

ROSEMONT PLACE

PROJECT TITLE: TOWNHOUSE

ZONE ATLAS/DRN FILE #: J13-D29

LEGAL DESCRIPTION: Lots A Through K, Rosemont Place Townhouses

CITY ADDRESS:

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Ave. N.E. 87110 PHONE: 883-7973

OWNER: Dorado Development Corp. CONTACT: Jack Stahl

ADDRESS: PHONE:

ARCHITECT: Rick Bennett CONTACT: Rick Bennett

ADDRESS: PHONE: 242-1859

SURVEYOR: Southwest Surveying Co. CONTACT: Dan Graney

ADDRESS: 333 Lomas Blvd. NE PHONE: 247-4444

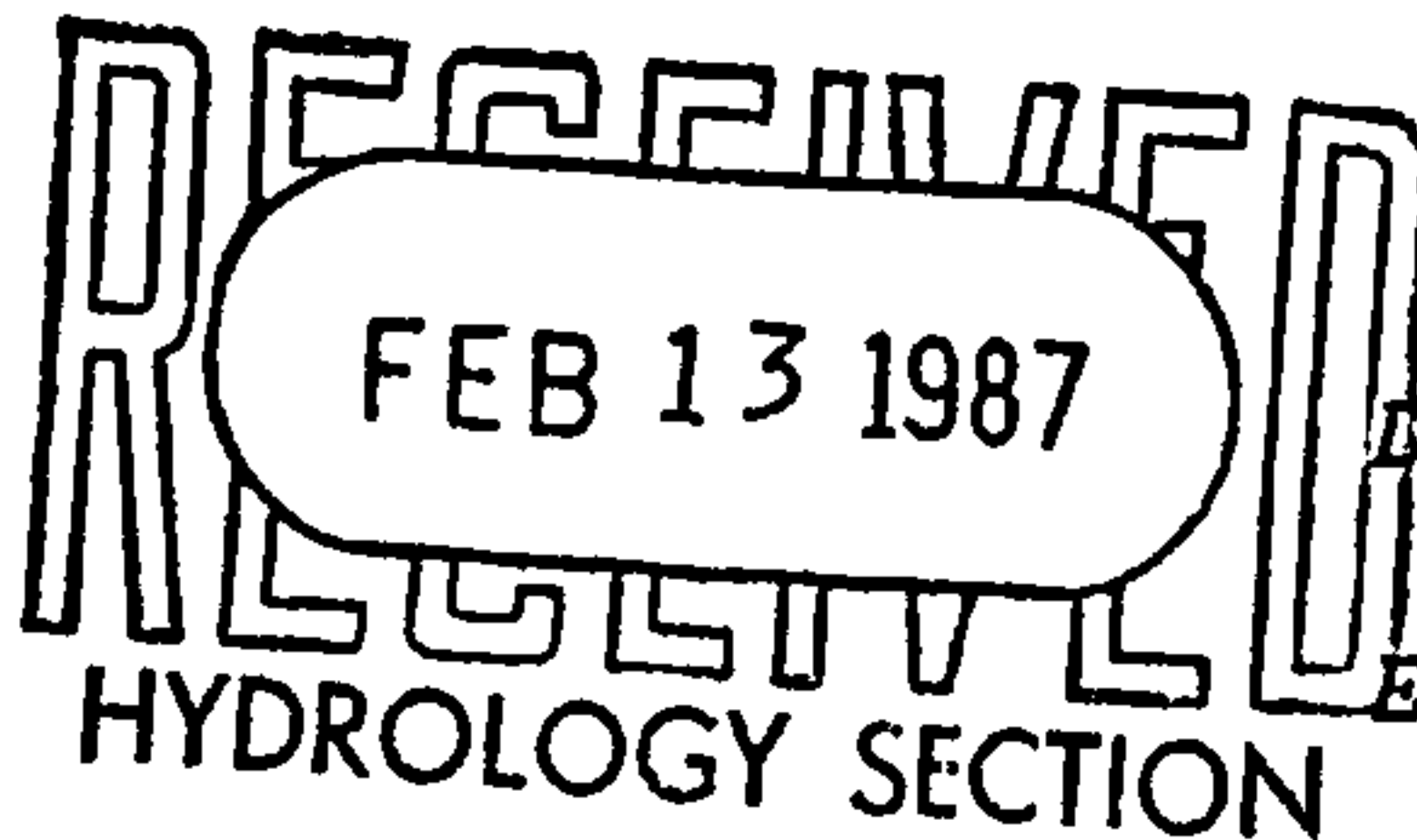
CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

YES

NO

COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAIN. PLAN

GRADING PLAN

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

RESUBMITTAL - SHOWING SIDEWALK CULV.

DRAINAGE EASEMENT, AND S.O. 19 TO

PROVIDE DRAINAGE FOR UNIT "D" AND

UNIT "E" WHICH WERE CONSTRUCTED WITH FIN. FLR. TOO LOW,.

CHECK TYPE OF APPROVAL SOUGHT:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

DATE SUBMITTED: FEBRUARY 13, 1987

BY: Frank D. Lovelady

Frank D. Lovelady, P.E.

OTHER (SPECIFY)



First Interstate Bank
of Albuquerque
Commercial Loan Group
320 Gold Avenue, S.W.
P.O. Box 1830
Albuquerque, NM 87103
505 766-6432

FILED WITH CITY CLERK'S OFFICE

3/3/86

Robert E. Gish
Vice President

IRREVOCABLE LETTER OF CREDIT NO. 1391

DATE: January 8, 1986

AMOUNT: \$40,628.05

EXPIRATION DATE: January 8, 1987

Mr. Gene Romo
Chief Administrative Officer
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Romo:

At the request of DORADO DEVELOPMENT, INCORPORATED, a New Mexico Corporation, we establish our Irrevocable Letter of Credit in your favor for the account of DORADO DEVELOPMENT, INC., to the extent of Forty Thousand Six Hundred Twenty-Eight and 05/100 Dollars (\$40,628.05).

This Letter of Credit has been established to insure the completion of infrastructure improvements, as provided by the Agreement between Dorado Development, Inc., and the CITY OF ALBUQUERQUE which Agreement is recorded in Book Misc. 325-Aat pages 780⁸⁰² of the records of the County of Bernalillo, State of New Mexico (the "Agreement"). A draft or drafts for any amount up to, but not in excess of Forty Thousand Six Hundred Twenty-Eight and 05/100 Dollars (\$40,628.05) is available at sight at First Interstate Bank of Albuquerque, Albuquerque, New Mexico, between January 8, 1986, and January 8, 1987.

When presented for negotiation, the Draft(s) is to be accompanied by the following document:

The City's notarized certification stating that Dorado Development, Inc., has failed to comply with the terms of the Agreement, and also certifying that "the undersigned is Chief Administrative Officer of the City of Albuquerque and is authorized to sign this statement," and also certifying that the amount of the Draft does not exceed 125% of the cost of completing the improvements specified in the Agreement.

We hereby agree with the drawer of Draft(s) drawn and under and in compliance with the terms of this credit that such Draft(s) will be duly honored on the presentation to the drawee if negotiated between January 8, 1986, and January 8, 1987.

The Draft(s) drawn under this credit must be endorsed and contain the clause: "Drawn under Letter of Credit No. 1391 of First Interstate Bank of Albuquerque, Albuquerque, New Mexico, dated January 8, 1986"; the amount of such Draft(s) must be endorsed on the reverse side thereof, and this Letter of Credit must be attached to that Draft which exhausts this credit.

Continued...

