



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 12, 2000

James V. Domenick, PE
Parsons Brinckerhoff.
5801 Osuna Rd. NE, Ste 200
Albuquerque, NM 87109

**Re: Mirabella (Willow Wood North) Subdivision Amended Grading Plan
Engineer's Stamp dated 8-1-00, (L21/D37A)**

Dear Mr. Domenick,

Based on your submittal dated 8-28-00, the above referenced amended plan is approved.
All future units will need to adhere to this updated plan.

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file



Transmittal

Parsons
Brinckerhoff

5801 Osuna Road NE
Suite 200
Albuquerque, NM 87109
505-881-5357
Fax: 505-881-7602

L-21/D037^A~~13~~

To: BRAD BINGHAM

From: MARCELLA JARAMILLO

COA - HYDROLOGY

By:

PLAZA DEL SOL

Date: 8-28-00 Time:

ONE STOP SHOP

Project: MIRABELLA

PB Project Number: 33450

Copies: Description: For:

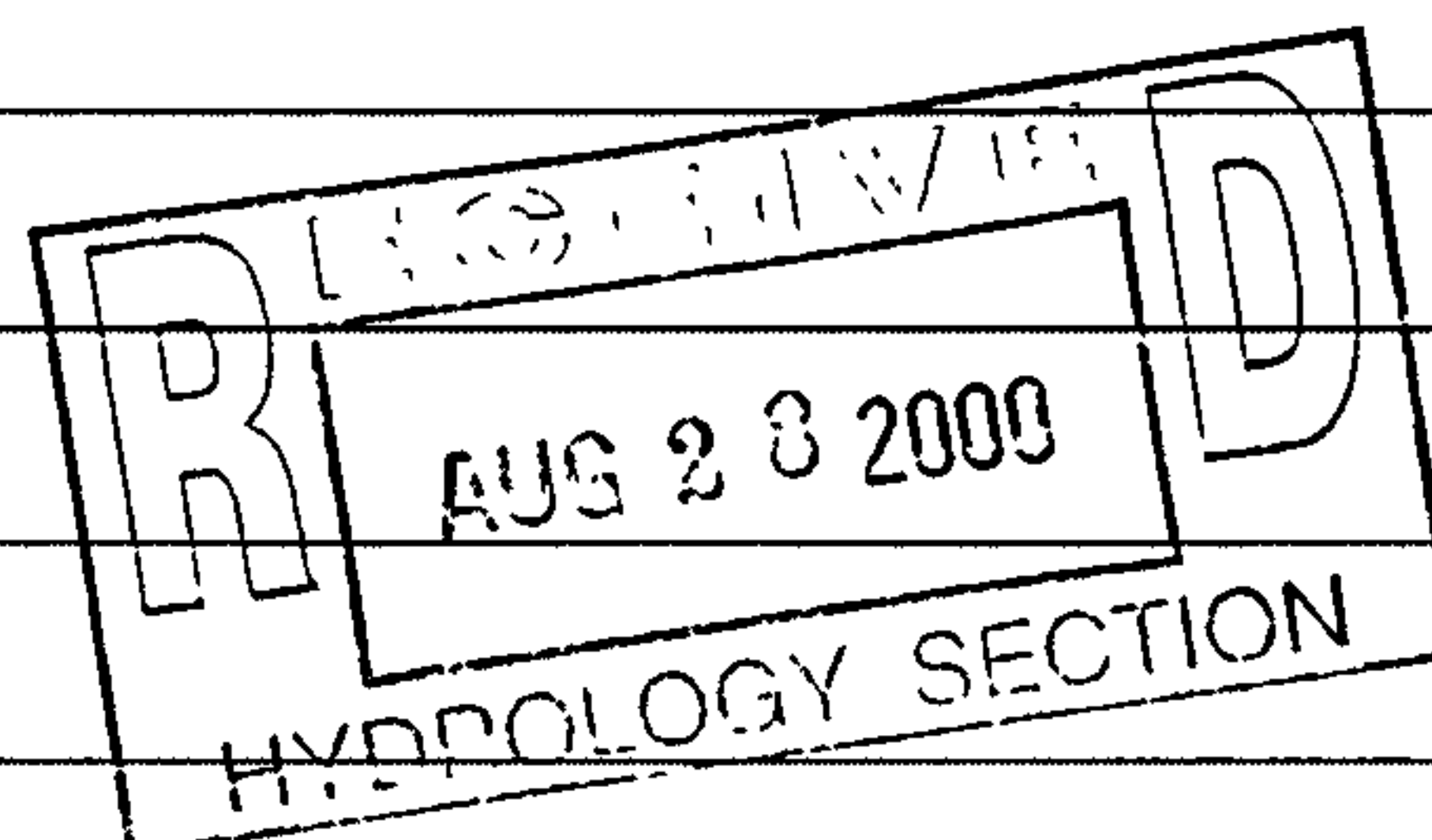
1

MIRABELLA MASTER GRADING PLAN

(W/ 2ND SHEET SHOWING TOPO & CROSS SECTIONS)

If enclosures are not as noted, kindly notify us at once.

Comments:



Copies to:

Date: Received by:

Over a Century of
Engineering Excellence



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 16, 1996

Frank Pagano, Branch Chief
Federal Emergency Management Agency
Region VI, Federal Center
800 North Loop 288
Denton, Texas 76201-3698

RE: REQUEST FOR CONDITIONAL LETTER OF MAP REVISION FOR THE JUAN TABO
DETENTION BASIN AND STORM DRAIN SYSTEM AT MANZANO MESA SUBDIVISION,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMMUNITY PANEL
No. 350002-0037.

Dear Mr. Pagano:

The purpose of this letter is to request a Conditional Letter of Map Revision for the above referenced project. The request consists of the elimination of the floodplain due to the construction of a detention basin and a storm drain system to be constructed by the City of Albuquerque.

Enclosed with this letter are the application and certification forms for requesting revisions to the National Flood Insurance Program (NFIP) maps. Along with the forms is a detailed technical analysis and NFIP-related information presented in an organized fashion to facilitate an efficient review. Since this project was sponsored by a public agency, no fees are applicable.

My office has reviewed and approved the hydrology and floodplain revision proposed with this project. Our Community would greatly appreciate your expeditious cursory review and the forwarding of this document to Headquarters for their technical review. If you have any questions regarding this submittal, please do not hesitate to call me at (505) 768-2666.

Sincerely,

Susan M. Calongne, P.E.

City/County Floodplain Administrator

c: Michael K. Buckley, Chief, Hazard Identification Branch, FEMA
Loren D. Mainz, Project Manager, City of Albuquerque
Pat Conley, Smith Engineering Company
File (L21/D37)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 1995

**Rick Beltramo, PE
AVID Engineering
6100 Seagull Ln NE Ste 102
Albuquerque, NM 87109**

**RE: DRAINAGE REPORT FOR WILLOW WOOD SUBD (L-21/D37A) ;
RECEIVED OCTOBER 19, 1995 FOR MASTER DRAINAGE PLAN
ENGINEER'S STAMP REVISED 10/18/95**

Dear Mr. Beltramo:

Based on the information included in the submittal referenced above, City Hydrology accepts the revised Report as a Drainage Master Plan for the Willow Wood Subdivision.

A separate Drainage Report must be submitted for Unit 5 only. The Master Plan is too confusing to review the adequacy of Unit 5. If an overland spillway is not provided, the Chiricahua storm drain must be design for 2xQ100. City Hydrology will not grant a variance for the convenience of the Developer.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

**John P. Curtin, P.E.
Civil Engineer/Hydrology**

**c: Andrew Garcia
Fred Aguirre, DRB 92-0106
Stan Strickman, Manzano Mesa, 6301 Indian School NE Suite 208, 87110**

DRAINAGE INFORMATION SHEET

PROJECT TITLE:	<u>Willow Wood Subdivision</u>	ZONE ATLAS/DRAINAGE FILE # <u>L-21/D37A</u>
LEGAL DESCRIPTION:	<u>Tract D-1, Manzano Mesa</u>	
CITY ADDRESS:	<u>West of Juan Tabo, North of Gibson</u>	
ENGINEERING FIRM:	<u>AVID ENGINEERING, INC.</u>	CONTACT: <u>Rick Beltramo</u>
ADDRESS:	<u>6100 Seagull Ln., NE, Suite 102, 87109</u>	PHONE: <u>881-5357</u>
OWNER:	<u>Manzano Mesa Limited Partnership</u>	CONTACT: <u>Stan Strickman</u>
ADDRESS:	<u>6301 Indian School, NE, Suite 208</u>	PHONE: <u>242-6375</u>
ARCHITECT:	<u>None</u>	CONTACT: _____
ADDRESS:	_____	PHONE: _____
SURVEYOR:	<u>AVID ENGINEERING, INC.</u>	CONTACT: <u>Ruan Bacigalupa</u>
ADDRESS:	<u>Same as Above</u>	PHONE: <u>881-5357</u>
CONTRACTOR:	<u>None</u>	CONTACT: _____
ADDRESS:	_____	PHONE: _____

PRE-DESIGN MEETING:

<u> X </u> YES	DRB NO. <u>DRB-92-0106</u>
_____ NO	EPC NO. _____
_____ COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJECT NO. <u>4604.90-~~94~~</u>

TYPE OF SUBMITTAL:

 X DRAINAGE REPORT

_____ DRAINAGE PLAN

_____ CONCEPTUAL GRADING & DRAIN PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____ SECTOR PLAN APPROVAL

_____ SKETCH PLAT APPROVAL

_____ PRELIMINARY PLAT APPROVAL

_____ SITE DEVELOPMENT PLAN APPROVAL

 X FINAL PLAT APPROVAL

_____ BUILDING PERMIT APPROVAL

_____ FOUNDATION PERMIT APPROVAL

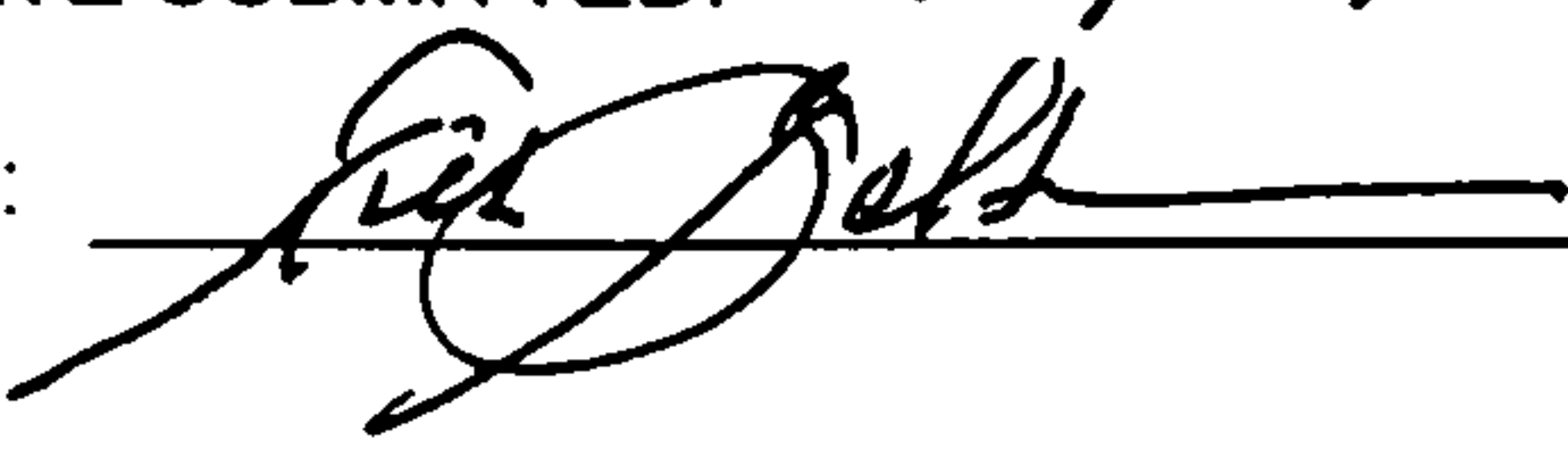
_____ CERTIFICATE OF OCCUPANCY APPROVAL

_____ ROUGH GRADING PERMIT APPROVAL

_____ GRADING/PAVING PERMIT APPROVAL

_____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 10/18/95

BY: 

10/18/95
FIVE
9:00

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING11-17-94
(DATE)PROJECT NO: 4604.94
ZONE ATLAS: L-21PROJECT NAME: Willowwood SUBD UNIT 5
LOCATION: _____TYPE OF PROJECT: AHBA ☒ CIP ☐ PWC ☐ SAD ☐ ALL PRIVATE ☐Contact Person: RICK PERTAMIO Phone: 881-5357
Firm: AID ENGR.☒ Scheduled with the D.R.C. on 11/30/94 at 3:30 in Conf. Room 302
☐ No DRC Meeting Scheduled. Please return any comments by _____The Project Is Scheduled For:

/ / Design Report Review	/ / Final Plan Review (<u>Approved</u> Infra. List)
/ / Pre-Design Meeting	/ / Signoff of Plans (<u>Mylars</u> Required)
☒ Preliminary Plan Review	/ / _____

The Project Relates To:☒ Water ☒ San. Sewer ☒ Paving ☒ Storm Drainage / / _____The Attached Package Includes:

/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

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

☒ DRC Chairman	Project Review Section	All
☒ Traffic Repres	Transportation Development	All
☒ Water Repres.	Utility Design	All
☒ Hydro=Repres.	Hydrology	All
☒ Const. Repres.	Construction	All
☒ Bill Coleman	Traffic Operations	
/ / Dick Salas	Street Maintenance	
☒ Sergio Miranda	Water (Shutoff Plan)	ALL WATER SHUTOFF
☒ Diane Scena	Parks & Recreation	ALL LANDSCAPING
/ / Joe Luehring	Utility Coordinator	ALL PWC & CIP
/ / Sheryl Germack	Transit Department	CIP/Memo
/ / Rick Roybal	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP-SAS/Memo
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD/Memo
/ / Brett Locke	Transportation Develop.	CIP/Memo
/ / Roger Green	Utility Design	CIP/WATER & SAS
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Greg Smith	PWD/Legal	DWGS & SPECS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / _____	_____	_____
/ / _____	_____	_____

No Drainage Submittal
JPC 11-30-94

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING11-17-94
(DATE)PROJECT NO: 4604.94
ZONE ATLAS: L-21PROJECT NAME: WILLOWWOOD SUBD UNIT 5
LOCATION: _____TYPE OF PROJECT: AHBA ☒ CIP _____ PWC _____ SAD _____ ALL PRIVATE _____Contact Person: RICK BELTRAMO Phone: 881-5357
Firm: AID ENCL.☒ Scheduled with the D.R.C. on 11-23-94 at 12:45 in Conf. Room 302
_____ No DRC Meeting Scheduled. Please return any comments by _____The Project Is Scheduled For:

/ / Design Report Review	/ / Final Plan Review (<u>Approved</u> Infra. List)
/ / Pre-Design Meeting	/ / Signoff of Plans (<u>Mylars</u> Required)
☒ Preliminary Plan Review	/ / _____

The Project Relates To:
☒ Water ☒ San. Sewer ☒ Paving ☒ Storm Drainage / / _____
The Attached Package Includes:
☐ D/ Drawings ☐ S/ Spec's ☐ E/ Estimate ☐ R/ Report ☐ M/ Memo Only

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

☒ D/ DRC Chairman	Project Review Section	All
☒ D/ Traffic Repres	Transportation Development	All
☒ D/ Water Repres.	Utility Design	All
☒ D/ Hydro-Repres.	Hydrology	All
☒ D/ Const. Repres.	Construction	All
☒ D/ Bill Coleman	Traffic Operations	
/ / Dick Salas	Street Maintenance	
☒ D/ Sergio Miranda	Water (Shutoff Plan)	ALL WATER SHUTOFF
☒ D/ Diane Scena	Parks & Recreation	ALL LANDSCAPING
/ / Joe Luehring	Utility Coordinator	ALL PWC & CIP
/ / Sheryl Germack	Transit Department	CIP/Memo
/ / Rick Roybal	Construction Coordinator	CIP/Memo
/ / Jim Fink	Line Maintenance	CIP-SAS/Memo
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD/Memo
/ / Brett Locke	Transportation Develop.	CIP/Memo
/ / Roger Green	Utility Design	CIP/WATER & SAS
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Greg Smith	PWD/Legal	DWGS & SPECS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / _____	_____	_____
/ / _____	_____	_____

*No Drainage Report
Submitted.*



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 22, 1994

**Rick Beltramo, P.E.
AVID Engineering
6100 Seagull Ln NE Ste 102
Albuquerque, N.M 87109**

**RE: DRAINAGE PLAN FOR WILLOW WOOD SUBD (L-21/D37A)
RECEIVED DECEMBER 2, 1994 FOR MASTER DRAINAGE PLAN
ENGINEER'S STAMP REVISED 9/15/94**

Dear Mr. Beltramo:

Based on the information included in the submittal referenced above, City Hydrology accepts revised Exhibit II as part of the Drainage Master Plan.

Exhibit II does not comply with the DPM checklist for Grading Plans and is not satisfactory for Preliminary Plat.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

**John P. Curtin, P.E.
Civil Engineer/Hydrology**

**c: Andrew Garcia
Fred Aguirre, DRB 92-0106**

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subdivision ZONE ATLAS/DRAINAGE FILE# L-21/D37A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID ENGINEERING, INC. CONTACT RICK BELTRAMO or

ADDRESS: 6100 Seagull Ln., NE, Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School NE, Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID ENGINEERING, INC. CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING: _____

YES DRB NO. DRB-92-0106

NO EPC NO. _____

COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. 4604.94

TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:

DRAINAGE REPORT SECTOR PLAN APPROVAL

DRAINAGE PLAN SKETCH PLAT APPROVAL

CONCEPTUAL GRADING & DRAIN PLAN PRELIMINARY PLAT APPROVAL

XX GRADING PLAN SITE DEVELOPMENT PLAN APPROVAL

EROSION CONTROL PLAN FINAL PLAT APPROVAL

ENGINEER'S CERTIFICATION BUILDING PERMIT APPROVAL

DEC - 2 1994 FOUNDATION PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

X OTHER Revised (SPECIFY)

DATE SUBMITTED: 12/1/94

BY: [Signature]

REVISED MASTER DRAINAGE PLAN

November 30, 1994

Mr. John Curtin, P.E.
Civil Engineer
Hydrology
City Of Albuquerque
(Hand Delivered)

RE: WILLOW WOOD SUBDIVISION - Revised Grading Plan

Dear John:

Submitted for your review and approval is the revised Willow Wood Drainage Plan, Exhibits II and III of the drainage report. This plan is the approved master drainage plan. The revisions reflect final design grades for the Phase V (Units 7 and 8 preliminary plat) development and are consistent with the construction plans grades currently under Design Review Committee review.

Some of the revised grades are in excess of 1.5' and therefore require a public hearing review at the Development Review Board. A review has been requested at this time and is scheduled for December 13, 1994.

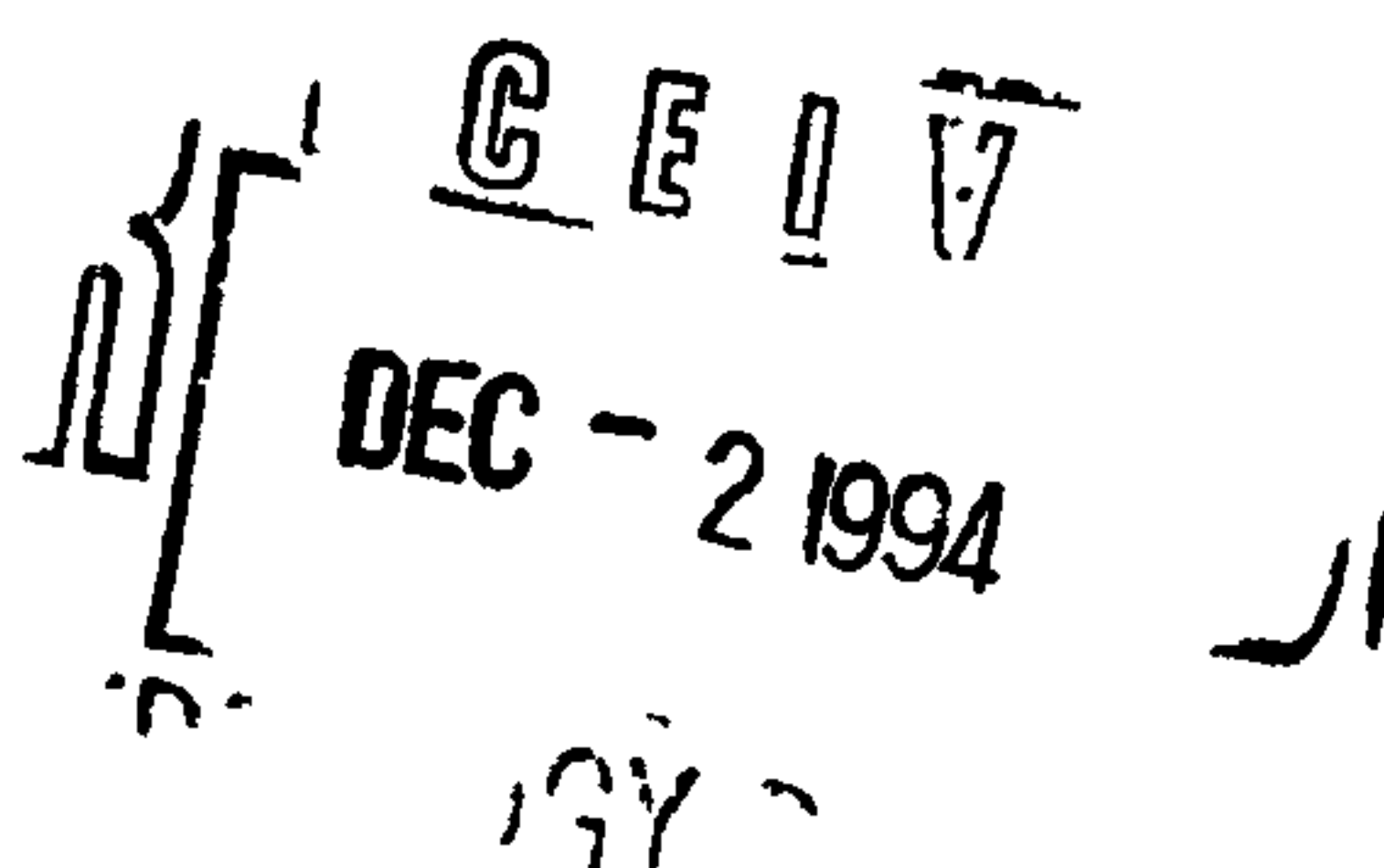
A revised grading plan is provided of Exhibit II showing the proposed changes to Phase V. Also submitted is the required Drainage Information sheet. Please contact me if you have any questions or need additional information.


Sincerely,

Rick Beltramo, P.E.
Project Manager

Attachments

cc: Stan and Mary Strickman


DEC - 2 1994



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 18, 1994

Rick Beltramo, P.E.
AVID ENGINEERING, INC.
6100 Seagull Ln NE Suite 102
Albuquerque, N.M. 87109

RE: ENGINEER'S CERTIFICATION FOR WILLOW WOOD UNIT 3 (L-21/D37A)
RECEIVED NOVEMBER 8, 1994 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 11-7-94

Dear Mr. Beltramo;

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage and releases the Financial Guaranty for City Project 4604.92.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Lynda-Michelle DeVanti, City Project 4604.92
Andrew Garcia

WPHYD/8966/jpc

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subdivision III ZONE ATLAS/DRAINAGE FILE# L-21/D37A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID ENGINEERING, INC. CONTACT: Rick Beltramo

ADDRESS: 6100 Seagull Ln., NE, Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School NE, Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID ENGINEERING, INC. CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

 YES DRB NO. DRB-92-0106

 NO EPC NO. _____

 COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. 4604.92

TYPE OF SUBMITTAL:

 DRAINAGE REPORT

 DRAINAGE PLAN

 CONCEPTUAL GRADING & DRAIN PLAN

 GRADING PLAN

 EROSION CONTROL PLAN

 X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

 SECTOR PLAN APPROVAL

 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

 X OTHER Financial (SPECIFY)

Guarantee Release

DATE SUBMITTED: 11/7/94

BY: James A. Monahan



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED NOV 5 1994

November 2, 1994

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Manzano Mesa Limited Partnership
6301 Indian School Road
Albuquerque, NM 87110

RE: WILLOWWOOD SUBDIVISION PHASE III PROJECT NO. 4604.84
(MAP NO. L-21)

Dear Sir:

This is to certify that the City of Albuquerque accepts Project No. 4604.84 completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

- Installation of new 8" sanitary sewer system, 6" waterline, and new residential pavement on Canyonlands, Herman Roser, and Isle Royale Ct.

The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Rick Roybal for 11/2/94
Rick Roybal, P.E.

City Engineer,
Engineering Group
Public Works Department

Sincerely,

Russell B. Givler

Russell B. Givler, P.E.
Chief Construction Engineer,
Engineering Group
Public Works Department

NOV 8 1994



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 29, 1994

Rick Beltramo, P.E.
AVID ENGINEERING, INC.
6100 Seagull Ln. NE, Ste 102
Albuquerque, N.M. 87109

RE: ENGINEER'S CERTIFICATION FOR WILLOW WOOD - UNIT II (L-21/D37A),
RECEIVED APRIL 14, 1994 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 4/13/94

Dear Mr. Beltramo:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage and releases the Financial Guaranty for this project.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Lynda-Michelle DeVanti, Project No. 4604.91

WPHYD/8469/jpc

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Willow Wood Subdivision ZONE ATLAS/DRAINAGE FILE# L-21/1037A

LEGAL DESCRIPTION: Tract F, Willow Wood Unit I, Willow Wood Unit II

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID ENGINEERING, INC. CONTACT: Rick Beltramo

ADDRESS: 6100 Seagull Ln., NE, Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School NE, Ste 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID ENGINEERING, INC. CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES

☐ NO

☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. DMB-92-0106

EPC NO. _____

PROJECT NO. 4604.91

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAIN PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN APPROVAL

☐ 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 SUBDIVISION (SPECIFY)
GRADING CERTIFICATION
FOR RELEASE OF
FINANCIAL GUARANTEES.

