HYDROLOGY

F17/D15

SUNCHASE APTS.

F17-D15

5 PLANS

DRAINAGE REPORT FOR
SUNCHASE APARTMENTS

PREPARED FOR:

WEIGAND PROPERTIES, LTD.
148 NORTH MARKET
WICHITA, KANSAS 67202

PREPARED BY:

MSM/SP GROUP
2601 WYOMING BLVD. NE
ALBUQUERQUE, NEW MEXICO 87112

PHONE: (505) 292-1936

Dan Grochowski
Prepared by
Dan Grochowski

Jim Leymon
Reviewed by
Jim Leymon

JAMES L. LEYMON, JR.
NEW MEXICO
8405
REGISTERED PROFESSIONAL ENGINEER

7/11/83 DZ

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INFORMATION SHEET

PROJECT TITLE Sunchase Apartments TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. F-17 CITY ADDRESS

LEGAL DESCRIPTION Tracts A&B Jackson Addition

ENGINEERING FIRM MSM/SP Group CONTACT Jim Leymon

ADDRESS 2601 Wyoming NE, Alb., 87112 PHONE 292-1936

OWNER Weigand Properties, Ltd. CONTACT James L. Clark

ADDRESS 148 N. Market, Wichita, Kan.67002 PHONE 316/262-3333

ARCHITECT Jeff Krenbiel Associates CONTACT Jeff Krenbiel

ADDRESS 1300 E Lewis Wichita, Kansas 67211 PHONE 316/267-8233

SURVEYOR MSM/SP Group CONTACT

ADDRESS See above PHONE

CONTRACTOR Jaynes Corp. CONTACT Howard Mock

ADDRESS PHONE

DATE SUBMITTED

BY MSM/SP Group

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

1. Purpose and Scope

The purpose and scope of this report is to present the results of a drainage analysis done for Tracts A & B of the Jackson Addition, to be known as the Sunchase Apartments, and a proposed grading plan for the site to comply with City of Albuquerque/AMAFCA requirements.

2. Site Location and Description

The site is located on the north side of Montgomery Blvd. NE and is bounded on the east and west by apartment complexes and on the north by a Public Service Co. easement. The south boundary of the Elena Gallegos Grant is the north boundary of the site.

The land falls to the north and west at slopes of 1.5 - 2.0%. The entire site is made up of soils of the Embudo type which is classified as a "B" soil. Native grasses sparsely vegetate the site.

3. General

The site is zoned SU-1 for 240 apartment units (Z-75-68-1, DRB-83-181). The site is prsently in an undeveloped state. All adjoining land has been developed with the exception of the area to the north which contains the South Vineyard Arroyo. The arroyo is currently earth lined and meanders slightly outside of the 30 foot easement which is dedicated for drainage. The southern edge of this 30 foot drainage easement lies 30 feet north of the north property line of the site. A 20 foot Public Service Co. easement and 10 foot water and access easement lie between the drainage easement and the site. All of these easements continue west from the site to Carlisle Blvd. The drainage easement extends to the North Diversion Channel.* A 22 foot access road will be constructed (a condition of EPC approval) from Carlisle to the site in portions of all three easements. Because of the narrowing or the drainage easement by the access road the channel must be lined in order to carry 350 cfs without damaging adjacent property. The flow of 350 cfs to be used for design purposes was determined by City Engineering/Hydrology (see Exhibit V). Proposed is an 8 foot wide rectangular channel to extend from the side ditch inlet at the North Diversion Channel to approximately 100 feet east of the west property line of the site. Both the access road and channel improvements will be constructed with funds provided entirely by the developer of Sunchase Apartments. An access to the City Well Site will be provided.

*The 30 foot drainage easement currently terminates at the east boundary of the City well site, then begins again some 320 feet west and continues to the AMAFCA Diversion channel. No drainage easement is currently dedicated for a distance of 320 feet from the east boundary of the well site west. This causes the South Vineyard arroyo to encroach upon the 20 foot Public Service Company easement and the 10 foot waterline easement. The City and the Developer are involved in acquiring a 30 foot easement in this location. (City of Albuquerque Account No. 7273011).

4. Offsite Drainage

The natural east to west slope would normally indicate offsite runoff entering the site from the east. An existing offsite curb adjacent to the east boundary cuts off all runoff from the east and diverts it to either the South Vineyard Arroyo or Montgomery Blvd. Runoff along the southwestern boundary is diverted to the west to a drainage swale in which it by-passes the project site as it flows to the arroyo.

5. Onsite Drainage

Proposed development of the site will direct all onsite flows to four catch basins in the northwest section of the project site. No ponding is necessary due to the proximity of the South Vineyard Channel and its available capacity. The runoff will flow in asphalt paved drives with an inverted crown section until reaching the catch basins. The flow pattern will not be significantly changed from that which is existing. The only major difference is in the inlet to the arroyo. Currently the runoff enters the arroyo overland with the possibility of bank erosion. Upon development, flows will enter the lined channel through an underground conduit. The onsite storm drain system will be private and maintained by Sunchase Apartments. All landscaped areas shall be depressed a minimum of two inches below surrounding curbs and sidewalks in order to contain landscape water. The offsite access road, with a drainage rundown at its west end, will carry all flows generated onsite to the arroyo in the event of failure of the underground system.

6. Design Criteria

The Rational Method, Q=CiA, is used to determine runoff flows, Manning's Formula, Q=A(1486/n)(A/WP)2/3(s)1/2, is used for channel sizing and the orifice equation Q=CA(2gH)1/2 is used to determine underground conduit capacity.

7. Erosion Control Plan

The entire site will be disturbed during rough grading. Throughout the rough grading and construction phase a 24 inch high earth berm with 3 to 1 side slopes is to be placed and maintained along the north, south and northwest boundaries to prevent the erosion of soil. When construction is completed the site will be landscaped in those areas without impermeable surfaces.

8. Conclusions and Recommendations

The drainage and grading plans presented in this report are in compliance with City of Albuquerque/AMAFCA guidelines and should be approved by the City Engineer. In addition, the following recommendations are made:

a. Free discharge of stormwater be allowed to the South Vineyard Arroyo.
b. Depress landscaped areas to contain irrigation water.
c. Construct the South Vineyard Arroyo improvements and offsite access road prior to or concurrently with site developement. These improvements are to be the financial responsibility of the developer. In the event that the easement acquisition has not yet occured at the time of site development, temporary drainage outlet facilities will be designed and submitted for review by the City Engineer/Hydrology.
d. The South Vineyard Arroyo channel lining is a public improvement project. Construction drawings are being prepared and will be submitted to the City Engineer for review.

APPENDIX A

CALCULATIONS

CALCULATIONS

Rainfall: 100 Year-2.2 inches (plate 22.2 D-1)

10 Year-2.2 X 0.657 = 1.45 inches

Soil Type "B" (See Exhibit IV)

Onsite:

Existing Conditions

Find Q_{100} & Q_{10} (use rational method Q = CiA)

Assume 50% impervious (due to hard-packed condition of existing soils).

C = 0.57 (plate 22.2 C-1)

T_c: $s = \frac{5131 - 5112}{1350} = 1.41\%$

v = 1.62 fps (plate 22.2 B-1, use paved area curve due to hardpacked condition of existing soils)

$T_c = \frac{1350}{1.62 \times 60} = 13.9$ min.

100 yr. intensity - 1.79 (plate 22.2 D-2) X 2.2 = 3.94 in/hr

10 yr. intensity - 1.79 X 1.45 = 2.60 in/hr

A = 10.2085 Ac.

Q_{100} = 0.57 (3.94) 10.2085 = 22.9 cfs

Q_{10} = 0.57 (2.60) 10.2085 = 15.1 cfs

Proposed Conditions

85% impervious c = 0.81 (plate 22.2 c-1)

Sub Basin 1A Area = 0.9755 Ac.

L = 808 ft. (grass swale)
Elev. Diff. = 30.0 - 23.3 = 6.7 ft.

$s = \frac{6.7}{808} = 0.83\%$

$T_c = (0.0078)\ 808^{0.77}/0.0083^{0.385} = 8.55$ min.

V = 808/ (8.55 X60) = 1.58 fps

$V_{max} = 1.486/0.035\ \frac{0.75}{3.16}\ 2/3\ (0.0083)^{1/2} =$

1.48 fps (0.5 deep 3:1 ss)

use 1.58 fps (conservative)

Intensity 100 yr. - 2.2 X 2.11 = 4.64 in/hr (plate 22.2 D-2)

10 yr. - 1.45 X 2.11 = 3.06 in/hr

Flow 100 yr. - 0.81 (4.64) 0.9755 = 3.7 cfs

10 yr. - 0.81 (3.06) 0.9755 = 2.4 cfs

<u>Sub Basin 2A</u> Area = 3.9994 Ac.

L = 1067 ft. (street flow)
Elev. Diff. = 31.5 - 21.5 = 10.0 ft.

$S = \frac{10.0}{1067} = 0.94\%$

V = 2.65 (plate 22.2 B-2)

$T_c = \frac{1067}{2.65 \times 60} = 6.7$ min. use 10 min.

Intensity 100 yr. - 2.2 X 2.11 = 4.64 in/hr (plate 22.2 D-2)

10 yr. - 1.45 X 2.11 = 3.06 in/hr

Flow 100 yr. - 0.81 (4.64) 3.9994 = 15.0 cfs

10 yr. - 0.81 (3.06) 3.9994 = 9.9 cfs

<u>Basin 1</u> Area = 4.1852 Ac.

L = 1782 ft. (grass swale & street)
Elev. Diff. = 30.0 - 13.5 = 16.5 ft.

$S = \frac{16.5}{1782} = 0.93\%$

$T_c = (0.0078)\ 1782^{0.77} / 0.00093^{0.385} = 15.0$ min.

$V = \frac{1782}{15.0 \times 60} = 1.98$ fps

grass swale T_c = 10.0 min. (see 1A above)

street L = 974 Elev. Diff. = 23.3 - 13.5 = 9.8 ft.

$S = \frac{9.8}{974} = 1.01\%$

V = 2.7 fps (plate 22.2 B-2)

$T_c = \frac{974}{2.7 \times 60} = 6.0$ min.

Total T_c = 10.0 + 6.0 = 16.0 min. use 15.0 min. (conservative)

Intensity: 100 yr. - 2.2 X 1.72 = 3.78 in/hr (plate 22.2 D-2)

10 yr. - 1.45 X 1.72 = 2.49 in/hr

Flow: 100 yr. - 0.81 (3.78) 4.1852 = 12.8 cfs

10 yr. - 0.81 (2.49) 4.1852 = 8.4 cfs

<u>Basin 2</u> Area = 6.0494 Ac.

