

PERMANENT EASEMENT

Project # 762382

4-5-2013

Grant of Permanent Easement, between Sandia Foundation ("Grantor"), whose address is 6211 San Mateo Blvd, NE, Suite 100, Albuquerque, NM 87109 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across all of Tract A, Blocks 16 & 17, Zuni Addition, as filed for record in the Office of the Bernalillo County Clerk on June 11, 2009, as Document No. 2009065591, ("Property"), excepting the areas including building footprints as defined on DRB-approved site plan(s) and extending five feet beyond footprints, for the construction, installation, maintenance, repair, modification, replacement and operation of a public blanket drainage easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

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

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

APPROVED:

[Signature]
for Richard Dourte, City Engineer
Date: 4-5-2013

[Signature]
4-5-13
[Signature]
4-4-13

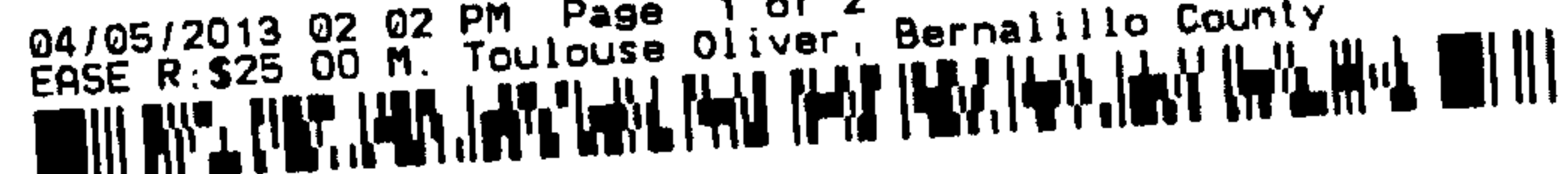
GRANTOR: Sandia Foundation

By: [Signature]
Print Name: Robert M. Goodman
Title: President & CEO

Date: 4/2/13

Doc# 2013037959

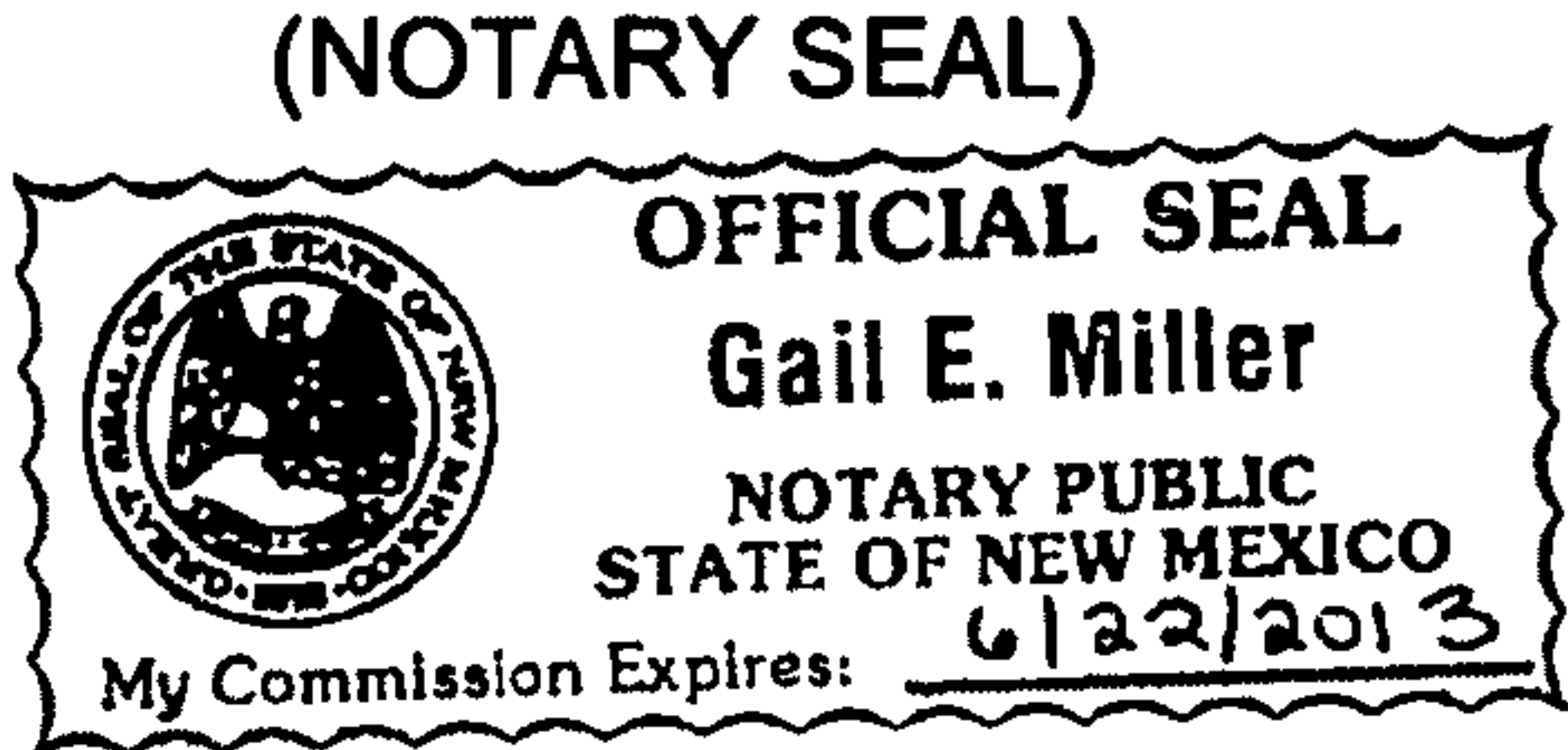
04/05/2013 02:02 PM Page 1 of 2
EASE R: \$25.00 M. Toulouse Oliver, Bernalillo County




GRANTOR'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 2 day of April, 2013, by Robert Goodman, Executive Director of Sandia Foundation, a Non-Profit Organization, on behalf of said organization.





 Notary Public

My Commission Expires: 6/22/2013

(EXHIBIT "A" ATTACHED)

Bernalillo County, NM
One Civic Plaza NW
P.O. Box 542
Albuquerque, NM 87102

Receipt: 0451287

Product	Name	Extended
EASE	Easement	\$25.00
	# Pages	2
	Document #2013037959	
	# Of Entries	0
	In Person/Interested Person	false
Total		\$25.00
Tender (Check)		\$25.00
Check# 20238		
Paid By isaacson and arfman		

Thank You!

4/5/13 2:02 PM Jusanchez

CITY OF ALBUQUERQUE



March 13, 2013

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

Re: Menaul Site – Tract A, Zuni Addition, Drainage Plan
Engineer's Stamp dated 02-08-13 For The Offsite Drainage Exhibit and 3-05-13
For The Supplemental Information (H19/D055)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 03-05-13, the above referenced Drainage Plan is approved for work order.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Prior to Building permit approval please address the following comments:

- The runoff from the north side of lots 7437 through 7509 Prospect Ave. appears to enter Basin C. Please include these flows in your calculations.
- A full grading and drainage plan will be required.
- Mesilla St. should be analyzed to assure additional runoff from this project will not have an adverse impact on the street flow capacity.
- Provide an Erosion Sediment Control Plan.

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

Sincerely,

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

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Menaul & Prospect Vacation ZONE MAP/DRG. FILE # (H-19/D)D055
DRB#: _____ EPC#: _____ PERMIT #: _____

LEGAL DESCRIPTION: Menaul Site – Tract A, Zuni Addition
CITY ADDRESS: 7402 Menaul Blvd. NE

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Fred C. Arfman
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Sandia Foundation CONTACT: Bob Goodman
ADDRESS: 6211 San Mateo Blvd., Ste 100 PHONE: 242-2684
CITY, STATE: ABQ, NM 87109 ZIP CODE: 80226

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

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: _____ PHONE: 897-3366
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Universal Contractors CONTACT: Gilbert Luna
ADDRESS: 3825 Academy Parkway North PHONE: 884-0400
CITY, STATE: _____ ZIP CODE: 76108

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
 DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER/ARCHITECT CERT (TCL)
____ ENGINEER/ARCHITECT CERT (DRB S.P.)
____ ENGINEER/ARCHITECT CERT (AA)
____ OTHER (SPECIFY)

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
____ YES
 NO
____ COPY PROVIDED

SUBMITTED BY: Fred c. Arfman, PE DATE: 3/5/2013
Isaacson & Arfman, P.A.



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

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

MARCH 5, 2013

SUPPLEMENTAL INFORMATION

FOR

MENAU & PROSPECT RETAIL CENTER

BY

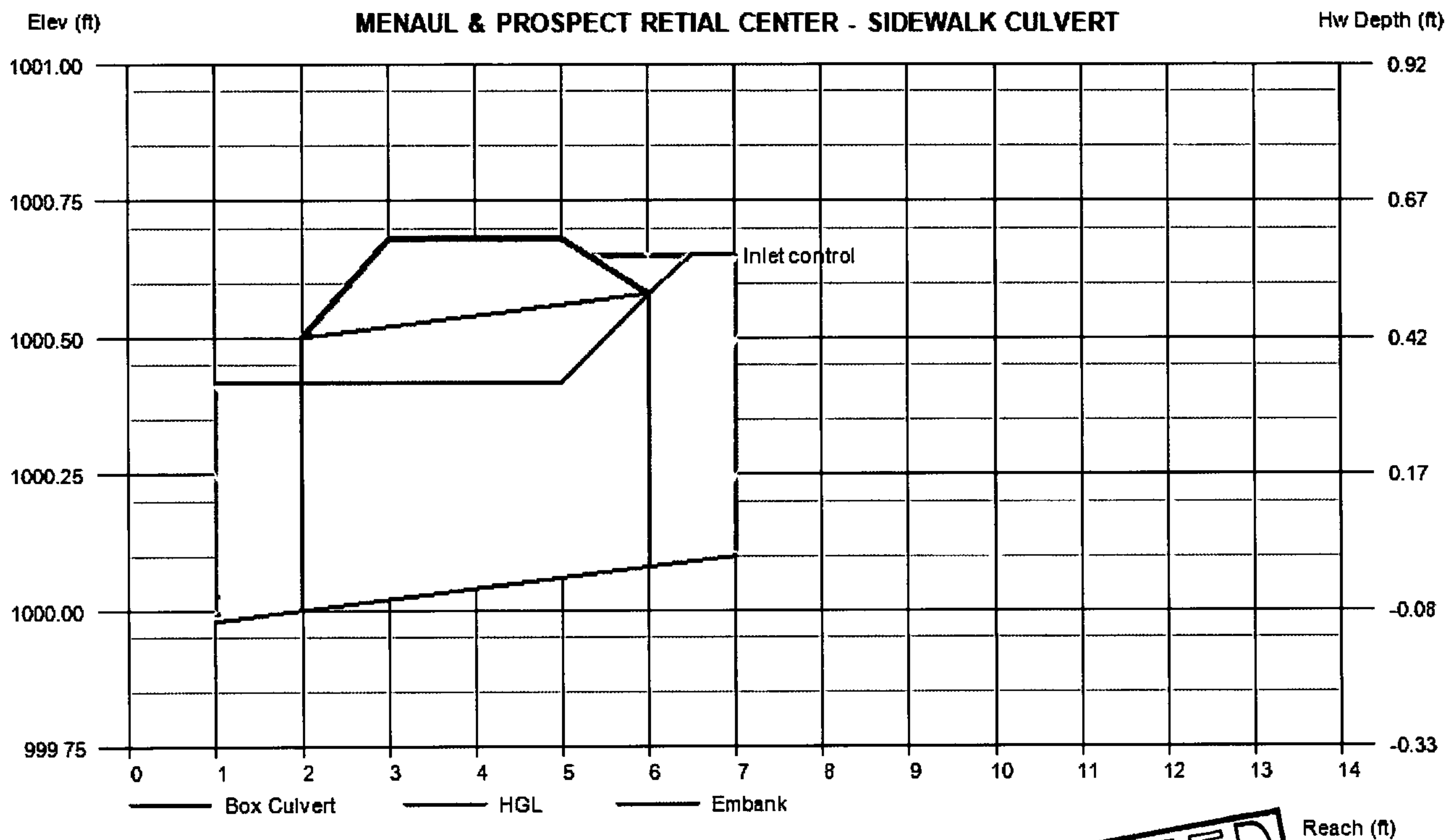
 ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632



Culvert Report

MENAU & PROSPECT RETIAL CENTER - SIDEWALK CULVERT

Invert Elev Dn (ft)	= 1000.00	Calculations	
Pipe Length (ft)	= 4.00	Qmin (cfs)	= 2.20
Slope (%)	= 2.00	Qmax (cfs)	= 2.60
Invert Elev Up (ft)	= 1000.08	Tailwater Elev (ft)	= (dc+D)/2
Rise (in)	= 6.0	Highlighted	
Shape	= Box	Qtotal (cfs)	= 2.20
Span (in)	= 24.0	Qpipe (cfs)	= 2.20
No. Barrels	= 1	Qovertop (cfs)	= 0.00
n-Value	= 0.013	Veloc Dn (ft/s)	= 2.63
Culvert Type	= 90D Headwall, Chamfered or Beveled Inlet Edges	Veloc Up (ft/s)	= 3.25
Culvert Entrance	= 90D headwall w/3/4-in chamfers	HGL Dn (ft)	= 1000.42
Coeff. K,M,c,Y,k	= 0.515, 0.667, 0.0375, 0.79, 0.2	HGL Up (ft)	= 1000.42
Embankment		Hw Elev (ft)	= 1000.65
Top Elevation (ft)	= 1000.68	Hw/D (ft)	= 1.14
Top Width (ft)	= 2.00	Flow Regime	= Inlet Control
Crest Width (ft)	= 4.00		