DATE SUBMITTED: 4-14-94

BY: [Signature]



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 14, 1994

Rick Beltramo
AVID Engineering
6100 Seagull NE Suite 102
Albuquerque, NM 87109

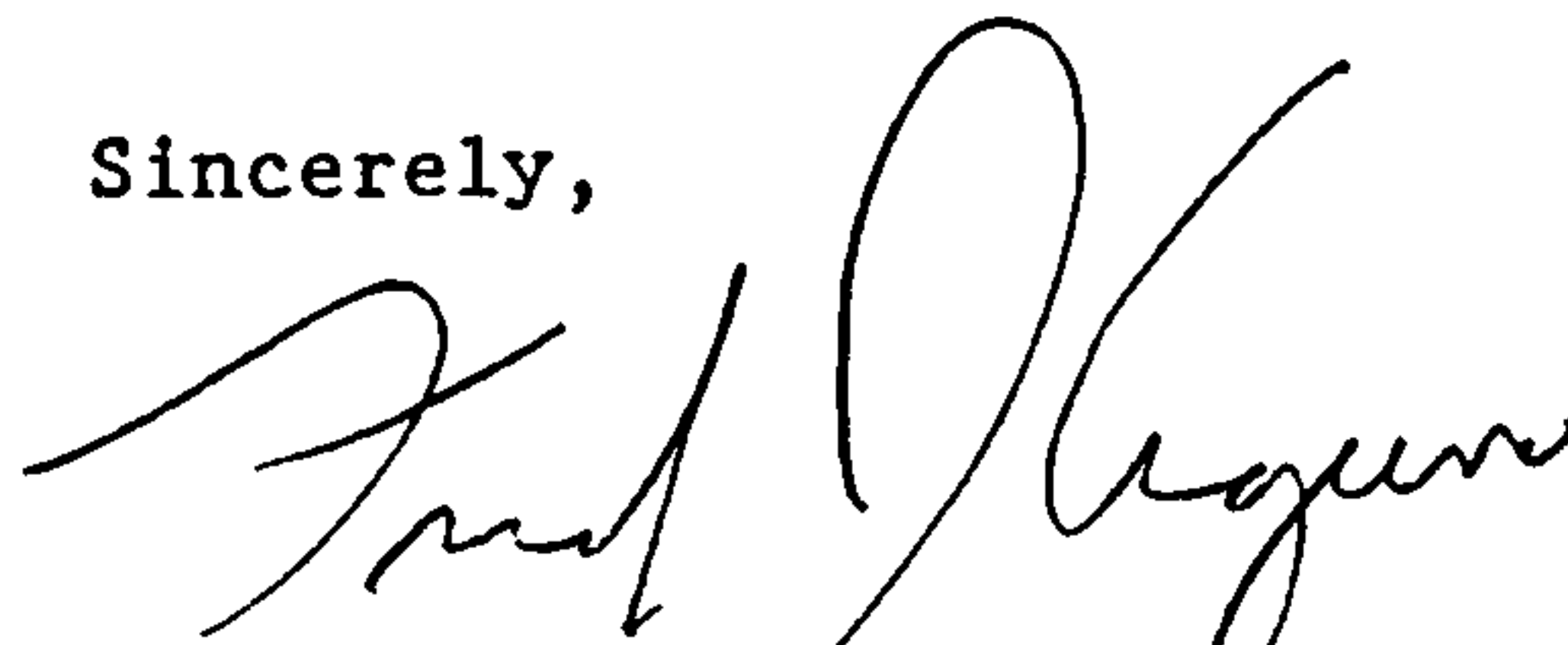
RE: WILLOW WOOD SUBDIVISION (L21-D37A) MASTER DRAINAGE PLAN FOR
UNITS III, IV, V, AND VI ENGINEER'S STAMP DATED 4/1/94.

Dear Mr. Beltramo:

The revised drainage report, grading plan and infrastructure list is approved for the amended preliminary scheduled for DRB on 4/12/94. However, Final Plat sign-off will require an executed SIA with Financial Guarantees.

Please provide me with a copy of the final grading plan for Unit III. If you should have any questions, please contact me at 768-2668.

Sincerely,



Fred J. Aguirre, P.E.
PWD/Hydrology Division

FJA/d1/WPHYD/3434

c: File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Willow Wood Subdivision ZONE ATLAS/DRAINAGE FILE # L-21/D37A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID ENGINEERING, INC. CONTACT: Rick Beltramo

ADDRESS: 6100 Seagull Ln., NE, Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE, Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID ENGINEERING, INC. CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES DRB NO. DRB-92-0106

_____ NO EPC NO. _____

_____ COPY OF CONFERENCE RECAP SHEET PROVIDED PROJECT NO. 4604.90-93

TYPE OF SUBMITTAL:

X DRAINAGE REPORT (UPDATED)

_____ DRAINAGE PLAN

~~CONCEPTUAL~~ CONCEPTUAL GRADING & DRAIN PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____ SECTOR PLAN APPROVAL

_____ SKETCH PLAT APPROVAL

X PRELIMINARY PLAT APPROVAL (AMENDED)

_____ SITE DEVELOPMENT PLAN APPROVAL

X FINAL PLAT APPROVAL

_____ BUILDING PERMIT APPROVAL

_____ FOUNDATION PERMIT APPROVAL

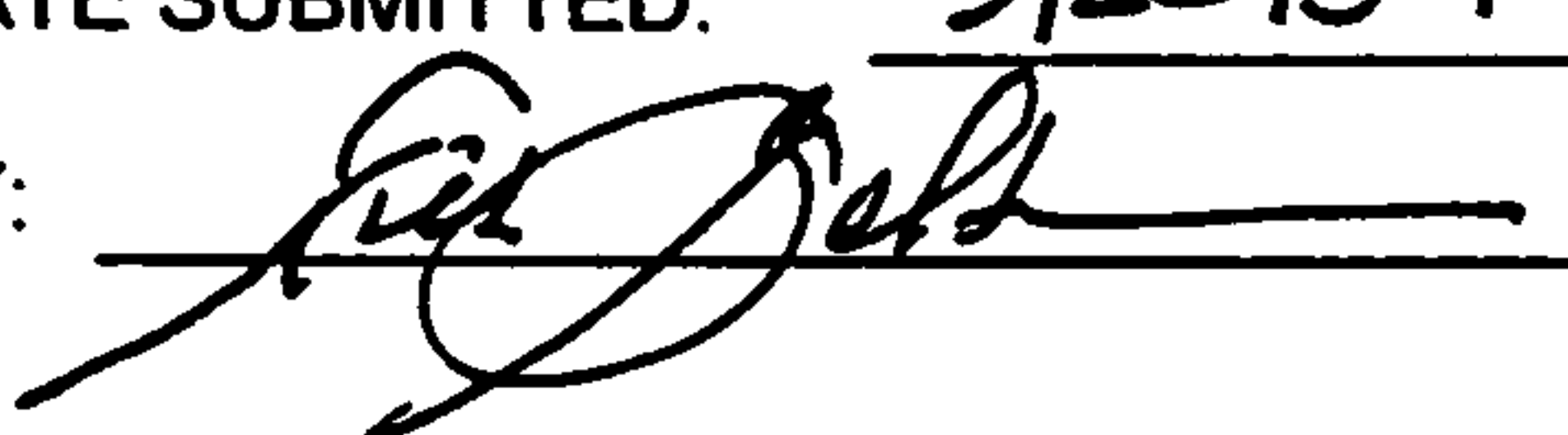
_____ CERTIFICATE OF OCCUPANCY APPROVAL

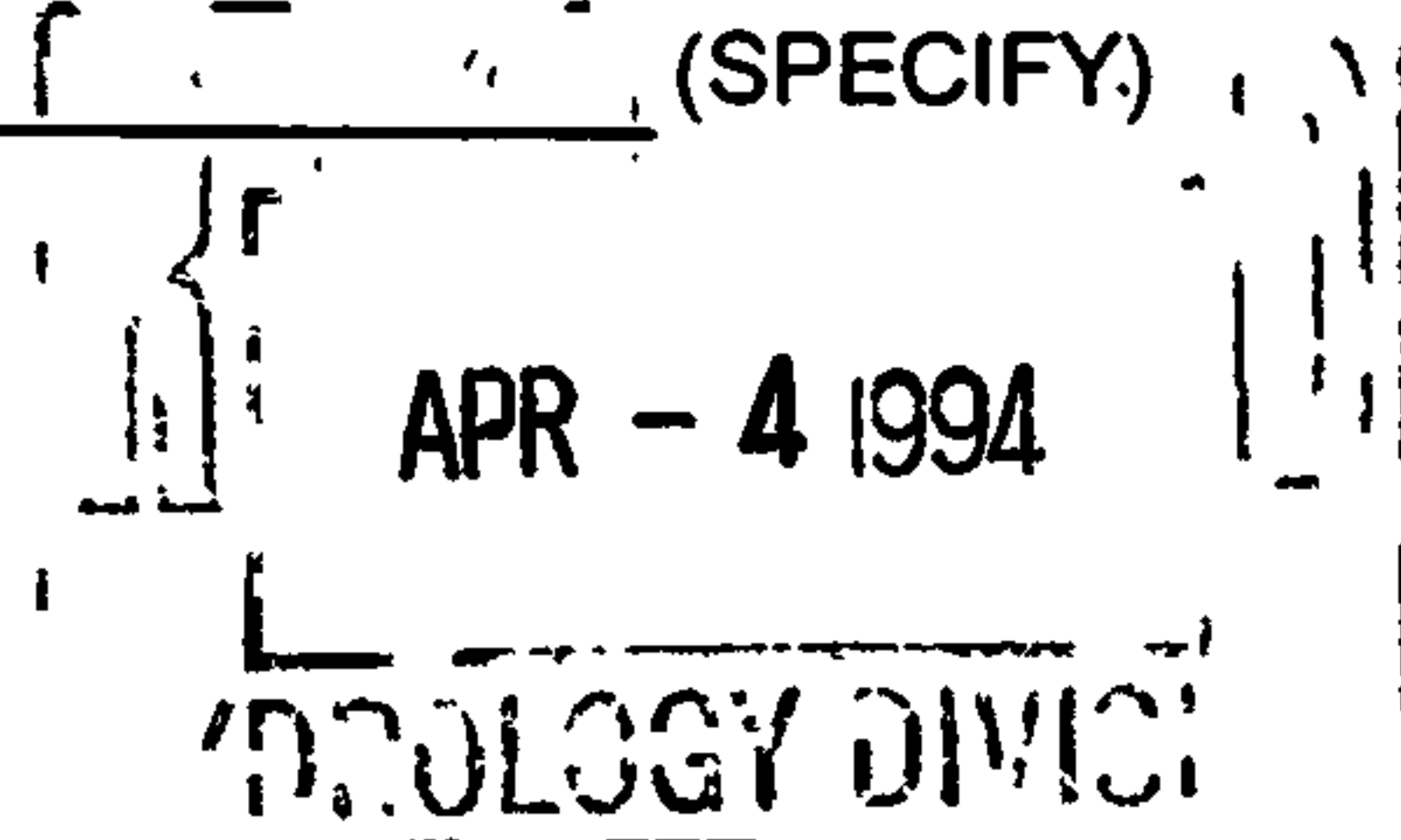
_____ ROUGH GRADING PERMIT APPROVAL

_____ GRADING/PAVING PERMIT APPROVAL

OTHER _____ (SPECIFY)

DATE SUBMITTED: 3/29/94

BY: 



TO: L-21/D37A Willowood Subdivision PHASE II

FROM: GILBERT ALDAB

DATE: 02/25/94

RE: SUBMITTAL RECEIVED 2/18/94 for
Rough GRADING

I signed off on Rough GRADING
PLAN today since it is consistent
with MASTER DRAINAGE PLAN.

