

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION

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

September 9, 1986

Frank Lovelady, P.E.
Lovelady & Associates, Inc.
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN SUBMITTAL OF JUAN TABO GARDEN OFFICES
RECEIVED AUGUST 15, 1986 FOR FINAL PLAT AND BUILDING PERMIT
APPROVAL (G-22/D17A)

Dear Frank:

The above referenced submittal, dated August 5, 1986, is approved for Building Permit sign-off by Hydrology. Include this approved plan with the construction sets routed for permit sign-off.

Be advised that the DPM does not recognize using the Rational "C" factor for use in calculating runoff volumes. The SCS curve number (CN) method should be used.

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

Cordially,

Roger A. Green, PE

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

Real Property Encroachment Agreement

This agreement made this 30th day of August 1984 by and between the City of Albuquerque, New Mexico municipal corporation, (City) and Metric Investments Inc. (User)

Recital

The user is the owner of certain real property located at 3900 Juan Tabo N.E. in Albuquerque, New Mexico, and more particularly described as follows:

Lots 1A, 1B and Lots 3-19, Tract A a Replat of Lot 1, Tract A, Holiday Park Unit 11 Albuquerque, New Mexico

The City is the owner of certain real property, easement, or public right-of-way adjoining or abutting the above described property of the user. The user wishes to encroach upon the City's property by constructing an improvement thereon or has already encroached upon the City property as follows:

The Embudito Arroyo which is located south of the tract of land described above.

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

The City is agreeable to the encroachment of said improvement provided that the User comply with the provisions and covenants contained herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the City and User that the User may construct and-or maintain, at his own expense, the improvement described herein.

RESPONSIBILITY

The user shall be responsible for the construction and/or maintenance of said improvement and it shall conform to all laws and ordinances and administrative regulations applicable hereto. Said improvements shall not constitute a hazard to the health or safety of the general public and shall not intercede with the City's use of the property.

INDEMNIFICATION AND HOLD HARMLESS

The User shall agree to defend, indemnify, and hold harmless, the City its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the Users failure to maintain, modify, or remove the encroachment under this Agreement.

REMOVAL

The User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within 60 Days

after receipt of written Notice of the City. Notice shall be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply

with the notice after the receipt of same, the City may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The City shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefor on the real property of the User.

Liability

The City shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

The User may change said address by giving written notice, certified mail, return receipt requested, to the City Engineers, at 400 Marquette, N.E., Albuquerque, New Mexico 87102.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with said property until released by the City.

By: USER
 Title: SEC.

REVIEWED BY THE LEGAL
 DEPARTMENT:

Stuph K.B.
 ASSISTANT CITY ATTORNEY

CITY OF ALBUQUERQUE

Chief Administrative Officer
 CHIEF ADMINISTRATIVE OFFICER

ATTEST:

Elizabeth A. Marquez
 City Clerk DEPUTY

ACKNOWLEDGEMENTS

544

STATE OF NEW MEXICO

ss.

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 10th
day of SEPT, 1984, by _____, of
(NAME OF OFFICER) (TITLE)
METRIC INVESTMENTS INC. N.M.
(NAME OF CORPORATION) (STATE of INCORPORATION)
corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC

10-17-84

My Commission expires:

10-17-84

STATE OF NEW MEXICO

ss.

COUNTY OF BERNALILLO

STATE OF NEW MEXICO }

ss.

COUNTY OF BERNALILLO }

The foregoing instrument was acknowledged before me this 12th day of
September, 1984, by Frank A. Kleinhenz, Chief Administrative
Officer of the City of Albuquerque.

Carmen L. Castillo
Notary Public

My commission expires:

2/24/85

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 SEP 12 AM 9:21

[Signature]
DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

OFFICIAL SEAL

CARMEN L. CASTILLO

NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires

2/24/85

AGREEMENT TO CONSTRUCT
SUBDIVISION IMPROVEMENTS

512

84 70131

This Agreement made this 12th day of September, 1984, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and Metric Investments Inc. (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983).

Whereas, the developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Lots 1A, 1B, and lots 3-19, Tract A a Replat Lot 1, Tract A Holiday Park Unit 11, Albuquerque, New Mexico (hereinafter referred to as the "Subdivision"); and

Whereas, the Developer has submitted and the City has approved a preliminary plat identified as Lot 1A, 1B and Lots 3-19, Tract A a replat of Lot 1, Tract A Holiday Park Unit 11 Albuquerque, New Mexico describing the Subdivision; 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 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 10th day of March, 1985, 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>	
	From	To
<u>Per attachment Exhibit D</u>	From	To
	From	To
	From	To
	From	To
	From	To
	From	To
	From	To
	From	To
	From	To

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.

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 advised 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 of 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 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 by 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 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:

CITY OF ALBUQUERQUE, NEW MEXICO

METRIC INVESTMENTS INC

[Signature]
Authorized Representative of
Developer

ATTEST:

[Signature]
City Clerk

DEPUTY

[Signature]
C. D. Sheppard
City Engineer

[Signature]
Frank A. Kleinhenz
Chief Administrative Officer

Reviewed by:

[Signature]
Assistant City Attorney

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

The foregoing instrument was acknowledged before me this
10th day of September, 1984, by JERRY TORR
 of Metric Investments.

10-17-84

[Signature]
 Notary Public

My commission expires:

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

The foregoing instrument was acknowledged before me this
12th day of September, 1984, by C. Dwayne Sheppard,
 City Engineer of the City of Albuquerque.

[Signature]
 Notary Public

My commission expires:

2/24/85



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

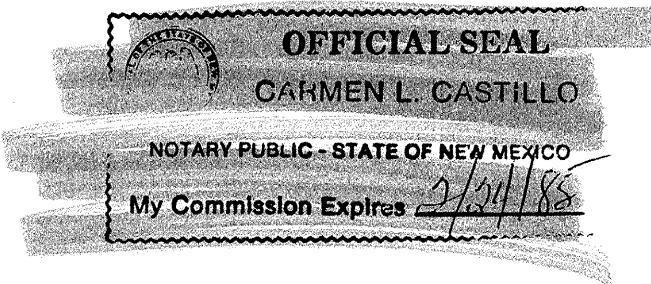
520

The foregoing instrument was acknowledged before me this
12th day of September, 1984, by Frank A. Kleinhenz,
Chief Administrative Officer of the City of Albuquerque.

Carmen L. Castillo
Notary Public

My commission expires:

2/24/85



TO SUBDIVISION IMPROVEMENT DIVISION AGREEMENT
EXECUTED BY AND BETWEEN METRIC INVESTMENTS INC. (DEVELOPER)

AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE 12th DAY OF September, 1984

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 Improvement Plan, which was filed with the office of the City Engineer and identified as A Plat of Lots 1A, 1B, and Lots 3-19 Tract A replat of Lot 1 Tract A Holiday Park Unit 11.

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 Tom Mann and Associates 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:

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 Russ Pitney Earthmoving Co. 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. _____), incorporating Lots 1A, 1B, and Lots 3-19, Tract A, a Replat of Lot 1, Tract A, Holiday Park Unit 11 Albuquerque, New Mexico 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 Paying Contract Number _____. 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 to inform 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 final acceptance package by the City Engineer.

524

Type of Fee

Excavation Permit

To be determined

A-4

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Metric Investments Inc. (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE 12th DAY OF September, 1984.

1. CONSTRUCTION INSPECTION METHODS.

Inspection of the subdivision improvement construction shall be performed by Tom Mann & Associates, 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 therefore.

