



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 26, 1988

Daniel J. Grochowski, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: ENGINEER'S CERTIFICATION OF MONTGOMERY CROSSING,
RECEIVED SEPTEMBER 12, 1988 FOR CERTIFICATE OF OCCUPANCY
APPROVAL (G-20/D17)

Dear Mr. Grochowski:

The above referenced submittal, dated September 12, 1988, is accepted for approval of the Certificate of Occupancy for the shopping center, except for Building B. Building B will be handled separately at a later date.

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

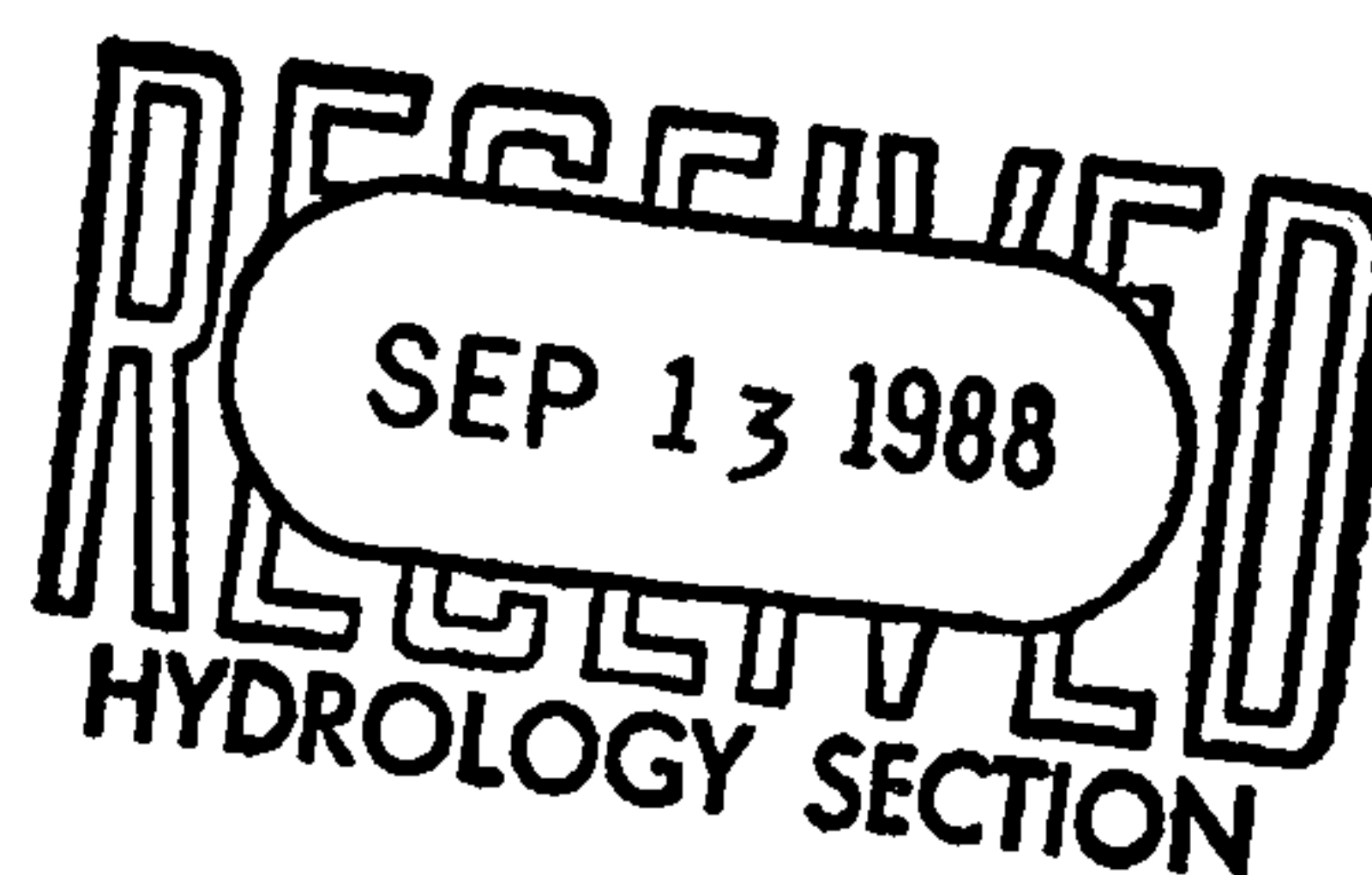
Cordially,

Roger A. Green, P.E.
C.E./Hydrology Section

xc: Rick Duran, Drainage Inspector
Rick Green, de la Torre/Rainhart

RAG/bsj
(WP+82)

September 15, 1988



Mr. Roger A. Green, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Target/Montgomery Crossing

Dear Roger:

Per our discussion today, the following items were agreed upon:

1. Hydrology-related items which have not, to date, been completed will not delay issuance of Target's Certificate of Occupancy. However, the unfinished hydrology improvements will need to be completed prior to issuance of the Certificate of Occupancy for the retail shops. The "unfinished" items are identified as follows:
 - a. The asphalt pavement in the public alley which extends to Wyoming Boulevard.
 - b. Neighbor(s) complaint(s) regarding miscellaneous conditions.
2. Once this letter has been received by Mr. Rick Duran the "green tag" for hydrology will be released so the final C.O can be processed.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Charles Rick Green", written over a horizontal line.

Charles Rick Green, NCARB

cc: Rick Janssen
Doug McDonald
John Lowe



DRAINAGE INFORMATION SHEET

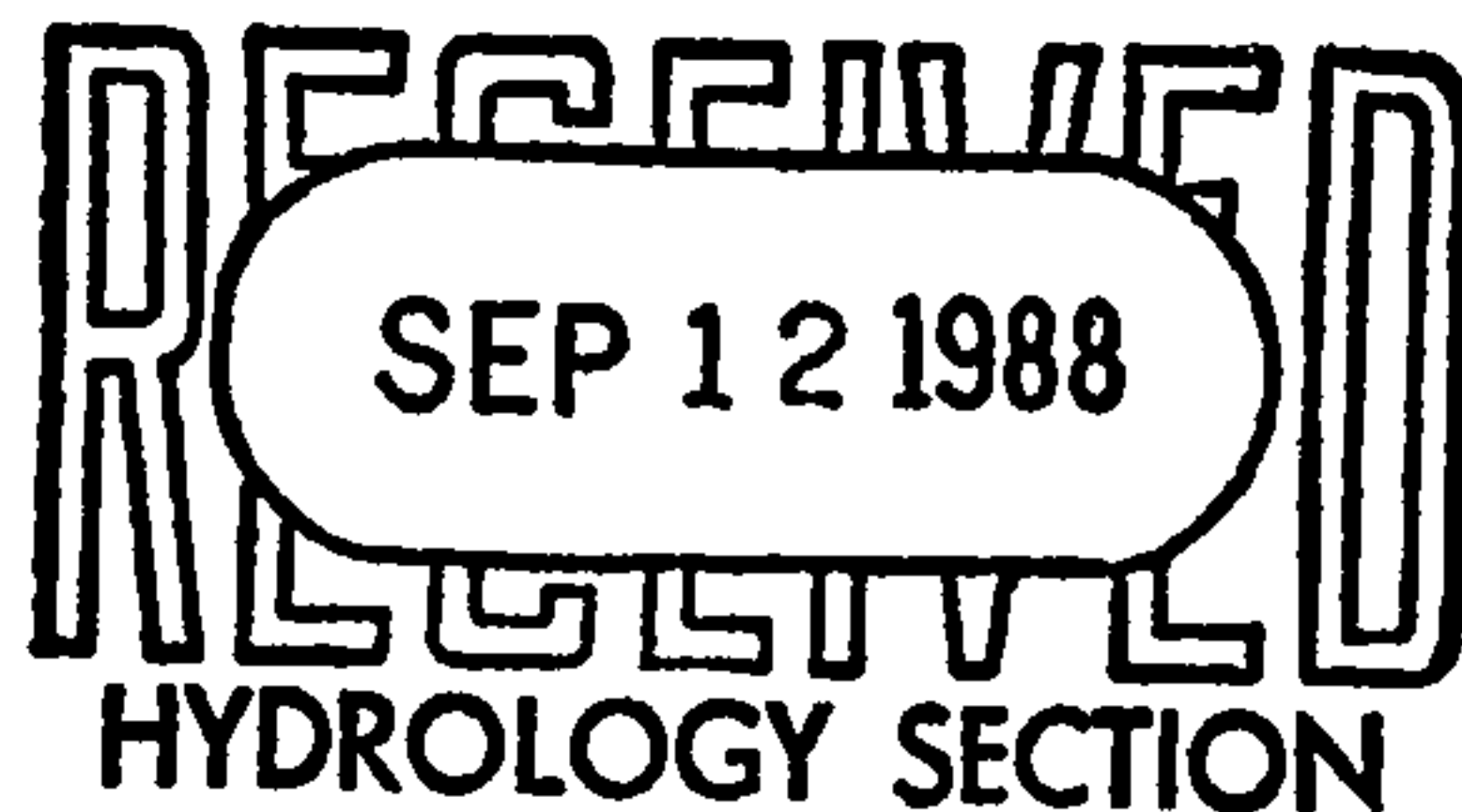
PROJECT TITLE: Montgomery Crossing ZONE ATLAS/DRNG. FILE #: G20/D17
 LEGAL DESCRIPTION: 1-12 1/2, 3 of Clifford Mills Business Addition
 CITY ADDRESS: 8510 + 8520 Montgomery Blvd.
 ENGINEERING FIRM: Robannon-Huston CONTACT: Don Grawbowski
 ADDRESS: _____ PHONE: 823-1000
 OWNER: Montgomery Crossing Associates CONTACT: Rick Tansen
 ADDRESS: 8510 Montgomery PHONE: 296-
 ARCHITECT: De la Torre Reinhardt CONTACT: Rick Green
 ADDRESS: _____ PHONE: 242-9500
 SURVEYOR: Albug. Survey CONTACT: Fred Sanchez
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: Page & Associates CONTACT: John Lowe
 ADDRESS: 5001 Paseo del Norte PHONE: 823-2940

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

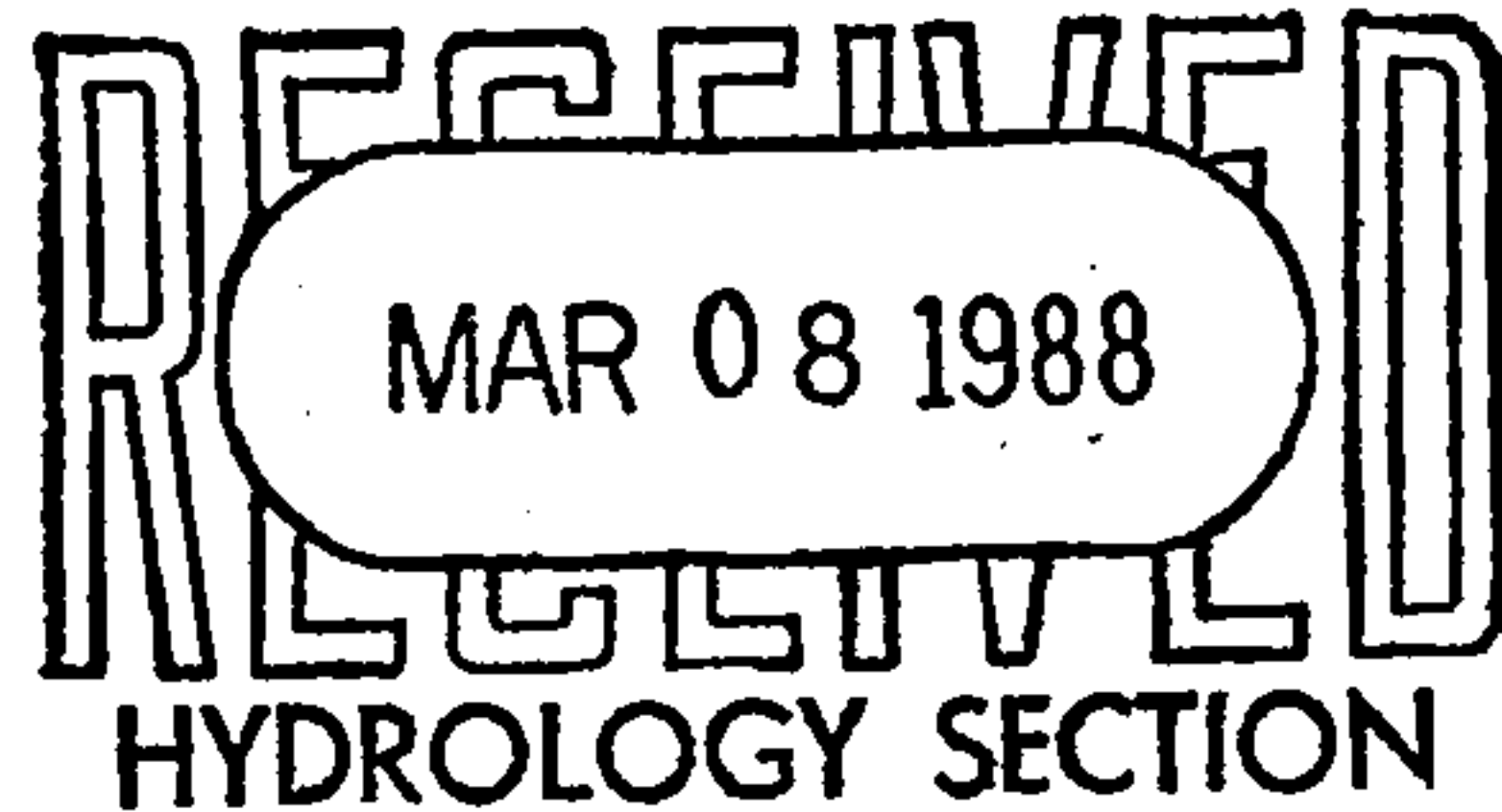
☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED:

BY:

[Signature]
9-12-88



March 3, 1988

BOHANNAN-HUSTON INC.

Mr. Roger A. Green, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Complaint Montgomery Crossing Building Permit (G-20/D17)

Dear Roger:

Upon receipt of your February 22, 1978 letter on the referenced project, I spoke with Mr. John Lowe of Page & Associates, who is the site contractor. I expressed to him the concern of the neighbor at the southwest corner of the site concerning grading that you pointed out in your letter. Mr. Lowe said that he would talk to the neighbor to resolve any concerns they may have.

Please let me know if any additional action is required.

Sincerely,

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

cc: Mr. John Lowe

DJG/da
Job No. 87318.00

COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, P.E.

DANA C. WOOD, P.E.

ANDRES ARAGON-VIAMONTE

DARRELL L. WADE, P.E.

JAMES V. DOMENICK, P.E.

BRIAN G. BURNETT, P.E.

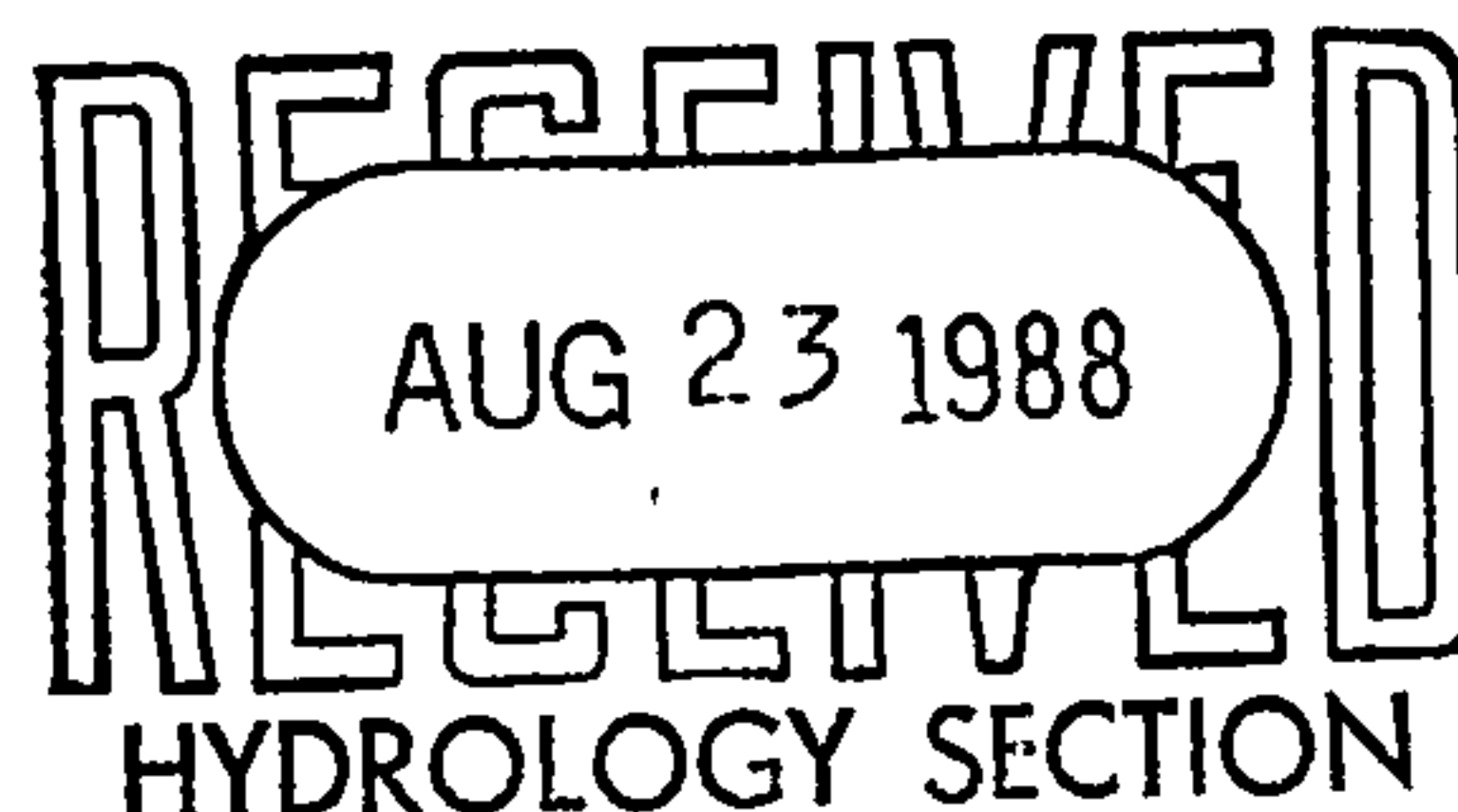


DAYTON HUDSON CORPORATION

777 Nicollet Mall
Minneapolis, Minnesota 55402
612/370-6948

87128176

December 14, 1987



00665

Academy Plaza, Ltd.
c/o Steven J. Johnson
3001 Louisiana N.E.
Albuquerque, New Mexico 87110

Gentlemen:

On June 30, 1987, this Company acquired certain real estate (the "Target Tract") for the development of a shopping center which is adjacent on the east side to a tract of land (the "Academy Tract") owned by you; the Target Tract (described on Exhibit A attached hereto) and the Academy Tract (described on Exhibit B attached hereto) are located near the intersection of Montgomery Boulevard and Wyoming Boulevard in Albuquerque, New Mexico. This letter is issued for the purpose of confirming the following agreements regarding our respective properties:

1. There shall be no buildings placed or constructed on the Academy Tract within twenty (20) feet of the Target Tract; such 20-foot strip of land being hereinafter called the "Restricted Area."
2. This Company, its successors and assigns, and its customers and invitees shall have a non-exclusive easement for the passage and accommodation of pedestrian and vehicular travel over, upon and across the Restricted Area along the entire length of the common boundary line between the Target Tract and the Academy Tract.
3. This Company shall have the right, at its expense, to relocate from the Target Tract to the Restricted Area certain power poles, such poles to be located so as not to interfere with the reasonable passage of automobiles and pedestrians.
4. This Company shall have the right, at its expense, to extend parts of the storm drainage system serving the Target Tract onto the Restricted Area, including the right to direct the flow of surface water onto the Restricted Area; the initial design of the system effecting the Restricted Area shall be subject to your reasonable approval which will not be unreasonably withheld or denied.

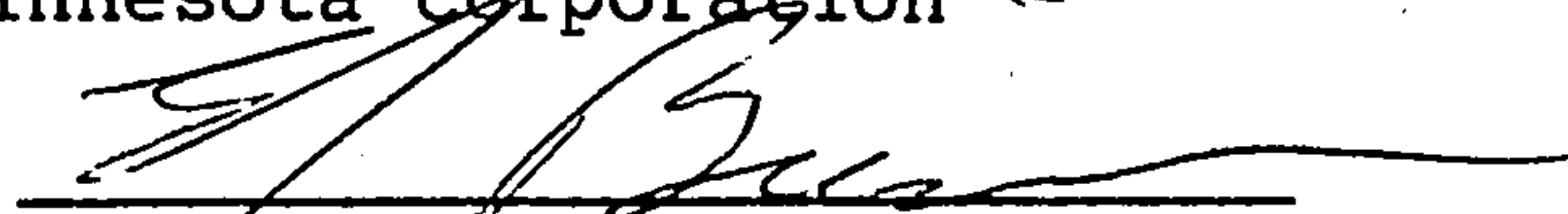
Academy Plaza, Ltd.
December 14, 1987
Page Two

30-666

5. The development proposal for the shopping center, which you have reviewed, provides for the relocation of the existing Montgomery Boulevard curb cut near the common boundary line between the Target Tract and the Academy Tract to a location on the Target Tract at a point approximately twelve (12) feet from the existing curb cut. Your Company, its successors and assigns, and its customers and invitees shall have a non-exclusive easement for the passage and accommodation of pedestrian and vehicular travel over, upon and across a portion of the Target Tract along Montgomery Boulevard between the relocated curb cut and Academy Tract.
6. This Company, its successors and assigns, and its customers and invitees shall have a non-exclusive easement for the construction, maintenance and operation of underground utilities within, across and through the Restricted Area; all costs of such installations shall be assumed and paid by this Company, including restoration of the surface.

Please indicate your approval of the restrictions, easements and uses set forth above as the same burden and benefit our respective properties. It is understood that this writing, when approved by both parties, shall be placed on the public records and the terms and conditions above stated shall be deemed covenants running with the land and shall be binding on all parties owning the Target Tract and the Academy Tract, as the case may be, and appurtenant thereto.

DAYTON HUDSON CORPORATION,
a Minnesota corporation

By: 

Name Edward J. Bierman

Title Vice President
Target Stores

CONFIRMED AND AGREED TO AS OF DECEMBER 21, 1987

ACADEMY PLAZA, LTD.,
a New Mexico limited partnership

By: 

Steven J. Johnson
General Partner

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

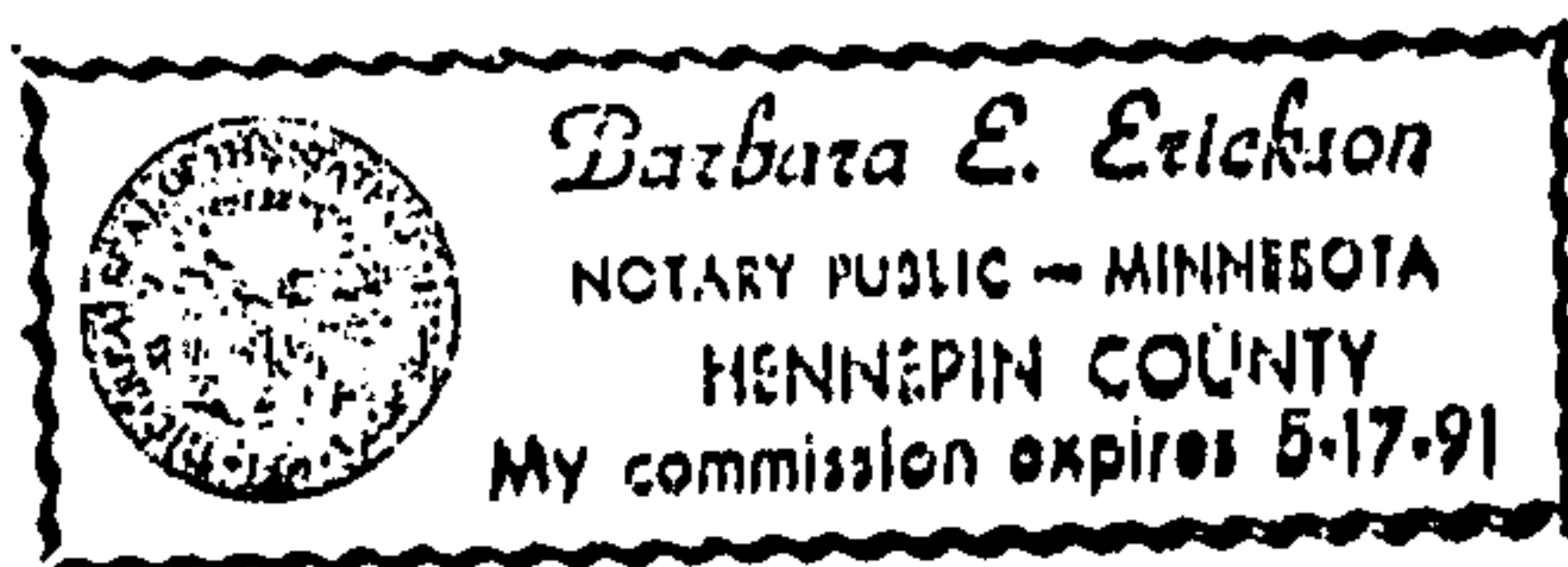
37 DEC 22 PM 12:58

BOOK 570A PG. 665-671
GLADYS M. DAVIS
CO. CLERK & RECORDER


STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

00667

On this 16th day of December, 1987, before
me, a Notary Public within and for said County, personally appeared
Edward J. Bierman, to me personally known, being by me
duly sworn, did say that he is the Vice President
of Target Stores, and that said instrument was
signed in behalf of said corporation by authority of its Board of
Directors and Edward J. Bierman acknowledged said
instrument to be the free act and deed of said corporation.



Barbara E. Erickson

Notary Public

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

00-668

The foregoing instrument was acknowledged before me
this 16th day of December, 1987, by Steven J.
Johnson, a General Partner of ACADEMY PLAZA, LTD., a New
Mexico limited partnership, on behalf of said partnership.



OFFICIAL SEAL

JEANIE BAXTER

NOTARY PUBLIC-STATE OF NEW MEXICO

Notary Bond Filed with Secretary of State

My Commission Expires: 8-30-88

My commission expires:

Jeanie Baxter
NOTARY PUBLIC

Lot numbered Three (3) of the CLIFFORD-MULLINS BUSINESS ADDITION, being a replat of the northerly portion of Lot 4, Section 5, T 10 N, R 4 E, NMPM, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 29, 1963 in Plat Book C5, page 179.

Subject to U.S. Patent reservations, restrictions, easements of record and taxes for the year 1987 and subsequent years.

Tract Lettered "A" of the Plat of SUNSET TERRACE, being a Replat of Tracts 1 and 2 of the Clifford-Mullins Business Addition, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1984 in Plat Book C24, page 57.

Subject to U.S. Patent reservation, restrictions, easements of record and taxes for the year 1987 and subsequent years.

A Tract of Land situate within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Lot 4, CLIFFORD-MULLINS BUSINESS ADDITION, as the same is shown and designated on the plat of said addition filed for record in the office of the County Clerk and Recorder of Bernalillo County, New Mexico on August 29, 1963, and recorded in Volume C-5, Folio 179 of the records of Bernalillo County, New Mexico, TOGETHER WITH, Tract "A" of the replat of the Southwesterly portion of Lot 4 of the CLIFFORD-MULLINS BUSINESS ADDITION, as the same is shown and designated on the plat thereof, filed for record in the office of the County Clerk and Recorder of Bernalillo County, New Mexico on September 9, 1976, and recorded in Volume B-11, Folio 198 of the records of Bernalillo County, New Mexico, being more particularly described by metes and bounds as follows:

Beginning at the Southwest corner of said Lot 4, said Southwest corner also being a point on the Easterly right-of-way line of Wyoming Blvd. N.E. and a point on the Northerly right-of-way line of an alley;

Thence, N00°22'06"W along said Easterly right-of-way line of Wyoming Blvd. N.E. - 417.07 feet;

Thence, leaving said Easterly right-of-way line of Wyoming Blvd. N.E., N89°37'54"E - 208.13 feet;

Thence, N00°21'15"E - 100.00 feet;

Thence, S89°37'54"W - 60.00 feet;

Thence, N00°21'15"E - 48.05 feet to a point on the Southerly right-of-way line of Montgomery Blvd. N.E.;

Thence, S89°39'00"E along said Southerly right-of-way line of Montgomery Blvd. N.E. - 457.98 feet to the Northeast corner of said Lot 4;

Thence, leaving said Southerly right-of-way line of Montgomery Blvd. N.E., S00°19'34"E along the East line of said Lot 4 - 556.74 feet to the Southeast corner thereof, said Southeast corner also being a point on the Northerly right-of-way line of an alley;

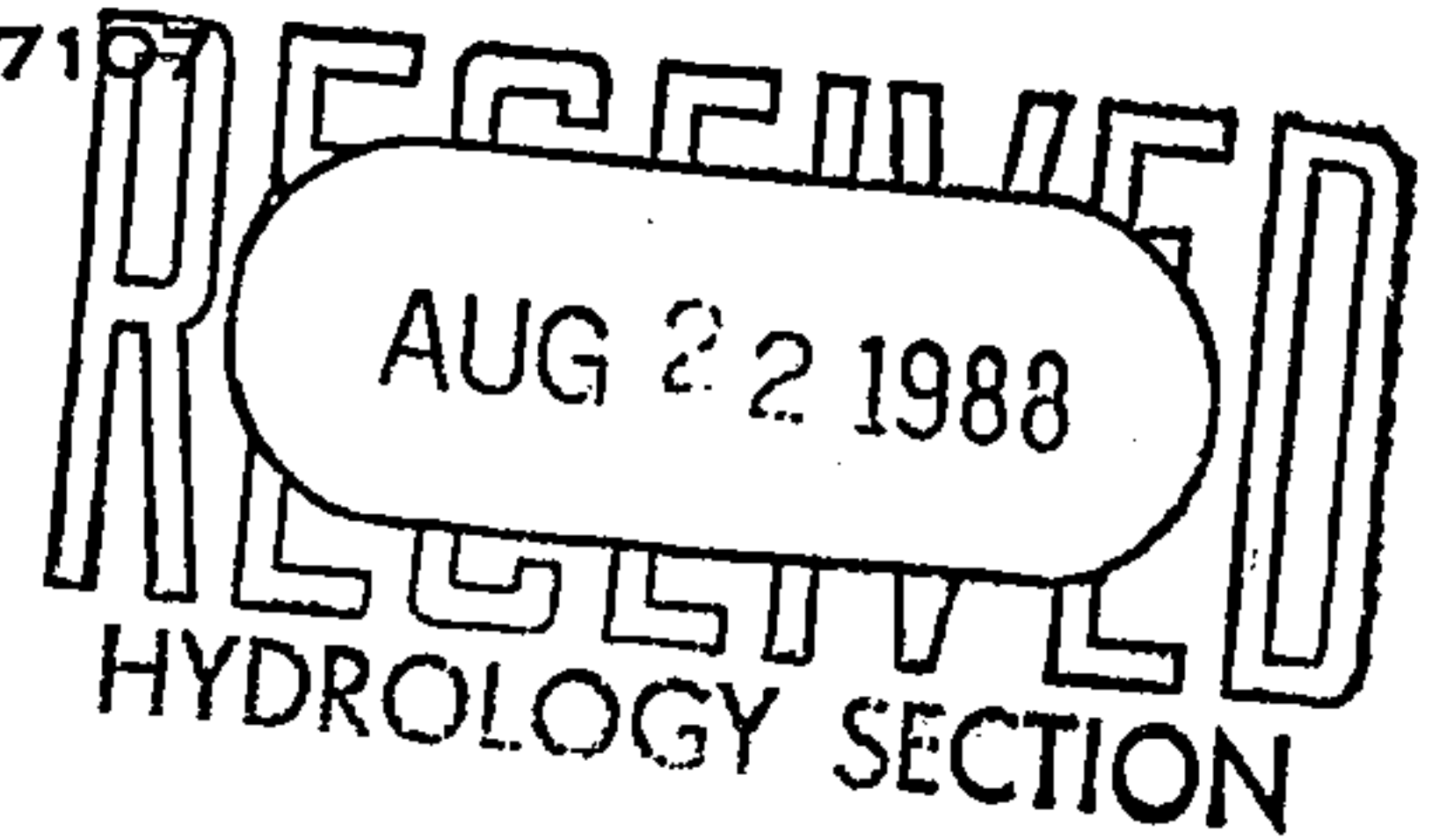
Thence, S89°40'26"W along said Northerly right-of-way line - 1.15 feet;

Thence, continuing along said Northerly right-of-way line, S83°53'44"W - 99.58 feet;

Thence, N89°32'29"W along said Northerly right-of-way line - 507.35 feet to the Southwest corner of said Lot 4 and point of beginning, containing 7.2576 acres.



ALBUQUERQUE SURVEYING COMPANY, INC.
2119 MENAUL BOULEVARD, N.E. • ALBUQUERQUE, N.M. 87107
PHONE 884-2036



LETTER OF TRANSMITTAL

TO: City Hydrology

Attn: Berney Montoya

DATE: 8/22/88
RE: Mont. Crossing
Phase II Plat

ITEM:

____ ORIGINAL DRAWINGS
____ COPY OF LETTER
____ OTHER - EXPLAIN _____

____ REPRODUCIBLE MYLAR
X PRINTS

NUMBER OF COPIES: 1 set

DESCRIPTION: Sheets 1 thru 3

TRANSMITTED:

____ FOR YOUR APPROVAL
____ FOR YOUR USE
X AS REQUESTED
____ FOR REVIEW AND COMMENT
____ APPROVED AS SUBMITTED
____ APPROVED AS NOTED

____ RETURNED FOR CORRECTIONS
____ RESUBMIT
____ SUBMIT
____ RETURN
____ PRINTS RETURNED AFTER LOAN
____ ORIGINALS RETURNED AFTER LOAN

REMARKS:

Yvon S. Villacres
Signature

DATE: August 22, 1988

If enclosures are not as noted, kindly notify us at once.

Received By: _____

DATE: _____

Size	Type Improvement	Location	From	To
------	------------------	----------	------	----

	Traffic Signali- zation*	Montgomery	at Gen. Chenault	
--	-----------------------------	------------	------------------	--

20' wide	Commercial Paving - Alley	600' S. of Montgomery	670' E. of Wyoming	920' E. of Wyoming
----------	------------------------------	--------------------------	-----------------------	-----------------------

8" pipe	Replace 6" water- line*	Hendrix Road	Gen. Chenault	End of existing cul-de-sac
---------	----------------------------	--------------	---------------	----------------------------------

8" pipe	On-site water/fire line*	On-site	8" line in Hendrix Road	16" line in at MONTGOMERY Gen. Chenault
---------	-----------------------------	---------	----------------------------	--

-	Fire hydrants*	On-site	-	-
-	DRAINAGE RUNDOWN	ON-SITE	HENDRIX	ON SITE POND
-	OUTLET PIPE	ON-SITE	ON-SITE POND	MONTGOMERY BOULEVARD.

*Does not require financial guarantees.

Prepared by: Daniel Grochowski by Diane Dagan
 Print Name Daniel Grochowski
 Firm Bohannon-Huston, Inc.

Development Review Board Approvals

<u>[Signature]</u> 12/22/87	<u>[Signature]</u> 12-22-87	<u>[Signature]</u> 12/22/87
Traffic Date	WUD Date	Parks & Rec. Date
<u>[Signature]</u> 6/30/87	<u>[Signature]</u> 6-30-87	<u>[Signature]</u> 6-30-87
C.E. AMAFCA	DRB Chairman	Date
<u>[Signature]</u> 6/30/87	<u>[Signature]</u> 6-30-87	<u>[Signature]</u> 12-22-87

12/22/87
 5/8
 12/2
 6/3
 8/9
 15/9
 22/11
 3/22/87

* Developer's share of improvements to be provided with separate agreement regarding intersection improvements at Wyoming and Montgomery

464
 31.4
 15.4

D.R.B. Case No. 87-434
 D.R.C. Project No. _____
 Date Submitted JUNE 30, 1987

Figure 11

EXHIBIT "D"
 to Subdivision Improvements Agreement
D.R.B. REQUIRED INFRASTRUCTURE LISTING
 for
MONTGOMERY CROSSING SHOPPING CENTER

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
LSK ~~+ 88' wide~~ NO DIMENSIONAL REQ.	Arterial Paving Widen roadways and reconstruct medians to accomodate double left turn lanes on the north, south and east approaches to the intersection, in accordance with the requirements of the Transportation Development Division.	Intersection of Montgomery Blvd. and Wyoming Blvd.		
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of La Barranca	La Barranca
~~12' wide~~	~~Arterial Paving - Deceleration Lane + 200'~~	~~S. Side of Montgomery~~	~~200' W. of Gen. Chenault~~	~~Gen. Chenault~~
12' wide	Arterial Paving - Turn Bay + 200'	N. Side of Median in Montgomery	La Barranca	200' E. of La Barranca
~~40' wide~~	~~Residential Paving Widen from 32' to 40' - + 120'~~	~~Gen. Chenault~~	~~Existing Transition~~	~~Site Entrance~~
~~32' wide~~	~~Remove existing pavement, C & G sidewalk~~	~~Gen. Chenault~~	~~Site Entrance~~	~~S. Property Line~~

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
	Traffic Signali- zation*	Montgomery	at Gen. Chenault	
20' wide	Commercial Paving - Alley	600' S. of Montgomery	670' E. of Wyoming	920' E. of Wyoming
10" pipe	Fire loop water- line*	On-site		

*Does not require financial guarantees.

Prepared by: Daniel Grochowski
 Print Name Daniel Grochowski
 Firm Bohannon-Huston, Inc.

Development Review Board Approvals

<u>Robert A. Lennett</u>	<u>6-16-87</u>	<u>W. Whitman</u>	<u>6-16-87</u>	<u>Paul M. Stone</u>	<u>6-16-87</u>
Traffic	Date	WUD	Date	Parks & Rec.	Date
<u>Paul J. Liguori</u>	<u>6-16-87</u>	<u>Jack Clark</u>	<u>6-16-87</u>		
C.E., AMAFCA		DRB Chairman	Date		

Figure 11

EXHIBIT "D"
to Subdivision Improvements Agreement

D.R.B. REQUIRED INFRASTRUCTURE LISTING
for
MONTGOMERY CROSSING SHOPPING CENTER

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
~~100' wide~~	Arterial Paving Widen roadways and reconstruct medians to accomodate double left turn lanes on the north, south and east approaches to the intersection, in accordance with the requirements of the Transportation Development Division.	Intersection of Montgomery Blvd. and Wyoming Blvd.		
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of La Barranca	La Barranca
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of Gen. Chenault	Gen. Chenault
12' wide	Arterial Paving - Turn Bay + 200'	N. Side of Median in Montgomery	La Barranca	200' E. of La Barranca
40' wide	Residential Paving Widen from 32' to 40' - + 120'	Gen. Chenault	Existing Transition	Site Entrance
32' wide	Remove existing pavement, C & G sidewalk	Gen. Chenault	Site Entrance	S. Property Line

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

December 4, 1987

Dan Grochowski, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING PLAN OF MONTGOMERY CROSSING RECEIVED NOVEMBER 30, 1987
FOR BUILDING PERMIT (G-20/D17)

Dear Mr. Grochowski:

The above referenced submittal revised November 23, 1987 is approved for Grading and Building Permit, however, prior to sign-off by Hydrology on the Building Permit, the Final Plat which vacates the existing alley through the site and portions of General Chenault Street must be filed.

The contractor is approved to proceed with the Grading of the site in accordance with these plans. Bring in the mylars for signature approving grading.

