

# **DRAINAGE REPORT**

**FOR**

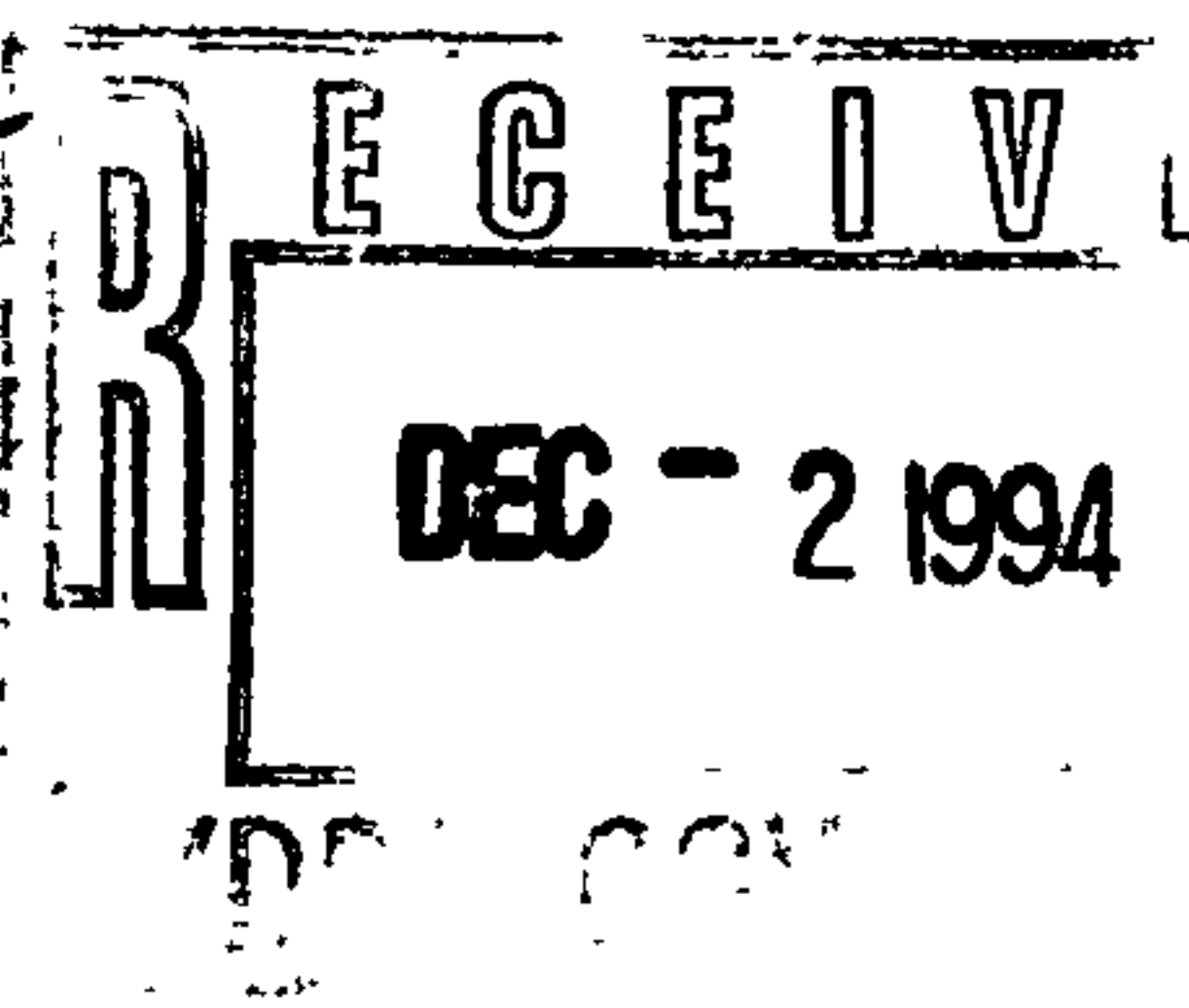
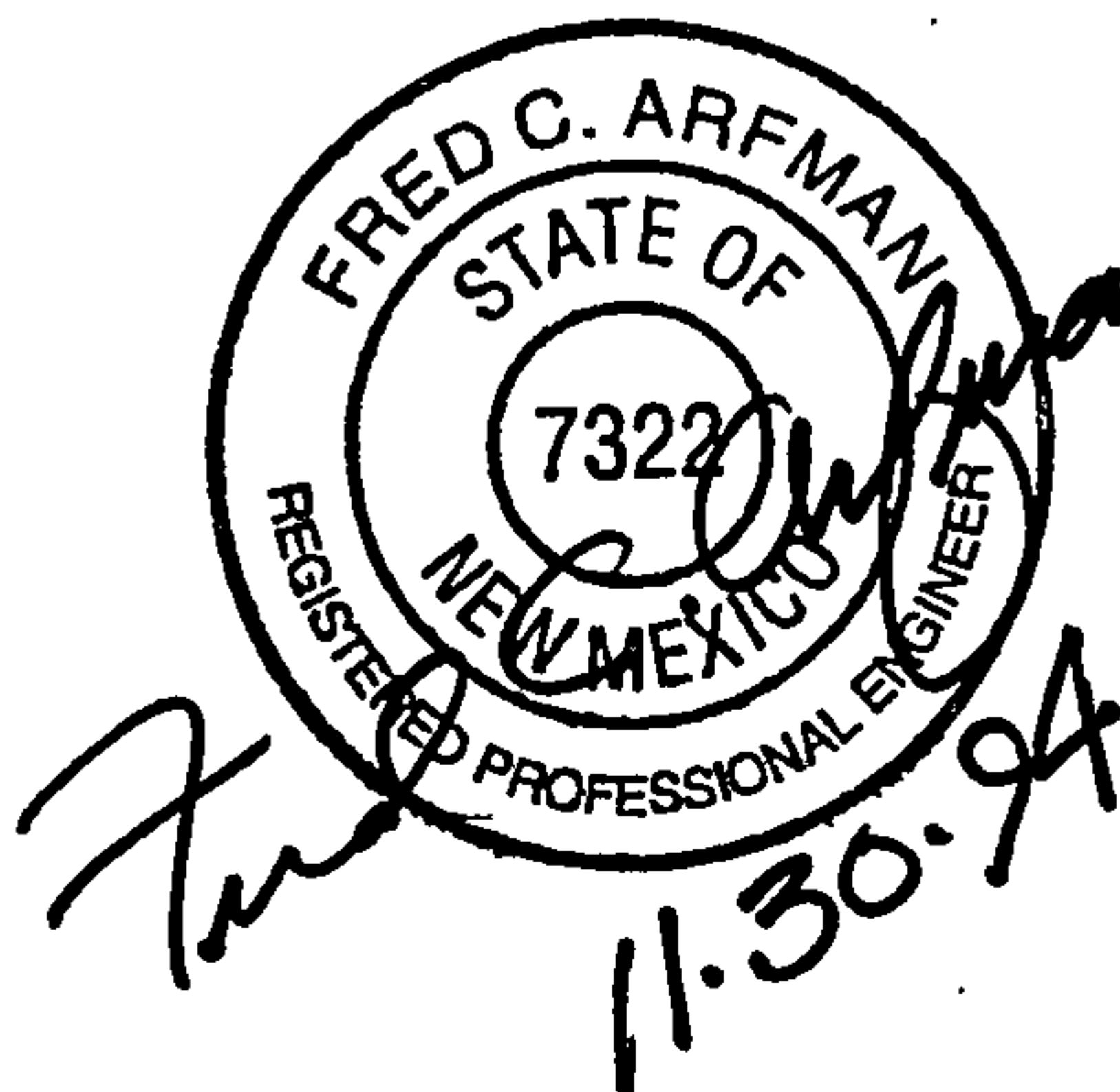
## **CHAMISA ENCANTADA**

### **A 94 LOT SINGLE FAMILY LOT RESIDENTIAL SUBDIVISION**

#### **SUPPLEMENTAL HYDROLOGICAL INFORMATION**

**DECEMBER 1994**

**PREPARED BY:  
ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, NEW MEXICO  
(505) 268-8828  
ATTN: FRED C. ARFMAN, P.E.**



**LEGAL DESCRIPTION:** TRACT 235, 236 & 237, TOWN OF ATRISCO GRANT AIRPORT UNIT, FILED IN VOL. D, FOLIO 117 ON DECEMBER 5, 1944, AND TOGETHER WITH A VACATED PORTION OF 80TH STREET BETWEEN HANOVER ROAD NW AND I-040.

**ENGINEER:** ISAACSON & ARFMAN, P.A.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108

**SURVEYOR:** ALDRICH LAND SURVEYING  
ATTN: TIM ALDRICH, NMPLS NO. 7719  
(505) 884-1990

**BENCHMARK:** ACS "I-J9" LOCATED ON THE UNSER BLVD OVERPASS ON I-040 APPROXIMATELY 222 FT NORTH OF CENTERLINE OF I-040.  
ELEVATION: 5199.19

**TBM:** SAS MH RIM AT HANOVER ROAD AND 80TH STREET NW.  
ELEVATION: 5153.61

**ZONING:** RD (15 DU/AC MAX.)

**PROPOSED:** 94 SINGLE FAMILY RESIDENTIAL LOTS.

**AREA:** 16.52 AC.

**FLOOD HAZARD:** NO PART OF THIS DEVELOPMENT IS AFFECTED BY ANY FLOOD HAZARD DESIGNATIONS AS DETERMINED BY PANEL NO. 350002-0021 OF THE OCTOBER 14, 1983 EDITION OF THE F.E.M.A. MAPS.

**LOCATION & DESCRIPTION:** THE 16.52 ACRE SITE IS UNDEVELOPED AND UNDISTURBED LAND WITH TYPICAL WEST SIDE GROUND COVER OF SAGE AND NATIVE GRASSES. HANOVER ROAD NW BORDERING ON THE NORTH IS FULLY DEVELOPED WHILE THE WEST BLUFF DIVERSION CHANNEL TO THE SOUTH IS UNDEVELOPED. THE TWO ADJACENT TRACTS TO THE EAST AND WEST ARE ALSO UNDEVELOPED.

**EXISTING CONDITIONS:** THE SITE CONSISTS OF A SINGLE DRAINAGE BASIN HAVING STORM WATERS OVERLAND FLOW FROM THE NORTHWEST TO THE SOUTHEAST AT A 2.0% GRADE. HANOVER ROAD INTERCEPTS ALL OF THE OFFSITE FLOWS FROM THE NORTH AND NORTHWEST. THOSE STORM WATERS ARE CONVEYED TO THE EAST VIA STREET FLOW TO THE LAURALWOOD DRAINAGE MANAGEMENT AREA SITUATED AT THE NORTHWEST QUADRANT OF HANOVER ROAD AND 72ND ST. MINOR

OFFSITE FLOWS ENTER ONTO THE SUBJECT PROPERTY FROM THE WEST FROM A 5 ACRE DRAINAGE BASIN SOUTH OF HANOVER ROAD.

STORM WATERS GENERATED ONSITE CURRENTLY OVERLAND FLOW TO THE SOUTHEAST AND ENTER ONTO THE RIGHT-OF-WAY OF I-040. THOSE FLOWS ARE THEN ACCEPTED INTO AN EXISTING ARROYO/CHANNEL AND ARE ROUTED EASTERLY TO A SERIES OF BOX CULVERTS UNDER I-040.

#### **HYDROLOGY (EXISTING CONDITIONS)**

THE PROPOSED SUBDIVISION IS WITHIN THE BOUNDARIES OF PRECIPITATION ZONE NO. 1 (WEST OF RIO GRANDE BLVD.) AS SUCH THE  $P_{360}$  (6 HR, 100-YEAR STORM) HAS A DEPTH OF 2.2 INCHES. THE DRAINAGE BASIN CONSISTS OF 16.5 ACRES OF VACANT AND UNDISTURBED LAND AND HAS A CORRESPONDING LAND TREATMENT "A" CLASSIFICATION.

PEAK DISCHARGE (TC=12 MIN.)

100-YEAR, ZONE 1 (TABLE 9)=1.15 CFS/AC

$$\begin{aligned}\text{TOTAL } Q_p &= Q_{PA \text{ AA}} \\ &= (1.15 \text{ CFS/AC})(16.5 \text{ AC}) \\ &= 19.0\end{aligned}$$

**PROPOSED IMPROVEMENTS:** THE 94 LOT SUBDIVISION SHALL BE DESIGNED FOR STORM WATER RUNOFF FROM EACH LOT TO ENTER ONTO THE NEW PUBLIC STREETS. THE 28 AND 32 FACE-TO-FACE ROADWAYS WILL CONVEY THE SUBDIVISION STORM WATERS TO THE SOUTHEAST WHERE THEY WILL BE INTERCEPTED BY A SERIES OF TYPE "A" AND ONE TYPE "C" CATCH BASINS. THE 54 CFS OF STORM WATER FLOW IS THEN RELEASED INTO AN INTERIM STORM WATER RETENTION POND HAVING THE CAPACITY OF 83,000 CUBIC FEET. THE POND SHALL HAVE AN OVERFLOW AT GROUND LEVEL ALLOWING FOR THE POTENTIAL OF EXCESS STORM WATERS TO RELEASE ONTO THE HISTORICAL DRAINAGE ROUTE AS DESCRIBED IN THE EXISTING CONDITIONS.

ULTIMATELY, THE OUTFALL STORM DRAIN INTO THE TEMPORARY POND WILL BE REALIGNED AND EXTENDED TO THE SOUTH WHEN THE WEST BLUFF DIVERSION CHANNEL IS CONSTRUCTED BY AMAFCA. THIS MAJOR FACILITY IS PROGRAMMED TO BE CONSTRUCTED WITHIN THE NEXT SIX YEARS. AT THAT TIME, THE POND CAN BE RECLAIMED AND GRADED TO THE PLANNED GRADES AND UTILIZED AS THREE SINGLE FAMILY RESIDENTIAL LOTS.



## HYDROLOGY (PROPOSED IMPROVEMENTS)

THE COMPLETED 94 LOT SUBDIVISION WILL HAVE TWO ONSITE DRAINAGE BASINS EXTENDING FROM HANOVER ROAD TO THE STORM DRAIN SYSTEM AT THE SOUTHEASTERLY CUL-DE-SAC. EACH BASIN MUST CONVEY A MAXIMUM OF 27 CFS OF STORM WATER FLOW VIA THEIR STREETS PRIOR TO THE ACCEPTANCE OF THE FLOWS BY THE STORM DRAIN. FROM PLATE 22.3, D-1 OF THE DPM, THE TWO STREETS HAVE THE FOLLOWING FLOW CHARACTERISTICS:

GRAYSON RD (EAST-WEST)  $Q = 27$  CFS  
 $S = 2\%$   
 $D = 0.44$  FT  
 $V = 4.1$  FPS  
CRITICAL FLOW

TARRINGTON DR (NORTH-SOUTH)  
 $Q = 27$  CFS  
 $S = 0.6\%$   
 $D = 0.53$  FT  
 $V = 2.9$  FPS  
SUBCRITICAL FLOW

THE ANALYSIS FOR DETERMINING THE MAXIMUM PEAK DISCHARGE OF THESE BASINS ARE BASED ON LAND TREATMENTS AS FOLLOWS:

LAND TREATMENT CLASSIFICATION	DEVELOPED SUBD (AC)	EXCESS PRECIPITATION CFS
A	0	1.15
B	6.15	2.03
C	2.02	2.87
D	8.35	4.37

FROM TABLE 9, EQUATION (A-10), DETERMINE

TOTAL  $Q_{100}$ :

$$Q_{100} = Q_P B_{AB} + Q_P C_{AC} + Q_P D_{AD}$$

$$= (2.03 \text{ CFS/AC})(6.15 \text{ AC}) + (2.87 \text{ CFS/AC})(2.02 \text{ AC}) + (4.37 \text{ CFS/AC})(8.35 \text{ AC})$$

$$= 54.7 \text{ CFS}$$

VOLUME OF RUNOFF (CU. FT.):

WEIGHTED E (EXCESS PRECIPITATION):

$$E = \frac{(0.67 \text{ IN/AC})(6.15) + (0.99 \text{ IN/AC})(2.02 \text{ AC}) + (1.97 \text{ IN/AC})(8.35 \text{ AC})}{(16.5 \text{ AC})}$$

$$= 1.37 \text{ INCHES}$$

$$\text{VOLUME} = \frac{1.37 \text{ INCHES (16.5 AC)(43,560 SF/AC)}}{12 \text{ IN/FT}}$$

$$= 82,056 \text{ CU. FT. (TEMPORARY POND REQUIRED VOLUME)}$$

### STORM DRAIN ANALYSIS

GRAYSON RD. AND TARRINGTON DR. SHALL EACH HAVE TWO TYPE 'A' CATCH BASINS LOCATED UPSTREAM OF THEIR INTERSECTION, ONE ON EACH SIDE OF THE STREET. FROM PLATE 22.3, D-5, THE FOLLOWING CATCH BASIN (GRATING) CAPACITIES ARE DERIVED:

GRAYSON RD. (S = 2%), D = 0.54'

$$Q = 11 \text{ CFS} \times 2 \text{ (TYPE 'A')} = 22 \text{ CFS}$$

TARRINGTON DR. (S = 0.6%, D = 0.44')

$$Q = 9 \text{ CFS} \times 2 \text{ (TYPE 'A')} = 18 \text{ CFS}$$

A TOTAL OF 40 CFS OF STREET STORM WATER FLOW IS REMOVED FROM THE SURFACE AND ACCEPTED INTO THE STORM DRAIN SYSTEM. THE CONNECTOR PIPES BETWEEN CATCH BASINS ARE SIZED AT 18" DIA. FROM THE SECOND CATCH BASIN TO THE MANHOLE WHERE THE STORM WATERS FROM EACH STREET CONVERGE IS SIZED AT 24" DIA. THE STORM DRAIN RUNNING SOUTH IN TARRINGTON DR. TO THE SOUTHERLY MANHOLE IS DESIGNED AT 30" DIA. WITH A 36" DIA. RCP DISCHARGING INTO THE POND.

$$V_{10} = V_{360} + A_D \times (P_{10d_{a_1}} - P_{360}) / 12$$

$$V_{10} = 1.88 + 8.35(3.67 - 2.20) / 12$$

$$1.88 + 1.023 =$$

$$V_{10} = 2.90 \text{ ac-ft} = 126,449.0 \text{ cu ft}$$

$$\left. \begin{array}{r} 126,449.0 \\ 82,056 \end{array} \right\} 44,393 \text{ cu ft}$$

# **APPENDIX**

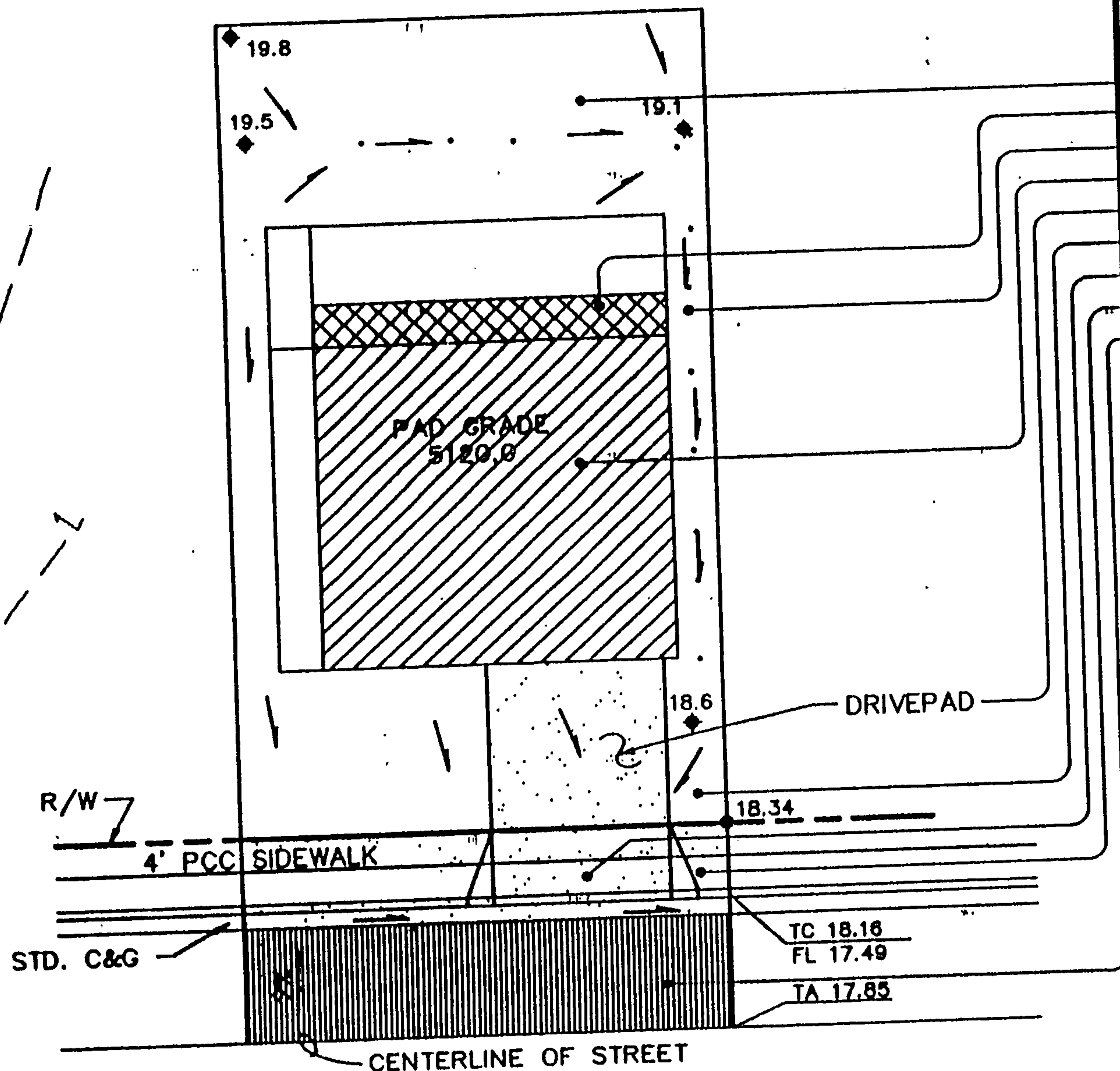
TYPICAL LOT--GRADING PLAN &  
LAND TREATMENTS

