F21/D39A

LINCOLN GREEN APTS.

1 PLAN

INFORMATION SHEET

PROJECT TITLE Lincoln Green Apartments TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. F-21 CITY ADDRESS N/A

LEGAL DESCRIPTION Lots 17, 33 and Tract "A" Eubank Addition

ENGINEERING FIRM Bohannan–Huston, Inc. CONTACT Brian Burnett

ADDRESS 4125 Carlisle Blvd., NE PHONE 883-2000

OWNER Lincoln Property, Inc. CONTACT Peter Kerwick
P.O. Box 34520

ADDRESS Phoenix, AZ 85067 PHONE (602) 248-0112

ARCHITECT Jim Miller & Associates CONTACT Jim Miller

ADDRESS 3225 Candelaria NE PHONE 884-1255

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

DATE SUBMITTED 7/29/83

BY

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JUL 29 1983
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BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD SANTA FE, NEW MEXICO 87501 505 988-7671

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JUL 29 1983

ENGINEERING

July 29, 1983

Mr. Fred Aguirre
Civil Engineer/Hydrology
City Engineer's Office
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Report for Lincoln Green Apartment Complex

Dear Fred:

Enclosed for your review is a copy of the referenced Drainage Report. This particular project will be heard at the September EPC meeting.

Please contact Brian Burnett or me if you have any questions.

Sincerely,

Michial M. Emery, P.E.
Vice President

Enclosure

cc: Mr. Pete Kerwick
Mr. Jim Miller

BGB/blm
Job No. 3 164 2

PRINCIPALS
JERRY R. BOHANNAN, P. E. & L.S.
LARRY W. HUSTON
DONALD T. CREMANS, P. E.
C.J. (SKIP) MEAD, P. E.
MICHIAL M. EMERY, P. E.

ASSOCIATES
ANDRES ARAGON VIAMONTE, P. E.
JACK EICHORN
ROBERT H. GREENLEE, P. E.
G. LEE TRUSSELL
ISAAC J. PINO, P. E.
RAMON LARA, P. E.
DARRELL L. WADE, P. E.
PATRICK L. STIEHR, P. E.
DAVID M. Y. MILLIKAN, P. E.

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

August 25, 1983

Mr. David Millikan
Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, N.M. 87107

RE: LINCOLN GREEN APARTMENT COMPLEX

Dear Dave:

The referenced drainage plan has been reviewed and the following are my comments:

1. Page 3, Section A, second paragraph:

   a. A pond is indicated in area E for the undeveloped off-site flows, yet no pond is provided for on the grading and drainage plan;

   b. You indicated that runoff from Area E and Area B will be routed through Pond 1 yet the grading and drainage plan does not concur with this.

2. Proposed ponding within 15' of a structure requires the concurrance of a soils report. NOTE: I understand this is the worst case nevertheless there is a possibility of water standing next to a structure.

3. Page 5, Section Cb. An 18" RCP pipe is indicated in the report while the grading plan shows a 12" RCP pipe.

4. Provide a symbol for property line. Include legal description in the report.

5. Provisions for nuisance flow in Area "A" required. NOTE: Roof drain should be routed through a pond. Roof drainage over sidewalk is being discouraged.

7. Concurrance from Water Resources required for the proposed storm drain connection.

8. Has approval been granted by the owner for the proposed ponding within area E?

9. Identify owner of area E.

10. Please discuss any concerns and comments regarding the use of the 66 ft. easements for access.

11. If area B is not intended to be routed through pond 1, downstream conditions must be investigated to justify this discharge. NOTE: This comment is based mainly on the worst case you mentioned in the report.

12. Street improvements required for the north half of Lagrima de Oro with this development since this project will precede S.A.D. 204.

13. Financial guarantee is appropriate for the required storm drain and street improvements.

14. With respect to your question on page 3, Section A, Paragraph 3, recommend option one for the following reason: City approved street grades required in order to establish the proper grading adjacent to the right-of-way.

Please be advised that this report was not reviewed for construction detail. This review will be provided when the grading plan is submitted.

Very truly yours,

Fred J. Aguirre
Civil Engineer/Hydrology

FJA/tsl

cc: C. D. Sheppard, Acting City Engineer
J. Hicks, Princ. Asst./City Engineer

F21-D39a

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7671

January 6, 1984

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JAN 06 1984
ENGINEERING

Mr. Fred Aguirre
Assistant City Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Report for Lincoln Green Apartment Complex – NE Corner of Eubank Boulevard and Lagrima de Oro Road

Dear Fred:

This submittal will amend the earlier drainage report submitted to your office on July 29, 1983, and will address concerns outlined in your letter dated August 25, 1983.

By copy of this letter and the report, I am informing Mr. Dan Morehead, Water Resources Engineer, of the project's impact on the Ponderosa Well No. 2 which lies adjacent to the apartments' north driveway. The specifics of this issue are contained in the report section entitled, "Ponderosa Well No. 2."

The site plan for this project will be presented at the January 17, 1984 DRB meeting. We hope that any outstanding issues can be resolved prior to that time in order that final signatures can be secured at the meeting.

We appreciate the attention you have given this project over the past several months. If you have any questions, please contact Mr. Brian Burnett or me.

Sincerely,

Michial M. Emery

Michial M. Emery, P.E.
Vice President

Enclosures

cc: Mr. Dan Morehead
Mr. Pete Kerwick
Mr. Barry Groen
Mr. Fred Galley

BB/mw
Job No. 31645

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

RESPONSE TO COMMENTS MADE BY
MR. FRED AGUIRRE – LETTER OF AUGUST 25, 1983

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JAN 06 1984
ENGINEERING

Statement 1. Page 3, second paragraph:

a. A pond is indicated in area E for the undeveloped off-site flows, yet no pond is provided for on the grading and drainage plan;

b. You indicated that runoff from Area E and Area B will be routed through Pond 1 yet the grading and drainage plan does not concur with this.

Response: 1a. The grading plan has been modified such that no off-site grading or ponding will be required.

1b. This portion of the paragraph has been clarified in the amended report. Areas B and E will not discharge into the pond but instead will be collected and conveyed into the Eubank storm sewer by means of a type 'D' inlet and 12" RCP.

Statement 2. Proposed ponding with 15' of a structure requires the concurrence of a soils report. NOTE: I understand this is the worst case nevertheless there is a possibility of water standing next to a structure.

Response: The maximum ponding elevation is 5684.5. This maximum water elevation is at least 15' away from any structure.

Statement 3. Page 5, Section C. An 18" pipe is indicated in the report while the grading plan shows a 12" RCP pipe.

Response: The report has been corrected to state that a 12" RCP will be used.

Statement 4. Provide a symbol for property line. Include legal description in the report.

Response: The property line has been more clearly identified. A legal description has been included on the plan.

Statement 5. Provisions for nuisance flow in Area "A" required. NOTE: Roof drain should be routed through a pond. Roof drainage over sidewalk is being discouraged.

Response:	An attempt has been made to prevent irrigation flows generated in Areas A1, A3 and A4 from impacting Eubank Boulevard. There will be no roof drainage directed over sidewalks.
Statement 7.	(Letter jumped from 5 to 7). Concurrence from Water Resources required for the proposed storm drain connection.
Response:	A letter from Water Resources has been obtained (see Appendix 5 in report).
Statement 8.	Has approval been granted by the owner for the proposed ponding within Area E?
Response:	The grading plan has been modified so that no ponding occurs in Area E.
Statement 9.	Identify owner of Area E.
Response:	The City owns Area E and will use the site to construct a Senior Citizen Center (Office of Senior Affairs). A statement to this effect has been added to the grading plan.
Statement 10.	Please discuss any concerns and comments regarding the use of the 66 ft. easements for access.
Response:	The 66 ft. easement can be used for access per the language contained in the original patents. The City's subsurface rights for the water improvements are also protected.
Statement 11.	If area "B" is not intended to be routed through pond 1, downstream conditions must be investigated to justify this discharge. NOTE: This comment is based mainly on the worst case you mentioned in the report.
Response:	See section in report entitled "Downstream Capacity".
Statement 12.	Street improvements required for the north half of Lagrima de Oro with this development since this project will precede S.A.D. 204.
Response:	The developer has been made aware of his responsibility to pave the north half of Lagrima de Oro Road in conjunction with this development.
Statement 13.	Financial guarantee is appropriate for the required storm drain and street improvements.

Response: Financial guarantees will be provided prior to plat sign-off or application for a building permit, whichever occurs first.

Statement 14. With respect to your question on page 3, Section A, Paragraph 3, recommend option one for the following reason: City approved street grades required in order to establish the proper grading adjacent to the right-of-way.

Response: Street grades, approved by the City, will be established at the time detailed construction plans are formulated.

LPC

January 13, 1984

Mr. Fred Aguirre
Hydrology Department
City of Albuquerque
123 Central Ave. N. W., Second Floor
Albuquerque, New Mexico 87102

Re: Lincoln Green Apartments
NEC Eubank Blvd. and Lagrima de Oro

Dear Mr. Aguirre:

As promised, I am writing to reiterate our agreement that Lincoln Property Company shall be required to deliver any and all required Financial Guarantees for all infrastructure improvements for our Lincoln Green Apartments prior to issuance of a building permit by the City of Albuquerque.

It is our understanding that we are not required to deliver any Financial Guarantees prior to final approval of our Development Site Plan or final approval of our Summary Plat.

We would appreciate your acknowledgement of this agreement by signing below and returning a copy to us.

Sincerely yours,

LINCOLN PROPERTY COMPANY

Pete Kerwick
Project Manager

F21-D39a

Acknowledged and Agreed:

Fred Aguirre

Date:_____

PK:ks

cc: Nick Keipert
Brian Burnett
Lincoln Contractors of Arizona, Inc.

DRB 83-34
DRB 83-437

LINCOLN PROPERTY COMPANY 5225 NORTH CENTRAL AVENUE SUITE 212 PHOENIX, ARIZONA 85012 602-248-0112
MAILING ADDRESS: P.O. BOX 34520 PHOENIX, ARIZONA 85067

RECEIVED B.H. JAN 31 1984

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Dwyn → Brian B.
MME
File 31645
cc Pete Kerwick

January 25, 1984

Mr. Dave Millikan
Bohannan-Huston, Inc.
4125 Carlisle Boulevard NE
Albuquerque, NM 87107

RECEIVED FEB 01 1984 HYDROLOGY SECTION

REF: AMENDED DRAINAGE REPORT FOR LINCOLN GREEN APARTMENT COMPLEX (F21-D39A) RECEIVED JANUARY 6, 1984

Dear Mr. Millikan:

I have reviewed the above referenced plan and forward the following comments:

1. The proposed 4" pipe drainage Basin A4 won't work. The invert is about a foot below the flowline on Eubank Boulevard.

2. What is the elevation of the grate in the tennis court pond? What will prevent the water backing up into this pond from Basin B?

3. I don't understand how the spillway for Basin B will work. The contours indicate a high point in the middle of the spillway cut (or a crown) with the curb flowlines, north and south, at a lower elevation forcing the water in that direction instead of through the spillway.

4. The report states that the pipe connecting the catch basin in Basin B and the Eubank Boulevard system is to be an 18" R.C.P., the plan shows a 15" R.C.P. which is correct?

5. Shouldn't there be some kind of erosion protection at the end of the 18" R.C.P. drain from Basin C to D.

6. Also, please be advised that as part of the approval for the development on the south side of Lagrima de Oro a catch basin was required to be installed on Eubank Boulevard. The location of this catch basin is in the same location as the 4" drain for area A3. This catch basin may interfer with the curb return for the entrance shown on your plan. You will probably want to coordinate its location with the developer putting it in.

1388
1946

7. Financial securities will be required for public and private infrastructures prior to final sign-off on the plat.

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

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Administrator

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MAR 01 1984
HYDROLOGY SECTION

ENGINEERS PLANNERS PHOTOGRAMMETRISTS

BOHANNAN-HUSTON INC.

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6773 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7671

February 8, 1984

F21-D39a

Mr. Billy J. Goolsby
City/County Flood Plain Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Amended Drainage Report for Lincoln Green Apartment Complex – Your Letter of January 25, 1984

Dear Billy:

Since Dave Millikan is no longer with our firm, I have taken the liberty of forwarding responses to your concerns contained in the referenced letter.

✓ **Item 1** – The invert elevation has been corrected.

✓ **Item 2** – The elevation of the grate in the tennis court pond will be placed at elevation 81.0. The maximum water surface elevations at the Area B inlet and the tennis court pond are 85.0 and 84.5, respectively. It is not anticipated that this grade differential will cause runoff from Area B to back up into the pond. It should also be noted that the pond has sufficient capacity to store the entire 100-year volume from Areas C and D in case the outlet pipe becomes clogged.

✓ **Item 3** – The contours in this area have been changed to better direct runoff through the curb opening. Two more curb openings have been added for off-site runoff not directed through the center opening.

✓ **Item 4** – The report should state that a 15" pipe will connect to the Eubank Boulevard system.

✓ **Item 5** – A note has been added stating that smooth rock (8" diameter or greater) should be placed at the end of the pipe.

✓ **Item 6** – Thank you for calling this to our attention. The location of the basin is shown on our plans and does not interfere with either the entrance way or the drain pipe.

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FEB 15 1984
HYDROLOGY SECTION

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

✓ **Item 7** – Fred Aguirre has formulated an agreement with the developer which states that financial guarantees will be provided prior to release of a building permit.

We appreciate your timely review of our last submittal. Brian Burnett can be contacted if you have any further questions.

