City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 19, 1993

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

RE: DRAINAGE PLAN FOR CHAMISA POINTE, (J10/D14)
ENGINEER'S STAMP DATED OCTOBER 11, 1993.

Dear Mr. Arfman:

Based on the information provided on the referenced submittal received November 19, 1993, the plan is approved for Rough Grading and Preliminary Plat approval.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Fred Aguirre, City Hydrologist
Larry Caudill, Environmental Health
File

wp+8027

INAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10/D14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE J DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN C.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

X OTHER (RELAT TO COMMENTS)

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ S. DEV. PLAN FOR SUB'D. APPROVAL

____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

____ SECTOR PLAN APPROVAL

____ FINAL PLAT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ BUILDING PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

X GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

____ DRAINAGE REQUIREMENTS

____ OTHER ~~GRADING PERMIT~~ (SPECIFY)

DATE SUBMITTED: 11.19.93

BY: FRED C. ARFMAN, P.E.

FOR ISAACSON & ARFMAN, P.A.

RECEIVED
NOV 19 1993
HYDROLOGY DIVISION

ENCROACHMENT AGREEMENT

This Encroachment Agreement ("Agreement") is made this 11th day of October 1993, by and between Signature J Homes, Inc. ("SJH, Inc.") and ~~Alphonse~~ ALFONSO Salas, Trustee for SALAS Trust A, created June 22, 1989 ("Salas").

WHEREAS, Salas, as Trust A is the owner of the following described property situated in Bernalillo County, New Mexico (the "Salas Property"):

> The northerly portion of Tract 271 as shown on the plat of the Town of Atrisco Grant, Airport Unit to the City of Albuquerque, New Mexico, as the same is shown and designated on said plat filed for record in the office of the Bernalillo County, New Mexico clerk on December 5, 1944 in Volume D, Folio 117.

WHEREAS, SJH, Inc. is the owner of the following described property situated in Bernalillo County, New Mexico (the "SJH, Inc. Property"):

> The northerly portions of Tracts 272-275 as shown on the plat of the Town of Atrisco Grant, Airport Unit to the City of Albuquerque, New Mexico, as the same is shown and designated on said plat filed for record in the office of the Bernalillo County, New Mexico clerk on December 5, 1944 in Volume D, Folio 117.

WHEREAS, portions of the site grading of the SJH, Inc. property requires a side slope encroachment upon the Salas property as shown on the Site Grading Plan prepared by Isaacson & Arfman, P.A. dated October 11, 1993, a portion attached hereto as Exhibit "A" (the "Encroachment"), and the parties desire to permit this encroachment.

NOW THEREFORE, for good and valuable consideration, the parties agree as follows:

1. ~~Salas~~ ALFONSO SALAS, Trustee for SALAS Trust A grants to SJH, Inc. the right to encroach upon and perform the grading per said plan.

2. SJH Inc, Agrees Not to Move any CARBAGE, pavement Pieces, concrete Pieces, or Huge Rocks Unto the SALAS Trust A Property

Trust A

3
~~2.~~ SJH, Inc. agrees to indemnify Salas from any loss or damage as a result of the encroachment.

Executed the day and year first set out above.

By: [signature], President
Signature J Homes, Inc.

[signature]
~~Alphonse~~ Salas, Trustee for SALAS TRUST A created June 22, 1989
Alfonso

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

The foregoing instrument was duly acknowledged before me this 11th day of October, 1993, by Ricky G. Daniels, President of Signature J Homes, Inc.

OFFICIAL SEAL
ASA NILSON WEBER
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires _____

[signature]
Notary Public
My Commissions Expires: 3/8/97

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

The foregoing instrument was duly acknowledged before me this 18th day of October, 1993, by ~~Alphonse~~ Salas.
ALFONSO

[signature]
Notary Public
My Commissions Expires: 09-22-96

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10/D14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE J DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN C.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

____ OTHER

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

__✓__ PRELIMINARY PLAT APPROVAL

____ S. DEV. PLAN FOR SUB'D. APPROVAL

____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

____ SECTOR PLAN APPROVAL

__✓__ FINAL PLAT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ BUILDING PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

__X__ GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

____ DRAINAGE REQUIREMENTS

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: NOV. 4, 1993

BY: FRED C. ARFMAN, P.E

FOR ISAACSON & ARFMAN, P.A.

TO: J-10 / D14 (CHAMISA POINTE)

FROM: GILBERT

DATE: 10-22-93

RE: SUBMITTAL RECEIVED 10/12/93

SPOKE W/ FRED ARFMAN TODAY, I REQUESTED A LETTER W/ RESPONSE TO MY COMMENTS DATED 10-03-93 & IDENTIFY HOW UNITS I & II WILL BE TIED TOGETHER; OTHERWISE, INTERIM PLAN REQUIRED. FRED SAID HE WILL RESUBMIT W/ INFO. SHEET.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10 / B14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE J DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN C.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN (RESUBMITTAL)

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X OTHER (.

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

___ S. DEV. PLAN FOR SUB'D. APPROVAL

___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

___ SECTOR PLAN APPROVAL

X FINAL PLAT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ BUILDING PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ GRADING PERMIT APPROVAL

___ PAVING PERMIT APPROVAL

1 S.A.D. DRAINAGE REPORT

1 DRAINAGE REQUIREMENTS

X OTHER WORK ORDER (SPECIFY)

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY PROVIDED

RECEIVED
OCT 12 1993
HYDROLOGY DIVISION

DATE SUBMITTED: OCTOBER 12, 1993

BY: FRED C. ARFMAN, P.E.
FOR ISAACSON & ARFMAN, P.A.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 3, 1993

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

RE: DRAINAGE PLAN FOR CHAMISA POINTE (J10/D14) RECEIVED SEPTEMBER 28, 1993 FOR PRELIMINARY AND FINAL PLAT APPROVAL AND WORK ORDER.

Dear Mr. Arfman:

Based on the information provided on the referenced submittal, the following comments should be addressed prior to approval:

1. It appears that your "D" treatment is about 30%, this seems low for a subdivision with this density.

2. You need to include your analysis for the entrances for the side channels. These channels should accomodate sidewalk culverts. Your analysis should be based on these conditions.

3. Show the existing 100-year floodplain on the plan. The lots that are within the 100-year floodplain will require a Letter of Map Amendment based on fill dirt to be submitted to the Federal Emergency Management Agency.

4. Do you have offsite slope easements for the property to the east?

5. The swale along the west boundary will require a Maintenance Covenant Agreement to be executed, since the swale is unlined.

6. Show spot elevations at the rear property corners for the lots along Iliff Road and the eastern boundary of this subdivision.

7. Show the future top of channel elevations for the West Bluff on the plan.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Fred Aguirre, City Hydrologist
File

wp+8027

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10/D14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE J DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN C.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: N/A. CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

X OTHER (MAINTENANCE AGREEMT)

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

____ S. DEV. PLAN FOR SUB'D. APPROVAL

____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

____ SECTOR PLAN APPROVAL

X FINAL PLAT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ BUILDING PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

____ DRAINAGE REQUIREMENTS

X OTHER WORK ORDER (SPECIFY)

RECEIVED
SEP 28 1993
HYDROLOGY

DATE SUBMITTED: SEPTEMBER 28, 1993

BY: FRED C. ARFMAN, P.E

FOR ISAACSON & ARFMAN, P.A.

wp + 8027

THE LAURELWOOD SUBDIVISION AND THE IMPROVED PORTION OF HANOVER ROAD TO THE WEST INTERCEPTS 100% OF THE OFF-SITE STORM WATERS WHICH ORIGINALLY SURFACED FLOWED OVER THE SUBJECT SITE.

72ND STREET ABUTS THE SITE ALONG THE WEST PROPERTY LINE. THIS 60 FOOT WIDE PUBLIC RIGHT-OF-WAY IS UNDEVELOPED AND CURRENTLY DISCHARGES UNDEVELOPED STORM WATERS ONTO THE SITE.

THE 16 ACRE SITE CURRENTLY ACCEPTS ONLY THOSE STORM WATERS GENERATED FROM THE 72ND STREET RIGHT-OF-WAY. THOSE STORM WATERS AND THE ON-SITE FLOWS THEN SURFACE FLOW TO THE EAST. THE SOUTHERLY 13 ACRES HAS ITS STORM WATER ACCEPTED BY THE 8 CELL BOX CULVERT LOCATED APPROXIMATELY 150 FEET EAST OF THE SITE'S SOUTHEAST PROPERTY CORNER. THE NORTHERLY 3 ACRES DISCHARGES ITS' STORM WATER ACROSS TRACT 271, 68TH STREET, AN UNDEVELOPED CITY PARK AND FINALLY INTO A STORM WATER RETENTION POND FACILITY LOCATED IN THE FUTURE RIGHT-OF-WAY OF THE WEST BLUFF DIVERSION CHANNEL.

)

ISTING CONTOUR

ISTING CURB & GUTTER

OPERTY LINE/CORNER

GHT-OF-WAY

TURE SIDEWALK

RB & GUTTER

REET CENTERLINE

INDOWN SIDESLOPE

OPOSED CONTOUR

D GRADE

OT ELEVATION

OW LINE ELEV.

P OF CURB / OWLINE ELEV.

OW DIRECTIONAL ARROW

FSITE EARTHEN RAINAGE SWALE

AINAGE BASIN OUNDARY

APPROVED FOR ROUGH GRADING

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

DATE

To: Fred Aguirre
D.W. Hydrology
These are Hawk-up comments by AMAFCA - Pond E.S. is your call. The City Parks will get the Hondo Drive Row - so the swale for drainage could be a notation not actual easement
Jeff AMAFCA 9/23/93

762GRD.DWG 9/1/93

ENGINEER

NO.	DATE	REMARKS	BY

REVISIONS

DESIGN

DESIGNED BY FCA DATE 8/93
DRAWN BY Morningstar Drafting DATE 9/93
CHECKED BY DATE

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CHAMISA POINTE SUBDIVISION
GRADING & DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN			WATER		
TRANSPORTATION			WASTE WATER		
HYDROLOGY					

PROJECT NO.

MAP NO. H&J-10

SHEET OF

Earth channel protects this subd. Road can be vacated. Should drainage easement be maintained? City rules will own the property - it's your call.

PARK

(TO BE VACATED)

HONAU DRIVE N. W. (72ND STREET N.W.)

3120

N 00°41'00" E

1037.00'

Stonehill Road

N00°41'00"E 570.00'

S=0.5%

148.98'

Q=16.1 cfs

L=69.19'

L=86.29'

L=113.76'

L=54.80'

L=127.63'
R=230.00'

S89°19'00"E 57.61'

Lot 23 PG 16.8

Lot 24 PG 16.8

PG 17.0 Lot 25 L=13.53' L=4.45'

Lot 26 PG 17.2

Lot 27 PG 17.5

Lot 28 PG 17.8

Lot 29 PG 18.0

Lot 30 PG 18.3

Lot 31 PG 18.5

Lot 32 PG 18.8

Lot 33 PG 19.0

Lot 34 PG 19.3

Lot 21 PG 21.0

Lot 22 PG 17.4

Lot 68 PG 17.7

Lot 67 PG 18.1

Lot 66 PG 18.3

Lot 65 PG 18.6

Lot 64 PG 18.8

Lot 63 PG 19.1

Lot 62 PG 19.3

BASIN

FUTUR

SID PR

Lot 12
PG 11.80

Lot 13
PG 12.2

Lot 14
PG 12.7

POND 'E'

843.05'

100.00'

52.00'

54.00'

Q=30 CFS

SIDE-SLOPE
PROTECTION

EXT. 8 CELL
(6x6 EA) BOX
CULVERT

5110

Est Embankment
Not much Fill.
It's your call - Fred.

SCALE:
1"=50'

TERSTATE HIGHWAY 40

R.O.W.)

LEGEND

	EXISTING CONTOUR
=======	EXISTING CURB & GUTTER
	PROPERTY LINE/CORNER
	RIGHT-OF-WAY
	FUTURE SIDEWALK
	CURB & GUTTER
	STREET CENTERLINE
	RUNDOWN SIDESLOPE
—14—	PROPOSED CONTOUR
PG: 11.80	PAD GRADE
x11.3	SPOT ELEVATION
FL	FLOW LINE ELEV.
08.12 / 08.45	TOP OF CURB / FLOWLINE ELEV.
	FLOW DIRECTIONAL ARROW
	OFFSITE EARTHEN DRAINAGE SWALE
.....	DRAINAGE BASIN BOUNDARY

APF

HYD
PUB
CITY

RECEIVED
SEP 2 9 1993
HYDROLOGY DIVISION

To:
Fred Aguirre
Pw - Hydrology Div
3rd Floor

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10 / D14

DRB #: 93-146 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACTS 272-275, AIRPORT UNIT, TOWN OF ATRISCO GRANT

CITY ADDRESS: DNA

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

ADDRESS: 128 MONROE ST. NE PHONE: 268-8828

OWNER: SIGNATURE J. DEV. CO. CONTACT: RICK DANIELS

ADDRESS: 7007 WYOMING BLVD PHONE: 828-1100

ARCHITECT: DNA CONTACT: _____

ADDRESS: SOUTHWEST SRV. PHONE: 247-4444

SURVEYOR: 333 LOMAS CONTACT: DAN. C.

ADDRESS: _____ PHONE: _____

CONTRACTOR: DNA CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

___ OTHER

1ST

2ND

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

___ S. DEV. PLAN FOR SUB'D. APPROVAL

___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

___ SECTOR PLAN APPROVAL

X FINAL PLAT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ BUILDING PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ GRADING PERMIT APPROVAL

___ PAVING PERMIT APPROVAL

___ S.A.D. DRAINAGE REPORT

___ DRAINAGE REQUIREMENTS

X OTHER W.O. (SPECIFY)

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY PROVIDED

RECEIVED
SEP 23 1993
HYDROLOGY DIVISION

DATE SUBMITTED: SEPTEMBER 23

BY: FRED C. ARFMAN, P.E.

FOR: ISAACSON & ARFMAN, P.A.

94-0096

CHAMISA SUBD.
(SIGNATURE J DEVEL.)

CITY OF ALBUQUERQUE
REAL PROPERTY CONTRACT
(RIGHT-OF-WAY ACQUISITION)

Project No.: West Bluff Drainage Outfall
Property Description: A southerly portion of Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, located in City Zone Atlas H-10, south of existing Iliff Road, East of 72nd Street R.O.W. and north of existing I-40 and further identified as "FUTURE R.O.W. - WEST BLUFFS CHANNEL" on the SKETCH PLAT SUBMITTAL FOR Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, DRB-93-146, as is more particularly shown on attached Exhibit "A", containing 93,000 +/- square feet.

This AGREEMENT made and entered into this 13TH day of MAY, 1993, between Signature J Homes, Inc., a New Mexico Corporation, as seller, whose address is 7007 Wyoming Blvd., N.E. Suite E-1, Albuquerque, New Mexico, 87109, ("Seller"), and the CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, as buyer ("CITY"). For the purposes of this contract, Seller shall be deemed to be either singular or plural as the context requires.

WITNESSETH:

In consideration of ($1.00) ONE DOLLAR and other good valuable consideration hereafter set forth, the Seller hereby agrees to sell and the CITY hereby agrees to purchase the above described real estate ("Property") situated in Bernalillo County, State of New Mexico, subject to the following terms, conditions and covenants.

RECEIVED
SEP 28 1993

CONDITIONS:

A) It is understood that as of this 13TH day of MAY, 1993, Signature J Homes, Inc. is the contract purchaser of Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, and that said Tracts are currently owned by three separate entities. This transaction is contingent upon Signature J Homes, Inc. obtaining good merchantable title to this property, at least 30 days prior to the proposed closing of the transaction contemplated herein.

B) Closing date shall be specified by the City within ~~(60)~~ (120) One Hundred Twenty~~sixty~~ days after the effective date of this Agreement. Closing to be handled by Albuquerque Title Co., Inc., 2400 Louisiana Blvd. N.E., Albuquerque, New Mexico 87110. MWE 6-24-93 B/T 6/28/93

** C) Seller, at Seller's expense, shall pay for a policy of title insurance covering the Property. Unless specifically specified within this Agreement, City and Seller shall each pay 1/2 of all additional closing costs, exclusive of any standby or special assessment charges, which shall be paid by Seller.

D) Prior to closing, Seller, at Seller's expense, agrees to eliminate or modify all title objections to the reasonable satisfaction of the City.

E) Prior to closing, Seller, at Seller's expense, agrees to finalize and record at the Bernalillo County Clerk's Office a replat of the Seller's property which includes the Property which is the subject of this agreement, shown on attached Exhibit "A". Said replat will clearly identify the Property As "West Bluff Drainage Outfall - To Be Acquired By The City of Albuquerque."

F) Seller shall convey title to the Property to the City by statutory form general warranty deed, subject only to the permitted exceptions agreed to by the City as shown in the policy of title insurance.

G) After the closing of the transaction contemplated herein, the City, as a condition of approving Seller's proposed subdivision, will allow the Seller to use a portion of the Property for a Temporary Ponding Area for Seller's proposed development. Said ponding area shall be designed and built to City's satisfaction and will be constructed at Seller's sole expense. After accepting said ponding area, City agrees to maintain said pond until such time as the West Bluff Drainage Project is constructed.

1. Ad Valorem property taxes, special assessments, or standby charges, if any, delinquent from former years shall be paid by the Seller. All special assessments, including outstanding balances for SAD 218, shall be paid in full on or before closing by Seller. Ad Valorem property taxes or standby charges for the current year, or to become due for the current year shall be paid by the Seller. Ad Valorem property taxes, additional special assessments, or standby charges that are to become due in future years shall be paid by the Seller.

2. AGREEMENT embodies the entire agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.

3. Seller hereby agrees that the compensation herein provided to be paid, includes full compensation for their interests, and the interest of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and Seller agrees to discharge the same.

