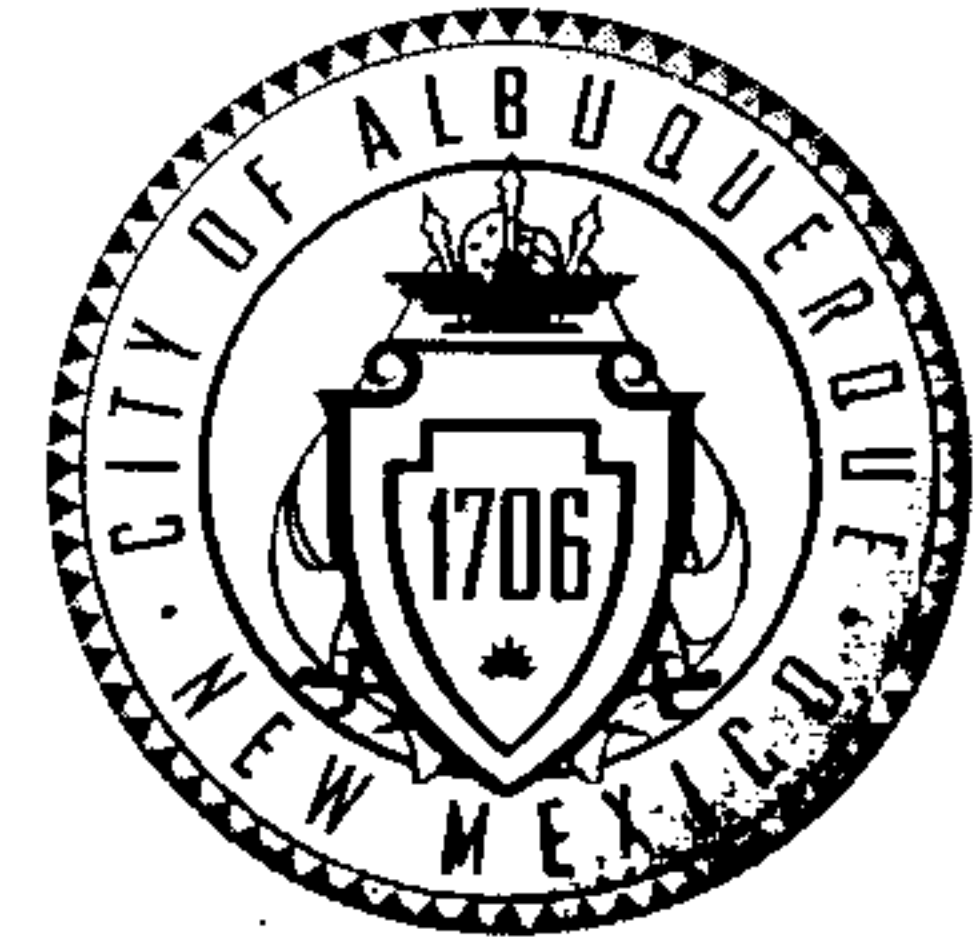


CITY OF ALBUQUERQUE



April 6, 2012

Glenn S Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

Re: La Vida Llena Phase V, 11100 Lagrima De Oro NE
Permanent Certificate of Occupancy - Approved
Engineer's Stamp dated 12-6-10 (F21/D075)
Certification dated 4-6-12

Dear Mr. Broughton,

Based upon the information provided in the Certification received 4-6-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Sincerely,

Albuquerque

Curtis Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

NM 87103

www.cabq.gov

C: CO Clerk—Katrina Sigala
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: La Vida Llena Phase V ZONE MAP/DRG. FILE # F-21 / D075
DRB#: 1003102 EPC#: 09EPC-40029 WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 12A, Lands of Ferrara-Esquivel-Palmer
CITY ADDRESS: 11100 Laguna del Oro NE

ENGINEERING FIRM: Bohannon Huston CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson, NE PHONE: 505-823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: La Vida Llena CONTACT: Dan Chavez
ADDRESS: 10501 La Grima de Oro PHONE: 505-923-4832
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☒ OTHER (SPECIFY) Minor revisions were made to grading plan at architects request

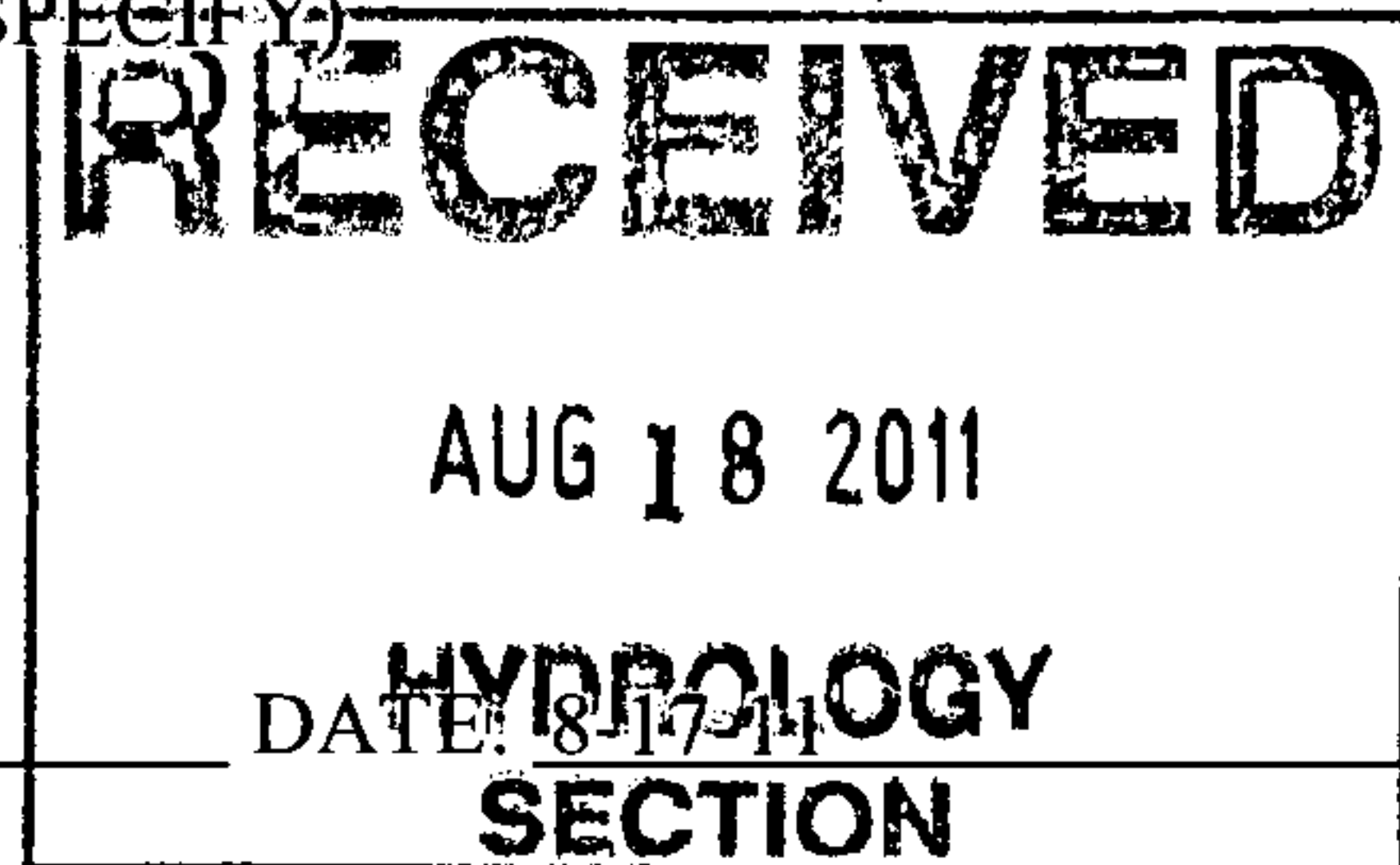
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Glenn Broughton



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



1100 Lushan Leano NE

**Planning Department
Transportation Development Services Section**

April 6, 2012

Douglas E. Pancake, R.A.
Douglas Pancake Architects
1470 Jamboree Road, Second Floor
Newport Beach, CA 92660

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
La Vida Llana Apartments PHASE 5, [F-21/D075]
4551 Juan Tabo Blvd. NE
Architect's Stamp Dated 04/05/12

Dear Mr. Pancake:

Based upon the information provided in your submittal received 04-06-12, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



Krystal Metro, P.E.
Transportation Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

DRB/AA

Re: La Vida Llena- Traffic Certification

I, Douglas E. Pancake, NMRA #3437, of the firm Douglas Pancake Architects Inc., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated 4/19/11

The record information edited onto the original design document has been obtained by Jacqueline Fishman of the firm Consensus Planning, Inc. I further certify that I have personally visited the project site on 04/03/12 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

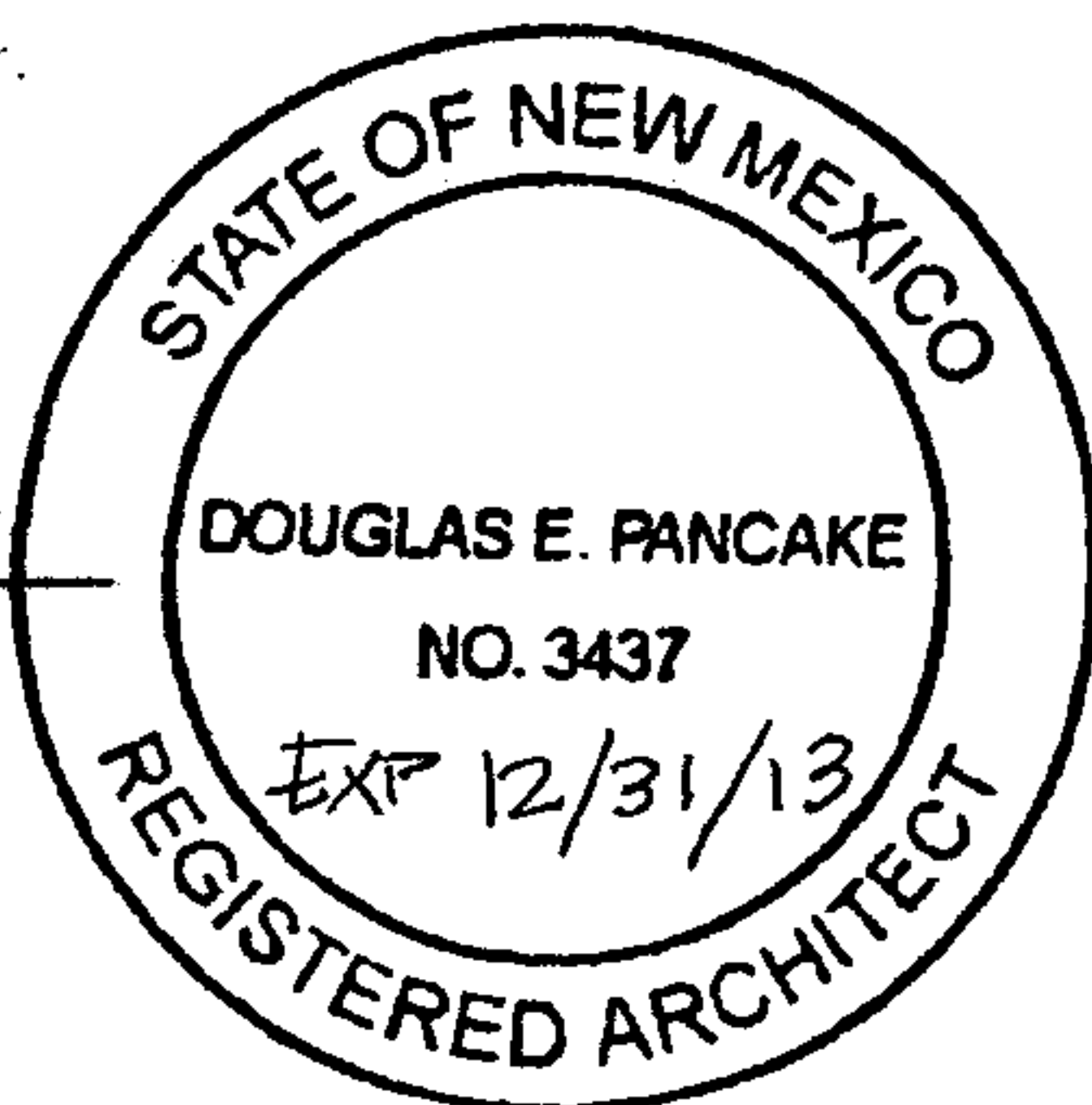
The record information presented here on is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose

Douglas Pancake Architects, Inc

A handwritten signature in black ink, appearing to read "D. Pancake", written over a horizontal line.

Douglas Pancake, AIA, President

04/05/12
Date



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

PROJECT TITLE: LA VIDA LENA APTS. PHASE 5 ZONE MAP: F21/D075
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 11100 LA GRIMA DE ORO NE

ENGINEERING FIRM: G 4551 JUAN TABO BLVD NE

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

EMAIL: _____

OWNER:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

ARCHITECT: DOUGLAS PANCAKE ARCHITECTS

ADDRESS: 1470 JAMBOREE RD, 2ND FL

CITY, STATE: NEWPORT BEACH, CA 92660

CONTACT: _____

PHONE: _____

ZIP CODE: _____

EMAIL: _____

SURVEYOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

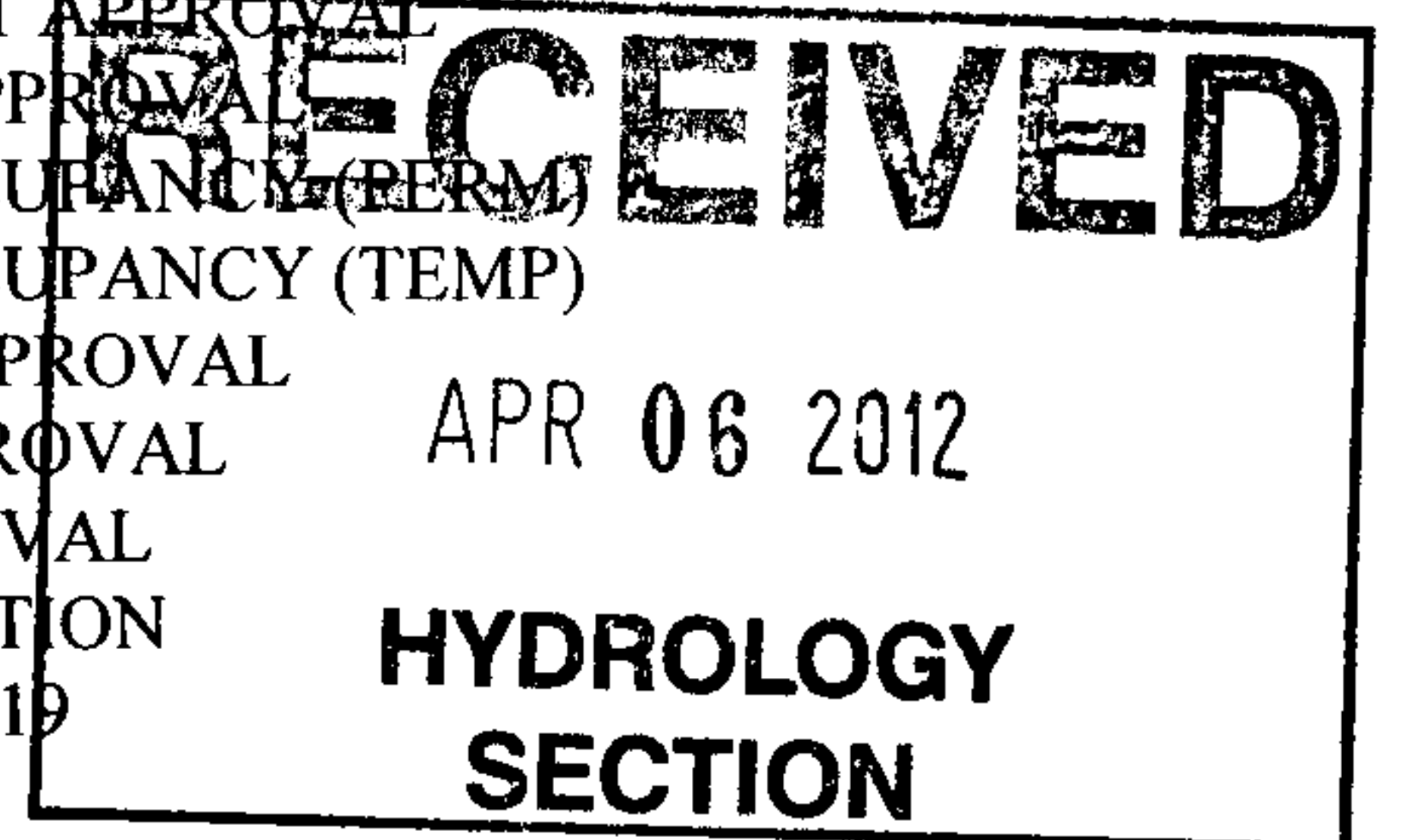
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☒ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☒ OTHER (SPECIFY) AA

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19



WAS A PRE-DESIGN CONFERENCE ATTENDED:

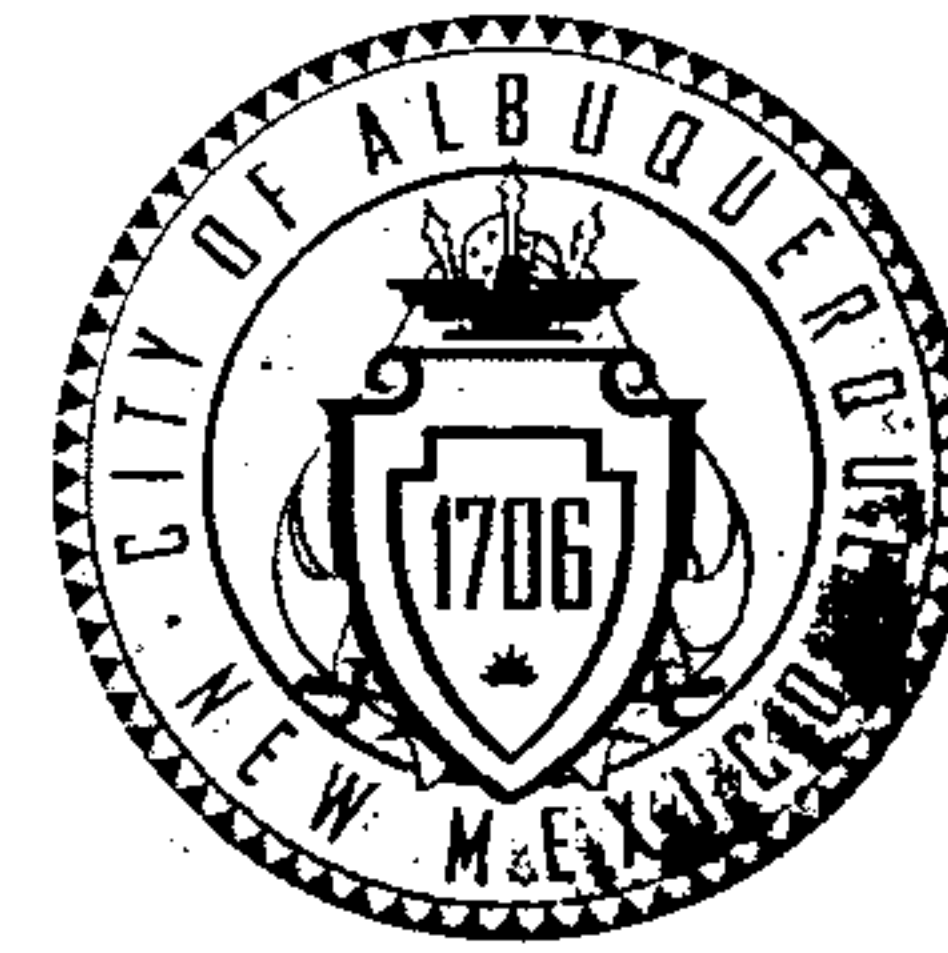
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4-6-2012 BY: Bob Helder, agent

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



August 19, 2011

Glenn S. Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

Re: La Vida Llena, 4551 Juan Tabo Blvd NE
Grading and Drainage Plan
Engineer's Stamp date 12-06-10 (F21/D075)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 8-18-11, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

To obtain a Certificate of Occupancy, Engineer Certification of the Grading Plan per the DPM is required and the sidewalk culvert in the City ROW must be inspected and accepted. Please take note; there is a revision to the sidewalk culvert drawing. I have provided a copy for you along with this letter. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

This is the plan to certify for release of Certificate of Occupancy.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RER/SB
C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
Kathy Verhage, DMD

CITY OF ALBUQUERQUE



June 16, 2010

Glenn S. Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

**Re: La Vida Llena, 4551 Juan Tabo Blvd NE, Grading and Drainage Plan
Engineer's Stamp date 6-11-10 (F21/D075)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 6-11-10, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order.

To obtain a Certificate of Occupancy, Engineer Certification of the Grading Plan per the DPM is required and the sidewalk culvert in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

This is the plan to certify for release of Certificate of Occupancy.

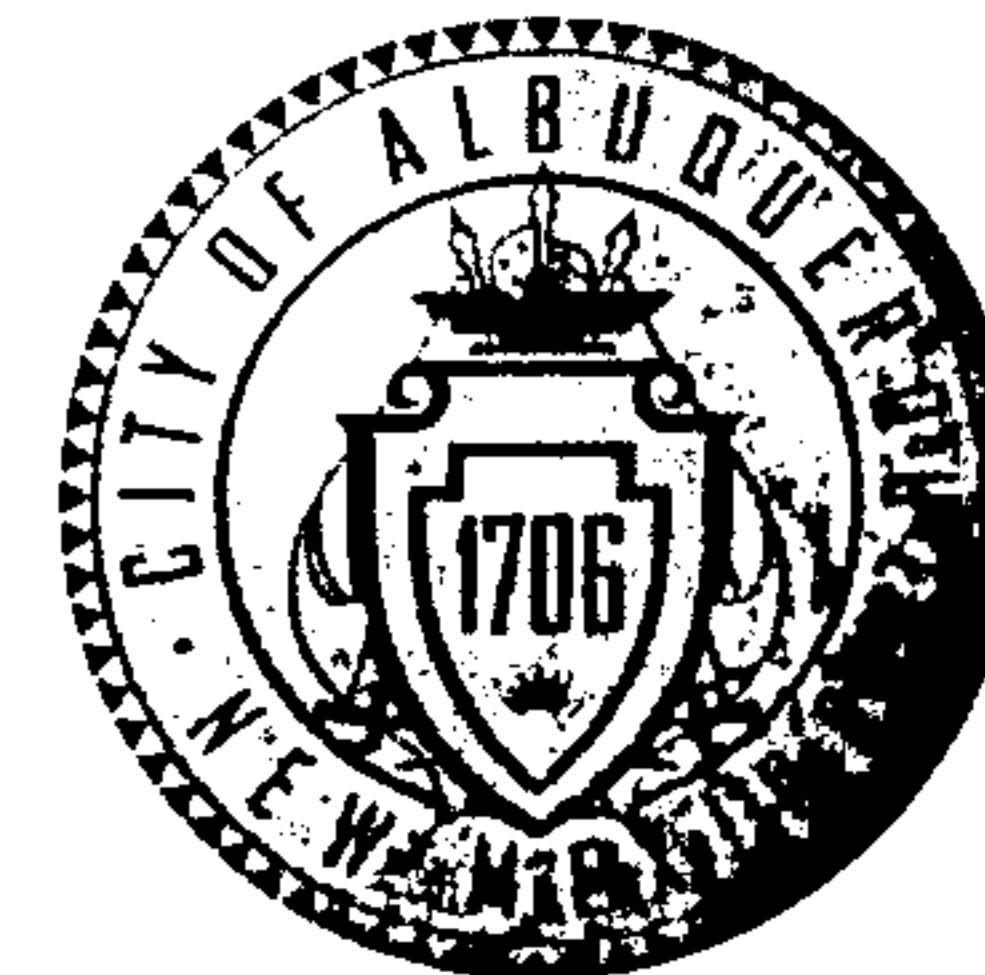
If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
Kathy Verhage, DMD

CITY OF ALBUQUERQUE



March 3, 2010

Glenn S. Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

Re: La Vida Llena Grading and Drainage Plan
Engineer's Stamp date 2-26-10 (F21/D075)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 2-26-10, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order.