2. CONSTRUCTION SURVEYING.

Construction surveying for the subdivision improvement project shall be performed by Doug Smith & Associates 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 therefore. 526

3. FIELD TESTING.

Field testing of the subdivision improvement construction shall be performed by Albuquerque Testing Laboratory Inc., 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 therefore.

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.

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Metric Investments Inc. (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE 12th DAY OF SEPT, 1984.

(JT)

1. PLAT APPROVAL STATUS.

(circle one)

The Developer has has not 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. AS PROVIDED

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.

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, indicating amount, identification number, name of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

Albuquerque Federal Savings And Loan Association
Agreement No. 1072
Amount \$14,368.75
August 30, 1984 to August 31, 1985

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. 529

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 on which the completed improvements are located are subject to no liens, claims or their 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 accept the revised financial guarantee tendered by the Developer.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 SEP 12 AM 9:21

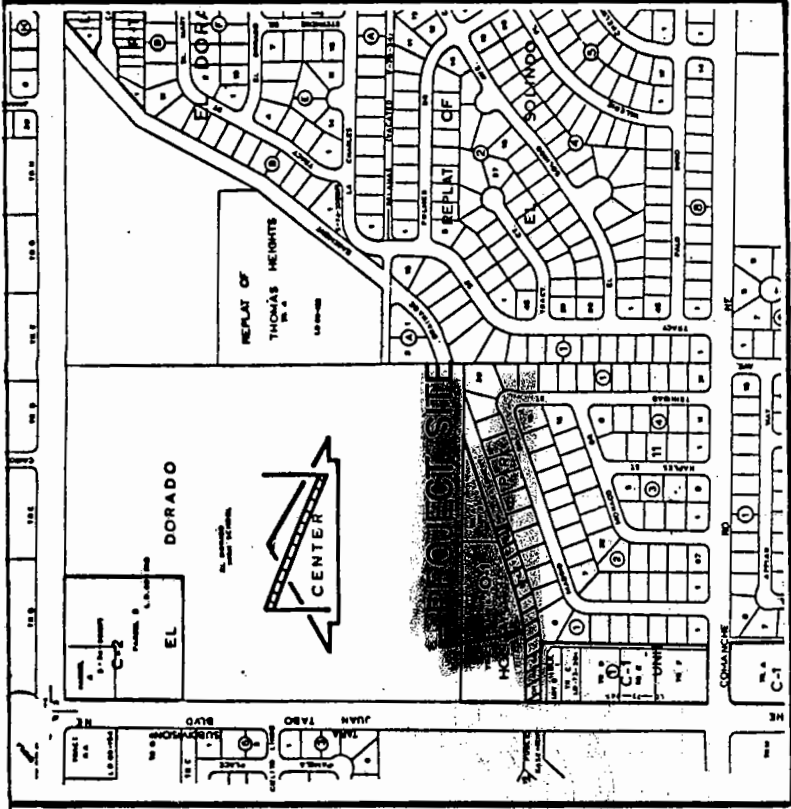
BK 154 572-541
DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY C-4

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 531

EXHIBIT D



VICINITY MAP

SCALE: 1" = 800'

G-22

LEGAL DESCRIPTION:

TRACT A LOT 11
THOMAS PARK UNIT II
FILED 4110 60 D4 26

PROJECT BENCHMARK:

PROJECT BENCHMARK
[Redacted text]

Elevation 5666.19 Feet (MSLD)



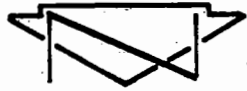
NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Public Works Contract No. 84-2".
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to N/A street use.

APPROVALS	NAME	DATE	TITLE:	EL DORADO OFFICES
A.C.E./DESIGN	[Redacted]	9/11/84	CHANNEL STABILIZATION	3900 JUAN TABO N.E.
INSPECTOR			PERMIT NO.	
A.C.E./FIELD			SHEET 1 OF 6	MAP NO. 622

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 532



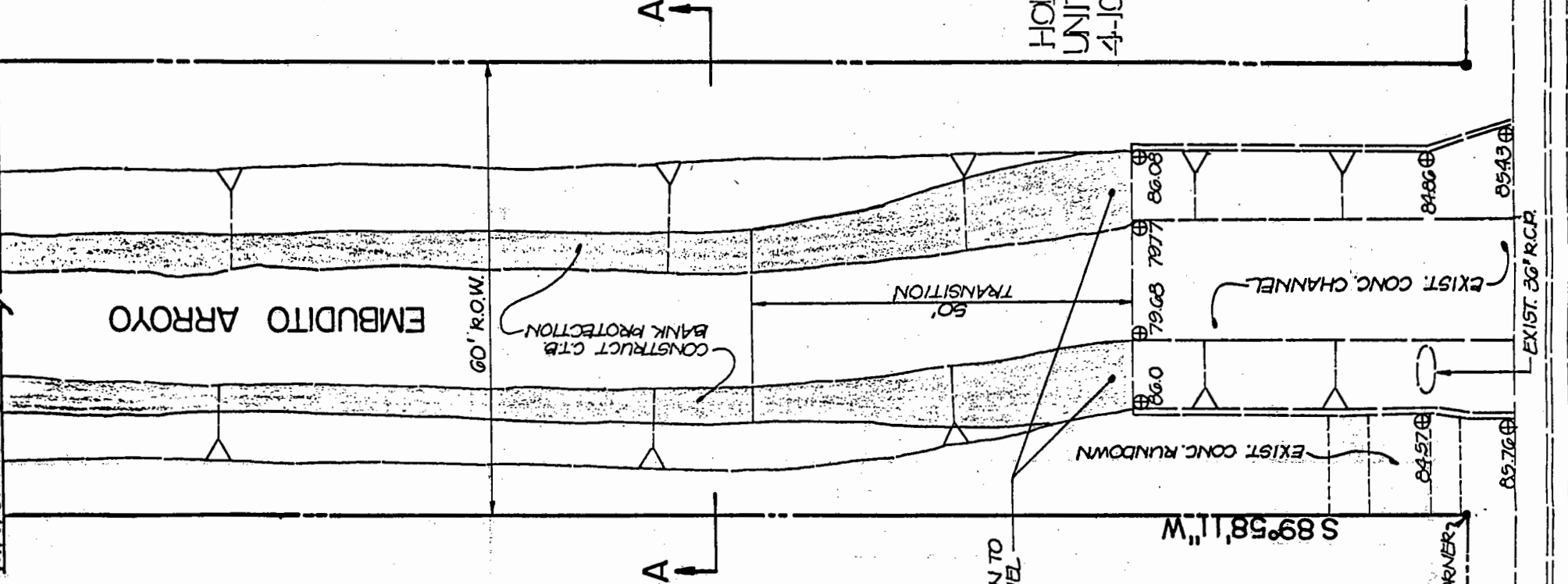
SCALE: 1" = 20' *4/20*

PROJECT BENCHMARKS

A.C.S. Benchmark 2-G21A, a brass cap on top of concrete median curb located in Juan Tabo Boulevard N.E. at the intersection of Juan Tabo Boulevard N.E. and Quamby Road N.E. at the south side of the intersection.

Elevation: 5666.19 Feet (MSLD)

MATCH LINE FOR CONTINUATION SEE SHEET 3



PROVIDE C.T.B. TRANSITION TO ABUT EXIST. CONC. CHANNEL

TRACT A, LOT 1
HOLIDAY PARK, UNIT 11
FILED 4-10-69 D4-26

HOLIDAY PARK
UNIT 11 FILED
4-10-69 D4-26



JUAN TABO BLVD. N.E.

