PUBLIC WORKS/HYDROLOGY

F23/D2A

F23/D2A

25×10

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FILE COPY

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

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO PUBLIC SAFETY

June 1, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CERTIFICATION FOR GLENWOOD POINTE (F-23/D2A)
CERTIFICATION STATEMENT DATED MAY 18, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of May 19, 1989, Certification for the referenced drainage plan is acceptable.

Please be advised that prior to release of the Certificate of Occuapncy , we will need the signed-off copy of the S.O. #19 plan from Inspection Section.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+69)

25×10

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DRAINAGE INFORMATION SHEET

600695

PROJECT TITLE: GLENWOOD POINTE ZONE ATLAS/DRNG. FILE #: F-23/D2A

LEGAL DESCRIPTION: TR. B-1, TIERRA AMADA

CITY ADDRESS: MANITOBA NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: ROGER HEARN CONTACT: ROGER HEARN

ADDRESS: 5408 MOON NE PHONE: 292-7332

ARCHITECT: DESIGN COLLABORATIVE CONTACT: MARC SCHAFF

ADDRESS: PHONE: 843-9639

SURVEYOR: GORDON J. DOUGLAS & ASSOC. CONTACT: GORDON DOUGLAS

ADDRESS: PHONE: 268-4429

CONTRACTOR: D.D.I. CONTACT: ROGER HEARN

ADDRESS: 5408 MOON NE PHONE: 292-7332

RECEIVED
MAY 19 1989
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 86-730

EPC NO. ___

PROJ. NO. 3083

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 05-18-89

BY: JEFF MORTENSEN

25 x 10

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Photograph(s)
Follow
Which Do Not
Always
Reproduce
Well

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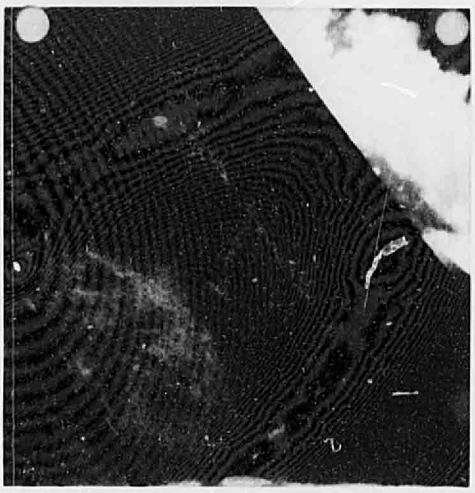

Glenw
Point

F23/D2A

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

RECEIVED
JAN 09 1987
HYDROLOGY SECTION

DESIGN REVIEW COMMITTEE MEETING 12/31/87 1:20 p.m.

PROJECT: Glenwood Pointe Apartments, Project #3083

CONSULTANT: Tom Mann & Associates

IN ATTENDANCE: Andre Houle, DRC Chairman/Design Review
Bob Hogrefe, PWD/Engineering-Design Review
Bill Westmoreland, PWD/Engineering-Utility Development
Dave Harmon, Traffic Engineering
Carlos Montoya, PWD/Engineering-Hydrology
Leonard Utter, Tom Mann & Associates
Terry Reiking, Recording Secretary

The above project was submitted to the DRC for final signature. Plans were approved only by Mr. Westmoreland after delegating the following:

1. Sheets 6 & 7 - Change valvue box type from B to A.

However, these plans cannot be approved by other DRC members at this time due to the fact that it has not been established where this project is relative to DRB. An approved drainage report and site plan approval is required. Also, it has not been determined if there are any infrastructure improvements.

Originals were returned to Mr. Utter.

AH/tar

cc: Atendees
Project File #3083

25×10

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

F23D24

60694
November 25, 1987

RECEIVED
NOV 25 1987
HYDROLOGY SECTION

Mr. Rick Duran
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Glenwood Pointe

Dear Rick:

A field inspection of Glenwood Pointe revealed that the project is in substantial compliance with the drainage for the first units. Rundown has been poured into the arroyo and the baffle is in place. The grades are such that the stormwaters flow to the storm inlet.

We request that you give a temporary Certificate of Occupancy to the existing units. The owner has been notified that an engineer must certify the drainage before a final Certificate of Occupancy can be obtained.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr. P.E.

TTM:dj

xc: Chet Hearn

25 x 10

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

FILE COPY

Mayor
Ken Schultz

August 14, 1987

Mr. Chet Hern
D. D. I., Inc.
5408 Moon, NE
Albuquerque, NM 87111

RE: DRAINAGE COMPLAINT FOR GLENWOOD POINTE (F23-D2A)

Dear Mr. Hern:

We have received a drainage complaint from our Storm Drainage Maintenance Section. The storm drain system to the arroyo has not been completed and the bank has failed. Storm water has eroded the bank causing erosion and the deposit of sediment in the arroyo. According to the encroachment agreement recorded December 9, 1987, you are responsible to correct this problem.

Thank you for your immediate attention to this matter.

Sincerely yours,

Carlos A Montoya

Carlos Montoya, Hydrology Section
Utility Development Division
Public Works-Engineering Group

CAM/trs
(9212E)

cc: John P. Kelly, Storm Drainage Maintenance/PWD-Operations Group

25×10

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

April 2, 1987

Chet Hern
D.D.I., Inc.
5408 Moon, NE
Albuquerque, New Mexico 87111

RE: REQUEST FOR LANDSCAPE ENCROACHMENT ON PUBLIC R/W
(F-23/D2A) GLENWOOD POINTE

Dear Mr. Hern:

My August 18, 1986 letter to Mr. Tom Mann indicated that the Storm Drainage Maintenance group would not allow a landscape encroachment. As of this date, I have not received any other indications from the Storm Drainage Maintenance group that indicates they have changed their minds.

Please call me at 768-2650 if you should have any questions.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: Tom Mann, P.E.

CAM/bsj

25×10

FILE COPY

MEMORANDUM:

March 24, 1987

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.

ENGINEERING GROUP

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Division/PWD FJA

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
GLENWOOD POINTE (F-23/D2A)

Transmitted herewith, is a copy of the approved drainage plan for the referenced projects incorporating the S.O. 19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. 19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Enclosures

25×10

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 17, 1987

Jeff Mortensen
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED S.O. #19 FOR GLENWOOD POINTE (F-23/D2A)
ENGINEER'S STAMP DATED FEBRUARY 26, 1987

Dear Jeff:

Based on the information provided on your resubmittal of February 27, 1987, the above referenced drainage plan is approved for S.O. #19 revision.

Please provide the contractor with a copy of this revised plan.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

cc: Becky Sandoval

BJM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 2317

DDI, INC
5408 Moon NE
Albuquerque, NM 87111
505-821-3207

RECEIVED
MAR 10 1987
HYDROLOGY SECTION

March 4, 1987

City of Albuquerque
Hydrology Section
PO Box 1293
Albuquerque, NM 87103

ATTN: MR. CARLOS A. MONTOYA, PE

RE: REQUEST LANDSCAPE ENCROACHMENT ON PUBLIC RIGHT OF WAY
(F-23/D2A) GLENWOOD POINTE

Dear Mr. Montoya:

We are requesting a five to seven foot enchroachment in public right of way immeadiately east of Glenwood Pointe Subdivision.

Attached is the site plan approved by City Planning Department with the requested encroachment marked in red.

We feel that our request should be granted due to the following.

1. Landscaping is required by Planning Dept.
2. Space between property line and drainage way is very narrow and is not wide enough for vehicle access.
3. Access to drainage ditch is available from the Bear Canyon Arroya located on the north.

Should you have any questions please let me know.