Channel Report

MENAU & PROSPECT RETAIL CENTER - SIDEWALK DIP SECTION

Trapezoidal

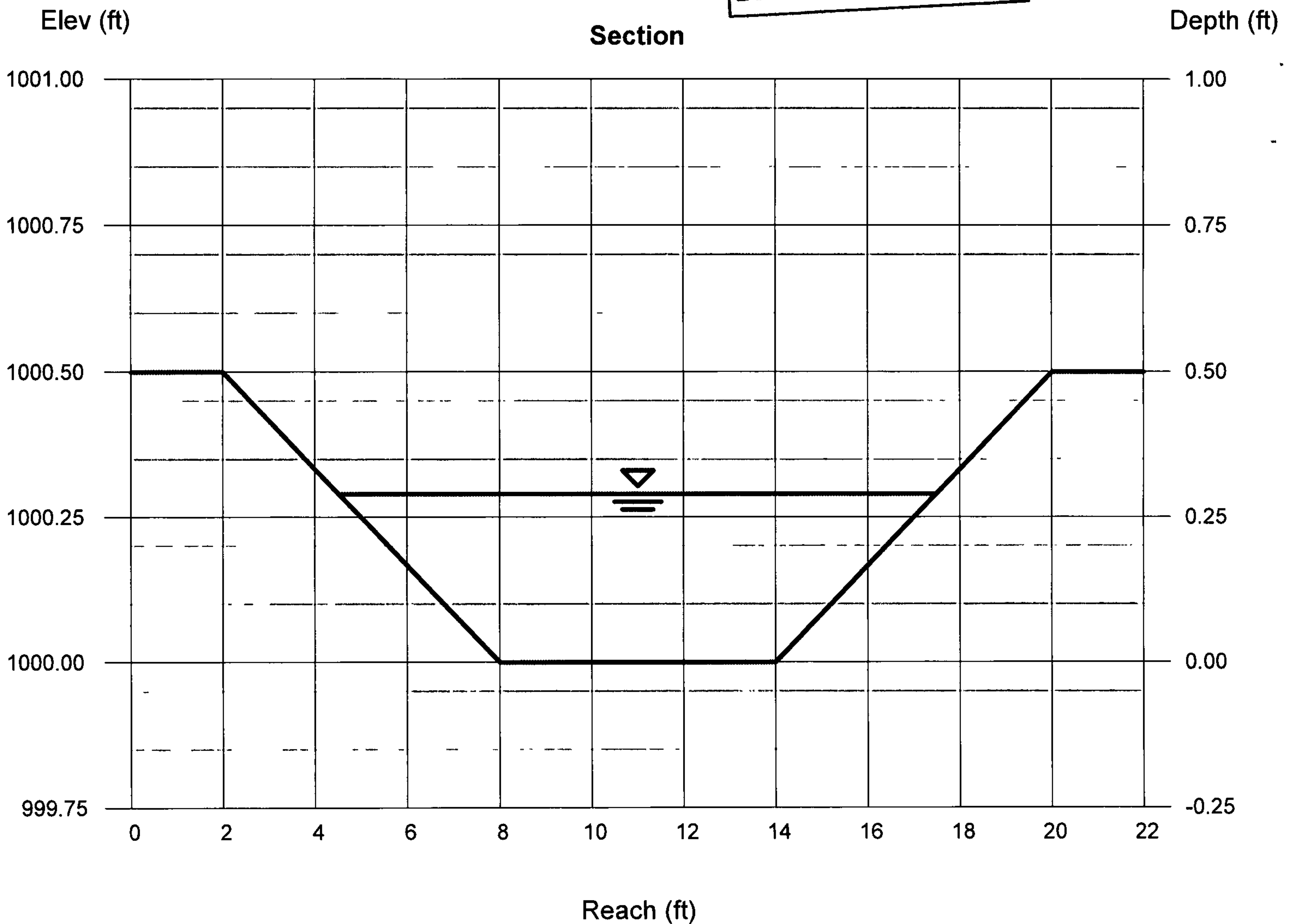
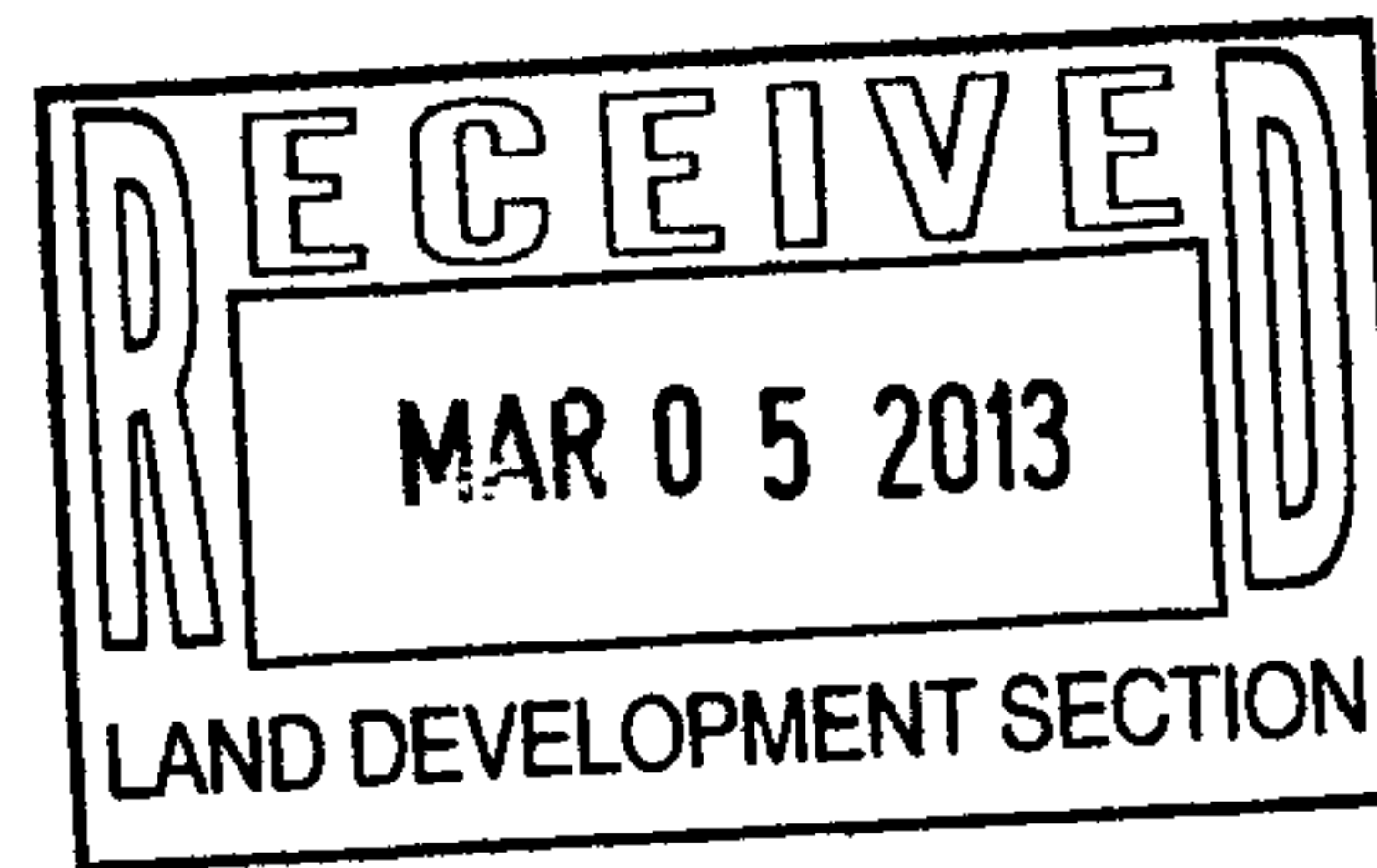
Bottom Width (ft) = 6.00
 Side Slopes (z:1) = 12.00, 12.00
 Total Depth (ft) = 0.50
 Invert Elev (ft) = 1000.00
 Slope (%) = 2.00
 N-Value = 0.013

Highlighted

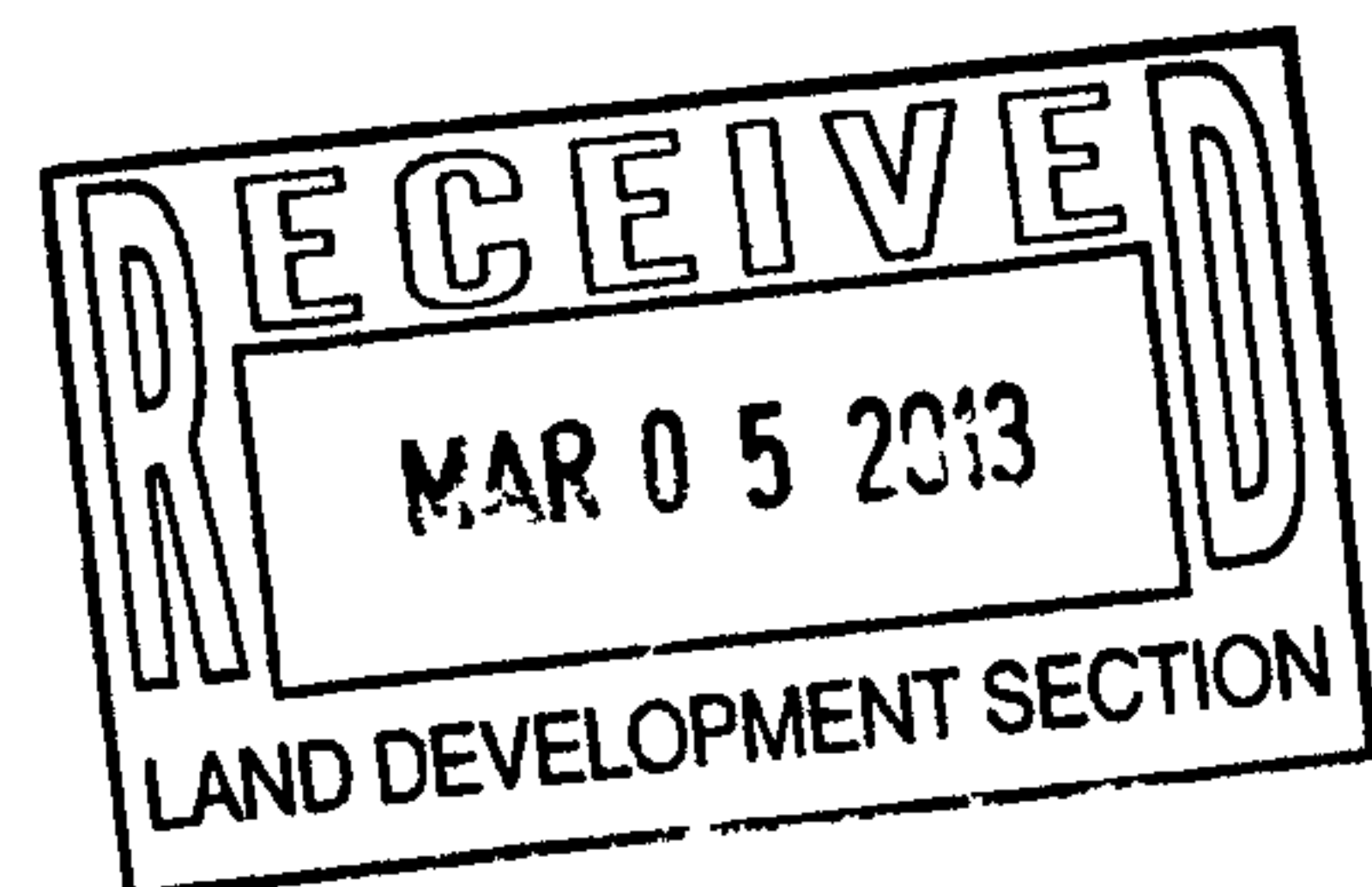
Depth (ft) = 0.29
 Q (cfs) = 15.40
 Area (sqft) = 2.75
 Velocity (ft/s) = 5.60
 Wetted Perim (ft) = 12.98
 Crit Depth, Yc (ft) = 0.44
 Top Width (ft) = 12.96
 EGL (ft) = 0.78

Calculations

Compute by: Known Q
 Known Q (cfs) = 15.40



Q			Veloc		Depth		HGL			
Total	Pipe	Over	Dn	Up	Dn	Up	Dn	Up	Hw	Hw/D
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(in)	(in)	(ft)	(ft)	(ft)	
2.20	2.20	0.00	2.63	3.25	5.01	4.06	1000.42	1000.42	1000.65	1.14
2.30	2.30	0.00	2.72	3.32	5.07	4.16	1000.42	1000.43	1000.67	1.18
2.40	2.40	0.00	2.81	3.37	5.13	4.28	1000.43	1000.44	1000.69	1.21
2.50	2.48	0.02	2.88	3.41	5.18	4.38	1000.43	1000.45	1000.70	1.24
2.60	2.55	0.05	2.93	3.43	5.22	4.45	1000.44	1000.45	1000.71	1.27



CITY OF ALBUQUERQUE



March 4, 2013

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

Re: Menaül Site – Tract A, Zuni Addition
Engineer's Stamp dated 02-08-13 (H19/D055)

Dear Mr. Arfman,

Based upon the information provided in your submittal received 02-08-13, the above referenced report can not be approved for work order on the following comments:

- Provide spot elevations on Section B-B. Please include the 100-year/6-hour WSEL at this section to make sure runoff does not enter the lot located at 7412 Prospect Ave.
- Provide sidewalk culvert calculations as well as the necessary calculations which will establish the 100-year WSEL at Section B-B.
- The runoff from the north side of lots 7437 through 7509 Prospect Ave. appears to enter Basin C. Please include these flows in your calculations.

Prior to Building permit approval a full grading and drainage plan will be required. Mesilla St. should be analyzed to assure additional runoff from this project will not have an adverse impact on the street flow capacity.