REAR LOT PONDING GRADING PLAN

STREET CAPACITY--PLATE 22.3, D-1

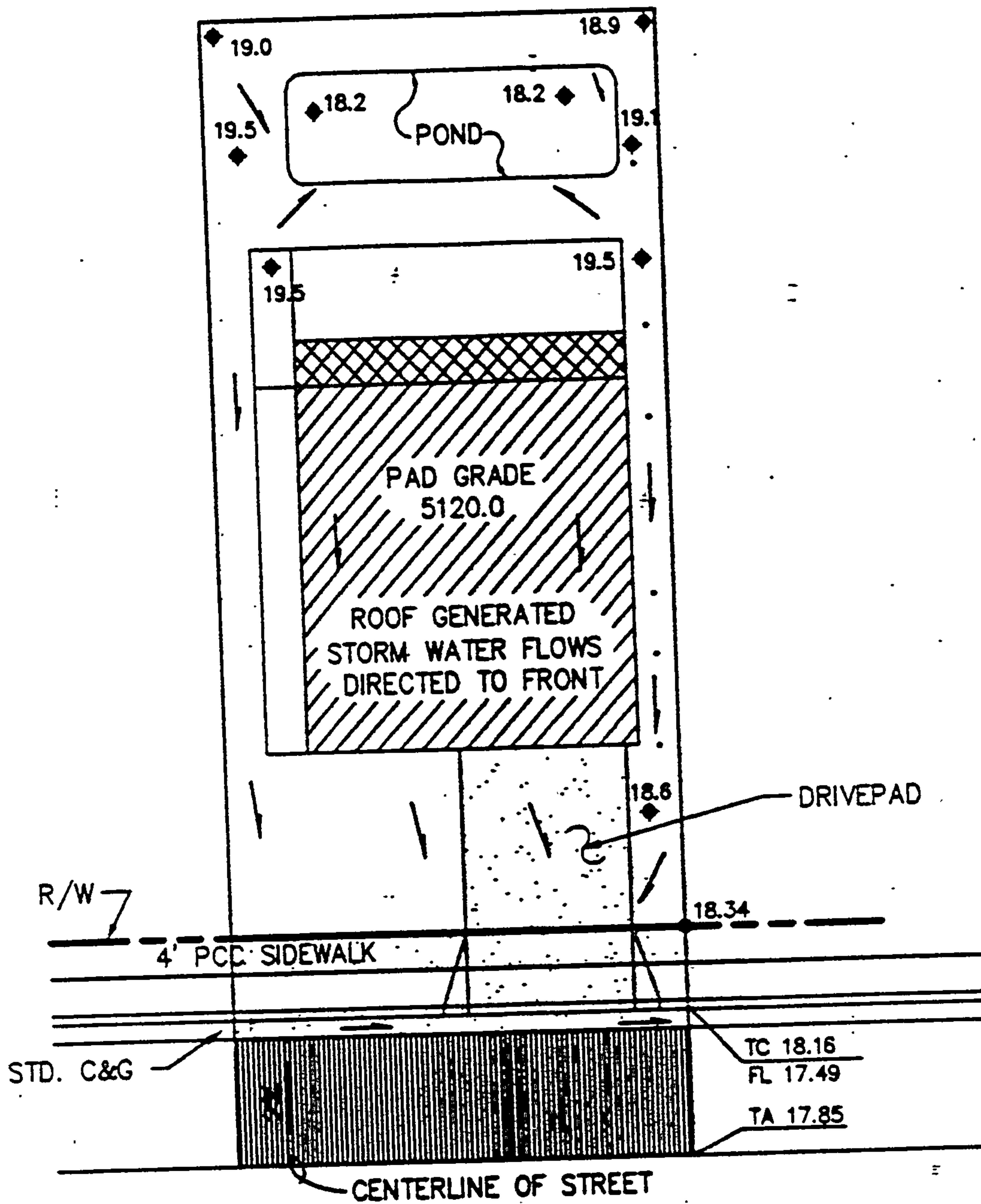
GRATING CAPACITIES--PLATE 22.3, D-5

GRATING CAPACITIES--PLATE 22.3, D-6



LAND TREATMENT (AREA S.F.)			
B	C	D	COMMENT
1,870			REAR YARD
		200	WALKS/PATIO
338	337		SIDE YARDS
		1,600	HOUSE/GARAGE
		400	DRVPD & WALK
350	350		FRONT YARD
		358	SDWK & DRPD.
	152		COMP. R/W
		920	PAVING/C&G
2,558	839	3,478	TOTALS (S.F.)
37.2%	12.2%	50.6%	% OF TOTAL AREA

**LAND TREATMENTS  
AND TYPICAL LOT  
GRADING PLAN**  
1"=20'



**TYPICAL LOT GRADING WITH  
REAR YARD PONDING**  
1"=20'



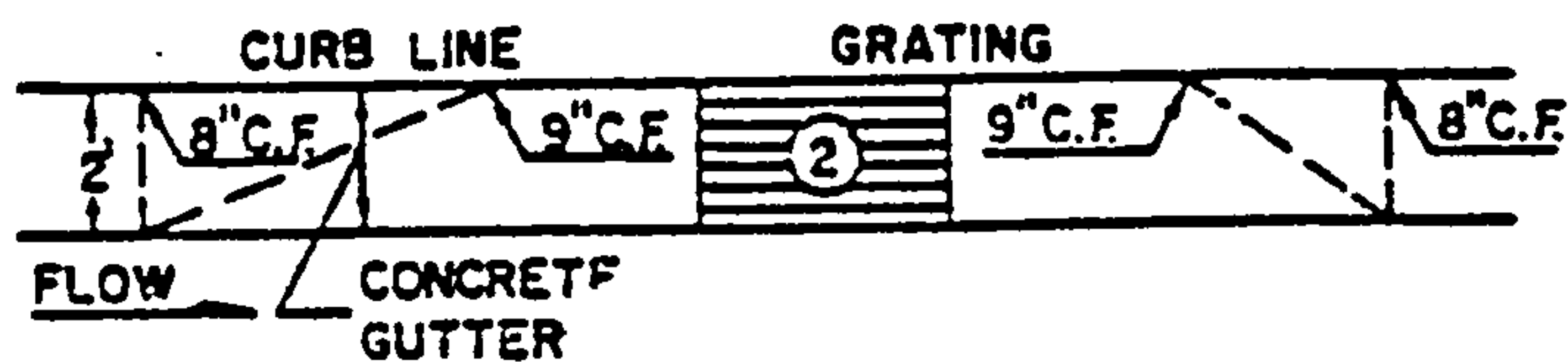
B. TARRINGTON DR. STREET CAPACITY

## 22.3

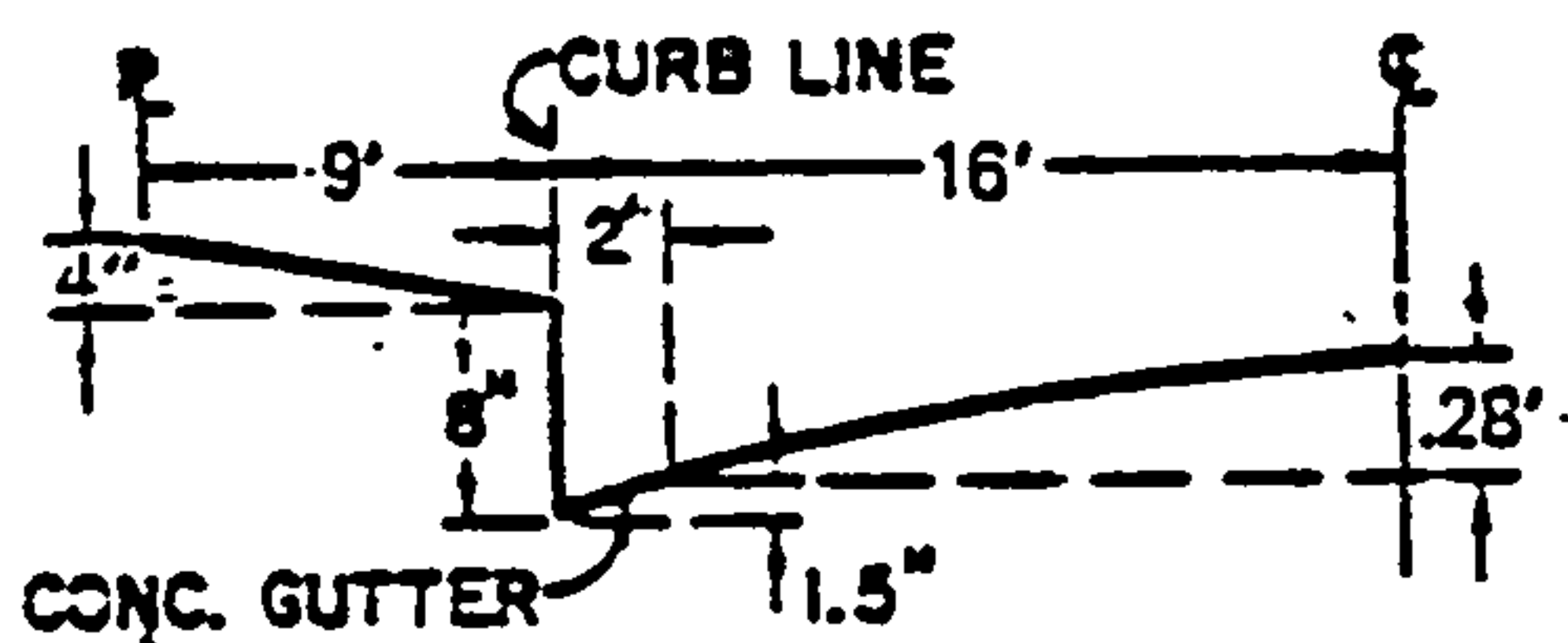
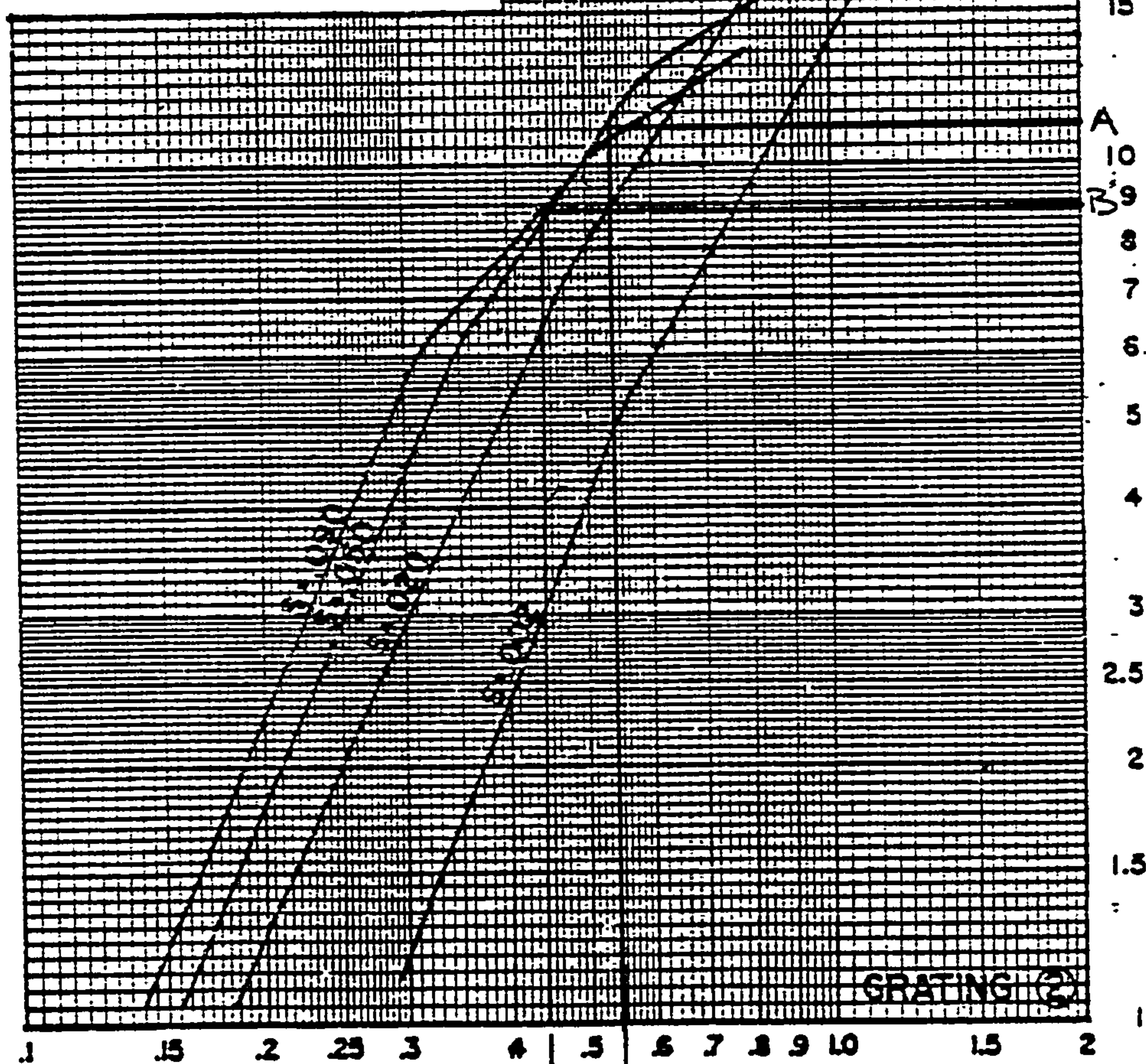




## GRATING CAPACITIES FOR TYPE "A", "C" and "D"



GRATING &amp; GUTTER PLAN

TYPICAL HALF STREET SECTION  
(ABOVE BASIN)

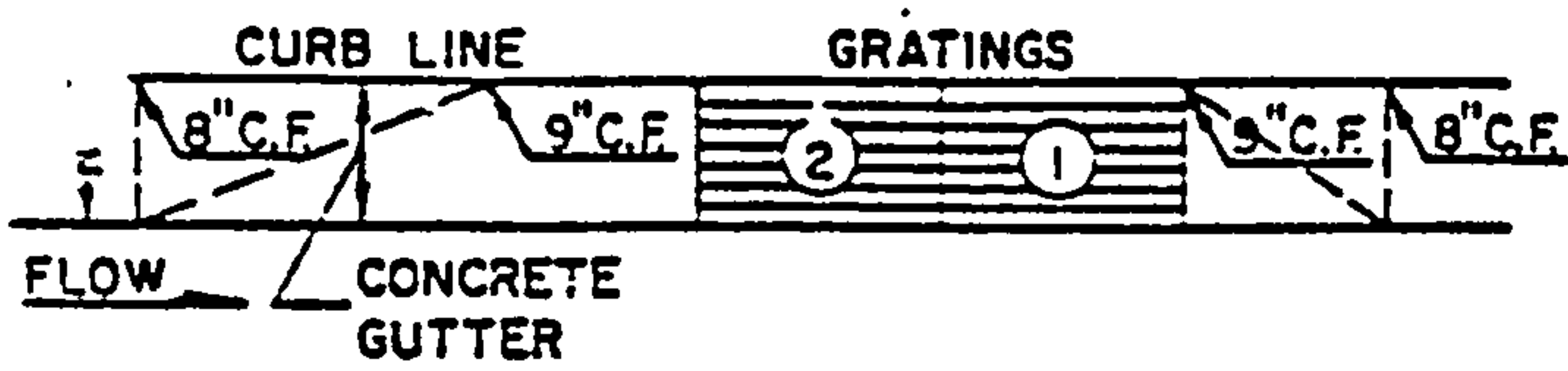
D = DEPTH OF FLOW (FT.) ABOVE NORMAL GUTTER GRADE

B TARRINGTON DR.  
S = 0.6%  
Q = 9 CFS

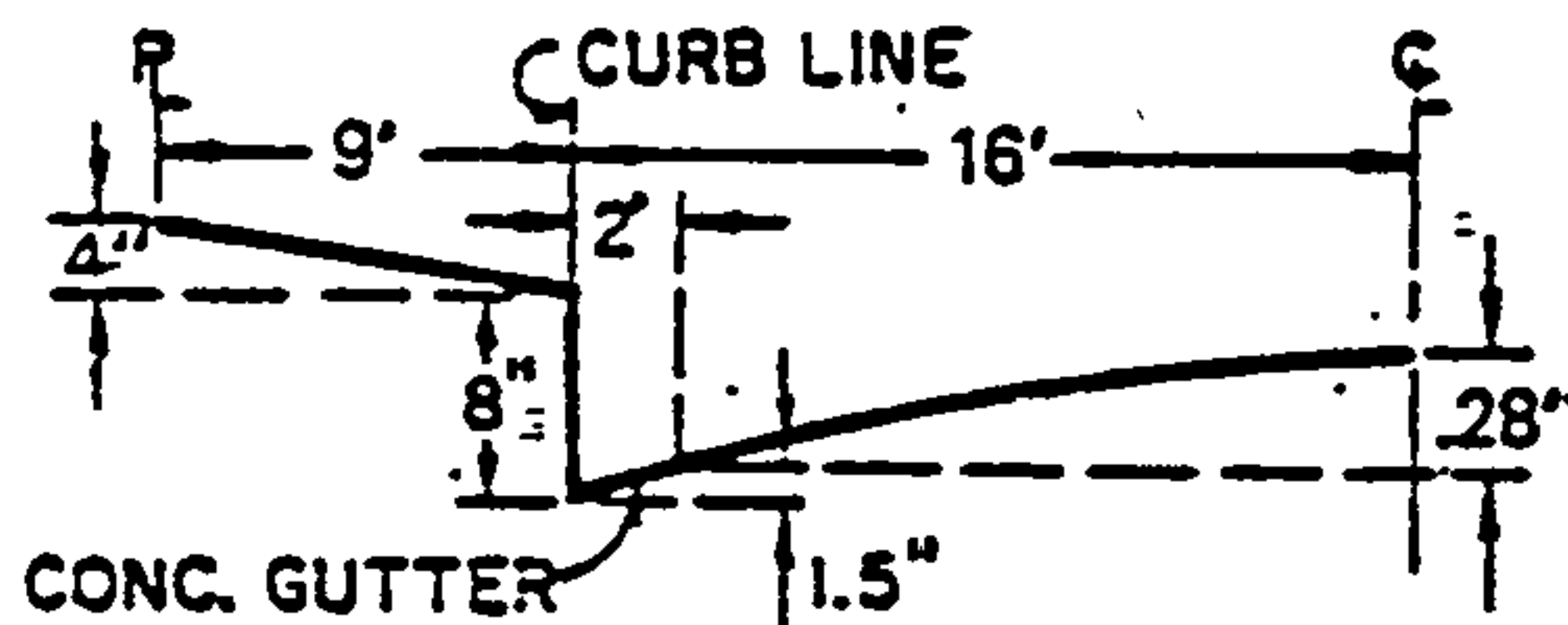
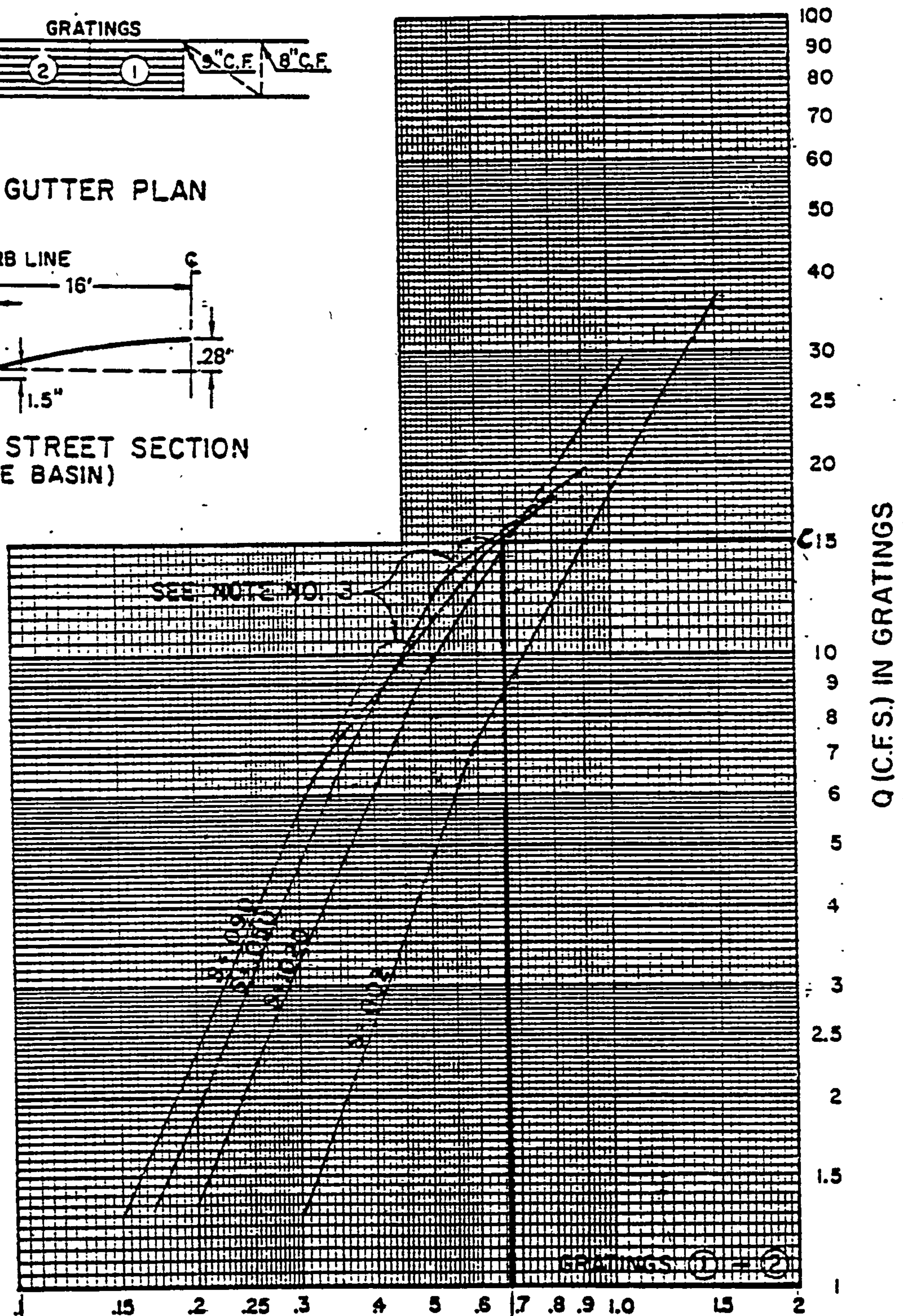
GRAYSON RD.  
S = 2%  
Q = 11 CFS

## GRATING CAPACITIES FOR TYPE DOUBLE

"C," AND "D"



GRATING &amp; GUTTER PLAN

TYPICAL HALF STREET SECTION  
(ABOVE BASIN)

D = DEPTH OF FLOW (FT.) ABOVE NORMAL GUTTER GRADE

DOUBLE "C" @ END OF CUL-DE-SAC

 $Q_{REQ'D} = 14 \text{ cfs}$  $Q_{CAP.} = 15 \text{ cfs} - \text{O.K.}$



# CITY OF ALBUQUERQUE



November 9, 2006

Fred Arfman, PE  
Isaacson & Arfman  
128 Monroe NE  
Albuquerque, NM 87108

**Re: Chamisa Encantada Pond Reclamation Grading Plan Certification  
Engineer's Stamp dated 10-04-06, (J10/D15)**

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 11-8-06, the above referenced site is approved for Final Plat signoff by City Engineer.