Prior to approval of the Certificate of Occupancy, a formal Drainage Easement must be executed allowing the drainage scheme of the southwest corner of the project site.

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

Cordially,

Roger A. Green, P.E.
C.E./Hydrology Section

xc: George Rainhart

RAG/bsj
(WP+82)

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

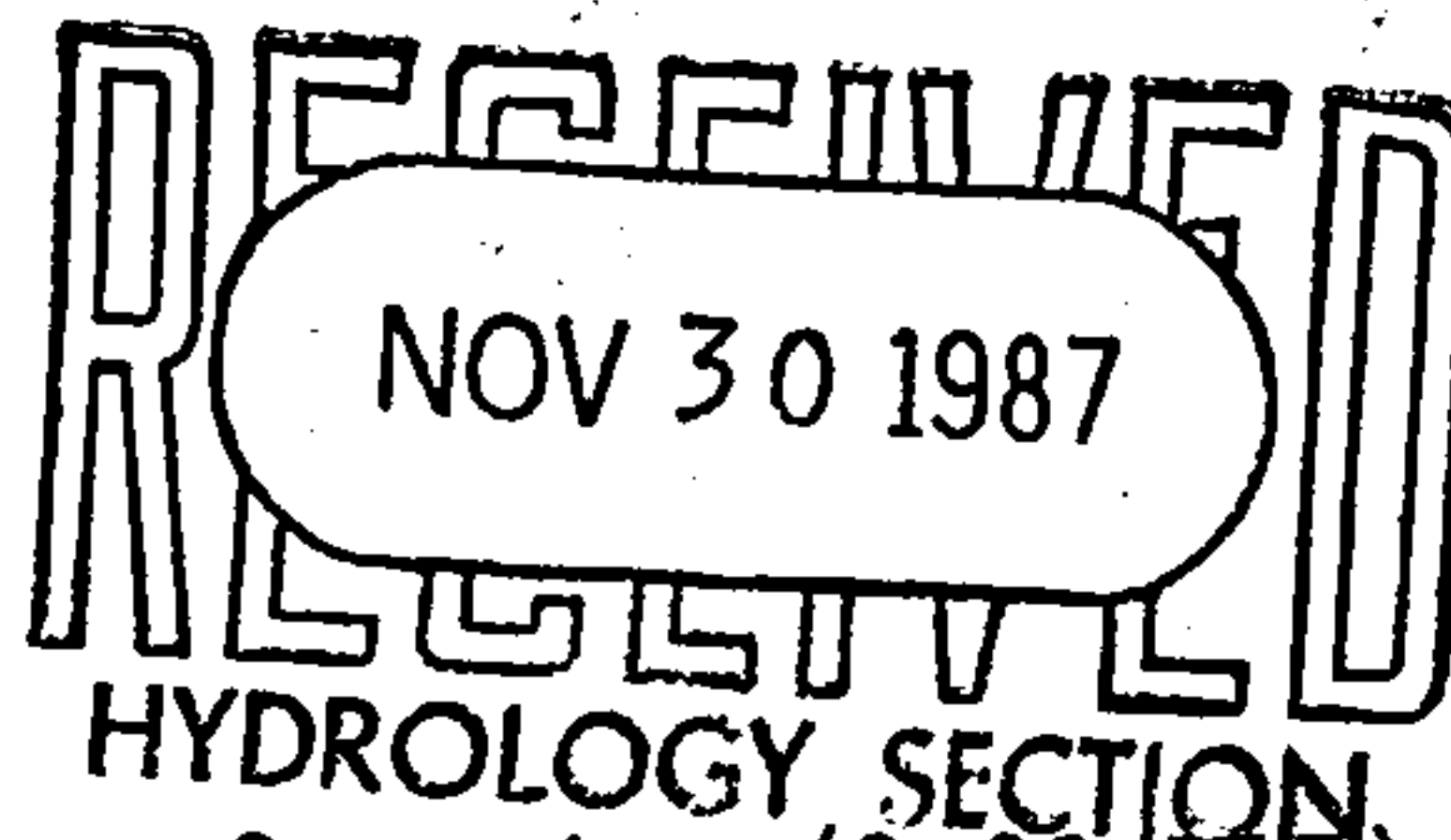
Walter Nickerson, P.E., City Engineer

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

November 25, 1987

Mr. Roger A. Green, P.E.
 C.E./Hydrology Section
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103



Re: Final Grading Plan for Montgomery Crossing (G-20/D17)

Dear Roger:

Thank you for your quick response to our October 22, 1987 submittal. We have addressed the items discussed in your letter of November 13, 1987 as follows:

1. The roof drain locations have been added to the plans. They will drain directly to the storm drain and ponding area.
2. Runoff will cross the lot adjacent to the west side of the site as it flows to the public alley. A reciprocal agreement is attached for drainage and access across the adjacent lots.
3. The alley, utility easement and General Chenault vacations were approved by DRB. ~~A plan~~ to finalize the actions is now pending as DRB case number 87-371. **WRONG**
4. The project number for the public improvements is 3407. The plans initial review was held by the DRC on November 18, 1987.
5. Contours have been added beyond the project property lines.
6. Pond calculations are attached.

Please let me know when this plan is approved so that we can get your signature for rough grading and have the building permit plan set signed off.

Sincerely,

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

cc: Mr. George Rainhart

DJG/da

Job No. 87318.00

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, P.E.

DANA C. WOOD, P.E.

ANDRES ARAGON-VIAMONTE

DARRELL L. WADE, P.E.

JAMES V. DOMENICK, P.E.

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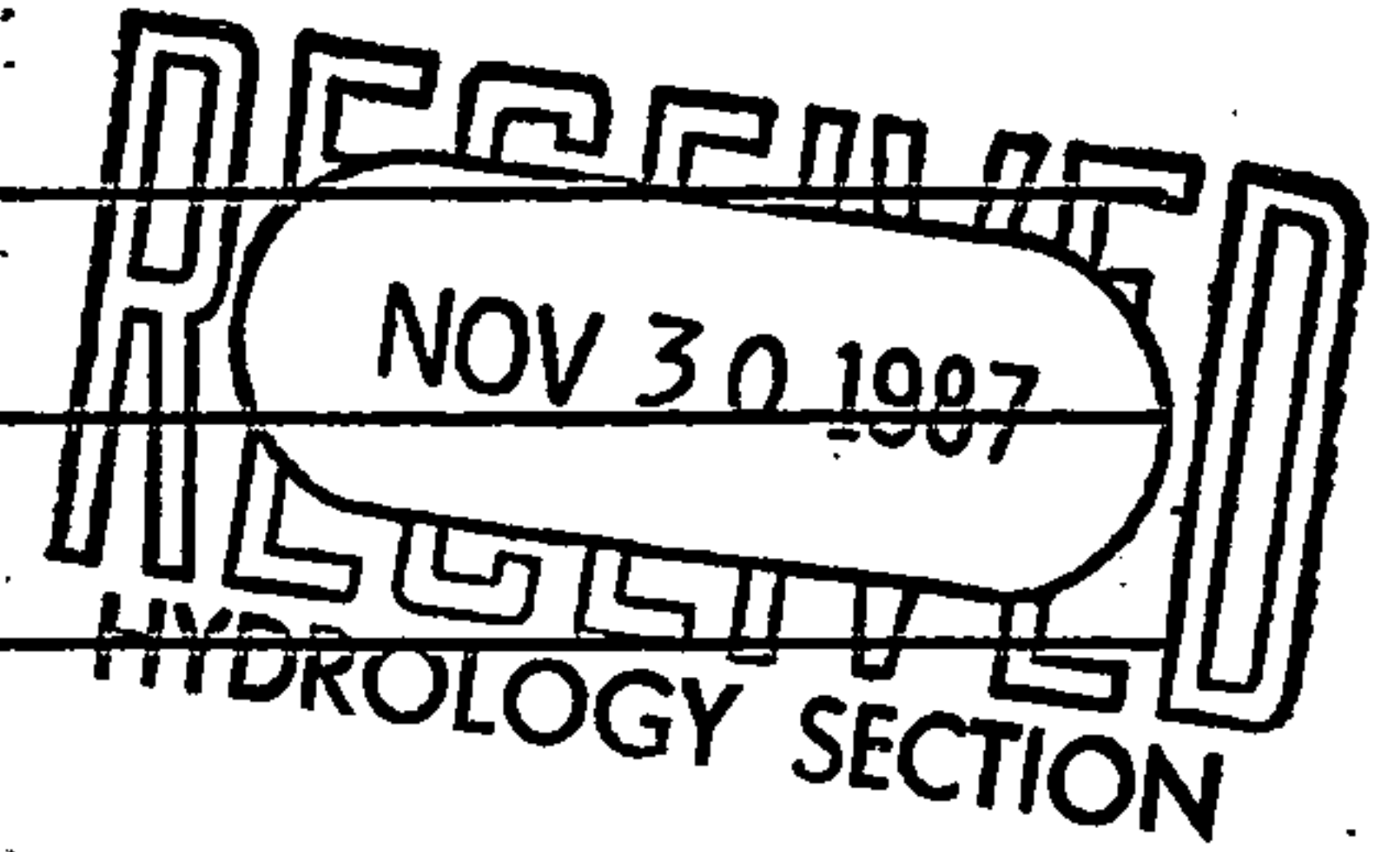
BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
 UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
 6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Montgomery Crossing ZONE ATLAS/DRNG. FILE #: G20/D17
 LEGAL DESCRIPTION: Lots 1, 2, & 3 Clifford/Mullins Business Addition
 CITY ADDRESS: N.A. Portion Block 3A
Thomas Addition
 ENGINEERING FIRM: Behannan Huston Inc. CONTACT: Dan Grochowski
7500 Jefferson NE
 ADDRESS: Albuquerque, NM 87109 PHONE: 823-1000
 OWNER: Dean A. Beck & Assoc. CONTACT: Tracy Greenwald
2029 Century Park East
 ADDRESS: Suite 890 PHONE: (213) 553-6899
Los Angeles, CA 90067
 ARCHITECT: DeLaTorre Rainhart CONTACT: George Rainhart
700 Lomas NE
 ADDRESS: Albuquerque, NM 87102 PHONE: 842-9500
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____



PRE-DESIGN MEETING:

☒ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-0416

EPC NO. 287-7

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 _____ (SPECIFY)

DATE SUBMITTED: _____

BY: Behannan Huston Inc.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

November 13, 1987

Daniel J. Grochowski, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING PLAN SUBMITTAL OF MONTGOMERY CROSSING (TARGET
DEVELOPMENT) RECEIVED NOVEMBER 2, 1987 FOR BUILDING PERMIT
APPROVAL (G-20/D17)

Dear Mr. Grochowski:

I have reviewed the above referenced submittal dated October 22, 1987,
and have the following items to be addressed prior to Building Permit
approval:

1. Show the required roof drain directions, since it is critical to which sub-basin receives this runoff.
2. Show what happens to the runoff diverted around the northwest corner of the detention pond. Off-site drainage easements are required to divert these flows outside of the property lines.
3. Provide evidence that the north-south alley, utility easements, and portions of General Chenault Street have been vacated and the property replatted.
4. Provide the Work Order numbers and status of the Work Orders referred to for the alley paving, turning lanes, and General Chenault Street improvements.
5. Provide contours or spot elevations beyond the project property lines.

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

Daniel Grochowski, P.E.

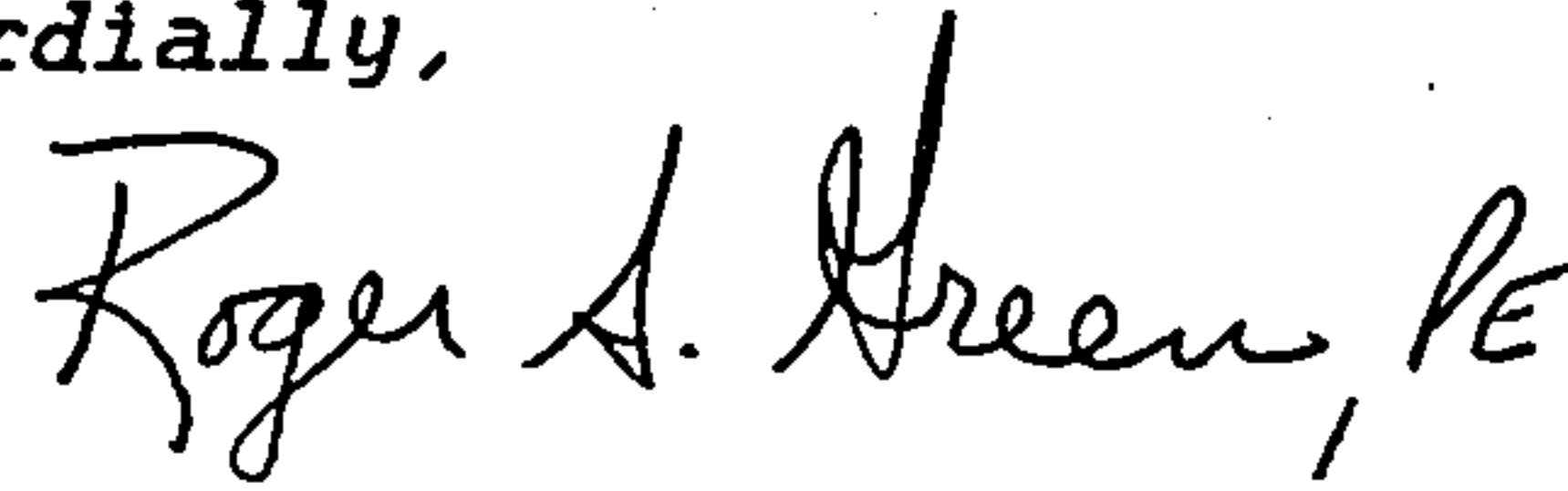
November 13, 1987

Page 2

6. Provide pond volume and routing calculations.

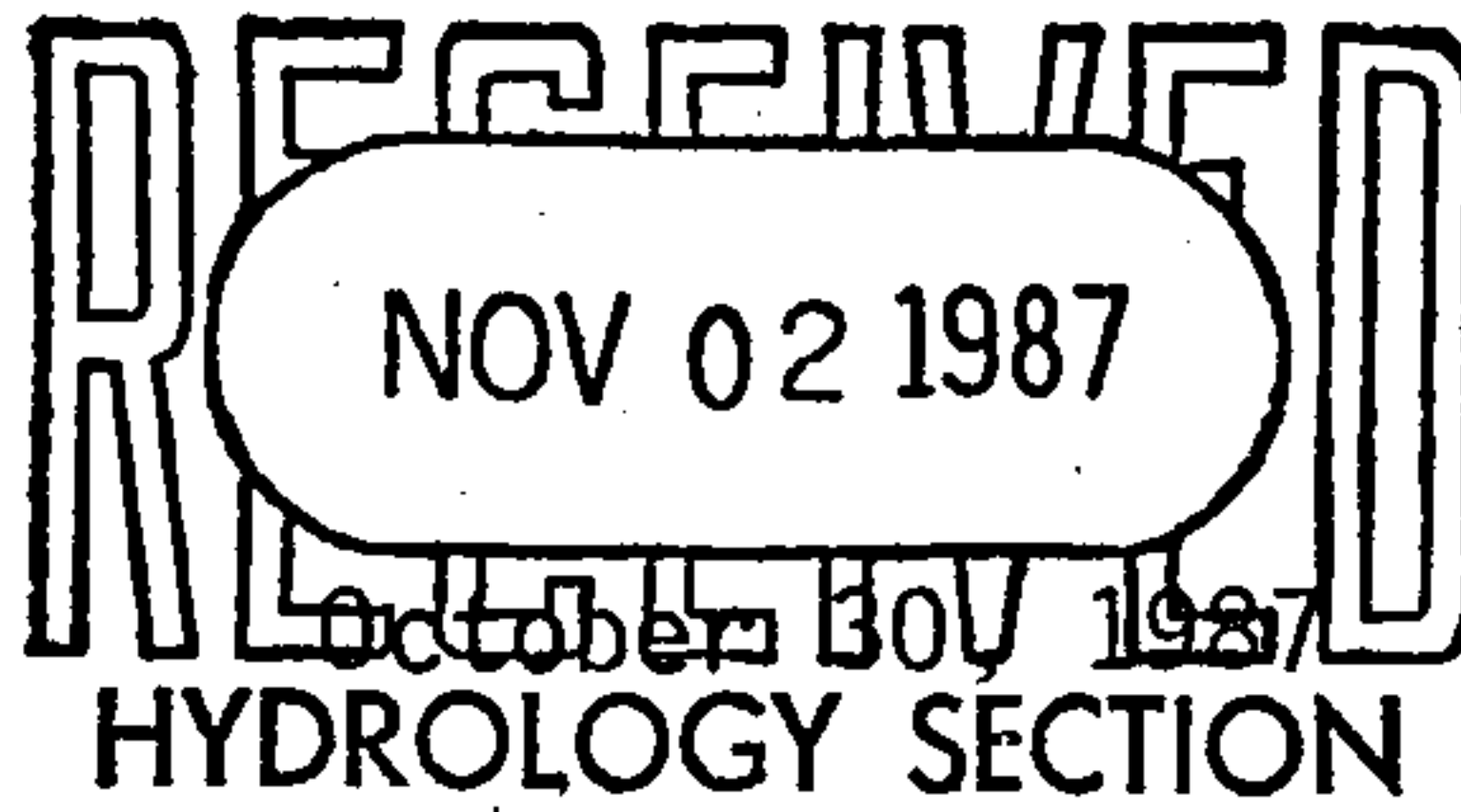
If you have any questions, call me at 768-2650.

Cordially,

A handwritten signature in cursive script that reads "Roger A. Green, P.E.".

Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj



Roger Green
City Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Montgomery Crossing Final Grading Approval

Dear Roger,

Attached are two (2) copies of the final grading plan for the above referenced project for review and approval for building permit.

Please review at your earliest convenience and let me know if you have any questions or comments.

Sincerely,

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

Attachments

DJG/SAH/da
Job No. 87318.00

COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

BOHANNAN-HUSTON INC.



PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, P.E.

DANA C. WOOD, P.E.

ANDRES ARAGON-VIAMONTE

DARRELL L. WADE, P.E.

JAMES V. DOMENICK, P.E.

BRIAN G. BURNETT, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Montgomery Crossing ZONE ATLAS/DRNG. FILE #: G20/D17
 LEGAL DESCRIPTION: Lots 1, 2, + 3 Clifford/Mullins Business Addition
 CITY ADDRESS: N.A. Portion Block 3A
Thomas Addition

ENGINEERING FIRM: Behannan Huston Inc. CONTACT: Dan Grochowski
7500 Jefferson NE
 ADDRESS: Albuquerque, NM 87109 PHONE: 823-1000

OWNER: Dean A. Beck & Assoc. CONTACT: Tracy Greenwald
2029 Century Park East
 ADDRESS: Suite 890 PHONE: (213) 553-6899
Los Angeles, CA 90067

ARCHITECT: DeLaTorre Rainhart CONTACT: George Rainhart
700 Lomas NE
 ADDRESS: Albuquerque, NM 87102 PHONE: 842-9500

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

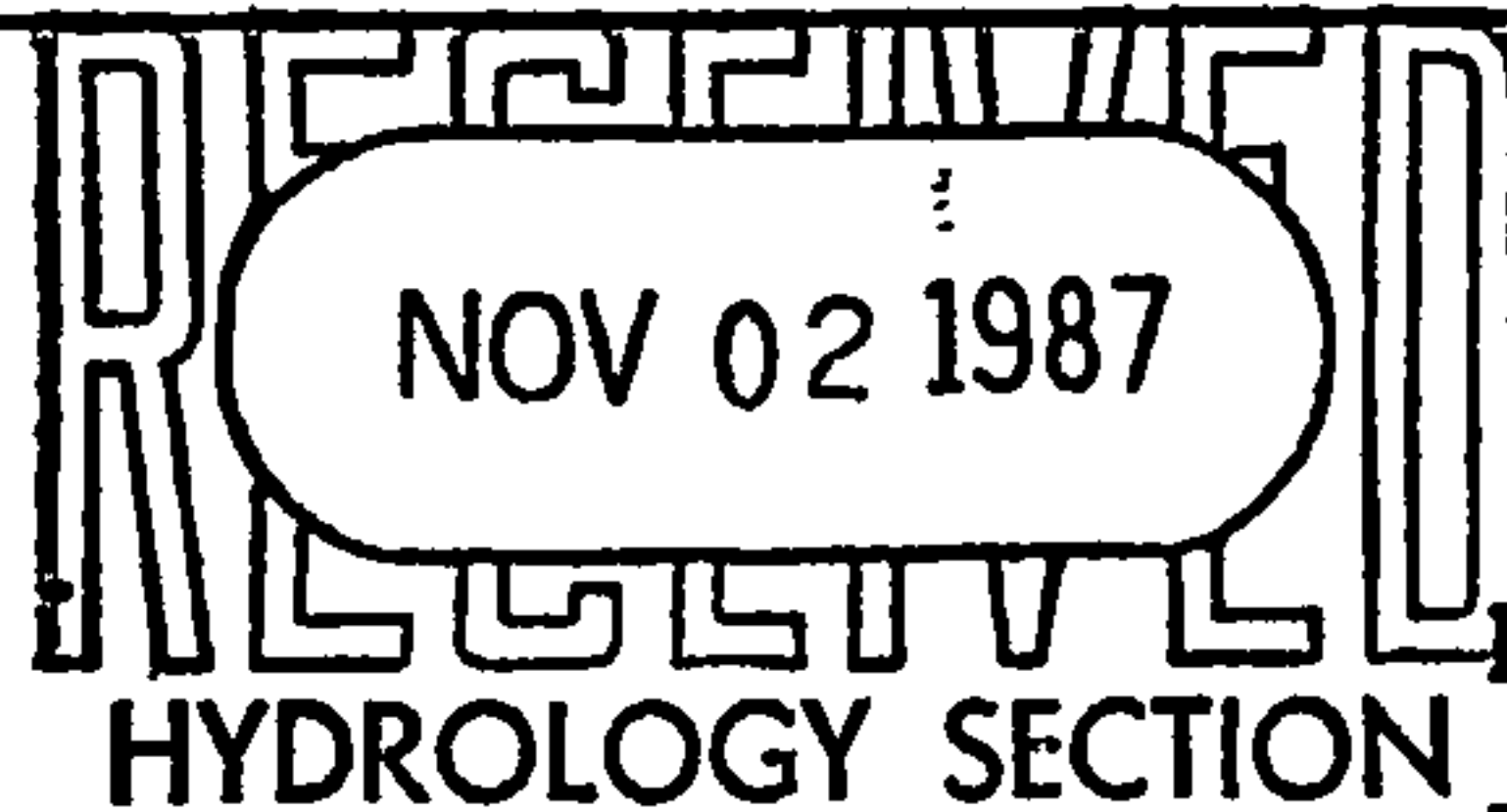
CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED



DRB NO. 87-0416

EPC NO. 287-7

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

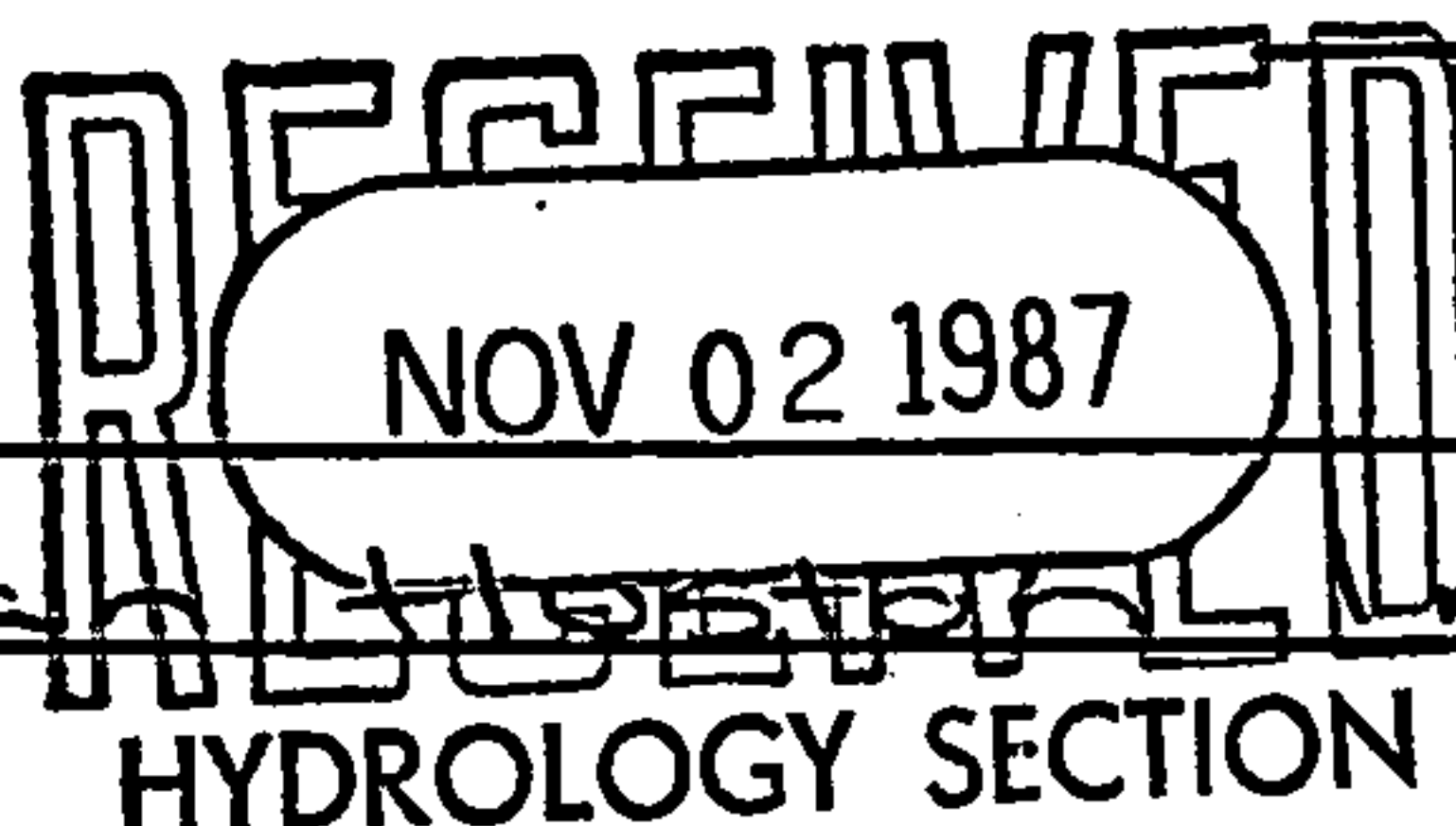
☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: Behannan Huston Inc.



MONTGOMERY CROSSING ASSOCIATES
c/o Dean A. Beck & Associates, Inc.
2029 Century Park East, Suite 890
Los Angeles, California 90067

June 25, 1987

ACADEMY
Alameda Plaza, Ltd.
c/o Steven J. Johnson
3001 Louisiana NE
Albuquerque, New Mexico 87110

Gentlemen:

Concurrently herewith we and Dayton Hudson Corporation are purchasing certain real property adjacent on the east to certain real property owned by you near the intersection of Montgomery Boulevard and Wyoming Boulevard in Albuquerque, New Mexico, for the development of a shopping center. You have heretofore entered into an agreement with Dayton Hudson Corporation agreeing to certain restrictions on the easternmost twenty (20) feet of your property and this letter is to confirm certain additional agreements respecting said 20-foot strip among you, us and Dayton Hudson Corporation as follows:

1. We and Dayton Hudson Corporation shall be entitled to easements for vehicular passage upon and across said 20-foot strip and for subsurface utility systems;

2. Power poles presently located upon the property being acquired by Dayton Hudson Corporation may be relocated onto the 20-foot strip owned by you, so long as such work is done without cost to you;

3. A storm drain system serving the property owned by us and Dayton Hudson Corporation may extend onto said 20-foot strip; and

4. Dayton Hudson Corporation will allow you access across its property from said 20-foot strip to Montgomery Boulevard at the driveway on its property closest to said 20-foot strip.

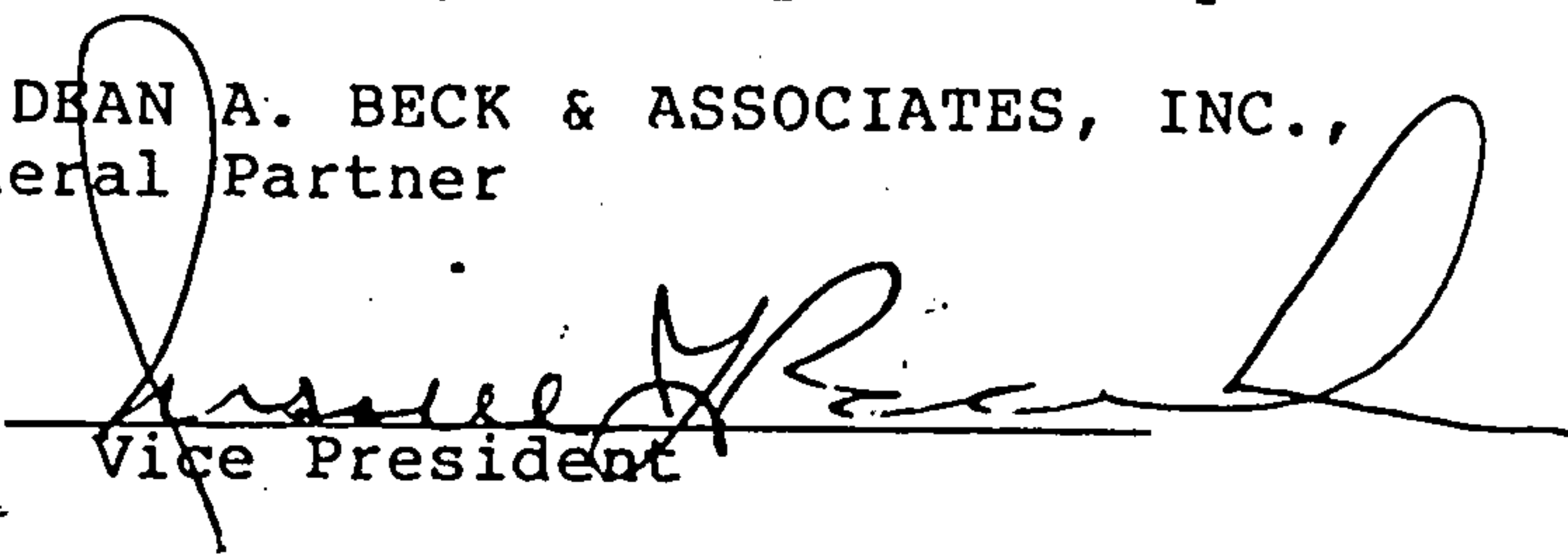
This letter shall serve as a memorandum of binding agreements among us; however, it is intended that more formal instruments shall be executed and recorded as soon as practical evidencing the foregoing agreements.

Alameda Plaza, Ltd.
c/o Steven J. Johnson
June 25, 1987
Page 2

Please sign all counterparts of this letter to confirm
your agreement to the foregoing.

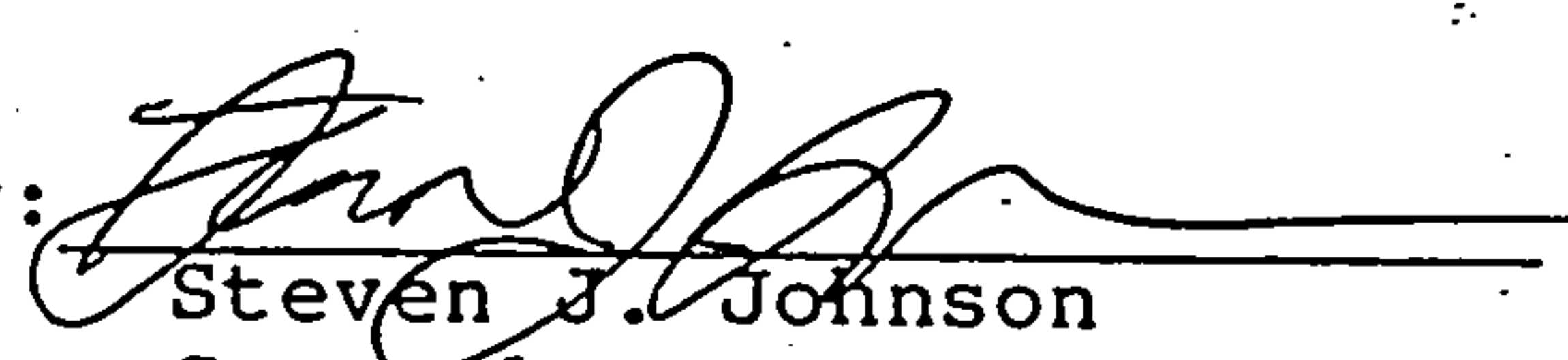
MONTGOMERY CROSSING ASSOCIATES,
a California general partnership

BY DEAN A. BECK & ASSOCIATES, INC.,
General Partner

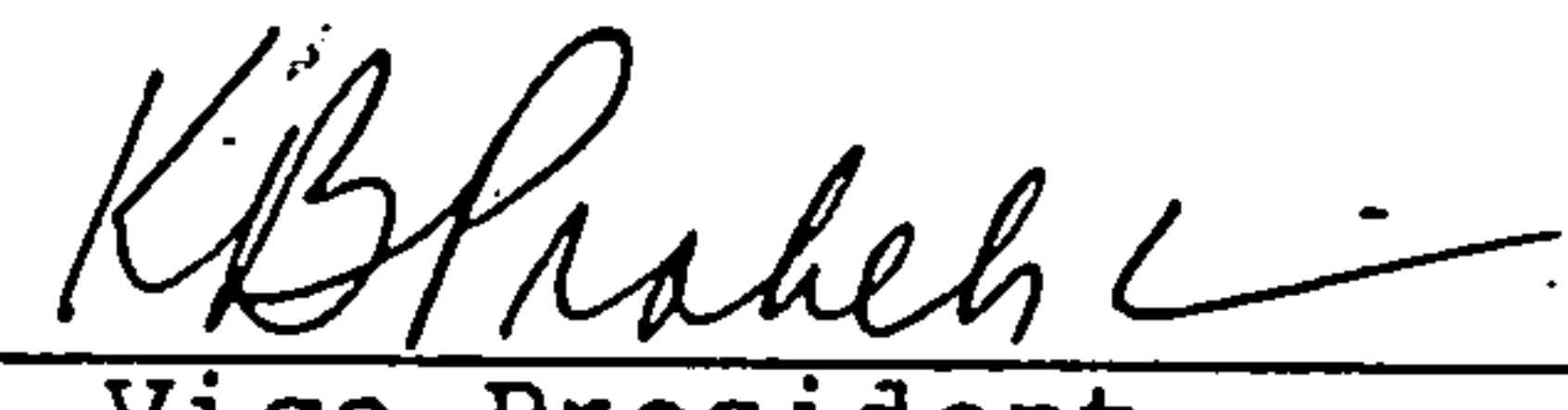
By: 
Vice President

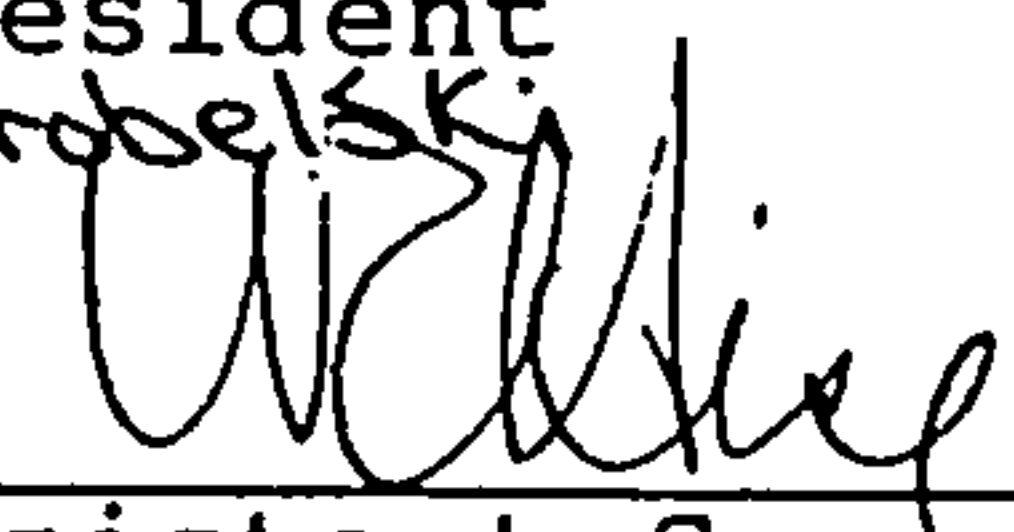
CONFIRMED AND AGREED TO
AS OF JUNE __, 1987

ALAMEDA PLAZA, LTD.,
a New Mexico limited partnership

By: 
Steven J. Johnson
General Partner

DAYTON HUDSON CORPORATION

By: 
Vice President
Kathy Probel

Attest: 
Assistant Secretary
William P. Hise
Assistant Secretary

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 8, 1987

Daniel J. Grochowski, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: REVISED CONCEPTUAL GRADING & DRAINAGE PLAN SUBMITTAL OF ACADEMY
SHOPPING CENTER, TARGET DEVELOPMENT, RECEIVED MARCH 16, 1987
FOR SITE DEVELOPMENT PLAN APPROVAL (G-20/D17)

Dear Dan:

The above referenced submittal, revised March 12, 1987, is approved for Site Development Plan purposes. The narrative of the Grading Plan is in error concerning Basin D, since per our phone conversation today, Basin D is intended to free discharge into the alley.