LETTER OF CREDIT NO. 1391
Page No. 2

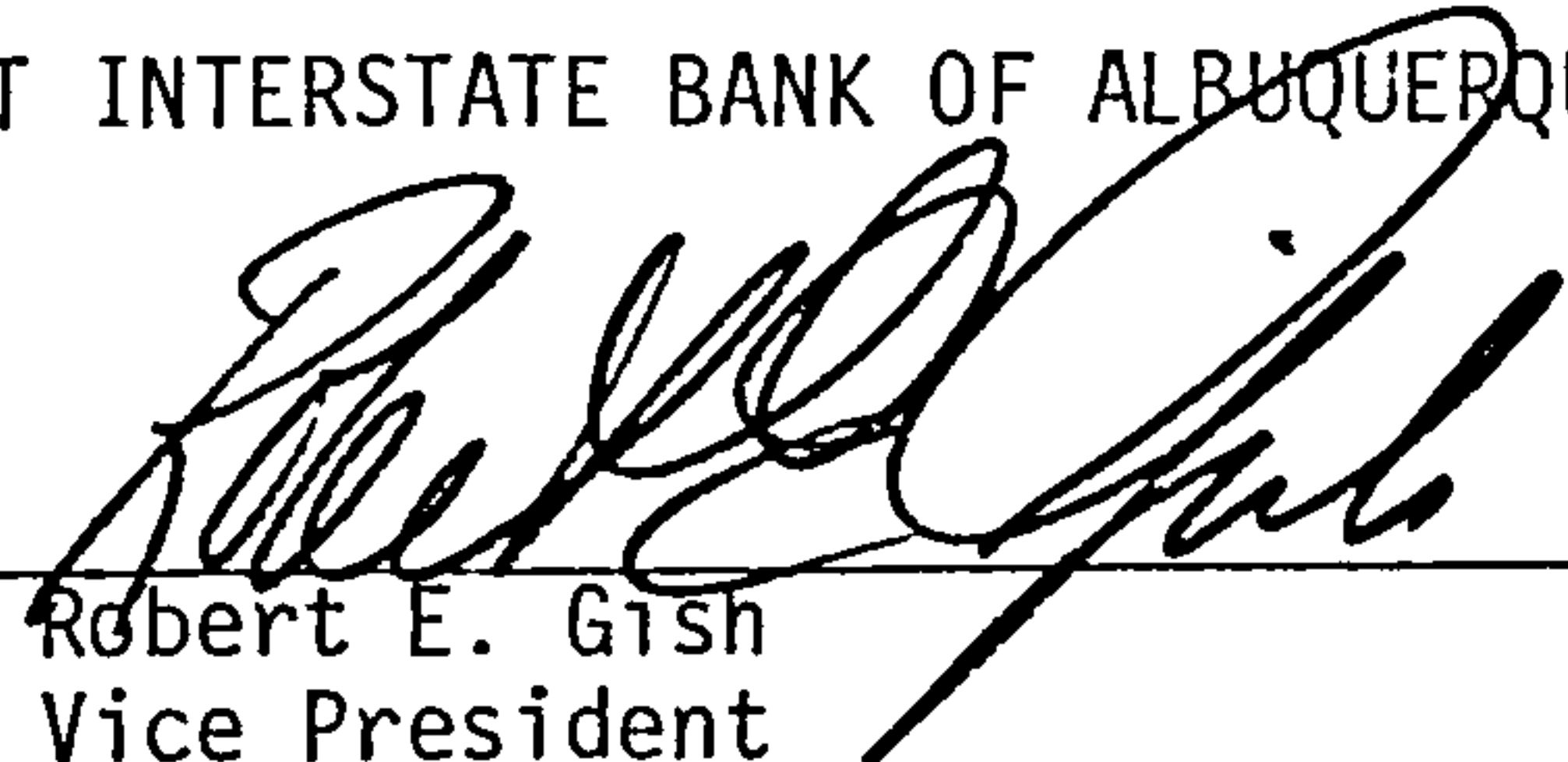
January 8, 1986

This credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400.

This credit terminates at 5:00 p.m., New Mexico time, January 8, 1987.

FIRST INTERSTATE BANK OF ALBUQUERQUE

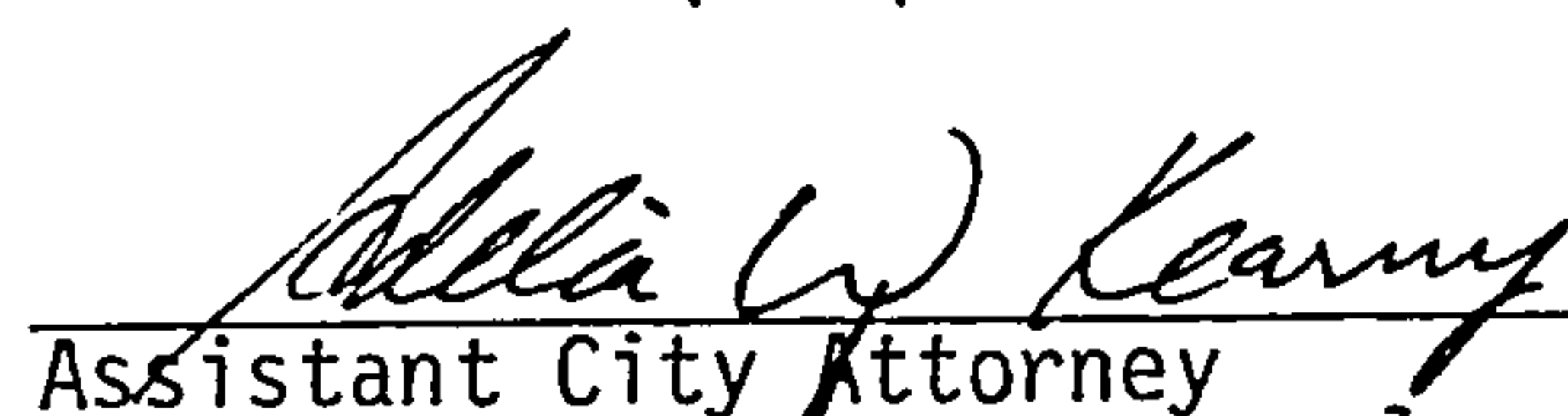
By: _____


Robert E. Gish
Vice President

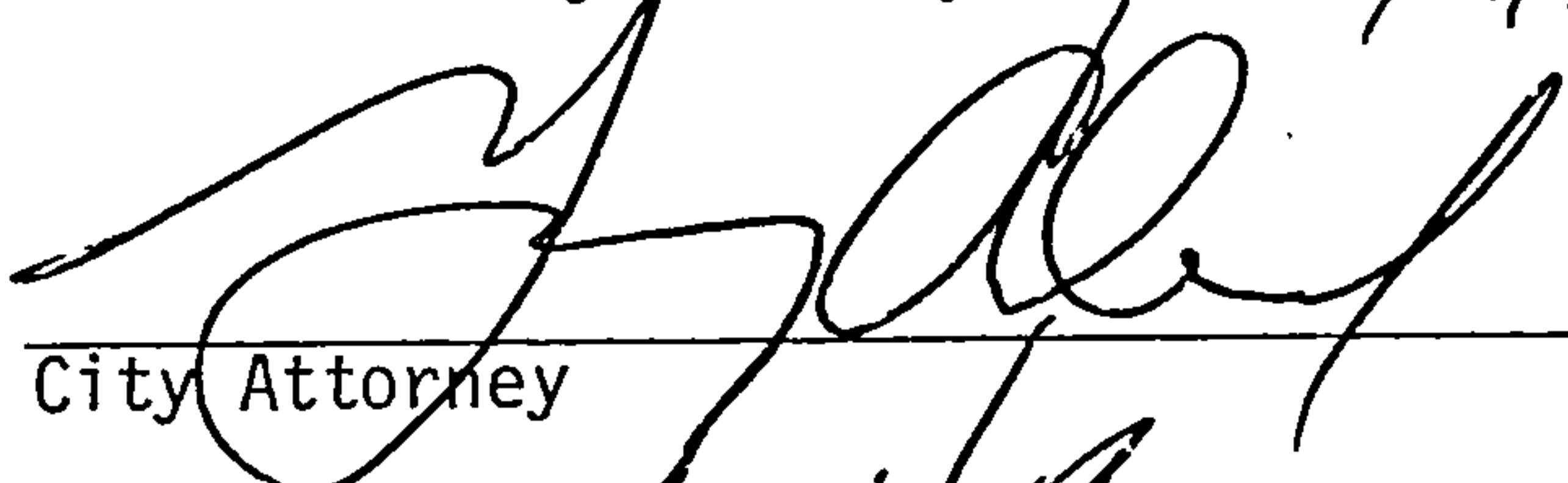
REG:bh

APPROVED:

CITY OF ALBUQUERQUE


Assistant City Attorney

2/21/86


City Attorney

2/21/86

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 11, 1987

Frank Lovelady
Lovelady & Associates, Inc.
7408 Morrow Avenue, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ROSEMONT PLACE TOWNHOUSES
(J-13/D29) RECEIVED FEBRUARY 13, 1987

Dear Mr. Lovelady:

I have reviewed the referenced plan and forward the following comments:

1. Please submit the private drainage easement.
2. How will the flows cross walls at the lot lines?
3. Has Rosemont Avenue been built? Please submit final City approved grades for Rosemont Avenue.

If you should have any questions regarding these comments, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bs;

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 18, 1985

Frank Lovelady
Lovelady & Associates
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ROSEMONT PLACE TOWNHOUSES
RECEIVED NOVEMBER 18, 1985 (J-13/D29)

Dear Mr. Lovelady:

The referenced plan dated November 4, 1985, is approved for preliminary plat.

Prior to final plat sign-off, the following issues must be resolved:

1. Submit to this office, final City approved street grades for Rosemont Avenue.
2. Resolve the drainage easement for the 16 foot vacated alley.

If you have any questions or comments regarding this project, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

cc: Jack Stahl
Dorado Development Corp.

CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 9, 1985

Mr. Frank Lovelady
7408 Morrow Road NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR ROSEMONT PLACE TOWNHOUSES (J13-D29) RECEIVED
SEPTEMBER 17, 1985

Dear Mr. Lovelady:

I have reviewed the referenced plan dated September 16, 1985 and forward the following comments:

1. Please add the drainage easement for the center access on the drainage plan.
2. We require City approved street grades for Rosemont Avenue.
3. Please address all the easements that the City continues to have for the vacated alley.
4. Please check your "existing conditions" calculations for the peak discharge.
5. A review of the plat which was submitted to DRB shows that indicated private drainage easements do not correspond to the drainage plan requirements.