D-137

APPROVALS	NAME	DATE	TITLE:
A.C.E. / DESIGN	<i>AKOha</i>	9/11/84	ELDORADO OFFICES
INSPECTOR			CHANNEL STABILIZATION
A.C.E. / FIELD			3900 JUAN TABO N.E.
		PERMIT NO. SHEET 2 OF 6	MAP NO. G-22

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 533



SCALE: 1"=20'

PROJECT BENCHMARKS

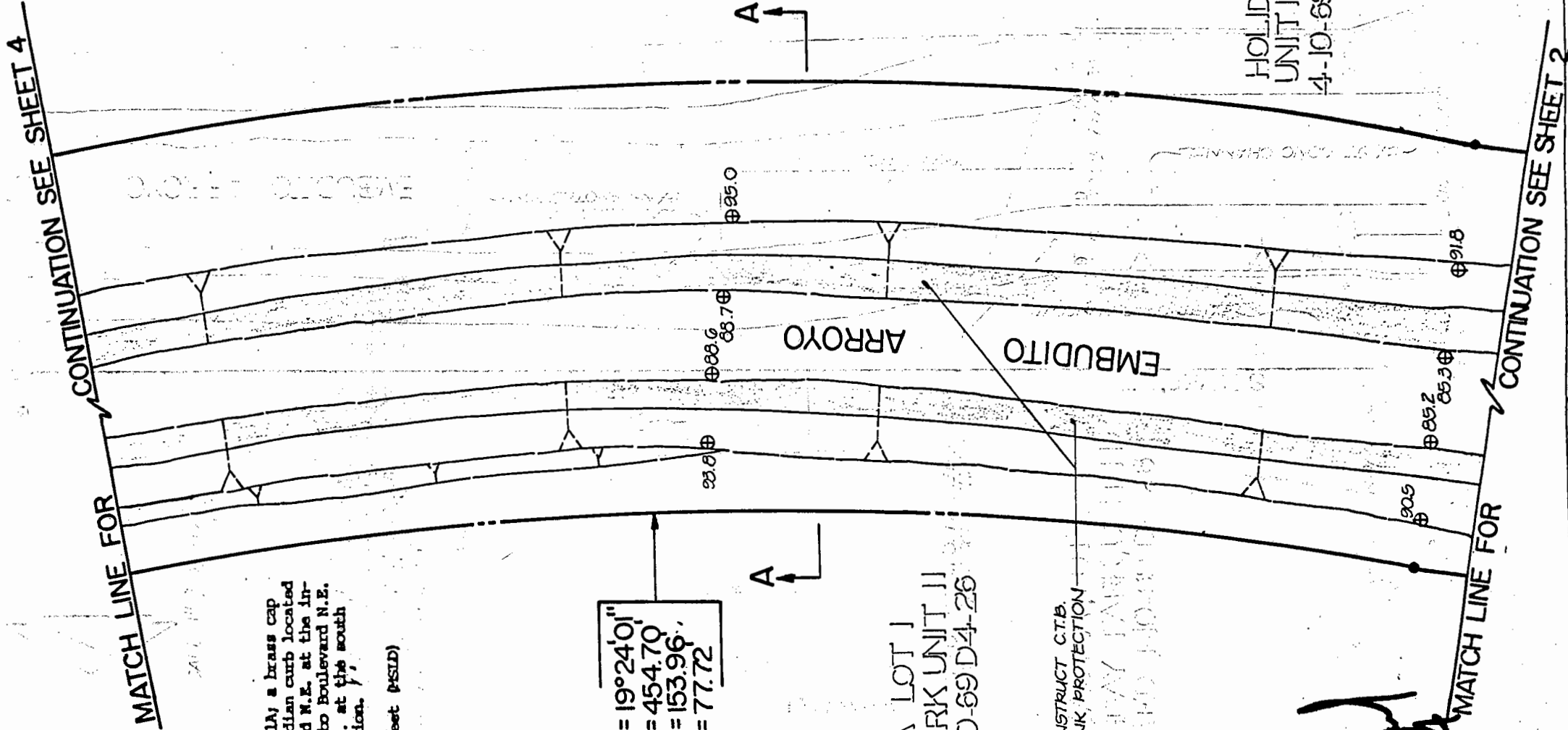
A.C.S. Benchmark 2-G21A, a brass cap on top of concrete median curb located in Juan Tabo Boulevard N.E. at the intersection of Juan Tabo Boulevard N.E. and Quince Road N.E. at the south side of the intersection.

Elevation: 5666.19 Feet (MSLD)

$\Delta = 19^{\circ}24'01''$
 $R = 454.70'$
 $L = 153.96'$
 $T = 77.72'$

TRACT A LOT 1
HOLIDAY PARK UNIT II
FILED 4-10-69 D4-26

CONSTRUCT C.T.B.
BANK PROTECTION



HOLIDAY PARK
UNIT II FILED
4-10-69 D4-26

APPROVALS	NAME	DATE	TITLE:
A.C.E. / DESIGN	<i>ALC</i>	7/11/84	ELDORADO OFFICES
INSPECTOR			CHANNEL STABILIZATION
A.C.E. / FIELD			3900 JUAN TABO N.E.
PERMIT NO. 3 OF 6			MAP NO. G-22

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 534

MATCH LINE FOR CONTINUATION SEE SHEET 5



SCALE: 1" = 20'

PROJECT BENCHMARK:

A.C.S. Benchmark 2-G21A, a brass cap on top of concrete median curb located in Juan Tabo Boulevard N.E. at the intersection of Juan Tabo Boulevard N.E. and Cuernchero Road N.E. at the south side of the intersection.

Elevation: 5666.19 Feet (MSLD)

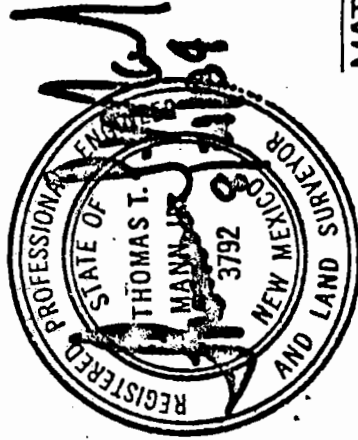


TRACT A LOT 1
HOLIDAY PARK UNIT II
FILED 4-10-69 D4-26

EMBUDITO ARROYO

CONSTRUCT C.T.B. BANK PROTECTION

HOLIDAY PARK
UNIT II FILED
4-10-69 D4-26



S 70°34'10" W

23564'

1004'

±1014

±967

±950

60' R.O.W.

±1016

±966

±974

±919

±919

±986

MATCH LINE FOR CONTINUATION SEE SHEET 3 D-137

APPROVALS	NAME	DATE	TITLE:
A.C.E. / DESIGN	<i>AL Olson</i>	9/11/84	ELDORADO OFFICES
INSPECTOR			CHANNEL STABILIZATION
A.C.E. / FIELD			3900 JUAN TABO N.E.
		PERMIT NO. SHEET 4 OF 6	MAP NO. G-22

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY. 535

PROJECT BENCHMARK

A.C.S. Benchmark 2-G21A, a brass cap on top of concrete median curb located in Juan Tabo Boulevard N.E. at the intersection of Juan Tabo Boulevard N.E. and Quince Road N.E. at the south side of the intersection.