To obtain a Certificate of Occupancy, Engineer Certification of the Grading Plan per the DPM is required and the sidewalk culvert in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

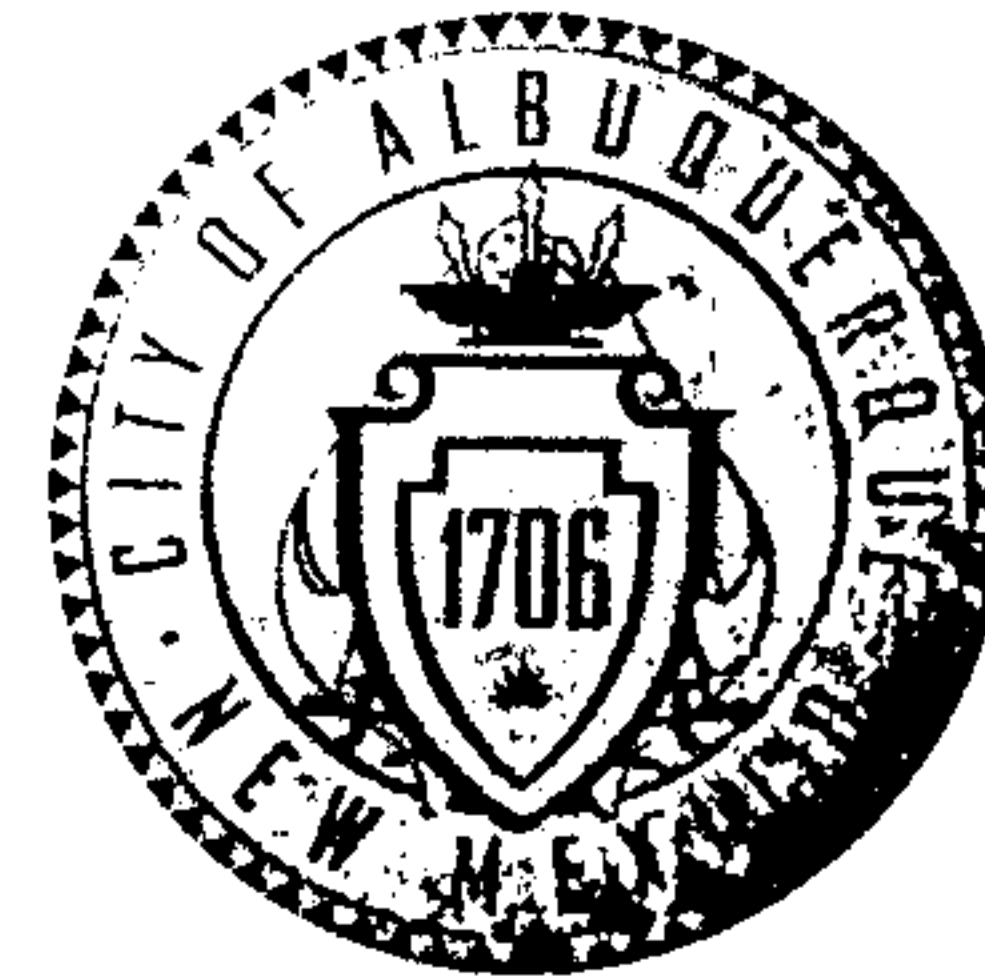
If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
Kathy Verhage, DMD

CITY OF ALBUQUERQUE



August 7, 2009

Glenn S. Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

Re: La Vida Llena Conceptual Grading and Drainage Plan
Engineer's Stamp date 7-15-09 (F21/D075)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 7-15-09, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

PO Box 1293

Address the following comments when submitting for Building Permit:

Albuquerque

NM 87103

www.cabq.gov

- Runoff should not cross the west property line. Either a retaining wall or swale/water harvesting area will work. Section A will have to be modified.
- The area south of the building should drain west to the inlet. Provide elevation data in this area.
- The footing for the retaining wall shown in Section B should not cross the property line.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

CITY OF ALBUQUERQUE



July 17, 2006

Genevieve Donart, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: The Soft Lofts, Juan Tabo Blvd / Lagrima de Oro NE, Preliminary Plat
Engineer's Stamp dated 6-08-06 (F21-D75)**

Dear Ms. Donart,

Based upon the information provided in your submittal received 6-09-06, the above referenced plan is approved for Site Development Plan and Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
Bradley Bingham, DRB
file

8/15/06 Using Area Drains
instead of concrete runoffs
ok'd by BLB
- will need to amend IL

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: The Soft Lofts

ZONE MAP / DRG. FILE #: F-21/075

DRB #: _____ EPC #: 1003102

WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 12-A, Lands of Ferrari-Esquivel-Palmer

CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.

ADDRESS: 128 Monroe St. NE

CITY, STATE: Albuquerque, NM

CONTACT: Genny Donart

PHONE: 268-8828

ZIP CODE: 87108

OWNER: Los Candelarias

ADDRESS: 723-B Silver Ave SW

CITY, STATE: Albuquerque, NM

CONTACT: Jay Rembe

PHONE: 242-1871

ZIP CODE: 87102

ARCHITECT: Infill Solutions

ADDRESS: 723-B Silver Ave SW

CITY, STATE: Albuquerque, NM

CONTACT: Chris Callot

PHONE: 242-1871

ZIP CODE: 87102

SURVEYOR: Wayjohn Surveying

ADDRESS: _____

CITY, STATE: Albuquerque, New Mexico

CONTACT: Tom Johnston

PHONE: 255-2052

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR / LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

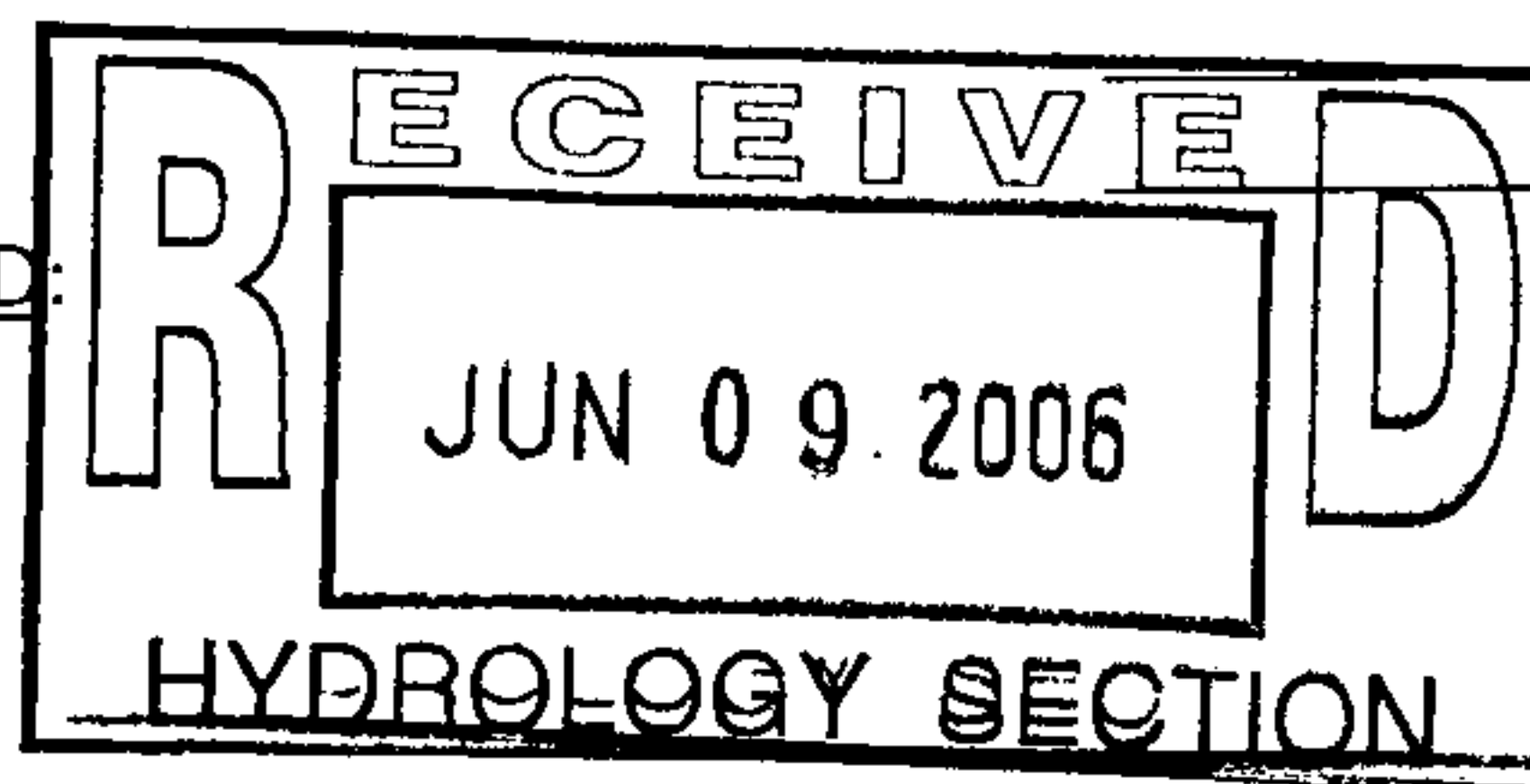
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUB'D APPROVAL
☒ S. DEV. PLAN FOR BLDG. PERMIT APPR.
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

☐ YES

☒ NO

☐ COPY PROVIDED



DATE SUBMITTED: Friday, June 09, 2006

BY: _____

Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

DRAINAGE REPORT

FOR

THE SOFT LOFTS

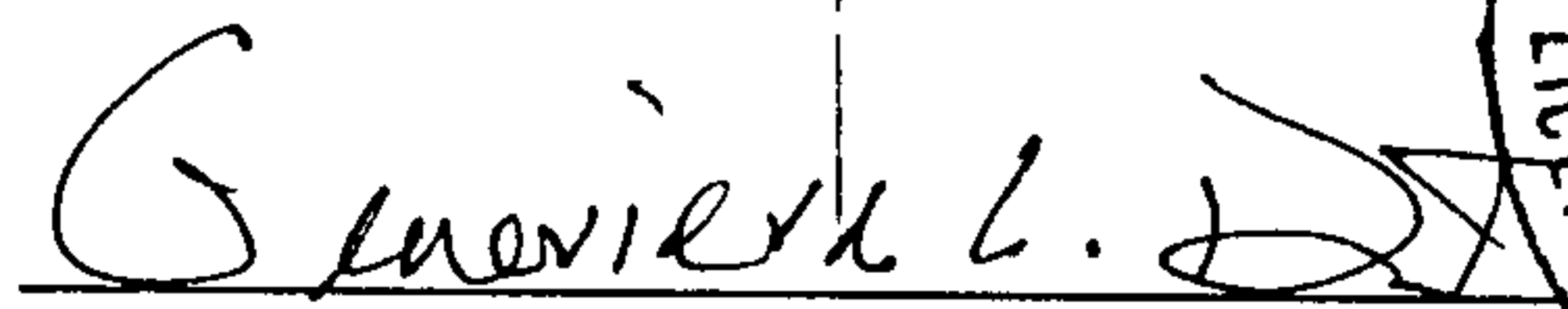
A TOWNHOUSE SUBDIVISION

**ALBUQUERQUE, NEW MEXICO
JUNE 2006**

DRAINAGE REPORT
FOR
THE SOFT LOFTS
A TOWNHOUSE SUBDIVISION
ALBUQUERQUE, NEW MEXICO
JUNE 2006

Prepared by:

ISAACSON & ARFMAN, P.A.
128 Monroe Street NE
Albuquerque, NM 87108
(505) 268-8828


Genevieve L. Donart, PE



Date 06/08/06

TABLE OF CONTENTS

VICINITY MAP
FLOODPLAIN MAP

- I. PROJECT INFORMATION**
- II. INTRODUCTION**
- III. EXISTING CONDITIONS**
- IV. PROPOSED CONDITIONS**
- V. SUMMARY & CONCLUSIONS**

APPENDICES

APPENDIX A: Calculations

- Runoff Calculations
- Street Flow Capacity Calculations
- Flow Master Worksheet for Concrete Rundown Capacities
- Flow Master Worksheet for Sidewalk Culvert Capacities
- Area Drain Capacities
- Flow Master Worksheet for PVC Drain Capacities
- Hydraflow Storm Sewer Calculations
- Sump Inlet Capacity Calculations

APPENDIX B: Basin Maps

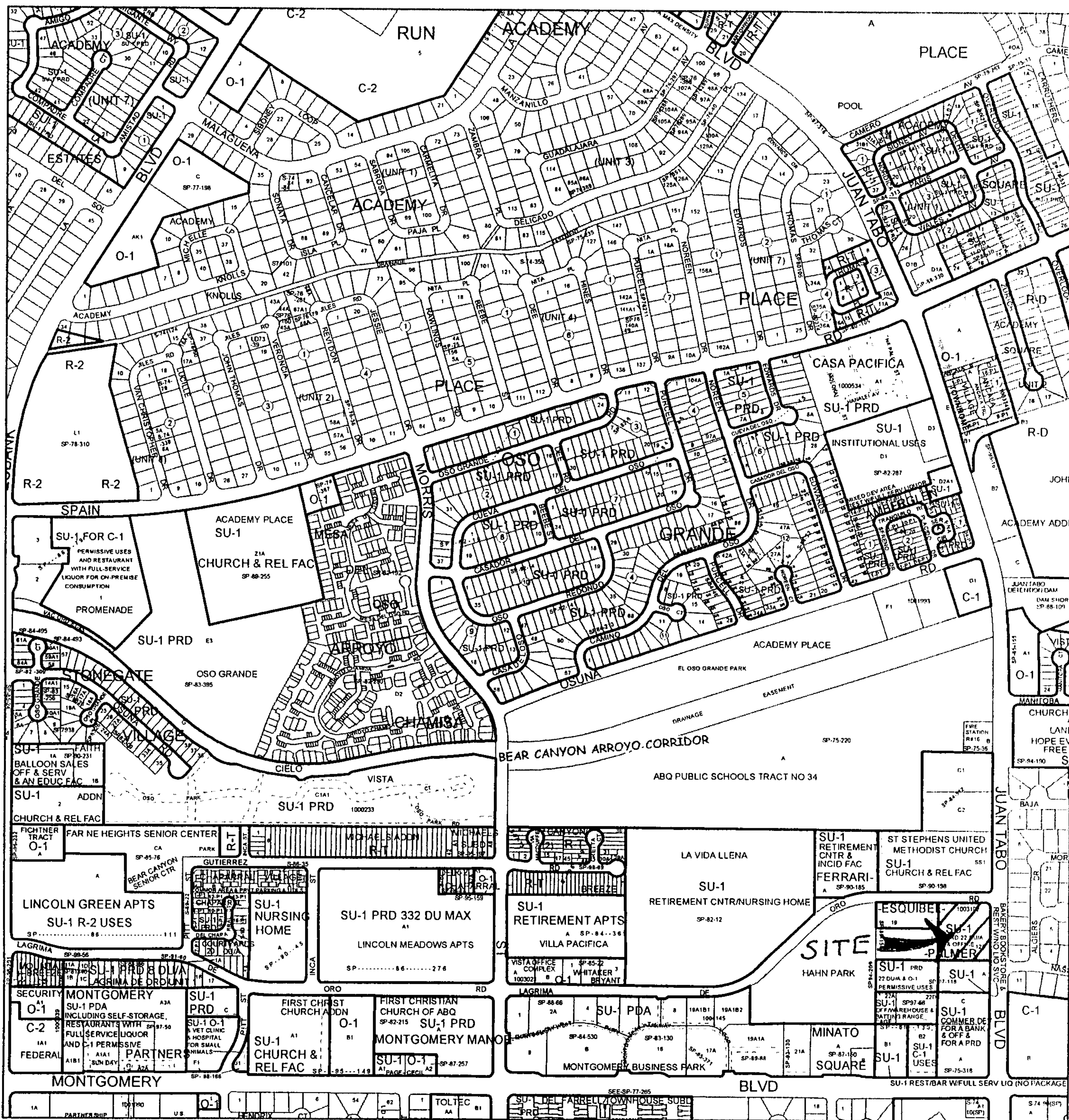
- Existing Basin Map
- Proposed Basin Map

APPENDIX C: Easement

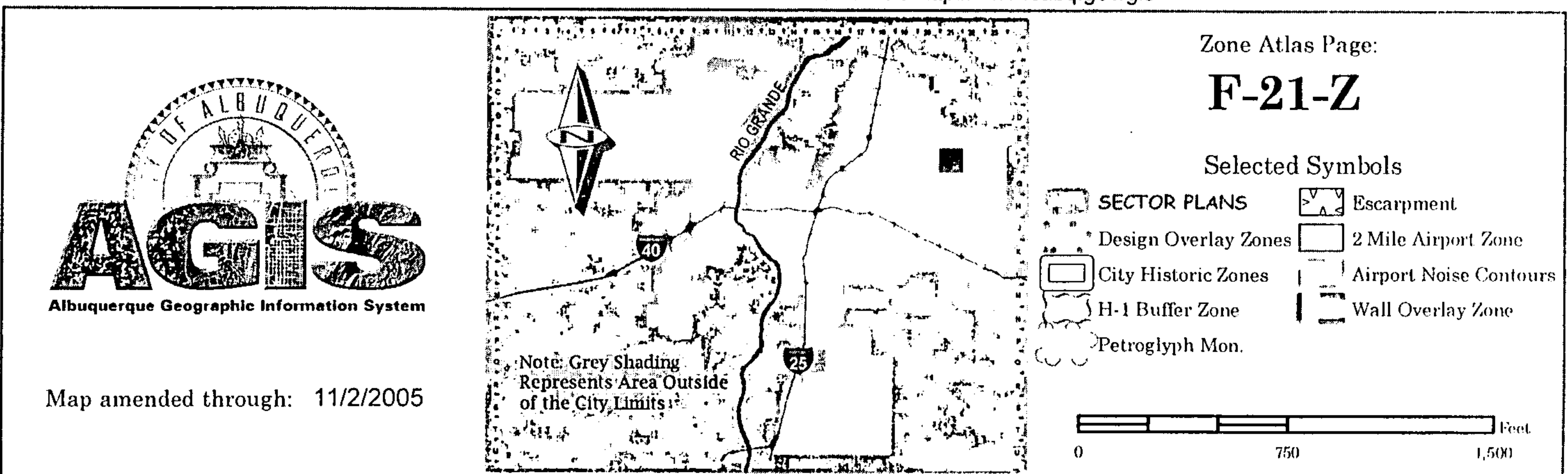
- Filed drainage easement across Hahn Park

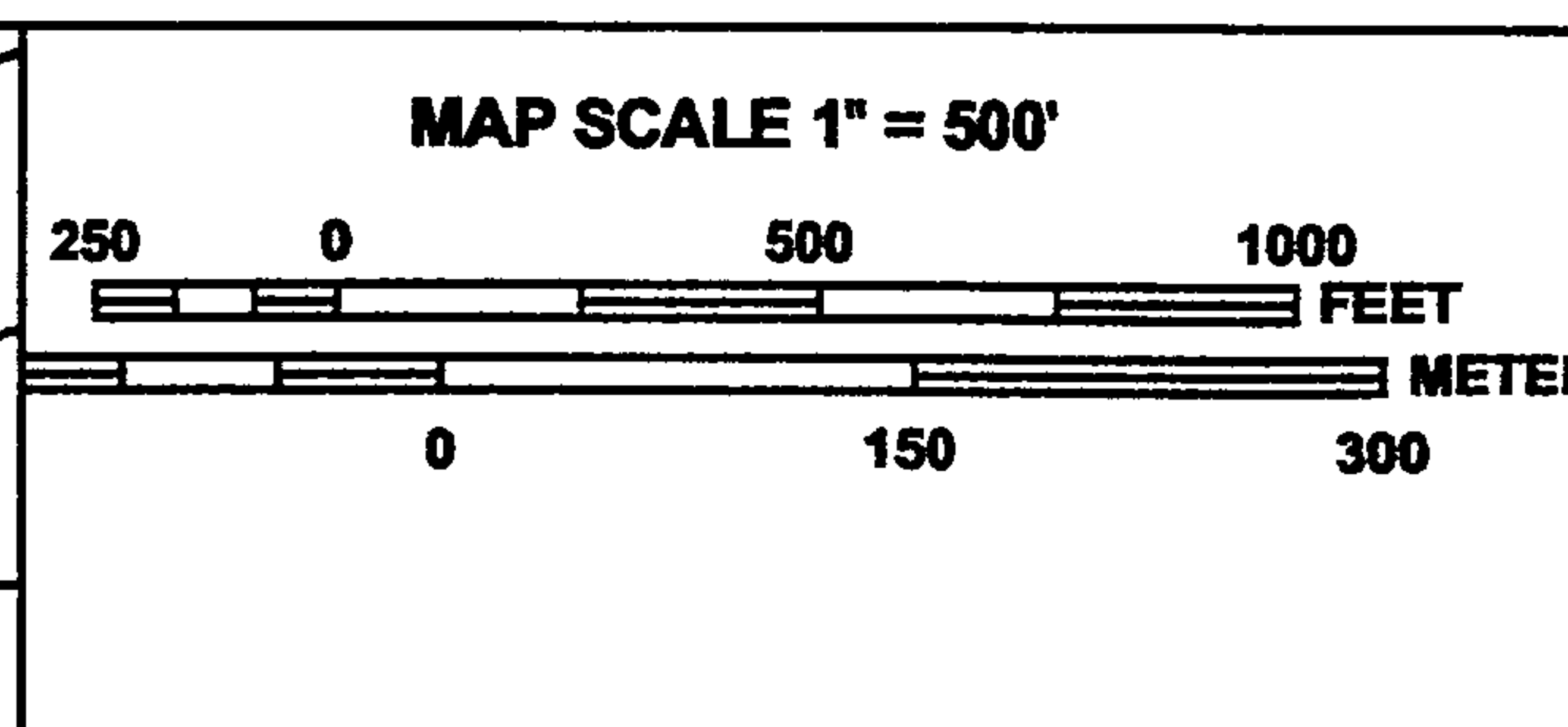
APPENDIX D: Grading & Drainage Plan

- The Soft Lofts Grading & Drainage Plan & Details



For more current information and more details visit: <http://www.cabq.gov/gis>





PANEL 0144F

FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY,
NEW MEXICO
AND INCORPORATED AREAS

PANEL 144 OF 825

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALBUQUERQUE, CITY OF	350002	0144	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
35001C0144F
MAP REVISED
NOVEMBER 19, 2003

Federal Emergency Management Agency

City of A
35

ZONE
1% AN
FLOOD

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

I. PROJECT INFORMATION

PROPOSED LEGAL DESCRIPTION:

The Soft Lofts

EXISTING LEGAL DESCRIPTION:

Tract 12-A, Lands of Ferrrari-Esquibel-Palmer
(Filed in Book 2005C, Folio 27, on 01/24/2005)

ENGINEER: Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108
(505) 268-8828
Attn: Genevieve Donart

SURVEYOR: Harris Surveying, Inc.
2412-D Monroe Street NE
Albuquerque, NM 87110
(505) 889-8056
Attn: Tony Harris, NMPLS No. 11463

DEVELOPER: Infill Solutions
723-B Silver SW
Albuquerque, NM 87102
(505) 242-1871
Attn: Jay Rembe

NUMBER OF PROPOSED LOTS: 34

TOTAL AREA: 1.9088 Acres

FLOODPLAIN: Zone X
No portion of this site lies within the 100-year flood zones
based on Firm Map #35002C0144F dated November 19, 2003.

