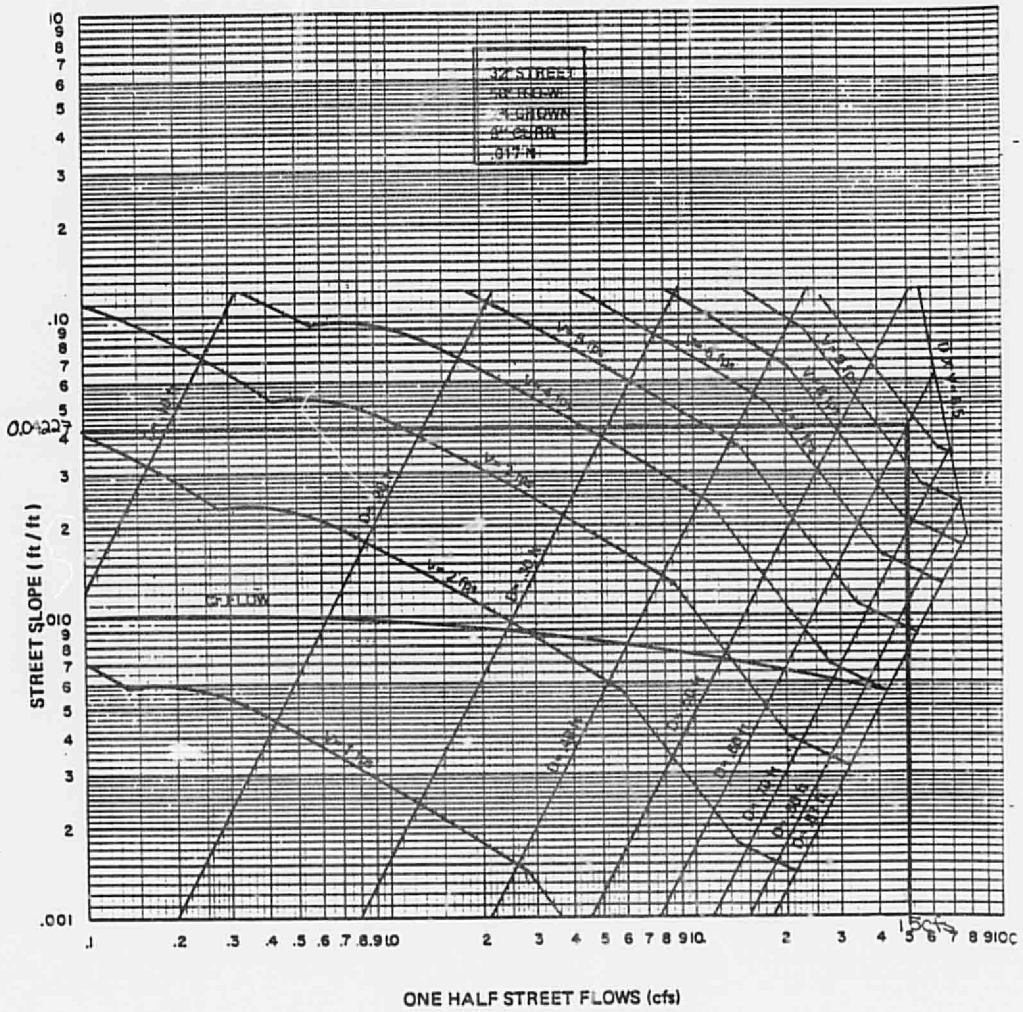
HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

HEADWATER SCALES 2&3
REVISED MAY 1964

BUREAU OF PUBLIC ROADS JAN. 1963

STREET CAPACITY

RECEIVED
DEC 17 1985
HYDROLOGY SECTION

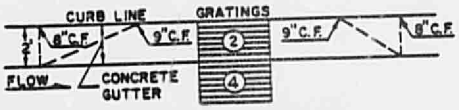


REV. 3-83 Depth of flow = 0.6 ft 70

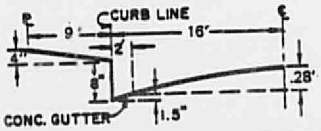
PLATE 22.3 D-1

GRATING CAPACITIES FOR TYPE "B"

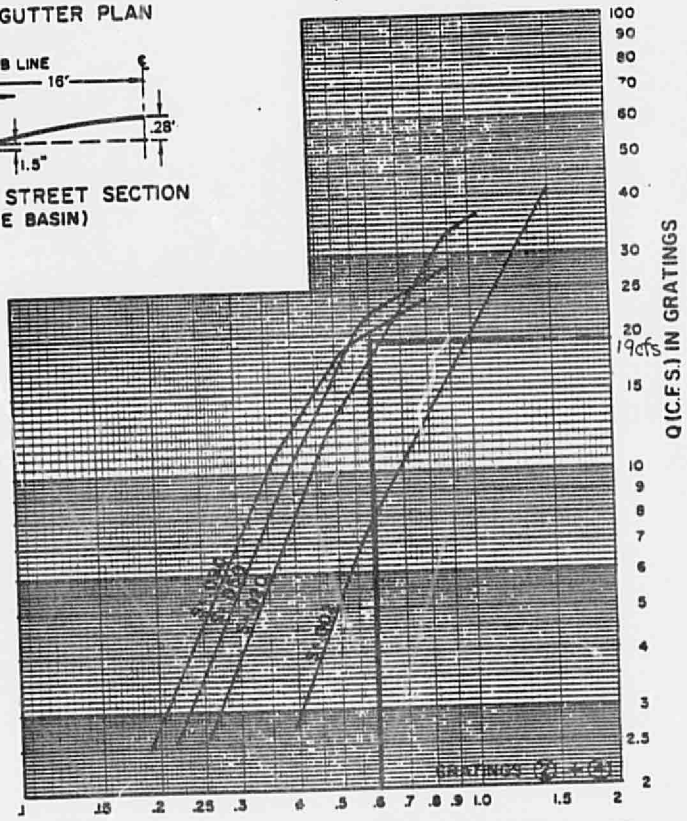
RECEIVED
DEC 17 1985
HYDROLOGY SECTION



GRATING & GUTTER PLAN



TYPICAL HALF STREET SECTION
(ABOVE BASIN)



D=DEPTH OF FLOW (FT.) ABOVE NORMAL GUTTER GRADE

Two type "B" grates have the capacity for the entire street flow. Two type "B" grates are 8 ft wide, the transverse grate in Woodmar Lane is 33.5 ft wide. Therefore, all street flows will be collected by the grate.

XC,

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

November 20, 1985

Kerry L. Davis
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE & GRADING PLAN OF THE BROADMOOR AT TANOAN SUBMITTED NOVEMBER 15, 1985 FOR ROUGH GRADING PERMIT APPROVAL (E-22/D7B)

Dear Kerry:

The referenced submittal is approved for Rough Grading permit. Please bring in the originals for signature. A statement on the drawings, requiring the contractor to notify Environmental Health Department for a Top Soil Disturbance Permit when grading takes place, is also required. A retaining wall permit will also be required if retaining walls are to be built at this time.

Apparently, DRB has approved this project for Preliminary Plat, but this office has not approved a drainage report for purpose of Preliminary or Final Plat. The following items must be addressed before approval of the Drainage Report by this office:

1. Show five foot drainage easements on plan views for concrete drainage rundowns, plus width of drainage easement between Lots 53 & 52 for storm drains

2. Sheet 1 needs revisions to the "On-site Flows" section. Also, "Typical Lot Configuration" should show side lot walls.

3. Show scale on all plan view drawings.

4. Provide typical cross section between adjacent lots.

Before Final Plat approval, the following items are needed:

1. An executed Subdivision Improvements agreement.

2. Drainage Easements for discharging surface flows at Lot 49 and 24" storm drain onto Tanoan Country Club Golf Course.

3. Revised Infrastructure Listing including the 24" storm drain, additional retaining wall, and sidewalk culverts.

Please provide a copy of the Preliminary Plat with any resubmittals.

If you have any questions or comments regarding this project, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Design Hydrology

cc: AmeriWest Corporation
Post Office Box 25625 87125

RAG/bsj

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 12, 1985

Mr. Kerry L. Davis
Bohannan-Huston, Inc.
4125 Carlisle Boulevard NE
Albuquerque, NM 87107

REF: DRAINAGE AND GRADING PLAN OF THE BROADMOORE AT TANOAN (E22-D7B) FOR PRELIMINARY AND FINAL PLAT APPROVAL, DRAWINGS DATED 10/29/85, RECEIVED 12/4/85

Dear Kerry:

The above referenced submittal is approved for Preliminary Plat.

Prior to Final Plat sign-off and Work Order, the following items are required:

1. An executed Subdivision Improvements Agreement.
2. Drainage easements for discharging surface flows at Lot 49, onto Tanoan Country Club Golf Course.
3. Drainage Easement across Tanoan Country Club Golf Course to existing 42" S.D. for the 24" S.D.

If you have any questions, call me at 766-7644.

Sincerely,

Roger A. Green, PE

Roger A. Green, PE
Civil Engineer/Design Hydrology

RAG:mrk

cc: Greg Olson
Ameriwest Corporation, P.O. Box 25625, 87125

Emergency Access Drivepad

6" PCC drivepad approximately 210 SF	Cul-de-sac on Woodmar Lane

Sanitary Sewer

2235' 8" Main W/10-4' Dia Type "E" MH, 53-4" Services	Woodmar Lane & Woodmar Way

Water

1794' 8" Main W/2 - 8" Gate Valves 727' 6" Main W/2 - 6" Gate Valves 2 Fire Hydrants, 25-Double Services 3 Single Services, Fittings as Required	Woodmar Lane & Woodmar Way

Public Drainage

125 LF 24" RCP Storm Drain w/1-6 Dia, Type "E" MH 1 - Transverse Inlet Structure	Tract 8 Woodmar Lane

Private Retaining Walls

Private retaining walls will be built along the property lines of the following lots.	Lots 1,16,17,18,19,20,21,22 Lots 42,43,44,45 and 46

Off-Site

Street and utility connections to Country Club Estates refer to the preliminary plat for the Desert Classic Subdivision approved by the DRB on 4/16/85 as DRB-84-859.

Paving

700 LF 32' Wide W/Std Curb and Gutter Each Side	Street G (Woodmar Lane)
150 LF 42' Wide (B-B) w/Std Curb and Gutter Each Side	Country Club Drive

Concrete Valley Gutter

Approx. 1000 SF	Intersection of St. G and Country Club Drive
Approx. 1000 SF	Intersection of St. G w/ St. F

E22/D7B

INFRASTRUCTURE IMPROVEMENTS REQUIRED
FOR
THE BROADMOOR @ TANOAN SUBDIVISION
December 17, 1985
(DRB-85-559)
AMENDED 1/7/86

RECEIVED
JAN 09 1986
PLANNING DIVISION

The following infrastructure will be constructed within the Broadmoor at Tanoan. Quantity Estimates are approximate only and will be revised upon approval of construction plans for the project. All streets and surface drainageways are to be private and will be maintained by the Homeowners Association. All underground utilities and drainage facilities will be public, to be maintained by the City of Albuquerque.

Type of Improvements	Location
Paving:	
429 LF 36' wide (F-F) w/std. C & G each side	Woodmar Lane
201 LF Transition from 36 wide (F-F) to 32' wide w/std. C & G each side	Woodmar Lane & Woodmar Way
1,620 LF 32' Wide (F-F) W/Std C & G Each Side and 45' Radius Cul-de-Sac	Woodmar Lane & Woodmar Way
1 - 24' Wide Turnaround, Approximately 50' long	
150' 24' Wide Knuckle Cul-de-Sac	Woodmar Way
~~16 Car Parking Area w/40 LF 24' Wide Entrance W/Std C & G~~	
Concrete Valley Gutter	
VG, Approximately 1000 SF Each	2 @ Turnaround ~~1 @ Parking Area Entrance~~ 1 @ Intersection of Woodmar Ln. and Woodmar Way
Concrete Wheel chair Ramps/Sidewalk	
WCR 126 SF Each	1 @ 24' Wide Turnaround at the east end of central landscaped area 2 @ Intersection of Woodmar Ln. and Woodmar Way
225' LF 4" 4' Wide Sidewalk	Central Landscaped Area
4288 LF 4" 4' Wide Sidewalk All Sidewalks along the Streets are to be constructed with the Dwellings. A Request for Sidewalk Variance will be Submitted with the Final Plat.	Woodmar Lane and Woodmar Way

MASTER PLANNED WATERLINE EXTENSIONS
REQUIRED FOR THE BROADMOOR AT TANOAN

Note: These portions of the proposed Tanoan master planned waterline extensions project, currently under review, will be required for development of the referenced project.

Type of Improvement	Location
WATER	
600' 10" Lower 8E master waterline w/1-10" gate valve 55' 8" main w/1 8" gate valve wet connection fittings as required	From Academy Road to Country Club Drive
890' 16" Upper 8E master waterline w/1-16" butterfly valve 30' 8" main w/1-8" gate valve wet connection fittings as required	Lowell Street

APPROVED:

Robert A. Fornaugh 12-17-85 RAF 1-7-86
Traffic Engineer

Fred D. Cyguin 12-17-85 FDC 1/7/86
CITY Engineer/AMAFCA

Jon E. Eckstrand 12-17-85 JEE 1/7/86
WATER UTILITIES DEPT.

Parks & Recreation 12-17-85 — JA 1-7-86

RWD 1.7.86
Richard Dwyer - Chairman DRB

Wheel Chair Ramps/Sidewalks

WCR, 126 SF Each	2 @ Intersection of St. G w/Country Club Drive 2 @ Intersection of St. G w/St. F
341 LF 4" 4' Wide Sidewalk	Country Club Drive
1376 LF 4" 4' Wide Sidewalk	Woodmar Lane

Sanitary Sewer

790' 8" Main w/4 4' Dia. Type "E" MH	Woodmar Lane
165' 8" Main w/Connection to Existing MH @ Country Club Estates 8-4" services	Country Club Drive

Water

456' 8" Main - Connect to 10" Lower 7E Master Plan Line @ Country Club Drive	Woodmar Lane
41' 6" Main w/1-6" gate valve	Street F
1 fire hydrant, 3 double services, 2 single services, fittings as required.	Woodmar Lane

Public Drainage

243 LF 24" RCP Storm Drain	Tanoan Golf Course
260' 54" RCP storm sewer w/1-6' Dia. MH	Lowell Street
600' 48" RCP storm sewer w/2-6' Dia. MH	
Concrete overlay dissipator riprap desiltation basin	

Note: These infrastructure requirements assume that the Tanoan Master Plan Waterline Extensions Project has been completed.