P.O. Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: file

Sincerely,

*Bradley L. Bingham*  
Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CHAMISA ENCAJATA, TR A ZONE MAP/DRG. FILE #: J-10/D15  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TR A, CHAMISA ENCAJATA  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
 ADDRESS: 128 Monroe Street NE  
 CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN  
 PHONE: (505) 268-8828  
 ZIP CODE: 87108

OWNER: SIGNATURE J Homes, INC.  
 ADDRESS: 6300 JEFFERSON ST. STE 102  
 CITY, STATE: ABQ., NM

CONTACT: MIKE MARA  
 PHONE: 828-1100  
 ZIP CODE: 87109

ARCHITECT: N/A  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: ALDRICH LAND SURVEYING  
 ADDRESS: 4109 MONTGOMERY BLVD  
 CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH  
 PHONE: 884-1990  
 ZIP CODE: 87109

CONTRACTOR: T.B.D.  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ OTHER (2004)

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

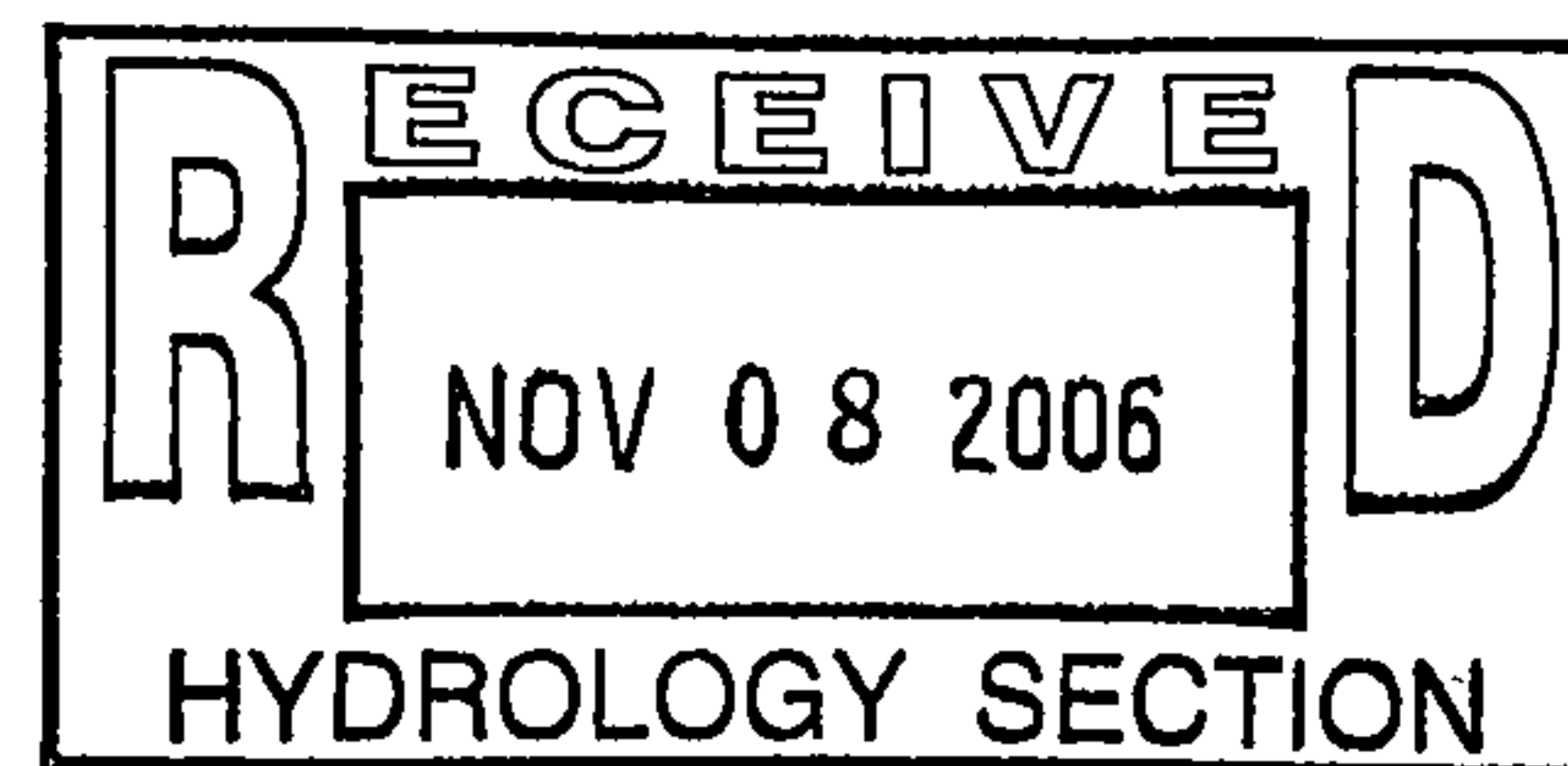
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

11.08.06

06:22:06

DATE SUBMITTED: 06.11.06

BY: FRED C. ARFMAN



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

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

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 1/28/2003rd)

PROJECT TITLE: CIAMISA ENCAJATA, TR. A ZONE MAP/DRG. FILE #: J-10/D15  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TR. A, CIAMISA ENCAJATA  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
ADDRESS: 128 Monroe Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN  
PHONE: (505) 268-8828  
ZIP CODE: 87108

OWNER: SIGNATURE J. Hines, Inc.  
ADDRESS: 6300 JEFFERSON ST. STE 102  
CITY, STATE: ABQ., NM

CONTACT: MIKE MACCA  
PHONE: 827-1100  
ZIP CODE: 87109

ARCHITECT: N/A  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: ALDRICH LAND SURVEYING  
ADDRESS: 41001 MONTAGNERY BLVD  
CITY, STATE: ABQ. NM

CONTACT: Tim Aldrich  
PHONE: 884-1990  
ZIP CODE: 87109

CONTRACTOR: T.B.D.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

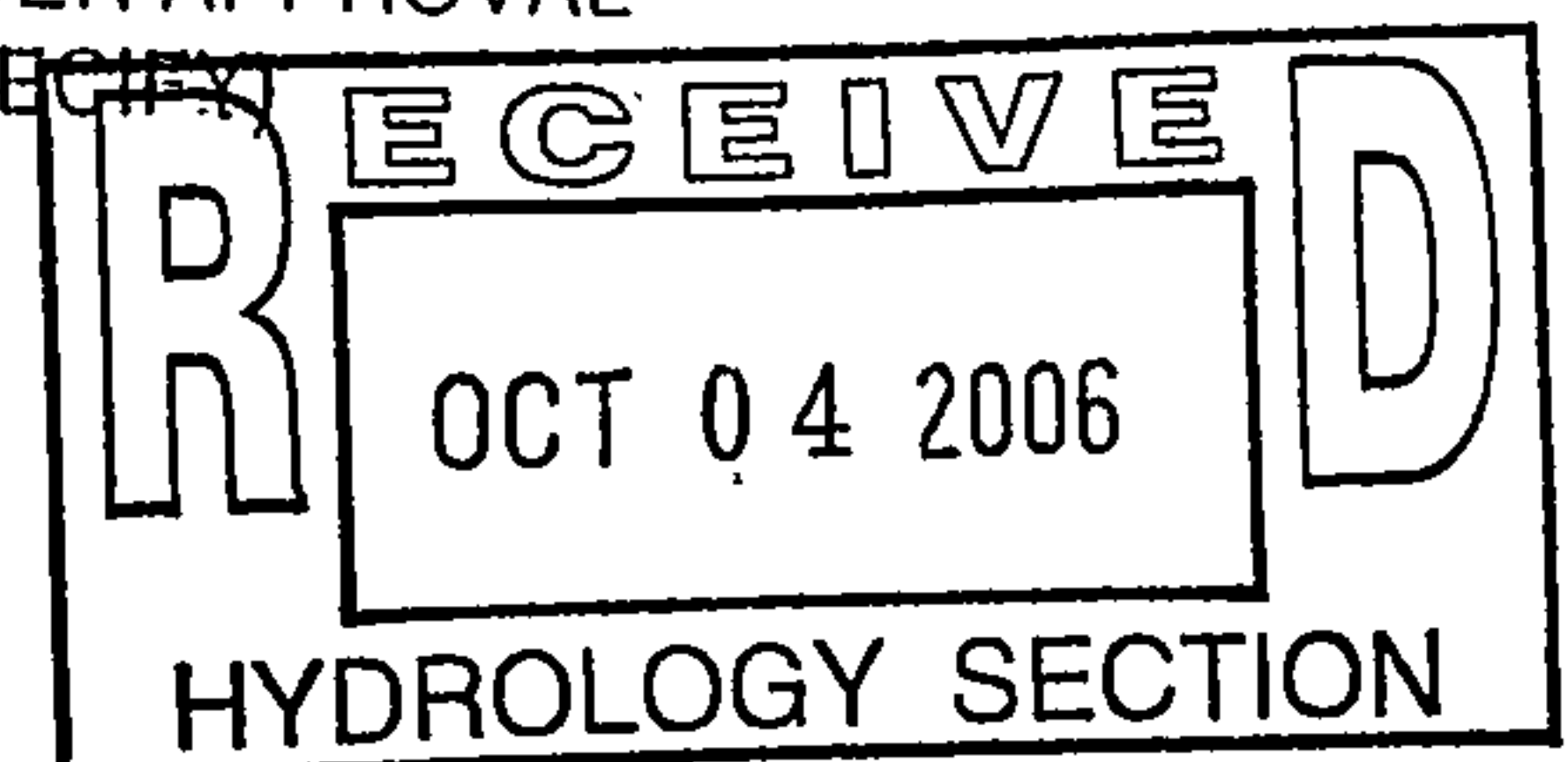
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- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ OTHER (ZUGA)

CHECK TYPE OF APPROVAL SOUGHT:

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- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10-04-06  
06-22-06 BY: FRED C. ARFMAN

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COPY

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CITY ADDRESS: \_\_\_\_\_

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CONTACT: \_\_\_\_\_  
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ZIP CODE: \_\_\_\_\_

SURVEYOR: ALDRICH LAND SURVEYING  
ADDRESS: 41001 MONTGOMERY BLVD  
CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH  
PHONE: 786-1970  
ZIP CODE: 87109

CONTRACTOR: T.B.D.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
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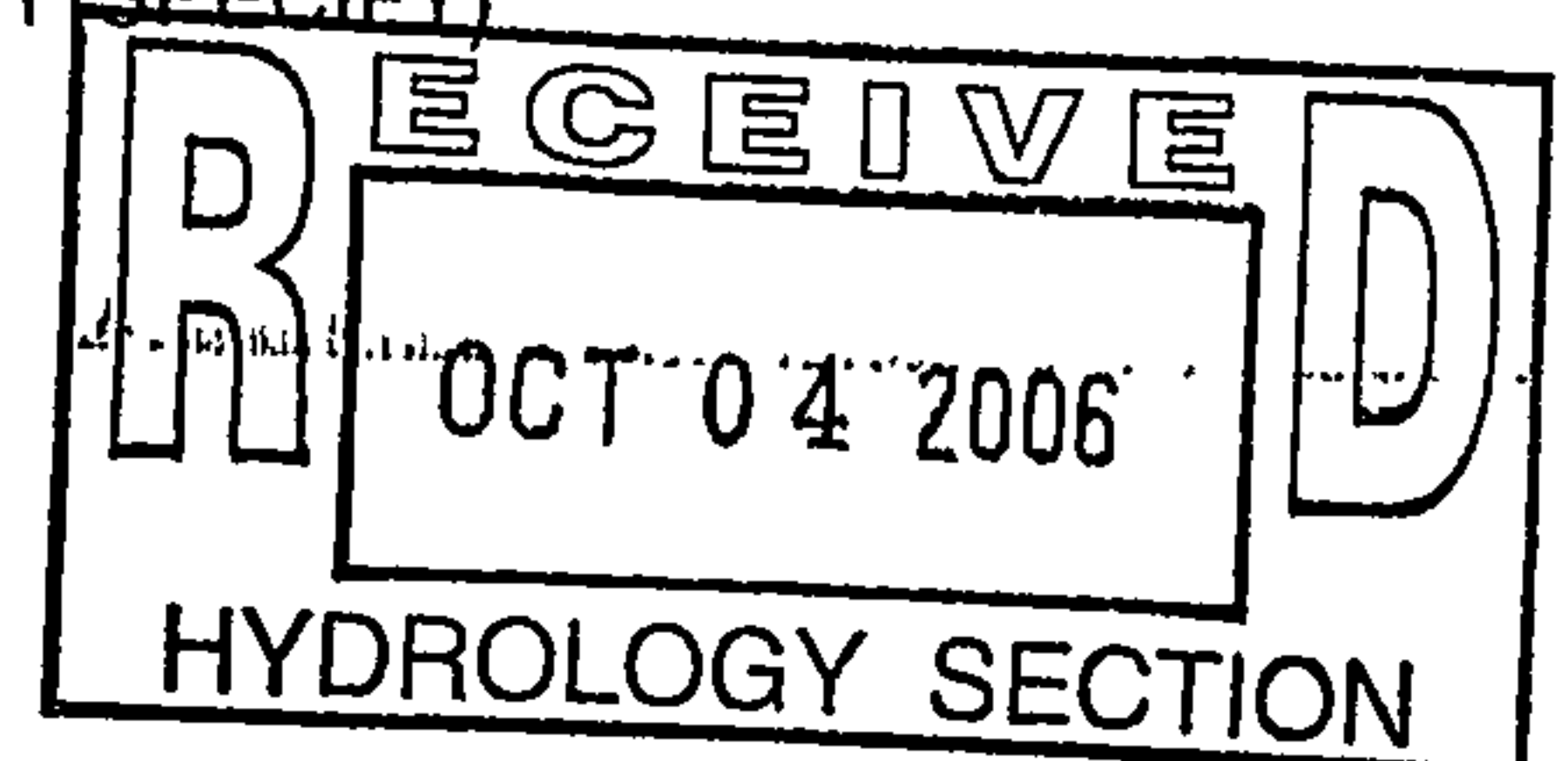
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DATE SUBMITTED: 06.22.06 BY: FRED C. ARFMAN

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

# CITY OF ALBUQUERQUE



July 17, 2006

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

**Re: Chamisa Encantada Grading and Drainage Plan**  
**Engineer's Stamp dated 6-15-06 (J10/D15)**

Dear Mr. Arfman,

P.O. Box 1293

Based upon the information provided in your submittal dated 6-22-06, the above referenced plan is approved for Preliminary Plat and Final Plat action by the DRB. The above referenced submittal is also approved for Grading Permit and SO19 Permit.

Albuquerque

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

New Mexico 87103

Prior to Final Plat Signoff by the City Engineer, please submit certification of the grading plan and certification of the connection to the AMAFCA system.

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

Curtis A. Cherne E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services  
**Bub**

C: file  
Antoinette Baldonado, Excavation and Barricading  
Edward Elwell, Street/Storm Drain Maintenance



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 1/28/2003rd)

PROJECT TITLE: CHAMISA ENCHANTADA, TR. A ZONE MAP/DRG. FILE #: J-10/D15  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TR. A, CHAMISA ENCHANTADA  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
ADDRESS: 128 Monroe Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN  
PHONE: (505) 268-8828  
ZIP CODE: 87108

OWNER: SIGNATURE J. Hines, Inc.  
ADDRESS: 6300 JEFFERSON ST. STE 102  
CITY, STATE: ABQ., NM

CONTACT: MIKE MARRA  
PHONE: 828-1100  
ZIP CODE: 87109

ARCHITECT: N/A  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: ALDRICH LAND SURVEYING  
ADDRESS: 41001 MONTGOMERY BLVD  
CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH  
PHONE: 884-1990  
ZIP CODE: 87109

CONTRACTOR: T.B.D.  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN (*RESUBMITTAL*)
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ OTHER (*2004*)

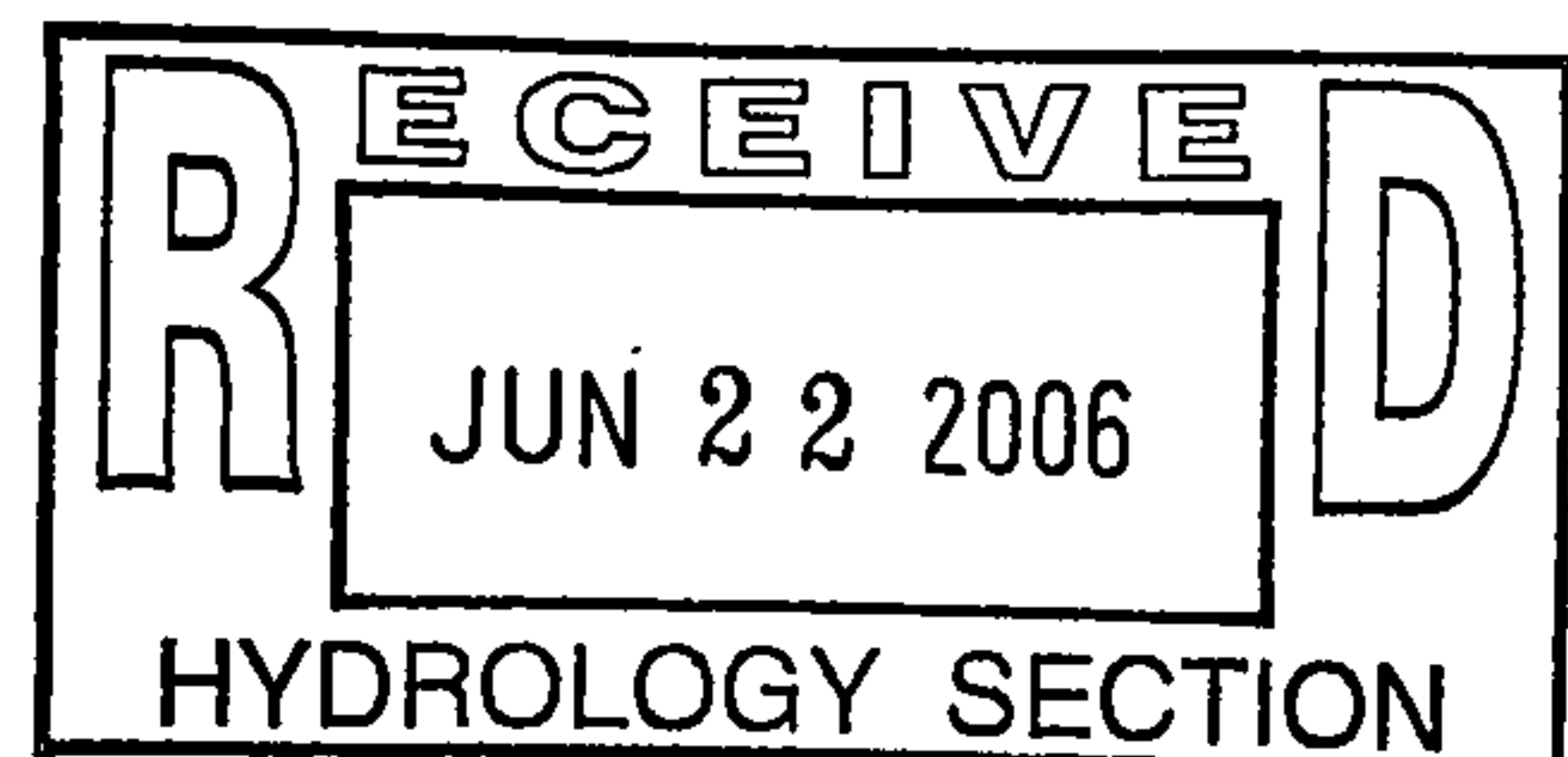
CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY)