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

Sincerely,

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

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

D055,

PROJECT TITLE: Menaul & Prospect Vacation ZONE MAP/DRG. FILE # (H-19/D)
DRB#: _____ EPC#: _____ PERMIT #: _____

LEGAL DESCRIPTION: Menaul Site – Tract A, Zuni Addition
CITY ADDRESS: 7402 Menaul Blvd. NE

ENGINEERING FIRM: ISAACSON & ARFMAN, PA CONTACT: Fred C. Arfman
ADDRESS: 128 MONROE NE PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Sandia Foundation CONTACT: Bob Goodman
ADDRESS: 6211 San Mateo Blvd., Ste100 PHONE: 242-2684
CITY, STATE: ABQ, NM 87109 ZIP CODE: 80226

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

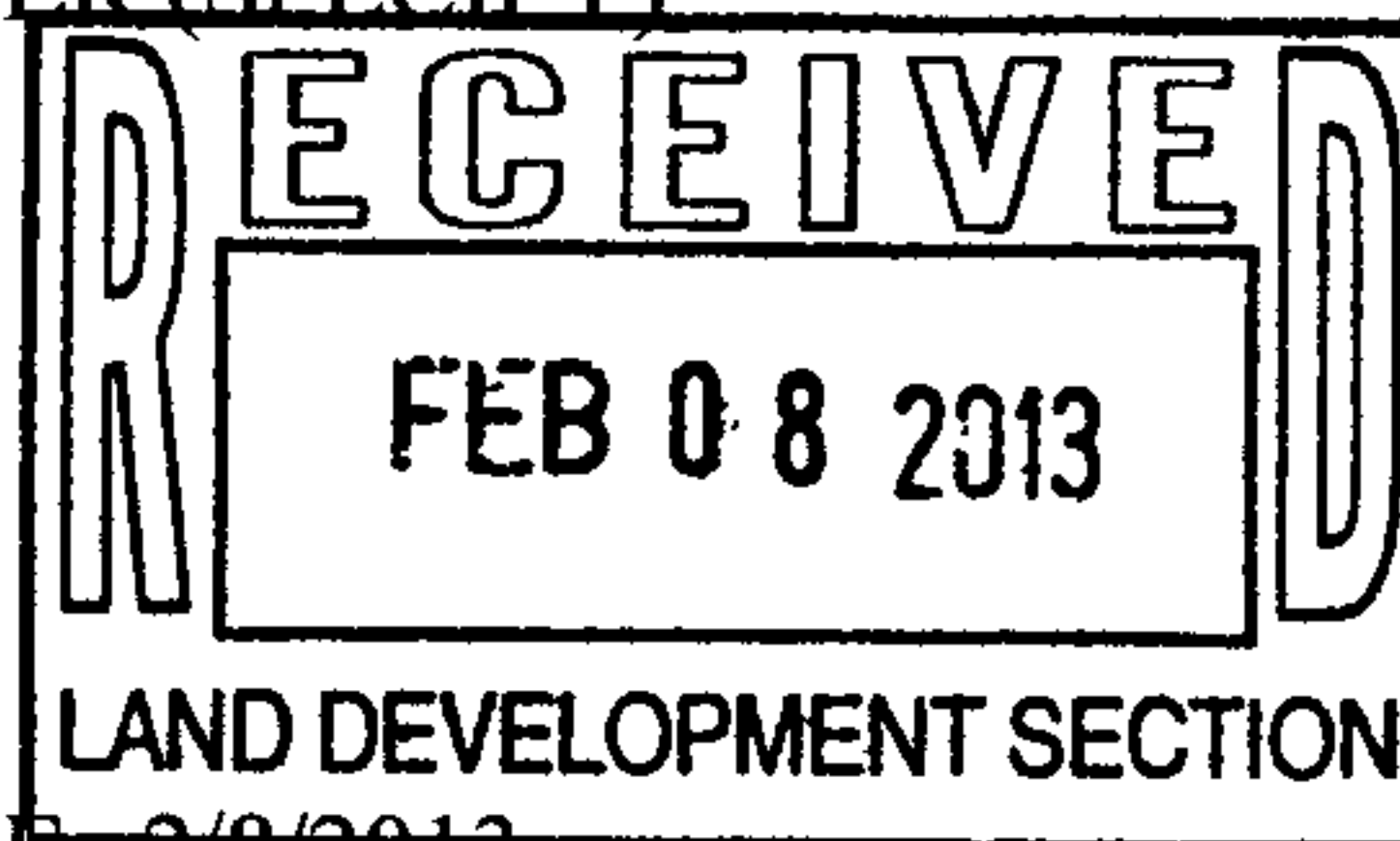
SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: _____ PHONE: 897-3366
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: Universal Contractors CONTACT: Gilbert Luna
ADDRESS: 3825 Academy Parkway North PHONE: 884-0400
CITY, STATE: _____ ZIP CODE: 76108

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT
 - ENGINEER/ARCHITECT CERT (TCL)
 - ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ENGINEER/ARCHITECT CERT (AA)
 - OTHER (SPECIFY)

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED



SUBMITTED BY: Fred c. Arfman, PE DATE: 2/8/2013
Isaacson & Arfman, P.A.

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

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Drainage Summary

Drainage Summary

Project: Menaul Retail Center
 Project Number:
 Date: 05/05/08
 By: GJA

Site Location

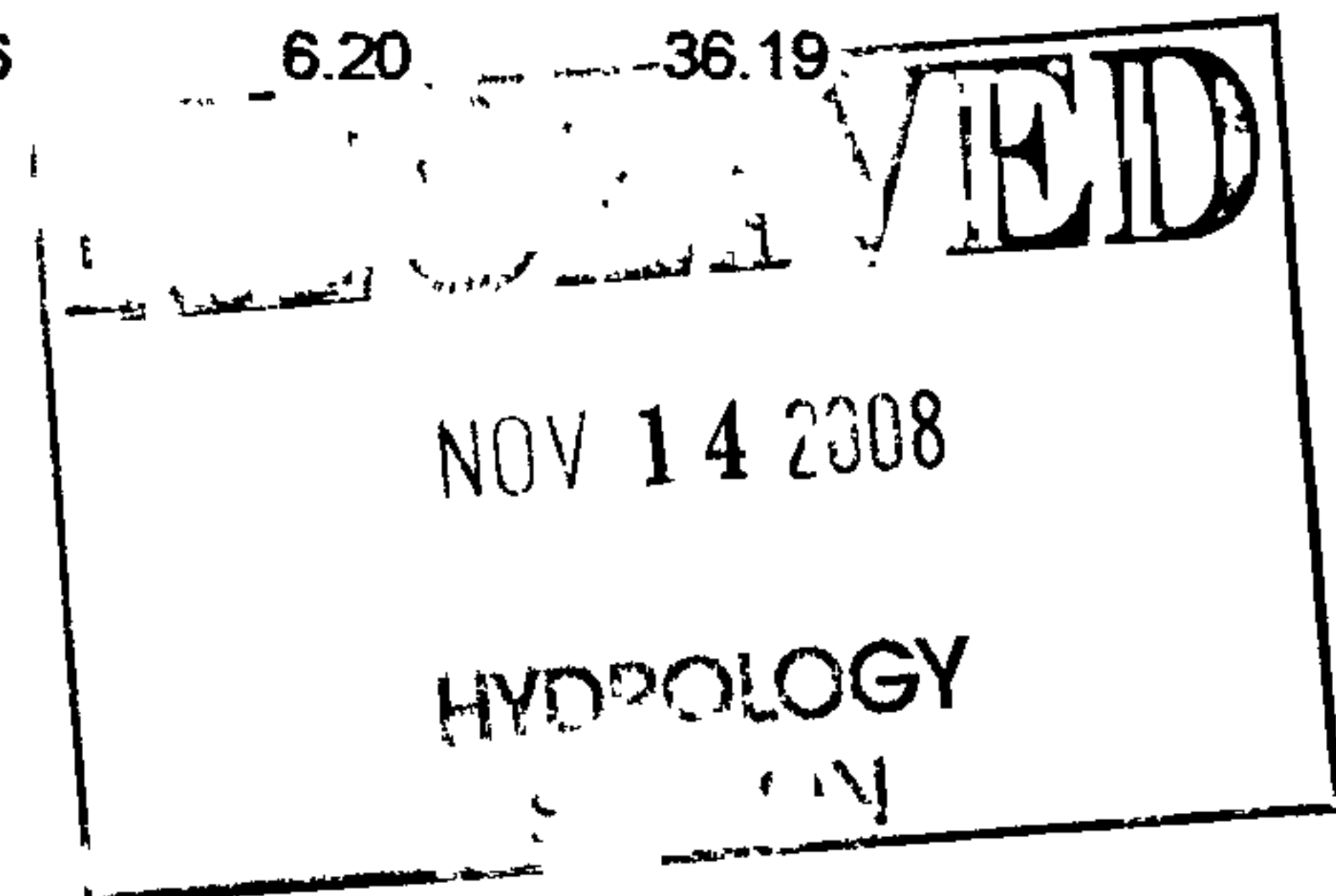
Precipitation Zone 3 Per Table A-1 COA DPM Section 22.2

Existing summary

Basin Name	Parcel I	Parcel II				TOTAL
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.29	0.69	0.00	0.00	0.00	0.98
Area "C"	0.00	0.00	0.00	0.00	0.00	0.00
Area "D"	0.87	2.07	0.00	0.00	0.00	2.94
TOTAL	1.16	2.76	0.00	0.00	0.00	3.92
Excess Runoff (acre-feet)						
100yr. 6hr.	0.19	0.46	#DIV/0!	#DIV/0!	#DIV/0!	0.19
10yr. 6hr.	0.12	0.28	#DIV/0!	#DIV/0!	#DIV/0!	0.12
2yr. 6hr.	0.07	0.16	#DIV/0!	#DIV/0!	#DIV/0!	0.07
100yr. 24hr.	0.23	0.55	#DIV/0!	#DIV/0!	#DIV/0!	0.23
TOTAL	0.61	1.44	#DIV/0!	#DIV/0!	#DIV/0!	0.61
Peak Discharge (cfs)						
100 yr.	5.12	12.19	0.00	0.00	0.00	17.31
10yr.	3.29	7.84	0.00	0.00	0.00	11.13
2yr.	1.84	4.37	0.00	0.00	0.00	6.20
TOTAL	10.25	24.39	0.00	0.00	0.00	34.64

Proposed summary

Basin Name	BASIN A	BASIN B	BASIN C	BASIN D	BASIN E	TOTAL
Soil Treatment (acres)						
Area "A"	0.00	0.00	0.00	0.00	0.00	0.00
Area "B"	0.09	0.23	0.21	0.07	0.14	0.74
Area "C"	0.00	0.00	0.00	0.00	0.00	0.00
Area "D"	0.49	0.91	0.83	0.41	0.54	3.18
TOTAL	0.58	1.14	1.04	0.48	0.68	3.92
Excess Runoff (acre-feet)						
100yr. 6hr.	0.10	0.20	0.18	0.09	0.12	0.30
10yr. 6hr.	0.06	0.12	0.11	0.05	0.07	0.18
2yr. 6hr.	0.04	0.07	0.06	0.03	0.04	0.11
100yr. 24hr.	0.12	0.23	0.21	0.10	0.14	0.36
TOTAL	0.33	0.62	0.57	0.27	0.37	0.95
Peak Discharge (cfs)						
100yr.	2.69	5.17	4.71	2.24	3.07	17.89
10yr.	1.77	3.36	3.06	1.47	2.00	11.66
2yr.	1.02	1.90	1.74	0.85	1.13	6.64
TOTAL	5.48	10.43	9.51	4.56	6.20	36.19



BPLW

Architects and Engineers

PROJECT Menaul Retail Center
 PROJECT NO.
 DATE 05/05/08
 BY GJA

DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.
 January, 1993

INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
 Location
 >A.1 Precipitation Zone
 >A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	0	Parcel I	Parcel II			TOTALS	
Precipitation Zone		3	3	3	3	3	
Land Area		1.16	2.76	0.00	0.00	3.92	acres
Excess Precipitation Volume							
>>> 100-year 6-hour (design)		0.19	0.46	#DIV/0!	#DIV/0!	0.65	acre-ft.
10-year 6-hour		0.12	0.28	#DIV/0!	#DIV/0!	0.40	acre-ft.
2-year 6-hour		0.07	0.16	#DIV/0!	#DIV/0!	0.22	acre-ft.
100-year 24-hour		0.23	0.55	#DIV/0!	#DIV/0!	0.78	acre-ft.
Peak Discharge Rates (DPM)							
>>> Q100 (design)		5.12	12.19	0.00	0.00	17.31	cfs
Q10		3.29	7.84	0.00	0.00	11.13	cfs
Q2		1.84	4.37	0.00	0.00	6.20	cfs

CALCULATIONS FOLLOW

NOV 14 2008
 HYDROLOGY SECTION

Existing hyd.

INPUT AND CALCULATIONS

LOCATION	Parcel I	Parcel II					
>A.1 PRECIPITATION ZONE (from Table A-1)	3	3	3	3	3		
>A.2 DEPTHS							
(from Table A-2)						TOTALS	
100-YEAR STORM (P60)	2.14	2.14	2.14	2.14	2.14	2.14	inches
100-YEAR STORM (P360)	2.60	2.60	2.60	2.60	2.60	2.60	inches
100-YEAR STORM (P1440)	3.10	3.10	3.10	3.10	3.10	3.10	inches
10-YEAR (P360) (Calculated: P360*RPF10)	1.73	1.73	1.73	1.73	1.73	1.73	inches
2-YEAR (P360) (Calculated: P360*RPF2)	1.13	1.13	1.13	1.13	1.13	1.13	inches
>A.3 LAND TREATMENTS (A)							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment B	0.29	0.69	0.00	0.00	0.00	0.98	acres
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment D	0.87	2.07	0.00	0.00	0.00	2.94	acres
Total Area	1.16	2.76	0.00	0.00	0.00	3.92	acres
>A.4 ABSTRACTIONS							
	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	

CALCULATIONS FOLLOW

RECEIVED
 NOV 14 2008
 HYDROLOGY
 SECTION

Existing hyd.