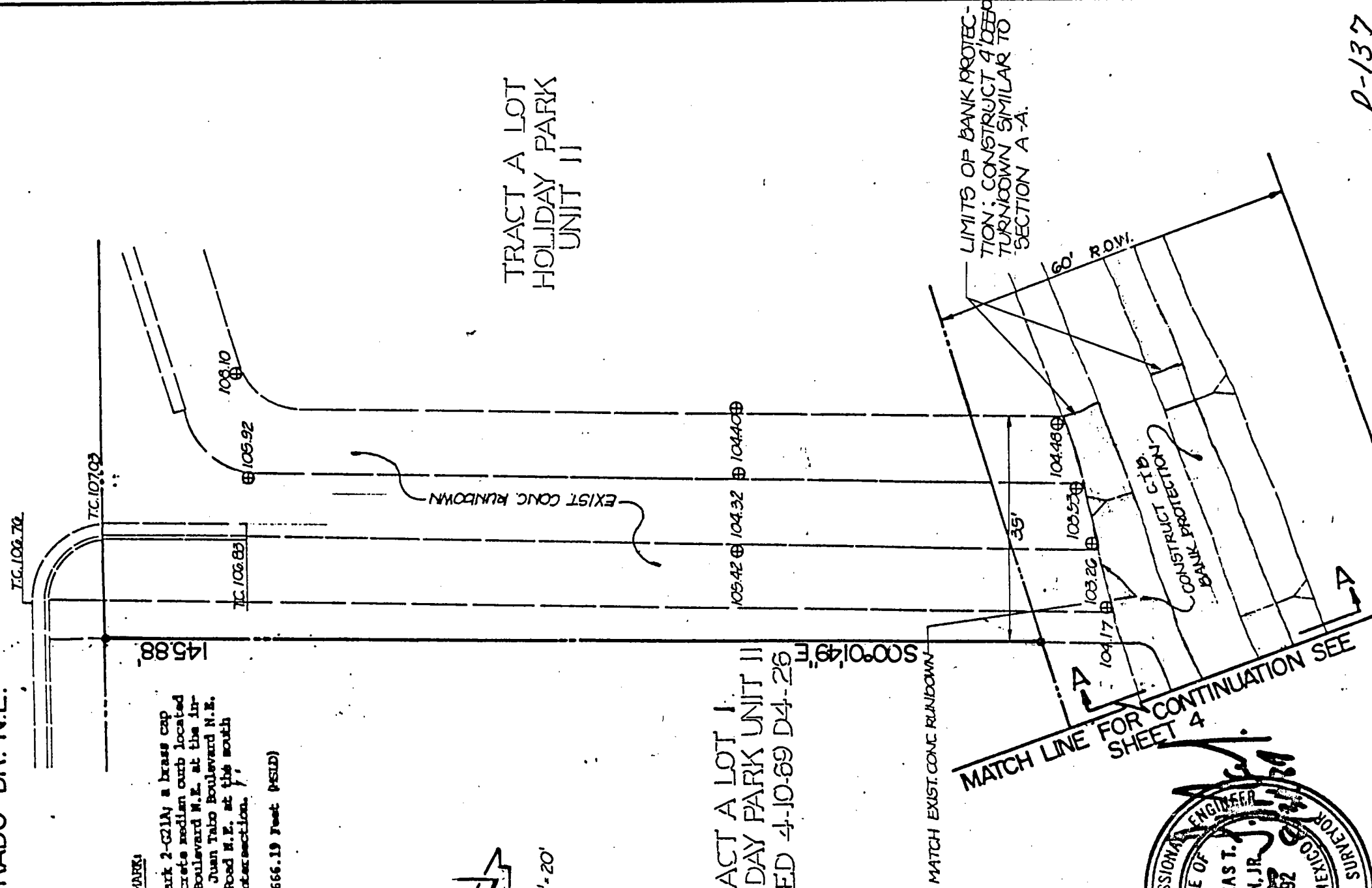
Elevation: 5666.19 Feet (MSLD)



SCALE: 1" = 20'

TRACT A LOT 1.
HOLIDAY PARK UNIT II
FILED 4-10-69 D4-26

9"

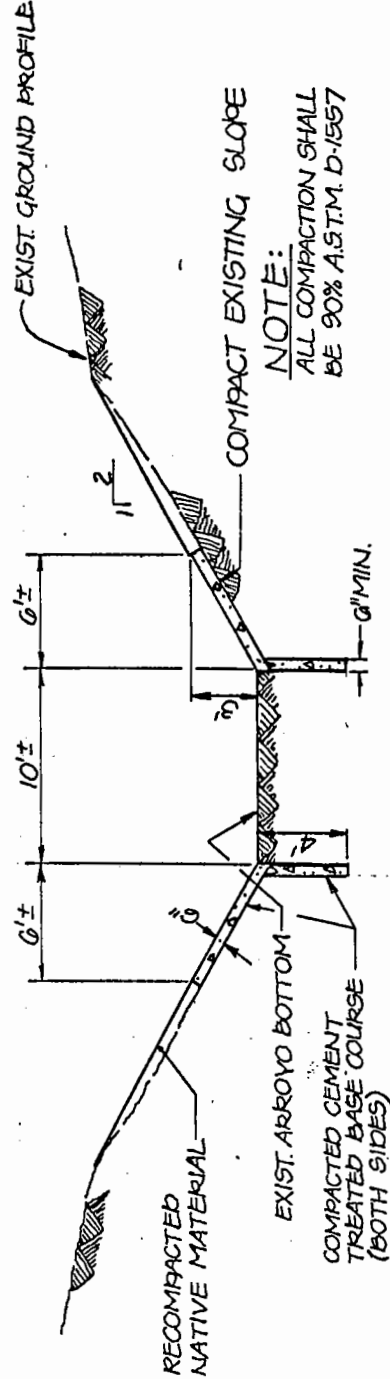


D-137

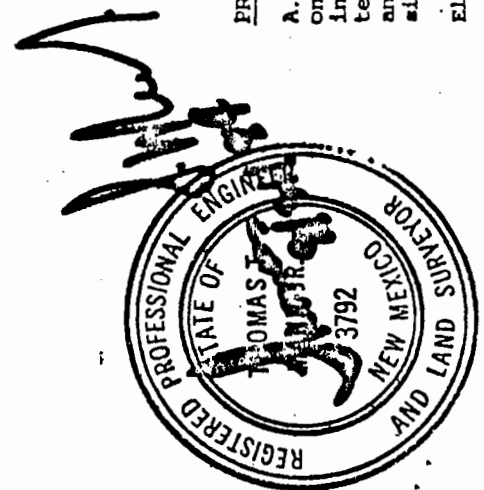
APPROVALS	NAME	DATE	TITLE: ELDORADO OFFICES CHANNEL STABILIZATION 3900 JUAN TABO NE.	PERMIT NO. SHEET 5 OF 6	MAP NO. G-22
A.C.E. / DESIGN	<i>ALDOR</i>	9/11/84			
INSPECTOR					
A.C.E. / FIELD					

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 536



SECTION A-A
SCALE: 1" = 10'



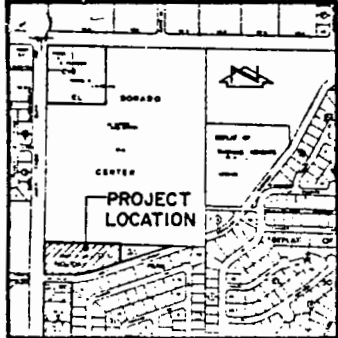
PROJECT BENCHMARK:

A.C.S. Benchmark 2-G21A; a brass cap on top of concrete median curb located in Juan Tabo Boulevard N.E. at the intersection of Juan Tabo Boulevard N.E. and Comanche Road N.E. at the south side of the intersection.