5019

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 06.22.06 BY: FRED C. ARFMAN

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

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CAAMISA ENCAJATA, TR. A ZONE MAP/DRG. FILE #: J-10/D15  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TR. A, CAAMISA ENCAJATA  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Isaacson & Arfman, P.A.  
 ADDRESS: 128 Monroe Street NE  
 CITY, STATE: Albuquerque, NM

CONTACT: FRED C. ARFMAN  
 PHONE: (505) 268-8828  
 ZIP CODE: 87108

OWNER: SIGNATURE J. Hines, Inc.  
 ADDRESS: 6300 JEFFERSON ST. STE 102  
 CITY, STATE: ABQ., NM

CONTACT: MIKE MARRA  
 PHONE: 884-1100  
 ZIP CODE: 87109

ARCHITECT: N/A  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: ALDRICH LAND SURVEYING  
 ADDRESS: 4109 MONTGOMERY BLVD  
 CITY, STATE: ABQ. NM

CONTACT: TIM ALDRICH  
 PHONE: 884-1990  
 ZIP CODE: 87109

CONTRACTOR: T.B.D.  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

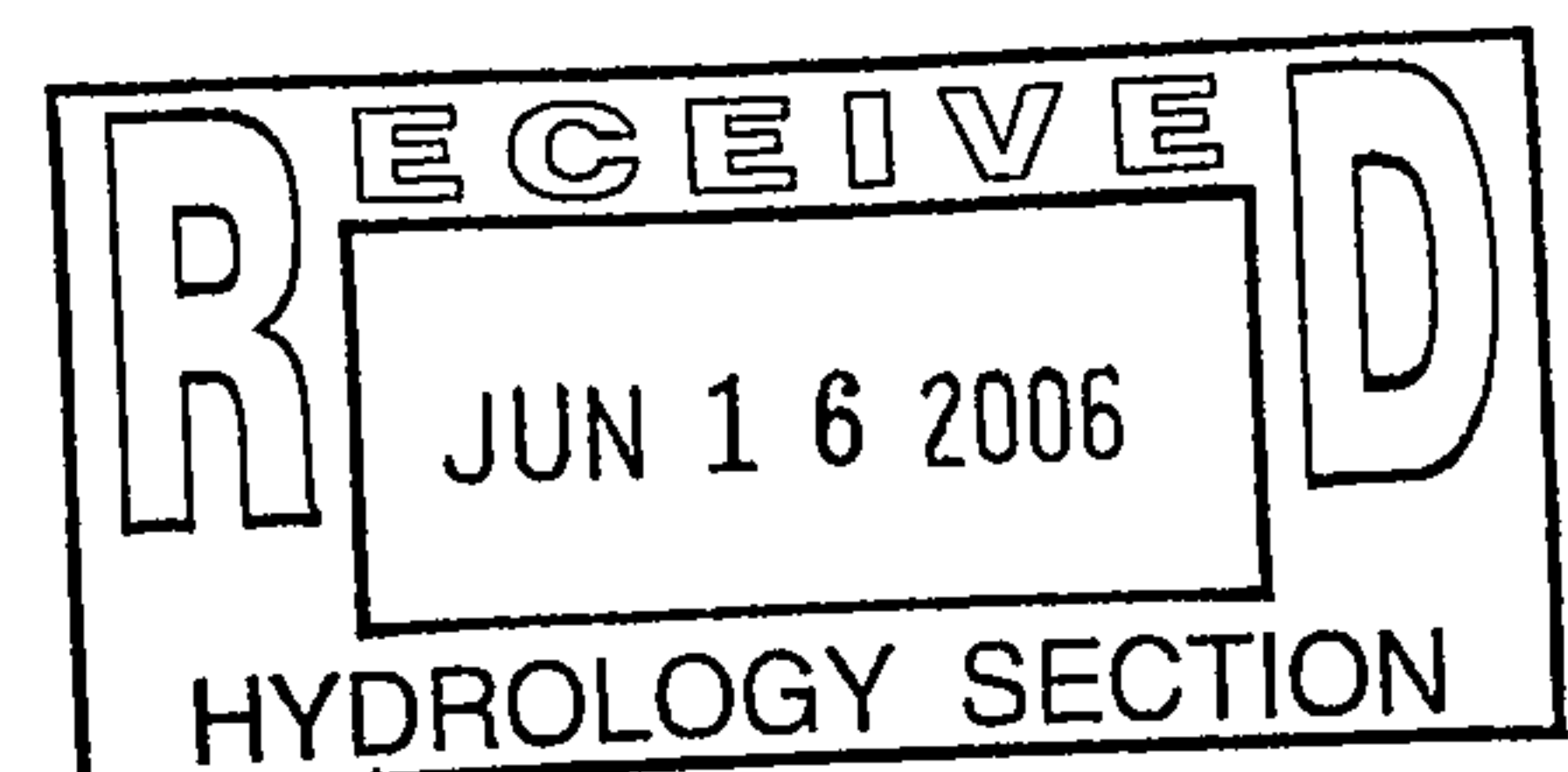
- ? ☒ DRAINAGE REPORT DNA  
☒ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL REQUIRES TCL or equal  
☐ DRAINAGE PLAN RESUBMITTAL  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE  
☐ 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 (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

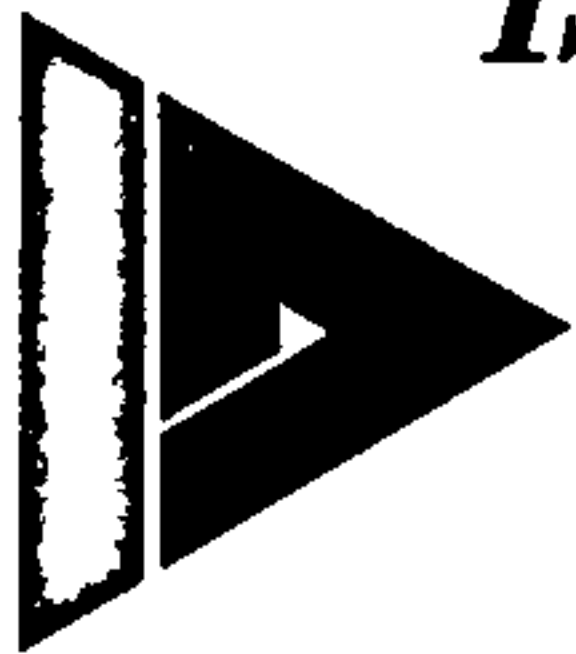


DATE SUBMITTED: 06.16.06 BY: FRED C. ARFMAN

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

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





# **ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

March 7, 1995

Mr. Fred Aguirre, P.E.  
Hydrology Division/P.W.D.  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Chamisa Encantada Subdivision  
(J10-D15)**

Dear Fred:

The drainage solution for Chamisa Encantada called for a temporary onsite retention pond. The pond was sized to handle the 100-year, 6-hour runoff volume for the ultimate home build-out. We now offer three points of consideration of why the 100-year, 6-hour volume should be used to size the temporary pond versus the 100-year, 10-day volume.

1. The pond is temporary with no possibility of flooding or damaging downstream properties. If the pond reaches the maximum ponding capacity, the overflow would simply exit the southerly edge of the ground level spillway and be conveyed via the historical drainage pattern within the NMSH&TD right-of-way.
2. An additional 1,200 cu. ft. of storm water retention capacity is added to the 83,000 cu. ft. capacity when considering the volume of the storm drain itself. While this is only an increase of 1.5% additional capacity, it should still be considered.
3. The A.M.A.F.C.A. Project Schedule-1995 found attached calls for the I-40 diversion, Phase I, CBC-Coors to Estancia to start construction in 1996. Phase II - Channel from Estancia to 98th Street to start in 1997. The Phase II portion is the section of open channel which will ultimately accept the developed storm water flows from the

MAR - 8 1995

Mr. Fred Aguirre, P.E.  
March 7, 1995  
Page 2

subdivision. The following table compares the A.M.A.F.C.A. schedule to the subdivision build-out projection:

<u>Year</u>	<u>Dwelling Unit/ Subdivision Build-Out</u>	<u>I-40 Channel Schedule</u>
95	Infra. Design & Const.	
96	20% Build-Out	Phase I - Start
97	40% Build-Out	Phase II - Start
98	100% Build-Out	Phase II - Finish

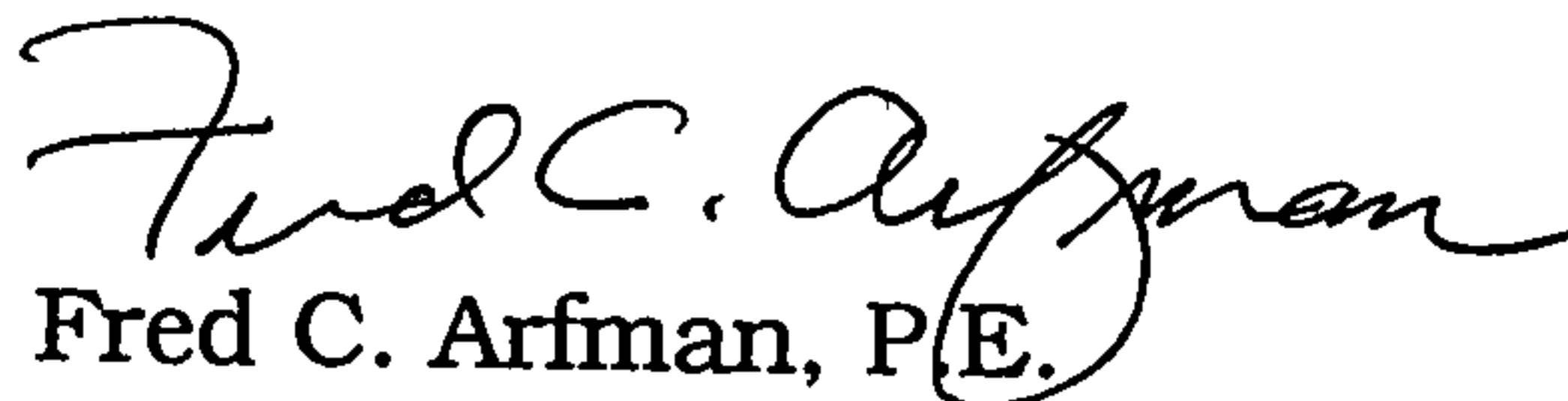
This simple comparison of home construction versus channel construction shows the maximum 100% developed storm water volumes won't be achieved until the year 1998. That is the same as the completion of Phase II of the I-40 channel.

Therefore, based on the information supplied herein, we request that your Division accept the retention pond as designed as adequate for the short-term temporary situation.

As always, the owner/developer is very anxious to start this subdivision. Please advise prior to our March 14th DRB hearing of our final plat.

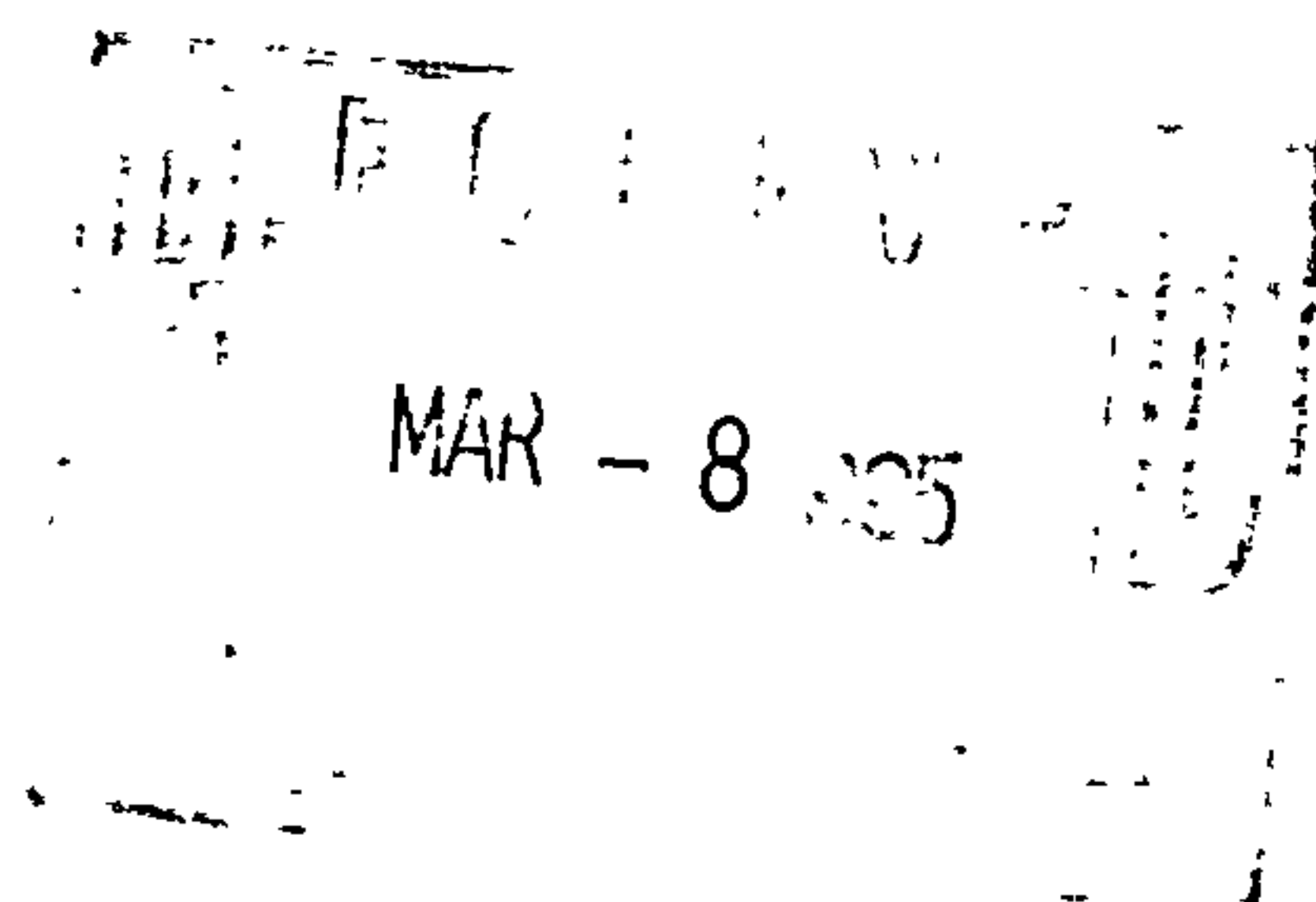
Very truly yours,

**ISAACSON & ARFMAN, P.A.**

  
Fred C. Arfman, P.E.

FCA/rtl

Attachment





## DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA ENCHANTADA ZONE ATLAS/DRNG. FILE #: J-10 / 015  
 DRB #: 94-280 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACTS 235, 236 & 237, Town of ATRISCO GRANT, AIRPORT UNIT  
 CITY ADDRESS: AND A PORTION OF VACATED (PENDING) 80<sup>th</sup> ST  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN  
 ADDRESS: 128 MONROE ST. NE. PHONE: 268-8828  
 OWNER: SIGNATURE J DEVELOPMENT CONTACT: GRIFF PICKARD  
 ADDRESS: 7007 WYOMING, STE E-1 PHONE: 828-1100  
 ARCHITECT: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH  
 ADDRESS: \_\_\_\_\_ PHONE: 884-1990  
 CONTRACTOR: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

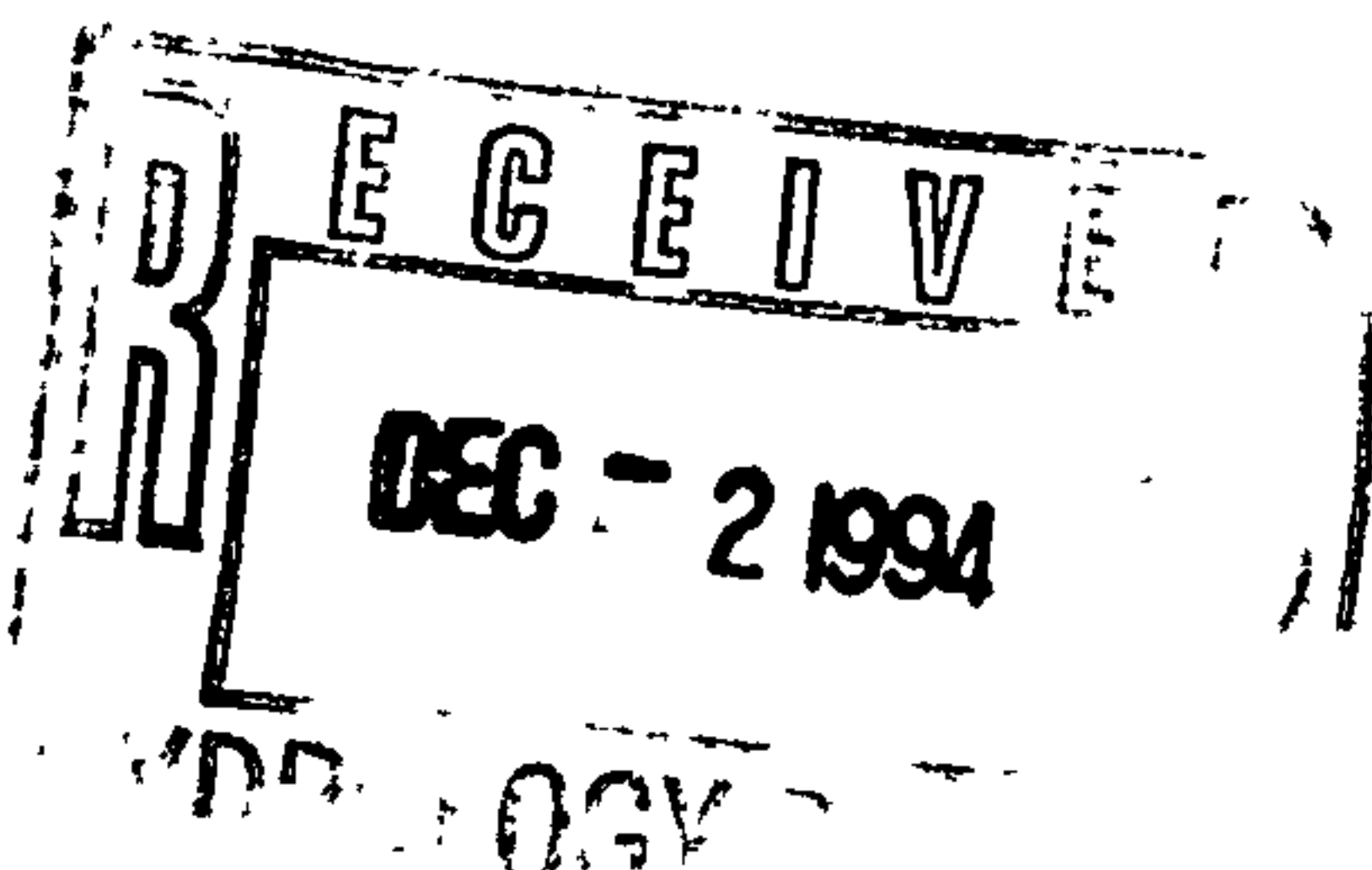
- ☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER

## 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  
☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER WORK ORDER (SPECIFY)

DATE SUBMITTED: Nov. 30, 1994BY: FRED C. ARFMAN, P.E.FOR: ISAACSON & ARFMAN, PA



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1994

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

RE: DRAINAGE PLAN FOR CHAMISA ENCANTADA (J10-D15)  
ENGINEER'S STAMP DATED 11/30/94.

Dear Mr. Arfman:

Based on the information provided on your December 2, 1994 submittal, the above referenced site is approved for Preliminary Plat.

Please be advised that prior to Final Plat, Grading, & Work Order approval, the following must be addressed:

1. Variance from having to provide the  $V_{10}$  ponding for the proposed site must be qualified with the following:
  - a. Time frame from AMAFCA for construction of the West Bluff Diversion Channel.
  - b. Impact of the 5 acres of off-site flows being rerouted onto the I-40 Right-of-Way.
  - c. Condition of the existing outfall towards the series of box culverts under I-40.
  - d. The likelihood and consequence of a failure.
  - e. The acceptance of maintenance responsibilities and legal liability.
2. Water block or hydraulics to determine depth of flow on Hanover & 80th.
3. Construction plan indicates a "B" inlet @ the end of the Cul-de-Sac @ Tarrington. Please change to type "C" inlet.
4. Maintenance agreement for pond.
5. Right-of-Way identified on plan drawing.

Fred Arfman  
Page 2

6. Copy of Infrastructure list.

Additional ponding capacity will need to be addressed if the variance is not granted.