Sincerely,

DDI, Inc.
Chet Hearn, President

25×10

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DRAINAGE INFORMATION SHEET

60692

PROJECT TITLE: GLENWOOD POINTE ZONE ATLAS/DRNG. FILE #: F23/D24

LEGAL DESCRIPTION: TRACT B-1, TIERRA AMADA TOWNHOUSES

CITY ADDRESS:

ENGINEERING FIRM: TOM MANN & ASSOC CONTACT: J. G. MORTENSEN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

OWNER: CHET HEARN CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: DESIGN COLLABORATIVE CONTACT: BOB HEYSER

ADDRESS: PHONE: 846-9639

SURVEYOR: SOUTHWEST SURVEYING CONTACT: FRANK WILSON

ADDRESS: PHONE: 247 4444

CONTRACTOR: NOT KNOWN CONTACT:

ADDRESS: PHONE:

RECEIVED FEB 27 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO. F23/D24

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

✓ SO #19

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

✓ OTHER SO #19 (SPECIFY)

DATE SUBMITTED: J.G. MORTENSEN

BY: 02-27-87

25×10

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 23, 1987

Leonard Utter
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR GLENWOOD POINTE (F-23/D2A)
RECEIVED JANUARY 22, 1987

Dear Mr. Utter:

The above referenced plan dated January 21, 1987, is approved for Building Permit.

Also approved is the S.O. #19. Please provide the contractor with approved plans and this approved letter for an excavation permit.

If you should have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bs;

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 2320

60691

PROJECT TITLE: GLENWOOD POINTE ZONE ATLAS/DRNG. FILE #: F23/D2A

LEGAL DESCRIPTION: TRACT B-1, TIERRA AMADA TOWNHOMES

CITY ADDRESS: N/A

ENGINEERING FIRM: TOM MANN & ASSOC CONTACT: LEONARD UTT

ADDRESS: 8TH DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: DESIGN COLLABORATIVE CONTACT: BOB HEISER

ADDRESS: 105 4th ST. N.W. PHONE: 846-9639

SURVEYOR: SOUTHWEST SURVEYING CONTACT:

ADDRESS: 215 MARBLE N.W. PHONE:

CONTRACTOR: NOT KNOWN CONTACT: ARCHITECT

ADDRESS: PHONE:

RECEIVED JAN 22 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES.

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT

___ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

✓ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

✓ OTHER REVISIONS (SPECIFY)

DATE SUBMITTED: 01-22-87

BY: [signature]

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DRAINAGE INFORMATION SHEET

60691

PROJECT TITLE: GLENWOOD POINTE ZONE ATLAS/DRNG. FILE #: F23/D2A

LEGAL DESCRIPTION: TRACT B-1, TIERRA AMADA TOWNHOMES

CITY ADDRESS: N/A

ENGINEERING FIRM: TOM MANN + ASSOC CONTACT: LEONARD UTTE

ADDRESS: 8TH DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: DESIGN COLLABORATIVE CONTACT: BOB HEISER

ADDRESS: 105 4th ST. N.W. PHONE: 846-9639

SURVEYOR: SOUTHWEST SURVEYING CONTACT:

ADDRESS: 215 MARBLE N.W. PHONE:

CONTRACTOR: NOT KNOWN CONTACT: ARCHITECT

ADDRESS: PHONE:

PRE DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED JAN 19 1987 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT

___ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

✓ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

✓ OTHER REVISIONS (SPECIFY)

DATE SUBMITTED: 01-19-87

BY: [signature]

25×10

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Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

60691
December 31, 1986

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

Re: Revised Drainage Plan for Glenwood Pointe (F-23/D2A)

Dear Carlos:

I have reviewed your comments on the above referenced plan and have addressed them as follows:

1. A wall will be constructed at the end of the rundown so that runoff will not cause erosion. The work within the City right-of-way will be constructed under Special Order #19.

2. The revised plan shows invert elevations for the 24" CMP and rundown.

Should you have any questions or comments concerning any aspect of this matter, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Leonard P. Utter
Project Engineer

LPU:dj

RECEIVED
JAN 2 1987
HYDROLOGY SECTION

25×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: GLENWOOD POINTE ZONE ATLAS/DRNG. FILE #: F23/D2A

LEGAL DESCRIPTION: TRACT B-1, TIERRA AMADA TOWNHOMES

CITY ADDRESS: N/A

ENGINEERING FIRM: TOM MANN + ASSOC CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: CONTACT ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: DESIGN COLLABORATIVE CONTACT: BOB HEISER

ADDRESS: PHONE: 846-9639

SURVEYOR: SOUTHWEST SURVEYING CONTACT:

ADDRESS: 215 MARBLE N.W. PHONE:

CONTRACTOR: NOT KNOWN CONTACT: ARCHITECT

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

RECEIVED JAN 2 1987 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

✓ OTHER S.O. #19 (SPECIFY)

DATE SUBMITTED: 12-31-86

BY: [signature]

25 × 10

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 7, 1986

Ray Pang
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR GLENWOOD POINTE (F-23/D2A)
RECEIVED OCTOBER 14, 1986

Dear Ray:

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

1. The conceptual grading and draiange plan is approved.

2. Please change the conceptual drainage plan title for Building Permit approval.

3. The 6' x 5' x 6" concrete pad does not appear to be an energy dissipator. Erosion could possibly start with this pad. Will the work in City right-of-way be on S.O. #19 or Work Order?

4. Please show spot elevations and dimensions for the 24" CMP and rundown.

5. I have submitted the Encroachment Agreement to Legal.

If you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

25 x 10

DRAINAGE INFORMATION SHEET

PROJECT TITLE: GLENWOOD POINTE ZONE ATLAS/DRNG. FILE #: F-23/D2A

LEGAL DESCRIPTION: TRACT B-1, TIERRA AMADA TOWNHOMES

CITY ADDRESS: N/A

ENGINEERING FIRM: Tom Mann & Assoc. Inc. CONTACT: Ray Pang

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: Glenwood Pointe CONTACT:

ADDRESS: PHONE:

ARCHITECT: Design Collaborative CONTACT: Bob Heiser

ADDRESS: PHONE: 846-9639

SURVEYOR: Southwest Surveying CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 14 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 10/14/86

BY: R Pang

Note:
Encroachment Agreements enclosed for approval.

25 X

0000 0000 2326

FILE COPY

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

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

August 18, 1986

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REQUEST TO ENCROACH ON PUBLIC RIGHT-OF-WAY GLENWOOD POINT (F-23/D2A) RECEIVED AUGUST 4, 1986

Dear Mr. Mann:

I have reviewed the referenced request and forward the following comments:

We cannot allow encroachment along the east property line. Storm drain maintenance requires a buffer area for maintenance responsibilities be provided. The request for a 30 foot encroachment along the north requires more information. We will require existing and proposed contours for the area requested.

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

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

25 x 10

0000 0000 2327

Tom Mann & Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

RECEIVED
AUG 04 1986
HYDROLOGY SECTION

60692
August 1, 1986

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

Re: Glenwood Point

Dear Fred:

Transmitted herewith is a copy of the Conceptual Grading and Drainage Plan for Tierra Amada. The name of the project has been changed to Glenwood Point.

As I have previously discussed with you, we are requesting that the City grant to our client a 6' encroachment agreement along the east property line and a 30' encroachment along the north property line. Our field visit indicated that this land is essentially unusable to anyone except the owner of Tract B-1 and therefore would be a benefit to this owner.

As you will note on the print, there is parking encroaching into the easement to the east. The EPC did not allow it and I have not revised my Plan yet, however, I want to assure you that the parking will not encroach. The reason for the encroachment to the east is to allow the units on the east side to have additional backyard. There will be on dwelling units built within the 6' encroachment, only a fence and landscaping of the back yards.

Along the north side of the project, 30' is more than we need, however I felt like it would be best to use the available land so that we don't have unlandscaped areas setting to the north of our project. Thirty feet would allow large back yards and plenty of room for these units.