E22/07B

RECEIVED
JAN 02 1986
DHS86
HYDROLOGY SECTION

MEMO-LETTER

TO FRED AGUIRRE
CITY OF ENGINEERING

DATE JAN. 2 1986

SUBJECT BROADMOOR AT TANGAN (#2610)

PLEASE FIND ATTACHED THE PKG. DELIVERED TO DENISE TODAY.

I'VE ALSO INCLUDED A COPY OF THE PAYOFF FOR THE SAD 205 ASSESSMENTS AGAINST THE BROADMOOR.

LET ME KNOW IF THERE IS ANY PROBLEMS OR QUESTIONS

THANKS
JOY CHESTER

31025-0184

Item # ML4-N72 © Wheeler Group Inc., 1982

FOLD AT (–) TO FIT DRAWING BOARD ENVELOPE # EW10P

#2586 8132

86 31675 -- 862

SIDEWALK VARIANCE AGREEMENT

THIS AGREEMENT made this 9th day of April, 1986, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and AmeriWest Corporation (hereinafter referred to as "Developer"), pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983) and Section 16 of the City's Sidewalk Ordinance (Enactment No. 39-1981, Approved May 20, 1981).

RECEIVED APR 14 1986 HYDROLOGY SECTION

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as Lowell Street Extension, Phase II #2586 (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved a Final plat identified as Second Revision of Tanoan Properties; and

WHEREAS, the timetable for constructing the sidewalks within the subdivision is not finalized at this time and the Developer has requested a "SIDEWALK VARIANCE" to defer construction of said sidewalks; and

WHEREAS, the City requires the execution of an Agreement and acceptable guarantees for the construction of said public improvements as specified below; as a prerequisite of the approval of the "SIDEWALK VARIANCE".

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer agrees to complete the required sidewalk improvements on or before December 29, 1987 (eff 3/26/86); such period for completion may be extended by the City Engineer to a date not to

exceed that specified in the Development Review Board (DRB) findings for the above referenced "SIDEWALK VARIANCE", a copy of which is attached hereto as Exhibit "A". Any such extension will require justification and extended financial guarantee as outlined in Exhibit "B".

2. After execution of this Agreement, and delivery of the financial guarantee specified in Exhibits "B" and "C" attached hereto, the Developer shall receive approval for the "SIDEWALK VARIANCE".

3. Said financial guarantee shall run for a period of sixty (60) days beyond the completion date noted in item 1 and as specified in Exhibits "B" and "C" attached hereto.

4. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

5. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Sidewalk Variance Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

6. Should there be a conflict between the terms and conditions of this Agreement (with Exhibits A, B and C) and the

terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B and C) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DEVELOPER
AMERIWEST CORPORATION

Allan L. Whitesel 3/3/86
Allan L. Whitesel
Vice President

CITY OF ALBUQUERQUE

C. W. Sheppard 3/24/86
C. Dwayne Sheppard
City Engineer

Gene Romo
Gene Romo
Chief Administrative Officer

ATTEST:

Eleanor Sanchez Marsh
City Clerk

REVIEWED BY:

Delia W. Kearny
Assistant City Attorney

City Attorney

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

The foregoing instrument was acknowledged before me this 3rd day of March, 1986, by Allan L. Whitesel, Vice President of AmeriWest Corporation.

Lisa K. Cornwell
Notary Public

OFFICIAL SEAL
LISA K. CORNWELL
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 10-11-88

My commission expires:
10-11-88

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

The foregoing instrument was acknowledged before me this 1st day of April, 1986, by C. Dwayne Sheppard, City Engineer of City of Albuquerque.

Carmen L. Castillo
Notary Public

My commission expires:
2/24/89

OFFICIAL SEAL
CARMEN L. CASTILLO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 2/24/89

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

The foregoing instrument was acknowledged before me this 8th day of April, 1986, by Gene Romo, Chief Administrative Officer of the City of Albuquerque.

Priscilla Phillips
Notary Public

My commission expires:
3-17-90

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 APR 11 PM 1:14
Mis 340 PG 862-870
NOLCHES C. WALLER
CO. CLERK & RECORDER

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

Exhibit "A"

Received
2-19-86

February 11, 1986

Ameriwest corp.
P. O. Box 25625
Albuquerque, NM 87125

REF: SV-86-4
DRB-86-68
(NE)

Bohannan-Huston, Inc., agent for AmeriWest Corporation, requests a Sidewalk Variance for Tanoan Properties Subdivision, located on Lowell Street, between Academy Road and the Tanoan Golf Course. (E-22)

At the February 11, 1986, Development Review Board meeting, your request for a Sidewalk Variance was approved subject to the following condition:

1. Temporary deferral of the sidewalk on the east side of Lowell is approved with the condition that the sidewalk be constructed when the abutting property is developed.

2. Financial assurances are required for the initial deferral and any subsequent extension.

If you have any questions, please do not hesitate to contact this office.

Richard Dineen

Richard Dineen, Chairman
Development Review Board

cc: Bohannan-Huston, Inc.
4125 Carlisle, NE; 87107
Traffic Engineering
City Engineering
Transportation
File

EXHIBIT "B"
TO SIDEWALK VARIANCE AGREEMENT
EXECUTED BY AND BETWEEN AMERIWEST CORPORATION (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE 27th DAY OF February, 1986

1. FINANCIAL GUARANTEE

A financial guarantee in an amount of not less than 125 percent of the costs for sidewalk improvements within the subdivision as detailed in Exhibit "C" (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Sidewalk Variance Agreement to which this Exhibit "B" is attached.

With respect to the Sidewalk Variance Agreement to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial guarantee (describe fully, indicate amount, identification number, name of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

Irrevocable Letter of Credit for $6,318.70 from February 27, 1986 to February 27, 1988 issued by Albuquerque Federal Savings and Loan Association.

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Sidewalk Variance Agreement between the Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer

(see Exhibit "C").

In the event the Developer shall fail or neglect to fulfill his obligations under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Final Plat and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the City, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

2. PROCEDURES FOR EXTENSION

The Developer may request that the period of construction and financial guarantee be extended for an additional period of time mutually agreed upon by both the City Engineer and the Developer (time of construction may not exceed term of Sidewalk Variance without the additional consent of the Development Review Board.) The amount and form (letter of credit, escrow deposit or other acceptable pledge of liquid assets payable to the City) of the said financial guarantee shall also be mutually agreed upon by both the City and the Developer but shall not exceed 125% of the estimated construction cost at the time of consideration.

870

Project No. 2586
Sheet No. 1 of 4
Date Prepared 2/24/86

ESTIMATE SHEET
INFRASTRUCTURE IMPROVEMENTS

[x] Quantities and Cost Estimate
Date Prepared:

[] Approval
Date Requested:

[] Work Order
Date Issued:

[] Final Acceptance
Date Accepted:

1. **APPLICANT INFORMATION:**

a. **Developer:** AmeriWest Corporation
Mailing Address: P.O. Box 25625, Albuquerque, NM 87125

b. **Consulting Engineer:** Bohannan-Huston, Inc.
Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107

c. **Person to contact regarding this form:** Kerry Davis
Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107
Phone: 881-2000

2. **TITLE AND GENERAL SCOPE OF PROJECT:** Lowell Street Extension, Sidewalk Variance

3. **NAME OF SUBDIVISION OR DESCRIPTION OF PROPERTY TO BE SERVED:** Tanoan Properties Tract L-3-A

4. Developer to Pay = Policy

5. City to Pay = Policy
(Procedure C)

6. City to Pay = Project/Activity No.

7. SPECIFIC LOCATION:	From	To	8. W	SAS	P	SD	M
Lowell Street	Academy Road	Tract L-5			x		

9. Item #	10. Short Description	11. Est. Quantity	12. Contract Unit Price	13. Est. Amount	14. As-Built Quantity	15. As-Built Amount
Sidewalks						
P-42	4" PCC SDWK	3465 SF	1.43	5,054.95		

Kerry L. Davis

FILED WITH CITY CLERK'S OFFICE

1-14-86

Albuquerque Federal

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1136

February 27, 1986 AMOUNT: $6,318.70

Mr. Gene Romo
Chief Administrative Officer
CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Romo:

At the request of AmeriWest Corporation, a New Mexico corporation, we establish our Irrevocable Letter of Credit in your favor for the account of AmeriWest Corporation, to the extent of and not exceeding Six Thousand Three Hundred Eighteen Dollars and seventy cents, ($6,318.70).

This Letter of Credit has been established to insure the completion of Lowell Street Extension, Phase II East, Sidewalk Construction, as provided by the Agreement with AmeriWest Corporation, and the CITY OF ALBUQUERQUE which Agreement is recorded in Book Misc. 340-A, at pages 862 to 870, of the records of the County of Bernalillo, State of New Mexico (the "Agreement"). A Draft or Drafts for any amount up to, but not in excess of Six Thousand Three Hundred Eighteen Dollars and seventy cents, ($6,318.70) is/are available at sight at Albuquerque Federal Savings & Loan Association, between February 27, 1986, and February 27, 1988.

When presented for negotiation, the Draft(s) is/are to be accompanied by the following document:

> The City's notarized certifications stating that AmeriWest Corporation, has failed to comply with the terms of the Agreement, and also certifying that "the undersigned is Chief Administrative Officer of the City of Albuquerque and is authorized to sign this statement," and also certifying the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn under and in compliance with the terms of this credit that such Draft(s) will be duly honored on the presentation to the drawee if negotiated between February 27, 1986, and February 27, 1988.

The Draft(s) drawn under this credit must be endorsed and contain the clause: "Drawn under Letter of Credit and Agreement No. 1136 of Albuquerque Federal Savings & Loan Association, dated February 27, 1986; the amount of such Draft(s) must be endorsed on the reverse side thereof, and this Letter of Credit must be attached to that Draft which exhausts this credit.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400.

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1136
February 27, 1986
Page Two

This credit terminates at 5:00 o'clock p.m., New Mexico time, on February 27, 1988.

ALBUQUERQUE FEDERAL SAVINGS & LOAN ASSOCIATION

Ben L. Wyne, Vice President

ATTEST:

APPROVED AS TO FORM:

CITY OF ALBUQUERQUE

Assistant City Attorney

Approved As To Form

City Attorney

Date: 4/4/86

AmeriWest
Corporation

625 Silver SW Suite 200 P.O. Box 25625
Albuquerque, NM 87125 505-242-3330

LD #800

January 2, 1986

Ms. Denise Wilcox
PO Box 1293
City of Albuquerque
Albuquerque, NM 87013

Re: Broadmoor at Tanoan (City Project 2610)

Dear Denise:

Please find attached a copy of the Subdivision Improvements Agreement for the Broadmoor at Tanoan. Also attached are unexecuted Letters of Credit as per Exhibit "C". Executed letters will be submitted as soon as possible.

Grants of Easements for Public Water, Sanitary Sewer and Storm Drainage are also attached and are being submitted for review and approval.

A sidewalk variance was granted for the Broadmoor on December 30, 1985 (#SV 85-48). A unexecuted letter of credit is also attached.

An executed contract with a general contractor along with the bonds required will be submitted in the very near future.

If you have any questions, please do not hesitate to call.

Sincerely,

AMERIWEST CORPORATION

Jay A. Chester

Jay A. Chester, P.E.
Chief Design Engineer

lc

AmeriWest
Corporation

625 Silver SW Suite 200 P.O. Box 25625
Albuquerque, NM 87125 505-242-3330

LD #799

January 2, 1986

Mr. Andre Houle
PO Box 1293
City of Albuquerque
Albuquerque, NM 87013

Re: Broadmoor at Tanoan (City Project 2610)

Dear Andre:

Please find attached a copy of the Subdivision Improvements Agreement for the Broadmoor at Tanoan. Also attached are unexecuted Letters of Credit as per Exhibit "C". Executed letters will be submitted as soon as possible.

Grants of Easements for Public Water, Sanitary Sewer and Storm Drainage are also attached and are being submitted for review and approval.

A sidewalk variance was granted for the Broadmoor on December 30, 1985 (#SV 85-48). A unexecuted letter of credit is also attached.

An executed contract with a general contractor along with the bonds required will be submitted in the very near future.

If you have any questions, please do not hesitate to call.

Sincerely,

AMERIWEST CORPORATION

Jay A. Chester

Jay A. Chester, P.E.
Chief Design Engineer

lc

E22/D7B

(Procedure "B")

836

AGREEMENT TO CONSTRUCT
SUBDIVISION IMPROVEMENTS
PUBLIC AND PRIVATE

86 17436

THIS AGREEMENT made this 26th day of February, 1986, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and AMERIWEST CORPORATION (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983).

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as BROADMOOR AT TANOAN (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved a preliminary plat identified as BROADMOOR AT TANOAN TRACT L-2-A-1 describing the Subdivision; and

WHEREAS, the preliminary plat submitted by the Developer proposes both private and public infrastructure improvements within the subdivision; and

WHEREAS, Section 6 of the City's Subdivision Ordinance requires the Developer to install and construct certain public improvements at no cost to the City; and

WHEREAS, the City requires the execution of an Agreement to construct said public improvements, together with actual satisfactory construction or acceptable guarantees of construction as specified below, as a prerequisite to approval of a Final Plat of the Subdivision; and

WHEREAS, the Developer must obtain City approval of

construction plans, specifications, and cost estimates for the improvements and upon City approval of such construction plans, specifications, and cost estimates the City is prepared to issue the Developer a Work order permitting the commencement of construction activities upon execution of this Agreement and payment of all requir fees, all as set forth and specified in Exhibit "A", which is attached hereto and incorporated herein as if fully set forth in this Agreement and;

WHEREAS, the City is willing to inspect or monitor the private inspection of the improvements during the course of their construction and accept said improvements upon their satisfactory completion, all as set forth and specified in Exhibit "B", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the Developer financially guarantees the satisfactory completion of the infrastructure construction required herein and the payment of all labor and material costs and charges, all as set forth and specified in Exhibit "C", which is attached hereto and incorporated herein as if fully set forth in this Agreement;

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer shall, on or before the 31st day of October, 1986, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified in Exhibit "D", which is attached hereto and incorporated herein as fully

set forth in this Agreement.