Sincerely yours,

Michial M. Emery

Michial M. Emery, P.E.
Vice President

Enclosure

cc: Mr. Peter Kerwick

BGB/mw
Job No. 3 164 5

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FEB 13 1984
HYDROLOGY SECTION

LPC

Kapil
All Dwayne's
Questions
JWH

Is this according to your understanding
Wants the end result to District
5/7

File w/ report

May 4, 1984

Mr. James N. Hicks Jr. P. :
Principal Assistant City E:
CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for Removal of LINCOLN GREEN APARTMENTS and LINCOLN MEADOWS APARTMENTS from SAD 204

Dear Mr. Hicks:

As promised, I am writing to reiterate the agreement between Lincoln Property Company (LPC) and the City of Albuquerque regarding LPC's request to withdraw its LINCOLN GREEN APARTMENTS (NEC Eubank and Lagrima de Oro) and its LINCOLN MEADOWS APARTMENTS (NWC Morris and Lagrima de Oro) from Special Assessment District 204.

Before itemizing the terms of the final agreement, it is first appropriate to provide some background leading up to our meeting of April 30th.

As you know, we had made written request for withdrawal for both projects and through Kapil Goyal, learned of certain questions and/or objections raised by the Water Resources Staff and by the City's outside consultant, William Matotan and Associates. Based on those comments and concerns, Kapil Goyal wrote LPC, explained the perceived problems and suggested they best be resolved in a joint meeting; that meeting took place at City Hall on April 30th and attending were yourself, Kapil Goyal - Engineering, Brian Pirooz - Water Resources, William Matotan and Rodney Petersen - Wm. Matotan & Associates, Dave Harmon - Traffic Engineering, Dave McCue - Lincoln Contractors of Arizona, Inc. and myself. After much discussion, LPC and the City came to an agreement which, Matotan & Associates agreed, best met the needs of LPC with regard to their construction schedule and the needs of the City with regard to the timely and cost efficient completion of SAD 204 improvements.

F21 D39A

LINCOLN PROPERTY COMPANY 5225 NORTH CENTRAL AVENUE SUITE 212 PHOENIX, ARIZONA 85012 602-248-0112
MAILING ADDRESS P.O. BOX 34520 PHOENIX, ARIZONA 85017

That agreement was:

WMA:

LINCOLN GREEN

1) Agrees

1. That LPC shall install the waterline extension called for by the City in Lagrima de Oro to lie 15' south of the street's centerline.

2) Disagrees

2. That, in Lagrima de Oro (adjacent to the site), LPC shall install half street pavement, curb, gutter and sidewalk.

3) Agrees

3. That, in Pitt St. (adjacent to the site), LPC shall install a waterline to lie 15' west of the street centerline.

4) No Comment

4. That the Water Resources Staff would cooperate in expediting the review of these revisions to allow final sign-off on Wednesday, May 9th.

5) Agrees

5. That all remaining improvements in Pitt St. including storm drain, sewer extensions, paving, curb, gutter and 4' sidewalk shall remain within SAD 204.

LINCOLN MEADOWS

1) Agrees. But coordinate design w/ WMA

1. That LPC shall install the sewerlire extension in Lagrima de Oro as required by the City.

2) Agrees. I concur w/ WMA's comment however, we need to start contacting prop owner so sew. line location & size could be finalized.

2. That, in Gutierrez and Inca, LPC shall install a waterline to lie 10' north or west of centerline as appropriate. In addition, LPC shall install service line extensions up to the edge of the right-of-way (the City being responsible for providing LPC with those service locations).

3) Per my understanding of April 30, 84 meeting, no paving on Morris was to be done

3. That, in Morris St., LPC shall make all improvements required by the City including the 6' sidewalk, curb and gutter requested by Staff in their comments to the EPC.

4) WMA agrees.

4. That all remaining improvements in Lagrima de Oro, Inca and Gutierrez including storm drain, sewer, paving, curb, gutter and 4' sidewalks shall remain within SAD 204.

Mr. Hicks, we'd appreciate your signature below acknowledging that this letter accurately documents our agreement and further, that LPC is thereby released from SAD 204 to the extent described herein. Then, if you would please return a copy to us we will then have a basis for asking Water Resources to issue a revised "Water and Sewer Availability Statement" for both projects.

And last, we would like to thank you and all the others who attended the meeting for your patience and help in resolving this matter.

Sincerely yours,

LINCOLN PROPERTY COMPANY

Peter Kerwick
Project Manager

ACKNOWLEDGED & AGREED

James N. Hicks Jr.

PK:ks

cc: C. Dwayne Sheppard - Engineering
Kapil Goyal - Engineering
Brian Pirooz - Water Resources
Walt Nickerson - Water Resources
Bill Zimmerman - Water Resources
William Matotan - Wm. Matotan & Associates
Rodney Peterson - Wm. Matotan & Associates
Dave Harmon - Traffic Engineering
Nick Keipert - LPC
Jim Freeman - LPC
Dave McCue - LPC
Dan Grochowski - Bohannan-Huston, Inc.

JNH

① I concur with LPC's letter except for item 3 under Lincoln Meadows on p 2 of Pete's letter.

② I concur w/ Matotan's letter except for that we all agreed for LPC's paving of N½ of Lagrima Dr. in April 30, 84's meeting.

Matotan's questions on page 3's 3rd para really should be addressed by WMA, since they will be responsible for method of assessment. We can have these recommendations reviewed by Legal.

Kapil 5-16-84

WILLIAM MATOTAN & ASSOCIATES INC

230 Truman Street, N.E. Albuquerque, New Mexico 871(

May 15, 1984

Mr. Kapil K. Goyal, P. E.
Civil Engineer
Office of the City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Subject: Lincoln Property Company letter of May 4, 1984 - S.A.D. 204.

Dear Mr. Goyal:

In response to your recent request, I am sending you our comments and recommendations in regard to the proposal of Lincoln Property Company (LPC) as contained in their letter of May 4, 1984. My comments will follow the same order as contained in the LPC proposal.

LINCOLN GREEN

1. This is concurred in, except the 10-inch waterline should be placed 10 feet south of centerline to avoid conflict with the storm drainage line to be installed in the north one-half of the street.

2. We have steadily objected to the installation of half-streets. There is no real emergency that would require this deviation from our recommendations for this half-street. The schedule of May 9, 1984, from LPC indicates a 5/7/84 start date for construction of Lincoln Green apartments. There is still no activity at the site. Further in this lette you will please find examples of additional expense and complications from the installation of half-streets. I not believe any half-streets should be authorized until a real emergency is demonstrated, but not before Resolut No. 4. We do not recommend approval of this item.

My understanding is that LPC was to pave N½ of Lagrima per April 30 meeting. KKG

3. Satisfactory, except the waterline should extend only to the northeast corner of Lincoln Green Apartment tract on Pitt Street, a distance of approximately 300 feet, with a capped and blocked end for future extension to the north. This will allow LPC to extend a looped waterline into their property.

RECEIVED

MAY 16 1984

CITY ENGINEER

LINCOLN GREEN (continued)

4. No comment.

5. Agreed, with the above inclusions.

LINCOLN MEADOWS

1. LPC will add approximately 330 feet of 8-inch sewer line from the existing manhole on Lagrima de Oro between Pitt and Inca Streets, terminating in a manhole (to be installed by LPC) at the centerline of the intersection of Lagrima de Oro and Inca Streets. The grade design should be coordinated with the SAD 204 design of the sanitary sewer to the north on Inca Street

2. It is my understanding that this early installation is necessary because of fire protection requirements during construction. Based on that assumption, we have no objection to this item; however, LPC should install a blocked and capped tee for future connection to the west on Gutierrez Street, as well as a 10-inch gate valve east and south of the tee in accordance with City standards.

We do not know what the development of the property west of Inca Street and north of Gutierrez Street will require insofar as service line sizes and locations are concerned. It is requested that these determinations be made by LPC and/or Water Resources Department prior to the construction of the waterline so that pavement will not have to be cut later. The same comment would apply to the waterline to be installed by LPC on Pitt Street, insofar as the property to the east of that segment of waterline is concerned.

3. These items should remain in SAD 204. There no problem in completing these improvements in the Di The timetable by LPC of May 9, 1984, presents no emer If, at the time of Resolution No. 4, an emergency exi reconsideration could be made at that time.

I do not recall that LPC was to pave Morris. I think that Morris was to be paved through SAD 204 per April 30 meeting — [illegible]

4. Agreed, with the above modifications.

The sanitary sewer line formerly considered from Lagrima de Oro between Inca and Morris Streets, has been deleted from SAD 204 in conformity with Water Resources Department request.

May 15, 1984

In regard to the LPC water connection to the 16-inch concrete cylinder pipe on Morris Street, Mr. Brian Pirooz, Water Resources Department, suggested that this connection be coordinated with the proposed connection for the Senior Citizen's Home on the east side of Morris Street so that they may be installed at the same time.

At the meeting of May 8, 1984, with the City Legal Department (Mr. Malcolm DeVesty, Mr. James Hicks, Mr. Kapil Goyal, and Messrs. Rodney Peterson and William Matotan), it was stated that an additional five feet of right-of-way must be dedicated by LPC on the west side of Pitt Street and on the south side of Inca Street in order to have sufficient right-of-way for sidewalk. This was, I understand, a zoning condition set by the Environmental Planning Commission.

There will be extra expense on Lagrima de Oro during the installation of the storm sewer line. There will be shoring expense required to protect the existing half-street pavement. Also, there is the possible requirement of suspension of the existing waterline or installation of a bypass line during construction of the storm sewer line. Should we assess the fronting property owners with the half-street paving for the shoring? Also, should we assess those same property owners for the additional waterline costs which would not be necessary if the half-streets had not been paved on the south side of Lagrima de Oro?

If there are any clarifications of the above that become necessary, please get in touch with me or Mr. Rodney Peterson of this office.

Very truly yours,

Per my discussion with WMA, Bill Matotan feels that the sheeting/shoring cost is associated with the storm sewer work; therefore this expense should be assessable to all the property owners.

Kapil
5-16-84

WIM:cmj

cc: REP

ENGINEERS PLANNERS PHOTOGRAMMETRISTS

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7671

May 23, 1984

Mr. Bernie Montoya
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Lincoln Green Apartments Grading Plan

Dear Mr. Montoya:

The 4-inch pond drain lines through the Eubank Blvd. curb for the referenced project, which would normally use the Special Order 19 method of approval, was included in the construction drawings for public infrastructure improvements. The plans and estimate have been approved and signed by Mr. John Armstrong of your office. Final sign-off of the plans by Mr. Jim Hicks is to occur this morning.

Sincerely yours,

Dan Grochowski

Daniel J. Grochowski, P.E. & L.S.
Project Manager

cc: Mr. Pete Kerwick

DJG/mw
Job No. 3 164 9

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

December 19, 1984

Bernie Montoya
Inspector - City Hydrology
CITY OF ALBUQUERQUE
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Project Certification
Lincoln Green Apartments

Dear Bernie:

I'm writing to confirm that an As-Built Certification Plan will be supplied for Phase I of the referenced project upon completion in the near future. This plan will be supplied by our engineers, Bohannan-Huston, Inc., and will conform to the Development Process Manual checklist for this type of work.

At this time we are requesting that temporary Certificates of Occupancy be issued for buildings within the Phase I boundaries until final certification can be made.

Very truly yours,

LINCOLN PROPERTY COMPANY

Peter V. Kerwick
Project Manager

PK:ks

cc: Nick Keipert

RECEIVED
DEC 27 1984
DESIGN HYDROLOGY
SECTION

LINCOLN PROPERTY COMPANY 5225 NORTH CENTRAL AVENUE SUITE 212 PHOENIX, ARIZONA 85012 602 · 248 0112
MAILING ADDRESS P.O. BOX 34520 PHOENIX, ARIZONA 85067

ENGINEERS PLANNERS PHOTOGRAMMETRISTS

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 505 986-7671
6773 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

December 19, 1984

Mr. Bernie Montoya
Civil Engineer
Hydrology Section
City of Albuquerque
123 Central N.W.
Albuquerque, NM 87102

Re: Certification for Lincoln Green Apartments F-21/D39A

Dear Bernie:

As a follow-up to our conversation of December 18, 1984, I am writing to request that Temporary Certificates of Occupancys be issued for the following units contained within Phase 1 of the Lincoln Green Apartment Complex (4610 Eubank Boulevard):

1. Recreation/Office
2. Building A; 101 thru 116
3. Building B; 201 thru 224
4. Building C; 301 thru 316
5. Building L; 1201 thru 1218
6. Building M; 1301 thru 1312

Enclosed is a plan indicating the phasing for the project. Also included is a letter from the owner which states that upon final completion of this phase, a detailed certification plan (per the DPM Checklist) will be submitted to your office for review and approval.

We are anxious to obtain the temporary certificates by the end of 1984. Please contact me if you have any questions or require further information.

Truly yours,

Brian G. Burnett, P.E.
Division Manage.

Enclosure

cc: Mr. Pete Kerwick
Mr. Dave McCue
Mr. Jim McCue

BGB/mls
Job No. 3 164 5

RECEIVED
DEC 27 1984
DESIGN HYDROLOGY
SECTION

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

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

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

January 2, 1985

Brian Burnett, P.E.
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: TEMPORARY CERTIFICATION FOR LINCOLN GREEN APARTMENTS
AND PHASING PLAN (F-21/D39A)

Dear Brian:

Based on the information provided on your December 27, 1984, submittal, the phasing plan for the above referenced drainage plan is acceptable. Temporary Certificates of Occupancy will be issued at this time with the understanding that a final certification will be forth coming per the letter dated December 19, 1984 from Mr. Peter V. Kerwick.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya
Engineering Assistant, C.E.