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

292-6635

PROJECT TITLE: ROSEMONT PLACE TOWNHOUSES ZONE ATLAS/DRNG. FILE #: J13/D29
 LEGAL DESCRIPTION: Lots A thru K, Rosemont Place Townhouses, Being a replat
of Lots 7-17 inclusive in Block 1, Summer Garden Addition.
 CITY ADDRESS: _____

ENGINEERING FIRM: LOVELADY & ASSOCIATES CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Road, N.E. PHONE: 883-7973

OWNER: Dorado Development Co. CONTACT: Jack Stahl

ADDRESS: 1911 Wyoming NE 87112 PHONE: 292-6635

ARCHITECT: Rick Bennett CONTACT: _____

ADDRESS: _____ PHONE: 831-3950

SURVEYOR: Southwest Surveying Co. CONTACT: Dan Graney

ADDRESS: 333 Lomas Blvd. N.E. PHONE: 247-4464

CONTRACTOR: _____ CONTACT: _____

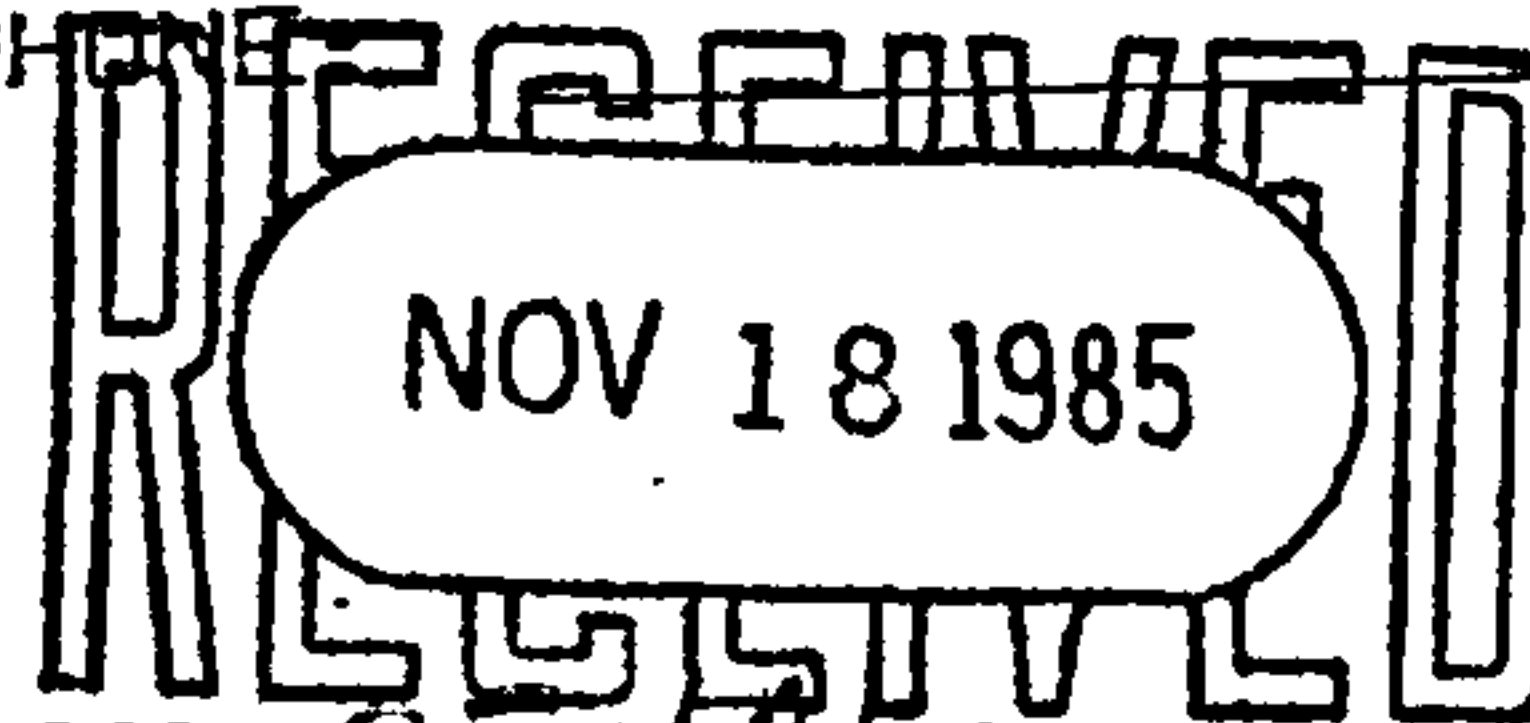
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED W/ORIGINAL SUBMITTAL



DRB NO. HYDROLOGY SECTION

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☒ COPY OF CITY STREET
GRADE FOR ROSEMONT AVE.
FOR YOUR INFORMATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☒ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: NOVEMBER 18, 1985

BY: FRANK D. LOVELADY

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rosemont Place Townhouses ZONE ATLAS/DRNG. FILE #: J 13/D 29LEGAL DESCRIPTION: Lots A Through K Rosemont Place Townhouses,CITY ADDRESS: Being a replat of lots 9 through 17 inclusive, BK 1 Summer Garden Addn.ENGINEERING FIRM: Lovelady & Assoc. CONTACT: Frank LoveladyADDRESS: 7408 Morrow Road N.E. PHONE: 883-7973OWNER: Dorado Development Co. CONTACT: Jack Stahl

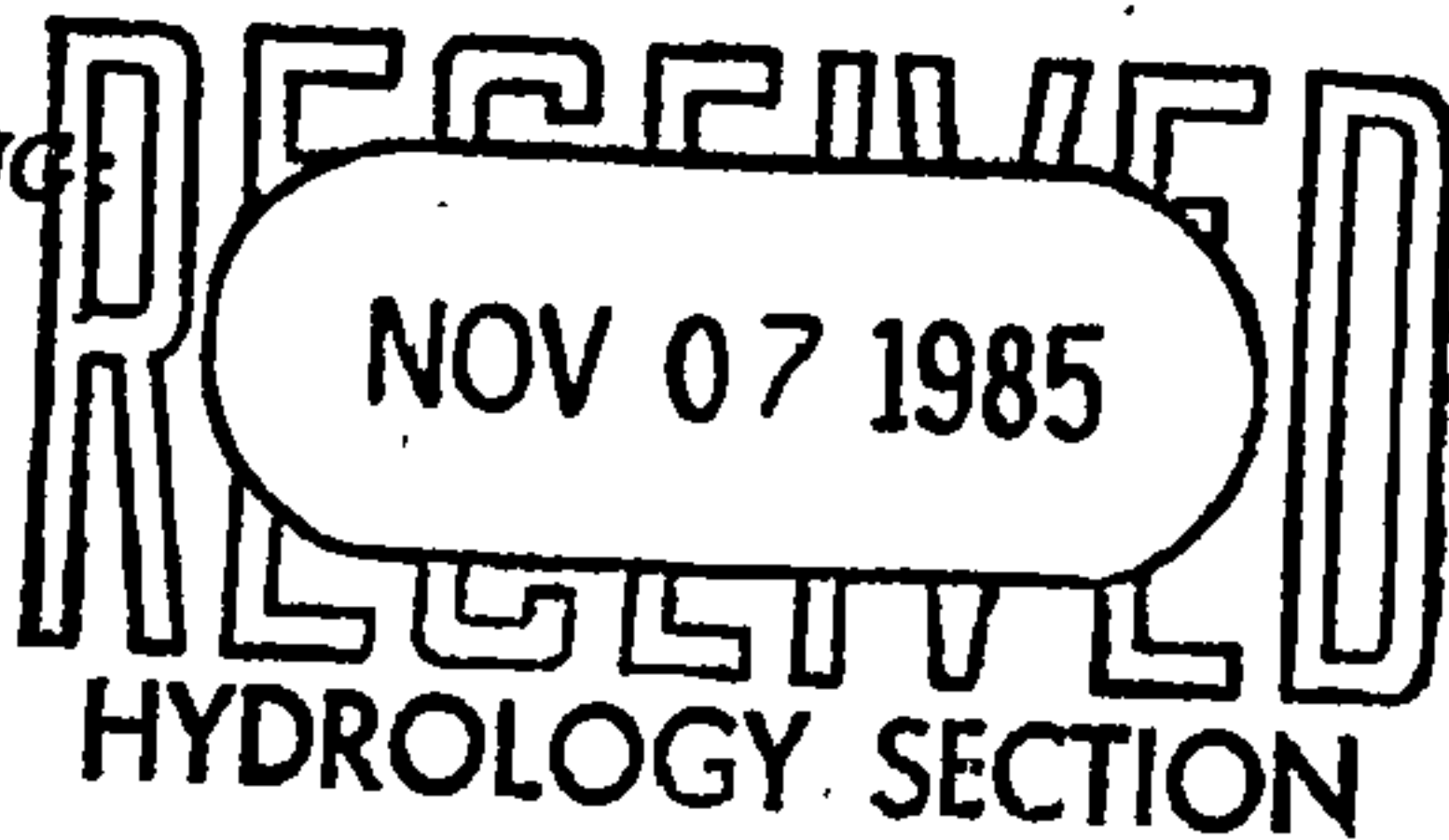
ADDRESS: _____ PHONE: _____

ARCHITECT: Rick Bennett CONTACT: Rick BennettADDRESS: _____ PHONE: 831-3950SURVEYOR: Southwest Surveying Co. CONTACT: Dan GraneyADDRESS: 333 Lomas Blvd. N.E. PHONE: 247-4444

