



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 26, 2004

Gregory Krenik, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

**Re: Whispering Pointe Units 3 and 4, SIA/Financial Guarantee Release
Engineer's Stamp dated 10-16-02 (L10/D16A)
Certification dated 1-19-04**

Dear Mr. Krenik,

Based upon the information provided in your submittal received 1-20-04, the above referenced certification is approved for release of SIA and Financial Guarantee.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Arlene Portillo, COA# 592983
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: WHISPERING POINTE UNITS 3+4 ZONE MAP/DRG. FILE #: L-10/D16A
 DRB #: 1000147 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT A-1 WHISPERING POINTE SUBDIVISION UNIT 2
 CITY ADDRESS: _____

ENGINEERING FIRM: MARK GOODWIN & ASSOCIATES
 ADDRESS: P.O. Box 90606
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: GREGORY J. KREIK
 PHONE: 828-2200
 ZIP CODE: 87199

OWNER: CTW LAND DEVELOPMENT ENTERPRISES, INC
 ADDRESS: 4619 INSPIRATION DR SE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: REX WILSON
 PHONE: 450-2395
 ZIP CODE: 87122

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st 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) _____

THIS S+D HAS THE REVISED LOT LINES THAT WERE AMENDED ON THE PLATS. THE AS-BUILTS WERE DONE ON THIS SET.
 WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

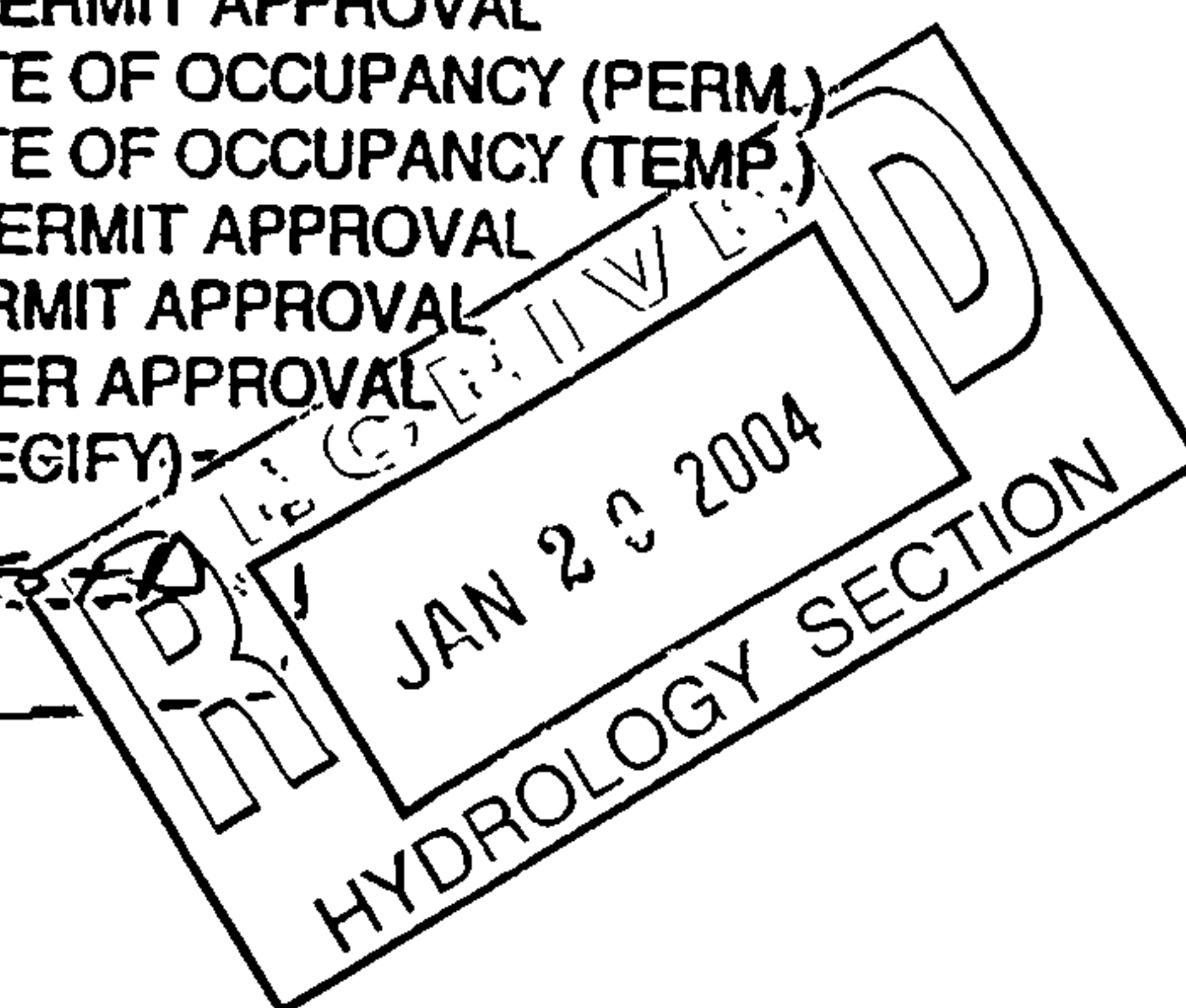
CoA# 592983

DATE SUBMITTED: 1-19-04

BY: _____

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.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 14, 2002

Gregory J. Krenik, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, New Mexico 87199

RE: WHISPERING POINTE SUBD UNIT 2 (L-10/D16A)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 2/26/2002
Engineers Certification dated 10/29/2002

Dear Greg:

Based upon the information provided in your Engineers Certification submittal dated 11/5/2002,, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
Bub

c: Arlene Portillo, COA--Project # 592982

File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 7, 2002

Gregory J. Krenik
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, New Mexico 87119

**RE: Drainage Plan for Whispering Pointe Subdivision Unit II (L10- D16A) Dated
February 26, 2002**

Dear Mr. Krenik:

The above referenced drainage plan received February 27, 2002 is approved. Prior to approval of the Final Plat please address the following comments.

1. Require the covenant and agreement for the temporary pond, asphalt swale, and for the temporary inlet.
2. Please submit a timeline for the construction of the frontage on Eucariz Avenue, Unser Boulevard, and Sunset Gardens.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

L-10/D16A

PROJECT TITLE: Whispering Pointe Subdivsiion Unit II

ZONE MAP/DRB.FILE#: L-10

DRB#: 1000147 EPC#

WORK ORDER#:

LEGAL DESCRIPTION: Tract A, Unit 1, Whispering Pointe Subdivision Unit I

CITY ADDRESS:

ENGINEERING FIRM: Mark Goodwin & Associates, PA

CONTACT: Gregory J. Krenik

ADDRESS: P.O. Box 90606 Albuquerque NM 87119

PHONE: 828-2200

CITY, STATE: Albuquerque NM

ZIP CODE: 87119

OWNER: C & W Land Development Enterprise Inc.

CONTACT: Rex Wilson

ADDRESS: 4619 Inspiration Drive, SE

PHONE: 450-2395

CITY, STATE: Albuquerque NM

ZIP CODE: 87122

ARCHITECT:

CONTACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

SURVEYOR:

CONTACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

CONTRACTOR:

CONTACT:

ADDRESS:

PHONE:

CITY, STATE:

ZIP CODE:

