Private Drainage Facility Covenant

Requested 8-19-94
Received 9-14-94 (in Drainage Submittal)
Submitted to Billy 9-27-94
Returned to MGA
Rejected by Legal 10-18-94 Typing Error
Returned to Terri?

CITY OF ALBUQUERQUE

July 18, 2006

Realty Marketing Services Ltd
4777 Tramway Blvd NE
Albuquerque, NM 87111

Re: Tramway Ridge Apartments Drainage

Dear Sirs,

This letter is to respond to a complaint about drainage from your property entering the neighbor's property to the west and adversely affecting their wall. I conducted a site visit and also researched the approved grading and drainage plan on file in my office and concluded that a portion of the curb south of the vault is missing and runoff intended to drain into the vault is instead draining through this curb opening into the neighbors property. The space between the vault and the property wall has not been maintained and is not draining to the channel as required. Their wall failed recently during a storm in late June. I request that the necessary corrective measures be implemented on your property as soon as possible in order to be in compliance of the drainage plan and eliminate the runoff to the neighbor. I have enclosed a copy of the plan with the deficiencies noted.

If you have any questions, I can be reached at 924-3986.

Sincerely,

Bradley L. Bingham

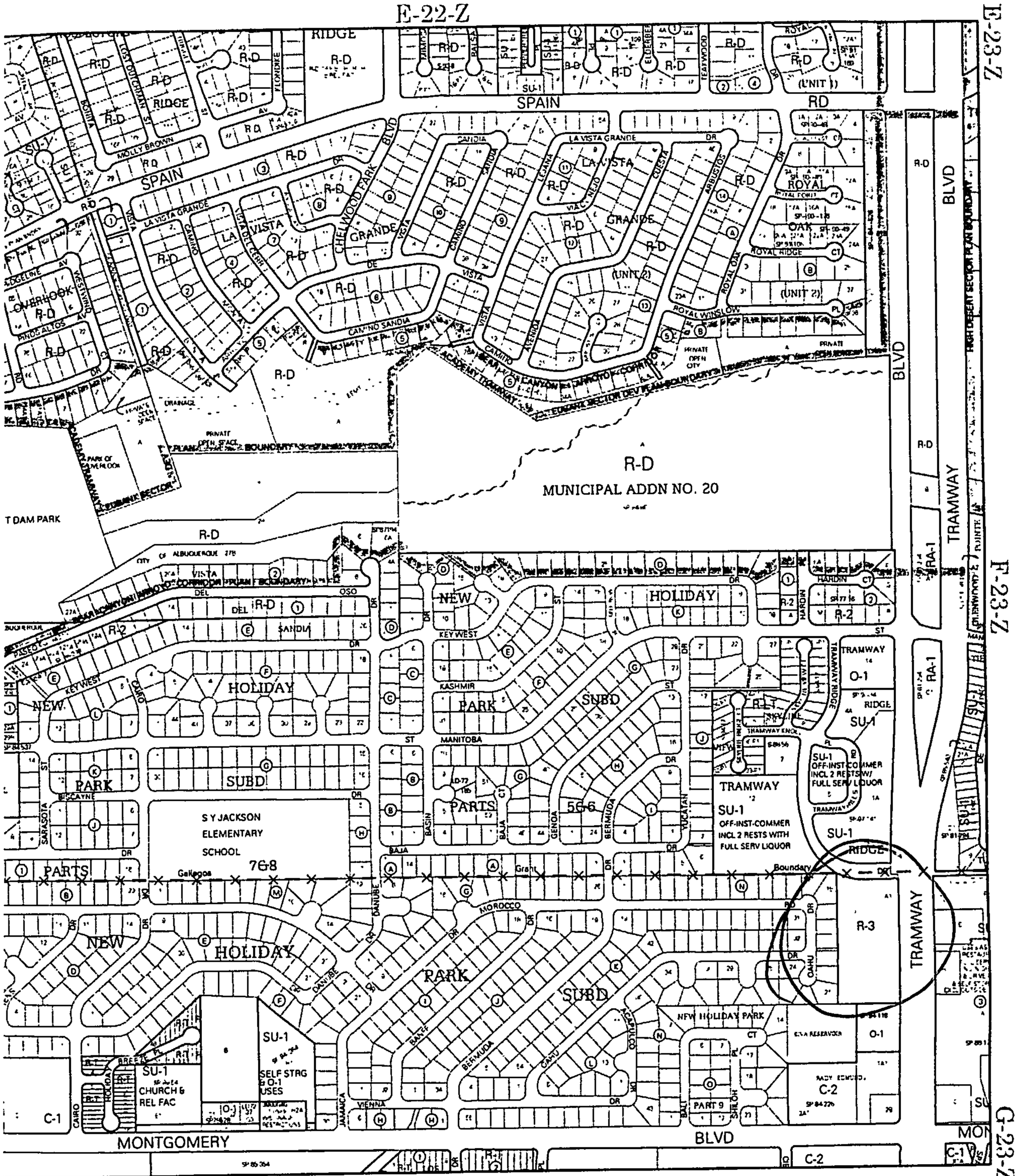
Bradley L. Bingham, PE, CFM
City Hydrologist
Principal Engineer, Planning Dept.
Development and Building Services

C: Paul Fjelseth, 4760 Oahu NE
Pat Murphy, 4756 Oahu NE
file

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

E-22-Z

E-23-Z



G-23-Z

G-22-Z

ıne Atlas Page: **F-22-Z**

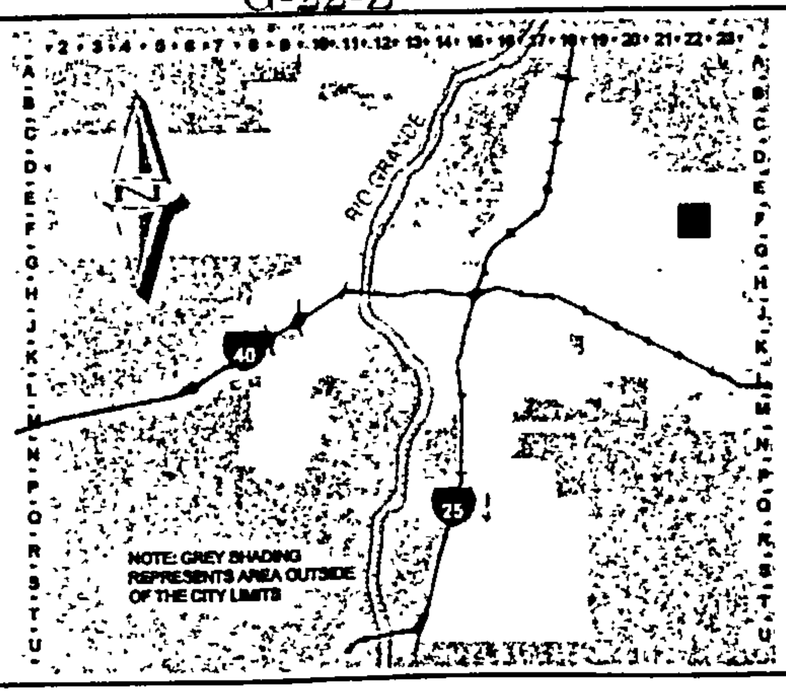
ɜnded through: **Aug 06, 2004**

Selected Symbols

porated Areas	× —	Grant Boundaries	
Plan Boundaries	◠ ◠	Petroglyph	
Boundaries	— —	H-1 Buffer Zone	
ınt Lines	∼∼∼	Arroyos	
y Lanes	— —	LDN Noise Level	
tional Boundaries	✚	Airport Clearance Zone	
te Wall	• •	Design Overlay Zones	
nent			

Feet

750 1,500



CITY OF ALBUQUERQUE
1706
THREE HUNDRED YEARS
1706 • 2006
ALBURQUERQUE
Haciendo Historia
Albuquerque Geographic Information System
PLANNING DEPARTMENT

© Copyright 2004

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

April 2, 1996

Mark Goodwin, PE
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

RE: TRAMWAY RIDGE APARTMENTS (F22-D35). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. ENGINEER'S CERTIFICATION DATED 3-18-96.