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

Cordially,

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj

PUBLIC WORKS DEPARTMENT

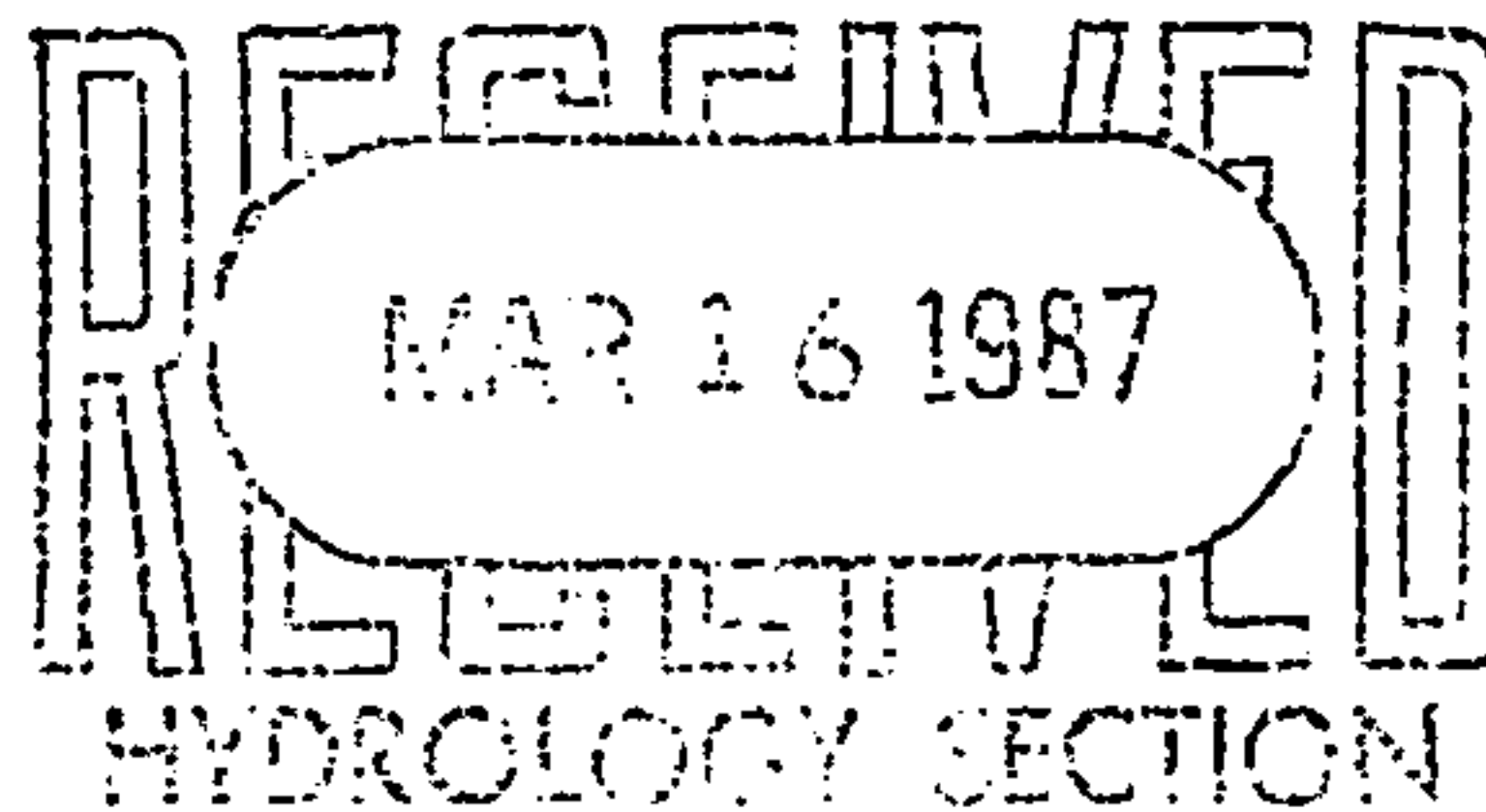
Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

March 16, 1987



Mr. Roger A. Green, P.E.
Civil Engineer, Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Academy Shopping Center - Wyoming and Montgomery (G-20/D1, D4, D17)

Dear Roger:

Attached are two (2) copies of each of the three (3) revised conceptual grading and drainage plans for the referenced site. The three (3) site plans have been revised since we obtained your approval on the original conceptual grading and drainage plans. The attached plans reflect those revisions. The EPC will have a special hearing on March 26, at which time these three (3) site plans will be heard.

If you have any questions or comments, please feel free to give me a call.

Sincerely,

A handwritten signature in cursive script that reads "Dan. Grochoski".

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

Attachments

cc: Steve Johnson
George Rainhart

DJG/da
Job No. 64206

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, PE

DANA C. WOOD, PE

ANDRES ARAGON VIANCATE

DARRELL L. WADE, PE

JAMES V. DOMENICK, PE

BRIAN G. BURNETT, PE

BOHANNAN-HUSTON INC.



COURTYARD 1, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD EL PASO, TEXAS 79925 (915) 778-4491

DRAINAGE INFORMATION SHEET

ACADEMY SHOPPING CENTER

PROJECT TITLE: TARGET DEVELOPMENT ZONE ATLAS/DRNG. FILE #: G-20/017LEGAL DESCRIPTION: LOTS 1, 2 & 3 CLIFFORD/MULLINS BUSINESS ADDITION; PORTION BLOCK 3ACITY ADDRESS: N.A. THOMAS ADDITIONENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: DAN GROCHOWSKIADDRESS: 7500 JEFFERSON NE PHONE: 823-1000
ALBUQUERQUE, NM 87109OWNER: JOHNSON DEVELOPMENT CONTACT: STEVE JOHNSONADDRESS: 3001 LOUISIANA NE PHONE: 884-3930
ALBUQUERQUE, NM 87110ARCHITECT: DELA TORRE & RAINHART CONTACT: GEORGE RAINHARTADDRESS: 700 LOMAS NE PHONE: 842-9500
ALBUQUERQUE, NM 87102

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

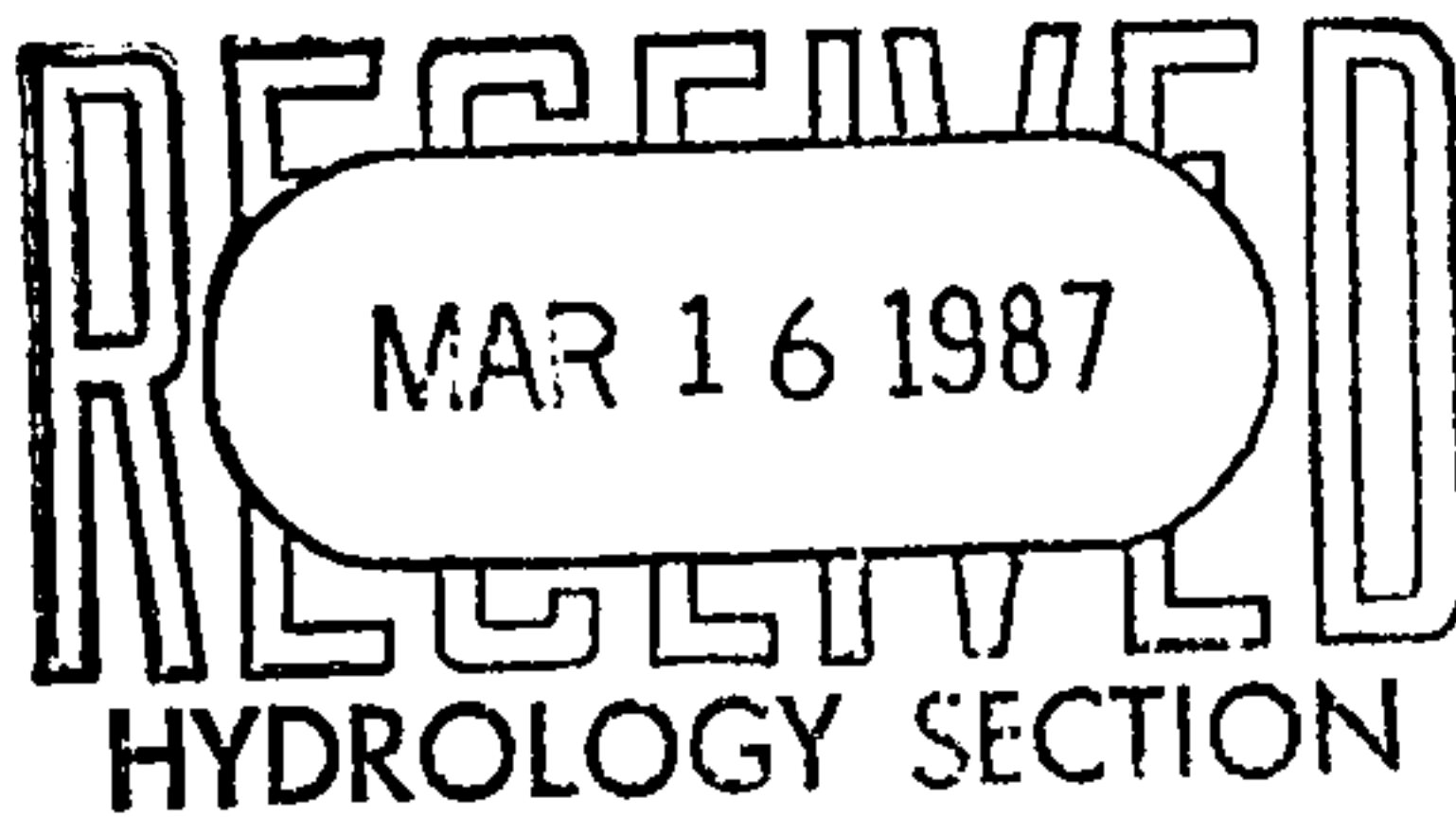
☒ YES☐ NO☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

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 _____ (SPECIFY)DATE SUBMITTED: 3/16/87BY: BOHANNAN-HUSTON, INC.



HERBERT M. DENISH
AND ASSOCIATES INC.
CONSULTANTS TO DEVELOPERS

February 16, 1987

Ms. Anne Johnson
3916 General Bradley NE
Albuquerque, NM 87110

Dear Ms. Johnson:

It was a pleasure speaking to you on the phone the other day and I am sorry I didn't get back to you sooner, but it took our engineer longer than I expected to answer your question.

There will be a driveway immediately north of your property and separated from your property only by a 5-foot wide landscaping strip. The driveway surface will not vary from the present level of the ground more than 6 inches although I cannot tell you specifically whether it will be slightly higher or lower. In any case, it should not affect your use of your gate, nor affect the landscaping in your backyard in any way.

I have discussed your landscaping question with the architect. He tells me that the solution we have proposed, namely the installation of closely-spaced Arizona Cypress trees, is a traditional solution held in favor by the Planning Commission. We are willing to use much smaller specimens that do not grow taller than your fence and we will make this specific suggestion to the Planning Commission on your behalf. It would be better, however, if you could write a brief note to Mr. Robert Cole (the City's Planner on this case) or call him at 768-3860 to express your specific concern.

Thank you for your interest in this case. If I can be of any further assistance, please call me.

Sincerely,

LAWRENCE S. KLINE, AICP

LSK/tdm



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION

~~123 Central NW, Albuquerque, NM 87102~~

~~(505) 766-7637~~

December 29, 1986

Daniel J. Growchowski, P.E.
Bohannon - Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

RE: Conceptual Grading and Drainage Plan submittal of Academy Shopping Center Target Development, received December 1, 1986 for Development Plan approval. (G-20/D17)

Dear Dan,

The Drainage scheme of the above referenced submittal, dated December 1, 1986 is approved for Site Development Plan. Signoff of the Site Development Plan by the City Engineer is subject to DRB approval, and vacation request approval for the 20' wide alley R.O.W. and existing utility easements under proposed buildings.

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

Sincerely,

Roger A. Green, PE

Roger A. Green, P.E.
Civil Engineer, Hydrology

RG/db
Ref. G20D17

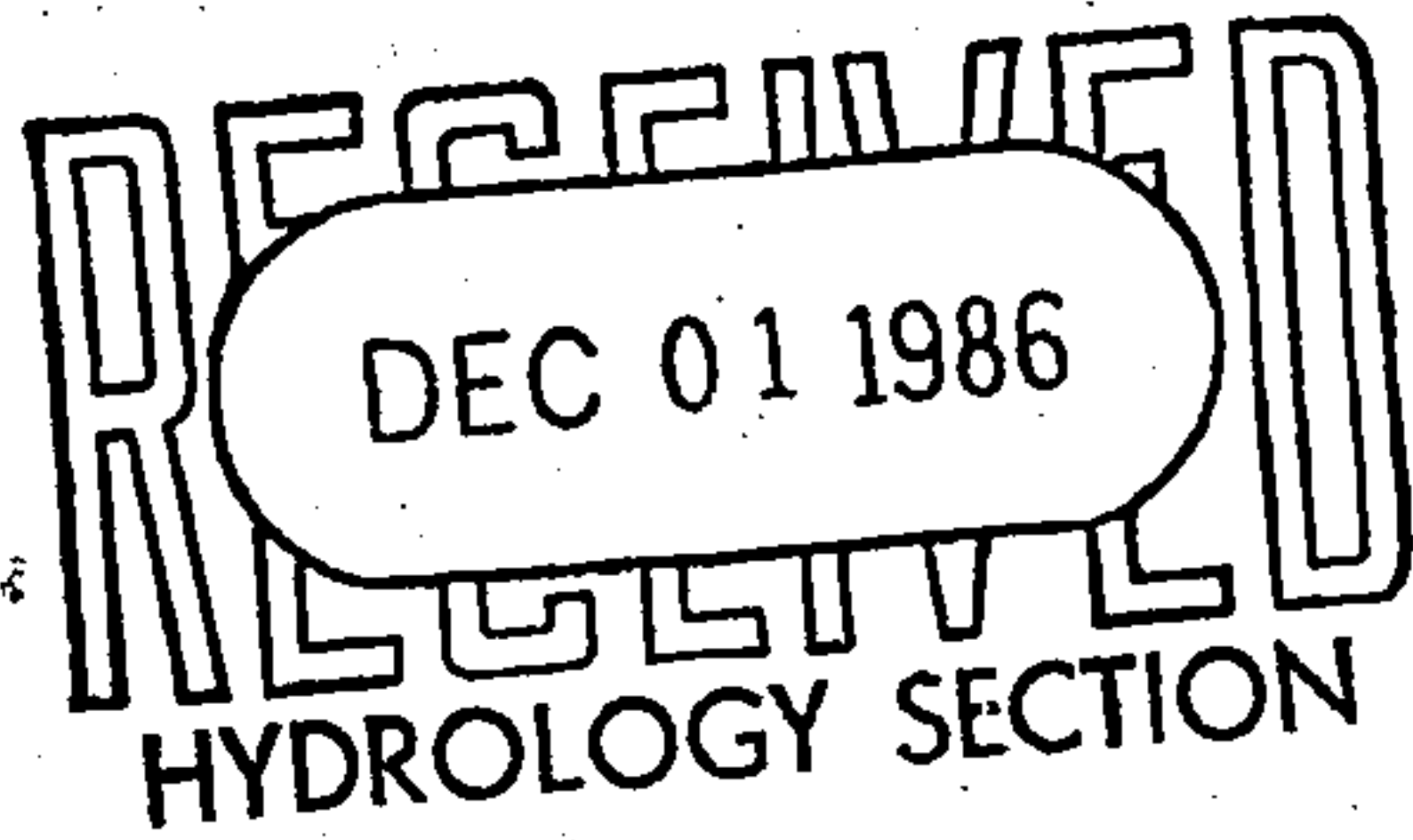
PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



December 1, 1986

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

Re: Academy Shopping Center (Target Development) (G20)

Dear Carlos:

Attached are two copies of the conceptual grading and drainage plan for the referenced site for review and approval. Our pre-design conference recap sheet is also attached. A submittal has already been made to the EPC and will be heard on January 15. We are only requesting conceptual approval at this time for the EPC hearing.

Sincerely,

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

Attachment

cc: Steve Johnson

DJG/da
Job No. 64024

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, P.E.

DANA C. WOOD, P.E.

ANDRES ARAGON-VIAMONTE

DARRELL L. WADE, P.E.

JAMES V. DOMENICK, P.E.

BRIAN G. BURNETT, P.E.

BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ACADEMY SHOPPING CENTER
TARGET DEVELOPMENT ZONE ATLAS/DRNG. FILE #: G20/D17
LEGAL DESCRIPTION: LOTS 1, 2 & 3 CLIFFORD/MULLINS BUSINESS ADDITION; PORTION BLOCK 3A
CITY ADDRESS: N.A. THOMAS ADDITION

ENGINEERING FIRM: BOHANNAN-HUSTON, INC. CONTACT: DAN GROCHOWSKI
7500 JEFFERSON NE
ADDRESS: ALBUQ, NM 87109 PHONE: 823-1000

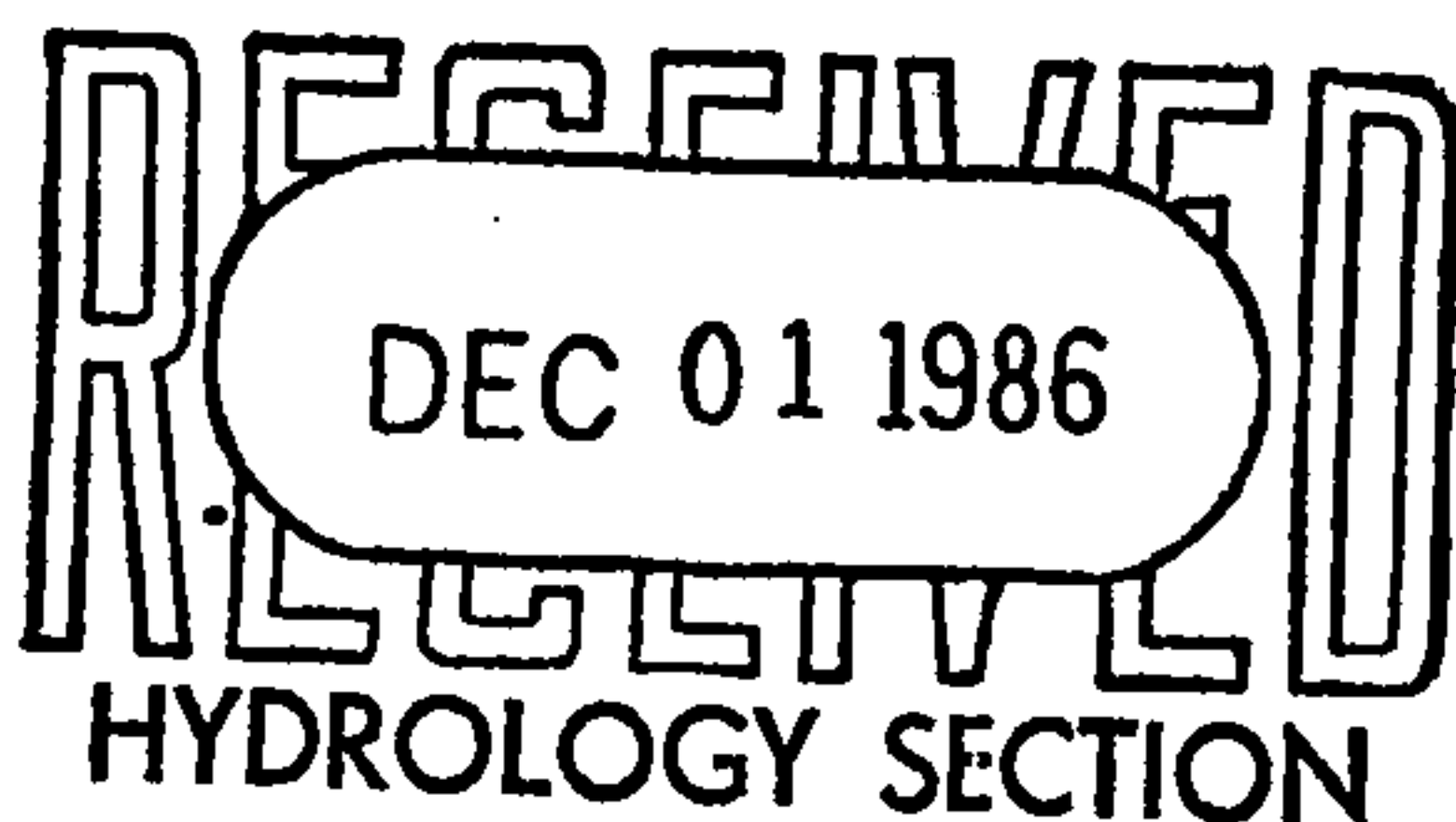
OWNER: JOHNSON DEVELOPMENT CONTACT: STEVE JOHNSON
3001 LOUISIANA NE
ADDRESS: ALBUQ, NM 87110 PHONE: 884-3930

ARCHITECT: DE LA TORRE & RAINHART CONTACT: GEORGE RAINHART
700 LOMAS NE
ADDRESS: ALBUQ, NM 87102 PHONE: 842-9500

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP
SHEET PROVIDEDDRB NO. 84-370 6/12/84

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 _____ (SPECIFY)DATE SUBMITTED: 12/1/86BY: BOHANNAN-HUSTON, INC.

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: 670 DATE: 11-4-86
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Arden Shopping Center
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: _____

APPROVAL REQUESTED:

☐ PRELIMINARY PLAT	☐ FINAL PLAT
☒ SITE DEVELOPMENT PLAN	☐ BUILDING PERMIT
☐ OTHER	☐ ROUGH GRADING

WHO REPRESENTING
ATTENDANCE: Dan Grochowski
Carl A. Malt

FINDINGS:

- ① Re Noel conceptual drainage plan for site plan approval
- ② Noel address lot line & width appears to be a
public alley to site
- ③ Desires to be determined by alley easement and
existing street easement
- ④ Noel easement corner of lot line removed for flows
across lot lines
- ⑤ Noel to correct off-site flows - designed for
residential runoff
- ⑥ Wallace can free discharge to Wayne parking lot
then to ^{Pond} ~~Wallace~~ Building over impervious area therefore
historic flows
- ⑦ Noel to build property line 2 foot above gutter
elevation on Mungos

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: <u>Carl A. Malt</u>	SIGNED: <u>Daniel Grochowski</u>
TITLE: _____	TITLE: _____
DATE: <u>11-4-86</u>	DATE: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

September 21, 1984

Mr. Fred Arfman
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, New Mexico 87108

RE: REVISED GRADING & DRAINAGE PLAN FOR SUNSET TERRACE APARTMENTS
(G20-D17) RECEIVED SEPTEMBER 7, 1984.

Dear Fred,

The above referenced plan, dated June 29, 1984 is approved.

Please attach a copy of this approved plan to the construction set
prior to hydrology sign-off.

If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Billy J. Goelsby,
Civil Engineer/Hydrology

BJG/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

INFORMATION SHEET

PROJECT TITLE SUNSET TERRACE TYPE OF SUBMITTAL DRAINAGE FINAL

ZONE ATLAS PAGE NO. G-20 ^{017 update} CITY ADDRESS 8500 MONTGOMERY

LEGAL DESCRIPTION TRACTS 1 & 2 OF CLIFFORD - MULLINS ADDITION

ENGINEERING FIRM ISAACSON & ARFMAN CONTACT FRED ARFMAN

ADDRESS _____ PHONE 265-8828

OWNER CDS DEV. INC. OF AR. CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT HORQUIN & ASSOC. CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR SURVEYING SERVICES CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

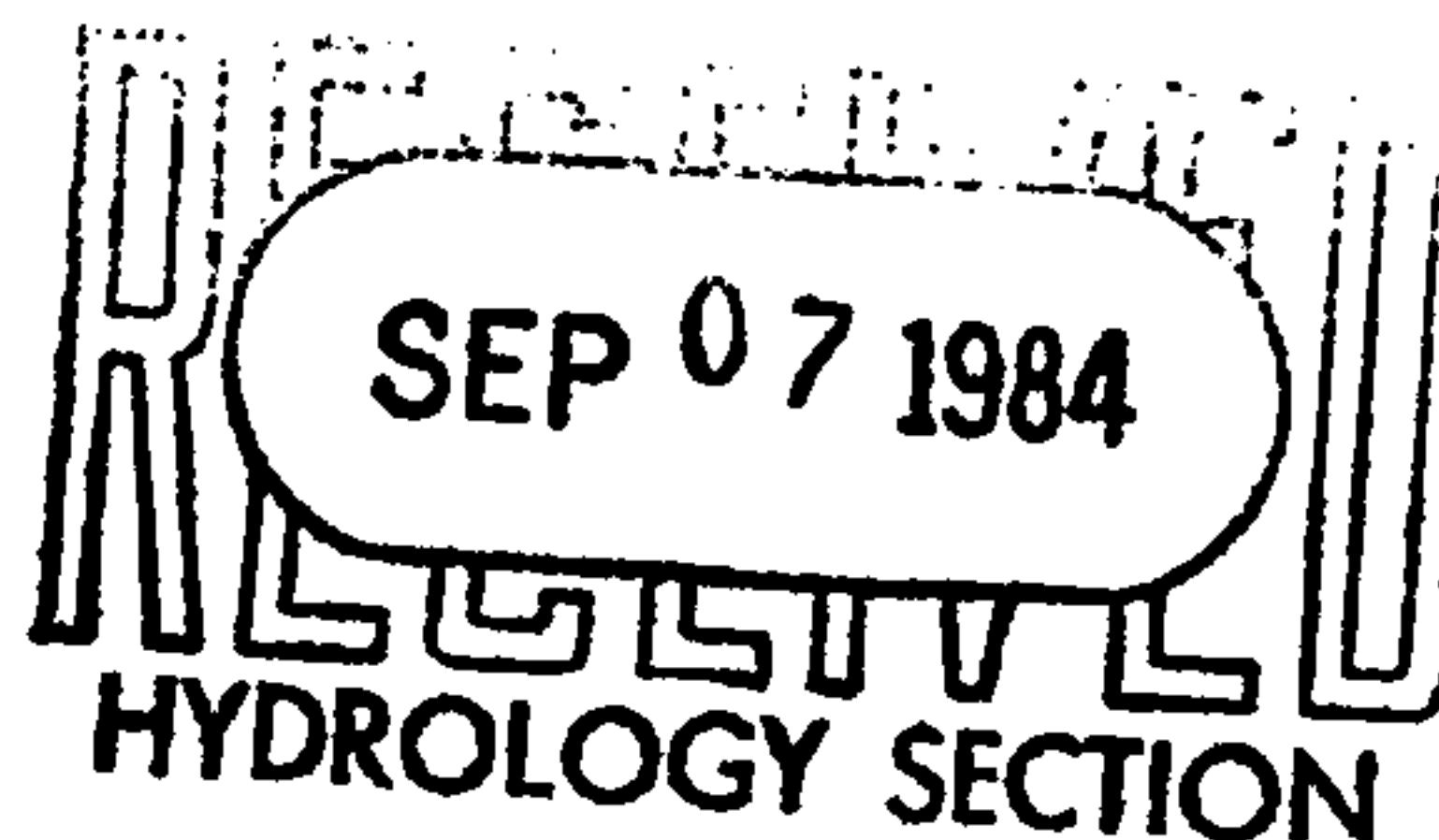
- ☐ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

DATE SUBMITTED: 9-7-84

BY: FRED C. ARFMAN





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 29, 1984

Mr. Fred Arfman
Isaacson & Arfamn, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

RE: REVISED GRADING AND DRAINAGE PLAN FOR SUNSET TERRACE APARTMENTS
(FORMERLY STAMM PROPERTY APARTMENTS) (G20-D17) RECEIVED JUNE 28,
1984.

Dear Fred:

I have reviewed the above referenced plan and the following comments need to be addressed prior to receiving final approval.

1. The plan will have to have the Engineer's stamp, signature and date on each plan for inclusion in the construction set.
2. The tie-in and the pond outlet pipe will require an approved "Drainage Facilities Within Public R/W" document prior to release of any building permit.
3. The concrete spillway pad for the pond may interfere with the grading of the alley. Are there approved alley grades available and how will this interface?

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

Sincerely yours,

Billy J. Goolsby, P.E.
City/County Flood Plain Admin.

BJG/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

INFORMATION SHEET

PROJECT TITLE SUNSET TERRACE APTS. TYPE OF SUBMITTAL REVISED DRAINAGE REP.
FORMERLY: STAMM PROP. APTS.

ZONE ATLAS PAGE NO. 620 D17 CITY ADDRESS 8500 MONTGOMERY BLVD. N.E.

LEGAL DESCRIPTION CLIFFORD MULLINS BUSINESS SUBD. LOT 142

ENGINEERING FIRM ISAACSON & ARFMAN CONTACT FRED C. ARFMAN

ADDRESS 128 MONROE NE PHONE 268-8828

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR TO BE DETERMINED CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

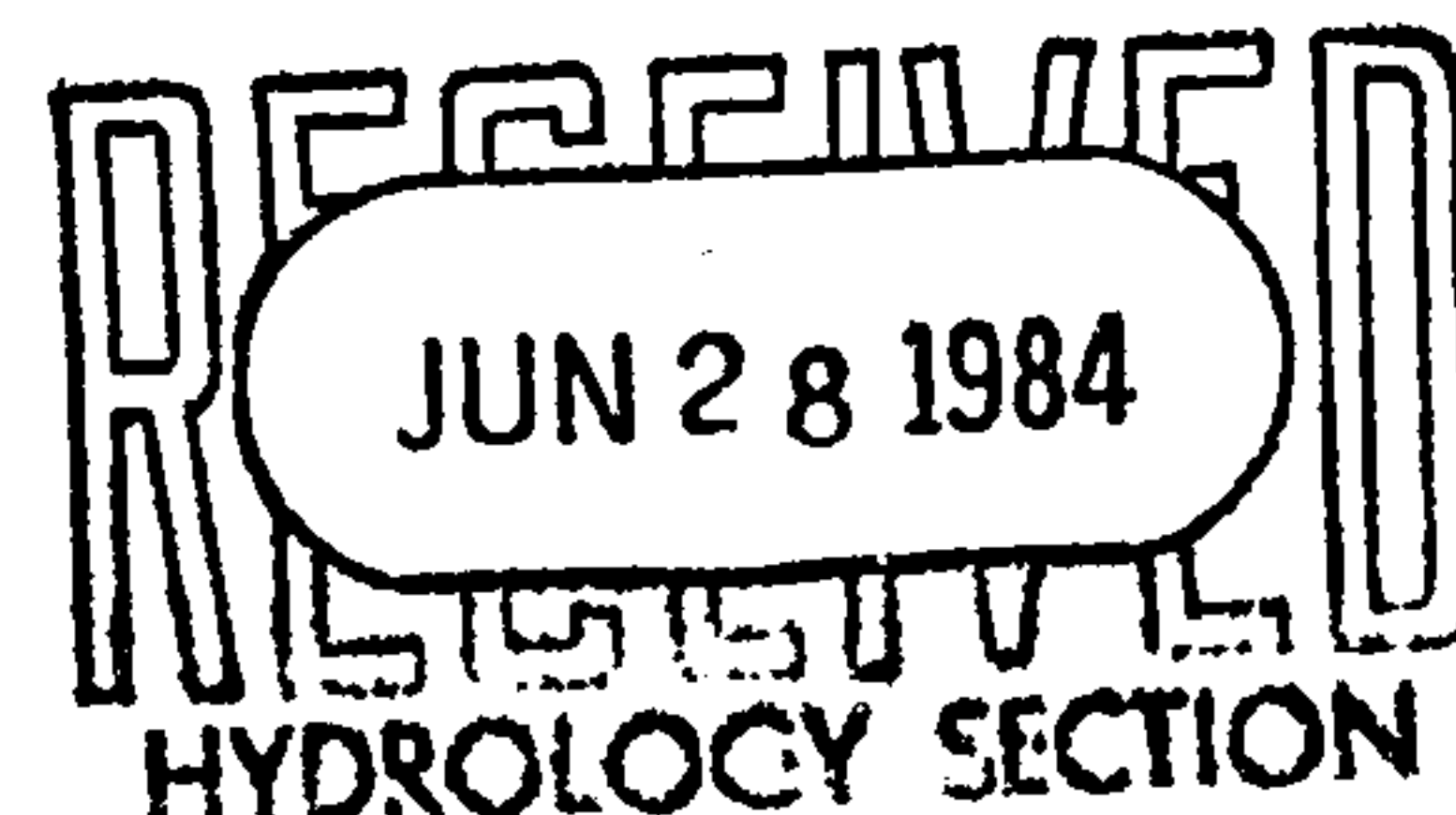
- ☐ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☒ OTHER REVISED DRAINAGE (SPECIFY)

DATE SUBMITTED: 6/28/84

BY: FRED C. ARFMAN



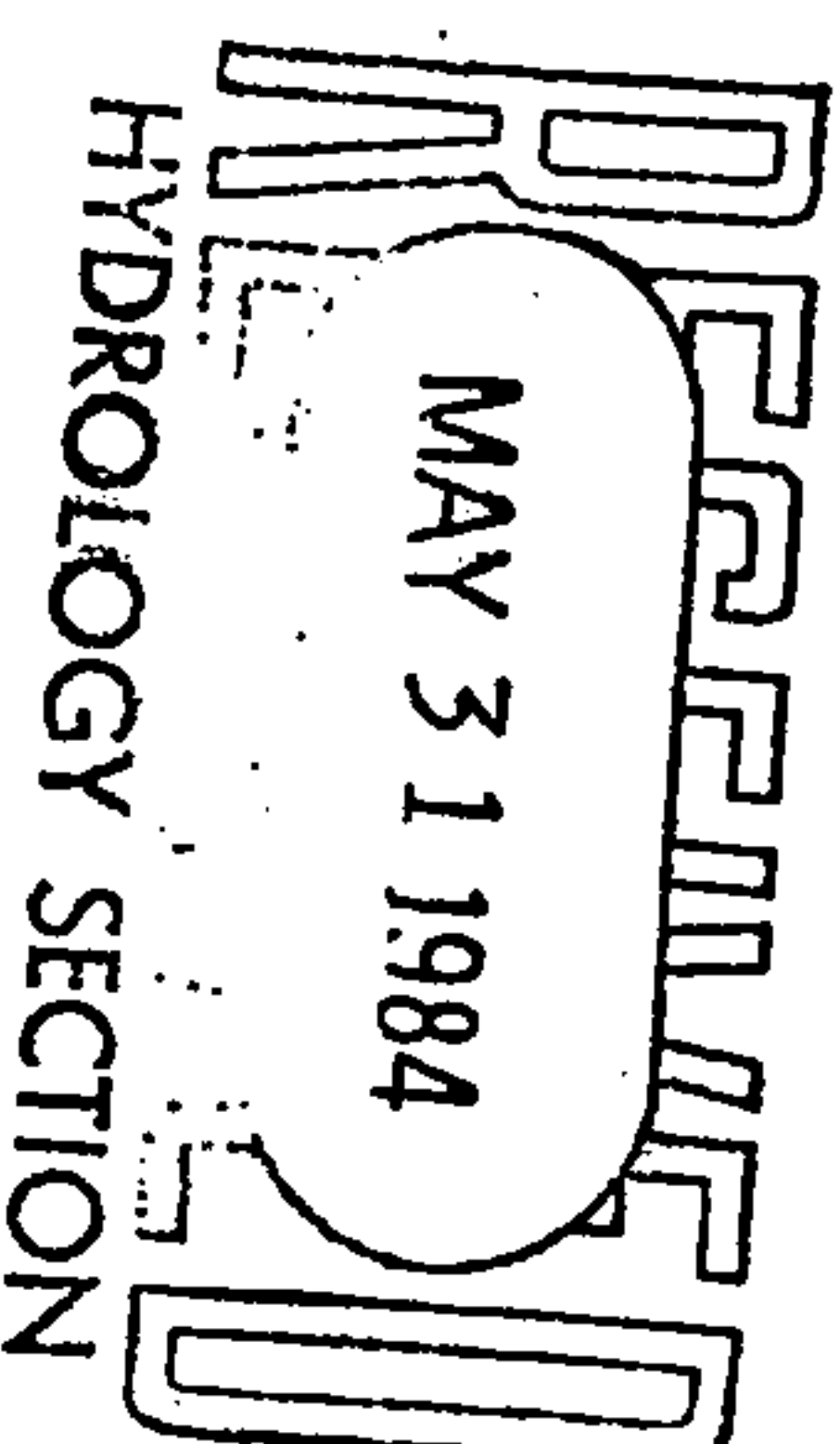
PROJECT TITLE STANTON PROP. APTS. TYPE OF SUBMITTAL DRAINAGE REPORTZONE ATLAS PAGE NO. G-20^{D17} CITY ADDRESS 8500 MONTGOMERY BLVD. N.E.LEGAL DESCRIPTION TRACTS 1 & 2 OF THE CHIEFED-MULLEN BUSINESS ADDT.ENGINEERING FIRM ISAACSON & AREMAN, P.A. CONTACT FRED AREMANADDRESS 128 MONROE ST. N.E. PHONE 268-8828OWNER COS DEV. INC. OF ARIZONA CONTACT DAVID ROOTADDRESS 2850 Cth SAN DIEGO⁹²¹⁰³ PHONE 619-294-2950ARCHITECT G.E. HAWLEY & ASSOC. CONTACT GEORGE HAWLEYADDRESS P.O. Box 13152 PHONE 602-628-1988SURVEYOR SURVEYING SERVICES CONTACT Timothy GutierrezADDRESS _____ PHONE 877-2127CONTRACTOR TO BE DETERMINED CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

☐ YES☐ NO☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☒ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: 5-31-84BY: FRED C AREMAN



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. _____ DATE: 11/23/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: MULLINS ADDN, Tracts 1 & 2 G20

WHO	REPRESENTING
ATTENDANCE: <u>FRED J AGUIRRE</u>	_____
<u>FRED AREMAN</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: _____

1. CONTROLLED DISCHARGE REQUIRED. DEPENDENT ON DOWNSREAM CONDITIONS. MAXIMUM ALLOWABLE DISCHARGE FROM SUBJECT WITH NO DOWNSREAM INVESTIGATION IS .5 cfs/acre
2. DRAINAGE PLAN APPROPRIATE IN ACCORDANCE WITH the DPM
3. ~~AN IMPROVED ALLEY~~ INVESTIGATE ADEQUACY OF ALLEY TO CONVEY THE PROPOSED FLOWS.
4. EXAMINATION OF LOT LINES MAY BE REQUIRED BY ZONING.