4. AGREEMENT is subject to approval by the Chief Administrative Officer of the City. The Effective Date of this agreement shall be date of approval by the Chief Administrative Officer of the City. AGREEMENT shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties only when it has been approved by the Chief Administrative Officer of the City.

5. The consideration as set forth in this Agreement shall constitute full payment for the Property and for damages, of whatever nature, arising out of or by reason of the use of the Property for public uses.

6. This transaction is a transfer of land to which the City's subdivision ordinance applies, and the Seller has agreed to replat the Seller's remaining contiguous property, shown on attached Exhibit "A" which the Seller owns. Seller agrees to sign the replat as owner, and further warrants that at no time has any portion of the property ever been conveyed in violation of the City of Albuquerque Subdivision Ordinance. Seller further agrees to indemnify and hold harmless the City for any additional costs incurred by the City in connection with the preparation of or the approvals for a subdivision plat as a result of a prior conveyance of the property in violation of the City's subdivision ordinance.

7. If the Seller is a corporation, partnership, or other legal entity, Seller warrants that it is a duly formed and validly existing under the laws of its domicile, is in good standing with and authorized to do business in the State of New Mexico, and has all requisite authorization and documentation to enter into and close this transaction and that the named corporate officer, partner or agent who executed, acknowledged and delivered this Agreement, for and on behalf of the Seller, is and was, at all material times, the duly authorized corporate officer, partner or agent of the Seller.

8. Seller warrants, there has not been and are not and will not be any hazardous materials or other environmental hazards located on or released on or from the Property and the Property is not and will not, at the closing of this Agreement, be in violation of any federal, state, or local law, ordinance or regulation relating to hazardous materials, industrial hygiene or the environmental conditions on, under, or about the Property.

9. Seller warrants to the City that no broker, agent, finder or salesman, other than CB Commercial Real Estate has been involved in the origination, negotiation or consummation of this Agreement and no fee, commission or similar payment is due to any broker, agent, finder or salesman, other than to CB Commercial Real Estate, as a result of the origination, negotiation or consummation of this Agreement. In addition, Seller shall defend, indemnify and hold the City harmless from and against any and all loss, cost or expense (including attorneys' fees and expenses) resulting from any claim for any fee, commission or similar payment by any broker, agent, finder or salesman as a result of any action by the Seller related to the origination, negotiation or consummation of this Agreement.

10. Seller covenants and warrants that, it is the contract purchaser of Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, and that said Tracts are currently owned by three separate entities. Seller further covenants and warrants that, as of the date of closing of the transaction contemplated herein, it will be the owner in fee simple of the Property and that it will have a good lawful right to convey the Property or any part thereof and that the Seller will forever warrant and defend the title to the Property against all claims from all persons or entities.

11. Both Seller and City understand that a field survey has not been prepared to date and that the 99,000 +/- sq. ft. has been estimated from existing platting information. Seller and City further understand that the purchase price will be $77,220.00 if the detailed field survey which will performed as a part of the replatting process indicates an actual area within 3% above or 3% below the estimated 99,000 +/- sq. ft. However, if the detailed field survey indicates an actual area either greater than 3% above or greater than 3% below the estimated 99,000 +/- sq. ft., Seller and City understand that the final purchase price will be revised at a net price of $0.78 per sq. ft. of the actual square footage of the Property to be acquired.

The City agrees to purchase the above described real estate, or interest therein, and to pay at closing upon delivery of a good and marketable title therefore, as follows:

For Land: 99,000 sq. ft. @ net of $0.78/sq. ft.:	$77,220.00
Total:	$77,220.00

OFFERED BY:
Martin W. Eckert Jr.
for the City of Albuquerque
Date: May 13, 1993

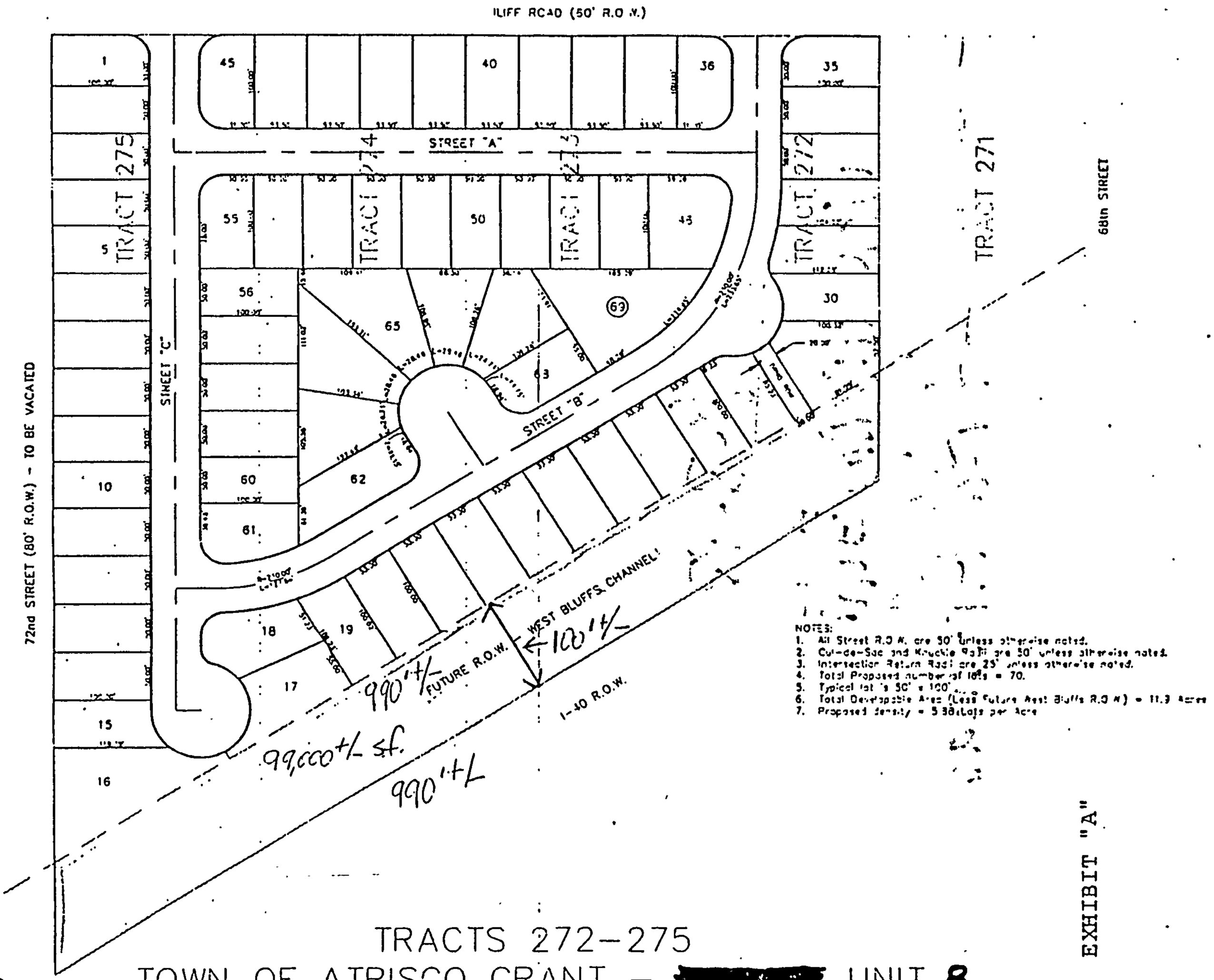
APPROVED BY:
for the City of Albuquerque
Date: 7/19/93

CITY OF ALBUQUERQUE
(BUYER)

for
Arthur A. Blumenfeld
Chief Administrative Officer
Date: 7/28/93

Signature J Homes, Inc.
(SELLER)

By:
Name: H. Gaylon Pickard Jr.
Title: President
Date: May 13, 1993



SCALE 1"=100'

NOTES:
1. All Street R.O.W. are 50' unless otherwise noted.
2. Cul-de-Sac and Knuckle Radii are 50' unless otherwise noted.
3. Intersection Return Radii are 25' unless otherwise noted.
4. Total Proposed number of lots = 70.
5. Typical lot is 50' x 100'.
6. Total Developable Area (Less Future West Bluffs R.O.W.) = 11.3 Acres
7. Proposed density = 5.38 Lots per Acre

EXHIBIT "A"

TRACTS 272-275
TOWN OF ATRISCO GRANT – [redacted] UNIT 8
SKETCH PLAT SUBMITTAL

2893.146

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Albuquerque, NM

LETTER OF MAP AMENDMENT
TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY

FLOOD INSURANCE RATE MAP 350002-0021
CITY OF ALBUQUERQUE, NEW MEXICO

FOR

TRACT 272, TOWN OF ATRISCO GRANT
AIRPORT UNIT
A PORTION OF
CHAMISA POINTE SUBDIVISION

JANUARY, 1994

PREPARED BY:
ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NEW MEXICO

RECEIVED
JAN 19 1994
HYDROLOGY DIVISION

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 17, 1994

Mr. Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator
Hydrology Division, PWD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Chamisa Pointe Subdivision (J10/D34)

Dear Mr. Aldaz:

Isaacson & Arfman, P.A. has prepared the following Letter of Map Amendment (LOMA) for FEMA Panel 350001-0021 as a condition of drainage plan approval for the above referenced subdivision. We hereby request your assistance for the completion of the enclosed form entitled "Community Acknowledgement of Request Involving Fill" and the forwarding of the LOMA to the appropriate federal agency.

The subject floodplain is approximately one acre in size and was the result of floodwater backup at the 6-cell box culvert constructed as part of the I-040 freeway improvements. Since the time of the FEMA study (October, 1983) several upstream improvements have occurred which directly effect the floodway hazard area.

1. **LAURELWOOD SUBDIVISION:** This major subdivision was constructed with a storm water management plan which intercepted all off-site flows from the west and combined them with the on-site developed flow and routed them to retention pond at the southeast corner of the subdivision. These mentioned storm water flows previously were conveyed south of the freeway via the 6-cell box culvert.

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

2. **S.A.D. 218:** This special assessment district consisted of water, sanitary sewer, paving and storm drainage facilities for that area to the east of Laurelwood Subdivision and north of the subject site. These public improvements intercept the remaining of site storm waters and route them to a series of storm water management ponds to the east of the subject floor hazard area.

Due to the above two mentioned area wide improvements, the rate and volume of storm waters entering into the 6-cell box culvert has been reduced to near nuisance flow levels, but our LOMA request is based upon the removal of that portion of the subdivision encumbered by the flood hazard area by placement of fill to raise to affect lots.

The rough grading for the proposed 84 lot subdivision is complete and includes certified pad grades for those lots within the limits of the FEMA flood hazard area. Each lot has been elevation to a graded to an elevation of at least 1.5 feet above the established 100-year water surface elevation (A 5109.0).

Please contact our office if any questions should arise or if additional information is required to process this request.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.

FCA/rtl

Attachments

FEMA USE ONLY

PROPERTY INFORMATION

This form may be completed by the property owner.

1. Community Name: City of Albuquerque State: New Mexico

   Community Number: 350002 Panel or Map Number: 0021

   Effective Date: Oct. 14, 1983

2. Street Address of Property: N/A

3. Description of Property (if a street address cannot be provided): The southerly portion of Tr. 272, Town of Atrisco Grant (lying north of I-040 north R.O.W. line) as filed Dec. 5, 1944, Volume D, Folio 117.

4. Are you requesting that the SFHA designation be removed from (a) all of the land within the bounds of the property, (b) a portion of land within the bounds of the property (metes and bounds description is required), or (c) the structure(s) on the property? (Answer "a," "b," or "c")
   A

5. Is this request for (a) a single residential structure or lot, (b) a single commercial structure or lot, or (c) multiple structures or lots? (Answer "a," "b," or "c") C

6. Is this request for (a) existing conditions or (b) a <u>proposed</u> project? (Answer "a" or "b")
   B

7. Has fill been placed in an identified SFHA? Yes If yes, when? Dec., 1993

8. For <u>proposed</u> projects, will fill be placed to elevate this land or structure(s)? N/A

9. Do you know of previous requests that have been submitted to FEMA for this property or adjacent properties? None

   If yes, what was the date of FEMA's response letter? N/A

10. I have enclosed the following documents in support of this request:

_____ a. Copy of the Deed (with recordation data) and tax assessor's map

OR

__X__ b. Copy of the Plat Map (with recordation data)

__X__ c. Copy of the effective FIRM panel on which the property location has been accurately plotted (If the request is for more than one lot/structure, this location must be certified by a registered professional engineer or licensed land surveyor)

__X__ d. A topographic map showing the locations of any structures existing on or proposed for the property (certified by a registered professional engineer or licensed land surveyor)

_____ e. Metes and bounds description and appropriate map (only if the request is for a portion of land within the bounds of the property, not structure(s) only)

__X__ f. Elevation Information form

__X__ g. Community Acknowledgment form (only if fill has been/will be placed)

__X__ h. Certification of Fill Compaction form (only if fill has been/will be placed and the request is not for a single residential structure)

Initial fee (only if the request is based on a proposed project)

__X__ i. Single residential structure or lot: $175

_____ j. All others: $245

_____ k. Additional information _____
(please specify)

11. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name: Fred C. Arfman, P.E.
(please print or type)

Mailing Address: 128 Monroe Street NE, Albuquerque, NM 87108

(please print or type)

Daytime Telephone Number: (505) 268-8828

JAN 14, 1994
Date

Fred C. Arfman
Signature of Applicant

FEMA USE ONLY

ELEVATION INFORMATION

This form must be completed by a registered professional engineer or licensed land surveyor.

1. **Community Name:** City of Albuquerque, New Mexico

2. **Legal Description of Property:** A portion of Tract 272, Town of Atrisco Grant, Airport Unit filed Dec. 5, 1944 in Volume D, Folio 117.

3. **Flooding Source:** Overland storm water runoff from the un-developed drainage basin resulting in shallow flooding.

4. Based on the FIRM, this property is located in Zone(s) Alt - Elevation 5109

5. Is any portion of this property located in the adopted regulatory floodway? No

   Are any structures (existing or proposed) located in the regulatory floodway? N/A

6. Is this area subject to land subsidence or uplift? No If yes, what is the date of the current releveling? N/A

7. What is the BFE for this property? (Provide elevation to nearest tenth of a foot and datum)*

   5109.0 NGVD

8. How was the BFE determined (attach a copy of the Flood Profile or table from the FIS report, if appropriate)? Shown on Firm Panel 350002-0021.

*For multiple lots/structures, complete the Summary of Elevations—Individual Lot Breakdown form, identifying the elevation for each lot/structure .

9. If this request is to remove the SFHA designation from a parcel of land or lot(s), what is the existing or <u>proposed</u> elevation of the lowest grade: that is, the lowest ground on the property? (Provide elevation to nearest tenth of a foot and datum)* 5109.5

10. If this request is to remove the SFHA designation from a structure(s), what is the elevation of the existing or <u>proposed</u> lowest adjacent grade; that is, the lowest ground touching the structure? (Provide elevation to nearest tenth of a foot and datum)* N/A

11. If fill has been/will be placed to elevate the structure(s) on this property, what is the existing or <u>proposed</u> elevation of the lowest floor, including basement? (Provide elevation to nearest tenth of a foot and datum)* 5111.0

*For multiple lots/structures, complete the appropriate column(s) of the Summary of Elevations—Individual Lot Breakdown form, identifying the elevation for each lot/structure.

12. All information submitted in support of this request is correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Name: Fred C. Arfman, P.E. for Isaacson & Arfman, P.A.
(please print or type)

Title: Consulting Project Engineer
(please print or type)

Registration No. 7322 Expiration Date: 12/31/94

State New Mexico

Fred C. Arfman
Signature

JAN. 14, 1994
Date

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
Seal

APPLICATION/CERTIFICATION FORMS FOR LETTERS OF MAP AMENDMENT/REVISION BASED ON FILL

FEMA USE ONLY

CERTIFICATION OF FILL COMPACTION

City of Albuquerque
Community Name

Tr. 272, Town of Atrisco Grant, Airport Unit
Property Name or Address

I hereby certify that fill placed on the property to raise the ground surface to or above the base (100-year) flood elevation in order to gain exclusion from a Special Flood Hazard Area (100-year floodplain) meets the criteria of Title 44 of the Code of Federal Regulations, Paragraph 65.5(a)(6), listed below. For proposed fill, I hereby certify that it is designed in accordance with these criteria. **Note: Any modifications or additions to this form will render it void.**

1. That the fill has been compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method or an acceptable equivalent method for (check one of the following):

   __X__ a. Fill pads prepared for the foundations of residential or commercial structures

   _____ b. Entire legally defined parcel (Note: If the location of fill pads has not been determined, the fill over the entire legally defined parcel must be compacted to the above criteria)

2. That fill slopes for granular materials are not steeper than one vertical on one-and-one-half horizontal (steeper slopes must be justified); and

3. That adequate erosion protection is provided for fill slopes exposed to moving flood waters (slopes exposed to flows with velocities of up to 5 feet per second (fps) during the 100-year flood must, at a minimum, be protected by a permanent cover of grass, vines, weeds, or similar vegetation; slopes exposed to flows with velocities greater than 5 fps during the 100-year flood must, at a minimum, be protected by appropriately designed stone, rock, concrete, or other durable products).

Mtd. Vinyard
Signature

1/18/94
Date

Community Official's Title or Engineer's Seal

MARTIN D. VINYARD
NEW MEXICO
10201
REGISTERED PROFESSIONAL ENGINEER

FEMA USE ONLY

COMMUNITY ACKNOWLEDGMENT OF REQUESTS INVOLVING FILL

City of Albuquerque
Community Name

Tr. 272, Town of Atrisco Grant, Airport Unit
Property Name or Address

We hereby acknowledge receipt and review of this Letter of Map Revision request and have found that the completed or proposed project meets or is designed to meet all of the community's applicable floodplain management regulations, including the requirement that no fill be placed in the adopted regulatory floodway. We understand that this request is being forwarded to FEMA for a possible map revision. For proposed projects, we understand that FEMA is being asked to provide comments on the potential effects of this project on the flood hazards of our community.