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

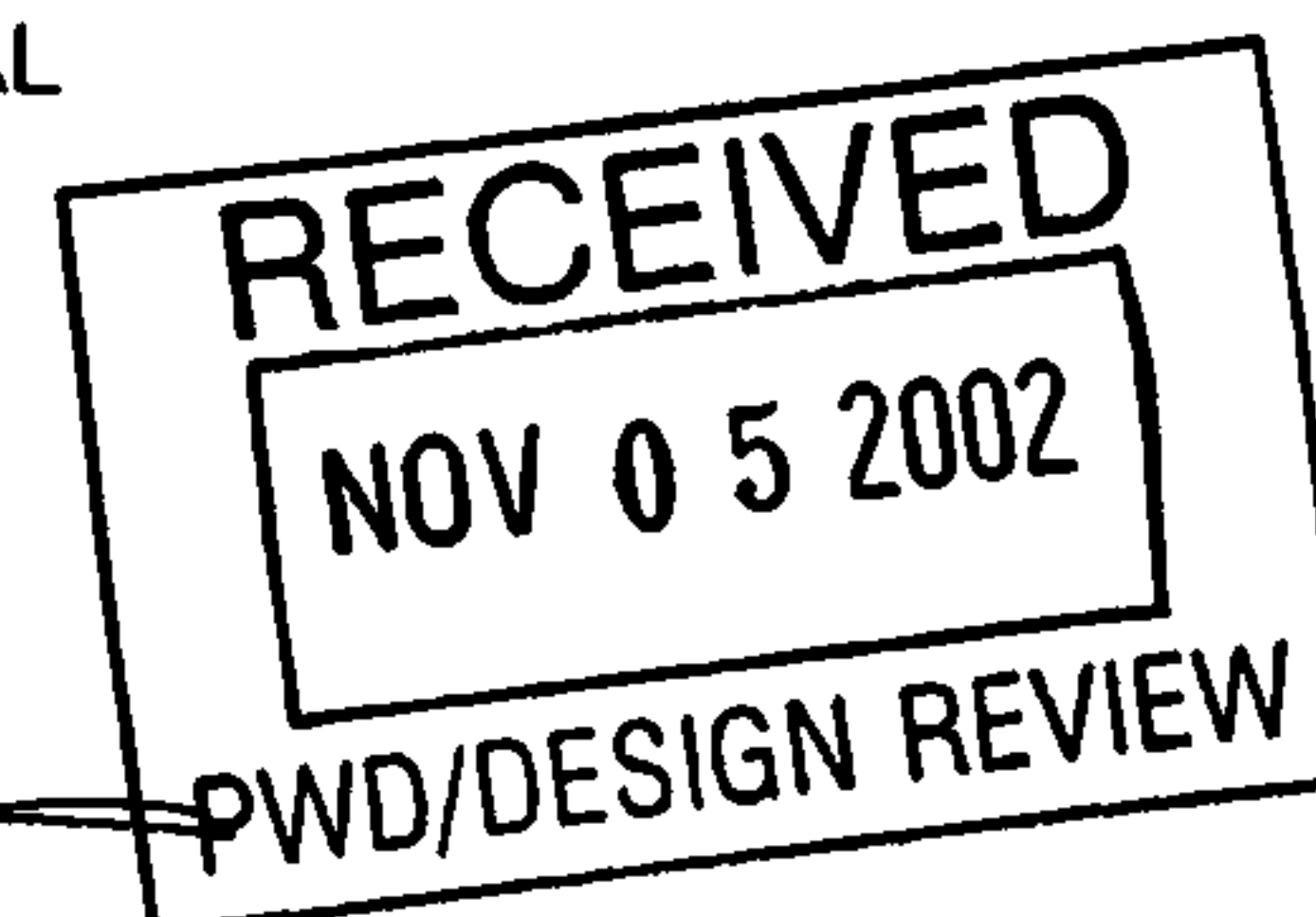
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11-5-02

CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA / FINANCIAL GUARANTY 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)



BY:

Gregory K. Krenik, P.E.

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 7, 2002

Gregory J. Krenik
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, New Mexico 87119

**RE: Drainage Plan for Whispering Pointe Subdivision Unit II (L10- D16A) Dated
February 26, 2002**

Dear Mr. Krenik:

The above referenced drainage plan received February 27, 2002 is approved. Prior to approval of the Final Plat please address the following comments.

1. Require the covenant and agreement for the temporary pond, asphalt swale, and for the temporary inlet.
2. Please submit a timeline for the construction of the frontage on Eucariz Avenue, Unser Boulevard, and Sunset Gardens.

If you have any questions please call me at 924-3982.

Sincerely,

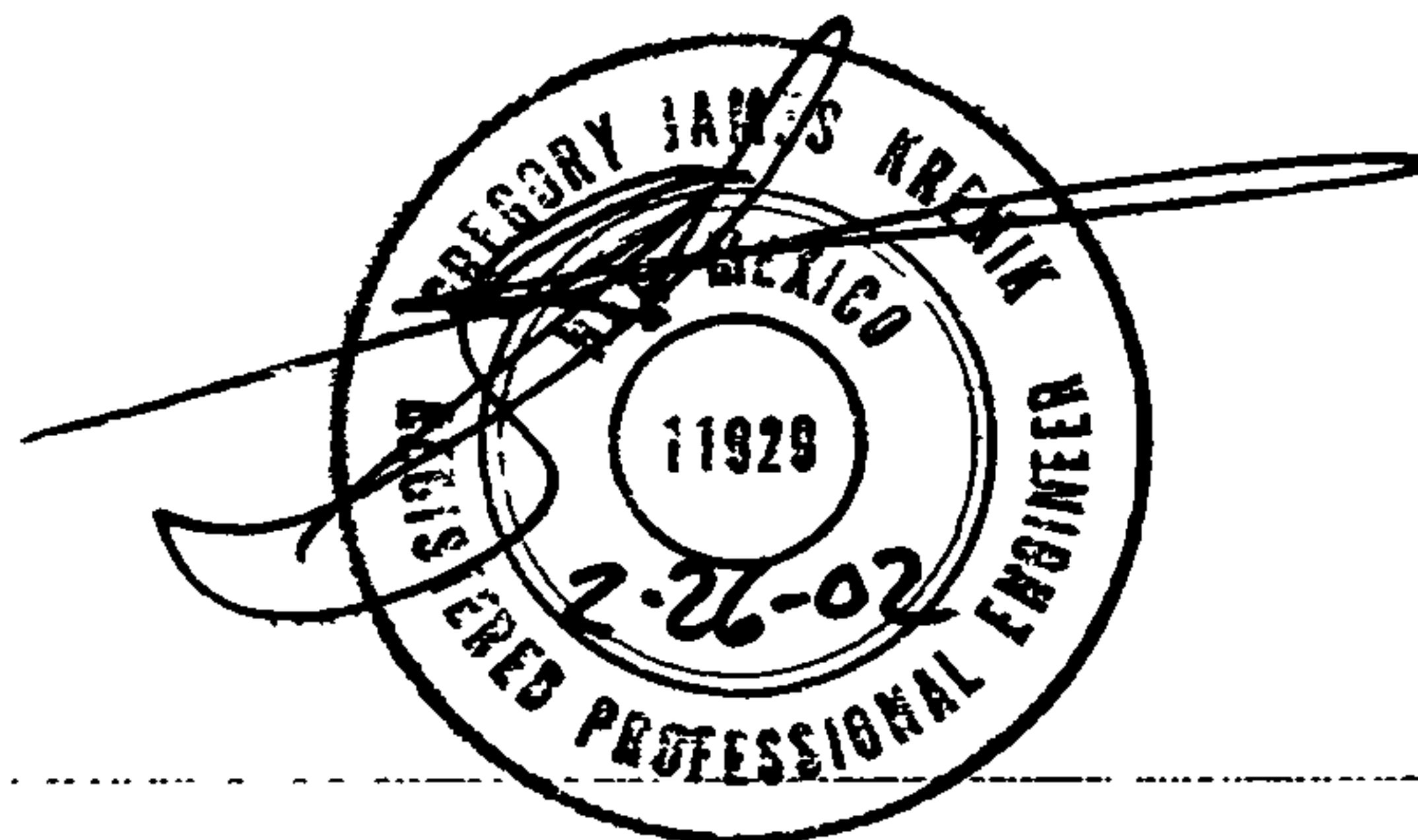
Carlos A. Montoya
City Floodplain Administrator