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: [Signature]

SIGNED: [Signature]

TITLE: _____

TITLE: V.P. (ISAACSON & AREMAN)

DATE: 11/23/83

DATE: 11/23/83

DRAINAGE INFORMATION SHEET

PROJECT TITLE: TARGET ADDITION - MONTGOMERY BLVD ZONE ATLAS/DRNG, FILE#: G-2017

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

LEGAL DESCRIPTION: MONTGOMERY CROSSING, LOT 1

CITY ADDRESS: 8710 MONTGOMERY BLVD NE

ENGINEERING FIRM: MARK GOODWIN & ASSOCIATES CONTACT: GREGORY J. KRENK

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: TARGET STORES CONTACT: GEORGE RINHART

ADDRESS: 2325 SAN PEDRO, NE SUITE 2-B PHONE: 884-9110

ARCHITECT: GEORGE RINHART ARCHITECT AND ASSOC. CONTACT: GEORGE RINHART

ADDRESS: 2325 SAN PEDRO NE, SUITE 2-B PHONE: 884-9110

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

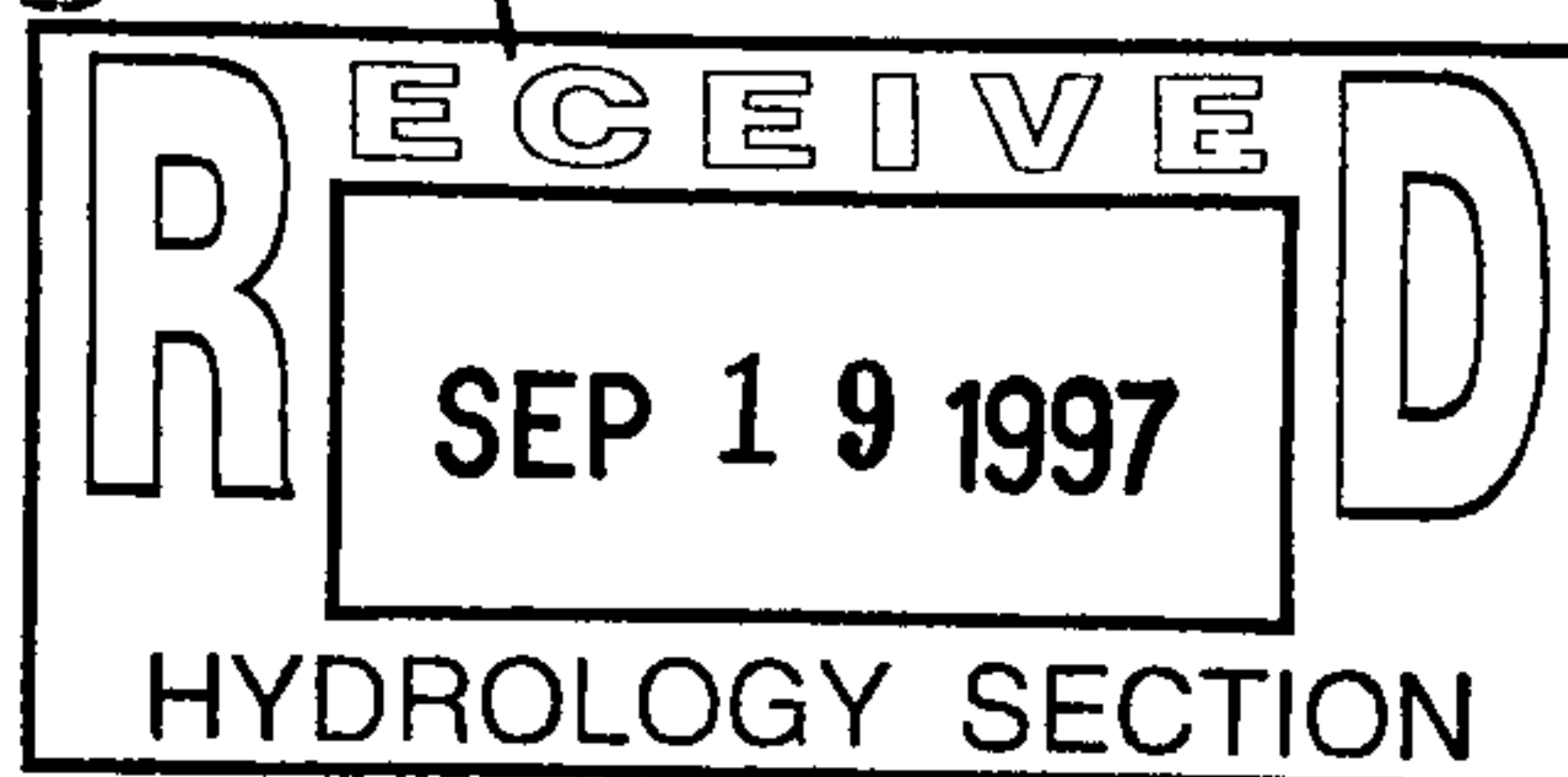
- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATION OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
-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

DATE SUBMITTED: 9-19-97

BY: _____

GREGORY J. KRENK

30 day Temp C.O. issued on 9-19-97



DRAINAGE INFORMATION SHEET

PROJECT TITLE: TARGET ADDITION - MONTGOMERY BLVD ZONE ATLAS/DRNG, FILE#: 017 G-20

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

LEGAL DESCRIPTION: MONTGOMERY CROSSING, LOT 1

CITY ADDRESS: 8710 MONTGOMERY BLVD NE

ENGINEERING FIRM: MARK GOODWIN & ASSOCIATES CONTACT: GREGORY J. KRENIK

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: TARGET STORES CONTACT: GEORGE RINHART

ADDRESS: 2325 SAN PEDRO, NE SUITE 2-B PHONE: 884-9110

ARCHITECT: GEORGE RINHART ARCHITECT AND ASSOC. CONTACT: GEORGE RINHART

ADDRESS: 2325 SAN PEDRO NE, SUITE 2-B PHONE: 884-9110

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

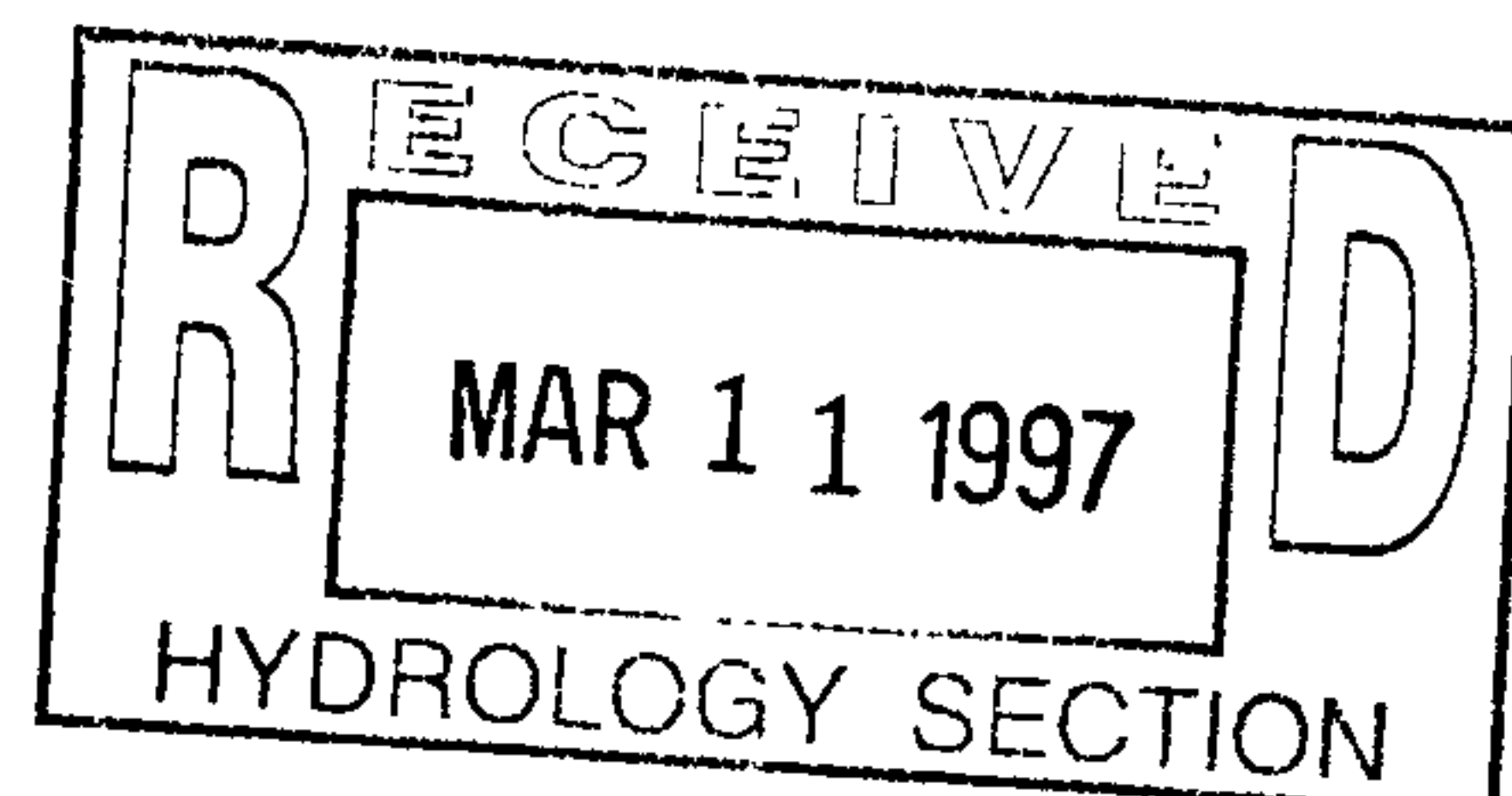
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATION OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (Specify)

DATE SUBMITTED: 3-11-97

BY: GREGORY J. KRENIK





Martin J. Chávez, Mayor

Robert E. Gurulé, Director

March 17, 1997

Greg Krenik PE
Mark Goodwin & Associates
PO Box 90606
Albuquerque, New Mexico 87199

RE: DRAINAGE PLAN FOR AN ADDITION TO TARGET @ MONTGOMERY
(G20-D17) ENGINEER'S STAMP DATED 3/11/97

Dear Mr Krenik:

Based on the information provided on your March 11, 1997 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, Engineer Certification per the DPM checklist will be required prior to release of the permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

A rectangular stamp with the word 'File' inside.

Sincerely

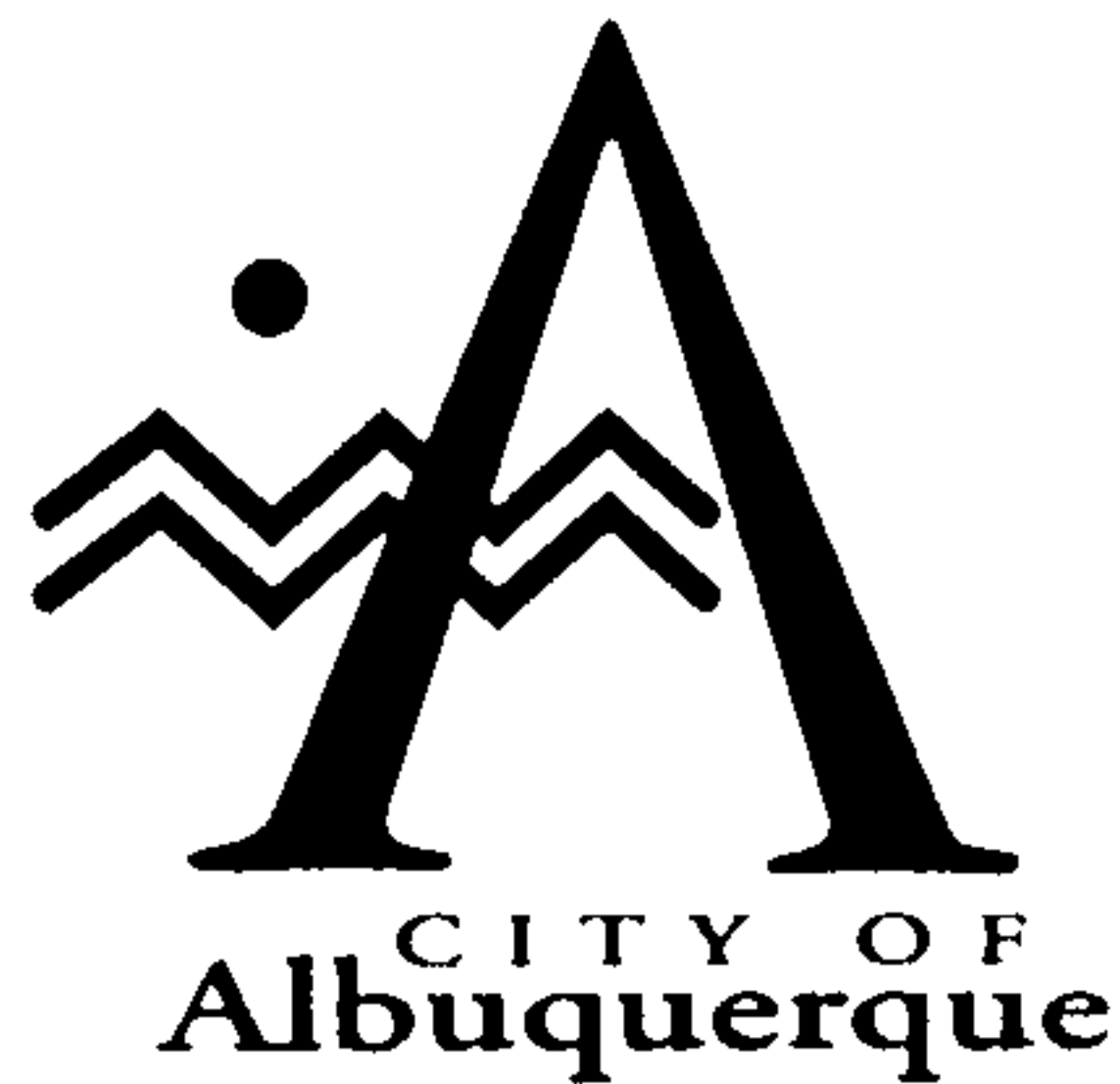
A handwritten signature in cursive script that reads 'Bernie J. Montoya'.

Bernie J. Montoya CE
Engineering Associate

Good for You, Albuquerque!

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





October 2, 1997

Martin J. Chávez, Mayor

Greg Krenik, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

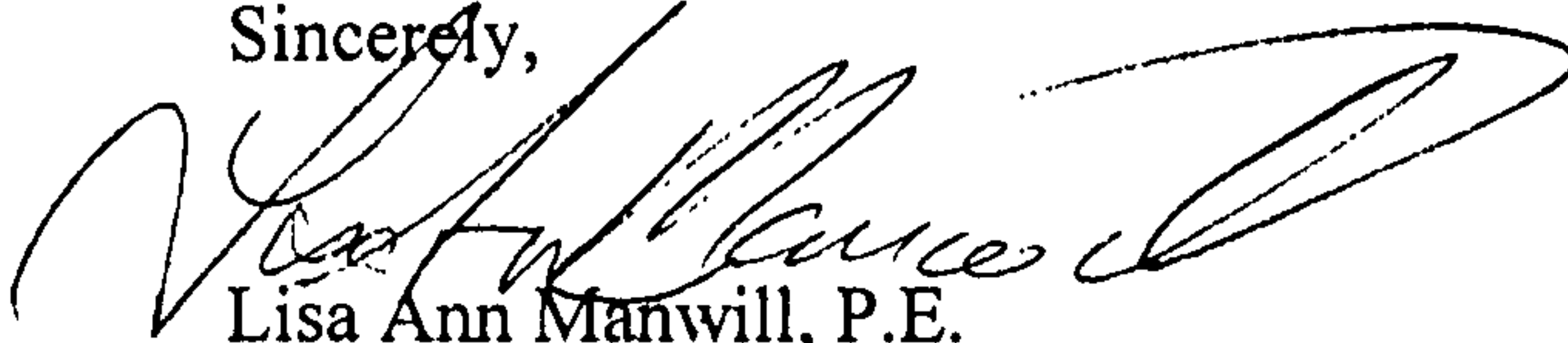
**RE: TARGET ADDITION - MONTGOMERY BLVD. (G20-D17). ENGINEER'S
CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. ENGINEER'S
CERTIFICATION DATED SEPTEMBER 19, 1997.**

Dear Mr. Krenik:

Based on the information provided on your September 19, 1997 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 924-3984.

Sincerely,

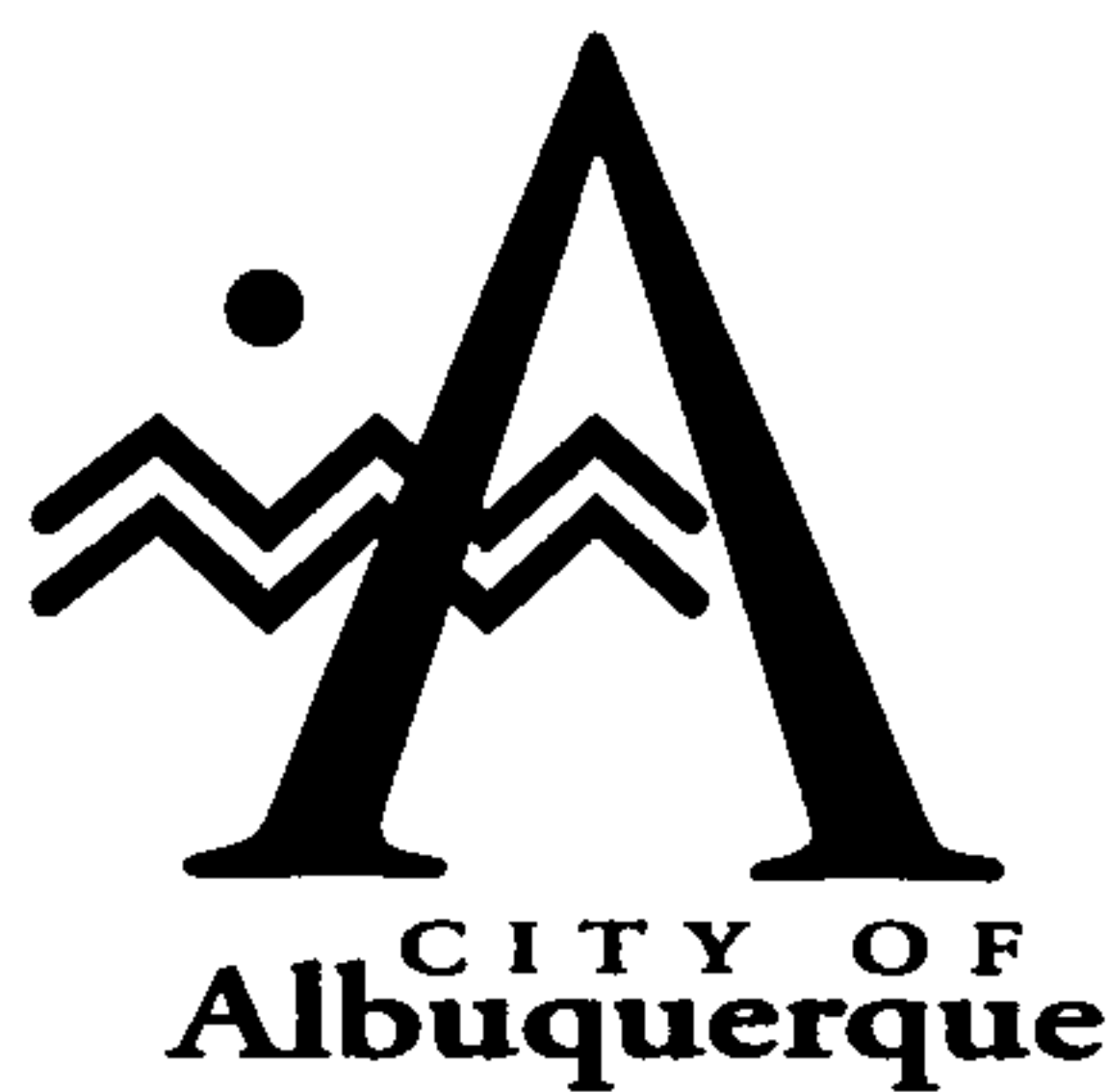


Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File

Good for You, Albuquerque!





October 15, 1996

Martin J. Chávez, Mayor

Greg Krenik
D. Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, NM 87199

**RE: REVISED DRAINAGE PLAN FOR AN ADDITION TO TARGET @
MONTGOMERY BLVD. (G20-D17) ENGINEER'S STAMP DATED
9/25/96.**

Dear Mr. Krenik:

Based on the information provided on your September 25, 1996 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. Enlarge the south portion of the plan drawing where the proposed addition and pond will be located.
2. Detail of how the 12" pvc pipe will tie into the first M.H.
3. More clarity on the proposed pond.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: TARGET ADDITION - MONTGOMERY BLVD ZONE ATLAS/DRNG, FILE#: G-20/117

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

LEGAL DESCRIPTION: MONTGOMERY CROSSING, LOT 1

CITY ADDRESS: 8710 MONTGOMERY BLVD NE

ENGINEERING FIRM: MARK GOODWIN & ASSOCIATES CONTACT: GREGORY J. KRENIK

ADDRESS: PO Box 90606 PHONE: 345-2010

OWNER: TARGET STORES CONTACT: GEORGE RINHART

ADDRESS: 2325 SAN PEDRO, NE SUITE 2-B PHONE: 884-9110

ARCHITECT: GEORGE RINHART ARCHITECT AND ASSOC. CONTACT: GEORGE RINHART

ADDRESS: 2325 SAN PEDRO NE, SUITE 2-B PHONE: 884-9110

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

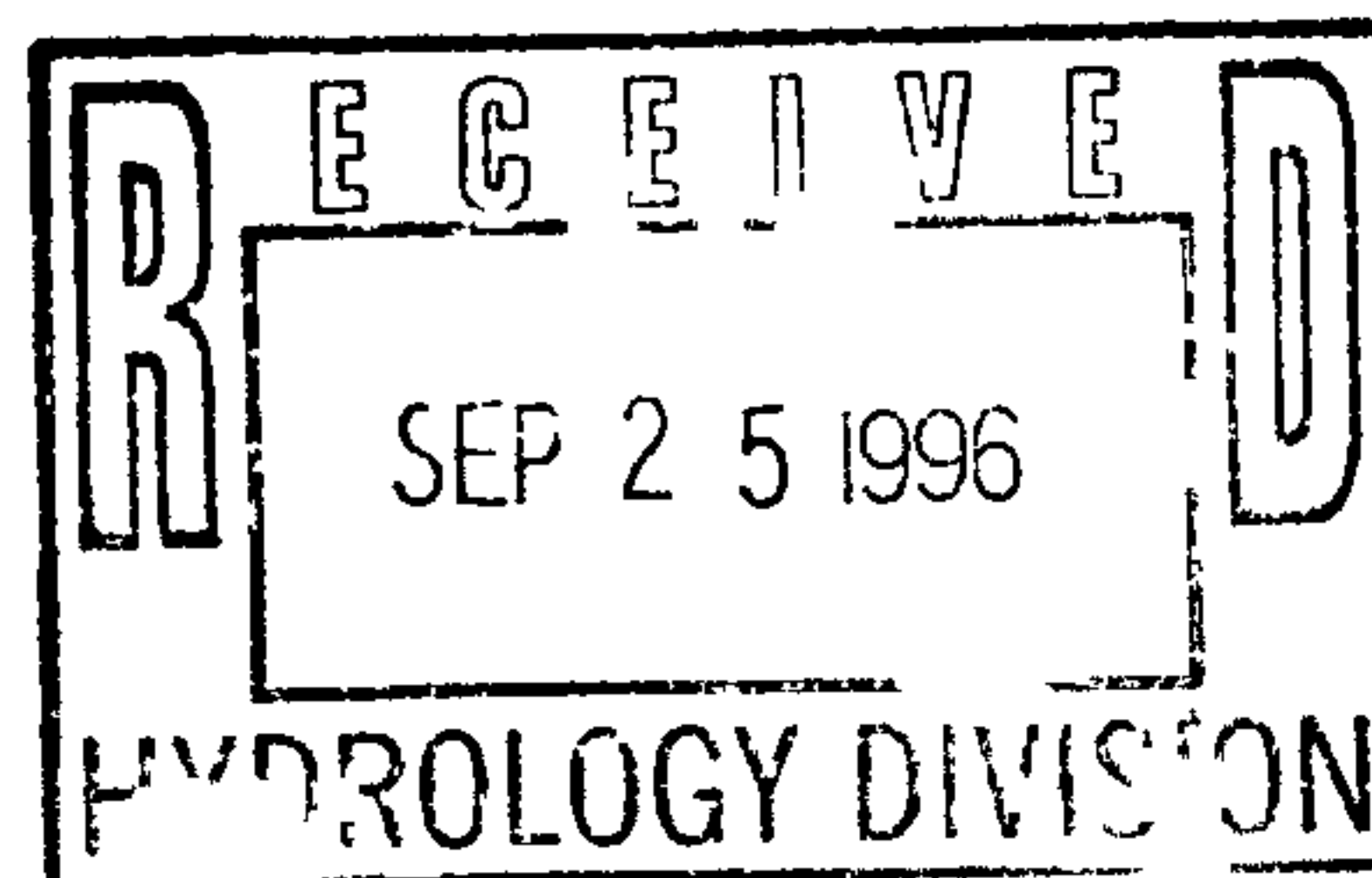
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. PLAN FOR BLDG PERMIT APPROVAL
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- ☐ CERTIFICATION OF OCCUPANCY APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (Specify)

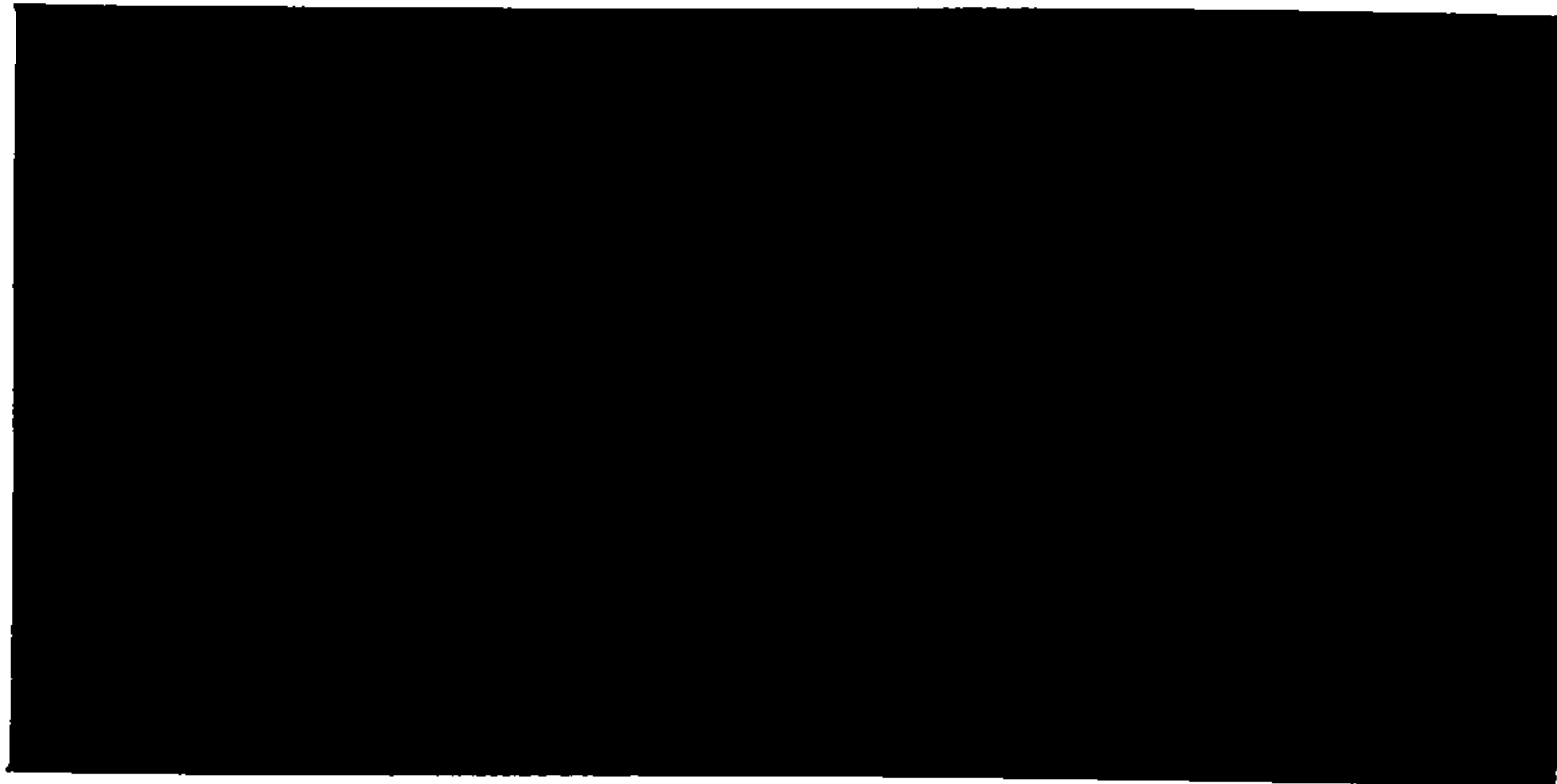
DATE SUBMITTED: 9-25-96

BY: _____

GREGORY J. KRENIK







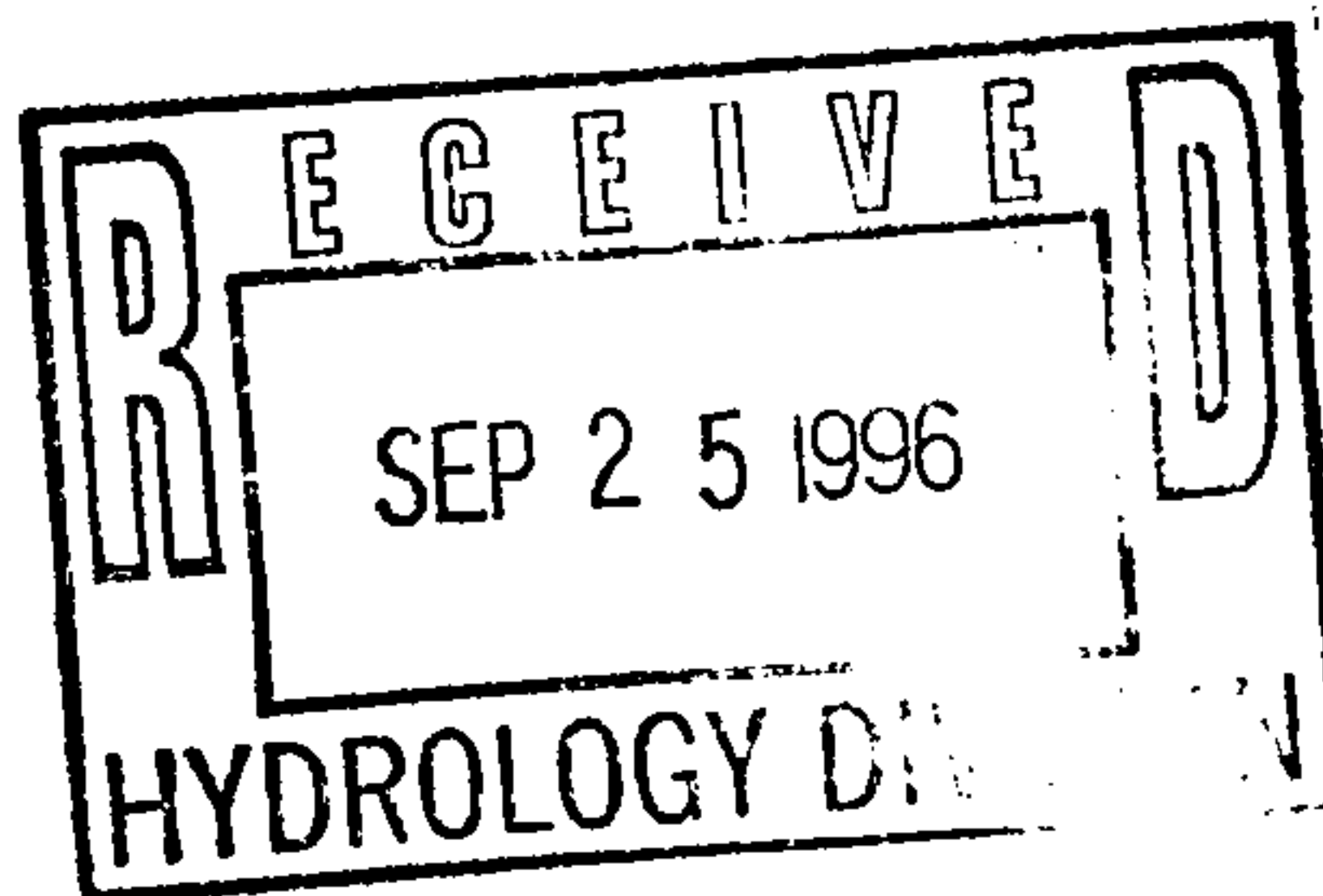
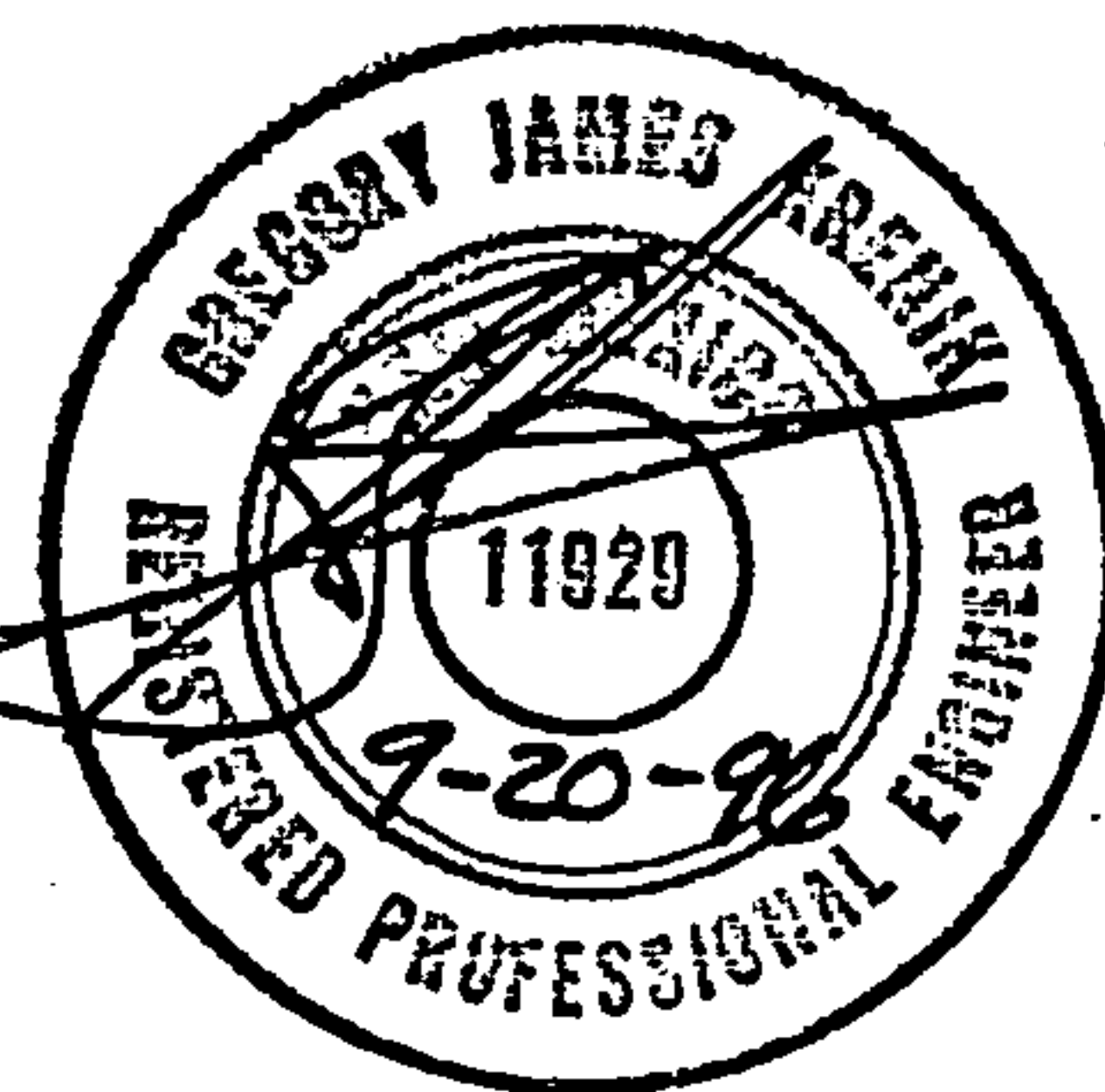
MARK GOODWIN

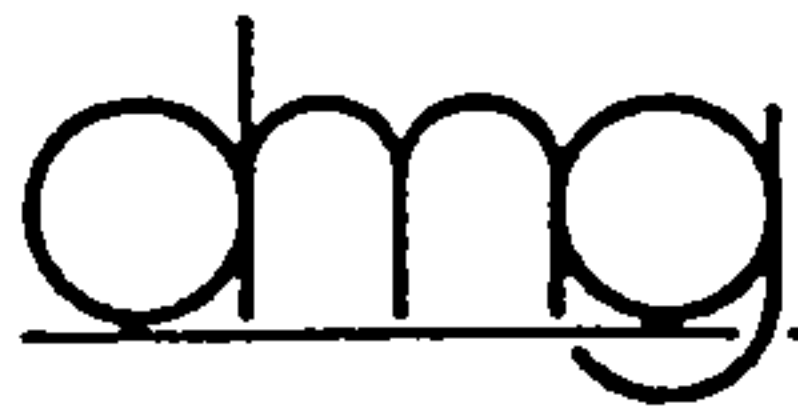
& ASSOCIATES
CONSULTING ENGINEERS

dmg

DRAINAGE CALCULATIONS
for
TARGET ADDITION
Montgomery Blvd

September 1996





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

PROJECT TARGET-MONTGOMERY
SUBJECT DRAINAGE CALCS
BY GSK DATE 9-10-96
CHECKED _____ DATE _____
SHEET 1 OF _____

- THIS SITE DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE
- NO OFFSITE FLOWS ENTER THIS SITE
- THIS SITE CONSISTS OF 9.725 ACRES WHICH IS FULLY DEVELOPED
- THE PROJECT WILL ADD A 40' x 285' ADDITION TO THE EXISTING TARGET.
- THE PROPOSED ALTERATIONS TO THE DRAINAGE SCHEME ARE AS FOLLOWS:
 - 1) THE EXISTING POND WILL BE REMOVED BECAUSE OF THE ADDITION.
 - 2) AN UNDERGROUND STORAGE AREA WILL BE INSTALLED UNDER THE PARKING LOT TO THE EAST OF THE BUILDING WITH RESTRICTED FLOW.
 - 3) A SMALL AREA TO THE SOUTH WILL BE ALLOWED TO FREE DISCHARGE. THE FLOW WILL BE SUBTRACTED FROM THE ALLOWABLE AND THE METERED FLOW RATE WILL BE ADJUSTED.
 - 4) A SMALLER POND WILL BE CONSTRUCTED TO ACT AS THE FINAL DISCHARGE POINT OF THE SITE. ALL NON DIRECT FLOWS WILL PASS THROUGH THIS POND.
 - 5) THE LATEST AHYMO WILL BE USED TO BRING THE SITE UP TO PRESENT STANDARDS.
- THIS REPORT WILL USE THE CALCULATIONS COMPLETED BY BOHANNAN HUSTON IN THE ORIGINAL REPORT FOR "TARGET DEVELOPMENT" DATED 11-86 WITH CITY COMMENTS INDICATED AND DATED 4-8-87. SEE APPENDIX "A".
- BASIN "D" WILL CONTINUE TO DIRECT DISCHARGE
- BASIN "C" WILL HAVE 3,375 SF DIRECT DISCHARGE THIS WILL BE KNOWN AS BASIN "B" AND WILL BE SUBTRACTED FROM ALLOWABLE DISCHARGE.

$P_1 = 2.10 in$
 $P_6 = 2.55 in$
 $P_{24} = 3.00 in$

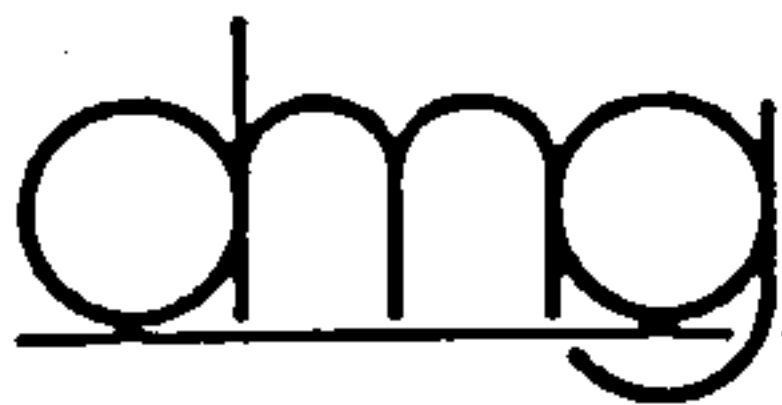
$TP = 0.1333 HR$
 $DT = 0.03333 HR$

BASIN	A	B	C	D	E
AREA	6.5239 AC	0.0755 AC	1.6576 AC	1.4028 AC	0.0652 AC
TYPE "B"	0.5018 AC	0.0130 AC	0.1940 AC	0.2880 AC	0.0028 AC
TYPE "D"	6.0221	0.0625 AC	1.4636 AC	1.1148 AC	0.0624 AC

BASINS E, D & B DRAIN OFFSITE.

BASIN A WILL DRAIN TO THE UNDERGROUND STORAGE AREA, THEN TO THE POND.

BASIN C WILL DRAIN TO THE POND.



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

PROJECT TARGET - MONTGOMERY
SUBJECT DRAINAGE CALCS
BY GJK DATE 9-10-96
CHECKED _____ DATE _____
SHEET 2 OF _____

FIND RUNOFF FOR DIRECT DISCHARGE BASINS B, D & E

AREA OF BASINS = 1.5435 AC
FROM HYMD SHEETS 5-7

TYPE B = 19.68 %

TYPE D = 80.32 %

$$Q = 6.89 \text{ CFS}$$

FIND ALLOWABLE DISCHARGE FROM PROJECT

FROM BOHANNAN HUSTON REPORT THE TOTAL ALLOWABLE DISCHARGE
 $Q = 22.3 \text{ CFS}$

$$Q = 22.3 - 6.89 = 15.41 \text{ CFS}$$

THIS FLOW IS THE ALLOWABLE FROM THE POND.

SIZE UNDERGROUND STORAGE AREA AND OUTLET POND

RUNOFF FROM BASIN 'A' WILL ROUTE THROUGH THE UNDERGROUND STORAGE AREA AND BE CONTROL BEFORE ENTERING THE POND. RUNOFF FROM BASIN 'C' WILL DRAIN DIRECTLY INTO THE POND. THE MAXIMUM OUTFLOW FROM THE POND CAN BE 15.41 CFS.