Dear Mr. Goodwin:

Based on the information provided on your March 20, 1996 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tramway Ridge Apartments ZONE ATLAS/DRNG,FILE#: F-22/A35

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-1, Tramway Ridge

CITY ADDRESS: Tramway & Tramway Ridge

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

ARCHITECT: SLNB Architects CONTACT: Jim Lewis

ADDRESS: 1620 Central SE PHONE: 247-1529

SURVEYOR: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
X ENGINEER'S CERTIFICATION
_____ OTHER

PRE-DESIGN MEETING:

_____ YES
X NO
_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
_____ BUILDING PERMIT APPROVAL
X CERTIFICATION OF OCCUPANCY APPROVAL
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ S.A.D. DRAINAGE REPORT
_____ DRAINAGE REQUIREMENTS
_____ OTHER _____ (Specify)

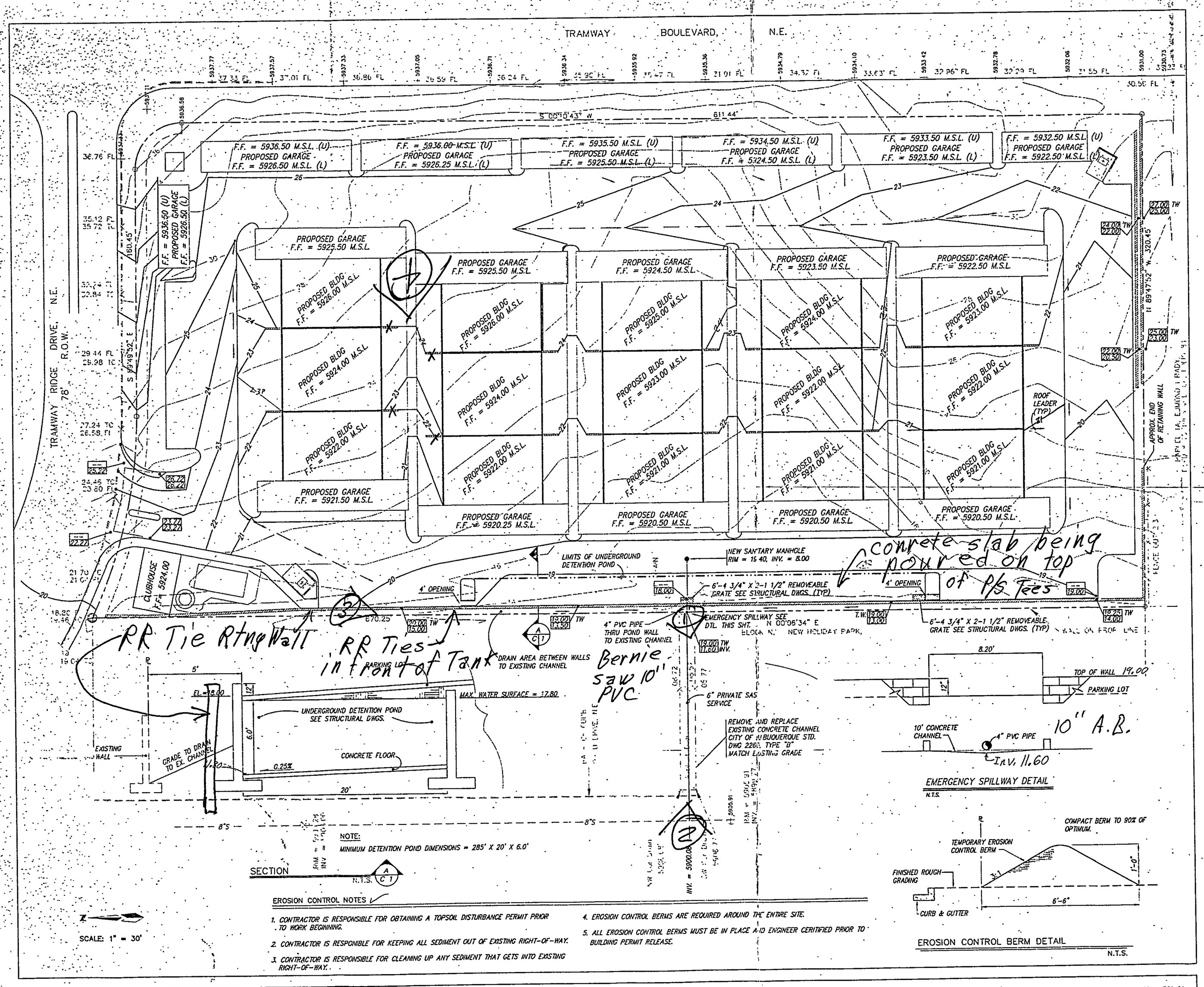
DATE SUBMITTED: 3/18/96

BY: Mark Goodwin

Mark Goodwin, PE

RECEIVED
MAR 20 1996
HYDROLOGY DIVISION

LZ L7



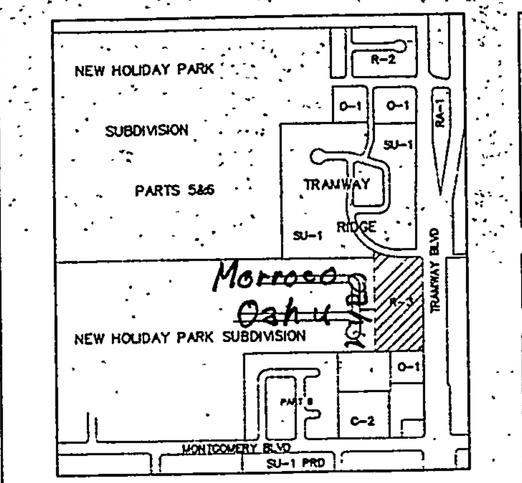
EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO WORK BEGINNING.
2. CONTRACTOR IS RESPONIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERITIFIED PRIOR TO BUILDING PERMIT RELEASE.

T GRADING & DRAINAGE PLAN

1" = 30'-0"

JPC 7-13-95



G MAP F-22-Z

STATE OF NEW MEXICO Jones C. Lewis No. 979 REGISTERED ARCHITECT

PROJECT 9408

D. MARK GOODWIN 6530 9/16/94

LEGAL DESCRIPTION

TRACT A-1 TRAMWAY RIDGE SUBDIVISION

TBM (TEMPORARY BENCHMARK)

TOP OF REBAR AND CAP, NORTHEAST PROPERTY CORNER.
ELEVATION = 5936.58

ACS BENCHMARK

STATION IS STAMPED "ACS, 2F23, 1984".
STATION IS 0.5' BELOW GROUND.

STATION IS A 3-1/4" ALUMINUM TABLET SET IN CONCRETE INSIDE A STEEL MONUMENT BOX AT THE MEDIAN NOSE.

STATION IS LOCATED 9.2 MILES NE OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF TRAMWAY BOULEVARD AND MONTGOMERY BOULEVARD.

TO REACH THE STATION FROM CENTRAL AVENUE, TRAVEL NORTH ON TRAMWAY BOULEVARD APPROXIMATELY 4.3 MILES.

X = 426,025.88
Y = 1,502930.79
Z = 5918.14

NOTES

1. NO OFF-SITE FLOWS ENTER THIS SITE.
2. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
3. CONTRACTOR SHALL BUILD TEMPORARY EARTHEN EROSION CONTROL BERM ALONG WEST BOUNDARY TO PREVENT SEDIMENT FROM LEAVING SITE.

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90605
ALBUQUERQUE, NEW MEXICO 87199
(505) 345-2010

S

SLNB ARCHITECTS, INC.
1809 Central Avenue Southeast
Albuquerque NM 87106
(505) 247-1629