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

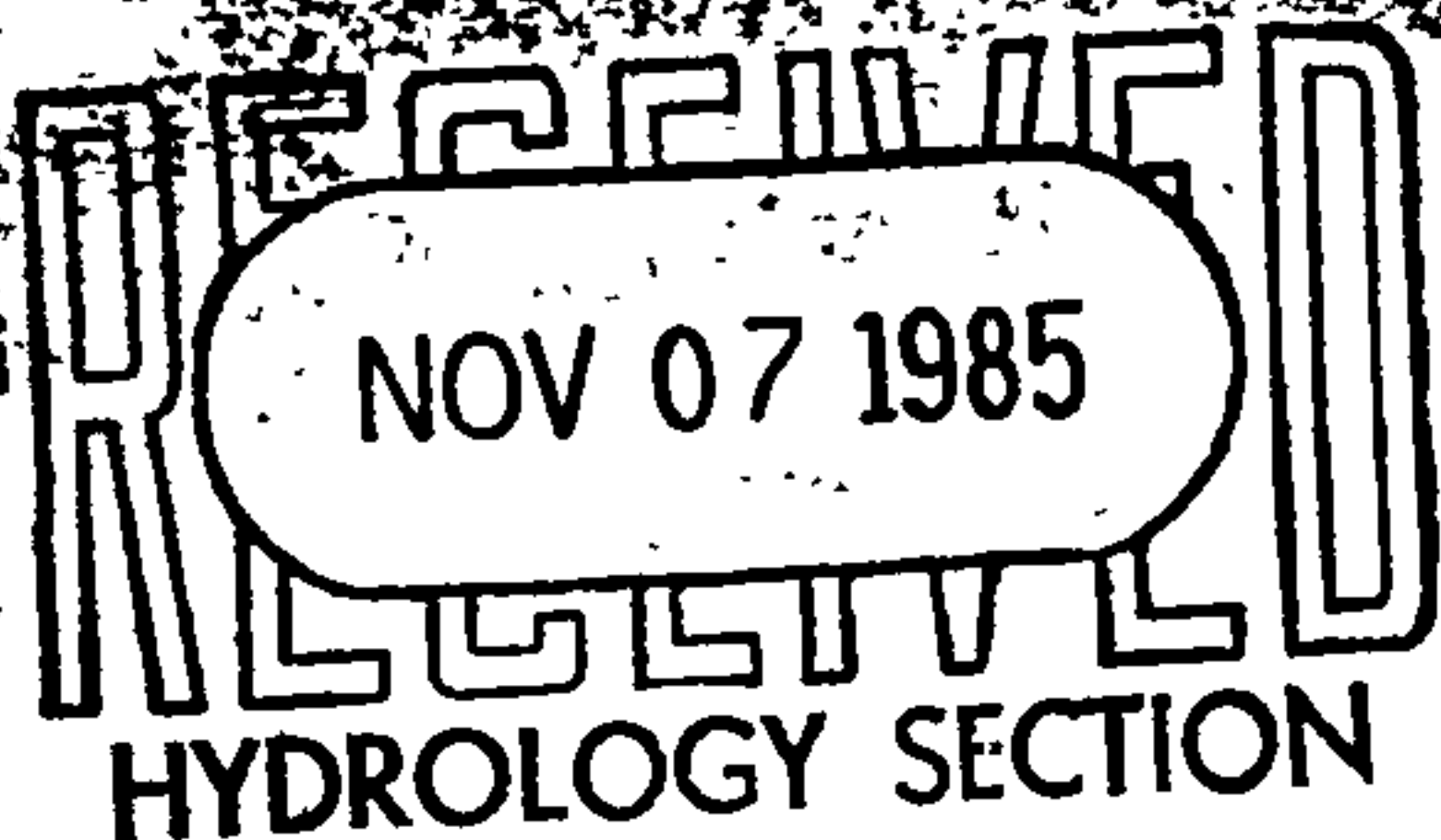
TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☐ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAIN. PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION☒ Copy of Alley VacationOrdinance Y-435 As requested
in Carlos Montoya Letter of Oct 9 '85DATE SUBMITTED: November 7, 1985BY: Frank D. Lovelady

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)



CITY COMMISSION

July 15, 1963

V-435

COMMISSION ORDINANCE NO. 2366:

AN ORDINANCE VACATING THE ALLEY IN BLOCK 1, SUMMER GARDENS ADDITION AND DECLARING AN EMERGENCY.

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, N.M. a certain easement for alley purposes more particularly described below, and,

WHEREAS, said alley is not needed for public use except for easements reserved in Section 2.

BE IT ORDAINED:

SECTION 1. All of the alley measuring 16 ft. in width from north to south, within Block 1, Summer Gardens Addition as shown on the plat of said addition filed in the office of the County Clerk of Bernalillo County, N.M. on June 25, 1937, is hereby closed and vacated subject to easement reserved in Section 2.

SECTION 2. The City hereby reserves all easements for public utilities whether municipally owned or privately owned which may be necessary at the present time or in the future.

SECTION 3. The City hereby reserves the right to remove existing curb returns and to install either stand-up curbing or drive-way curbing across the vacated alley where it abuts 15th Street NW and to charge the adjoining property owners for the cost and expense of same.

SECTION 4. Immediately upon the effective date of this ordinance, the land above described shall be effectively vacated and the City of Albuquerque by this ordinance disclaims from such date, any further interest therein, except for easements reserved in Section 2.

SECTION 5. This ordinance is hereby declared to be an emergency ordinance on the ground of urgent public need and shall be in full force and effect after its adoption, passage and publication according to law.

ADOPTED 7 DAY OF July, 1963.

Archie Westfall
CHAIRMAN of the City Commission and Ex-Officio
Mayor of the City of Albuquerque, New Mexico

ATTEST:

STATE OF NEW MEXICO) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 15th day of July, 1963, by Archie Westfall, Chairman of the City Commission of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

My commission expires:

Feb 4, 1966

Francis L. Horan
Notary Public

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rosemont Place Townhouses ZONE ATLAS/DRNG. FILE #: J13/D29LEGAL DESCRIPTION: Lots A through K Rosemont Place Townhouses Being a replat of lots 9 through 17 incl. in Block 1, Summer Garden Addn.

CITY ADDRESS: _____

ENGINEERING FIRM: Levelady & Associates CONTACT: Frank LeveladyADDRESS: 7408 Morrow Road, N.E. PHONE: 883-7973OWNER: Dorado Development Corporation CONTACT: Jack Stahl

ADDRESS: _____ PHONE: _____

ARCHITECT: Rick Bennett CONTACT: Rick BennettADDRESS: _____ PHONE: 831-3950SURVEYOR: Southwest Surveying Co. CONTACT: Dan GraneyADDRESS: 333 Lomas Blvd. N.E. PHONE: 247-4444

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP☒ SHEET PROVIDED☒ copy enclosed w/ original Submittal

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAIN. PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATIONResubmittal per Carlos Montoya's letterDATE SUBMITTED: November 5 1985BY: Frank D. LeveladyDRB NO. 85-626

EPC NO. _____

PROJECT NO. _____

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☒ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ROSEMONT PLACE TOWN- ZONE ATLAS/DRNG. FILE #: J-13 /D29LEGAL DESCRIPTION: HOUSES Lots A Thru K, ROSEMONT PLACE TOWNHOUSES, Being
a replat of Lots 9 through 17 inclusive in Block 1, Summer Garden Addn.
CITY ADDRESS: _____ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank LoveladyADDRESS: 7408 Morrow Road, N.E. PHONE: 883-7973OWNER: Dorado Development Corporation CONTACT: Jack Stahl

ADDRESS: _____

PHONE: _____

ARCHITECT: Rick BennettCONTACT: Rick Bennett

ADDRESS: _____

PHONE: 831-3950SURVEYOR: Southwest Surveying Co.CONTACT: Dan GraneyADDRESS: 333 Lomas Blvd, N.E.PHONE: 247-4444