Please advise us at your earliest convenience if these encroachments will be allowed. We are prepared to go ahead with the project as soon as we receive your answer. In fact, at the

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present time we are stopped until we do receive your answer. Should you have any questions or comments, please do not hesitate to call. Thank you.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr. P.E.
President

TTM:djj
Enclosures
xc: Chet Hearn
Bob Heiser

25×10

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 1, 1986

Tom Mann
Tom Mann & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR TIERRA AMADA
(F-23/D2A) RECEIVED APRIL 25, 1986

Dear Mr. Mann:

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

1. Require preliminary street grades for Tramway Blvd.
2. Parking is shown outside the northeast property line.
3. You will need concurrence to grade outside the property limits.
4. Need concurrence to discharge to the 75 foot drainage right-of-way.
5. Who is responsible for maintaining the 75 foot Right-of-Way channel?

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

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

25×10

0000 0000 2330

DRAINAGE INFORMATION SH

PROJECT TITLE: Tierra Amada ZONE ATLAS/DRNG. FILE #: F-23/D2A

LEGAL DESCRIPTION: Tract B-1 Tierra Amada Townhomes

CITY ADDRESS: N/A

ENGINEERING FIRM: Tom Mann & Assoc Inc CONTACT: Tom Mann

ADDRESS: 811 Dallas NE 87110 PHONE: 265-5611

OWNER: Tierra Amada CONTACT:

ADDRESS: PHONE:

ARCHITECT: Design Collabrative CONTACT: Where Schiff

ADDRESS: 105 4th S.W. PHONE: 843-9639

SURVEYOR: Southwest Surveying CONTACT:

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
APR 25 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 4/25/86

BY: Tom Mann

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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: F23 DATE: 4-22-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Terra Avada

STREET ADDRESS (IF KNOWN): Lomas Tramway & Manitoba

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
X	SITE DEVELOPMENT PLAN	____	BUILDING PERMIT
____	OTHER	____	ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Jeff Mowman	
	Carl Montoya	

FINDINGS:

(1) Require conceptual drainage plan for Site Plan Approval

(2) Free discharge to Manitoba approval appropriate engineer must address
(A) street capacity on Manitoba & Tramway
(B) Determine where flows go

(3) Need preliminary street grade for adjacent streets for site plan approval

(4) Require city approved street grade for building permit

(5) Bear Canyon arroyo does not affect site due to elevation and bridge is on the north end of the arroyo

(6) If drainage to future Tramway need an interim plan to drain ~~drainage~~ site coordinate with State Highway

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

SIGNED:	Carl A Montoya	SIGNED:	Jeffrey G Mowman
TITLE:		TITLE:	
DATE:	4-22-86	DATE:	04-22-86

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

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86120941

86CO255

481

RECEIVED
OCT 14 1986
HYDROLOGY SECTION

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE

This Agreement, between the City of Albuquerque, New Mexico ("City") and Diversified Development & Investment, Inc. (D.D.I.) or Assigns ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at Tramway Blvd. and Manitoba Dr. N.E. in Albuquerque, New Mexico, and more particularly described as:

Legal Discription: Tract B-1, Tierra Amada Townhomes

Recorded in Book Misc. C19, at pages 38 to N/A, of the records of the County of Bernalillo, State of New Mexico.

RECEIVED
MAR 10 1987
HYDROLOGY SECTION

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

I. Minor grading in Bear Canyon Arroyo R.O.W. (Exhibit I)

II. Corrugated metal pipe with concrete rundown into City drainage R.O.W. (Exhibit II)

A sketch of the proposed or existing Improvement is attached and made a part of this Agreement.

The City agrees to permit the encroachment of the Improvement on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City. The User will be solely responsible for paying all related costs. The User will not

~~7-3-86~~
7-11-86 HRO

25×10

permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 90 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

5. Failure to Perform by User, Emergency and Lien by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount, if permitted to do so by law.

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7. Notice. For purposes of giving formal written notice to the User, User's address is:

5408 Moon N.E.
Albuquerque NM 87111

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 6 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

8. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property.

2-3-86

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0000 0000 2334

9. Term. This Agreement shall continue until terminated in writing by the User and the City, or until all conditions of this agreement have been met.

10. Binding on User's Property. The obligations of the User set forth herein shall be binding upon the User, his heirs, assigns and successors and on User's Property, and constitute covenants running with User's Property until released by the City.

11. Entire Agreement. This Agreement 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.

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

13. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE

Approved By:

Chief Administrative Officer
Dated: 11-24-86

USER:

President, D.D.I.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 DEC -9 AM 9:50

BK 427A PG 481-487
DOLORES C. WALLER
CO CLERK & RECORDER

-3- 2-3-86

25×10

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

The foregoing instrument was acknowledged before me this 13th day of October, 1986 by Chet Hearn, Pres DDI, Inc
(User)

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-89

Charles G. Cala Jr.
Notary Public

My commission expires:

5-6-89

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

The foregoing was acknowledged before me this 13th day of October, 1986 by Chet Hearn, President, Diversified Development + Investments, Inc.
(Title) (Name of Corporation)

a New Mexico corporation, on behalf of said
(State of Corporation)

corporation.

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-89

Charles G. Cala Jr.
Notary Public

My commission expires:

5-6-89

2-3-86

25×

0000 0000 2336

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

The foregoing was acknowledged before me this _____ day of _____, 19__, by _____,
(Name of acknowledging Partner or Partners)

on behalf of _____,
(Name of Partnership)

a partnership.

_____
Notary Public

My commission expires:

_____

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

The foregoing instrument was acknowledged before me this 24th day of November, 1986, by Gene Romo, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