TRAMWAY RIDGE APARTMENTS

GRADING & DRAINAGE PLAN

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- RETAINING WALL (DESIGN BY OTHER)
- FLOW ARROW
- SWALE

Z NOTES

REVISIONS

22 AUGUST 94

SHEET C1 OF 1

SEP 14 1994

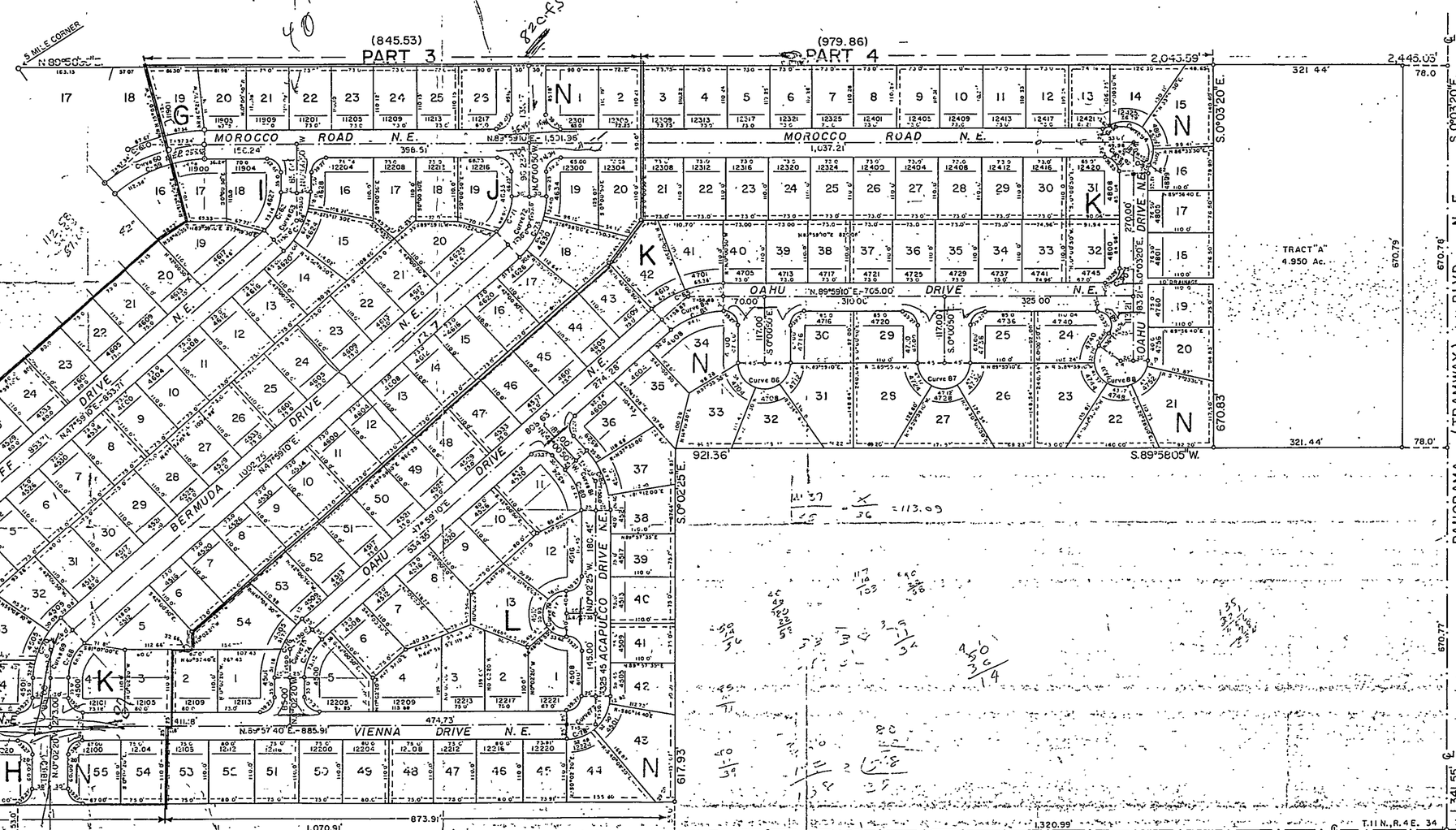
TRAMCNT/94029/6630/9-26

THE NEW HOLIDAY PARK

A SUBDIVISION IN

ALBUQUERQUE, NEW MEXICO

ENCHANTMENT ENGINEERING



S-69-22
SHEET 3

3452010

Security of Contract

STEWART TITLE
LIMITED

July 29, 1994

Mr. Alan Boyar
Fabco Builders Inc.
7901 Blue Jay Lane N.E.
Albuquerque, New Mexico 87109

Dear Alan,

I have checked the Ten foot (10') Drainage Easement, as you requested, and believe that fee title is still vested in the Offinieno J. Gutierrez Estate. This easement can be described as follows:

A Ten Foot (10') Drainage Easement lying between Lots Numbered Eighteen (18) and Nineteen (19) in Block Lettered "H", of the New Holiday Park Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1970, in Plat Book D4, Folio 58.

If you have any further questions, please call me. 828-1700

Sincerely,

Warren J. Prue
Vice President
Escrow/Title Officer
Stewart Title Ltd.

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 1

To Mark Goodwin	From Allan Boyar
Co.	Co.
Dept.	Phone # 822-1900
Fax # 345-2010	Fax #

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

August 28, 1995

Mark Goodwin, PE
Mark Goodwin & Assoc
PO Box 90606
Albuquerque, NM 87199

RE: GRADING PLAN FOR TRAMWAY RIDGE APARTMENTS (F-22/D35)
RECEIVED AUGUST 17, 1995 FOR BUILDING PERMIT
ENGINEER'S STAMP DATED 8/17/95

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology accepts the revised Grading Plan, which includes the Car Port, for Building Permit.

Include a copy of the Grading & Drainage Plan, dated 8/17/95, in each set of construction document that will be submitted to Code Administration for the Building Permit.

Engineer's Certification of grading & drainage per DPM checklist must be accepted by City Hydrology before any Certificate of Occupancy will be released.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia
Alan Boyar, 7901 Blue Jay Ln NE 87109

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Tramway Ridge Apartments
F-22/D35
Visited site & verified the sediment had been removed from channel.
JPC 8-25-95

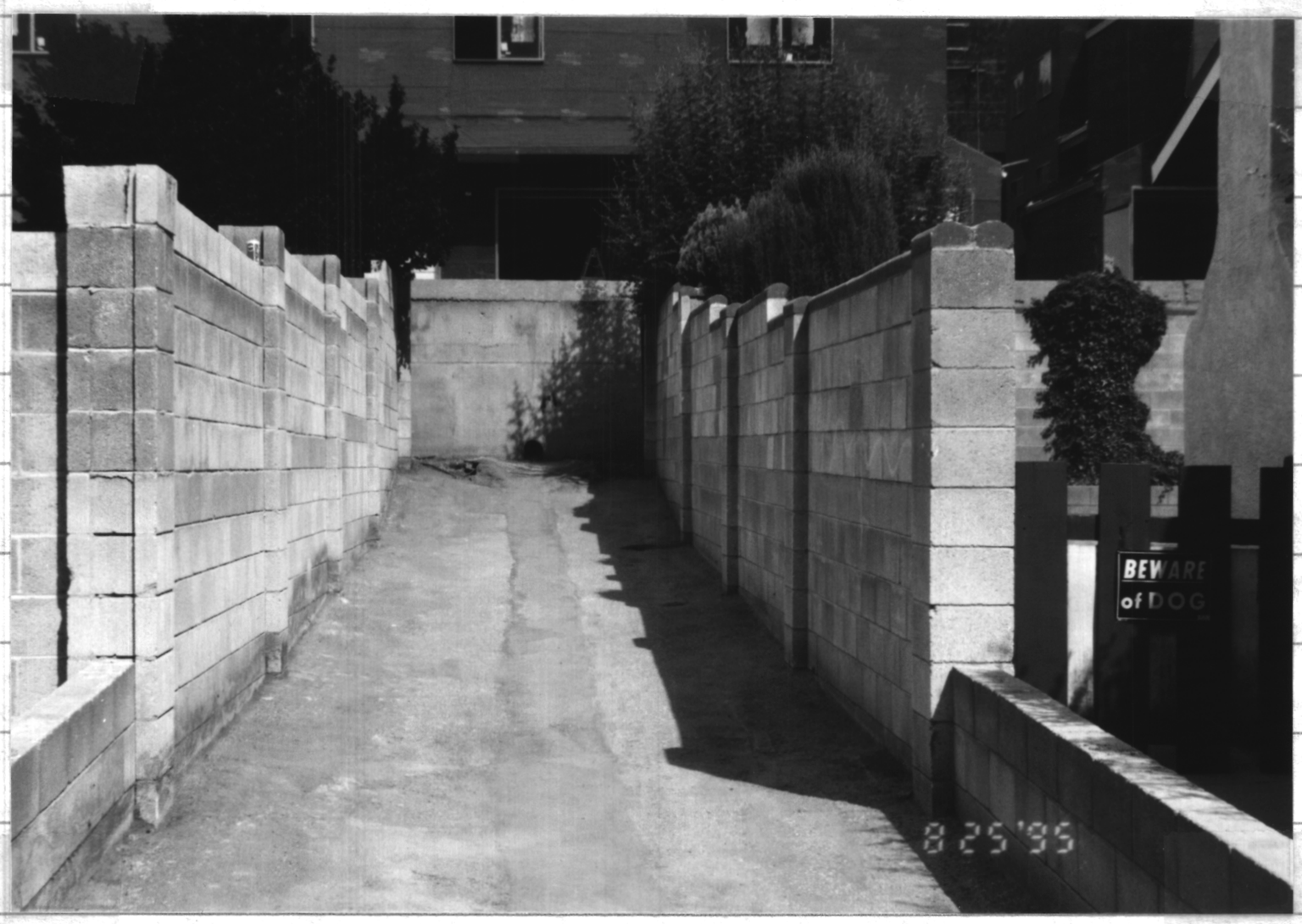
Drainage Alley

Facing East

Facing West

From Ouhz

8 25 '95


BEWARE
of DOG
8 25 '95

Facing South

Facing West @ Spillway

Facing East

Facing West

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

August 23, 1995

Alan Boyar
7901 Blue Jay Ln NE
Albuquerque, NM 87109

RE: TRAMWAY RIDGE APARTMENTS

Dear Mr. Boyar:

This letter is to inform you that the "Alley Intersection" detail, City of Albuquerque Drawing 2428, is acceptable at the end of the drainage channel at Oahu Dr NE instead of a sidewalk culvert (copy attach).

Based on information supplied by Mark Goodwin, It is City Hydrology's understanding that the drainage channel belongs to Tract A-1 Tramway Ridge Subdivision and that the 10' strip between the apartment complex & Oahu Dr NE was never dedicated to the City. Therefore the drainage channel is a private facility and the Owner of Tract A-1 is responsible for the maintenance of the channel and liable for any damage or injury caused by the channel.