BJM/bsj

INFORMATION SHEET

PROJECT TITLE Lincoln Green Apts TYPE OF SUBMITTAL Certification

ZONE ATLAS PAGE NO. F-21 CITY ADDRESS

LEGAL DESCRIPTION ~~D 39A~~ D39A

ENGINEERING FIRM Bohannan-Huston CONTACT Brian Burnett

ADDRESS PHONE 881-2000

OWNER Lincoln Properties CONTACT Jim McGlue

ADDRESS PHONE 848-6767

ARCHITECT CONTACT

ADDRESS PHONE

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING: ~~[illegible]~~ — F21 - D39A

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

RECEIVED
FEB 27 1985
HYDROLOGY SECTION

DATE SUBMITTED: 2/25/85

BY: Brian Burnett

CONTRACTORS ENGINEERS

UNIVERSAL CONSTRUCTORS Inc.

STATION B, BOX 6008 PHONE ~~XXXXXX~~ 884-0400
ALBUQUERQUE, NEW MEXICO 87197

F21/D39A

February 26, 1985

RECEIVED FEB 27 1985 HYDROLOGY SECTION

City Engineering-Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: City of Albuquerque Project No. 2117
Lincoln Green Apartments

Gentlemen:

The undersigned certify that the storm drain portion of the referenced project is substantially complete and is operational.

Final inspection of the project has not been conducted yet and some minor "punch-list" items may have to be corrected before the City Engineer will issue a letter of acceptance.

Sincerely,

Gilbert A. Luna

Gilbert A. Luna
Vice President

City of Albuquerque
Engineering-Inspection

766-4900

Tony Tafoya, Urban Projects Supervisor

N.M. LIC. 17512

HEAVY CONSTRUCTION – HIGHWAYS – BUILDINGS – UTILITIES

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

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

February 28, 1985

Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: CERTIFICATION FOR PHASE I - LINCOLN GREEN APARTMENTS

Dear Brian:

Based on the information provided on your February 27, 1985 submittal, certification for the referenced drainage plan is acceptable. Please route me a copy of the final acceptance by Engineering Inspection when it becomes available. Also, please advise your clients that prior arrangements will need to be made with Mr. Steve Chavez of our office for issuance of green tags.

If you have any questions or comments, please feel free to 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

March 1, 1984

Mr. Michial Emery
Bohannan-Huston, Inc.
4125 Carlisle Boulevard NE
Albuquerque, NM 87107

REF: GRADING AND DRAINAGE PLAN FOR LINCOLN GREEN APARTMENTS (F21-D39A)
RECEIVED FEBRUARY 13, 1984

Dear Mike:

The above referenced, revised plan dated February 7, 1984 is approved.

Please attach a copy of this approved plan, excluding the basin identifications to the construction set prior to sign-off.

Also, be advised that if construction drawings for the stormsewer connection and outlet pipe installations are not prepared for City approval, you will need the approved "Drainage Facilities Within Public R/W" documents. These documents will also need to be attached to the construction set.

If I can be of further service, please let me know.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: LINCOLN GREEN APTS ZONE ATLAS/DRNG.# F21-D39(A)

LEGAL DESCRIPTION: _____

CITY ADDRESS: NE CORNER OF EUBANK AND LA GIRIMA DE ORO

ENGINEERING FIRM: Bohannan - Huston CONTACT: Brian Burnett

ADDRESS: 4125 Carlisle PHONE: 881-2000

OWNER: Lincoln Properties CONTACT: Jim McCue

ADDRESS: _____ PHONE: _____

ARCHITECT: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: NA CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED APR 30 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
___ CONCEPTUAL GRADE & DRAIN 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 PRMIT APPROVAL
X CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/30/85

BY: Brian Burnett

ENGINEERS PLANNERS PHOTOGRAMMETRISTS

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2030
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

April 29, 1985

Mr. Bernie Montoya
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
APR 30 1985
HYDROLOGY SECTION

Re: Engineer Certification - Phase II Lincoln Green Apartments

Dear Bernie:

Enclosed is the Engineer's Certification for the referenced project. The owner is requesting that permanent Certificate of Occupancy be issued for Buildings 3, 4, 5, 6, 7, 8, 9 and 10.

Please contact me if you have any questions.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

Enclosure

cc: Mr. Jim McCue
Mr. Pete Kerwick

BGB/mls
Job No. 4 942 3

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

BOHANNAN-HUSTON INC.
4125 Carlisle Blvd NE Albuquerque NM 87107
(505) 881-2000

Transmittal

To: City Hydrology

- ☐ Parcel post
- ☐ Messenger
- ☐ First Class
- ☐ UPS
- ☐ Express Mail
- ☐ Air Freight
- ☐ Bus
- ☐ _____

Attention: Bernie Montoya

Date: 4/30/85

Our job number: 49423

Your job number:

Job: Lincoln Green Apt. Certification

We are enclosing:	For:
	RECEIVED APR 30 1985 HYDROLOGY SECTION

Comments: Enclosed is a copy of the referenced certification. The owner would like to obtain the permanent CO's by the end of the week.

By: Brian D. Burnett

thank you

Rec'd by: M. King

Date: 4-30-85

☐ Please Return Signed Yellow Copy

1/23/85

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

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

May 7, 1985

Mr. Brian Burnett, P.E.
Bonannan-Huston, Inc.
4125 Carlisle Boulevard NE
Albuquerque, NM 87107

REF: CERTIFICATION FOR PHASE II LINCOLN GREEN APARTMENTS (F21-D39A)

Dear Brian:

Based on the information provided on your April 30, 1985 submittal, certification for the above referenced drainage plan is acceptable

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya
Engineer Assistant, C.E., Hydrology

BJM:mrk

BHI Job No. 3 164 3

APPLICATION FOR SUBDIVISION

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

1. Applicant's Name: Lincoln Property Company requests:

X Sketch Plan ____ Preliminary Plat ____ Final Plat

7-27-83 Date Submitted ____ Date Submitted ____ Date Submitted

approval of the proposed Sketch Plan ~~Subdivision~~ of

Lot(s): 17 &33 and Tract A ~~Block(s)~~

in Subdivision/Addition/MRGCD Map Number: Eubank Addition

Located generally: Northeast corner of Lagrima de Oro Road and Eubank Blvd.

2. Description of the Request:

Number of lots proposed: N/A Total gross acres covered by request: 8.7

Proposed Use	Zoning		Total Net Acreage of Use
a. Apartments	Existing R-T, R-1	Proposed R-2	8.7
b.			
c.			
d.			

Other information: Preliminary review of the site plan is requested. Case will be heard at September EPC meeting.

DRB-83-437
Case #

3. APPLICANT INFORMATION:

Applicant's Mailing Address: P.O. Box 34520 Zip Code: 85067
Phoenix, AZ
Phone: (602) 248-0112

Agent (if any): Bohannan–Huston, Inc. Phone: 881-2000

Mailing Address: 4125 Carlisle Blvd., NE Zip Code: 87107
Albuquerque, NM

Ownership Interest in Property: _____

4. REQUIRED ATTACHMENTS IN ACCORDANCE WITH SUBDIVISION ORDINANCE REQUIREMENTS
See Appropriate Checklist(s)

5. Signature of Applicant: [signature] (Agent) Date: 7-27-83

If agent is used, attach applicant's authorization to act on the applicant's behalf regarding this request

****

PLANNING DIVISION INTERNAL USE ONLY

Application Received by: _____ Date: 7-27-83

Fee Paid: _____ Method of Payment: _____

Cross References: _____

1 copy each to:
Applicant
Secretary
Graphics

Meeting Date: 8-9-83

Case # S- SC- SCS-

Map Number F-21

INTER-OFFICE MEMO

May 1, 1985

TO: Denise Wilcox, Administrative Assistant; Engineering Division

FROM: Fred J. Aguirre, Design Hydrologist; Design Hydrology Section

SUBJECT: DRAINAGE COVENANT - LINCOLN GREEN APARTMENTS (PROJECT NO. 2117)

DRB-84-34:

January 10, 1984: Request for review and comment for replat.

Speed memo comments:

1. No objection to the lot line removal; however it was my (Fred's) understanding that private easements (drainage) were to be provided with this plat for off-site flows.

Findings:

Deferred to January 17, 1984.

January 17, 1984: Request for Development Plan approval and replat of Lots 17 and 33 and Tract A.

Comments:

Site Development Plan:

1. Subdivision Improvements Agreement (financial guarantee for infrastructures) is required at time of requesting building permits.

Findings:

Site Plan sign-off was delegated to Planning for compliance with the above.

Replat:

Findings:

Signed-off, except for Planning's signature, which will be affixed when compliance with Site Plan is accomplished. Replat will then be filed.

Z-83-112:

November 17, 1983: Request for Site Plan approval and change of zone.

Comments by City Engineering:

1. Development shall conform to current City Ordinances on landscaping and street tree requirements.

2. Drainage report must be submitted by the developer for review and approval prior to approval of the plan and/or site development plans.

3. Developer will be responsible for the paving of 1/2 of Pitt and Lagrima de Oro which abuts this development.

Findings:

It was resolved that Z-83-112 be granted a 30-day deferral to enable Traffic Engineering to prepare an analysis of traffic density impacts to the area.

Drainage File No. F-21/D39A:

March 1, 1984:

Grading & Drainage dated February 7, 1984, was approved.

February 28, 1985:

Certification for Phase I was approved.

COMMENTS: _____
_____
_____
_____
_____
_____.

7/2/85
cc: Greg
John Holbrook
Monte
Fred
Jim Fink
Dick Ervien
Lincoln Green
Charles Burn
DMJM
File

85 54675

690

When recorded, return to:

DRAINAGE EASEMENT

GRANTOR: LINCOLN GREEN ALBUQUERQUE LIMITED PARTNERSHIP, a New Mexico limited partnership

GRANTEE: THE CITY OF ALBUQUERQUE, NEW MEXICO a municipal corporation

DATE: June 12, 1985

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee a non-exclusive easement for the purpose of drainage of natural water flow from Grantee's adjacent real property over and upon the real property described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Easement Premises").

2. Restoration of Surface. In connection with the drainage of water across the Easement Premises, Grantee shall have the right, at Grantee's sole expense, to install a culvert under the wall which separates Grantee's and Grantor's property and which is located on the Easement Premises; provided, however, Grantee shall, at Grantee's expense, promptly and in a good and workmanlike manner, restore the surface of the Easement Premises (other than the culvert) to the same condition as existed prior to such work. After installation Grantee shall thereafter maintain, repair and replace the culvert, as necessary, at Grantee's sole expense and Grantee shall have the right to enter onto Grantor's property in order to perform such duties.

3. Surface Use by Grantor. Grantor shall have the right to use the surface of the Easement Premises for any purpose not inconsistent with or which would interfere with the rights granted herein.

4. Indemnification. Grantee agrees to indemnify and hold Grantor harmless, within the limits of liability established by the New Mexico Tort Claims Act, from and against each and every loss, cost, damage and expense, including reasonable attorneys' fees, arising out of or in connection with any accident or other occurrence causing injury to or death of persons or damage to property by reason of any construction or use or neglect of the Easement Premises by Grantee, its agents, employees and contractors.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 JUL -8 PM 2:07

77 Rec 246 A BK PG 690-694

DOLORES C. WALLER
CO. CLERK & RECORDER

5. Benefit. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

6. Attorney's Fees. In the event of any action to enforce the provisions of this instrument, the prevailing party shall be entitled to receive its costs and attorneys' fees as determined by the court.

DATED the day and year first above written.

LINCOLN GREEN ALBUQUERQUE LIMITED PARTNERSHIP, a New Mexico limited partnership

By LINCOLN PROPERTY COMPANY NO. 580 LIMITED PARTNERSHIP, a New Mexico limited partnership, General Partner

By _____
per Nicholas Keipert, Jr., General Partner

"Grantor"

THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation

6/27/85 By Bob V. Stone 7-3-85
Its _____

"Grantee"

ATTEST:

_____
City Clerk

Approved As To Form:

_____
Assistant City Attorney

_____
City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 12th day of June, 1985 by Nicholas Keipert Jr., a general partner in Lincoln Property Company No. 580 Limited Partnership, a New Mexico limited partnership, as general partner in LINCOLN GREEN ALBUQUERQUE LIMITED PARTNERSHIP, a New Mexico limited partnership, on behalf of the limited partnership.

Marilyn Kay Slagle
Notary Public

My commission expires:

My Commission Expires Dec 25 1987

STATE OF New Mexico)
County of Bernalillo)

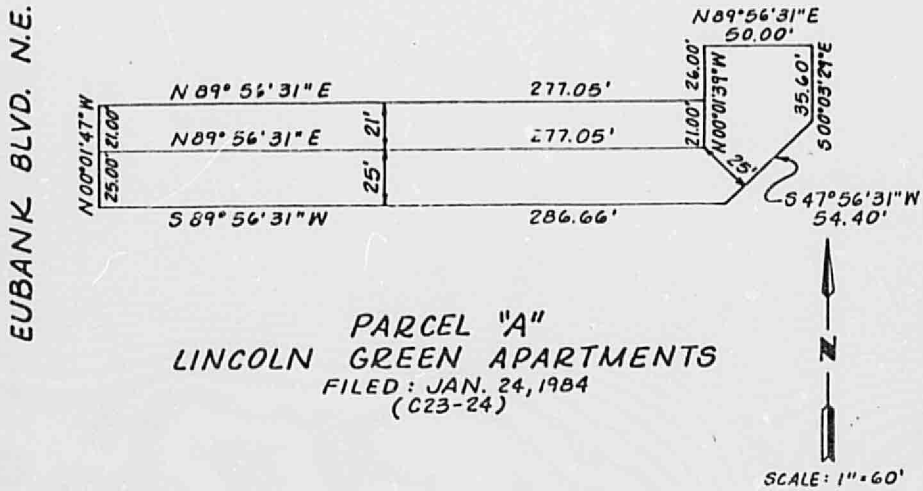
The foregoing instrument was acknowledged before me this 3rd day of July, 1985 by Bob U. Stover, the C.A.O. of THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, on behalf of the municipal corporation.