INPUT AND CALCULATIONS (CON'T)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI)							
from Table A-8							
100-year 6-hour							TOTALS
Treatment A	0.66	0.66	0.66	0.66	0.66	0.66	inches
Treatment B	0.92	0.92	0.92	0.92	0.92	0.92	inches
Treatment C	1.29	1.29	1.29	1.29	1.29	1.29	inches
Treatment D	2.36	2.36	2.36	2.36	2.36	2.36	inches

WEIGHTED E (Sum EI*A/I/A)	2.00	2.00	#DIV/0!	#DIV/0!	2.00		inches

VOLUME V100:6h (E*A)	0.19	0.46	#DIV/0!	#DIV/0!	0.65		acre-ft.
	8,421.60	20,037.60	#DIV/0!	#DIV/0!	28,459.20		ft^3
=====							
10-year 6-hour							
Treatment A	0.19	0.19	0.19	0.19	0.19	0.19	inches
Treatment B	0.36	0.36	0.36	0.36	0.36	0.36	inches
Treatment C	0.62	0.62	0.62	0.62	0.62	0.62	inches
Treatment D	1.50	1.50	1.50	1.50	1.50	1.50	inches

WEIGHTED E (Sum EI*A/I/A)	1.22	1.22	#DIV/0!	#DIV/0!	1.22		inches

VOLUME V10:6h (E*A)	0.12	0.28	#DIV/0!	#DIV/0!	0.40		acre-ft.
	5,116.12	12,172.84	#DIV/0!	#DIV/0!	17,288.96		ft^3
=====							
2-year 6-hour							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.06	0.06	0.06	0.06	0.06	0.06	inches
Treatment C	0.20	0.20	0.20	0.20	0.20	0.20	inches
Treatment D	0.89	0.89	0.89	0.89	0.89	0.89	inches

WEIGHTED E (Sum EI*A/I/A)	0.68	0.68	#DIV/0!	#DIV/0!	0.68		inches

VOLUME V2:6h (E*A)	0.07	0.16	#DIV/0!	#DIV/0!	0.24		acre-ft.
	2,873.87	6,837.83	#DIV/0!	#DIV/0!	9,711.70		ft^3
=====							
100-year 24-hour							
VOLUME V100:24h (V100-6h+Ad*P1440-P360)/12)	0.23	0.55	#DIV/0!	#DIV/0!	0.78		acre-ft.
	10,000.65	23,794.65	#DIV/0!	#DIV/0!	33,795.30		ft^3
=====							

CALCULATIONS FOLLOW

HARRIS

NOV 14 2008

RECEIVED

Existing hyd.

INPUT AND CALCULATIONS (CON'T)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (QI)							
from Table A-9							
100-year						TOTALS	
Treatment A	1.87	1.87	1.87	1.87	1.87	1.87	cfs/acre
Treatment B	2.60	2.60	2.60	2.60	2.60	2.60	cfs/acre
Treatment C	3.45	3.45	3.45	3.45	3.45	3.45	cfs/acre
Treatment D	5.02	5.02	5.02	5.02	5.02	5.02	cfs/acre
Q100 (Sum QI*AI)		5.12	12.19	0.00	0.00	17.31	cfs
=====							
10-year							
Treatment A	0.58	0.58	0.58	0.58	0.58	0.58	cfs/acre
Treatment B	1.19	1.19	1.19	1.19	1.19	1.19	cfs/acre
Treatment C	2.00	2.00	2.00	2.00	2.00	2.00	cfs/acre
Treatment D	3.39	3.39	3.39	3.39	3.39	3.39	cfs/acre
Q10 (Sum QI*AI)		3.29	7.84	0.00	0.00	11.13	cfs
=====							
2-year							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.21	0.21	0.21	0.21	0.21	0.21	cfs/acre
Treatment C	0.78	0.78	0.78	0.78	0.78	0.78	cfs/acre
Treatment D	2.04	2.04	2.04	2.04	2.04	2.04	cfs/acre
Q2 (Sum QI*AI)		1.84	4.37	0.00	0.00	6.20	cfs
=====							

CALCULATIONS FOLLOW

PREPARED
 NOV 14 2008
 [Signature]

BPLW

Architects and Engineers

PROJECT Menaul Retail Center
 PROJECT NO.
 DATE 05/05/08
 BY GJA

DPM Section 22.2 - Hydrology

Part A-Watersheds less than 40 acres.
 January, 1993

INSTRUCTIONS

- * Spread sheet requires three input areas (dark cells):
 Location
 >A.1 Precipitation Zone
 >A.3 Land Treatments
- * Values from the tables are automatically placed using "if" statements.
- * Table values should be checked for correctness for each use.

SUMMARY

Location	BASIN A	BASIN B	BASIN C	BASIN D	BASIN E	TOTALS	
Precipitation Zone	0	3	3	3	3	3	
Land Area	0.58	1.14	1.04	0.48	0.68	3.92	acres
Excess Precipitation Volume							
>>> 100-year 6-hour (design)	0.10	0.20	0.18	0.09	0.12	0.68	acre-ft.
10-year 6-hour	0.06	0.12	0.11	0.05	0.07	0.42	acre-ft.
2-year 6-hour	0.04	0.07	0.06	0.03	0.04	0.24	acre-ft.
100-year 24-hour	0.12	0.23	0.21	0.10	0.14	0.81	acre-ft.
Peak Discharge Rates (DPM)							
>>> Q100 (design)	2.69	5.17	4.71	2.24	3.07	17.89	cfs
Q10	1.77	3.36	3.06	1.47	2.00	11.66	cfs
Q2	1.02	1.90	1.74	0.85	1.13	6.64	cfs

CALCULATIONS FOLLOW

HYDROLOGY
 NOV 14 2008
 8002 14 2008

INPUT AND CALCULATIONS

LOCATION	BASIN A	BASIN B	BASIN C	BASIN D	BASIN E	TOTALS	
>A.1 PRECIPITATION ZONE (from Table A-1)	3	3	3	3	3		
>A.2 DEPTHS (from Table A-2)							
100-YEAR STORM (P60)	2.14	2.14	2.14	2.14	2.14	2.14	inches
100-YEAR STORM (P360)	2.60	2.60	2.60	2.60	2.60	2.60	inches
100-YEAR STORM (P1440)	3.10	3.10	3.10	3.10	3.10	3.10	inches
10-YEAR (P360) (Calculated: P360*RPF10)	1.73	1.73	1.73	1.73	1.73	1.73	inches
2-YEAR (P360) (Calculated: P360*RPF2)	1.13	1.13	1.13	1.13	1.13	1.13	inches
>A.3 LAND TREATMENTS (AI)							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment B	0.09	0.23	0.21	0.07	0.14	0.74	acres
Treatment C	0.00	0.00	0.00	0.00	0.00	0.00	acres
Treatment D	0.49	0.91	0.83	0.41	0.54	3.18	acres
Total Area	0.58	1.14	1.04	0.48	0.68	3.92	acres
>A.4 ABSTRACTIONS	See A.5	See A.5	See A.5	See A.5	See A.5	See A.5	

CALCULATIONS FOLLOW

APPROVED
 NOV 14 2008
 HERRING

INPUT AND CALCULATIONS (CON'T)

>A.5 EXCESS PRECIPITATION 6 HOUR AND 24 HOUR (EI)							TOTALS	
from Table A-8								
100-year 6-hour								
Treatment A	0.66	0.66	0.66	0.66	0.66	0.66	0.66	inches
Treatment B	0.92	0.92	0.92	0.92	0.92	0.92	0.92	inches
Treatment C	1.29	1.29	1.29	1.29	1.29	1.29	1.29	inches
Treatment D	2.36	2.36	2.36	2.36	2.36	2.36	2.36	inches
WEIGHTED E (Sum EI*A_i/A)	2.14	2.07	2.07	2.15	2.06	2.09		inches
VOLUME V_{100:6h} (E*A)	0.10	0.20	0.18	0.09	0.12	0.68		acre-ft.
	4,498.30	8,563.90	7,811.76	3,746.16	5,093.62	29,713.73		ft ³
=====								
10-year 6-hour								
Treatment A	0.19	0.19	0.19	0.19	0.19	0.19	0.19	inches
Treatment B	0.36	0.36	0.36	0.36	0.36	0.36	0.36	inches
Treatment C	0.62	0.62	0.62	0.62	0.62	0.62	0.62	inches
Treatment D	1.50	1.50	1.50	1.50	1.50	1.50	1.50	inches
WEIGHTED E (Sum EI*A_i/A)	1.32	1.27	1.27	1.33	1.27	1.28		inches
VOLUME V_{10:6h} (E*A)	0.06	0.12	0.11	0.05	0.07	0.42		acre-ft.
	2,785.66	5,255.51	4,793.78	2,323.93	3,123.25	18,282.13		ft ³
=====								
2-year 6-hour								
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	0.00	inches
Treatment B	0.06	0.06	0.06	0.06	0.06	0.06	0.06	inches
Treatment C	0.20	0.20	0.20	0.20	0.20	0.20	0.20	inches
Treatment D	0.89	0.89	0.89	0.89	0.89	0.89	0.89	inches
WEIGHTED E (Sum EI*A_i/A)	0.76	0.72	0.72	0.77	0.72	0.73		inches
VOLUME V_{2:6h} (E*A)	0.04	0.07	0.06	0.03	0.04	0.24		acre-ft.
	1,602.65	2,990.03	2,727.22	1,339.83	1,775.07	10,434.80		ft ³
=====								
100-year 24-hour								
VOLUME V_{100:24h}	0.12	0.23	0.21	0.10	0.14	0.81		acre-ft.
(V_{100-6h}+Ad*P₁₄₄₀-P₃₆₀)/12)	5,387.65	10,215.55	9,318.21	4,490.31	6,073.72	35,485.43		ft ³
=====								

CALCULATIONS FOLLOW

RECEIVED
 NOV 14 2008
 HYDROLOGICAL ENGINEERING
 DIVISION

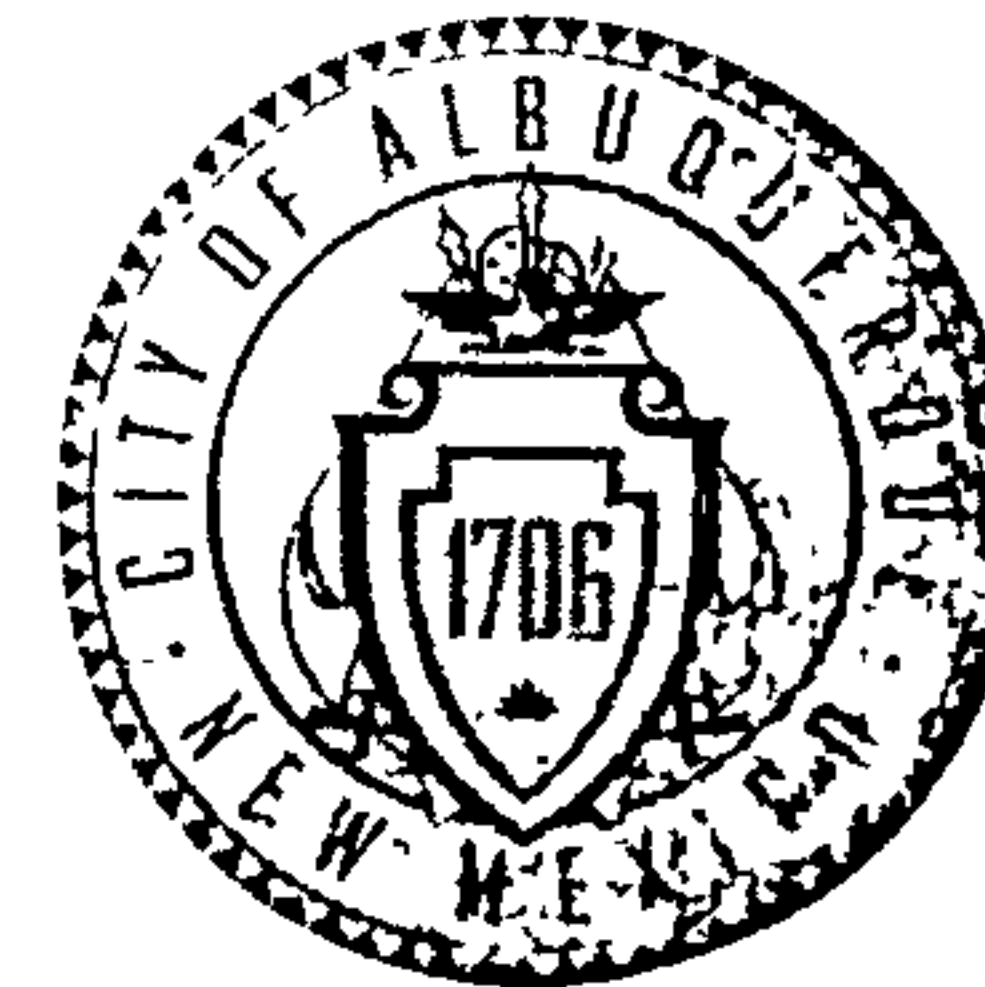
INPUT AND CALCULATIONS (CON'T)

>A.6 PEAK DISCHARGE RATE FOR SMALL WATERSHEDS (Q_i)							
from Table A-9							
100-year							TOTALS
Treatment A	1.87	1.87	1.87	1.87	1.87	1.87	cfs/acre
Treatment B	2.60	2.60	2.60	2.60	2.60	2.60	cfs/acre
Treatment C	3.45	3.45	3.45	3.45	3.45	3.45	cfs/acre
Treatment D	5.02	5.02	5.02	5.02	5.02	5.02	cfs/acre
Q100 (Sum Q_i*A_i)	2.69	5.17	4.71	2.24	3.07	17.89	cfs
10-year							
Treatment A	0.58	0.58	0.58	0.58	0.58	0.58	cfs/acre
Treatment B	1.19	1.19	1.19	1.19	1.19	1.19	cfs/acre
Treatment C	2.00	2.00	2.00	2.00	2.00	2.00	cfs/acre
Treatment D	3.39	3.39	3.39	3.39	3.39	3.39	cfs/acre
Q10 (Sum Q_i*A_i)	1.77	3.36	3.06	1.47	2.00	11.66	cfs
2-year							
Treatment A	0.00	0.00	0.00	0.00	0.00	0.00	cfs/acre
Treatment B	0.21	0.21	0.21	0.21	0.21	0.21	cfs/acre
Treatment C	0.78	0.78	0.78	0.78	0.78	0.78	cfs/acre
Treatment D	2.04	2.04	2.04	2.04	2.04	2.04	cfs/acre
Q2 (Sum Q_i*A_i)	1.02	1.90	1.74	0.85	1.13	6.64	cfs

CALCULATIONS FOLLOW

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



December 1, 2008

Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave. N.E.
Albuquerque, New Mexico 87122

RE: **Menaul / Prospect Retail Center - 7402 Menaul NE**
Grading & Drainage Plan for Preliminary Plat

Drainage file **H19-D 055**
(PE Stamped 11-14-08)

Dear Mr. Jackson,

Based upon the information provided in your submittal received 11-14-08 and Storm Drain Easement included in the layout proposed for DRB (Case # 1007099) on 11/25/08, the above referenced Grading and Drainage Plans are conceptually approved for Preliminary Plat.