City Hydrology recommends that bollards be placed at Oahu Dr NE to prevent vehicles from entering the channel and that a gate be installed to prevent undesirable elements from using the channel to access the apartment complex and the adjacent homes.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

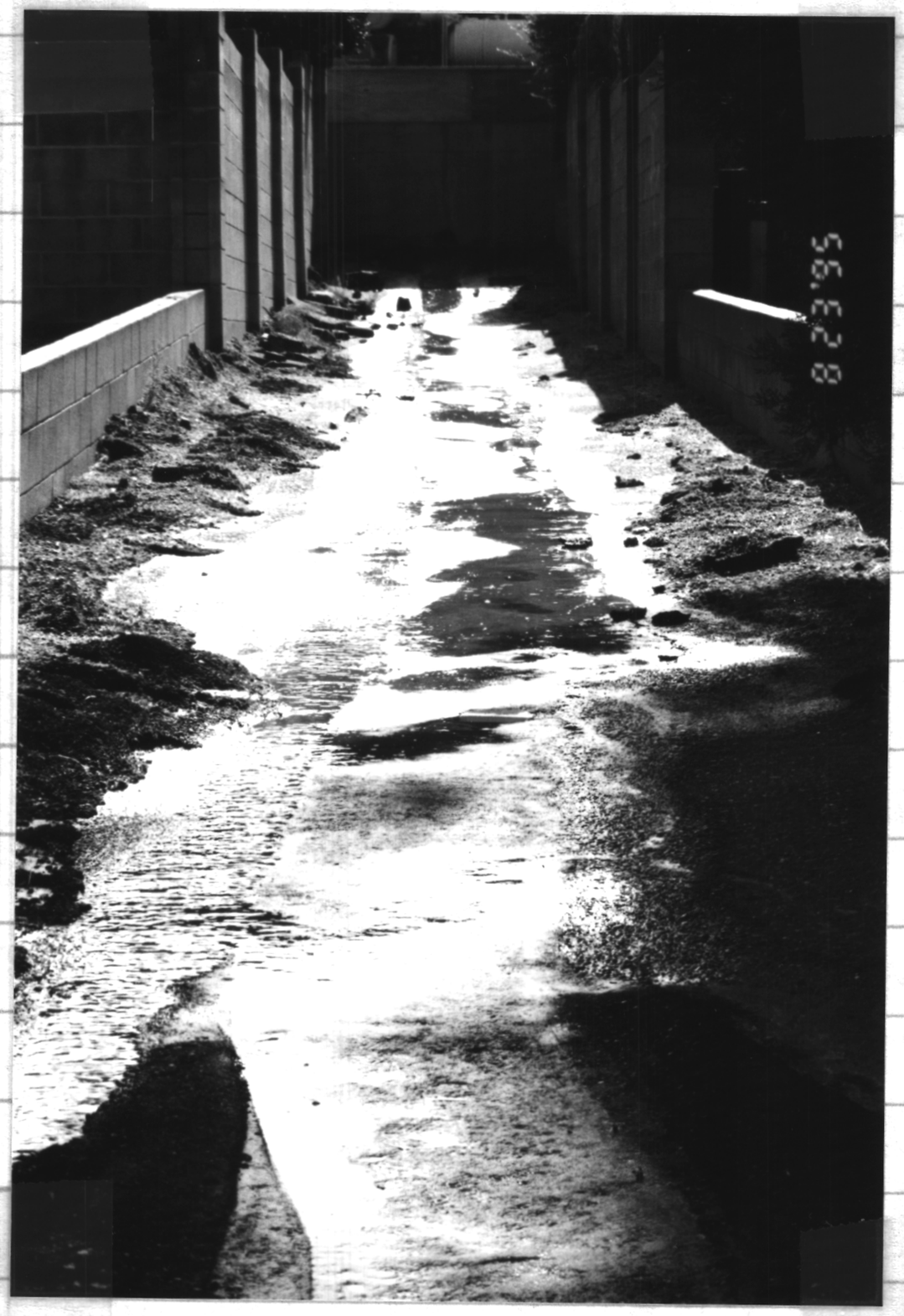
John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia
Ben Chavez, Street Maintenance
Jim Lewis, SLNB Architects, 1620 Central SE 87106
Mark Goodwin, MGA, PO Box 90606, 87199

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

Tramway Ridge Apt (F-22/D35)



Sediment in Drainage Channel

Drainage Channel @ Oahu

Tramway Ridge Apts (F-22/D35)

10" PVC Outlet instead of 4"

Tramway Ridge Apartments (F22/D35)

Visited the Apartment Complex and met Alan Boyar. Alan told me that he was waiting to be notified as to how he should connect the drainage channel to Oahu Dr NE. I told Alan that he was ~~responsible~~ required to clean up any sediment that entered Oahu from his site.

Met Ben Chavez, Doug With, Harrold Rarrick Etc on Oahu Dr NE. Ben explained the history of the sewer tap. The neighbors were concerned about people using the drainage channel to create problems and asked that a gate be installed. I told them that Mark Goodwin said → the Title Search indicated that Boyar owned the channel and not the City.

JP Curtin 8-23-95

Tramway Ridge Apts (F22/D35)

Telephone Conversation with:
Harold Rarrick
4740 Oahu DR. NE
296-2340

Harold complained that the Contractor has not cleaned up the excess dirt in the channel & it has washed into ~~the~~ Oahu creating a hazard.

I have contacted Mark Goodwin and Told him to inform the Owner that the Carport will not be approved until the Contractor cleans up his act.

John P. Austin
8-21-95

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tramway Ridge Apartments ZONE ATLAS/DRNG,FILE#: F-22 / U35

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-1, Tramway Ridge

CITY ADDRESS: Tramway & Tramway Ridge 4777 Tramway Ridge NE

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

ARCHITECT: SLNB Architects CONTACT: Jim Lewis

ADDRESS: 1620 Central SE PHONE: 247-1529

SURVEYOR: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERTIFICATION
_____ OTHER

PRE-DESIGN MEETING:

_____ YES
X NO
_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
_____ CERTIFICATION OF OCCUPANCY APPROVAL
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ S.A.D. DRAINAGE REPORT
_____ DRAINAGE REQUIREMENTS
_____ OTHER _____ (Specify)

DATE SUBMITTED: 8/17/95

BY: Mark Goodwin
Mark Goodwin, PE

RECEIVED
AUG 17 1995
HYDROLOGY DIVISION

Site Visit with Mark Goodwin
7-13-95

10' Drainage Channel
Facing West (1)

RR Tie Rtng Wall
7-13-95 (3)

10' Drainage Channel
From Ohau (2)

Bldg 12 Bldg 13
Facing West (4)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tramway Ridge Apartments ZONE ATLAS/DRNG,FILE#: F-22/D35

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-1, Tramway Ridge Bldgs 1, 2, 3, 4, 12, 13

CITY ADDRESS: Tramway & Tramway Ridge 4277 Tramway

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

ARCHITECT: SLNB Architects CONTACT: Jim Lewis

ADDRESS: 1620 Central SE PHONE: 247-1529

SURVEYOR: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
_____ DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
X ENGINEER'S CERTIFICATION
_____ OTHER

Called Vicki for 60 Day Temp for Phase 1 on 6-22-95

PRE-DESIGN MEETING:

_____ YES
X NO
_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
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_____ BUILDING PERMIT APPROVAL
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_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ S.A.D. DRAINAGE REPORT
_____ DRAINAGE REQUIREMENTS
_____ OTHER _____ (Specify)

DATE SUBMITTED: 6/15/95

BY: Mark Goodwin
Mark Goodwin, PE

RECEIVED JUN 15 1995

9500468

5856

95011869

PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] Realty Marketing Services Limited, Co., A New Mexico Limited Liability Company ("Owner"), whose address is 7901 Blue Jay Lane NE, Albuq, NM 87109, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] TRACT A-1, TRAMWAY RIDGE SUBDIVISION MG

in Bernalillo County, New Mexico (the "Property").

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

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

UNDERGROUND STORMWATER DETENTION POND PER DESING BY MARK GOODWIN & ASSOCIATES, P.A.

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit

88F

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By: _____
Its: Member
Dated: Sept 12, 1994

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

~~The foregoing~~ This instrument was acknowledged before me ~~this~~ On 12th day of September, 19~~8X~~ 94, by [name of person signing:] ALLAN BOYAR, [title or capacity, for instance, "President" or "Owner":] Member of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] Realty Marketing Services Ltd, Co.

_____
Notary Public

My Commission Expires:
7-15-97

CITY OF ALBUQUERQUE:

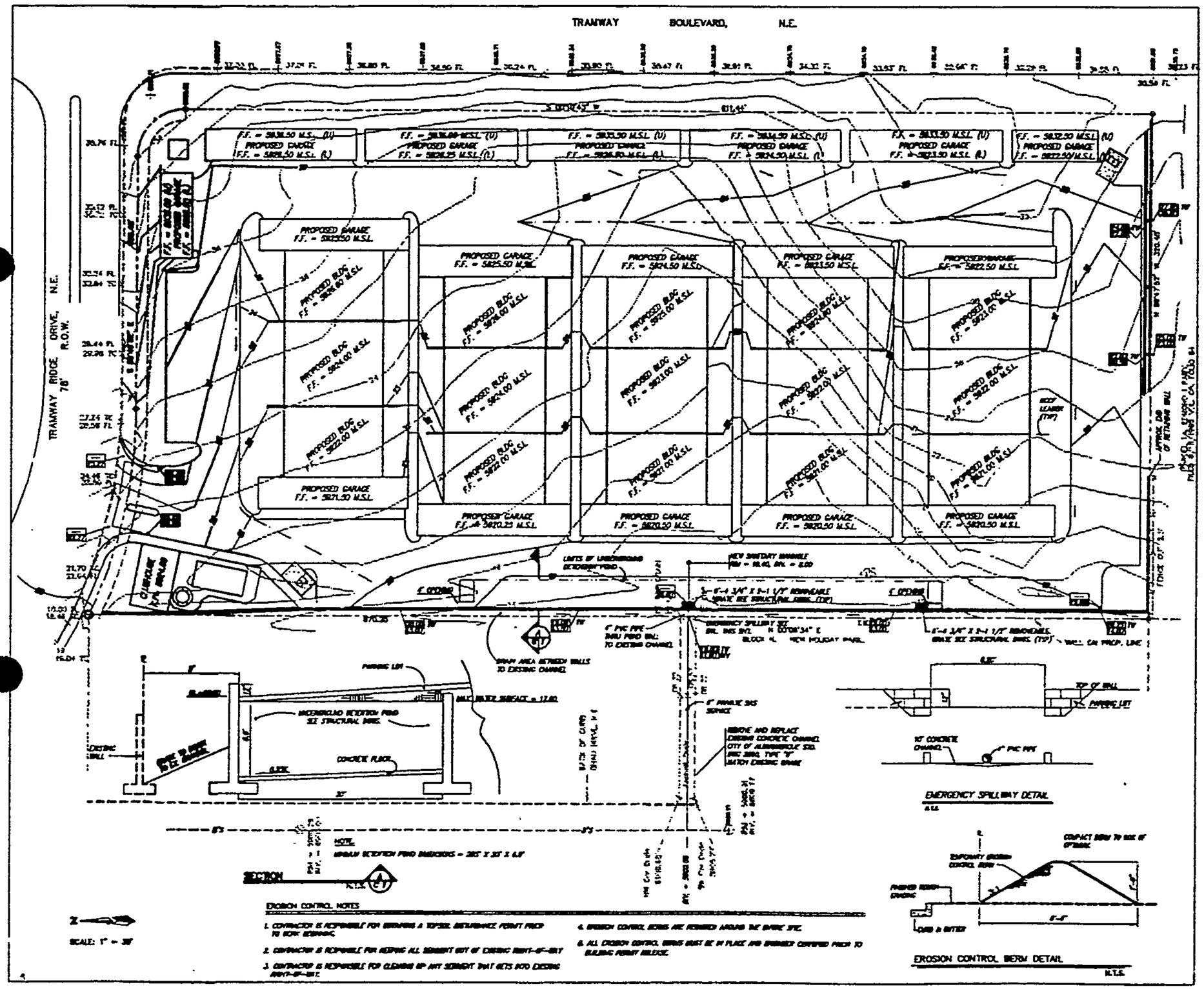
Accepted:

By: _____
Title: For The City Engineer
Dated: 2-3-95

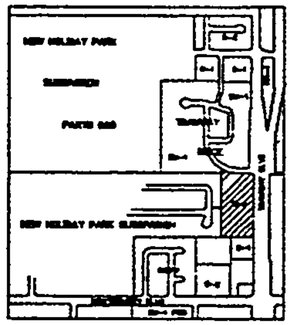
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1995 FEB -3 PM 2:54
JUDY ROMERO
CO. CLERK

[EXHIBIT A ATTACHED]

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88



T GRADING & DRAINAGE PLAN 1" = 30'-0"



G MAP F-22-Z

LEGAL DESCRIPTION

TRACT A-1 TRAMWAY RIDGE SUBDIVISION

TBM (TEMPORARY BENCHMARK)

TOP OF REBAR AND CAP, NORTHEAST PROPERTY CORNER

ELEVATION = 5836.58

ACS BENCHMARK

STATION IS STAMPED "ACS 3721 1994", STATION IS 0.5' BELOW GROUND.

STATION IS A 3-1/4" ALUMINUM TABLET SET IN CONCRETE WITH A STEEL MONUMENT BOX AT THE MEDIAN ROAD.

STATION IS LOCATED 0.3 MILES NE OF DOWNTOWN ALBUQUERQUE AT THE INTERSECTION OF TRAMWAY BOULEVARD AND MONTGOMERY BOULEVARD.

TO REACH THE STATION FROM CENTRAL AVENUE, TRAVEL NORTH ON TRAMWAY BOULEVARD APPROXIMATELY 4.3 MILES.

X = 401,018.88
Y = 1,428,016.79
Z = 5946.14

NOTES

1. NO OFF-SITE FLOWS ENTER THIS SITE.
2. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
3. CONTRACTOR SHALL BUILD TEMPORARY EARTHEN EROSION CONTROL BERM ALONG WEST BOUNDARY TO PREVENT SEDIMENT FROM LEAVING SITE.

dmg MICHELBARTHOLOMEW

S

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- RETAINING WALL (SCRIBE BY OWNER)
- FLOW ARROW
- SWALE

Z NOTES

PROJECT 9409

SLNB ARCHITECTS, INC.

TRAMWAY RIDGE APARTMENTS

GRADING & DRAINAGE PLAN

REVISIONS

22 AUGUST 94

SHEET C1 OF 1

EXHIBIT A

5859

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

September 28, 1994

Mark Goodwin, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: GRADING & DRAINAGE PLAN FOR TRAMWAY RIDGE APTS (F-22/D35)
RECEIVED SEPTEMBER 14, 1994 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 9/12/94

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology accepts the Grading & Drainage Plan for this project.

City Hydrology can not approve this project for Building Permit until the Private Drainage Facility Covenant has been processed & recorded.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

WPHYD/8735/jpc

OK. for Foundation Permit. 9-29-94
JPC

Bldg Prmt 2-3-95

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tramway Ridge Apartments ZONE ATLAS/DRNG,FILE#: F-22/A35

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-1, Tramway Ridge

CITY ADDRESS: Tramway & Tramway Ridge

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

ARCHITECT: SLNB Architects CONTACT: Jim Lewis

ADDRESS: 1620 Central SE PHONE: 247-1529

SURVEYOR: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- ____ YES
- X NO
- ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SKETCH PLAT APPROVAL
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATION OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (Specify)

DATE SUBMITTED: 9/12/94

BY: Mark Goodwin

Mark Goodwin, PE

RECEIVED

SEP 14 1994

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 345-2010

September 12, 1994

Mr. John Curtin
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87199

Re: Tramway Ridge Apartments (F-22/D35)

Dear Mr. Curtin:

Attached please find a revised Grading Plan and supporting calculations for the referenced project. We offer the following response to your letter of 8/19/94:

1. *Pond calculations have been revised to match the design. Maximum water surface is now shown and we have added an emergency spillway. A private drainage covenant is attached.*

2. *More definition between apartments has been added. Drainage will not enter the apartments.*

3. *S.O. 19 has been removed.*

With this submittal we hereby request Building Permit Approval. Call us if we may be of service.

Sincerely,

MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin, P.E.

DMG:smr

Attachment

RECEIVED
SEP 14 1994

PRIVATE FACILITY
DRAINAGE COVENANT

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] Realty Marketing Services Limited, Co., A New Mexico Limited Liability Company ("Owner"), whose address is 7901 Blue Jay Lane NE, Albuq, NM 87109, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] TRACT A-1, TRAMWAY RIDGE SUBDIVISION

in Bernalillo County, New Mexico (the "Property").

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

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

UNDERGROUND STORMWATER DETENTION POND PER DESING BY MARK GOODWIN & ASSOCIATES, P.A.

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER:

By: _____
Its: Member
Dated: Sept 12, 1994

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 12th day of September, 19~~8~~94, by [name of person signing:] ALLAN BOYAR, [title or capacity, for instance, "President" or "Owner":] Member of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] Realty Marketing Services Ltd, Co.

_____
Notary Public

My Commission Expires:
7-15-97

CITY OF ALBUQUERQUE:

Accepted:

By: _____
Title: _____
Dated: _____

[EXHIBIT A ATTACHED]

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

EXHIBIT V

TRAMWAY BOULEVARD, N.E.

TRAMWAY RIDGE DRIVE, N.E. R.O.W. 78'

PROPOSED GARAGE F.F. = 5826.50 M.S.L. (L)

PROPOSED GARAGE F.F. = 5826.25 M.S.L. (L)

PROPOSED GARAGE F.F. = 5825.50 M.S.L.

PROPOSED GARAGE F.F. = 5824.50 M.S.L.

PROPOSED GARAGE F.F. = 5823.50 M.S.L.

PROPOSED GARAGE F.F. = 5822.50 M.S.L.

PROPOSED GARAGE F.F. = 5821.50 M.S.L.

PROPOSED GARAGE F.F. = 5820.25 M.S.L.

PROPOSED GARAGE F.F. = 5820.50 M.S.L.

PROPOSED BLDG F.F. = 5826.00 M.S.L.

PROPOSED BLDG F.F. = 5824.00 M.S.L.

PROPOSED BLDG F.F. = 5822.00 M.S.L.

PROPOSED BLDG F.F. = 5821.00 M.S.L.

PROPOSED BLDG F.F. = 5820.00 M.S.L.

ROOF LEADER (TYP)

LIMITS OF UNDERGROUND DETENTION POND

NEW SANITARY MANHOLE

4' CYCLONE

6" PVC PIPE THRU POND WALL TO EXISTING CHANNEL

EMERGENCY SPILLWAY SEE SHEET 3 OF 3

BLOCK H, NEW HOLIDAY PARK

MAIN AREA BETWEEN WALLS TO EXISTING CHANNEL

PARKING LOT

UNDERGROUND DETENTION POND SEE STRUCTURAL DWGS.