II. INTRODUCTION

The Soft Lofts is a gated, townhouse subdivision on 1.91 acres in the far northeast heights. The property is proposed to have 34 zero lot-line homes with private streets that will be maintained by a homeowner's association.

III. EXISTING CONDITIONS

The Soft Lofts will be built on an existing 1.91 acre, undeveloped tract. The site is bounded by Juan Tabo Blvd to the east and Lagrima de Oro to the north. To the south is a Flying Star restaurant. To the west is Hahn Park, which is currently undergoing expansion to add another baseball field and parking lot.

The property is covered by native shrubs and grasses and slopes generally to the southwest at an approximately 5% grade. No offsite flow enters the property. Historically, 5.6 cfs discharges to the undeveloped portion of the Hahn Park. (See Appendix A for Runoff Calculations and Appendix B for the Existing Basin Map.)

IV. PROPOSED CONDITIONS

The Soft Lofts is designed to discharge all developed water to a proposed storm drain in the southwest corner of the project. The storm drain then travels west through Hahn Park, and eventually freely discharges 9.2 cfs to Lagrima de Oro to the north.

Onsite, storm water from each of the 34 townhouse lots will be collected in several ways. Flows from the front half of each lot will drain to the adjoining street, where it is directed to the southwest corner of the property, and collected in a storm inlet. The back half of each lot will drain to the backyard, where it will be collected by either an area drain, or a concrete rundown. (See the Proposed Basin Map in Appendix B and the Grading & Drainage Plan in Appendix D.)

Basins 101 and 102 include the rear yards of Lots 26 - 30 and Lots 31 -34, respectively. Both of these basins drain to a one foot wide concrete rundown. (See the Runoff and Concrete Rundown Capacity Calculations in Appendix A, and the Concrete Rundown Detail in Appendix D.) Each rundown falls within a 5' wide private drainage easement. Basin 101 discharges to Rozamiento Lane through a sidewalk culvert. (See the Sidewalk Culvert Capacity Calculations in Appendix A.) Basin 102 also discharges to Rozamiento Lane, but through a one foot curb cut.

Basin 111 includes the rear yards of Lots 10-14 and Lots 18-22. Developed flows of 0.1 cfs each from Lots 18-22 are collected by 2 area drains near the back wall. These drains then discharge through the wall to a 2' wide concrete rundown in the back of Lots 10-14. The rundown also collects the backyard flows from Lots 10-14. (See the Concrete Rundown and Area Drain Detail in Appendix D.) It falls within a 5' wide private drainage easement, and discharges to Rozamiento Lane through a sidewalk culvert.

Basin 112 drains in a similar manner to Basin 111, with a rundown in the backyards of Lots 15-17 collecting water from those lots as well as the area drains in the backyards of Lots 23-25. The rundown discharges to Rozamiento Lane through a sidewalk culvert.

Basin 120 includes the rear yards of Lots 1-9. Each lot generates 0.1 cfs of storm water, which is captured by 2 area drains. The drains connect to a 12" PVC storm drain line buried in a 5' private drainage easement paralleling the west boundary. (See the Area Drain and PVC Drain Capacity Calculations in Appendix A.) This pipe discharges to a public storm drain in Lot 9.

Basins 103 and 113 include front lot and street generated flows. The east portion of Rozamiento Lane and the front portions of Lots 18 – 34 are within Basin 103. The west portion of Rozamiento Lane and the front portions of Lots 1 – 17 are within Basin 113. These streets all slope to the southwest corner and carry water as a surface flow. (See the Street Flow Capacity Calculations in Appendix A.) The combined street flows of 8.2 cfs is captured in a sump inlet at Analysis Point 1 (AP1). (See the Sump Inlet Calculations in Appendix A.)

This inlet and Basin 120 combine in a public storm drain that crosses the south side of Lot 9 in a public easement. It then follows an existing easement across the developing portion of Hahn Park. (See the Storm Sewer Calculations in Appendix A and the Easement in Appendix C.) The pipe daylights near the proposed parking lot. The storm drain discharges a total of 9.2 cfs through a sidewalk culvert to the parking lot. These flows freely discharge to Lagrima de Oro.

Emergency overflow from the inlet at AP1 will surface discharge across the south side of Lot 9 to Hahn Park.

V. SUMMARY & CONCLUSIONS

Based on information in previous sections, the following items are required to be constructed with the Soft Lofts:

1. 6" high curb on all interior streets.
2. A type 'C' single-grate sump inlet at the southwest corner of Rozamiento Lane.
(AP1)
3. Storm drain across the south side of Lot 9 and in the drainage easement across Hahn Park. (from AP1 to the outfall near the Hahn Park parking lot.)
4. 1' wide concrete rundown in the backyards of Lots 26-34.
5. 2' wide concrete rundown in the backyards of Lots 10-17.
6. 2 - 8" inline area drains per lot in the backyards of Lots 18-25 that drain through the back wall to the rundown in Lots 10-17.
7. 12" private PVC storm drain in the backyards of Lots 1-9 with 2 - 8" inline area drains per lot. Connects to the public storm drain in Lot 9.
8. 2' wide cobble swales connecting concrete rundowns to sidewalk culverts.
9. 2' wide Sidewalk culverts to direct flows from Basins 101, 111, & 112 to the nearest street.
10. A wall opening in the south part of the Lot 9 back wall for emergency overflow.
11. Private drainage easements in the back yards granted to and maintained by benefiting owners.
12. Private drainage easements over the pedestrian access areas granted to and maintained by the HOA.
13. Public drainage easements granted to the City of Albuquerque for the storm drain on Lot 9, and over the roads.

APPENDIX A

Calculations

Job Name:	1463 - Soft Lofts
Client:	Infill Solutions
Date Prepared:	31-Jan-06
Date Modified:	6/8/2006
Precipitation Zone:	4

CALCULATIONS: 1463 - Soft Lofts : 37414

Calculations are based on the Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 83149 SF = 1.909 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition

Area a	=	0	SF
Area b	=	83149	SF
Area c	=	0	SF
Area d	=	0	SF
Total Area	=	83149	SF

DEVELOPED FLOWS:

On-Site Developed Land Condition

Area a	=	0	SF
Area b	=	0	SF
Area c	=	13304	SF
Area d	=	69845	SF
Total Area	=	83149	SF

EXCESS PRECIPITATION:

Precip. Zone 4

Ea	=	0.80
Eb	=	1.08
Ec	=	1.46
Ed	=	2.64

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{EaAa + EbAb + EcAc + EdAd}{Aa + Ab + Ac + Ad}$$

Historic E	=	1.08 in.	Developed E	=	2.45 in.
------------	---	----------	-------------	---	----------

On-Site Volume of Runoff: $V360 = E \cdot A / 12$

Historic V360	=	7483 CF	Developed V360	=	16985 CF
---------------	---	---------	----------------	---	----------

On-Site Peak Discharge Rate: $Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560$

For Precipitation Zone 4

Qpa	=	2.20	Qpc	=	3.73
Qpb	=	2.92	Qpd	=	5.25

Historic Qp	=	5.6 CFS	Developed Qp	=	9.6 CFS
-------------	---	---------	--------------	---	---------

BASIN NO.	101	DESCRIPTION
Area of basin flows =	4633 SF	= 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E	=	2.45 in.
------------	---	----------

Sub-basin Volume of Runoff (see formula above)

V360	=	946 CF
------	---	--------

Sub-basin Peak Discharge Rate: (see formula above)

Qp	=	0.5 cfs
----	---	---------

TREATMENT	
A =	0%
B =	0%
C =	16%
D =	84%

BASIN NO.	102	DESCRIPTION
Area of basin flows =	3776 SF	= 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E	=	2.45 in.
------------	---	----------

Sub-basin Volume of Runoff (see formula above)

V360	=	771 CF
------	---	--------

Sub-basin Peak Discharge Rate: (see formula above)

Qp	=	0.4 cfs
----	---	---------

TREATMENT	
A =	0%
B =	0%
C =	16%
D =	84%

BASIN NO.	103	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 26820 SF = 0.6 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.45 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 5485 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 3.1 cfs

TREATMENT

A = 0%

B = 0%

C = 16%

D = 84%

BASIN NO.	111	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 9300 SF = 0.2 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.45 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1900 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.1 cfs

TREATMENT

A = 0%

B = 0%

C = 16%

D = 84%

BASIN NO.	112	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 5195 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.45 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1061 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 0.6 cfs

TREATMENT

A = 0%

B = 0%

C = 16%

D = 84%

BASIN NO.	113	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 21186 SF = 0.5 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.45 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 4334 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 2.4 cfs

TREATMENT

A = 0%

B = 0%

C = 16%

D = 84%

BASIN NO.	120	DESCRIPTION
-----------	-----	-------------

Area of basin flows = 8895 SF = 0.2 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.45 in.

Sub-basin Volume of Runoff (see formula above)

V360 = 1817 CF

Sub-basin Peak Discharge Rate: (see formula above)

Qp = 1.0 cfs

TREATMENT

A = 0%

B = 0%

C = 16%

D = 84%

SUMMARY				
Basin No.	Description		DISCHARGE	Comments
101		=	0.5 cfs	
102		=	0.4 cfs	
103		=	3.1 cfs	
111		=	1.1 cfs	
112		=	0.6 cfs	
113		=	2.4 cfs	
120		=	1.0 cfs	
TOTAL DISCHARGE		=	9.2 CFS	

STREET FLOW CAPACITY CALCULATIONS			
STREET NAME:		Rozamiento Lane - east	
LOCATION:			
STREET INFORMATION		HALF STREET CALCULATIONS	
Slope	0.039	Road Width/2	10
Q ₁₀₀	3.6	Curb Height	0.50
Right-of-way Width	23	1/2 Wetted Perimeter (P)	7.225
Road Width	20	1/2 Area(STD)	----
Curb Type	mdn	1/2 Area(MDN)	0.575
Road Cross Slope	0.02	1/2 Area(MTBL)	----
Manning's N	0.017	Discharge (1/2 Q)	1.821
Depth		0.225	
RESULTS			
HGL			
Q ₁₀₀ FLOW CAPACITY =		3.64 cfs	OK
at an HGL Depth=		0.23 ft	< Curb height = 0.50
		OK	
EGL			
Velocity		3.17 fps	
V ² /2g		0.16 ft	
EGL Depth =		0.38 ft	< Right-of-way height = 0.52
		OK	

STREET FLOW CAPACITY CALCULATIONS			
STREET NAME:		Rozamiento Lane - south	
LOCATION:			
STREET INFORMATION		HALF STREET CALCULATIONS	
Slope	0.01	Road Width/2	11
Q ₁₀₀	4.6	Curb Height	0.50
Right-of-way Width	26	1/2 Wetted Perimeter (P)	11.352
Road Width	22	1/2 Area(STD)	----
Curb Type	mdn	1/2 Area(MDN)	1.812
Road Cross Slope	0.02	1/2 Area(MTBL)	----
Manning's N	0.017	Discharge (1/2 Q)	4.632
Depth		0.352	
RESULTS			
HGL			
Q ₁₀₀ FLOW CAPACITY =		9.26 cfs	OK
at an HGL Depth=		0.35 ft	< Curb height = 0.50
		OK	
EGL			
Velocity		2.56 fps	
V ² /2g		0.10 ft	
EGL Depth =		0.45 ft	< Right-of-way height = 0.53
		OK	

STREET FLOW CAPACITY CALCULATIONS			
STREET NAME:		Rozamiento Lane - west	
LOCATION:			
STREET INFORMATION		HALF STREET CALCULATIONS	
Slope	0.0296	Road Width/2	10
Q ₁₀₀	3.5	Curb Height	0.50
Right-of-way Width	23	1/2 Wetted Perimeter (P)	7.582
Road Width	20	1/2 Area(STD)	----
Curb Type	mdn	1/2 Area(MDN)	0.625
Road Cross Slope	0.02	1/2 Area(MTBL)	----
Manning's N	0.017	Discharge (1/2 Q)	1.767
Depth		0.232	
RESULTS			
HGL			
Q ₁₀₀ FLOW CAPACITY =		3.53 cfs	OK
at an HGL Depth=		0.23 ft	< Curb height = 0.50
		OK	
EGL			
Velocity		2.83 fps	
V ² /2g		0.12 ft	
EGL Depth =		0.36 ft	< Right-of-way height = 0.52
		OK	

TABLE

STREET FLOW DEPTH SUMMARY

STREET	LOCATION	STREET WIDTH	CURB TYPE	SLOPE (ft/ft)	Q ₁₀₀ (cfs)	DEPTH (ft)	EGL DEPTH (ft)
Rozamiento Lane - east	0	20' F-F	mdn	0.0390	3.6	0.23	0.38
Rozamiento Lane - south	0	22' F-F	mdn	0.0100	4.6	0.35	0.45
Rozamiento Lane - west	0	20' F-F	mdn	0.0296	3.5	0.23	0.36

THE SOFT LOFTS
Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Backyard Rundown Basin 101
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.032500 ft/ft
Bottom Width	1.00 ft
Discharge	0.50 cfs

Results	
Depth	0.12 ft
Flow Area	0.12 ft ²
Wetted Perimeter	1.23 ft
Top Width	1.00 ft
Critical Depth	0.20 ft
Critical Slope	0.006592 ft/ft
Velocity	4.28 ft/s
Velocity Head	0.28 ft
Specific Energy	0.40 ft
Froude Number	2.21
Flow is supercritical.	

THE SOFT LOFTS
Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Backyard Rundown Basin 102
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.030000	ft/ft
Bottom Width	1.00	ft
Discharge	0.40	cfs

Results		
Depth	0.10	ft
Flow Area	0.10	ft ²
Wetted Perimeter	1.21	ft
Top Width	1.00	ft
Critical Depth	0.17	ft
Critical Slope	0.006568	ft/ft
Velocity	3.86	ft/s
Velocity Head	0.23	ft
Specific Energy	0.33	ft
Froude Number	2.11	
Flow is supercritical.		

THE SOFT LOFTS
Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Backyard Rundown Basin 111
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.031900	ft/ft
Bottom Width	2.00	ft
Discharge	1.10	cfs

Results		
Depth	0.12	ft
Flow Area	0.24	ft ²
Wetted Perimeter	2.24	ft
Top Width	2.00	ft
Critical Depth	0.21	ft
Critical Slope	0.005339	ft/ft
Velocity	4.60	ft/s
Velocity Head	0.33	ft
Specific Energy	0.45	ft
Froude Number	2.34	
Flow is supercritical.		

THE SOFT LOFTS

Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Backyard Rundown Basin 112
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.029000	ft/ft
Bottom Width	2.00	ft
Discharge	0.60	cfs

Results		
Depth	0.08	ft
Flow Area	0.17	ft ²
Wetted Perimeter	2.17	ft
Top Width	2.00	ft
Critical Depth	0.14	ft
Critical Slope	0.005642	ft/ft
Velocity	3.55	ft/s
Velocity Head	0.20	ft
Specific Energy	0.28	ft
Froude Number	2.15	
Flow is supercritical.		

THE SOFT LOFTS

Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Sidewalk culvert - Basin 101 to Dimaggio
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.020000 ft/ft
Bottom Width	2.00 ft
Discharge	0.50 cfs

Results	
Depth	0.08 ft
Flow Area	0.17 ft ²
Wetted Perimeter	2.17 ft
Top Width	2.00 ft
Critical Depth	0.12 ft
Critical Slope	0.005765 ft/ft
Velocity	2.95 ft/s
Velocity Head	0.14 ft
Specific Energy	0.22 ft
Froude Number	1.79
Flow is supercritical.	

THE SOFT LOFTS
Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Sidewalk culvert - Basin 111 to BabeRuth
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.020000 ft/ft
Bottom Width	2.00 ft
Discharge	1.10 cfs

Results	
Depth	0.14 ft
Flow Area	0.28 ft ²
Wetted Perimeter	2.28 ft
Top Width	2.00 ft
Critical Depth	0.21 ft
Critical Slope	0.005339 ft/ft
Velocity	3.97 ft/s
Velocity Head	0.24 ft
Specific Energy	0.38 ft
Froude Number	1.88
Flow is supercritical.	

THE SOFT LOFTS

Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Sidewalk culvert - Basin 112 to Slugger
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.020000 ft/ft
Bottom Width	2.00 ft
Discharge	0.60 cfs

Results	
Depth	0.09 ft
Flow Area	0.19 ft ²
Wetted Perimeter	2.19 ft
Top Width	2.00 ft
Critical Depth	0.14 ft
Critical Slope	0.005642 ft/ft
Velocity	3.16 ft/s
Velocity Head	0.16 ft
Specific Energy	0.25 ft
Froude Number	1.81
Flow is supercritical.	

THE SOFT LOFTS
Worksheet for Rectangular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Sidewalk culvert - Hahn Park parking lot
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

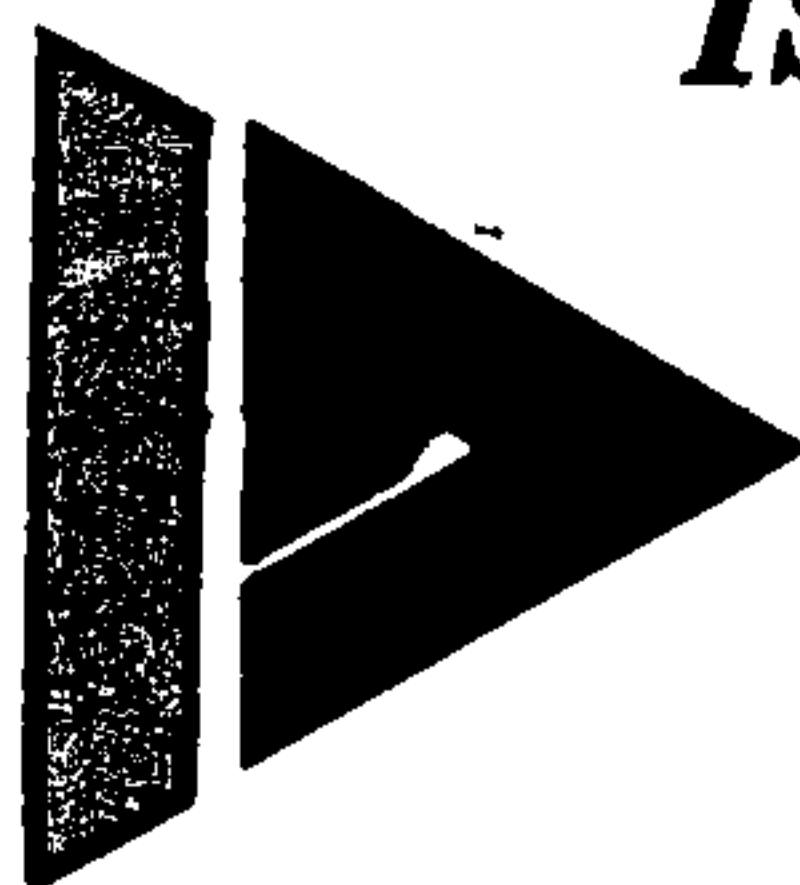
Input Data	
Mannings Coefficient	0.013
Channel Slope	0.020000 ft/ft
Bottom Width	2.00 ft
Discharge	4.60 cfs

Results	
Depth	0.35 ft
Flow Area	0.70 ft ²
Wetted Perimeter	2.70 ft
Top Width	2.00 ft
Critical Depth	0.55 ft
Critical Slope	0.005389 ft/ft
Velocity	6.57 ft/s
Velocity Head	0.67 ft
Specific Energy	1.02 ft
Froude Number	1.96
Flow is supercritical.	

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Albuquerque, NM

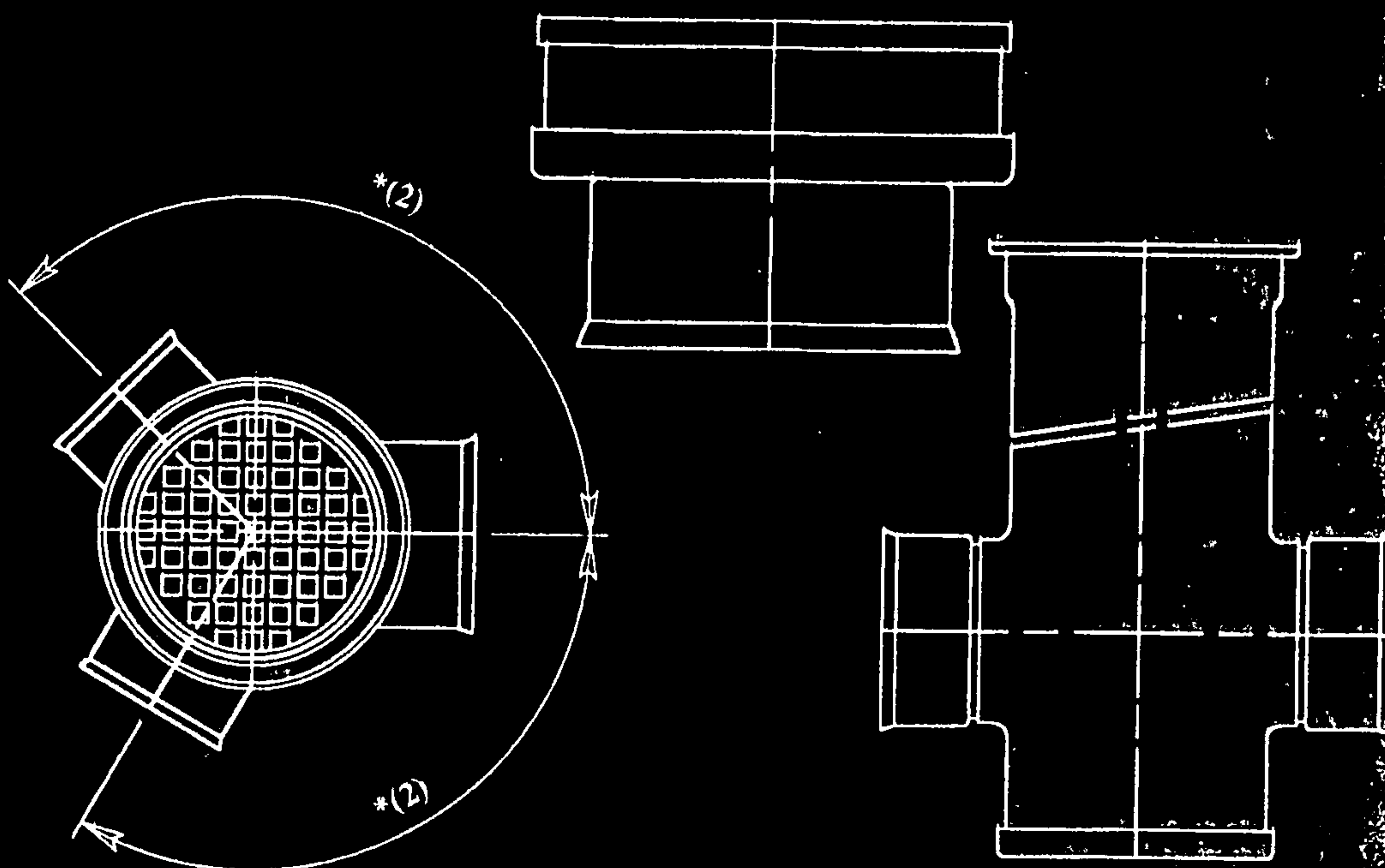




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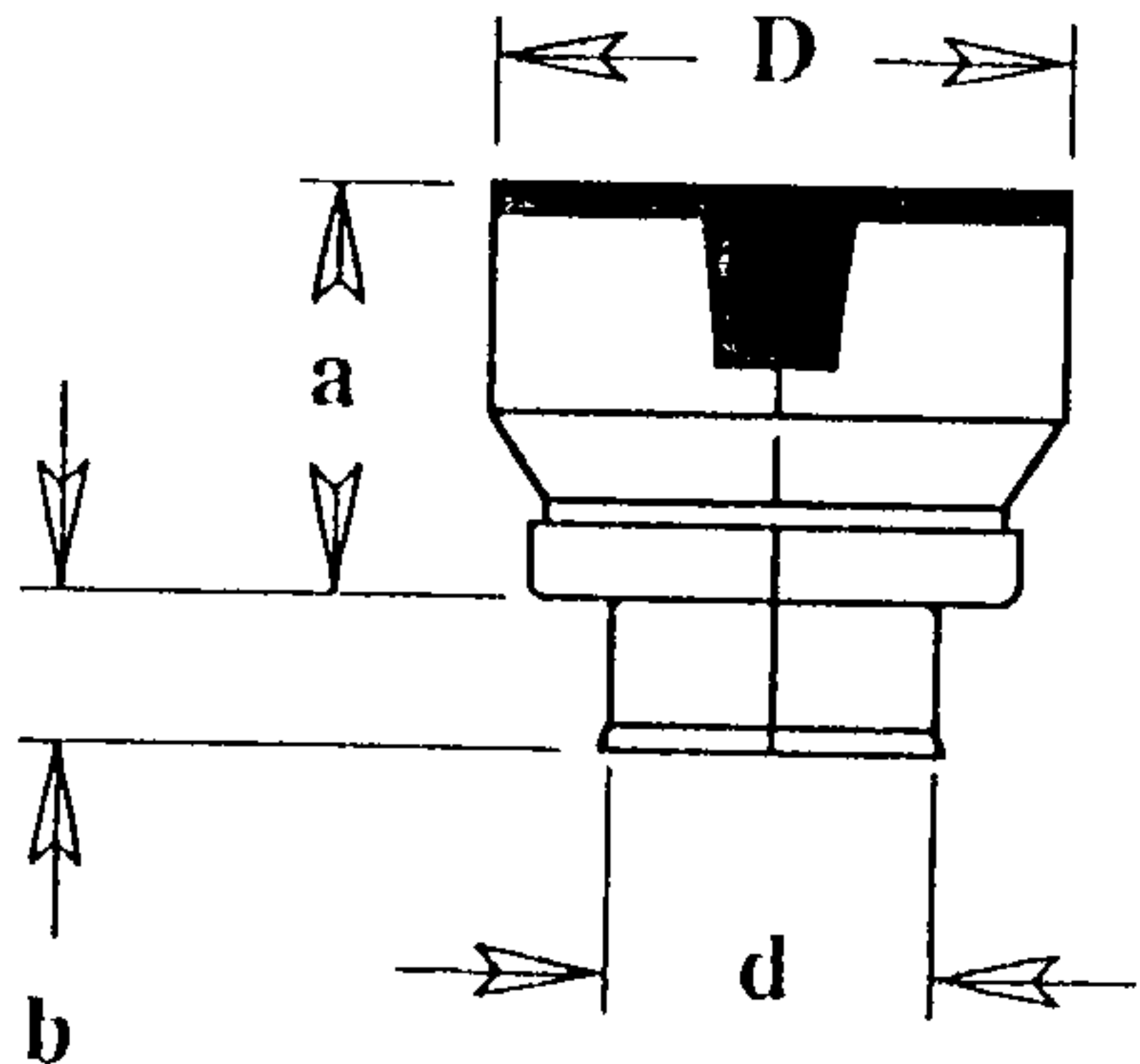