Elevation: 5666.19 Feet (MSLD)

D-137

APPROVALS	NAME	DATE	TITLE:	ELDORADO OFFICES		
A.C.E. / DESIGN	<i>A. L. Ochoa</i>			CHANNEL STABILIZATION		
INSPECTOR				3900 JUAN TABO N.E.		
A.C.E. / FIELD				PERMIT NO. SHEET 6 OF 6	MAP NO. G-22	



VICINITY MAP G-22
SCALE: 1" = 800'

NOTES

1. Bearing base is plat of Holiday Park, Unit II, filed April 10, 1969.
2. All distances are ground distances.
3. Property corners have been set; a field survey has been performed.
4. No street mileage created.
5. Site located with Section 3, T 10 N, R 4 E, N.M.P.M.
6. Record distance shown in parenthesis, ().

7. Lots 1-A, 1-B and Lots 3 through 19 will accept drainage from Lots 1-B and Lots 3 through 19 for the purpose of conveying that drainage to the existing drainage channel which lies just south of the site and to Juan Tabo Boulevard N.E. which lies west of the site. Conveyance will take place via paved surfaces and will constitute a private drainage easement.
8. All lots grant unto all other lots a non-exclusive private easement over, under and across all areas not designated for buildings for the placement and maintenance of utilities and the free movement of all traffic.

9. The 50 foot private vehicular easement was granted to permit ingress and egress to the former Lot 1, Tract A.
10. All lots grant unto Public Service Company, Mountain Bell, Gas Company and City of Albuquerque, a non-exclusive easement over, under and across all areas not designated for buildings for the placement and maintenance of utilities.
11. 174 Common parking spaces are provided for all lots per City of Albuquerque Comprehensive Zoning Code, Section 40 A.

DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, New Mexico, comprising Lot 1, Tract A, Holiday Park, Unit II, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 10, 1969, Book D-04, Page 26 and being more particularly described as follows:

Beginning at the northwest corner of the parcel herein described, being a point along the east right-of-way line of Juan Tabo Boulevard N.E. and also being common to the southwest corner of Tract 2, Eldorado Center; thence S 89°30'40" E a distance of 599.64 feet; thence S 00°01'49" E a distance of 145.88 feet; thence S 70°34'10" W a distance of 235.64 feet; thence along the arc of a curve to the right with $\Delta = 19°24'01"$, R = 454.70 feet, and L = 153.96 feet; thence S 85°58'11" W a distance of 226.32 feet to a point along the east right-of-way line of Juan Tabo Boulevard N.E.; thence N 00°01'49" W a distance of 255.40 feet along the east right-of-way line of Juan Tabo Boulevard N.E. to the point of beginning and containing 3.1174 acres more or less.

LOTS 1A, 1B AND LOTS 3-19, TRACT A
A REPLAT OF 541
LOT 1, TRACT A
HOLIDAY PARK UNIT II
ALBUQUERQUE, NEW MEXICO
MAY, 1984

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the platting of said land in the manner shown hereon and do hereby grant all private easements for the purposes stipulated hereon.

Robert A. Gutierrez 6/25/84
By Robert Gutierrez, Agent for Owners Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledge before me this 25th day of June, 1984.

NOTARY PUBLIC

APPROVALS

Traffic Engineer, City of Albuquerque, N.M. Date

Planning Director, City of Albuquerque, N.M. Date

City Engineer, City of Albuquerque, N.M. Date

Property Manager, City of Albuquerque, N.M. Date 6-27-84

Water Resources, City of Albuquerque, N.M. Date 7/2/84

Parks and Recreation, City of Albuquerque, N.M. Date

AMAPCA Chief City Surveyor, Engineering Division Date 06/27/84

Mountain Bell Date 06/24/84

Public Service Company Date 6/29/84

Gas Company Date

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a Registered Land Surveyor under to laws of the State of New Mexico and that this plat was prepared by me or under my supervision; shows all easements made known to me by the Owner, utility companies or other interested parties; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

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



20. _____

FOR ESTIMATE

RECOMMENDED: _____
CONCURRENCZ: _____
Assistant City Engineer/Design/ Date _____ Requesting Office / Date _____ 540

APPROVED: _____
City Engineer / Date _____

OFFICE OF THE CITY TREASURER
RECEIPT OF ESCROW FUNDS
21. _____

Receipt from the above applicant of the sum of \$ _____ is hereby
acknowledged to be held in escrow until the completion of work described above.
Debit City Account _____ Credit 233200-7000820 \$ _____
Journal Voucher No. _____ Date _____ Treasurer
Accountant _____

FOR CONSTRUCTION

22. Outside funds have been received by contract manager and contract documen-
tation completed. _____
City funds are available. _____

23. APPROVED: _____ APPROVED: _____
City Engineer / Date _____ Contract Manager / Date _____
24. WORK ORDER RECEIVED: _____ PROPOSED STARTING DATE: _____
Contractor / Date _____

FOR ACCEPTANCE

25. RECOMMENDED: _____
Assistant City Engineer/Field / Date _____
APPROVED: _____ ACCEPTANCE COMPLETED: _____
City Engineer _____ / Date _____ Contract Manager _____ / Date _____

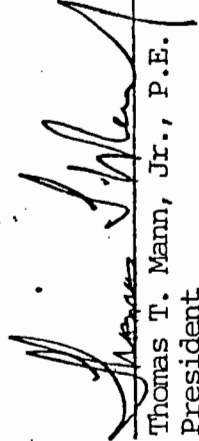
5. Permits Required:

Excavation Ordinance Permits:

Sidewalk Ordinance Permits:

Note: The dollar amounts for above fees were calculated on the basis that all permit items will be constructed under a Work Authorization. If items are to be done separately, then new fees must be calculated.

Submitted By:


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

ESTIMATE ITEM NO.	DESCRIPTION	CONTRACT UNIT	QUANTITY	EST. AMT.	AS-BUILT QUANTITY	AS-BUILT AMOUNT
----------------------	-------------	------------------	----------	--------------	----------------------	--------------------

Subtotal:						11,495.00
Contingencies:	(10%):					
Engineering:	(6%):					
Testing Fee:	(2%):					
Total Construction						
Cost:						

NOTES:

1. Outstanding Pro-rata: None
2. For Staking, construction and inspection use Drawing No.
3. This work shall be done in accordance with the specifications of Public Works Contract No. 84-2.
4. If payment of the engineering fee is not made ten (10) working days before the expiration date of Contract No. 84-2, then this document must be revised prior to entering into construction contract.

Sheet 1 of 4

ESTIMATE

Estimate Date: August 30, 1984

Job #

Requestor: Tom Mann & Associates
811 Dallas, N.E.
Albuquerque, N.M. 87110
(505) 265 5611

Work Order Date:

Map No: G-22

Developer: Metric Investments Inc.
5736 Osuna N.E.

Albuquerque, NM 87109

Person to contact regarding this form:

Thomas T. Mann, Jr.
811 Dallas, N.E.
Albuquerque, N.M. 87110
(505) 265 5611

Name of Subdivision of Description of Property to be served:

Tract 1, Lot 1, Unit II, Holiday Park

General Scope of Project:

Construction of Office Condominiums and associated improvements.