The time limitation stated above may be extended by the City Engineer for a period not to exceed twelve (12) months if the Developer shows adequate reasons for said extension.

2. After execution of this Agreement, payment of all fees as specified in Exhibit "A" attached hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3. a) Prior to final acceptance of the completed Public Improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and specified in Exhibit "A" attached hereto.

b) Prior to release of financial assurance, the Developer shall either provide Certification by a New Mexico registered Professional Engineer that the required Private Improvements have been constructed in compliance with approved plans and specifications or the Developer shall make necessary arrangements for Certification by the City Engineer that the required improvements are satisfactorily completed.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer

agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars ($1,000,000) for accidents or occurrences which cause bodily injury, death or property damage to any member of the public resulting from any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The insurance policy must name the City of Albuquerque, its employees, and elected officials, as their interest may appear, as additional insureds. The Developer shall maintain such insurance until acceptance of the improvements by the City. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date hereof, materially changed, or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is

completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate dedication on the final plat of the subdivision.

7. At the time of acceptance of the completed improvements or any portion thereof by the City, the Developer shall furnish or cause to be furnished a bond or other suitable guarantee in a form and with a surety satisfactory to the City to guarantee the completed project against defective materials and workmanship for a period of three (3) years following the date of acceptance by the City.

8. The City shall either perform or monitor the performance of inspections during the course of construction of the improvements and inspect the improvements upon their completion in a timely manner, all as set forth and specified in Exhibit "B" attached hereto.

9. The City shall make available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to any other public agency or body.

10. The City shall made available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent

to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to any other public agency or body.

11. a) The City shall issue a Certificate of Completion and Acceptance for the Public Improvements upon final completion to the City's satisfaction of the Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto.

b) The City shall issue a Certificate of Completion for the Private Improvements upon final completion to the City's satisfaction of the Private Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto.

12. If the Developer has requested Final Plat approval by the City prior to the actual construction of the improvements, the City will approve the Final Plat for recordation upon execution of this Agreement, payment of all fees specified in Exhibit "A" attached hereto, delivery of the financial guarantee specified in Exhibit "C" attached hereto and full compliance with the City's Subdivision Ordinance.

13. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

14. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release

the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Subdivision Improvement Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

15. Should there be a conflict between the terms and conditions of this Agreement (with Exhibits A, B, C and D) and the terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B, C and D) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DEVELOPER

Signed

Stan Strickman

Name

Title

CITY OF ALBUQUERQUE, NEW MEXICO

C. Dwayne Sheppard 2/10/86

C. Dwayne Sheppard
City Engineer

Gene Romo

Gene Romo
Chief Administrative Officer

ATTEST:

City Clerk

REVIEWED AND APPROVED AS TO FORM ONLY:

Assistant City Attorney 2/13/86

City Attorney

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

The foregoing instrument was acknowledged before me this 3rd. day of February, 1986, by Stan Strickman, Vice President of AmeriWest Corporation.

Lisa K. Cornwell
Notary Public

My Commission Expires:
10-11-88

OFFICIAL SEAL
LISA K. CORNWELL
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 10-11-88

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

The foregoing instrument was acknowledged before me this 11th day of February, 1986, by C. Dwayne Sheppard, City Engineer of the City of Albuquerque.

Carmen L. Castillo
Notary Public

OFFICIAL SEAL
CARMEN L. CASTILLO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 2/24/89

My Commission Expires:
2/24/89

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

The foregoing instrument was acknowledged before me this 24th day of February, 1986, by Gene Romo, Chief Administrative Officer of the City of Albuquerque.

Priscilla Phillips
Notary Public

My Commission Expires:
3-17-86

compliance with plans and specifications. Inspection and certification of private improvements.

The Developer shall ensure that the Engineer(s) perform all of the above services in a satisfactory manner and submit to the City Engineer any reports required by the City Engineer.

The Developer has engaged J. R. HALE as Contractor(s), who is properly licensed in the State of New Mexico. The Developer shall ensure that the Contractor(s), in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvements Plan (Project No. 2610), incorporating any change orders approved by the City Engineer, City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. COMPLETION OF CONSTRUCTION.

The Developer shall report the completion of construction in writing to the City Engineer. Upon receipt of the report, the City Engineer or his representative shall visually inspect the public improvements to verify completion of construction according to plan. Subsequent to verification, the Developer shall submit to the City Engineer a "final acceptance package", which shall consist of the following documents:

a. "As-built" drawings of reproducible quality, depicting all construction of the public improvements as actually accomplished in the field and certified by a New Mexico Registered Professional Engineer or Land Surveyor, as

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BY AND BETWEEN AMERIWEST CORPORATION (DEVELOPER)
AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE 26th DAY OF February, 1986.

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Improvement Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvements Plan, which was filed with the office of the City Engineer and identified as Project No. 2610.

2. DESIGN AND CONSTRUCTION METHODS.

As soon as reasonable practical after approval of the Developer's Preliminary Plat of the Subdivision, the Developer shall submit to the City Engineer final construction plans, specifications, and cost estimates for the proposed public improvements. At this time, the Developer shall pay all fees required under Section 12.D of the City's Subdivision Ordinance and Paragraph 4 of this Exhibit.

The Developer has engaged BOHANNAN-HUSTON, INC. as Engineer(s) for the construction project, who are Registered Professional Engineers in the State of New Mexico. The Developer shall ensure that the Engineer(s), in such capacity, shall provide the following services prior to, during, and after construction of the improvements:

Complete engineering design of all site grading and all required public and private infrastructure improvements. The Developer's engineer will privide minimal construction monitoring to ensure

appropriate,

b. A list of quantities of contract items in place, using the bid items in the City Engineer's Estimated Unit Prices. This list shall be divided into the following categories as applicable:

(1) Sanitary sewer items and quantities;

(2) Water service items and quantities;

(3) Street paving quantities;

(4) Street curb and gutter quantities; and

(5) Storm drainage improvements and quantities.

The City shall concurrently provide a written certification from the City Engineer that the construction has been performed in substantial compliance with the City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and with the approved final plans and specifications for public improvements. If the City is acting as the Contractor for all or a portion of the improvements constructed pursuant to this Agreement, the City shall prepare its own final acceptance package documents for those improvements actually constructed by the City.

Upon receipt of the Developer's "final acceptance package", the City Engineer shall review it for completeness and accuracy. If the documentation has been satisfactorily completed, the City Engineer shall approve the package and issue a Certificate of Completion and Acceptance. Any financial guarantee provided by the Developer in accordance with Section 6.D.2 of the City's Subdivision Ordinance and as described in Exhibit "C" to the Subdivision Improvement Agreement between the Developer and the City shall be released no later than sixty (60)

days after approval of the first acceptance package by the City Engineer.

4. PAYMENT OF FEES.

Prior to issuance of a Work Order, the Developer shall pay to the City the following fees:

Type of Fee	Amount
Engineering Fee	6% of actual construction cost for public improvements.
Excavation Ordinance Fee	As required per City approved engineer's estimate
Sidewalk Ordinance Fee	As required per City approved engineer's estimate

Prior to final acceptance of the improvements by the City, the Developer shall pay any other City fees which may have been incurred during the course of construction.

EXHIBIT "B"

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN AMERIWEST CORPORATION (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE 26th DAY OF February, 1986.

1. CONSTRUCTION INSPECTION METHODS.

Inspection of the subdivision improvement construction shall be performed by CITY OF ALBUQUERQUE, a New Mexico Registered professional Engineer, in accordance with all applicable laws, ordinances and regulations. If said inspection is performed by an entity other than the City, the City may monitor said inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City as required for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements if deemed necessary or advisable by the City Engineer. For any inspections performed by the City, the Developer shall pay to the City a reasonable fee therefor.

2. CONSTRUCTION SURVEYING.

Construction surveying for the subdivision improvement project shall be performed by J. R. HALE in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer

shall pay to the City a reasonable fee therefor.

3. FIELD TESTING.

Field testing of the subdivision improvement construction shall be performed by FOX ENGINEERING, a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the technical standards contained in the applicable contract documents and all applicable laws, ordinances and regulations. If any field testing is performed by an entity other than the City, the City may monitor said field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City as required for review. If any field testing is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

4. RECORD TESTING.

Notwithstanding the provisions of Paragraph 3 above, the City retains the right to perform any and all record testing which may be deemed necessary or advisable by the City Engineer at the expense of the Developer.

EXHIBIT "C"

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN AMERIWEST CORPORATION (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE 26th DAY OF February, 1986.

1. PLAT APPROVAL STATUS.

The Developer has/has not (circle one) requested final plat approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 on the Subdivision Improvement Agreement. If the Developer has not requested final plat approval prior to construction of the improvements, no financial guarantee is required by the City. However, the Developer understands and agrees that the City will not approve the Developer's proposed plat until the improvements are completed in accordance with the Agreement to which this document is attached as an Exhibit.

If the Developer has requested final plat approval prior to the construction of the improvements, a financial guarantee in an amount of not less than 125 percent of the costs of completing the improvements (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Subdivision Improvement Agreement.

2. FINANCIAL GUARANTEE.

With respect to the Subdivision Improvement Agreement to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial

guarantee (describe fully, indicate amount, identification number, names of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

Albuquerque Federal Savings and Loan Letter of Credit and Agreement No. 1116 in the amount of $413,817.86 Available between January 1, 1986 and December 31, 1986

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Subdivision Improvement Agreement between Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer.

In the event the Developer shall fail or neglect to fulfill his obligations under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Final Plat and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the city, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

3. PROCEDURES FOR REDUCTION OF FINANCIAL GUARANTEE UPON PARTIAL COMPLETION OF IMPROVEMENTS.

The Developer may request a reduction in the amount of financial guarantee upon partial completion of the subdivision improvements. To qualify for a financial guarantee reduction, the completed improvements must be of a free-standing nature, functionally independent of any uncompleted improvements, and completed in substantial compliance with the subdivision improvement construction plans as determined by an inspection conducted by the City.

If the completed improvements meet the above requirements, the City Engineer will then estimate the cost of completing the remaining improvements. The Developer may then submit the following documents to the City for review and approval:

a) A revised financial guarantee in an amount of not less than 125 percent of the City Engineer's estimated cost of completing the remaining improvements;

b) A release of the original financial guarantee for execution by the City;

c) Documentation that the completed improvements and the land in which the completed improvements are located are subject to no liens, claims or other encumbrances;

d) A bond or other suitable instrument guaranteeing the completed improvements against defective materials and workmanship for a period of three (3) years as set forth in Paragraph 7 of the Subdivision Improvement Agreement between the Developer and the City.

Upon receipt of the above-described documents in forms

acceptable to the City, the City shall issue a Certificate of Completion and Acceptance for the completed improvements and accepts the revised financial guarantee tendered by the Developer.

EXHIBIT "D"

INFRASTRUCTURE IMPROVEMENTS REQUIRED
FOR
THE BROADMOOR @ TANOAN SUBDIVISION
December 17, 1985
(DRB-85-559)

Amended 1/7/86

RECEIVED
JAN 09 1986
PLANNING DEPARTMENT
ROAD SECTION

The following infrastructure will be constructed within the Broadmoor at Tanoan. Quantity Estimates are approximate only and will be revised upon approval of construction plans for the project. Roadways and surface drainageways are to be private and will be maintained by the Homeowners Association. All underground utilities and drainage facilities will be public, to be maintained by the City of Albuquerque.

Type of Improvements	Location
Paving:	
429 LF 36' wide (F-F) w/std. C & G each side	Woodmar Lane
201 LF Transition from 36 wide (F-F) to 32' wide w/std. C & G each side	Woodmar Lane & Woodmar Way
1,620 LF 32' Wide (F-F) W/Std C & G Each Side and 45' Radius Cul-de-Sac	Woodmar Lane & Woodmar Way
1 - 24' Wide Turnaround, Approximately 50' long	
150' 24' Wide Knuckle Cul-de-Sac	Woodmar Way
~~16 Car Parking Area W/40 LF 24' Wide Entrance W/Std C & G~~	
Concrete Valley Gutter	
VG, Approximately 1000 SF Each	2 @ Turnaround ~~1 @ Parking Area Entrance~~ 1 @ Intersection of Woodmar Ln. and Woodmar Way
Concrete Wheel chair Ramps/Sidewalk	
WCR 126 SF Each	1 @ 24' Wide Turnaround at the east end of central landscaped area 2 @ Intersection of Woodmar Ln. and Woodmar Way
225' LF 4" 4' Wide Sidewalk	Central Landscaped Area
4288 LF 4" 4' Wide Sidewalk All Sidewalks along the Streets are to be constructed with the Dwellings. A Request for Sidewalk Variance will be Submitted with the Final Plat.	Woodmar Lane and Woodmar Way

Emergency Access Drivepad

6" PCC drivepad approximately 210 SF	Cul-de-sac on Woodmar Lane

Sanitary Sewer

2235' 8" Main W/10-4' Dia Type "E" MH, 53-4" Services	Woodmar Lane & Woodmar Way

Water

1794' 8" Main W/2 - 8" Gate Valves 727' 6" Main W/2 - 6" Gate Valves 2 Fire Hydrants, 25-Double Services 3 Single Services, Fittings as Required	Woodmar Lane & Woodmar Way

Public Drainage

125 LF 24" RCP Storm Drain w/1-6 Dia, Type "E" MH 1 - Transverse Inlet Structure	Tract 8 Woodmar Lane

Private Retaining Walls

Private retaining walls will be built along the property lines of the following lots.	Lots 1,16,17,18,19,20,21,22 Lots 42,43,44,45 and 46

Off-Site

Street and utility connections to Country Club Estates refer to the preliminary plat for the Desert Classic Subdivision approved by the DRB on 4/16/85 as DRB-84-859.