Community comments on the proposed project: _____

Community Official's Name: _____
(please print or type)

Address: _____
_____
(please print or type)

Daytime Telephone Number: _____

_____ _____
Community Official's Signature Date

_____
Community Official's Title

FEMA USE ONLY

SUMMARY OF ELEVATIONS— INDIVIDUAL LOT BREAKDOWN

City Albuquerque
Community Name

Tr. 272, Town of Atrisco Grant, Airport Unit
Property Name or Address

LOT NUMBER	BLOCK NUMBER	LOWEST LOT ELEVATION[1]	LOWEST FLOOR ELEVATION[2] (INCLUDING BASEMENT)	LOWEST ADJACENT GRADE TO STRUCTURE[3]	100-YEAR FLOOD ELEVATION	SOURCE OF 100-YEAR FLOOD ELEVATION	FOR FEMA USE ONLY
272		5109.5	5111.0		5109.0	FIS	

APPENDIX

1. **TOWN OF ATRISCO GRANT**
   (PORTION OF PLAT PERTINENT TO SUBJECT TRACT)

2. **FIRM PANEL 350002-0021 (PORTION)**

3. **EARTHWORK COMPACTION TEST RESULTS**
   - **DECEMBER 3, 1993**
   - **DECEMBER 7, 1993**
   - **PROCTOR**

4. **GRAPHING AND DRAINAGE PLAN: CHAMISA POINTE SUBDIVISION**

MATCH LINE (1)

t right angle

AIRPORT BDY. = 6600'

FIERRO

AVALON ROAD

CENTRAL AVE.

Arenal Canal

S.74°-24'-W.

S.24°-30'-E. 136.18'

S.24°-42'-E. 456.82'

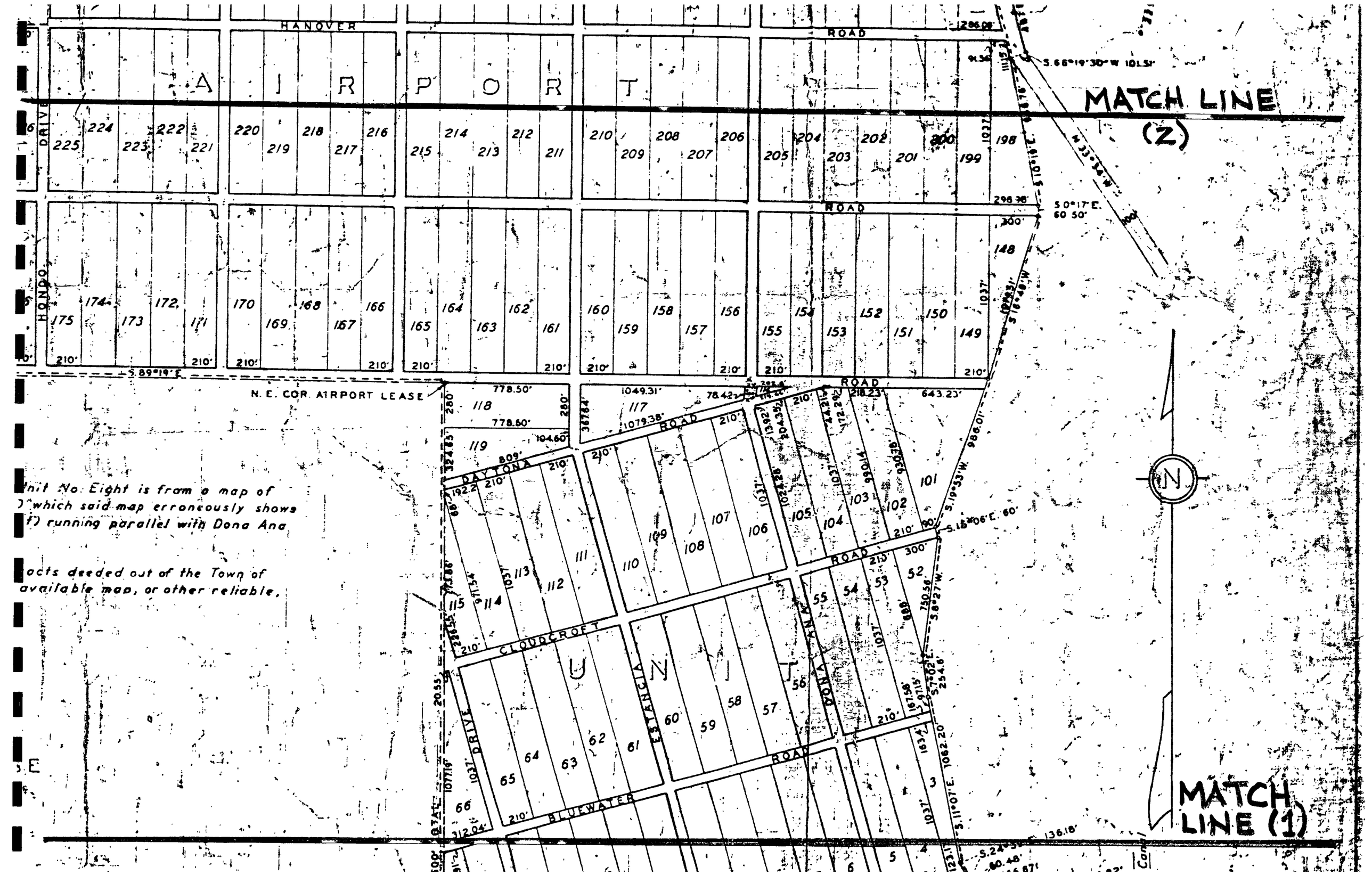
N.79°-22'-E. 312.95'

N.79°-04'-E. 410.8'

S.22°-34'-E. 291.24'

Sta. 525+00 on Highway Survey
See Highway map for Equations

| | | |


AIRPORT
HANOVER
ROAD
MATCH LINE (2)
MATCH LINE (1)
HONDO DRIVE
DAYTONA
CLOUDCROFT
BLUEWATER
ESTANCIA
DONA ANA
UNIT
N. E. COR. AIRPORT LEASE
S. 89°19' E.
S. 66°19'30" W. 101.51'
S. 0°17' E. 60.50'
S. 19°53' W. 986.01'
S. 5°16' W. 60'
S. 5°08' 27" W. 730.56'
S. 11°07' E. 1062.20'
N. 33°54' W. 1015.5'
S. 16°48' W. 1033.31'
S. 24°
Unit No. Eight is from a map of
) which said map erroneously shows
f) running parallel with Dona Ana
acts deeded out of the Town of
available map, or other reliable,

MIAMI ROAD

JUNIPER ROAD

CLIFF ROAD

HANOVER ROAD

HANOVER AIRPORT

MATCH LINE (2)

DRIVE

SOUTHERN DRIVE

ALAMOGORDO DRIVE

LARKSPUR RD.

KNOLL RD.

GALISTEO

FIERRO

ENRIO

NORTHEAST QUADRANT

A-17 990.97' 138.73

A-16 923.35'

A-15 855.73'

A-14 788.11'

A-13 720.49'

A-64 1118.25'

A-63 1114.63'

A-62 1111.01'

A-61 1107.39'

A-60 1103.77'

1100.16'

1859.87'

153.09

A-12 1794.01' 51.59

1778.44'

A-11 1729.94'

A-10 1680.44'

A-9 1598.47'

A-8 1511.40'

A-7 1424.34'

A-6 1337.28'

A-5 1250.22'

A-4 1163.16'

A-3 1076.09'

A-2 989.03'

A-1 N. 89°-32' W. 901.97'

S. 66°19'30" W. 101.53'

S. 5°59' W. 1590.36'

S. 0°09' E. 540.75'

S. 10°09' W.

N. 33°-55' E.

S. 0°17' E.

1037'

210'

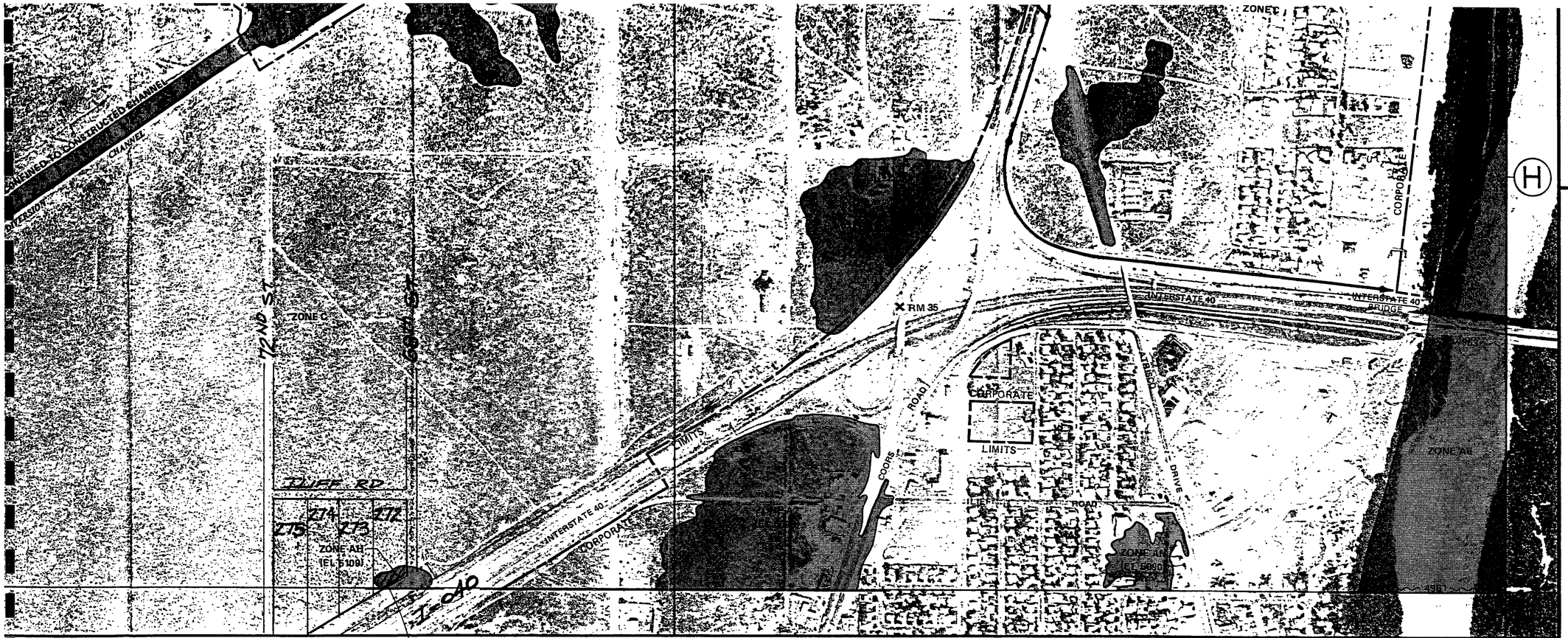
2043.87'

2070.09'

1853.27'

286.08'

298.38'



structures in the zones where elevations or depths have been established.

To determine if flood insurance is available in this community, contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620.

SCALE 1"=500'

500 0 500

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

CITY OF

ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY

PANEL 21 OF 50

COMMUNITY-PANEL NUMBER

350002 0021

EFFECTIVE DATE:

OCTOBER 14, 1983

Federal Emergency Management Agency

I, FRED C. ARFMAN, NMPE NO. 7322 DO HEREBY CERTIFY THAT THE SUBJECT PORTION OF TRACT 272 IS ACCURATELY LOCATED ON FIRM PANEL 21 OF 50 (COMMUNITY NO. 350002) DATED OCTOBER 14, 1983.

FRED C. ARFMAN
NMPE NO. 7322

1-14-94
DATE

FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM 33	5142.74	A 60-penny nail in power pole No. 1556, located approximately 120' southwest of the southeast corner of the Plains Electric Co-op substation, 5500' northwest of the Interstate 40 and Coors Road interchange.
RM 34	5104.48	Top of steel rail right-of-way marker Sta. 226 + 98, stamped "ACS BM 3-G11", located about 200' north of the intersection of Coors Road and Tucson Road, NW on the east right-of-way line of Coors Road.
RM 35	5103.98	New Mexico State Highway Commission (NMSHC) standard brass tablet, stamped "STA I-40-18", set in top of a concrete post flush with the ground, located 20.5' north of the west wingwall at the southbound Coors Road overpass of Interstate 40, and 4.0' west of the west edge of Coors Road.

NO DATA OR INFORMATION REGARDING * THIS PROJECT HAS BEEN SUBMITTED TO FEMA FOR A MAP REVISION

V
Vinyard & Associates, Inc.
A

4415-D Hawkins, NE
Albuquerque, New Mexico 87109
(505) 345-1937

Geotechnical Engineering • Materials Testing • Environmental Engineering

December 3, 1993

Isaacson & Arfman Consulting Engineers
128 Monroe, N.E.
Albuquerque, New Mexico 87108

DEC 1 0 1993

Subject: Chamisa Pointe Subdivision
V & A Project No. 93-2-523

Gentlemen:

Attached are copies of the Earthwork Compaction Test Results and Proctor Test Results for the subject project.

Should you have any questions regarding this data, please do not hesitate to call.

Sincerely,

Vinyard & Associates, Inc.

Robert Abeyta

MARTIN D. VINYARD
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

Martin D. Vinyard, P.E.

Attachments: Report Nos. 1, 2 & 3
Figure Nos. 1 & 2

cc: Addressee (1)

V
&
A

COMPACTION TEST RESULTS

PROJECT: Chamisa Pointe Subdivision CLIENT: Isaacson & Arfman Consulting

TECHNICIAN: R. Abeyta

PROJECT NO.: 93-2-523 REPORT NO.: 1 DATE: 11/24/93

Test No.	Location	Elevation	Proctor Number	Field Moisture (%)	Field Dry Density (pcf)	Relative Compaction (%)	Specified Compaction (%)	
1	Lot 7, 10' N of center of pad	SGP	2	7.9	106.1	96	95	
2	Lot 8, 10' S of center of pad	SGP	2	9.1	104.7	95	95	
3	Lot 9, 10' E of center of pad	SGP	2	8.2	104.9	95	95	*
4	Lot 10, 15' W of center of pad	SGP	2	9.0	106.1	96	95	*
5	Lot 11, 10' E of center of pad	SGP	2	8.2	105.3	95	95	*
6	Lot 12, 5' W of center of pad	SGP	2	8.6	105.8	95	95	
7	Lot 13, 5' S of center of pad	SGP	2	8.1	107.3	97	95	
8	Lot 14, 5' N of center of pad	SGP	2	8.3	106.1	96	95	
9	Lot 15, 12' N of center of pad	SGP	2	8.7	108.0	97	95	
10	Lot 16, 10' S of center of pad	SGP	2	9.1	107.3	97	95	
11	Lot 17, 10' E of center of pad	SGP	2	9.0	105.8	95	95	
12	Lot 18, 7' W of center of pad	SGP	2	9.6	105.1	95	95	
13	Lot 19, 7' W of center of pad	SGP	2	10.0	106.3	96	95	
14	Lot 20, 6' E of center of pad	SGP	2	10.7	108.1	98	95	
15	Lot 21, 15' W of center of pad	SGP	2	8.1	107.3	97	95	
16	Lot 22, 10' E of center of pad	SGP	2	9.1	109.1	98	95	

Proctor Tests Utilized

Proctor No.	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	Remarks
2	SAND, sli. silty	13.6	110.8	Lots 7-22 mix of subgrade material

WEATHER: Cloudy 51° F WINDS: 10 mph

EQUIPMENT: 1 steelwheel, 1 blade, 1 water truck, 1 scraper

REMARKS: Contractor's personnel was notified of test results.

V & A

COMPACTION TEST RESULTS

PROJECT: Chamisa Pointe Subdivision CLIENT: Isaacson & Arfman Consulting

TECHNICIAN: S. Gandee

PROJECT NO.: 93-2-523 REPORT NO.: 2 DATE: 11/29/93

Test No.	Location	Elevation	Proctor Number	Field Moisture (%)	Field Dry Density (pcf)	Relative Compaction (%)	Specified Compaction (%)
17	House pad subgrade, Lot 4, natural ground	-1.0' FSG	1	8.1	105.1	97	95
18	House pad subgrade, Lot 3, natural ground	-1.5' FSG	1	7.6	106.3	98	95
19	House pad subgrade, Lot 2, natural ground	-2.5' FSG	1	7.3	104.1	96	95
20	House pad subgrade, Lot 1, natural ground	-3.0' FSG	1	8.3	105.4	97	95
21	House pad subgrade, Lot 20	-1.0' FSG	1	7.0	106.6	99	95
22	House pad subgrade, Lot 18	-0.5' FSG	1	7.8	106.1	98	95
23	House pad subgrade, Lot 16	FSG	1	10.6	105.7	98	95
24	House pad subgrade, Lot 14	-0.5' FSG	1	8.6	104.9	97	95
25	House pad subgrade, Lot 12	-2.0' FSG	1	9.0	104.6	97	95
26	House pad subgrade, Lot 10	-1.0' FSG	1	9.1	107.6	99	95

Proctor Tests Utilized

Proctor No.	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	Remarks
1	SAND, sli. silty	12.8	108.2	Fill material from pads 10-20

WEATHER: Clear 50° - 60° F WINDS: 0-10 mph

EQUIPMENT: 1 scraper, 1 water wagon, 1 grader, 1 smooth drum vibratory roller

REMARKS: Contractor's personnel were informed of test results.