CONCRETE FLOOR

EXISTING WALL

REMOVE AND REPLACE EXISTING CONCRETE CHANNEL CITY OF ALBUQUERQUE STD. DWG 2004, TYPE "B" MATCH EXISTING GRADE

6" PRIVATE SAS SERVICE

NOTE:
MINIMUM DETENTION POND DIMENSIONS = 20' X 30' X 6.0'

SECTION A-A' N.T.S.

EROSION CONTROL NOTES

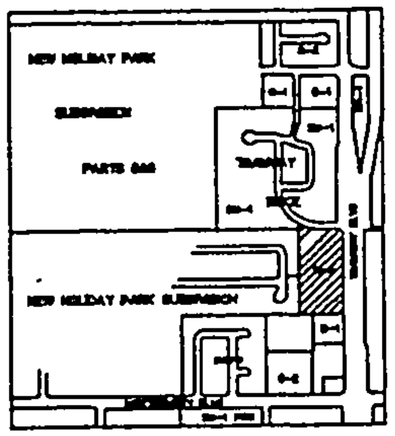
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A "EROSION DISTURBANCE PERMIT" PRIOR TO WORK BEGINNING.
2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OFF OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE ENTIRE SITE.
5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT ISSUANCE.

SCALE: 1" = 30'

EMERGENCY SPILLWAY DETAIL N.T.S.

EROSION CONTROL BERM DETAIL N.T.S.

T GRADING & DRAINAGE PLAN 1" = 30'-0"



G MAP F-22-Z

LEGAL DESCRIPTION

TRACT A-1 TRAMWAY RIDGE SUBDIVISION

TBM (TEMPORARY BENCHMARK)

TOP OF REBAR AND CAP, NORTHEAST PROPERTY CORNER.
ELEVATION = 5831.39

ACS BENCHMARK

STATION IS STAMPED "ACS 5721 1994".
STATION IS 0.5' BELOW GROUND.

STATION IS A 3-1/4" ALUMINUM TUBULAR SET IN CONCRETE INSIDE A STEEL MONUMENT BOX AT THE MEDIAN NOSE.

STATION IS LOCATED 0.2 MILES NE OF BOSWORTH AVENUE/CENTRAL AT THE INTERSECTION OF TRAMWAY BOULEVARD AND MONTGOMERY BOULEVARD.

TO REACH THE STATION FROM CENTRAL AVENUE, TRAVEL NORTH ON TRAMWAY BOULEVARD APPROXIMATELY 4.3 MILES.

X = 494,025.98
Y = 1,439,936.79
Z = 5946.14

NOTES

1. NO OFF-SITE FLOWS ENTER THIS SITE.
2. SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE.
3. CONTRACTOR SHALL BUILD TEMPORARY EARTHEN EROSION CONTROL BERM ALONG WEST BOUNDARY TO PREVENT SEDIMENT FROM LEAVING SITE.

dmg

S

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- RETAINING WALL (DESIGN BY OTHER)
- FLOW ARROW
- SWALE

Z NOTES

STATE OF NEW MEXICO REGISTERED ARCHITECT

PROJECT 9409

SLNB ARCHITECTS

TRAMWAY RIDGE APARTMENTS

GRADING & DRAINAGE PLAN

REVISIONS

22 AUGUST 94

SHEET C1 OF 1

TRAMONT/AMOEB/08 30/94-20

```
START                    TIME=0.0
***** HYDROGRAPH FOR TRAMONT APTS. - DEVELOPED
RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN
                         RAIN ONE=2.23 IN RAIN SIX=2.90 IN
                         RAIN DAY=3.65 IN DT=0.03333 HR
COMPUTE NM HYD           ID=1 HYD NO=101.1 AREA=0.007700 SQ MI
                         PER A=0   PER B=18  PER C=0     PER D=82
                         TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD                ID=1 CODE=1
*****RESERVOIR ROUTE THE DEVELOPED STORM
ROUTE RESERVOIR          ID=2 HYD NO=101.2 INFLOW ID=1 CODE=24
                         OUTFLOW (CFS)      STORAGE(AC-FT)   ELEVATION(FT)
                             0.0                0.0              112.0
                             0.78               0.262            114.0
                             1.12               0.523            116.0
                             1.38               0.785 34,195cf   118.0
                             1.59               1.057            120.0
FINISH
```

SEP 1 4 1994

```
AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
     RUN DATE (MON/DAY/YR) = 09/09/1994
     START TIME (HR:MIN:SEC) = 07:00:57     USER NO.= M_GOODWN.I01
     INPUT FILE = tr1.dat


START                    TIME=0.0

***** HYDROGRAPH FOR TRAMONT APTS. - DEVELOPED

RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN

                         RAIN ONE=2.23 IN RAIN SIX=2.90 IN

                         RAIN DAY=3.65 IN DT=0.03333 HR


                         COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2
- PEAK AT 1.40 HR.
                         DT =      .033330 HOURS          END TIME =      5.999400 HOURS
                            .0000    .0055    .0110    .0167    .0225    .0284    .0345
                            .0406    .0469    .0534    .0600    .0668    .0738    .0809
                            .0882    .0958    .1035    .1115    .1197    .1282    .1370
                            .1461    .1555    .1653    .1754    .1860    .1971    .2086
                            .2207    .2334    .2469    .2530    .2596    .2667    .2818
                            .3156    .3677    .4425    .5446    .6787    .8498   1.0629
                           1.3228   1.5642   1.6650   1.7500   1.8257   1.8946   1.9579
                           2.0168   2.0718   2.1233   2.1719   2.2176   2.2608   2.3018
                           2.3405   2.3773   2.4122   2.4453   2.4767   2.4850   2.4927
                           2.5002   2.5074   2.5143   2.5210   2.5275   2.5338   2.5400
                           2.5459   2.5518   2.5575   2.5630   2.5685   2.5738   2.5790
                           2.5841   2.5891   2.5940   2.5988   2.6036   2.6082   2.6128
                           2.6173   2.6218   2.6262   2.6305   2.6347   2.6389   2.6431
                           2.6471   2.6512   2.6552   2.6591   2.6630   2.6668   2.6706
                           2.6743   2.6780   2.6817   2.6853   2.6889   2.6925   2.6960
                           2.6995   2.7029   2.7063   2.7097   2.7131   2.7164   2.7197
                           2.7229   2.7262   2.7294   2.7325   2.7357   2.7388   2.7419
                           2.7450   2.7480   2.7511   2.7541   2.7570   2.7600   2.7629
                           2.7658   2.7687   2.7716   2.7745   2.7773   2.7801   2.7829
                           2.7857   2.7885   2.7912   2.7939   2.7966   2.7993   2.8020
                           2.8046   2.8073   2.8099   2.8125   2.8151   2.8177   2.8202
                           2.8228   2.8253   2.8279   2.8304   2.8329   2.8353   2.8378
                           2.8402   2.8427   2.8451   2.8475   2.8499   2.8523   2.8547
                           2.8571   2.8594   2.8618   2.8641   2.8664   2.8687   2.8710
                           2.8733   2.8756   2.8779   2.8801   2.8824   2.8846   2.8868
                           2.8890   2.8912   2.8934   2.8956   2.8978   2.9000

COMPUTE NM HYD           ID=1 HYD NO=101.1 AREA=0.007700 SQ MI

                         PER A=0   PER B=18   PER C=0     PER D=82

                         TP=0.1333 HR MASS RAINFALL=-1

        K =    .072649HR     TP =    .133300HR     K/TP RATIO =    .545000      SHAPE
CONSTANT, N =  7.106420
        UNIT PEAK =    24.928     CFS    UNIT VOLUME =     .9989        B =    526.28
     P60 = 2.2300
        AREA =        .006314 SQ MI     IA =     .10000 INCHES     INF =     .04000 I
NCHES PER HOUR
        RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
=    .033330
```

SEP 14 1994

K = .134742HR TP = .133300HR K/TP RATIO = 1.010815 SHAPE CONSTANT, N = 3.492236
UNIT PEAK = 3.3248 CFS UNIT VOLUME = .9962 B = 319.76
P60 = 2.2300
AREA = .001386 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 101.10

RUNOFF VOLUME = 2.35963 INCHES = .9690 ACRE-FEET
PEAK DISCHARGE RATE = 23.78 CFS AT 1.500 HOURS BASIN AREA = .0077 SQ. MI.