- UNDERGROUND STORAGE IS REQUIRED BECAUSE THERE IS NOT ENOUGH SURFACE AREA. AREA WILL BE DESIGNED AS IF IT IS A SOLID STRUCTURE - NO EXFILTRATION WILL BE COUNTED
- DESIGN WITH 18" COVER MINIMUM
- STORAGE AREA IS 2'-6" DEEP
- DESIGN WITH 12" OUTLET PIPES USING THE ORIFICE EQUATION

$$Q = 0.6 A \sqrt{2gh}$$

$$A = 0.785398$$

ELEV	Q (CFS) OUTFLOW	STORAGE (AC-FT) (300'x35')
46.50	0	0
47.50	2.674	0.230
48.50	4.632	0.459
49.00	5.348	0.574

- SIZE POND

BOTH BASIN C & A WILL ROUTE THROUGH THIS POND



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

PROJECT TARGET-MONTGOMERY
SUBJECT DRAINAGE CALCS
BY GSK DATE 9-10-96
CHECKED _____ DATE _____
SHEET 3 OF _____

ELEV	STORAGE (30'x50')	OUTFLOW (CFS)
43.25	0	0
44.25	0.034	4.254
45.25	0.069	9.513
46.25	0.103	12.763
47.25	0.138	15.339
48.25	0.172	17.541

USE 18" OUTFALL WITH ORIFICE EQUATION
 $Q = 0.6 A \sqrt{2gh}$ $A = 1.767146$

FROM AHYMO OUTPUT SHEETS 8-13

Peak DISCHARGE = 12.89 CFS
MAX WATER SURFACE = 46.05
MAX STORAGE = 0.1047 AC-FT

- EMERGENCY SPILLWAY WILL BE THE WEST SIDE OF POND.

THIS SIDE WILL BE AT 46.05, AS POND OVER FLOWS, WATER WILL SPILL ON PAVEMENT AND FOLLOW FLOW COURSE TO WYOMING

- UNDERGROUND STORAGE AREA WILL BE CONSTRUCTED OF THE "INFILTRATOR SYSTEMS INC STORMWATER SYSTEM"

SEE ATTACHED INFILTRATOR WORK SHEET

MAXIMIZER MATERIALS WORKSHEET

4

INFILTRATOR[®]
SYSTEMS INC

Project TARGET ADDITION - MONTGOMERY

By GJK Date 9-12-96

Location _____

Checked by _____ Date _____

☐ Present ☐ Developed (Check One)

FIND THE FOLOWING:

1. Required storage volume (V_s) = ... 25,000 cu. ft.
2. Approximate bed size for siting purposes: The capacity of each sq. ft. of bed is approximately 2.15 cu. ft.; $V_s/2.15$ = ... 11,628 sq. ft. (A)
3. Approximate bed layout (length x width). Divide desired bed width by 2.83 ft. (width of chamber) to calculate actual number of chamber rows = ... 106 rows (R)
4. The average volume per chamber (V_{avg})(Using "R" and Table 1) = ... 46.55 cu. ft.
5. The actual number of chambers (C) needed: (V_s) 25,000 / (V_{avg}) 46.55 = ... 537 chambers (C)
6. The number of PowerArch bridges needed (P): $2((C) \text{ 537 } / (R)) \times ((R) - 1) = \dots$ 1064 bridges (P)
7. The actual size of the bed (S): (C) 537 x 20.5 sq. ft./chamber = ... 11,008.5 sq. ft. (S)
8. Quantity of excavation (E): (S) 11,008.5 x 4.5 ft. (depth) x 1 cu. yd./27 cu. ft. = ... 1834.75 cu. yd. (E)
9. Area of filter fabric (F): (C) 537 / (R) 106 x 7.25 ft. (unit length) x 4 ft. (fabric width) x 2 sides x 1 sq. yd./ 9 sq. ft. = ... 32.65 sq. yd. (F)
10. Quantity of stone (V_{st}): [(S) 11,008.5 x 0.25 ft. x 1 cu. yd./27 cu. ft. = cu. yd. (V_{st}) 101.93 x 1.5 tons/cu. yd.] + [(R x 6) + 2C/R] (4 sq. ft.) = ... 2737.42 tons of stone
11. End plates needed:

Maximizer "A" end plates (M_A): (R) 106 rows = ... 106 end plates (M_A)

Maximizer "B" end plates (M_B): (R) 106 rows = ... 106 end plates (M_B)

PowerArch "A" end plates (PA_A):[(R) 106 rows - 1] = ... 105 end plates (PA_A)

PowerArch "B" end plates (PA_B):[(R) 106 rows - 1] = ... 105 end plates (PA_B)

FINISH

PRINT HYD

COMPUTE NM HYD

RAINFALL

*** HYDROGRAPH FOR TARGET DIRECT DISCHARGE

TIME=0.0

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=2.10 IN RAIN SIX=2.55 IN

RAIN DAY=3.00 IN DT=0.03333 HR

ID=1 HYD NO=101.1 AREA=0.002412 SQ MI

PER A=0.0 B=19.68 PER C=0.0 PER D=80.32

TF=0.1333 HR MASS RAINFALL=-1

ID=1 CODE=1

6
AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
RUN DATE (MON/DAY/YR) = 09/12/1996
START TIME (HR:MIN:SEC) = 10:49:26 USER NO.= M_GOODWN.101
INPUT FILE = TAROFF.DAT

START TIME=0.0

***** HYDROGRAPH FOR TARGET DIRECT DISCHARGE

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=2.10 IN RAIN SIX=2.55 IN

RAIN DAY=3.00 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	.0027	.0054	.0082	.0110	.0139	.0169
.0199	.0230	.0262	.0295	.0328	.0363	.0398
.0434	.0472	.0510	.0550	.0591	.0633	.0677
.0723	.0770	.0819	.0870	.0923	.0979	.1037
.1099	.1163	.1232	.1290	.1352	.1418	.1560
.1879	.2369	.3073	.4035	.5298	.6910	.8916
1.1364	1.3637	1.4586	1.5387	1.6100	1.6748	1.7345
1.7899	1.8417	1.8902	1.9359	1.9790	2.0197	2.0582
2.0948	2.1294	2.1622	2.1934	2.2230	2.2304	2.2374
2.2440	2.2503	2.2563	2.2621	2.2677	2.2732	2.2784
2.2834	2.2883	2.2931	2.2977	2.3023	2.3067	2.3109
2.3151	2.3192	2.3232	2.3271	2.3310	2.3347	2.3384
2.3420	2.3455	2.3490	2.3524	2.3558	2.3591	2.3623
2.3655	2.3687	2.3718	2.3748	2.3778	2.3808	2.3837
2.3866	2.3894	2.3922	2.3950	2.3977	2.4004	2.4031
2.4057	2.4084	2.4109	2.4135	2.4160	2.4185	2.4209
2.4234	2.4258	2.4282	2.4305	2.4329	2.4352	2.4375
2.4398	2.4420	2.4442	2.4464	2.4486	2.4508	2.4529
2.4551	2.4572	2.4593	2.4614	2.4634	2.4655	2.4675
2.4695	2.4715	2.4735	2.4754	2.4774	2.4793	2.4812
2.4831	2.4850	2.4869	2.4888	2.4906	2.4924	2.4943
2.4961	2.4979	2.4997	2.5014	2.5032	2.5050	2.5067
2.5084	2.5101	2.5118	2.5135	2.5152	2.5169	2.5186
2.5202	2.5219	2.5235	2.5251	2.5268	2.5284	2.5300
2.5316	2.5331	2.5347	2.5363	2.5378	2.5394	2.5409
2.5424	2.5440	2.5455	2.5470	2.5485	2.5500	

COMPUTE NM HYD ID=1 HYD NO=101.1 AREA=0.002412 SQ MI

PER A=0.0 B=19.68 PER C=0.0 PER D=80.32

TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE

CONSTANT, N = 7.106420

UNIT PEAK = 7.6456 CFS UNIT VOLUME = .9978 B = 526.28

P60 = 2.1000

AREA = .001987 SQ MI IA = 10000 INCHES INF = .04000 I

WATER PER UNIT

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

.033330

7

K = .133173HR TP = .133300HR K/TP RATIO = .999050 SHAPE

CONSTANT, N = 3.533693

UNIT PEAK = 1.1494 CFS UNIT VOLUME = .9887 B = 322.78

P60 = 2.1000

AREA = .000475 SQ MI IA = .50000 INCHES INF = 1.25000 I

NCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

.033330

PRINT HYD

ID=1 CODE=1

PARTIAL HYDROGRAPH 101.10

RUNOFF VOLUME = 2.02639 INCHES = .2607 ACRE-FEET

PEAK DISCHARGE RATE = 6.89 CFS AT 1.500 HOURS BASIN AREA =

0024 SQ. MI.

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 10:49:33

START TIME=0.0

***** HYDROGRAPH FOR DISCHARGE FROM TARGET ON MONTGOMERY POND
***** INTO ALLEY. THIS HYDROGRAPH WILL
***** COMBINE ALL TWO PONDS.
***** BASIN "A"

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.10 IN RAIN SIX=2.55 IN
RAIN DAY=3.00 IN DT=0.03333 HR

COMPUTE NM HYD ID=1 HYD NO=101 AREA=0.010194 SQ MI
PER A=0 PER B=7.69 PER C=0 PER D=92.31
TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD ID=1 CODE=1
*
* ROUTE FLOW TO UNDERGRND STORAGE
*

***** HYDROGRAPH FOR POND
***** RESERVOIR ROUTE THE DEVELOPED STORM

ROUTE RESERVOIR ID=2 HYD NO=102 INFLOW ID=1 CODE=24

OUTFLOW (CFS)	STORAGE (AC-FT)	ELEVATION (FT)
0.0	0.0	46.50
5.348	0.241	47.50
9.264	0.482	48.50
10.656	0.603	49.00

PRINT HYD ID=2 CODE=1

***** BASIN "C"

COMPUTE NM HYD ID=3 HYD NO=103 AREA=0.002590 SQ MI
PER A=0 B=11.70 C=0 D=68.30
TP=0.1333 HR MASS RAINFALL=-1

PRINT HYD ID=3 CODE=1

ADD HYD ID=4 HYD NO=104 ID=2 ID=3

PRINT HYD ID=4 CODE=1

* ROUTING THROUGH POND FROM POND UNDERGRND STORAGE & BASIN "C"

ROUTE RESERVOIR ID=5 HYD NO=105 INFLOW ID=4 CODE=24

OUTFLOW (CFS)	STORAGE (AC-FT)	ELEVATION (FT)
0.0	0.0	43.0
4.254	0.034	44.0
9.513	0.069	45.0
12.763	0.103	46.0
15.339	0.138	47.0
17.541	0.172	48.0

PRINT HYD ID=5 CODE=1

FINISH

AHYMO PROGRAM (AHYMO194) - AMAFCA Hydrologic Model - January, 1994
RUN DATE (MON/DAY/YR) = 09/13/1996
START TIME (HR:MIN:SEC) = 12:52:14 USER NO.= M_GOODDWN.101
INPUT FILE = TARPOND1.DAT

START TIME=0.0

***** HYDROGRAPH FOR DISCHARGE FROM TARGET ON MONTGOMERY POND

***** INTO ALLEY. THIS HYDROGRAPH WILL

***** COMBINE ALL TWO PONDS.

***** BASIN "A"

RAINFALL TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=2.10 IN RAIN SIX=2.55 IN

RAIN DAY=3.00 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	.0037	.0054	.0082	.0110	.0139
.0199	.0230	.0262	.0295	.0328	.0363
.0434	.0472	.0510	.0550	.0591	.0633
.0723	.0770	.0819	.0870	.0923	.0979
.1099	.1163	.1232	.1290	.1352	.1418
.1879	.2369	.3073	.4035	.5298	.6910
1.1364	1.3637	1.4586	1.5387	1.6100	1.6748
1.7899	1.8417	1.8902	1.9359	1.9790	2.0197
2.0948	2.1294	2.1622	2.1934	2.2230	2.2504
2.2440	2.2503	2.2563	2.2621	2.2677	2.2732
2.2834	2.2883	2.2931	2.2977	2.3023	2.3067
2.3151	2.3192	2.3232	2.3271	2.3310	2.3347
2.3420	2.3455	2.3490	2.3524	2.3558	2.3591
2.3655	2.3687	2.3718	2.3748	2.3778	2.3808
2.3866	2.3894	2.3922	2.3950	2.3977	2.4004
2.4057	2.4084	2.4109	2.4135	2.4160	2.4185
2.4234	2.4258	2.4282	2.4305	2.4329	2.4352
2.4398	2.4420	2.4442	2.4464	2.4486	2.4508

2.4551	2.4572	2.4593	2.4614	2.4634	2.4655	2.4675
2.4695	2.4715	2.4735	2.4754	2.4774	2.4793	2.4812
2.4831	2.4850	2.4869	2.4888	2.4906	2.4924	2.4943
2.4961	2.4979	2.4997	2.5014	2.5032	2.5050	2.5067
2.5084	2.5101	2.5118	2.5135	2.5152	2.5169	2.5186
2.5202	2.5219	2.5235	2.5251	2.5268	2.5284	2.5300
2.5316	2.5331	2.5347	2.5363	2.5378	2.5394	2.5409
2.5424	2.5440	2.5455	2.5470	2.5485	2.5500	

10

COMPUTE NM HYD

ID=1 HYD NO=101 AREA=0.010194 SQ MI

PER A=0 PER B=7.69 PER C=0 PER D=92.31

TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE

CONSTANT, N = 7.106420

UNIT PEAK = 37.151 CFS UNIT VOLUME = .9991 B = 526.28

P60 = 2.1000

AREA = .009410 SQ MI IA = .10000 INCHES INF = .04000 I

NCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

= .033330

K = .133173HR TP = .133300HR K/TP RATIO = .999050 SHAPE

CONSTANT, N = 3.533693

UNIT PEAK = 1.8982 CFS UNIT VOLUME = .9933 B = 322.78

P60 = 2.1000

AREA = .000784 SQ MI IA = .50000 INCHES INF = 1.25000 I

NCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

= .033330

PRINT HYD

ID=1 CODE=1

PARTIAL HYDROGRAPH 101.00

RUNOFF VOLUME = 2.19664 INCHES = 1.1943 ACRE-FEET

PEAK DISCHARGE RATE = 30.93 CFS AT 1.500 HOURS BASIN AREA =

0.102 SQ. MI.

*

* ROUTE FLOW TO UNDERGRND STORAGE

*

***** HYDROGRAPH FOR POND

***** RESERVOIR ROUTE THE DEVELOPED STORM

ROUTE RESERVOIR ID=2 HYD NO=102 INFLOW ID=1 CODE=24

OUTFLOW (CFS)	STORAGE (AC-FT)	ELEVATION (FT)
---------------	-----------------	----------------

0.0	0.0	46.50
-----	-----	-------

5.348	0.241	47.50
-------	-------	-------

9.264	0.482	48.50
-------	-------	-------

10.696

0.603

49.00

//

* * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
---------------	-----------------	----------------	-------------------	------------------

.00	.00	46.50	.000	.00
.80	.00	46.50	.000	.00
1.60	21.31	48.37	.452	8.77
2.40	1.41	47.98	.356	7.22
3.20	.36	46.93	.105	2.32
4.00	.26	46.64	.034	.75
4.80	.24	46.57	.016	.36
5.60	.25	46.55	.012	.27
6.40	.02	46.52	.008	.18
7.20	.00	46.51	.002	.04
8.00	.00	46.50	.000	.01
8.80	.00	46.50	.000	.00

PEAK DISCHARGE = 9.940 CFS - PEAK OCCURS AT HOUR 1.83

MAXIMUM WATER SURFACE ELEVATION = 48.736

MAXIMUM STORAGE = .5391 AC-FT INCREMENTAL TIME = .033330HR

PRINT HYD

ID=2 CODE=1

PARTIAL HYDROGRAPH 102.00

RUNOFF VOLUME = 2.19661 INCHES = 1.1942 ACRE-FEET

PEAK DISCHARGE RATE = 9.94 CFS AT 1.833 HOURS BASIN AREA =

2102 SQ. MI.

*

***** BASIN "C"

*

COMPUTE NM HYD ID=3 HYD NO=103 AREA=0.002590 SQ MI

PER A=0 B=11.70 C=0 D=88.30

TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE

CONSTANT, N = 7.106420

UNIT PEAK = 9.0291 CFS UNIT VOLUME = .9981 B = 526.28

P60 = 2.1000

AREA = .002287 SQ MI IA = .10000 INCHES INF = .04000 I

NCHES PER HOUR

RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT

.033330

K = .133173HR TP = .133300HR K/TP RATIO = .999050 SHAPE

CONSTANT, N = 3.533693

UNIT PEAK = .73377 CFS UNIT VOLUME = .9812 B = 522.78

PBO = 2.1000
AREA = .000303 SQ MI IA = .50000 INCHES INF = 1.25000 I
INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT
= .033330

12

PRINT HYD ID=3 CODE=1

PARTIAL HYDROGRAPH 103.00

RUNOFF VOLUME = 2.13970 INCHES = .2956 ACRE-Feet
PEAK DISCHARGE RATE = 7.71 CFS AT 1.500 HOURS BASIN AREA =
.0026 SQ. MI.

ADD HYD ID=4 HYD NO=104 ID=2 ID=3

PRINT HYD ID=4 CODE=1

PARTIAL HYDROGRAPH 104.00

RUNOFF VOLUME = 2.18499 INCHES = 1.4897 ACRE-Feet
PEAK DISCHARGE RATE = 14.57 CFS AT 1.500 HOURS BASIN AREA =
.0126 SQ. MI.

*
* ROUTING THROUGH POND FROM POND UNDERBRND STORAGE & BASIN "C"
*

ROUTE RESERVOIR ID=5 HYD NO=105 INFLOW ID=4 CODE=24

OUTFLOW(CFS)	STORAGE(AC-FT)	ELEVATION(FT)
0.0	0.0	43.0
4.254	0.034	44.0
9.513	0.069	45.0
12.763	0.103	45.0
15.339	0.138	47.0
17.541	0.172	48.0

* * * * *

TIME (HRS)	INFLOW (CFS)	ELEV (FEET)	VOLUME (AC-FT)	OUTFLOW (CFS)
.00	.00	43.00	.000	.00
.80	.00	43.00	.000	.00
1.50	14.11	45.78	.095	12.04
2.40	7.37	46.81	.052	6.32

13

3.20	2.41	43.66	.023	2.82
4.00	.82	43.22	.007	.92
4.80	.42	43.10	.004	.44
5.60	.33	43.08	.003	.34
6.40	.18	43.05	.002	.22
7.20	.04	43.01	.000	.05
8.00	.01	43.00	.000	.01
8.80	.00	43.00	.000	.00

PEAK DISCHARGE = 12.886 CFS - PEAK OCCURS AT HOUR 1.73

MAXIMUM WATER SURFACE ELEVATION = 46.048

MAXIMUM STORAGE = .1047 AC-FT INCREMENTAL TIME = .033330HR

PRINT HYD

ID=5 CODE=1

PARTIAL HYDROGRAPH 105.00

RUNOFF VOLUME = 2.18499 INCHES = 1.4897 ACRE-FEET

PEAK DISCHARGE RATE = 12.88 CFS AT 1.733 HOURS BASIN AREA =

.0128 SQ. MI.

FINISH

NORMAL PROGRAM FINISH

END TIME (HR:MIN:SEC) = 12:52:21

APPENDIX A

87122737

AGREEMENT TO CONSTRUCT
SUBDIVISION IMPROVEMENTS (PUBLIC)
FOR SITE DEVELOPMENT PLAN

(Procedure "B")

#3407

G20/D17

00348

THIS AGREEMENT made this 23rd day of November, 1987, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and Montgomery Crossing Associates & Dayton Hudson Corp. (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983) and Section 40.K. of the City's Zoning Code.

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Sunset Terrace Addn., as filed in the (hereinafter referred to as the Office of Bernalillo Clerk on June 14, 1984, Vol. C-24, Folio 57 "Subdivision"); and

WHEREAS, the Developer has submitted a Site Development Plan identified as Target Development on Montgomery Blvd. describing the site development; and

WHEREAS, Section 6 of the City's Subdivision Ordinance requires the Developer to install and construct certain public improvements at no cost to the City; and

WHEREAS, the City requires the execution of an Agreement to construct said public improvements, together with actual satisfactory construction or acceptable guarantees of construction as specified below, as a prerequisite to approval of a Site Development Plan; and

WHEREAS, the Developer must obtain City approval of construction plans, specifications, and cost estimates for the improvements and upon City approval of such construction plans, specifications, and cost estimates the City is prepared to issue the Developer a Work Order permitting the commencement of construction activities upon execution of this Agreement and payment of all

required fees, all as set forth and specified in Exhibit "A", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the City is willing to inspect or monitor the private inspection of the improvements during the course of their construction and accept said improvements upon their satisfactory completion, all as set forth and specified in Exhibit "B", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the Developer financially guarantees the satisfactory completion of the infrastructure construction required herein and the payment of all labor and material costs and charges, all as set forth and specified in Exhibit "C", which is attached hereto and incorporated herein as if fully set forth in this Agreement;

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer shall, on or before the 1st day of October, 1988, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified in Exhibit "D", which is attached hereto and incorporated herein as is fully set forth in this Agreement. The time limitation stated above may be extended by the City Engineer for a period not to exceed twelve (12) months if the Developer shows adequate reasons for said extension.

The time limitation stated above may be extended by the City Engineer for a period not to exceed twelve (12) months if the Developer shows adequate reasons for said extension. 000350

2. After execution of this Agreement, payment of all fees as specified in Exhibit "A" attached hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3. Prior to final acceptance of the completed improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and specified in Exhibit "A" attached hereto.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

RSB
11/11/87

The time limitation stated above may be extended by the City Engineer for a period not to exceed twelve (12) months if the Developer shows adequate reasons for said extension.

000351

2. After execution of this Agreement, payment of all fees as specified in Exhibit "A" attached hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3. Prior to final acceptance of the completed improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and specified in Exhibit "A" attached hereto.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

OK - Dayton Hudson Corporation
L.P. Crane Jr. - Attorney
11-18-87

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage to any member of the public resulting from any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The insurance policy must name the City of Albuquerque, its employees, and elected officials, as their interest may appear, as additional insureds. The Developer shall maintain such insurance until acceptance of the improvements by the City. Any cancellation provision must provide that if the policy is cancelled prior to the expiration date hereof, materially changed, or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate dedication on the final plat of the subdivision.

7. At the time of acceptance of the completed improvements or any portion thereof by the City, the Developer shall furnish or cause to be furnished a bond or other suitable guarantee in a form and with a surety satisfactory to the City to guarantee the completed project against defective materials and workmanship for a period of three (3) years following the date of acceptance by the City.

8. The City shall either perform or monitor the performance of inspections during the course of construction of the improvements and inspect the improvements upon their completion in a timely manner, all as set forth and specified in Exhibit "8" attached hereto.

9. The City shall designate a Construction Engineer and/or Inspector for this project.

10. The City shall make available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to any other public agency or body.

11. a) The City shall issue a Certificate of Completion and Acceptance for the Public Improvements upon final completion to the City's satisfaction of the Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto.

b) The City shall issue a Certificate of Completion for the Private Improvements upon final completion to the City's satisfaction of the Private Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto.

12. If the Developer has requested Site Development Plan approval by the City prior to the actual construction of the improvements, the City will approve the Site Development Plan upon execution of this Agreement, payment of all fees specified in Exhibit "A" attached hereto, delivery of the financial guarantee specified in Exhibit "C" attached hereto and full compliance with the City's Subdivision Ordinance.

13. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

14. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Subdivision Improvement Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

15. Should there be a conflict between the terms and conditions of this Agreement (with Exhibits A, B, C, and D) and the terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B, C, and D) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DEVELOPER

Montgomery Crossing Associates

CITY OF ALBUQUERQUE, NEW MEXICO

Signed

By: Dean A. Beck & Associates, Inc.Walter H. Nickerson, City Engineer
Development Division/Public Works-Engineering

Name

Title

Gene Romo

Chief Administrative Officer

ATTEST:

City Clerk

REVIEWED BY:

Malcolm W. de Vries
Assistant City Attorney

City Attorney



STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS.

On this the 19th day of OCTOBER 1987, before me, the undersigned, a Notary Public in and for said State, personally appeared RUSSELL G. BECKNERpersonally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the VICE President, andpersonally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the Secretary of DEAN A.BECK & ASSOCIATES, INC. the corporation that executed the within instrument on behalf of MONTGOMERYCROSSING ASSOCIATES the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such partner and that such partnership executed the same.

WITNESS my hand and official seal.

Tina Marie Frost

Signature

FOR NOTARY SEAL OR STAMP

The foregoing instrument was acknowledged before me this 23rd day of November, 1987, by Gene Romo, Chief Administrative Officer of the City of Albuquerque.Priscilla Phillips
Notary Public

My Commission Expires:

3-17-90

DEVELOPER - DAYTON HUDSON CORPORATION

Signed

Jack D. Fontaine
Sr. Vice President
Target Stores

Name

Title

ATTEST:

City Clerk

REVIEWED BY:

Assistant City Attorney

City Attorney

STATE OF MINNESOTA)

) ss.

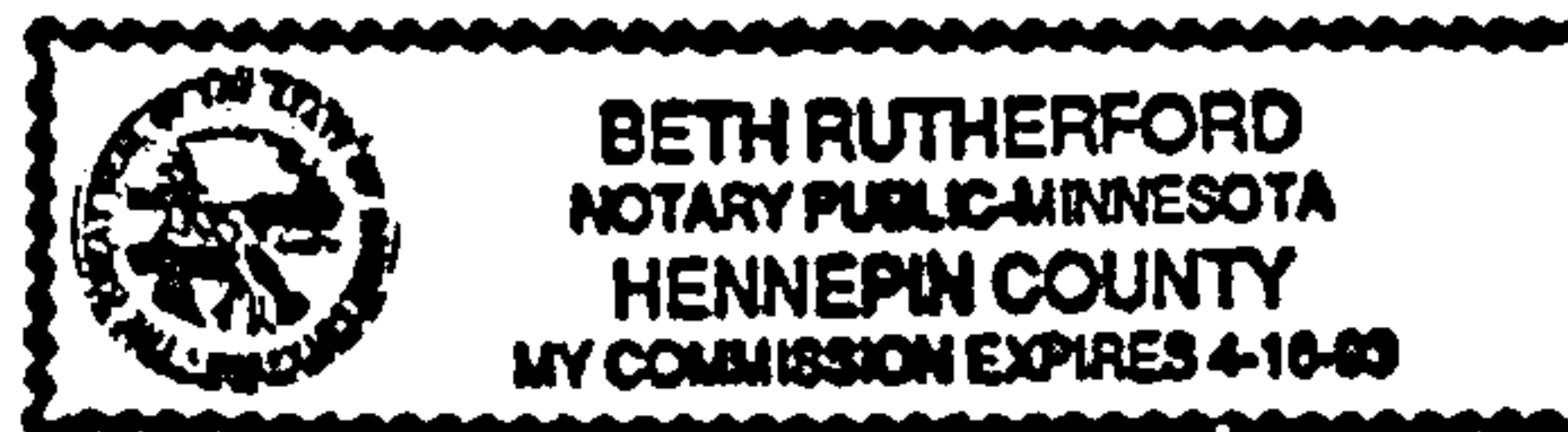
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 21st day of October, 1987, Jack D. Fontaine, Sr. V.P. - Target Stores of Dayton Hudson Corporation.

Beth Rutherford
Notary Public

My Commission Expires:

April 16, 1993



STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by Gene Romo, Chief Administrative Officer of the City of Albuquerque.

Notary Public

My Commission Expires:

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BY AND BETWEEN Montgomery Crossing Associates +
Douglas Hudson Corp. (DEVELOPER)
AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE 23rd DAY OF November, 1987.

00357

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Improvement Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvements Plan, which was filed with the office of the City Engineer and identified as Project No. N/A.

2. DESIGN AND CONSTRUCTION METHODS.

As soon as reasonably practical after approval of the Developer's Preliminary Plat of the Subdivision, the Developer shall submit to the City Engineer final construction plans, specifications, and cost estimates for the proposed public improvements. At this time, the Developer shall pay all fees required under Section 12.D of the City's Subdivision Ordinance and Paragraph 4 of this Exhibit.

The Developer has engaged Bohannon-Huston Inc.
as Engineer(s) for the construction project, who are Registered Professional Engineers in the State of New Mexico. The Developer shall ensure that the Engineer(s), in such capacity, shall provide the following services prior to, during, and after construction of the improvements:

Engineering Design and Documentation

The Developer shall ensure that the Engineer(s) perform all of the above services in a satisfactory manner and submit to the City Engineer any reports required by the City Engineer.

00358

The Developer has engaged * _____ as Contractor(s), who is properly licensed in the State of New Mexico. The Developer shall ensure that the Contractor(s), in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvements Plan (Project No. * N/A), incorporating any change orders approved by the City Engineer, City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. COMPLETION OF CONSTRUCTION.

The Developer shall report the completion of construction in writing to the City Engineer. Upon receipt of the report, the City Engineer or his representative shall visually inspect the public improvements to verify completion of construction according to plan. Subsequent to verification, the Developer shall submit to the City Engineer a "final acceptance package", which shall consist of the following documents:

a. "As-built" drawings of reproducible quality, depicting all construction of the public improvements as actually accomplished in the field and certified by a New Mexico Registered Professional Engineer or Land Surveyor, as appropriate,

b. A list of quantities of contract items in place, using the bid items in the City Engineer's Standard Estimated Unit Prices.

** Developer will notify the City Engineer in writing prior to issuance of work order.*

This list shall be divided into the following categories as applicable:

- (1) Sanitary sewer items and quantities;
- (2) Water service items and quantities;
- (3) Street paving quantities;
- (4) Street curb and gutter quantities; and
- (5) Storm drainage improvements and quantities.

00359

The City shall concurrently provide a written certification from the City Engineer that the construction has been performed in substantial compliance with the City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and with the approved final plans and specifications for public improvements. If the City is acting as the Contractor for all or a portion of the improvements constructed pursuant to this Agreement, the City shall prepare its own final acceptance package documents for those improvements actually constructed by the City.

Upon receipt of the Developer's "final acceptance package", the City Engineer shall review it for completeness and accuracy. If the documentation has been satisfactorily completed, the City Engineer shall approve the package and issue a Certificate of Completion and Acceptance. Any financial guarantee provided by the Developer in accordance with Section 6.D.2 of the City's Subdivision Ordinance and as described in Exhibit "C" to the Subdivision Improvement Agreement between the Developer and the City shall be released no later than sixty (60) days after approval of the final acceptance package by the City Engineer.

4. PAYMENT OF FEES.

Prior to issuance of a Work Order, the Developer shall pay to the City the following fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>*</u>
<u>Excavation Ordinance Fee</u>	<u>As required per City approved</u>
<u>Sidewalk Ordinance Fee</u>	<u>engineer's estimate</u>
	<u>As required per City approved</u>
	<u>engineer's estimate</u>

00360

Prior to final acceptance of the improvements by the City, the Developer shall pay any other City fees which may have been incurred during the course of construction.

** Developer will notify the City Engineer in writing prior to issuance of work order.*

EXHIBIT "8"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Montgomery Crossing Associates (DEVELOPER)
Dalton Hudson Corp.
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE 23rd DAY OF November, 1987

00361

1. CONSTRUCTION INSPECTION METHODS.

Inspection of the subdivision improvement construction shall be performed by Bohannon-Huston on private facilities and by City of Albuquerque on public facilities both being New Mexico Registered Professional Engineers, in accordance with all applicable laws, ordinances and regulations. If said inspection is performed by an entity other than the City, the City may monitor said inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City as required for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements if deemed necessary or advisable by the City Engineer. For any inspections performed by the City, the Developer shall pay to the City a reasonable fee therefor.

2. CONSTRUCTION SURVEYING.

Construction surveying for the subdivision improvement project shall be performed by Albuquerque Surveying Company, Inc. on private facilities and by Same on public facilities in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

3. FIELD TESTING.

00362

Field testing of the subdivision improvement construction shall be performed by Western Technologies, Inc. on private facilities and by Same on public facilities each being a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the technical standards contained in the applicable contract documents and all applicable laws, ordinances and regulations. If any field testing is performed by an entity other than the City, the City may monitor said field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City as required for review. If any field testing is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

4. RECORD TESTING.

Notwithstanding the provisions of Paragraph 3 above, the City retains the right to perform any and all record testing which may be deemed necessary or advisable by the City Engineer at the expense of the Developer.

EXHIBIT "C"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN ^{Montgomery Crossing Associates} ~~Dayton Hudson Corp.~~ (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE 18th DAY OF October, 1987.

00363

1. PLAT APPROVAL STATUS

The Developer has has not (circle one) requested Site Development Plan approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 of the Subdivision Improvement Agreement. If the Developer has not requested Site Development Plan approval prior to construction of the improvements, no financial guarantee is required by the City. However, the Developer understands and agrees that the City will not approve the Developer's proposed Site Development Plan until the improvements are completed in accordance with the Agreement to which this document is attached as an Exhibit.

If the Developer has requested Site Development Plan approval prior to the construction of the improvements, a financial guarantee in an amount of not less than 125 percent of the costs of completing the improvements (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Subdivision Improvement Agreement.

2. FINANCIAL GUARANTEE

With respect to the Subdivision Improvement Agreement to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial guarantee (describe fully, indicate amount, identification number, names of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

Amount: \$70,205 Bond No. 30072335

Bonding Entity: Fidelity & Deposit Company of Maryland

001364

Expiration Date: December 1, 1988

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Subdivision Improvement Agreement between Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer.

In the event the Developer shall fail or neglect to fulfill his obligations under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Site Development Plan and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the City, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

3. PROCEDURES FOR REDUCTION OF FINANCIAL GUARANTEE UPON PARTIAL COMPLETION OF IMPROVEMENTS.

The Developer may request a reduction in the amount of financial guarantee upon partial completion of the subdivision improvements. To qualify

for a financial guarantee reduction, the completed improvements must be of free standing nature, functionally independent of any uncompleted improvements, and completed in substantial compliance with the subdivision improvement construction plans as determined by an inspection conducted by the City. 000365

If the completed improvements meet the above requirements, the City Engineer will then estimate the cost of completing the remaining improvements. The Developer may then submit the following documents to the City for review and approval:

a) A revised financial guarantee in an amount of not less than 125 percent of the City Engineer's estimated cost of completing the remaining improvements;

b) A release of the original financial guarantee for execution by the City;

c) Documentation that the completed improvements and the land in which the completed improvements are located are subject to no liens, claims or other encumbrances;

d) A bond or other suitable instrument guaranteeing the completed improvements against defective materials and workmanship for a period of three (3) years as set forth in Paragraph 7 of the Subdivision Improvement Agreement between the Developer and the City.

Upon receipt of the above-described documents in forms acceptable to the City, the City shall issue a Certificate of Completion and Acceptance for the completed improvements and accepts the revised financial guarantee tendered by the Developer.

D.R.B. Case No. 87-0416
D.R.C. Project No. 3407
Date Submitted 6-16-87

Figure 11

EXHIBIT "D"
to Subdivision Improvements Agreement (For SITE PLAN APPROVAL) *7/8*

D.R.B. REQUIRED INFRASTRUCTURE LISTING
for
MONTGOMERY CROSSING SHOPPING CENTER

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
~~88' wide~~	Arterial Paving Widen roadways and reconstruct medians to accomodate double left turn lanes on the north, south and east approaches to the intersection, in accordance with the requirements of the Transportation Development Division.	Intersection of Montgomery Blvd. and Wyoming Blvd.		
X See Note 2.1.5 sheet				
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of La Barranca	La Barranca
12' wide	Arterial Paving - Deceleration Lane + 200'	S. Side of Montgomery	200' W. of Gen. Chenault	Gen. Chenault
12' wide	Arterial Paving - Turn Bay + 200'	N. Side of Median in Montgomery	La Barranca	200' E. of La Barranca
40' wide	Residential Paving Widen from 32' to 40' - + 120'	Gen. Chenault	Existing Transition	Site Entrance
32' wide	Remove existing pavement, C & G sidewalk	Gen. Chenault	Site Entrance	S. Property Line

000367

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
	Traffic Signali- zation*	Montgomery	at Gen. Chenault	
20' wide	Commercial Paving - Alley	600' S. of Montgomery	670' E. of Wyoming	920' E. of Wyoming
10" pipe	Fire loop water- line*	On-site		

*Does not require financial guarantees.

Prepared by: Daniel Grochowski
 Print Name Daniel Grochowski
 Firm Bohannon-Huston, Inc.

Development Review Board Approvals

Dw H 11/17/87	6-16-87	WUD	11-17-87	6-16-87	11-17-87
<u>Robert A. Lamm</u>	<u>W. Whitman</u>	<u>W. Whitman</u>	<u>W. Whitman</u>	<u>W. Whitman</u>	<u>W. Whitman</u>
Traffic	Date	Date	Date	Date	Date
<u>John C. Lamm</u>	<u>6/16/87</u>	<u>6/16/87</u>	<u>6/16/87</u>	<u>6/16/87</u>	<u>6/16/87</u>
C.E., AMAFCA		DRB Chairman			
		<u>John C. Lamm</u>	<u>6-16-87</u>		
		<u>John C. Lamm</u>	<u>11-17-87</u>		

* Developer's share of improvements to be provided with separate agreement regarding intersection improvements at Wyoming/Montgomery. (encl) 11/17/87

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO
 FILED FOR RECORD

87 DEC -3 AM 11:21

BK 15564A PG 348-367

GLADYS M. DAVIS
 CO. CLERK & RECORDER
 DEPUTY

The premium charged for this bond
\$702.00 for 2 years in advance.

30072335

Bond No. (SURETY'S NO.)

SUBDIVISION IMPROVEMENTS BOND

KNOW ALL MEN BY THESE PRESENTS: That we MONTGOMERY CROSSING ASSOCIATES as Principal, and Fidelity and Deposit Company of Maryland a corporation organized and existing under and by virtue of the laws of the State of CALIFORNIA and authorized to do business in the State of New Mexico, as Surety, are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of SEVENTY THOUSAND TWO HUNDRED FIVE AND NO/100 Dollars, (\$70,205.00) the payment of which well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly, and severally, firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the above bounden Principal is the owner of and/or is interested in or developing land and premises known as MONTGOMERY CROSSING Z-87-7 and,

WHEREAS, said subdivision is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Subdivision Ordinance, which ordinance interalia requires the installation of various street and other improvements by said Principal; and

WHEREAS, under said Subdivision Ordinance the said Principal in MONTGOMERY CROSSING Z-87-7 Subdivision is required "as part of his responsibility" to install and construct the following improvements:

See Attachment 1

All construction shall be performed in accordance with the Agreement to Construct Subdivision Improvements entered into between MONTGOMERY CROSSING ASSOCIATES and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Dernalillo County, New Mexico at Book Misc. _____, pages _____ through _____.

NOW, THEREFORE, if the above bounden Principal does not complete construction of the said described improvements and facilities and perform the work hereinabove specified to be performed, all on or before October 1, 1988, then the City can call on this obligation until December 1, 1988, at which time this obligation shall be null and void.

IN WITNESS WHEREOF, these presents have been executed this 7th day of October, 1987.

NAME OF DEVELOPER
(Corporation, Partnership, Etc.)

Montgomery Crossing Associates
631 Dean ~~Beck~~ & Associates, Inc.

By: [Signature]

(Name)

Its: V.P.