L = 1872 ft. (street)
Elev. Diff. = 31.5 - 13.5 = 18.0 ft.

$$S = \frac{18}{1872} = 0.96\%$$

V = 2.65 fps (plate 22.2 B-2)

$$T_c = \frac{1872}{2.65 \times 60} = 11.8 \text{ min.}$$

Intensity: 100 yr. - 2.2 X 1.94 = 4.27 in/hr (plate 22.2 D-2)

10 yr. - 1.45 X 1.94 = 2.81 in/hr

Flow: 100 yr. - 0.81 (4.27) 6.0494 = 20.9 cfs

10 yr. - 0.81 (2.81) 6.0494 = 13.8 cfs

<u>Channel Capacity</u>

Assume:
1) Concrete (n = 0.013)
2) Vertical side slopes
3) 8 foot bottom width
4) 1.5% channel slope
5) Q_{100} = 350 cfs

A = 8d WP = 8 + 2d

$$350 = 8d \frac{1.486}{0.013} \left(\frac{8d}{8+2d}\right)^{2/3} (0.015)^{1/2}$$

d = 2.39 ft. v = 18.3 fps

Freeboard: 2 ft.

Total channel depth: 2.39 + 2 = 4.39 ft.

Pipe Capacities

Outlet Channel water surface (at pipe outlet) - 10.1

Maximum water surface in catch basin - 12.1

Use orifice equation: $Q = CA\sqrt{2gh}$

$C = 0.62$ $h = 2.0$ Ft. $Q = 33.7$ cfs

$A = \frac{d^2}{4}$

$33.7 = 0.62\ \pi\ \frac{d^2}{4}\ \sqrt{2(32.2)2.0}$

$d = 2.47$ ft.

Use 30 in. pipe

West Leg Maximum water surface in catch basin - 12.9

$h = 0.8$ ft. $Q = 20$ cfs

$20 = 0.62\ \pi\ \frac{d^2}{4}\ \sqrt{2(32.2)0.8}$

$d = 2.39$ ft.

Use 30 in. pipe

South Leg Maximum water surface in catch basin - 14.2

$h = 1.3$ $Q = 10$ cfs

$10 = 0.62\ \pi\ \frac{d^2}{4}\ \sqrt{2(32.2)1.3}$

$d = 1.50$ ft.

Use 18 in. pipe

North Leg Maximum water surface in catch basin - 13.4

$h = 1.3$ $Q = 10$ cfs

$10 = 0.62\ \pi\ \frac{d^2}{4}\ \sqrt{2(32.2)1.3}$

$d = 1.50$ ft.

Use 18 in. pipe

Access Street Capacity

Assume: 1) 22 ft. face-to-face ($n = 0.017$)

2) 8 in. curb & gutter

3) 2% crown

4) $Q_{100} = 35$ cfs

5) $S = 1.31\%$

6) Use Manning's equation to determine street capacity

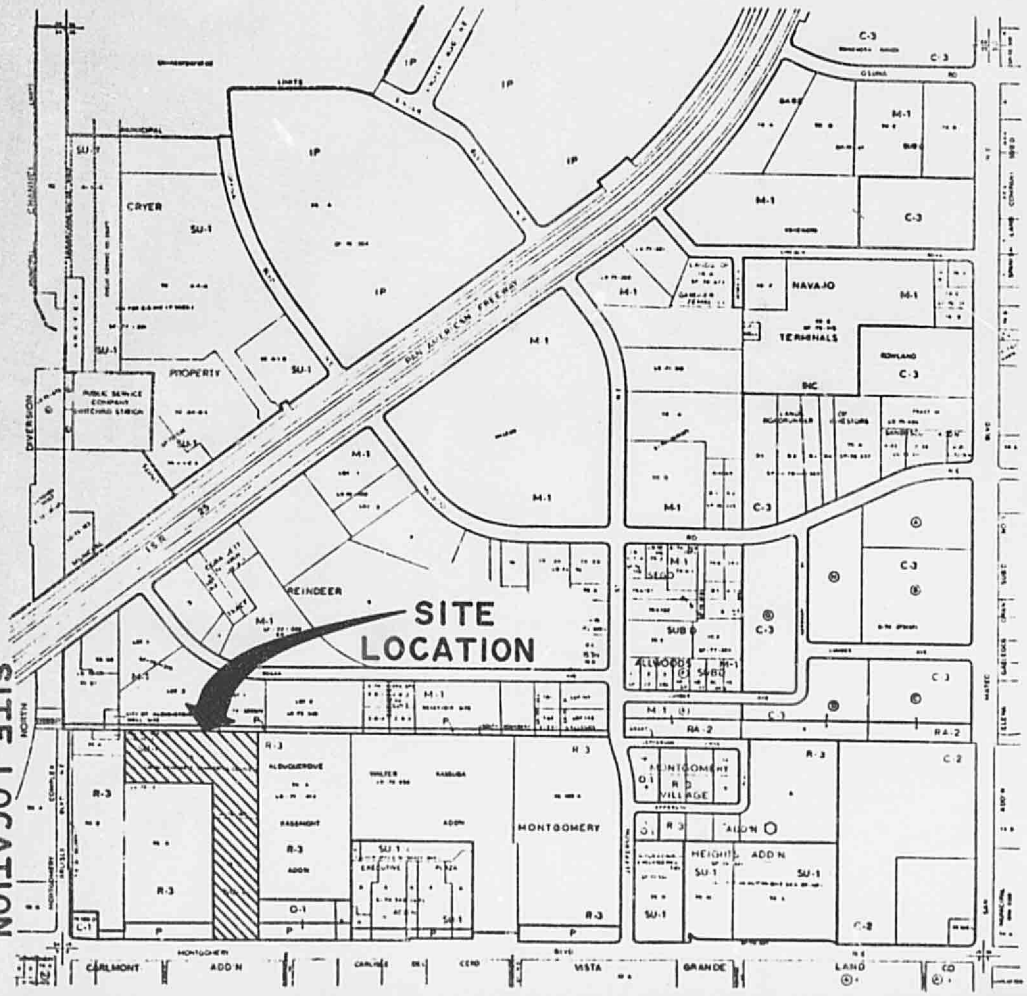
$$A = (0.447 \times 22)+(0.22 \times 11)/2 = 11.04 \text{ ft.}^2$$

$$WP = (8/12)2+2\sqrt{11^2 + 0.22^2} = 23.34 \text{ ft.}$$

$$Q = 11.04 \quad \frac{1.486}{0.017} \quad \left(\frac{11.04}{23.34}\right)^{2/3} \quad (0.0131)^{1/2} = 67.1 \text{ cfs} > 35 \text{ cfs O.K.}$$