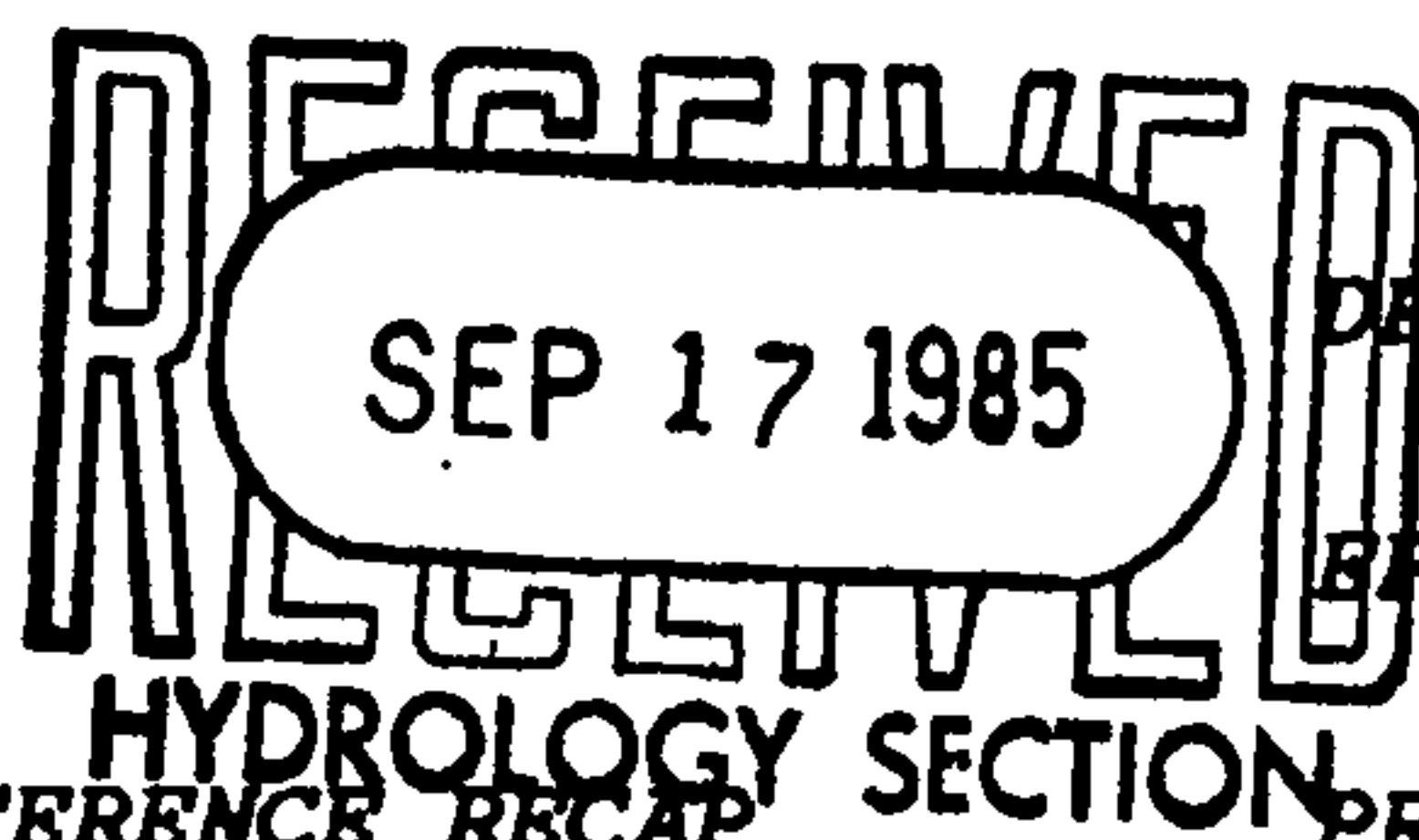
CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☒COPY OF CONFERENCE RECAP
SHEET PROVIDEDDRB NO. 85-626

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAIN. PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☒ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVALDATE SUBMITTED: Sept. 17, 1985BY: Frank Lovelady

OTHER _____ (SPECIFY)

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: J13 DATE: 8-21-85

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Townhomes

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Summer garden add block 1 lots 9-15

APPROVAL REQUESTED:

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

	WHO	REPRESENTING
ATTENDANCE:	<u>Frank Lovelady</u>	_____
	<u>Charles A. Monty</u>	_____
	_____	_____

FINDINGS:

- ① Drainage plan per DPM
- ② Financial guarantee required
- ③ Street grades for unimproved adjoining streets or alleys
- ④ downstream capacity determines release rate from subdivision
 - Ⓐ No curb and gutter on some downstream streets
 - Ⓑ streets have a very flat grade
 - Ⓒ May look into tie in to storm drain
 - Ⓓ may need to improve ally if used for discharge.
- ⑤ require one paved access to site. Rosemont Ave must be paved access
- ⑥ Site is not in a flood zone.

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: Charles A. Monty

TITLE: _____

DATE: 8-21-85

SIGNED: Frank Lovelady

TITLE: _____

DATE: 8-21-85

***** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

Rainbow backing Company
— Price Club - Resonance

GRADING AND DRAINAGE PLAN

AND

SUPPLEMENTAL INFORMATION

FOR

NEW OFFICE BUILDING

FOR

INDEPENDENT INSURANCE AGENTS

ZONE ATLAS NO. J-15

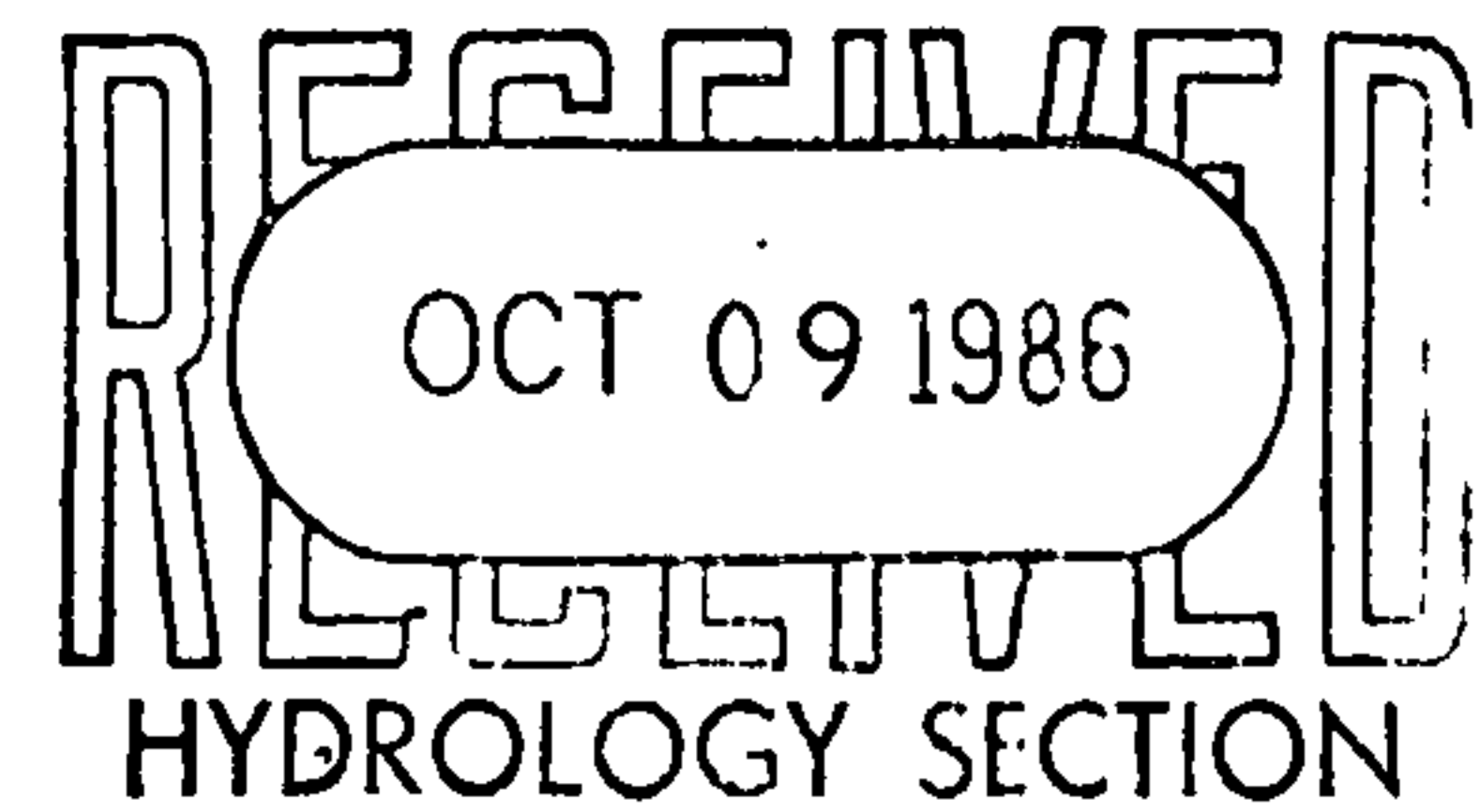
PREPARED BY

LOVELADY & ASSOCIATES

MAY 30, 1986

REVISED

OCTOBER 9, 1986



DRAINAGE INFORMATION SHEET

New Office Building for

PROJECT TITLE: Independent Insurance ' ZONE ATLAS/DRNG. FILE #: J15/D29

Agents

LEGAL DESCRIPTION: Lot 1A, Land of Fundamentals, Inc.

CITY ADDRESS: _____

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady,ADDRESS: 7408 Morrow Road, N.E. PHONE: 883-7973OWNER: Independent Insurance Agents CONTACT: _____ADDRESS 8015 Mountain Road Pl. N.E. PHONE: 265-5993ARCHITECT: Patrick McClernon, Architect CONTACT: Pat McClernonADDRESS: 1401 Fifth St. N.W. 87102 PHONE: 242-5219SURVEYOR: Gordon J. Douglas & Associates CONTACT: _____ADDRESS: 119 Industrial Ave. N.E., 87107 PHONE: 345-6877CONTRACTOR: Rob Kissam CONTACT: Tom MatimoreADDRESS: 2705-C, Pan American Freeway PHONE: 345-5381

PRE-DESIGN MEETING:

X YES

DRB NO. _____

____ NO

EPC NO. _____

X COPY OF CONFERENCE RECAP
SHEET PROVIDED

PROJECT NO. _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

____ DRAINAGE REPORT

____ SKETCH PLAT APPROVAL

X DRAINAGE PLAN

____ PRELIMINARY PLAT APPROVAL

____ CONCEPTUAL GRADING & DRAIN. PLAN

____ SITE DEVELOPMENT PLAN APPROVAL

____ GRADING PLAN

____ FINAL PLAT APPROVAL

____ EROSION CONTROL PLAN

X BUILDING PERMIT APPROVAL

____ ENGINEER'S CERTIFICATION

____ FOUNDATION PERMIT APPROVAL

X Resubmittal of plan submitted
May 30, 1986

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

DATE SUBMITTED: October 9, 1986

____ GRADING/PAVING PERMIT APPROVAL

BY: _____

OTHER _____ (SPECIFY)

Frank D. Lovelady, P.E.