(Title)

NAME OF SURETY

Fidelity and Deposit Company of Maryland

ATTEST:

By: [Signature]

(Name & Title)

Charles F. Wilson, Attorney-in-fact

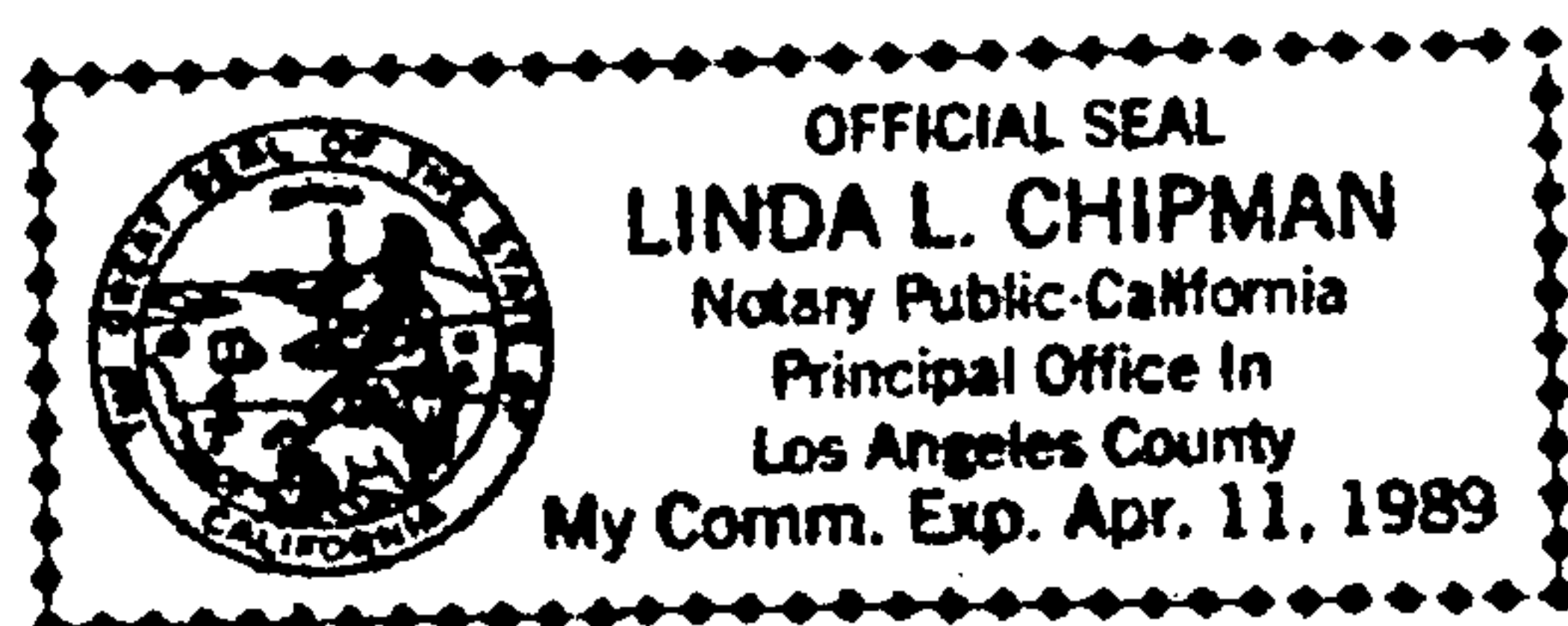
Subscribed and sworn to before me this 7th day of October, 1987.

[Signature]
Notary Public

Linda L. Chipman

My Commission Expires:

April 11, 1989



APPROVED AS TO FORM:

Assistant City Attorney

City Attorney

NOTE: Power of Attorney for Surety needs to be attached.

85

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G20/D17

#2162

AGREEMENT TO CONSTRUCT
SUBDIVISION IMPROVEMENTS

DEC 17 1985

302

RECEIVED
ALBUQUERQUE
HYDROLOGY SECTION

THIS AGREEMENT made this 11th day of December, 1985, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and E.C. Garcia and Company, Inc., an Arizona corporation, (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983).

WHEREAS, on August 9, 1984, CDS Development, Inc. of Arizona ("CDS") executed an Agreement to Construct Subdivision Improvements with the City, which was filed with the County Clerk of Bernalillo County, New Mexico in Book Misc. 144-A, Pages 156-175 ("Original Agreement"), which committed CDS to construct certain infrastructure improvements at Sunset Terrace on or before the first day of August, 1985; and

WHEREAS, Section 14 of the Original Agreement states that the City may release CDS from its obligations under the Original Agreement if CDS's successor in interest has posted a suitable financial guarantee and entered into a Subdivision Improvement Agreement with the City; and

WHEREAS, E. C. Garcia and Company, Inc. ("Developer") has purchased CDS's interest in Sunset Terrace and is the successor in interest to CDS; and

WHEREAS, Section 1 of the Original Agreement requires completion of construction by August 1, 1985, but states that the time limitation may be extended by the City Engineer for a period not to exceed twelve (12) months, or until August 1, 1986, if the Developer shows adequate reasons for the extension; and

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 DEC 13 PM 2:32

Mc 301-A 302-319
JOSEPH S. C. WALLER
CLERK & RECORDER
DEPUTY

WHEREAS, the Developer's predecessor in interest is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Sunset Terrace Apartments (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer's predecessor in interest has submitted and the City has approved a preliminary plat identified as Sunset Terrace describing the Subdivision; and

WHEREAS, Section 6 of the City's Subdivision Ordinance requires the Developer, as CDS's successor in interest, to install and construct certain public improvements at no cost to the City; and

WHEREAS, the City requires the execution of an Agreement to construct said public improvements, together with actual satisfactory construction or acceptable guarantees of construction as specified below, as a prerequisite to approval of a Final Plat of the Subdivision; and

WHEREAS, the Developer must obtain City approval of construction plans, specifications, and cost estimates for the improvements and upon City approval of such construction plans, specifications, and cost estimates the City is prepared to issue the Developer a Work Order permitting the commencement of construction activities upon execution of this Agreement and payment of all required fees, all as set forth and specified in Exhibit "A", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the City is willing to inspect or monitor the private inspection of the improvements during the course of their construction and accept said improvements upon their satisfactory completion, all as set forth and specified in Exhibit "B", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the Developer financially guarantees the satisfactory completion of the infrastructure construction required herein and the payment of all labor and material costs and charges, all as set forth and specified in Exhibit "C", which is attached hereto and incorporated herein as if fully set forth in this Agreement;

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer shall, on or before the 1st day of August, 1986, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified as follows:

<u>Type of Improvement</u>	<u>Location</u>
<u>Median Modification</u>	From <u>Montgomery Blvd.</u> To <u>Montgomery Blvd</u>
<u>Fire Protection Line</u>	From <u>Off Gen Chenault</u> To <u>Onto Site</u>
	From _____ To _____
	From _____ To _____

2. After execution of this Agreement, payment of all fees as specified in Exhibit "A" attached hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3. Prior to final acceptance of the completed improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and specified in Exhibit "A" attached hereto.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) for accident, injuries or death to any member of the public caused by any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The Developer shall maintain such insurance until acceptance of the improvements by the City. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free

and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate dedication on the final plat of the subdivision.

7. At the time of acceptance of the completed improvements or any portion thereof by the City, the Developer shall furnish or cause to be furnished a bond or other suitable guarantee in a form and with a surety satisfactory to the City to guarantee the completed project against defective materials and workmanship for a period of three (3) years following the date of acceptance by the City.

8. The City shall either perform or monitor the performance of inspections during the course of construction of the improvements and inspect the improvements upon their completion in a timely manner, all as set forth and specified in Exhibit "B" attached hereto.

9. The City shall designate a Construction Engineer and/or Inspector for this project.

10. The City shall make available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to any other public agency or body.

11. The City shall issue a Certificate of Completion and Acceptance for the Improvements upon final completion to the City's satisfaction of the Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto. However, the City Engineer, in his discretion, may issue a Certificate of Completion and Acceptance for a portion of the Improvements in accordance with the conditions and procedures set forth in Exhibit "C" attached hereto.

12. If the Developer has requested Final Plat approval by the City prior to the actual construction of the improvements, the City will approve the Final Plat for recordation upon execution of this Agreement, payment of all fees specified in Exhibit "A" attached hereto, delivery of the financial guarantee specified in Exhibit "C" attached hereto and full compliance with the City's Subdivision Ordinance.

13. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

14. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Subdivision Improvement Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

15. Should there be a conflict between the terms and conditions of this Agreement (with Exhibits A, B and C) and the terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B and C) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

(DEVELOPER)

E.C. GARCIA AND COMPANY, INC.

By: William D. Martin
William D. Martin

ATTEST:

Cynthia L. Lodi
City Clerk

REVIEWED BY:

Susan McKee
Assistant City Attorney

[Signature]
City Attorney

CITY OF ALBUQUERQUE, NEW MEXICO

C. Dwayne Sheppard 12/2/85
C. Dwayne Sheppard
City Engineer

Bob V. Stover 12-11-85
Bob V. Stover
Chief Administrative Officer

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me this 25th day
of November, 1985, by William D. Martin
of E.C. Garcia and Company, Inc.

Pamela Solinger
Notary Public

My Commission Expires:

My Commission Expires Oct. 17, 1988

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

The foregoing instrument was acknowledged before me this 11th day
of DECEMBER, 1985, by Bob V. Stover, Chief Administrative
Officer of the City of Albuquerque.

Karen M. Aceves
Notary Public

My Commission Expires:

February 24, 1989



OFFICIAL SEAL
KAREN M. ACEVES

NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires _____

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENT AGREEMENT
 EXECUTED BY AND BETWEEN E. C. Garcia and Company, Inc. (DEVELOPER)
 AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
 THE 11TH DAY OF December, 1985.

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Improvement Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvements Plan, which was filed with the office of the City Engineer and identified as Project No. 2162.

2. DESIGN AND CONSTRUCTION METHODS.

As soon as reasonably practical after approval of the Developer's Preliminary Plat of the Subdivision, CDS submitted to the City Engineer final construction plans, specifications, and cost estimates for the proposed public improvements. At this time, the Developer shall pay all fees required under Section 12.D of the City's Subdivision Ordinance and Paragraph 4 of this Exhibit.

CDS engaged Isaacson & Arfman, P.A. as Engineer(s) for the construction project, who are Registered Professional Engineers in the State of New Mexico, who provided the following services: Secured plat and construction plan approval. The Developer shall ensure that the Engineer(s), in such capacity, shall provide the following services prior to, during, and after construction of the improvements:

No additional services

The Developer shall ensure that the Engineer(s) perform all of the above services in a satisfactory manner and submit to the City Engineer any reports required by the City Engineer.

The Developer has engaged Bradbury & Stamm Construction Co., Inc. as Contractor(s), who is properly licensed in the State of New Mexico. The Developer shall ensure that the Contractor(s), in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvements Plan (Project No. 2162), incorporating any change orders approved by the City Engineer, Contract Documents for Public Works Contract 84-2, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. COMPLETION OF CONSTRUCTION.

The Developer shall report the completion of construction in writing to the City Engineer. Upon receipt of the report, the City Engineer or his representative shall visually inspect the public improvements to verify completion of construction according to plan. Subsequent to verification, the Developer shall submit to the City Engineer a "final acceptance package", which shall consist of the following documents:

a. "As-built" drawings of reproducible quality, depicting all construction of the public improvements as actually accomplished in the field and certified by a New Mexico Registered Professional Engineer or Land Surveyor, as appropriate,

b. A list of quantities of contract items in place, using the bid items in the Contract Documents for City-wide Utilities and Cash Paving

Contract Number 31. This list shall be divided into the following categories as applicable:

- (1) Sanitary sewer items and quantities;
- (2) Water service items and quantities;
- (3) Street paving quantities;
- (4) Street curb and gutter quantities; and
- (5) Storm drainage improvements and quantities.

The City shall concurrently provide a written certification from the City Engineer that the construction has been performed in substantial compliance with the Contract Documents for Public Works Contract 84-2 and with the approved final plans and specifications for public improvements. If the City is acting as the Contractor for all or a portion of the improvements constructed pursuant to this Agreement, the City shall prepare its own final acceptance package documents for those improvements actually constructed by the City.

Upon receipt of the Developer's "final acceptance package", the City Engineer shall review it for completeness and accuracy. If the documentation has been satisfactorily completed, the City Engineer shall approve the package and issue a Certificate of Completion and Acceptance. Any financial guarantee provided by the Developer in accordance with Section 6.D.2 of the City's Subdivision Ordinance and as described in Exhibit "C" to the Subdivision Improvement Agreement between the Developer and the City shall be released no later than sixty (60) days after approval of the first acceptance package by the City Engineer.

4. PAYMENT OF FEES.

Prior to issuance of a Work Order, the Developer shall pay to the City the following fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>6% of actual construction cost of</u> <u>public improvments</u>
<u>Excavation Ordinance Fee</u>	<u>As required by City approved</u> <u>engineer's estimate</u>
<u>Sidewalk Ordinance Fee</u>	<u>As required by City approved</u> <u>engineer's estimate</u>

Prior to final acceptance of the improvements by the City, the Developer shall pay any other City fees which may have been incurred during the course of construction.

EXHIBIT "B"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN E.C. Garcia and Company, Inc. (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE 11TH DAY OF December, 1985.

1. CONSTRUCTION INSPECTION METHODS.

Inspection of the subdivision improvement construction shall be performed by the City of Albuquerque, under the direction of a New Mexico Registered Professional Engineer, in accordance with all applicable laws, ordinances and regulations. If said inspection is performed by an entity other than the City, the City may monitor said inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City as required for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements if deemed necessary or advisable by the City Engineer. For any inspections performed by the City, the Developer shall pay to the City a reasonable fee therefor.

2. CONSTRUCTION SURVEYING.

Construction surveying for the subdivision improvement project shall be performed by a surveying firm selected by the Contractor and identified to the City in writing prior to work order issuance in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

3. FIELD TESTING.

Field testing of the subdivision improvement construction shall be performed by a firm selected at a future date and identified to the City prior to work order issuance. Said firm shall be a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the technical standards contained in the applicable contract documents and all applicable laws, ordinances and regulations. If any field testing is performed by an entity other than the City, the City may monitor said field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City as required for review. If any field testing is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

4. RECORD TESTING.

Notwithstanding the provisions of Paragraph 3 above, the City retains the right to perform any and all record testing which may be deemed necessary or advisable by the City Engineer at the expense of the Developer.

EXHIBIT "C"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN E.C. Garcia and Company, Inc. (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE 11TH DAY OF December, 1985.

1. PLAT APPROVAL STATUS

The Developer has requested final plat approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 of the Subdivision Improvement Agreement. If the Developer has not requested final plat approval prior to construction of the improvements, no financial guarantee is required by the City. However, the Developer understands and agrees that the City will not approve the Developer's proposed plat until the improvements are completed in accordance with the Agreement to which this document is attached as an Exhibit.

If the Developer has requested final plat approval prior to the construction of the improvements, a financial guarantee in an amount of not less than 125 percent of the costs of completing the improvements (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Subdivision Improvement Agreement.

2. FINANCIAL GUARANTEE.

With respect to the Subdivision Improvement Agreement to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial guarantee (describe fully, indicate amount, identification number, names of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

Escrow Letter dated 10/10/85, in the form attached as Exhibit "1" to this Exhibit "C" to Agreement to Construct Subdivision Improvements, by National Bank of Tucson for \$45,491.25, effective the inclusive dates of 10/10/85 through 8/1/86, whereupon if the improvements set forth in Exhibit "A" to this Agreement have not been fully installed, inspected, approved and accepted by the City of Albuquerque, and upon presentment therein specified, 125% of the estimated costs of completion shall be drawn to the City of Albuquerque.

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Subdivision Improvement Agreement between Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer.

In the event the Developer shall fail or neglect to fulfill his obligations under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Final Plat and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the City, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

3. PROCEDURES FOR REDUCTION OF FINANCIAL GUARANTEE UPON PARTIAL COMPLETION OF IMPROVEMENTS.

The Developer may request a reduction in the amount of financial guarantee upon partial completion of the subdivision improvements. To qualify for a financial guarantee reduction, the completed improvements must be of a free-standing nature, functionally independent of any uncompleted

improvements, and completed in substantial compliance with the subdivision improvement construction plans as determined by an inspection conducted by the City.

If the completed improvements meet the above requirements, the City Engineer will then estimate the cost of completing the remaining improvements. The Developer may then submit the following documents to the City for review and approval:

a) A revised financial guarantee in an amount of not less than 125 percent of the City Engineer's estimated cost of completing the remaining improvements;

b) A release of the original financial guarantee for execution by the City;

c) Documentation that the completed improvements and the land in which the completed improvements are located are subject to no liens, claims or other encumbrances;

d) A bond or other suitable instrument guaranteeing the completed improvements against defective materials and workmanship for a period of three (3) years as set forth in Paragraph 7 of the Subdivision Improvement Agreement between the Developer and the City.

Upon receipt of the above-described documents in forms acceptable to the City, the City shall issue a Certificate of Completion and Acceptance for the completed improvements and accepts the revised financial guarantee tendered by the Developer.



National Bank of Tucson

October 10, 1985

0 318

Mr. Bob V. Stover
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Escrow Letter for Sunset Terrace, E.C. Garcia and
Company, Inc.

Dear Mr. Stover:

This is to advise the City of Albuquerque that the National Bank of Tucson holds in Escrow the sum of Forty-Five Thousand Four Hundred Ninety-One and 25/100th Dollars (\$45,491.25) for the exclusive purpose of providing the financial guarantees required by E.C. Garcia and Company, Inc. for the installation of those improvements on certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Sunset Terrace identified in the Agreement between the City of Albuquerque and E.C. Garcia and Company, Inc., a copy of which is attached hereto as Exhibit "A", and is recorded in Book Misc. _____, at pages _____ to _____, of the records of the County of Bernalillo, State of New Mexico ("Agreement").

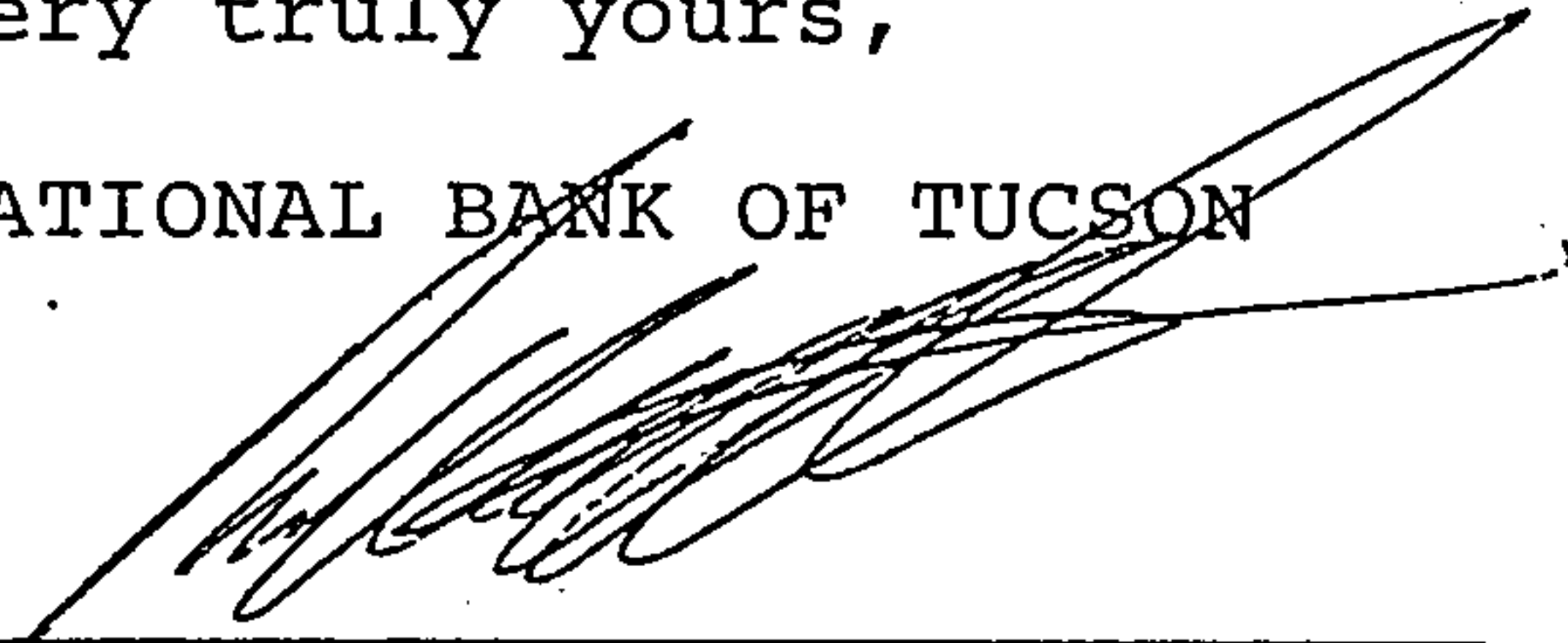
The funds from this Escrow will be released to the City of Albuquerque for the specific purpose of paying for the installation of the improvements referenced in the Agreement, and will only be released upon the written approval by William F. McNamara, Assistant City Engineer/Field, or such other City representative as shall be designated by the City Engineer. If, by the date, August 1, 1986, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City of Albuquerque, then upon presentation between the dates, August 1, 1986 and October 1, 1986 of the City's notarized certification, executed by the Chief Administrative Officer of the City of Albuquerque, stating that E.C. Garcia and Company, Inc. has failed to comply with the terms of the improvements specified in the Agreement, then National Bank of Tucson shall draw by Certified Check to the City of Albuquerque, from the Escrow the amount of 125% of the estimated costs of completing the improvements specified in the Agreement.

This Escrow for the benefit of the City of Albuquerque shall be irrevocable until:

1. The sixtieth (60) day following final City acceptance of the complete improvements specified in the Agreement;
2. City notification of failure of E.C. Garcia and Company, Inc. to comply with the terms of the Agreement, and payment by Certified Check from the National Bank of Tucson to the City of Albuquerque of the sum of 125% of the estimated costs of completing the improvements specified in the Agreement; or
3. Written cancellation of this Escrow Letter by the City of Albuquerque, signed by its Chief Administrative Officer.

Very truly yours,

NATIONAL BANK OF TUCSON



Robert G. Sarver
Vice President
Chief Financial Officer

APPROVED AS TO FORM:

Assistant City Attorney

City Attorney

12/17/85

National Bank of Tucson

October 10, 1985

Mr. Bob V. Stover
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

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Company, Inc.

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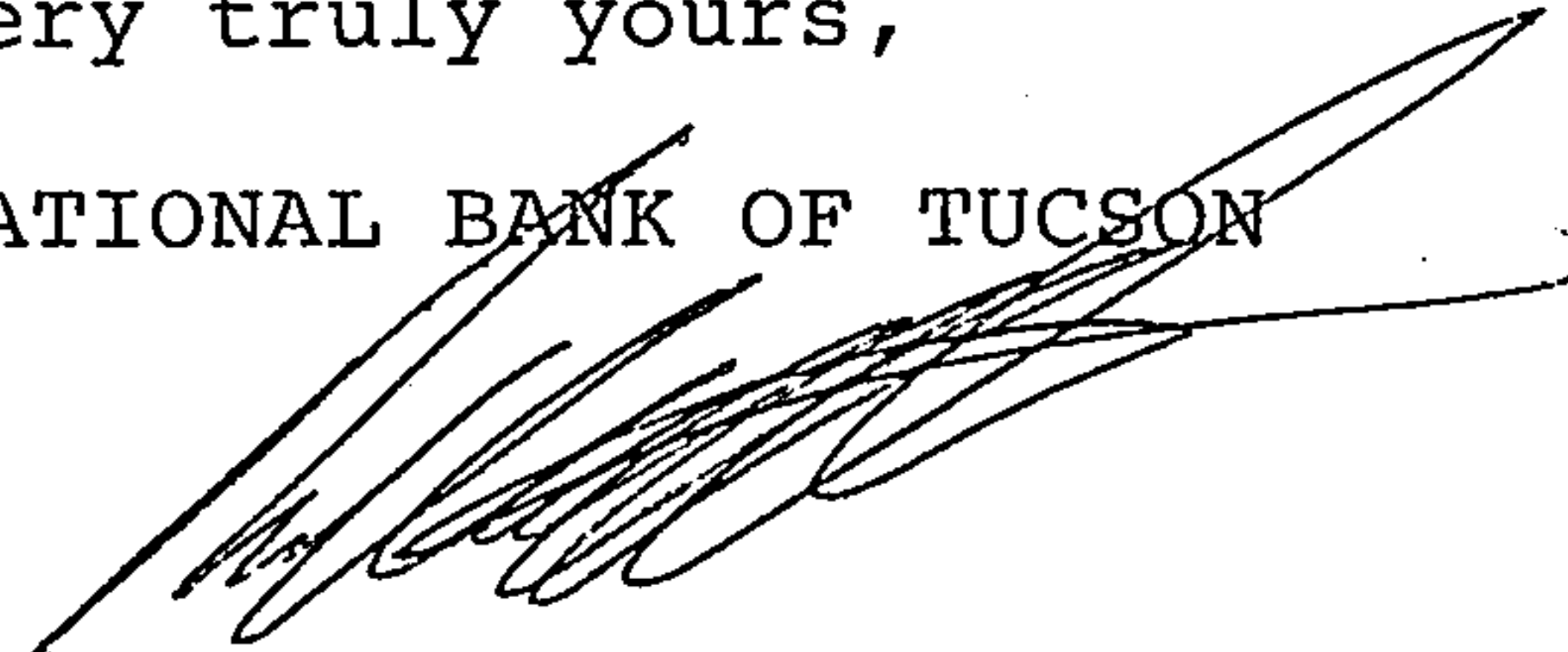
The funds from this Escrow will be released to the City of Albuquerque for the specific purpose of paying for the installation of the improvements referenced in the Agreement, and will only be released upon the written approval by William F. McNamara, Assistant City Engineer/Field, or such other City representative as shall be designated by the City Engineer. If, by the date, August 1, 1986, the improvements described in the Agreement have not been fully installed, inspected, approved and accepted by the City of Albuquerque, then upon presentation between the dates, August 1, 1986 and October 1, 1986 of the City's notarized certification, executed by the Chief Administrative Officer of the City of Albuquerque, stating that E.C. Garcia and Company, Inc. has failed to comply with the terms of the improvements specified in the Agreement, then National Bank of Tucson shall draw by Certified Check to the City of Albuquerque, from the Escrow the amount of 125% of the estimated costs of completing the improvements specified in the Agreement.

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2. City notification of failure of E.C. Garcia and Company, Inc. to comply with the terms of the Agreement, and payment by Certified Check from the National Bank of Tucson to the City of Albuquerque of the sum of 125% of the estimated costs of completing the improvements specified in the Agreement; or
3. Written cancellation of this Escrow Letter by the City of Albuquerque, signed by its Chief Administrative Officer.

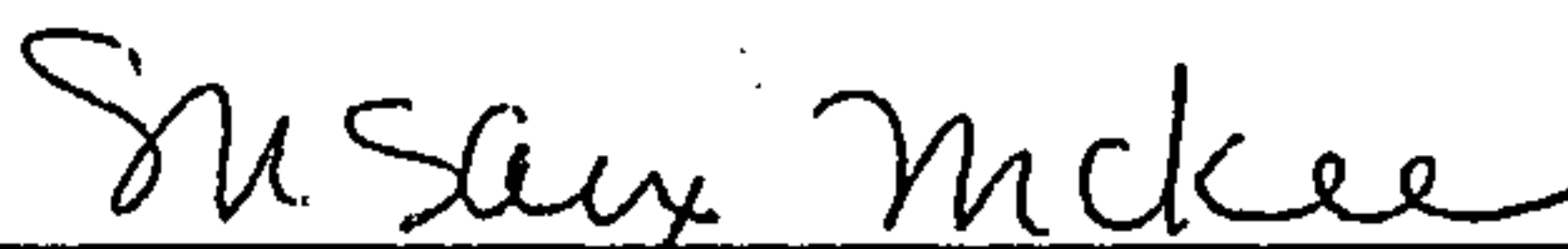
Very truly yours,

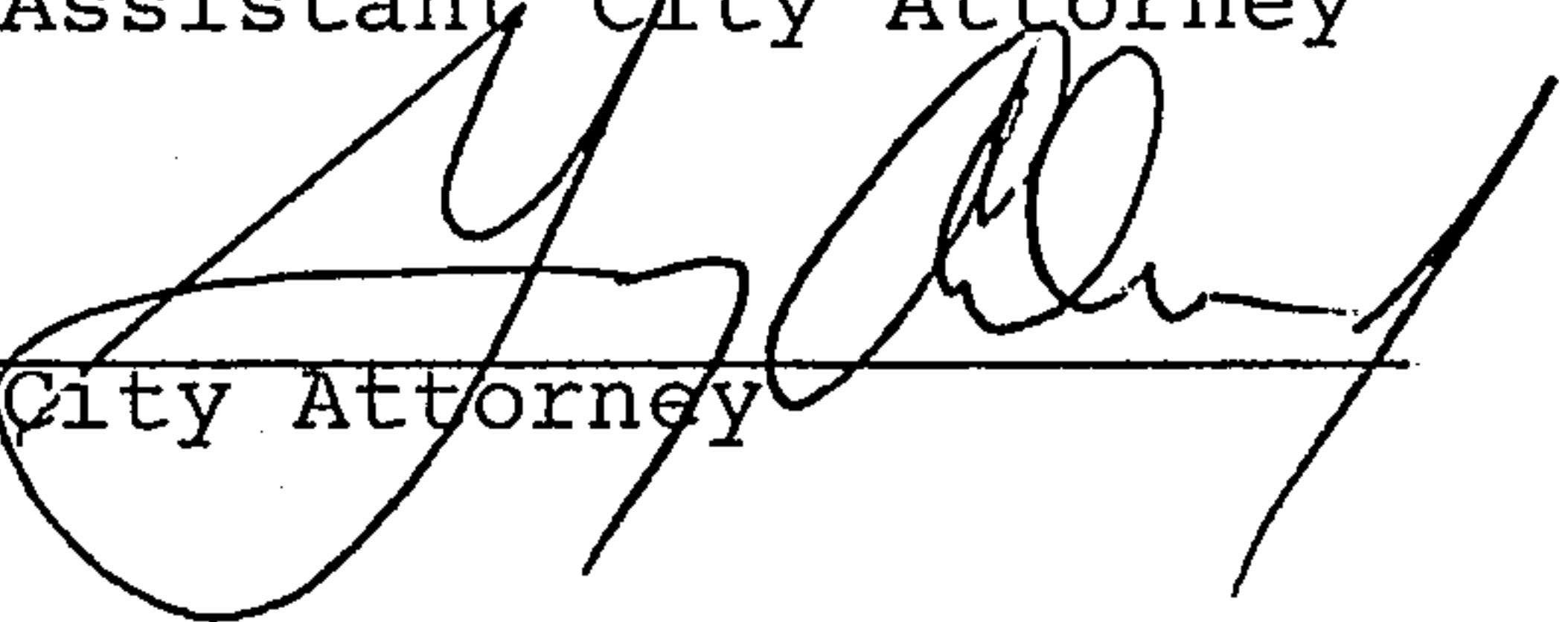
NATIONAL BANK OF TUCSON



Robert G. Sarver
Vice President
• Chief Financial Officer

APPROVED AS TO FORM:

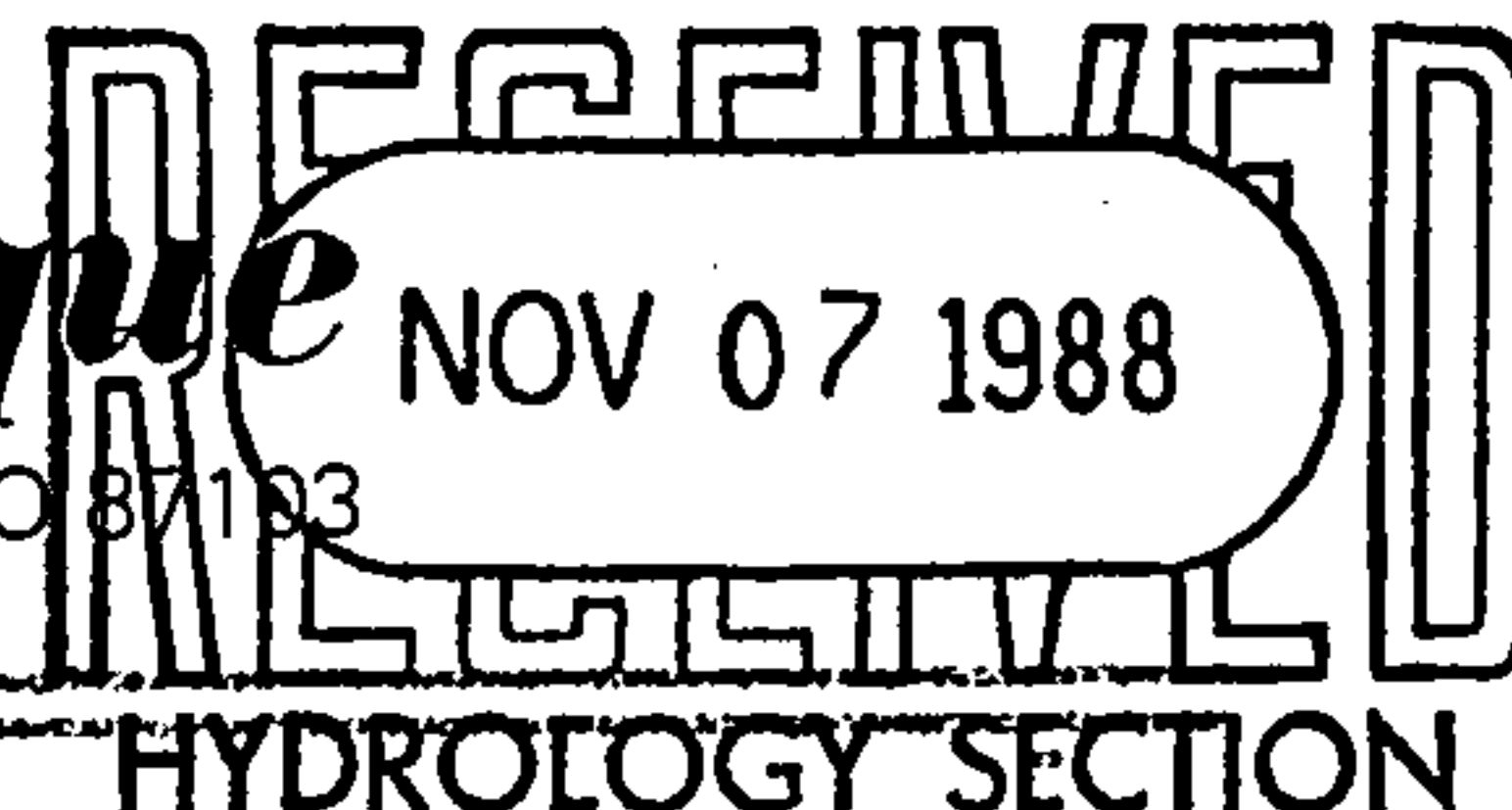

Assistant City Attorney


City Attorney



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO
PUBLIC SERVICES
DAN WEAKS

November 4, 1988

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Tracey Greenwald
Montgomery Crossing Associates
and Dayton Hudson Corporation
3275 Wilshire Boulevard
Los Angeles, CA 90010

RE: PROJECT NO. 3407, TARGET DEVELOPMENT, (MAP NO. G-20)

Dear Ms. Greenwald:

This is to certify that the City of Albuquerque accepts Project No. 3407 as being completed according to approved plans and construction specifications. If all required right-of-ways and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3407. If the required right-of-ways and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer. When a final plat has been filed it will be the developer's responsibility to provide the Construction Management Division with a copy, at which time the City will fully accept Project No. 3407.

The project is described as follows:

- Installed 8" SAS in alley at station 0+00 to 6+47;
10" waterline "A" @ Station 7+39 to 0+15;
10" waterline "B" @ Station 5+09 to 0+00;
10" waterline "C" @ Stationn 2+23 to 0+00;
10" waterline "D" @ station 4+08 to 1+75; and asphalt
asphalt pavement on Montgomery N.E. and General Chenault N.E.
- The contractor's warranty begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Russell B. Givler, P.E.
Chief Construction Engineer
Construction Mgmt. Division
Engineering Group
Public Works Department

LETTER OF ACCEPTANCE FOR PROJECT NO. 3407

November 4, 1988

Page Two (2)

xc: Bohannon-Huston, Inc.