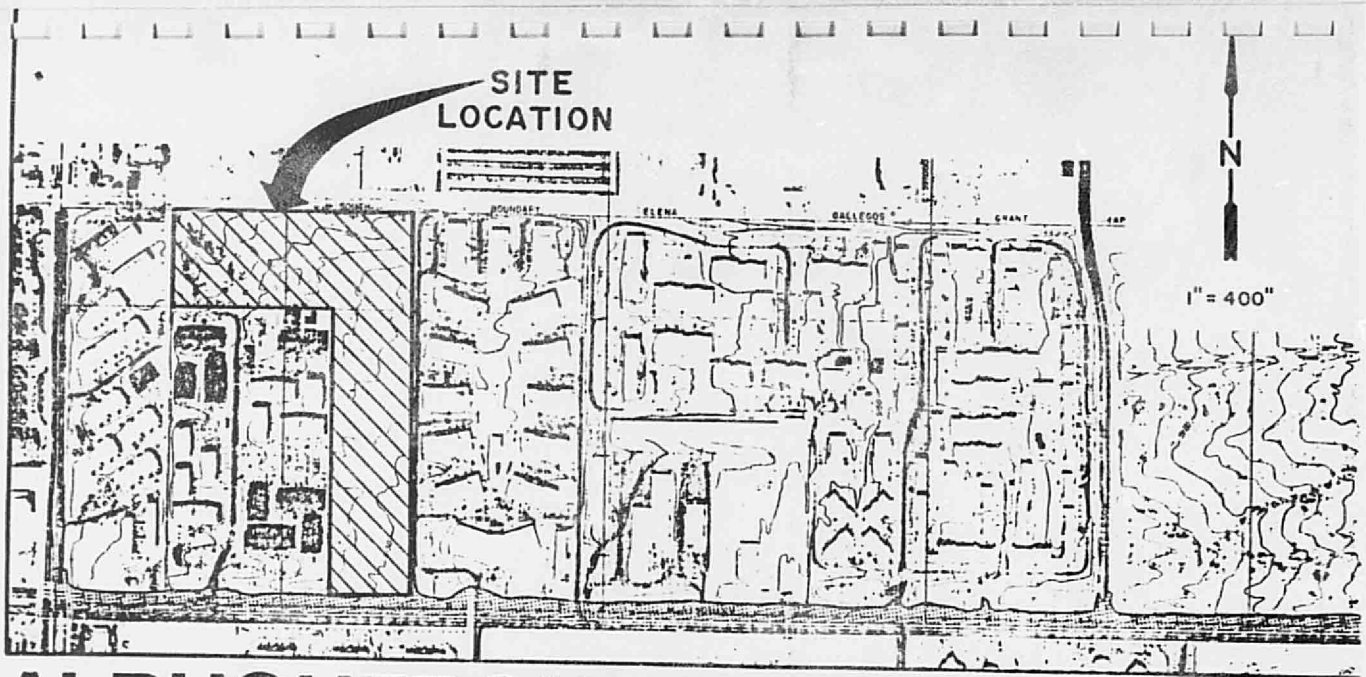
APPENDIX B

EXHIBITS



SITE LOCATION
EXHIBIT I

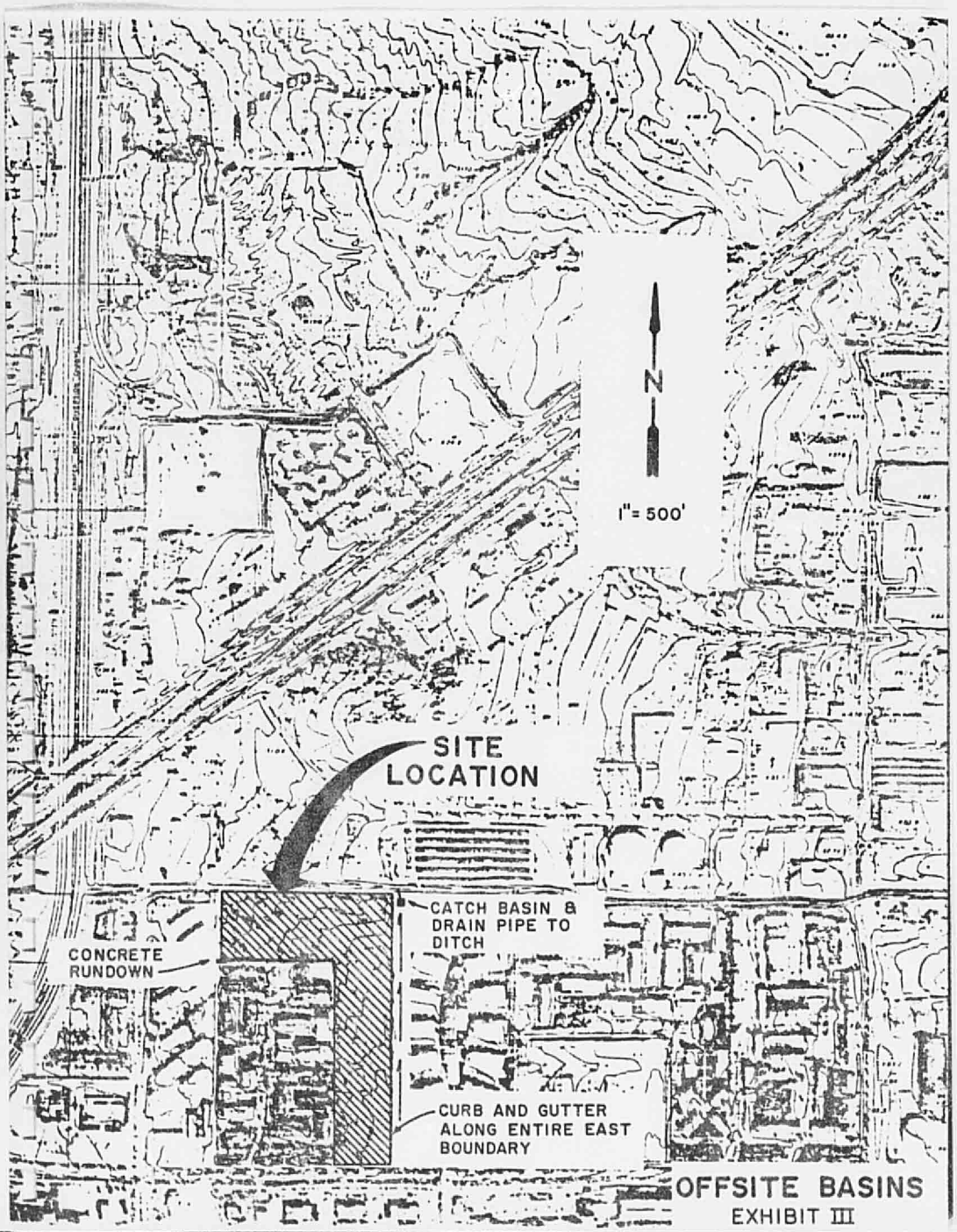
THIS MICROIMAGE IS THE BEST POSSIBLE
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT



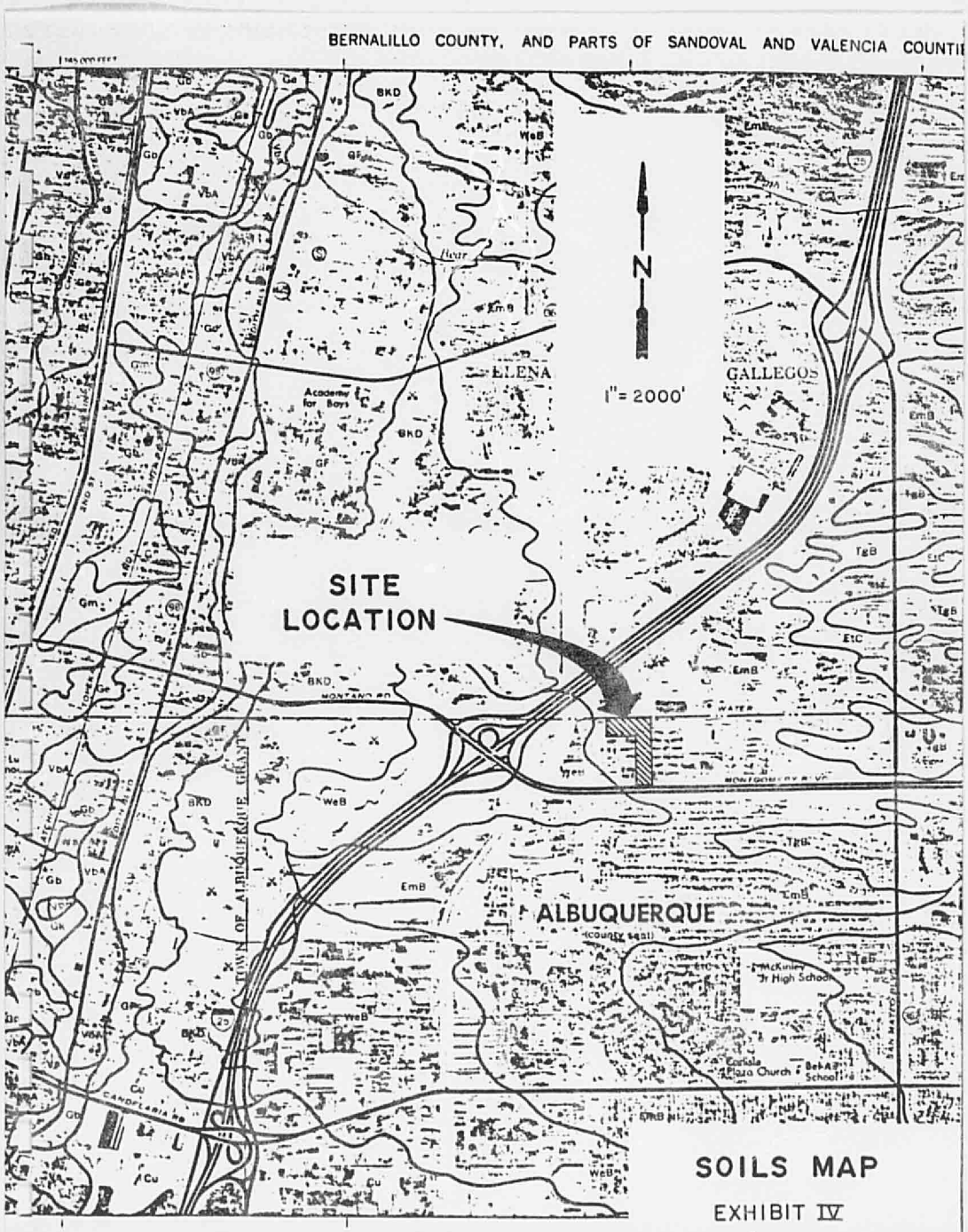
ALBUQUERQUE MASTER DRAINA

FLOOD HAZARD
MAP

EXHIBIT II



OFFSITE BASINS
EXHIBIT III



SOILS MAP

EXHIBIT IV

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

June 24, 1983

RECEIVED
JUN 2 8 1983
M.S.M., INC.

Mr. Dan Grochowski
MSM/SP Group
2601 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

RE: SUNCHASE APARTMENTS (FORMERLY WEIGAND PROPERTY)

Dear Dan:

I am responding to items contained in your letter of June 15, 1983.

1. In conversations with George Paul, Street Maintenance Supervisor, he stated that the minimal channel width for maintenance purposes is 8 ft. It is permissible to design a concrete rectangular channel with an 8 ft. bottom width if this proves to be more appropriate from a design or economic standpoint.

2. Consideration should be given to the following items when designing the channel.

a. Channel tie to existing section.
b. Access road or alternate means of entering channel.
c. Crossing structure for the well site, coordinated with Water Resources.
d. Fencing as a safety measure.

3. The channel tie at the North Diversion Channel should be coordinated with AMAFCA.

4. A flowrate of 350 cfs is acceptable.

Mr. Fred Aguirre will take over reviewing any further information regarding this development. Please call if you have any questions.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

EXHIBIT V

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. _____ DATE: 3/28/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Montgomery - Carlisle Apartments

	WHO	REPRESENTING
ATTENDANCE:	Jim Leymon	MSM/SP Group
	Brian Burnett	City

FINDINGS:
1. Conceptual Grading/Drainage Plan required prior to EPC approval
2. Free discharge to arroyo acceptable if alignment, access, and protection concerns (both upstream and downstream) are satisfied
3. City ~~reason~~ will supply Q in channel for design purposes.
4. Irrigation runoff impact to arroyo system should be mitigated.
5. Need to coordinate plans with AMAFCA

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Brian D. Burnett	SIGNED: Jim Leymon
TITLE: CE/Hydrology	TITLE: MSM
DATE: 3/28/83	DATE: 3/28/83

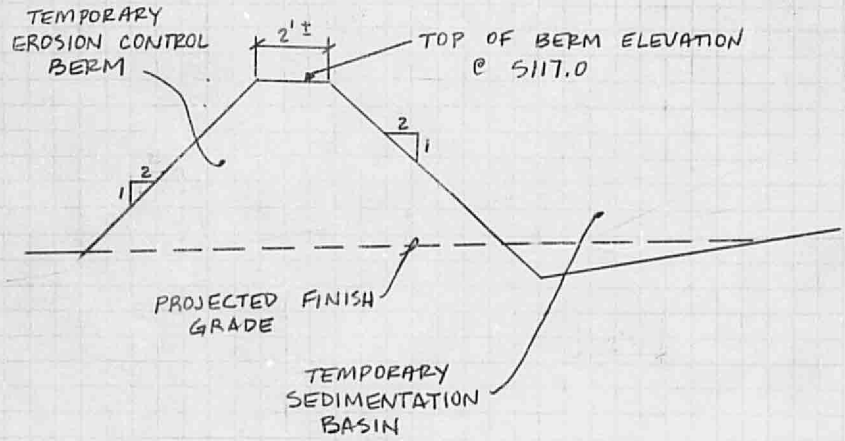
EXHIBIT VI

ESPEY, HUSTON & ASSOCIATES INC.
Engineering & Environmental Consultants

SUBJECT EROSION CONTROL

SUNCHASE APTS.