MARK GOODWIN

& ASSOCIATES

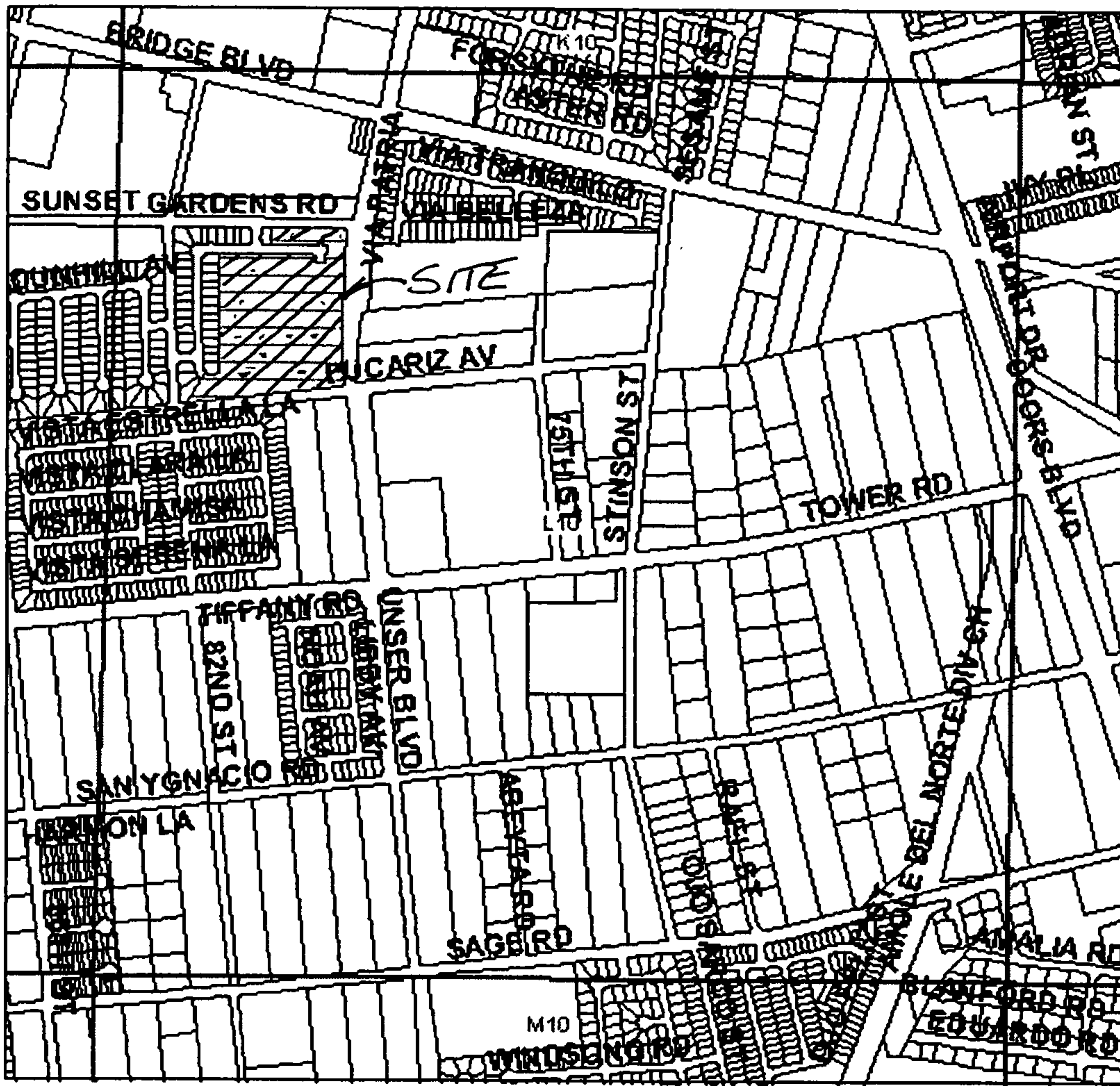
dmg

DRAINAGE CALCULATIONS
for
WHISPERING POINTE, UNIT II



Activate By 'Clicking' on the Map

◯ Zoom In ◯ Id Address ◯ Id ZM ◯ Pan ◯ Zoom Out



ReDraw Screen

L-10

1999 AIR PHOTO (Partial Coverage)
1996 AIR PHOTO

CITY



LAY

- ☒ STREET
- ☐ PARK
- ☐ CITY
- ☒ ZONE
- ☐ NBR B
- ☐ COM
- ☐ WATE
- ☐ SEWE
- ☐ STOR
- ☐ ZONIN
- ☐ LOT N
- ☐ ZIP CO
- ☐ COUN
- ☐ FLOO
- ☒ PARC
- ☐ CONT
- ☐ SENA
- ☐ REPRE
- ☐ COUN
- ☐ PARC
- ☐ CRIMI
- ☐ CITY F
- ☐ LAND

ZO

TM

PROX



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

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

PROJECT WHISPERING POINTE UNIT II
SUBJECT TEMP. RETENTION POND
BY GJK DATE 2-26-02
CHECKED _____ DATE _____
SHEET 1 OF _____

• THE PURPOSE OF THIS IS TO MOVE THE TEMP. RETENTION POND FOR UNIT I TO THE EAST OF UNIT II NEAR MESA POINTE.

• NUMBER OF LOTS THAT DRAIN TO POND
4 LOTS FROM UNIT I + 6 LOTS FROM UNIT II = 10

• SIZE POND

FROM THE OVERALL WHISPERING POINTE REPORT

$$Q = 0.5336 \text{ CFS/LOT}$$

$$V = 2.7139/144 = 0.018847 \text{ AC-FT/LOT}$$

$$\begin{aligned} V_{\text{pond}} &= 10 \times 0.018847 \\ &= 0.18847 \text{ AC-FT} \\ &= 8210 \text{ CF} \end{aligned}$$

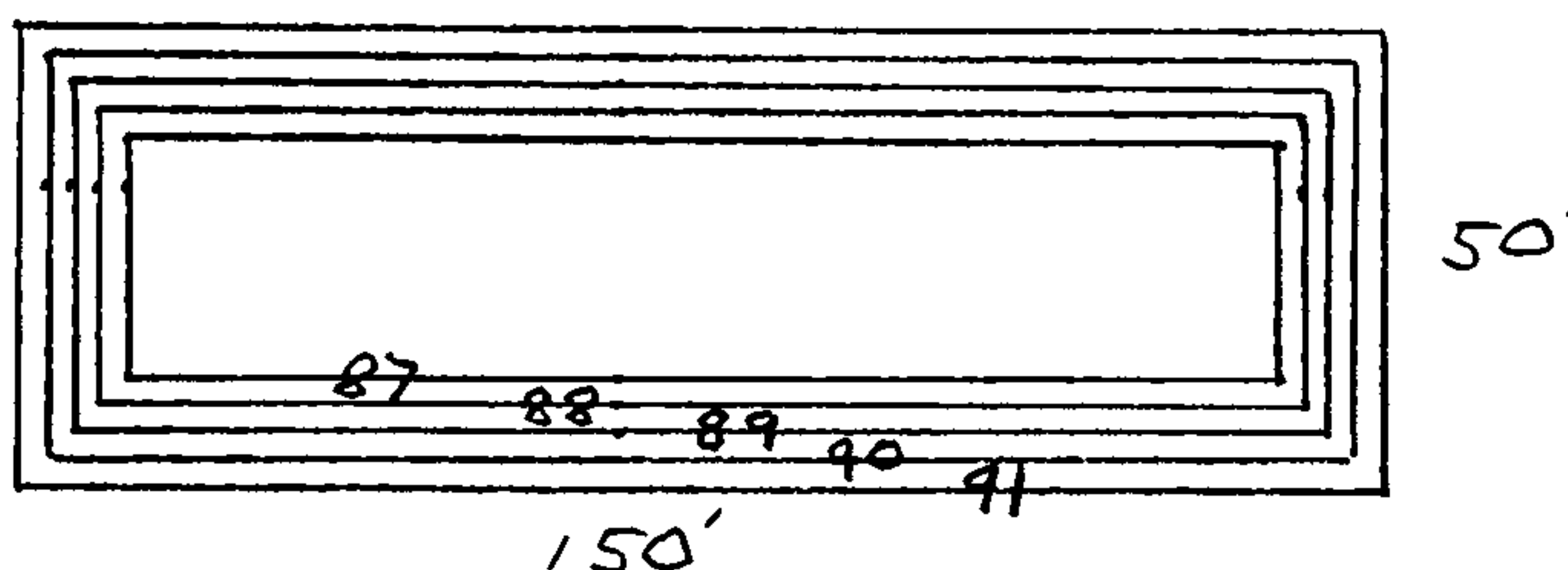
• TOTAL VOLUME OF POND

USE 2-100 yr STORMS

$$\begin{aligned} V &= 2 \times 8210 \\ &= 16,420 \text{ CF} \end{aligned}$$

ELEV.	AREA (SF)	VOLUME (CF)
87	3,276	0
88	4,224	3,750
89	5,244	8,484
90	6,336	14,274
91	7,500	21,192

WATER SURFACE OF 16,420 = 90.31



POND BOTTOM = 87.00
WATER SURFACE = 90.31

• GRADING OF THE SUBDIVISION IS PER THE WHISPERING POINTE REPORT BY MARK GOODWIN AND ASSOCIATES 2-18-98 AND THE WHISPERING POINTE UNIT I REPORT BY MARK GOODWIN AND ASSOCIATES 9-1-98. THESE ARE IN CITY FILE.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV.1/11/2002)

L-10/D16A

PROJECT TITLE:	Whispering Pointe Subdivsiion Unit II	ZONE MAP/DRB.FILE#:	L-10
DRB#:	1000147	EPC#	
LEGAL DESCRIPTION:	Tract A, Unit 1, Whispering Pointe Subdivsion Unit I		
CITY ADDRESS:			
ENGINEERING FIRM:	Mark Goodwin & Associates, PA	CONTACT:	Gregory J. Krenik
ADDRESS:	P.O. Box 90606 Albuquerque NM 87119	PHONE:	828-2200
CITY, STATE:	Albuquerque NM	ZIP CODE:	87119
OWNER:	C & W Land Development Enterprise Inc.	CONTACT:	Rex Wilson
ADDRESS:	4619 Inspiration Drive, SE	PHONE:	450-2395
CITY, STATE:	Albuquerque NM	ZIP CODE:	87122
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

TYPE OF SUBMITTAL:

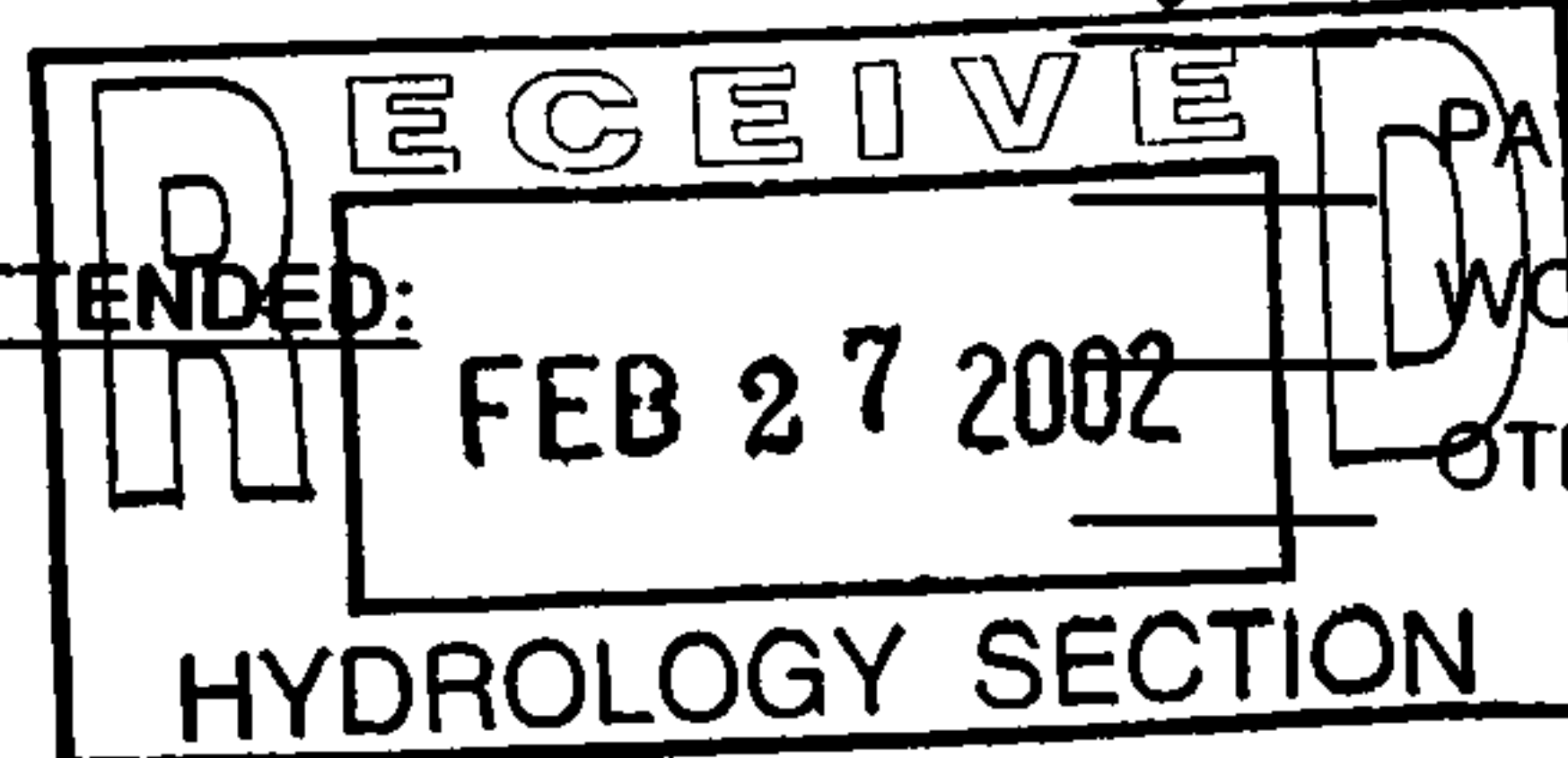
- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
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- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 2-26-02

BY:

Gregory K. Krenik, P.E.

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 to the following levels of submittal may be required based on the following:

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FIGURE 6: NOTICE OF D.R.C. SESSIONPROCESSING DATE 2-25-02PROJECT NO: 592982 ZONE ATLAS: L-10 DRB NO: 1000147PROJECT NAME: Whispering Pointe Subd. Unit II☒ Scheduled with the D.R.C. on 3-5-02 at 2:30
Plaza Del Sol/2nd Fl.☐ No DRC Meeting Scheduled. Please return any comments by _____LOCATION: Unscr Bld & Eucalypt Ave NWTYPE OF PROJECT: ☒-AHBA ☐-CIP ☐-PWC ☐-SAD ☐-ALL PRIVATEPROJECT COORDINATOR: Greg Krenik Phone: 828-2200Company: Mark Goodwin & Assoc.Design Engineer: Same Phone: _____

Company: _____

The Project Is Scheduled For The Following DRC Session:☐-Pre-Design Review ☐-Final Plan Review ☐-_____
☒-Preliminary Plan Review ☐-Signature Review ☐-Route for Signature**The Project Relates To City Infrastructure Systems:**☒-Water ☒-San. Sewer ☒-Paving ☒-Storm Drainage ☐-_____**The Attached Package Includes:**

Indicated below are the Departments/Divisions that have received project documents and/or are invited to attend. It will be the Project Coordinator's responsibility to notify consulting engineering firms of date and time of scheduled meetings.

D-Drawings MU-Markups M-Memo Only S-Spec's E-Estimate R-Report

	D	MU	M	S	E	R
DRC Chairman <u>Jane</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Dev. <u>Tula</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Dev. <u>Nancy</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Utility Des.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Util. <u>David Romero</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hydr. Dev.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Const. Div.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks & Rec.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dave Harmon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joe Luehring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donald Bartlett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
George Gee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gene Bustamante	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Murphy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greg Smith	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Master Scheduler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Review Section

Memos Only

Notified _____ of DRC date & time on _____ at _____ via _____

Notified _____ of DRC date & time on _____ at _____ via _____

Proj 1000147

D.R.B. Case No. 97-497

D.R.C. Project No.

Date Submitted 3-5-98 3-17-98

Prelim. Plat Approved 3-17-98

Prelim. Plat Expires 4-1-99

1 Revised 2-23-99

3 Revised 7-11-01
changed private
to public

2 ITEM DELETED
1-24-01

Figure 12

4 REVISED 12-7-01

EXHIBIT "A"

To Subdivision Improvements Agreement







DEVELOPMENT REVIEW BOARD (DRB) REQUIRED INFRASTRUCTURE LISTING

for WHISPERING POINTE, Units I, II, III and IV









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 the 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 to the City.

Size	Type Improvement	Location	From	To
UNIT I				
3 32' F-F 1 Private	Residential Paving Mount C & G, both sides *4' sidewalk, both sides	Whisper Point	Mesa Pointe	Lot 6 BLK1
3 32' F-F 1 Private	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Whisper Point	Lot 6 Blk 1	Gem Pointe
3 32' F-F 1 Private	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Gem Pointe	Whisper Point	Lot 1, Blk 2
3 40' F-F 1 Private	Residential Paving Std C & G, both sides 4' sidewalk, both sides	Pointe Road	82nd Street	Whisper Point
3 40' F-F 1 Private	Residential Paving Std C & G, both sides 4' sidewalk, both sides	Ruby Pointe	Sunset Gardens Rd	Gem Pointe
15' F-E	Residential Paving Std C & G, east side 6' sidewalk, east side	82nd Street SW	Eucariz Ave. SW	Sunset Gardens Rd
25' F-E	Residential Paving Std C & G, south side 6' sidewalk, south side	Sunset Gardens Rd SW	82nd Street	Lot 1, Blk 2

D.R.B. Case No. 97-497
D.R.C. Project No. _____
Date Submitted 3-6-98 3-17-98
Prelim. Plat Approved _____
Prelim. Plat Expires _____

Size	Type Improvement	Location	From	To
8"	PVC Waterline	Sunset Gardens Rd	82nd Street	Lot 1, Blk 2
6"	PVC Waterline	Gem Pointe	Whisper Point	Lot 1, Blk 2
6"	PVC Waterline	Ruby Pointe	Entire Length	
6"	PVC Waterline	Pointe Road	Entire Length	
6"	PVC Waterline	Whisper Point	Mesa Pointe	Gem Pointe
8"	SAS	Unser Blvd.	20' Public SAS Esmt	25' PUBLIC WATER off site SAS EASE Sunset Gardens Rd
 8"	SAS	Sunset Gardens Rd	SW CORNER TRACT 12 82nd Street	Unser Blvd
 8"	SAS	Sunset Gardens Rd	Unser Blvd	Stinson Street
 8"	SAS	Gem Pointe	25' Public water + SAS	BRIDGE BLVD
8"	SAS	Whisper Point	Entire Length	
 8"	SAS	RUBY POINTE	GEM POINT	TRACT 12 VE BARRETT
8"	SAS	20' Public SAS Esmt	Entire Length	
 *	Temporary Retention Pond & Rindown Sized For Unit I & II	Sunset Gardens Rd	Agreement #1	1' PUBLIC DRAINAGE EASE
 **	RPE	Sunset Gardens Rd	82nd Street	Unser Blvd