V & A

COMPACTION TEST RESULTS

PROJECT: Chamisa Pointe Subdivision CLIENT: Isaacson & Arfman Consulting

TECHNICIAN: S. Gandee

PROJECT NO.: 93-2-523 REPORT NO.: 3 DATE: 11/30/93

Test No.	Location	Elevation	Proctor Number	Field Moisture (%)	Field Dry Density (pcf)	Relative Compaction (%)	Specified Compaction (%)	
27	House pad subgrade, Lot 22	-1.0' FSG	1	8.4	106.0	98	95	
28	House pad subgrade, Lot 19	-0.5' FSG	1	11.4	106.0	98	95	
29	House pad subgrade, Lot 17	-0.5' FSG	1	10.2	108.4	100	95	
30	House pad subgrade, Lot 15	-0.5' FSG	1	13.9	106.2	98	95	
31	House pad subgrade, Lot 13, E 1/2	-1.0' FSG	1	13.2	104.9	97	95	
32	House pad subgrade, Lot 11	-1.0' FSG	1	13.0	108.6	100	95	*
33	House pad subgrade, Lot 9	-0.5' FSG	1	12.5	104.7	97	95	*
34	House pad subgrade, Lot 3	-1.0' FSG	1	10.7	108.8	100	95	

Proctor Tests Utilized

Proctor No.	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	Remarks
1	SAND, sli. silty	12.8	108.2	Fill material from pads 10-20

WEATHER: Partly cloudy 50° - 60° F WINDS: 0-10 mph

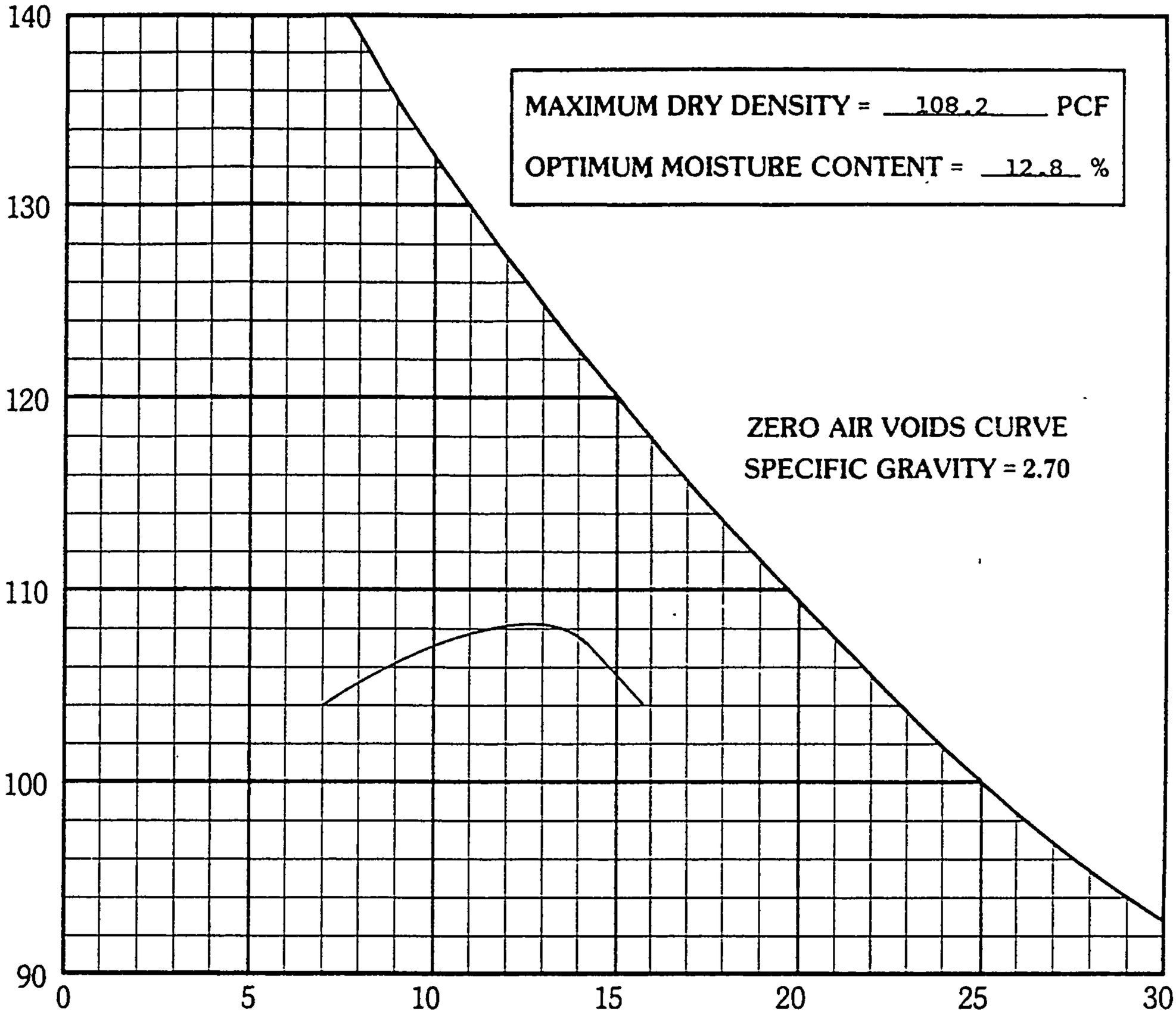
EQUIPMENT: 1 scraper, 1 water wagon, 1 grader, 1 smooth drum vibratory roller

REMARKS: Contractor's personnel were informed of test results.

V & A

COMPACTION TEST RESULTS

PROCTOR NO. 1



SAMPLE LOCATION: Fill material from Pads 10-20

SOIL DESCRIPTION: SAND, slightly silty

UNIFIED SOIL CLASSIFICATION: (SP-SM)

AASHTO SOIL CLASSIFICATION: -

TEST METHOD: ASTM D-1557-A

ATTERBERG LIMITS: LL NV % PI NP %

GRAVEL = 0
SAND = 92
S&C = 8

SIEVE ANALYSIS - % PASSING									
1 1/2"	3/4"	3/8"	No. 4	No. 8	No. 16	No. 30	No. 50	No. 100	No. 200
			100	99	99	94	71	29	8.3

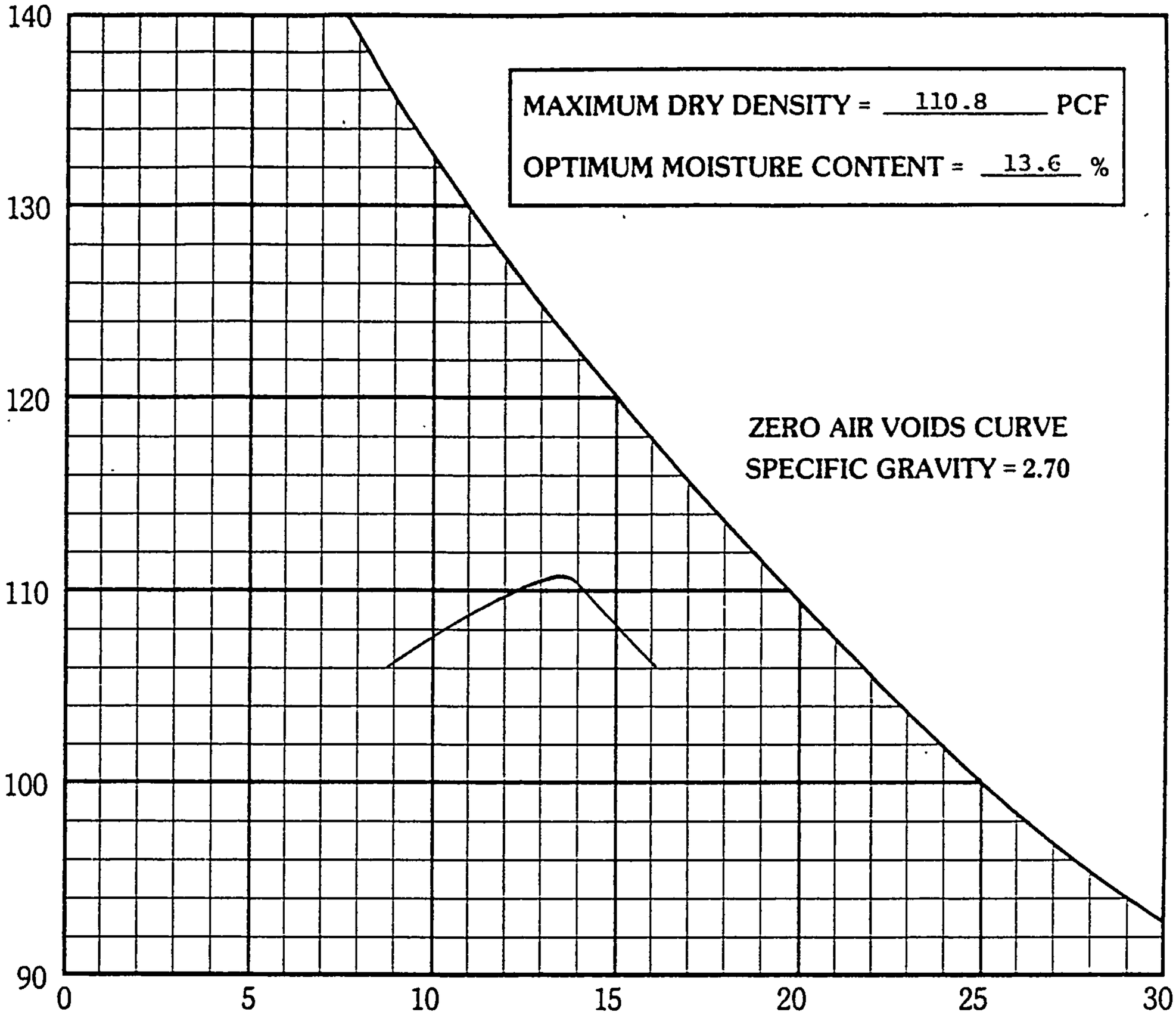
Project No: 93-2-523

Figure 1

V & A

COMPACTION TEST RESULTS

PROCTOR NO. 2



SAMPLE LOCATION: Lots 7 - 22 mix of subgrade material

SOIL DESCRIPTION: SAND, slightly silty

UNIFIED SOIL CLASSIFICATION: (SM)

AASHTO SOIL CLASSIFICATION: -

TEST METHOD: ASTM D-1557-A

ATTERBERG LIMITS: LL NV % PI NP %

GRAVEL = 0
SAND = 89
S&C = 11

SIEVE ANALYSIS - % PASSING									
1 1/2"	3/4"	3/8"	No. 4	No. 8	No. 16	No. 30	No. 50	No. 100	No. 200
					100	96	65	29	11.1

Project No: 93-2-523

Figure 2

Vinyard & Associates, Inc.

4415-D Hawkins, NE
Albuquerque, New Mexico 87109
(505) 345-1937

Geotechnical Engineering • Materials Testing • Environmental Engineering

December 7, 1993

Isaacson & Arfman Consulting Engineers
128 Monroe, NE
Albuquerque, New Mexico 87108

DEC 15 1993

Subject: Chamisa Pointe Subdivision
V & A Project No. 93-2-523

Gentlemen:

Attached are copies of the Earthwork Compaction Test Results for the subject project.

Should you have any questions regarding this data, please do not hesitate to call.

Sincerely,

Scott Gandee

Vinyard & Associates, Inc.

Martin D. Vinyard, P.E.

Attachment: Report No. 4

cc: Addressee (1)

V & A

COMPACTION TEST RESULTS

PROJECT: Chamisa Pointe Subdivision CLIENT: Isaacson & Arfman Consulting Er.

TECHNICIAN: S. Gandee

PROJECT NO.: 93-2-523 REPORT NO.: 4 DATE: 12/01/93

Test No.	Location	Elevation	Proctor Number	Field Moisture (%)	Field Dry Density (pcf)	Relative Compaction (%)	Specified Compaction (%)	
35	House pad subgrade, Lot 1	-3.0' FSG	1	10.8	106.9	99	95	
36	House pad subgrade, Lot 3	-1.0' FSG	1	10.7	107.6	99	95	
37	House pad subgrade, Lot 5	-0.5' FSG	1	14.1	107.4	99	95	
38	House pad subgrade, Lot 7	-0.5' FSG	1	15.3	104.3	96	95	
39	House pad subgrade, Lot 9	FSG	1	11.4	107.8	100	95	*
40	House pad subgrade, Lot 10	FSG	1	13.4	107.8	100	95	*
41	House pad subgrade, Lot 11	FSG	1	10.0	109.1	101	95	*
42	House pad subgrade, Lot 12	FSG	1	12.1	107.5	99	95	
43	House pad subgrade, Lot 13	FSG	1	11.9	107.0	99	95	
44	House pad subgrade, Lot 14	FSG	1	12.4	106.3	98	95	
45	House pad subgrade, Lot 15	FSG	1	13.0	107.1	99	95	
46	House pad subgrade, Lot 16	FSG	1	13.3	108.5	100	95	
47	House pad subgrade, Lot 17	FSG	1	13.7	106.3	98	95	
48	House pad subgrade, Lot 18	FSG	1	14.0	107.5	99	95	
49	House pad subgrade, Lot 19	FSG	1	12.3	106.6	99	95	
50	House pad subgrade, Lot 20	FSG	1	14.3	105.9	99	95	

Proctor Tests Utilized

Proctor No.	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (pcf)	Remarks
1	SAND, sli. silty	12.0	108.2	Fill material from pads 10-20

WEATHER: Partly cloudy 50° - 60° F WINDS: 0-15 mph

EQUIPMENT: 1 scraper, 1 water wagon, 1 smooth drive vibratory roller, 1 grader

REMARKS: Contractor's personnel were informed of test results.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 31, 1994

Bob Hendrix, Branch Chief
Region VI, Federal Center
800 North Loop 288
Denton, Texas 76201-3698

RE: REQUEST FOR A LETTER OF MAP AMENDMENT FOR TRACT 272, TOWN OF ATRISCO GRANT (LOTS 9, 10, 11 and 12, CHAMISA POINTE SUBDIVISION), BERNALILLO COUNTY, NEW MEXICO, COMMUNITY AND PANEL NO 350002-0021.

Dear Mr. Hendrix:

The purpose of this letter is to request a Letter of Map Amendment for the above referenced lots based on fill. The fill placed is above the base flood elevation and compacted to 95%. Attached is the following information for your review:

1. Completed Application/Certification forms for Letter of Map Amendments/Revisions based on fill. Along with the forms is the grading plan prepared for the above referenced site.

2. A check for $700.00 to begin your review.

Our Community would greatly appreciate your expeditious review. If you should have any questions concerning this submittal, please do not hesitate to call me at (505) 768-2650.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

xc: Fred Arfman, Issacson & Arfman
File

(WP+1596)

Federal Emergency Management Agency
Region VI
Federal Regional Center
800 North Loop 288
Denton, TX 76201-3698

MT

February 15, 1994

Mr. Gilbert Aldaz, P.E., L.S.
City/County Floodplain Administrator
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: Request for Multi-Lot Letter of Map Revision, Based on Fill; Lots 9, 10, 11 and 12, Chamisa Pointe Subdivision, Bernalillo County, NM

Dear Mr. Aldaz:

This will acknowledge receipt of your request for a Letter of Map Revision Based on Fill for the above-referenced lots dated January 31, 1994. Also received were two (2) checks in the amount of $525 and $175 for the initial review fee.

We have forwarded your request to our headquarters office for appropriate action. If additional information is needed, you will be contacted by them directly.

If you have questions, please call us at (817) 898-5333.

Sincerely,

Vicky A. Clater
Mitigation Division

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

January 14, 1994

Mr. Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator
Hydrology Division, PWD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Chamisa Pointe Subdivision (J10/D14)

Dear Mr. Aldaz:

This correspondence is in response to your drainage plan review comments as found on your letter of October 3, 1993, Items 2 and 3. Comments 1 and 4 through 7 were addressed in our November 19, 1993 response and approved by your subsequent approval of preliminary plat and rough grading dated November 19, 1993. Accordingly, we are responding to your previous comment No. 2 and 3 for final plat and work order approval.

2. *"You need to include your analysis for the entrances for the side channels. These channels should accommodate sidewalk culverts. Your analysis should be based on these conditions."*

   Response: The channel entrances, east and west basins have 20 foot and 15 foot wide entrances. Respectfully, which reduces down to the channel width over a ten foot length. Each entrance structure is similarly shaped, therefore the easterly entrance (at the Knuckle of Desert Bloom Avenue - easterly rundown) shall be used in this analysis since it has the greatest storm water flow rate (30 CFS - vs - 16.1 CFS for the westerly channel).

   Storm water flows converge on the channel entrance via street flow from both the north and southwest at 15 CFS each. For a conservative analysis, the entrance velocity shall be assumed to be 0 FPS, thereby, the broad crested weir equation shall be used to compute the maximum entrance capacity.

RECEIVED
JAN 19 1994

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

$$Q = CLH^{3/2}$$

The entrance cross section and the support calculations are found on the attached worksheet.

In addition, each rundown was analyzed through the permanent concrete channel and the temporary asphaltic rundowns. These calculations and channel sections are individually shown on the attached exhibits.

3. *"Show the existing 100-year floodplain on the plan. The lots that are within the 100-year floodplain will require a Letter of Map Amendment based on fill dirt to be submitted to the Federal Emergency Management Agency."*

Response: The 100-year floodplain (per the 1983 FEMA panel) is now shown on the grading/drainage plan.

A L.O.M.A. submittal to FEMA is pending the acceptance of the grading/drainage plan of the subject site. A copy of our final L.O.M.A. submittal shall be forwarded to your office prior to work order approval.

Hopefully, the above information along with the previously drainage submittal of November 19, 1993 now provides all of the required and supplemental information for final plat approval. Please advise our office if you have additional comments regarding this submittal.