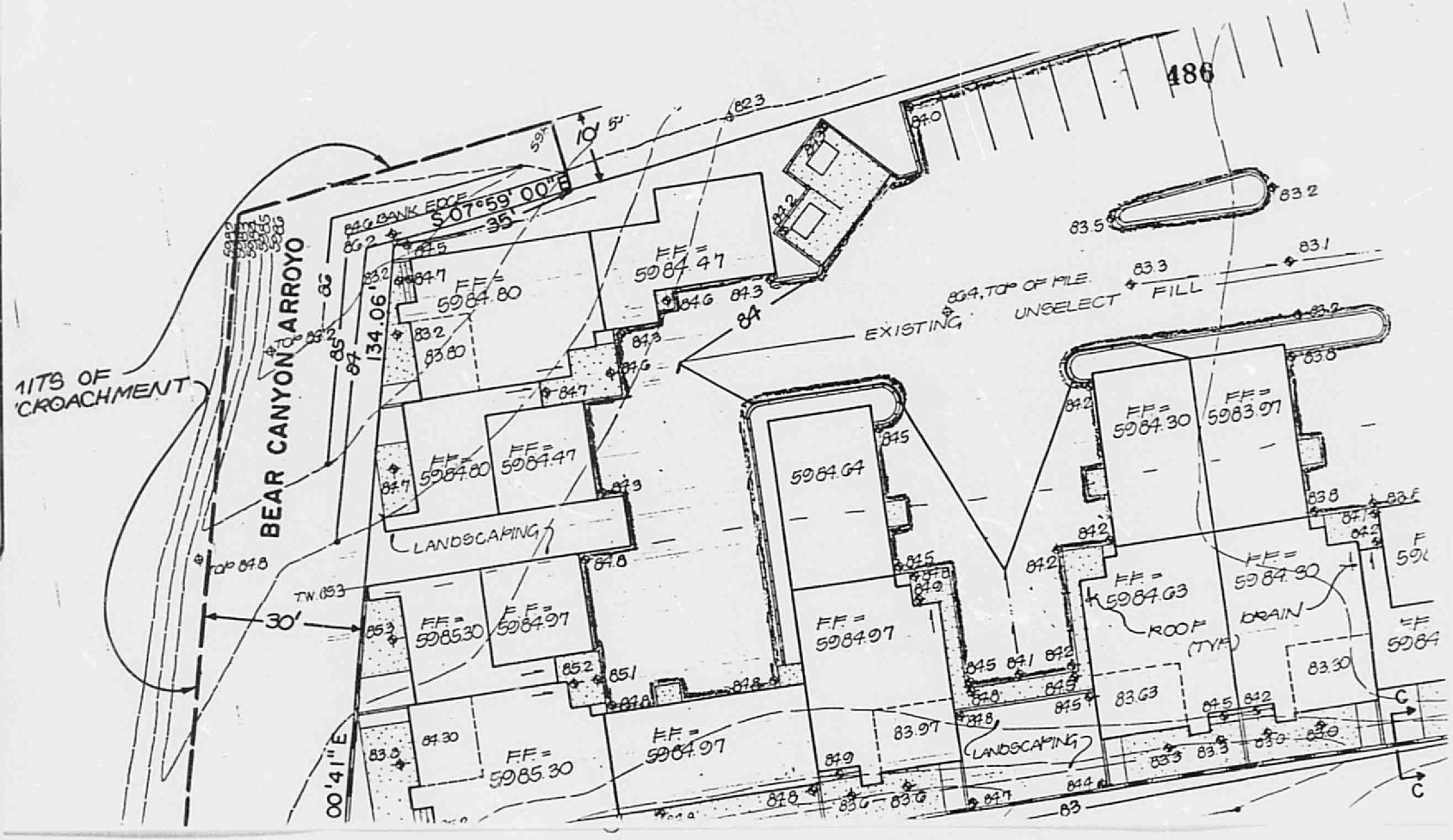
Priscilla Phillips
Notary Public

My commission expires:

3-17-90

2-3-86

25×10


BEAR CANYON ARROYO
LIMITS OF ENCROACHMENT
S 07°59' 00" E
35'
134.06'
BANK EDGE
EXISTING
UNSELECT FILL
TOP OF PILE
LANDSCAPING
ROOF DRAIN (TYP)
30'
N 00°41' E
F.F. = 5984.80
F.F. = 5984.47
F.F. = 5984.64
F.F. = 5984.97
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F.F. = 5984.30
F.F. = 5983.97
F.F. = 5984.63

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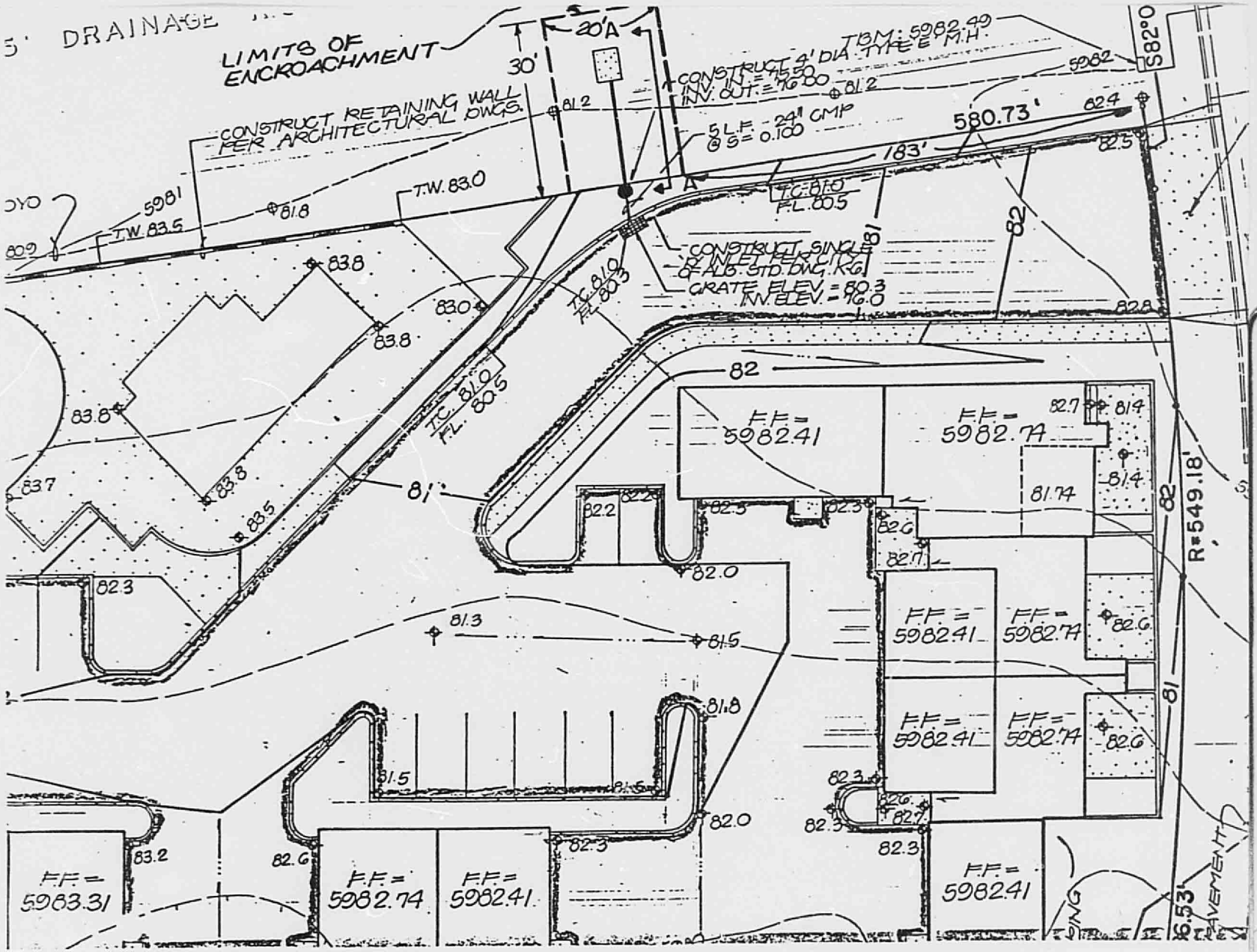
32×


5' DRAINAGE
LIMITS OF ENCROACHMENT
30'
20'A
CONSTRUCT RETAINING WALL PER ARCHITECTURAL DWGS.
CONSTRUCT 4' DIA. TYPE E M.H.
TBM: 5982.49
INV. IN = 76.50
INV. OUT = 76.80
5 L.F. 24" CMP @ S = 0.100
580.73'
183'
T.W. 83.0
T.W. 83.5
T.C. 81.0
F.L. 80.5
CONSTRUCT SINGLE INLET PER CITY OF ALB. STD. DWG. K-61
GRATE ELEV. = 80.3
INV. ELEV. = 76.0
S82°0
R=549.18'
FF= 5982.41
FF= 5982.74
FF= 5983.31
82
81
80.9
83.8
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83.0
82.3
82.2
82.0
81.3
81.5
81.8
82.6
82.7
81.4
81.74
83.2
82.5
82.8
6.53'
PAVEMENT

0000 0000 2339

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

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO PUBLIC SAFETY

June 1, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CERTIFICATION FOR GLENWOOD POINTE (F-23/D2A)
CERTIFICATION STATEMENT DATED MAY 18, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of May 19, 1989, Certification for the referenced drainage plan is acceptable.

Please be advised that prior to release of the Certificate of Occuapncy , we will need the signed-off copy of the S.O. #19 plan from Inspection Section.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+69)

AN EQUAL OPPORTUNITY EMPLOYER

25×10

F23/D2A

Prepared by: Espey, Huston and Associates, Inc.