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

Sincerely,

  
Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
File



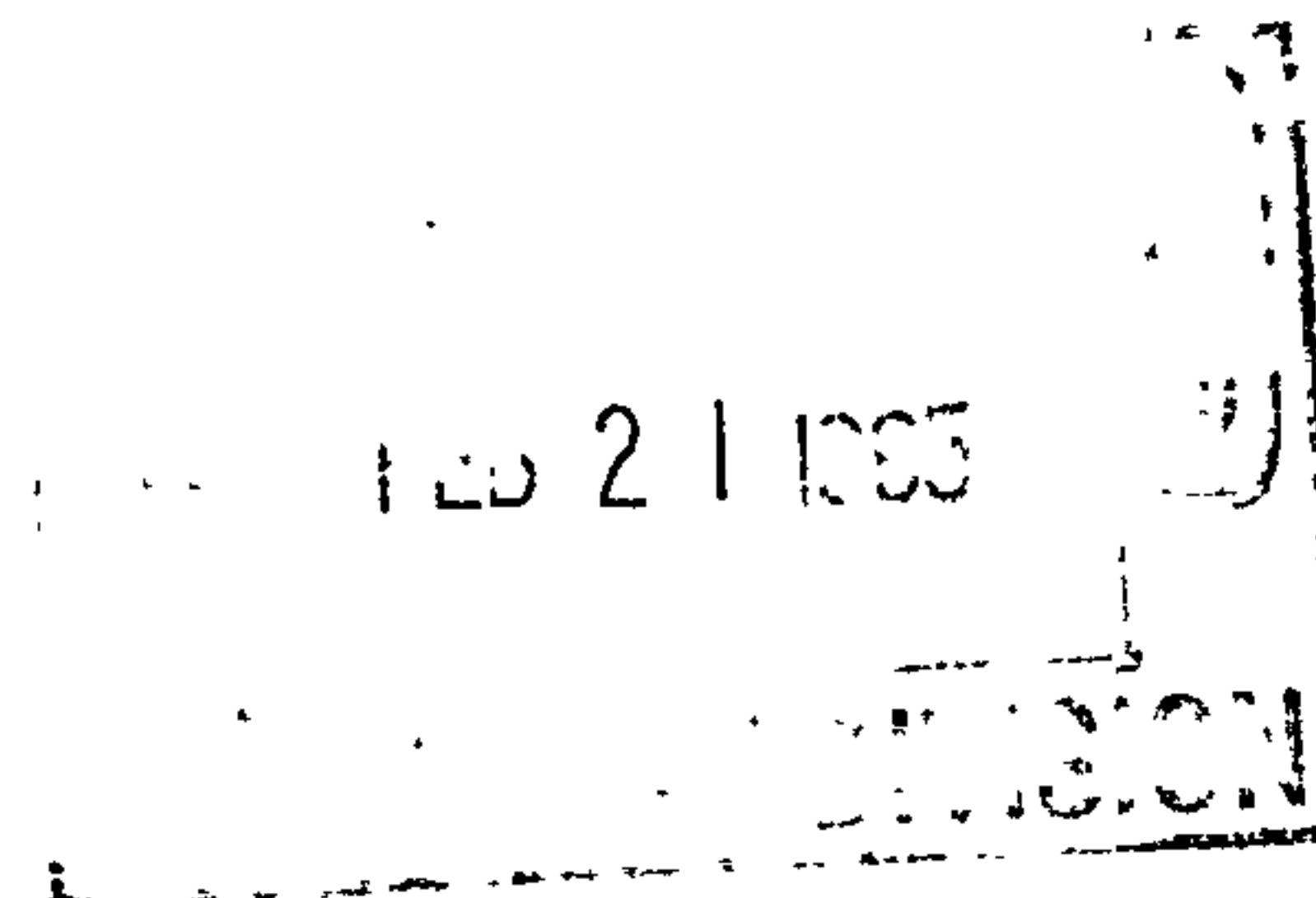
**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

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

February 13, 1995

Mr. Bernie Montoya  
Hydrology Division/PWD  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103



**RE: Chamisa Encantada Subdivision**

Dear Mr. Montoya:

This letter is written in response to Hydrology's comments dated December 22, 1994 concerning the referenced project. Below is an item by item address to your concerns about the development.

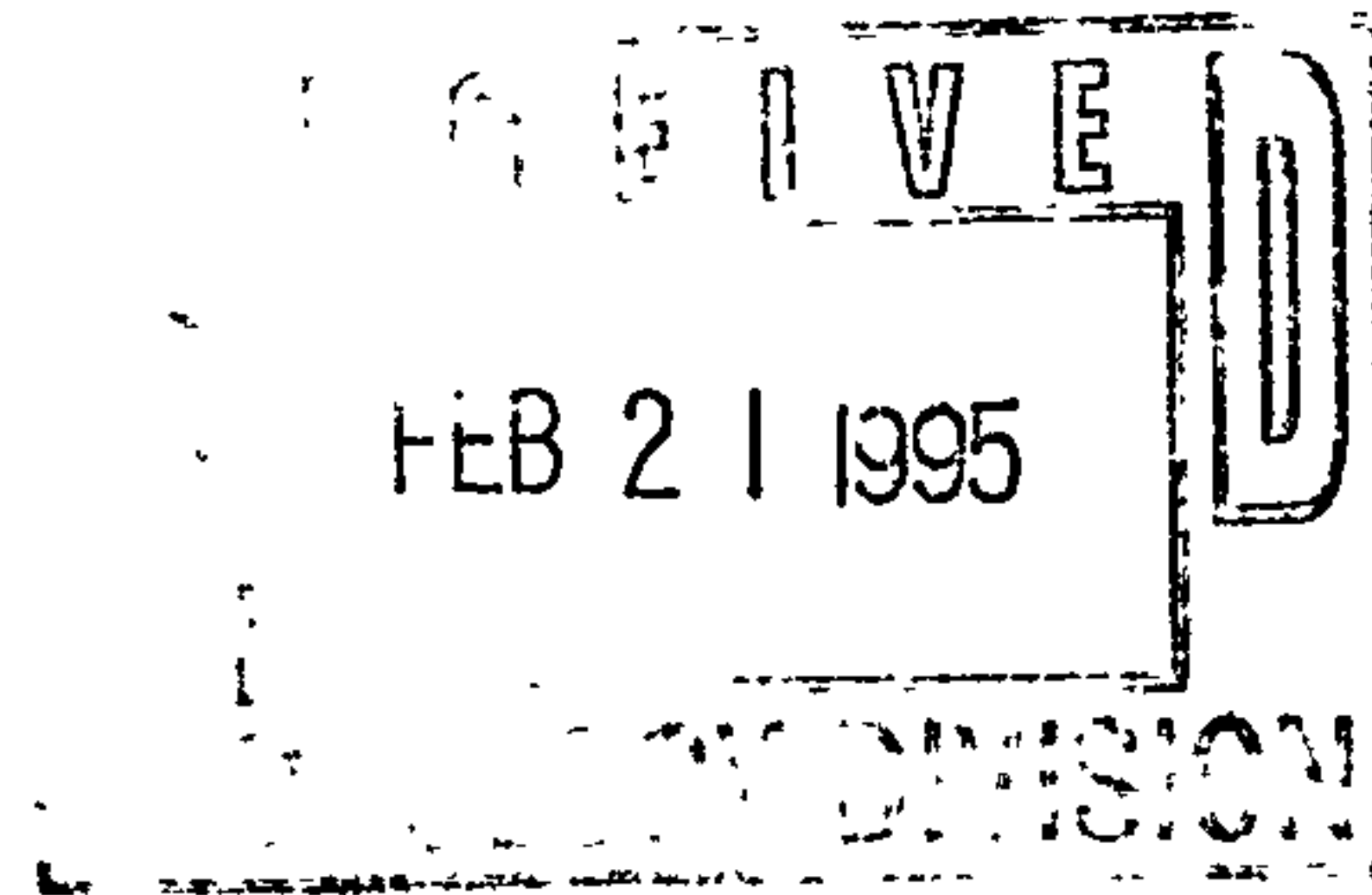
1. *Variance from having to provide the  $V_{10}$  ponding for the proposed site must be qualified with the following:*
  - a. *Time frame from AMAFCA for construction of the West Bluff Diversion Channel.*
  - b. *Impact of the 5 acres of off-site flows being rerouted onto the I-40 Right-of-Way.*
  - c. *Condition of the existing outfall towards the series of box culverts under I-40.*
  - d. *The likelihood and consequence of a failure.*
  - e. *The acceptance of maintenance responsibilities and legal liability.*

From a phone conversation with AMAFCA on February 9, 1995 I was informed that the time frame for construction of the West Bluff Diversion Channel is 5 to 6 years.

The 5 acres of off-site flows being diverted around the development to the I-40 Right-of-Way will have no impact because this is the drainage pattern of the area as it exists today.



Mr. Bernie Montoya  
February 13, 1995  
Page 2



As for the "condition of the existing outfall towards the series of box culverts under I-40", there really isn't a defined outfall per say as there has been no "gathering device" for the flows other than gullies or small arroyos. The temporary retention pond will help with this situation because it eliminates, (until the channel is built), a large area that drains to the culverts.

Failure of the pond is unlikely but if it were to occur, the emergency spillway on the south side of the pond will drain the pond to unpopulated areas south of the development and to the box culverts at I-40. All three sides of the pond that are adjacent to the subdivision are sufficiently higher than the spillway so flooding of the project will not occur.

The developer accepts responsibility of maintenance and liability of the pond with execution of the attached agreement.

2. *Water block or hydraulics to determine depth of flow on Hanover and 80th.*

An 8" water block is designed for 80th Street as shown in the paving plan and profile for 80th Street in the construction plan set.

3. *Construction plan indicates a "B" inlet at the end of the Cul-de-Sac at Tarrington. Please change to Type "C" inlet.*

The inlet has been changed on both the utility plan and profile and the grading plan sheet.

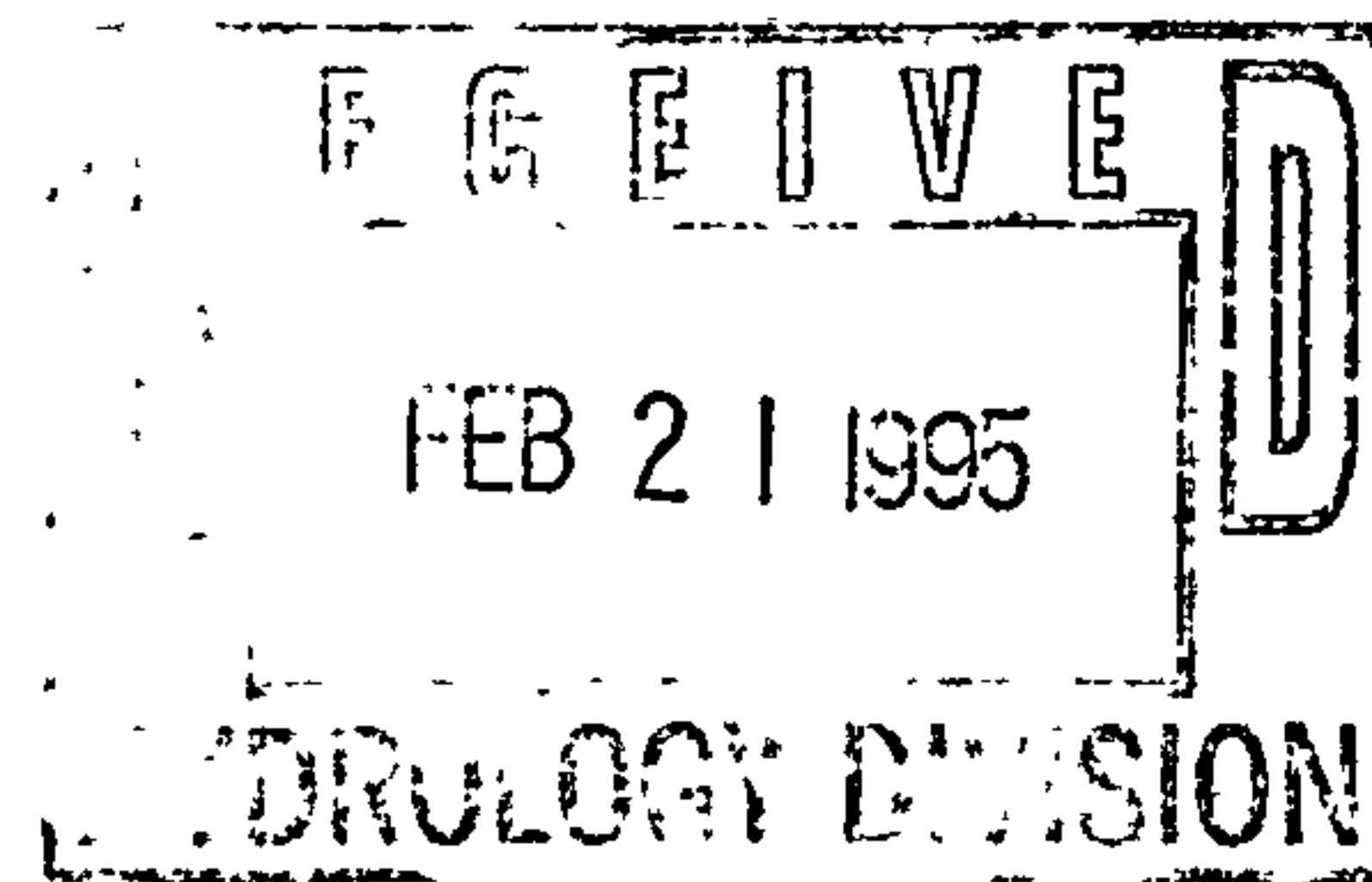
4. *Maintenance agreement for pond.*

As mentioned above, an agreement will be executed that assigns responsibility of the temporary pond to the developer.

5. *Right-of-Way identified on plan drawing.*

Right-of-way widths have been added to both the grading plan and the paving plan and profile sheets.

Mr. Bernie Montoya  
February 13, 1995  
Page 3



6. *Provide an infrastructure list.*

An approved infrastructure list was included in the DRC submittal that was made on 2/10/95.

If I can be of any more assistance, please do not hesitate to call me at 268-8828.

Very truly yours,

Jud Lee

JL/rtl

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA ENCHANTADA ZONE ATLAS/DRNG. FILE #: J-10/11/5  
 DRB #: 94-280 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACTS 235, 236 & 237, Town of ATRISCO GRANT, AIRPORT UNIT  
 CITY ADDRESS: AND A PORTION OF VACATED (PENDING) 80<sup>th</sup> ST  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN  
 ADDRESS: 128 MONROE ST. NE. PHONE: 268-8828  
 OWNER: SIGNATURE J DEVELOPMENT CONTACT: GRIFF PICKARD  
 ADDRESS: 7007 WYOMING, STE E-1 PHONE: 828-1100  
 ARCHITECT: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: ALORICH LAND SURVEYING CONTACT: TIM ALORICH  
 ADDRESS: \_\_\_\_\_ PHONE: 884-1990  
 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, Letter responding to COA comments

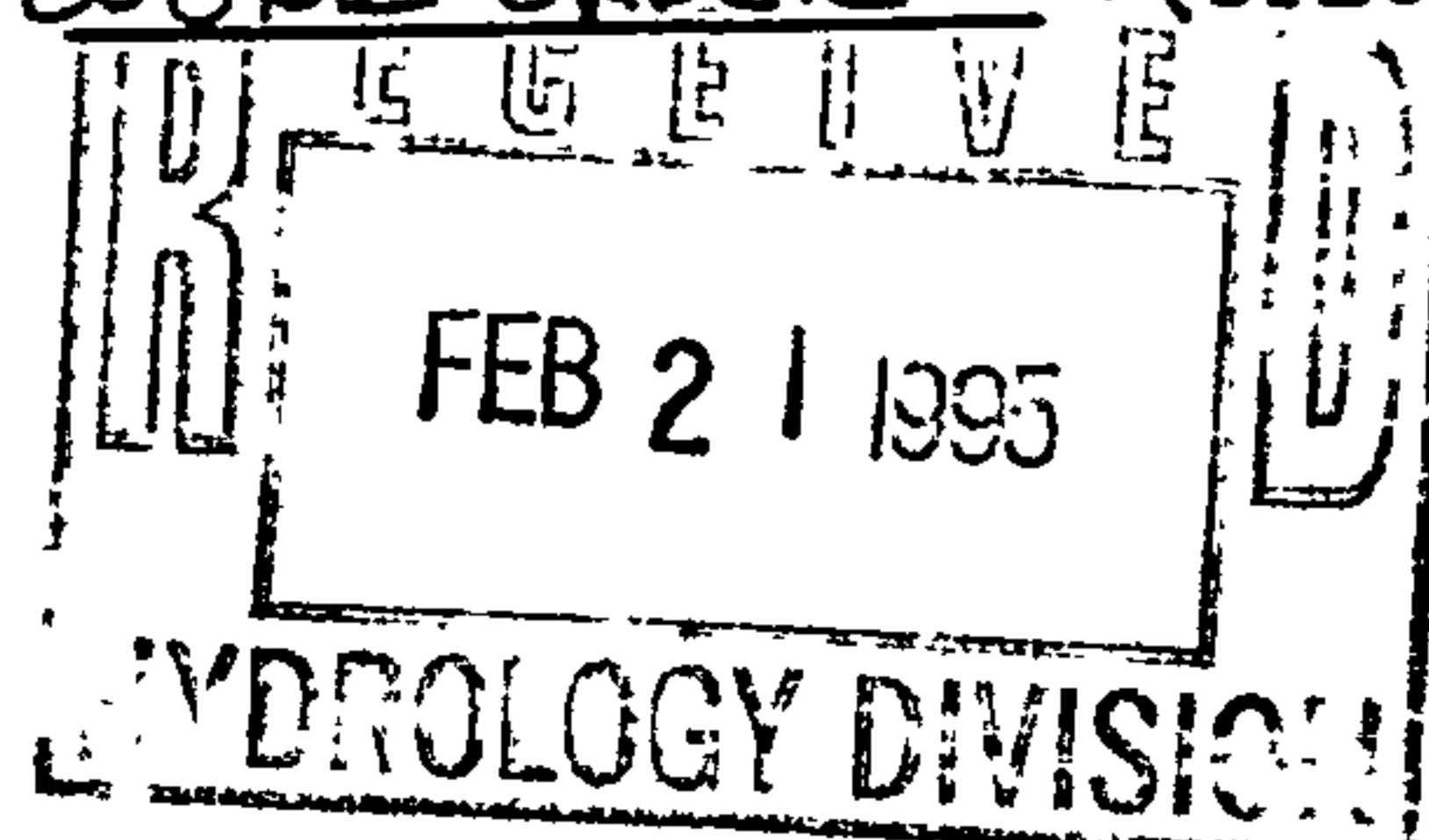
## PRE-DESIGN MEETING:

- ☒ 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
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☒ OTHER WORK ORDER (SPECIFY)

DATE SUBMITTED: 2-21-95  
 BY: FRED C. ARFMAN, P.E.  
 FOR: ISAACSON & ARFMAN, PA







# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 1, 1995

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

RE: REVISED DRAINAGE PLAN FOR CHAMISA ENCANTADA (J10-d15)  
REVISION DATE 2/14/95.

Dear Mr. Arfman:

Based on the information provided on your February 21, 1995 resubmittal, listed are some concerns that will need to be addressed prior to final plat, grading and work order approval.

1. Because of the time span identified by AMAFCA we will require that the  $V_{10}$  ponding requirement be implemented prior to final approval. Please revise plan and report to indicate.
2. Executed agreement and covenant. See attached revised document.