Very truly yours,

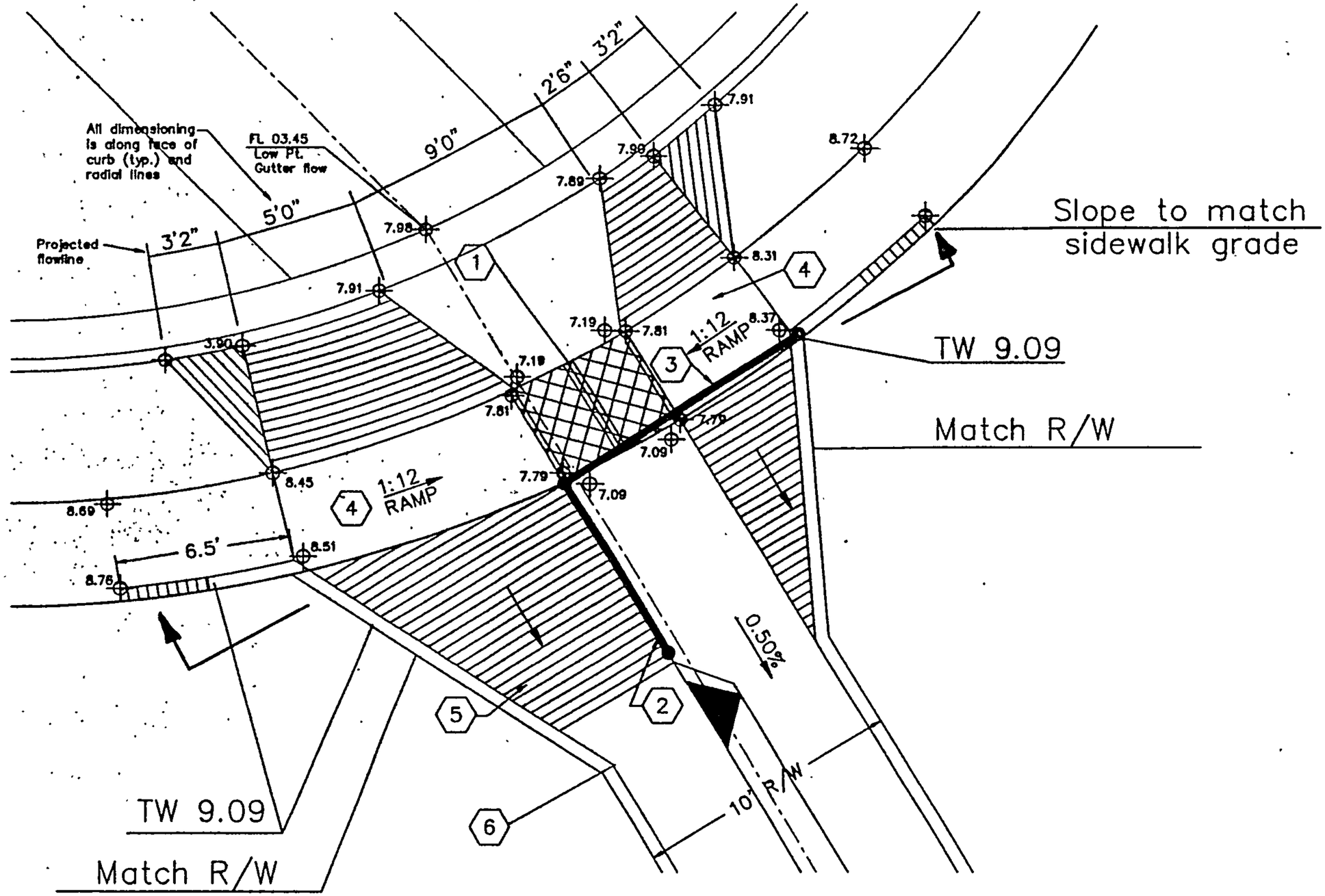
ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.

FCA/rtl

Attachments

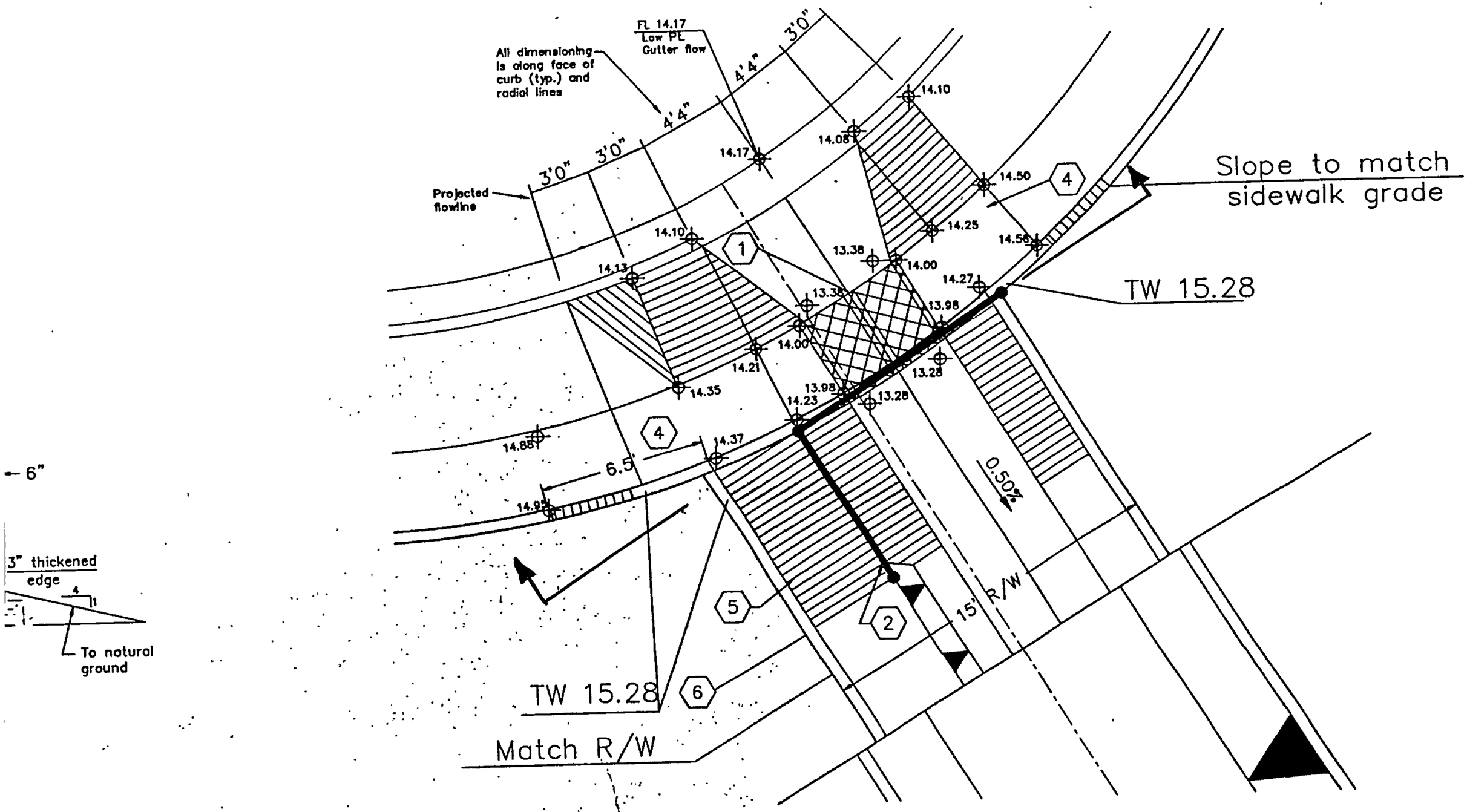
RECEIVED
JAN 19 1994
HYDR



DRAINAGE RUNDOWN #1 ENTRANCE DETAIL

Scale: 1" = 2' 0"

Scale: 1" = 2' 0"



— 6"

3" thickened edge

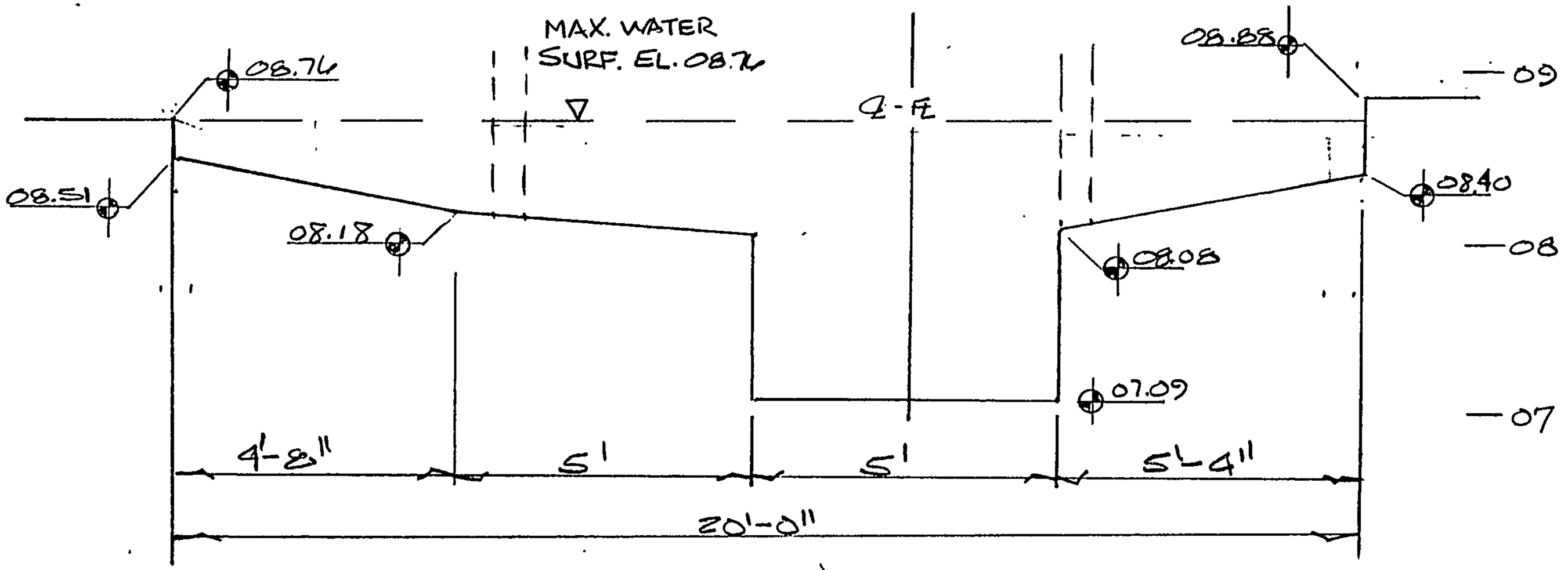
4 : 1

To natural ground

DRAINAGE RUNDOWN #2 ENTRANCE DETAIL

Scale: 1" = 2' 0"

D:\DATA\ACAD\PICKARD\DRN_DTLS.DWG



COMPUTE AVG. DEPTH: (MAX. CAPACITY)

$$D_{MAX} = 8.76 - \frac{\left[D - \left(\frac{08.51 + 08.18}{2}\right)(4.67') + \left(D - \left(\frac{08.18 + 08.08}{2}\right)(5')\right] + (D - 7.09)(5') + \left[D - \left(\frac{8.76 + 08.08}{2}\right)(5.33')\right]}{20'}$$

$$\text{AVG. } D = \frac{1.94 + 3.15 + 8.35 + 1.81}{20'} = \frac{15.25}{20'} = 0.76' \text{ AVG. D.}$$

DETERMINE MAXIMUM CAPACITY (BROAD CRESTED WEIR EQU)

$$Q = CLH^{3/2} = (3.0)(20)(0.76)^{3/2}$$

$$= 39.7 \text{ CFS} > 30 \text{ CFS (100YR)} \text{ ——— O.K.}$$

USING A REDUCED C COEFFICIENT OF 2.80 TO ACCOUNT FOR THE FRICTION AND CROSS-SECTIONAL LOSSES OF THE SIDEWALK CULVERT (DOUBLE CELLED)

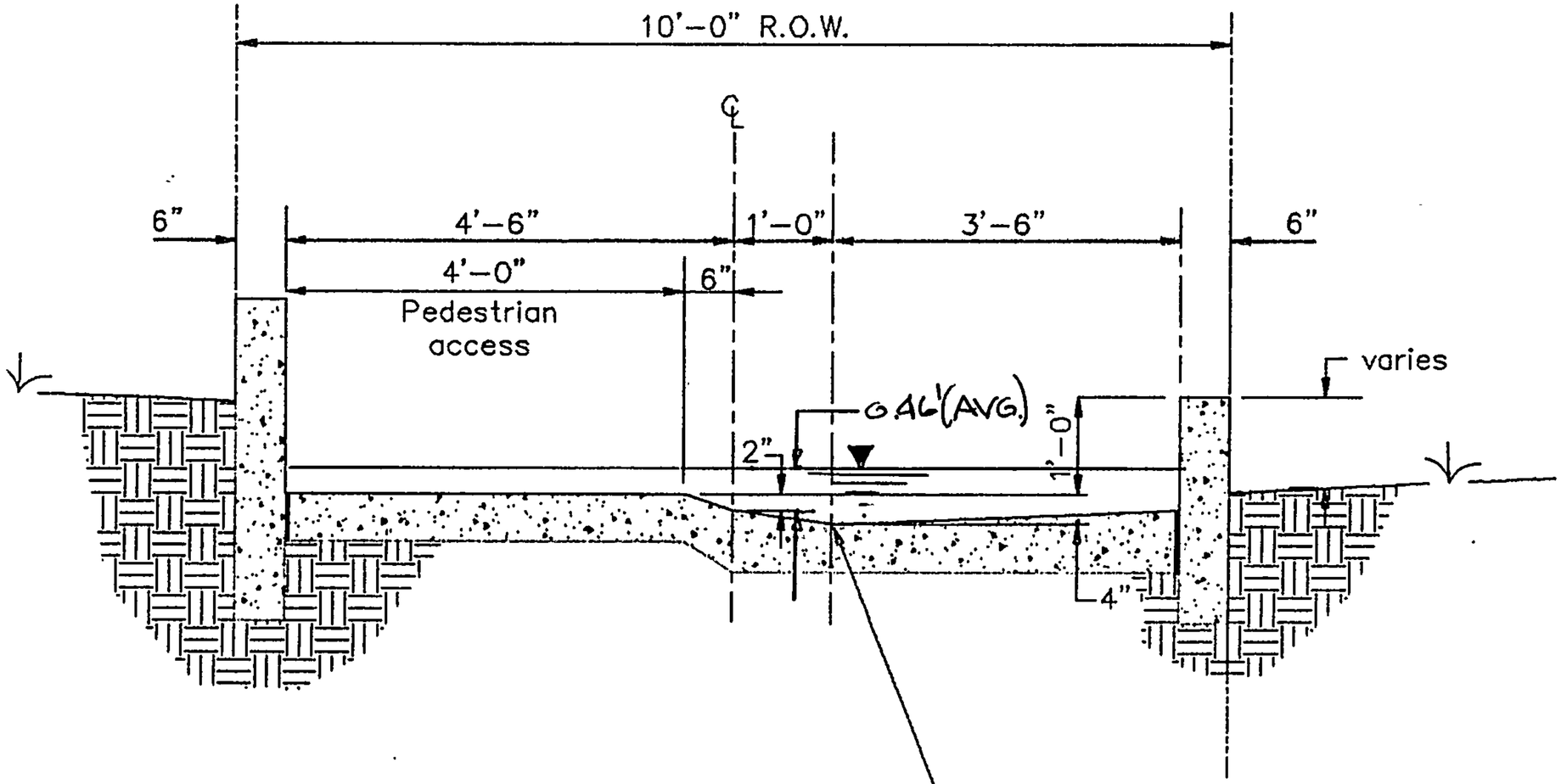
$$Q = CLH^{3/2} = (2.8)(20)(0.76)^{3/2}$$

$$= 37.1 \text{ CFS} > 30 \text{ CFS (100YR)} \text{ ——— O.K.}$$

CHAMISA POINTE SUBD

SUBJECT DRAINAGE RUNDOWNS JOB NO. ____

BY FCA DATE 1/94 SHEET NO. ____ OF ____



SECTION A-A

1"=2'-0"

NOTE: Construct P.C. concrete rundown per modified section shown above and per C.O.A. Dwg. 2260.

