



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539
e-mail: dmgs@swcp.com

December 1, 2000

Mr. Loren Meinz
City of Albuquerque, Hydrology
P.O. Box 1293
Albuquerque, NM 87103

Re: Unser West

Dear Mr. Meinz:

This letter is in response to discussions that you and Mark Goodwin had about the Unser West project. Zone Atlas page ~~K~~10 is attached showing the site location. In your November 1, 2000 DRB Memo, you are requesting an approved drainage report for plat approval. We believe an approved drainage report is not necessary for plat approval, but it will be necessary for building permit approval for each individual property. The purpose of the plat is primarily so that the right turn lane on Unser may be finalized with UTTB.

This site falls within the Conceptual Master Grading and Drainage Plan for Lots 1 - 23 of the Meridian Business Park which is attached. Per this master plan, the allowable discharge rate is 0.46 cfs. The owner has no intention of increasing the discharge rate. In addition, underground conveyance of storm water between lots is not expected to be necessary.

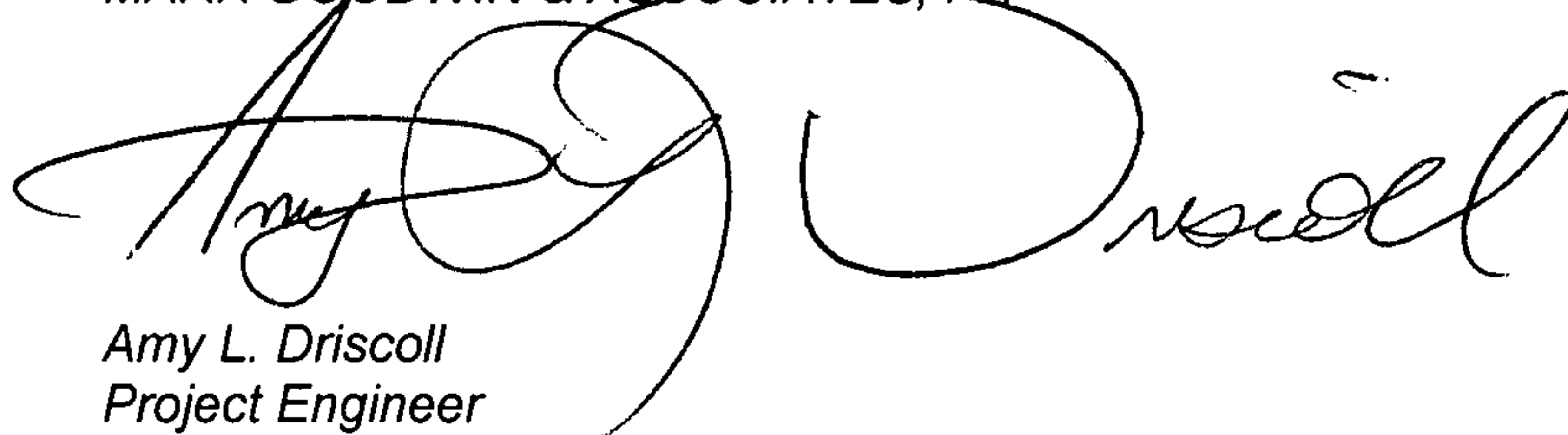
The site is zoned IP which will not be changing. Because of the IP zoning, each property is required individual approval from Hydrology for building permit.

At this time, there is not a final building layout so providing a realistic Master Drainage Plan is not feasible. However, attached is a layout of the property showing peak discharges and ponding locations.

We would appreciate if an approved drainage report would not be required for plat approval. Please call if you have any questions or concerns.