UNIT II

 32' F-F	Residential Paving	Whisper Way	Mesa Pointe	Lot 9, Blk 3
 Private	Mount C & G, both sides *4' sidewalk, both sides			
 32' F-F	Residential Paving	Mesa Pointe	Whisper Point	Lot 37, Blk 2
 Private	Mount C & G, both sides *4' sidewalk, both sides			
 32' F-F	Residential Paving	Whisper Way	Lot 8, Blk 3	Gem Pointe
 Private	Std C & G, both sides *4' sidewalk, both sides			
 32' F-F	Residential Paving	Mesa Pointe	Lot 37, Blk 2	Lot 35, Blk 2
 Private	Std C & G, both sides *4' sidewalk, both sides			

D.R.B. Case No. 97-497
D.R.C. Project No. _____
Date Submitted 2-5-98 3-17-98
Prelim. Plat Approved _____
Prelim. Plat Expires _____

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
# 25' F-E 4	Residential Paving Std C & G, north side 4' sidewalk, north side	Eucariz Ave. SW	82nd Street	Lot 35, Blk 2
# 12" 4	PVC Waterline	Eucariz Ave.	82nd Street	Lot 35, Blk 2
6"	PVC Waterline	Mesa Pointe	Whisper Point	Whisper Way
6"	PVC Waterline	Whisper Way	Entire Length	
8"	SAS	Mesa Pointe	Whisper Point	Whisper Way
8"	SAS	Whisper Way	Entire Length	

UNIT III

# 32' F-F 1 Private	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Whisper Trail	Lot 6, Blk 4	Gem Pointe
# 32' F-F 1 Private	Residential Paving Mount C & G, both sides *4' sidewalk, both sides	Whisper Trail	Mesa Point	Lot 7, Blk 4
# 32' F-F 1 Private	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Mesa Pointe	Lot 34, Blk 2	Lot 30, Blk 2
# 25' F-E 4	Residential Paving Std C & G, north side 4' sidewalk, north side	Eucariz Ave. SW	Lot 35, Blk 2	Lot 29, Blk 2
25' F-E	Residential Paving Std C & G, south side 6' sidewalk, south side	Sunset Gardens	Lot 1, Blk 2	Unser Blvd
# 32' F-F 1 Private	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Gem Pointe	Lot 2, Blk 2	Whispering Mesa



D.R.B. Case No. 97-497
D.R.C. Project No. _____
Date Submitted 3-5-98 3-17-98
Prelim. Plat Approved _____
Prelim. Plat Expires _____

Size	Type Improvement	Location	From	To
8"	PVC Waterline	Sunset Gardens	Lot 1, Blk 2	Unser Blvd.
18" & 24"	RCP Stormdrain (PRIVATE)	Gem Pointe	Lot 1, Blk 2	Whisper Mesa
****72"	RCP Storm drain	Unser Blvd	Sunset Gardens	Amole Channel
42"	RCP Storm drain 20' Plastic Stormdrain Esmt (PRIVATE)	Entire Length	" "	GEM POINTE
12"	PVC Waterline	Eucariz Ave.	Lot 35, Blk 2	Lot 30, Blk 2
6"	PVC Waterline	Whispering Trail	Entire Length	
6"	PVC Waterline	Gem Pointe	Lot 1, Blk 2	Whispering Mesa
6"	PVC Waterline	Mesa Pointe	Lot 34, Blk 2	Lot 30, Blk 2
8"	SAS	Mesa Pointe	Lot 34, Blk 2	Whispering Trail
8"	SAS	Whisper Trail	Entire Length	

UNIT IV

32' F-F PRIVATE	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Whisper Mesa	Gem Pointe	Mesa Pointe
32' F-F PRIVATE	Residential Paving Std C & G, both sides *4' sidewalk, both sides	Mesa Pointe	Lot 29, Blk 2	Whispering Mesa
25' F-E 31'	Arterial Paving Std C & G, west side 6' sidewalk, west side Temp Asph, Med. Curb, west side	Unser Blvd SW	Eucariz Ave.	Sunset Gardens
25' F-E PRIVATE	Residential Paving Std C & G, north side 4' sidewalk, north side	Eucariz Ave.	Lot 29, Blk 2	Unser Blvd.
18" & 36"	RCP Stormdrain (PRIVATE)	Whisper Mesa	Lot 1 Blk 5	Gem Pointe
6"	PVC Waterline	Mesa Pointe	Lot 29, Blk 2	Whispering Mesa

D.R.B. Case No. 97-497
D.R.C. Project No.
Date Submitted ~~3-5-98~~ 3-17-98
Prelim. Plat Approved
Prelim. Plat Expires

<u>Size</u>	<u>Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
6"	PVC Waterline	Whisper Mesa	Entire Length	
 12"	PVC Waterline	Eucariz Ave.	Lot 29, Blk 2	Unser Blvd.
 8"	PVC Waterline	Unser Blvd.	Entire Length	

D.R.B. Case No. 97-497
D.R.C. Project No. _____
Date Submitted 3-5-98 3-17-98
Prelim. Plat Approved _____
Prelim. Plat Expires _____

DEFERRED CONSTRUCTION - TO BE BUILT WITH UNIT II

* To be deferred.

** To be deferred with separate financial guarantee.

*** To be deferred with separate financial guarantee.

**** To be bonded and constructed by others (Temp. Retn. Pond cannot be released until ^{BUILT} accepted by the city).

Stormdrain to include manholes, inlets, riprap and outfall.

Engineer's Certification for Grading and Drainage ^{FOR EACH UNIT} per DPM including Perimeter Walls as shown on the Grading Plan for Release of SIA and Financial Guarantees. Financial Guarantee is not required for this item.

Water infrastructure to include valves, fittings, valveboxes and fire hydrants.

Sanitary sewer to include manholes and service connections.

Street lights per DPM.

Prepared By: _____

Print Name: Gregory J. Krenik

Firm: Mark Goodwin & Associates, PA

Development Review Board Member Approvals
Transportation Dev. RP 1-24-01 RD 2-23-99 3-17-98 7-11-01
Parks Design and Development C.I.P. 2-23-99 3-17-98 12-4-01
DRB Chairman 1-24-01 7-11-01
Utility Dev. Roger A. Sheen 3-17-98 7-11-01
Engineer/AMAFCA 3-17-98 2-23-99 1-24-01 7-11-01

f:\lwhisper.pt\infrast.all

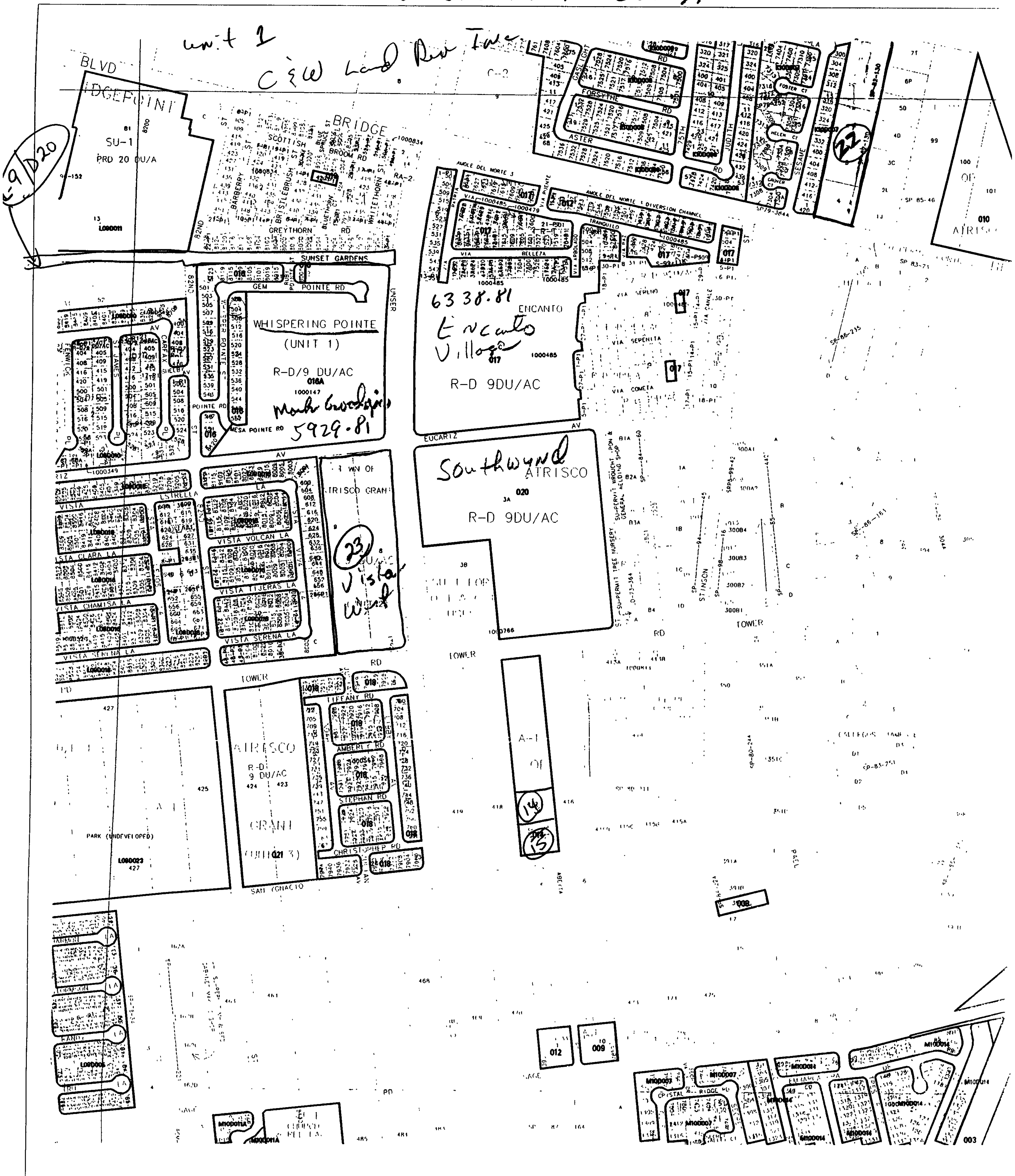
WHISPERING POINTE - UNITS I, II, III, IV