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

Sincerely,

*Bernie J. Montoya*  
Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
File

Free R

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY-PROJECT SCHEDULE 1995

Page 1

	PROJECT TITLE AND DESCRIPTION	STATUS	EST. COST	POTENTIAL FUNDING SOURCES	95	96	97	98	99
1	San Antonio Arroyo, Coors Blvd to Rio Grande. (arroyo lining and bosque outfall)	In Design Const. 9/95	1,800,000	AMAFCA 900K City 900K Landowners ROW	X	X			
2	Piedras Marcadas DMP Revision	Partly done RFP 2/95	150,000	AMAFCA	X				
3	Unser Diversion Channel/Atrisco Business Park (Pending CLOMR)	In Design Const. 3/95	900,000	AMAFCA 800K Landowners 100K + ROW	X				
4	FEMA Mapping, Selected Areas	In Progress	450,000	AMAFCA, County 210K, FEMA 240K	X				
5	North Domingo Baca Channel east of Tramway (lined channel)	In Design Const. 10/95	500,000	AMAFCA 400K, County 100K	X	X			
6	AMAFCA Dam Filling Notification System	In Design Constr. 3/95	300,000	AMAFCA	X				
7	Wyoming Storm Drain	In Design Const. 3/95	300,000	AMAFCA 200K Private 100K	X				
8	Airport Arroyo/Sunport Boulevard	In Design Const. 9/95	400,000	AMAFCA 200K, City 200K	X	X			
9	I-40 Diversion DMP	RFP 2/95	400,000	AMAFCA	X	X			
10	La Cueva/Camino DMP	RFP 1/95	400,000	AMAFCA	X	X			
11	Amole DMP	RFP 1/95	400,000	AMAFCA	X	X			
12	Calabacillas Arroyo Prudent Line Restudy	RFP 1/95	200,000	AMAFCA	X	X			

MAR - 8 1995

MAR-6-95 MON 16:43

P. 01

## ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY-PROJECT SCHEDULE 1995

Page 2

	PROJECT TITLE AND DESCRIPTION	STATUS	EST. COST	POTENTIAL FUNDING SOURCES	95	96	97	98	99
13	NAA Drainage and Transportation Study	RFP 3/95	500,000	County 250K AMAFCA 250K	X	X			
14	Calabacillas Arroyo Levee Rehab, Coors to Rio Grande	RFP 2/95	600,000	AMAFCA		X			
15	Coors/La Orilla Drainage Improvements	In Planning	600,000	AMAFCA/County/ Landowners	X	X	X		
16	Mc Coy Dam Diversion Channels - ROW Acquisition	Underway	1,500,000	AMAFCA	X	X	X		
17	Stadium Boulevard Outfall to SDC	In Design	1,600,000	City 1,300,000 AMAFCA 300,000	X	X			
18	I-40 Diversion ROW Acquisition	Underway	1,000,000	AMAFCA 700K City 300K	X	X			
19	SW Valley Pond ROW Acquisition	Underway	600,000	AMAFCA 300K County 300K	X				
20	North Diversion Channel Sediment Disposal/EPA Pond ROW Acquisition	Underway	800,000	AMAFCA	X				
21	Sandia Foothills Watershed Treatment	Ongoing	400,000	City/AMAFCA/Fed	X	X	X	X	X
22	Pino-Tramway Dam Emergency Plan	RFP 8/95	125,000	AMAFCA		X			
23	North Diversion Channel Upgrades	RFP 3/95	400,000	AMAFCA		X			
24	I-40 Diversion Ph I CBC - Coors to Estancia	Prelim. Designed RFP 4/95	2,700,000	AMAFCA		X			
25	Don Felipe Watershed DMP	RFP 11/95	200,000	AMAFCA/County		X	X		
26	Modify Alameda Outlet of NDC	COE Design	2,000,000	COE 1,500K AMAFCA 500K		X	X		

MAR - 8

HYDROLOGY

MAR-6-95 MON 16:44

P.02



## ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY-PROJECT SCHEDULE 1995

Page 3

	PROJECT TITLE AND DESCRIPTION	STATUS	EST. COST	POTENTIAL FUNDING SOURCES	95	96	97	98	99
27	Cabazon Channel Modifications	RFP 6/95	500,000	AMAFCA/City		X	X		
28	Raymac DMP		200,000	AMAFCA/County			X	X	
29	I-40 Diversion Ph II Channel - From Estancia to 98th		3,000,000	AMAFCA			X	X	
30	Calabacillas Arroyo Drop Structures PhII		2,000,000	AMAFCA			X	X	X
31	Amole Dams ROW Acquisition		1,000,000	AMAFCA			X		
32	Piedras Marcadas Phase I: Western Diversion to Calabacillas		2,000,000	AMAFCA/Landowner			X	X	
33	Borrega Diversion Modifications		1,000,000	AMAFCA			X	X	
34	Ladera Dams Modifications		500,000	AMAFCA			X	X	
35	North Domingo Baca Dam Spillway Widening		200,000	AMAFCA			X		
36	Amole Dams		3,000,000	AMAFCA			X		
37	Gun Club Road Drainage Improvements		1,000,000	County/AMAFCA				X	
38	La Cueva Arroyo, East of Louisiana		2,000,000	AMAFCA/Landowners				X	
39	Vineyard Arroyo - Reach 4		400,000	AMAFCA				X	X
40	Piedras Marcadas Phase II - Lyons Diversion to Calabacillas		2,000,000	AMAFCA/ City				X	
41	Snow Vista Channel Phase I Upgrade - Sage to Amole Dam		2,000,000	AMAFCA				X	
42	I-40 Diversion Ph III Ladera and Amole Connections		3,000,000	AMAFCA/Landowners				X	X

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA ENCANTADA ZONE ATLAS/DRNG. FILE #: J-10/1415  
 DRB #: 94-280 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACTS 235, 236 & 237, TOWN OF ATRISCO GRANT, ALBERT UNIT  
 CITY ADDRESS: AND A PORTION OF VACATED (PENDING) 80th ST  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN

ADDRESS: 127 MONROE ST. NE. PHONE: 267-8823

OWNER: SIGNATURE J DEVELOPMENT CONTACT: GRIFF PICKARD

ADDRESS: 7007 WYOMING ST E-1 PHONE: 822-1100

ARCHITECT: N/A CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: ALORICH LAND SURVEYING CONTACT: TIM ALORICH

ADDRESS: \_\_\_\_\_ PHONE: 834-1990

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

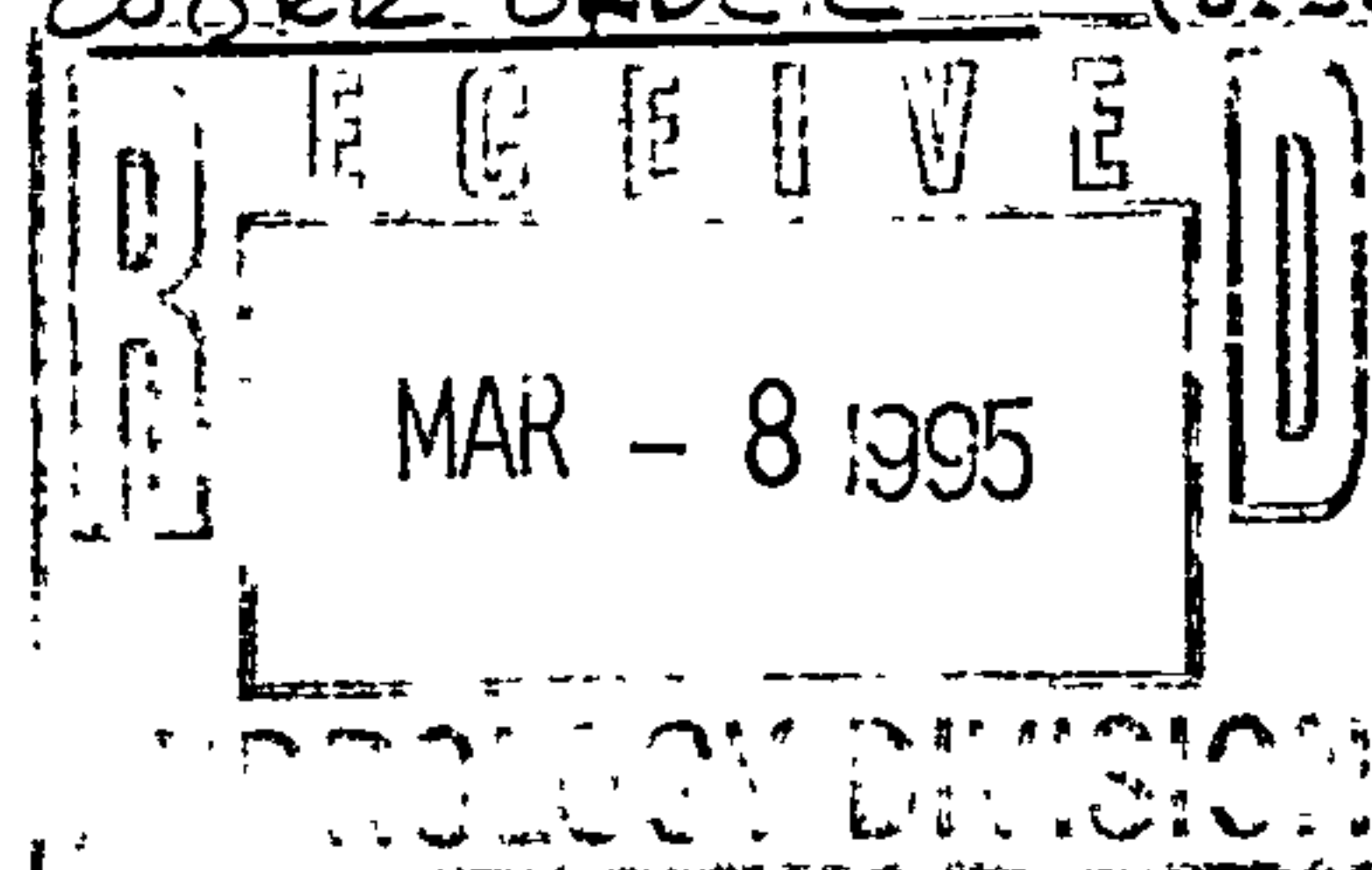
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☒ OTHER WORK ORDER (SPECIFY)

DATE SUBMITTED: MARCH 8, 1995

BY: FRED C. ARFMAN, P.E.

FOR: ISAACSON & ARFMAN, PA



DI PAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA ENCANTADA ZONE ATLAS/DRNG. FILE #: J-10 / P15  
 DRB #: 94-280 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACTS 235, 236 & 237, Town of ATRISCO GRANT, ALBERT UNIT  
 CITY ADDRESS: AND A PORTION OF VACATED (PENDING) 80th ST  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN  
 ADDRESS: 128 MONROE ST. NE. PHONE: 268-8823  
 OWNER: SIGNATURE J DEVELOPMENT CONTACT: GREG PICKARD  
 ADDRESS: 7007 WYOMING, STE E-1 PHONE: 828-1100  
 ARCHITECT: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH  
 ADDRESS: \_\_\_\_\_ PHONE: 884-1990  
 CONTRACTOR: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

TYPE OF SUBMITTAL:

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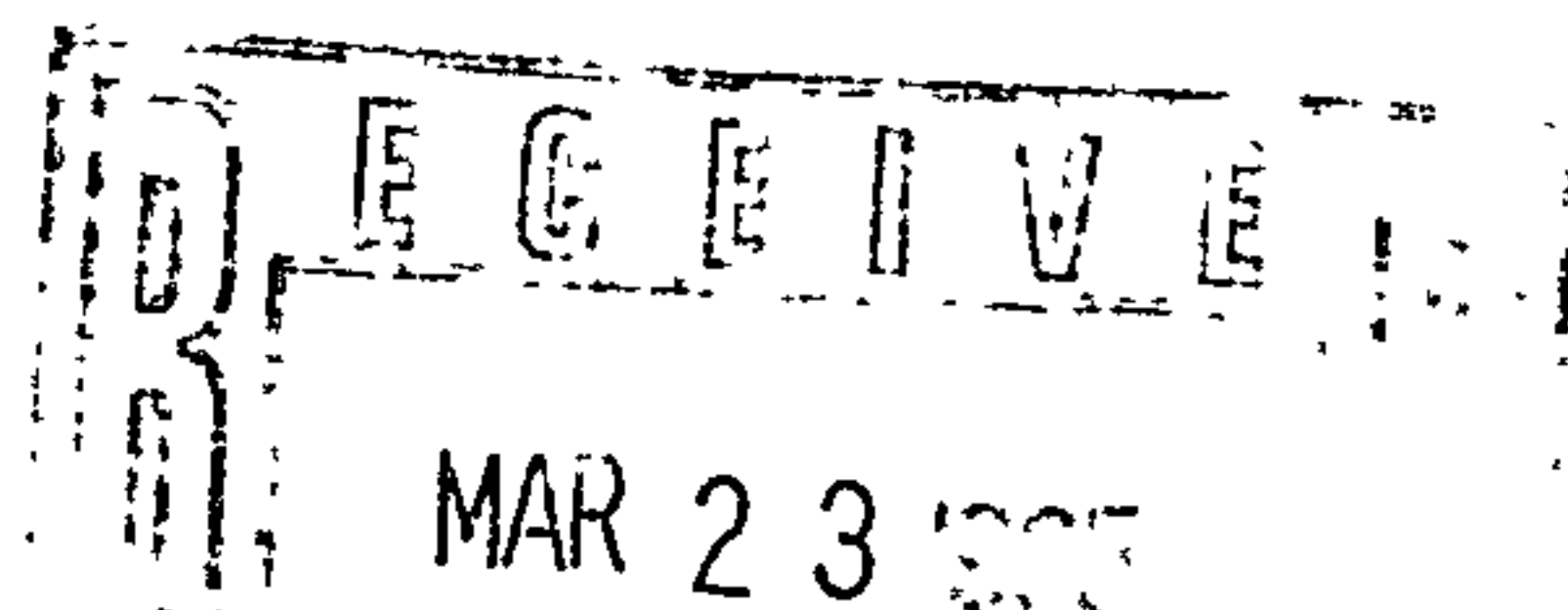
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☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER WORK ORDER (SPECIFY)

DATE SUBMITTED: MARCH 8, 1995  
 BY: FRED C. ARFMAN, P.E.  
 FOR: ISAACSON & ARFMAN, PA







# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 28, 1995

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

RE: REVISED DRAINAGE PLAN FOR CHAMISA ENCANTADA (J10-D15)  
REVISION DATED 3/14/95 W.O. 5155.90.

Dear Mr. Arfman:

Based on the information provided on your March 23, 1995  
submittal, the above referenced site is approved for Final Plat,  
Grading and Work Order Permit.

Please revise the D.R.C. work order plan to reflect the approved  
hydrology plans dated 3/14/95.

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

Sincerely,

*Bernie J. Montoya*  
Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
File

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA ENCANTADA ZONE ATLAS/DRNG. FILE #: J-10/D15  
 DRB #: 24-280 EPC #: — WORK ORDER #: —  
 LEGAL DESCRIPTION: TRACTS 235, 236 & 237, TOWN OF ATRISCO GRANT, UNIT 8  
 CITY ADDRESS: N/A  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN  
 ADDRESS: 128 MONROE ST. N.E PHONE: 268-8828  
 OWNER: SIGNATURE J HOMES INC CONTACT: JEFF WATSON  
 ADDRESS: 7007 WYOMING BLVD. NE PHONE: 828-1100  
 ARCHITECT: N/A CONTACT: —  
 ADDRESS: — PHONE: —  
 SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH  
 ADDRESS: — PHONE: 884-1990  
 CONTRACTOR: SPARKLING CONST. CONTACT: PAT WYLLIS  
 ADDRESS: — PHONE: —

## TYPE OF SUBMITTAL:

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

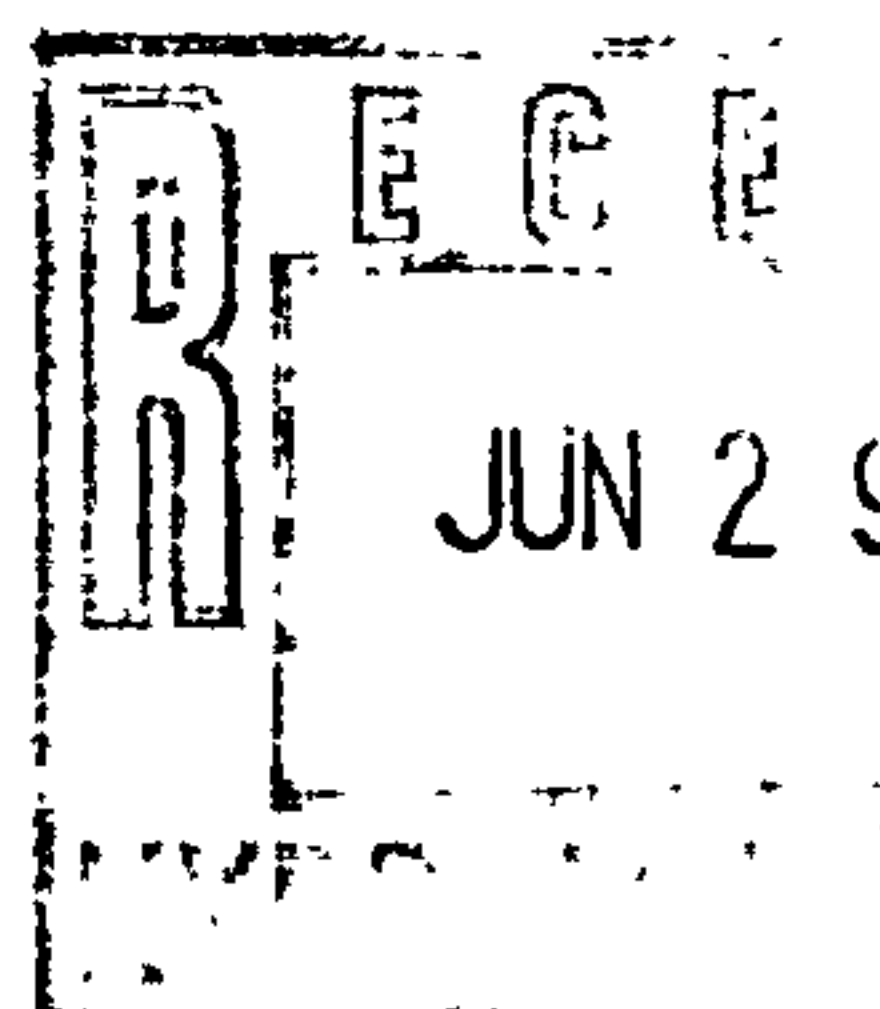
## PRE-DESIGN MEETING:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

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☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER CERTIFICATION APPROVAL (SPECIFY)

VERBAL: 7/19/95

Sheet 5 of 18 needs  
Certification StatementDATE SUBMITTED: JUNE 28, 1995BY: FRED C. ARFMANFOR: ISAACSON & ARFMAN, P.A.

J10-D15

VERBAL ON 7/19/95

Engineer Certification  
on sheet 5 of 18  
needed

Rgn



## Preliminary Plat

1. Twice the  $V_{100}$  or  $V_{10}$  for ponding

## Final Plat

1. Water block @ Hancock & 80th
2. Type "C" inlet instead of "B" @ the end of cul-de-sac @ Tarrington
3. Maintenance Agreement for the ponding
4. Right of way identification on plan drawing
5. Intro/Note list

Chamisa Encantada Subdivision  
 DRB Case No. 94-280  
 DRC Project No.: 5155-90  
 Date Submitted: 12-15-94  
 Prelim. Plat Approved:  
 Prelim. Plat Expires:

FIGURE 12  
 EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENT AGREEMENT  
 DEVELOPMENT REVIEW BOARD  
 REQUIRED INFRASTRUCTURE LISTING  
 DRB 94-280

TRACTS 235, 236, AND 237, TOWN OF ATRISCO GRANT, AIRPORT UNIT  
 BEING REPLATED AS

**CHAMISA ENCANTADA SUBDIVISION**

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided by the City.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
24' Out/20' In w/4' MED STD	Res. Paving	80th Street	Hanover Road	Springwood Road
	Curb & Gutter (E. & W.)	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Waterline	"	"	"
4'	PCC Sidewalk (south side)	Hanover Road	West PL-Lot 7	East PL-Lot 49
32'	Res. Paving	Springwood Road	Duskfire Drive	Tarrington Drive
STD	Curb & Gutter (N. & S.)	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	"	"
8"	Waterline	"	80th St. INT.	"
6"	Waterline	"	"	Duskfire Drive
32'	Res. Paving	Duskfire Drive	Springwood Road	Grayson Road
STD	Curb & Gutter (E. & W.)	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	"	"
6"	Waterline	"	"	"

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
32'	Res. Paving	Tarrington Drive	Springwood Road	South Terminus
STD	Curb & Gutter (E. & W.)	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	"	"
8"	Waterline	"	"	Exst. 18" @ So. PL
24-30"	Storm Drain w/ Appurtenances	"	South Terminus	Grayson Road
SIZE TO BE DETER. @ DRC.				
28'	Res. Paving	Havenwood Road	Duskfire Drive	Tarrington Drive
STD	Curb & Gutter (N. & S.)	"	"	"
4'	*PCC Sidewalk	"	"	"
4"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
28'	Res. Paving	Baybrook Road	Duskfire Drive	Tarrington Drive
STD	Curb & Gutter (N. & S.)	"	"	"
4'	*PCC Sidewalk	"	"	"
4"	Waterline	"	"	"
8"	Sanitary Sewer	"	"	"
28'	Res. Paving	Grayson Road	Duskfire Drive	Tarrington Drive
STD	Curb & Gutter (N. & S.)	"	"	"
4'	*PCC Sidewalk	"	"	"
8"	Sanitary Sewer	"	"	"
6"	Waterline	"	"	Vac. 80th Street
8"	Sanitary/Sewer	20' SAS Esm't	North End of Tarrington Drive	Hanover Road @ West Prop. Line

**MISCELLANEOUS**

Street lighting per DPM.

Grading & Drainage: Certification per DPM (prior to release of financial guarantees). To include private perimeter and retaining walls as required on the approved Grading Plan.

\* Sidewalks to be deferred

\*\* Concrete drainage rundown as per Grading/Drainage Plan (if required)

All water to include fire hydrants, valves, and appurtenances per DPM.

Temporary storm water retention pond on Tract A, Block A with perimeter fence.



Prepared by:

Fred C. Arfman  
Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.