SHEET 1 OF 2 BY DAL
DATE 5-31-84 CK BY



EROSION CONTROL BERM

NOTES:

1. BERM MATERIAL SHALL BE CLEAN FREE FROM DEBRIS, AND COMPACTED IN LIFTS NOT TO EXCEED 8".
   COMPACTION REQUIREMENTS SHALL BE 90% ASTM D-1557

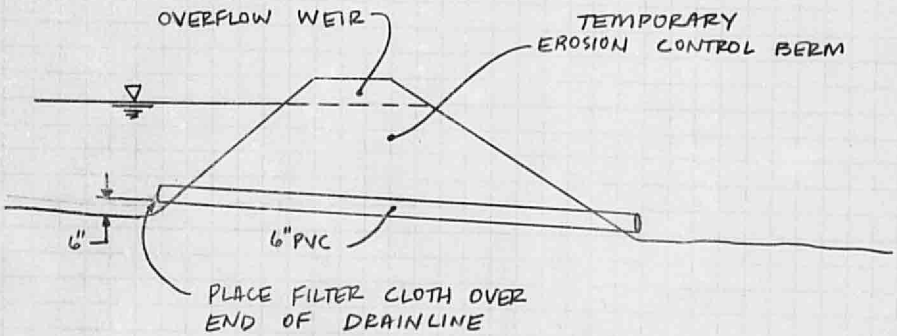
RECEIVED
JUN 01 1984
HYDROLOGY SECTION

ESPEY, HUSTON & ASSOCIATES INC.
Engineering & Environmental Consultants

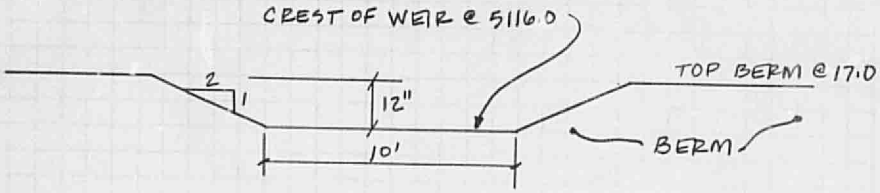
SUBJECT EROSION CONTROL

SUNCHASE APTS.

SHEET 2 OF 2 BY DAL
DATE 5-31-84 CK BY



OUTLET PIPE DETAIL



WEIR CROSS-SECTION

WILLIAM MATOTAN & ASSOCIATES, ENGINEERS
230-M TRUMAN STREET, N.E. • ALBUQUERQUE, NEW MEXICO 87103 • PHONE (505) 265-8467

February 4, 1974

John B. Robert, Executive Engineer
Albuquerque Metropolitan Arroyo Flood
Control Authority
P. O. Box 25851
Albuquerque, New Mexico 87125

Dear Mr. Robert:

Transmitted herewith for your review and approval is a copy of the Drainage Report for Monticello Way Apartments, Phase II. The site on which this apartment complex is proposed to be constructed lies from 350 feet to 1,100 feet east of Carlisle Blvd., N. E. and between Montgomery Blvd., N. E. and the south boundary of the Elena Gallegos Grant.

As requested by you, this office contacted the City of Albuquerque Engineering Department relative to their proposed improvements to the Elena Gallegos Grant Line Channel. This drainage plan including the run-off coefficient and type of development is compatible with the city's present design of such channel.

Very truly yours,

WILLIAM MATOTAN & ASSOCIATES, INC.

John A. Andrews, P.E.
Vice-President

JAA:rhs

cc w/encl: V. M. Kimmick, City Engineer
cc w/encl: Charles B. Cox
JABCO Developers

Remarks on High-Depth and/or High-Velocity Enkamat Channels

The following agencies that had Enkamat experience in heavy water runoff or shoreline systems were contacted during the week of April 4, 1982. They were asked to comment on Enkamat's effectiveness since its installations.

Comments

1. Ken Tannemacher, Manager
   Prudential Real Estate Operations

   Liberty Island dike, Sacramento river delta
   (916) 925-2052

   Excellent results. Enkamat has withstood several flood stages of up to 9' flood levels on outboard banks of southern spillway and on 1:1 slopes of island dikes (southeast banks of bypass channel).

   We are recommending these designs for further use both on our own facilities and other gr[illegible].

2. Del Motycka, Secondary Roads Engineer, (402) 473-4607
   Nebraska DOT (county roads and bridges)

   No problems with Enkamat bridge aprons at new concrete bridges constructed in 1977/1978. Withstood numerous flood levels with no ill effects. Data obtained from county records (relative to Enkamat aprons).

   Cook, Nebraska, South Fork Little Nemahaw

   S_o = 7 feet/mile
   SS = 50°-60°
   A[illegible] [illegible]0-foot depth, velocity = 6.5 feet/second in river center
   At [illegible]0-foot depth, velocity = 8.5 feet/second in river center

   St. Mary, Nebraska, North Fork of Big Nemahaw

   S_o = 7 feet/mile
   SS = 50°-60°
   At 10-foot depth, velocity = 6.5 feet/second in river center
   At 20-foot depth, velocity = 9-10 feet/second in river center

3. J. B. Hutcheson, Maintenance Engineer - (214) 784-4311
   Paris District, Texas DOT

   Splash plate installation (spring 1979) in dry riverbed. Subjected to cloudburst runoffs. No problems whatsoever. Installations have withstood numerous floods each year (up to 7-foot levels).

4. Jerry Holligan, Hydro Engineer - (512) 397-5592
Soil Conservation Service, Austin Texas

Land reclamation channel installed on Vos farm, vicinity of Zorn, Texas (spring 1980). Looks excellent and placed into SCS specifications as a result of this experience. Has withstood several annual floods before and after vegetation (up to 16 feet/second at 2-foot depth).

Similar comments on this installation from Andy Anderson, Sequin district manager of local Soil Conservation Service near Zorn (512-379-0930).

5. Additional high-depth channels were installed. Although we have no reports, our sales representatives have indicated satisfaction by customers.

a. Storm channel around perimeter of General Motors plant,, Dayton, Ohio.

b. Dike separating sedimentation basin from river, Great Southern Paper Company, South Carolina.

c. Storm channel around May County Shopping Center, National City, California.

d. Others have been routinely installed in various parts of the country.

ROBERT M. DENISH AND ASSOCIATES, INC.
Consultants to Developers

March 25, 1983

RECEIVED

MAR 28 1983

ENGINEERING

THANKS FOR THE ADVICE THE OTHER DAY. I HOPE WE CAN MAKE THIS WORK
LSK.

Mr. Walter F. Nickerson, Jr.
Water Resources Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Use of Well-Site Ingress Easement

Dear Mr. Nickerson:

I am writing on behalf of our client, Weigand Properties, Ltd. of Wichita Kansas who have secured an option to purchase Parcels A & B of the Jackson Addition as shown on the attached copy of zoning map F-17-Z.

Our client proposes to develop the property with 240 apartment units. In conversation with Mr. Robert Fosnaugh, the City Traffic Engineer it became evident that a second access, preferably loading onto Carlisle Boulevard, would be required for the development of the project.

The City's records show that on November 11, 1975 the former owners of the property and the City granted to the successors in interest a 30 ft. x 400 ft. access easement to be used for a second access to the site. I have attached a copy of the Grant of Easement and Certificate of Survey for your reference.

We propose to construct a two lane roadway, 20 foot curb-to-curb, within the easement leading from Carlisle a minimum of 350 foot east to the northwest line of the property. As the City apparently holds this easement for the purpose of serving its well-site directly north of our property, I would be pleased to know if this proposal would meet with the approval of the Water Resources Department; whether the department could contribute to the cost of such construction; and whether the department would be willing to contribute to the cost of relocating electrical and telephone utility structures that presently exist within the easement.

It is our intention to bring this matter before the Design Review Board at their April 12 hearing for a preliminary review of the proposed Site Plan and would be pleased if you could give this matter your attention prior to that date. If I can be of further assistance, please call.

Sincerely yours,

Lawrence S. Kline

cc: Jim Clark
Robert Fosnaugh
Brian Burnett

LSK/gg

20 First Plaza, Suite 320 / Post Office Box 2001 / Albuquerque, New Mexico 87103 / Telephone (505) 842-6461

Brian

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 13, 1983

Mr. Donald Erickson
4204 Amherst Dr. N.E.
Albuquerque, N.M. 87106

RE: EASEMENT ACQUISITION

Dear Mr. Erickson:

On behalf of the City of Albuquerque and Weigand Properties, Inc. I am writing to outline certain development problems which directly impact your property. Please refer to the enclosed sketch while reviewing the information listed below:

a. Weigand Properties owns an L-shaped parcel fronting on Montgomery Blvd. and extending approximately 1250 ft. to the north. The northwest corner is approximately 450 ft. east of Carlisle Blvd. The Hillcrest Park Condominiums set directly west of the property.

b. A 30' access/utility easement extends from Carlisle Blvd. to the northwest corner of the site. Per an earlier directive from the Environmental Planning Commission, the Weigand site must be provided with a second paved access along this easement.

c. The Grant-Line Drainage Channel currently runs south of your property along the 30' access/utility easement. A 30 ft. drainage easement has been secured from your west property line to the North Diversion Channel and eastward from the east boundary of the City of Albuquerque well site. No drainage easement exists along the southern boundary of your property or the southern boundary of the City well site.

d. Currently, two large PNM power poles set 10 ft. north of the south boundary of the 30 ft. access/utility easement. The access road, which will be 24 ft. wide, must be located north of the poles in order to avoid the significant expense of relocation.

e. The City will grant the required drainage easement across its property, as this new access road will serve the City's well site. For the Grant-Line Drainage to be relocated 30 ft. north of its current path, an easement must be acquired across your property as well.

MUNICIPAL DEVELOPMENT DEPARTMENT

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

AN EQUAL OPPORTUNITY EMPLOYER

Your cooperation is requested in working with us to secure this easement. Please contact me in writing, or by phone at 766-7467, to discuss the matter further. If necessary, I will be glad to meet with you in person at your convenience.