DEB Cat No. 1000147.

DESIGN REVIEW COMMITTEE REVISIONS				
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER
4	Dec 7, 2001	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

DRC CHAIR DATE USER DEPARTMENT AGENT / OWNER

unit 2
C & W Land. Rev. Tax



MAP NUMBER	PROJECT	ADDRESS	ENGINEER	RECEIVED
L10 001	I-V VILLAGE WEST		D. F. MALZEN & ASSOCIATES	/ 0/
L10 003	AMOLE DEL NORTE			/ 0/
L10 004	75TH & 78TH ST			/ 0/
L10 007	OUR LADY OF LAVANG CATHOLIC CHURCH		LOVELADY & ASSOCIATES	10/30/85
L10 008	MARK CHAVEZ RESIDENCE			10/16/86
L10 009	ABEYTA SUBD LOT 10		JOHN TORRES N. M. L. S	02/24/87
L10 010	STREET MAINTENANCE FACILITY		HOLMES & NARVER INC.	09/27/90
L10 011	WESTERN ACREAGE		GREINER INC.	02/07/92
L10 012	MARQUEZ RESIDENCE		C. A. COONCE	02/17/95
L10 013	ALAMOSA CENTER		JEFF MORTENSEN & ASSOCIATES	03/30/95
L10 014	VERNON DAVIS RESIDENCE		LARRY READ & ASSOCIATES	04/23/96
L10 015	MONTOYA FAMILY RESIDENCE		LARRY READ & ASSOCIATES	07/03/96
L10 016	WHISPERING POINTE SUBD UNIT 1		MARK GOODWIN	10/27/98
L10 016A	WHISPERING POINT SUBD UNIT 2		MARK GOODWIN	02/27/02
L10 017	ENCANTO VILLAGE		MARK GOODWIN	02/19/99
L10 018	VALENCIA ESTATES		MARK GOODWIN	08/02/00
L10 019	VE BARRETT TR 11 & 12 DESERT GARDEN (V.E. BARRETT)		DAGGETT ENGINEERING	04/19/01
L10 020	SOUTHWYND SUBDIVISION		MARK GOODWIN	02/08/02
L10 021	COPPERWYND SUBD- (TOWN OF ATRISCO GRANT TR. 423 &		ADVANCED ENGINEERING	03/08/02
L10 000	SKYVIEW WEST SUBD.		0018	/ 0/
L10 007	SKYVIEW WEST SUBD. UNIT 2		ENCHANTMENT ENGINEERING	/ 0/
L11 004	SOUTHWINDS SUBDIVISION			/ 0/
09 005	LA MESILLA SUBD		BOHANNAN HUSTON	01/25/0
09 005	SOUTH MESA PATIO TOWNHOUSES (NEVER BUILT)		CONSULTANTS TERRA SOL INC	/ 0/
09 010	POINTE WEST SUBDIVISION		MARK GOODWIN & ASSOCIATES	07/14/9
09 011	BRIDGE POINT APARTMENTS		COMMUNITY SCIENCE CORPORATION	11/28/9
09 016	VISTA SANDIA SUBDIVISION		MARK GOODWIN	05/28/9
09 020	SUNSET GARDENS RD/UNSER BLVD STORM DRAIN		RYALS ENGINEERING	12/08/9
09 023	TOWER COMMUNITY PARK/POND EXCAVATION		LEEDSHILL HERKENHOFF	04/18/0
L10 009	LATTER DAY SAINTS CHURCH		CHAVEZ-GRIEVES CONSULTING INC.	02/22/8
10 007	ROLLING HILLS UNIT 1		ISAACSON & ARFMAN	01/10/9
10 011A	DESERT SAGE SUBD		MARK GOODWIN	06/04/0
10 014	VISTA MANZANO SUBDIVISION		TERRA WEST	06/25/0
L10 022	BRIDGE CROSSING SUBDIVISION		MARK GOODWIN	05/22/02
L10 023	VISTA WEST SUBD		BOHANNAN	08/09/02

AGREEMENT AND COVENANT

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and C &W Land Development, ("User") is made in Albuquerque, New Mexico and is entered into as of the date Enterprises, Inc. Road SW of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at SE Corner of Sunset Garden & 82nd St. NW, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)

*Tract A, Whispering Pointe Subdivision Unit 1
Filed December 3, 2001 Bk-2001C, Pg-313*

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:

Temporary Public Drainage Easement on Tract A-1.

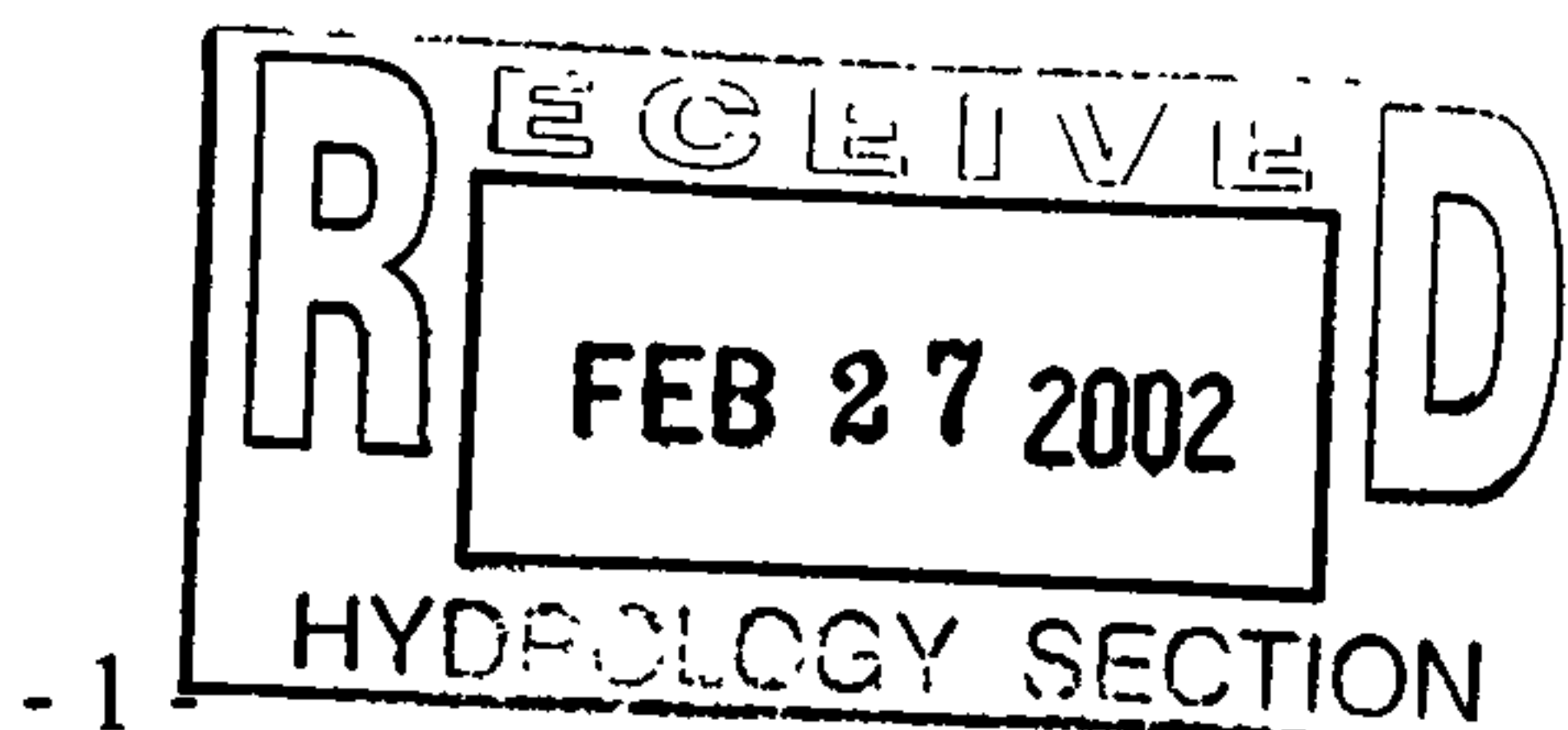
The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

Temporary Retention Pond.