DRAINAGE REPORT AND DRAINAGE PLAN CHECKLIST (Abbreviated)

**INDEPENDENT
INSURANCE
AGENTS**

I. GENERAL INFORMATION

- ☒ 1. Information sheet
- ☒ 2. Planning history
- ☒ a. P&Z action
- ☒ b. Relation to approved M.P.
- ☒ 3. Site Description
 - ☒ a. Vicinity map
 - ☒ b. Zone atlas number
 - ☒ c. Legal Description, or
 - ☒ d. Current Plat
- ☒ 4. Bench mark
 - ☒ a. A.C.S. vertical datum
 - ☒ b. T.B.M. on site
- ☒ 5. Flood hazard map
- ☒ 6. Watershed soils
- ☒ 7. Soils report
- ☒ a. Pond < 15' from exist. structure
- ☒ b. Pond < 15' from new structure
- ☒ c. Pond < 15' from P.L., less setback
- ☒ d. Ponds < 18" deep 10' from pvm't.
- ☒ e. Ponds > 18" deep 15' from pvm't.
- ☒ 8. Drainage report or plan

9. Flow quantities
 - ☒ a. Undeveloped rate
 - ☒ b. Undeveloped volume
 - ☒ c. Developed rate
 - ☒ d. Developed volume
10. Flow characteristics
 - ☒ a. Flow depth
 - ☒ b. Flow velocity
 - ☒ c. Locations of A & B
- B. Off-site
 1. Delineation of W.S. on....
 - ☒ a. 1" = 200' orthotopo, or
 - ☒ b. 1" = 500' Floodway map
 2. Off-site flow quantities
 - ☒ a. 10-year flow rate
 - ☒ b. 100-year flow rate
 3. Off-site flow description
 - ☒ a. Flow depth
 - ☒ b. Flow velocity
 - ☒ c. Locations of a. & b.
 4. Other conditions
 5. Existing Easements & R.O.W.

II. PLAN DRAWINGS

1. Professional Certification
 - ☒ a. Engineer's stamp
 - ☒ b. Engineer's signature
 - ☒ c. Date
 - ☒ d. Revision date (when applicable)
2. Drafting standards
 - ☒ a. North arrow
 - ☒ b. scales
 - ☒ 1" = 20' < 5 acres
 - ☒ 1" = 50' ≥ 5 acres
 - ☒ c. Legend
 - ☒ d. Drawing size 24"x36"
 - ☒ e. notes
- ☒ Property line
- ☒ Asphalt paving
- ☒ Sidewalks
- ☒ Planting areas
- ☒ Ponding areas
- ☒ Other features

III. EXISTING CONDITIONS

- A. On-site
 1. Existing Contours
 - ☒ a. 1' interval < 1%
 - ☒ b. 2' interval 1%-5%
 - ☒ c. 5' interval > 5%
 2. Spot Elevations
 3. Contours & spot elevations
 - ☒ a. A min of 25' beyond P.L.
 4. Existing structures
 - ☒ a. Buildings
 - ☒ b. Retaining & garden walls
 - ☒ c. Min. 25' beyond P.L.
 5. Identify drainage facilities
 - ☒ a. On-site
 - ☒ b. On adjacent property
 - ☒ 6. Pertinent elev. for 4 & 5 above.
 - ☒ a. Finished floor (MSL)
 - ☒ b. Invert, grate, etc. (MSL)
 7. All existing easements
 - ☒ a. Dimensions
 - ☒ b. Purpose
 3. Existing curb elevations (MSL)
 - ☒ a. Top of curb
 - ☒ b. Flow line

IV. PROPOSED CONDITIONS

- A. On- Site
 1. Define Req'd. Drain. Fac.
 - ☒ a. Pond Vol. Calculations
 - ☒ b. Pond positive discharge
 - ☒ c. Pond emergency spillway
 - ☒ d. Pond fencing (> 18" deep)
 - ☒ e. Pond landscaping
 - ☒ f. Pond maintenance
 - ☒ g. Channel depths & Velocities
 - ☒ h. Storm sewer capacities/HGL
 - ☒ i. Other facilities (AMAFCA)
 2. Proposed Contours
 - ☒ a. 1' interval < 1%
 - ☒ b. 2' interval 1%-5%
 - ☒ c. 5' interval U 5%
 3. Proposed Esm'ts & R.O.W.
 - ☒ a. Dimensions
 - ☒ b. Purpose
 4. Dedicated unpaved R.O.W.
 - ☒ a. Alley grades
 - ☒ b. Street grades
 5. Drainage Areas Outlined
 6. Flow lines
 - ☒ a. Sheet flow
 - ☒ b. Concentrated flow
 - ☒ c. Spot elevations
 7. Pond(s) 100-year H.W.L.
 8. Building fin. flr. elev
 9. Slope limitations
 - ☒ a. < 3' - 2:1 max.
 - ☒ b. > 3' 3:1 max.
 10. Elevations at Prop. Lines
 - ☒ a. Above adjacent top of curb
 - ☒ b. Ret. Walls, Grades > 18"
 11. Details of Drainage Fac.
 12. Erosion Control Plan
 13. City Drive Pads
 - ☒ a. Spot elevations
 - ☒ S.O. 19
 - ☒ R.O.W./Esm't. for above
 - ☒ Nuisance waters
 - B. Off-site
 1. Off-site drain. fac.
 - ☒ a. Definition
 - ☒ b. Locations
 - ☒ c. Configuration
 2. Verify Downstream Cond.
 3. Rights-of-way

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: J-15 DATE: 5/5/86 @ 11:00
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Office Building
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: Lot 1A Land of Fundamentals, Inc.

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN	<u>X</u> BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING

	WHO	REPRESENTING
ATTENDANCE:	<u>Billy Goolsby</u>	<u>City/Hydrology</u>
	<u>Frank Lovebody</u>	<u>Self</u>

FINDINGS:

- An approved drainage plan will be required for building permit sign-off
- Discharge will be determined by analysis of downstream capacity.
- Appropriate easements/covenants will be required ^{for discharge across downstream properties.} ~~if deemed necessary.~~
- An erosion control plan will be required for the period of construction.
- An erosion control plan will be required for discharge across un-improved property and shall be maintained until improvements are made that will release this requirement.

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

SIGNED: <u>Billy G. Goolsby</u>	SIGNED: <u>Frank D. Lovebody</u>
TITLE: <u>CE/Hydrology</u>	TITLE: _____
DATE: <u>5/5/86</u>	DATE: <u>5/5/86</u>

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

BENCH MARK DATA

City of Albuquerque, New Mexico

Public Works Department

Engineering Division

State N.M. County Bern.

Geographic Quadrant of City: ☐ NW; ☒ NE; ☐ SE; ☐ SW;

Establishing Agency A.C.S. Year 1975

BM. No.	Location	Bench Mark Description	Elevation (MSLD 1929) Ft. / Meters
2-J15	Located at the intersection of University Blvd. NE and Indian School Rd. NE, in the NE quadrant of the intersection.	A square, ☒ , chiseled on top of concrete curb at the ENE curb return.	#5076.244 1547.242
3-J15	Located at the intersection of Odelia Rd. NE and Edith Blvd. NE, in the SE quadrant of the intersection.	A square, ☒ , chiseled on top of concrete curb at the ESE curb return.	#4978.709 1517.514
4-J15	Located at the intersection of Lomas Blvd. NE and University Blvd. NE, in the NE quadrant of the intersection.	A square, ☒ , chiseled on top of concrete curb at the ENE curb return.	#5101.020 1554.794



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 11, 1987

Frank Lovelady
Lovelady & Associates, Inc.
7408 Morrow Avenue, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ROSEMONT PLACE TOWNHOUSES
(J-13/D29) RECEIVED FEBRUARY 13, 1987

Dear Mr. Lovelady:

I have reviewed the referenced plan and forward the following comments:

1. Please submit the private drainage easement.
2. How will the flows cross walls at the lot lines?
3. Has Rosemont Avenue been built? Please submit final City approved grades for Rosemont Avenue.

If you should have any questions regarding these comments, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 9, 1985

Mr. Frank Lovelady
7408 Morrow Road NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR ROSEMONT PLACE TOWNHOUSES (J13-D29) RECEIVED
SEPTEMBER 17, 1985

Dear Mr. Lovelady:

I have reviewed the referenced plan dated September 16, 1985 and forward the following comments:

1. Please add the drainage easement for the center access on the drainage plan.
2. We require City approved street grades for Rosemont Avenue.
3. Please address all the easements that the City continues to have for the vacated alley.
4. Please check your "existing conditions" calculations for the peak discharge.
5. A review of the plat which was submitted to DRB shows that indicated private drainage easements do not correspond to the drainage plan requirements.

If you should have any questions, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

(Procedure "B")

AGREEMENT TO CONSTRUCT
SUBDIVISION IMPROVEMENTS
PUBLIC & PRIVATE

780

86 17433

THIS AGREEMENT made this 26th day of February, 1986, by and between the City of Albuquerque, New Mexico (hereinafter referred to as "City") and Dorado Development Corp.

(hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983).