Developer to Pay:

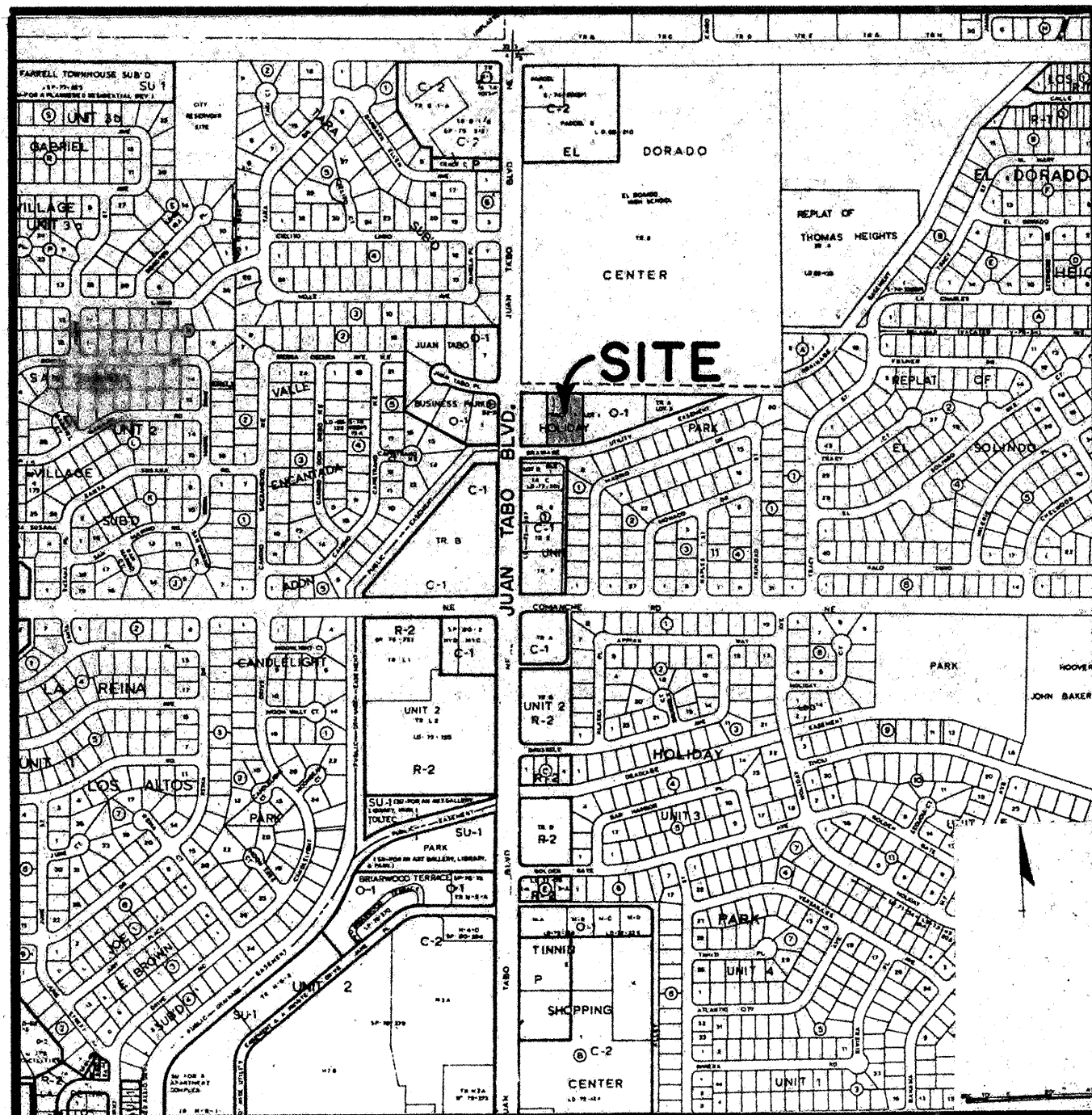
Policy:

Specific Location:

Nature of Construction

Juan Tabo Boulevard N.E., south
of El Dorado CenterCommercial Development -
channel revisions

ESTIMATE ITEM NO.	DESCRIPTION	CONTRACT UNIT PRICE	QUANTITY	EST. AS-BUILT AMT. QUANTITY	AS-BUILT AMOUNT
1	Grading, shaping and compacting existing channel sides and excavation for cutoff walls, per lump sum	LUMP SUM	1	2200.00	
2	6" cement treated base, compacted, in place, per SY	6.50 SY	1430	9295.00	



G-22-Z VICINITY MAP

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS

Traffic Engineering Department	Date
Parks and Recreation Department	Date
Water Resources Department	Date
City Engineering Department	Date
A.M.A.F.C.A.	Date
Chief Surveyor	Date
Property Management Department	Date
Planning Department D.R.B.	Date
D.R.B. NO. _____ S.P. NO. _____	

SURVEY NOTES:

- All property corners indicated as set by this survey are #4 rebar with plastic caps stamped "PLS 8686-1986".
- All distances are ground distances.
- Bearings are based on the PLAT OF LOTS 1A, 1B AND LOTS 3-19, TRACT A, filed 9/12/84, Vol. _____, folio _____.
- Rotate plat bearings 00° 20' 40" Clockwise to obtain grid bearings.

GENERAL NOTES:

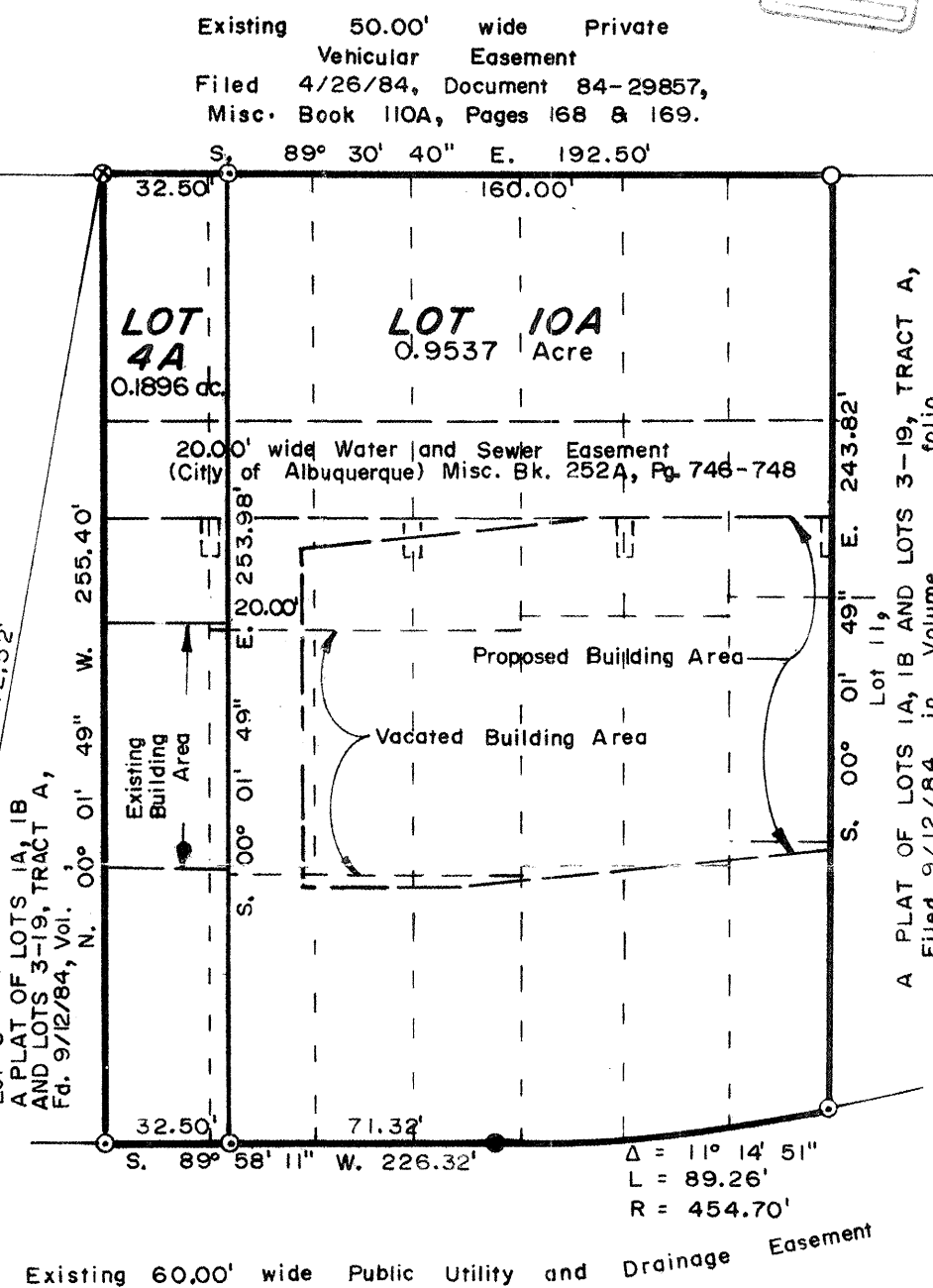
- Total acreage: 1.1433 AC.
- Present site zoning: O-1
- Zone Atlas Index No.: G-22-Z
- Uniform Property Code No.: 1-022-060-035-352-21025
- Utility Council Location System Log No.: 06-05-493
- Total number of lots created by this plat: 2 LOTS
- The recording of this plat with the Office of the County Clerk of Bernalillo County, N.M., does not affect or vacate existing easements or rights-of-way of record.
- Prior to development, City of Albuquerque Water and Sanitary Sewer service to these lots must be verified and coordinated with the Water Utilities Department, City of Albuquerque, via a written request for a water and sanitary sewer availability statement.