PROJECT TITLE: Wil wWood Subd'n ZONE ATLAS/DRAI E FILE # L-21 / D37A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID Engineering, Inc. CONTACT Rick BELTRAMO

ADDRESS: 6100 Seagull, NE Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID Engineering, Inc CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

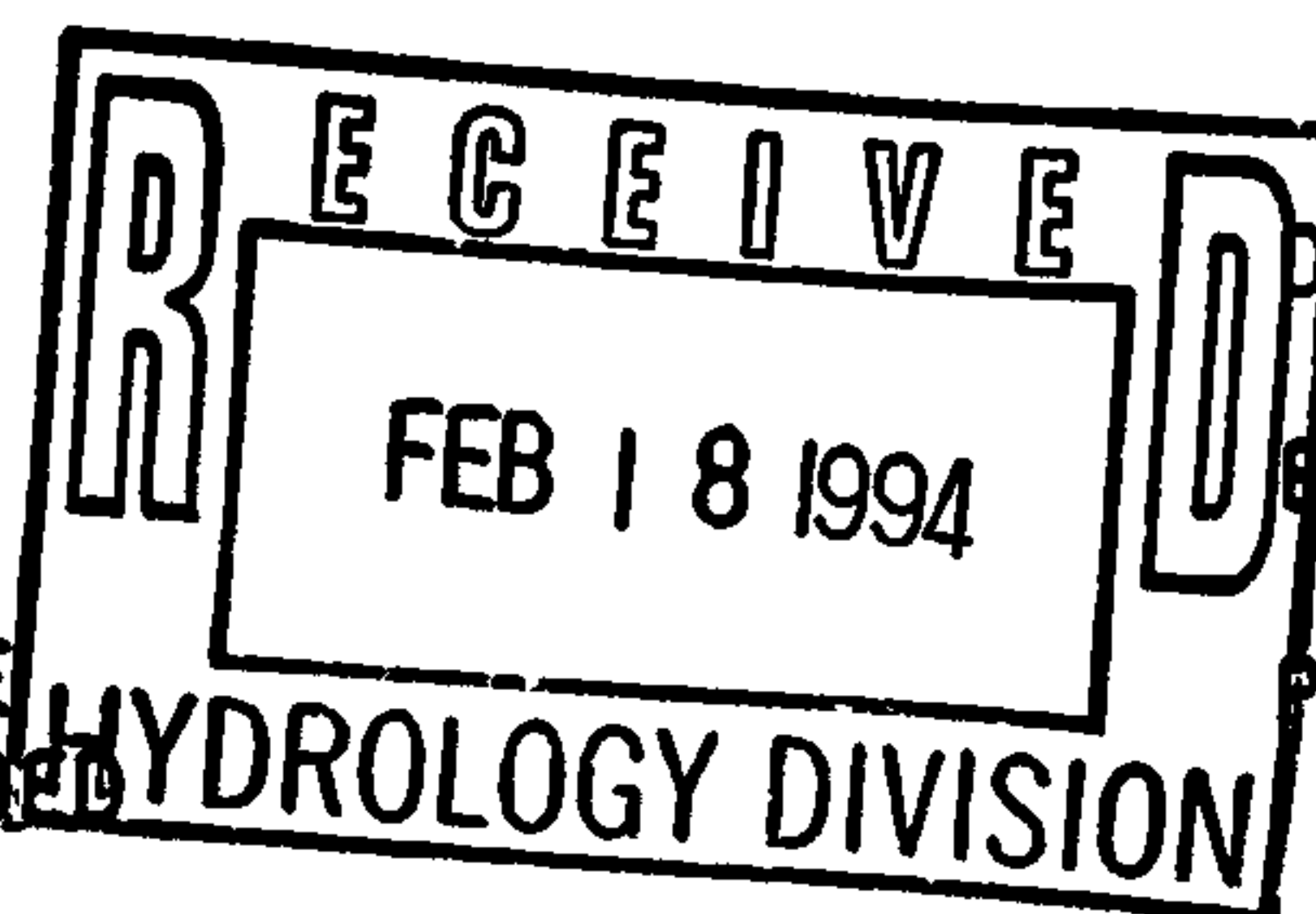
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE
RECAP SHEET PROVIDED



DRB NO. DRB-92-0106

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

XX DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY
APPROVAL

XX ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

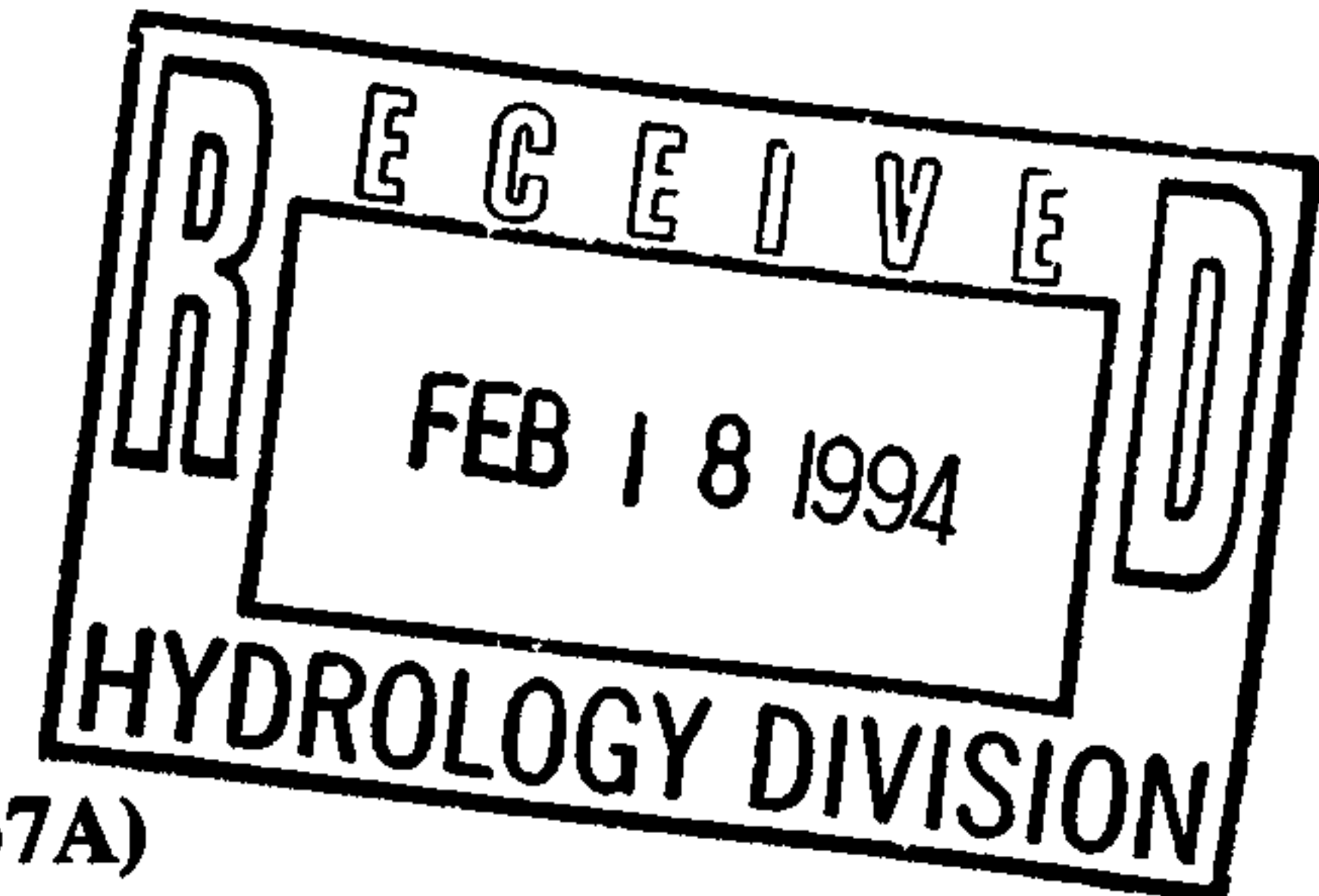
___ OTHER _____ (SPECIFY).

DATE SUBMITTED: 2/18/94

BY: Rick Beltramo

February 17, 1994

Gilbert Aldaz, P.E. & P.S.
City Hydrologist
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103
(Hand Delivered)



**RE: WILLOW WOOD SUBDIVISION, PHASE III
ROUGH GRADING PLAN SUBMITTAL (FILE L21/D37A)**

Dear Gilbert:

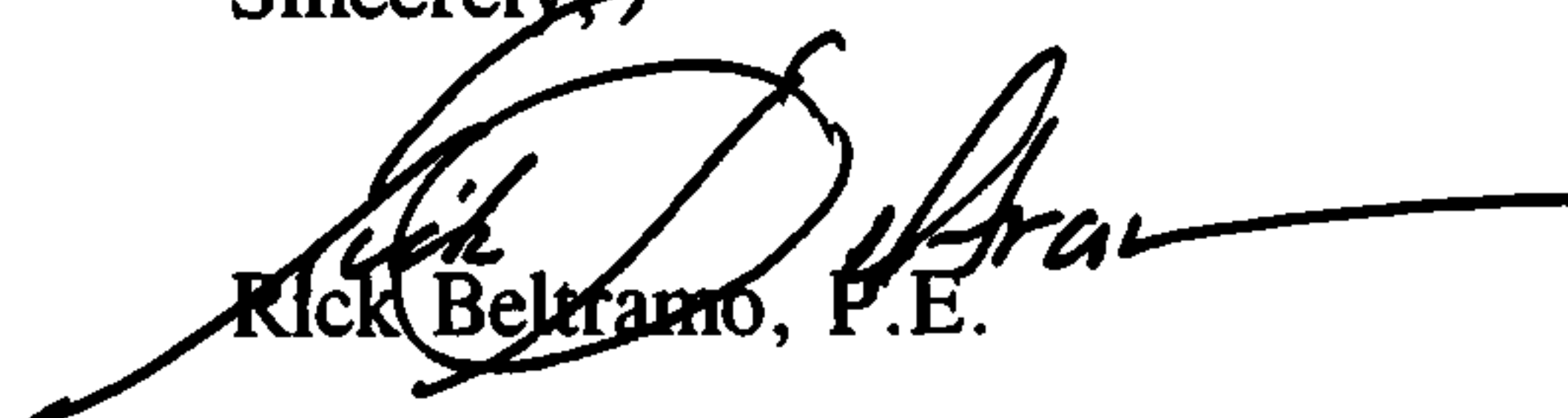
Submitted with this letter is the rough grading plan for Phase III and a drainage information sheet. As we discussed in our meeting on Wednesday, February 16, 1994, this plan conforms to the approved Master Drainage Plan and Infrastructure List.

Below are responses to your comments received on January 26, 1994:

<u>Comment</u>	<u>Response</u>
1.	The concrete rundown has been added.
2.	This plan is now consistent with the approved infrastructure list.
3.	The existing topography has been revised.
4.	The elevation has been revised to be within 1.5ft of the existing ground elevation. Retaining walls are not required.
5.	A temporary retention pond has been designed to collect runoff generated by portions of Herman Roser Ave. not intercepted by the storm drain. The pond is designed for the 100year-10day volume of 0.48 ac-ft and the 100year-6hour flow rate of 7.5 cfs. A public drainage easement has been shown on the plat for this pond.

The intention of this plan is to conform with the original plan in every way. Based on the plan now submitted for rough grading plan approval, resubmittal of the Master Drainage Plan is not required. The owner is anxious to begin construction of the site mass grading. Your early review would be greatly appreciated.

Sincerely,


Rick Beltramo, P.E.

cc: Charles A. Haegelin
Stan Strickman

c:\projects\willow\aldaz.ltr-2/17/94



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 26, 1994

James Domenick, P.E.
AVID Engineering Inc.
6100 Seagull NE Suite 102
Albuquerque, New Mexico 87109

RE: GRADING PLAN FOR WILLOWWOOD SUBDIVISION, UNIT THREE, RECEIVED JANUARY 3, 1994 FOR ROUGH GRADING PERMIT APPROVAL, (L21/D37A)

Dear Mr. Domenick:

Based on the information provided on the referenced submittal, kindly address the following comments prior to approval:

1. The Master Drainage plan identifies flows on Herman Roser Avenue draining into the 20 foot wide concrete rundown, this is not the case on your grading plan. We will need a new master plan submitted and approved by this office prior to issuing a grading permit for your proposal.
2. The infrastructure list identifies storm drain improvements required from Unit III to the pond be built with this phase. You are proposing an unlined channel at the outlet of this phase, contrary to existing master plan approval and preliminary plat approval for this phase.
3. The existing topography shown on this plan is difficult to read, I am not sure if additional retaining walls are required along the boundary.
4. The elevation at the western most corner of lot 28 is a lot lower than the side yard swale. Is a retaining wall required at this location?