RECEIVED
JAN 19 1994

Rundown #1

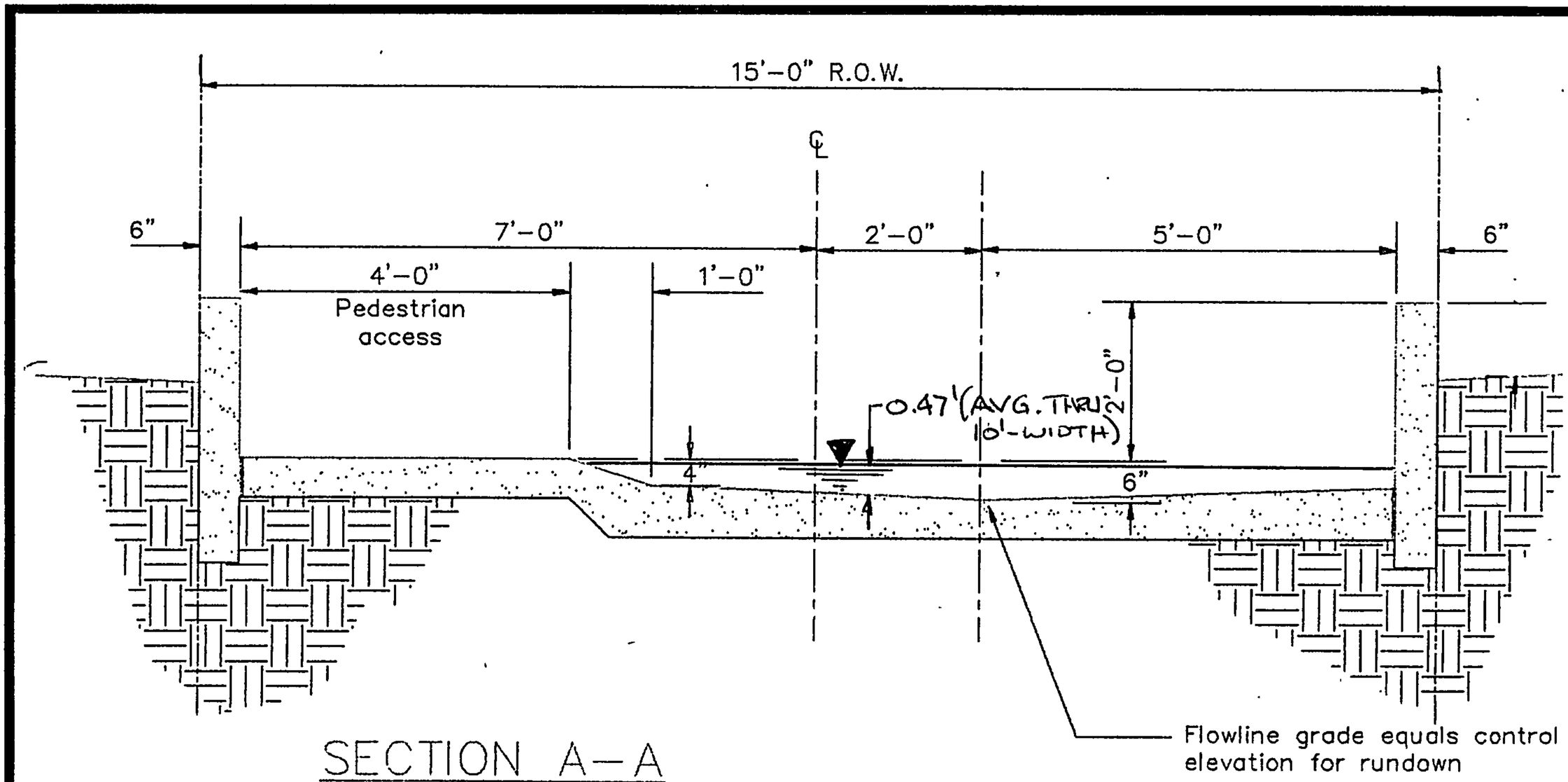
M	
S = .0079 ft/ft	CRITICAL FLOW INFORMATION Sc = .001967 ft/ft
V = 7.328 fps	Vc = 4.742 fps
d = .455 ft (AVG.)	dc = .703 ft
Q = 30 cfs	
n = .01	
L = 100 ft	
Tt = .227 min	

ISAACSON & ARFMAN, P.A.

SUBJECT Rundown #1 - EAST JOB NO.

BY FCA DATE 1/94 SHEET NO. OF

CHAMISA POINTE



SECTION A–A

1"=2'-0"

NOTE: Construct P.C. concrete rundown per modified section shown above and per C.O.A. Dwg. 2260.

Rundown #2

S = .005 ft/ft

V = 3.166 fps

d = .316 ft (Avg.)

Q = 15 cfs
n = .015
L = 15 ft
Tt = .079 min

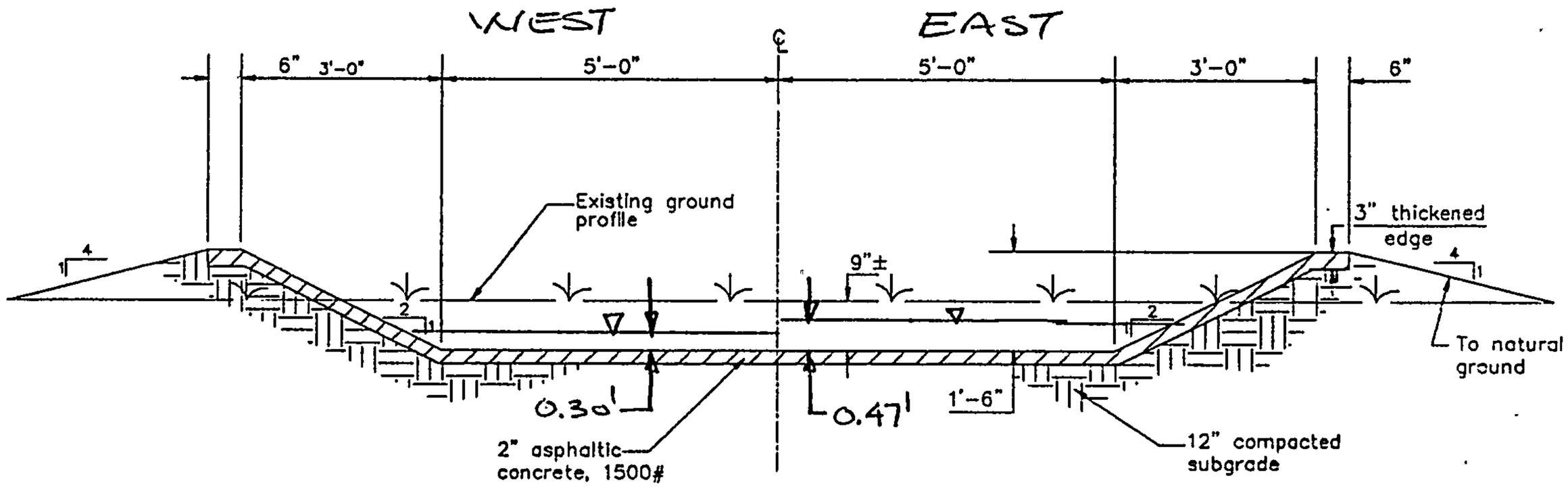
CRITICAL FLOW INFORMATION
Sc = .005034 ft/ft

Vc = 3.175 fps

dc = .315 ft

ISAACSON & ARFMAN, P.A.

SUBJECT Rundown #2-WEST JOB NO.
BY ECA DATE 1/94 SHEET NO. OF
CHAMISA POINTE



TEMP. ASPH. RUNDOWN

SECTION B-B

1"=3'-0"

RUNDOWN No.1 (E)

S = .005 ft/ft

V = 4.033 fps

d = .467 ft

Q = 30 cfs
n = .015
L = 50 ft
Tt = .207 min

Freeboard= 1.08
B = 15 ft
Lt SS = 2 :1
Rt SS = 2 :1
Sc = .004304 ft/ft

Vc = 3.848 fps

dc = .488 ft

RUNDOWN No. 2 (W)

S = .005 ft/ft

V = 3.16 fps

d = .304 ft

Q = 15 cfs
n = .015
L = 50 ft
Tt = .264 min

Freeboard= 1.05
B = 15 ft
Lt SS = 2 :1
Rt SS = 2 :1
Sc = .004947 ft/ft

Vc = 3.099 fps

dc = .31 ft

ISAACSON & ARFMAN, P.A.

SUBJECT TEMP. ASPH. RUNDOWN JOB NO.
BY FCA DATE 1/94 SHEET NO. OF

CNAMISA POINTE

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE

November 19, 1993

Mr. Gilbert Aldez, PE & PS
City/County Floodplain Administrator
Hydrology Division, PWD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Chamisa Pointe (J10/D14)

Dear Mr. Aldez:

This correspondence is our reply to your seven comments of our previously submitted Drainage Plan stamped September 15, 1993. We are only seeking rough grading approval at this time and an additional response with full design calculations shall be submitted for your Comment No. 2.

Response:

1. The 30% area for land treatment "D" has been increased to 50.6% and all calculations now reflect the new runoff valves. This substantially affects the volume of runoff required to be retained in Pond "W" since that pond does not have an emergency overflow and must retain the 10 day event per DPM.

2. The final designs of the rundown entrances are being developed and once completed, a detailed analysis will be submitted for your review. We intend to use the same channel entrance with minor improvements that was used on the La Mesa del Oeste Subdivision. That previously approved design accommodated over 48 cfs utilizing a 20 foot wide entrance and sidewalk culverts to pass the two year event. Since this subdivision is subject to the same methodology and data in determining the discharge rate, we feel confident that the proposed rundown entrance can accommodate the projected 28 cfs from Basin "E". This equates to 58% of the La Mesa de Oeste peak flows.

NOV 19 1993
HYDROLOGY DIVISION

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632

3. The 100 year floodplain now appears on both the Grading Plan and the Floodplain Map (FEMA Panel 21). A letter of Map Amendment will be submitted to FEMA to remove Lots 9, 10, and 11, Block D from the floodplain.

4. Please find enclosed a signed encroachment agreement with Mr. Alfonso Salas, property owner of the adjacent easterly tract.

5. The westerly earthen drainage swale is within the vacated portion of 72nd Street and programmed to be incorporated into the adjacent Laurelwood Park. This 60 foot strip of land does not accept any storm water flows from the west due to the existence of the Laurelwood Detention Facilities and its related rundowns from the north. Therefore, the ownership of the vacated right-of-way is still the City of Albuquerque and the ultimate redesign of the park by Bohannan-Houston, Inc. will cover the vacated right-of-way and negate the need for this temporary drainage swale.

6. Spot elevations have been added along those lots backing up to Iliff Road and the eastern boundary of the subdivision.

7. Future top of channel spot elevations are now shown on the plan.

Hopefully the above information along with the revised and resubmitted plan will provide your division with all the information required for approval of rough grading. Please advise our office if you have any additional comments regarding this submittal.

Very truly yours,

ISAACSON & ARFMAN, P.A.

Fred C. Arfman, P.E.

FCA/rtl

Enclosures

NOV 19 1993
HYDROLOGY DIVISION

94008948 0068 4828.AC

AGREEMENT AND COVENANT

This agreement and covenant, between the City of Albuquerque, New Mexico ("City") and Signature J Homes, Inc., ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at SE 1/4, 72nd St. & Iliff Rd., in Albuquerque, New Mexico, and more particularly described as:

Tracts 272-275, Town of Atrisco Grant Airport Unit

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

Tract P, Chamisa Pointe Subdivision A.K.A. the vacated portion of 72nd Street between Iliff Road and Hanover Road NW

The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

Temporary earthen drainage diversion swale along the vacated easterly right-of-way line of 72nd Street from Iliff Road running south to the temporary pond "W" within the right-of-way of the future West Bluff Diversion Channel. To be maintained by User until property is developed as a park unless revoked pursuant to Paragraph 12 and Paragraph 7 of this Agreement.

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

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

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

3. User's responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City and attached as Exhibit B. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 60 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

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

7. Cancellation of Agreement and Release of Covenant. This agreement may be cancelled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1994 JAN 20 PM 2:57

94-3 PG 68-74

[illegible] D. WOOD
COUNTY CLERK RECORDER

12-11-89

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

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

Signature J Homes, Inc.
7007 Wyoming Blvd. NE, Suite E-1
Albuquerque, New Mexico 87109

Attn: Rick Daniels

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and the against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This agreement shall continue until revoked by the City pursuant to Section 7 above.

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

14. Entire Agreement. This agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith. This Agreement shall not become binding or effective until signed by the Chief Administrative Office for the City of Albuquerque.

12-11-89

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

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

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

CITY OF ALBUQUERQUE

Approved By:

Chief Administrative Officer
Dated: 11/7/93

12/14/93
City Engineer
Dated: 12/13/93

Director, Public Works Department
Dated: 1-3-94

USER:

Signature J Homes, Inc.

By: Richard Daniels, President

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

The foregoing instrument was acknowledged before me this 7th day of October 19 93, by Richard Daniels
(User)

Ruth J. Lozano
Notary Public

My commission expires:
April 22, 1995

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

This instrument was acknowledged before me this 4th day of January, 1994, by Lawrence Kaufman, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

OFFICIAL SEAL
RENIE HERRERA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 1-13-97

Renie Herrera
Notary Public

My commission expires:

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

This instrument was acknowledged before me this _____ day of _____, 19_____, by _____, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

_____
Notary Public

My commission expires:
_____

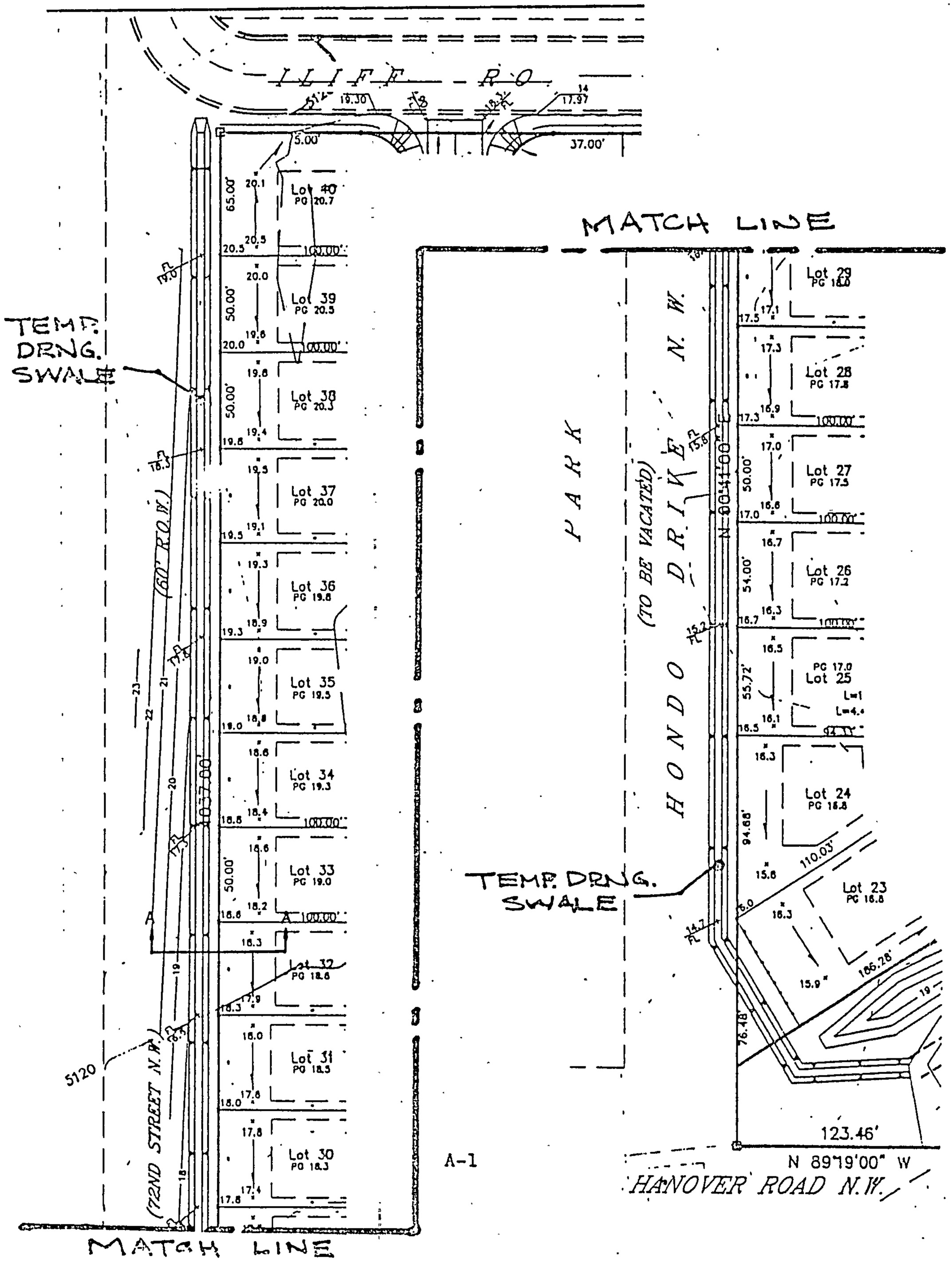
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 3rd day of January, 1994, by Robert E. Armijo, PWD Director of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My commission expires:
8-7-97

EXHIBIT "A"
AGREEMENT AND COVENANT



A-1

12-11-89

PROJECT NAME : SASURV
PLOT DATE: 10/05/93
CLIENT: SUNCOR - ISAACSON & ARFMAN
PLOT BY: P. JARAMILLO

NOTE : SEE SHEET 3 OF 3 FOR LOT AREA TABLE, LINE TABLE, AND CURVE TABLE

PLAT OF
CHAMISA POINTE SUBDIVISION
AND A
PORTION OF 72nd ST. (COORS DR.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 1993

"SUSIE RAYOS MARMON ELEMENTARY SCHOOL"

Cliff Road N.W. (60' R.O.W.)

SCALE : 1" = 60'

Way Cross Loop Avenue N.W.

PHASE ONE

PHASE TWO

Desert Bloom Street N.W.

Desert Bloom Court N.W.

Stone Hill Drive N.W.

TRACT "P" (CITY OF ALBUQUERQUE DRAINAGE MANAGEMENT AREA)

TRACT "A"

DRAINAGE R.O.W. & PEDESTRIAN ACCESS (DEDICATED BY THIS PLAT) (695.84 SQ.FT.)

Coronado Freeway (Interstate Hwy)

CALISTEO DRIVE N.W. (60' R.O.W.)

A NORTHERLY PORTION OF TRACT 271
TOWN OF ATRISCO GRANT, AIRPORT UNIT
FILED: DECEMBER 5, 1914, VOLUME: D, FOLIO: 118

SHEET 2 OF 3
MATCH LINE

MATCH LINE
SHEET 3 OF 3

EXHIBIT "A-1"
12-1-93

SHEET 2

0074

Sparling Construction Company, Inc.