Page & Associates Construction Company

Fred Aguirre, Engineering Group, PWD

Phil Fischer, Engineering Group, PWD

Ray Pang, Engineering Group, PWD

Terri Martin, Engineering Group, PWD

Jeanette Barrett, Special Assessments

Jim Olsen, Operations Group, PWD

Sam Cummins, Operations Group, PWD

Jim Fink, Operations Group, PWD

Anthony Lopez, Operations Group, PWD

Jon Ertsgaard, Engineering Group, PWD

Dave Parks, Engineering Group, PWD

Tom Kennerly, Operations Group, PWD

Josie Gutierrez, New Meter Sales, Finance Group, PWD

Claudia Gallegos, Standby Clerk, Finance Group, PWD

Della Gallegos, Engineering Group, PWD

Terry Schultz, Engineering Group, PWD

Fred Gomez, Engineering Group, PWD

Judy Aguilar, Engineering Group, PWD

f/Project 3407

f/Warranty

f/Readers

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Montgomery Crossing Academy Plaza Renovations and Additions ZONE ATLAS/DRNG. FILE #: G-20 1D17

LEGAL DESCRIPTION: Tract A and Lot 4 Clifford/Mullins Business Addition

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon-Huston, Inc. CONTACT: Craig Hoover
7500 Jefferson Street NE PHONE: 823-1000
 ADDRESS: Albuquerque, NM 87109

OWNER: Cauwels & Davis Development CONTACT: Rick Davis
1116 Pennsylvania NE PHONE: 266-5711
 ADDRESS: Albuquerque, NM 87110

ARCHITECT: de la Torre-Rainhart CONTACT: George Rainhart
700 Lomas Blvd., NE PHONE: 842-9500
 ADDRESS: Albuquerque, NM 87102

SURVEYOR: City of Albuquerque CONTACT: Danny Montano
400 Marquette NW, 4th Floor PHONE: 764-1616
 ADDRESS: Albuquerque, NM 87103

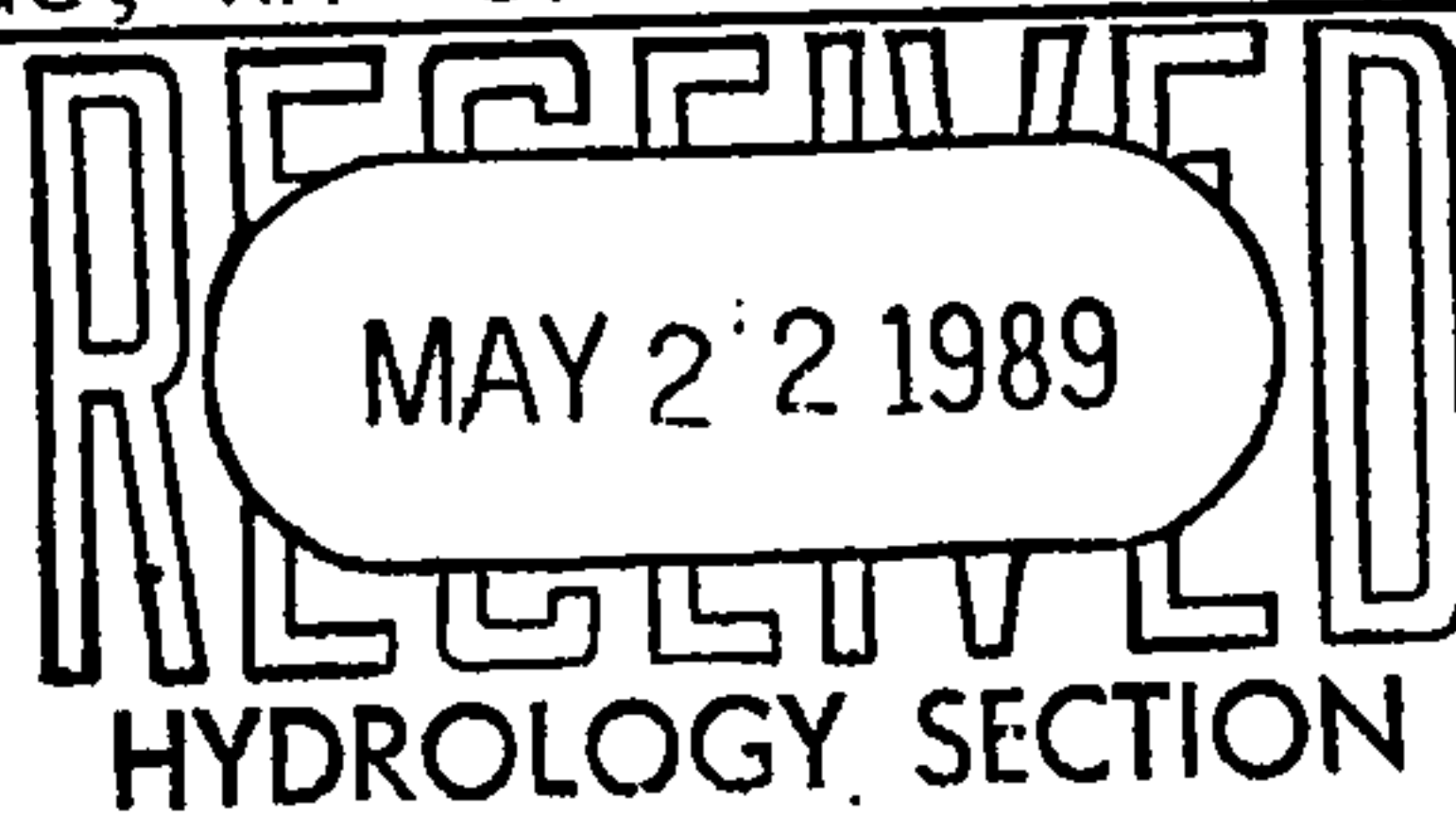
CONTRACTOR: Sundance Mechanical CONTACT: Ed Burroughs
5920 Midway Park Blvd. NE PHONE: 345-2694
 ADDRESS: Albuquerque, NM 87109

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY OF CONFERENCE RECAP SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. 3493

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 Change Order for Construction (SPECIFY)

DATE SUBMITTED: 5/22/89

BY: Craig Hoover

6/29/89

S/22

Barbara

620-D17

109-off it will be
work order instead of 5019

DRC will handle
Thank you JPM

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Montgomery Crossing Academy Plaza Renovations and Additions ZONE ATLAS/DRNG. FILE #: G-20

LEGAL DESCRIPTION: Tract A and Lot 4 Clifford/Mullins Business Addition

CITY ADDRESS: N/A

ENGINEERING FIRM: Bohannon-Huston, Inc. CONTACT: Craig Hoover
7500 Jefferson Street NE
 ADDRESS: Albuquerque, NM 87109 PHONE: 823-1000

OWNER: Cauwels & Davis Development CONTACT: Rick Davis
1116 Pennsylvania NE
 ADDRESS: Albuquerque, NM 87110 PHONE: 266-5711

ARCHITECT: de la Torre-Rainhart CONTACT: George Rainhart
700 Lomas Blvd., NE
 ADDRESS: Albuquerque, NM 87102 PHONE: 842-9500

SURVEYOR: City of Albuquerque CONTACT: Danny Montano
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 ADDRESS: Albuquerque, NM 87103 PHONE: 764-1616

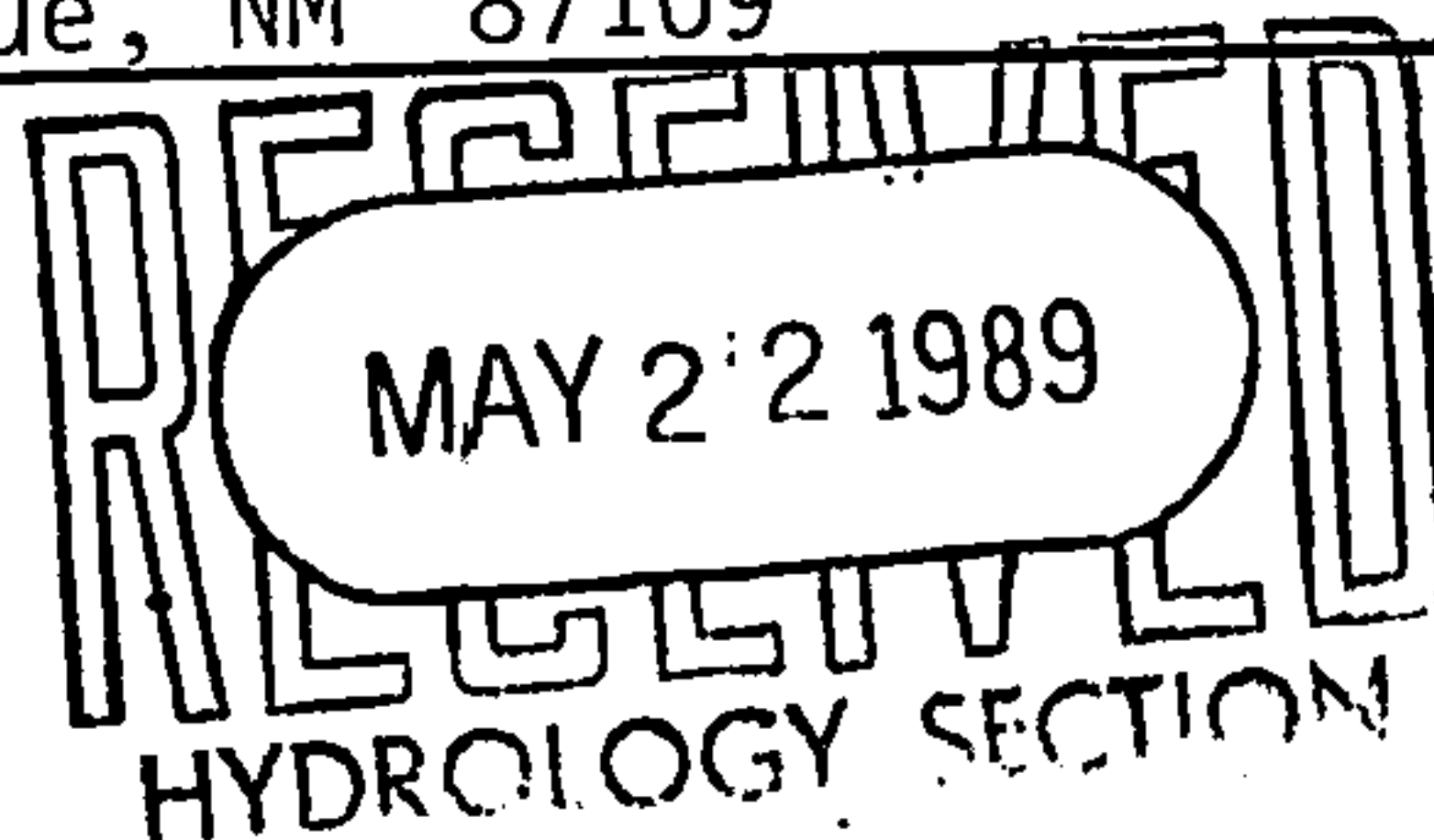
CONTRACTOR: Sundance Mechanical CONTACT: Ed Burroughs
5920 Midway Park Blvd. NE
 ADDRESS: Albuquerque, NM 87109 PHONE: 345-2694

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY OF CONFERENCE RECAP SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. 3493

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 Change Order for (SPECIFY)
Construction

DATE SUBMITTED: 5/22/89

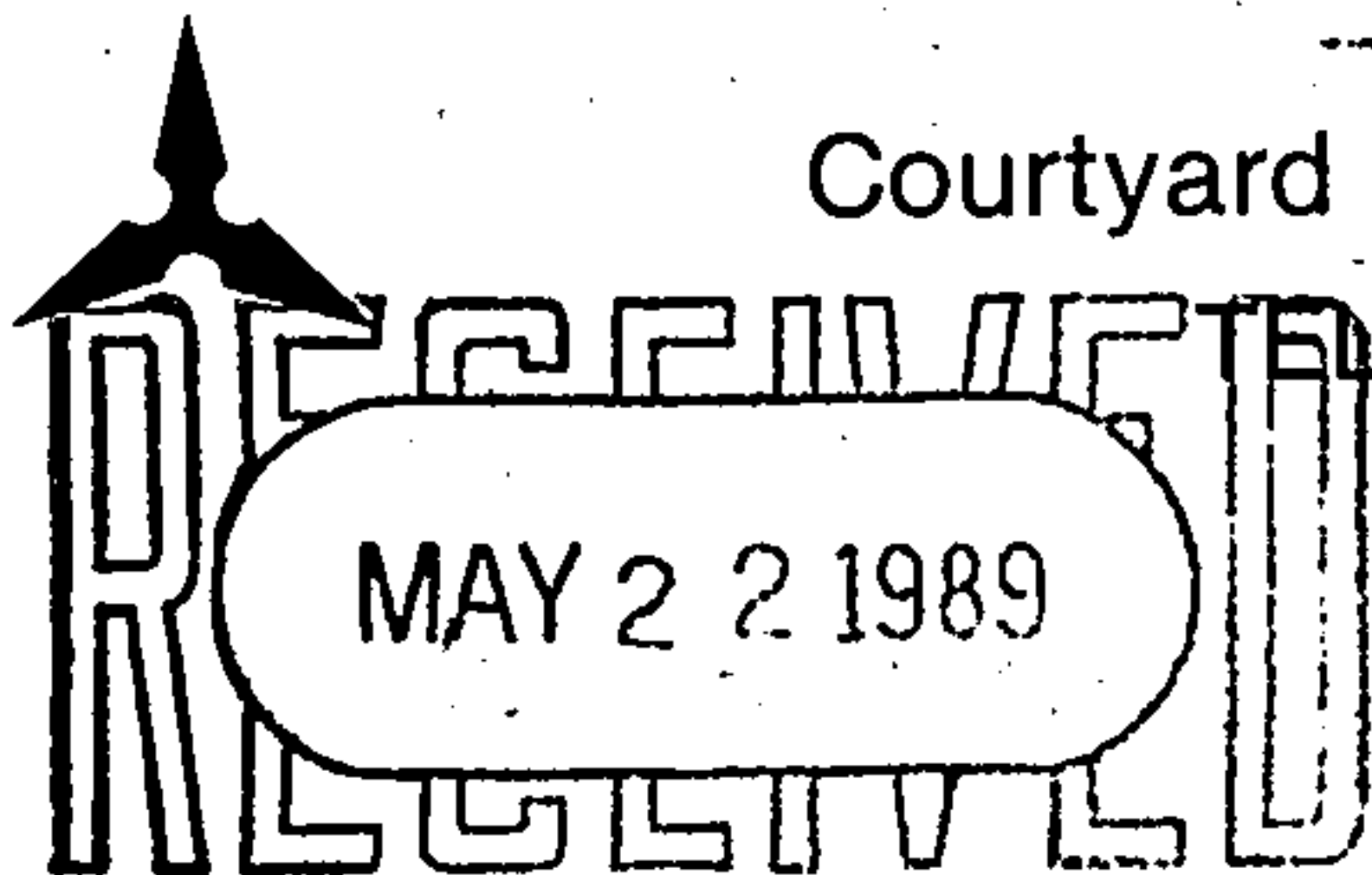
BY: Craig Hoover

BOHANNAN-HUSTON INC.

Courtyard I 7500 Jefferson Street, N.E. Albuquerque, NM 87109

TEL (505) 823-1000

FAX (505) 821-0892



Transmittal

HYDROLOGY SECTION

TO: CITY HYDROLOGY

PUBLIC WORKS DEPT.

CITY HALL

Attention: BERNIE MONTROYA

Date: 5/22/89

Our job number: 87327.00

Your job number: 3493

Job: MONTGOMERY CROSSING - ACADEMY PLAZA RENOVATIONS
& ADDITIONS

We are enclosing:	For:
<u>2</u> <u>Blue line showing</u>	<u>Your use</u>
<u>the necessary</u>	
<u>revisions to the plans</u>	
<u>2</u> <u>Drainage information sheet</u>	

Comments:

By: [Signature] thank you

Rec'd by:

Date: 5/22

☒ Please Return Signed Yellow Copy



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

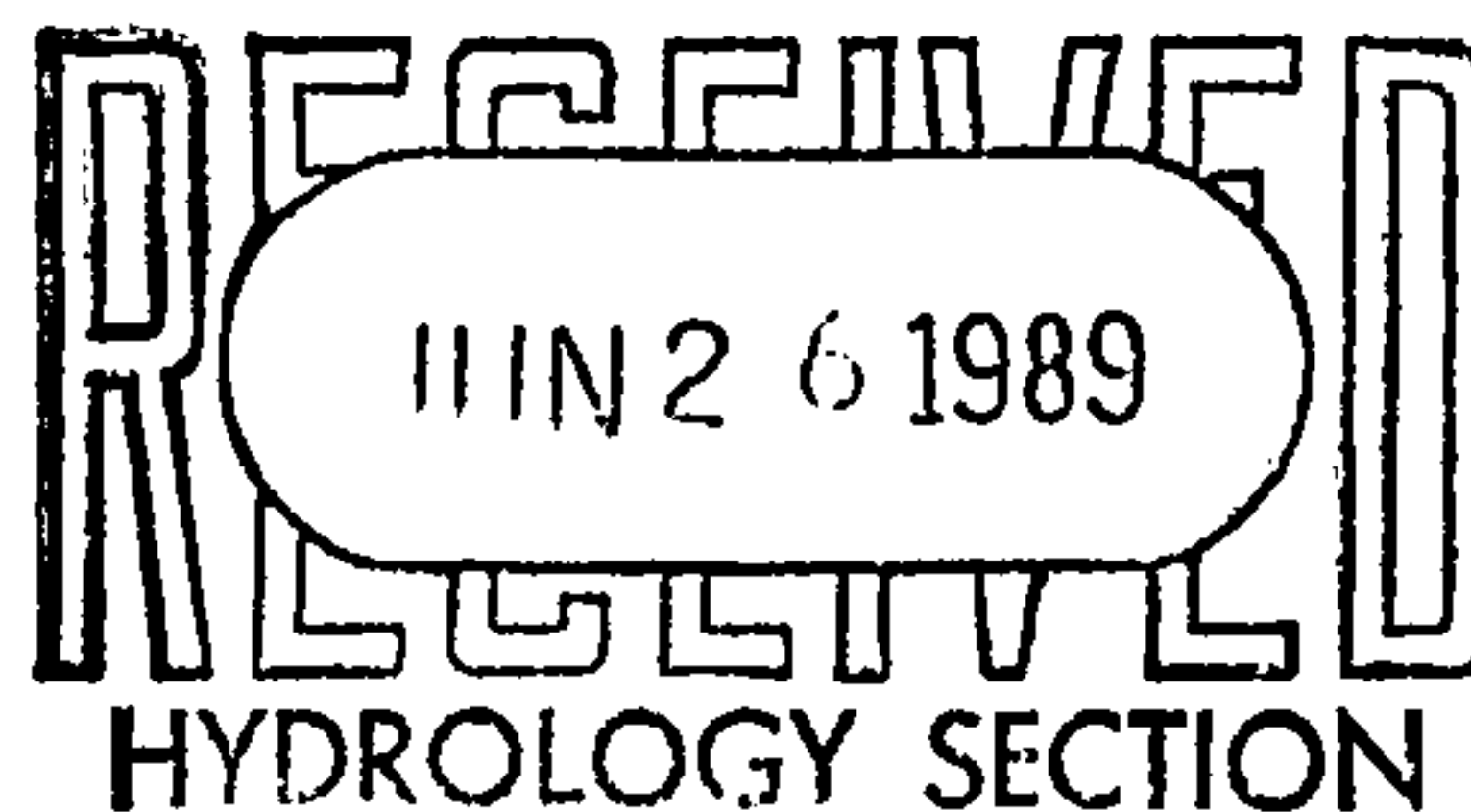
G20/P17

June 22, 1989

KEN SCHULTZ
MAYOR

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Rick Davis
Cauwels & Davis Development
1116 Pennsylvania N.E.
Albuquerque, NM 87110



RE: PROJECT NO. 3493, MONTGOMERY CROSSING - ACADEMY PLAZA,
RENOVATIONS/ADDITIONS, (MAP NO. G-20)

Dear Mr. Davis:

This is to certify that the City of Albuquerque accepts Project No. 3493 as being completed according to approved plans and construction specifications. If all required right-of-ways and/or easements have been dedicated, the City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3493. If the required right-of-ways and/or easements have not been dedicated, the City of Albuquerque cannot accept the project for continuous maintenance and said maintenance will be the responsibility of the developer. When a final plat has been filed it will be the developer's responsibility to provide the Construction Management Division with a copy, at which time the City will fully accept Project No. 3493.

The project is described as follows:

- Constructed two (2) turn bays - one (1) on Wyoming, north bound lane, south of Montgomery and one (1), east bound lane, east of Wyoming. Also relocated three (3) existing water services and constructed one (1) double "D" catch basin.
- The contractor's warranty begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Russell B. Givler, P.E.
Chief Construction Engineer
Construction Mgmt. Division
Engineering Group
Public Works Department

RBG:kt

LETTER OF ACCEPTANCE FOR PROJECT NO. 3493

June 22, 1989

Page Two (2)

xc: Bohannon-Huston, Inc.
Sundance Mechanical & Utility Contractors
(Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Ray Pang, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Connie Lujan, Engineering Group, PWD
Jeanette Barrett, Special Assessments
Jim Olsen, Operations Group, PWD
A. N. Gaume, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Operations Group, PWD
Jon Ertsgaard, Engineering Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Operations Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Della Gallegos, Engineering Group, PWD
Fred Gomez, Engineering Group, PWD
Judy Aguilar, Engineering Group, PWD
f/Project 3493
f/Warranty
f/Readers

(INP 137713)

DRAINAGE REPORT

for the

620-217

**STAMM PROPERTY
APARTMENTS**

ALBUQUERQUE, NEW MEXICO

RECEIVED
MAY 31 1984
HYDROLOGY SECTION

DRAINAGE REPORT

for the

STAMM PROPERTY APARTMENTS

ALBUQUERQUE, NEW MEXICO

MAY, 1984

Prepared by:

**ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street NE
Albuquerque, New Mexico 87108**

Fred C. Arfman, P.E.

Date

I. INTRODUCTION

This project calls for the construction of a 172 unit apartment complex situated on Tracts 1 & 2 of the Clifford - Mullins Business Addition. This site is located on the south right-of-way line of Montgomery Blvd. and its easterly property line is approximately 145 feet west of the centerline of General Chenault. The site is currently zoned for high density residential use and the projected start of construction is sometime in the summer of 1984.

On November 23, 1983, a pre-drainage design meeting was held with Fred Aguirre of City Hydrology. The following points were established as design criteria for this project.

- 1) Controlled discharge required. Discharge dependent upon downstream conditions. Maximum allowable discharge from subject site with no downstream investigation is 0.5 cfs/acre.
- 2) Drainage Plan in accordance with DPM
- 3) Investigate adequacy of alley to convey the proposed flows
- 4) Elimination of lot line may be required by zoning.

A copy of the conference recap may be found in the Appendix of this report.

II. SITE CHARACTERISTICS

A. FLOOD HAZARD - This site does contain a minor encroachment of a flood hazard drainage way as defined on the "Flood Boundary and Floodway Map" of the City of Albuquerque, Panel 24 of 50, Community Panel No. 350002 0024, Effective Date: October 14, 1983. This is a Federal Emergency Management Agency determination. A copy of that portion of the panel may be found in the Appendix of this report. The encroachment is a small area along the southerly right-of-way line of Montgomery Blvd. at a point where an existing drivepad is located. Upon closer investigation, it should be determined that the storm waters flowing down Montgomery will not leave its right-of-way limits due to the existence of the storm drain facility along the south curb line of Montgomery. Additionally, the elimination of said drive pad and its replacement with a major site entrance will further protect the site from any flood plain encroachments.

B. SOILS - This site is composed of an Embudo - Tijeras complex (EtC) as shown in the Soil Survey of Bernalillo County, New Mexico, June 1977. In addition, the site contains a portion of an abandoned arroyo which crosses the site from the east to west. This arroyo alignment

would contain a higher percentage of sand and gravel. That portion of the Soils Investigation performed by Albuquerque Testing Lab which pertains to the site's soils characteristics may be found in the Appendix of this report.

III. OFFSITE CONDITIONS

- A. The site presently accepts offsite storm waters in a sheet flow form from that undeveloped strip of land along the site's east property line and west of General Chenault. The interim acceptance of these minor flows shall be addressed in a following section of this report. Otherwise, this property is affected by the surrounding lands as follows:

Direction	Comments
North	Site's north boundary is common with the southerly right-of-way line of Montgomery Blvd. Even though this street appears to be a drainage course, the subject site does not have to accept any of those storm waters and will not after development.
East	As stated above, this site does accept minor sheet flow runoff from a strip of

East

undeveloped land along the north two thirds of its' east property line. The south portion abuts a fully developed residential development whose backyards border the site. Storm water discharge from the rear yard area is not permitted in accordance with the established drainage studies and City drainage policy.

South

The site is bordered by the rear yards of five lots in the St. John's Addition. Once again, rear lot discharge onto the subject site is not permitted.

West

The site is bordered by a 20' wide public alley on its westerly property line. The alley is undeveloped and does not service or effect the site. West of the alley is the undeveloped Tract 3 of the same Addition. The alley and Tract 3 are lower than the subject site and they will only accept controlled discharge from the proposed development.

- B. The interim treatment of those flows which presently enter onto the site from the undeveloped strip development to the east shall be to accept those flows through various openings in the site's perimeter wall.

This shall be permitted only until such time that the adjacent site is developed. At such time, the adjacent strip of residential property must handle its storm waters in accordance with City Drainage Policy (no rear yard discharge).

The rate and volume of those offsite storm waters which must be accepted are as follows:

$Q_{100} = 1.5 \text{ cfs}$	$V_{100} = 2,516 \text{ cu. ft.}$
$Q_{10} = 1.0 \text{ cfs}$	$V_{10} = 1,653 \text{ cu. ft.}$

The work sheet for the above is found in the Appendix of this report.

IV. ONSITE CONDITIONS

- A. The undeveloped site conditions are typical of those Northeast Heights lands. In addition, this site contains an abandoned arroyo bed which traverses from the east to the west. This arroyo bed is no longer active due to the upstream developments and the subsequent realignment of the drainage course down the right-of-way of Montgomery Blvd.

The existing topographic conditions are such that storm waters shall exit the site both as sheet flow and concentrated flows along the site's west property line.

The calculations determining the undeveloped runoff rates and volumes are found in the Appendix of this report. Those end values are:

Onsite (undeveloped)

$$Q_{100}=(0.37)(5.16)(5.4417)=10.4 \text{ cfs} \quad Q_{10}=(0.657)(10.4)=6.8 \text{ cfs}$$

$$V_{100}=(0.37)(0.2)(237,040)=17,540\text{cf} \quad V_{10}=(0.657)(17,540)=11,524\text{cf}$$

Combined Offsite & Undeveloped Onsite

$$Q_{100}=11.9 \text{ cfs}$$

$$Q_{10}=7.8\text{cfs}$$

$$V_{100}=20,056 \text{ cu. ft.}$$

$$V_{10}=13,177 \text{ cu. ft.}$$

B. The developed conditions for the site are typical of high-density residential developments. Storm waters generated onsite and those minor flows from the undeveloped eastern lands are directed towards the perimeter access and parking areas. The storm waters captured within the northeast drainage basin (see drainage exhibit) are routed from the high point in the easterly paving to the north where they will be accepted by a private catch basin. This storm drain inlet is located approximately 178 feet west of the property's northeast property corner and 15 feet due south of the existing public catch basin on the southerly curb of Montgomery Blvd. This catch basin must accept a 100 yr. flow rate of 2.9 cfs. The support calculations for this Drainage Basin 'A' and

those for the inlet structure can be found in the Appendix of this report.

The remainder of the site is designated as Drainage Basin 'B' and consists of 4.74 acres. Storm waters are conveyed overland and are channeled within the access road to the southwest corner of the site. A detention pond is situated between the site's boundary and access road and has the ponding potential to accept 107% of the project runoff from a 100 year event without considerations for the controlled discharge. Some of the pond drainage characteristics are listed below:

Pond Volume:	29,075 cu. ft.
Bottom Elevation:	5444
High Water Elevation:	5450
Depth of Pond:	6 ft.
Controlled Discharge Rate:	0.5 cfs
Maximum Discharge Time	16 hrs.
Top of Spillway Elevation:	50.0
Spillway Sidewall Height:	0.5'
Top of Pond Perimeter:	50.5
Width of Spillway:	8.0'
Amount of storm water credited to ground water infiltration:	0 cu. ft.
Distance from high-water to ext. wall along so. prop. line:	10 ft.

Detail calculations supporting the above listing data

are found in the Appendix of this report.

- C. Nuisance waters are handled by the drainage plan as described earlier in this report. The two sources of nuisance waters are the fugitive flows from over irrigation and the vehicle cleaning bay adjacent to the detention pond where most of the waters shall infiltrate into the ground or evaporate.

D. **EROSION CONTROL PLAN**

1. Rough Grading - Only the standard specifications of watering the ground surface for rust control will be imposed upon this site.
2. Construction Phase - The site watering mentioned above and detention pond will surface during construction.
3. Permanent Phase - No erosion control measures are required once the site is built out. All ground surfaces shall be either impervious or landscaped.

APPENDIX

1. Information Sheet
2. Conference Recap Sheet
3. Vicinity Map
4. Flood Boundary Map
5. Bernalillo County Soils Map
6. Drainage Basin 'A' Calculations
7. Drainage Basin 'B' Calculations
8. Offsite Flows
9. Detention Pond
10. Pond Rundown & Details
11. Inlet Detail
12. Spillway Detail & Calculations

INFORMATION SHEET

PROJECT TITLE STAMM PROP APTS. TYPE OF SUBMITTAL DRAINAGE REPORT

ZONE ATLAS PAGE NO. G-20 CITY ADDRESS 8500 MONTGOMERY BLVD. N.E.

LEGAL DESCRIPTION TRACTS 1 & 2 OF THE CLIFFORD - MULLINS BUSINESS ADD'T.

ENGINEERING FIRM ISAACSON & ARFMAN, P.A. CONTACT FRED ARFMAN

ADDRESS 128 MONROE ST. N.E. PHONE 268-8828

OWNER CDS DEV. INC. OF ARIZONA CONTACT DAVID ROOT

ADDRESS 2850 6th SAN DIEGO ⁹²¹⁰³ PHONE 619-294-2950

ARCHITECT G.E. HOLGUIN & ASSOC. CONTACT GEORGE HOLGUIN

ADDRESS P.O. BOX 13152 PHONE 602-628-1988

SURVEYOR SURVEYING SERVICES CONTACT JIMMY GUTIERREZ

ADDRESS _____ PHONE 877-2127

CONTRACTOR TO BE DETERMINED CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

☐ YES
☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

DATE SUBMITTED: 5-31-84

BY: FRED C. ARFMAN



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. _____ DATE: 11/23/83

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: MULLINS ADDN, Tracts 1 & 2 G20

WHO	REPRESENTING
ATTENDANCE: <u>FRED J AGUIRRE</u>	_____
<u>FRED ARFMAN</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: 1. CONTROLLED DISCHARGE REQUIRED. DISCHARGE
DEPENDENT ON DOWNSTREAM CONDITIONS. MAXIMUM
ALLOWABLE DISCHARGE FROM SUBJECT WITH NO DOWNSTREAM
INVESTIGATION IS .5 cfs / ACRE.

2. DRAINAGE PLAN APPROPRIATE IN ACCORDANCE WITH
THE DPM.

3. A IMPROVED ALLEY INVESTIGATE ADEQUACY OF
ALLEY TO CONVEY THE PROPOSED FLOWS.

4. ELIMINATION OF LOT LINES MAY BE REQUIRED BY ZONING.

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: Fred Aguirre

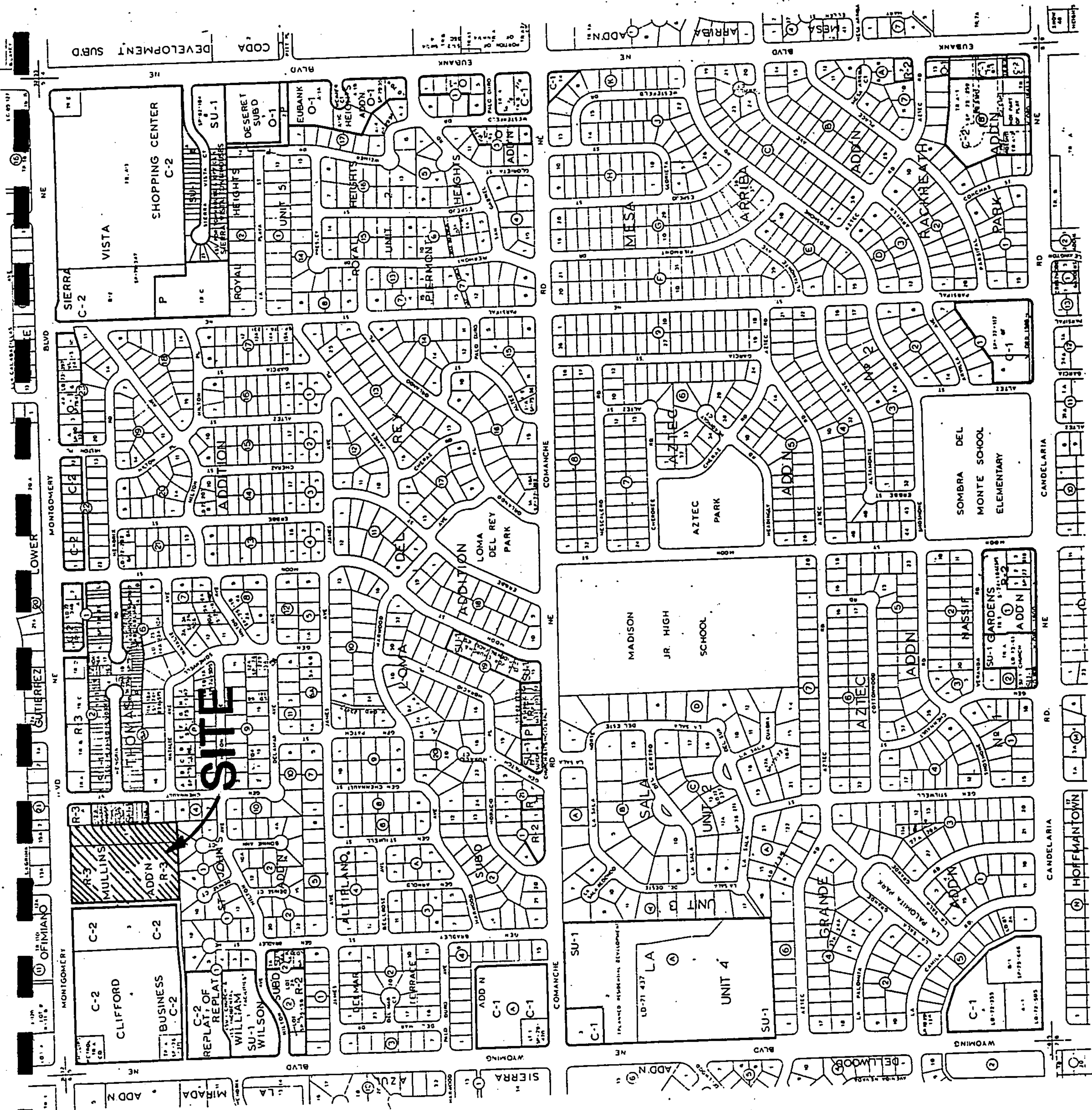
TITLE: _____

DATE: 11/23/83

SIGNED: Fred C. Arfman

TITLE: V.P. (ISAACSON & ARFMAN)

DATE: 11/23/83



LEGAL DESCRIPTION
1 TO 4
5 TO 6
7 TO 8
9 TO 10

URBAN PROPERTY CODE
1-00-000

MAP AMENDED THROUGH
JUNE 1983

G-20-Z

ALBUQUERQUE PLANNING DIVISION
MUNICIPAL DEVELOPMENT DEPARTMENT



SCALE: 1" = 500'

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FLOODWAY

FLOOD BOUNDARY AND
FLOODWAY MAP

CITY OF

ALBUQUERQUE,
NEW MEXICO

BERNALILLO COUNTY

PANEL 24 OF 50

COMMUNITY-PANEL NUMBER

350002 0024

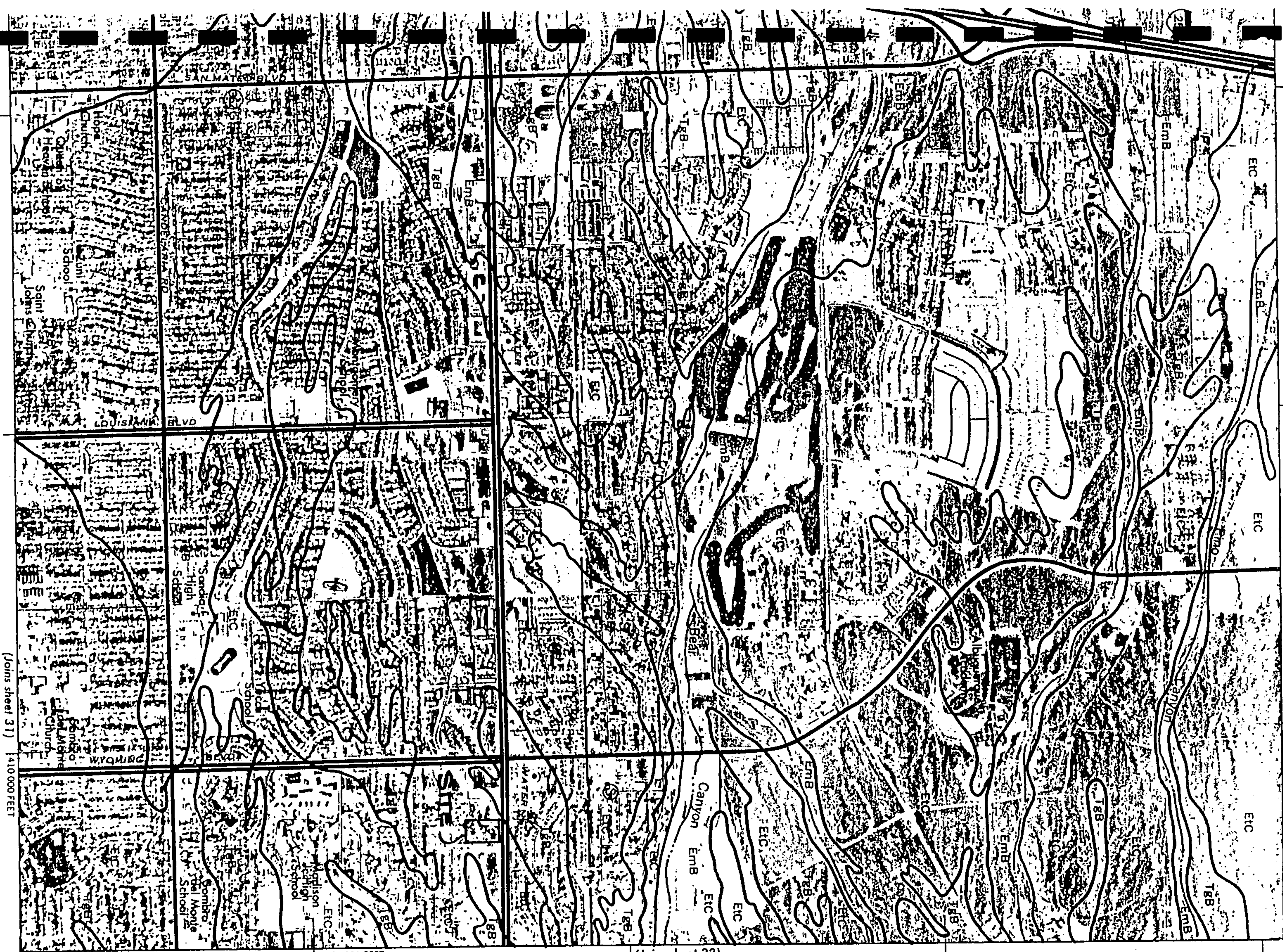
EFFECTIVE DATE:

OCTOBER 14, 1983



Federal Emergency Management Agency

(Joins sheet 11)

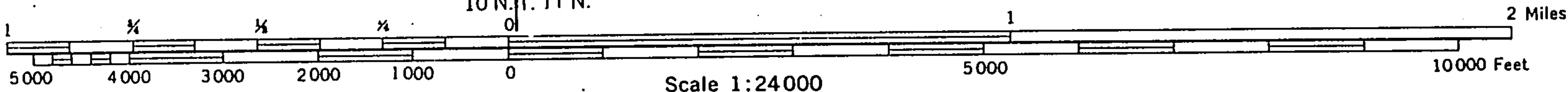


(Joins sheet 31) 410 000 FEET

1 500 000 FEET

(Joins sheet 22)

10 N. T. 11 N.



DRAINAGE BASIN 'A'

AREA = 30,600 S.F.

$D_{10} = 1.58''$, $D_{100} = 2.4''$

$I = 5.16$

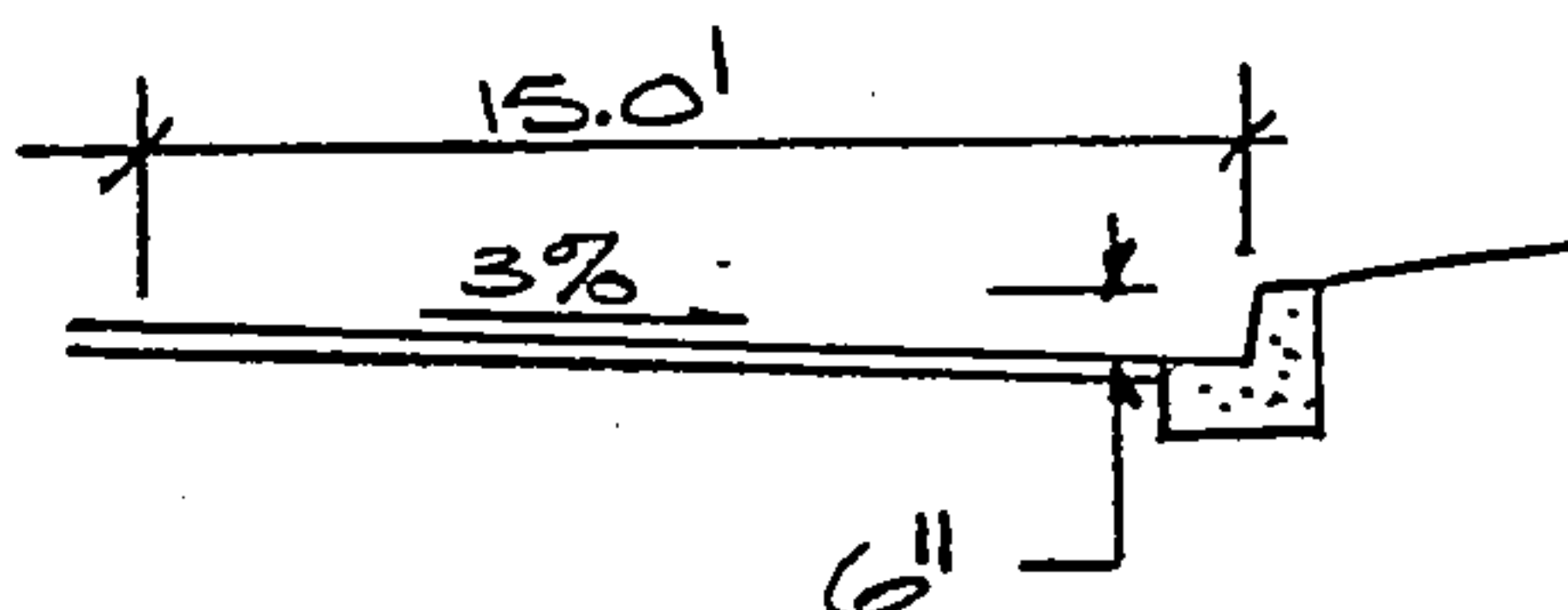
PEAK RATE ($Q = CIA$)

$Q_{100} = (0.80)(5.16)(0.7) = 2.9 \text{ CFS}$ $V_{100} = (0.80)(2.4)(\frac{1}{12})(30,600) = 4,896 \text{ CF}$

$Q_{10} = (0.657)(2.9 \text{ CFS}) = 1.9 \text{ CFS}$ $V_{10} = (0.657)(4,896 \text{ CFS}) = 3,217 \text{ C.F.}$

COMMENT: STORM WATERS DISCHARGE FROM THE SITE VIA
A CATCH BASIN WHICH IS TIED INTO THE PUBLIC
STORM DRAIN SYSTEM LOCATED ALONG THE
SOUTHERLY CURB LINE OF MONTGOMERY.