PUBLIC WORKS DEPARTMENT

James Domenick, P.E.
Page 2

5. Where are you proposing to drain the flows from Herman Roser Avenue? Do you have downstream easements?

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

Cordially,



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

c: Fred Aguirre, City Hydrologist
File

GA/wp+3434

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21 / 237A

LEGAL DESCRIPTION: Tract D-1A, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID Engineering, Inc. CONTACT: James Domenick

ADDRESS: 6100 Seagull, NE Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID Engineering, Inc CONTACT: Ruan Bacigalu

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES

DRB NO. DRB-92-0106

☐ NO

EPC NO. _____

☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED

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:

☐ SECTOR PLAN APPROVAL

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

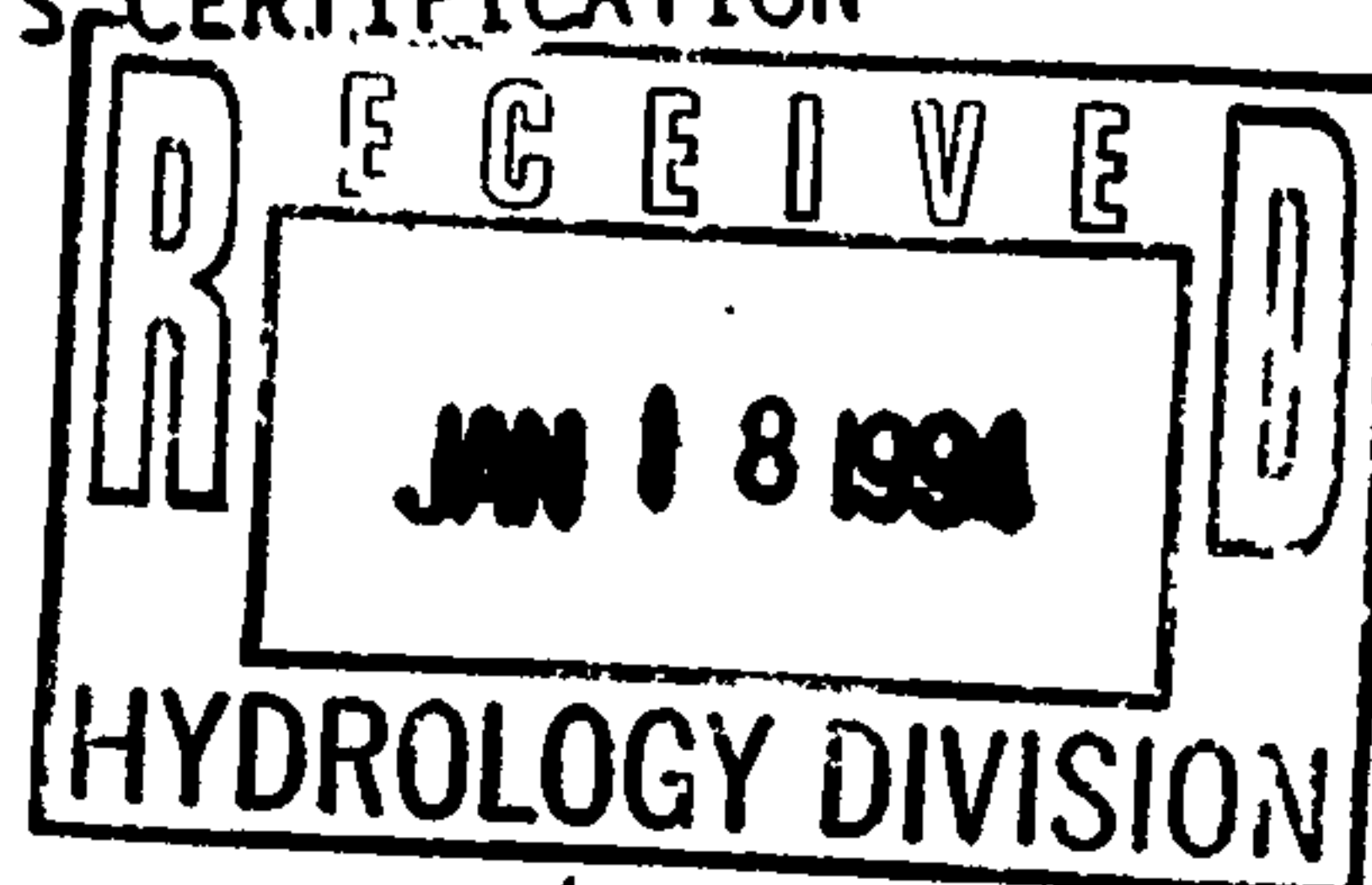
☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY
APPROVAL

☒ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY).



DATE SUBMITTED: 1/14/94

BY: [Signature]



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 6, 1993

Rick Beltramo, P.E.
AVID Engineering Inc.
6100 Seagull NE Suite 102
Albuquerque, New Mexico 87109

RE: ENGINEER'S CERTIFICATION FOR WILLOWWOOD SUBDIVISION, UNIT ONE,
(L21/D37A), ENGINEER'S STAMP DATED SEPTEMBER 30, 1993.

Dear Mr. Beltramo:

Based on the information provided on the referenced submittal received September 30, 1993 the plan meets the requirements for Certification of Grading. This should allow you to have your financial guarantees released from DRC.

Your future submittals should have more as-built grades than what is shown on this plan. The downstream swales and pond are required to be certified as part of Unit Two.

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

Cordially,

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

xc: Lynda Michelle DeVanti, DRC
File

GA/wp+3434

PUBLIC WORKS DEPARTMENT

MANZANO MESA LIMITED PARTNERSHIP

(505) 881-9190

**SUITE 680
6301 INDIAN SCHOOL ROAD NE
ALBUQUERQUE, NEW MEXICO 87110**

October 6, 1993

Mr. Gilbert Aldaz, P.E. & P.S.
City Hydrologist
City of Albuquerque
Public Works Department
PO Box 1293
Albuquerque, New Mexico 87103

Re: Willow Wood, Unit I Acceptance
Willow Wood, Unit II Construction Schedule

Dear Gilbert:

Willow Wood, I is substantially completed with thirty-five homes under construction. Five lots remain to be sold and the balance of the lots are anticipated to be under construction by year end.

Due to builder pressure to be provided with additional lots, Unit II has been expedited and is now being graded. The completion of the off-site channel and pond improvements will be done along with Unit II infrastructure. This procedure eliminated partial completion with Unit I and ultimate completion with Unit II and the additional costs associated with the phased construction.

Sparling Construction is performing the earthwork and is expected to complete the channel and pond excavation by the beginning of November, 1993. New Concepts, Inc. (NCI) will build the utilities, streets and complete the pond improvements. NCI is expected to commence construction by the end of October and complete all Unit II improvements in January, 1994.

I hereby certify that the drainage improvements as described and scheduled for completion with Unit I will be completed and a condition for final acceptance with the construction of Willow Wood, II.

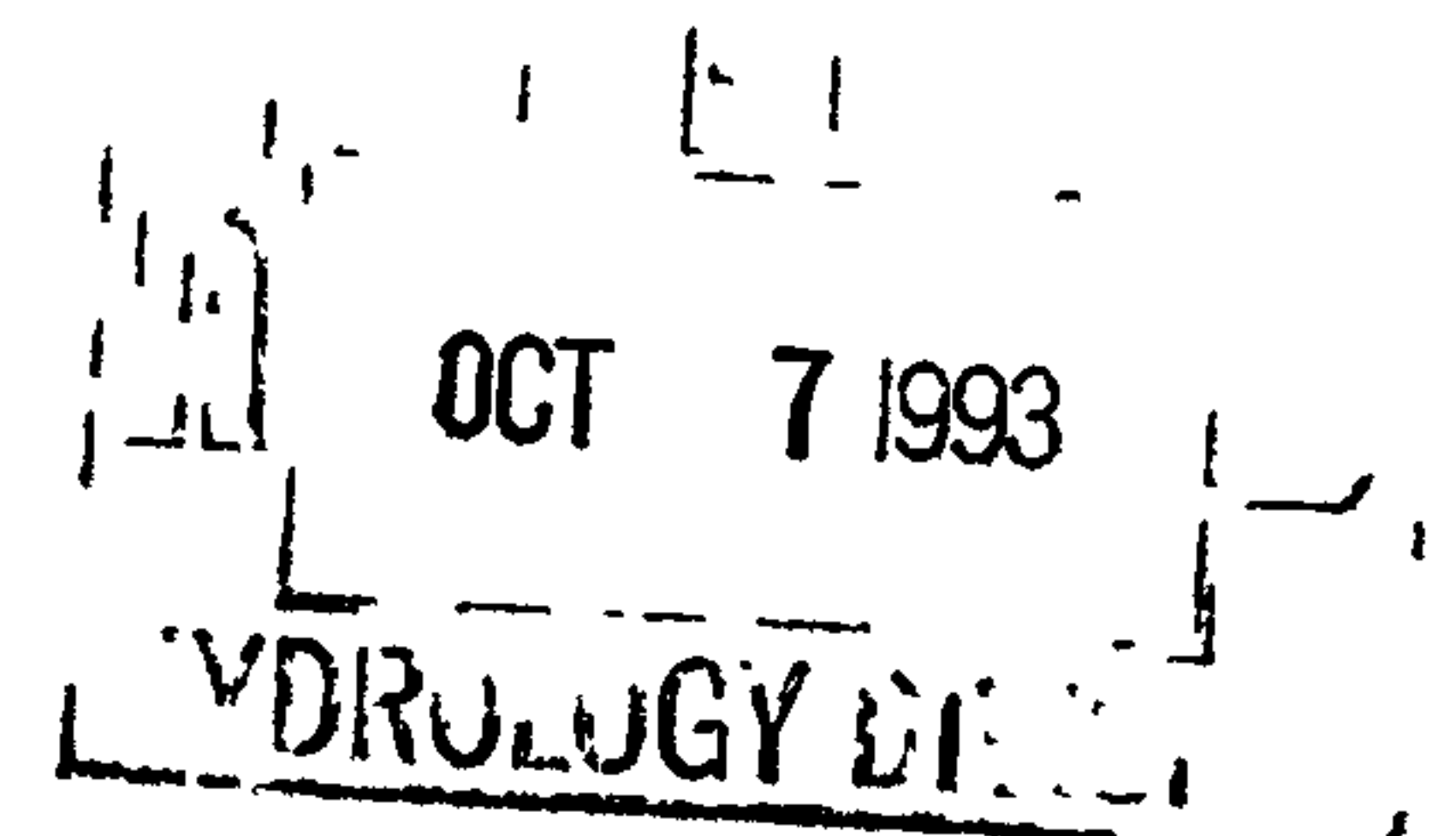
Thank you for your consideration.

Sincerely,

Charles A. Haegelin

Charles A. Haegelin, President, Curb, Inc.
General Partner, Manzano Mesa Limited Partnership

cc: Rick Beltramo, AVID Engineering
Stan Strickman, Trails Management, Inc.



RAINAGE INFORMATION SHEET

PROJECT TITLE: WILLOW WOOD UNIT I

ZONE ATLAS/DRAINAGE FILE# L-21 / D37A

LEGAL DESCRIPTION: WILLOW WOOD, UNIT I

CITY ADDRESS: JUAN TABO AND HERMAN ROSER

ENGINEERING FIRM: AVID ENGINEERING, INC.,

CONTACT: Rick Beltramo

ADDRESS: 6100 Seagull St. NE, Suite 102, 87109

PHONE: 881-5357

OWNER: MANZANO MESA LTD / CURB INC.

CONTACT: CHARLES A. HAEGELIN

ADDRESS: 6301 INDIAN SCHOOL RD NE, SUITE 680

PHONE: 881-9190

ARCHITECT: NA

CONTACT: NA

ADDRESS: NA

PHONE: NA

SURVEYOR: AVID ENGINEERING, INC.

CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above

PHONE: 881-5357

CONTRACTOR: NA

CONTACT: NA

ADDRESS: NA

PHONE: NA

PRE-DESIGN MEETING:

 YES

XX NO

DRB NO. 92-106

EPC NO.

 COPY OF CONFERENCE

RECAP SHEET PROVIDED

TYPE OF SUBMITTAL:

PROJECT NO. 4604.90

CHECK TYPE OF APPROVAL SOUGHT:

 DRAINAGE REPORT

 SECTOR PLAN APPROVAL

 DRAINAGE PLAN

 SKETCH PLAT APPROVAL

 CONCEPTUAL GRADING & DRAIN
PLAN

 PRELIMINARY PLAT APPROVAL

 GRADING PLAN

 SITE DEVELOPMENT PLAN APPROVAL

 EROSION CONTROL PLAN

 FINAL PLAT APPROVAL

XX ENGINEER'S CERTIFICATION

 BUILDING PERMIT APPROVAL

SEP 30 1993

 FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY
APPROVAL

 ROUGH GRADING PERMIT APPROVAL

DATE SUBMITTED: 9-30-93

 GRADING/PAVING PERMIT APPROVAL

BY: Rick Beltramo

XX

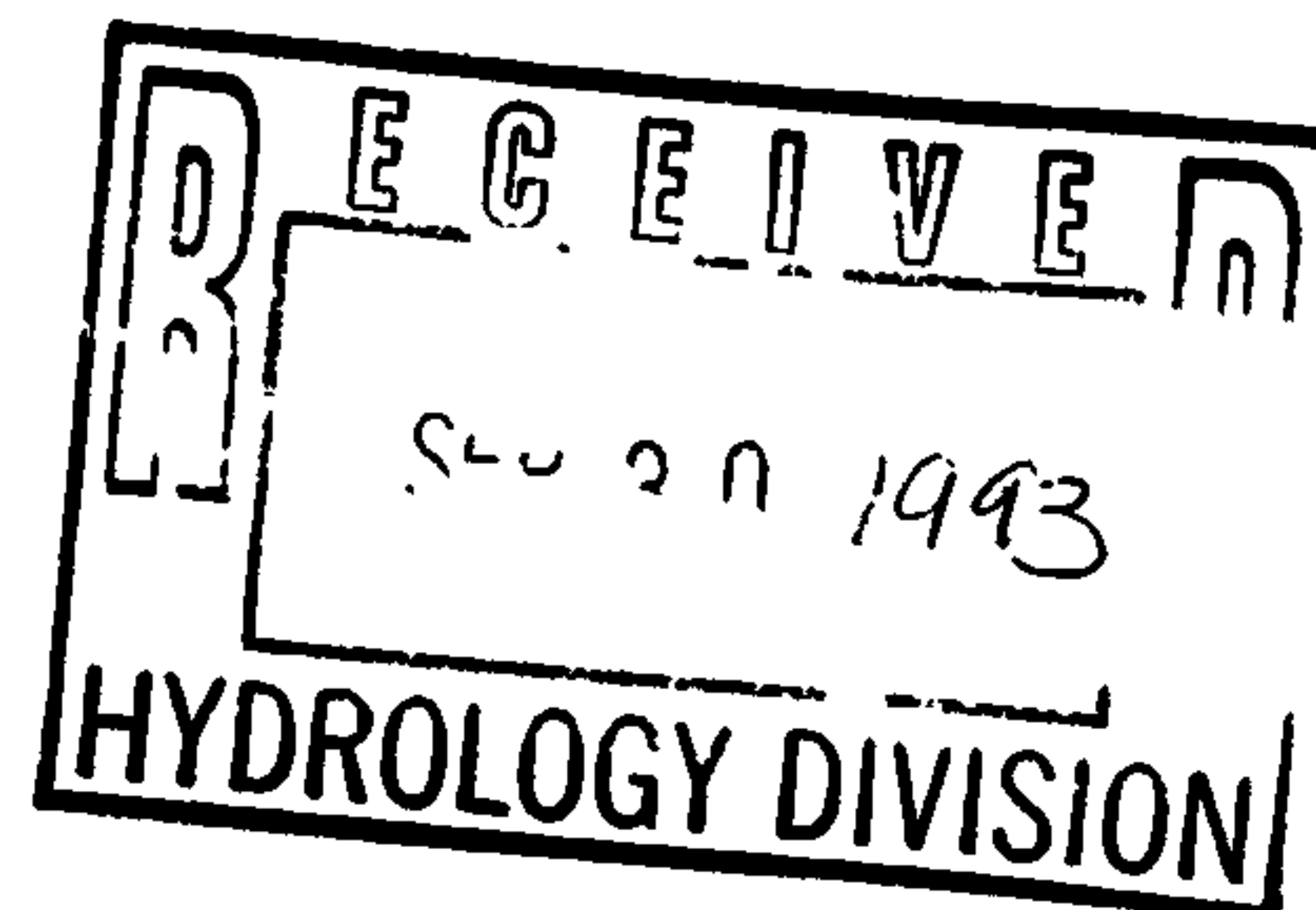
OTHER WORK ORDER RELEASE (SPECIFY)

REV. 10/85

September 30, 1993

Gilbert Aldaz, P.E. & L.S.
City Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

**Re: Willow Wood Unit I Final Grading Certification
City Project No. 4604.90**



Dear Mr. Aldaz:

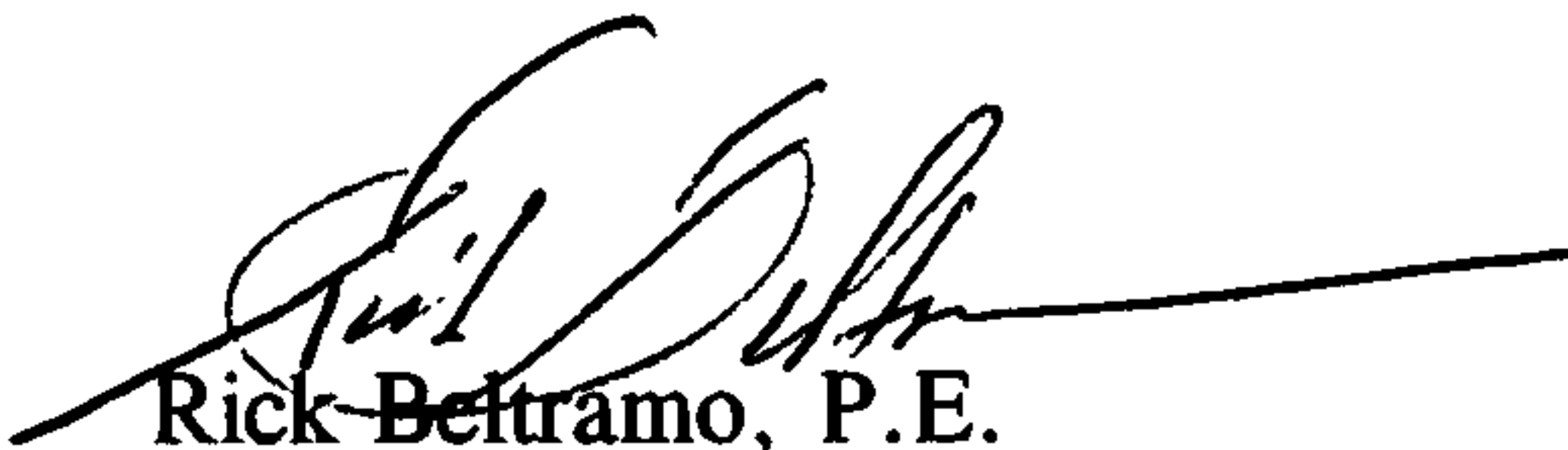
This letter certifies that the site grading improvements are completed for the 73 lot subdivision. Enclosed with this letter is the grading plan with as-built survey information. The site is substantially complete except for two items. Individual lot berms and off-site improvements are not constructed per plan.

Individual lot diversion berms, intended to contain erosion from unimproved lots, have been omitted. Requirements for the berms should be released because: a) all but 10 lots are under contract, and b) the subdivision discharges into an earthen channel where effects of the erosion are minimal.

Off-site channels and ponds have been removed from the Unit I plans and are currently under construction as a part of the Unit II improvements.

If these conditions are acceptable to you, please contact the construction department regarding this matter. The City is processing final acceptance of the Work Order improvements. Final acceptance cannot be granted until the site grading certification is approved by you.

Sincerely,


Rick Beltramo, P.E.
Senior Engineer

RB/cs
Enclosure
Job No. 2104.73

cc: Stan Strickman
Charles A. Haegelin



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CERTIFICATE OF COMPLETION AND ACCEPTANCE

September 17, 1993

Stan Strickman
Manzano Mesa Limited Partnership
6301 Indian School Road N.E.
Albuquerque, New Mexico 87110

RE: WILLOW WOOD PHASE I, UNIT I - PROJECT NO. 4604.80 (MAP NO. L-21)

Dear Mr. Strickman:

This is to acknowledge that the terms and conditions set forth in the Agreement to Construct Subdivision Improvements of public/private infrastructure, between yourself and the City of Albuquerque, for the referenced noted project have been met. These improvements have been certified by City of Albuquerque Construction Management Division as being constructed in compliance with the plans and specifications approved by the City. These improvements consist of:

1.) Six (6) inch water lines were installed on Herman Roser Avenue, Glacier Bay Street, Kings Canyon Place, Kings Canyon cul-de-sac and Jewel Cave Road. 3/4" water services were placed at each lot, 35 DS and 4 SS.

2.) Installation of Eight inch (8") pvc pipe on Herman Roser Avenue, Glacier Bay Street, King Canyon Road & Place, Jewel Cave Road and King Canyon cul-de-sac. Eight inch (8") SAS also placed at off-site to Station 27 92. Twelve (12") SAS placed front tie-in on Gibson.

3.) Three inch (3") residential paving placed on Herman Roser Avenue, Glacier Bay Street, Kings Canyon Road & Place, also cul-de-sac at Jewel Cave Road. Arterial paving placed on Juan Tabo. Two water line excavations & tie-ins, gravel base (4") was placed on Glacier Bay Street. King Canyon Road & Place and cul-de-sac 6" Gravel base placed on Herman Rose Ave. Valley gutters were placed thru-out subdivision.

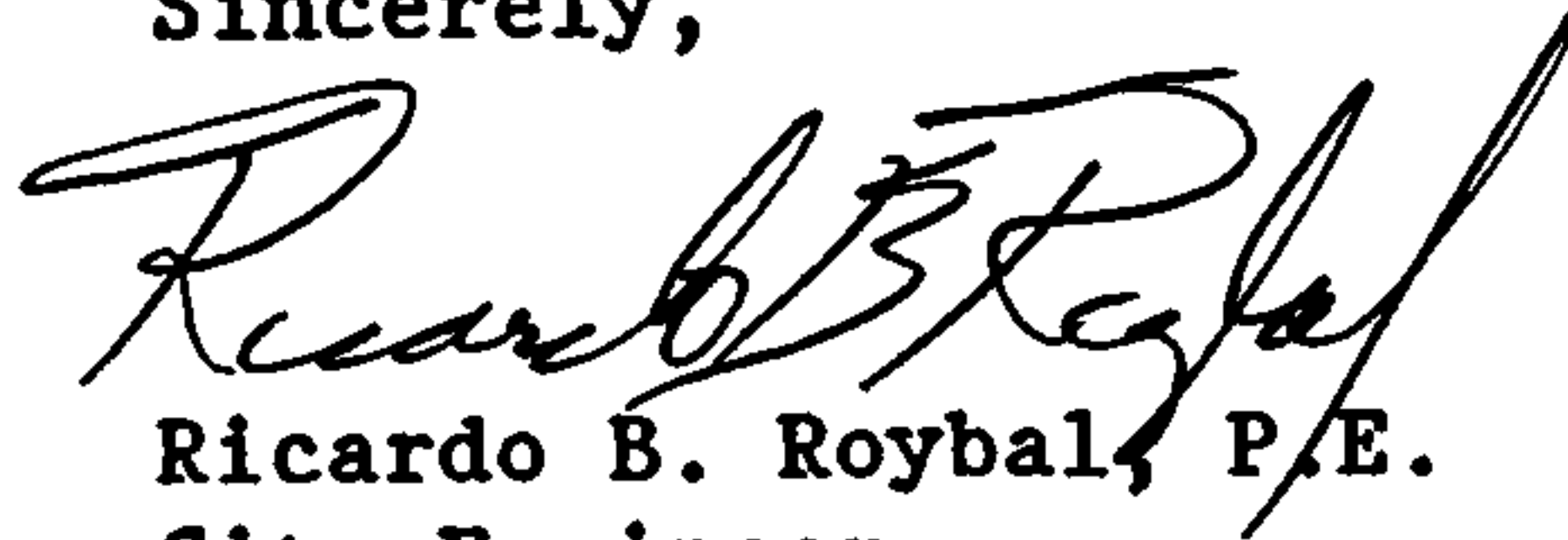
4.) Improvements included a graded channel ten feet (10') wide and two inches (2") deep from the west end of King Canyon Road and Herman Roser that connected to any off-site pond. Several items under SD improvemtn were deleted by Billy Goolsby COA to be added to Willow Wood Phase II Project.

93 17 00

Release of Agreement and Financial Guaranty are being processed at this time and a copy of the document will be forthcoming.

Should you have any further questions regarding this matter, please do not hesitate to contact LyndaMichelle DeVanti at 768-2515.

Sincerely,



Ricardo B. Roybal, P.E.
City Engineer
Public Works Department

DISTRIBUTION:

cc: LyndaMichelle DeVanti, City Project Administrator/PWD
Billy Goolsby, Project Review Section/PWD
Fred Aguirre, Hydrology Division/PWD
Daniel Montano, City Surveyor/PWD
Richard Zamora, Maps & Records/PWD
Josie Gutierrez, New Meter Sales, Customer Services/PWD
Project File

RG/LMD/dss
(WP+124886.10)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 16, 1993

LETTER OF ACCEPTANCE

Ricardo Roybal
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: PROJECT NO. 4604.8 , WILLOW WOOD PHASE I, UNIT I
(MAP NO. L-21)**

Dear Mr. Roybal:

This is to certify that the construction of the infrastructure listed below has been completed and accepted.

The Project is described as follows:

- Six (6) inch water lines were installed on Herman Roser Avenue, Glacier Bay Street, Kings Canyon Place, Kings Canyon cul-de-sac and Jewel Cave Road. 3/4" water services were placed at each lot, 35 DS and 4 SS.
- Installation of Eight inch (8") pvc pipe on Herman Roser Avenue, Glacier Bay Street, King Canyon Road & Place, Jewel Cave Road and King Canyon cul-de-sac. Eight inch (8") SAS also placed at off site to Station 27+92. Twelve (12") SAS placed front tie-in on Gibson.
- Three inch (3") residential paving placed on Herman Roser Avenue, Glacier Bay Street, Kings Canyon Road & Place, also cul-de-sac at Jewel Cave Road. Arterial paving placed on Juan Tabo. Two water line excavations & tie-ins, gravel base (4") was placed on Glacier Bay Street. King Canyon Road & Place and cul-de-sac 6" Gravel base placed on Herman Rose Ave. Valley gutters were placed thru-out subdivision.

Letter of Acceptance
September 16, 1993
Page 2

- Improvements included a graded channel Ten feet (10') wide and two inches (2") deep from the west end of King Canyon Road and Herman Roser that connected to any offsite pond. Several items under SD improvement were deleted by Billy Goolsby COA to be added to Willow Wood Phase II project.