PO Box 1293

A detailed grading and drainage plan is required to be submitted to this office for approval prior to Building Permit approval for construction on this site. Prior to Building Permit approval, the following items must be addressed:

Albuquerque

NM 87103

www.cabq.gov

1. Proposed platting includes vacation of a portion of the Prospect Ave R/W, reserving utility and drainage easements. Proposed lot lines and R/W must be shown on the Grading and Drainage plans, along with the required public drainage easement for conveyance of "Public Waters" from the terminus of Prospect Ave to the Menaul R/W.
2. Your drainage calculations estimated the existing run-off from the property based upon approximately 75% of the previous development as impervious, treatment type "D." However, the enclosed aerial photos from 2006 suggest that a lesser portion of that existing use was impervious, resulting in a larger difference between existing and proposed run-off rates. Please review these calculations.
3. Calculated drainage areas and runoff rates and volumes need to be revised to reflect the new "Private Property" resulting from the vacated R/W. These calculations need to also include flow rates entering the site from upstream sources on Prospect Ave. (If computation of upstream loading along Prospect is impractical, we will accept computation of existing street capacity to establish a maximum existing Q along the vacated portion of Prospect, and thus establish maximum allowable, developed Q₁₀₀.)
4. Proposed roadway revisions in the vacated R/W must be designed and sized to safely convey the off-site and on-site flows within the dedicated drainage easement.

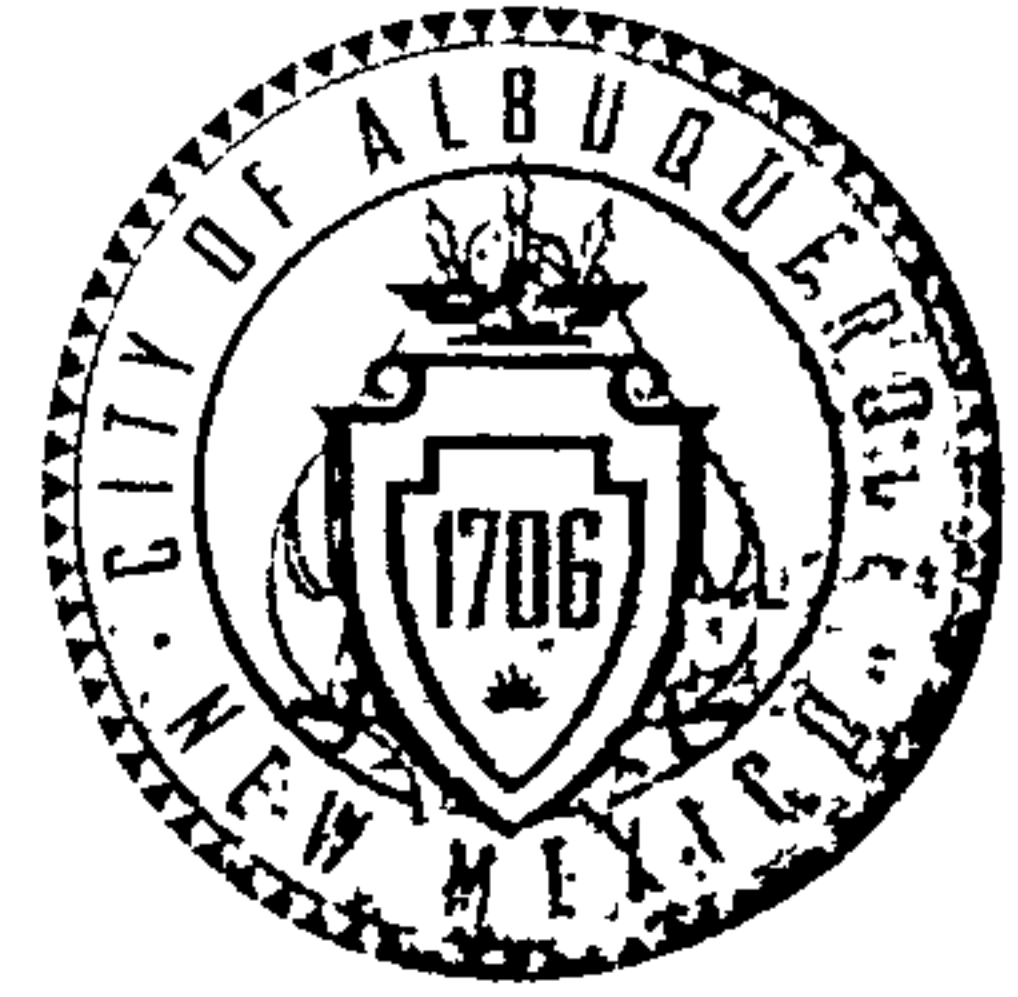
CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Guy Jackson

RE: Menaul / Prospect Retail Center

December 1, 2008



5. Food preparation businesses and restaurant sites require their trash enclosure to drain through a grease trap to the sanitary sewer. Building Permit plans must provide sufficient detail to confirm that this will be included with site plumbing.
6. Special Order 19 (SO-19) approval is also required for the sidewalk culverts proposed in public R/W, and permitting language must be included in the Grading & Drainage Plan(s) for Building Permit.
7. Since the proposed site exceeds 1 acre, a Storm Water pollution Prevention Plan (SWPPP) is required for construction. A SWPPP in MS Word or PDF format on a CD is required to be submitted to this office prior to our approval of a Building Permit. This policy came into effect July 1st, 2008.

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

PO Box 1293

Sincerely,

Albuquerque

 12/1/8

Gregory R. Olson, P.E.
Hydrology Section

NM 87103

XC: Bradley Bingham, COA-PLN/Hydrology
DRB Case # 1007099

→ Drainage file: H19 – D 055

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Menaul /Prospect Retail Center
DRB#: 1007099 EPC#: 08EPC-40021, 40022 WORK ORDER#: TBD

ZONE MAP/DRG. FILE # ~~G-119~~ H-19/2055

LEGAL DESCRIPTION: 1,2,3,38 & 30 OF Block 16 & 1-11,33-38 of BLOCK 17 OF ZUNI ADDITION
CITY ADDRESS: 7402 Menaul Blvd. NE 87110

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC
ADDRESS: 10522 FLORENCE AVE. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GUY JACKSON, PE
PHONE: 235-1426
ZIP CODE: 87122

OWNER: Sandia Foundation
ADDRESS: _____
CITY, STATE: Albuquerque, NM

CONTACT: George Anderson
PHONE: _____
ZIP CODE: _____

ARCHITECT: Van Gilbert Architect
ADDRESS: 2428 Baylor Dr. SE
CITY, STATE: Albuquerque

CONTACT: Karin Pitman
PHONE: 247-9955
ZIP CODE: 87106

SURVEYOR: The Survey Office.
ADDRESS: _____
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Gary Maple
PHONE: 9980303
ZIP CODE: 87109

CONTRACTOR: TBD
ADDRESS: _____
CITY, STATE: _____

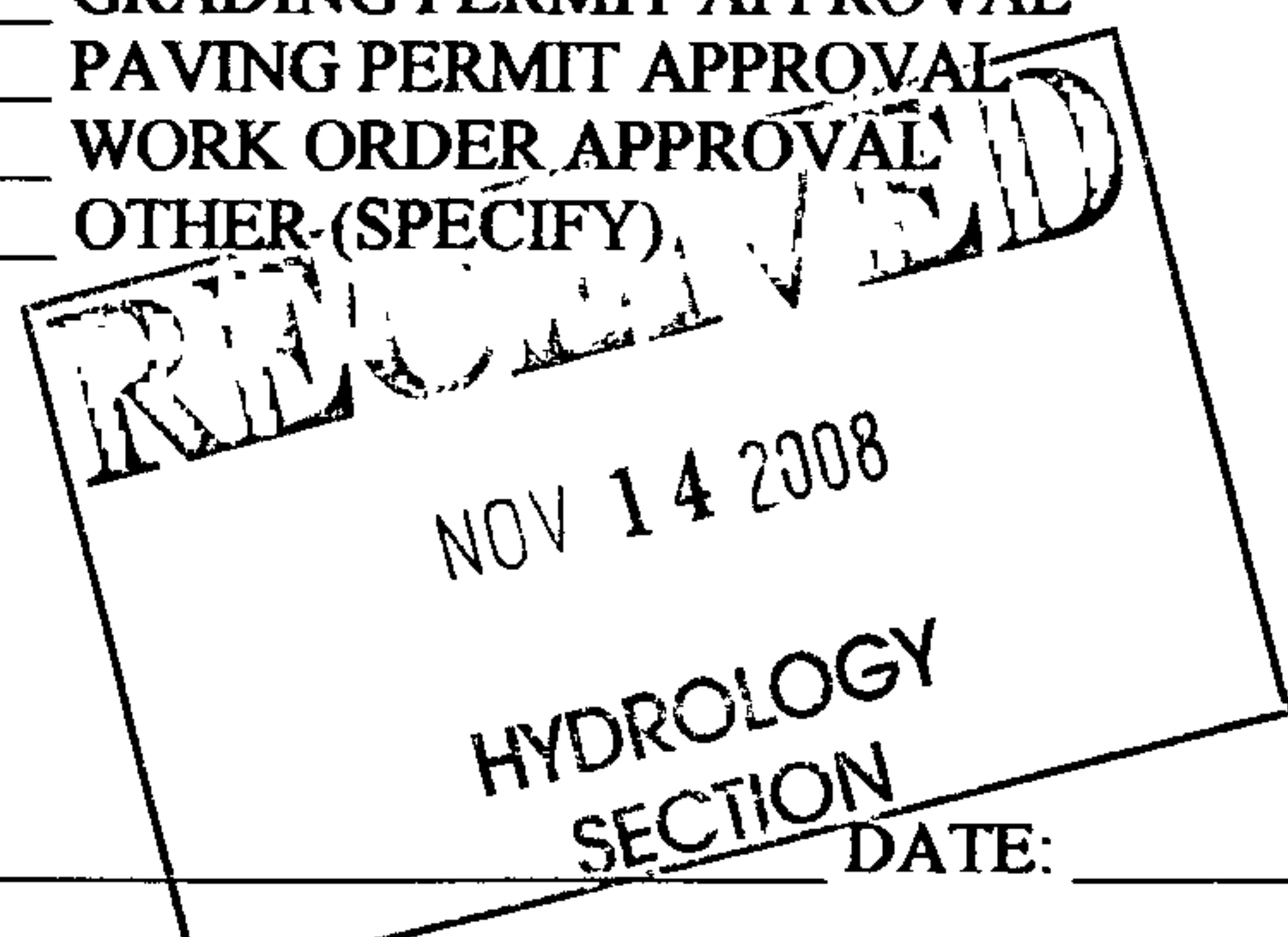
CONTACT: _____
PHONE: _____
ZIP CODE: _____

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT
 - ENGINEER/ARCHITECT CERT (TCL)
 - ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ENGINEER/ARCHITECT CERT (AA)
 - OTHER (SPECIFY)

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

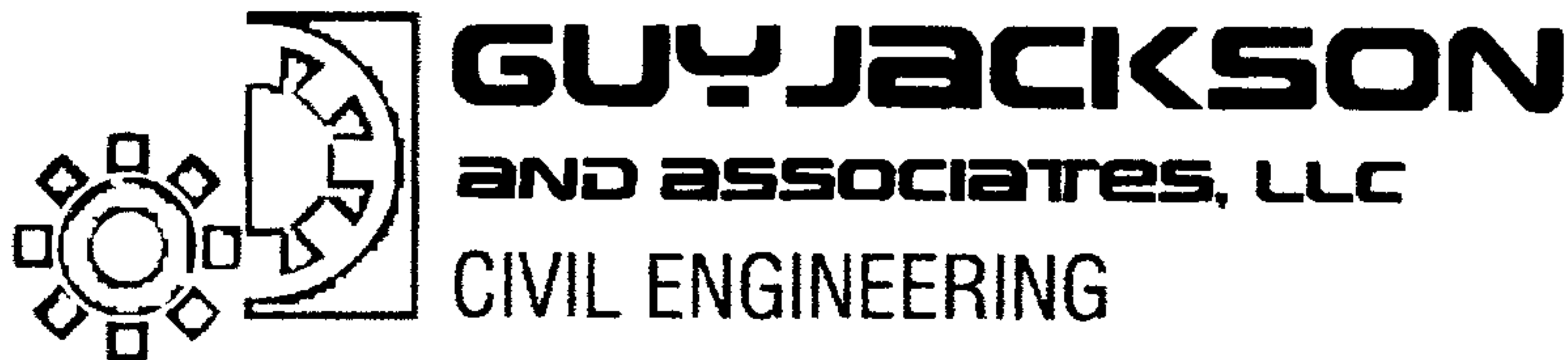
WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

SUBMITTED BY: GUY JACKSON, PE



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

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



November 14, 2008

Brad Bingham, PE
Hydrology Department Head
Development Services
PO Box 1293
Albuquerque, New Mexico 87103

**Re: Menaul –Prospect Retail Center–(Formerly Roland Nursery)
08EPC-40021, 40022, DRB # 1007099
(Zone Atlas Map H-19)**

Dear Brad:

Attached for Preliminary Plat Approval are the following:

- One (1) drainage information sheet
- One (1) copy of the Drainage Plan
- One (1) copy of the Grading Plan
- One(1) Copy of the Drainage Calculations

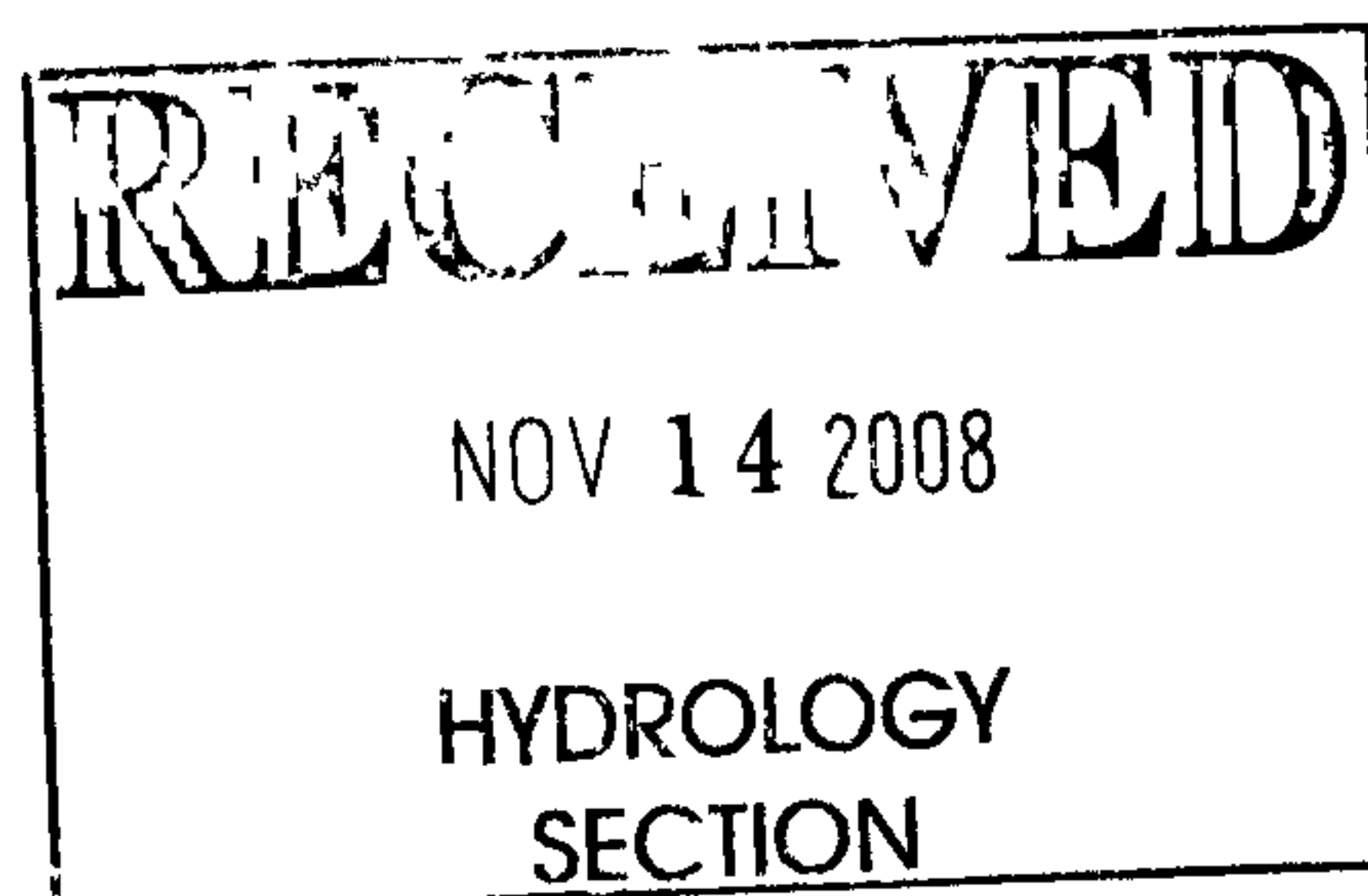
In May 2008, the EPC approved the referenced Site Plan for Building Permit with conditions. In October 2008, the Site Plan was delegated to Planning.

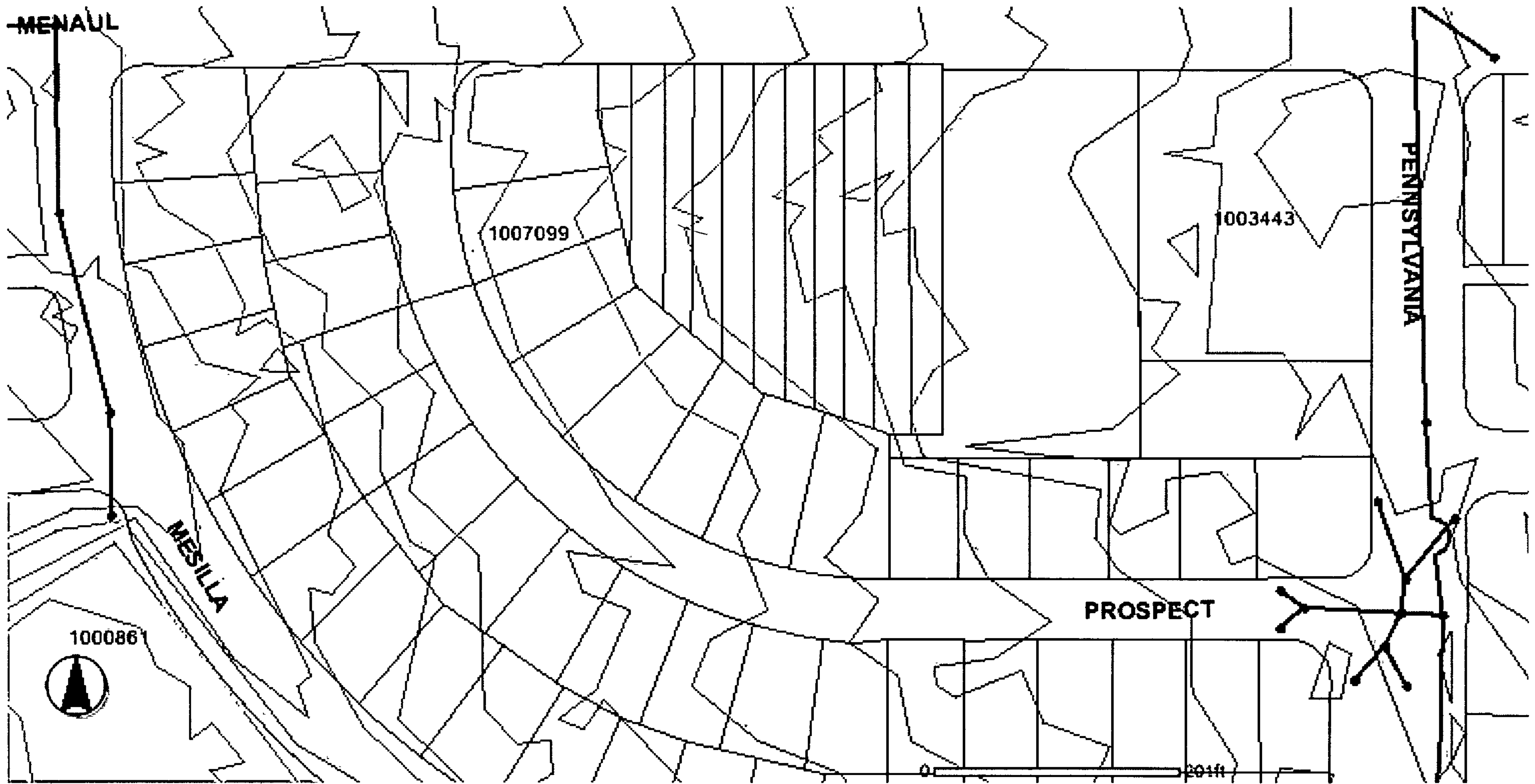
The project is located at 7402 Menaul NE, 87122 and was formally Rowland Nursery. The proposed improvements include the 4 retail and restaurant buildings totaling 36725 SF. A separate Work Order Plan set will be provided for infrastructure improvements in the Menaul Right-of-Way, the portion of the newly vacated portion of Prospect Ave and for the looped public waterline in the east parcel.

Please contact me if you have any questions or comments.
Thanks for your help.
Sincerely,

GUY JACKSON & ASSOCIATES, LLC

Guy C. Jackson, PE
President
10522 Florence Ave. NE
Albuquerque, NM 87122
505-25-35-1426







Cherne, Curtis

From: Wolfe, Bryan K.
Sent: Friday, August 02, 2013 1:19 PM
To: Cherne, Curtis
Subject: RE: Prospect Road Closure COA #762382
Attachments: image001.jpg

I would go with the first notion. In other words, I can stall on releasing the current Financial Guaranty until they fix the drainage concerns. Thus allowing you to sign the plat, but still have them accountable to fix our drainage concerns. There is risk, but not that much risk.

From: Cherne, Curtis
Sent: Friday, August 02, 2013 12:51 PM
To: Wolfe, Bryan K.
Cc: 'Fred Arfman'
Subject: FW: Prospect Road Closure COA #762382

Bryan,
I visited this site today in anticipation of the platting action next Wednesday at DRB.

The swale on private property downstream of the vacated street is not complete, but has been rough graded. There are other items, please see the Punch List.pdf.

I spoke to Fred this morning and told him that the drainage for the site is pretty good, but the erosion aspect needs work. My concern is sediment deposition in Mesilla St.

There is a financial guarantee for approx \$20k that was intended to rebuild Prospect Ave, in case the project fell through half-way. I told Fred that I want the private work completed, but I could sign the plat next Wednesday and the City could hold the financial guarantee until the City was happy with work. Fred agreed. (Fred, feel free to comment as necessary).

I was just thinking the proper way to hold the financial guarantee would be for Fred to Amend the IL from whatever it says now to "Completion of work in the Public Drainage Easement". Of course they would have to get on the agenda for Wednesday and that would be kind of tight.

Since the financial guarantee is held and released by the City Engineer and I sign the plat as your designee I wanted to run this by you.

Curtis

From: Fred Arfman [<mailto:freda@iacivil.com>]
Sent: Friday, August 02, 2013 11:12 AM
To: Cherne, Curtis

8/2/2013

Subject: Prospect Road Closure COA #762382

Curtis,

Here is the Punch List that I sent to the contractor this morning.

Fred

Fred C. Arfman, P.E.

Principal/ President

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
freda@iacivil.com

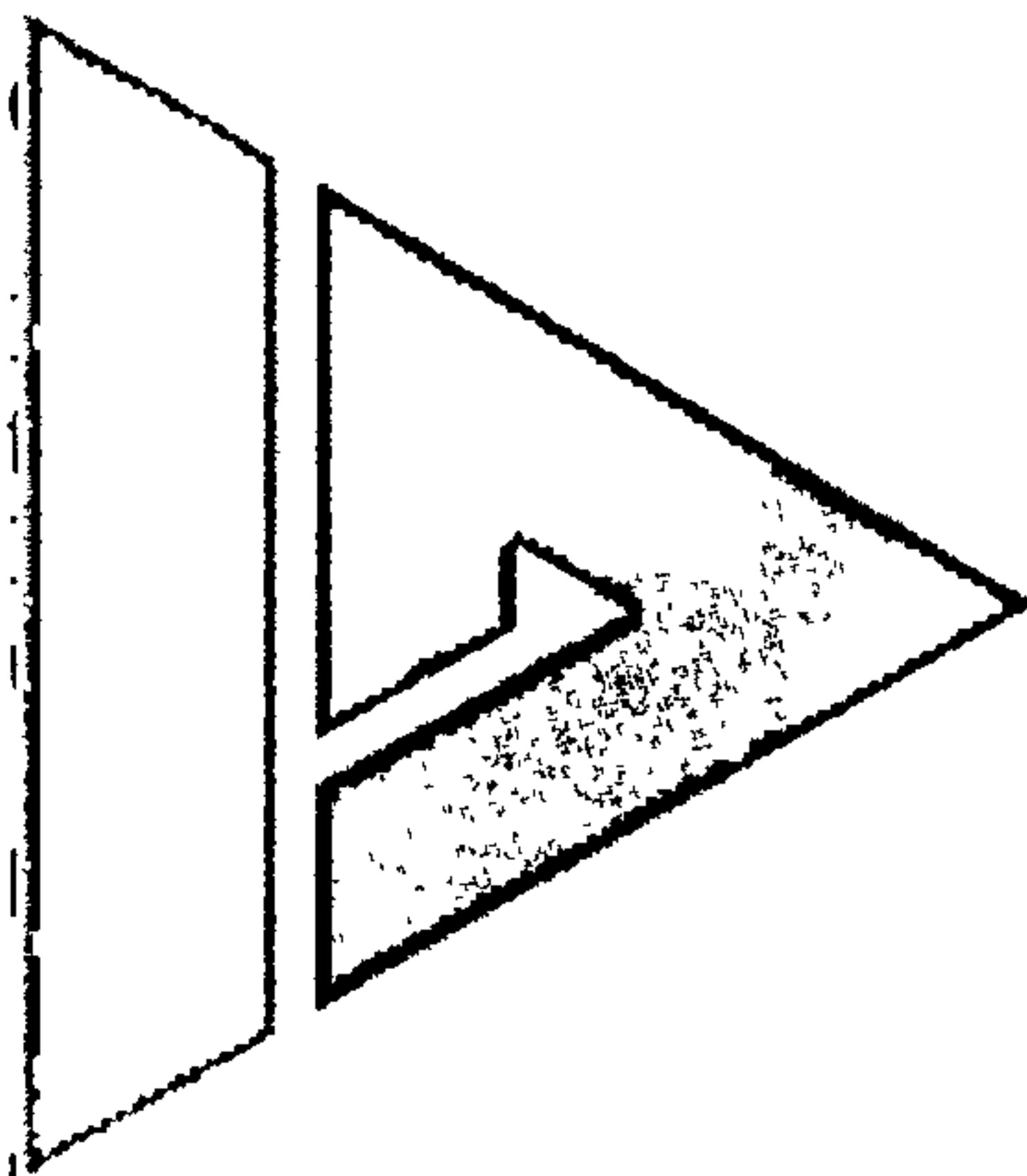
From: Fred Arfman [<mailto:freda@iacivil.com>]

Sent: Friday, August 02, 2013 8:12 AM

To: 'Gilbert A. Luna'

Cc: 'polson@cabq.gov'

Subject: Prospect Road Closure COA #762382



Peer's Report containing the
provided at yesterday's Final
Albuquerque. Please advise
cons.