DRB-86-312
Z-71-34-1

TRAMWAY RIDGE BUSINESS PARK
PUBLIC INFRASTRUCTURE LISTING

June 17, 1986

RECEIVED
JUN 20 1986
HYDROLOGY SECTION

ITEM	FROM	TO	DESCRIPTION
I. PROPOSED INFRASTRUCTURE			
A. Paving			
1. Tramway Hills Drive (Major Local)	Intersection of Manitoba Street and Tramway Hills Drive	Intersection of Tramway Hills Drive and Tramway Boulevard	Approximately 1630 L.F. of 40' F-F width paving (minimum), to include standard curb and gutter, and 4' wide sidewalk, both sides. Also to include 200 L.F. of of a left turn bay and median opening approximately 170' west of Tramway Boulevard. (Required only if median opening is approved by UTPPB.)
2. Tramway Ridge Drive (Local)	Intersection of Tramway Hills Drive and Tramway Ridge Drive, approximately 590' south of Manitoba Street	Intersection of Tramway Ridge Drive and Tramway Hills Drive, approximately 670' west of Tramway Boulevard	Approximately 700 L.F. of 32' F-F width paving, to include standard curb and gutter, and 4' wide sidewalk, both sides.
3. Tramway Ridge Place (Cul-de-sac)	Intersection of Tramway Hills Drive and Tramway Ridge Place, approximately 590' south of Manitoba Street	Approximately 330' west of aforementioned intersection at end of cul-de-sac	Approximately 310 L.F. of 32' F-F width and 50' radius cul-de-sac paving, to include standard curb and gutter, and 4' wide sidewalk, both sides.
4. Manitoba Street	Intersection of Tramway Boulevard and Manitoba Street	Approximately 600' west of aforementioned intersection	Approximately 220 L.F. of transition from 32' F-F width to 40' F-F width at the intersection of Tramway Boulevard and Manitoba Street on south side only, and approximately 600' L.F. of 4' sidewalk on south side only.
B. Water			
1. Tramway Hills Drive	Intersection of Manitoba Street and Tramway Hills Drive	Intersection of Tramway Hills Drive and Tramway Boulevard	Approximately 1650 L.F. of 10" waterline, to include all fittings, valves, meters, fire hydrants, and other appurtenances.

25X10

ITEM	FROM	TO	DESCRIPTION
2. Tramway Ridge Drive	Intersection of Tramway Hills Drive and Tramway Ridge Place, approximately 590' south of Manitoba Street	Intersection of Tramway Ridge Drive and Tramways Hills Drive, approximately 670' west of Tramway Boulevard	Approximately 740 L.F. of 8" waterline, to include all fittings, valves, meters, fire hydrants, and other appurtenances.
3. Tramway Ridge Place	Intersection of Tramway Hills Drive and Tramway Ridge Place, approximately 590' south of Manitoba Street	Approximately 330' west of aforementioned intersection and end of cul-de-sac	Approximately 380 L.F. of 8" waterline, to include all fittings, valves, meters, fire hydrants, and other appurtenances.
C. Sanitary Sewer			
1. 20' Sanitary Sewer Easement - located between Lots 9 & 10	Northwest corner of Lot 9, common to northwest corner of Lot 10	Tramway Ridge Place at end of cul-de-sac	Approximately 295 L.F. of 8" SAS line, to include connection to existing manhole in adjacent 15' Sanitary Sewer Easement and manholes.
2. Tramway Ridge Place	Tramway Ridge Place at end of cul-de-sac	Intersection of Tramway Ridge Place and Tramway Hills Drive, approximately 590' south of Manitoba Street	Approximately 330 L.F. of 8" SAS line, to include manholes.
3. Tramway Hills Drive			
a. North SAS line	Intersection of Tramway Ridge Place and Tramway Hills Drive, approximately 590' south of Manitoba Street	Approximately 300' south of Manitoba Street	Approximately 290 L.F. of 8" SAS line, to include manholes.
b. South SAS line	Intersection of Tramway Hills Drive and Tramway Ridge Place, approximately 590' south of Manitoba Street	Intersection of Tramway Hills Drive and Tramway Ridge Drive, approximately 670' west of Tramway Boulevard	Approximately 370 L.F. of 8" SAS line, to include manholes.

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RECEIVED
JUN 20 1986
HYDROLOGY SECTION

ITEM	FROM	TO	DESCRIPTION
4. Tramway Ridge Drive			
a. North SAS line	Intersection of Tramway Ridge Drive and Tramway Hills Drive, approximately 590' south of Manitoba Street	Approximately 220' east of aforementioned intersection	Approximately 220 L.F. of 8" SAS line, to include manholes.
b. South SAS line	Intersection of Tramway Ridge Drive, and Tramway Hills Drive, approximately 670' west of Tramway Boulevard	Approximately 260' east of aforementioned intersection	Approximately 260 L.F. of 8" SAS line, to include manholes.
D. Storm Drainage			
1. North 20' Drainage Easement - located between Lots 9 & 10	Tramway Ridge Place at end of cul-de-sac	Northwest corner of Lot 9, common to northwest corner of Lot 10	Approximately 235 L.F. of a hard-lined drainage rundown. Also, to include rehabilitation of existing drainage rundown between west property line and Yucatan Drive. REHABILITATION OF 15' DRAINAGE EASEMENT ALONG THE NORTH PROPERTY LINE OF LOT 10, IF NEEDED. HYDROLOGY SECTION WILL DETERMINE NEED PRIOR TO APPROVAL OF CONSTRUCTION PLAN BY DRC
2. South 20' Drainage Easement - located at south property line of Lot 12	Tramway Hills Drive, approximately 390' west of Tramway Boulevard	Approximately 155' north of southwest corner of Lot 12 on west property line	Approximately 660 L.F. of a hard-lined drainage rundown. Also, to include rehabilitation of existing drainage rundown between west property line and Yucatan Drive.

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TRAMWAY RIDGE BUSINESS PARK
PUBLIC INFRASTRUCTURE LISTING

JUNE 17, 1986

DRB-86-312
Z-71-34-1

Approved on 6/17, 1986, by the Development Review Board

Richard Dineen — 6/17/86
Planning Division — Date

[illegible] — 6/17/86
Department of Public Works, Utility Development Division — Date

[illegible]
Traffic Engineering — Date

Mike Stone — 6-17-86
Parks and Recreation — Date

Fred Hagman — 6/17/86
City Engineer/AMAFCA — Date

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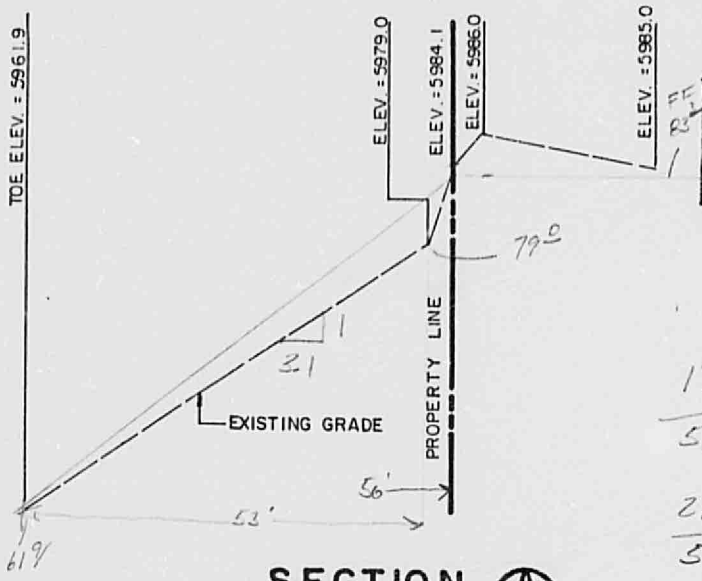
0000 0000 2344