SCALE: 1" = 50'

"2-G21A"

Brass Cap
X = 420, 717.75
Y = 1,500, 252.92
TM Projection
Central Zone, N.M.
Delta Alpha = 0° 09' 09"
G/G Factor = 0.9996362

GRID - S. 10° 01' 46" W. 1072.52'
PLAT - S. 10° 22' 46" W. 1072.52'
LOT 3
A PLAT OF LOTS 1A, 1B AND LOTS 3-19, TRACT A, Filed 9/12/84, Vol. _____, folio _____



LEGEND

- PROPERTY LINE
- LOT LINE
- OLD LOT LINE
- VACATED EASEMENT LINE
- NEW EASEMENT LINE
- SET REBAR & CAP
- SET SPIKE
- CHISELED "X" IN CONCRETE
- COORDINATE POSITION

SURVEYOR'S CERTIFICATE

I, Gary E. Gritsko, a registered New Mexico Professional Land Surveyor, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Gary E. Gritsko, NMPLS NO. 8686 DATE _____

DRB-86-403
V-86-80

June 1986

DISCLOSURE STATEMENT: The purpose of this plat is to combine Seven (7) lots into Two (2) lots and change the building easement as shown.

LEGAL DESCRIPTION

Lots numbered Four-A (4-A) and Ten-A (10-A), a replat of Lots numbered Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10) of the Plat of Lots 1A, 1B and Lots 3-19, Tract A, HOLIDAY PARK, UNIT II, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on Sept. 12, 1984.

FREE CONSENT AND DEDICATION

The foregoing replat is being made in accordance with the desires of the undersigned owners. The undersigned hereby vacate the existing common private drainage, parking and access easement as it affects Lots 5, 6, 7, 8, 9, and 10 on the Replat of Lot 1, Tract A, HOLIDAY PARK UNIT II, Albuquerque, New Mexico, filed for record on September 12, 1984, hereinafter "September 12, 1984 Plat", and further the undersigned owners hereby grant a new common private drainage, parking and access easement within Lots 4-A and 10-A as shown hereon, said easement to include all area within Lots 4-A and 10-A which is not indicated as "Building Area". Said common private drainage, parking and access easement shall hereby be granted for the purposes stipulated on the "September 12, 1984 Plat". The undersigned owners hereby freely consent to the foregoing replat and hereby represent that they are authorized to so act.

Jerry Torr President, Metric Investments, Inc.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this day of _____, 1986, by _____, President of Metric Investments Inc., a New Mexico Corporation, on behalf of said corporation.

My commission expires: _____ Notary Public

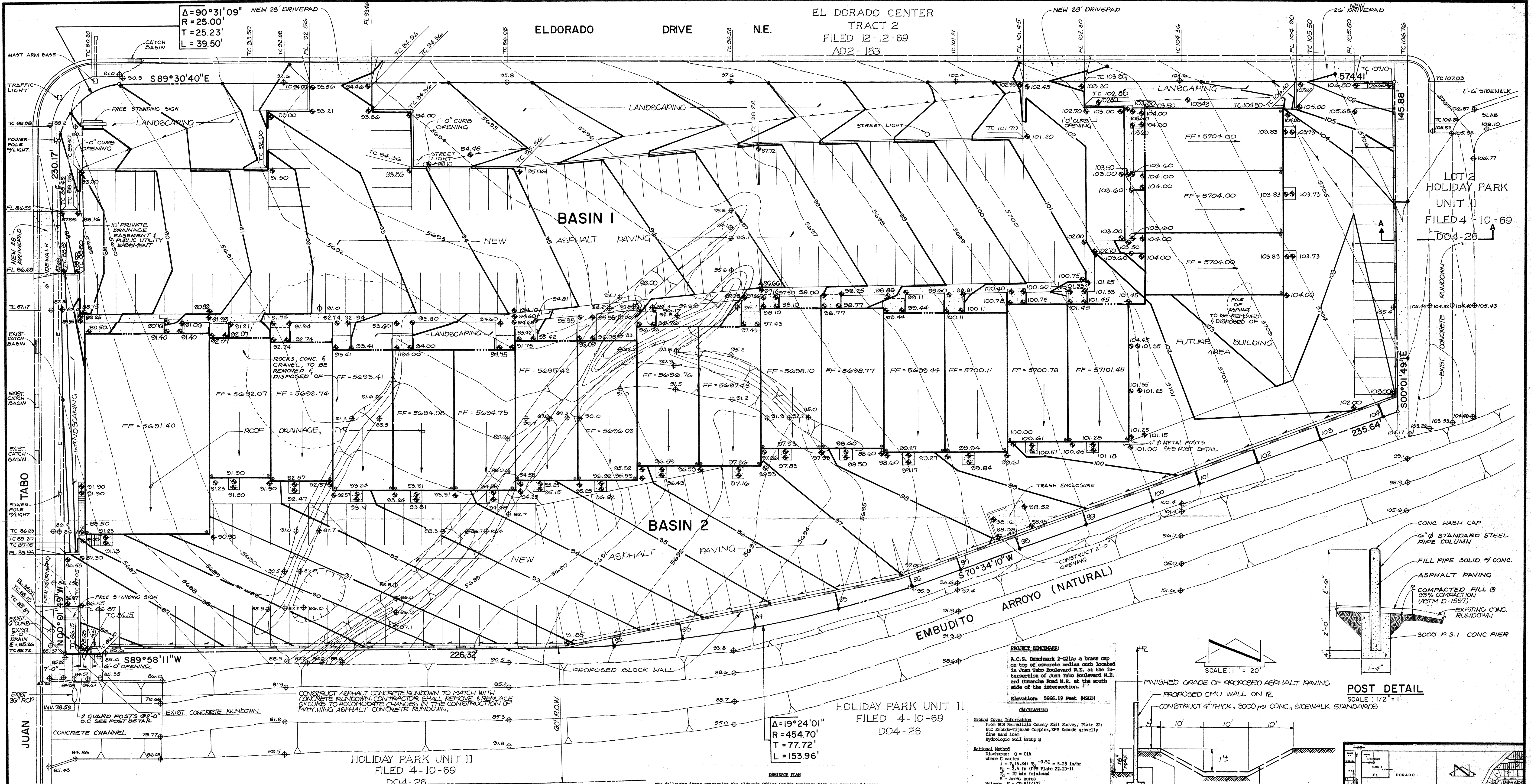
STATE OF NEW MEXICO)SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, BY: _____