Dola L. Grant
Notary Public

My commission expires:

12/18/85

EXHIBIT 'A'



PARCEL "A"
LINCOLN GREEN APARTMENTS
FILED: JAN. 24, 1984
(C23-24)

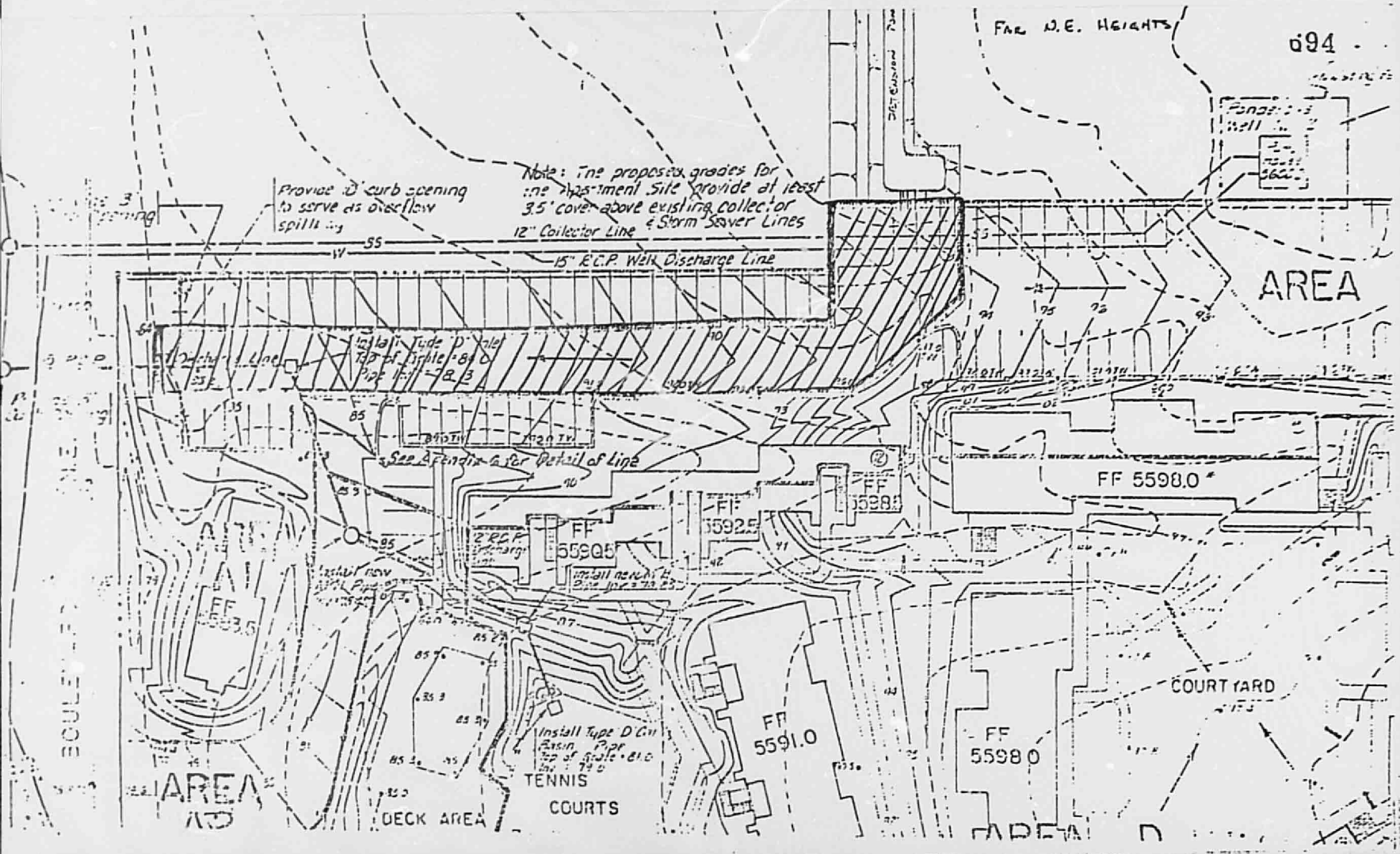
DESCRIPTION

A certain Tract of land situate within the southwest 1/4 of Section 33, T11N, R4E, N.M.P.M., County of Bernalillo, City of Albuquerque, New Mexico, said tract being a northwesterly portion of Parcel "A", LINCOLN GREEN APARTMENTS, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on Jan. 24, 1984, and more particularly described by plat bearings and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, said corner being a point on the westerly boundary of said Parcel "A" and also being a point on the easterly right-of-way of Eubank Boulevard, NE. whence the Northwest corner of said Parcel "A" bears N 00° 01' 47" W, 21.00 feet; thence,

N 89° 56' 31" E, 277.05 feet to a point; thence,
N 00° 01' 39" W, 21.00 feet to a point on the northerly boundary of said Parcel "A"; thence,
N 00° 01' 39" W, 26.00 feet along said northerly boundary to a point; thence,
N 89° 56' 31" E, 50.00 feet along said northerly boundary to a point; thence,
S 00° 03' 29" E, 35.60 feet to a point; thence,
S 47° 56' 31" W, 54.40 feet to a point; thence,
S 89° 56' 31" W, 286.66 feet to a point on the westerly boundary of said Parcel "A", also being a point on the easterly right-of-way of Eubank Boulevard NE,; thence,
N 00° 01' 47" W, 25.00 feet along said westerly boundary of Parcel "A" and easterly right-of-way of Eubank Boulevard NE to the Point of Beginning.

Tract contain 0.2248 Acres, more or less.


FAR N.E. HEIGHTS
Provide 3' curb opening to serve as overflow spillway
Note: The proposed grades for the Apartment Site provide at least 3.5' cover above existing collector & Storm Sewer Lines
12" Collector Line
15" R.C.P. Well Discharge Line
AREA
See Appendix A for Detail of Line
FF 5598.0
FF 5592.5
FF 5591.0
FF 5598.0
COURTYARD
TENNIS COURTS
DECK AREA
AREA

When recorded, return to:

CONSENT TO

DRAINAGE EASEMENT

GRANTOR: LINCOLN GREEN ALBUQUERQUE LIMITED PARTNERSHIP, a New Mexico limited partnership

GRANTEE: THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation

DATE: April 11, 1985

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Grantor hereby grants to Grantee a non-exclusive easement for the purpose of drainage of natural water flow from Grantee's adjacent real property over and upon the real property described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Easement Premises").

2. Restoration of Surface. In connection with the drainage of water across the Easement Premises, Grantee shall have the right, at Grantee's sole expense, to install a culvert under the wall which separates Grantee's and Grantor's property and which is located on the Easement Premises; provided, however, Grantee shall, at Grantee's expense, promptly and in a good and workmanlike manner, restore the surface of the Easement Premises (other than the culvert) to the same condition as existed prior to such work. After installation Grantee shall thereafter maintain, repair and replace the culvert, as necessary, at Grantee's sole expense and Grantee shall have the right to enter onto Grantor's property in order to perform such duties.

3. Surface Use by Grantor. Grantor shall have the right to use the surface of the Easement Premises for any purpose not inconsistent with or which would interfere with the rights granted herein.

4. Indemnification. Grantee agrees to indemnify and hold Grantor harmless, within the limits of liability established by the New Mexico Tort Claims Act, from and against each and every loss, cost, damage and expense, including reasonable attorneys' fees, arising out of or in connection with any accident or other occurrence causing injury to or death of persons or damage to property by reason of any construction or use or neglect of the Easement Premises by Grantee, its agents, employees and contractors.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1985 JUL -8 PM 2:17
Book 712 Page 715
DOLORES C. WALLER
CO. CLERK & RECORDER

5. Benefit. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and shall inure to the benefit of the successors and assigns of the parties hereto.

6. Attorneys' Fees. In the event of any action to enforce the provisions of this instrument, the prevailing party shall be entitled to receive its costs and attorneys' fees as determined by the court.

DATED the day and year first above written.

FIRST FEDERAL SAVINGS OF ARKANSAS F. A.

By: Dolores Walker

Its: Vice President

STATE OF Arkansas)
) ss.
COUNTY OF Pulaski)

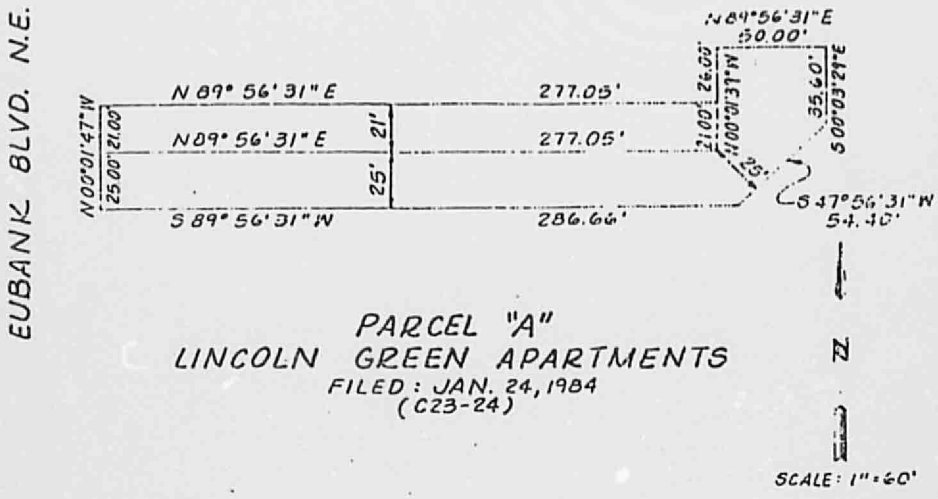
The foregoing instrument was acknowledged before me this 11th day of April, 1985 by Dolores Walker, Vice President (title) of FIRST FEDERAL SAVINGS OF ARKANSAS F. A. on behalf of said Corporation.

Mary Sue Frank
Notary Public

My commission expires:

June 27, 1989

EXHIBIT 'A'



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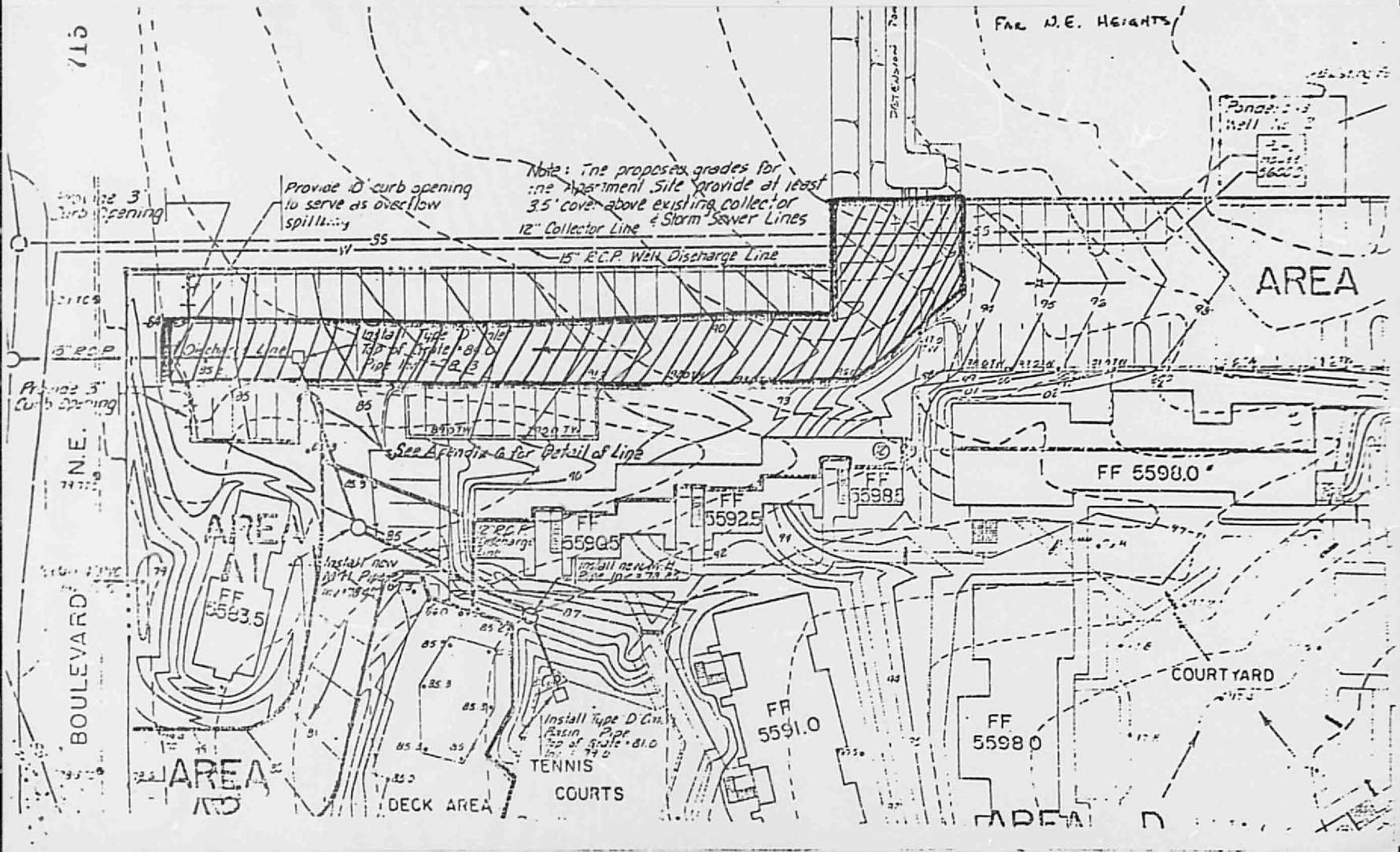
FAR N.E. HEIGHTS
Provide 10' curb opening to serve as overflow spillway
Note: The proposed grades for the Apartment Site provide at least 3.5' cover above existing collector & Storm Sewer Lines
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AREA
See Appendix G for Detail of Line
FF 5598.0
FF 5592.5
FF 5598.5
FF 5583.5
FF 5591.0
FF 5598.0
COURTYARD
TENNIS COURTS
DECK AREA
BOULEVARD
N.E.