Fred C. Arfman, P.E.

Principal/ President

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
freda@iacivil.com

8/2/2013

Cherne, Curtis

From: Fred Arfman [freda@iacivil.com]
Sent: Friday, August 02, 2013 1:24 PM
To: Cherne, Curtis; Wolfe, Bryan K.
Subject: RE: Prospect Road Closure COA #762382
Attachments: image001.jpg

Curtis,

Thanks for the consideration on signing the plat this coming Wednesday. I have visited the site this morning and gave additional instructions to the contractor, specifically the creation of a de-sedimentation basin towards the end of the earthen rundown to the west. I'm on my way out to the job site now and I will furnish you site photos of the completed improvements.

I do not want to modify the approved Infrastructure List since the improvements are now complete and any IL revision may require the re-filing of the Agreement; no telling how long that would take.

The contractor has pulled a crew from a different project in order to respond to the punch list and I believe that we have performed the requirement to start the Close-out and to have the plat signed.

Pictures to follow in my next correspondence,

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
freda@iacivil.com

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
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To: Wolfe, Bryan K.
Cc: Fred Arfman
Subject: FW: Prospect Road Closure COA #762382

8/2/2013

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Since the financial guarantee is held and released by the City Engineer and I sign the plat as your designee I wanted to run this by you.

Curtis

From: Fred Arfman [<mailto:freda@iacivil.com>]
Sent: Friday, August 02, 2013 11:12 AM
To: Cherne, Curtis
Subject: Prospect Road Closure COA #762382

Curtis,

Here is the Punch List that I sent to the contractor this morning.

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
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Phone: (505) 268-8828
Fax: (505) 268-2632
freda@iacivil.com

8/2/2013

From: Fred Arfman [<mailto:freda@iacivil.com>]
Sent: Friday, August 02, 2013 8:12 AM
To: 'Gilbert A. Luna'
Cc: 'polson@cabq.gov'
Subject: Prospect Road Closure COA #762382

Gilbert,

I have attached our Engineer's Report containing the final Punch List items received at yesterday's Final Inspection by the City of Albuquerque. Please advise us if there are any questions.

Fred

Fred C. Arfman, P.E.
Principal/ President
Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505)268-8828
Fax: (505)268-2632
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Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, August 02, 2013 12:51 PM
To: Wolfe, Bryan K.
Cc: 'Fred Arfman'
Subject: FW: Prospect Road Closure COA #762382
Attachments: Punch List.pdf; image002.jpg; image001.jpg; image002.jpg; image003.jpg

Bryan,
I visited this site today in anticipation of the platting action next Wednesday at DRB.

The swale on private property downstream of the vacated street is not complete, but has been rough graded. There are other items, please see the Punch List.pdf.

I spoke to Fred this morning and told him that the drainage for the site is pretty good, but the erosion aspect needs work. My concern is sediment deposition in Mesilla St.

There is a financial guarantee for approx \$20k that was intended to rebuild Prospect Ave, in case the project fell through half-way. I told Fred that I want the private work completed, but I could sign the plat next Wednesday and the City could hold the financial guarantee until the City was happy with work. Fred agreed. (Fred, feel free to comment as necessary).

I was just thinking the proper way to hold the financial guarantee would be for Fred to Amend the IL from whatever it says now to "Completion of work in the Public Drainage Easement". Of course they would have to get on the agenda for Wednesday and that would be kind of tight.

Since the financial guarantee is held and released by the City Engineer and I sign the plat as your designee I wanted to run this by you.

Curtis

From: Fred Arfman [mailto:freda@iacivil.com]
Sent: Friday, August 02, 2013 11:12 AM
To: Cherne, Curtis
Subject: Prospect Road Closure COA #762382

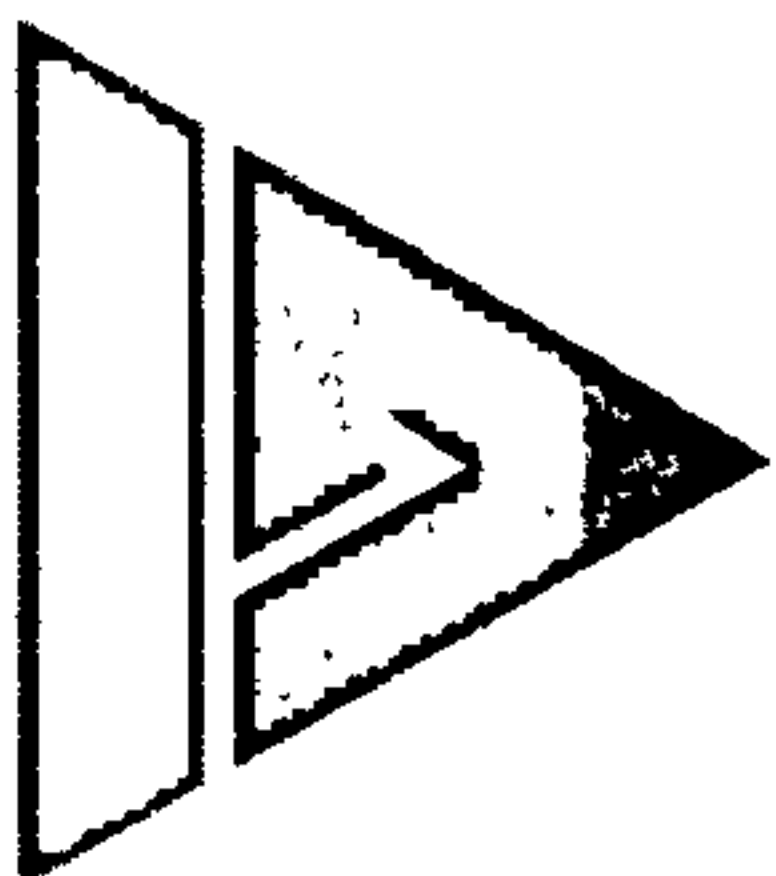
Curtis,

Here is the Punch List that I sent to the contractor this morning.

Fred

Fred C. Arfman, P.E.

8/2/2013



ENGINEER'S REPORT (08-02-13)

I&A Project No.: 1892- PWO-1
Project: Sandia Foundation Road Closure; COA Proj. #762382
Legal: Menaul Site – Tract A, Zuni Addition (H-19)
Subject: COA Close-Out Punch List

Final COA Inspection:

I. Final City of Albuquerque inspection was conducted on Thursday, August 1, 2013 by Paul Olson, Construction Engineer. The following were in attendance:

- Gilbert Luna, Universal Contractors
- Paul Olson, City of Albuquerque
- Eddie Roybal, Isaacson & Arfman, PA

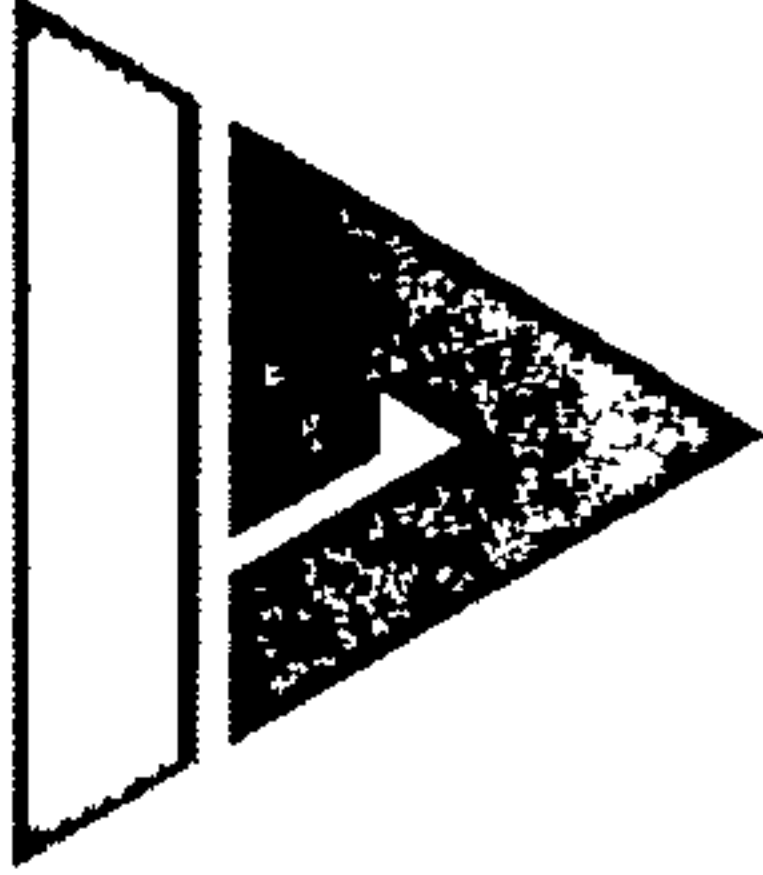
II. Punch List:

1. Place addition angular rock at the location of the removed curb stone to prevent erosion.
2. Continue the asphalt berm to the back of curb using the same angular rock that was used on the project.
3. Bolts on sidewalk culverts to be tack welded.
4. Drainage swale west of old Prospect to be widened to achieve the planned 6:1 side-slopes.

III. Close Out Items:

1. Notify Owner to request that the two dead trees along Prospect Ave (east right-of-way) be removed.
2. Deliver final mylars to the City Construction office, Attn: Paul Olson

END



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Project: Sandia Foundation Road Closure; COA Proj. #762382
Legal: Menaul Site – Tract A, Zuni Addition (H-19)
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END

H19055

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION
DEVELOPMENT REVIEW BOARD MEMO**

*put in
drawing file*

DRB PROJECT NO: 1007099

AGENDA ITEM NO: 4

SUBJECT:

Site Plan for Building Permit

ENGINEERING COMMENTS:

Hydrology can approve the site plan with the condition that a temporary pond may be required on the lot west of the vacated Prospect Ave. with the Building Permit submittal.

On the site plan can be amended to show the south basin draining north through the site to Menaul.

*For
electronic
this option
at DRB*

RESOLUTION/COMMENTS:

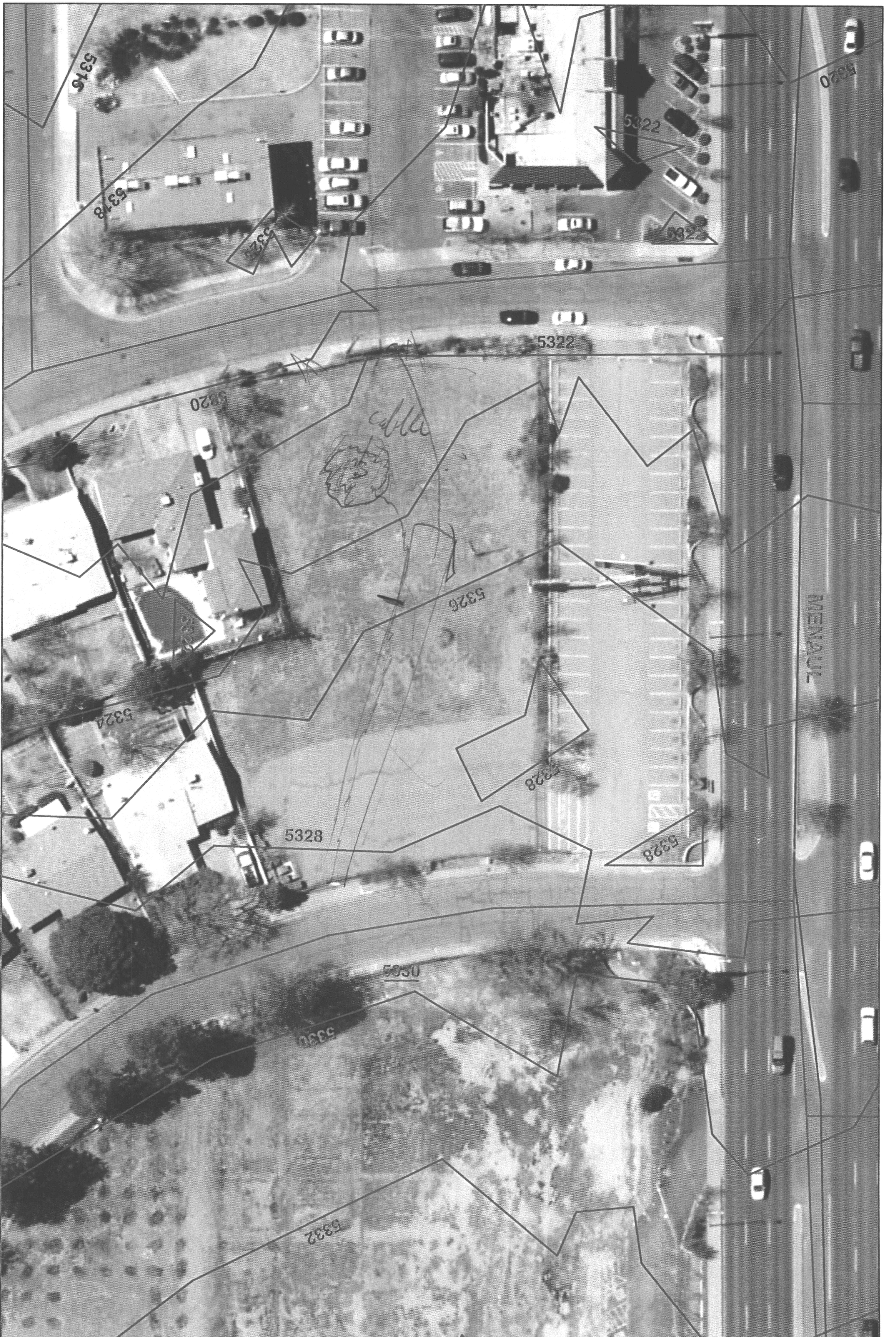
*Trans - wants an STA for Menaul modifications
There is an existing STA for the 2012 old plan.
which is not acceptable any longer.*