Nyloplast®

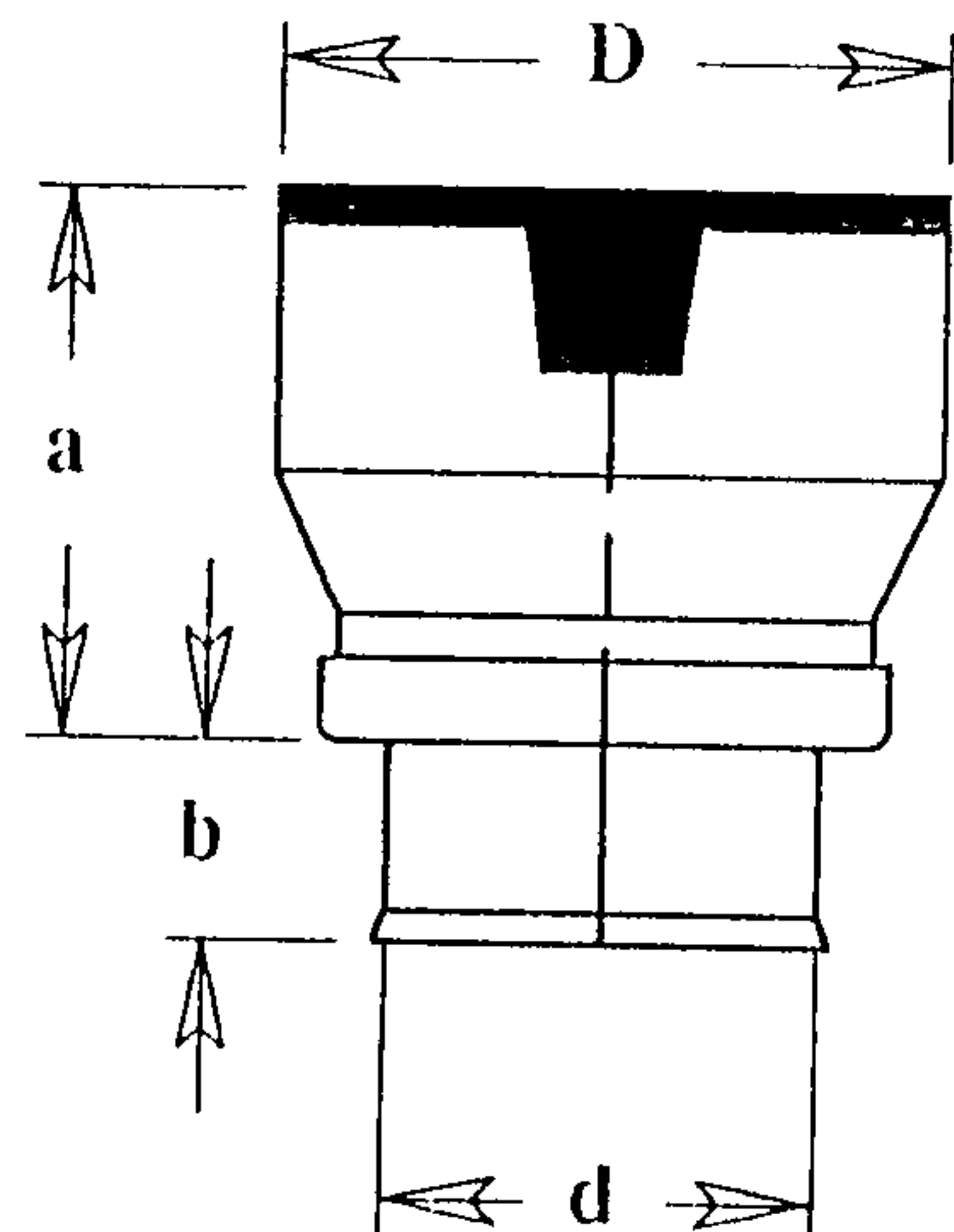
Fitting Solutions for
Underground Large
Diameter Pipe Systems

8" and 10" Inline Drains

- Bodies constructed of PVC material
- Grates made of ductile iron (see grate section)
- Three grate options - standard, solid, and domed
- All grates have light traffic rating
- Inline drains available with adapters for:
 - Corrugated polyethylene
 - SDR-35 Sewer
 - Sch 40 DWV
 - Corrugated PVC
 - Ribbed PVC



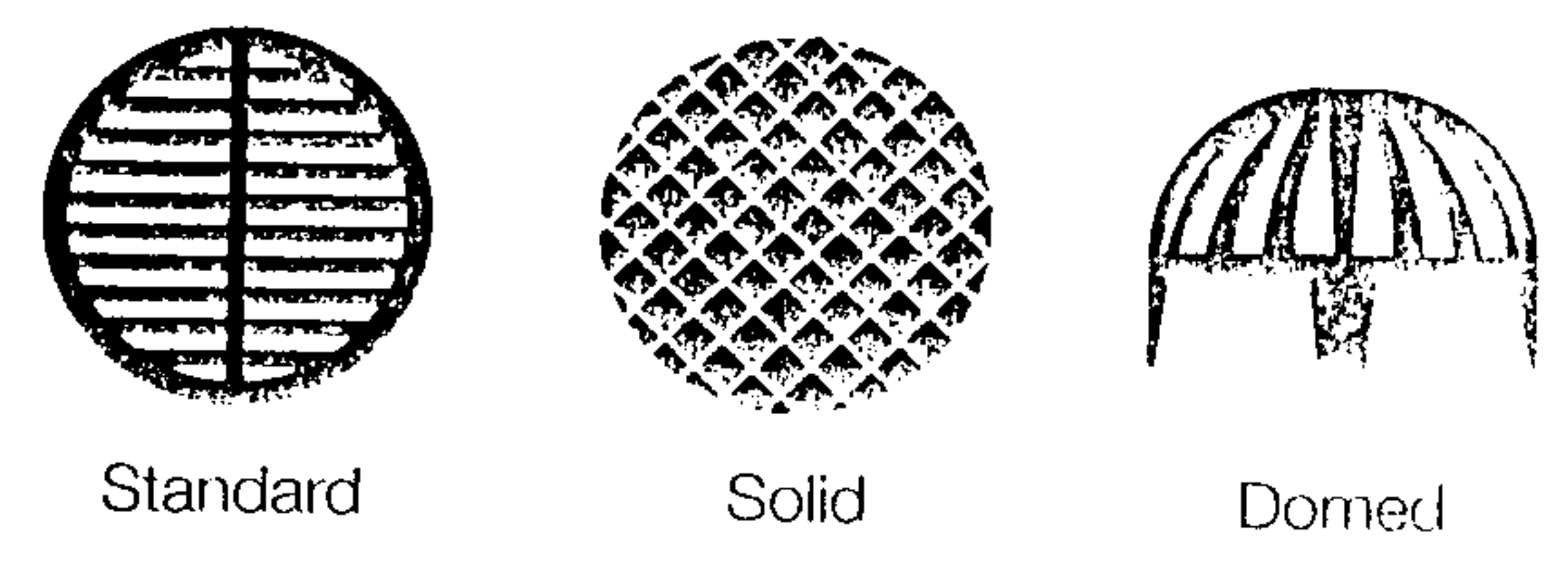
D	d	a	b
8"	4"	7.0"	4.25"
8"	6"	4.5"	3.75"



D	d	a	b
10"	4"	8.50"	3.50"
10"	6"	8.25"	3.75"
10"	8"	6.25"	4.50"

Grate Options

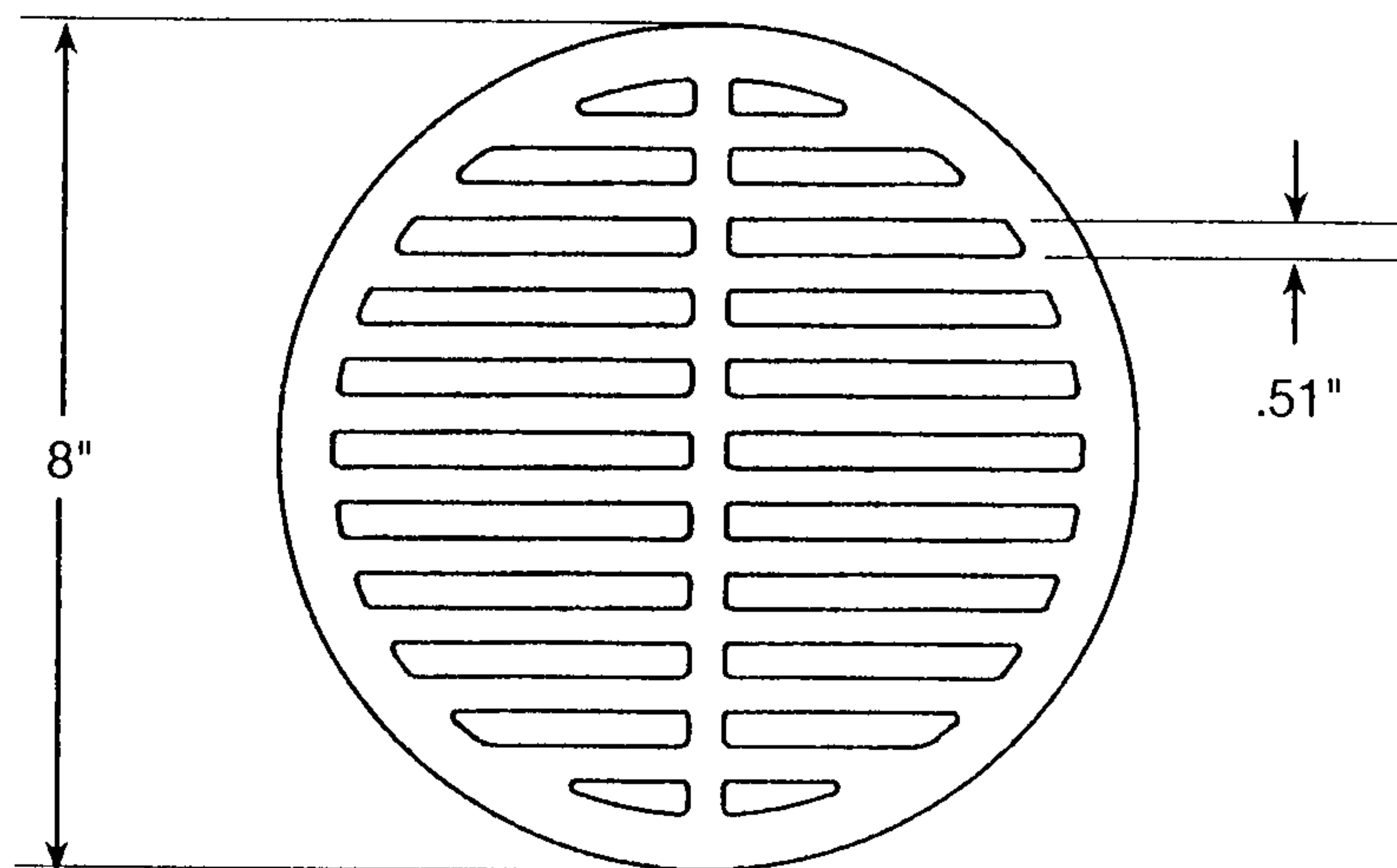
8" & 10" Grates
 All 8" and 10" grates are light traffic rated



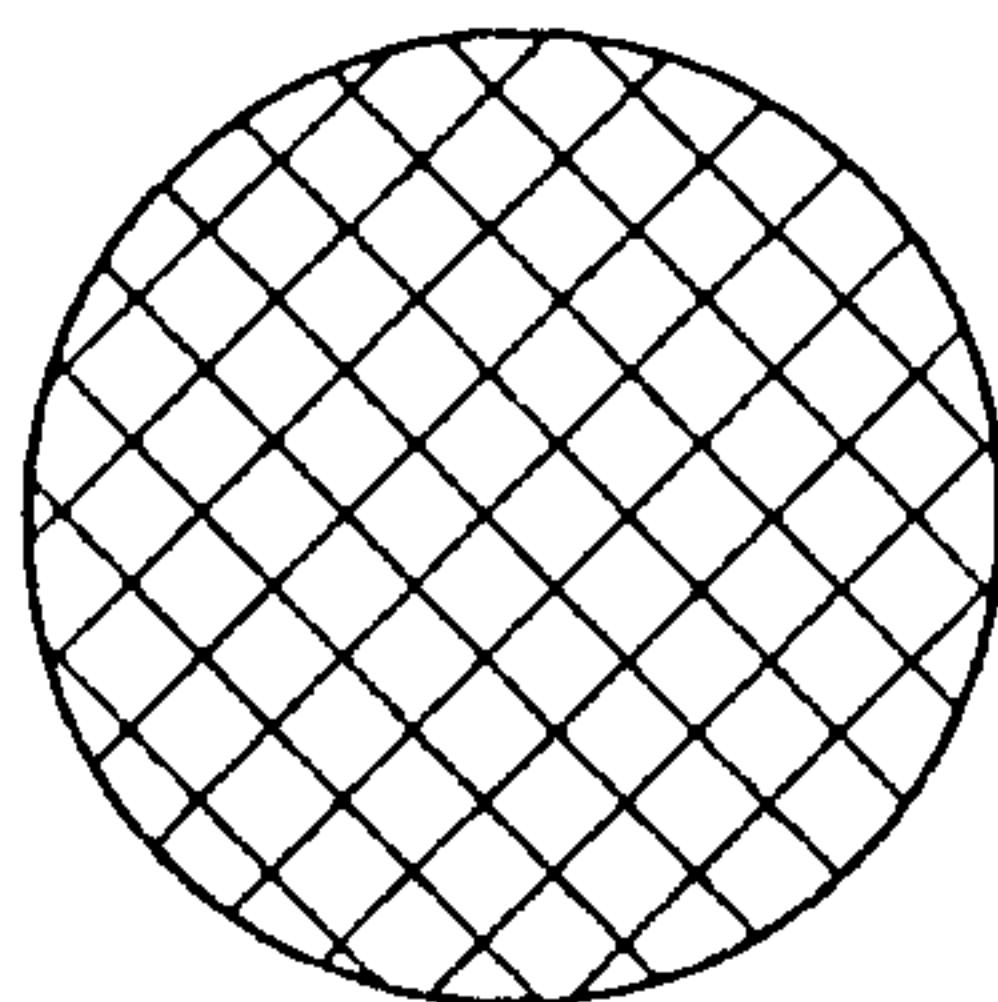
8" Grates



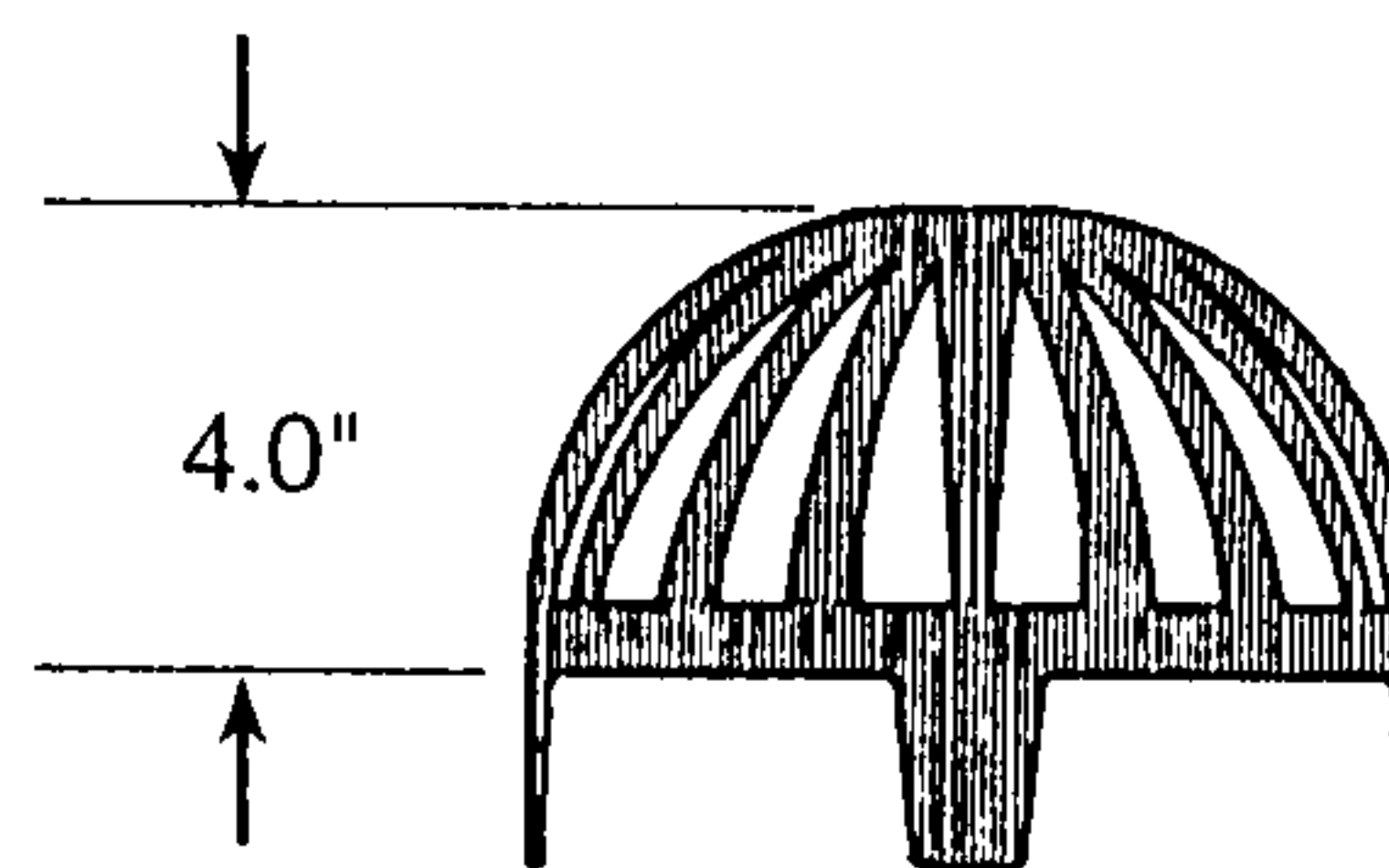
- All 8" grates are light traffic rated
- Material: ductile iron
- Drainage area for standard grate = 20.3 SQ. inch
- Quality: Material shall conform to ASTM A536 grade 70-50-05
- Paint: All castings are furnished with black paint
- Locking device available upon request



Standard*



Solid



Domed

* Size of opening meets requirements of American Disability Act as stated in Federal Register Part III, Department of Justice, 28 CFR Part 36. Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule

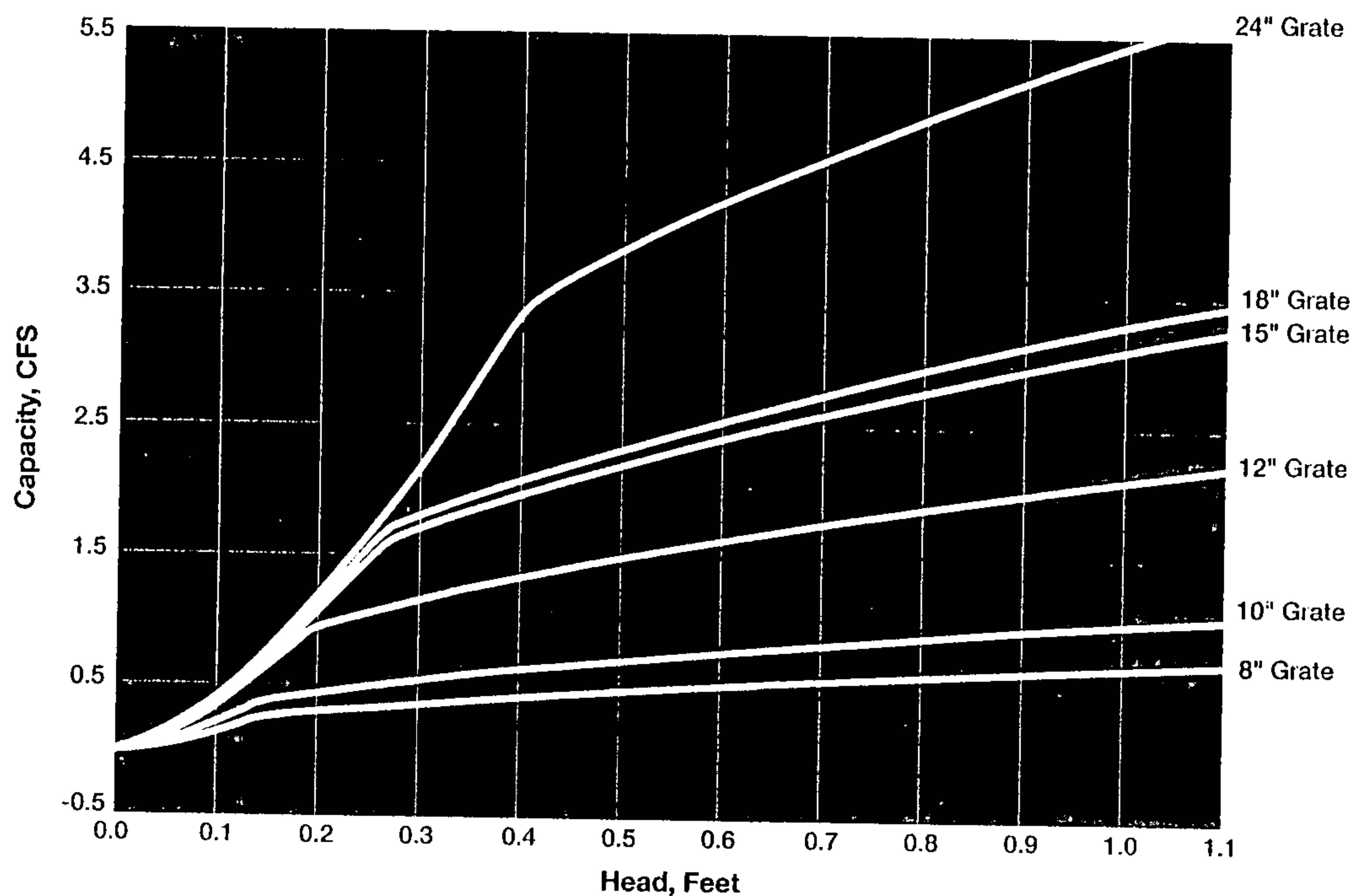


Grates

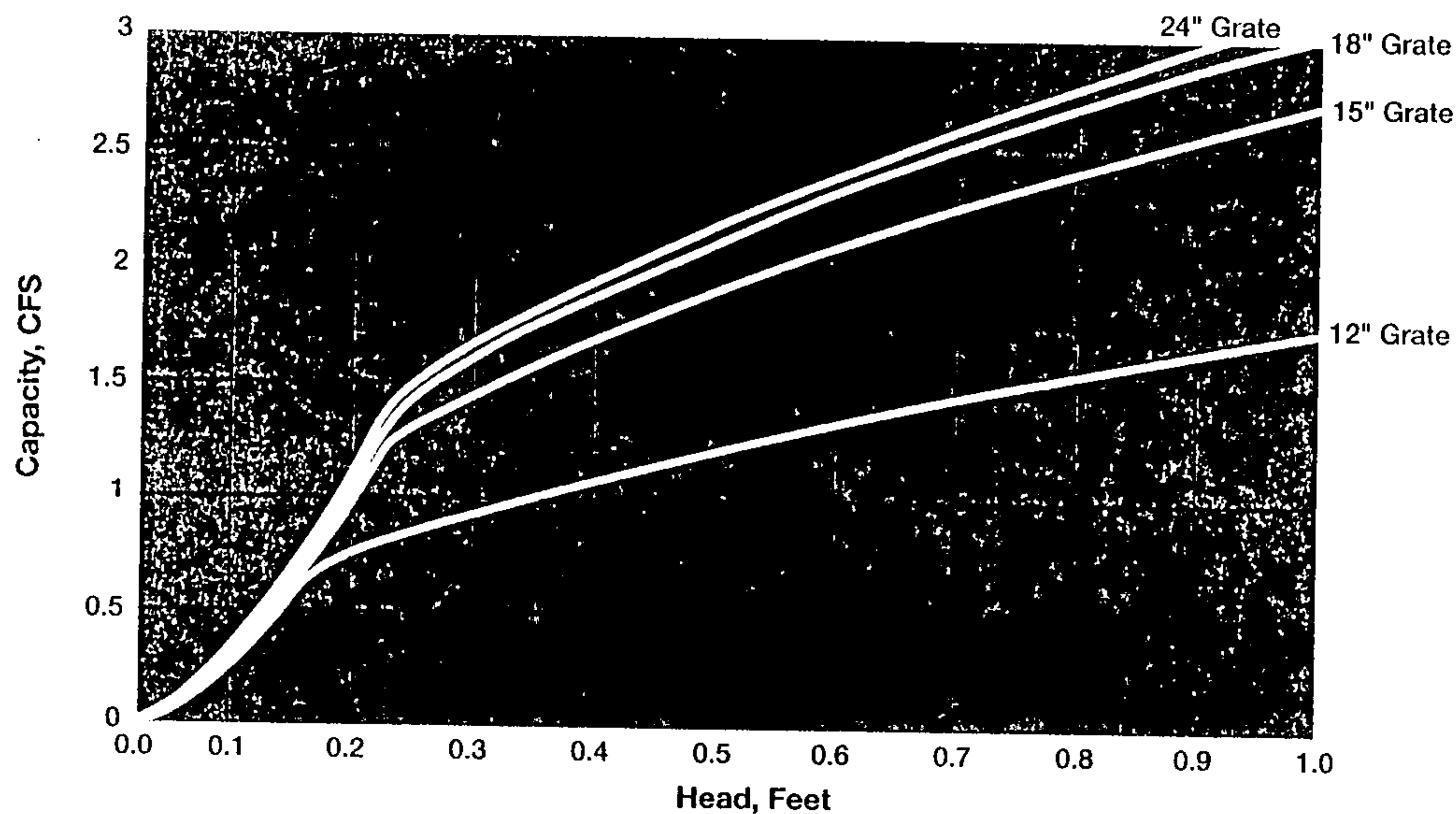
Inlet Capacity Charts

These charts are based on equations from the FAA airport drainage AC150/5320-5B, 1970, Page 35. Certain assumptions have been made, and no two installations will necessarily perform the same way. Safety factors should change with site conditions such that a safety factor of 1.25 should be used for an inlet in pavement, but a safety factor of 2.0 should be used in turf areas.

For Nyloplast Standard Grates 8", 10", 12", 15", 18" and 24"



For Nyloplast Pedestrian Grates 12", 15", 18" and 24"



ORIFICE EQUATION - Area Drains for Basins 111, 112 , & 120

The Orifice Equation is used to calculate the flow entering a grate

$$Q = C * A * (2 * g * h) ^ {0.5}$$

Where	Q	=	0.30	cfs	
	C	=	0.6		(indicating that the opening will function at 60% capacity)
	A	=	0.14097	sq.ft.	
	g	=	32.2	ft/sec^2	
	h	=	0.2	ft	depth of flow at opening from the center of culvert

This calculation is for 1 Nyloplast 8" Inline Drain. (Or engineer approved equivalent.) The grading plan calls for 2 drains per yard. Each lot generates 0.1 cfs that drains to the backyard. Even if one drain clogs completely, the other will still have 3 times the capacity it needs to drain the yard.

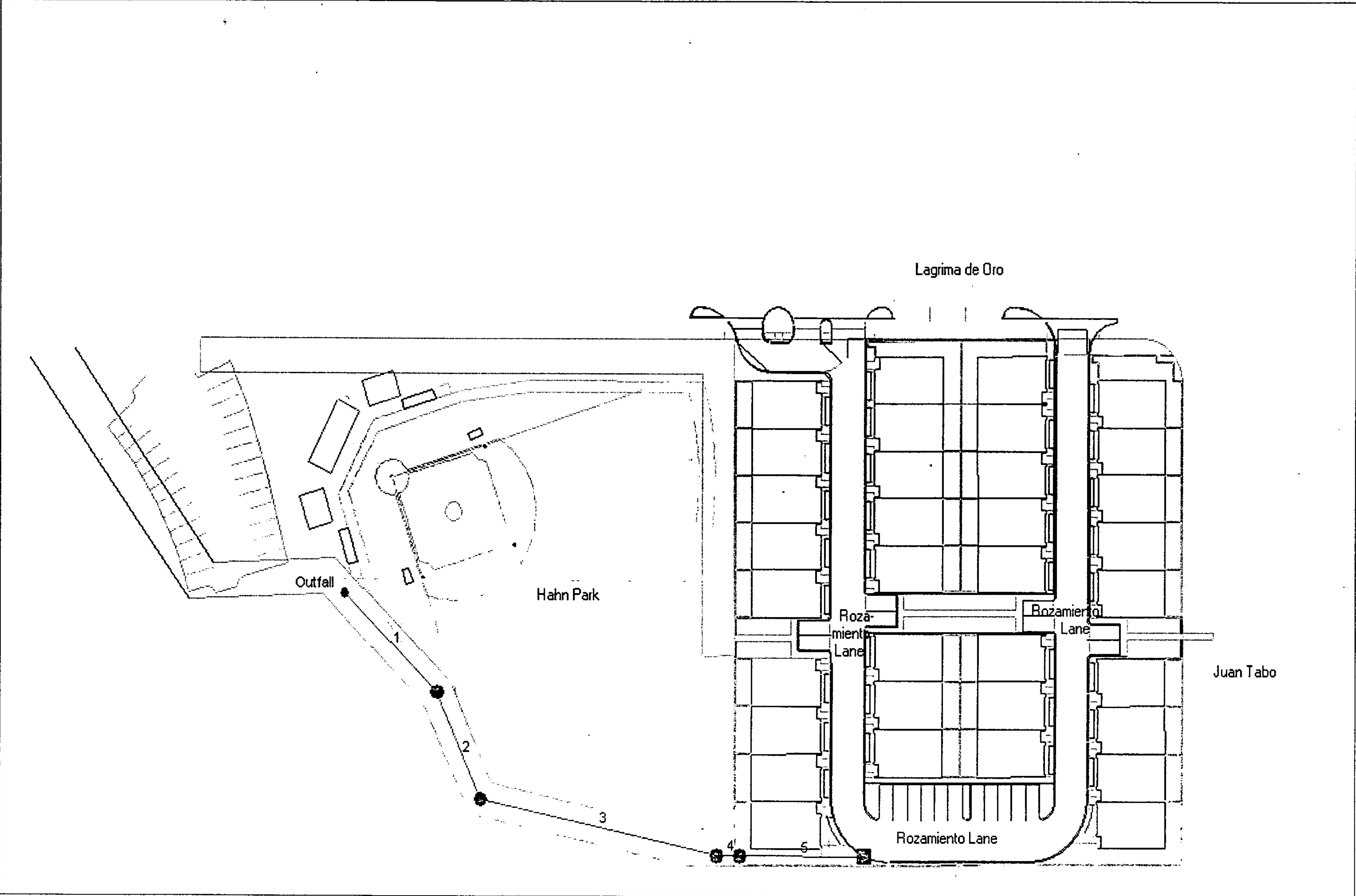
THE SOFT LOFTS
Worksheet for Circular Channel

Project Description	
Project File	m:\active\project documents\1463\calcs\1463fm.fm2
Worksheet	Backyard Drain Basin 120
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.013
Channel Slope	0.032500 ft/ft
Diameter	12.00 in
Discharge	1.00 cfs

Results	
Depth	0.27 ft
Flow Area	0.17 ft ²
Wetted Perimeter	1.09 ft
Top Width	0.88 ft
Critical Depth	0.42 ft
Percent Full	26.68
Critical Slope	0.005810 ft/ft
Velocity	5.94 ft/s
Velocity Head	0.55 ft
Specific Energy	0.82 ft
Froude Number	2.40
Maximum Discharge	6.91 cfs
Full Flow Capacity	6.42 cfs
Full Flow Slope	0.000788 ft/ft
Flow is supercritical.	

Hydraflow Plan View



THE SOFT LOFTS	No. Lines: 5	06-08-2006
----------------	--------------	------------

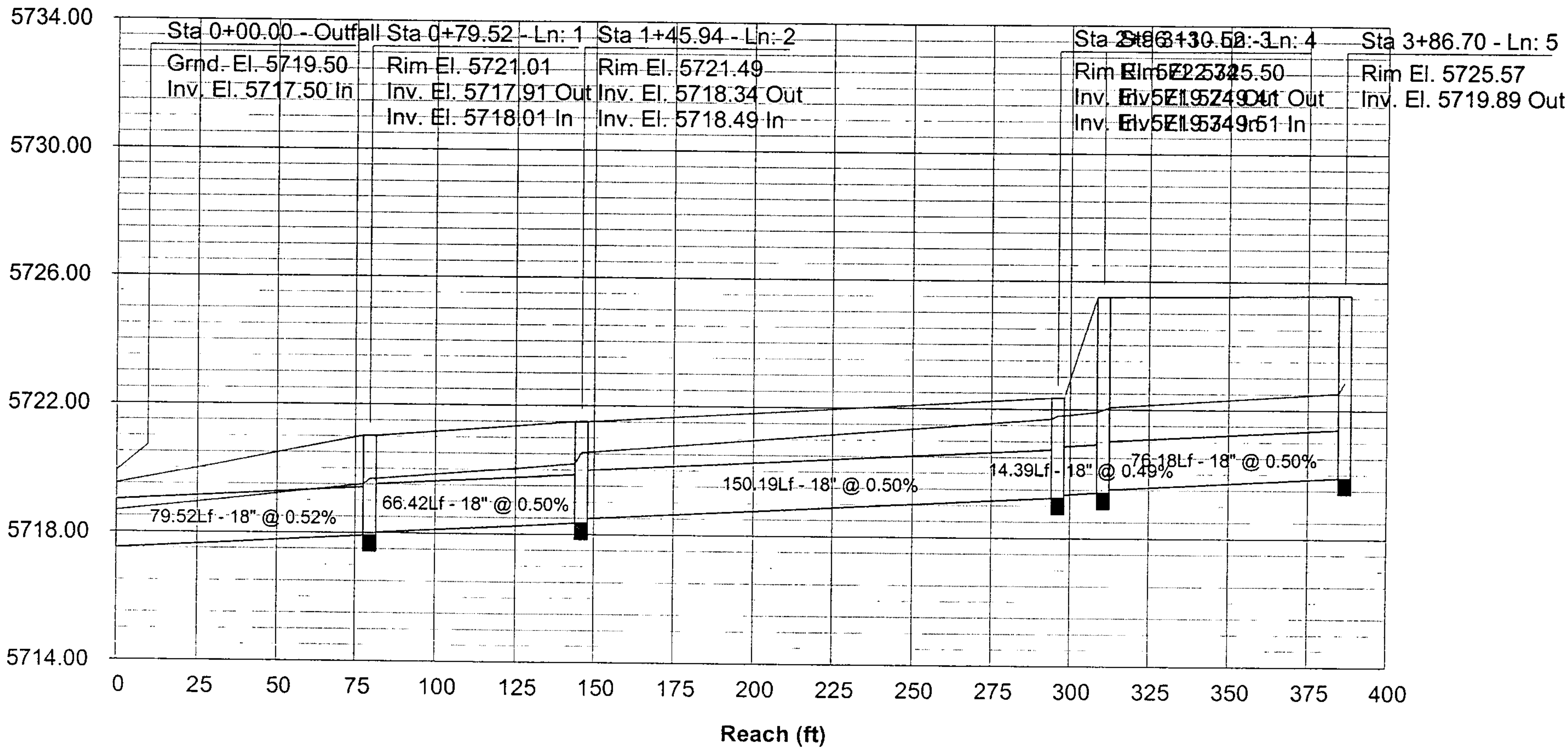
Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	79.5	0.00	0.00	0.00	0.00	0.00	0.0	1.0	0.0	9.20	7.54	5.74	18	0.52	5717.91	5717.50	5719.50	5718.66	5721.01	5719.50	
2	1	66.4	0.00	0.00	0.00	0.00	0.00	0.0	0.8	0.0	9.20	7.40	5.21	18	0.50	5718.34	5718.01	5720.19	5719.68	5721.49	5721.01	
3	2	150.2	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	9.20	7.42	5.21	18	0.50	5719.24	5718.49	5721.69	5720.54	5722.34	5721.49	
4	3	14.4	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	9.20	7.34	5.21	18	0.49	5719.41	5719.34	5721.91	5721.80	5725.50	5722.34	
5	4	76.2	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	8.20	7.42	4.64	18	0.50	5719.89	5719.51	5722.52	5722.06	5725.57	5725.50	
THE SOFT LOFTS																Number of lines: 5				Run Date: 06-01-2006		
NOTES: Intensity = 127.16 / (Inlet time + 17.80) ^ 0.82; Return period = 100 Yrs.																						

Storm Sewer Profile

Proj. file: 1463sd.stm

Elev. (ft)



ANALYZE SUMP INLETS

GRATE OPEN AREA:

(per COA std dwg #2220, single grate)

$$\begin{aligned}\text{GROSS AREA FOR ONE GRATE} &= (25 \text{ in}/12)(40 \text{ in}/12) = & 6.94 \text{ SF} \\ \text{LESS BEARING BARS} &= (0.5 \text{ in}/12)(3.33 \text{ ft})(13) = & 1.80 \text{ SF} \\ \text{LESS CROSS BARS} &= (0.5 \text{ in}/12)(7)[(25 \text{ in}/12)-(13)(0.5 \text{ in}/12)] = & \underline{0.45 \text{ SF}}\end{aligned}$$

$$\text{NET GRATE OPEN AREA} = 4.69 \text{ SF}$$

$$\text{GRATE OPEN AREA (assuming 50\% clogging factor)} = 2.35 \text{ SF}$$

ORIFICE EQUATION:

$$Q = CA(2gh)^{1/2}$$

Where:

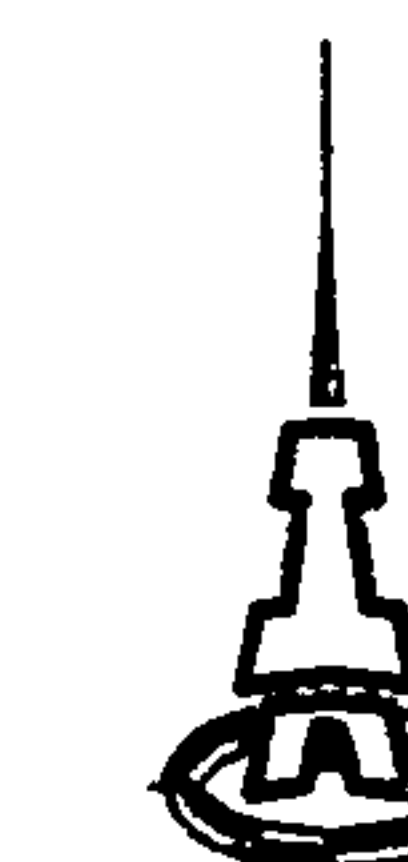
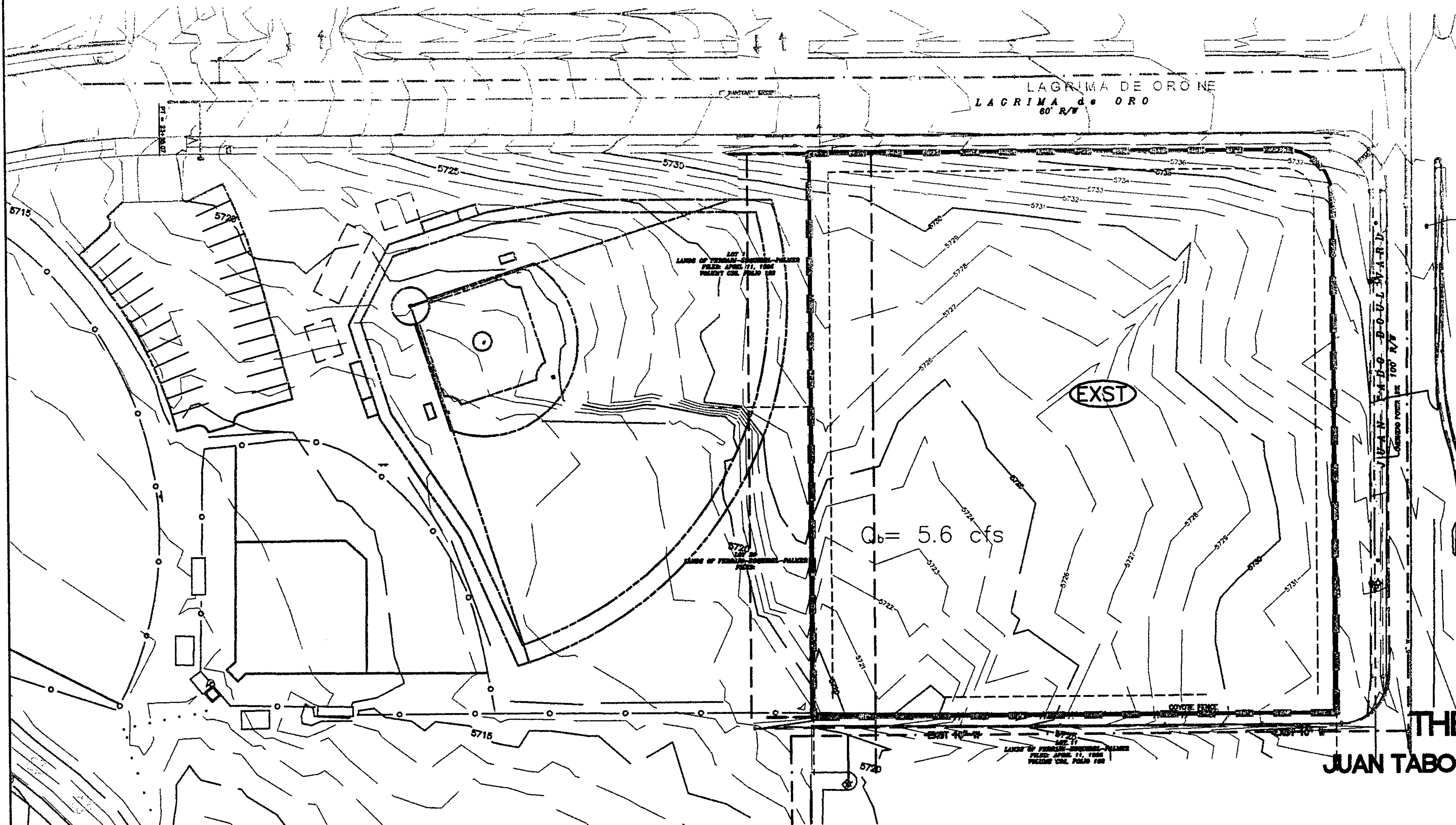
$$\begin{aligned}C &= 0.67 \\ A &= 2.35 \text{ ft}^2 \\ g &= 32.2 \text{ ft/sec}^2 \\ h &= \text{height of the water surface above the grate}\end{aligned}$$

CAPACITY CALCULATIONS:

INLET #	1
LOCATION:	AP1
$h = \boxed{0.5} \text{ ft}$	
$Q_{(\text{capacity})} = 8.917478 \text{ cfs}$	REQUIRED Q = $\boxed{8.2} \text{ cfs}$
NUMBER OF GRATES REQUIRED = $\underline{\underline{1}}$	

APPENDIX B

Basin Maps



SCALE:
1"=250'

JUAN TABO BLVD NE

THE SOFT LOFTS
JUAN TABO AND LAGRIMA DE ORO NE
Infill Solutions
EXISTING BASIN
EXHIBIT

LEGEND

$Q_b = 23.5$

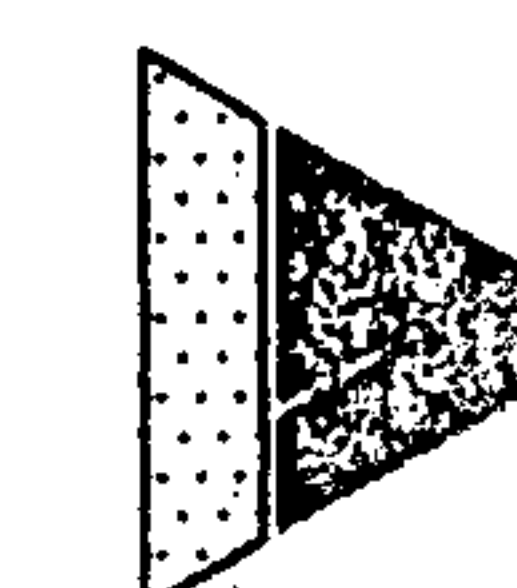
100 YEAR BASIN FLOWS (cfs)

101

BASIN ID



BASIN BOUNDARY



ISAACSON & ARFMAN, P.A.