RECEIVED
MAR 06 1984
ENGINEERING

BOHANNAN-HUSTON INC.

AMENDED
DRAINAGE REPORT
FOR
LINCOLN GREEN
APARTMENT COMPLEX

JANUARY, 1984

AMENDED
DRAINAGE REPORT
FOR
LINCOLN GREEN
APARTMENT COMPLEX

PREPARED FOR:

LINCOLN PROPERTY COMPANY
5225 NORTH CENTRAL AVENUE, SUITE 212
PHOENIX, ARIZONA 85012

PREPARED BY:

BOHANNAN–HUSTON, INC.
4125 CARLISLE BOULEVARD, N.E.
ALBUQUERQUE, NEW MEXICO 87107

David M.Y. Millikan

DAVID M.Y. MILLIKAN, P.E.
N.M.P.E. NO. 7547

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PURPOSE

The purpose of this report is to present a comprehensive management plan for the proposed 9-acre apartment complex located at the NE corner of Eubank Boulevard and Lagrima de Oro Road. Plans for the proposed development will be in accordance with criteria and guidelines established by the City of Albuquerque. This report amends an earlier submittal to the City Hydrology Section on July 29, 1983.

LOCATION AND SITE DESCRIPTION

The site is located in northeast Albuquerque and is identified on Plate 1 along with the associated Zone Atlas page.

The site slopes from east to west at approximately 2-4%. Soil class for the site is designated as Tijeras Group and is listed as SCS soil type 'B' (Plate 2). Native grasses and cacti cover approximately 70% of the site. Two small, natural arroyos traverse the site prior to discharging into Eubank Boulevard. The current Flood Hazard Boundary Maps do not indicate any flooding adjacent to the site due to the 100-year storm (Plate 3).

PRESENT ZONING

On November 17, 1983 the EPC approved zoning on the site for 242 apartment units. Staff comments pertaining to the project can be found in Planning Division file Z-83-112.

METHOD OF ANALYSIS

Criteria outlined in Section 22.2 of the Development Process Manual (DPM) is used to compute existing and developed flowrates.

More specifically:

- 'C' Value: Plate 22.2 C-1
- Times of Concentration: Plates 22.2 B-1 and B-2
- Rainfall Amounts: Plate 22.2 D-1
- Flowrate Computation: Rational Formula

Drainage Plan F21-D32 serves as background information for development in the area. Also included in that report is a preliminary plan for runoff management in Special Assessment District (SAD) 204 (Appendix 4). SAD 204 incorporates approximately 160 acres located between Eubank Boulevard and Juan Tabo Boulevard (this area is indicated on Plate 1).

City Project No. 1388 establishes street grades in Lagrima de Oro Road. A reduced copy of the approved profile sheet is included as Appendix 3.

EXISTING CONDITIONS

Under present conditions, two small off-site watersheds cross the site before discharging into Eubank Boulevard. Plate 4 identifies these watersheds. Runoff computations are contained in Appendix 1. Methods of handling these flows are contained in the next section. Plate 6 (in rear pocket) indicates existing topography on the site.

Lagrima de Oro Road is currently graded, but not paved, east of Eubank Boulevard. The dirt road leads to a group of townhomes located SE of this site. Construction on these townhomes has ceased and only one of the six units planned for the project has been constructed. However, it is our understanding that in the near future work will resume on the townhouse project.

Several dirt roads cross the site as indicated in Plate 4. In one particular instance, the road serves to divert minor off-site flows around the apartment site.

A City well house is located directly north of the site. The wash line from this well house connects to a storm sewer system in Eubank Boulevard by means of a 15" line. The Eubank system is a 24" line, beginning just north of Dona Marguerita and eventually discharging into the Bear Canyon Arroyo. A reduced copy of the storm sewer construction plans is included in Appendix 4.

PROPOSED CONDITIONS

As indicated earlier, this particular development is within the boundaries of SAD 204. Plans for the district are in the preliminary design stage. The owner of this particular parcel wishes to proceed with development prior to final adoption of plans for the district. This same approach has been followed for such projects as La Vida Llena Retirement Center, Montgomery Manor, Montgomery Business Park, and Lagrima de Oro, Unit 1. The preliminary proposals outlined below reflect overall compliance with the management plan developed for the district. During the final design of the project, plans will be closely coordinated with SAD 204.

A. *Off-site:*

Plans outlined for the Lagrima de Oro Unit 1 development call for a storm sewer collection system to be placed in the vicinity of Pitt Street and Lagrima de Oro Road. This line will extend northward along Pitt Street and eventually discharge into the Bear Canyon Arroyo.

Once Pitt Street is constructed, it will divert off-site flows around the site either to the north or south. Prior to its construction, it is proposed that the undeveloped, off-site flows from Area 1 (see Plate 4) be conveyed through the northerly apartment driveway and into Eubank Boulevard. This will be accomplished by providing openings in the garden/retaining wall located at the property line. It should be noted that the construction of this wall is a requirement of the EPC. An overflow weir, constructed at an elevation of 5885.0, will allow the off-site runoff to flow into Eubank Boulevard. This project is responsible to accept and safely convey off-site flows as well as some developed runoff originating on a portion of the City Park site, which is located east of the apartment complex and west of Pitt Street (Area E on Plate 6). Controlled flows from Area E will be allowed to discharge into Area B.

Grades along Lagrima de Oro Road have been set to match the street profile approved under City Project No. 1388. Preliminary street grades have been established for Pitt Street and are shown on Plate 5. During final design of the apartment complex, permanent street grades will be established along Pitt Street. Since work will be commencing soon on the City park site, grades for Pitt Street will be coordinated with both the park design and SAD 204.

B. *Determining Downstream Capacity*

The storm sewer system in Eubank Boulevard provides an appropriate outfall for runoff generated on-site. In a pre-design conference with Fred Aguirre, Assistant City Engineer/Hydrology, he stated that runoff from the site should not exceed downstream capacity per Sec. 12G of the Drainage Ordinance.

In determining downstream capacity for this system, it is assumed that the apartment site, Area E (as shown on Plate 6), and a portion of the 11-acre site located between the proposed apartment complex and the Bear Canyon Arroyo are entitled to their fair percentage of the available capacity in the Eubank Boulevard storm sewer. Several other assumptions are useful in evaluating the system:

1. The Eubank Boulevard storm sewer has a maximum capacity of 16 cfs based on a 24" line site and a minimum slope of 0.0044 (Appendix 4).
2. Area E and ½ of the 11-acre parcel will eventually be developed to the same runoff condition as the apartment complex. The remaining ½ of the 11-acre parcel will remain in its present state of development.

3. The maximum discharge rate from the well is 4.2 cfs for a period of 2-3 minutes as outlined in a letter from Water Resources (see Appendix 5).
4. Downstream capacity does not exist in the street system west or south of the apartment site.

If the assumption is made that the 100-year runoff event is not occurring at the instant the well is cycling, then the allowable discharge rates to the Eubank Boulevard line are as follows:

Lincoln Green Apartment Site:	9.5 cfs
Site to north:	5.5 cfs
Area E:	1.0 cfs

If the peak of the 100-year storm event occurs at the same time the well is discharging at full capacity, then the allowable discharge rates to the Eubank Boulevard line are as follows:

Lincoln Green Apartment Site:	7.0 cfs
Site to north:	4.0 cfs
Area E:	0.74 cfs

We believe that the probability is extremely low that both the peak of the 100-year storm and the well cycle will occur at the same time. Therefore, the discharge to the Eubank Boulevard storm sewer from runoff generated in the apartment site and Area E will be controlled to a rate of approximately 10 cfs. The managing of runoff for the apartment site and Area E is outlined in the next section.

C. *On-Site Criteria*

Plate 6 identifies 8 watershed basins. The criteria for each basin is described below. Appendix 2 contains runoff calculations, runoff hydrographs for Basins B and E and Basins C and D, along with a graph indicating the relationship between water surface elevation and volume for the tennis court pond (Pond No. 1 on Plate 6).

1. Basins A1, A3 and A4 drain to small ponds which discharge to Eubank Boulevard through 4" PVC pipes. These ponds will be designed to minimize the discharge of irrigation water to Eubank Boulevard.

2. Basin A2 discharges directly to Eubank Boulevard.
3. Basins C and D drain toward Pond 1 located at the tennis court. Runoff from Basin C will be collected in the driveway area and routed to the pond by means of an 18" RCP. Runoff from Area D will be routed to the pond by overland flow and swales. The discharge from the pond is through a type 'D' inlet and 12" RCP and is controlled at the inlet to a rate of 2 cfs during the 100-year storm. The pond has sufficient capacity to hold the entire 100-year runoff volume in case the discharge line plugs.
4. Basin B discharges into the Eubank Boulevard storm sewer by means of a storm inlet and 18" RCP. The runoff rate in the line will be controlled to 10 cfs. During the 100-year storm, runoff will pond approximately a foot deep over the inlet. If the inlet or line plugs, runoff will discharge through the weir/curb opening provided at the west edge of the driveway.
5. Developed runoff from Basin E will be allowed to drain to the apartment driveway at a controlled rate of 1.0 cfs.

It should also be noted that no ponding occurs within 15' of a building since the maximum water surface elevation only reaches the 5684.5 contour. Irrigation flows from surrounding grass areas are trapped in small ponds adjacent to the pond. Due to the depth of the runoff the retaining wall surrounding the pond will be fenced. In the portions not fenced, slopes are approximately 5:1, thus minimizing the hazard of the ponded runoff. A sketch of the storm drain outfall line is shown in Appendix 6.

D. Ponderosa Well No. 2

As indicated earlier, Ponderosa Well No. 2 lies adjacent to the apartments' north driveway. Preliminary grades along this portion of the driveway have been established to match approximately with existing ground adjacent to the pump house. This will enable the site to be accessed by service vehicles. The well transmission and discharge line are shown on Plate 6. It should be noted that the proposed grades along the driveway are well above the top of each pipe.

PHASING SCHEDULE

The development is programmed to be constructed in one phase. All on-site drainage and paving improvements will be in place prior to occupying any structure.

EROSION CONTROL

The grading plan indicates erosion control measures which should be implemented during the construction phase of the project. Since all runoff from the site is detained upon completion of the grading, it is not anticipated that erosion on this site will be transported to the Eubank storm sewer or Eubank Boulevard.