Paving

700 LF 32' Wide W/Std Curb and Gutter Each Side	Street G (Woodmar Lane)
150 LF 42' Wide (B-B) w/Std Curb and Gutter Each Side	Country Club Drive

Concrete Valley Gutter

Approx. 1000 SF	Intersection of St. G and Country Club Drive
Approx. 1000 SF	Intersection of St. G w/ St. F

Wheel Chair Ramps/Sidewalks

WCR, 126 SF Each	2 @ Intersection of St. G w/Country Club Drive 2 @ Intersection of St. G w/St. F
341 LF 4" 4' Wide Sidewalk	Country Club Drive
1376 LF 4" 4' Wide Sidewalk	Woodmar Lane

Sanitary Sewer

790' 8" Main w/4 4' Dia. Type "E" MH	Woodmar Lane
165' 8" Main w/Connection to Existing MH @ Country Club Estates 8-4" services	Country Club Drive

Water

456' 8" Main - Connect to 10" Lower 7E Master Plan Line @ Country Club Drive	Woodmar Lane
41' 6" Main w/1-6" gate valve 1 fire hydrant, 3 double services, 2 single services, fittings as required.	Street F Woodmar Lane

Public Drainage

243 LF 24" RCP Storm Drain	Tanoan Golf Course
260' 54" RCP storm sewer w/1-6' Dia. MH	Lowell Street
600' 48" RCP storm sewer w/2-6' Dia. MH	
Concrete overlay dissipator riprap desiltation basin	

Note: These infrastructure requirements assume that the Tanoan Master Plan Waterline Extensions Project has been completed.

MASTER PLANNED WATERLINE EXTENSIONS
REQUIRED FOR THE BROADMOOR AT TANOAN

Note: These portions of the proposed Tanoan master planned waterline extensions project, currently under review, will be required for development of the referenced project.

Type of Improvement	Location
WATER	
500' 10" Lower 8E master waterline w/1-10" gate valve 55' 8" main w/1 8" gate valve wet connection fittings as required	From Academy Road to Country Club Drive
890' 16" Upper 8E master waterline w/1-16" butterfly valve 30' 8" main w/1-8" gate valve wet connection fittings as required	Lowell Street

APPROVED:

Robert A. Fornaciari 12-17-85 RAF 1-7-86
Traffic Engineer

Fred D. Cyguin 12-17-85 FDC 1/7/86
CITY ENGINEER/AMAFCA

Jon E. Fitzgerald 12-17-85 JEF 1/7/86
SEWER UTILITIES DEPT.

Parks & Recreation 12-17-85 — JA 1-7-86

RWD 1-7-86
Richard Dwyer - Chairman DRB

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

ESTIMATE SHEET
PROJECT NO. 2610
MAP NO.

[x] Quantities and Cost Estimate
Date Prepared: 11/27/85

[] Approval
Date Requested:

[] Work Order
Date Issued:

[] Final Acceptance
Date Accepted:

APPLICANT INFORMATION:

a. Developer: AmeriWest Corporation
Mailing Address: Box 25625, Albuquerque, NM 87125

b. Consulting Engineer: Bohannan-Huston, Inc.,
Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107

c. Person to contact regarding this form: Kerry Davis
Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107
Phone: 881-2000

GENERAL SCOPE OF PROJECT:

NAME OF SUBDIVISION OR DESCRIPTION OF PROPERTY TO BE SERVED: The Broadmoor at Tanoan

Developer to Pay = (Methods II and III) Policy

City to Pay = Policy

City to Pay = Account No.

SPECIFIC LOCATION:	W	SAS	P	SD	M
Country Club Drive	x	x	x		
Woodmar Lane	x	x	x	x	
Woodmar Way	x	x	x	x	

Item #	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Bui Amoun
Public Drainage						
S-23	4' MH,10-14' D	$1,165.00	1 EA	$1,165.00		
S-26	6' MH, ADD D CST TO 4' MH	85.49	1 [illegible]	940.39		
K-5	24" RCP	$26.21	36[illegible] LF	$9,619.07		
K-22	BNDS 24" RCP	264.00	1 EA	264.00		
K-50	REIN STR CONC	307.14	12 CY	3,685.68		
K-73	STR ST	2.83	3716 LB	10,516.28		
K-87	24" SDWK CUL W/SS PLATE	500.00	4 EA	2,000.00		
P-13	PCC C&G REM	4.01	14 LF	56.14		
P-14	(SDWK & DRVPD) REM	3.75	10 SY	37.50		
	Subtotal			$28,284.06		

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED
1986 FEB 27 PM 1:50
Mis 305A 826-863
COUNTY CLERK

Item #	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
Sewer						
G-3	8" PVC	5.08	3032 LF	15,402.56		
G-7	4" TEE PVC	66.21	59 EA	3,906.39		
S-1	4" SER PIPE	10.21	2166 LF	22,114.86		
S-12	TRCHG (6"-15") 6-8' D	6.45	2532 LF	16,331.40		
S-12	TRCHG (6"-15") 6-8' D	7.84	500 LF	3,920.00		
S-22	4' MH 6'-10' D	977.51	14 EA	13,686.54		
	Subtotal			$75,361.75		
Water						
B-2	6"PVC/FRP P	7.60	768 LF	5,836.80		
B-3	8" PVC/FRP P	9.37	2,250 LF	21,082.50		
B-10	TAP SAD 3/4" 6" PVC	51.61	12 EA	619.32		
B-14	TAP SAD 3/4" 8" PVC	100.00	52 EA	5,200.00		
B-17	TAP SAD 2" 8" PVC	75.00	1 EA	75.00		
W-46	N-PRESS CONN	417.82	2 EA	835.64		
W-52	MJ FIT (4"-14")	1.56	2,405 LBS	3,751.80		
W-56	CAP (4"-6")	54.03	2 EA	108.06		
W-66	6" GV	337.40	3 EA	1,012.20		
W-67	8" GV	501.82	3 EA	1,505.46		
W-86	F.H. - 4'	925.69	3 EA	2,777.07		
W-180	3/4" S. SER N MAIN	258.33	6 EA	1,549.98		
W-181	3/4" D SER N MAIN	389.17	29 EA	11,285.93		
W-185	2" SERV W/NEW MAIN	466.67	1 EA	466.67		
W-186	BLKG	90.85	5 CY	454.25		
	Subtotal			$56,560.68		
Private Retaining Walls						
K-76	F BLK WL	4.50	3000 SF	13,500.00		
K-77	PCC FTG-F BLOCK	220.00	60 CY	13,200.00		
	Subtotal			$26,700.00		
Private Paving						
P-17	PROC 4" SBSE	0.64	11,735 SY	7,510.40		
P-25	1 1/2" AC BS-1500 M	2.49	11,735 SY	29,220.15		
P-30	TC CT	0.26	11,735 SY	3,051.10		
P-32	1 1/2" AC SF-1500 M	2.54	11,735 SY	29,806.90		
P-43	6" PCC DRVPD	3.16	870 SF	2,749.20		
P-44	PCC VLY GUTTER	3.80	5000 SF	19,000.00		
P-46	PCC STD C & G	7.48	6,694 LF	50,071.12		
P-77	6" PVC SLEEVE	6.00	150 LF	900.00		
P-78	6" PVC CAP	5.00	8 EA	40.00		
K-49	STR CONC	280.71	.0263 CY	73.83		
	TYPE III BARRACADES	250.00	4 EA	1,000.00		
	Subtotal			$144,191.00		
	Contingencies 10%			$19,865.85		
*	Engineering 6%			6,621.95		
	Testing Fee 2%					
	Total Construction Cost			~~$331,097.49~~ $357,585.29		

*Reduce Eng. Fee by the Design Review Fee paid of $5,746.29

COST APPORTIONMENT

	CITY TO PAY		DEVELOPER TO PAY		
	Policy No.	Policy No.	Policy No.	Policy No.	Policy No.
Const.	$	$	$	$	$
Cont.					
Eng.					
Testing					
Sub-Totals		$	$	$	$
Total City Cost:		$	$	$	$

Notes:

1. Outstanding Pro-rata: -0- ~~AH~~
2. For staking, construction and inspection use Drawing No. 2610
3. This work shall be done in accordance with the ~~specifications of Block-to-Block Contract No. 31~~. CITY OF ALBU. INTERIM STANDARD SPECIFICATIONS, ROUCHLBERS CONST. 1985
4. If payment of the full amount (B-2-B) or engineering fee (AHBA) is not made ten (10) working days before the expiration date of Contract No. , then this document must be revised prior to entering into construction contract.
5. Recorded Plat — Recording No.
6. Easement Required — Recording No.
7. NMSHD Permit Required — Permit No.
8. Permits Required: Easement Dedication is part of Filed Plat.

Excavation Ordinance Permits

Sanitary Sewer	4 BLOCKS @ $26.00 = $104.00
Storm Drainage Facilities	1 BLOCK @ $26.00 = 26.00
Water Lines	4 BLOCKS @ $26.00 = $104.00
Street Grading	—
Curb and Gutter	1 BLOCK @ $26.00 = $26.00
Valley Gutter	—
Drivepads	—
Sidewalk	—
Handicapped Ramps	—

Sidewalk Ordinance Permits
(Construction)

Curb and Gutter	—
Valley Gutter	—
Sidewalk	—
Handicapped Ramps	—

NOTE: The dollar amounts for above fees were calculated on the basis that all permit items will be constructed under a Work Authorization. If items are to be done separately, then new fees must be calculated.

Prepared By:

Kenny T. Dani, EI
Consultant

Submitted By:

[illegible] 12/30/85
Design Engineer

861 862 863

LOCATION MAP

TANOAN GOLF COURSE

15' PEDESTRIAN EASEMENT

EMERGENCY ACCESS

15' DRAINAGE AND PEDESTRIAN EASEMENT

WOODMAR LANE

LANDSCAPED AREA

10 CARS

TO COUNTRY CLUB DRIVE

TANOAN GOLF COURSE

ACADEMY ROAD

LOWELL STREET

LOWELL STREET EXTENSION PROPOSED BY CITY PROJECT 2452 TO BE OPERATED AS PRIVATE STREET AS PER DEDICATION AGREEMENT.

SCALE: 1"=50'

53 LOTS

14.7883 ACRES

3.58 DU/AC.

NOTES:

1. No individual access will be allowed to Academy Road or Lowell Street.
2. Street and utility connections to Country Club Estates will be included with the infrastructure requirements for this subdivision.
3. All streets, surface drainageways and common areas are to be private and will be maintained by the Homeowner's Association. All underground utilities will be public, to be maintained by the City of Albuquerque.
4. Striping and/or signing shall ensure one way traffic circulation.

V-85-70
8/21/85
DRB-85-589

516.30

PRELIMINARY PLAT

THE BROADMOOR AT TANOAN

FILED WITH CITY CLERK'S OFFICE

2/28/86 dw

Albuquerque Federal

December 30, 1985

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 1116

AMOUNT: $413,871.86

Mr. Gene Romo
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Dear Mr. Gene Romo

At the request of AmeriWest Corporation, a New Mexico Corporation, we establish our Irrevocable Letter of Credit in your favor for the account of AmeriWest Corporation, to the extent of and not exceeding Four Hundred Thirteen Thousand Eight Hundred Seventy-One Dollars and eighty-six cents ($413,871.86).

This Letter of Credit has been established to insure the completion of The Broadmoor at Tanoan Subdivision, as provided by the Agreement between AmeriWest Corporation, and the CITY OF ALBUQUERQUE which Agreement is recorded in Book Misc. 325-A, at pages 836 to 863, of the records of the County of Bernalillo, State of New Mexico (the "Agreement"). A Draft or Drafts for any amount up to, but not in excess of, Four Hundred Thirteen Thousand Eight Hundred Seventy-One Dollars and eighty-six cents ($413,871.86) is/are available at sight at Albuquerque Federal Savings and Loan Association, between January 1, 1986, and December 31, 1986.

When presented for negotiation, the Draft(s) is/are to be accompanied by the following document:

> The City's notarized certification stating that AmeriWest Corporation, has failed to comply with the terms of the Agreement, and also certifying that "the undersigned is Chief Administrative Officer of the City of Albuquerque and is authorized to sign this statement," and also certifying that the amount of the Draft does not exceed 125% of the cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn and under and in compliance with the terms of this credit that such Draft(s) will be duly honored on the presentation to the drawee if negotiated between January 1, 1986 and December 31, 1986.

The Draft(s) drawn under this credit must be endorsed and contain the clause: "Drawn under Letter of Credit and Agreement No. 1116 of Albuquerque Federal Savings and Loan Association, Albuquerque, New Mexico, dated December 30, 1985"; the amount of such Draft(s) must be endorsed on the reverse side thereof, and this Letter of Credit must be attached to that Draft which exhausts this credit.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400.

This credit terminates at 5:00 o'clock p.m., New Mexico time, December 31, 1986.

ALBUQUERQUE FEDERAL SAVINGS & LOAN ASSOCIATION

By _____

ATTEST:

Paul Teske

APPROVED AS TO FORM:

CITY OF ALBUQUERQUE

_____
Assistant City Attorney

Approved As To Form
_____
City Attorney
Date: 2-12-86

GRANT OF EASEMENT
FOR
PUBLIC WATER AND SANITARY SEWER

THIS INDENTURE made and executed this _____ day of _____, 198__, by and between AMERIWEST CORP. _____ in the County of BERNALILLO and State of NEW MEXICO hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors has his day bargained and sold by these presents do sell, convey and deliver unto the City of Albuquerque a permanent underground easement including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair water and sanitary sewer facilities across, through, and under the lands hereinafter described and further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said improvements to the extent such removal is reasonably required for such construction, maintenance and repair work.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for aforesaid improvements.