Contractors
Engineers • Utilities
Heavy Construction
N.M. Contractor's Lic. #26899

P.O. Box 90548 • Albuquerque, N.M. 87199-0548 • (505) 821-1034 • Fax (505) 821-1537

February 8, 1994

Signature J Homes
7007 Wyoming Blvd. NE
Suite E-1
Albuquerque, NM 87113

Attention: Griff Pickard
Re: CHAMISA POINTE
CHANGE ORDER NUMBER ONE

We agree to remove excess dirt at the above mentioned site by March 8, 1994.

This work will be done in accordance with the existing dust control plan for this site.

If you have any questions please feel free to call.

Very truly yours,

Patrick Wylie, VP

Isaacson &
Arfman, P.A.

Consulting Engineering
Associates

Letter of Transmittal

To CITY HYDROLOGY
C.O.A.

Date 1-27-94

Job No.

Attn: GILBERT ALBEZ

Reference CHAMISA POINTE SUBDIVISION

Gentlemen:

We transmit to you 1 copy(ies) of the following

- ☐ _____ Plats
- ☐ _____ Plans
- ☐ Specifications
- ☐ _____ Report
- ☐ Shop Drawings
- ☐ Submittals
- ☐ Material Specifications
- ☐ Copy of Letter
- ☒ REAL PROPERTY CONTRACT - R.O.W. ACQUISITION
- ☒ FILED MAINT. COV. - WEST DRAINAGE SWALE

This information is transmitted:

- ☒ As per your request
- ☐ For your review & approval
- ☐ For your information
- ☒ For your attention
- ☐ For your signature
- ☐ _____
- ☐ _____
- ☒ For your files
- ☐ For your use
- ☐ Please review & return
- ☐ For return to your files
- ☐ Please advise

Remarks: PARA. G ADDRESSES THE MAINTANENCE RESPONSIBILITY WHICH WAS NEGOTIATED WITH THE SELLING PRICE REDUCED ACCORDINGLY

By: FRED C. ARFMAN

Copies To

128 Monroe, NE • Albuquerque, NM 87108 • (505) 268-8828

940096

CAAMISA SUBD.
(SIGNATURE J DEVEL.)

CITY OF ALBUQUERQUE
REAL PROPERTY CONTRACT
(RIGHT-OF-WAY ACQUISITION)

Project No.: West Bluff Drainage Outfall
Property Description: A southerly portion of Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, located in City Zone Atlas H-10, south of existing Iliff Road, East of 72nd Street R.O.W. and north of existing I-40 and further identified as "FUTURE R.O.W. - WEST BLUFFS CHANNEL" on the SKETCH PLAT SUBMITTAL FOR Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, DRB-93-146, as is more particularly shown on attached Exhibit "A", containing 99,000 +/- square feet.

This AGREEMENT made and entered into this 13TH day of MAY, 1993, between Signature J Homes, Inc., a New Mexico Corporation, as seller, whose address is 7007 Wyoming Blvd., N.E. Suite E-1, Albuquerque, New Mexico, 87109, ("Seller"), and the CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, as buyer ("CITY"). For the purposes of this contract, Seller shall be deemed to be either singular or plural as the context requires.

WITNESSETH:

In consideration of ($1.00) ONE DOLLAR and other good valuable consideration hereafter set forth, the Seller hereby agrees to sell and the CITY hereby agrees to purchase the above described real estate ("Property") situated in Bernalillo County, State of New Mexico, subject to the following terms, conditions and covenants.

CONDITIONS:

A) It is understood that as of this 13TH day of May, 1993, Signature J Homes, Inc. is the contract purchaser of Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, and that said Tracts are currently owned by three separate entities. This transaction is contingent upon Signature J Homes, Inc. obtaining good merchantable title to this property, at least 30 days prior to the proposed closing of the transaction contemplated herein.

B) Closing date shall be specified by the City within ~~(60)~~ (120) One Hundred Twenty~~sixty~~ days after the effective date of this Agreement. Closing to be handled by Albuquerque Title Co., Inc., 2400 Louisiana Blvd. N.E., Albuquerque, New Mexico 87110.

MWE 6-24-93

** C) Seller, at Seller's expense, shall pay for a policy of title insurance covering the Property. Unless specifically specified within this Agreement, City and Seller shall each pay 1/2 of all additional closing costs, exclusive of any standby or special assessment charges, which shall be paid by Seller.

D) Prior to closing, Seller, at Seller's expense, agrees to eliminate or modify all title objections to the reasonable satisfaction of the City.

E) Prior to closing, Seller, at Seller's expense, agrees to finalize and record at the Bernalillo County Clerk's Office a replat of the Seller's property which includes the Property which is the subject of this agreement, shown on attached Exhibit "A". Said replat will clearly identify the Property As "West Bluff Drainage Outfall - To Be Acquired By The City of Albuquerque."

F) Seller shall convey title to the Property to the City by statutory form general warranty deed, subject only to the permitted exceptions agreed to by the City as shown in the policy of title insurance.

G) After the closing of the transaction contemplated herein, the City, as a condition of approving Seller's proposed subdivision, will allow the Seller to use a portion of the Property for a Temporary Ponding Area for Seller's proposed development. Said ponding area shall be designed and built to City's satisfaction and will be constructed at Seller's sole expense. After accepting said ponding area, City agrees to maintain said pond until such time as the West Bluff Drainage Project is constructed.

1. Ad Valorem property taxes, special assessments, or standby charges, if any, delinquent from former years shall be paid by the Seller. All special assessments, including outstanding balances for SAD 218, shall be paid in full on or before closing by Seller. Ad Valorem property taxes or standby charges for the current year, or to become due for the current year shall be paid by the Seller. Ad Valorem property taxes, additional special assessments, or standby charges that are to become due in future years shall be paid by the Seller.

2. AGREEMENT embodies the entire agreement between the parties hereto, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.

3. Seller hereby agrees that the compensation herein provided to be paid, includes full compensation for their interests, and the interest of their life tenants, remaindermen, reversioners, lienors and lessees, and any and all other legal and equitable interests which are or may be outstanding, and Seller agrees to discharge the same.

4. AGREEMENT is subject to approval by the Chief Administrative Officer of the City. The Effective Date of this agreement shall be date of approval by the Chief Administrative Officer of the City. AGREEMENT shall be binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representatives, successors and assigns of the parties only when it has been approved by the Chief Administrative Officer of the City.

5. The consideration as set forth in this Agreement shall constitute full payment for the Property and for damages, of whatever nature, arising out of or by reason of the use of the Property for public uses.

6. This transaction is a transfer of land to which the City's subdivision ordinance applies, and the Seller has agreed to replat the Seller's remaining contiguous property, shown on attached Exhibit "A" which the Seller owns. Seller agrees to sign the replat as owner, and further warrants that at no time has any portion of the property ever been conveyed in violation of the City of Albuquerque Subdivision Ordinance. Seller further agrees to indemnify and hold harmless the City for any additional costs incurred by the City in connection with the preparation of or the approvals for a subdivision plat as a result of a prior conveyance of the property in violation of the City's subdivision ordinance.

7. If the Seller is a corporation, partnership, or other legal entity, Seller warrants that it is a duly formed and validly existing under the laws of its domicile, is in good standing with and authorized to do business in the State of New Mexico, and has all requisite authorization and documentation to enter into and close this transaction and that the named corporate officer, partner or agent who executed, acknowledged and delivered this Agreement, for and on behalf of the Seller, is and was, at all material times, the duly authorized corporate officer, partner or agent of the Seller.

8. Seller warrants, there has not been and are not and will not be any hazardous materials or other environmental hazards located on or released on or from the Property and the Property is not and will not, at the closing of this Agreement, be in violation of any federal, state, or local law, ordinance or regulation relating to hazardous materials, industrial hygiene or the environmental conditions on, under, or about the Property.

9. Seller warrants to the City that no broker, agent, finder or salesman, other than CB Commercial Real Estate has been involved in the origination, negotiation or consummation of this Agreement and no fee, commission or similar payment is due to any broker, agent, finder or salesman, other than to CB Commercial Real Estate, as a result of the origination, negotiation or consummation of this Agreement. In addition, Seller shall defend, indemnify and hold the City harmless from and against any and all loss, cost or expense (including attorneys' fees and expenses) resulting from any claim for any fee, commission or similar payment by any broker, agent, finder or salesman as a result of any action by the Seller related to the origination, negotiation or consummation of this Agreement.

10. Seller covenants and warrants that, it is the contract purchaser of Tracts 272, 273, 274 and 275, Town Of Atrisco Grant, Unit 8, and that said Tracts are currently owned by three separate entities. Seller further covenants and warrants that, as of the date of closing of the transaction contemplated herein, it will be the owner in fee simple of the Property and that it will have a good lawful right to convey the Property or any part thereof and that the Seller will forever warrant and defend the title to the Property against all claims from all persons or entities.

11. Both Seller and City understand that a field survey has not been prepared to date and that the 99,000 +/- sq. ft. has been estimated from existing platting information. Seller and City further understand that the purchase price will be $77,220.00 if the detailed field survey which will performed as a part of the replatting process indicates an actual area within 3% above or 3% below the estimated 99,000 +/- sq. ft. However, if the detailed field survey indicates an actual area either greater than 3% above or greater than 3% below the estimated 99,000 +/- sq. ft., Seller and City understand that the final purchase price will be revised at a net price of $0.78 per sq. ft. of the actual square footage of the Property to be acquired.

The City agrees to purchase the above described real estate, or interest therein, and to pay at closing upon delivery of a good and marketable title therefore, as follows:

For Land: 99,000 sq. ft. @ net of $0.78/sq. ft.: $77,220.00

Total: $77,220.00

OFFERED BY:
Martin W. Eckert Jr.
for the City of Albuquerque
Date: May 13, 1993

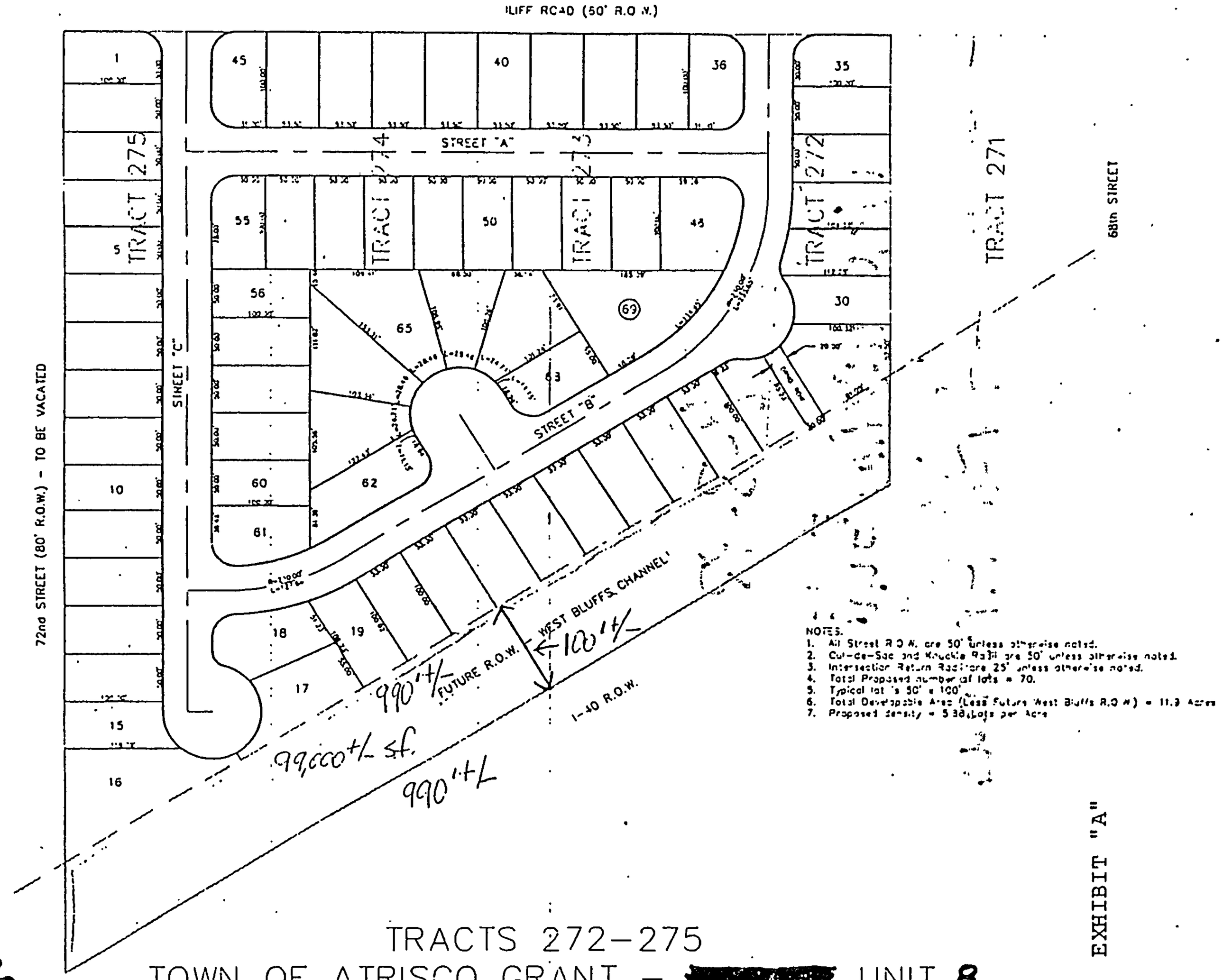
APPROVED BY:
for the City of Albuquerque
Date: 7/19/93

CITY OF ALBUQUERQUE
(BUYER)

for
Arthur A. Blumenfeld
Chief Administrative Officer
Date: 7/28/93

Signature J Homes, Inc.
(SELLER)

By:
Name: H. Griffin Pickard Jr.
Title: Director - Operations
Date: May 13, 1993



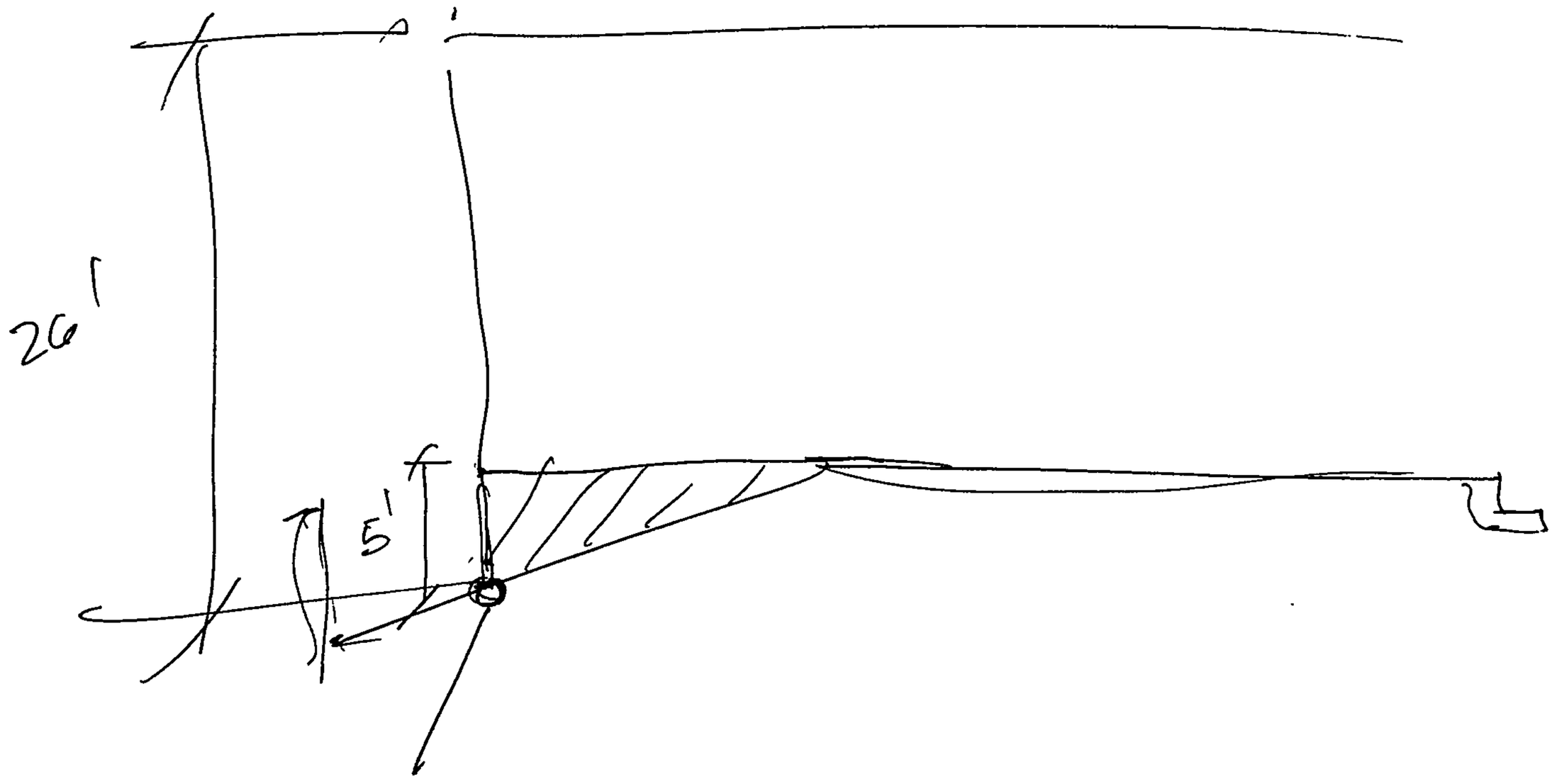
SCALE: 1"=100'

NOTES:
1. All Street R.O.W. are 50' unless otherwise noted.
2. Cul-de-Sac and Knuckle Radii are 50' unless otherwise noted.
3. Intersection Return Radii are 25' unless otherwise noted.
4. Total Proposed number of lots = 70.
5. Typical lot is 50' x 100'.
6. Total Developable Area (Less Future West Bluffs R.O.W.) = 11.3 Acres
7. Proposed density = 5.38 Lots per Acre

EXHIBIT "A"

TRACTS 272-275
TOWN OF ATRISCO GRANT – [redacted] UNIT 8
SKETCH PLAT SUBMITTAL

02893-146


26'
5'
f
L

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10 / D14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE J DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN C.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

X OTHER (L.O.M.A.)