PLATES

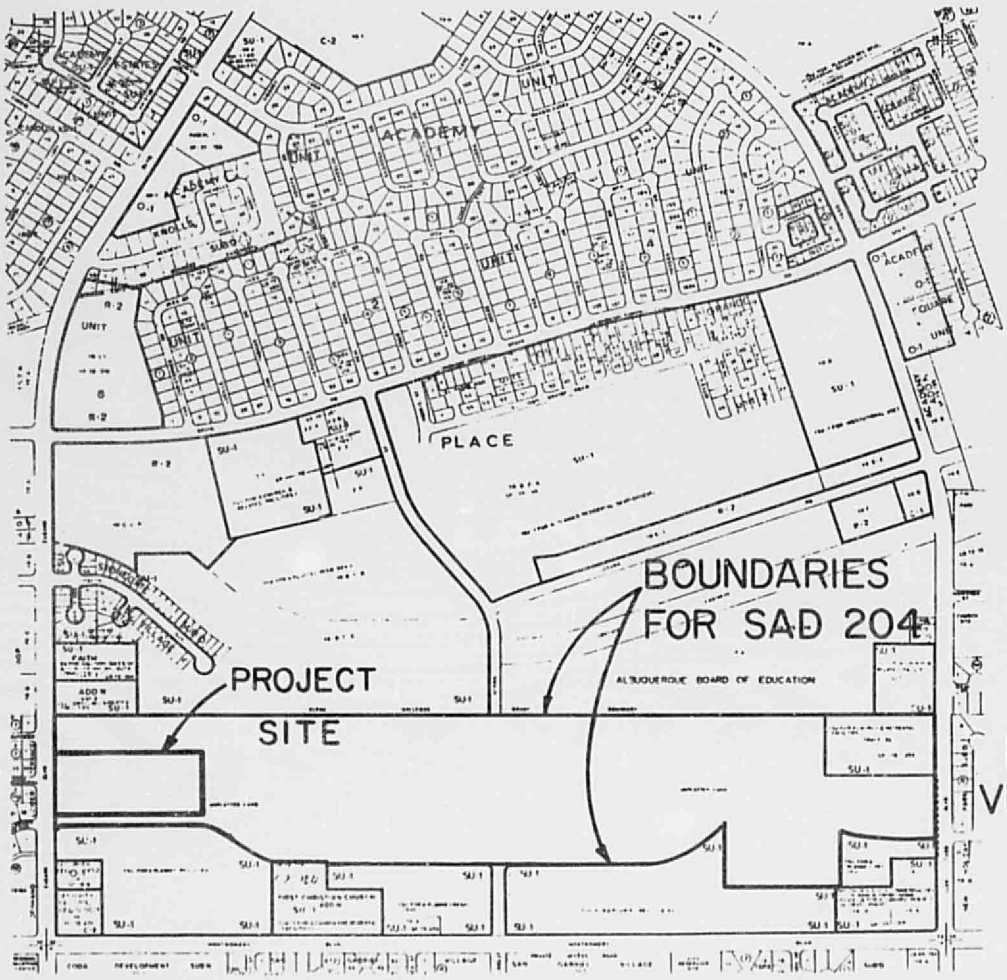


PLATE I
VICINITY MAP

F-21-Z

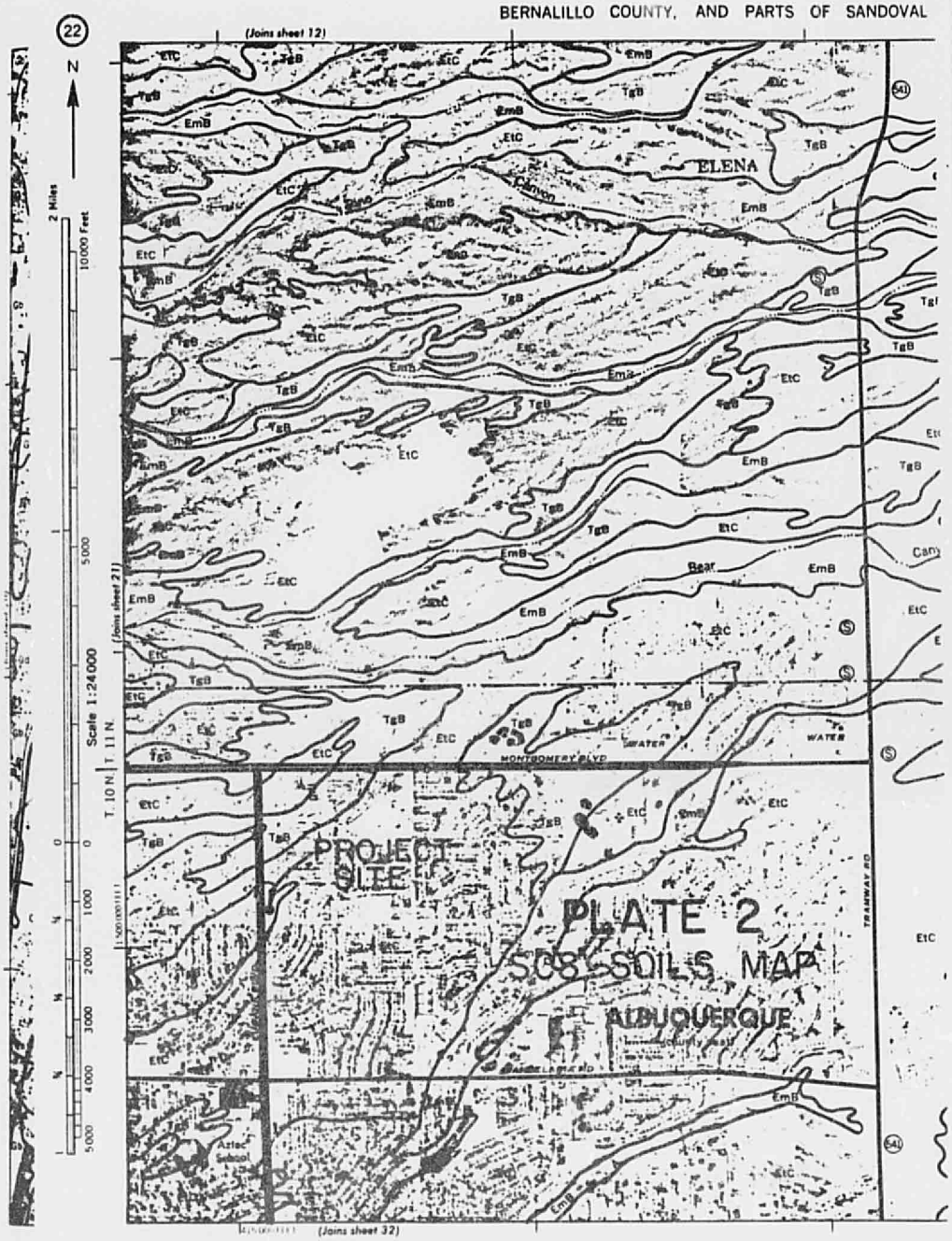
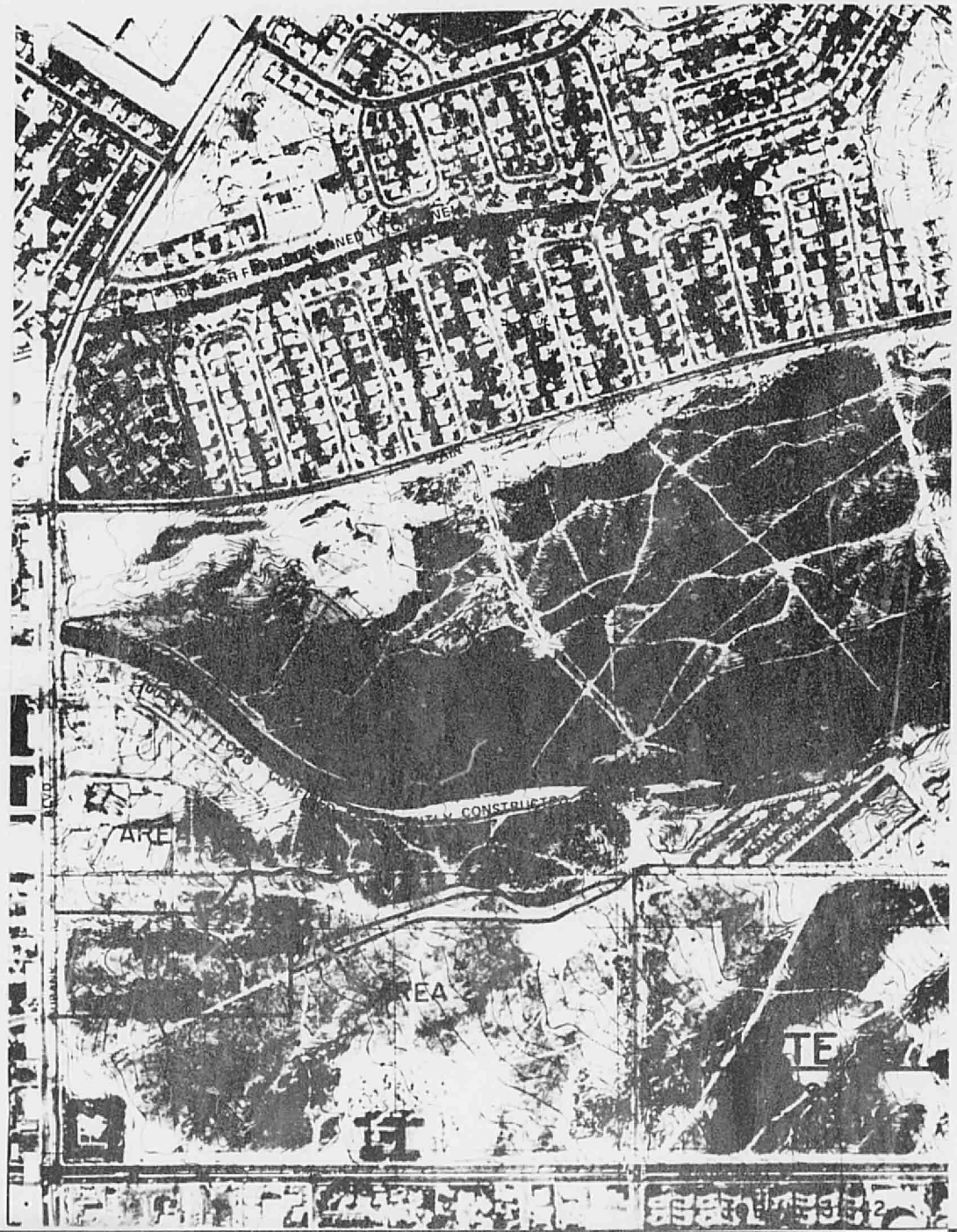


PLATE 2
SCS SOILS MAP

PLATE 5

FLOOD HAZARD BOUNDARY MAP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EA
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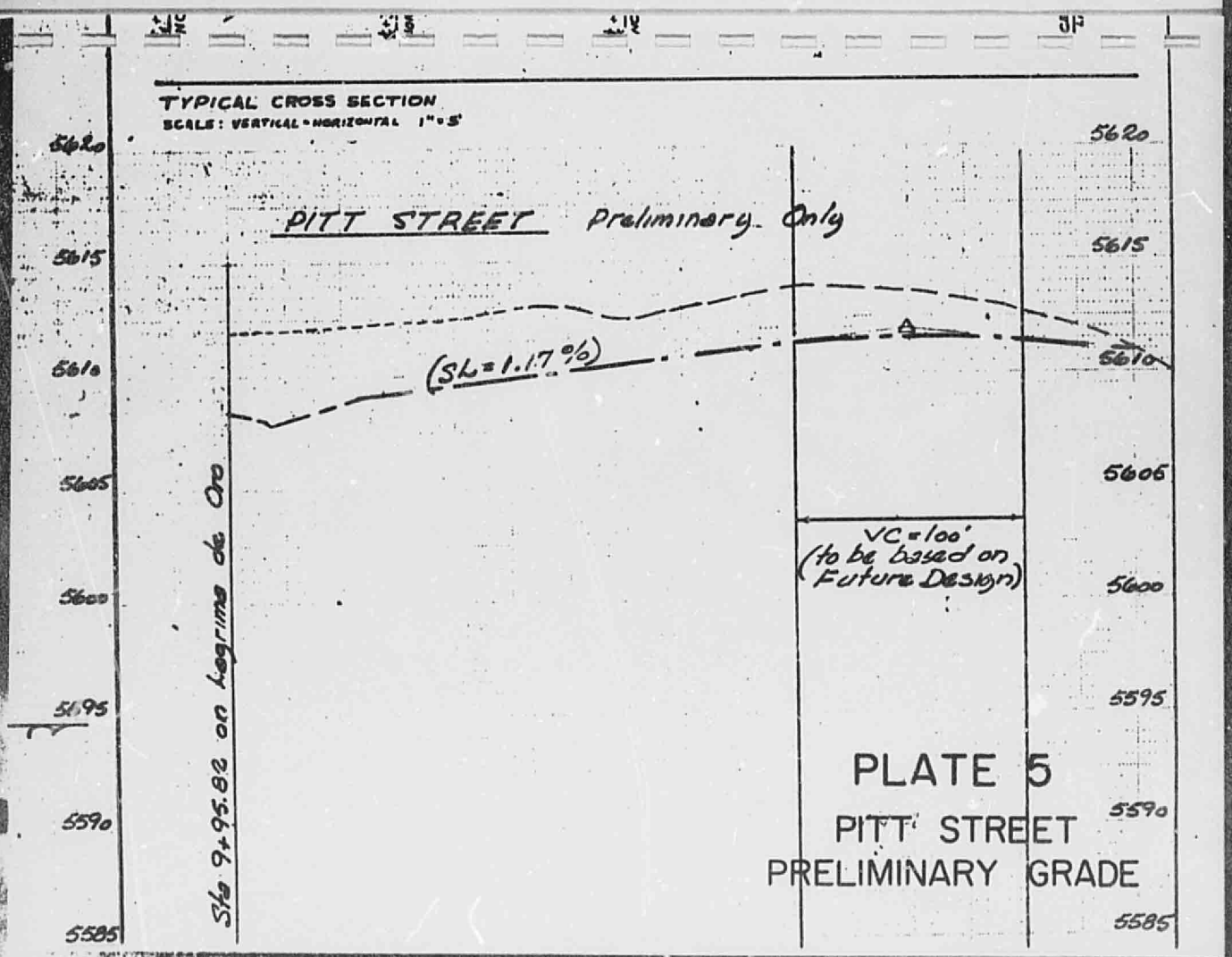


PLATE 5

PITT STREET
PRELIMINARY GRADE

APPENDIX

APPENDIX 1
OFF-SITE RUNOFF COMPUTATIONS

OFF-SITE WATERSHED COMPUTATIONS

	AREA 1	AREA 2
Acreage	5.7	3.4
Soil Type	B	B
'C' Value	.34	.34
Rainfall		
• 10	2.5"	2.5"
• 100	1.6"	1.6"
t_c	10 min	10 min
Intensity		
• 10	3.4	3.4
• 100	5.2	5.2
FLOWRATES:		
• 10	6.6	3.9
• 100	10.0	6.0