*****RESERVOIR ROUTE THE DEVELOPED STORM

ROUTE RESERVOIR ID=2 HYD NO=101.2 INFLOW ID=1 CODE=24

OUTFLOW (CFS)	STORAGE(AC-FT)	ELEVATION(FT)
0.0	0.0	112.0
0.78	0.262	114.0
1.12	0.523	116.0
1.38	0.785	118.0
1.59	1.057	120.0

* * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	112.00	.000	.00
.80	.79	112.07	.009	.03
1.60	16.54	115.46	.452	1.03
2.40	1.14	117.80	.759	1.35
3.20	.36	117.44	.711	1.31
4.00	.27	116.95	.647	1.24
4.80	.25	116.47	.584	1.18
5.60	.26	116.01	.525	1.12
6.40	.02	115.56	.465	1.05
7.20	.00	115.05	.400	.96
8.00	.00	114.59	.339	.88
8.80	.00	114.16	.283	.81
9.60	.00	113.78	.233	.69
10.40	.00	113.46	.191	.57
11.20	.00	113.20	.157	.47
12.00	.00	112.99	.129	.38
12.80	.00	112.81	.106	.32
13.60	.00	112.66	.087	.26
14.40	.00	112.55	.072	.21
15.20	.00	112.45	.059	.17
16.00	.00	112.37	.048	.14

SEP 14

```
    17.60          .00      112.25          .033          .10
    18.40          .00      112.20          .027          .08
    19.20          .00      112.17          .022          .07
  PEAK DISCHARGE =          1.355 CFS - PEAK OCCURS AT HOUR     2.33
  MAXIMUM WATER SURFACE ELEVATION =        117.809
  MAXIMUM STORAGE =          .7599 AC-FT        INCREMENTAL TIME=      .033330HR
S

 FINISH

    NORMAL PROGRAM FINISH              END TIME (HR:MIN:SEC) = 07:01:05
```

SEP 1 4 1994

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT Tremont
SUBJECT Drainage
BY MG DATE 9/9/94
CHECKED _____ DATE _____
SHEET 1 OF ____

Per attached routing, Max H_2O = 117.81
Top of Parking Lot is 118.00

Need to provide emergency spillway @ channel location. Will be a weir opening in wall.

$Q = cLH^{3/2}$

$Q = 23.78$ cfs

if $H = 1' \longrightarrow L = 8.20'$

RECEIVED
SEP 14 1994

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

August 19, 1994

Mark Goodwin, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, N.M. 87199

RE: GRADING & DRAINAGE PLAN FOR TRAMWAY RIDGE APTS (F-22/D35)
RECEIVED AUGUST 3, 1994 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 7/26/94

Dear Mr. Goodwin:

Based on the information included in the submittal referenced above, City Hydrology has the following comments that must be addressed prior to Building Permit approval:

1. The underground detention pond shown on the Plan does not match the Design. Revise either or both until they agree. Indicate the Maximum Water Surface Elevation, the limits of the pond and the method of access for maintenance. Provide an emergency spillway. A private facility drainage covenant must be executed & recorded for the underground detention pond.

2. How does the area between the apartments drain? Based on the proposed elevations provided, it appears that it would drain into the apartment on the southwest end of the area.

3. What private drainage facility will be constructed in the City Right-of-Way?

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

WPHYD/8735/jpc

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tramway Ridge Apartments ZONE ATLAS/DRNG,FILE#: F-22/~~K~~035

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A-1, Tramway Ridge

CITY ADDRESS: Tramway & Tramway Ridge

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Mark Goodwin, PE

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

ARCHITECT: SLNB Architects CONTACT: Jim Lewis

ADDRESS: 1620 Central SE PHONE: 247-1529

SURVEYOR: Alan Boyar CONTACT: Alan Boyar

ADDRESS: 7901 Blue Jay PHONE: 822-1900

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

_____ DRAINAGE REPORT
X DRAINAGE PLAN
_____ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERTIFICATION
_____ OTHER

PRE-DESIGN MEETING:

_____ YES
X NO
_____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

_____ SKETCH PLAT APPROVAL
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
_____ CERTIFICATION OF OCCUPANCY APPROVAL
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ S.A.D. DRAINAGE REPORT
_____ DRAINAGE REQUIREMENTS
_____ OTHER _____ (Specify)

DATE SUBMITTED: 7/28/94

BY: Mark Goodwin

Mark Goodwin, PE

8735

RECEIVED
AUG 3 1994
HYDROLOGY

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT Tramont Apts.
SUBJECT Drainage
BY MMG DATE 3/3/94
CHECKED _____ DATE _____
SHEET 1 OF 10

The existing site comprises an area of 4.93 Ac and is currently undeveloped. Existing flows discharge via open channel into Holiday Park.

Per Mtg. w/ Fred Aguirre 3/2/94, Holiday Park already has problems with surface drainage in existing streets so this site will have to control its discharge to a level below the existing rate. This discharge will be on the order of 1 to 2 cfs. We will calculate the undeveloped 100 yr. & 2 yr. to evaluate what rate we will use.

Precipitation Zone 4 : $P_1 = 2.23$ in.
$P_2 = 2.90$ in.
$P_{24} = 3.45$ in.

Return Period factor for 2 yr. = 0.434

Land Treatments : S = 8%

Treatment A = 75%
Treatment B = 0
Treatment C = 25%
Treatment D = 0

Per Attached AHYMO : $Q_{100-6} = 12.56$ cfs
Vol. = 0.38 Ac. Ft.

$Q_{2-6} = 5.45$ cfs

→ It seems reasonable to use 2 cfs for outflow restriction since that is 35% of undeveloped 2 year event.

RECEIVED AUG 3 1994

```
START                    TIME=0.0
***** HYDROGRAPH FOR TRAMONT APTS. - UNDEVELOPED
RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN
                         RAIN ONE=2.23 IN RAIN SIX=2.90 IN
                         RAIN DAY=3.65 IN DT=0.03333 HR
COMPUTE NM HYD           ID=1 HYD NO=101.1 AREA=0.007700 SQ MI
                         PER A=75  PER B=00  PER C=25    PER D=00
                         TP=0.1333 HR MASS RAINFALL=-1 .
PRINT HYD                ID=1 CODE=1
FINISH
```

```
AHYMO PROGRAM (AHYMO392) - AMAFCA VERSION OF HYMO - MARCH, 1992
     RUN DATE (MON/DAY/YR) = 03/03/1994
     START TIME (HR:MIN:SEC) = 06:33:24      USER NO.= Z_GOODWN.592
     INPUT FILE = TR.DAT

START                TIME=0.0

***** HYDROGRAPH FOR TRAMONT APTS. - UNDEVELOPED

RAINFALL             TYPE=1 RAIN QUARTER=0.0 IN

                     RAIN ONE=2.23 IN RAIN SIX=2.90 IN

                     RAIN DAY=3.65 IN DT=0.03333 HR

                COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2
- PEAK AT 1.40 HR.
                DT =     .033330 HOURS        END TIME =     5.999400 HOURS
                   .0000    .0055    .0110    .0167    .0225    .0284    .0345
                   .0406    .0469    .0534    .0600    .0668    .0738    .0809
                   .0882    .0958    .1035    .1115    .1197    .1282    .1370
                   .1461    .1555    .1653    .1754    .1860    .1971    .2086
                   .2207    .2334    .2469    .2530    .2596    .2667    .2818
                   .3156    .3677    .4425    .5446    .6787    .8498   1.0679
                  1.3228   1.5642   1.6650   1.7500   1.8257   1.8946   1.9579
                  2.0168   2.0718   2.1233   2.1719   2.2176   2.2608   2.3018
                  2.3405   2.3773   2.4122   2.4453   2.4767   2.4850   2.4927
                  2.5002   2.5074   2.5143   2.5210   2.5275   2.5338   2.5400
                  2.5459   2.5518   2.5575   2.5630   2.5685   2.5738   2.5790
                  2.5841   2.5891   2.5940   2.5988   2.6036   2.6082   2.6128
                  2.6173   2.6218   2.6262   2.6305   2.6347   2.6389   2.6431
                  2.5471   2.6512   2.6552   2.6591   2.6630   2.6668   2.6706
                  2.6743   2.6780   2.6817   2.6853   2.6889   2.6925   2.6960
                  2.6995   2.7029   2.7063   2.7097   2.7131   2.7164   2.7197
                  2.7229   2.7262   2.7294   2.7325   2.7357   2.7388   2.7419
                  2.7450   2.7480   2.7511   2.7541   2.7570   2.7600   2.7629
                  2.7658   2.7687   2.7716   2.7745   2.7773   2.7801   2.7829
                  2.7857   2.7885   2.7912   2.7939   2.7966   2.7993   2.8020
                  2.8046   2.8073   2.8099   2.8125   2.8151   2.8177   2.8202
                  2.8228   2.8253   2.8279   2.8304   2.8329   2.8353   2.8378
                  2.8402   2.8427   2.8451   2.8475   2.8499   2.8523   2.8547
                  2.8571   2.8594   2.8618   2.8641   2.8664   2.8687   2.8710
                  2.8733   2.8756   2.8779   2.8801   2.8824   2.8846   2.8868
                  2.8890   2.8912   2.8934   2.8956   2.8978   2.9000

COMPUTE NM HYD       ID=1 HYD NO=101.1 AREA=0.007700 SQ MI

                     PER A=75  PER B=00  PER C=25    PER D=00

                     TP=0.1333 HR MASS RAINFALL=-1

      . K =    .147143HR     TP =    .133300HR     K/TP RATIO =  1.103891      SHAPE
CONSTANT, N =  3.202610
        UNIT PEAK =    17.211     CFS    UNIT VOLUME =     .9993        B =    297.94
     P60 = 2.7300
     ,    AREA =        .007700 SQ MI     IA =     .57500 INCHES     INF =    1.46000 I
NCHES PER HOUR
```

```
PRINT HYD                    ID=1 CODE=1

                                        PARTIAL HYDROGRAPH    101.10

      RUNOFF VOLUME =          .92673 INCHES        =          .3806 ACRE-FEET
      PEAK DISCHARGE RATE =        12.56 CFS   AT    1.500 HOURS    BASIN AREA =
.0077 SQ. MI.


FINISH

NORMAL PROGRAM FINISH                END TIME (HR:MIN:SEC) = 06:33:24
```

D. Mark Goodwin & Associates, P.A.
Consulting Engineers and Surveyors

PROJECT Tramont Apts
SUBJECT Drainage
BY MG DATE 3/3/94
CHECKED _____ DATE _____
SHEET 5 OF 10

Now we need to calc. the proposed storm and Pond Route using an orifice discharge to existing channel.