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Lot 9-17, Block 1, Summer Gardens Add (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved a preliminary plat identified as Lots A thru K, Rosemont Place Townhouses describing the Subdivision; and

WHEREAS, the preliminary plat submitted by the Developer proposes both private and public infrastructure improvements within the subdivision; and

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

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

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 FEB 27 PM 1:48

Misc 325A PG 780.802
DOLORES C. WALLER
CO. CLERK

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

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

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

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

1. The Developer shall, on or before the 8th day of November, 1986, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified in Exhibit "D", which is attached hereto and incorporated herein as fully set forth in this Agreement.

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

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

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

b) Prior to release of financial assurance, the Developer shall either provide Certification by a New Mexico registered Professional Engineer that the required Private Improvements have been constructed in compliance with approved plans and specifications or the Developer shall make necessary arrangements for Certification by the City Engineer that the required improvements are satisfactorily completed.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of

any act or omission, or misconduct of the Developer, his agents, employees or the Engineer, or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

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

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

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

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

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

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

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

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

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

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

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

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

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

DEVELOPER

Dorado Development Corp.

Signed

Name

Title

CITY OF ALBUQUERQUE, NEW MEXICO

C. Dwayne Sheppard
City Engineer

Gene Romo

Chief Administrative Officer

ATTEST:

City Clerk

REVIEWED BY:

Assistant City Attorney

City Attorney

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 3rd day
of February, 19 86, by Jack Stahl, President
of Dorado Development Corp.

Notary Public

My Commission Expires:

5/24/86

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 13th day
of February, 19 86, by C. Dwayne Sheppard, City Engineer of
the City of Albuquerque.

Notary Public

My Commission Expires:

2/24/89

OFFICIAL SEAL

CARMEN L. CASTILLO

NOTARY PUBLIC - STATE OF NEW MEXICO

My Commission Expires

2/24/89

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

The foregoing instrument was acknowledged before me this 25 day
of February, 19 86, by Gene Romo, Chief Administrative
Officer of the City of Albuquerque.

Priscilla Phillips
Notary Public

My Commission Expires:

3/17/86

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BY AND BETWEEN Dorado Development Corp (DEVELOPER)
AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE 26th DAY OF February, 1986

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Improvement Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvements Plan, which was filed with the office of the City Engineer and identified as Project No. 2705.

2. DESIGN AND CONSTRUCTION METHODS.

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

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

1. Preparation of Subdivision Improvement Plans
2. Preparation of Estimate of Agreement
3. Inspection and Certification of Private Infrastructure

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

The Developer ~~has engaged~~ will engage a ~~XX~~ Contractor(s), who is properly licensed in the State of New Mexico,** The Developer shall ensure that the Contractor(s), in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvements Plan (Project No. 2705), incorporating any change orders approved by the City Engineer, City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. COMPLETION OF CONSTRUCTION.

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

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

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

** and will notify City Engineer of selection in writing prior to work order issuance.

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

790

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

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

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

4. PAYMENT OF FEES.

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

791

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

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

792

EXHIBIT "B"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Dorado Development Corp. (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE 26th DAY OF February 1986.

1. CONSTRUCTION INSPECTION METHODS.

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

2. CONSTRUCTION SURVEYING.

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

3. FIELD TESTING.

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

4. RECORD TESTING.

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

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

794

EXHIBIT "C"
TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN Dorado Development Corp (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE 26th DAY OF February 1986.

1. PLAT APPROVAL STATUS

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

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

2. FINANCIAL GUARANTEE.

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

Irrevocable Letter of Credit No. 1391 by: 1st Interstate Bank

to: City of Albuquerque for \$40,628.05. Good between

January 8, 1986 and January 8, 1987.

795

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

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

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

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

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

796

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

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

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

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

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

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

RECEIVED 787

NOV 27 1985

HYDROLOGY SECTION

EXHIBIT "D"
to Subdivision Improvements Agreement
D.R.B. REQUIRED INFRASTRUCTURE
for Rosemont Place Townhouse

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

	Size	*Type Improvement	Location	From	To
Public	Standard	Curb & Gutter	South side Rosemont	15th Street	end Lot "F"
Public	16'	Permanent Paving	South side Rosemont	15th Street	end Lot "F"
Public	8'	Temporary Paving	South side Rosemont	15th Street	end Lot "F"
Public	4'	Sidewalks	South side Rosemont	15th Street	end Lot "F"
Public	4'	Sidewalks	West side 15th Street	Lot "A"	Lot "E"
Private	24'	W. easement - alley paving Paving E. " - residential pavement	Rosemont	Private Access Easements	Alley
Private	4'	Sidewalks	One (1) side of each Private Access Easement.		
Private	16'	Paving	Access & drainage easement 15th St. to 238' West		

This instructional Information may be deleted from official listings

* Types may include Arterial Paving, Residential Paving, Water Line, Sanitary Sewer, Storm Sewer, Drainage Channel, Sidewalks, and Retaining Walls. Any non-standard design or waivers must be clearly described in this listing.

Use additional sheets as necessary to complete the listing. The final page must be signed by the preparer and provide signature spaces for DRB members, as illustrated below.

Prepared by: Daniel M. Graney
Print Name Daniel M. Graney
Firm Southwest Surveying Co., Inc.

Development Review Board Member Approvals

Robert A. Lough 11-25-85 Traffic Date
Jon E. Eitsgaard 11/26/85 WRD Date
Paul M. Stike 11-26-85 Parks & Rec. Date
Richard D. Meier 11/24/85 DRB Chairman Date
Frank J. Cargill 11/26/85 City Engineer/AMCA Date

6" waterline from N. 15th St to Albuquerque ditch (260' ±)
4" " " " Rosemont to Lot A/K. (122' ±)
1 fire hydrant per 11/25/85 availability statement
8" sewer from Rosemont to Lot A/K (122' ±)

(All are public use)
(including all app. constr)

ESTIMATE SHEET

PROJECT NO. 2705
MAP NO. J-13

798

☐ Quantities and cost Estimate
Date Prepared: January 10, 1986☐ Approval
Date Requested: _____☐ Work Order
Date Issued: _____☐ Final Acceptance
Date Accepted: _____

1. APPLICANT INFORMATION:

- a. Developer: Dorado Development Corporation
Mailing Address: 1911 Wyoming Blvd. N.E. 87110
- b. Consulting Engineer: Lovelady & Associates
Mailing Address: 7408 Morrow Road N.E. 87110
- c. Person to contact regarding this form: Jack Stahl
Mailing Address: 1911 Wyoming Blvd. N.E. 87110

2. GENERAL SCOPE OF PROJECT:

Public water and sewer line extensions, public and private paving.

3. NAME OF SUBDIVISION OR DESCRIPTION OF PROPERTY TO BE SERVED:

Rosemont Place Townhouses

4. Developer to Pay = 100% Account No. _____

5. City to Pay _____ Policy _____
(Methods II and III)

6. SPECIFIC LOCATION:

6. W SAS P SD M

7

8

9

10

11

12

13

PUBLIC INFRASTRUCTURE - WATER

Item No.	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
B-1	4" PVC/FRP P	5.64	175 LF	987.00		
B-23	6" PVC/FRP P	7.60	187 LF	1,421.20		
W-45	PRESS CONN	437.50	1 EA	437.50		
W-52	MJ FIT (4"-14")	1.56	370 LB	577.20		
W-56	CAP, (4")	54.03	2 EA	108.06		
W-66	6" GV	337.40	2 EA	674.80		
W-82	V Box A	179.49	2 EA	358.98		
W-87	FH, 4-1/2'	951.15	1 EA	951.15		
W-102	6" S WNF	38.00	1 EA	38.00		
W-114	3/4" TBC	3.00	135 LF	405.00		
W-180	3/4" S SERV W/NEW MAIN	258.33	1 EA	258.33		
W-181	3/4" D SERV W/NEW MAIN	389.17	3 EA	1,167.51		
W-186	BLKG	90.85	1 CY	90.85		

SUBTOTAL 7,475.58

CONTINGENCIES 10%

ENGINEERING 10%

TESTING FEE 2%

TOTAL CONSTRUCTION COST

PUBLIC INFRASTRUCTURE - SEWER

Item No.	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
G-1	4" PVCP	9.80	98 LF	960.40		
G-3	8" PVCP	5.08	150 LF	762.00		
S-12	TRCHG (6"-15")					
	6'-8'D	6.45	150 LF	967.50		
S-22	4' MH, 6'-10'D	977.61	2 EA	1,955.22		
SUBTOTAL				4,645.12		
CONTINGENCIES		10%				
ENGINEERING		10%				
TESTING FEE		2%				
TOTAL CONSTRUCTION COST						

PUBLIC INFRASTRUCTURE - PAVING

Item No.	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
P-4	GRADING	0.95	1034 SY	982.30		
P-10	CUT & REM					
	AC PVMT	3.26	70 SY	228.20		
P-13	PCC C&G REM	4.01	33 LF	132.33		
P-16	IMP 4" SUBBS	1.00	510 SY	510.00		
P-26	2" AC BS-1500-M	3.44	510 SY	1,754.40		
P-30	TK CT	0.26	510 SY	132.60		
P-31	1" AC SF-1500-M	2.40	510 SY	1,224.00		
P-33	2" AC SF-1500-M	3.85	406 SY	1,563.10		
P-42	4" PCC SDWK	1.43	1137 SF	1,625.91		
P-43	6" PCC DRVPD	3.16	351 SF	1,109.16		
P-46	PCC STD C&G	7.48	273 LF	2,042.04		
P-50	PCC HD C	7.70	22 LF	169.40		
M-25	REM & RPL RES					
	PVMT-W/O M-IMP	27.45	11 SY	301.95		
	BARRICADE	325.00	1 EA	325.00		
SUBTOTAL				11,118.09		
CONTINGENCIES		10%				
ENGINEERING		10%				
TESTING FEE		2%				
TOTAL CONSTRUCTION COST						