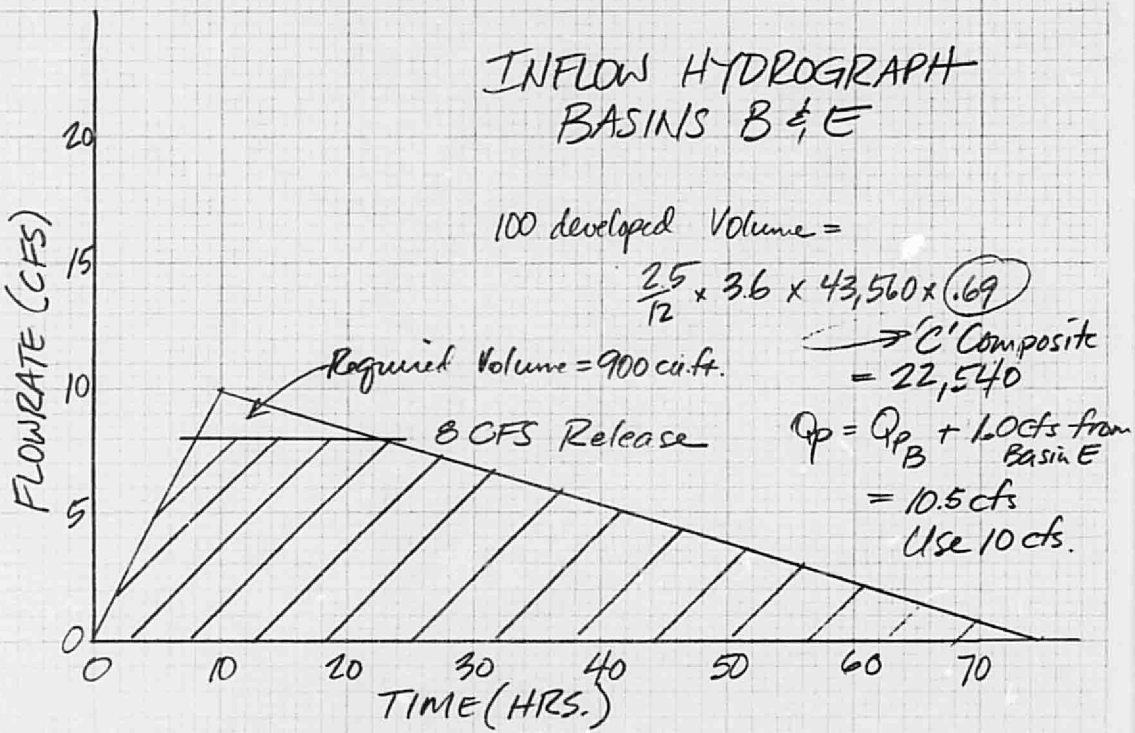
PROJECT NAME Lincoln Apartments
PROJECT NO. 3164 2
SUBJECT Off-site Watersheds
BY BGB DATE 7.20.83

APPENDIX 2
ON-SITE RUNOFF COMPUTATIONS

Areas

	A1	A2	A3	A4	B	C	D	E
Acreage	.23	.15	.46	.46	2.2	2.0	3.0	1.4
% Impervious	50	100	80	80	80	80	50	50
'C'	.58	1.0	.76	.76	.76	.76	.58	.58
t_c	10	10	10	10	10	10	10	10
Rainfall								
10	1.63 ←						→	1.63
100	2.5 ←						→	2.5
Intensity								
10	3.5 ←						→	3.5
100	5.3 ←						→	5.3
Flowrates								
10	.5	.53	1.3	1.2	7.2	6.0	6.1	2.8
100	.71	.80	1.9	1.9	8.9	8.1	9.2	4.3

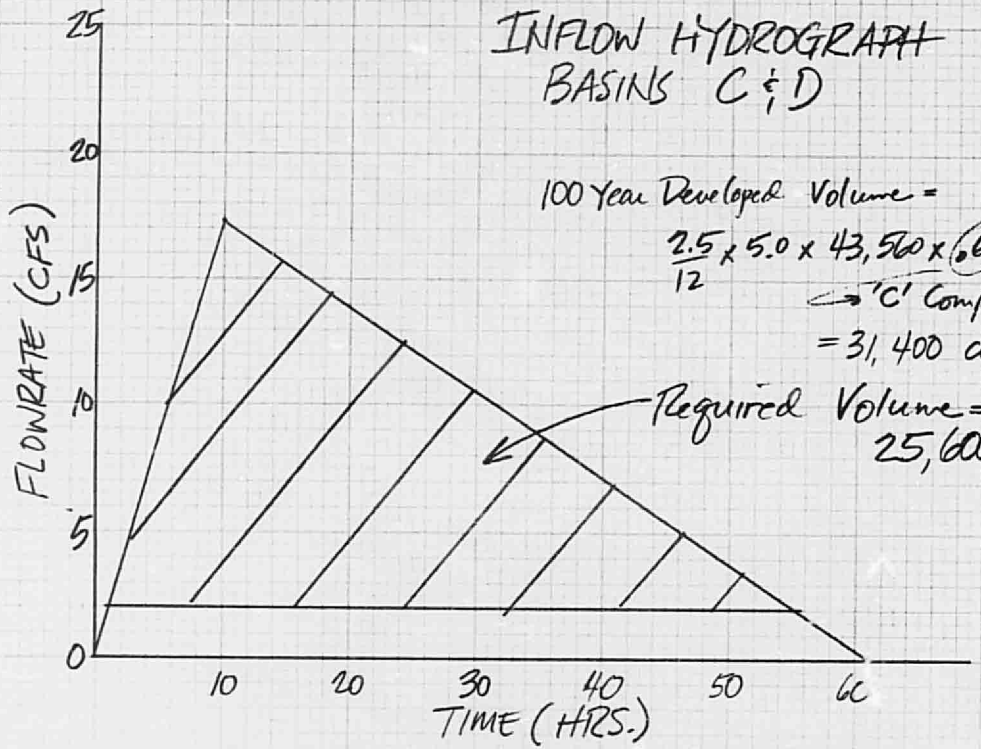
PROJECT NAME Lincoln Green Apts. SHEET ____ OF ____
PROJECT NO. 31645 BY BB DATE 1-84
SUBJECT ON SITE Computations CH'D ____ DATE ____

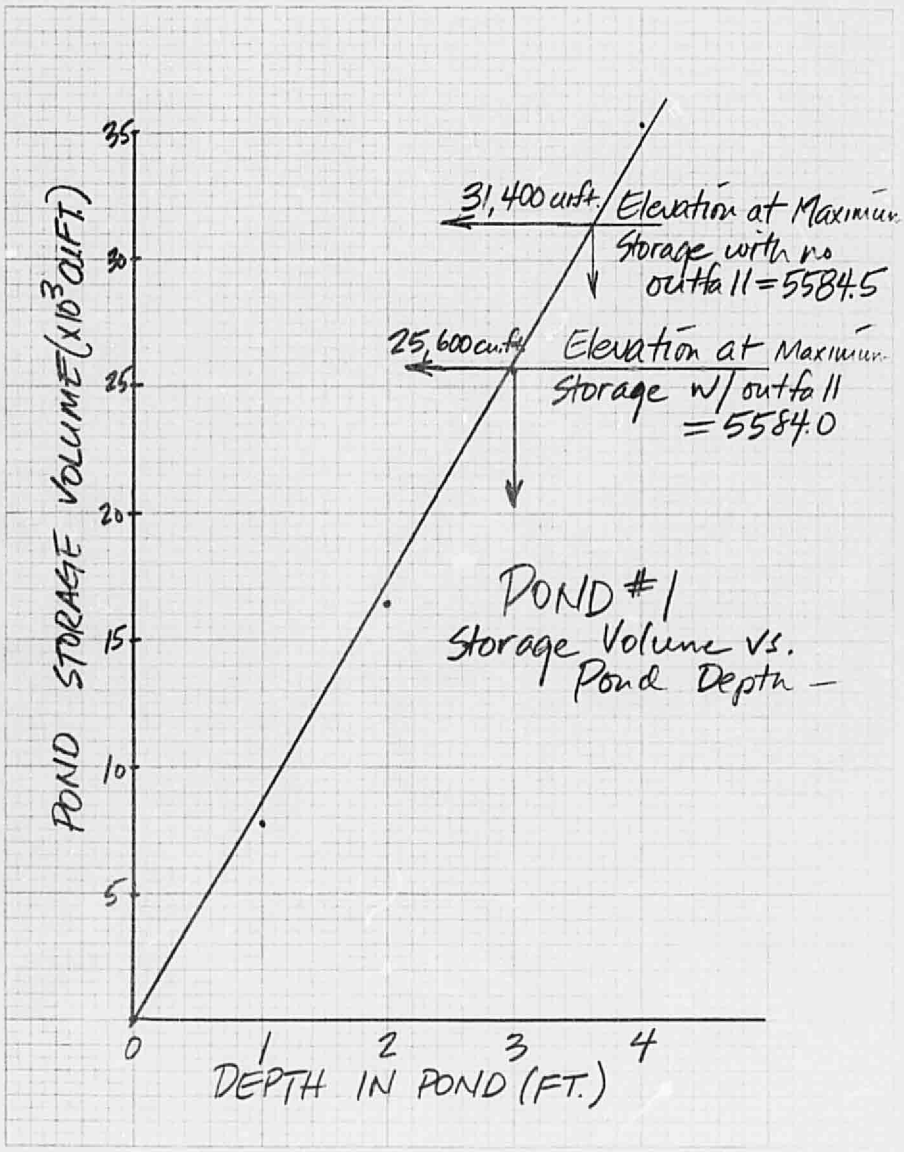


PROJECT NAME Lincoln Green Apts
PROJECT NO. 3164
SUBJECT INFLOW HYDROGRAPHS
SHEET 13B OF 84
BY
CH'D
DATE
DATE

PROJECT NAME Lincoln Green Apts.
PROJECT NO. 31645
SUBJECT INFLOW HYDROGRAPH

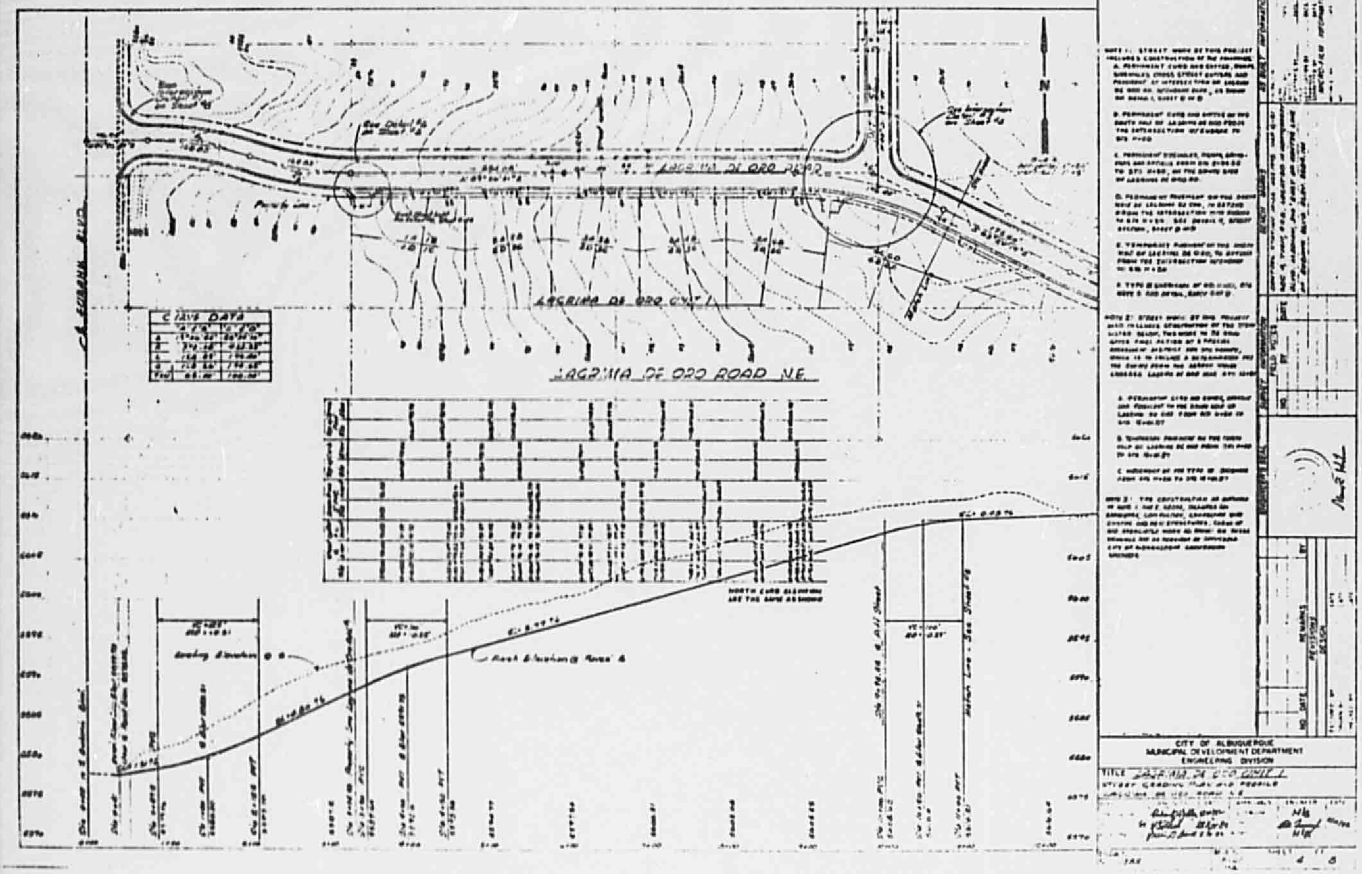
SHEET
BY BJB
CH'D
OF
DATE 1-84
DATE





PROJECT NAME Lincoln Green Apts. SHEET ____ OF ____
PROJECT NO. 31645 BY BGB DATE 1-84
SUBJECT POND #1 CH'D ____ DATE ____