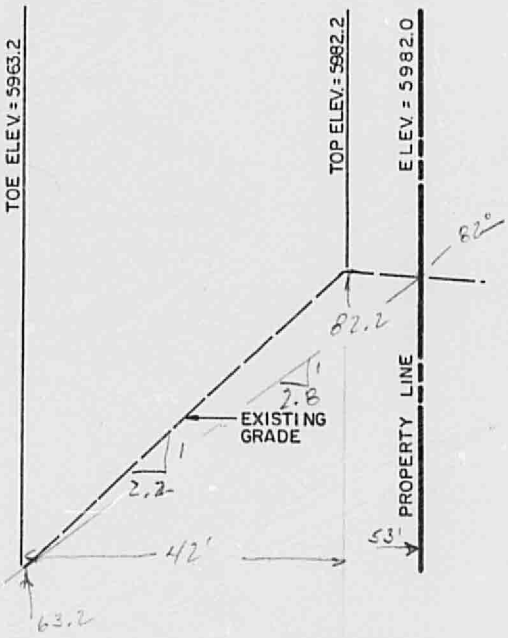
RECEIVED
AUG 04 1986
HYDROLOGY SECTION

$\frac{17.1}{53} = 1:3.1$

$\frac{21.4}{56} = 1:2.6$

SECTION A

H. SCALE: 1" = 20'
V. SCALE: 1" = 10'



$\frac{19.0}{42} = 1:2.2$

$\frac{18.8}{53.} = 1:2.8$

SECTION B

H. SCALE: 1" = 20'
V. SCALE: 1" = 10'

25×10

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F23/D2A 86C00255

86120941

RECEIVED DEC 18 1986 HYDROLOGY SECTION

481

RECEIVED OCT 14 1986 HYDROLOGY SECTION

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE

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Legal Discription: Tract B-1, Tierra Amada Townhomes

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~~2-3-86~~
7-11-86 MRO

25×10

permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

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Albuquerque NM 87111

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25×

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14. Captions. The captions to the sections or paragraphs of this Agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE

Approved By:

Jene Rano

Chief Administrative Officer

Dated: 11-24-86

USER:

President, D.D.I.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 DEC -9 AM 9:50

Misc 427A PG 481-487
BK
DOLORES C. WALLER
CO CLERK & RECORDER

-3- 2-3-86

0000 0000 2348

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

The foregoing instrument was acknowledged before me this 13th day of October, 1986 by Chet Hearn, Pres DDI, Inc
(User)

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-89

Charles G. Cala Jr.
Notary Public

My commission expires:

5-6-89

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

The foregoing was acknowledged before me this 13th day of October, 1986 by Chet Hearn, President, Diversified Development + Investments, Inc.
(Title) (Name of Corporation)

a New Mexico corporation, on behalf of said
(State of Corporation)

corporation.

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-89

Charles G. Cala Jr.
Notary Public

My commission expires:

5-6-89

25×10

0000 0000 2349

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

The foregoing was acknowledged before me this _____ day of _____, 19__, by _____.
(Name of acknowledging Partner or Partners)

on behalf of _____.
(Name of Partnership)

a partnership.

_____
Notary Public

My commission expires:

_____

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

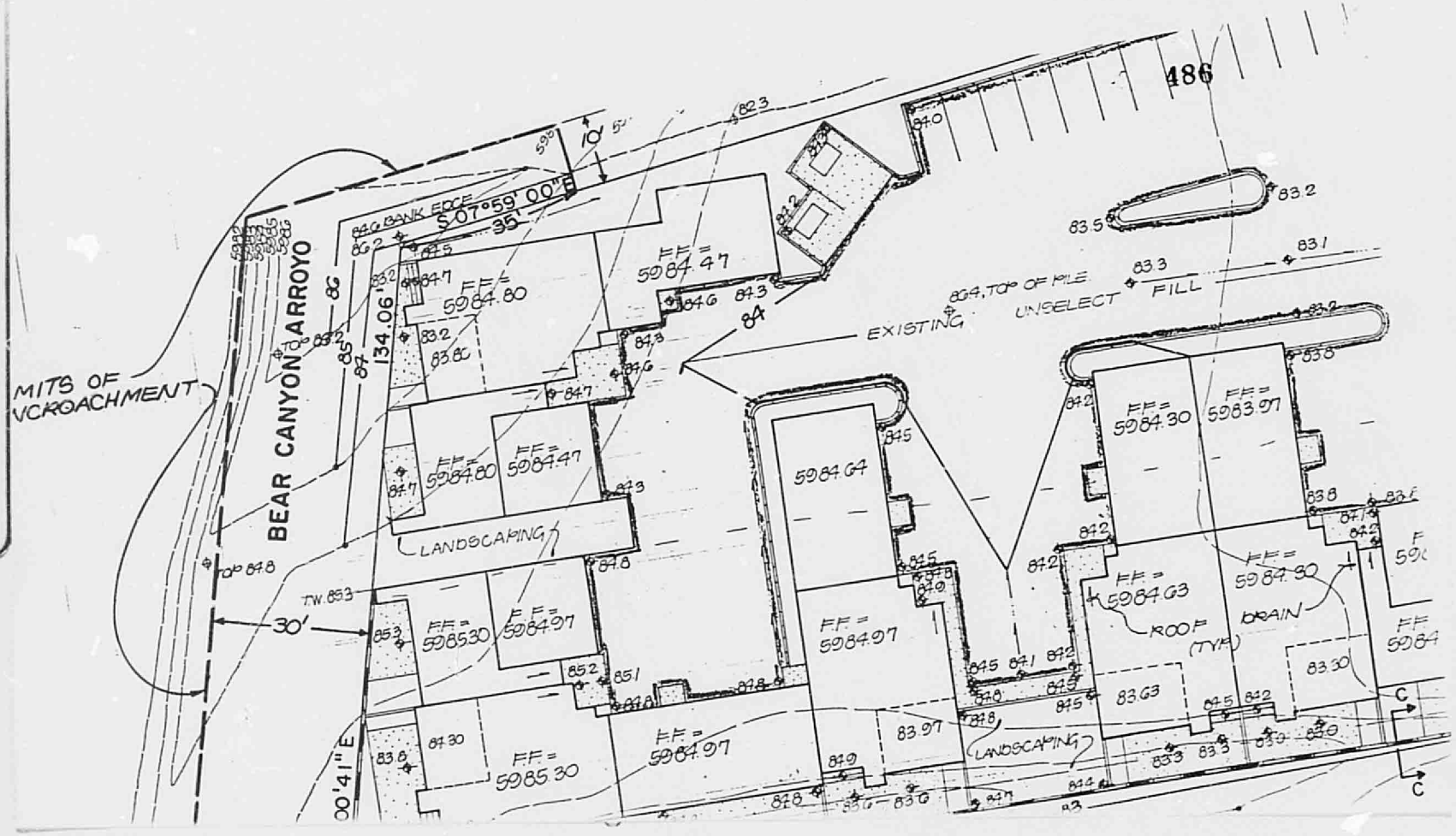
The foregoing instrument was acknowledged before me this 24th day of November, 1986, by Gene Romo, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Priscilla Phillips
Notary Public