My commission expires: _____

NOTARY PUBLIC

ALPHA SURVEYING GROUP, INC.
623 Amherst Dr. N.E.
P.O. Box 26193
Albuquerque, New Mexico 87125
(505) 265-5538



LEGEND

- 86.2 + EXISTING SPOT ELEVATION
- 91.23 + PROPOSED SPOT ELEVATION
- 569.3 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED SWALE
- EXISTING SWALE
- BASIN BOUNDARY
- PROPOSED BLOCK WALL
- ROOF DRAINAGE

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES

- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BARRIERS AT THE PROPERTY LINES AND WEEDING THE SOIL TO KEEP IT FROM BLOWING.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

CONSTRUCTION NOTES:

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EL DORADO CENTER TRACT 2
FILED 12-12-69
A02-183

HOLIDAY PARK UNIT 11
FILED 4-10-69
D04-26

DESIGN DATA
 $\Delta = 19^{\circ}24'01''$
 $R = 454.70'$
 $T = 77.72'$
 $L = 153.96'$

DESIGN PLAN
 1. Vicinity Map
 2. Grading Plan
 3. Calculations

The following items concerning the Eldorado Office Condominium Drainage Plan are contained herein:

The proposed improvements, as shown by the Vicinity Map, are located on the east side of Juan Tabo Boulevard N.E. adjacent to the south boundary of Eldorado High School. At present, the site is undeveloped. Much of the surrounding area is already developed.

As shown by Plat G-22 of the Albuquerque Master Drainage Study, the site does not lie within a designated Flood Hazard Zone. At present, runoff generated by this site flows from north to south into an existing arroyo which flows in a westerly direction located at the south side of the site. In general, the adjoining parcels of land do not contribute runoff to the project site. Runoff generated by the parcel of land located north of the project site flows in a westerly direction to an existing drainage runoff located west of the project site. From this point, runoff flows into the existing arroyo which is the outfall for the site. Any offsite flows which may cross the property lines of the project site will be accepted and conveyed through the site to Juan Tabo Boulevard N.E. and the existing drainage runoff located at the southwest corner of the site.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1' 0" intervals, 2) continuity between existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, runoff flows generated by the north parking lot and landscaped area (Basin 1) will be routed from east to west onto the adjacent street, Juan Tabo Boulevard N.E. Juan Tabo Boulevard N.E. drains in a southerly direction to catch basins then catch basins outfall to the previously mentioned arroyo. Runoff generated by the buildings, and the east and south parking lots are analyzed as Basin 2, and is routed in a westerly direction to an existing drainage runoff located at the southwest corner of the site. From this point, runoff will flow into an existing arroyo which is the outfall for this site. The top of bank grades of the adjacent arroyo have been maintained to avoid any disturbance to the arroyo. As shown on this plan, the site is located on the north side of the arroyo which will protect it from potential arroyo meandering. Bank erosion will, however, possibly occur along the south bank of the arroyo because it is located on the outside of the curve. As shown by the topography, the arroyo width and alignment are rather constant and do not indicate excessive historic channel scour or meandering. It is based upon this evaluation that bank protection is not necessary for the subject project.

The calculations which appear below analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used for this analysis in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the proposed improvements will result in an overall increase in peak runoff.

PROJECT BACKGROUND:
 A.C.S. Benchmark 2-G11A: a brass cap on top of concrete median curb located in Juan Tabo Boulevard N.E. at the intersection of Juan Tabo Boulevard N.E. and Comanche Road N.E. at the south side of the intersection.
 Elevation: 5666.19 Feet (MSL)

CALCULATIONS

Ground Cover Information
 From 525 Bernillo County Soil Survey, Plate 22: E.C. Embudo-Tijeras Complex, EMB Embudo gravelly fine sand loam
 Hydrologic Soil Group B

Rational Method
 Discharges: $Q = CIA$
 where C varies
 $I = F_p(6.84) T^{-0.51} = 5.28 \text{ in/hr}$
 $F_p = 2.5 \text{ in (NWS Plate 22-20-1)}$
 $T = 10 \text{ min (assumed)}$
 $A = \text{area, acres}$
 Volume: $V = Q(A)(T/12)$
 where C varies
 $F_p = 2.5 \text{ in (NWS Plate 22-20-1)}$
 $A = \text{area, ac}$

Existing Condition
 Total = 135,793 sf = 3.11 ac
 $A_{imp} = 0 \text{ sf} \text{ } \& \text{ Impervious} = 0\%$
 $C_{imp} = 0.34 \text{ (NWS Plate 22-20-1)}$
 $Q_{imp} = CIA(0.34)(5.28)(3.11) = 3.6 \text{ cfs}$
 $V_{imp} = Q_{imp}(0.34)(2.5/12)(135,793) = 9620 \text{ cf}$

Developed Condition
 Basin 1
 Total = 78,426 sf = 1.8 ac
 $A_{imp} = 39,708 \text{ sf} \text{ } \& \text{ Impervious} = 6\%$
 $C_{imp} = 0.92 \text{ (NWS Plate 22-20-1)}$
 $Q_{imp} = CIA(0.92)(5.28)(1.8) = 8.7 \text{ cfs}$
 $V_{imp} = Q_{imp}(0.92)(2.5/12)(78,426) = 8100 \text{ cf}$

Basin 2
 Total = 75,225 sf = 1.8 ac
 $A_{imp} = 0 \text{ sf} \text{ } \& \text{ Impervious} = 0\%$
 $C_{imp} = 0.34 \text{ (NWS Plate 22-20-1)}$
 $Q_{imp} = CIA(0.34)(5.28)(1.8) = 3.6 \text{ cfs}$
 $V_{imp} = Q_{imp}(0.34)(2.5/12)(75,225) = 9620 \text{ cf}$

Spillway Calculation (Francis Formula)
 Discharge: $Q = C L H^{3/2} \approx L = 0.007 = 3.7 \text{ ft}$
 where $C = 3.33$
 $H = 1.8 \text{ ft}$
 $Q = 8.7 \text{ cfs}$

Comparison
 $Q_{imp} = 5.6 - (4.7 + 8.7) = 7.8 \text{ cfs (increase)}$
 $V_{imp} = 9620 - (8100 + 15,070) = 13,550 \text{ cf (increase)}$

SECTION A-A
 FINISHED GRADE OF PROPOSED ASPHALT PAVING
 PROPOSED CMU WALL ON R.E.
 CONSTRUCT 4" THICK, 3000 PSI CONC., SIDEWALK STANDARDS
 SCALE: 1" = 20'

POST DETAIL
 SCALE: 1/2" = 1'

VICINITY MAP
 SCALE: 1" = 800'

PROJECT LOCATION

REGISTERED PROFESSIONAL ENGINEER
 THOMAS H. MANNING
 6/10/84
 7/10/84