PRIVATE INFRASTRUCTURE - PAVING

Item No.	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
P-4	GRADING	0.95	1066 SY	1,012.70		
P-16	IMP 4" SUBBS	1.00	602	602.00		
P-26	2" AC BS-1500-M	3.44	602	2,070.88		
P-30	TK CT	0.26	602	156.52		
P-31	1" AC SF-1500-M	2.40	602	1,444.80		
P-32	2" AC SF-1500-M	3.85	333	1,282.05		
	RAILROAD TIES	1.50	125	187.50		
P-42	4" PCC SDWK	1.43	560	800.80		
P-43	6" PCC SDWK	3.16	540	1,706.40		
SUBTOTAL				9,263.65		
CONTINGENCIES		10%				
ENGINEERING		10%				
TESTING FEE		2%				
TOTAL CONSTRUCTION COST						

COST APPORTIONMENT				
CITY-TO-PAY		DEVELOPER-TO-PAY		
Policy No.	Policy No.	Policy No.	Policy No.	Policy No.
CONST. \$	\$	\$	\$	\$
CONT.				
ENG.				
TESTING				
SUB-TOTALS	\$	\$	\$	\$
TOTAL CITY COST:	\$	TOTAL DEVELOPER TO PAY:		

Notes:

1. Outstanding Pro-rata: — 0 —.
2. For staking, construction, and inspection use Drawing No. _____.
3. This work shall be done in accordance with the City of Albuquerque Interim Standard Specifications for Public Works Construction 1985.
4. If payment of the full amount (Public Works Contract) or engineering fee (AHBA) is not made ten (10) working days before the expiration date of Contract No. 85, then this document must be revised prior to entering into construction contract.
5. Recorded Plat _____ Recording No. _____.
6. Permits Required:

Excavation Ordinance Permits

Sanitary Sewer.	<u>1</u>	Block(s)	@ \$26.00	= \$ 26.00
Storm Drainage Facilities	<u> </u>	Block(s)	@ \$26.00	= <u> </u>
Water Lines	<u>1</u>	Block(s)	@ \$26.00	= \$ 26.00
Street Grading.	<u> </u>	Block(s)	@ \$N.C.	= NC
Curb & Gutter	<u>1</u>	Block(s)	@ \$26.00	= \$ 26.00
Valley Gutter	<u> </u>	Block(s)	@ \$26.00	= <u> </u>
Driveways	<u> </u>	Block(s)	@ \$26.00	= <u> </u>
Sidewalk.	<u> </u>	Block(s)	@ \$26.00	= <u> </u>
Handicapped Ramps	<u>1</u>	Inter(s)	@ \$26.00	= \$ 26.00
RESTORATION FEE when Applicable.	<u> </u>	SQ.YDS.	@ \$.75	= <u> </u>

Sidewalk Ordinance Permits
(Construction)

Curb & Gutter	<u>384</u>	L.F.	@ \$ 0.41	= \$157.44
Valley Gutter	<u> </u>	L.F.	@ \$ 0.42	= <u> </u>
Sidewalk.	<u>N/C</u>			
Handicapped Ramps	<u>N/C</u>			
Total				\$261.44

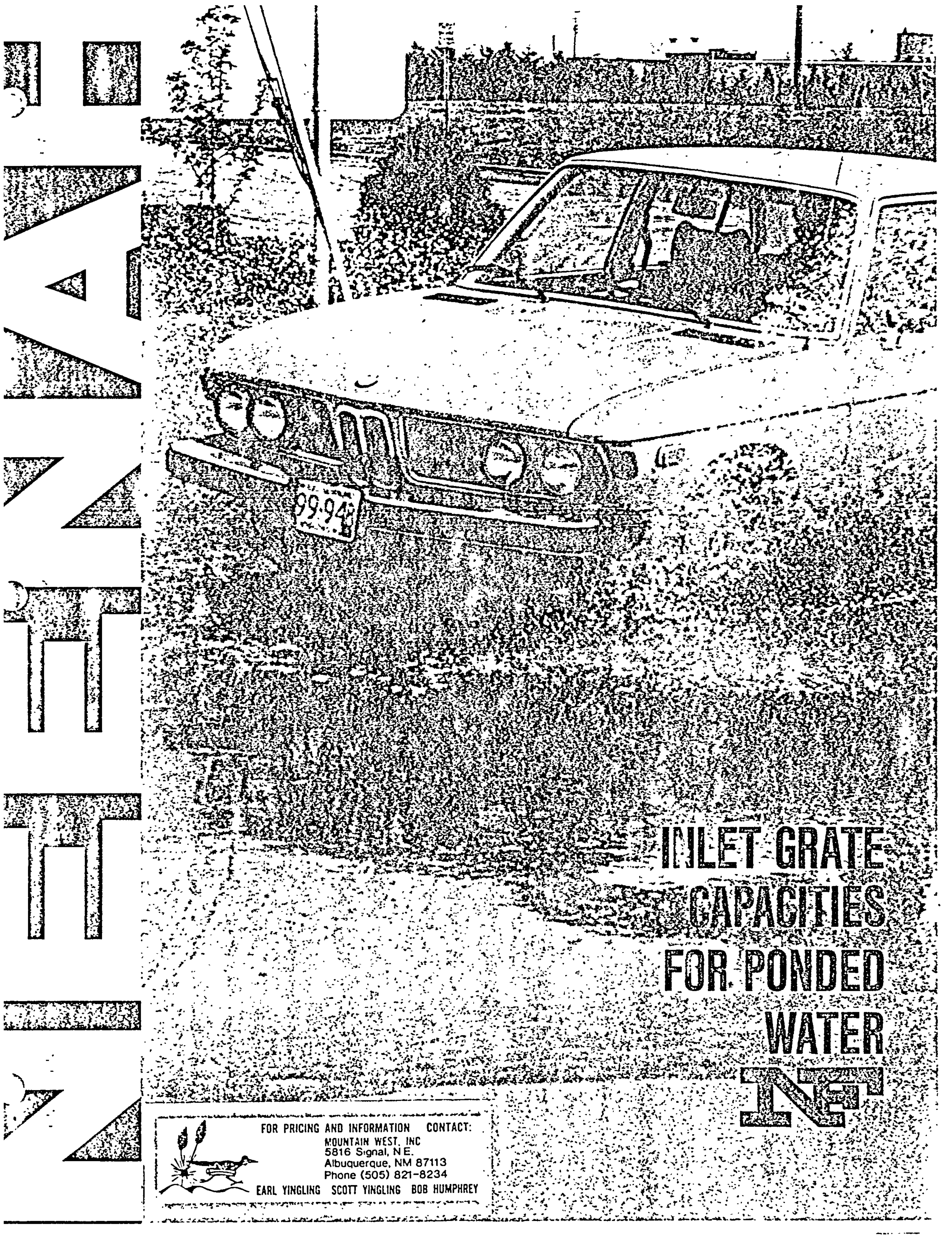
Note: The dollar amounts for above fees were calculated on the basis that all permit items will be constructed under a Work Authorization. If items are to be done separately, then new fees must be calculated.

Submitted By:

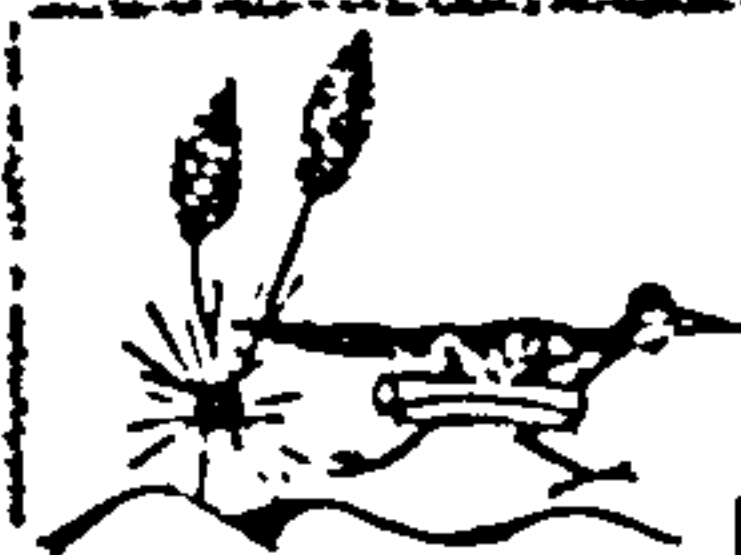

Frank D. Lovelady, P.E.







INLET GRATE CAPACITIES FOR PONDED WATER IN



FOR PRICING AND INFORMATION CONTACT:
MOUNTAIN WEST, INC.
5816 Signal, N.E.
Albuquerque, NM 87113
Phone (505) 821-8234
EARL YINGLING SCOTT YINGLING BOB HUMPHREY

Discharge vs Depth On Grate