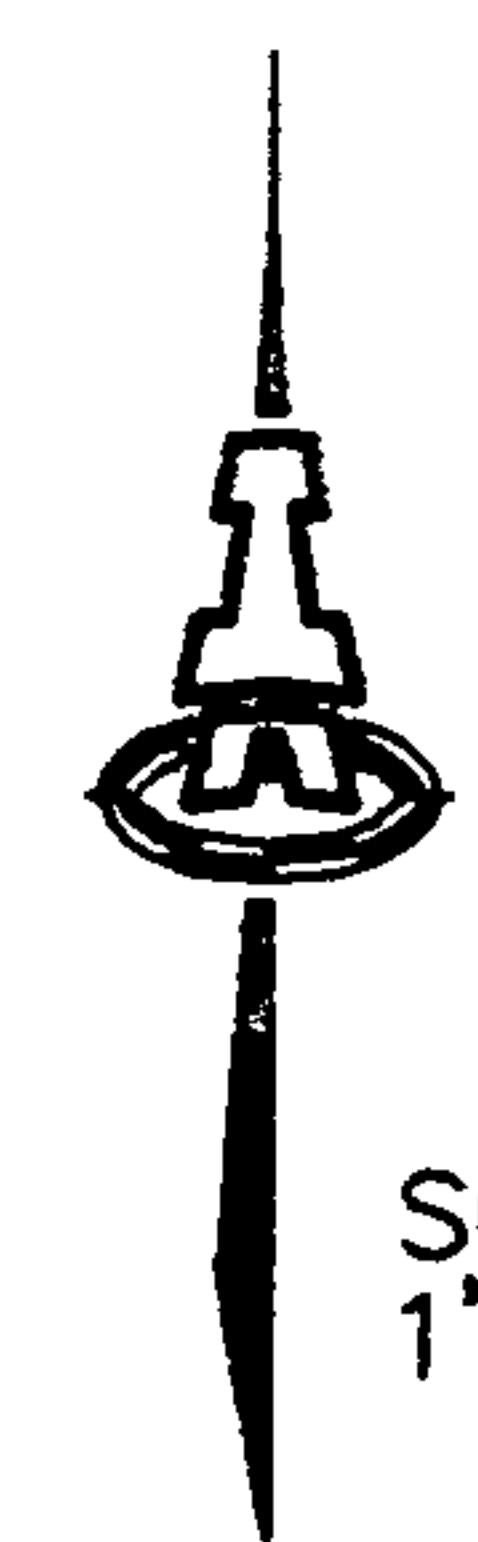
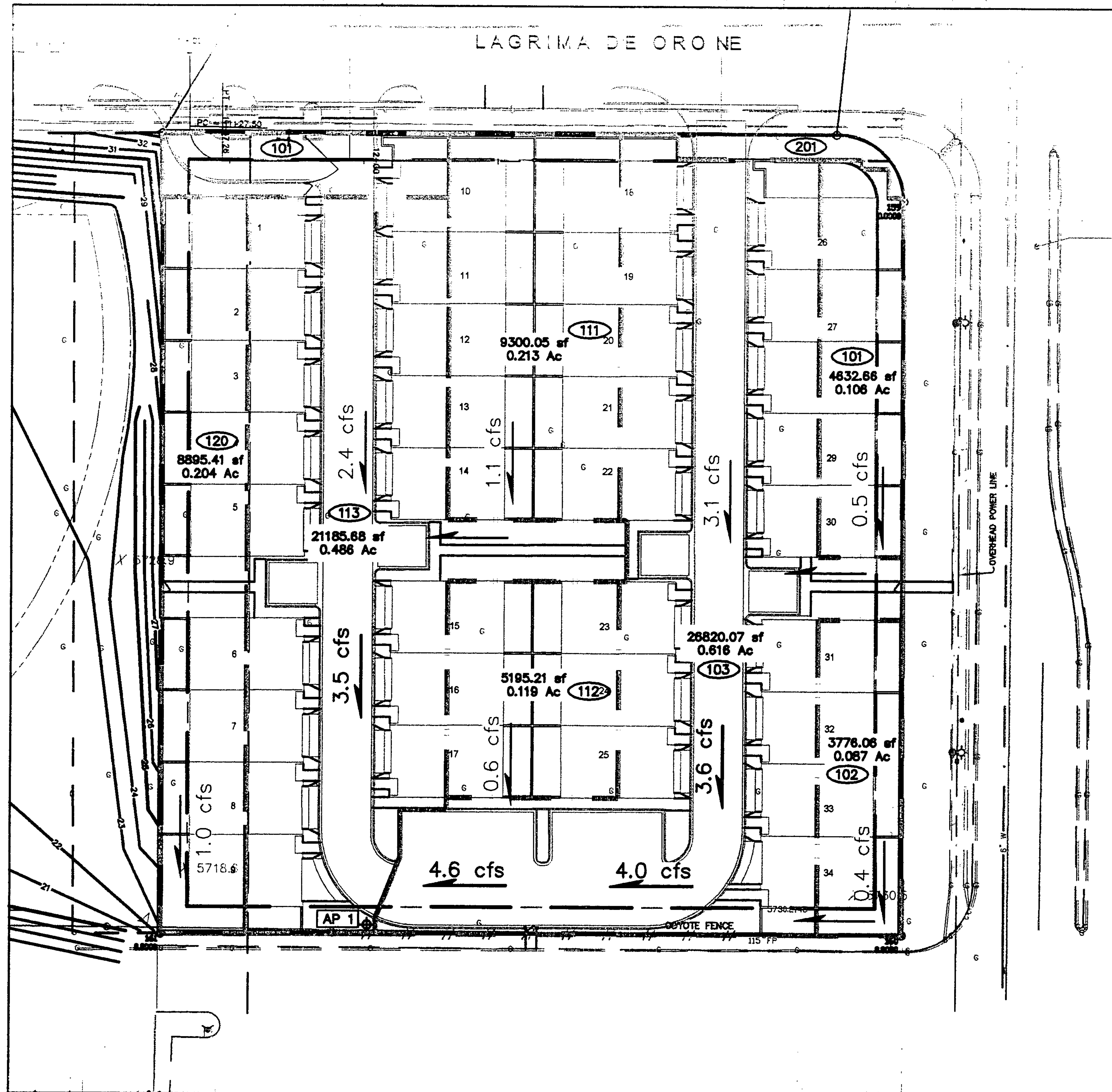
Consulting Engineering Associates
 128 Monroe Street N.E.

Albuquerque

New Mexico

1492OFFSITE-BASIN-EXST

03/01/2006

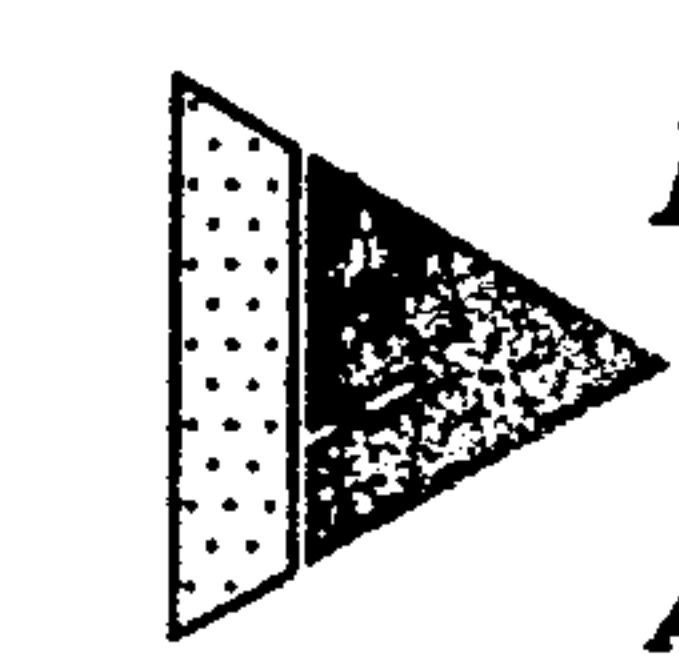


SCALE:
1"=60'

LEGEND

- $Q_b = 23.5$ 100 YEAR BASIN FLOWS (cfs)
- $Q_t = 64.2$ 100 YEAR TOTAL FLOWS (cfs)
- (101) BASIN ID
- BASIN BOUNDARY

THE SOFT LOFTS JUAN TABO AND LAGRIMA DE ORO NE Infill Solutions PROPOSED BASIN EXHIBIT



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
1463EXH-BASIN-PROP.DWGthor 06.02.06

APPENDIX C

Easement

PERMANENT EASEMENT

Grant of Permanent Easement, between City of Albuquerque on behalf of its Parks and Recreation Department ("Grantor"), whose address is P.O. Box 1293 Albuquerque, New Mexico, 87103, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Storm Drain, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

And

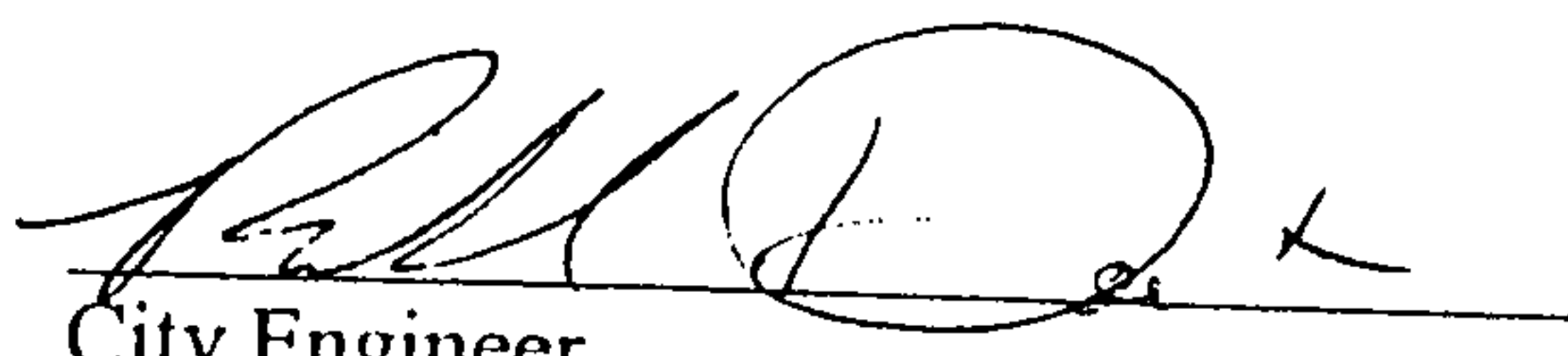
Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "B" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a Public Sanitary Sewer, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

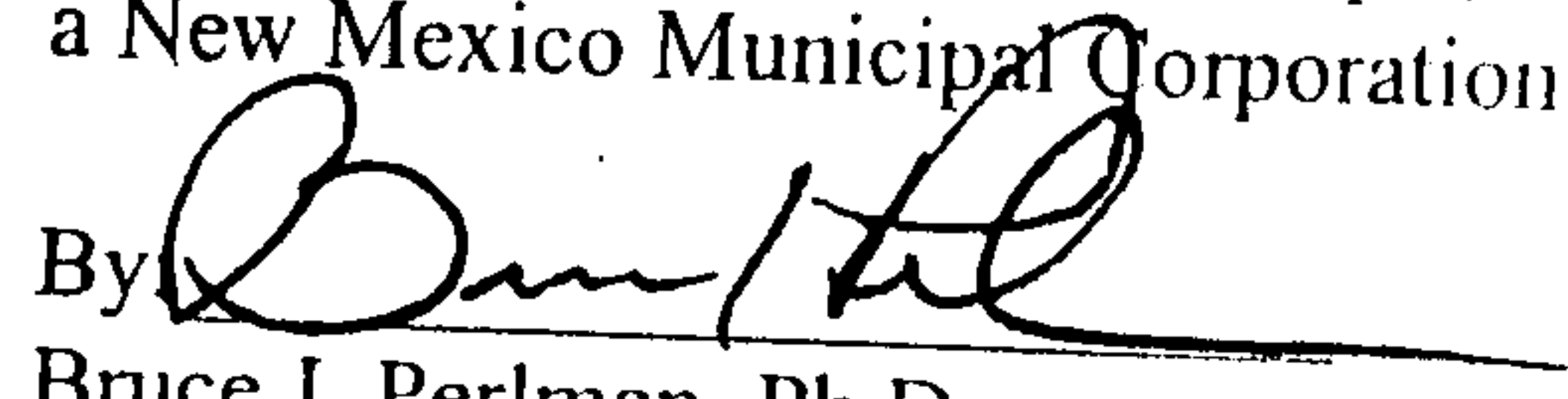
This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this ____ day of _____, 2006.

APPROVED:


City Engineer
Date: 4-13-06

GRANTOR: City of Albuquerque,
a New Mexico Municipal Corporation

By: 
Bruce J. Perlman, Ph.D.
Chief Administrative Officer of the City of
Albuquerque
Date: 4/14/06



STATE OF New Mexico)

COUNTY OF Bernalillo)

)ss



Maru Herrera

Bern. Co. EASE

R 19.00

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Page: 1 of 6

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Bk-A115 Pg-8263

This instrument was acknowledged before me on 14th day of April, 2006, by Bruce J. Perlman, Ph.D., Chief Administrative Officer, of the City of Albuquerque, a New Mexico Municipal corporation, on behalf of the corporation.

My Commission Expires:
1-27-2010

Felicia Lujan
Notary Public

(EXHIBITS "A and B" ATTACHED)

LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within Section 33, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LANDS of FERRARI-ESQUIBEL-PALMER as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on APRIL 11, 1985 in Volume C26, Folio 192 and being more particularly described as a TWENTY (20') wide PUBLIC STORM DRAINAGE easement as follows:

BEGINNING at the northwest corner of LOT 14 of said plat, said point being on the southerly right-of-way of LAGRIMA DE ORO N.E.

THENCE S 89°13'45" W, 409.46 feet to a point, said point being the true POINT OF BEGINNING of the centerline of a TWENTY (20') wide PUBLIC STORM DRAINAGE easement;

THENCE continuing along said centerline 164.53 feet along a curve to the right, whose radius is 238.27 feet through a central angle of 39°33'47" and whose chord bears N 35°36'56" W, 161.28 feet to a point of non-tangency;

THENCE continuing N 87°50'13" E, 78.66 feet to a point;

THENCE continuing S 45°36'38" E, 93.31 feet to a point;

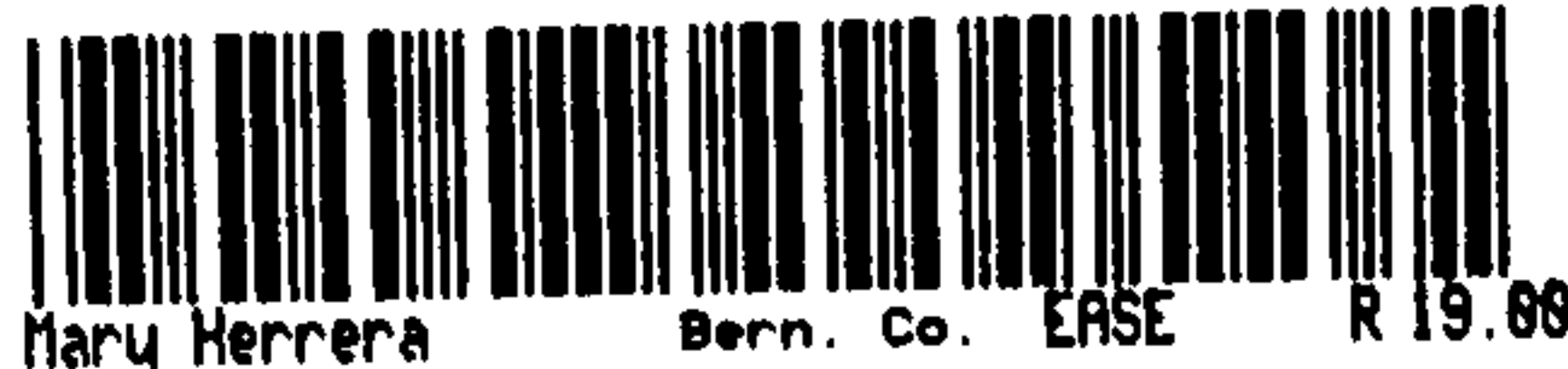
THENCE continuing S 24°01'43" E, 66.42 feet to a point;

THENCE continuing S 77°39'01" E, 131.28 feet to a point;

THENCE continuing S 89°56'60" E, 28.68 feet to a point on the westerly property line of LOT 12 of said plat and being the terminus of said centerline and easement and containing 0.2584 acres more or less.

NOTE: Easement courses to be lengthened or shortened to terminate at adjacent property lines.

BASIS OF BEARING: The north property line of lots 14 & 19 of the aforementioned plat.

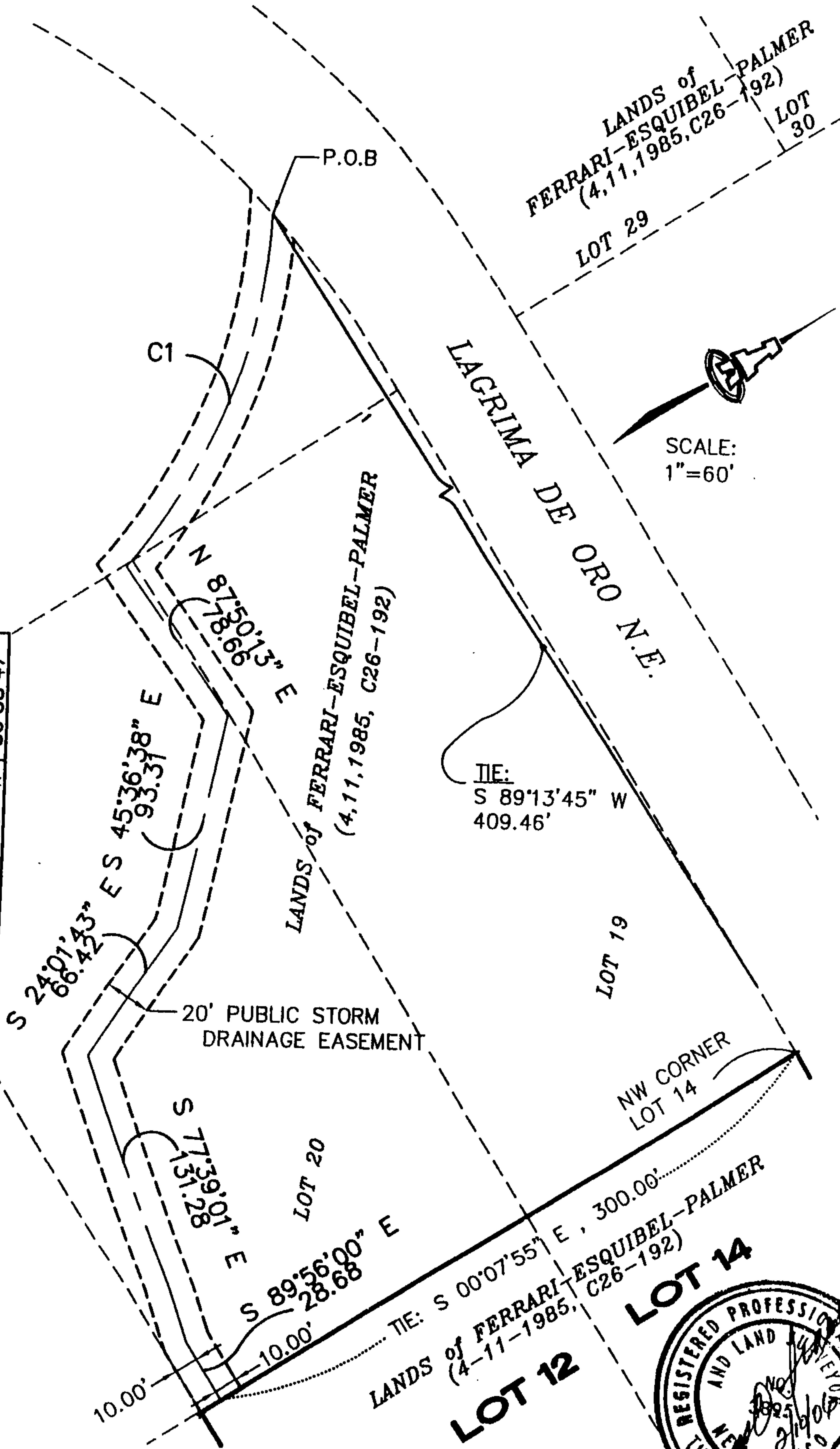


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Page: 3 of 6
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Bk-R115 Pg-8283

EXHIBIT 'A'



BOUNDARY CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD
C1	238.27	164.53	85.70	161.28
			BEARING	DELTA
			N 35°36'56" W	39°33'47"



SCALE:
1"=60'

EXHIBIT 'A'



Maru Herrera

Bern. Co. ERSE

R 19.00

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6448811
Page: 4 of 6
04/25/2006 03:48P
Bk-A115 Pg-8263

LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within Section 33, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LANDS of FERRARI-ESQUIBEL-PALMER as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on APRIL 11, 1985 in Volume C26, Folio 192 and being more particularly described as a TWENTY (20') wide PUBLIC SANITARY SEWER easement as follows:

BEGINNING at the northwest corner of LOT 14 of said plat, said point being on the southerly right-of-way of LAGRIMA DE ORO N.E., said point also being the true POINT OF BEGINNING of a TWENTY (20') wide PUBLIC SANITARY SEWER easement;

THENCE continuing S 00°07'15" E, 180.53 feet, to a point said point being on the westerly property line of said lot 14;

THENCE continuing N 89°52'45" E, 20.00 feet to a point;

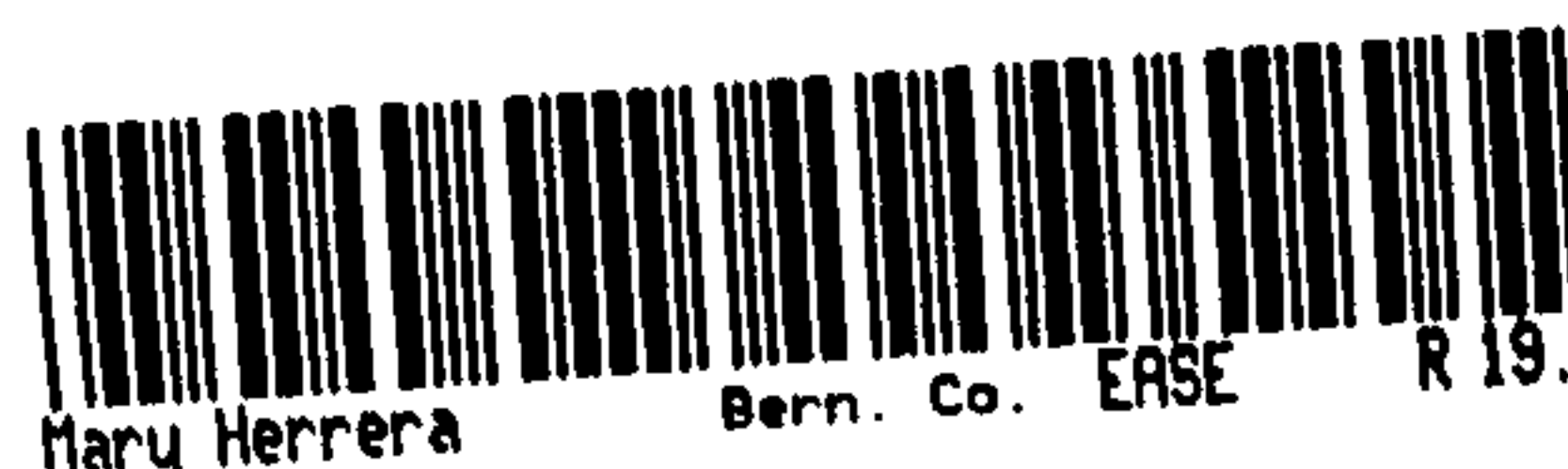
THENCE continuing N 00°07'15" W, 160.56 feet to an angle point;

THENCE continuing N 89°55'57" W, 307.43, feet to a point;

THENCE continuing N 06°37'29" E, 20.13 feet a point of the southerly Right-Of-Way line of Lagrima De Oro.