Sincerely,



Russell Givler, PE
Chief Construction Engineer
Public Works Department

cc: Manzano Mesa Limited Partnership
Avid Engineering
New Concepts
Jim Hicks, Engineering Group, PWD
Denise Wilcox, Engineering Group, PWD
~~Fred Aguirre~~, Engineering Group, PWD
Lynda Michelle DeVanti, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Martin Barker, Engineering Group, PWD
Steve Gonzales, Special Assessments, DFM
A.N. Gaume, Operations Group, PWD
Sam Hall, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Engineering Group, PWD
Stuart Reeder, Water/Wastewater Group, PWD
Dave Parks, Engineering Group, PWD
Bill Coleman, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Richard Zamora, Engineering Group, PWD
f/Project No. 4604.8
f/Readers
f/Warranty:Contract

9 | dES

— . | | | —

08/13/93

TO: L-21/D37A WILLOWWOOD SUBD Unit 2
ROUGH GRADING PERMIT REQUEST

FROM: GILBERT ALDIZ

I Signed off on the rough grading
permit on 08/09/93

August 4, 1993

Mr. Gilbert Aldaz, PELS
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: WILLOWWOOD SUBDIVISION, UNIT II.
PROJECT 4604.91
TRANSMITTAL OF PLANS FOR ROUGH GRADING APPROVAL.**

Dear Gilbert:

Enclosed is the revised grading plan submittal for your review for Rough Grading approval. The package contains the following documents:

- Unit II Grading Sheets consisting of the following five sheets:

Sheet 5	Grading Plan
Sheet 6	Grading Plan
Sheet 20	Drainage Channel Plan and Profile
Sheet 21	Retention Pond Grading Plan
Sheet 23	Grading Details
- Willowwood Unit I retention pond sheets, for reference in reviewing the grading for the expansion of the pond
- Your original markups
- An additional copy of the original Drainage Report for reference.

From your earlier review of the grading plan, you discovered that some of the drainage basins deviated from those identified in the original drainage report. We appreciate your advising us that we could either change the grading plan to comply with the report, or revise the report and resubmit it for review. After weighing the two options, we chose to redesign the street and lot grading to keep the same drainage scheme as shown in the approved drainage report. These enclosed plans reflect the new design.

The temporary access road to be constructed north of the subdivision has also been regraded to insure that runoff from or adjacent to it will not enter the subdivision.

AUG - 5 1993

Mr. Gilbert Aldaz
August 4, 1993
Page Two

The downstream pond will be expanded with this project. The entrance to the pond was planned to accommodate the Unit II flows when the pond was constructed with Unit I, so no changes are needed to the concrete inlet. Also, the earth channels to be constructed with this project are oversized for the flows. Their width is larger than needed for capacity, and was established by the minimum width for the contractors grading equipment.

We have also provided a cross section (Section B-B) looking north along Juan Tabo Boulevard at Lot 34 near the northeast end of the subdivision. The cross section shows the relationship of the lot to the future garden wall at the Juan Tabo right-of-way.

Thanks again for help in pointing out our options when you determined the original plan was not correct. Please call me if you have questions or need any additional information.

Sincerely,

Sincerely,



James V. Domenick, P.E.
Principal

James V. Domenick, P.E.
Principal

cc: Stan Strickman

AUG - 5 1977

SECRET



STATE OF NEW MEXICO
STATE ENGINEER OFFICE
SANTA FE

ELUID L. MARTINEZ
State Engineer

BATAAN MEMORIAL BUILDING, ROOM 101
POST OFFICE BOX 25102
SANTA FE, NEW MEXICO 87504-5102

July 9, 1993

James V. Domenick, P.E.
AVID Engineering
6100 Seagull Lane NE, Suite 102
Albuquerque, NM 87109

RE: Manzano Mesa Retention Pond

Dear Mr. Domenick:

Reference is made to your February 27, 1992 and June 30, 1992, letters requesting approval of a temporary flood retention facility to be used for storm runoff from a proposed residential subdivision.

I have reviewed your request for a temporary waiver from providing an outlet to Manzano Mesa Retention Pond because of the City of Albuquerque's intention to connect the pond to a storm drain along Eubank Boulevard in 1996.

Due to the size of the pond and the planned connection to the storm drain, this office will not require an outlet to drain the pond at this time. However, if by December 31, 1996 the storm drain is still not complete, you will be required to provide this office justification of drainage of the pond (within 96 hours) in either the form of an outlet or a pump.

Please let me know if further discussion would be helpful.

Sincerely,

Eluid L. Martinez
State Engineer

by:

Paul Saavedra
Paul Saavedra
Deputy Chief
Water Rights Division

PS:egr
cc: Gilbert Aldaz

JUL 12 1993

TO: L-21/D37A WILLOWWOOD SUBD.

FROM: GILBERT ALDAB

DATE: JULY 8, 1993

RE: SUBMITTAL RECEIVED JUNE 23, 1993

FOR W.O. APPROVAL FOR CHANGE ORDER

I signed off on these plans
on June 28, 1993.

PERMANENT EASEMENT

Grant of Permanent Easement, between BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, Governing Board of, for and on behalf of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval ("Grantor"), State of New Mexico, whose address is 725 University, SE, Albuquerque, New Mexico, 87106, and the CITY OF ALBUQUERQUE, a municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described in Exhibit "J" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public drainage facility together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 22nd, day of June, 1993.

GRANTOR: BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, Governing Board of, for and on behalf of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico

By: x Jack Bobroff
Its: Superintendent of Schools

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

The foregoing instrument was acknowledged before me this 22nd
day of June, . 1993, by DR Jack Bobroff as Super-
intendent of BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE,
NEW MEXICO, a governing board, on behalf of said board.

My commission expires:

7/30/95

Charles O. Almont
Notary Public

EXHIBIT "J"

A certain strip of land 25.00 feet in width, situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-2, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point on the boundary line between said Tract D-2 and Tract F Manzano Mesa (filed: June 5, 1991, Volume 91C, Folio 112) from whence the most westerly corner of said Tract D-2, a 5/8" rebar with plastic cap marked "PS 8478", bears S48°32'11"W a distance of 25.11 feet;

Thence along said boundary line N48°32'11"E a distance of 25.11 feet to a point;

Thence leaving said boundary S46°54'57"E a distance of 60.27 feet to a point;

Thence S65°30'35"E a distance of 939.75 feet to a point on the boundary line between said Tract D-2 and Tract D-1 Manzano Mesa;

Thence along said boundary line S30°20'03"W a distance of 25.13 feet to a point;

Thence leaving said boundary line N65°30'35"W a distance of 941.28 feet along the northerly line of an existing 25.00 foot wide public drainage easement granted by said plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA" to a point;

Thence continuing along said easement line N46°54'57"W a distance of 66.75 feet to the point and place of beginning, containing 25,100.71 square feet (0.5762 acres) more or less.

see attached page 2


Ruan S. Bacigalupa NMPS 11462

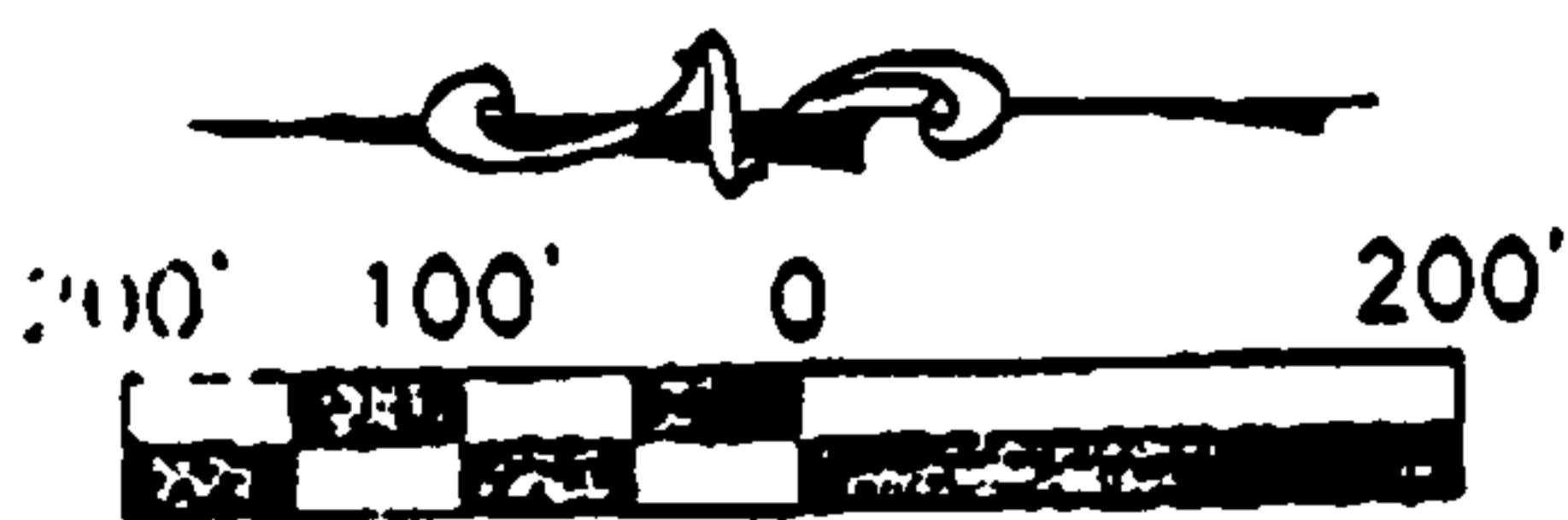
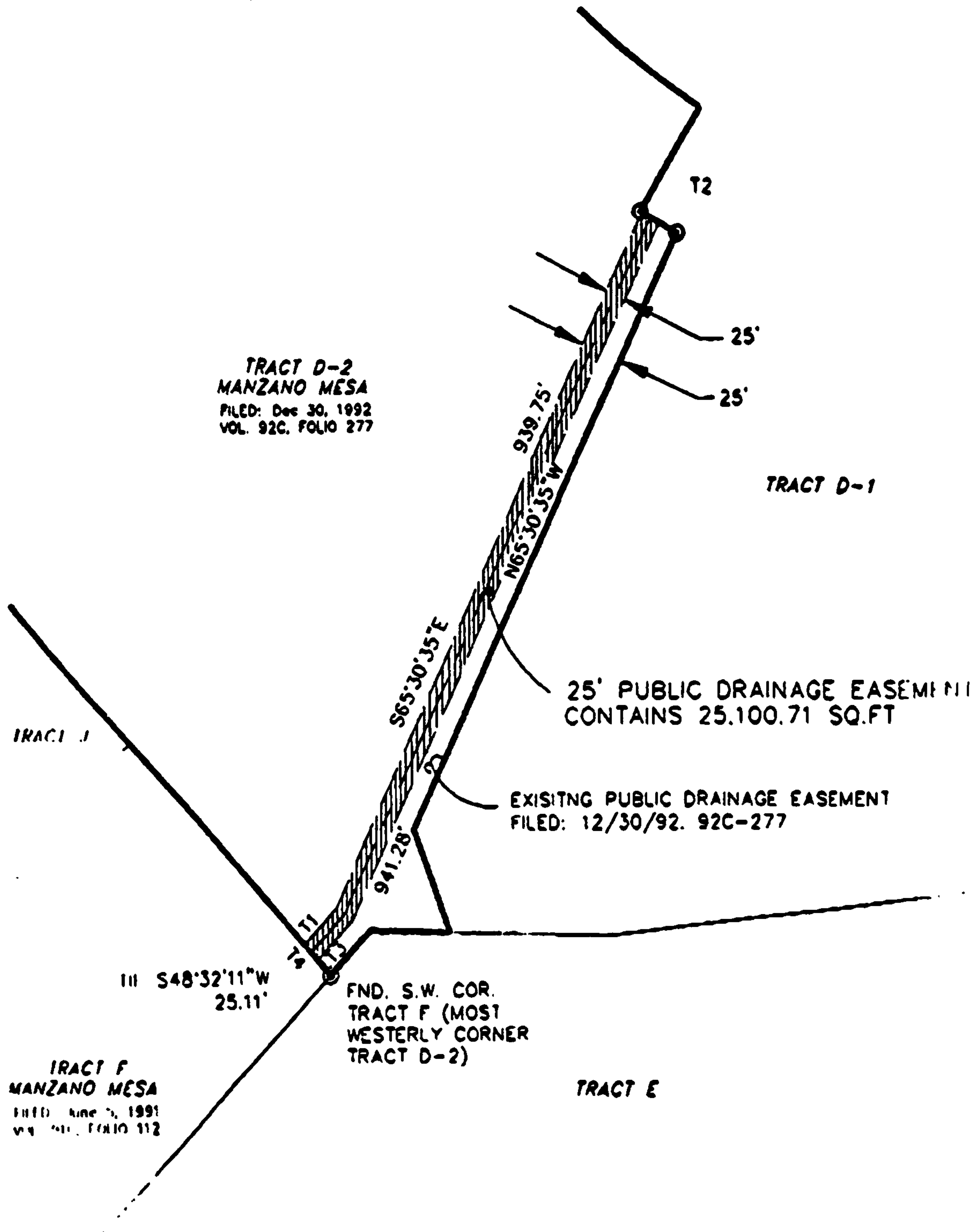


3/3/93
Date

page 1

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 S. Central Ave. NE - Suite 102
Albuquerque, NM 87109 • (505) 881-3337

EXHIBIT "J"



SCALE: 1" = 200'

- DENOTES END REBAR
W/ CAP "1" S 443"
- ⊙ DENOTES END REBAR
W/ CAP "1" S 448"

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Seagun Dr. NE - Suite 102
Albuquerque, NM 87109 (505) 881-3357

93039182

7255

U. Berms
CG# 9301026

(NOT DEVELOPER OWNED PROPERTY)

FILED WITH CITY CLERK'S OFFICE

4/19/93

PRIVATE FACILITY
DRAINAGE COVENANT AND
RESERVATION OF DRAINAGE EASEMENT

#4604.82

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE,
MUNICIPAL SCHOOL DISTRICT NO. 12 ("Owner"),

whose address is _____;
[state the name of the developer or subdivider required to construct the drainage facility and state the legal status of the developer, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] MANZANO MESA LIMITED PARTNERSHIP
("Developer"), whose address is 9806 Greenbriar, NE, Albq., NM,
and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner and Developer sign this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] Tract D-1, MANZANO MESA, the plat of which was filed December 30, 1992, in the office of the County Clerk of Bernalillo County, New Mexico, in Vol. 92C, folio 277.

in Bernalillo County, New Mexico (the "Property").