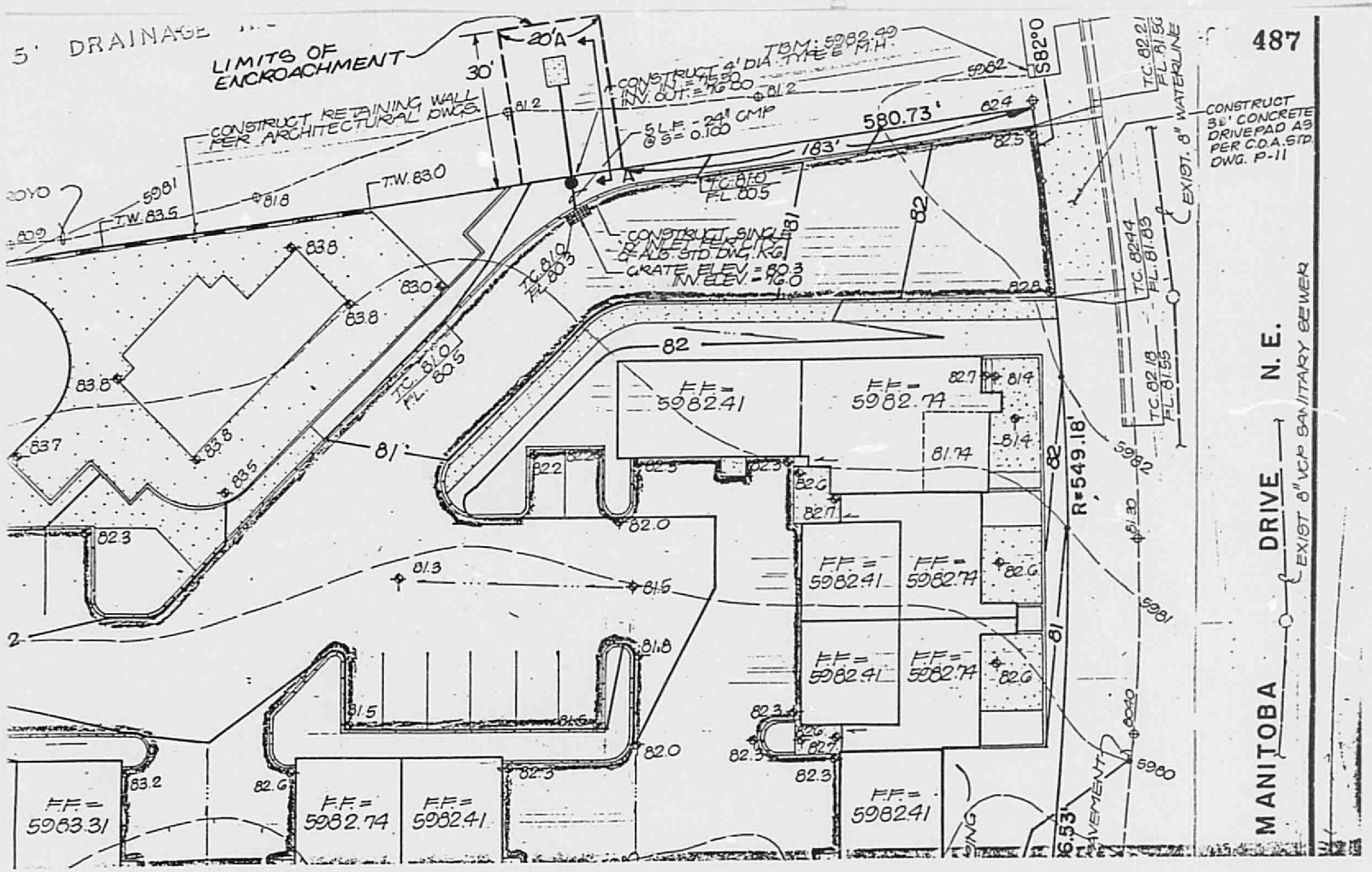
My commission expires:

3-17-90

25×10


BEAR CANYON ARROYO
LIMITS OF ENCROACHMENT
S 07°59' 00" E
35'
134.06'
30'
EXISTING
UNSELECT FILL
LANDSCAPING
ROOF DRAIN
FF = 5984.47
FF = 5984.80
FF = 5984.47
FF = 5984.97
FF = 5985.30
FF = 5984.97
FF = 5984.64
FF = 5984.30
FF = 5983.97
FF = 5984.63
FF = 5984.90

25X
32X


487
EXHIBIT II
MANITOBA DRIVE N.E.
EXIST 8" VCP SANITARY SEWER
EXIST. 8" WATERLINE
CONSTRUCT 36' CONCRETE DRIVEPAD AS PER C.O.A. STD. DWG. P-11
CONSTRUCT 4' DIA. TYPE E M.H.
INV. IN = 76.50
INV. OUT = 76.00
5 L.F. - 24" CMP @ S = 0.100
CONSTRUCT RETAINING WALL PER ARCHITECTURAL DWGS.
LIMITS OF ENCROACHMENT
5' DRAINAGE
CONSTRUCT SINGLE INLET PER I.R.G. & A.G. STD. DWG. K-6
GRATE ELEV. = 80.3
INV. ELEV. = 76.0
580.73'
183'
R=549.18'
S82°0
F.F. = 598241
F.F. = 598274
F.F. = 598331
T.W. 83.0
T.W. 83.5
T.C. 81.0
F.L. 80.5
T.C. 82.21
F.L. 81.56
T.C. 82.44
F.L. 81.83
T.C. 82.18
F.L. 81.55
6.53'
PAVEMENT

0000 0000 2352

DRAINAGE PLAN

The following items concerning the Tierra Amada Drainage Plan are contained herein:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements as shown by the Vicinity Map are located on the north side of Manitoba Drive N.E. and east of Tramway Boulevard N.E. At present, the site is undeveloped. The surrounding area is almost fully developed.

As shown by Plate F-23 of the Albuquerque Master Drainage Study the site does not lie in a designated Flood Hazard Zone. Further study of this plate reveals that the site does lie adjacent to a 75' drainage right-of-way to the Bear Canyon Arroyo. The drainage right-of-way and the Bear Canyon Arroyo. The channel within the 75' drainage right-of-way is approximately 10' deep with earth sides. Treatment of the channel sides has been inconsistent and generally is nonexistent. Since this project will not flow waters over the sides of the channel, there are no plans for bank stabilization. Bank stabilization would be inappropriate for a single project in this reach of the channel where the majority of upstream projects have not had any stabilization.

A portion of Manitoba Drive N.E. is temporary paving. That is a result of the future plans for the widening of Tramway Boulevard. Tramway will be developed as a divided arterial section. At the present time Bernalillo County is preparing for consultant selection for the design of Tramway which would also include the west portion of Manitoba that is now temporary pavement. In all probability, Tramway will be the next as it was north of Montgomery. Tramway will be aligned from the south to north, turning east and west lines. The slopes will be stabilized by seeding. The plans for this project would lend very well to the anticipated future design of Tramway.

The project site is bounded on the east and north by the 75' drainage right-of-way and the Bear Canyon Arroyo which prevent flows from entering the site. The site is above the proposed grades of Tramway and for the most part is above Manitoba Drive. Therefore, offsite flows do not affect this project.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'0" intervals, 2) the contrast between existing and proposed elevations, 3) the limit or character of the existing improvements, and 4) the limit and character of the proposed improvements. As shown by this plan, the proposed improvements consist of the construction of apartment buildings, parking, landscaping, and recreational areas. At present, the site drains to the southeast corner of the site. The proposed development, including the drainage plan indicates that a depression will be created in the center of the site and all runoff from the site will be directed to the depressed area. Very minor flows along the edges of the site will escape onto adjoining right-of-ways. The flows to the center of the site will be collected by a catch basin and piped through a 24" culvert under the 75' drainage right-of-way. The inlet to the channel will be very close to the intersection of the channel and the Bear Canyon Arroyo, therefore, there is a large capacity to receive the flows. The intersection with the Bear Canyon Arroyo is upstream from the John Kinnert Dam, thereby providing adequate storage facilities. A retaining wall will be placed along a portion of Tramway to stabilize the bank and assure that all flows are inward during the interim period prior to construction of Tramway.

The discharge of flows from the site in the manner indicated allows the timely and orderly construction of this project without causing any influence on the design of Tramway or Manitoba. Conversely, the design of those two streets by Bernalillo County should not hold up the progress of this project.