The Grantors does hereby convenant with Grantee that they are either lawfully seized and possessed of the real estate above described or it has the right to grant this Easement pursuant to the terms of the Grant of Easement (Multiple-Uses) recorded in the Bernalillo County, New Mexico real estate records on June 29, 1982, as Document No. 82-33715, (the "Multiple Use Easement") and that it has a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that it will forever warrant and defend the title hereto against the lawful claim of all persons whomsoever.

This Grant of Easement is subject to the terms of the Multiple Use Easement and is further subject to Grantor's reserved right to full use and enjoyment of the premises for landscaping, parking lots, roadways, paths, fences, open space, walls and recreational facilities, except Grantor may not use the premises for uses which may unreasonably interfere with the exercise by Grantee of the rights granted herein which impermissible uses specifically include buildings. In the event that Grantee's exercise of its rights granted herein result in damage to any of Grantor's uses of the premises or improvements thereon, Grantee shall be under no obligation to restore the uses or improvements, nor shall Grantee be liable to Grantor for any damages to Grantor's uses of the premises or improvements thereof.

As a part of the consideration for this grant, the Grantee agrees to save Grantors harmless from any and all liability arising from Grantee's use of the easement for the purposes herein set forth. This provision shall not be construed as requiring Grantee to save harmless Grantor from liability, if any, arising from Grantor's incapacity, if any, to execute this easement.

IN WITNESS WHEREOF, the parties have set their hands and seals this 20th day of December, 1985.

Allan L. Whitesell V.P.
Rainbow West Corp

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was duly acknowledged before me this 20th day of December, 1985 by ALLAN WHITESEL, VICE PRESIDENT, AMERIWEST CORP.

Marsha Weller
Notary Public

My Commission Expires:

OFFICIAL SEAL
MARSHA WELLER
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/23/86

APPROVED AS TO FORM:

City Attorney Date

ACKNOWLEDGED:

City Engineer Date

DESCRIPTION

A certain tract of land situate within projected Section 27, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract K-1-A-1 and Open Space 5-A-2, SECOND REVISION PLAT OF TANOAN PROPERTIES, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Book C28, Folio 79, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the most southerly corner of the tract herein described, a point on the southwesterly boundary of said Tract K-1-A-1, whence the most southerly corner of said Tract K-1-A-1 bears S58°35'59"E, 117.82 feet, and from said point of beginning running thence along the southwesterly boundary of said Tract K-1-A-1,
N58°35'59"W, 50.00 feet to the most westerly corner of the tract herein described; thence leaving said boundary and continuing along the westerly boundary of the tract herein described,
N31°24"01"E, 116.03 feet to a point of curvature; thence,
33.38 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N06°50'45"W, 30.95 feet to a point; thence,
N44°54'28"E, 33.25 feet to a point on curve being the most northerly corner of the tract herein described; thence continuing along the northerly boundary of the tract herein described,
210.83 feet along the arc of a curve to the left having a radius of 233.37 feet and a chord bearing S70°58'21"E, 203.73 feet to a point of tangency; thence,
N83°08'49"E, 98.90 feet to a point of curvature; thence,
39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N38°08'49"E, 35.36 feet to a point; thence,
N83°08'49"E, 33.25 feet to a point on curve; thence,
39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S51°51'1[illegible] 35.36 feet to a point of tangency; thence,
N83°08'49"E, 34.66 feet to a point of curvature; thence,
46.60 feet along the arc of a curve to the right having a radius of 166.63 feet and a chord bearing S88°50'30"E, 46.44 feet to a point of reverse curvature; thence,
83.38 feet along the arc of a curve to the left having a radius of 133.38 feet and a chord bearing N81°15'34"E, 82.03 feet to a point of tangency on the easterly boundary of said Tract K-1-A-1; thence continuing along said boundary,
N63°20'58"E, 23.63 feet to a point of curvature; thence leaving said boundary and continuing along the northerly boundary of the tract herein described,
96.55 feet along the arc of a curve to the right having a radius of 248.80 feet and a chord bearing N74°27'59"E, 95.94 feet to a point of tangency; thence,
N85°35'01"E, 13.27 feet to the northeast corner of the tract herein described, a point on the easterly boundary of said Open Space 5-A-2; thence continuing along said boundary,

S33°56'43"E, 38.19 feet to a point on curve being the southeast corner of the tract herein described; thence leaving said boundary and continuing along the southerly boundary of the tract herein described, 2.97 feet along the arc of a curve to the right having a radius of 199.57 feet and a chord bearing S85°09'24"W, 2.97 feet to a point of tangency; thence,
S85°35'01"W, 29.12 feet to a point of curvature; thence,
83.65 feet along the arc of a curve to the left having a radius of 215.55 feet and a chord bearing S74°27'59"W, 83.12 feet to a point of tangency; thence,
S63°20'58"W, 23.63 feet to a point of curvature; thence,
104.17 feet along the arc of a curve to the right having a radius of 166.63 feet and a chord bearing S81°15'34"W, 102.48 feet to a point of reverse curvature; thence,
37.30 feet along the arc of a curve to the left having a radius of 133.38 feet and a chord bearing N88°10'30"W, 37.18 feet to a point of tangency; thence,
S83°08'49"W, 216.81 feet to a point of curvature; thence,
148.80 feet along the arc of a curve to the right having a radius of 266.62 feet and a chord bearing N80°51'53"W, 146.88 feet to a point of reverse curvature; thence,
36.53 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S73°15'43"W, 33.37 feet to a point of tangency; thence,
S31°24'01"W, 109.71 feet to the point and place of beginning.

Tract contains 0.7290 acre, more or less.

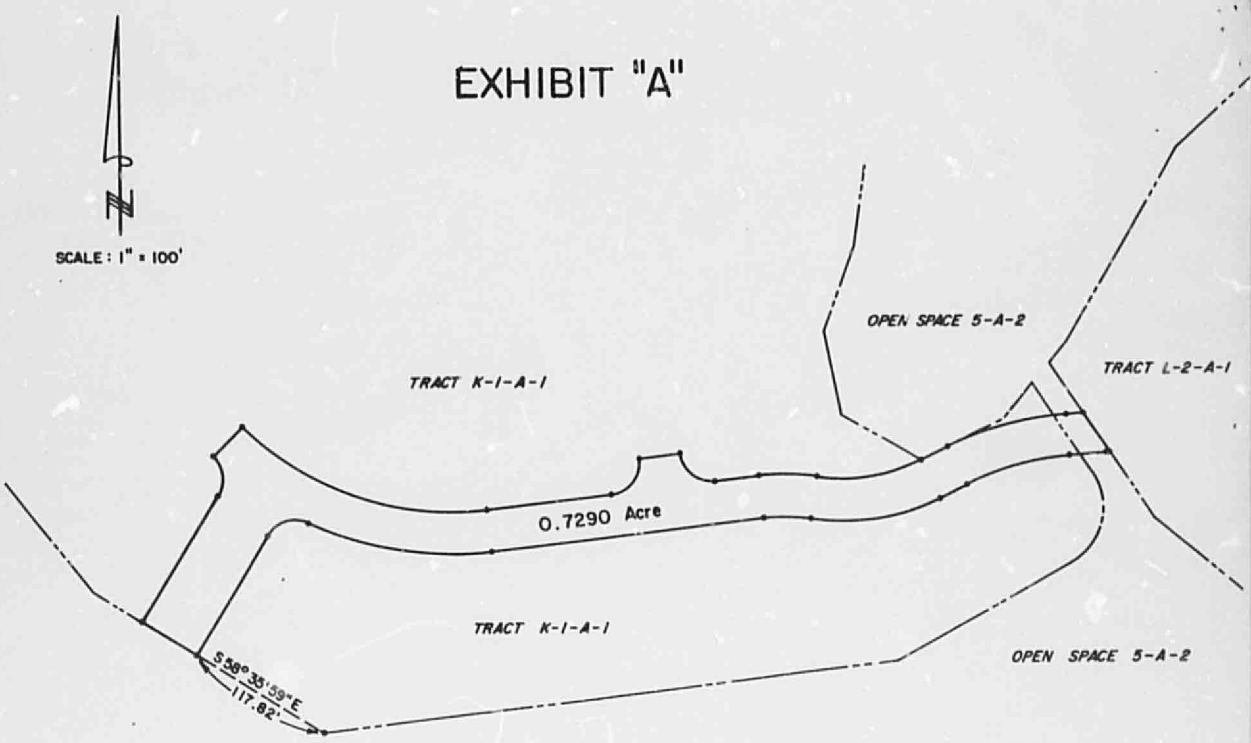
Bohannan-Huston, Inc.
4125 Carlisle Boulevard N.E.
Albuquerque, New Mexico 87107

December 20, 1985
Job No. 5 163 1

A. Dwain Weaver
A. Dwain Weaver
N.M.P.L.S. No. 6544

DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL LAND SURVEYOR

EXHIBIT "A"



SECOND REVISION PLAT OF TANOAN PROPERTIES

Filed: September 23, 1985 (C 28 - 79)

JOB NO. 51631

DECEMBER 18, 1985

HYDROLOGY E22/D7b 2 of 2 ELEVEN PLANS

GRANT OF EASEMENT
FOR
STORM DRAINAGE

THIS INDENTURE made and executed this _____ day of _____, 1985, by and between AmeriWest Corporation (formerly Affiliated Mortgage and Development Company) in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantor has this day bargained and sold by these presents do sell, grant, convey and deliver unto the City of Albuquerque a permanent underground storm drainage easement including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair storm drainage facilities across, through, and under the lands hereinafter described and further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said improvements to the extent such removal is reasonably required for such construction, maintenance and repair work.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for aforesaid improvements.

The Grantors does hereby convenant with Grantee that they are either lawfully seized and possessed of the real estate above described or it has the right to grant this Easement pursuant to the terms of the Grant of Easement (Multiple-Uses) recorded in the Bernalillo County, New Mexico real estate records on June 29, 1982, as Document No. 82-33715, (the "Multiple Use Easement") and that it has a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that it will forever warrant and defend the title hereto against the lawful claim of all persons whomsoever.

This Grant of Easement is subject to the terms of the Multiple Use Easement and is further subject to Grantor's reserved right to full use and enjoyment of the premises for landscaping, parking lots, roadways, paths, fences, open space, walls and recreational facilities, except Grantor may not use the premises for uses which may unreasonably interfere with the exercise by Grantee of the rights granted herein which impermissible uses specifically include buildings. In the event that Grantee's exercise of its rights granted herein result in damage to any of Grantor's uses of the premises or improvements thereon, Grantee shall be under no obligation to restore the uses or improvements, nor shall Grantee be liable to Grantor for any damages to Grantor's uses of the premises or improvements thereof.

As a part of the consideration for this grant, the Grantee agrees to save Grantors harmless from any and all liability arising from Grantee's use of the easement for the purposes herein set forth. This provision shall not be construed as requiring Grantee to save harmless Grantor from liability, if any, arising from Grantor's incapacity, if any, to execute this easement.

IN WITNESS WHEREOF, the parties have set their hands and seals this 20th day of December, 1985.

Allen Whitted 19201 V.V.

Amerivest Corp

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was duly acknowledged before me this 20th day of December, 1985 by ALLAN WHITESEL, VICE PRESIDENT, AMERIWEST CORP.

Marsha Weller
Notary Public

My Commission Expires:

OFFICIAL SEAL
MARSHA WELLER
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/23/86

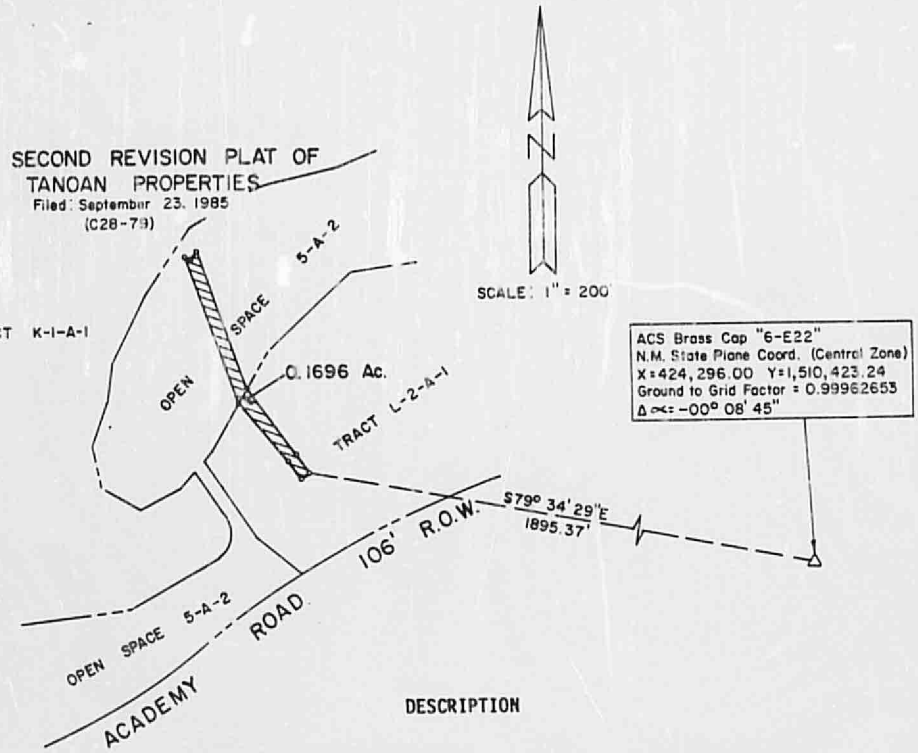
APPROVED AS TO FORM:

City Attorney Date

ACKNOWLEDGED:

City Engineer Date

EXHIBIT "A"



DESCRIPTION

A certain tract of land situate within projected Section 27, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being a portion of Open Space 5-A-2, and Tract L-2-A-1, SECOND REVISION PLAT OF TANOAN PROPERTIES as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 23, 1985 in Book C28, Folio 79, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of the tract herein described, whence the A.C.S. Control Station, "6-E22", a brass cap (having New Mexico State Plane Grid Coordinates: Central Zone, X = 424,296.00 and Y = 1,510,423.24) bears S79°34'29"E, 1895.37 feet and from said point of beginning running thence along the southerly boundary of the tract herein described,
S57°01'25"W, 15.00 feet to the southwest corner of the tract herein described; thence,
N36°01'46"W, 34.01 feet to a point; thence,
N39°17'54"W, 119.99 feet to a point on the northwesterly boundary of said Tract L-2-A-1, also being a point on the southeasterly boundary of said Open Space 5-A-2; thence continuing along the westerly boundary of the tract herein described,
N19°27'09"W, 243.16 feet to the northwest corner of the tract herein described; thence,
S67°45'20"E, 10.20 feet to a point; thence,
N35°15'00"E, 15.14 feet to the northeast corner of the tract herein described; thence,
S19°10'02"E, 228.69 feet to a point on the southeasterly boundary of said Open Space 5-A-2, also being a point on the northwesterly boundary of said Tract L-2-A-1; thence continuing along the easterly boundary of the tract herein described,
S35°37'59"E, 129.40 feet to a point; thence,
S35°59'09"E, 35.59 feet to the point and place of beginning.