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 File L10/D16 on file at the City Engineer's office. 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 30 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 canceled, 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:

*C + W Land Development Enterprises, Inc.
4619 Inspiration Drive SE
Albuquerque, NM 87122*

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 expense, 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 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 release 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 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: _____

By: _____

Rex Wilson

Chief Administrative Officer

Title: _____

President

Dated: _____

Dated: _____

APPROVED:

Reviewed by:

Director, Public Works Dept.

City Engineer

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

2/5/00

This instrument was acknowledged before me on _____,
2000, by _____, Chief Administrative Officer for the City
of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

My Commission Expires:

Notary Public

USER'S ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me on _____,
2001, by _____,
on behalf of _____.

My Commission Expires:

Notary Public

ACS MONUMENT
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X=355815.77
G=0 99967820
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CENTRAL ZONE
(NAD 1927/SLD 1929)
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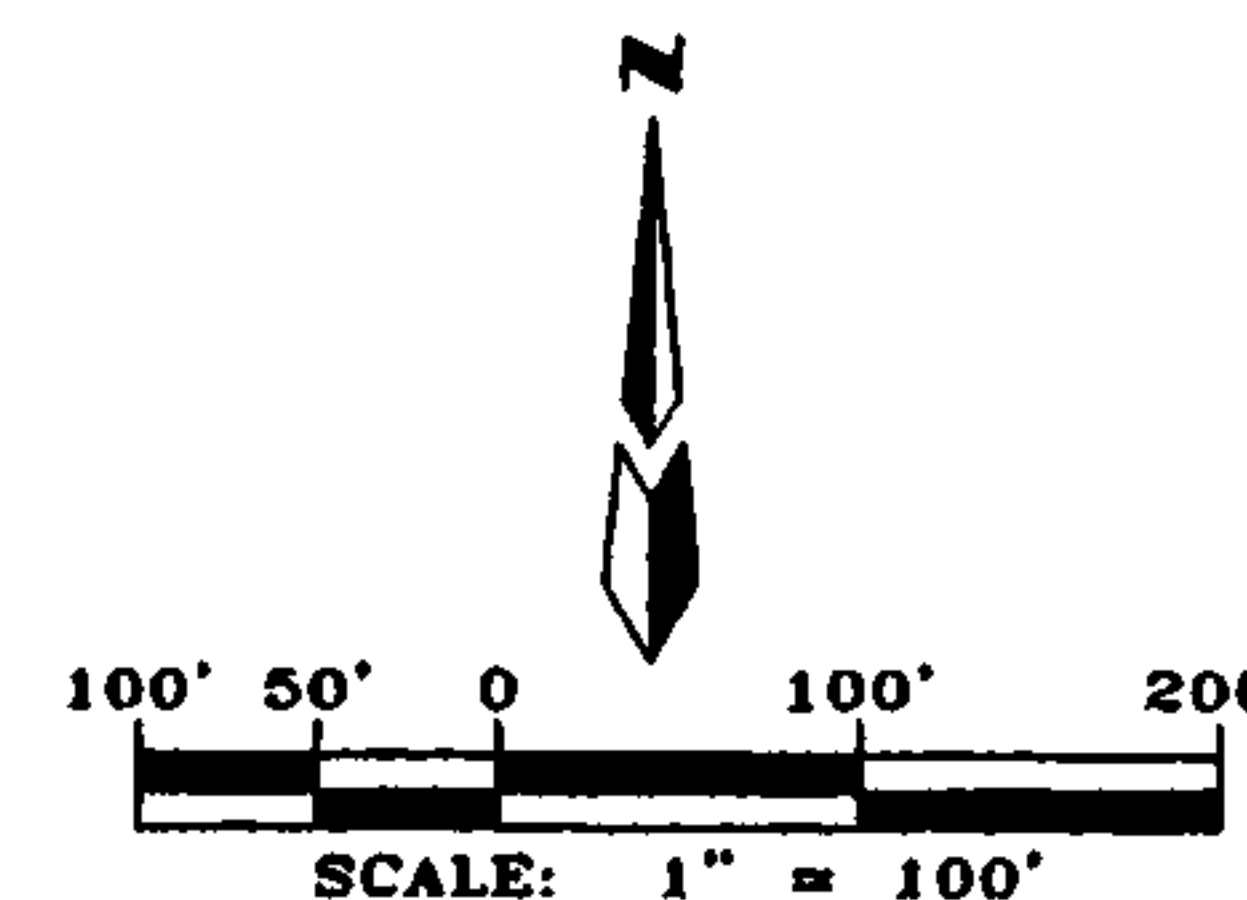
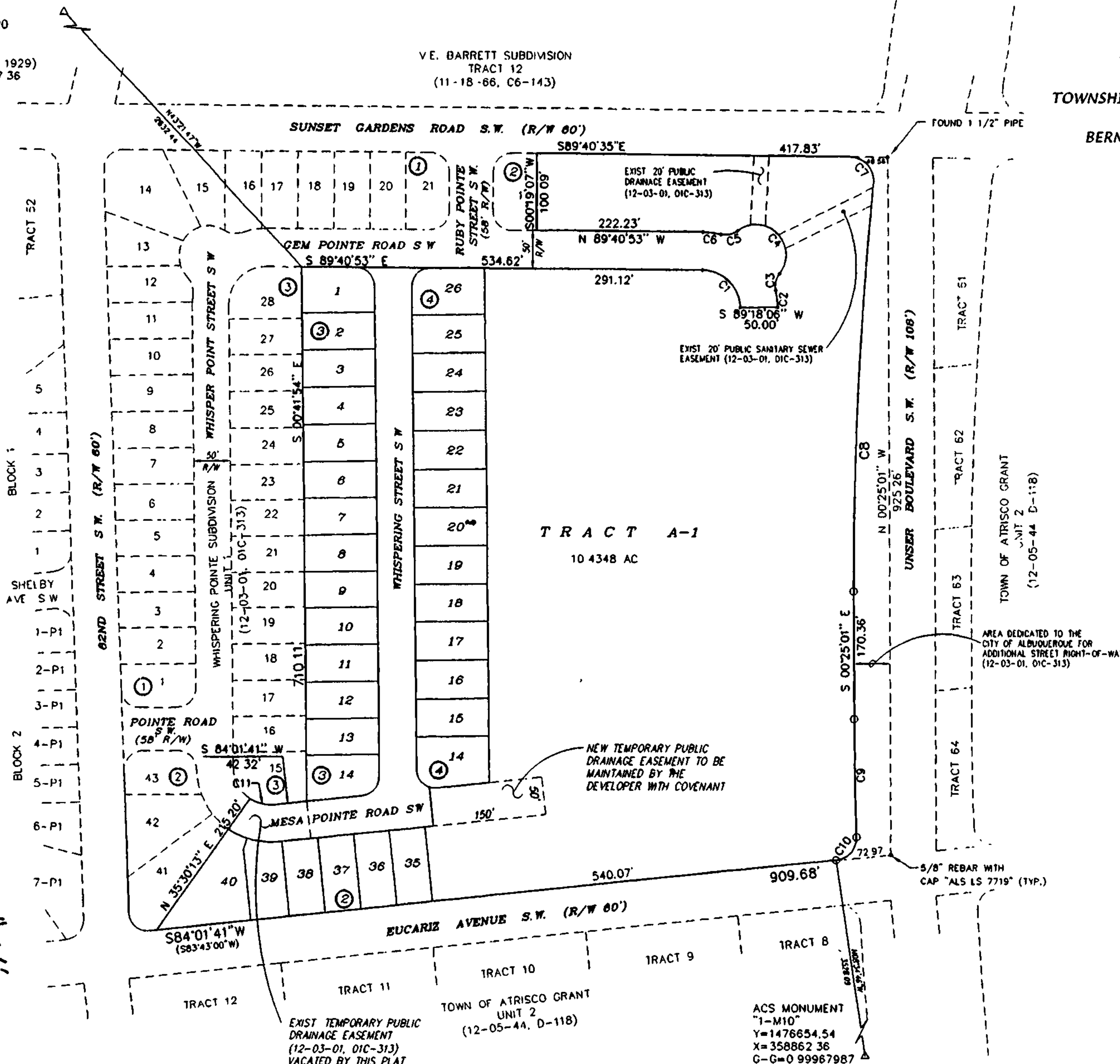
PLAT FOR **WHISPERING POINTE SUBDIVISION UNIT 2**

WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2001

TOWN OF ATRISCO GRANT
UNIT 2
(12-05-44, D-118)

POINTE WEST SUBDIVISION
UNIT 1
(03-04-96, 96C-97)

PAGE 1 OF 2
EXHIBIT "A"



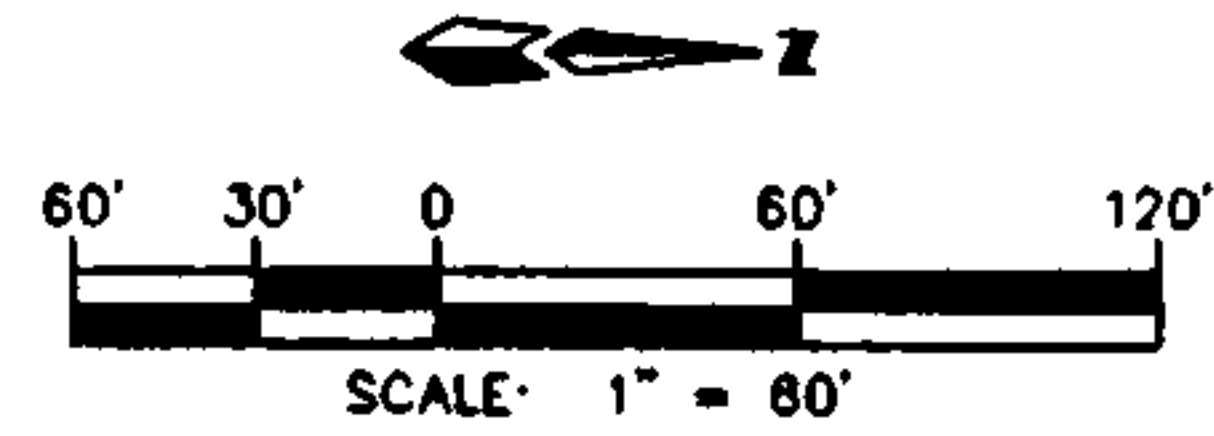
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01-16-02

Dwg. A1113FPLT2	Drawn RDQ	Checked ALS	Sheet 2 of 5
Scale 1" = 100'	Date 12/18/01	Job A01113	

FLAT 300 WHISPERING POINTE SUBDIVISION UNIT 2

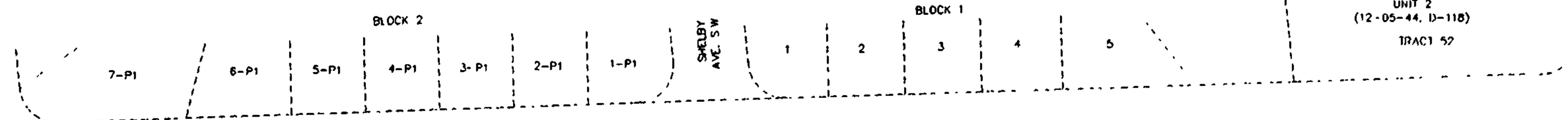
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 27
TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2001

▲ CENTERLINE MONUMENTATION
Centerline (in lieu of R/W monumentation)
to be installed at all centerline PC's, PT's,
angle points, and street intersections
as shown hereon, and will consist of a
four inch (4") aluminum alloy cap stamped
CITY OF ALBUQUERQUE
CENTERLINE MONUMENT
DO NOT DISTURB
PLS #7719

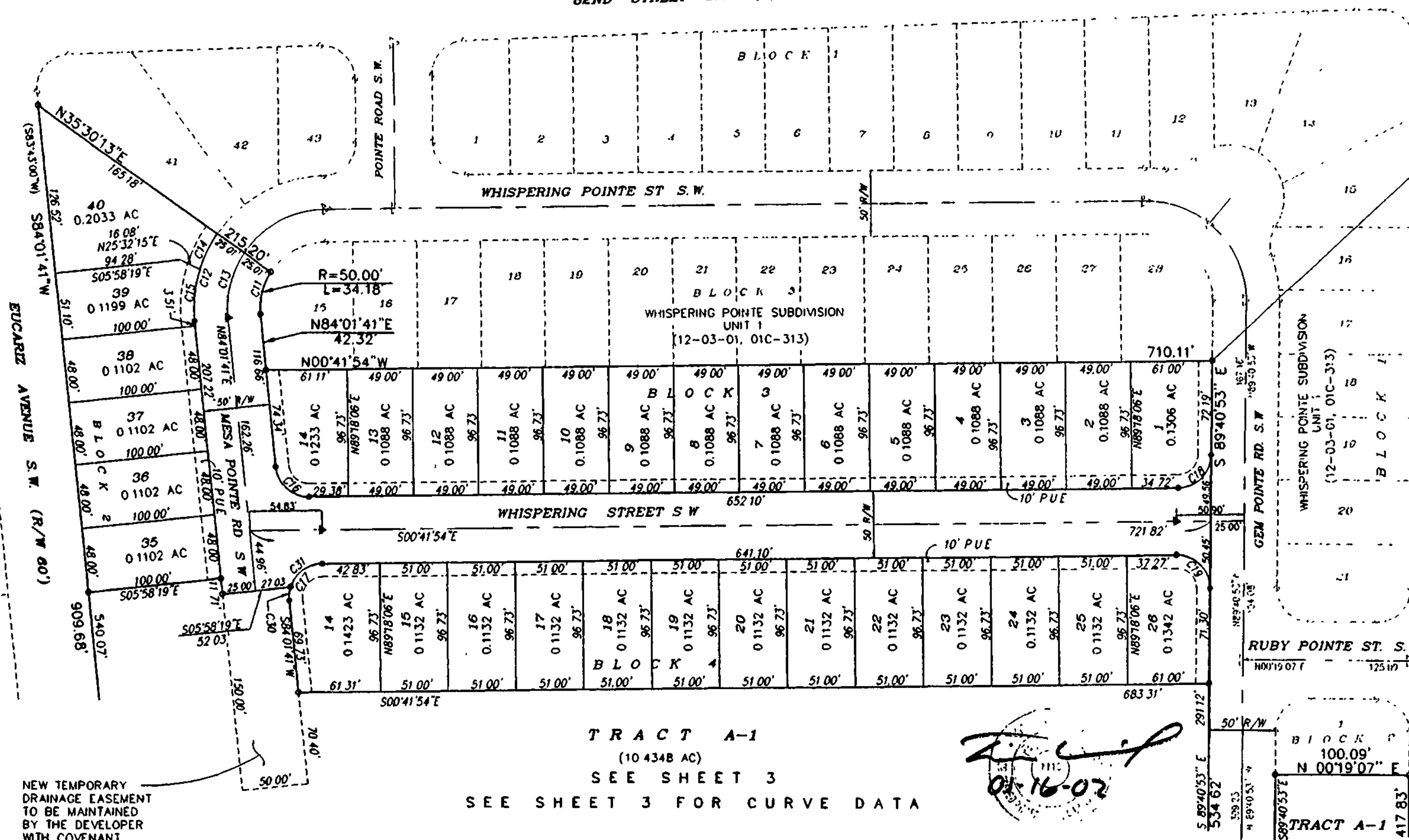


POINTE WEST SUBDIVISION
UNIT 1
(03-04-96, 96C-97)

TOWN OF ATRISCO GRANT
UNIT 2
(12-05-44, D-118)
TRACT 52



82ND STREET S.W. (R/W 60')



ACS MONUMENT
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X=355815.77
G=0.99967820
Δ=0.001637
CENTRAL ZONE
(NAD 1927/SLD 1929)
ELEVATION=5137.36

VE BARRETT SUBDIVISION
TRACT 12
(11-18-56, C5-143)

TRACT A-1
(10.4348 AC)

SEE SHEET 3

SEE SHEET 3 FOR CURVE DATA

[Handwritten signature]
01-16-02

Dwg 1113FPLT4	Drawn: RDQ	Checked: ALS	Sheet 4 of 5
Scale: 1"=60'	Date 12/14/01	Job: A01113	

EXHIBIT A
PAGE 2 of 2