Thank you for your time.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Herb Denish, Herb Denish & Assoc.
DRB Members
Jim Leymon, MSM/SP Group, Inc.
Brian Pirooz, Water Resources

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

4/20/83

To: Herb D. } Herb Denish
Laurence K. } & Assoc.
Jim Leymon } MSM/SP Group

From: Brian Burnett

Re: Easement Acquisition on Erickson property

Don Erickson came in to see me yesterday. His concerns:

1. Losing the thirty additional feet will cause problems for his heavy equipment.
2. Would like to see the flows "put in a pipe" to allow continued use of easement.
3. Had property appraised by 2 people. Costs: $2.50/sqft. and $3.00/sqft.

Call me with ideas! Brian

MUNICIPAL DEVELOPMENT DEPARTMENT

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

AN EQUAL OPPORTUNITY EMPLOYER

MSM/SP Group

2601 Wyoming Boulevard, NE
Albuquerque, NM 87112
(505) 292-1936

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- Surveying
- Energy Services

April 29, 1983

RECEIVED

MAY 0 2 1983

ENGINEERING

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

Attention: Mr. Brian Burnett
Civil Engineer/Hydrology

RE: Conceptual Grading and Drainage for the Meadows Apartments

Dear Brian:

Transmitted herewith are two copies of subject Plan for your approval. Please note that to fit the drainage channel that is on the north boundary of the site, as well as the access street, within the easement, we have proposed flush grouted rip-rap lining be used with 1.5 to 1 side slopes.

If you have any questions please call Jim Heymon of our office.

Very truly yours,

MSM/SP Group

Dan Grochowski

Dan Grochowski
Civil Project Engineer

DG:se
Enclosures

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

F17 - D15

May 19, 1983

Mr. Jim Leyman
MSM/SP Group
2601 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

RE: WEIGAND PROPERTY CONCEPTUAL GRADING & DRAINAGE PLAN

Dear Jim:

This letter is to express general concurrence with the items contained in the referenced plan. However, as we discussed over the phone, several key issues remain to be resolved:

a. I am still debating what is the best type of channel treatment from the west property line to the existing concrete section. I'd suggest running some cost estimates comparing rip-rap, grouted material, and concrete. For design purposes it would probably be appropriate to use 12" to 18" of rip-rap material along with a 12" filter.

b. I'll be interested to see what Water Resources requests in way of crossing to their well-site. It is my understanding that you will contact that department to solicit comments.

c. To date, I am not aware of Mr. Erickson's specific concerns regarding the plans. It appears that your firm is in the best position to coordinate details.

In general, this project is moving fairly smoothly despite some rather large design constraints and considering the number of parties involved. Once the above items are resolved, we can proceed to the next step of submittal and approval of a drainage report (or plan).

Please keep me informed of any progress with the adjacent land owners. I will be glad to help in any way.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

June 13, 1983

Mr. James L. Clark
WEIGAND PROPERTIES, LTD.
148 North Market
Wichita, KN. 67202

Re: Permit and Occupancy Procedures for
"The Meadows" Apartments, 3901 Montgomery Blvd.

Dear Mr. Clark:

In consideration of your project's role in the Federal Loans-to-Lenders Program and its provision of needed jobs in the construction sector, I have instructed my staff to provide the necessary assistance in order to allow your project a second access and to provide the City with an appropriate drainage easement.

A copy of my memorandum dated June 8, 1983 is attached.

Sincerely yours,

Frank A. Kleinhenz

Frank A. Kleinhenz

encls.

cc: Nick Estes
Herbert M. Denish & Associates, Inc.
Jim Leyman, MSM Consultants

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE REF. NO._____

TO: Charles W. Volz, Chief Building Official, Code Administration Division

FROM: Frank A. Kleinhenz, Chief Administrative Officer

SUBJECT: Drainage and Accessment Easements for "The Meadows"
3901 Montgomery Boulevard N.E.

The City requires an easement for storm drainage purposes along the property shown on the attached zone map F-17-Z. In addition, WEIGAND PROPERTIES, LTD. of Wichita, Kansas must construct an access road and channel improvements to provide its required secondary access. These situations may result in the need for the City to condemn the drainage easement from the adjacent property owner. Nick Estes of the City Attorney's Office informs me that if condemnation is required, it may take as long as 3 - 4 months to obtain a permanent right-of-entry. The developers expect Environmental Planning Commission approval on June 16, 1983 and therefore expect to complete their initial units before a solution for the drainage easement is legally in place.

In order to proceed on an orderly basis, we should processs WEIGAND'S building permit and subsequent Certificates of Occupancy in the usual manner while the various City divisions are proceeding on the drainage easement question. WEIGAND PROPERTIES, LTD. must have met all other apropriate codes and regulations.

WEIGAND PROPERTIES, LTD. has agreed to construct the channel and road improvements from the property to Carlisle Blvd. N.E.

HERBERT M. DENISH & ASSOCIATES, INC. will be the contact for WEIGAND PROPERTIES, LTD..

RECOMMENDED:

CARL RODOLPH
Director, Municipal Development Department
City of Albuquerque

REVIEWED: (As To Form):

NICK ESTES
Assistant City Attorney
City of Albuquerque

cc: Howell G. "Bud" Ervien
Brian Burnett
Robert Fosnaugh
Herbert M. Denish
Jim Layman

REVIEWED:

Howell G. Ervien
Property Manager
City of Albuquerque

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE REF. NO._____

TO: Howell G. "Bud" Ervien, Property Manager

FROM: Frank A. Kleinhenz, Chief Administrative Officer

SUBJECT: Acquisition of Necessary Drainage Easement - Franklin Tract B-1

This authorizes you to acquire the necessary drainage easement to be located directly north of an abutting access and utility easement that will run from Carlisle Blvd. east to the eastern boundary of the City well site along the southern boundary of Franklin Tract B-1, zone map F-17-Z.

RECOMMENDED:

6/15/83

DWAYNE SHEPPARD
City Engineer
City of Albuquerque

Acct # 7273011

charge to 020
6/22/83

cc: Carl Rodolph
Nick Estes
Herbert M. Denish

Place in Reading File

To be Run by Roy M. also
6/22

Note: Appraisal to be provided by July 15, '83
Per Bud Ervien 6/22

HERBERT M. DENISH AND ASSOCIATES, INC.
Consultants to Developers

RECEIVED
JUN 17 1983
CITY ENGINEER

June 15, 1983

Mr. Carl Rodolph, Director
Municipal Development Department
City of Albuquerque
To Be Delivered

Dear Mr. Rodolph:

Please find attached fully executed copies of the following documents:

- Letter from Frank Kleinhenz to James L. Clark
- Memo from Frank Kleinhenz to Charles Volz
- Memo from Frank Kleinhenz to Howell "Bud" Ervien
- Zone Map F-17-Z with highlighted easement

Copies of the above will be hand delivered to those listed below.

Sincerely yours,

Herbert M. Denish /g.g.
Herbert M. Denish

HMD/gg

cc: Nick Estes
Dwayne Sheppard
Robert Cole
Howell G. "Bud" Ervien
James Clark, Weigand Properties

encls.

RSH ____ DES ____
HRO ____ INSP ____
CME ____ HYDRO ____
JNH ____ SUR ____
SAD ____ ADM ____
____ FILE ____
RESPONSE BY ____

First Plaza Suite 520 / Post Office Box 2[illegible] / Albuquerque, New Mexico 87103 / Telephone (505) 842-6161

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

MSM/SP Group

2601 Wyoming Boulevard, NE
Albuquerque, NM 87112
(505) 292-1936

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RECEIVED
JUN 20 1983
CITY ENGINEER

June 15, 1983

Mr. Brian Burnett
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Sunchase Apartments (Montgomery and Carlisle)

Dear Brian:

Regarding the lining of the channel adjacent to the second access road of subject site, we have determined the following:

1. A channel lining is required in order to carry a flow of 350 cfs within that portion of the easement remaining after inclusion of a paved access road. (approximately 25').
2. A smooth grouted rip-rap lining with a trapezoidal section of 1.5:1 side slopes and a 5ft. bottom is adequate.
3. A concrete lining with a trapezoidal section of 1.5:1 side slopes and a 10ft. bottom is adequate.
4. A concrete lining with a rectangular section having a 10ft. bottom is adequate.

All three linings are similar in cost. The DPM lists maximum side slopes of 2:1 thus eliminating both trapezoidal channels. City Maintenance requires a 10ft. minimum bottom and prefers rectangular channels. Hydraulically a rectangular channel is more predictable and geometrically will fit easier into the limited space available.

In review of the above and with your approval we will design a concrete lined rectangular channel with a 10ft. bottom. For all hydraulic calculations we will assume, with your concurrance, a Q of 350 cfs.

Very Truly Yours,

MSM/SP Group

Dan

Dan Grochowski
Civil Project Engineer

DG:lr

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

June 24, 1983

F17-D15

Mr. Dan Grochowski
MSM/SP Group
2601 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

RE: SUNCHASE APARTMENTS (FORMERLY WEIGAND PROPERTY)

Dear Dan:

I am responding to items contained in your letter of June 15, 1983.

1. In conversations with George Paul, Street Maintenance Supervisor, he stated that the minimal channel width for maintenance purposes is 8 ft. It is permissible to design a concrete rectangular channel with an 8 ft. bottom width if this proves to be more appropriate from a design or economic standpoint.

2. Consideration should be given to the following items when designing the channel.

a. Channel tie to existing section.
b. Access road or alternate means of entering channel.
c. Crossing structure for the well site, coordinated with Water Resources.
d. Fencing as a safety measure.

3. The channel tie at the North Diversion Channel should be coordinated with AMAFCA.

4. A flowrate of 350 cfs is acceptable.

Mr. Fred Aguirre will take over reviewing any further information regarding this development. Please call if you have any questions.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

·2

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 11,1983

F17 D15

Mr. Dan Grochowski
MSM/SP Group
2601 Wyoming Blvd. N.E.
Albuquerque, N.M. 87112

RE: WEIGAND PROPERTIES, INC. (F17-D15)

Dear Dan:

The referenced drainage report is approved with the understanding that building permits will not be released until the construction plans for the channel have been approved. Please advise me when these plans have been approved. Also, final acceptance of this project by the City is contingent on the acquisition of the required easement for the channel and the elimination of lot lines within this development.

Regarding the certification of the referenced site for the purpose of obtaining a Certificate of Occupancy, the City Engineer's Office recommends that your client's engineer certify this development to provide the timely inspection that will be required on this project.

Please advise me as to your client's decision regarding this recommendation. If you have any questions regarding the above, please feel free to contact me.

Very truly yours,

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA/tsl

cc: Herb Denish, Herb Denish & Associates

RECEIVED
AUG 16 1983
M.S.M., INC.