Tract contains 0.1696 acre, more or less.

Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, New Mexico 87107

December 16, 1985
Job No. 5 163 1

A. Dwain Weaver
N.M.P.L.S. NO. 6544

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED PROFESSIONAL LAND SURVEYOR

CITY OF ALBUQUERQUE
P.O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

RECEIPT NO. 254788

DATE Dec. 31, 1985

RECEIVED FROM Amerillast Corp.

ADDRESS [illegible]

[illegible] DOLLARS $ [illegible]

FOR SAD 225 Item 40F

ACCOUNT			CASH	CHECK
AMT. OF ACCOUNT				
AMT. PAID				
BALANCE DUE				

BY [illegible]

ACCOUNT NUMBER	AMOUNT	EXPLANATION	NUM.
002 222230 0000	128,971.54	Prin SAD 205 Release Bd MR	
002 232230 0000	3,250.79	Int SAD 205 release BD MR	
002 161900 7233	1,264.40	Ser/chrg SAD 205 release BD MR	

DETACH UPPER PORTION BEFORE DEPOSITING CHECK - FROM AMERIWEST CORPORATION

95-7227/3070

AmeriWest Corporation

No. 0009657

PO BOX 25625
ALBUQUERQUE, NM 87125

December 31, 1985

PAY PAYE01334867 3CD $ 133,486.73***

TO THE ORDER OF City of Albuquerque

VOID AFTER SIX MONTHS
GENERAL ACCOUNT

AUTHORIZED SIGNATURE

ALBUQUERQUE FEDERAL SAVINGS AND LOAN
ALBUQUERQUE, NEW MEXICO

00320-0165

⑈0009657⑈ ⑆307072278⑆ 0055664 1⑈

Broadmoor @ Tanoan

12/12/85
R. GREEN

$n = 0.013$

$Q = 60$ cfs $Dia = 42''$ $\Rightarrow$ $S_f = .003$ ft/ft

$L = 78.4$ $(78.4)(.003) = 0.235 = H_f$

Inlet invert of $42'' = 50.76$

if $Q = 60$ inlet control $\frac{HW}{D} = 1.1 \Rightarrow HW = 3.85'$

$$EG = \begin{array}{r} 50.76 \\ +3.85 \\ \hline 54.61 \end{array}$$

Inlet invert of $24'' = 61.26$

if $Q = 30$ inlet control $\frac{HW}{D} = 2.0 \Rightarrow HW = 4.0$

$$EG = \begin{array}{r} 61.26 \\ 4.00 \\ \hline 65.26 \end{array}$$

L of $24'' = 367'$

$H = 65.26 - 54.61$
$= \underline{10.65}$

$$Q = A\sqrt{\frac{2gH}{1 + K_m + K_p L}}$$

$K_m = .7 + .07 + .07 + .07 = 0.93$
use 1

$K_p = 0.0124$

$$Q = 3.14\sqrt{\frac{(2)(32.2)(10.65)}{(1)+(1)+(0.0124)(367)}}$$

$= \underline{32.13 \text{ cfs}} > 30$ cfs $\therefore$ OK

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BROADMOOR ZONE ATLAS/DRNG. FILE #: E-22/D78

LEGAL DESCRIPTION: TRACT L-2-A-1, TANOAN PROPERTIES

CITY ADDRESS: NORTH WEST CORNER OF LOWELL ST & ACADEMY ROAD.

ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: KERRY DAVIS

ADDRESS: 4125 CARLISLE, NE PHONE: 881-2000

OWNER: AMERIWEST CORP. CONTACT: JAY CHESTER

ADDRESS: P.O. BOX 25625 PHONE: 292-3330

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED NOV 27 1985 HYDROLOGY SECTION

RECEIVED DEC 04 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-557

EPC NO. —

PROJ. NO. 2610

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN- UPDATE

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

X FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

X OTHER CONST. PLANS REVIEW (SPECIFY)

DATE SUBMITTED: 11/27/85

BY: KERRY DAVIS

BOHANNAN-HUSTON INC.
ENGINEERS PLANNERS PROGRAMMERS
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7871
6773 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

RECEIVED DEC 04 1985 HYDROLOGY SECTION

November 27, 1985

Mr. Roger Green
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED NOV 27 1985 HYDROLOGY SECTION

Re: Drainage Report for The Broadmoor at Tanoan

RECEIVED NOV 27 1985 HYDROLOGY SECTION

Dear Roger:

Enclosed please find a copy of the revised drainage report for the referenced project. Your comments have been addressed as follows:

√1. Five foot drainage easements for the concrete drainage rundowns have been shown. The width of Tract 8 (drainage easement) between Lots 52 and 53 has also been shown. where?

√2. The text of the drainage report has been revised to reflect changes made since the original submittal. Garden walls at the lot lines have been added to the Typical Lot Configuration.

√3. The scale of drawings has been added to all drawings. except 11 & 16 of 22

√4. A typical cross-section between adjacent lots has been added.

Also enclosed with this submittal are a revised Infrastructure Listing and a copy of the Preliminary Plat. — not consistant

If you have any further questions or additional comments, please call Karen Scharf or me at 881-2000.

Sincerely,

Kerry L. Davis
Project Engineer

Enclosure

cc: Mr. Jay Chester

KS/mls
Job No. 5 163 3

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

RECEIVED
DEC 04 1985
HYDROLOGY SECTION

INFRASTRUCTURE IMPROVEMENTS REQUIRED
FOR
THE BROADMOOR @ TANOAN SUBDIVISION

(DRB-85-559)

The following infrastructure will be constructed within the Broadmoor at Tanoan. Quantity Estimates are approximate only and will be revised upon approval of construction plans for the project. All streets and surface drainageways are to be private and will be maintained by the Homeowners Association. All underground utilities and drainage facilities will be public, to be maintained by the City of Albuquerque.

Type of Improvements	Location
Paving:	
429 LF 36' wide (F-F) w/std. C & G each side	Woodmar Lane
201 LF Transition from 36 wide (F-F) to 32' wide w/std. C & G each side	Woodmar Lane & Woodmar Way
1,620 LF 32' Wide (F-F) W/Std C & G Each Side and 45' Radius Cul-de-Sac	Woodmar Lane & Woodmar Way
1 - 24' Wide Turnaround, Approximately 50' long	
150' 24' Wide Knuckle Cul-de-Sac	
16 Car Parking Area w/40 LF 24' Wide Entrance W/Std C & G	Woodmar Way
Concrete Valley Gutter	
VG, Approximately 1000 SF Each	2 @ Turnaround 1 @ Parking Area Entrance 1 @ Intersection of Woodmar Ln. and Woodmar Way
Concrete Wheel chair Ramps/Sidewalk	
WCR 126 SF Each	1 @ 24' Wide Turnaround at the east end of central landscaped area 2 @ Intersection of Woodmar Ln. and Woodmar Way
225' 4" 4' Sidewalk	Central Landscaped Area
All Sidewalks on Woodmar Lane are to be constructed with the Dwellings. A Request for Sidewalk Variance will be Submitted with the Final Plat.	
4- 2' sidewalk culverts	3 on academy 1 on Lowell

RECEIVED
NOV 27 1985
HYDROLOGY SECTION

Emergency Access Drivepad

6" PCC drivepad approximately 210 SF	Cul-de-sac on Woodmar Lane

Sanitary Sewer

2235' 8" Main W/10-4' Dia Type "E" MH, 53-4" Services	Woodmar Lane & Woodmar Way

Water

1794' 8" Main W/2 - 8" Gate Valves 727' 6" Main W/2 - 6" Gate Valves 2 Fire Hydrants, 25-Double Services 3 Single Services, Fittings as Required	Woodmar Lane & Woodmar Way

Public Drainage

125 LF 24" RCP Storm Drain w/1-6 Dia, Type "E" MH 1 - Transverse Inlet Structure	Tract 8 Woodmar Lane

125
243
368

Private Retaining Walls

Private retaining walls will be built along the property lines of the following lots.	Lots 1,16,17,18,19,20,21,22 Lots 42,43,44,45 and 46

Off-Site

Street and utility connections to Country Club Estates refer to the preliminary plat for the Desert Classic Subdivision approved by the DRB on 4/16/85 as DRB-84-859.

Paving

700 LF 32' Wide W/Std Curb and Gutter Each Side	Street G (Woodmar Lane)
150 LF 42' Wide (B-B) w/Std Curb and Gutter Each Side	Country Club Drive

Concrete Valley Gutter

Approx. 1000 SF	Intersection of St. G and Country Club Drive
Approx. 1000 SF	Intersection of St. G w/ St. F

Wheel Chair Ramps

WCR, 126 SF Each	2 @ Intersection of St. G w/Country Club Drive 2 @ Intersection of St. G w/St. F

Sanitary Sewer

790' 8" Main w/4 4' Dia. Type "E" MH	Woodmar Lane
165' 8" Main w/Connection to Existing MH @ Country Club Estates 8-4" services	Country Club Drive

Water

456' 8" Main - Connect to 10" Lower 7E Master Plan Line @ Country Club Drive	Woodmar Lane
41' 6" Main w/1-6" gate valve 1 fire hydrant, 3 double services, 2 single services, fittings as required.	Street F Woodmar Lane

✓**Public Drainage**

✓243 LF 24" RCP Storm Drain	Tanoan Golf Course
✓260' 54" RCP storm sewer w/1-6' Dia. MH	Lowell Street
✓600' 48" RCP storm sewer w/2-6' Dia. MH	
✓Concrete overlay dissipator riprap desiltation basin	

Note: These infrastructure requirements assume that the Tanoan Master Plan Waterline Extensions Project has been completed.

MASTER PLANNED WATERLINE EXTENSIONS
REQUIRED FOR THE BROADMOOR AT TANOAN

Note: These portions of the proposed Tanoan master planned waterline extensions project, currently under review, will be required for development of the referenced project.

Type of Improvement	Location
WATER	
600' 10" Lower 8E master waterline w/1-10" gate valve 55' 8" main w/1 8" gate valve wet connection fittings as required	From Academy Road to Country Club Drive
890' 16" Upper 8E master waterline w/1-16" butterfly valve 30' 8" main w/1-8" gate valve wet connection fittings as required	Lowell Street

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

November 20, 1985

Kerry L. Davis
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE & GRADING PLAN OF THE BROADMOOR AT TANDAN SUBMITTED NOVEMBER 15, 1985 FOR ROUGH GRADING PERMIT APPROVAL (E-22/D7B)

Dear Kerry:

The referenced submittal is approved for Rough Grading permit. Please bring in the originals for signature. A statement on the drawings, requiring the contractor to notify Environmental Health Department for a Top Soil Disturbance Permit when grading takes place, is also required. A retaining wall permit will also be required if retaining walls are to be built at this time.

Apparently, DRB has approved this project for Preliminary Plat, but this office has not approved a drainage report for purpose of Preliminary or Final Plat. The following items must be addressed before approval of the Drainage Report by this office:

1. Show five foot drainage easements on plan views for concrete drainage rundowns, plus width of drainage easement between Lots 53 & 52 for storm drains

2. Sheet 1 needs revisions to the "on-site Flows" section. Also, "Typical Lot Configuration" should show side lot walls.

3. Show scale on all plan view drawings.

4. Provide typical cross section between adjacent lots.

Before Final Plat approval, the following items are needed:

1. An executed Subdivision Improvements agreement.

2. Drainage Easements for discharging surface flows at Lot 49 and 24" storm drain onto Tanoan Country Club Golf Course.

3. Revised Infrastructure Listing including the 24" storm drain, additional retaining wall, and sidewalk culverts.

Please provide a copy of the Preliminary Plat with any resubmittals.

If you have any questions or comments regarding this project, call me at 766-7644.

Cordially,

Roger A. Green PE

Roger A. Green, P.E.
C.E./Design Hydrology

cc: AmeriWest Corporation
Post Office Box 25625 87125

RAG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: The Broadmoor at Tanoan ZONE ATLAS/DRNG. FILE #: E-22-Z/D7B

LEGAL DESCRIPTION: tract L-2, L-2-A Tanoan Properties

CITY ADDRESS: Northwest Corner of Academy Rd and Lowell St

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Kerry Davis

ADDRESS: 4125 Carlisle NE 87107 PHONE: 881-2000

OWNER: AmeriWest Corp. CONTACT: Jay Chester

ADDRESS: P.O. Box 25625 87125 PHONE: 883-4303

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV 15 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-494

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN UPDATE

___ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN UPDATE

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

✓ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED:

BY:

received 11/15

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

October 23, 1985

RECEIVED
OCT 29 1985
HYDROLOGY SECTION

Mr. Billy Goolsby
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Final Amended Grading and Drainage Plan for the Broadmoor at Tanoan

Dear Billy:

Submitted herewith is the final amended grading and drainage plan for The Broadmoor at Tanoan.