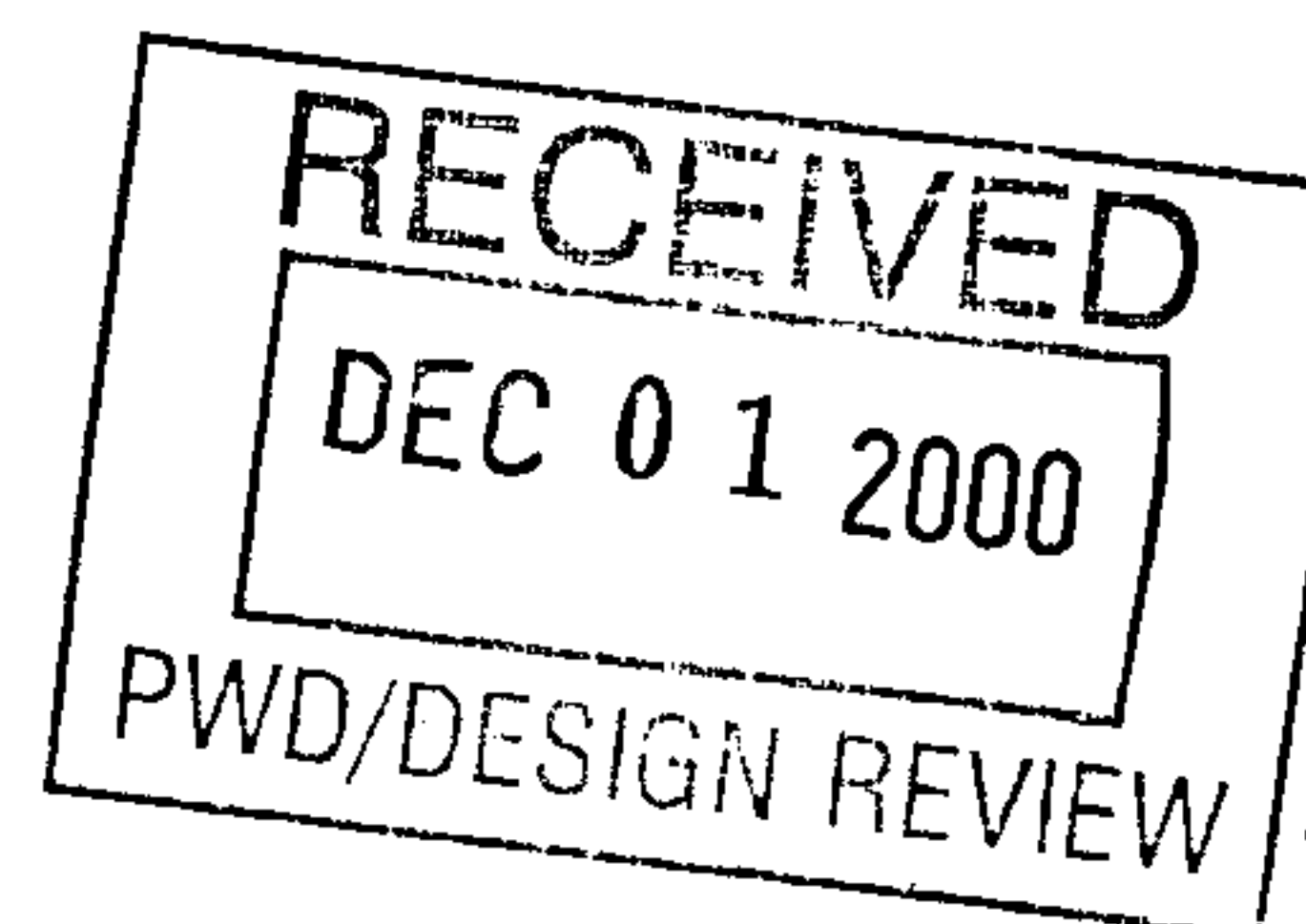
Sincerely,

MARK GOODWIN & ASSOCIATES, PA



Amy L. Driscoll
Project Engineer

f:\unserw\lorenm.wpd





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 4, 2000

Amy L. Driscoll
Mark Goodwin & Associates
P.O. Box 90606
Albuquerque, NM 87103

K10/D23D

**RE: CONCEPTUAL DRAINAGE PLAN FOR UNSER WEST
(ATRISCO BUS. PARK, L-1-A, L-1-B, L-1-C)
ENGINEER'S SUBMITTAL DATED 12/01/00**

Dear Ms. Driscoll,

The referenced Conceptual Drainage Plan is approved for Preliminary Plat. Final grading and drainage plans will be reviewed as part of site plan for building permits.

If you have any questions, please call me at 924-3980.

Sincerely,

Loren D. Mainz, P.E.
Hydrology Division

c: Whitney Reiersen
File

D. Mark Goodwin and Associates, P.A.
Consulting Engineers

P.O. Box 90606 ♦ Albuquerque, NM 87199
(505) 828-2200 ♦ (505) 797-9539 fax
e-mail: dmg@swcp.com

LETTER OF TRANSMITTAL

TO: Loren Meinz
One Stop - Hydrology

DATE: December 1, 2000

RE: Unser West

K10 | D023D

We are sending:

_____ For your approval

_____ For your information

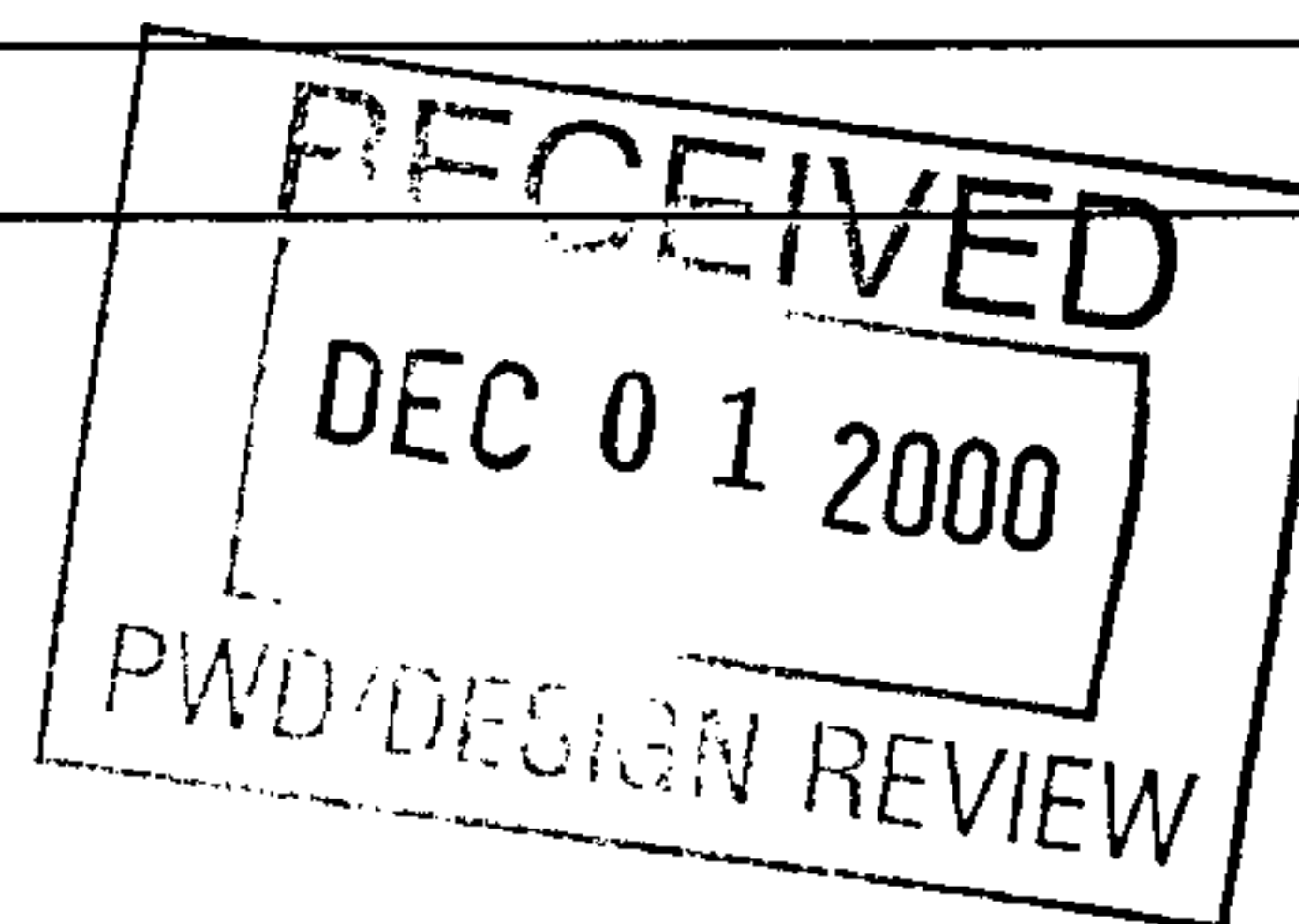
_____ As you requested

_____ For your comments

_____ Pre-Design Meeting

NOTES: _____

Project Engineer Amy L. Driscoll



SIGNED: _____

Terri- log-in as submittal ~~for~~ (conceptual G+D)
& concept approval

EXHIBIT
L-1-A, L-1-B & L-1-C
ATRISCO BUSINESS PARK
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 22
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMMP
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2000

NUMBER	R =	L =	D =	T =	CH BEARIN=	CHORD LE=
C1	50.00	78.54	89°59'50"	50.00	N14°57'24"E	70.71
C2	30.00	47.13	90°00'23"	30.00	N75°02'42"W	42.43
C3	5929.58	689.26	06°39'36"	345.02	N26°42'43"W	688.87
C4	2832.79	75.25	01°31'19"	37.63	N67°25'55"E	75.24
		(75.31')	(01°31'23")	(37.66')		
C5	50.00	76.65	87°49'46"	48.14	N67°39'59"W	69.36
C6	5807.58	637.59	06°17'25"	319.12	N26°53'48"W	637.27
C7	5807.58	368.47	03°38'07"	43.51	N25°34'09"W	368.41
C8	300.00	57.09	10°54'15"	28.63	N21°56'05"W	57.01
C9	300.00	63.26	12°04'57"	31.75	N22°31'26"W	63.15
C10	5819.58	131.77	01°17'50"	65.89	N29°12'49"W	131.77
C11	5819.58	18.24	00°10'46"	9.12	N29°57'08"W	18.24
C12	5929.58	5.00	00°02'54"	2.50	N30°01'04"W	5.00
C13	5929.58	684.26	06°36'42"	342.51	N24°41'16"W	683.88