Area = 4.93 Ac = 0.0077 SQ. Mi.

Land Treatments:

Treatment A = 0
Treatment B = 18%
Treatment C = 0
Treatment D = 82%

Pond Vol. Calculations

Elev.	ΔE	Area	Avg. Area	Accum. Vol.
0		0		0
	2		2500	
2		5000		2500
	2		5000	
4		5000		7500
	2		5000	
6		5000		12,500
	1		10,000	
7		15,000		22,500
	1		20,000	
8		25,000		42,500

Using a .4" orifice

$Q = CA\sqrt{2gH}$ $A = 0.087$ ft $C = .8$

For		
H =	2	Q = 0.78
	4	= 1.12
	6	= 1.38
	8	= 1.59

Per Attached AHYMO:

Q (out) = 1.47 cfs good
REQ'D. Vol. = 0.73 Ac-Ft = 31,800 cu. Ft.
Time to Drain = 10 Hrs. ±

→ These are good values that will not compound the existing problems downstream.

```
START                    TIME=0.0
***** HYDROGRAPH FOR TRAMONT APTS. - DEVELOPED
RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN
                         RAIN ONE=2.23 IN RAIN SIX=2.90 IN
                         RAIN DAY=3.65 IN DT=0.03333 HR
COMPUTE NM HYD           ID=1 HYD NO=101.1 AREA=0.007700 SQ MI
                         PER A=0   PER B=18  PER C=0     PER D=82
                         TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD                ID=1 CODE=1
*****RESERVOIR ROUTE THE DEVELOPED STORM
ROUTE RESERVOIR          ID=2 HYD NO=101.2 INFLOW ID=1 CODE=24
                         OUTFLOW (CFS)      STORAGE(AC-FT)    ELEVATION(FT)
                         0.0                0.0               100.0
                         0.70               0.057             102.0
                         1.12               0.17              104.0
                         1.38               0.52              106.0
                         1.59               0.98              108.0
FINISH
```

```
AHYMO PROGRAM (AHYMO392) -- AMAFCA VERSION OF HYMO -- MARCH, 1992
     RUN DATE (MON/DAY/YR) = 03/03/1994
     START TIME (HR:MIN:SEC) = 07:18:10      USER NO.= Z_GOODWN.S92
     INPUT FILE = TR1.DAT

START                    TIME=0.0

***** HYDROGRAPH FOR TRAMONT APTS. - DEVELOPED

RAINFALL                 TYPE=1 RAIN QUARTER=0.0 IN

                         RAIN ONE=2.23 IN RAIN SIX=2.90 IN

                         RAIN DAY=3.65 IN DT=0.03333 HR

                    COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2
-- PEAK AT 1.40 HR.
                    DT =      .033330 HOURS          END TIME =      5.999400 HOURS
                       .0000    .0055    .0110    .0167    .0225    .0284    .0345
                       .0406    .0469    .0534    .0600    .0668    .0738    .0809
                       .0882    .0958    .1035    .1115    .1197    .1282    .1370
                       .1461    .1555    .1653    .1754    .1860    .1971    .2086
                       .2207    .2334    .2469    .2530    .2596    .2667    .2818
                       .3156    .3677    .4425    .5446    .6787    .8498   1.0629
                      1.3228   1.5642   1.6650   1.7500   1.8257   1.8946   1.9579
                      2.0168   2.0718   2.1233   2.1719   2.2176   2.2608   2.3018
                      2.3405   2.3773   2.4122   2.4453   2.4767   2.4850   2.4927
                      2.5002   2.5074   2.5143   2.5210   2.5275   2.5338   2.5400
                      2.5459   2.5518   2.5575   2.5630   2.5685   2.5738   2.5790
                      2.5841   2.5891   2.5940   2.5988   2.6036   2.6082   2.6128
                      2.6173   2.6218   2.6262   2.6305   2.6347   2.6389   2.6431
                      2.6471   2.6512   2.6552   2.6591   2.6630   2.6668   2.6706
                      2.6743   2.6780   2.6817   2.6853   2.6889   2.6925   2.6960
                      2.6995   2.7029   2.7063   2.7097   2.7131   2.7164   2.7197
                      2.7229   2.7262   2.7294   2.7325   2.7357   2.7388   2.7419
                      2.7450   2.7480   2.7511   2.7541   2.7570   2.7600   2.7629
                      2.7658   2.7687   2.7716   2.7745   2.7773   2.7801   2.7829
                      2.7857   2.7885   2.7912   2.7939   2.7966   2.7993   2.8020
                      2.8046   2.8073   2.8099   2.8125   2.8151   2.8177   2.8202
                      2.8228   2.8253   2.8279   2.8304   2.8329   2.8353   2.8378
                      2.8402   2.8427   2.8451   2.8475   2.8499   2.8523   2.8547
                      2.8571   2.8594   2.8618   2.8641   2.8664   2.8687   2.8710
                      2.8733   2.8756   2.8779   2.8801   2.8824   2.8846   2.8868
                      2.8890   2.8912   2.8934   2.8956   2.8978   2.9000

COMPUTE NM HYD           ID=1 HYD NO=101.1 AREA=0.007700 SQ MI

                         PER A=0   PER B=18   PER C=0      PER D=82

                         TP=0.1333 HR MASS RAINFALL=-1


        K =    .072649HR     TP =    .133300HR     K/TP RATIO =    .545000      SHAPE
CONSTANT, N =  7.106420
        UNIT PEAK =    24.928     CFS   UNIT VOLUME =     .9989        B =    526.28
    F60 = 2.2900
        AREA =        .006314 SQ MI     IA =     .10000 INCHES     INF =     .04000 I
NCHES PER HOUR
```

K = .134744HR TP = .103300HR K/TP RATIO = 1.010815 SHAPE CONSTANT, N = 1.492226

UNIT PEAK = 2.3248 CFS UNIT VOLUME = .9962 B = 319.76 P60 = 2.2909

AREA = .001306 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033330

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 101.10

RUNOFF VOLUME = 2.35963 INCHES = .9690 ACRE-FEET,

PEAK DISCHARGE RATE = 23.78 CFS AT 1.500 HOURS BASIN AREA = .0027 SQ. MI.

*****RESERVOIR ROUTE THE DEVELOPED STORM

ROUTE RESERVOIR ID=2 HYD NO=101.2 INFLOW ID=1 CODE=24

OUTFLOW (CFS)	STORAGE(AC-FT)	ELEVATION(FT)
0.0	0.0	100.0
0.78	0.057	102.0
1.12	0.17	104.0
1.38	0.52	106.0
1.59	0.98	108.0

* * * * * * * * * * * * * * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	100.00	.000	.00
.80	.79	100.28	.008	.11
1.60	16.54	105.48	.430	1.31
2.40	1.14	106.90	.726	1.47
3.20	.36	106.65	.670	1.45
4.00	.27	106.33	.595	1.41
4.80	.25	106.00	.520	1.38
5.60	.26	105.68	.447	1.33
6.40	.02	105.16	.374	1.27
7.20	.00	104.70	.292	1.21
8.00	.00	104.25	.214	1.15
8.80	.00	103.48	.141	1.03
9.60	.00	102.38	.079	.85
10.40	.00	101.17	.033	.45
11.20	.00	100.47	.013	.18
12.00	.00	100.19	.005	.07
12.80	.00	100.08	.002	.03
13.60	.00	100.03	.001	.01
14.40	.00	100.01	.000	.00

[illegible] = [illegible]

MAXIMUM AVERAGE = [illegible] .7577 MB/FT MINIMUM TIME = [illegible]

10 of 10

[illegible]

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 07:18:11

3452010

Sanctity of Contract

STEWART TITLE
LIMITED

July 29, 1994

Mr. Alan Boyar
Fabco Builders Inc.
7901 Blue Jay Lane N.E.
Albuquerque, New Mexico 87109

Dear Alan,

I have checked the Ten foot (10') Drainage Easement, as you requested, and believe that fee title is still vested in the Offimiano J. Gutierrez Estate. This easement can be described as follows:

A Ten Foot (10') Drainage Easement lying between Lots Numbered Eighteen (18) and Nineteen (19) in Block Lettered "N", of the New Holiday Park Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 15, 1970, in Plat Book D4, Folio 58.

If you have any further questions, please call me.

Sincerely,

Warren J. Prue
Vice President
Escrow/Title Officer
Stewart Title Ltd.

Post-It™ brand fax transmittal memo 7671 | # of pages ▸ 1

To Mark Goodwin	From Allan Boyar
Co.	Co.
Dept.	Phone # 822-1900
Fax # 345-2010	Fax #