12.15.94  
Date:

\*\*\*\*\*

### Development Review Board Member Approval

MD  
Transportation Development

12-20-94  
Date:

Robert W. Kane  
Utility Development

12-20-94  
Date:

B. J. J. J.  
Parks & General Services

12/20/94  
Date:

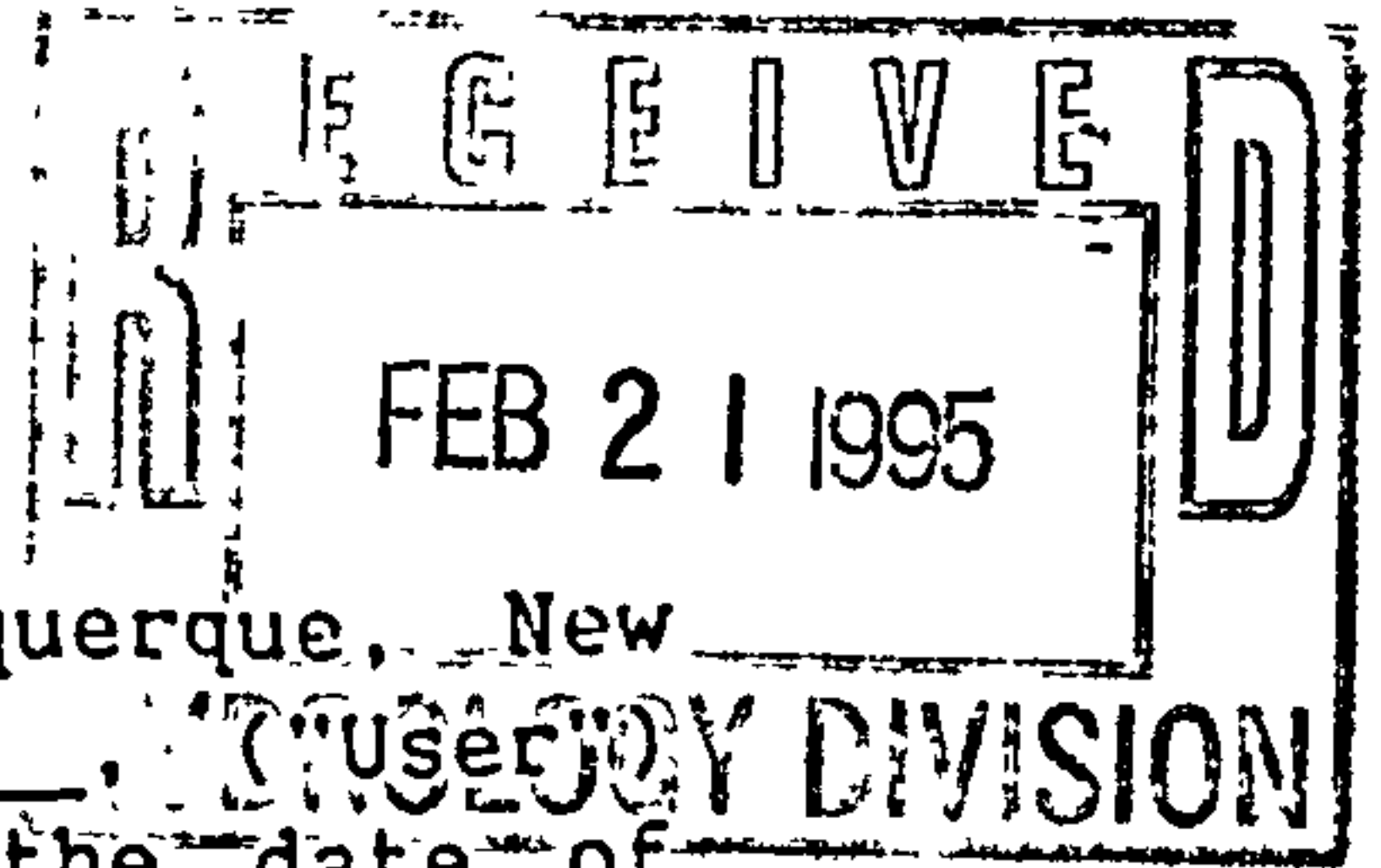
Frank J. J.  
City Engineer / AMAFCA

12-20-94  
Date:

Jack Cleveland  
DRB Chairman

12-20-94  
Date:

AGREEMENT AND COVENANT



This agreement and covenant, between the City of Albuquerque, New Mexico ("City") and Signiture J Development, Inc. 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 Chamisa Encantada Subdivision, in Albuquerque, New Mexico, and more particularly described as:

Tract 235, 236, and 237, Town of Atrisco Grant, Airport Unit together with a vacated portion of 80th Street between Hanover Road NW and Interstate 40.

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 A.

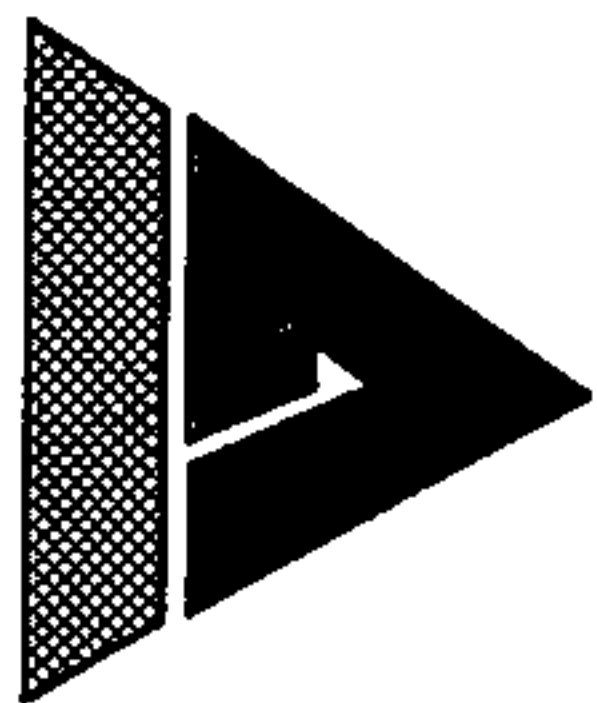
The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

A temporary earthen drainage pond at the southeast corner of the subdivision identified as Tract A.

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.



## **PROJECT MEMORANDUM**

3/20/95

**TO:** Bernie Montoya, COA Hydrology

**FROM:** Jud Lee, Isaacson & Arfman, P.A.

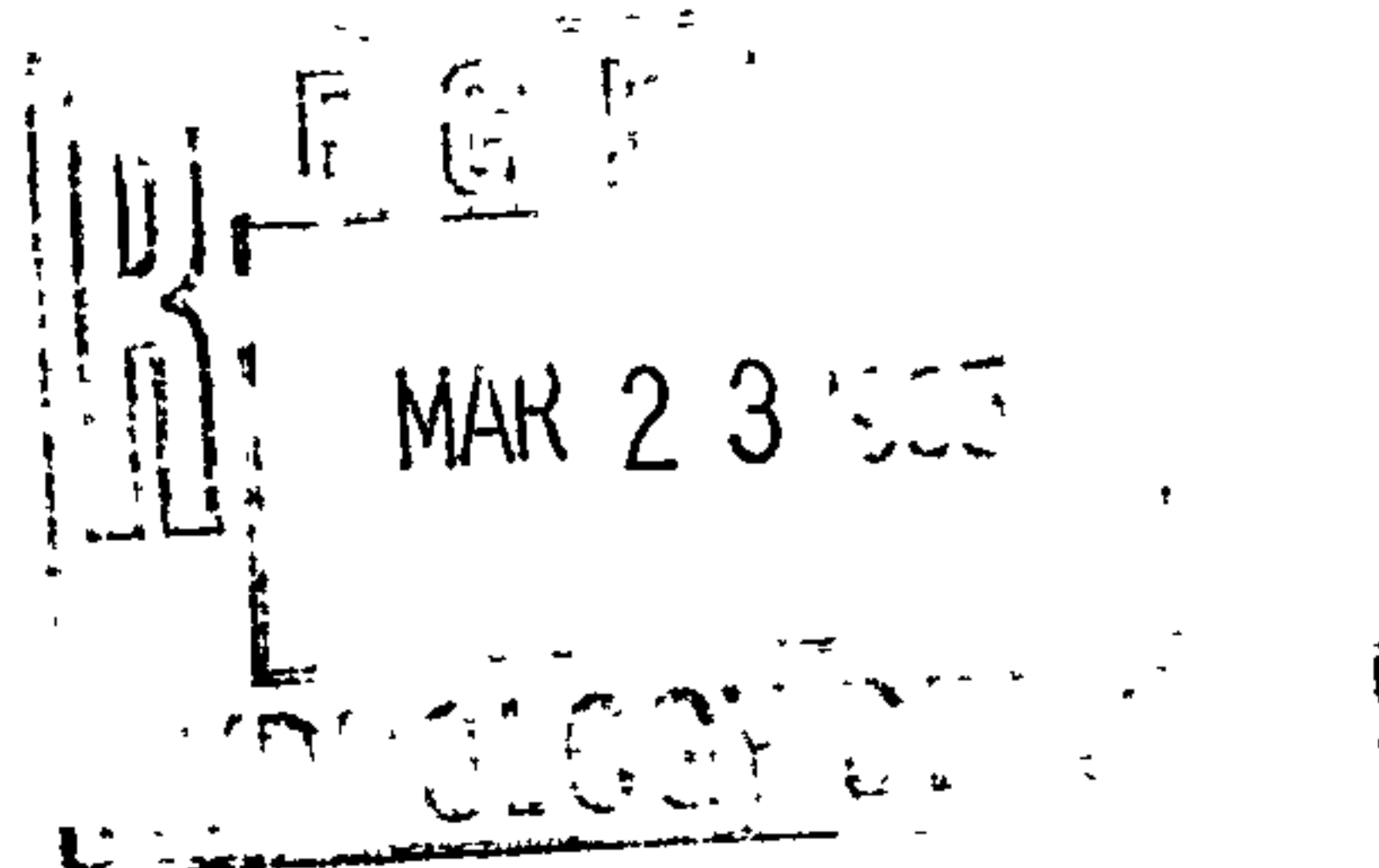
**REF:** Chamisa Encantada **PROJ NO:** 803

**SUBJ:** Storm Drain Revision

The last 69' of storm drain for the above project was increased to 36" to reflect a DRB requirement from Fred Aguirre. In addition another Type 'C' Double Grate inlet was designed for the cul-de-sac. The above actions produce the following hydraulics:

The  $Q_{100}$  for the subdivision is 54 cfs. Two times this amount is 108 cfs. A 36" RCP at  $s = 1.71\%$  under  $2\frac{1}{2}'$  of pressure head has a capacity of 109.2 cfs.

The flow remaining in the street at the cul-de-sac is 14 cfs. Two times this is 28 cfs. The double 'C' inlets have a capacity of 15 cfs each for 30 cfs total.





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.

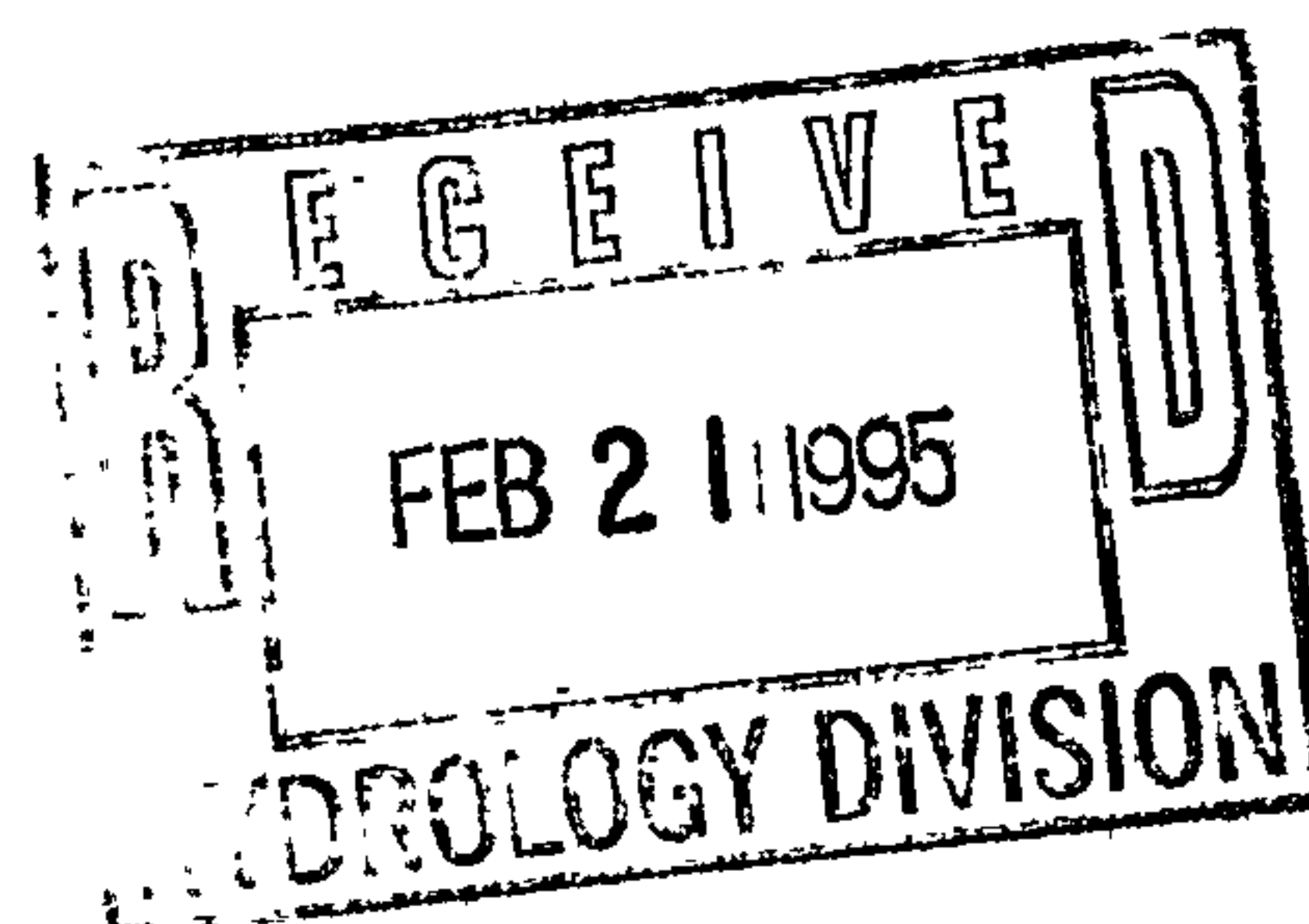
8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

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:

Signiture J. Development, Inc.  
7007 Wyoming NE, Suite C1  
Albuquerque, NM 87109



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 covenants 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.

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: \_\_\_\_\_

USER: \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day  
of \_\_\_\_\_ 19\_\_\_\_\_, by \_\_\_\_\_  
(User)

\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_

12-11-89





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 12, 1995

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

RE: ENGINEER CERTIFICATION FOR CHAMISA ENCANTADA (J10-D15)  
ENGINEER CERTIFICATION STATEMENT SHEET 4 OF 18 DATED  
6/29/95 AND SHEET 5 OF 18 DATED 12/6/95 FOR FINANCIAL  
GUARANTEE RELEASE.

Dear Mr. Arfman:

Based on the information provided on your June 29, 1995 and  
December 6, 1995 submittal, Engineer Certification for the above  
referenced site 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

c: Andrew Garcia  
Theresa Lucero  
File

95034984

8484

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 Chamisa Encantada Subdivision, in Albuquerque, New Mexico, and more particularly described as:

Tract 235, 236, and 237, Town of Atrisco Grant, Airport Unit together with a vacated portion of 80th Street between Hanover Road NW and Interstate 40.

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 A.

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):

A temporary earthen drainage pond at the southeast corner of the subdivision identified as Tract A.

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 as per the approved Grading and Drainage Plan J10-D15 on file at City Hydrology. 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.

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 NE, Suite C-1  
Albuquerque, NM 87109



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 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 covenants 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.

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

USER:

By: [Signature]

Lawrence Rael  
Chief Administrative Officer

Dated: 4/5/95

By: [Signature]

Its: H. Griffin Pickard, Jr.  
Chief Executive Officer

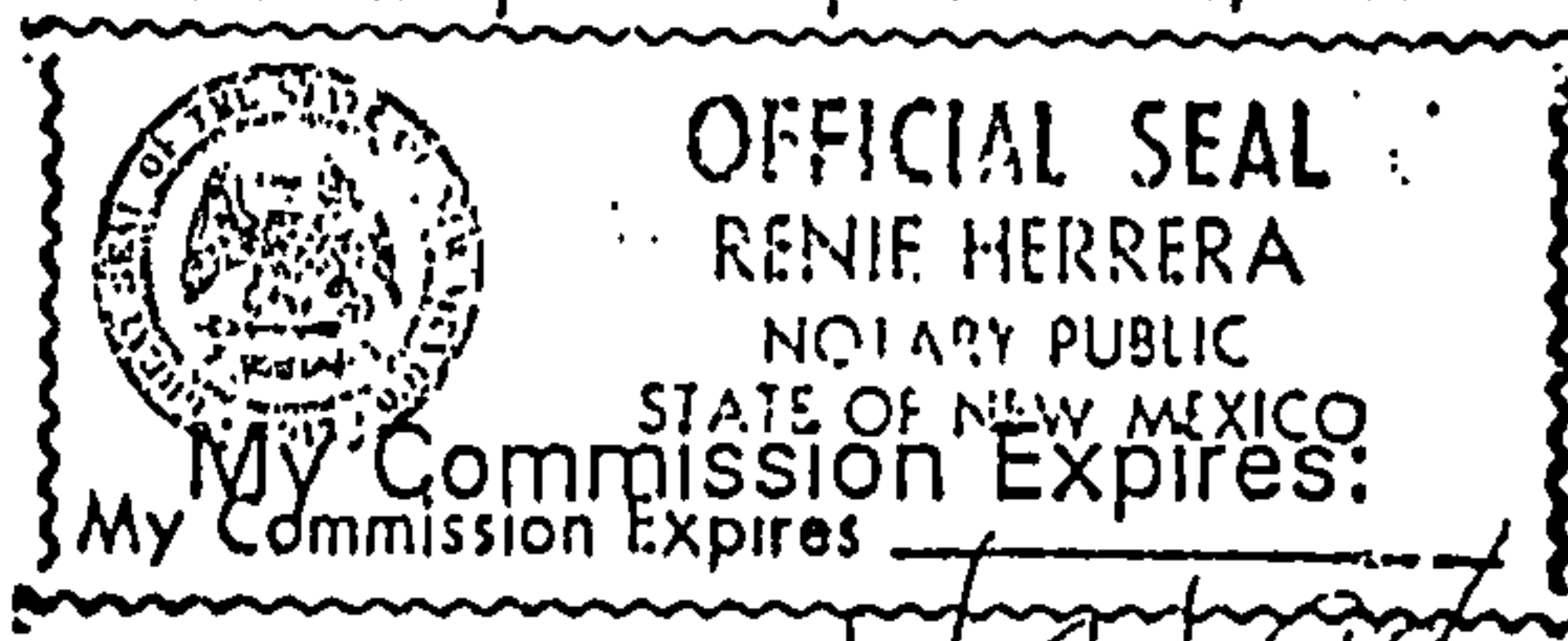
Dated: 3/3/95

STATE OF NEW MEXICO )

) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 5th day of April, 1995, by Lawrence Rael, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.



[Signature]  
Notary Public

STATE OF NEW MEXICO )

) ss.

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 3rd, 1995, by H. Griffin Pickard Jr., Chief Executive Officer, Signature J Homes, Inc. on behalf of Signature J Homes, Inc.  
~~A New Mexico Corporation~~

My Commission Expires: 6/30/98

[Signature]  
Notary Public

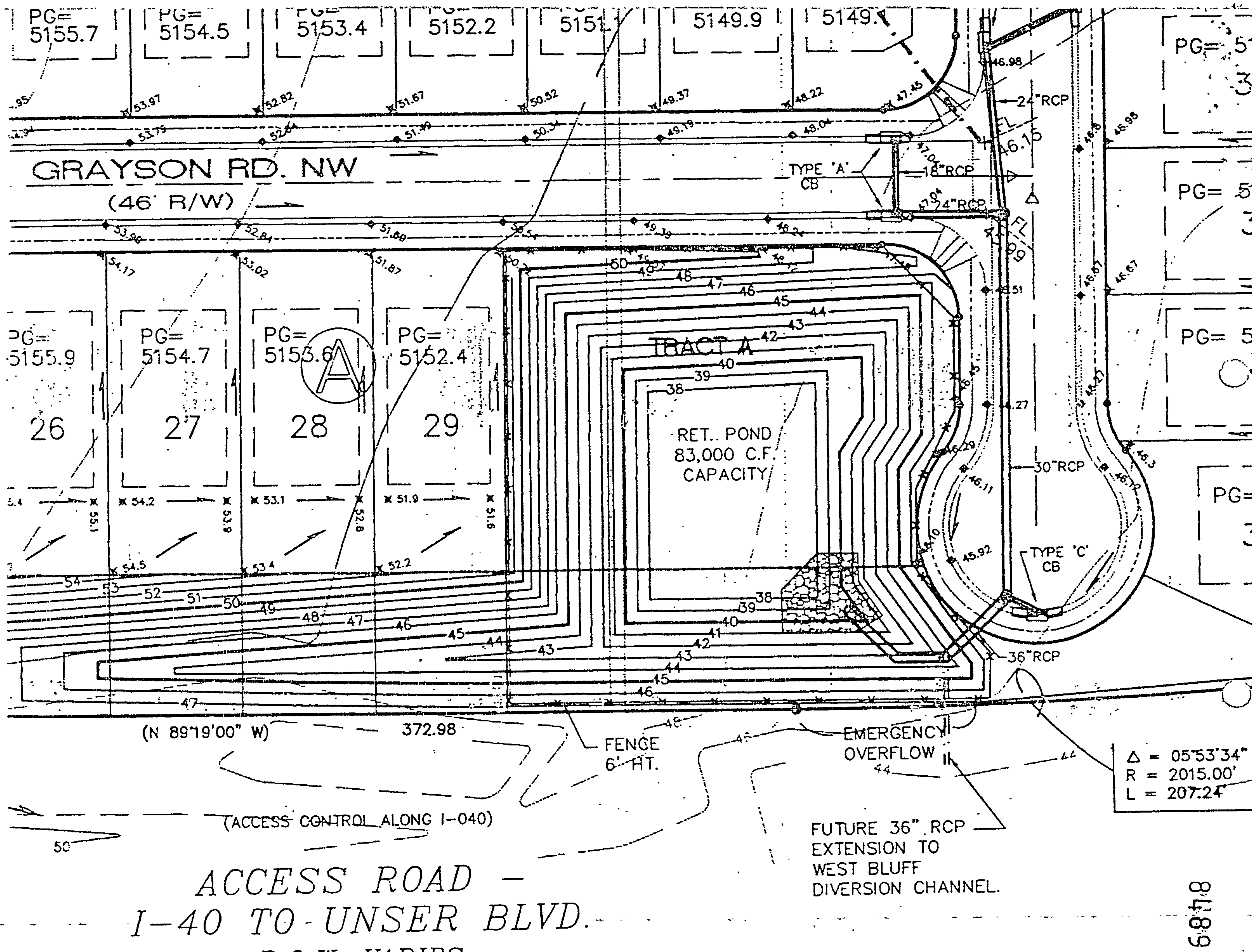


OFFICIAL SEAL  
LESLIE KAY SMITH  
NOTARY PUBLIC-STATE OF NEW MEXICO

My commission Expires 6/30/98

95-8-8484-  
BK PG 3189  
JUDY D. WOODS  
CO. CLERK & RECORDER  
J. Goodman





D. NAGE INFORMATION SHEET

PROJECT TITLE: CHAMISA ENCHANTADA ZONE ATLAS/DRNG. FILE #: J-10/415  
 DRB #: 94-280 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TRACTS 235, 236 & 237, Town of ATRISCO GRANT, AIRPORT UNIT  
 CITY ADDRESS: AND A PORTION OF VACATED (PENDING) 80TH ST  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN  
 ADDRESS: 128 MONROE ST. NE. PHONE: 268-8823  
 OWNER: SIGNATURE J DEVELOPMENT CONTACT: GRIFF PICKARD  
 ADDRESS: 7007 WYOMING, STE E-1 PHONE: 828-1100  
 ARCHITECT: N/A CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: ALDRICH LAND SURVEYING CONTACT: TIM ALDRICH  
 ADDRESS: \_\_\_\_\_ PHONE: 884-1990  
 CONTRACTOR: SUNDANCE MECA CONTACT: CARLOS SPIESS  
 ADDRESS: \_\_\_\_\_ PHONE: 345-2604