INFORMATION SHEET

PROJECT TITLE SUNCHASE APTS. TYPE OF SUBMITTAL ADDENDUM *

ZONE ATLAS PAGE NO. F-17 CITY ADDRESS MONTGOMERY EAST OF CARLISLE

LEGAL DESCRIPTION

ENGINEERING FIRM ESPEY, HUSTON & ASSOC. CONTACT DENNIS LORENZ

ADDRESS 4801 INDIAN SCHOOL RD. PHONE 255-1625

OWNER WEIGAND PROPERTIES, LTD CONTACT JIM CLARK

ADDRESS 807 NORTH WACO, SUITE B PHONE (316) 262-3333
WICHITA, KANSAS 67203

ARCHITECT JEFF KRENBIEL & ASSOC. CONTACT DON ROSEMANN

ADDRESS 1300 EAST LEWIS PHONE (316) 267-8233
WICHITA, KANSAS 67211

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR ALBERICI / DENVER CONTACT BILL WEBER

ADDRESS ON-SITE PHONE 881-2092

DATE SUBMITTED 5/31/84

BY DENNIS LORENZ

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

* THIS IS AN ADDENDUM TO THE APPROVED DRAINAGE REPORT & GRADING PLAN PREPARED BY MGM CONSULTANTS. THIS ADDENDUM DEALS WITH EROSION CONTROL FOR THE PHASED CONSTRUCTION & OCCUPANCY OF THE PROJECT.

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

information since viewing map

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

June 1, 1984

Mr. Bernie Montoya
Engineer/Hydrology Inspection
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

SUBJECT: Sunchase Apartments F 17 D 15

Dear Bernie:

Transmitted herewith for review and approval are two (2) copies of the phasing plan with temporary erosion control for the Sunchase Apartment project. The temporary erosion control plan will be in place for the duration of construction.

The Owner wishes to obtain certificate of occupancy for each phase, as it is completed. At this time Phase One (Units 1, 2, 3 and 4 and the Clubhouse) is complete and ready for occupancy. An Engineer's Certification for Phase One is being prepared and will be submitted the first of next week. It would be greatly appreciated if this matter could be handled as quickly as possible.

If you have any questions concerning this information, please call.

Sincerely,

Dennis A. Lorenz
Staff Engineer

/ce
enclosures

cc: Bill Weiser, Alberici - Denver

RECEIVED
JUN 01 1984
HYDROLOGY SECTION

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

August 14, 1984

Mr. Bernie Montoya
Engineer/Hydrology Inspection
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

SUBJECT: Sunchase Apartments - Phase One
Certification of Drainage

Dear Bernie:

Transmitted herewith in accordance with our letter dated June 1, 1984 is the Engineer's Drainage Certification for Phase One. This submittal is in accordance with City requirements as outlined in page 113, section 22.7, Volume II of the Development Process Manual. Your prompt attention to this matter will be greatly appreciated.

If you have any questions, please feel free to call.

Sincerely,

Jim Leymon, P.E.
Office Manager
Senior Staff Engineer

/lm

cc: Jim Clark

RECEIVED
AUG 14 1984
HYDROLOGY SECTION

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

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

August 16, 1984

Jim Leyman, PE
Espey, Huston & Associates, Inc.
4801 Indian School Road NE
Albuquerque, NM 87103

REF: SUNCHASE APARTMENTS - PHASE ONE CERTIFICATION (F17-D15)

Dear Jim:

Based on the information provided on your August 14, 1984 submittal, the certification of the above referenced drainage plan is acceptable. Please advise your clients that temporary certificate of occupancies will be issued with the understanding that each phase will be certified by your firm upon completion. Final completion and certification of all phases, and also verification from Bill McNamara's Office for all public construction will allow the developer to obtain his final C.O.

If you have any questions, please feel free to call me at 766-7644.

Sincerely,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:BJM:mrk

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

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

November 8, 1984

Mr. Jim Leyman, PE
Espey, Huston & Associates, Inc.
4801 Indian School Road NE
Albuquerque, NM 87103

REF: SUNCHASE APARTMENTS-PHASE TWO CERTIFICATION (F17-D15)

Dear Mr. Leyman:

Based on the information provided on your October 5, 1984 submittal, the certification of the above referenced drainage plan is acceptable.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Bernie J. Montoya

Bernie J. Montoya
Engineering Asst. C.E.

BJM:mrk

F17-D15

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Sunchase Apartments ZONE ATLAS/DRNG. FILE #: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 3901 Montgomery N.E. ALBQ NM

ENGINEERING FIRM: MSM/SP Group CONTACT: Jim Layman

ADDRESS: 2601 ~~Wyo~~ Wyoming NE ALBQ PHONE: 292-1936

OWNER: Weigand Properties LTD CONTACT: James Clark

ADDRESS: 148 N. Market, Wichita Ks. PHONE: 316/262-3333

ARCHITECT: Jeff Frenbiel Assoc. CONTACT: Jeff Krenbiel

ADDRESS: 1300 E Lewis Wichita, Ks PHONE: 316 267 8233

SURVEYOR: MSM/SP Group CONTACT: _____

ADDRESS: SEE Above PHONE: _____

CONTRACTOR: ALBerici Denver CONTACT: Jim or Paul

ADDRESS: 3901 Montgomery PHONE: 881-2092

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

RECEIVED DEC 12 1984 DESIGN HYDROLOGY SECTION

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

X DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12-12-84

BY: Jim Mobley

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

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

December 18, 1984

Jim Leyman, PE
Espey, Huston & Associates, Inc.
4801 Indian School Road NE
Albuquerque, NM 87103

REF: SUNCHASE APARTMENTS-PHASE THREE CERTIFICATION (F17-D15)

Dear Mr. Leyman:

Based on the information provided on your December 12, 1984 submittal, the certification of the above referenced drainage plan is acceptable.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Bernie J. Montoya

Bernie J. Montoya
Engineering Assistant, C.E.

BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Sunchase Apartments ZONE ATLAS/DRNG. FILE #: F-17/D15

LEGAL DESCRIPTION:

CITY ADDRESS: 3901 Montgomery NE

ENGINEERING FIRM: Espey, Huston & Associates CONTACT: Jim Leyman

ADDRESS: 4801 Indian Rd. PHONE: 255-1625

OWNER: Weigand Prop. LTD CONTACT:

ADDRESS: PHONE:

ARCHITECT: Jeff Krebbiel & Associates CONTACT: Don Roseman

ADDRESS: Wichita Kan PHONE: 316-267-8233

SURVEYOR: Espey Huston & Associates CONTACT: Jim Leyman

ADDRESS: PHONE:

CONTRACTOR: Alberici/Denver Inc. CONTACT: Bill Johnson

ADDRESS: 1011 So Huron, Denver PHONE: 303-733 4654

Local 3901 Montgomery Jim Mobley 881 2092

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

RECEIVED JAN 31 1985 HYDROLOGY SECTION

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 30 day Temp PHASE IV

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 1-31-85

BY: James C. Mobley Jr.
881-2092

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

January 31, 1985

Mr. Bernie Montoya
Hydrology Section
City of Albuquerque
123 Central Avenue
Albuquerque, New Mexico 87102

RECEIVED
JAN 31 1985
HYDROLOGY SECTION

SUBJECT: Sunchase Apartments - Phase IV

Dear Bernie:

Per the request of Jim Mobley, Alberici-Denver, and his discussions with Steve Boberg this letter will serve as a status report for the above mentioned project. The project is substantially complete but lacks several fine grading and drainage items. These items are:

1. Completion of landscaping - approximately 40% of the phase is not yet complete.

2. Modification of grading and installation of sidewalk drain pipe south and east of Building 13. Parking lot curbing and lead sidewalks are constructed about 0.5' higher than the plan specified which results in these improvements being higher than the finish floor. A swale and sidewalk drain will be required to assure positive drainage away from Building 13.

3. A similar situation has resulted in the area south and east of Building 14. Installation of a swale and sidewalk drains will be required in this location also.

4. A sidewalk drain will be required under the leadwalk located northwest of Building 14. This drain is required to positively carry water which is generated within the courtyard between Buildings 13 and 14 to the parking area.

ESPEY, HUSTON & ASSOCIATES, INC.

The above are the major items yet ~~to be~~ completed. In addition, EH&A will not issue the final certificate of drainage for this phase until a final inspection has been made. Mr. Mobley feels that the phase can be completed and ready for final inspection in about 14 calender days.

Please call me if this report requires any additional explanation.

Very truly yours,

Jim Leymon, P.E.
Albuquerque Office Manager
Senior Staff Engineer

/lmt

cc: Jim Clark - Weigand Properties, Ltd.
Don Rosemann - Jeff Krehbiel & Associates

9

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 4, 1985

Jim Leyman, P.E.
Espey, Huston & Associates, Inc.
4801 Indian School Road, NE Suite 204
Albuquerque, New Mexico 87110

RE: SUNCHASE APARTMENTS - PHASE IV (F-17/D15)

Dear Jim:

Based on the information provided on your January 31, 1985, submittal, a 30-day temporary Certificate of Occupancy for buildings within Phase IV will be given.

Please be advised that the project seems to be close to completion and that the Certification check list will need to be closely followed when final submittal is presented.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya
Engineering Assistant, C.E.

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Sun Chase Apartments ZONE ATLAS/DRNG. FILE #: F17/D15

LEGAL DESCRIPTION: TR. 1 Sunchase Apts F-17

CITY ADDRESS: 3901 Montgomery N.E.

ENGINEERING FIRM: Espey, Huston & Associates, Inc. CONTACT: Jim Leymon

ADDRESS: 4801 Indian School Rd PHONE: 255-1625

OWNER: Weigand Properties - CONTACT: Jim Clark

ADDRESS: 807 N. Waco, Suite 12 Wichita, Kansas 67203 PHONE: 1-316-262-3333

ARCHITECT: Jeff Krehbiel associates, Inc. CONTACT: Don Roseman

ADDRESS: 1300 E. Lewis Wichita, Kansas PHONE: 1-316 267-8233

SURVEYOR: Jim Leymon CONTACT: Jim Leymon

ADDRESS: 4801 Indian School Rd PHONE: 255-1625

CONTRACTOR: Alberici/Denver, Inc. CONTACT: Jim Mobley

ADDRESS: 1011 So. Huron ST. Denver, Colo 80223 PHONE: 881-2092

PRE-DESIGN MEETING: Local. 3901 Montgomery N.E. Albuquerque, N.M. 87109

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

RECEIVED FEB 28 1985 HYDROLOGY SECTION

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: 28th Feb. '85

BY: James C. Mobley Jr.
Proj. Supt.
Alberici/Denver, Inc.