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 12-18-13

12-31-13 T. Cherne



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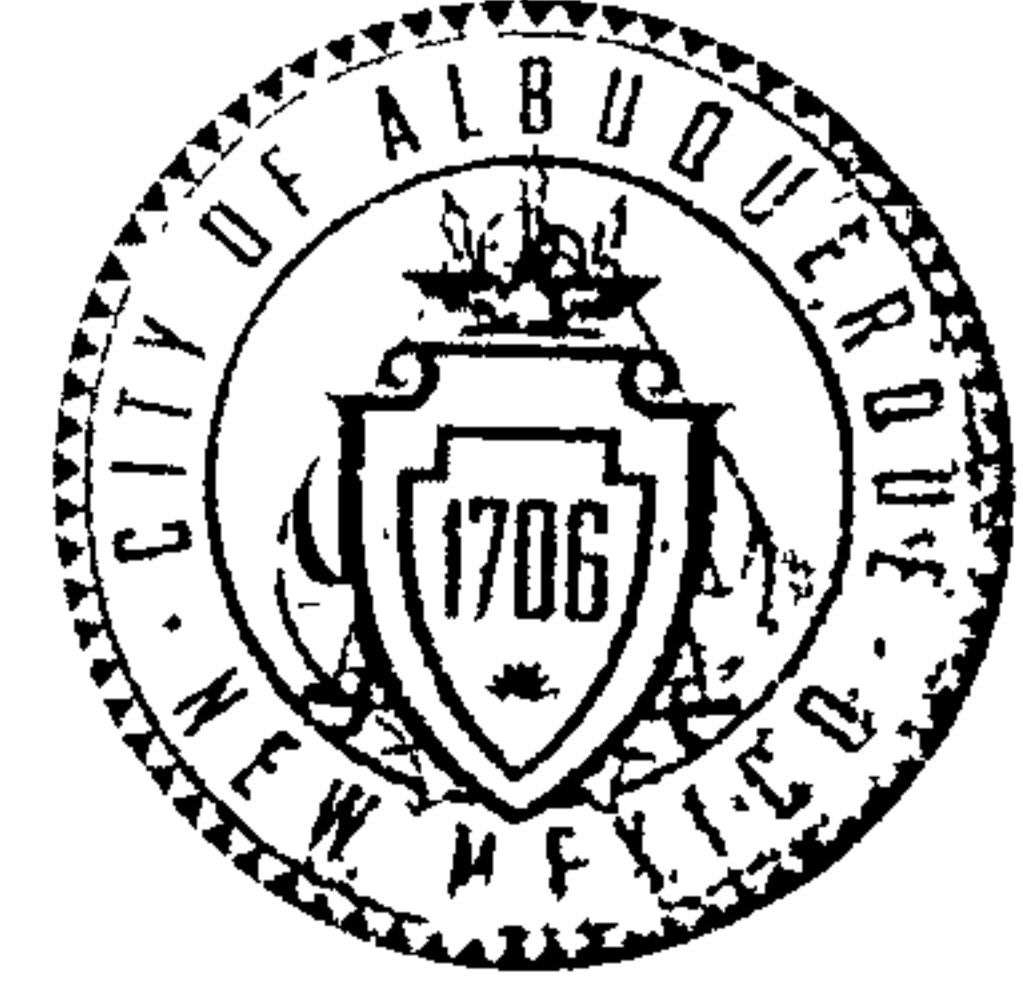
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MENAUL

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 25, 2008

Guy Jackson, P.E.
Guy Jackson & Associates, LLC
10522 Florence Ave. N.E.
Albuquerque, New Mexico 87122

RE: **Menaul / Prospect Retail Center - 7402 Menaul NE** Drainage file **H19-D 055**
Conceptual G & D Plan for Site Development for Building Permit
(PE Stamped 05-05-08)

Dear Mr. Jackson,

Based upon the information provided in your submittal received 9-15-08, the above referenced Conceptual Grading and Drainage Plan is approved for Site Development Plan for Building Permit action by the DRB.

PO Box 1293

Since both sites exceed 1 acre, a Storm Water pollution Prevention Plan (SWPPP) is required for construction. A SWPPP in MS Word or PDF format on a CD is required to be submitted to this office prior to our review of drainage plans for Building Permit. This policy came into effect July 1st, 2008.

Albuquerque

NM 87103

A detailed grading and drainage plan is required to be submitted to this office for approval prior to Building Permit approval for construction. Currently, only food preparation businesses require the trash enclosure to drain through a grease trap to the sanitary sewer. Trash enclosures at other business types should not drain to the sanitary sewer.

www.cabq.gov

Special Order 19 (SO-19) approval is also required for each sidewalk culvert proposed in public R/W, and should be included in the Grading & Drainage Plan(s) for Building Permit.

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

Sincerely,

Gregory R. Olson, P.E.
Hydrology Section

XC: Bradley Bingham, COA-PLN/Hydrology
✓ Drainage file: H19 - D 055

FREE
 $E = 2.76A \rightarrow 11.56 cfs$
 $W = 1.16A \rightarrow 4.97 cfs$
 $E = 3.92Ac \rightarrow 16.53 cfs$

1 of 1

821-5798

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

14-19/0055.

PROJECT TITLE: Menaul /Prospect Retail Center
DRB#: 1007099 EPC#: 08EPC-40021, 40022 WORK ORDER#: TBD

ZONE MAP/DRG. FILE # G-119

LEGAL DESCRIPTION: 1,2,3,38 & 30 OF Block 16 & 1-11,33-38 of BLOCK 17 OF ZUNI ADDITION
CITY ADDRESS: 7402 Menaul Blvd. NE 87110

ENGINEERING FIRM: GUY JACKSON & ASSOCIATES, LLC
ADDRESS: 10522 FLORENCE AVE. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GUY JACKSON, PE
PHONE: 235-1426
ZIP CODE: 87122

OWNER: Sandia Foundation
ADDRESS: _____
CITY, STATE: Albuquerque, NM

CONTACT: George Anderson
PHONE: _____
ZIP CODE: _____

ARCHITECT: Van Gilbert Architect
ADDRESS: 2428 Baylor Dr. SE
CITY, STATE: Albuquerque

CONTACT: Karin Pitman
PHONE: 247-9955
ZIP CODE: 87106

SURVEYOR: The Survey Office.
ADDRESS: _____
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Gary Maple
PHONE: 9980303
ZIP CODE: 87109

CONTRACTOR: TBD
ADDRESS: _____
CITY, STATE: _____

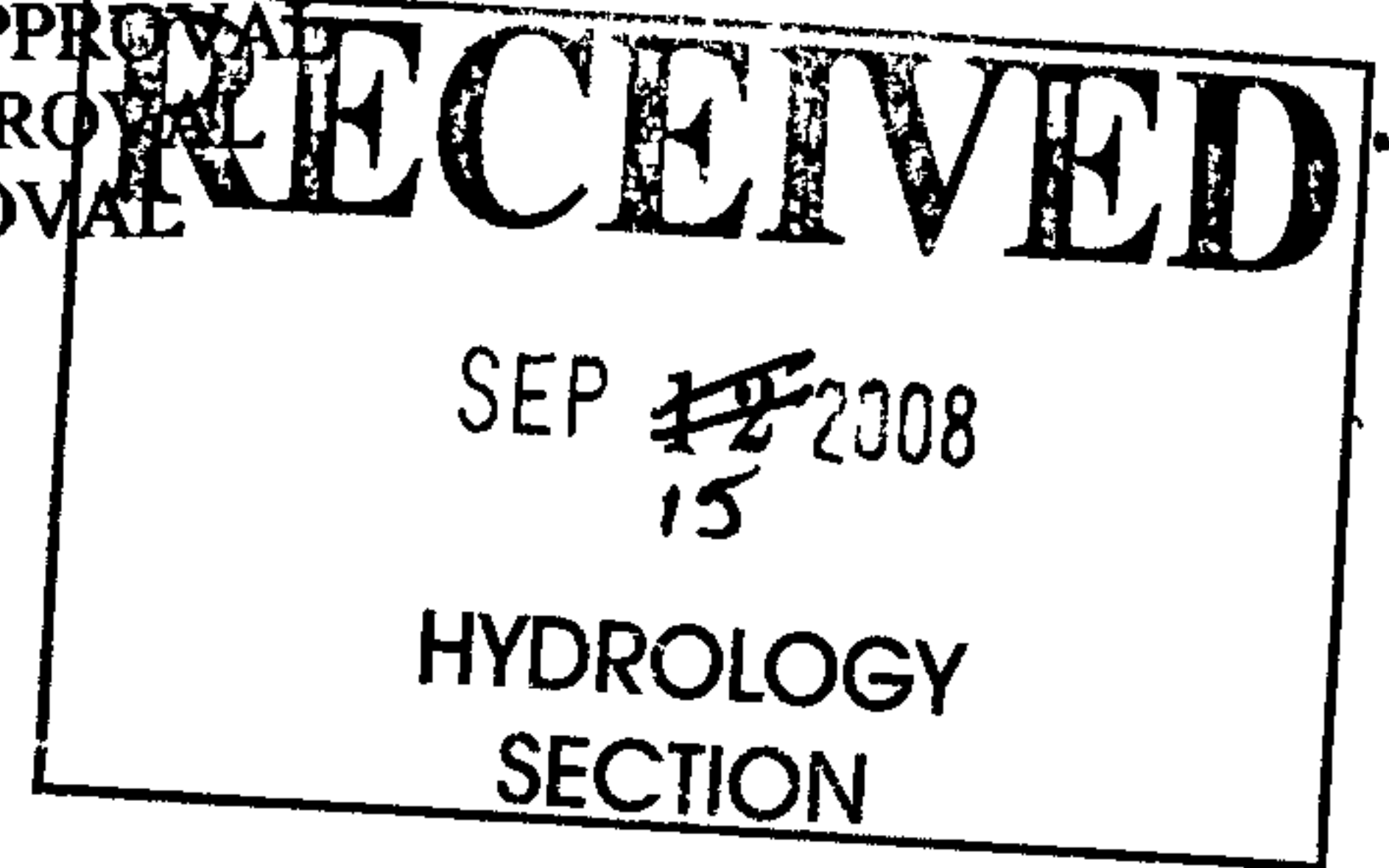
CONTACT: _____
PHONE: _____
ZIP CODE: _____

- TYPE OF SUBMITTAL:**
- DRAINAGE REPORT
 - DRAINAGE PLAN 1st SUBMITTAL
 - DRAINAGE PLAN RESUBMITTAL
 - CONCEPTUAL G & D PLAN
 - GRADING PLAN
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT
 - ENGINEER/ARCHITECT CERT (TCL)
 - ENGINEER/ARCHITECT CERT (DRB S.P.)
 - ENGINEER/ARCHITECT CERT (AA)
 - OTHER (SPECIFY)

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

\$50.00

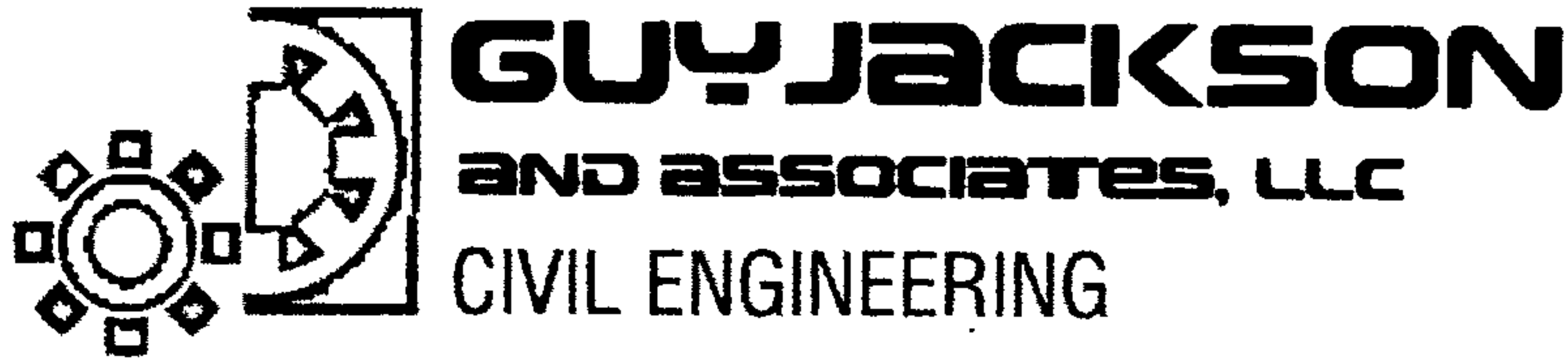


SUBMITTED BY: GUY JACKSON, PE DATE: 9-12-08

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

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

free.



September 12, 2008

Brad Bingham, PE
Hydrology Department Head
Development Services
PO Box 1293
Albuquerque, New Mexico 87103

**Re: Menaul - Prospect Retail Center - (Formerly Roland Nursery)
08EPC-40021, 40022, DRB # 1007099
(Zone Atlas Map H-19)**

Dear Brad:

Attached for Site Plan for Building Permit Approval are the following:

- One (1) drainage information sheet
- One (1) copy of the conceptual Grading & Drainage Plan

In May 2008, the EPC approved the referenced Site Plan for Building Permit with conditions. Next week, the site plan will be submitted to DRB for concurrence to conditions.

The project is located at 7402 Menaul NE, 87122 and was formally Rowland Nursery. The proposed improvements include the 4 retail and restraint buildings totaling 36725 SF.

Please contact me if you have any questions or comments.

Thanks for your help.

Sincerely,

GUY JACKSON & ASSOCIATES, LLC

Guy C. Jackson, PE
President
10522 Florence Ave. NE
Albuquerque, NM 87122
505-25-35-1426