The referenced plan includes the portion of the Desert Classic Subdivision to the south of Woodmar Lane, east of Country Club Drive as shown on Sheet 11. The streets in this portion will be paved to provide access to The Broadmoor and the southern lots will be graded as it will be difficult to reach these lots with heavy machinery once Woodmar Lane is paved. The flow patterns established in the updated drainage plan for the Desert Classic Subdivision will not be altered.

On-site flow patterns have been revised since the submittal of the preliminary drainage plan. The majority of flows from the developed project (approximately 30 cfs) will drain to the streets and flow to a transverse inlet structure to be constructed on the northwestern side of the subdivision in Woodmar Lane between the first and second lots. The inlet will collect flows and direct them to a storm sewer to be constructed through Tract 8 of the Broadmoor and a portion of the Tanoan Golf Course. This storm sewer will be connected to a storm drain inlet in the golf course, which was constructed under City Project 2177, offsite improvements for Country Club Estates. The storm drain, completed under City Project 2492, conveys flows through the Desert Classic Subdivision to the Pino Tributary Arroyo near the Tanoan Country Club. A copy of the plan and profile for the new proposed storm sewer connection is attached that shows the hydraulic computations for the storm sewer.

The backyards of the lots on the eastern and southern boundaries of the subdivision (those bordering Lowell Street and Academy Road respectively) will drain towards the streets. These flows will be conveyed lot to lot by means of concrete rundowns and to the streets by means of sidewalk culverts. Runoff discharged to Lowell Street will flow to Academy Road. The discharge to Academy Road (approximately 15 cfs) will not exceed that allowed by the drainage plans prepared for SAD-205 and Country Club Estates. As with the other Tanoan Developments, surface drainage facilities will be maintained by the Homeowner's Association and underground systems will be dedicated as public facilities.

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

If you have any questions, please call Karen Scharf or me at 881-2000.

Sincerely,

Kerry L. Davis
Project Engineer

Enclosure

cc: Mr. Jay Chester
Mr. Allan Whitesel

KS/mls
Job No. 5 163 3

DRAINAGE INFORMATION SHEET

PROJECT TITLE: The Broadmoor at Tanoan ZONE ATLAS/DRNG. FILE #: E-22-Z/D7B

LEGAL DESCRIPTION: Tract L-2-A-1 of the Tanoan Properties

CITY ADDRESS: Northwest corner of Academy Road & Lowell St

ENGINEERING FIRM: Bohannan-Huston Inc CONTACT: Kerny Davis

ADDRESS: 4125 Carlisle NE 87107 PHONE: 881-2000

OWNER: AmeriWest Corp. CONTACT: Jay Chester

ADDRESS: P.O. Box 25625 87125 PHONE: 883-3403

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED OCT 29 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-494 & 85-559

EPC NO.

PROJ. NO. 2610

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

✓ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED:

BY: 10-24-85 Kerny Davis

SODDED RUNDOWN - THE BROADMOOR

MANNINGS N=.0250 SLOPE =.0050

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	1.50	3	7.50	0.00	5	15.00	1.50
2	2.50	0.50	4	12.50	0.50			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS
0.10	0.10	0.10	0.06	2.01	0.57	2.00
0.20	0.20	0.40	0.36	4.02	0.90	4.00
0.30	0.30	0.90	1.06	6.03	1.18	6.00
0.40	0.40	1.60	2.29	8.04	1.43	8.00
0.50	0.50	2.50	4.16	10.05	1.66	10.00
0.60	0.60	3.53	7.12	10.59	2.02	10.50
0.70	0.70	4.60	10.73	11.13	2.33	11.00
0.80	0.80	5.73	14.97	11.67	2.62	11.50
0.90	0.90	6.90	19.83	12.20	2.87	12.00
1.00	1.00	8.13	25.30	12.74	3.11	12.50
1.10	1.10	9.40	31.38	13.28	3.34	13.00
1.20	1.20	10.73	38.07	13.82	3.55	13.50
1.30	1.30	12.10	45.37	14.36	3.75	14.00
1.40	1.40	13.53	53.30	14.90	3.94	14.50
1.50	1.50	15.00	61.86	15.44	4.12	15.00

RECEIVED
SEP 10 1985
HYDROLOGY SECTION

SODDED RUNDOWN - THE BROADMOUR

MANNINGS N=.0250 SLOPE =.0050

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	1.50	3	7.50	0.00	5	15.00	1.50
2	2.50	0.50	4	12.50	0.50			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS
0.10	0.10	0.10	0.06	2.01	0.57	2.00
0.20	0.20	0.40	0.36	4.02	0.90	4.00
0.30	0.30	0.90	1.06	6.03	1.18	6.00
0.40	0.40	1.60	2.29	8.04	1.43	8.00
0.50	0.50	2.50	4.16	10.05	1.66	10.00
0.60	0.60	3.53	7.12	10.59	2.02	10.50
0.70	0.70	4.60	10.73	11.13	2.33	11.00
0.80	0.80	5.73	14.97	11.67	2.62	11.50
0.90	0.90	6.90	19.83	12.20	2.87	12.00
1.00	1.00	8.13	25.30	12.74	3.11	12.50
1.10	1.10	9.40	31.38	13.28	3.34	13.00
1.20	1.20	10.73	38.07	13.82	3.55	13.50
1.30	1.30	12.10	45.37	14.36	3.75	14.00
1.40	1.40	13.53	53.30	14.90	3.94	14.50
1.50	1.50	15.00	61.86	15.44	4.12	15.00

RECEIVED
SEP 10 1985
HYDROLOGY SECTION

STREET SECTION - THE BROADMOOR

MANNINGS N=.0170 SLOPE =.0077

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	0.67	3	16.00	0.32	5	32.00	0.67
2	0.10	0.00	4	31.90	0.00			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS
0.10	0.10	0.50	0.51	10.14	1.03	9.97
0.20	0.20	1.99	3.26	20.28	1.63	19.93
0.30	0.30	4.49	9.60	30.43	2.14	29.90
0.40	0.40	7.66	22.35	32.62	2.92	31.92
0.50	0.50	10.85	39.79	32.82	3.67	31.95
0.60	0.60	14.05	60.94	33.02	4.34	31.98
0.67	0.67	16.29	77.75	33.16	4.77	32.00

RECEIVED
SEP 10 1985
HYDROLOGY SECTION

STREET SECTION - THE BROADMOOR

MANNINGS N=.0170 SLOPE =.0077

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1	0.00	0.67	3	16.00	0.32	5	32.00	0.67
2	0.10	0.00	4	31.90	0.00			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS
0.10	0.10	0.50	0.51	10.14	1.03	9.97
0.20	0.20	1.99	3.26	20.28	1.63	19.93
0.30	0.30	4.49	9.60	30.43	2.14	29.90
0.40	0.40	7.66	22.35	32.62	2.92	31.92
0.50	0.50	10.85	39.79	32.82	3.67	31.95
0.60	0.60	14.05	60.94	33.02	4.34	31.98
0.67	0.67	16.29	77.75	33.16	4.77	32.00

RECEIVED
SEP 10 1985
HYDROLOGY SECTION

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87509 505 988-7871
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

September 6, 1985

Mr. Billy Goolsby
Design Hydrology Section
City of Albuquerque
123 Central NW
Albuquerque, NM 87102

RECEIVED
SEP 10 1985
HYDROLOGY SECTION

Re: Drainage Report for the Broadmoor at Tanoan (E22-D7B)

Dear Billy:

The purpose of this letter is to respond to your comments on the referenced submittal, dated 8/29/85. Enclosed are prints of the revised plan, as well as prints of the construction plans for the upstream storm sewer diversion in Lowell Street. Your comments have been addressed as follows:

1. The flow arrows on the plan indicate discharge from the northerly lots' rear yards directly onto the Tanoan Golf Course. A copy of the drainage easement between AmeriWest (AMDEC) and Price (owners of the golf course) is enclosed for your reference. This easement allows direct discharge from the Tanoan properties onto the golf course. This direct discharge from the site has been computed to be approximately 10 cfs. The flow arrows on the rear yards of the southern lots indicate direct discharge to Academy Road. The previous report that covered this property, the drainage report for Country Club Estates, allowed 15 cfs direct discharge to Academy from this site. We have computed the maximum discharge directly to Academy to be approximately 5 cfs. The remainder of the flow (30 cfs) is collected in Woodmar Lane and Woodmar Way and discharged through the 15' private drainage easement to the golf course.

where?

2. Enclosed is a copy of the hydraulic rating computations for the landscaped rundown. With velocities within this range, serious erosion is not anticipated. As with all of the Tanoan properties, surface drainageways are maintained by the Homeowners' Association or the Golf Course Management.

3. The following items have been added to the plan:

   a. A legend;
   b. Benchmark (City monument);

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

c. Top of curb elevations were previously noted on the plan for Academy Road. The legend identifies the symbol for these elevations;

? d. The only easement required is the landscaped rundown, Section A;

e. The top of curb elevations for internal streets were identified on the original plan;

f. The finish floor elevations were shown on the original plan. The lot numbers have been added for clarity;

g. The only area where a retaining wall is anticipated is on the west side of Lot 53. The infrastructure listing has been revised to include this wall.

? 7. Hydraulic street computations are enclosed for review showing that at a 0.5% slope, the maximum depth of flow in the street will be 0.5'.

5. See Note No. 2.

6. The Lowell Street storm sewer is proposed under City Project 2492. Prints of the plans for this project were enclosed with the original submittal for the revision to the Desert Classic Subdivision, submitted on the same date as the Broadmoor Drainage Plan.

7. The flood map shown on Sheet 1 was in error. It has been replaced.

? 8. Street names and right-of-way dimensions have been added.

9. The only off-site grading anticipated will be that shown north of Lots 3 and 4.

10. The submitted infrastructure listing identified all streets and surface drainageways as private, to be maintained by the Homeowners' Association. All underground utilities and storm sewers will be public, however, no on-site underground storm sewers are proposed.

Sincerely,

Kerry L. Davis

Kerry L. Davis
Project Engineer

Enclosure

cc: Mr. Cleve Matthews
Mr. Jay Chester
Mr. Allan Whitesel

KLD/mws
Job No. 51633

DRAINAGE INFORMATION SHEET

PROJECT TITLE: The Broadmoor at Tanoan ZONE ATLAS/DRNG.# E-22-Z

LEGAL DESCRIPTION: Tracts L-2 and L-2-A

CITY ADDRESS: NorthWest corner of Academy Rd & Lowell St

ENGINEERING FIRM: Bohannan-Huston Inc CONTACT: Kerry Davis

ADDRESS: 4125 Carlisle Blvd PHONE: 881-2000

OWNER: AmeriWest Corp. CONTACT: Jay Chester

ADDRESS: P.O. Box 25625 87125 PHONE: 883-3403

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED SEP 10 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-494 & 85-559
EPC NO.
PROJ. NO.

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT UPDATE
___ DRAINAGE PLAN
___ CONCEPTUAL GRADE & DRAIN PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
✓ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ FOUNDATION PRMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 10 Sept 1985

BY: K. Schaf

Comments by phone
9/17/85

Need complete MSL finished floor elevations and a copy of the agreement with Tanoan for discharge to the golf course.

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

August 29, 1985

Mr. Kerry Davis
Bohannan-Huston, Inc.
4125 Carlisle Boulevard NE
Albuquerque, NM 87107

REF: DRAINAGE REPORT FOR THE BROADMOORE AT TANOAN (E22-D7B) RECEIVED AUGUST 2, 1985

Dear Mr. Davis:

I have reviewed the above referenced submittal and cannot grant approval at this time for Preliminary Platting purposes. The following comments are items that will need to be addressed prior to granting approval for the subject request:

1. The submittal identifies developed runoff for the entire tract to be 45 cfs. The analysis does not reflect multiple discharge locations; however, the flow arrows shown on the plan are contrary to the analysis.

2. Should the runoff be directed through one location, i.e. the surface drainage channel, an erosion potential exists. The quantity of flow is approaching a major facility whereby high velocity appears to be inevitable. This issue has not been addressed. Also who will be responsible for the maintenance on the golf course area when erosion occurs?

3. Once preliminary plat approval is granted the construction plans may be submitted for DRC review and approval. The plan as submitted is not of sufficient detail to follow this procedure.

4. For completing the referenced plan you will need to provide the following:

   a. A legend.

   b. A benchmark with complete M.S.L. designation.

   c. Top of curb and flow line elevations for existing City streets i.e., Academy Road.

d. Indication of all existing or proposed rights-of-way/easements both on and off-site with demensions and purposes shown.

e. The internal streets will be required to have top of curb and flowline elevations necessary for establishing grade approval.

f. The finished floor elevations with M.S.L. designation will be required.

g. Show retaining walls necessary for on-site grading where vertical grade changes are greater than 18 inches.

5. The analysis identified the streets to be used for surface drainage; however, no hydraulic computations have been provided.

6. A section is shown for the proposed surface channel. How was this size determined? No hydraulic computations are provided.

7. It is also identified in the report that off-site flows will be intercepted by a storm drain facility on Lowell Street, yet this is not shown on the plan.

8. For clarity, please explain the intent of the flood map on the first sheet. The note indicates a flood plain where the development is located.

9. Please provide street names and R/W dimensions, if known, for all streets shown on the report.

10. Off-site grading and drainage require appropriate easements.

11. One last item pertains to the infrastructure listing provided. The items have not been addressed as public and/or private facilities. Also drainage items and any necessary retaining walls have been omitted from this listing.

Should you have any questions or comments, regarding this review, please contact me for clarification or response.

Sincerely,

Billy J. Goolsby

Billy J. Goolsby
Civil Engineer/Hydrology

BJG:mrk

E22/D18 NOTE: Send cc of Memo to H120/LAB
FRED A
Files (BOTH)
Send Books to Design for plan check.
When Plans Approv'd Send Std w/WK Orders to Field
8/30/85

AmeriWest Corporation

LD #664

RECEIVED SEP 03 1985 DH0328 HYDROLOGY SECTION

RECEIVED AUG 29 1985 CITY ENGINEER

August 28, 1985

To: See Distribution

Re: Geotechnical Investigation, Fox and Associates of New Mexico, Inc.
Lab Numbers: 0115240, Tract L2, Broadmoor at Tanoan
0115250, Tract K-1-A, Desert Classic at Tanoan

Attached for your information and retention are the Geotechnical Investigation Reports for Tract L2, Broadmoor at Tanoan and Tract K-1-A, Desert Classic at Tanoan.