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

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

March 5, 1985

Jim Leyman, P.E.
Espey, Huston & Associates, Inc.
4801 Indian School Road, NE Suite 204
Albuquerque, New Mexico 87110

RE: SUNCHASE APARTMENTS CERTIFICATION PHASE IV
(F-17/D15)

Dear Jim:

Based on the information provided on your February 28, 1985 submittal, certification for the referenced drainage plan is acceptable. Please be advised that the contractor has already obtained his green tag from Hydrology for permanent occupancy.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

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

F11/015

LEGAL DEPARTMENT 766-7411

October 10, 1985

RECEIVED
OCT 14 1985
DH0423
HYDROLOGY SECTION

PICKED UP FOR

~~Bradley~~ D. Tepper, Esq.

Re: Sunchase Apartments (Weigand, Developer)
Zoning Site Development File

Dear Brad:

Enclosed are photocopies of the contents of the above file, with the exception of the illustrations and plans, as you requested.

Please send a check for $2.85 to me, payable to the City of Albuquerque, for the photocopying charge.

Steve Bowman and I will have Fred Aguirre, the Design Hydrologist for Engineering, at the City Attorney's Office on Wednesday October 16 at 11 o'clock to answer your and Debbie Goncalves' questions regarding matters relating to discharge into the drainage channel which is located on the north side of Sunchase Apartments.

Very truly yours,

Adelia W. Kearny

Adelia W. Kearny
Assistant City Attorney

cc: Bob Romero, Zoning Enforcement Officer, MDD
w/ Zoning file
Fred Aguirre, Design Hydrologist, Engineering, MDD
C. Dwayne Sheppard, City Engineer
Stephen K. Bowman, Assistant City Attorney

Enclosures

Sunchase Apartments

1. Frank A. Kleinhenz memo

2. August 11, 1983 approval letter OVERALL SITE

3. Building permit released on 9/23/83

4. Inspection requested on 5/23/84 Disapproved on Project found not to be complete. 5/24/84

5. Phasing plan on June 1, 1984 Permit issued on 9/23/83 was for complete project, inspection request on 5/23/84 was for portions within Northern portion therefore a phase plan was requested at which time developer elect to certify each phase when complete

6. Phase I certification submitted on August 14, 1984 and accepted on August 16, 1985 By starting on the upstream portion a sediment pond was designed and constructed for the duration of the project and only temporary C.O. were issued.

7. Phase II certification submitted on October 5, 1984 and accepted on November 8, 1984 temporary C.O.s issued

8. Phase III certification submitted on December 12, 1985 and accepted on December 18, 1985 Temporary C.Os issued

9. Phase IV certification submitted on January 31, 1985 and accepted on February 4, 1985 temporary C.O.s issued

10. Certification for over all project based completed PHASE pavement outfall along with the Drainage Facilities within City/R.W. document dated 1/30/85 & 1/31/85 Final C.O.. issued

March 5 letter?

INGRESS & EGRESS EASEMENT

THIS INDENTURE made this 4th day of Nov., 1975, by and between JACKSON FURNITURE COMPANY first party and JAMES W. and JOY G. FRANKLIN and the CITY OF ALBUQUERQUE and LAND INVESTORS, LIMITED second parties, their successors and assigns,

WITNESSETH:

That the said first party, for and inconsideration of the sum of One Dollar($1.00) to them in hand paid, and other valuable consideration, the receipt of which is hereby given and granted unto said second parties, an easement, together with rights and privileges of going upon, over and across said lands for ingress and egress.

Said lands being situate in the County of Bernalillo, State of New Mexico, and more particularly described as follows, to-wit:

A certain Tract of land situate in SW¼ Section 35, Township 11 North, Range 3 East, N.M.P.M., within the Elena Gallegos Grant, Bernalillo County, New Mexico, for ingress and egress purposes, and being more particularly described as follows:

Beginning at the Southwest corner of the tract herein set forth, a point on the South boundary line of the Elena Gallegos Grant, being the identical closing corner common to Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M., and running thence

S.89°59'00"E.,	400.00	feet along the above mentioned South boundary line of the Elena Gallegos Grant; thence leaving said Grant line and running
N.00°00'10"E.,	30.00	feet to the Northeast corner of the tract herein set forth; thence
N.89°59'00"W.,	400.00	feet to the Northwest corner of the tract herein set forth, a point on Section line between Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M., thence along said Section line
S.00°00'10"W.,	30.00	feet to the Southwest corner and place of beginning.

Containing Twelve thousand (12,000) square feet, more or less.

In WITNESS WHEREOF, the said second parties have hereunto set their hands and seals the day and year first above written.

LAND INVESTORS, LIMITED
By Wm N. Campbell
General Partner

JAMES W. FRANKLIN
James W. Franklin

CITY OF ALBUQUERQUE
By Paul G. Kleinfung

JOY G. FRANKLIN
Joy G. Franklin

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

The foregoing instrument was acknowledged before me this 4th day of Nov., 1975, by Wm N. Campbell, General Partner of LAND INVESTORS, LIMITED, a New Mexico Limited Partnership, on behalf of said partnership.

Notary Public

My commission expires:

12/12/77

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

The foregoing instrument was acknowledged before me this [illegible] day of, [illegible], 1975, by JAMES W. FRANKLIN and JOY G. FRANKLIN, his wife.

Notary Public

My commission expires:

May 16, 1977

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

The foregoing instrument was acknowledged before me this 31st day of [illegible], 1975, by [illegible] of the CITY OF ALBUQUERQUE, a municipal corporation, on behalf of said CITY OF ALBUQUERQUE.

Notary Public

My commission expires:

Jan. 10, 1978

AGREEMENT FOR
INGRESS AND EGRESS EASEMENT

THIS AGREEMENT, made this 13 day of November, 1975, by and between JAMES W. FRANKLIN and JOYCE G. FRANKLIN, his wife, LAND INVESTORS, LTD., a New Mexico Limited Partnership, ~~RICHARD G. CIVEROLO and MARY T. CIVEROLO, his wife, HARRY MARTIN and MARGE D. MARTIN, his wife, L. D. MARTIN and THERESA MARTIN, his wife,~~ and the CITY OF ALBUQUERQUE, NEW MEXICO, all collectively called the "Grantors", and THE LOMAS AND NETTLETON COMPANY ~~FINANCIAL CORPORATION~~, and it's successor or assign, hereinafter called the "Grantee".

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and the covenants and conditions contained herein, it is agreed as follows:

1. EASEMENT. The Grantors do hereby collectively grant and convey unto the Grantee an Easement for Ingress and Egress in and to the following described real estate located in Bernalillo County, New Mexico:

A certain strip of land situate in the Southwest One-quarter (1/4) of Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, Bernalillo County, New Mexico, for the privilege of going over, upon and across said lands for ingress and egress, and being more particularly described as follows:

Beginning at the Southwest corner of the tract herein set forth, a point on the South boundary line of the Elena Gallegos Grant, being the identical closing corner common to Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M., and running thence

S.89°59'00"E.,	400.00	feet along the above mentioned South boundary line of the Elena Gallegos Grant; thence leaving said Grant line and running
N.00°00'10"E.,	30.00	feet to the Northeast corner of the tract herein set forth; thence
N.89°59'00"W.,	400.00	feet to the Northwest corner of the tract herein set forth, a point on Section line between Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M., thence along said Section line
S.00°00'10"W.,	30.00	feet to the Southwest corner and place of beginning.

Containing Twelve Thousand (12,000) square feet, more or less.

2. COMMON USE. The Easement granted herein is not exclusive to the Grantee and the Grantors, their heirs, successors and assigns, shall have the right to go on over and across said lands for ingress and egress to properties adjacent to the Easement, as aforesaid.

3. BINDING EFFECT. This Agreement is binding upon the parties hereto, their heirs, executors, successors and assigns and may not be modified, amended, terminated or revoked without the consent of all parties hereto.

IN WITNESS WHEREOF, this Agreement has been executed on the day and year above first written.

James W. Franklin
JAMES W. FRANKLIN

Joyce G. Franklin
JOYCE G. FRANKLIN

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

The foregoing instrument was acknowledged before me this day of November, 1975 by JAMES W. FRANKLIN and JOYCE G. FRANKLIN, his wife.

NOTARY PUBLIC

My Commission Expires:

5-16-77

LAND INVESTORS, LTD.
BY William A. Campbell
General Partner

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

The foregoing instrument was acknowledged before me this day of November, 1975, by , General Partner of LAND INVESTORS, LTD., a New Mexico Limited Partnership, on behalf of said Partnership.

Kernan Rene
NOTARY PUBLIC

My Commission Expires:

8-1-77

ATTEST:

Marguerite Cooper
CITY CLERK/RECORDER

CITY OF ALBUQUERQUE, NEW MEXICO

BY Fred A. Kleinberg
CHIEF ADMINISTRATIVE OFFICER

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

The foregoing instrument was acknowledged before this 12th day of December, 1975, by
on behalf of the CITY OF ALBUQUERQUE, NEW MEXICO.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 10, 1978

THE LOMAS & NETTLETON COMPANY
~~LOMAS AND NETTLETON FINANCIAL CORPORATION~~

BY Lonnie Latendresse
Vice Pres.

STATE OF ~~NEW MEXICO~~ TEXAS)
) ss.
COUNTY OF ~~BERNALILLO~~ DALLAS)

The foregoing instrument was acknowledged before me this [illegible] day of November, 1975, by [illegible] as [illegible]
on behalf of ~~LOMAS AND NETTLETON FINANCIAL CORPORATION~~.*

NOTARY PUBLIC

My Commission Expires:

6-1-77

*THE LOMAS & NETTLETON COMPANY

HYDROLOGY F17/D15 2 OF 2

Return Volume to City Land Agent, P.O. Box 1293.

Extra copy for Easement file.