THENCE continuing along said Right-Of-Way line N 89°56'00" E, 329.71 feet to the POINT OF BEGINNING and containing 0.3983 acres more or less.

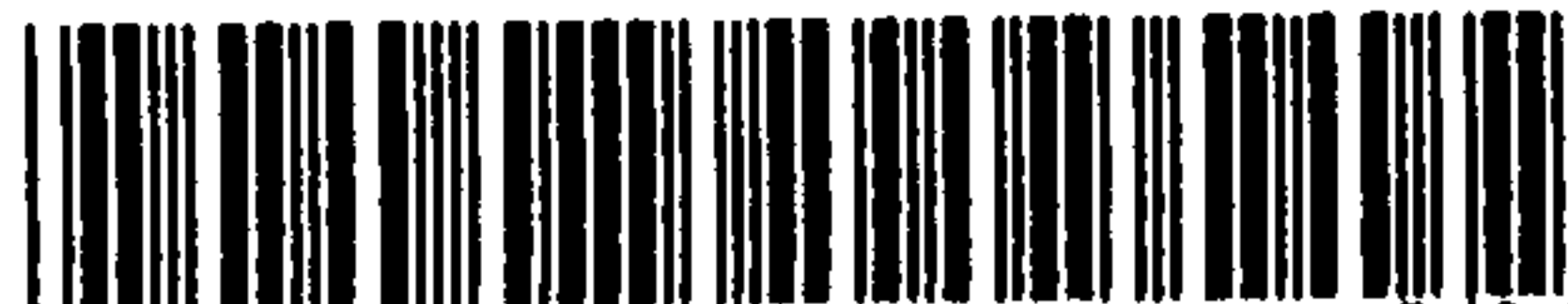
BASIS OF BEARING: The north property line of lots 14 & 19 of the aforementioned plat.



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6448011
Page: 5 of 6
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EXHIBIT 'B'





Mary Herrera

Bern. Co. EASE

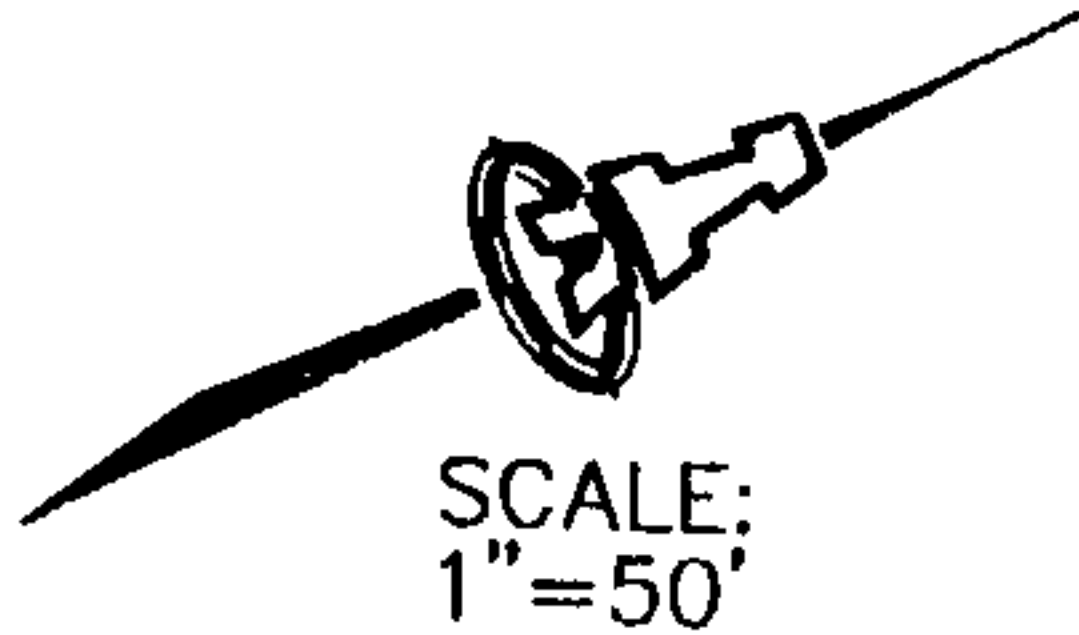
R 19.00

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Page: 6 of 6
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Bk-A115 Pg-8263

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°52'45" W	20.00
L2	S 06°37'29" E	20.13

LANDS of
FERRARI-ESQUIBEL
-PALMER
(4.11.1985,
C26-192)

LOT 29



SCALE:
1"=50'

LANDS of FERRARI-ESQUIBEL-PALMER S
(4.11.1985, C26-192)

LOT 19

LOT 20

20' PUBLIC SANITARY
SEWER EASEMENT

NW CORNER
LOT 14

160.56'

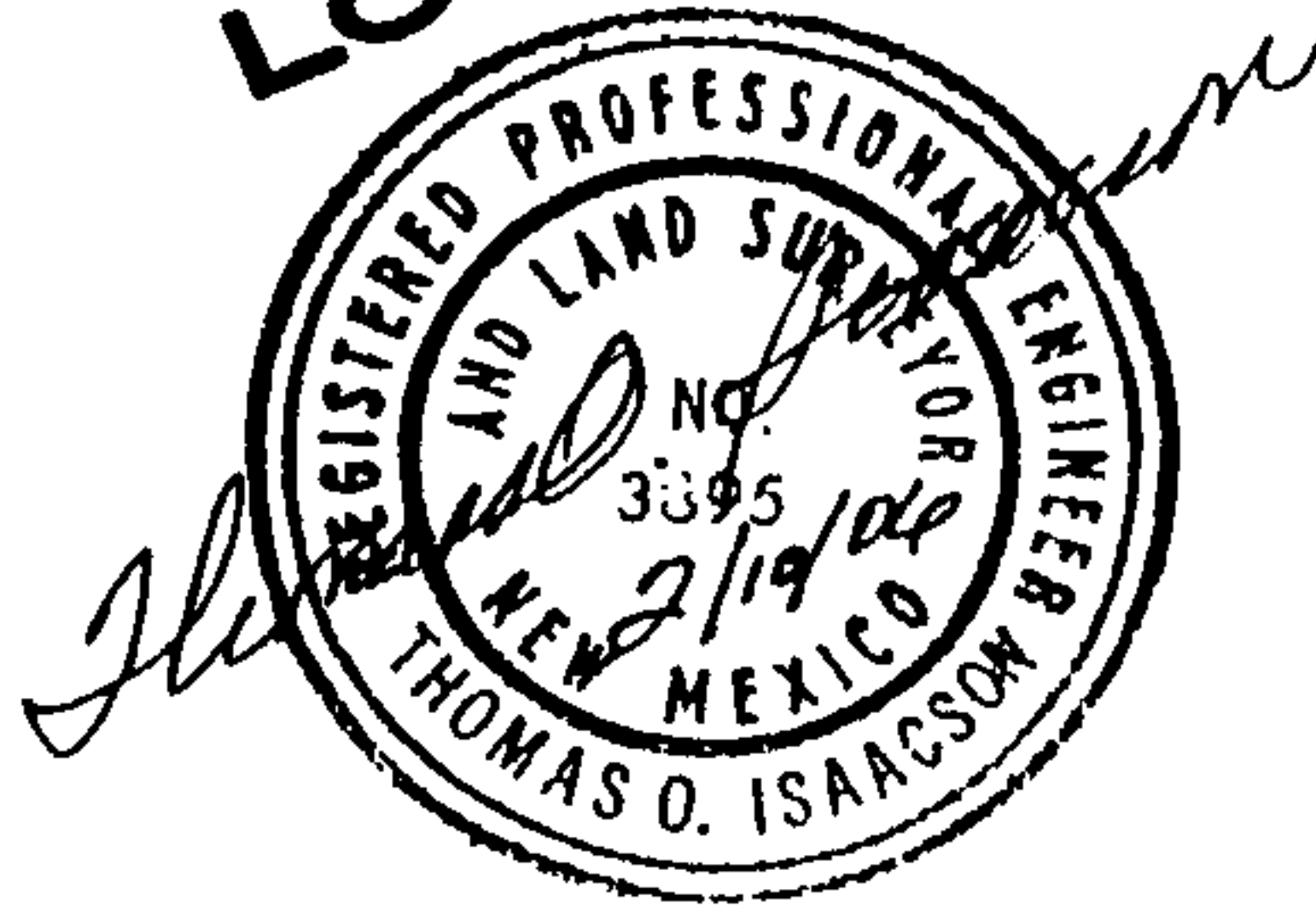
20' PUBLIC SANITARY
SEWER EASEMENT

N 00°07'15" W

S 00°07'15" E 180.53'
LANDS of FERRARI-ESQUIBEL-PALMER
(4.11-1985, C26-192)

LOT 14

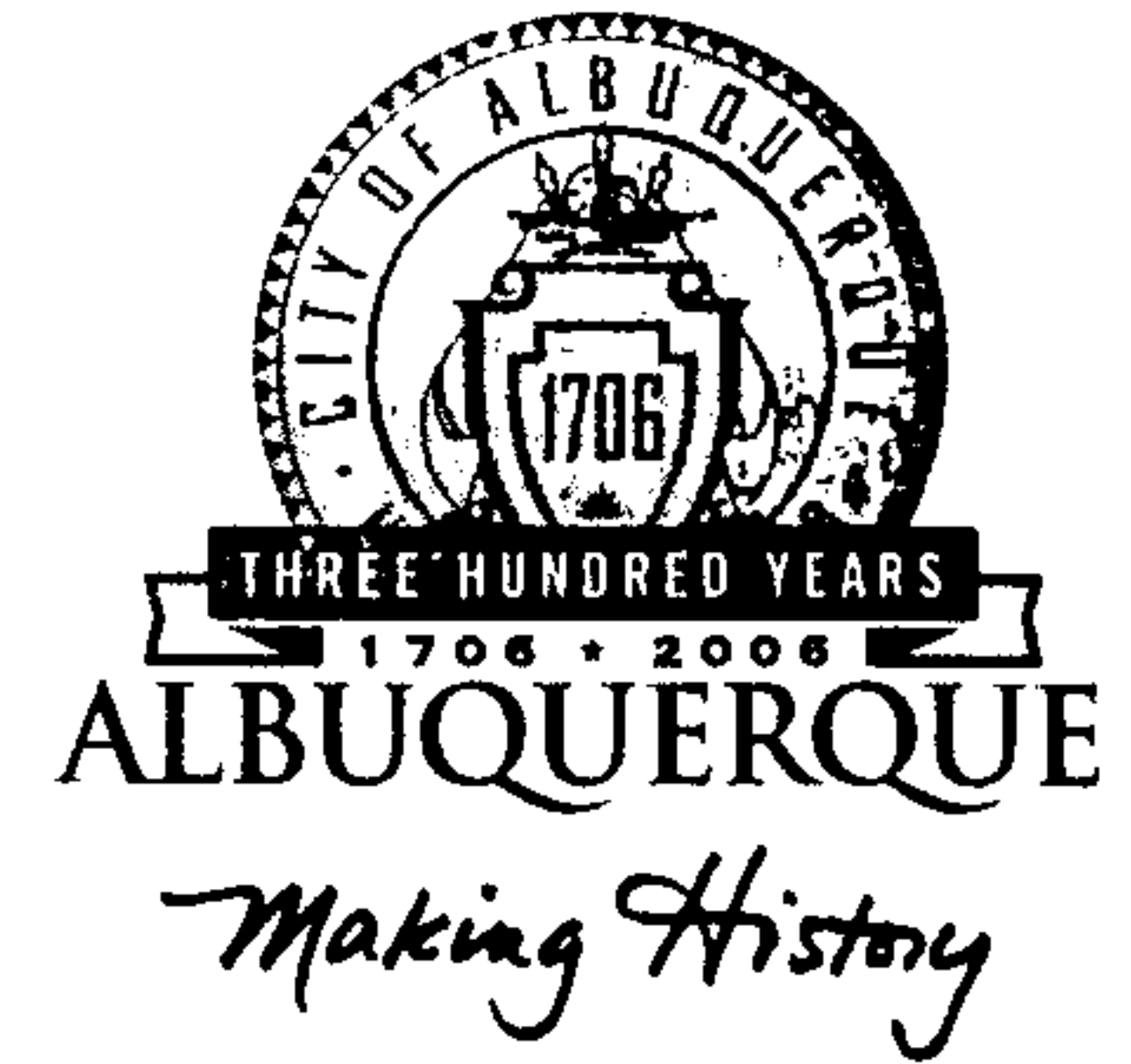
EXHIBIT 'B'



APPENDIX D

Grading & Drainage Plan

CITY OF ALBUQUERQUE



April 3, 2006

Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: The Soft Lofts, Juan Tabo Blvd and Lagrima de Oro Rd NE, Site
Development Plan
Engineer's Stamp dated 2-01-06 (F21-D75)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 2-07-06, the above referenced plan is approved for Site Development Plan for Building Permit and Subdivision action by the DRB. However, the above referenced plan cannot be approved for Preliminary Plat until the following comments are addressed:

1. Show details for the proposed drainage infrastructure, or refer to the appropriate City Standard.
2. Invert, size, and slope must be provided for all proposed storm drain.
3. The necessary easements on the adjacent lot must be in place prior to preliminary plat approval.
4. Please provide a copy of the calculations used to determine pipe size/capacity.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: THE SOFT LOFTS ZONE MAP/DRG. FILE #: F-21/D75
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 12-A, LANDS OF FERRARI - ESQUIBEL - PALMER
CITY ADDRESS: _____

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN
PHONE: (505) 268-8828
ZIP CODE: 87108

OWNER: IN-FILL SOLUTIONS
ADDRESS: 723-B SILVER SW
CITY, STATE: ABQ, NM

CONTACT: JAY REMBE
PHONE: 242-1871
ZIP CODE: 87102

ARCHITECT: CALOTT & GIFFORD
ADDRESS: 723-B SILVER SW
CITY, STATE: ABQ, NM

CONTACT: CHARIS CALOTT
PHONE: 242-1871
ZIP CODE: 87102

SURVEYOR: HARRIS SURVEYING
ADDRESS: 2412 MORRIS ST. NE
CITY, STATE: ABQ, NM

CONTACT: TONY HARRIS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: T.B.D.
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

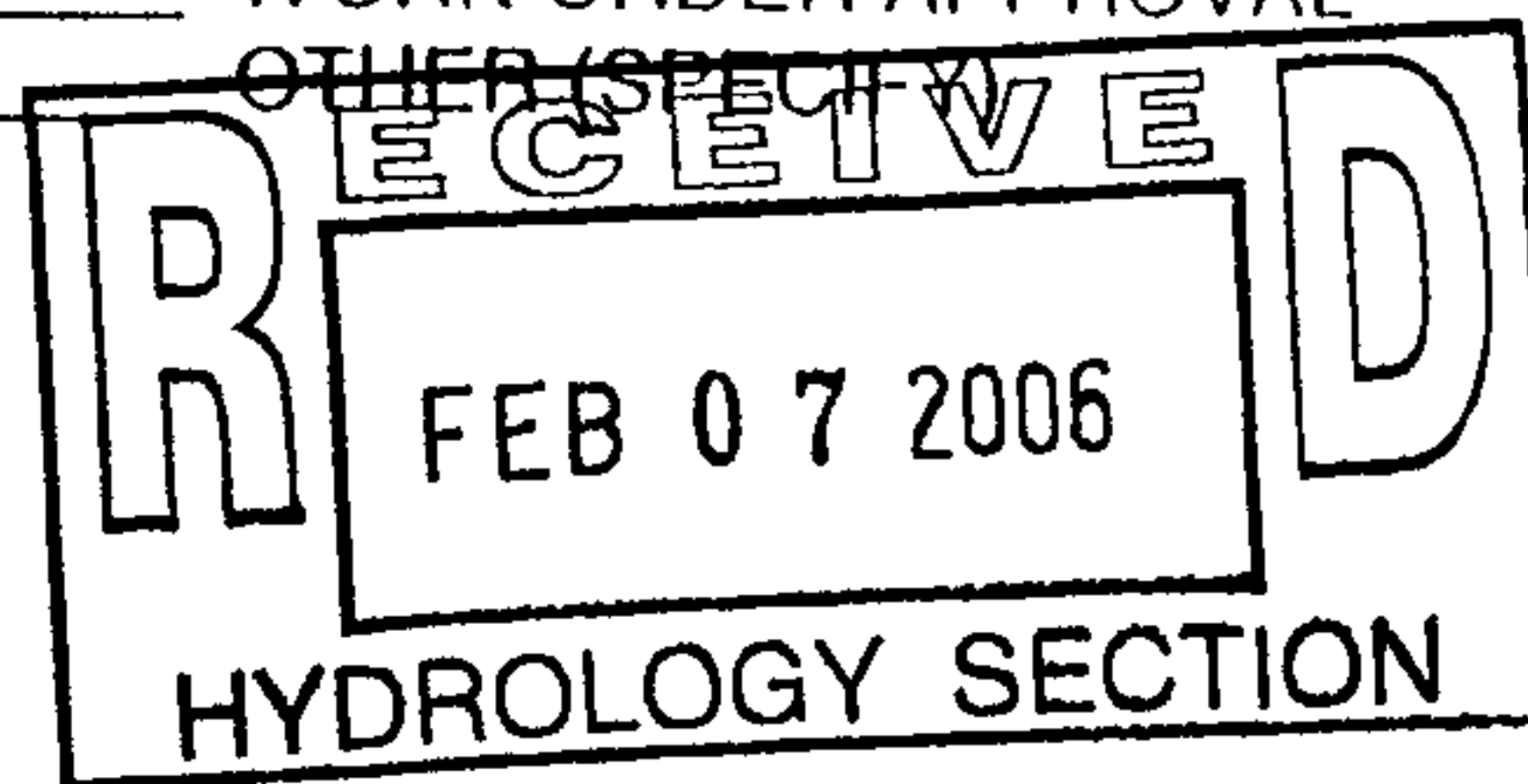
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
☐ DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUB'D. APPROVAL *Conceptual*
☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL *(ROUGH)*
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 02.07.07?

BY: FRED C. ARFMAN, P.E.
FOR: ISAACSON & ARFMAN, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE

RECEIVED AUG 23 2011



August 19, 2011

Glenn S. Broughton, P.E.
Bohannon Huston
7500 Jefferson NE
Albuquerque, NM 87109

Re: La Vida Llena, 4551 Juan Tabo Blvd NE
Grading and Drainage Plan
Engineer's Stamp date 12-06-10 (F21/D075)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 8-18-11, the above referenced plan is approved for Building Permit and SO 19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. If there is a Work Order associated with this project, this work is to be included in the Work Order.

PO Box 1293

To obtain a Certificate of Occupancy, Engineer Certification of the Grading Plan per the DPM is required and the sidewalk culvert in the City ROW must be inspected and accepted. Please take note; there is a revision to the sidewalk culvert drawing. I have provided a copy for you along with this letter. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

Albuquerque

NM 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge and a Topsoil Disturbance Permit since it is disturbing $\frac{3}{4}$ of an acre or more.

www.cabq.gov

This is the plan to certify for release of Certificate of Occupancy.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

RER/SB
C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance
Kathy Verhage, DMD

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: La Vida Llena Phase V ZONE MAP/DRG. FILE # F-21
DRB#: 1003102 EPC#: 09EPC-40029 WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 12A, Lands of Ferrara-Esquivel-Palmer
CITY ADDRESS: _____

ENGINEERING FIRM: Bohannon Huston CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson, NE PHONE: 505-823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: La Vida Llena CONTACT: Dan Chavez
ADDRESS: 10501 La Grima de Oro PHONE: 505-923-4832
CITY, STATE: Albuquerque, NM ZIP CODE: 87111

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: 4/6/12

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Soft Lofts Subd

F-21/D75

7855 81

File

PERMANENT EASEMENT

Grant of Permanent Easement, between City of Albuquerque on behalf of its Parks and Recreation Department ("Grantor"), whose address is P.O. Box 1293 Albuquerque, New Mexico, 87103 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Storm Drain, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

And


Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "B" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a Public Sanitary Sewer, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

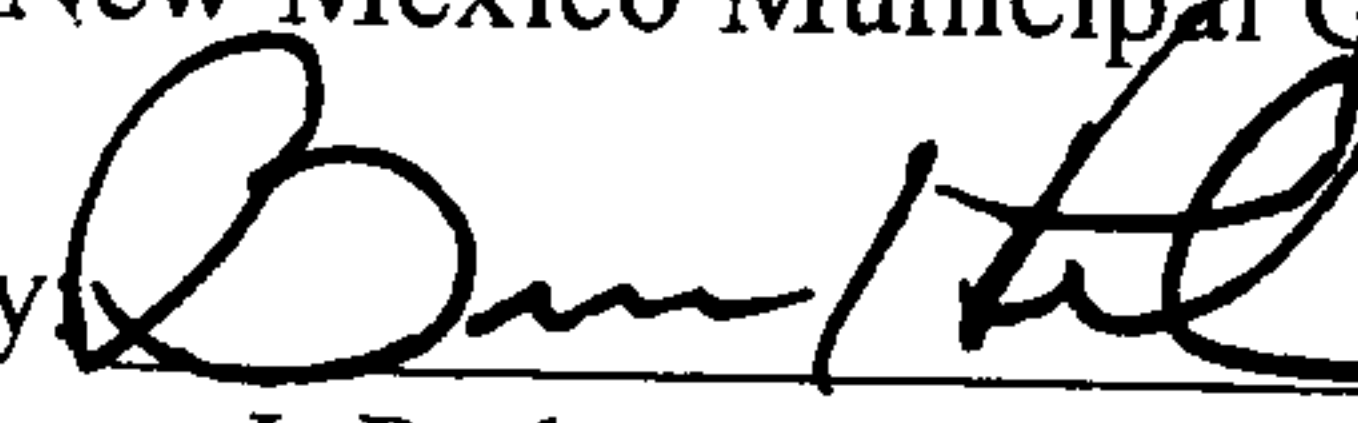
WITNESS my hand and seal this ____ day of _____, 2006.