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  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER W.O. ACCEPTANCE (SPECIFY)

DEC 6 1995

DATE SUBMITTED:

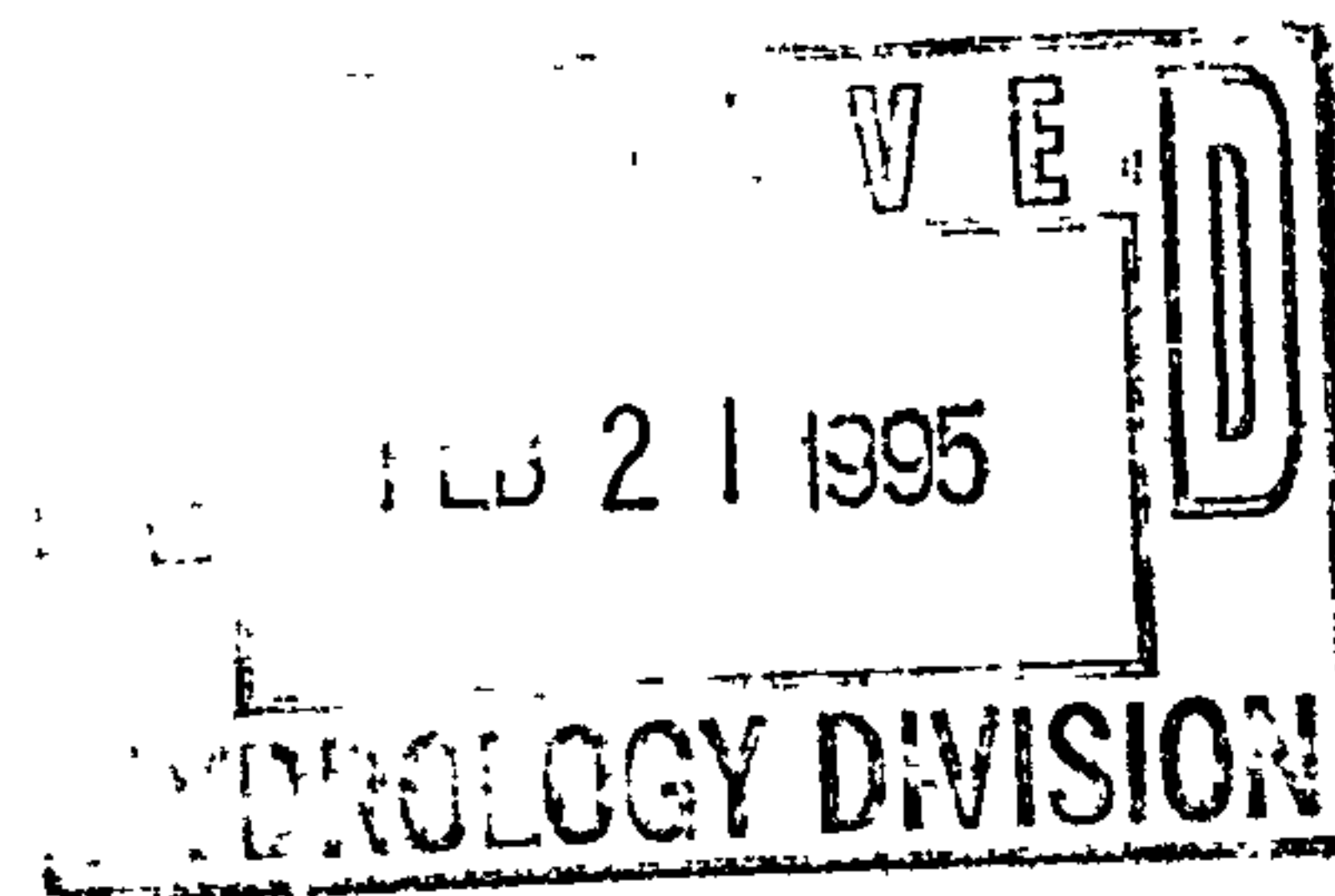
BY: FRED C. ARFMAN, P.E.  
 FOR: ISAACSON & ARFMAN, PA

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_\_, by \_\_\_\_\_, Chief Administrative  
Office of the City of Albuquerque, a municipal corporation, on behalf of said  
corporation.

\_\_\_\_\_  
Notary Public

My commission expires:  
\_\_\_\_\_



12-11-89



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: I-10 DATE: 9-21-94  
EPC NO.: \_\_\_\_\_ DRB NO.: \_\_\_\_\_ ZONE: \_\_\_\_\_  
SUBJECT: Subdivision @ NE corner of I-4D & Unser  
STREET ADDRESS: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_

APPROVAL REQUESTED: \_\_\_\_\_ PRELIMINARY PLAT \_\_\_\_\_ FINAL PLAT  
\_\_\_\_\_ SITE DEVELOPMENT PLAN \_\_\_\_\_ BUILDING PERMIT  
\_\_\_\_\_ GRADING/PAVING PERMIT \_\_\_\_\_ OTHER  
\_\_\_\_\_

ATTENDANCE: WHO REPRESENTING  
Fred Artman I & A  
Scott Davis City  
\_\_\_\_\_

FINDINGS:

Ultimate Drainage Plan calls for free discharge to proposed I-4D channel. In the interim water will need to be retained onsite. Proposal is to dedicate or sell southly portion to AMAFCA or Parks with the understanding that they would accept maintenance of the temporary facility.

Hanover to north is completely built. Site will have water block such that no flows will be accepted from Hanover.

FILED

DEC - 2 1994

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

SIGNED: [Signature] SIGNED: [Signature]  
TITLE: COA Hydrology TITLE: VP  
DATE: 9-21-94 DATE: 02-21-94

**\*\*NOTE\*\*** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.





95034984

8484

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Tract 235, 236, and 237, Town of Atrisco Grant, Airport Unit together with a vacated portion of 80th Street between Hanover Road NW and Interstate 40.

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 A.

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):

A temporary earthen drainage pond at the southeast corner of the subdivision identified as Tract A.

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.

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7007 Wyoming NE, Suite C-1  
Albuquerque, NM 87109

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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

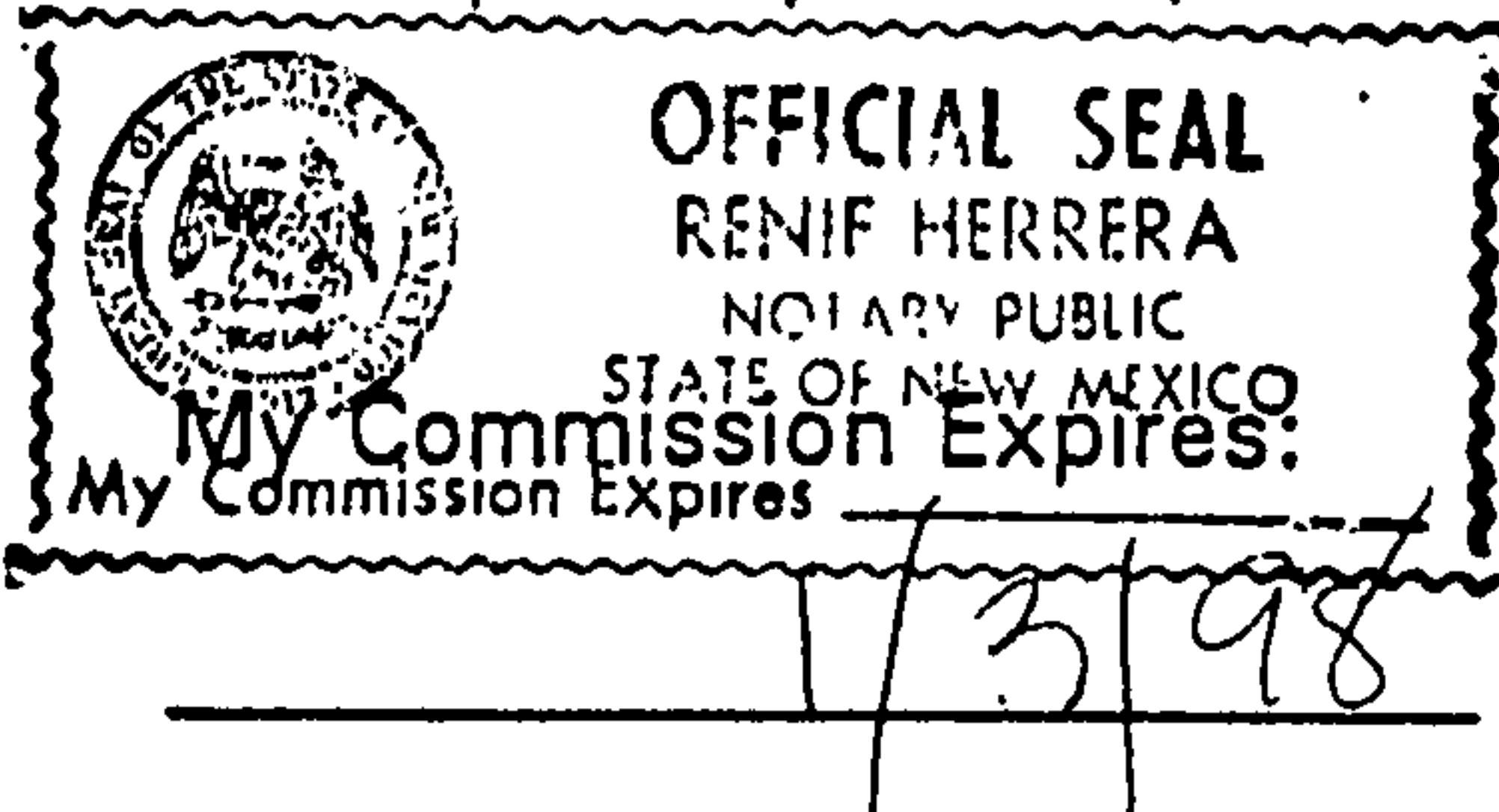
USER:

By: [Signature]  
Lawrence Rael  
Chief Administrative Officer  
Dated: 4/3/95

By: [Signature]  
H. Griffin Pickard, Jr.  
Chief Executive Officer  
Dated: 3/3/95

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

This instrument was acknowledged before me on 5th day of April, 1995, by Lawrence Rael, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of the municipal corporation.

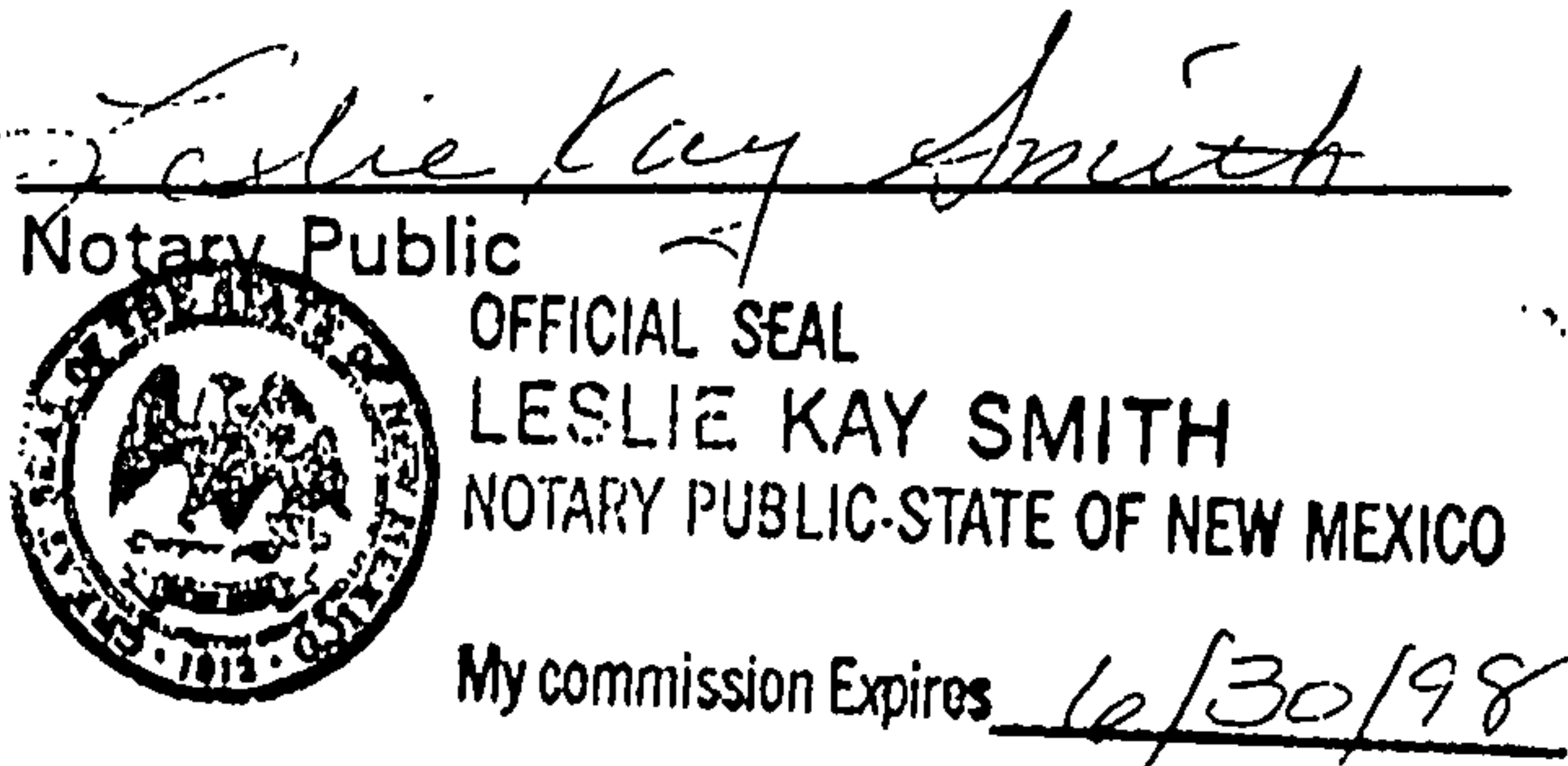


[Signature]  
Notary Public

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

This instrument was acknowledged before me on March 3rd, 1995, by H. Griffin Pickard Jr., Chief Executive Officer, Signature J Homes, Inc. on behalf of Signature J Homes, Inc.  
~~A New Mexico Corporation~~

My Commission Expires:  
6/30/98





City of Albuquerque

By: *Rick Roybal*

Rick Roybal  
City Engineer

Dated: \_\_\_\_\_

*3/20/95*

STATE OF NEW MEXICO )

) ss

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on March 21, 1995,  
by Robert Gurule, Public Works Director of the City of Albuquerque, a municipal  
corporation, on behalf of said municipal corporation.

My commission expires: \_\_\_\_\_

1-27-98

City of Albuquerque

By: *Robert E. Gurule*

Robert Gurule  
Public Works Director

Dated: \_\_\_\_\_

3.21.95

*3/21/95*

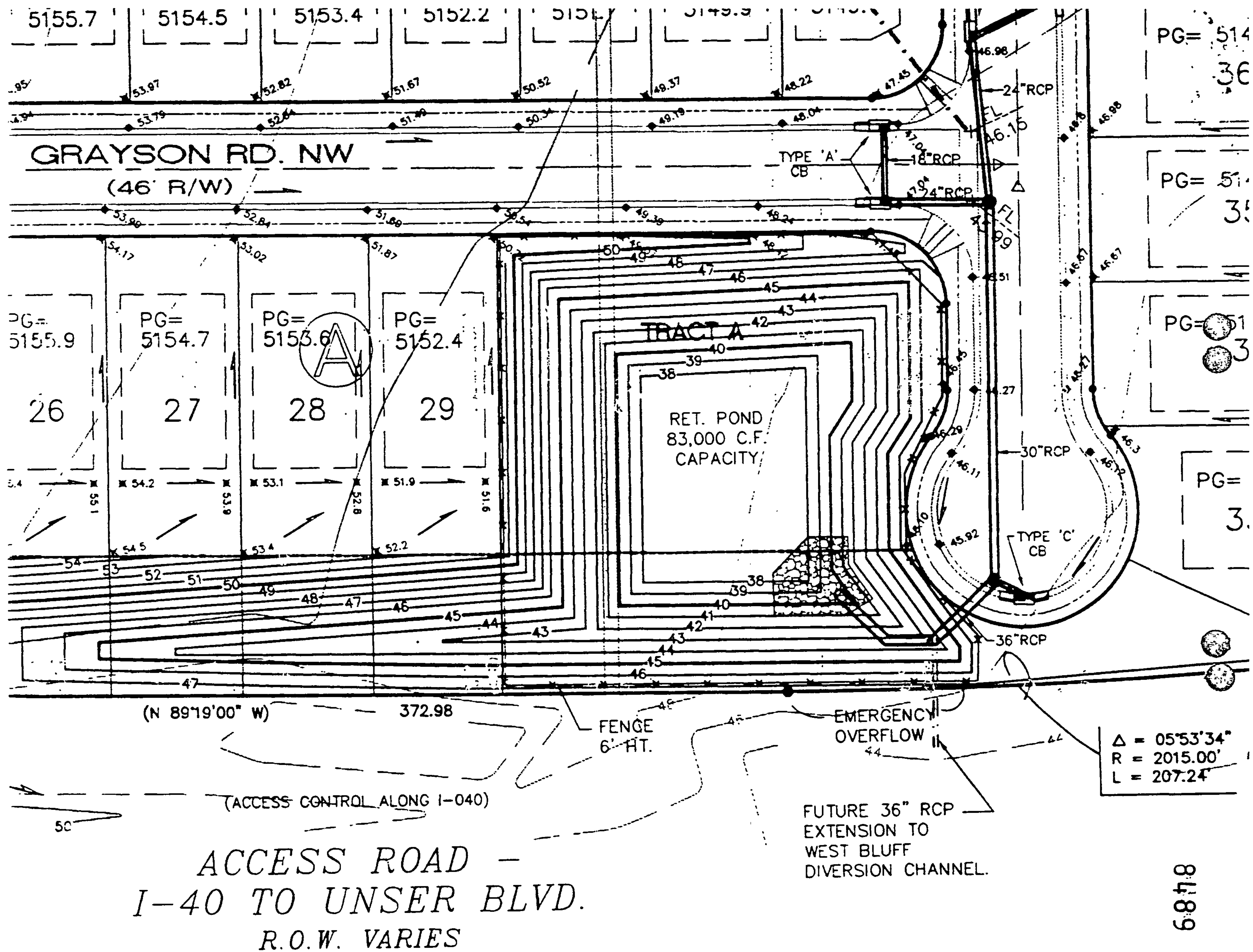
*Felicia Green*

Notary Public

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1995 APR -7 PM 3:49

BK 95-8-8484  
PG 8489  
JUDY D. WOOL  
CO. CLERK & RECORDER  
*J. Yeaman*



CONTRACT CONTROL FORM  
PRELIMINARY REVIEW

Project # 5155, AC  
CCN # 9501218  
New or Ext. # \_\_\_\_\_

Contact Person Shirley  
Phone No. 768-2505  
(File w/ SIA)  
Type of Agreement: Agreement & Covenant

Description/Project: Chorrusa Encantada SD  
Public Works/Div: Eng / Design  
Developer: T. Holmes Inc  
Contract Amount \$ 0 SIA Contract Period: 3-21-95 ~~3-21-95~~  
Contract Amount \$ 0 SW'S Contract Period: \_\_\_\_\_  
Project Completed Date \_\_\_\_\_

DRAFT CONTRACT:  
Recd by Legal: 3/21/95 st Rejected/Returned to Dept: \_\_\_\_\_  
Returned to Legal: \_\_\_\_\_ Approved: \_\_\_\_\_ Initials: \_\_\_\_\_

FINANCIAL GUARANTY:  
Letter of Credit No. \_\_\_\_\_ Date \_\_\_\_\_ Attached: Yes \_\_\_\_\_ No \_\_\_\_\_ Initial \_\_\_\_\_  
Other: Type \_\_\_\_\_ No. \_\_\_\_\_ Attached: Yes \_\_\_\_\_ No \_\_\_\_\_ Initial \_\_\_\_\_

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Date Delivered	Returned to Dept	Approved by	Approval Date
Purchasing:	_____	_____	_____	_____
Asst. City Attorney:	_____	_____	_____	_____
CIP:	_____	_____	_____	_____
City Attorney:	_____	_____	_____	_____
CAO:	<u>3-22-95 TBL</u>	_____	<u>LM</u>	<u>4/5/95</u>
Other: <u>Hydr</u>	<u>3-10-95 TBL</u>	_____	<u>MM</u>	<u>3/20/95</u>
Council:	EC No: _____	Approved: _____	Date: _____	

DISTRIBUTION:

User Department \_\_\_\_\_  
Vendor \_\_\_\_\_  
City Clerk \_\_\_\_\_  
Treasury \_\_\_\_\_  
\_\_\_\_\_

REC  
4-4-95