GRANT OF RIGHT OF WAY
EASEMENT FOR DRAINAGE

Recorded: 6/4/68.
Misc. 105
Folio 124-125

Jim Franklin General Contractor, Inc., a New Mexico Corporation, in consideration of Ten Dollars ($10.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto The City of Albuquerque, New Mexico, a perpetual full and unrestricted easement for the construction and future maintenance of a drainage channel or storm sewer for conducting surface and subsurface waters along, in, under, over and across the following described parcel or strip of land and real estate lying, situate and being in the City of Albuquerque, County of Bernalillo, New Mexico, and more particularly described as follows, to-wit:

Said tract of land situate within the Elena Gallegos Grant, Bernalillo County, New Mexico and more particularly described as follows:

Beginning for a tie at a point, said point being the intersection of the section line common to Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M. and the south boundary line of the Elena Gallegos Grant, thence

N. 0° 00' 10" E. a distance of thirty and no hundredths (30.00') feet to a point, said point being the intersection of the section line common to Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M. and the north right of way line of a ten (10') foot utility easement to the City of Albuquerque, said point being the southwest corner number 1 of the tract herein set forth, thence

N. 0° 00' 10" E. a distance of thirty and no hundredths (30.00') feet to a point, said point being the intersection of the section line common to Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M. and the north right of way line of the tract herein set forth and being the northwest corner number 2, thence

S. 89° 59' E. a distance of one hundred seventy and fifty hundredths (170.50') feet to a point, said point being the intersection of the above mentioned north right of way line and the west right of way line of a one hundred fifty and no hundredths (150.00') foot easement to the Public Service Company of New Mexico, said point being the northeast corner number 3 of the tract herein set forth, thence

S. 0° 00' 10" W. a distance of thirty and no hundredths (30.00') feet to a point, said point being the intersection of the west right of way line of a one hundred fifty and no hundredths (150.00') feet easement to the Public Service Company of New Mexico and the north right of way line of a ten and no hundredth (10.00') feet utility easement to the City of Albuquerque, said point being the southeast corner number 4 of the tract herein set forth, thence

APPROVED AS TO FORM
F. M. M.
Assistant City Attorney

APPROVED AS TO DESCRIPTION
DATE 5-20-1968
William T. Stevens
WILLIAM T. STEVENS CITY ENGINEER

F17-103

N. 89° 59' W. a distance of one hundred seventy and fifty hundredths (170.50') feet, to a point, said point being the intersection of the above mentioned north right of way line and the section line common to Sections 34 and 35, Township 11 North, Range 3 East, N.M.P.M., and said point being the southwest corner and corner number 1 of the tract herein set forth and containing 0.117 acres more or less.

THE GRANTOR ACKNOWLEDGES that no considerations were promised for this easement granted other than those considerations hereinabove written.

APPROVED AS TO DESCRIPTION
DATE 2-28-66
WILLIAM T. STEVENS CITY ENGINEER

TO HAVE AND TO HOLD, the said right and easement for the uses and purposes aforesaid, unto the said Grantee, its successors and assigns for so long as said easement shall not be abandoned for use as a right of way for the aforesaid drainage purposes, but that if the said drainage easement be discontinued by non-use thereof for a continuous period of ten years, or if the City Commission of the City of Albuquerque, New Mexico, should at any time cause to be executed and recorded in the County aforesaid, a certificate that said easement has been abandoned for use as a right of way for drainage purposes, then and in either event the same shall be considered as having been abandoned within the meaning hereof and the easement granted shall thereupon terminate and the right of way revert to the Grantor, its heirs and assigns.

WITNESS our hands and seals this 24th day of February, 1966.

JIM FRANKLIN GENERAL CONTRACTOR, INC.

BY James W. Franklin
Its President

ATTEST:

Jane Corcoran
Secretary-Treasurer

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 24th day of February, 1966, by James W. Franklin, President of Jim Franklin General Contractor, Inc., a New Mexico Corporation, on behalf of said corporation.

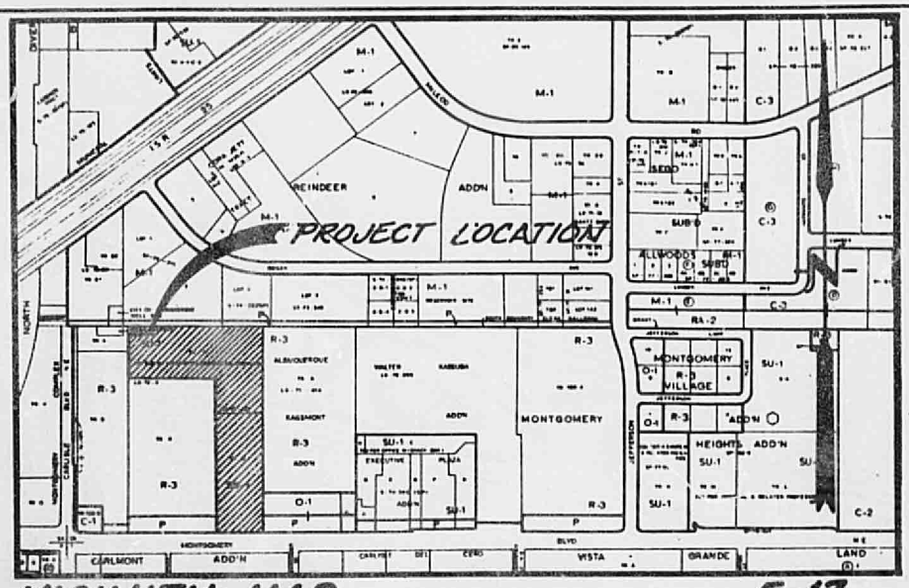
Jane Corcoran
Notary Public

My commission expires Sept. 16, 1969.

10

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP

SCALE 1"=800'

F-17

BENCH MARK
Albuquerque control survey
Station 5-617A brass cap at
Montgomery and Morningside
elevation = 5134.53

JAMES L. LEYMAN, JR.
NEW MEXICO
8105
REGISTERED PROFESSIONAL ENGINEER
8/3/84

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Public Works Contract 84-2.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to Residential street use.

D-148

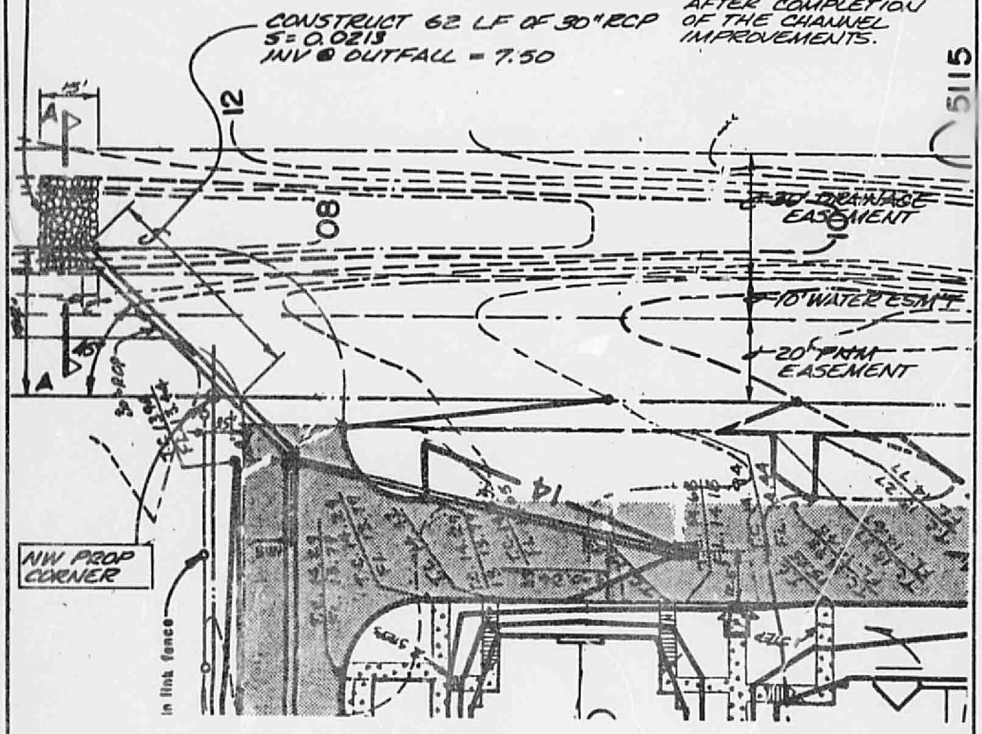
APPROVALS	NAME	DATE	TITLE: SUNCHASE APARTMENTS 3901 MONTGOMERY BLVD NE
A.C.E. / DESIGN		09/26/84	
INSPECTOR		1-30-85	PERMIT NO.
A.C.E. / FIELD	W.T. McNamara	1/31/85	SHEET 1 OF 2 — MAP NO. F-17

THIS MICROIMAGE IS THE BEST POSSIBLE

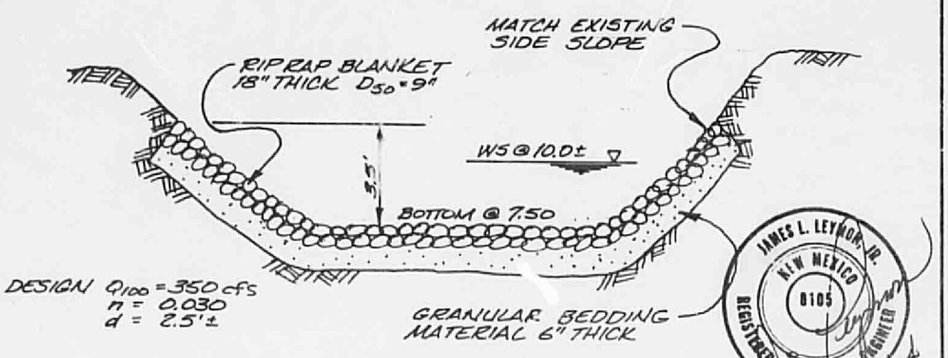
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

NOTE: RESPONSIBILITY FOR MAINTENACE OF THE 30" RCP AND RIPRAP BLANKET SHALL BE WITH THE OWNERS OF SUNCHASE APARTMENTS. RESPONSIBILITY FOR MAINTENACE OF THE 30" RCP SHALL REMAIN WITH THE SUNCHASE APARTMENT OWNERS AFTER COMPLETION OF THE CHANNEL IMPROVEMENTS.



PLAN
1" = 30'



SECTION A-A

JAMES L. LEYHOW, JR. NEW MEXICO 8105 REGISTERED PROFESSIONAL ENGINEER 8/3/84

D-148

APPROVALS	NAME	DATE	TITLE: SUNCHASE APARTMENTS 3901 MONTGOMERY BLVD NE
A.C.E. / DESIGN		01/26/84	
INSPECTOR		1-30-85	PERMIT NO. SHEET 2 OF 2
A.C.E. / FIELD	W. McNamara	1/31/85	MAP NO. F-17

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