The Calculations which appear below analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Soil Conservation Service Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these Calculations, the proposed improvements will result in an increase in runoff discharged from the site. This pattern of runoff is consistent with the pre-design conference recap which accompanies this submittal.

CALCULATIONS

Ground Cover Information

From SCS Bernalillo County Soil Survey, Plate: 22
Hydrologic Soil Group: Embudo HC - B
Existing Pervious CN = 39 (DPM Plate 22.3 C-2)
Pasture or Range Land: fair condition)
Developed Pervious CN = 61 (DPM Plate 22.2 C-2)

Time of Concentration/Time to Peak

$T_c = 0.0078\ LR^{-77}/S^{0.385}$ (Kirpich Equation)

$T_p = T_c + 10$ min.

Point Rainfall

$P_6 = 2.5$ in. (DPM Plate 22.3 D-1)

Existing Condition

$A_{total} = 101,659$ sf $= 2.32$ Ac

$A_{imp} = 0$ sf; % impervious = 0.0
Composite CN = 39 (DPM Plate 22.2 C-2)
$RO = 0.5$ in (DPM Plate 22.2 D-4)
$q_p = 45.4\ A/T_p = 10.5$ cfs/in runoff

$Q_{100} = Q_{peak} = q_p\ (RO) = 5.3$ cfs

$V_{100} = 1619\ (RO)A = 4,211$ cf

Developed Conditions

$A_{total} = 101,659$ sf $= 2.32$ Ac

$A_{imp} = 0.459$ sf; % impervious = 45.9
Composite CN = 61 (DPM Plate 22.2 C-2)
$RO = 1.6$ in (DPM Plate 22.2 D-4)
$q_p = 45.4\ A/T_p = 10.5$ cfs/in runoff

$Q_{100} = Q_{peak} = q_p\ (RO) = 16.8$ cfs

$V_{100} = 3630\ (RO)A = 12,415$ cf

Comparison

$Q_{100} = 16.8 - 5.3 = 11.5$ cfs (Increa ...)
$V_{100} = 12,415 - 4,211 = 8,204$ cf (Increase)

Inlet Capacity

$Q = C_f\ \sqrt{2gD}\ A$
$Q = 0.6\ \sqrt{(2)(32.2)(0.5)}\ 0.5 = 2.68$ cfs $\times 6.4$ cfs

24" CMP Capacity

$Q = (1.49/n)\ AR^{2/3}\ S^{1/2}$
$Q = (1.49/0.016)\ (3.14)\ (0.5)\ (0.1414) = 17.6$ cfs

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO "LOCATION OF THESE LINES AND FACILITY".
6. AN EXCAVATION/CONSTRUCTION PERMIT MUST BE PROVIDED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROPRIATE COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
7. BACKFILL COMPACTION SHALL BE ACCORDING TO OPEN CHANNEL USE
8. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE [illegible] OF THE PROPERTY DEEDED.

APPROVALS	NAME	DATE
A.C.E./DESIGN	[illegible]	3/11/87
INSPECTOR		
A.C.E./FIELD		

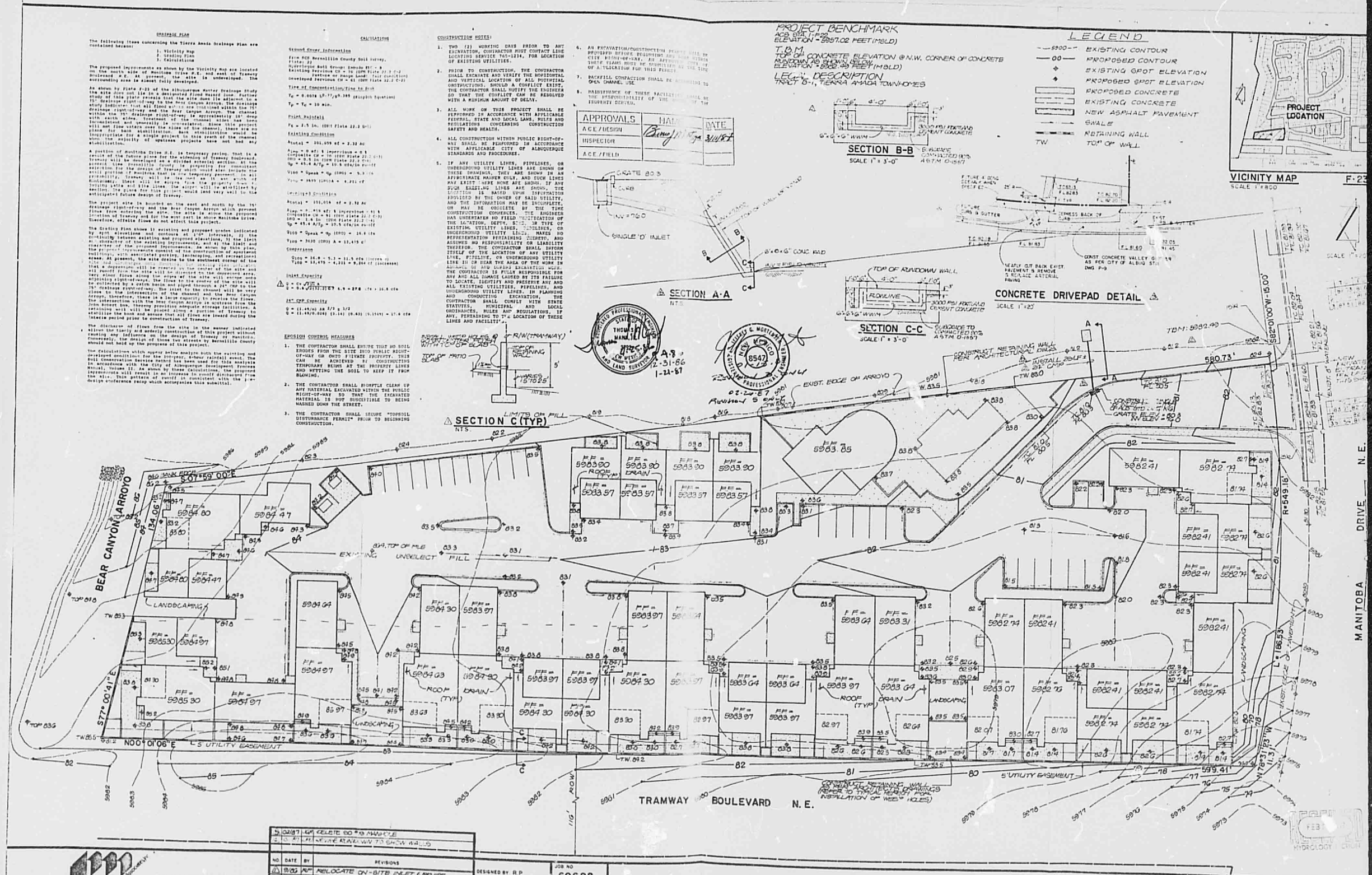
PROJECT BENCHMARK
ACS STA. 1-22
ELEVATION = 5957.02 FEET (MSLD)

T.B.M.
TOP OF CONCRETE ELEVATION @ N.W. CORNER OF CONCRETE RUNDOWN AS SHOWN BELOW.
ELEVATION = 5982.49 FEET (MSLD)

LEGAL DESCRIPTION
TRACT B-1, TIERRA AMADA TOWNHOMES

LEGEND

- 5900 — EXISTING CONTOUR
- 00 — PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED CONCRETE
- EXISTING CONCRETE
- NEW ASPHALT PAVEMENT
- SWALE
- RETAINING WALL
- TW TOP OF WALL



F23/D2A

0000 0000 2353

PLANS/PLATS ON FILE

FILE DESC: F23/D2A

PLANS/PLATS 3

25×10

0000 0000 2354

25×10