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL

___ S. DEV. PLAN FOR SUB'D. APPROVAL

___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

___ SECTOR PLAN APPROVAL

X FINAL PLAT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ BUILDING PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ GRADING PERMIT APPROVAL

___ PAVING PERMIT APPROVAL

___ S.A.D. DRAINAGE REPORT

___ DRAINAGE REQUIREMENTS

X OTHER WORK ORDER CORRESPONDENCE (SPECIFY)

DATE SUBMITTED: JAN 19, 1994

BY: FRED C. ARFMAN, P.E.

FOR ISAACSON & ARFMAN, P.A.

HYDROLOGY DIVISION
RECEIVED
JAN 19 1994

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10/D14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE J DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN G.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: SPARLING CONT. CONTACT: PAT WYLIE

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

RECEIVED
APR 13

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS GRADING & ERT. APPROVAL
___ OTHER ~~COPY PRIOR~~ (SPECIFY)

REV. 04-11-94

DATE SUBMITTED: ~~03-14-94~~

BY: FRED C. ARFMAN, P.E.
FOR ISAACSON & ARFMAN, P.A.

SIGNATURE J HOMES, INC.

1831

DATE	DOCUMENT	DESCRIPTION	ACCOUNT #	AMOUNT	DISC	NET
01-31-94		NATIONAL FLOOD INS	1580.0000	175.00	0.00	175.00

Chamisa Pointe Subdivision

Att: Gilbert Aldez

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 31, 1994

Fred Arfman, P.E.
Isaacson & Arfman
128 Monroe Street NE
Albuquerque, NM 87108

RE: DRAINAGE REPORT AND LETTER OF MAP AMENDMENT FOR CHAMISA POINTE, (J10/D14), RECEIVED JANUARY 19, 1994 FOR WORK ORDER AND FEMA APPROVAL.

Dear Mr. Arfman:

Based on the information provided on the referenced submittal, we will forward the LOMA to the Federal Emergency Management Agency for the Flood Map Amendment.

As for the Work Order approval, we will need to resolve the following issues, prior to sign-off by this office:

1. We asked Terry Brown at the DRC meeting of Friday January 28, 1994 if the illegal berm that was constructed on the east end of this development had been removed. According to him this had been completed. A field visit today showed that the berm is still in place, and there were dirt bikes using it. This berm needs to be removed from a safety standpoint and also because the spring winds will be here, and this material will blow into the neighborhood.

2. The asphalt rundowns proposed needs to be replaced with concrete. The West Bluff is too far in the future and asphalt is very difficult to maintain, since it breaks up with equipment being used for cleaning.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: Billy Goolsby, DRC Chairman
Fred Aguirre, City Hydrologist
Larry Caudill, Environmental Health
<File>

PUBLIC WORKS DEPARTMENT

vp+8027

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

J10-D14

VERBAL CMTS ON

3/31/94

IBM

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN REVIEW COMMITTEE MEETING 12-22-93 1:30 P.M.

PROJECT: Chamisa Point Subdivision Project No. 4828.90

CONSULTANT: Terry O. Brown, P.E.

PRESENT: Billy Goolsby, DRC Chairman
Richard Dourte, Transportation Development
Stuart Reeder, Utility Development
Gilbert Aldaz, Hydrology
Terry Brown, Consultant
Rick Roybal, City Engineer

COMMENTS:

1. Richard Dourte asked some questions about the street grades. He discussed his other review comments and provided mark-ups.

2. Gilbert Aldaz asked for more information on the drainage scheme. Plan and profiles need to be provided for the rundowns. A drainage covenant is required for the maintenance of the West Bluff Drainage Channel until the City develops it and takes responsibility for its maintenance.

3. Stuart Reeder provided discussion of his review comments and mark-ups.

4. The Chairman provided mark-ups and discussion of his review comments.

The Consultant will make the appropriate corrections to the mylars and submit these along with six (6) sets of plans, all mark-ups and an updated Engineers Estimate (Figure 7) to the Master Scheduler to schedule a final review/ signature session.

BG:vgl(WP+125637)

SIGNATURE J HOMES, INC.

1762

DATE	DOCUMENT	DESCRIPTION	ACCOUNT #	AMOUNT	DISC	NET
01-18-94		NATIONAL FLOOD INS	1580.0000	525.00	0.00	525.00

Chamisa Pointe Subdivision

Att: Gilbert Aldez

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 18, 1994

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

RE: REVISED ENGINEER CERTIFICATION FOR FINANCIAL GUARANTEE RELEASE FOR CHAMISA POINTE (J10-D14) CERTIFICATION STATEMENT REVISION DATED 4/11/94.

Dear Mr. Arfman:

Based on the information provided on the resubmittal for the above referenced site, Engineer Certification is acceptable for Financial Guarantee release.

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

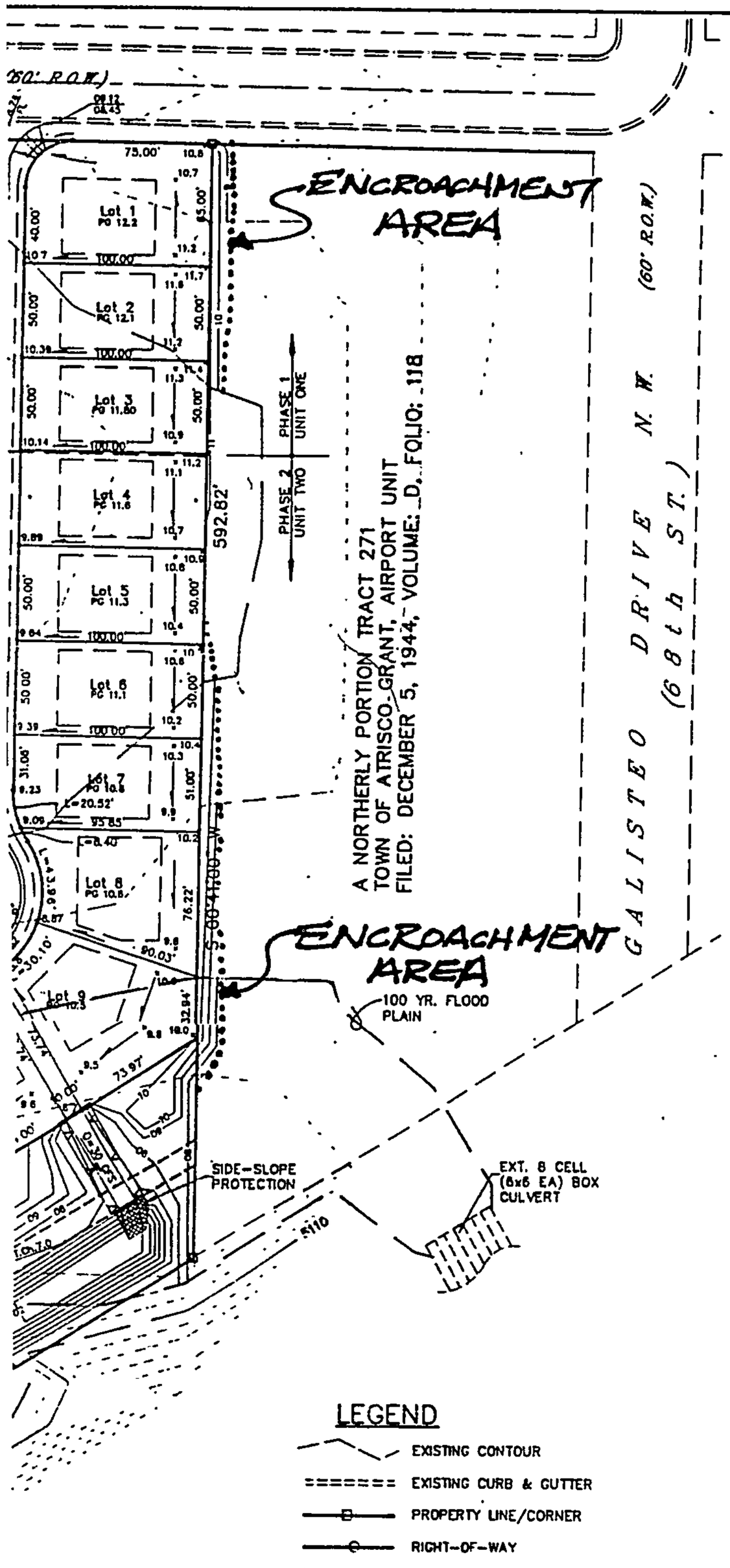
Sincerely,

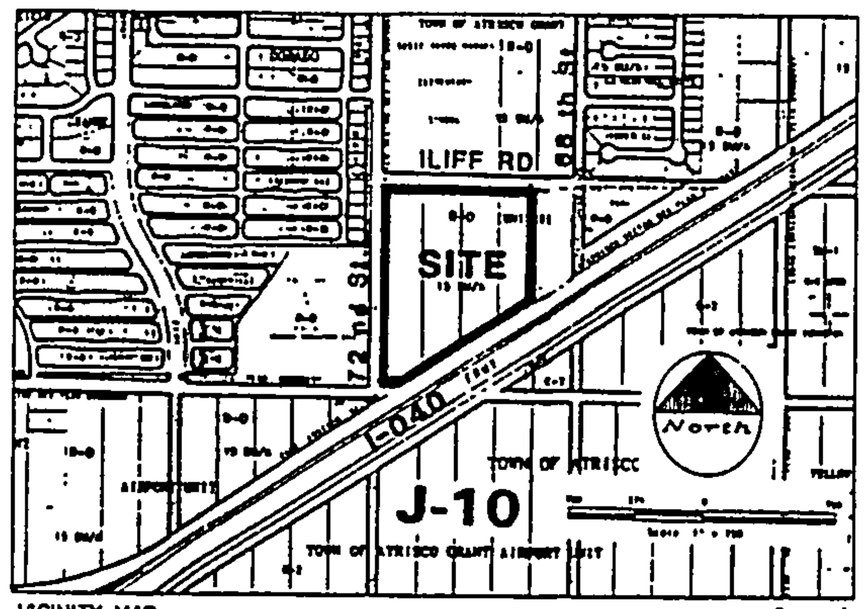
Bernie J. Montoya, CE
Engineering Associate

BJM/dl/WPHYD/8027

c: Andrew Garcia
Lynda Michelle DeVanti
File

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





VICINITY MAP 1"=750'

LEGEND

- EXISTING CONTOUR
- EXISTING CURB & GUTTER
- PROPERTY LINE/CORNER
- RIGHT-OF-WAY
- FUTURE SIDEWALK
- CURB & GUTTER
- STREET CENTERLINE
- RUNDOWN SIDESLOPE
- 14 PROPOSED CONTOUR
- PG: 11.80 PAD GRADE
- x11.3 SPOT ELEVATION
- FL FLOW LINE ELEV.
- 08.12 / 08.45 TOP OF CURB / FLOWLINE ELEV.
- FLOW DIRECTIONAL ARROW
- OFFSITE EARTHEN DRAINAGE SWALE

SCALE: 1"=50'

SED CONSTRUCTION
ADING AND INFRASTRUCTURED
EMENTS SHALL BE CONSTRUCTED
SAME TIME UNDER TWO
TE WORK ORDERS

GENERAL NOTES

LEGAL DESCRIPTION: TRACTS 272-275, AIRPORT UNIT, TOWN OF ATRISCO GRANT, FILED DECEMBER 5, 1944, VOLUME D, FOLIO 117.

ENGINEER: ISAACSON & ARFMAN, P.A.
128 MONROE STREET NE
ALBUQUERQUE, NM 87108
ATTN: FRED C. ARFMAN, P.E.

SURVEYOR: SOUTHWEST SURVEYING CO.
333 LOMAS BLVD. NE
ALBUQUERQUE, NM 87102

BENCHMARK: ACS MONUMENT "6-J10", 3-1/4" ALUMINUM CAP IN THE CENTER MEDIAN OF I-40, 0.81 MILES WEST OF COORS BLVD.
ELEVATION: 5117.13, SLD 1929

TEMPORARY BM: NORTHWEST BONNET BOLT OR FIRE HYDRANT ALONG THE NORTH CURB OF ILIFF ROAD
ELEVATION: 5122.65

ZONING: RD

NUMBER OF LOTS: 4 (PORTIONS OF) EXISTING, 84 PROPOSED SF LOTS

AREA: 16.3440 Ac. (711,944.64 Sq. Ft.)

FLOOD HAZARD: APPROXIMATELY ONE-HALF ACRE OF THE SITE SITUATED IN THE SOUTHERLY END OF TRACT 272 IS ENCUMBERED BY A FLOOD PLAIN AS DESIGNATED BY PANEL NO. 350002-0021 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS. THE FLOOD HAZARD AREA WAS THE RESULT OF BACK WATER HEAD CREATED BY THE PROJECTED STORM WATERS ENTERING INTO A EIGHT CELL BOX CULVERT UNDER I-40.

LOCATION AND DESCRIPTION: THE SUBDIVISION IS SITUATED SOUTH OF ILIFF ROAD (IMPROVED), EAST OF 72ND STREET (UNIMPROVED AND SCHEDULED FOR VACATION) AND NORTH OF I-40.

EXISTING CONDITIONS: THE 16.344 ACRES IS UNDEVELOPED AND UNDISTURBED LAND WITH TYPICAL WEST SIDE GROUND COVER OF SAGE AND NATIVE GRASSES. ILIFF ROAD BORDERING ON THE NORTH IS FULLY DEVELOPED AND CONVEYS ALL OF ITS STORM WATERS TO THE EAST WHERE THEY ARE ACCEPTED BY A BATTERY OF CATCH BASINS. THE STORM DRAIN THEN DISCHARGES INTO A PUBLIC STORM WATER RETENTION POND WITHIN THE FUTURE RIGHT-OF-WAY OF THE WEST BLUFF DIVERSION CHANNEL.

THE LAURELWOOD SUBDIVISION AND THE IMPROVED PORTION OF HANOVER ROAD TO THE WEST INTERCEPTS 100% OF THE OFF-SITE STORM WATERS WHICH ORIGINALLY SURFACED FLOWED OVER THE SUBJECT SITE.

72ND STREET ABUTS THE SITE ALONG THE WEST PROPERTY LINE. THIS 60 FOOT WIDE PUBLIC RIGHT-OF-WAY IS UNDEVELOPED AND CURRENTLY DISCHARGES UNDEVELOPED STORM WATERS ONTO THE SITE.

THE 16 ACRE SITE CURRENTLY ACCEPTS ONLY THOSE STORM WATERS GENERATED FROM THE 72ND STREET RIGHT-OF-WAY. THOSE STORM WATERS AND THE ON-SITE FLOWS THEN SURFACE FLOW TO THE EAST. THE SOUTHERLY 13 ACRES HAS ITS STORM WATER ACCEPTED BY THE 8 CELL BOX CULVERT LOCATED APPROXIMATELY 150 FEET EAST OF THE SITE'S SOUTHEAST PROPERTY CORNER. THE NORTHERLY 3 ACRES DISCHARGES ITS' STORM WATER ACROSS TRACT 271, 68TH STREET, AN UNDEVELOPED CITY PARK AND FINALLY INTO A STORM WATER RETENTION POND FACILITY LOCATED IN THE FUTURE RIGHT-OF-WAY OF THE WEST BLUFF DIVERSION CHANNEL.

APPROVED FOR ROUGH GRADING

HYDROLOGY DIVISION
PUBLIC WORKS DEPARTMENT
CITY OF ALBUQUERQUE

DATE

AS-BUILT INFORMATION
CONTRACTOR
WORK STAKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
FIELD VERIFICATION BY DATE
DRAWING CORRECTED BY DATE

MICRO-FILM INFORMATION
RECORDED BY DATE
FILE

BENCH MARKS
ACS MONUMENT "6-J10", 3-1/4" ALUMINUM CAP IN THE CENTER MEDIAN OF I-40, 0.81 MILES WEST OF COORS BLVD.
ELEVATION: 5117.13, SLD 1929

SURVEY INFORMATION
FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL
FRED C. ARFMAN NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER
10-11-93

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY FCA	DATE 8/93
		DRAWN BY ACS	DATE 10/93
		CHECKED BY	DATE

F: CRD.DWG 10/11/93

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE:
CHAMISA POINTE SUBDIVISION
GRADING & DRAINAGE PLAN

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA POINTE ZONE ATLAS/DRNG. FILE #: J-10/D14

DRB #: 93-146 EPC #: N/A WORK ORDER #: N/A.

LEGAL DESCRIPTION: TR. 272-275, TOWN OF ATRISCO GRANT, AIRPORT UNIT

CITY ADDRESS: N/A

ENGINEERING FIRM: ISAACSON & ARFMAN CONTACT: FRED ARFMAN

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

OWNER: SIGNATURE 5 DEV. CO. CONTACT: RICKY DANIELS

ADDRESS: 7007 WYOMING BLVD 87109 PHONE: 828-1100

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SOUTHWEST SURVEYING CONTACT: DAN C.

ADDRESS: 333 LOMAS BLVD PHONE: 247-4444

CONTRACTOR: SPARLING CONT. CONTACT: PAT WYLIE

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER ~~[illegible]~~ GRADING & ERT. APPROVAL (SPECIFY)

VERBAL CMTS on 3/31/94
Addition spot elevations required at rear of lot & front pan

DATE SUBMITTED: 03-14-94

BY: FRED C. ARFMAN, P.E.
FOR ISAACSON & ARFMAN, P.A.

RECEIVED
MAR 15 1994
HYDROLOGY DIVISION