NUMBER	DISTANCE	DIRECTION
L1	72.00'	N59°57'19"E
L2	2.01'	N30°02'31"W
L3	12.00'	N59°57'33"E

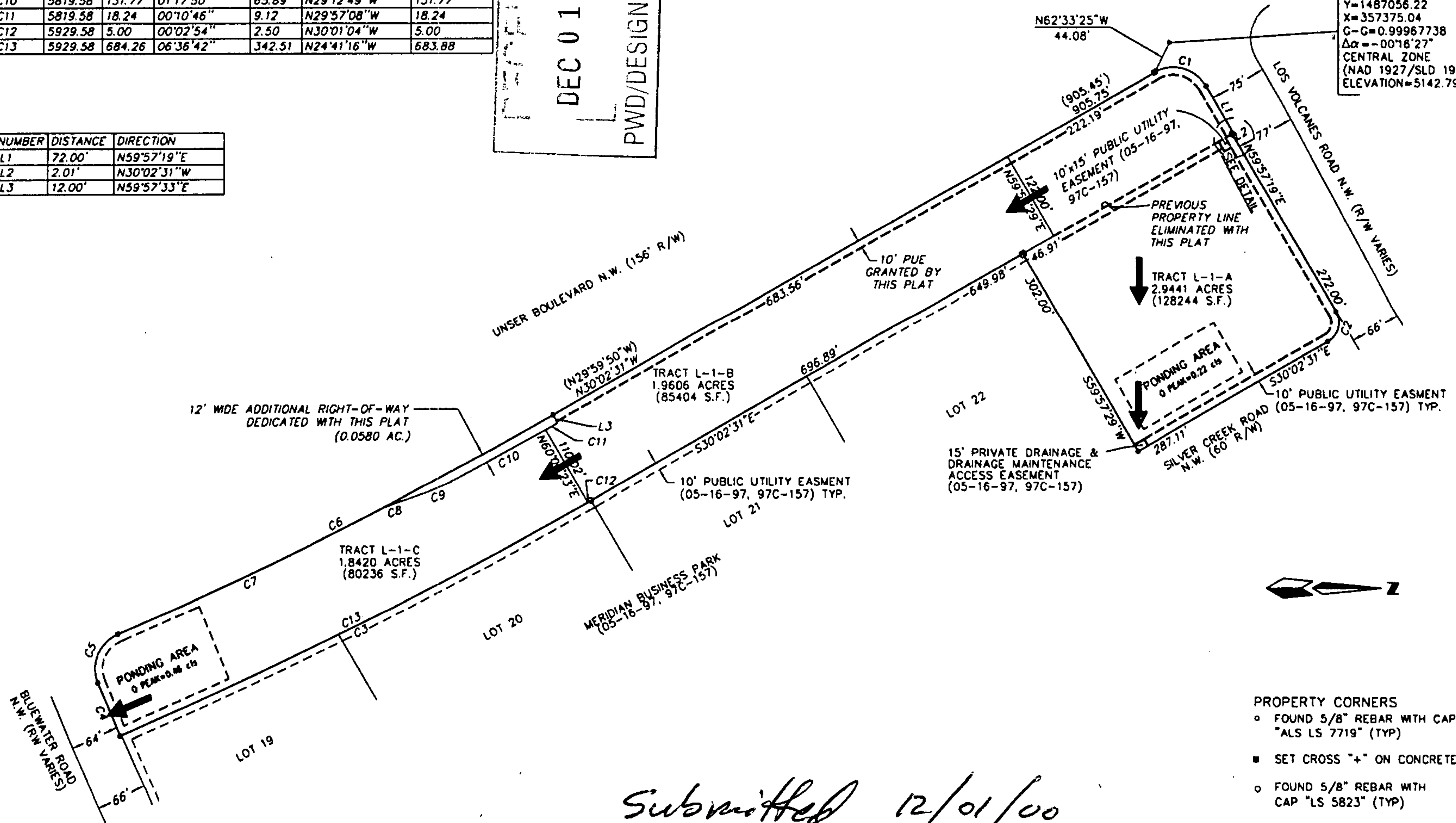
DEC 01 2000
PWD/DESIGN REVIEW

10'x15' PUBLIC UTILITY
EASEMENT (05-16-97,
97C-157)

DETAIL
SCALE: 1"=20'

10' PUBLIC UTILITY EASMENT
(05-16-97, 97C-157) TYP.

ACS MONUMENT
"10-K10"
Y=1487056.22
X=357375.04
G-C=0.99967738
Δα=-00°16'27"
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5142.79



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
 - SET CROSS "+" ON CONCRETE
 - FOUND 5/8" REBAR WITH CAP "LS 5823" (TYP)
 - FOUND 5/8" REBAR WITH CAP "LS 9750"

Submitted 12/01/00
Paw.