CHECK GUTTER CAPACITY:



$S = 0.7\%$

$Q = 11 \text{ CFS}$ FROM PLATE 22.3, D-3

CHECK GRATING CAPACITY FOR SINGLE 'C' INLET.

FROM INTERPOLATION OF PLATE 22.3 D-S OF D.P.M.

FOR $D = 0.5$

$S = 0.7\%$

$Q = 5 \text{ CFS}$

CONNECTOR PIPE - USE 12" R.C.P. - O.K. BY 22.3, PG. 78

COMMENT: A CITY STD. TYPE SINGLE 'C' BASIN SHALL
BE PLACED AT THE SHOWN LOCATION. THE
ADJACENT 6" CURB FACES SHALL TRANSITION
TO 8" IN DEPTH OVER 6 FT IN ORDER TO
ACCOMMODATE THE BASIN

DRAINAGE BASIN 'B'

$$\text{AREA} = 4.7417 \text{ AC.} = 206,548 \text{ SF}$$

$$D_{10} = 1.58'' , D_{100} = 2.4''$$

$$I = 5.14$$

$$C = 0.66 \text{ FOR MEDIUM COVERAGE APARTMENTS}$$

PEAK RATE ($Q = CIA$)

$$Q_{100} = (0.66)(5.16)(4.7417) = 16.15 \text{ CFS} \quad V_{100} = (0.66)(0.2)(206,548) = 27,264 \text{ CF}$$

$$Q_{10} = (0.657)(16.15) = 10.6 \text{ CFS} \quad V_{10} = (0.657)(27,264) = 17,912 \text{ CF}$$

COMMENT:

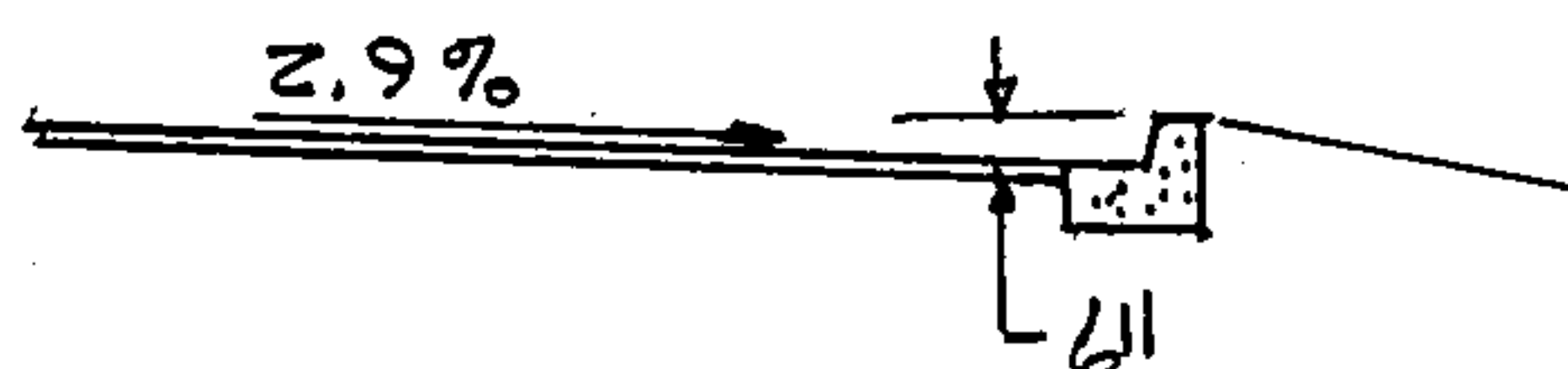
STORM WATERS ARE DIRECTED OVERLAND TO THE SITE'S SOUTHWEST CORNER, WHERE THEY ENTER INTO THE DETENTION POND. THE POND IS SIZED TO HANDLE 107% OF THE PROJECTED STORM WATER VOLUME.

$$\frac{29,075 \text{ (POND CAPACITY)}}{27,264 \text{ VOL. (BASIN 'B')}} = 1.07$$

A MAJORITY PERCENTAGE OF THE STORM WATER VOLUME FROM BASIN 'B' (APPROXIMATELY 56%) ARE COLLECTED AND ROUTED ALONG THE SITE'S WESTERN CURB LINE. THE EXPECTED FLOWS ARE:

$$(0.56)(16.15) = 9 \text{ CFS FOR } Q_{100}$$

CHECK GUTTER CAPACITY:



$$S = 1.67\%$$

$$Q = 17 \text{ CFS FROM PLATE 22.3, D-3}$$

THE REMAINING STORM WATERS EITHER ENTER THE POND THROUGH THE VEHICLE CLEANING BAY OR THE POND'S NORTH ENTRANCE, THIS FLOW PATTERN IS FOUND ON THE SITE'S EXHIBIT.

OFFSITE CONTRIBUTING FLOWS

AN AREA OF 0.8 ACRES KNOWN AS A PORTION OF THE THOMAS ADD'T IS SITUATED TO THE EAST OF THE SUBJECT PROPERTY. IT IS PRESENTLY UNDEVELOPED AND WILL CONTRIBUTE STORM WATER RUNOFF TO THE SITE. THIS RUNOFF MUST BE ACCEPTED UNTIL SUCH TIME AS THIS ADJACENT SITE DEVELOPES. THE FLOWS ARE IN A SHEET FLOW FORM, THEREFORE VARIOUS POINTS OF ACCEPTANCE MUST BE DESIGNED INTO THE EAST FENCE TO INSURE AGAINST RETENTION.

PEAK RATE ($Q = CIA$)

WHERE $C = 0.37$

$I = 5.16$

$A = 0.8$

$$Q_{100} = (0.37)(5.16)(0.8) = 1.53 \text{ CFS}$$

$$Q_{10} = (0.657)(1.53) = 1.0 \text{ CFS}$$

$$V_{100} = (0.37)(0.2)(34,000) = 2,516 \text{ CU.FT.}$$

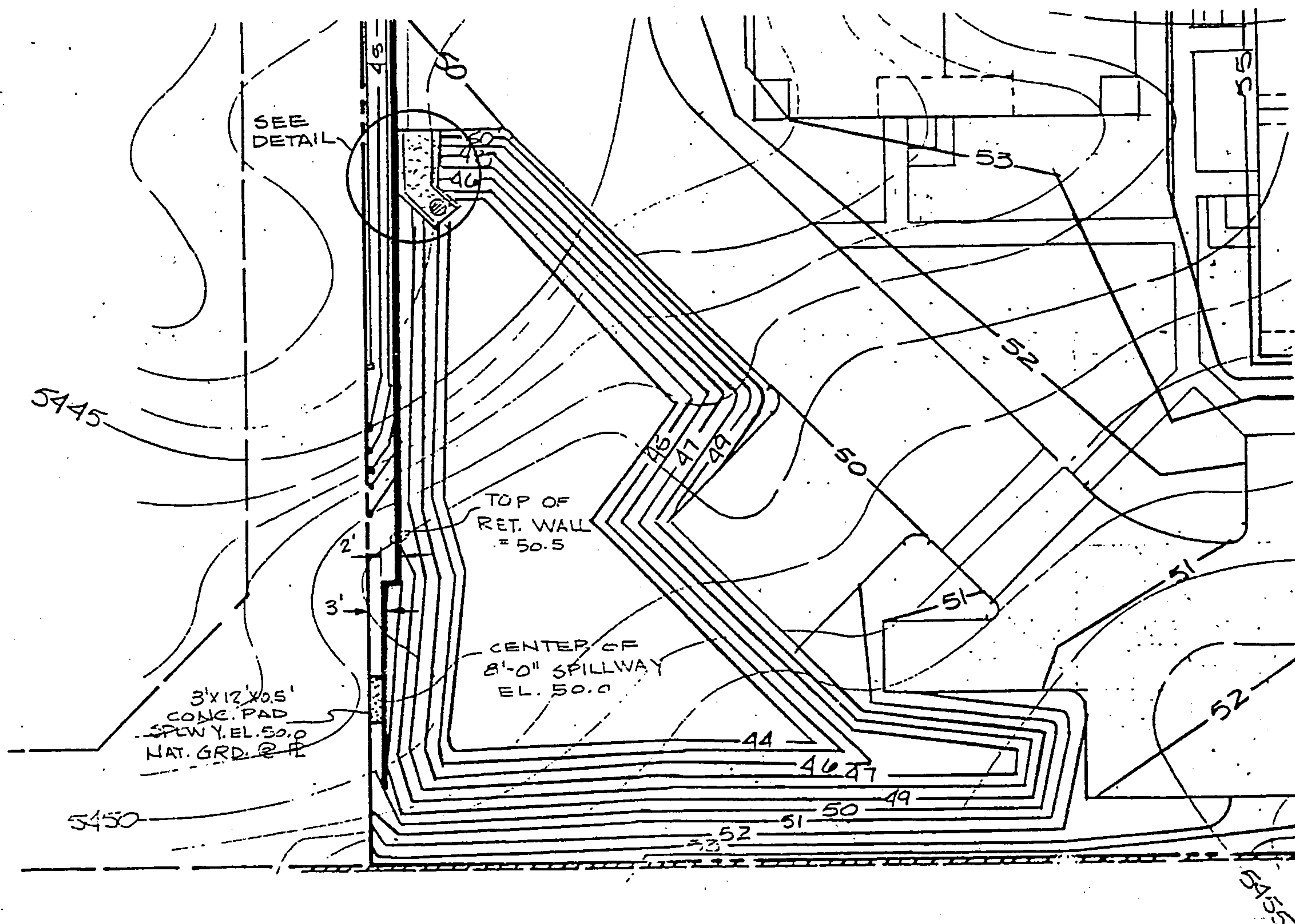
$$V_{10} = (0.657)(2,516) = 1,653 \text{ CU.FT.}$$

COMMENT:

THIS FLOW SHALL BE ACCEPT ON-SITE AND A MAJORITY OF IT DIVERTE TO THE STORM DRAIN SYSTEM IN MONTGOMERY BLVD VIA THE PAVING IN DRAINAGE BASIN 'A'.

$$\begin{aligned} 67\% \text{ OF FLOWS TO BASIN 'A'} &= (0.67)(1.53) = \underline{1.0 \text{ CFS}} \\ 33\% \text{ OF FLOWS TO BASIN 'B'} &= (0.33)(1.53) = \underline{0.5 \text{ CFS}} \\ (0.33)(2,516) &= \underline{830 \text{ CU.FT.}} \end{aligned}$$

THESE FLOW AND VOLUMES MUST BE ADDED TO THE ON-SITE FIGURES FOR FINAL FACILITY DESIGNS.



POND DATA: CAPACITY = 29,075 CU. FT.

CONTOUR	AREA W/IN CONTOUR (SQ. FT.)	VOLUME BETWEEN CONTOUR (CU. FT.)	TOTAL VOLUME (CU. FT.)
44	2,860	3,185	3,185
45	3,510	3,835	7,020
46	4,160	4,555	11,575
47	4,950	5,215	16,790
48	5,480	5,740	22,530
49	6,000	6,545	29,075*
50	7,090		

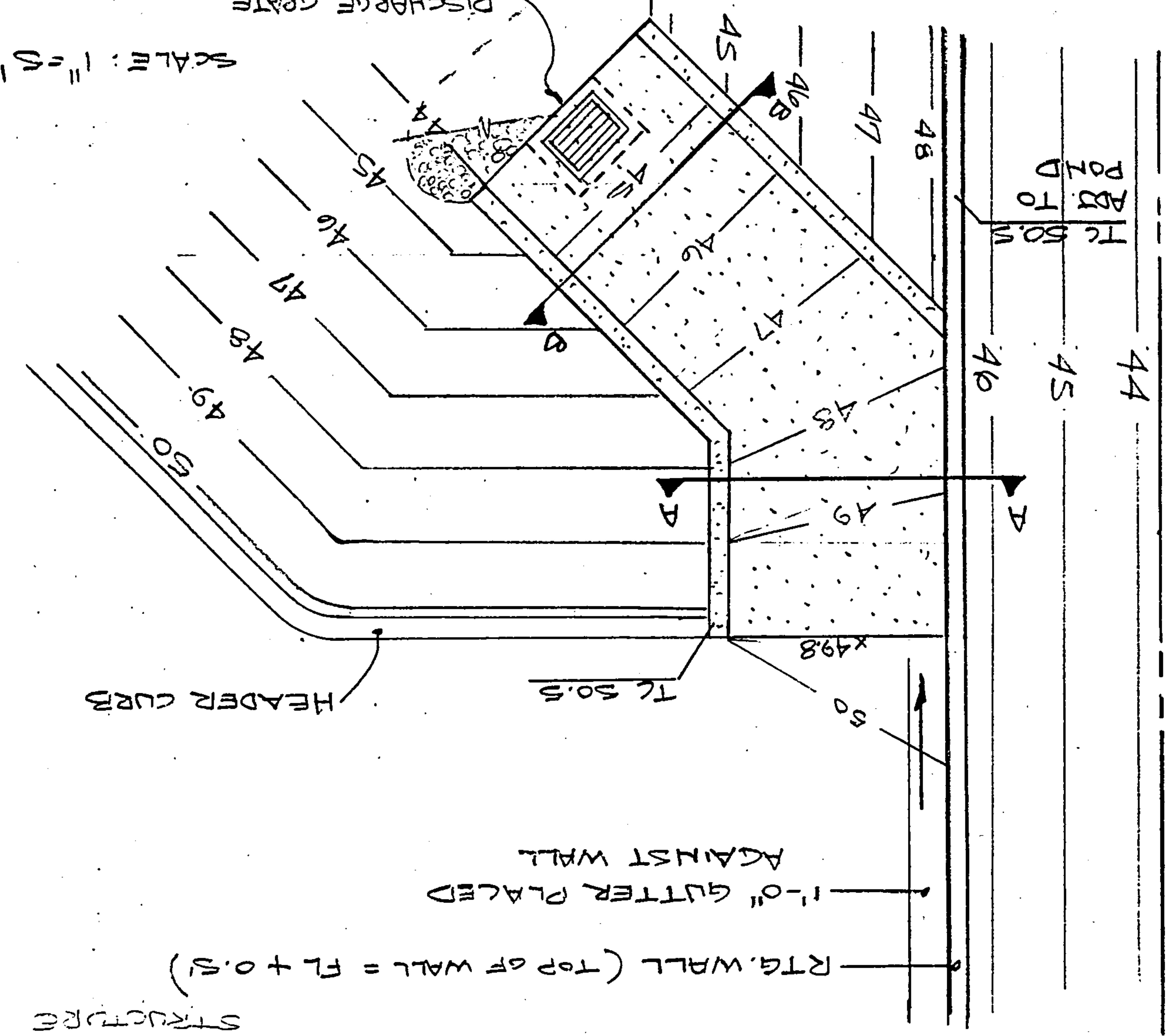
STORM WATER CONTRIBUTED BY DRAINAGE BASIN "B" = 28,094 CU. FT.
 $29,075 \div 28,094 = 104\%$ $\therefore$ POND IS OVERSIZED BY 7% - O.K.

* ULTIMATE POND CAPACITY

Isaacson &
Arfman, P.A.

SUBJECT DETENTION POND JOB NO. _____
 BY FCA DATE 5/84 SHEET NO. _____ OF _____

Pond Entrance
 Structure
 RTG. WALL (TOP OF WALL = FL + 0.5')
 1'-0" GUTTER PLACED
 AGAINST WALL

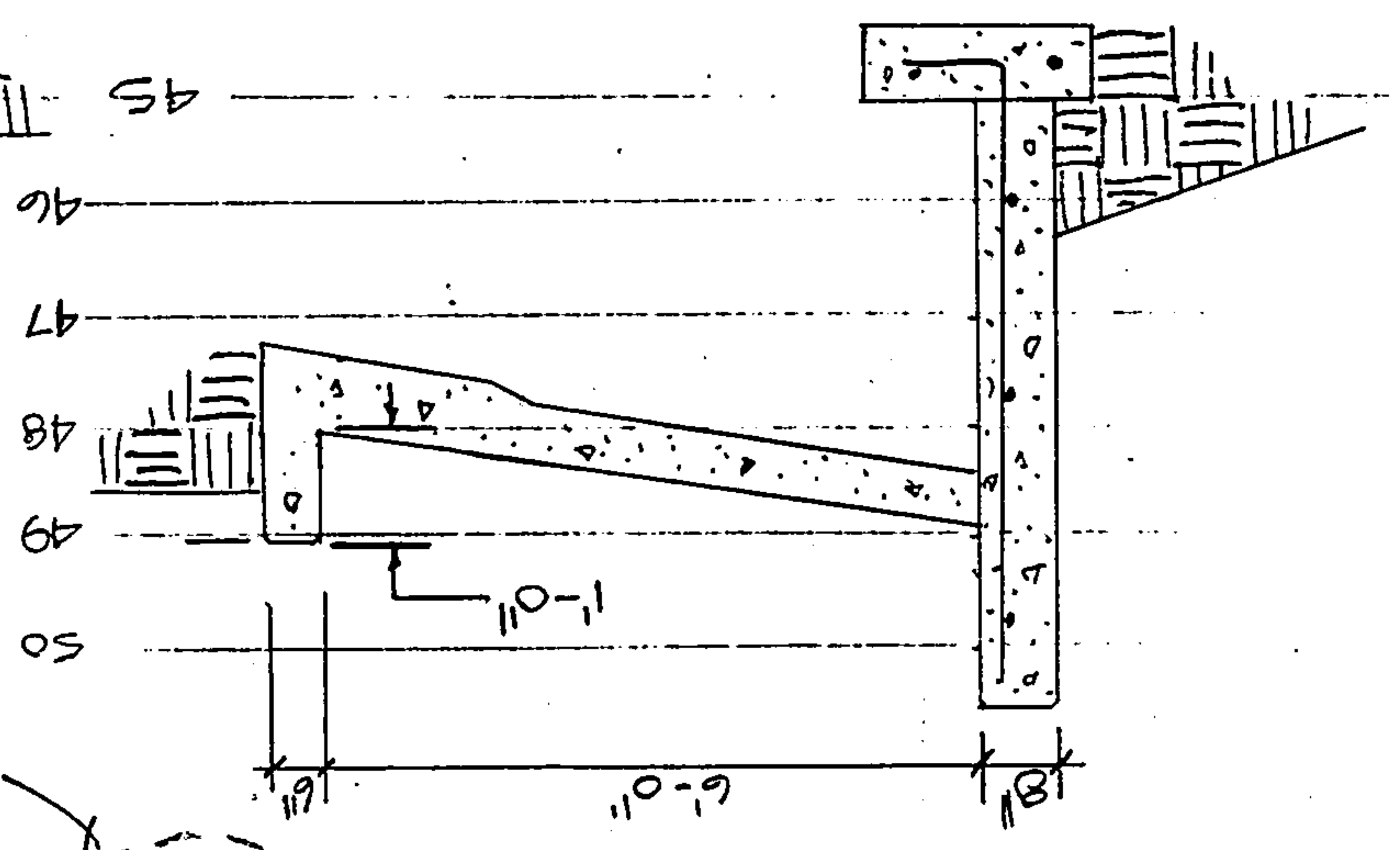


SCALE: 1"=5'

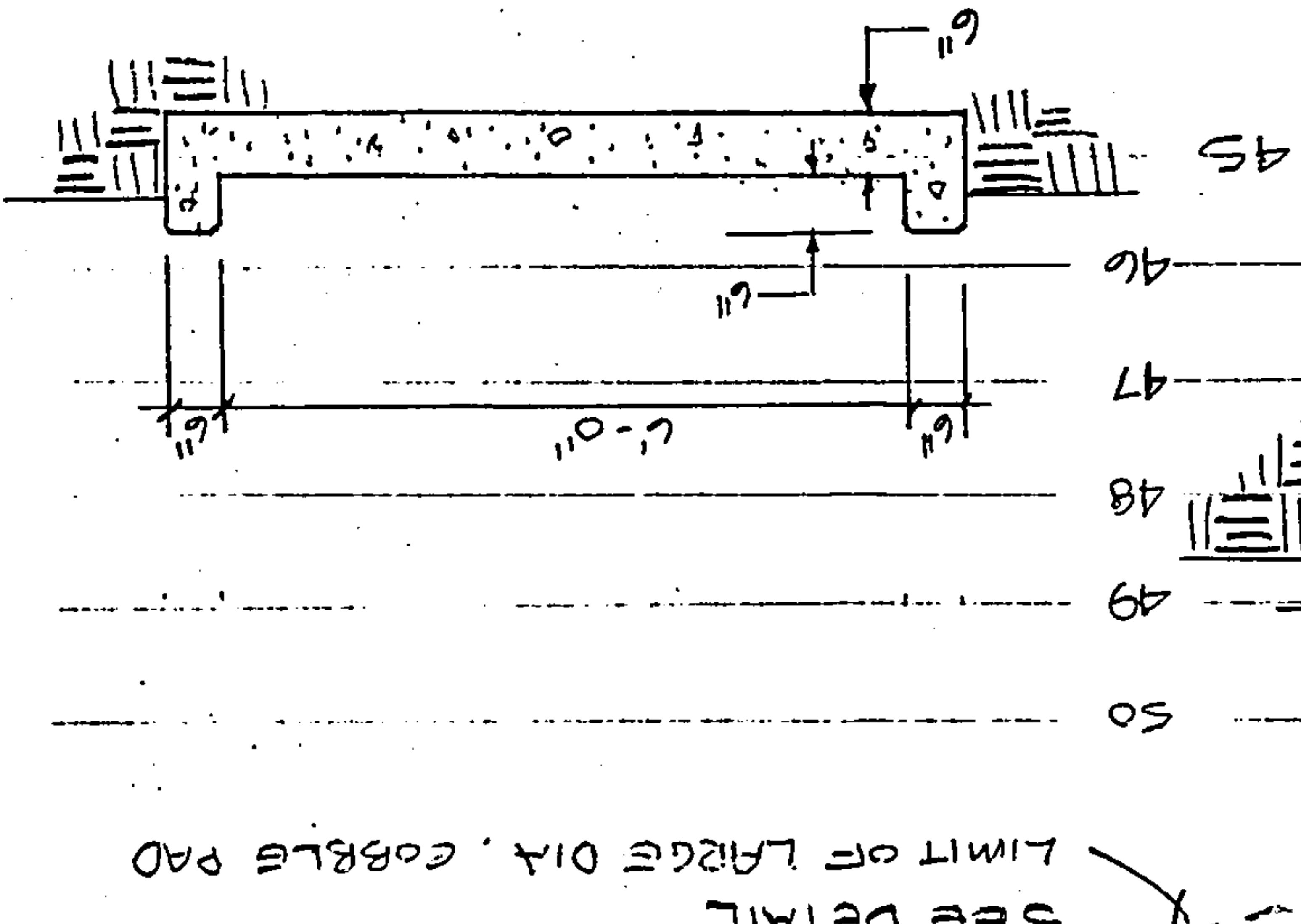
DISCHARGE GRATE
SEE DETAIL

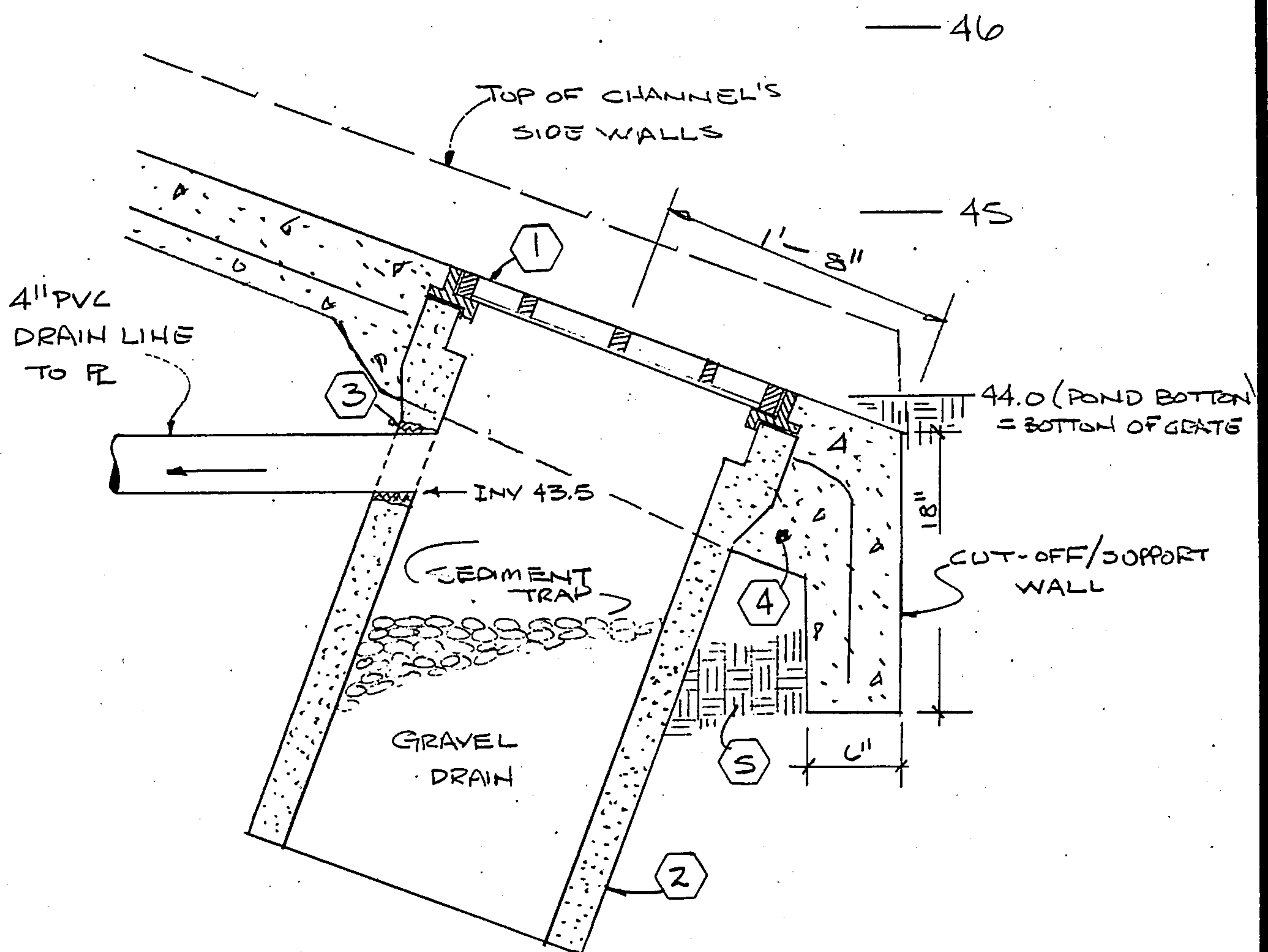
LIMIT OF LARGE DIA. COBBLE PAD

SECTION A-A
SCALE: 1"=3.0'



SECTION B-B
SCALE: 1"=3.0'

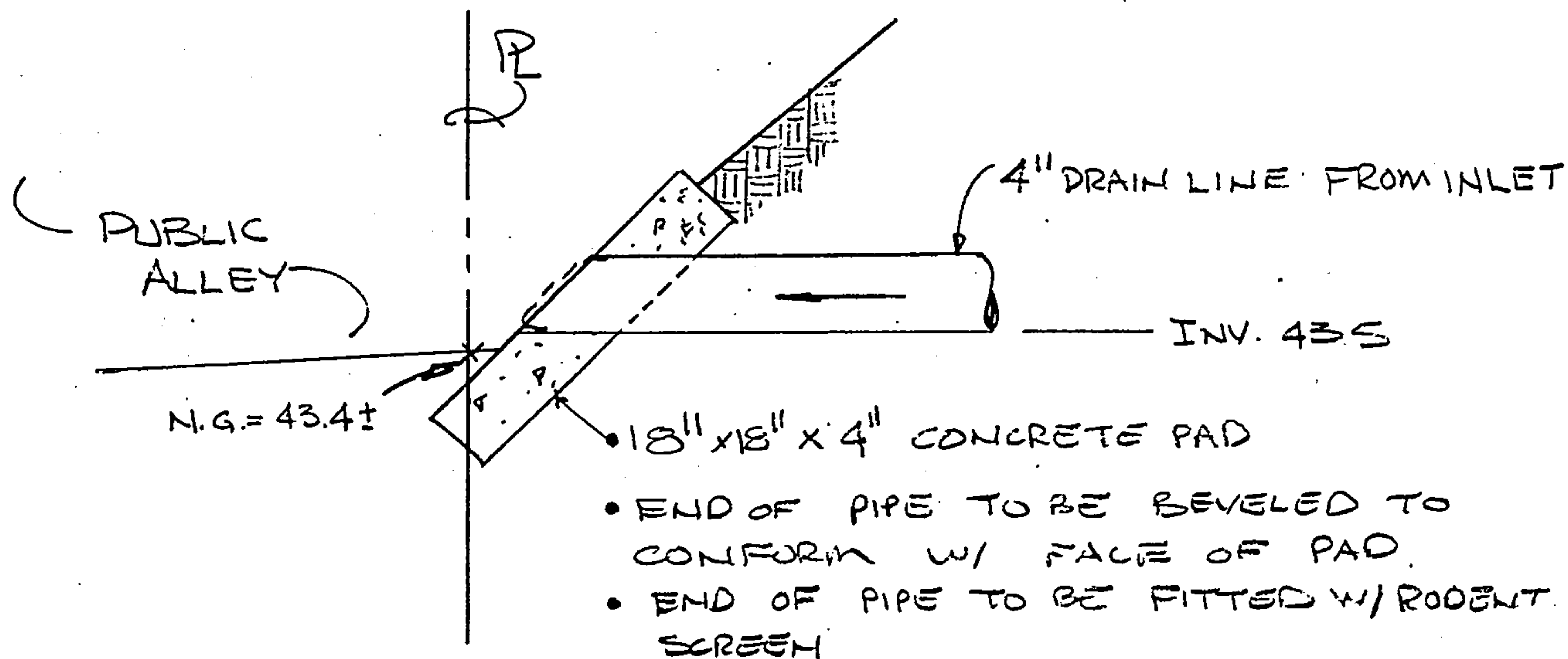




NOTES

- ① CAST IRON CATCH BASIN FRAME AND GRATE
NEENAH R-2588-A
- ② 18" DIA. R.C.P. - 3'-0" MIN. LENGTH - BELL END UP.
- ③ FILL ANNULAR OPENING W/ NON-SHRINK GROUT
- ④ CONCRETE COLLAR POURED MONOLITHICLY W/ CHANNEL
- ⑤ COMPACTED SUBGRADE

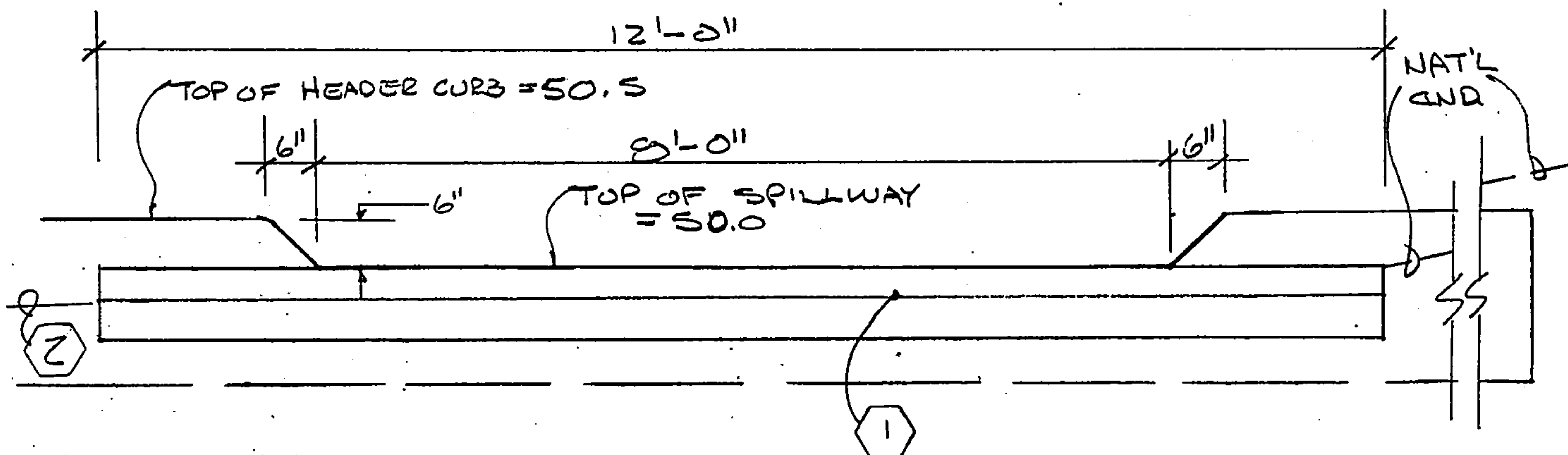
INLET DETAIL



- END OF PIPE TO BE BEVELED TO CONFORM W/ FACE OF PAD.
- END OF PIPE TO BE FITTED W/ RODENT SCREEN

POND DRAIN LINE OUTLET DETAIL

SCALE: 1" = 1'-0"



NOTES.

1. CONCRETE OVERFLOW PAD: 12' x 3' (FROM WEST FACE OF HEADED CURB TO PROPERTY LINE. PAD TO SLOPE AWAY FROM SPILLWAY AT 10%.

2. NATURAL GND. AT PROPERTY LINE

3. SPILLWAY CAPACITY: $Q = C L H^{3/2}$

$$Q = (2.75)(8.0)(0.5)^{3/2}$$

$$Q = 7.8 \quad \text{USE } \underline{8 \text{ CFS}}$$

SPILLWAY DETAIL

HYMO

START
STORE HYD

RAINFALL STARTS AT 0.0 HRS

ID=1

HYD=100

DT=0.016666667

0 0.7 2.2 4.2 6.9 10.4 14.7 18.2 20.6 22.0 22.2

22.0 20.6 19.1 17.3 15.1 12.4 10.2 8.7 7.3 6.2

5.3 4.6 3.9 3.3 2.8 2.4 2.0 1.7 1.5 1.2 1.1 0.9

0.8 0

ROUTE RESERVOIR

ID=2

HYD=200

INFLOW ID=1

CODE=5

OUTFLOW(CFS) STORAGE(AC FT) ELEVATION

0.0	0.0000	0.0
1.1	0.0414	0.5
2.8	0.0827	1.0
3.9	0.1241	1.5
4.6	0.1655	2.0
5.3	0.2069	2.5
6.2	0.2482	3.0
6.8	0.2896	3.5
7.3	0.3310	4.0
7.4	0.3393	4.1
7.8	0.3724	4.5

TIME (HRS)	INFLOW DISCHARGE (CFS)	WATER ELEV (FT)	WATER VOLUME (A-F)	TOTAL OUTFLOW (CFS)
0.00	0.7	0.0	0.0	
0.08	14.7	0.5	0.0	1.1
0.17	22.0	1.9	0.2	4.7
0.25	12.4	3.0	0.2	6.1
0.33	5.3	3.1	0.3	6.3
0.42	2.4	2.9	0.2	6.1
0.50	1.1	2.6	0.2	5.6
0.58	0.0	2.2	0.2	5.0
0.67	0.0	1.8	0.1	4.4
0.75	0.0	1.4	0.1	3.7
0.83	0.0	1.1	0.1	3.1
0.92	0.0	0.9	0.1	2.5
1.00	0.0	0.7	0.1	1.9
1.08	0.0	0.6	0.0	1.4
1.17	0.0	0.5	0.0	1.1

PEAK DISCHARGE = 6.35 CFS.
 MAXIMUM WATER ELEVATION = 3.1 FT.
 MAXIMUM RESERVOIR STORAGE = 0.26 ACRE-FT.
 PRINT HYD ID=2

HYDROGRAPH NUMBER 200

RUNOFF VOLUME = 0.366 ACRE-FT
 PEAK DISCHARGE RATE = 6.4 CFS
 PEAK OCCURRED AT 0.32 HRS.

FINISH

6.4
5.9
8.7
6.4 from pond
5.9 from D
7.3 from C
8.9 from A
2 1/2 2
3 0.9
3 0.9

REVISED POND CALCULATIONS

BASIN A WILL CONTINUE TO DRAIN TO THE POND, HOWEVER, THE FLOW FROM THE ROOF WILL BE CONTROLLED BY 6 ROOF DRAINS @ 3" DIA.

MAX. DEPTH ON ROOF = 1'
 AREA OF OPENING = 0.049 ft^2
 USING ORIFICE EQ. $Q = 0.23 \text{ cfs}$
 FLOW TO POND FROM ROOF = 6 OPENINGS $\times 0.23 = 1.4 \text{ cfs}$

TOTAL BASIN A AREA = 6.72 AC.

ROOF AREA = $100,000 \text{ SQ. FT.} = 2.30 \text{ AC.}$

REMAINING AREA $6.72 - 2.30 = 4.42 \text{ AC.}$

$C = 0.93$ $I = 5.07 \text{ in/hr.}$

$Q = 4.42 \times 0.93 \times 5.07 = 20.8 \text{ cfs}$

TOTAL FLOW TO POND

$20.8 + 1.4 = 22.2 \text{ cfs}$

ROUTING THROUGH THE POND BY HMMO IS ATTACHED

17.3
 8.4
 31.0

CITY OF ALBUQUERQUE

DRAINAGE COMPLAINT REPORT

Location Sheet of

Reported by: Ms. Ann Johnson Phone 244-2467

Address: 3916 GEN BRADLEY Ext.

Complainant Phone

Address Ext.

Taken by: [Signature] Date 2-3-88

COMPLAINT POTENTIAL DRAINAGE PROBLEM CAUSED BY
NEW DEVELOPMENT NORTH OF HER PROPERTY

Referred to: [Signature]

INVESTIGATION - CAUSE INTERIM CONSTRUCTION APPEARS
TO BE THE PROBLEM

Recommendation:

Investigated by: [Signature] Date 2-4-88

Action taken: ADVISED MS. JOHNSON IN PERSON &
CALLED DEVELOPER & ADVISED HIM OF MS.
JOHNSON'S CONCERNS & WILL FOLLOW UP

Taken by: [Signature] Date 2-8-88

Follow Up:

Taken by: Date

Zone Atlas

Drainage Map

Plan No.

Project No.

Date

Complaint Report No. 5410-CA

Date

Approved