Sincerely,

AMERIWEST CORPORATION

Cleve E. Matthews
Area Manager

lc

2 Enclosures as stated

Distribution:

Marketing and Acquisition Division, AmeriWest Corporation
Property Management Division, AmeriWest Corporation
AmeriWest Homes, AmeriWest Corporation
Mike Emery, Bohannan-Huston, Inc.
X Dwayne Sheppard, City Engineer
Broadmoor File #6
Desert Classic File #6
Lynn Johnson
Bob Gondek
Jay Chester

Greg/Bob - Do we have Project Numbers yet?

City Center: 6400 Uptown Boulevard NE, P.O. Box 25625, Suite 300E, Albuquerque, NM 87125
(505) 883-3450 toll free outside New Mexico: 1-800-545-5088 New Mexico: 1-800-432-6664

FRED AGUIRRE

RECEIVED
AUG 08 1985
HYDROLOGY SECTION

August 7, 1985

DRB MEMBERS:

Re: Infrastructure Listing for the Broadmoor at Tanoan DRB-85-559

Ladies and Gentlemen:

Attached are copies of the list of required infrastructure improvements for the referenced development. The preliminary plat for the project will be heard on Tuesday, August 27, 1985. All of the improvements described on this list are shown on the preliminary plat.

If you have any questions or comments, please call Kerry Davis at 881-2000.

Truly yours,

Brian G. Burnett

Brian G. Burnett, P.E.
Vice President

Enclosures

cc: Mr. Cleve Matthews
Ms. Lynn Johnson

KD/mls
Job No. 5 163 3

Also, need easements, etc. for off-site SD & grading.

Dictated Comments 8/27/85

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87503 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

INFRASTRUCTURE IMPROVEMENTS REQUIRED
FOR
THE BROADMOOR

The following infrastructure will be constructed within the Broadmoor at Tanoan. The Quantity Estimates are approximate only and will be revised upon receipt of drainage plan approval and a water and sewer availability statement. All streets and surface drainageways are to be private and will be maintained by the Homeowners Association. All underground utilities will be public, to be maintained by the City of Albuquerque.

Type of Improvements	Location
Paving: Public or Private ?	
2,250 LF 32' Wide (F-F) W/Std C & G Each Side and 45' Radius Cul-de-Sac 2 - 24' Wide Turnarounds, Approximately 50' long 150' 24' Wide Knuckle Cul-de-Sac 16 Car Parking Area w/40 LF 24' Wide Entrance W/Std C & G	Woodmar Lane
Concrete Valley Gutter	
VG, Approximately 670 SF Each	2 @ Each Turnaround 1 @ Parking Area Entrance
Concrete Wheel chair Ramps/Sidewalk	
WCR 126 SF Each	1 @ 24' Wide Turnaround at the east end of central landscaped area
225' 4" 4' Sidewalk	Central Landscaped Area
All Sidewalks on Woodmar Lane are to be constructed with the Dwellings. A Request for Sidewalk Variance will be Submitted with the Final Plat.	
Sanitary Sewer	
2000' 8" Main W/10-4' Dia Type "C" MH, 53-4" Services	Woodmar Lane
Water	
1650' 8" Main W/2 - 8" Gate Valves 850' 6" Main W/2 - 6" Gate Valves 2 Fire Hydrants, 25-Double Services 3 Single Services, Fittings as Required	Woodmar Lane

Off-Site

Street and utility connections to Country Club Estates refer to the preliminary plat for the Desert Classic Subdivision approved by the DRB on 4/16/85 as DRB-84-859.

Paving Public or Private ?

700 LF 32' Wide W/Std Curb and Gutter Each Side	Street G (Woodmar Lane)
150 LF 42' Wide (B-B) w/Std Curb and Gutter Each Side	Country Club Drive

Concrete Valley Gutter

Approx. 1000 SF	Intersection of St. G and Country Club Drive
Approx. 670 SF	Intersection of St. G w/ St. F

Wheel Chair Ramps

WCR, 126 SF Each	2 @ Intersection of St. G w/Country Club Drive 2 @ Intersection of St. G w/St. F

Sanitary Sewer

700' 8" Main w/2 4' Dia.	St. G
150' 8" Main w/Connection to Existing MH @ Country Club Estates	Country Club Drive

Water

700' 8" Main - Connect to 10" Lower 7E Master Plan Line @ Country Club Drive	St. G

Note: These infrastructure requirements assume that the Tanoan Master Plan Waterline Extensions Project has been completed.

Storm drainage ?

Easement channels

Storm sewer system located in Lowell

Private improvements ?

Retaining walls, streets, storm sewer/channels, etc. ?

TRACT L-3 & M-1

FORMERLY LABELED DRAINAGE BASIN #3
SAD-205: A = 23.0 ACRES
C = 85 DEVELOPED
Q = 78 CFS

ASSUME
COMBINED % IMPERVIOUS = 70%
C FACTOR = 0.70

Q = CiA

78 CFS = (0.70)(5.5)A = ALLOWABLE DISCHARGE TO ACADEMY RD.

A = 20.3 ACRES

TOTAL DRAINAGE AREA TO BE INVESTIGATED = 57.10 ACRES

BASIN AREA FOR SIZING OF LOWELL ST. STORM SEWER

A = 36.8 ACRES

Q = CiA = (0.70)(5.5)(36.8) = 141.7 CFS

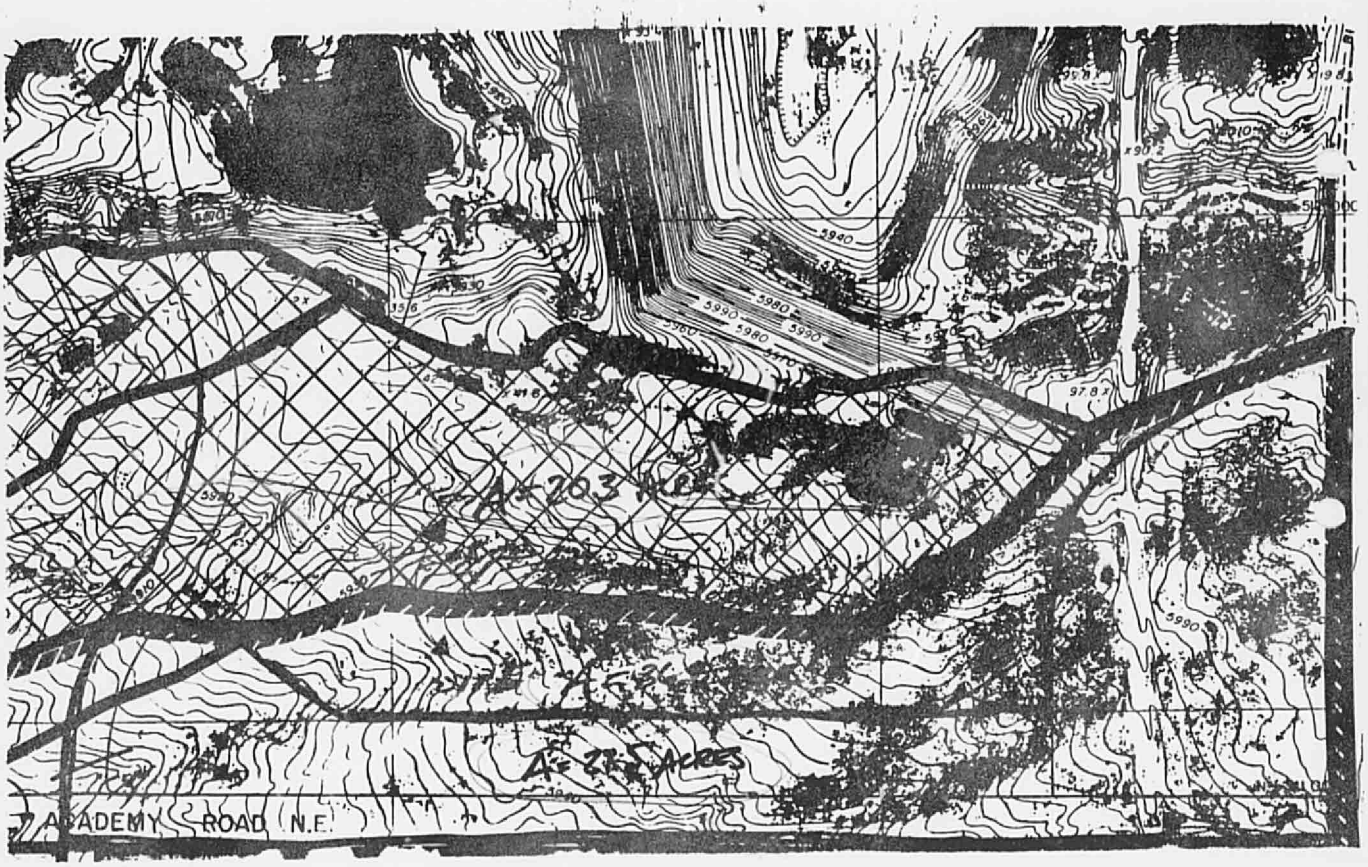
RECEIVED
AUG 02 1985
HYDROLOGY SECTION

PROJECT NAME LOWELL ST. EXTENSION SHEET ____ OF ____
PROJECT NO. ____ BY ____ DATE ____
SUBJECT ____ CH'D ____ DATE ____

N

2

RECEIVED
AUG 02 1985
HYDROLOGY SECTION



SUMMARY OF HYDRAULIC CALCULATIONS

FULL CLOSED CONDUIT DESIGN

Calc. by: KLD
Chk. by:
Project: LOWELL STREET EXTENSION
Lines: Freq.: Yr.

Proj. No. 2492
Date 8/2/85
Sheet 1 of 1

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	STRUCTURE	STATION	S.D. TYPE SIZE	Q	A	V	K	S_F	L	Δ	LOSSES H_F	H_B	H_J	H_T	H_{MH}	H_{MISC}	ΣH_L	E.G.	h_v	H.G.	
	OUTLET	0+25																10.51	1.38	09.13	A
1			54"	150	15.90	7.43	1966.5	.00582	26.71	90°	1.52	0.25					1.77	12.28	1.38	10.90	1A
2	MH	2+85.71													0.07		0.07	12.35	2.21	10.13	2A
3		2+85.71	48"	150	12.57	11.94	1436.4	.0109	427.51	32°	4.66	0.16					4.82	17.17	2.21	14.95	3A
4	MH	7+13.22								45°		0.33			0.11		0.44	17.60	2.21	15.39	4A
5		7+13.22	48"	150	12.57	11.94	1436.4	.0109	186.78	0	2.04						2.04	19.64	2.21	17.43	5A
6		9+00.00																			
7																					6A
8																					7A
9																					8A
10																					9A
11																					10A
12																					11A
13																					12A
14																					13A
15																					14A
16																					15A
17																					16A
18																					17A
19																					18A
20																					19A

CHECK INLET CONTROL

$Q = CA\sqrt{2gH}$

$150 = (0.6)(12.57)\sqrt{2(32.2)H}$

$19.89 = \sqrt{64.4H}$

$6.14 = H$

AVAILABLE HEAD = 921.9 - 914.0 = 7.9'

NOTES:

RECEIVED
AUG 02 1985
HYDROLOGY SECTION

ENGINEERS PLANNERS PHOTOGRAMMETRIST

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

August 2, 1985

RECEIVED
AUG 02 1985
HYDROLOGY SECTION

Mr. Fred Aguirre
City Engineering
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Preliminary Drainage Plan for the Broadmoor at Tanoan

Dear Fred:

Submitted herewith is the preliminary drainage plan for the Broadmoor at Tanoan, previously referred to as Tract L-2, Tanoan Properties.

The referenced report is consistent with the updated drainage plan for the Desert Classic Subdivision, attached, which is downstream of the proposed development. A storm sewer originally proposed in the drainage report for Country Club Estates will be constructed under City Project 2492 to convey discharge from the site through the Desert Classic Subdivision. As with the other Tanoan Developments, surface drainage facilities will be maintained by the Homeowner's Association.

If you have any questions, please call Kerry Davis at 881-2000.

Truly yours,

Kerry L. Davis

for Brian G. Burnett, P.E.
Vice President

Enclosure

cc: Mr. Cleve Matthews
Ms. Lynn Johnson

KD/mls
Job No. 5 163 3

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: The Broadmoor at Tanoan ZONE ATLAS/DRNG. FILE #: E22/D7B

LEGAL DESCRIPTION: Tracts L-2 and L-2-A, Tanoan Properties

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Kerry Davis

ADDRESS: 4125 Carlisle NE, Albuq. NM 87107 PHONE: 881-2000

OWNER: AmeriWest Corporation CONTACT: Cleve Matthews

ADDRESS: Box 25625, Albuq. NM 87125 PHONE: 884-3450

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
AUG 02 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

_x_ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-494 7/23/85

EPC NO. SD 7817

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

_x_ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

_x_ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 8/2/85

BY: Kerry P. Davis

August 2, 1985

Mr. Fred Aguirre
City Engineering
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Preliminary Drainage Plan for the Broadmoor at Tanoan

Dear Fred:

Submitted herewith is the preliminary drainage plan for the Broadmoor at Tanoan, previously referred to as Tract L-2, Tanoan Properties.

The referenced report is consistent with the updated drainage plan for the Desert Classic Subdivision, attached, which is downstream of the proposed development. A storm sewer originally proposed in the drainage report for Country Club Estates will be constructed under City Project 2492 to convey discharge from the site through the Desert Classic Subdivision. As with the other Tanoan Developments, surface drainage facilities will be maintained by the Homeowner's Association.

If you have any questions, please call Kerry Davis at 881-2000.

Truly yours,

KLD

for Brian G. Burnett, P.E.
Vice President

Enclosure

cc: Mr. Cleve Matthews
Ms. Lynn Johnson

KD/mls
Job No. 5 163 3