APPENDIX 3
APPROVED STREET GRADES
FOR
LAGRIMA DE ORO ROAD


LAGUNA DE ORO ROAD
LAGUNA DE ORO COURT
LAGUNA DE ORO ROAD N.E.
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

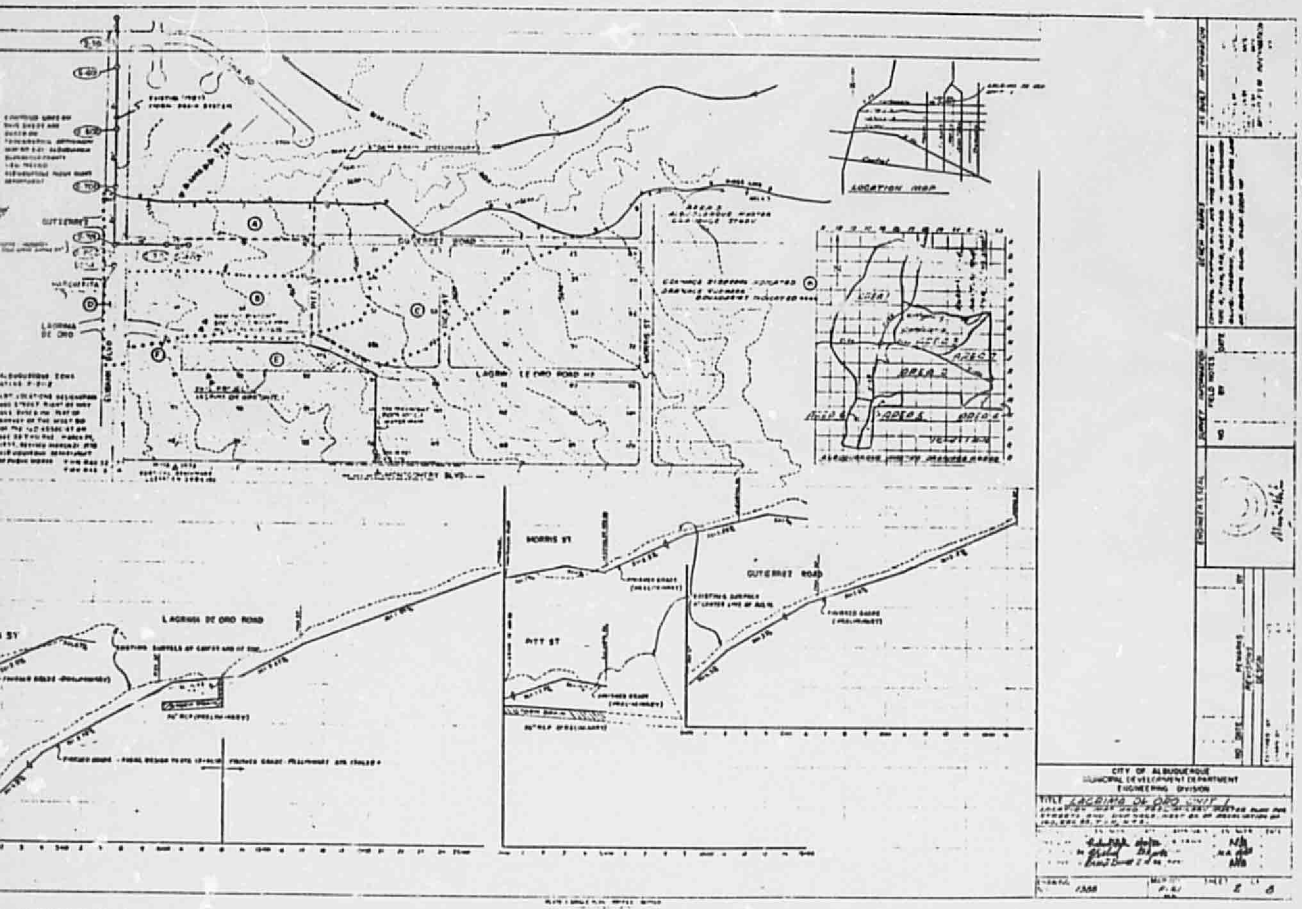
APPENDIX 4

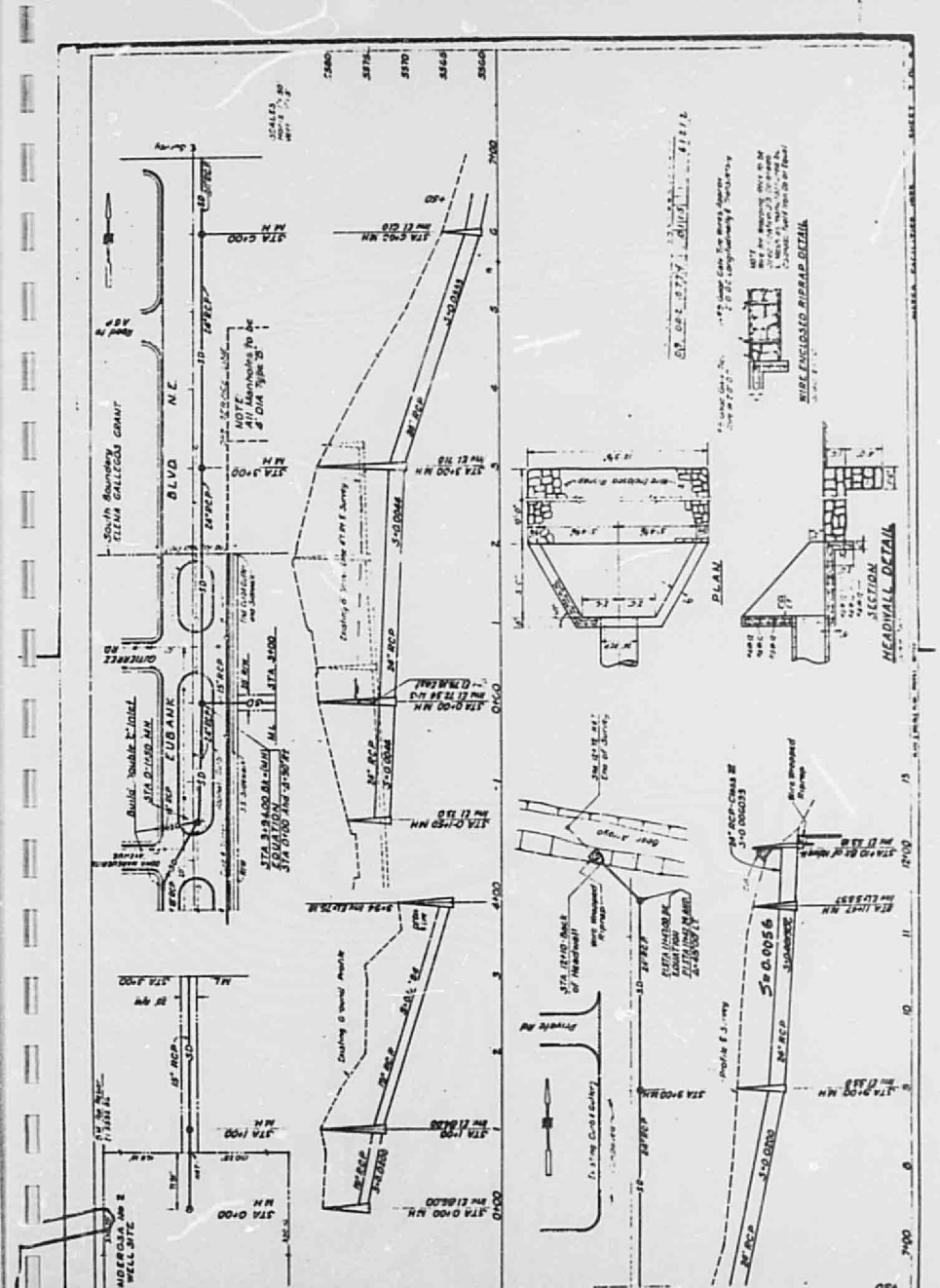
MANAGEMENT PLAN SAD 204

AND

CONSTRUCTION PLANS

EUBANK STORM SEWER


LOCATION MAP
LAGUNA DE ORO ROAD
MORRIS ST
PITT ST
GUTIERREZ ROAD
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION


BLVD
N.E.
EUBANK
PLAN
SECTION
HEADWALL DETAIL
WIRE ENCLOSED RIPRAP DETAIL

APPENDIX 5
WATER RESOURCES LETTER –
CAPACITY OF WELL
DISCHARGE LINE

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

cc: Pete Kavanaugh (2 cy)
Jim Miller
Dave McDougal
Brian B.
File 31644

RECEIVED B.H. SEP 27 1983

September 23, 1983

Michael M. Emery, P.E.
Bohannan Huston, Inc.
4125 Carlisle Blvd. NE
Albuquerque, New Mexico 87107

RE: LINCOLN GREEN APARTMENT COMPLEX (F-21)

Dear Mr. Emery:

Per your request dated August 29, 1983, this will confirm our concurrence with joint use of the public storm sewer system existing in Eubank. The drop manhole configuration proposed is acceptable to us.

Reportedly, Ponderosa Well No. 2, will pump into this storm sewer line during its 2-3 minute wash cycle at 1900 gpm (4.2Cfs). This should be the design parameter for the system.

Following are additional items which we feel will be necessary to confirm as your design proceeds.

1. The potential use of Zone 5E water service on an interim basis. We would like the opportunity to evaluate proposed system prior to design.

2. Proposed site development as it relates to Operational access to Ponderosa Well No. 2.

3. We currently do not plan any noise abatement on Ponderosa Well No. 2. It may be well to consider the noise from this facility during design of the buildings.

I hope this response is timely for the preparation of your planning/design packages. If you should have any further questions and/or comments, please call.

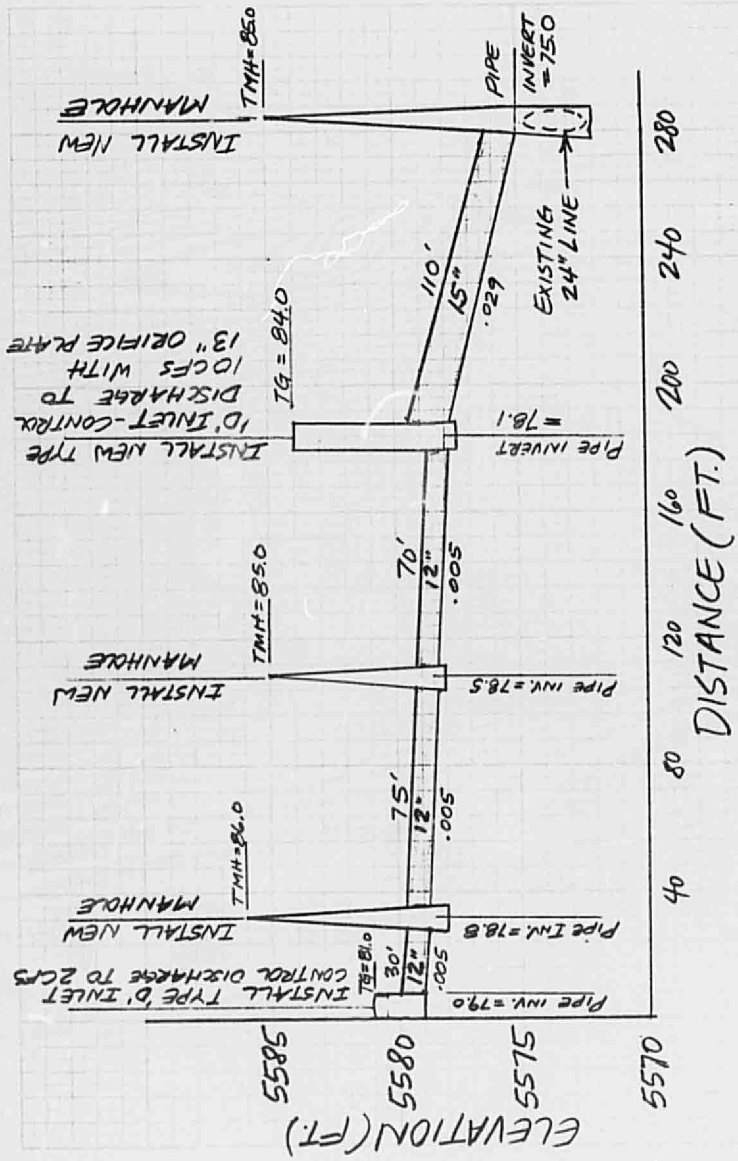
Very truly yours,

D.L. Morehead, P.E.

DM/bed

CC E.Archuleta
WHH/MEM
f/Lincoln Green Apartments (F-21)
f/Readers (9-24)
B.Pirooz

APPENDIX 6
SKETCH OF POND STORM
SEWER OUTFALL



PROJECT NAME Lincoln Green Apts. SHEET ____ OF ____
PROJECT NO. 31645 BY BGB DATE 1-84
SUBJECT POND DISCHARGE LINE CH'D ____ DATE ____