APPROVED:



City Engineer
Date: 4-13-06

GRANTOR: City of Albuquerque,
a New Mexico Municipal Corporation

By 

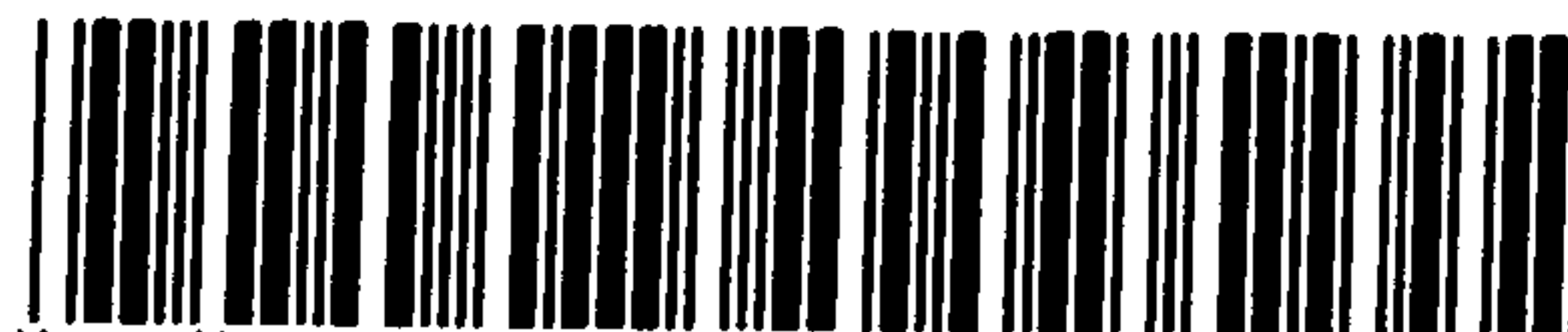
Bruce J. Perlman, Ph.D.
Chief Administrative Officer of the City of
Albuquerque
Date: 4/14/06



STATE OF New Mexico)

)ss

COUNTY OF Bernalillo)



Maru Herrera

Bern. Co. EASE

R 19.00

2006058450

6446811

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04/25/2006 03:48P

Bk-A115 Pg-8263

This instrument was acknowledged before me on 14th day of April, 2006, by Bruce J. Perlman, Ph.D., Chief Administrative Officer, of the City of Albuquerque, a New Mexico Municipal corporation, on behalf of the corporation.

My Commission Expires:

1-27-2010

Felicia Lujan
Notary Public

(EXHIBITS "A and B" ATTACHED)


Maru Herrera Bern. Co. EASE R 19.00 2006058450
6446011
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LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within Section 33, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LANDS of FERRARI-ESQUIBEL-PALMER as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on APRIL 11, 1985 in Volume C26, Folio 192 and being more particularly described as a TWENTY (20') wide PUBLIC STORM DRAINAGE easement as follows:

BEGINNING at the northwest corner of LOT 14 of said plat, said point being on the southerly right-of-way of LAGRIMA DE ORO N.E.

THENCE S 89°13'45" W, 409.46 feet to a point, said point being the true POINT OF BEGINNING of the centerline of a TWENTY (20') wide PUBLIC STORM DRAINAGE easement;

THENCE continuing along said centerline 164.53 feet along a curve to the right, whose radius is 238.27 feet through a central angle of 39°33'47" and whose chord bears N 35°36'56" W, 161.28 feet to a point of non-tangency;

THENCE continuing N 87°50'13" E, 78.66 feet to a point;

THENCE continuing S 45°36'38" E, 93.31 feet to a point;

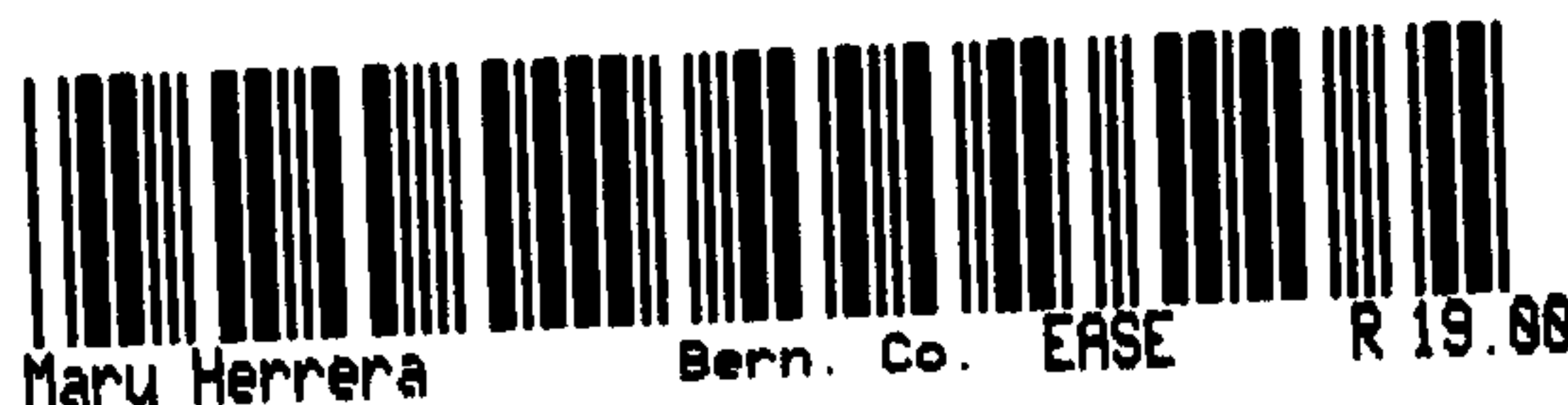
THENCE continuing S 24°01'43" E, 66.42 feet to a point;

THENCE continuing S 77°39'01" E, 131.28 feet to a point;

THENCE continuing S 89°56'60" E, 28.68 feet to a point on the westerly property line of LOT 12 of said plat and being the terminus of said centerline and easement and containing 0.2584 acres more or less.

NOTE: Easement courses to be lengthened or shortened to terminate at adjacent property lines.

BASIS OF BEARING: The north property line of lots 14 & 19 of the aforementioned plat.



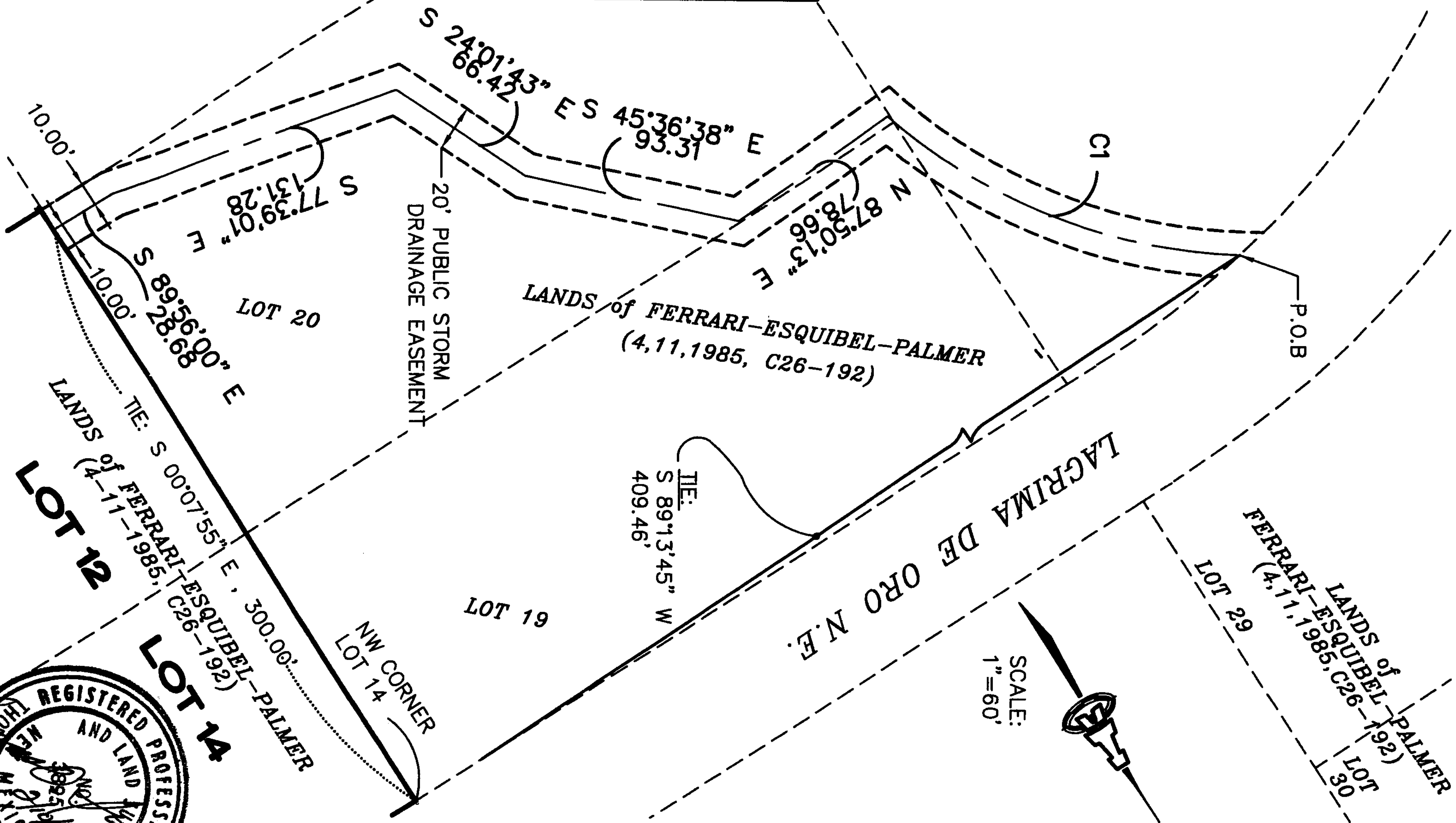
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EXHIBIT 'A'



BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	238.27	164.53	85.70	161.28	N 35°36'56" W	39°33'47"

EXHIBIT 'A'



LEGAL DESCRIPTION

THAT CERTAIN PARCEL of land situate within Section 33, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being a portion of LANDS of FERRARI-ESQUIBEL-PALMER as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on APRIL 11, 1985 in Volume C26, Folio 192 and being more particularly described as a TWENTY (20') wide PUBLIC SANITARY SEWER easement as follows:

BEGINNING at the northwest corner of LOT 14 of said plat, said point being on the southerly right-of-way of LAGRIMA DE ORO N.E., said point also being the true POINT OF BEGINNING of a TWENTY (20') wide PUBLIC SANITARY SEWER easement;

THENCE continuing S 00°07'15" E, 180.53 feet, to a point said point being on the westerly property line of said lot 14;

THENCE continuing N 89°52'45" E, 20.00 feet to a point;

THENCE continuing N 00°07'15" W, 160.56 feet to an angle point;

THENCE continuing N 89°55'57" W, 307.43, feet to a point;

THENCE continuing N 06°37'29" E, 20.13 feet a point of the southerly Right-Of-Way line of Lagrima De Oro.

THENCE continuing along said Right-Of-Way line N 89°56'00" E, 329.71 feet to the POINT OF BEGINNING and containing 0.3983 acres more or less.

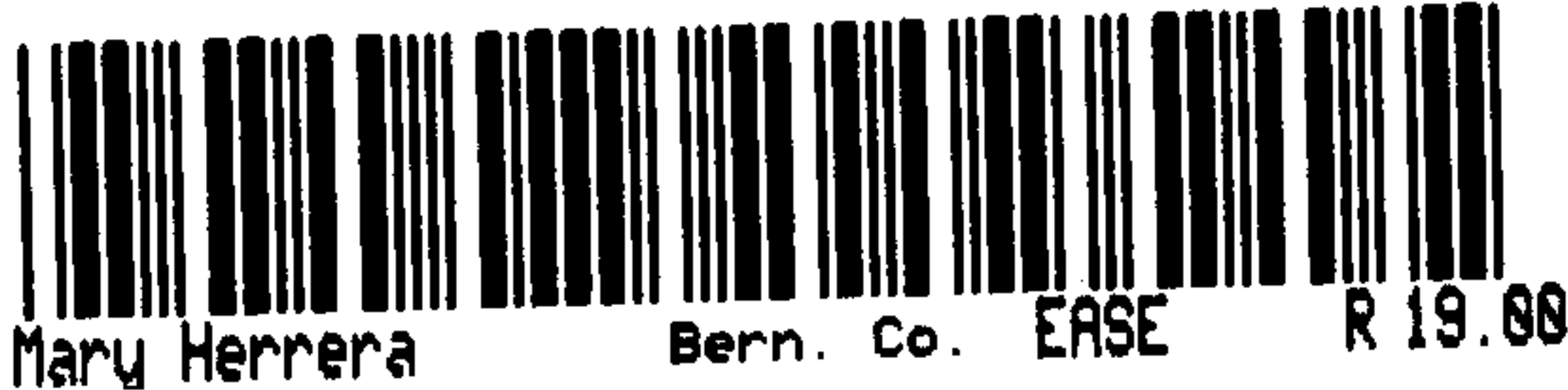
BASIS OF BEARING: The north property line of lots 14 & 19 of the aforementioned plat.



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EXHIBIT 'B'



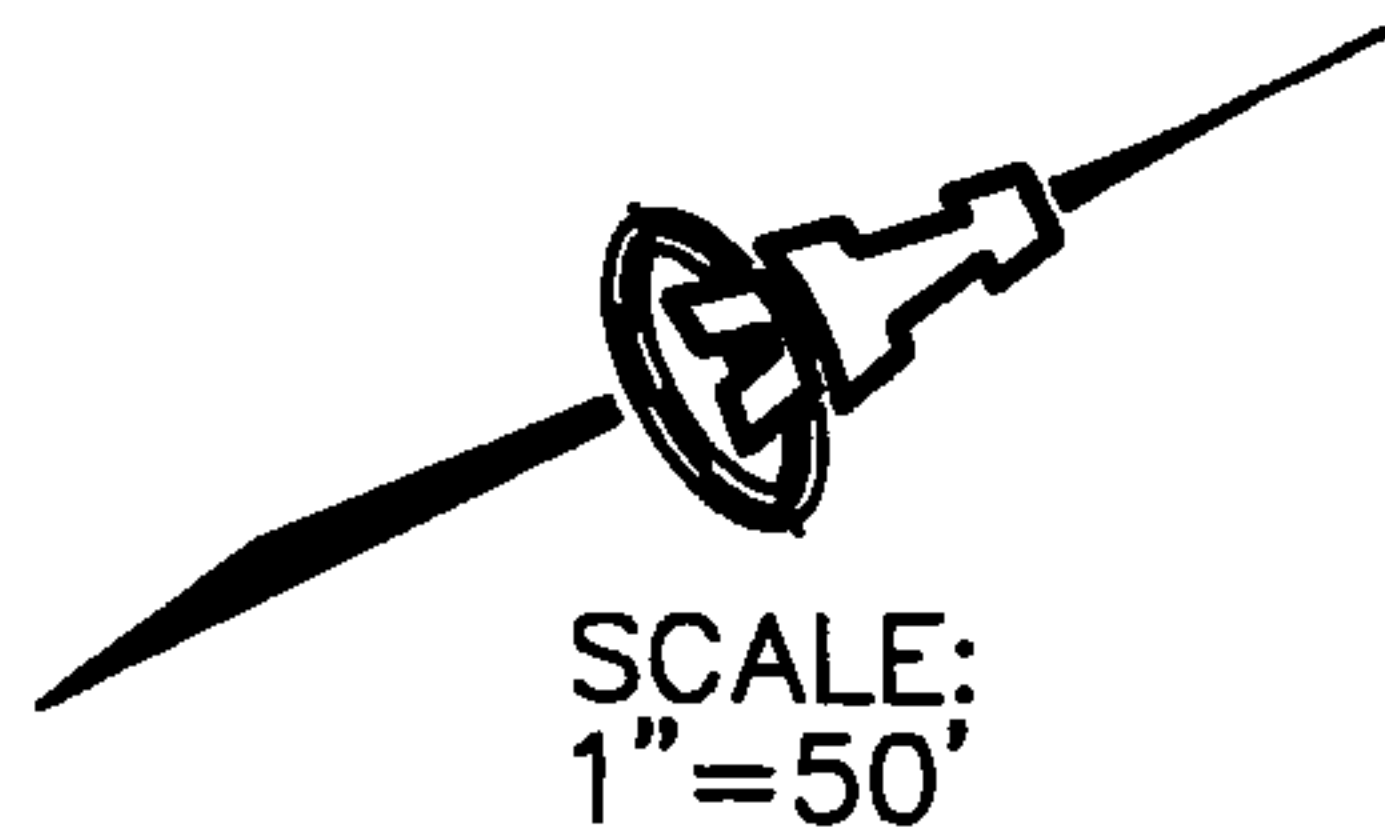


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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°52'45" W	20.00
L2	S 06°37'29" E	20.13

LANDS of
FERRARI-ESQUIBEL
-PALMER
(4.11.1985,
C26-192)

LOT 29



LANDS of FERRARI-ESQUIBEL-PALMER S
(4.11.1985, C26-192)

LOT 19

N 89°56'00" E

LACRIMA DE ORO N.E.

LOT 20

20' PUBLIC SANITARY
SEWER EASEMENT

P.O.B

NW CORNER
LOT 14

160.56'

20' PUBLIC SANITARY
SEWER EASEMENT

N 00°07'15" W

S 00°07'15" E

180.53'

LANDS of FERRARI-ESQUIBEL-PALMER
(4-11-1985, C26-192)

EXHIBIT 'B'

LOT 14



CONTRACT CONTROL FORM

Contact: Christina M. Sandoval
Phone: 768-3808

Req. Num.:
Acct. Num.:
Act. Num.:

CCN: 200600932

PRELIMINARY

Type of Agreement: RP Easement Deeds; etc.

For Grants Only:
Indirect Costs for General Fund
Services

Description: That certain parcel of land situate within Section 33, T11N, R4E, NMPM, City of Albuquerque, Bernalillo County, NM being a portion of land of Ferrari-Esquivel-Palmer

Dept/Div: DEPARTMENT OF MUNICIPAL DEVELOPMENT/CIP - DESIGN

% _____

\$ _____

Vendor: City of Albuquerque, Parks and Recreation Department

Contract Term: 4/14/06 to: 12/31/2050

Contract Amount: \$0.00 Payable

FY Aggregate: \$0.00

Contract Total:

Fed Tax: St Tax No.:

Date Submitted: 04/04/2006

PROCUREMENT:

WAIVERS REQUIRED:

RFP: No

Ins:

Waiver Letter Attached: _____

Approved: _____

DRAFT CONTRACT:

Waiver Letter Attached: _____

Approved: _____

Recd by Legal: _____

Rejected/Returned to Dept: _____

Returned to Legal: _____

Approved: _____

Initials: _____

INSURANCE AND BONDS REQUIRED:

Bonds Required: NONE

Insurance Required: Worker's Compensation; Commercial General Liability; Automobile Liability;

Attached: _____

Attached: _____

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:	Date Delivered	Returned to Dept.	Approved by (Electronic Signature)	Approval Date (Electronic)	Approved by (Written Initials)	Approval Date (Written)
Purchasing:						
Asst. City Attorney:						
CIP:					<u>KJE</u>	<u>4/6/06</u>
City Attorney:						
CAO:					<u>EMW</u>	<u>4-6-6</u>
Department:					<u>ATP</u>	
Others:						

Council:

EC/Bill:

Date:

DISTRIBUTION:

Date:

By:

Vendor:

User Dept:

Purchasing:

City Clerk:

Other: Real Property

4/27/06

JB

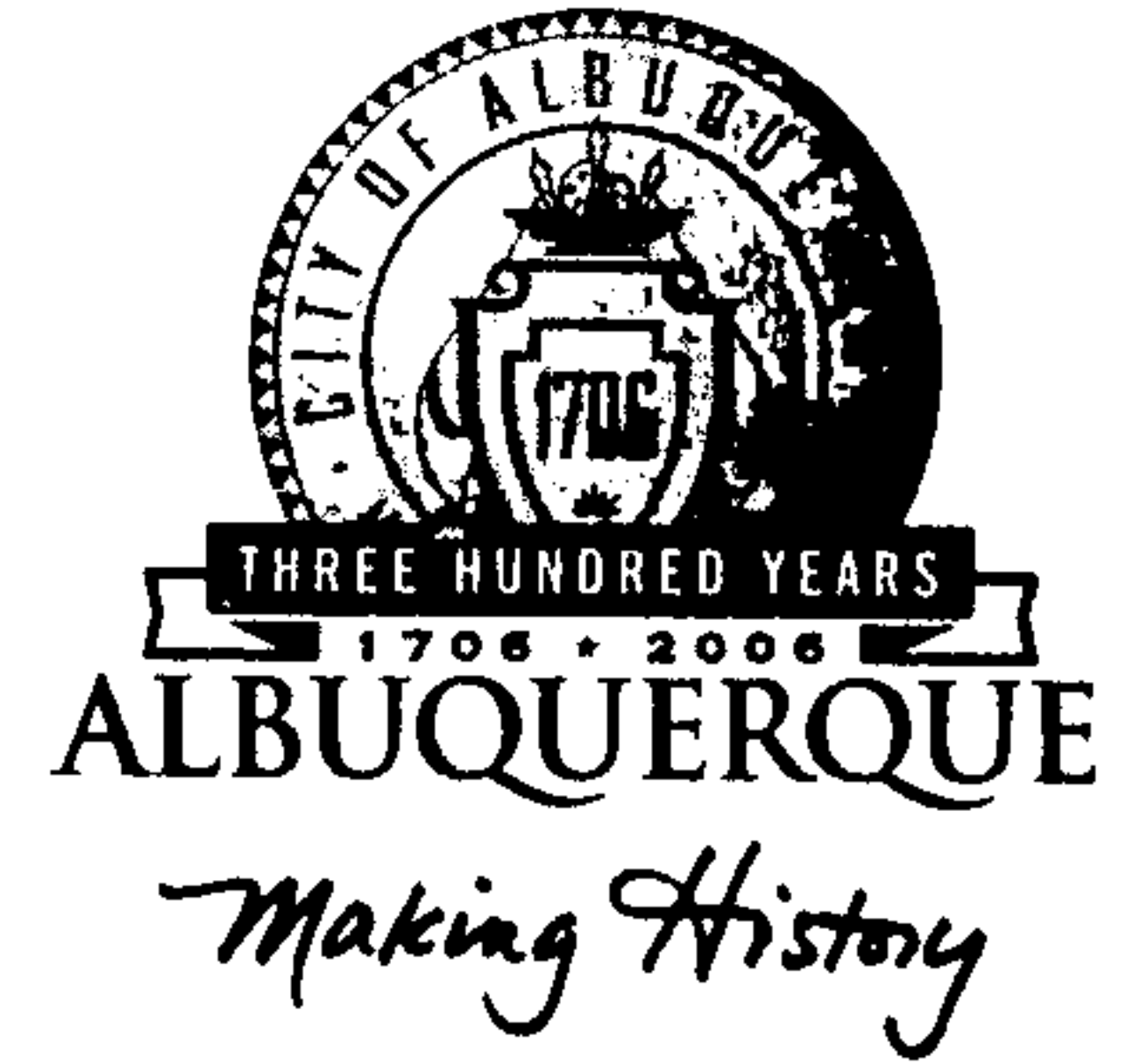
4/27/06

JB

4/27/06

JB

CITY OF ALBUQUERQUE



December 8, 2004

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Classic Emporium, Juan Tabo Blvd and Lagrima de Oro, Grading and
Drainage Plan**

Engineer's Stamp dated 10-26-04 (F21-D75)

Dear Mr. McGee,

Based upon the information provided in your submittal received 10-25-04, the
above referenced plan is approved for Building Permit. Please attach a copy of this
approved plan to the construction sets prior to sign-off by Hydrology.

P.O. Box 1293

A separate permit (SO#19) is required for construction within City Right of Way.
A copy of this approval letter must be on hand when applying for the excavation
permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM
checklist will be required.

Albuquerque

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES)
permit. If you have any questions regarding this permit please feel free to call the
DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

www.cabq.gov

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 24, 2004

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Classic Emporium, Lands of Ferrari-Esquibel-Palmer Lots 12 and 14, Site
Development Plan**

Engineer's Stamp dated 2-17-04 (F21/D75)

Dear Mr. McGee,

Based upon the information provided in your submittal received 2-17-04, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 10, 2003

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Classic Emporium, Lands of Ferrari-Esquibel-Palmer Lots 12 and 14, Site
Development Plan**

Engineer's Stamp dated 11-06-03 (F21/D75)

Dear Mr. McGee,

Based upon the information provided in your submittal received 11-06-03, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

Bub

C: file