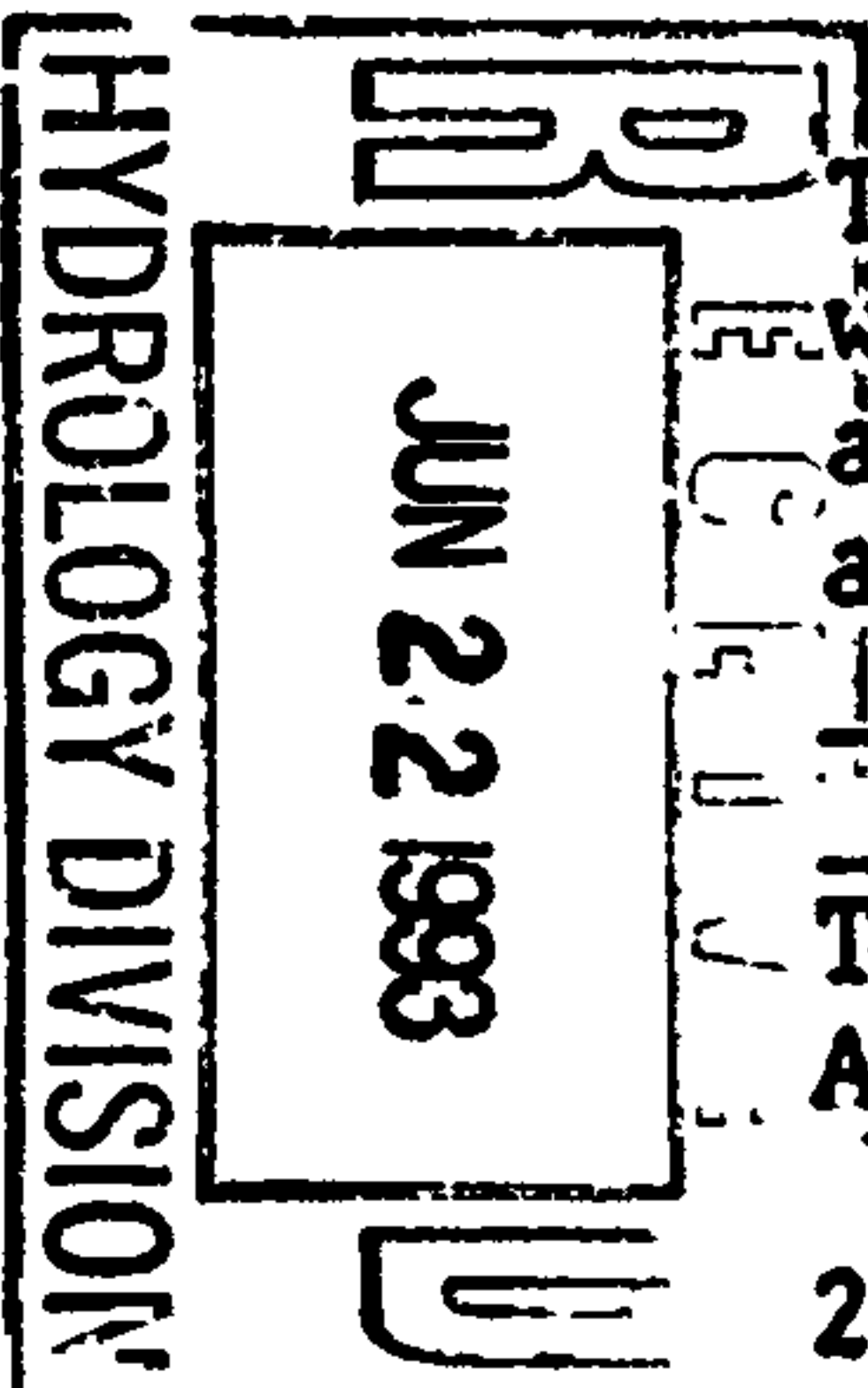
Pursuant to City ordinances, regulations and other applicable laws, the Developer is required to construct and maintain certain drainage facilities and the Owner, for good and valuable consideration received from the Developer, is willing to allow construction and maintenance of the Drainage Facility on its Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility.
The Developer shall construct the following "Drainage Facility" within the Property at the Developer's sole expense in accordance with the standards, plans and specifications approved by the City:
Diversion and/or erosion control berms per City project 4604.90.

~~The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.~~

231F

Charles A. Fitzgerald
for Richard Toledo
4/15/93
(APPROVED BY LEGAL AS TO FORM ONLY 9-6-88)



3. Reservation of Easement. The Owner, for itself, its heirs, successors and assigns, jointly and severally, hereby grants to Developer, its heirs, successors and assigns, jointly and severally, a perpetual easement over and across a portion of the Owner's property for the benefit of [describe the lots, parcels or tracts which are to be benefited by the Drainage Facility and easement] Tract D-3, MANZANO MESA, the plat of which was filed December 30, 1992 in the office of the County Clerk of Bernalillo County, New Mexico, in Vol. 92C, folio 277.

for the purpose of permitting the flow, conveyance, and discharge of storm water runoff and for the purpose of permitting ingress and egress for the construction, maintenance and repair of the drainage facility. The land affected by the grant of this easement is more particularly described as:

See EXHIBITS E, F, G, and H, Attached hereto and incorporate herein

4. Maintenance of Drainage Facility. The Developer shall maintain the Drainage Facility and Easement at the Developer's sole cost in accordance with the approved Drainage Report and plans. In the event the Developer fails to maintain the Drainage Facility, Owner agrees that it shall be responsible for maintenance of the Drainage Facility and Easement in accordance with the approved Drainage Report and plans.

5. Benefit to Property. The Developer and Owner acknowledge and understand that the Drainage Facility required herein to be constructed is for the private benefit and protection of the Developer's property and that failure to maintain such facility could result in damage or loss to the Owner's Property and to the property of Developer.

6. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Developer, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

7. Liability of City. The Developer and Owner understand and agree that the City shall not be liable to the Developer or the Owner, or their respective heirs, successors or assigns, or to any third parties for any damages resulting from the Developer's or Owner's failure to construct, maintain or repair the Drainage Facility.

8. Indemnification. The Developer owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Developer agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, and the Owner, its heirs, successors and assigns from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Assessment. Nothing in this Easement and Covenant shall be construed to relieve the Owner or Developer, or their respective heirs, assigns and successors from an assessment against the Owner's or Developer's property for improvements under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

10. Binding on Owner's Property. The easement, covenants and obligations of the Owner and Developer set forth herein shall be binding on the Owner and Developer, and their respective heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City's Chief Administrative Officer as approved by the City Engineer.

11. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by all parties.

13. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner and Developer.

DEVELOPER: MANZANO MESA LIMITED
PARTNERSHIP

OWNER:

By: Charles A. Wagelin
Its: Pres. of CHRR, Inc., gen'l prtner
Dated: April 1, 1993

By: R. J. R. Toledo
Its: Deputy Superintendent
Dated: 4/7/93

Chasen O. Atwood
Property Manager
4/15/93

STATE OF NEW MEXICO)
COUNTY OF Bernalillo) 88

7th The foregoing instrument was acknowledged before me this day of April, 1993, by [name of person signing:] Richard Toledo, [title or capacity, for instance, "President" or "Owner":] Deputy Superintendent of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] Board of Education, City of Albuquerque, New Mexico.

Chasen O. Atwood
Notary Public

My Commission Expires:
7/30/95

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) 88

7259

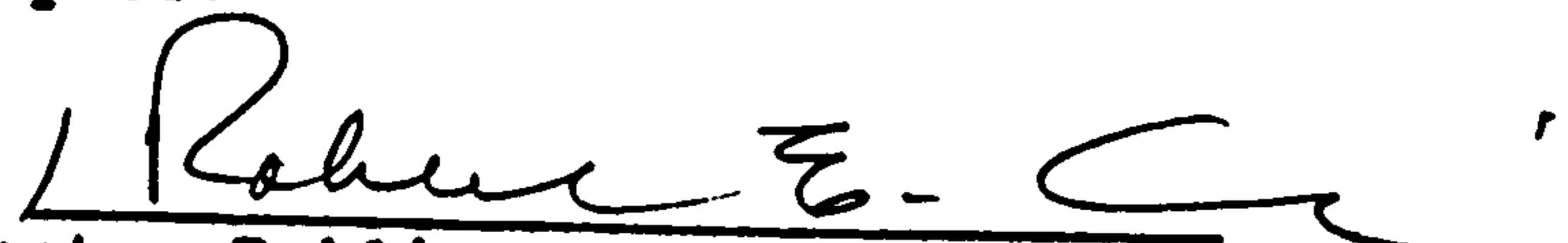
The foregoing instrument was acknowledged before me this
1st day of April, 19893, by [name of person signing:]
Charles A. Haegelin, [title or capacity, for instance,
"President" or "Owner":] President of [the
Developer if other than an individual, for instance, the name of
the corporation, partnership, or joint venture:] CURB, Inc., a
NM corporation, the general partner of Manzano Mesa Limited Partnership, a NM
limited partnership.


Notary Public

My Commission Expires:
10-17-94

CITY OF ALBUQUERQUE:

Accepted:

By: 
Director Public Works Department
Dated: 4-10-93

EAC, 4/10/93

4/13/93
Ricardo B
Rafael
4/13/93

[EXHIBIT A ATTACHED]

231F 93 APR 19 PM 1:58

-5-

(APPROVED BY LEGAL AS TO
FORM ONLY 9-6-88)

93-9 7255-7268

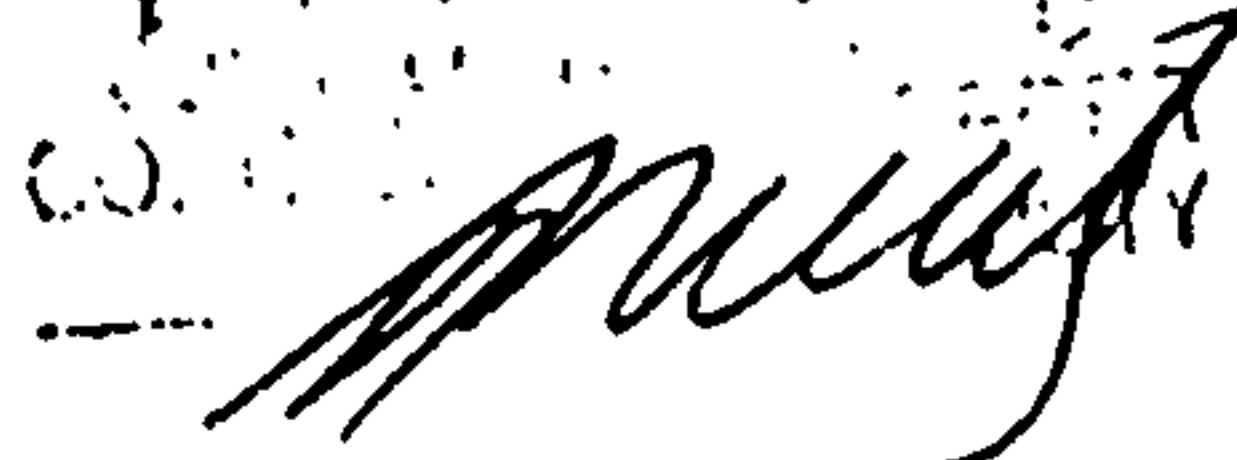


EXHIBIT "E"

A certain parcel of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point, a 5/8" rebar with plastic cap marked "PS 11184", on the boundary between said Tract D-1 and Tract D-3 Manzano Mesa, being the southwest corner of the parcel herein described, from whence a 5/8" rebar with plastic cap stamped "PS 8478", being the southeast corner of said Tract D-1, bears N85°05'32"E a distance of 274.07 feet;

thence along said boundary N05°23'40"E a distance of 229.62 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence leaving said boundary N05°23'40"E a distance of 11.29 feet to a point;

thence N51°53'45"W a distance of 135.90 feet to a point;

thence N38°06'15"E a distance of 20.00 feet to a point;

thence S51°53'45"E a distance of 146.83 feet to a point;

thence S05°23'40"W a distance of 251.49 feet to a point on said boundary between Tracts D-1 and D-3;

thence along said boundary 20.00 feet along a curve to the right having a radius of 1670.00 feet, a delta of 00°41'11", and a chord bearing N85°35'14"W a distance of 20.00 feet to the point and place of beginning, containing 7,751.60 square feet (0.1780 acres) more or less.

see attached page 2

Ruan S. Bacigalupa
Ruan S. Bacigalupa NNPS 11462



2/9/93
Date

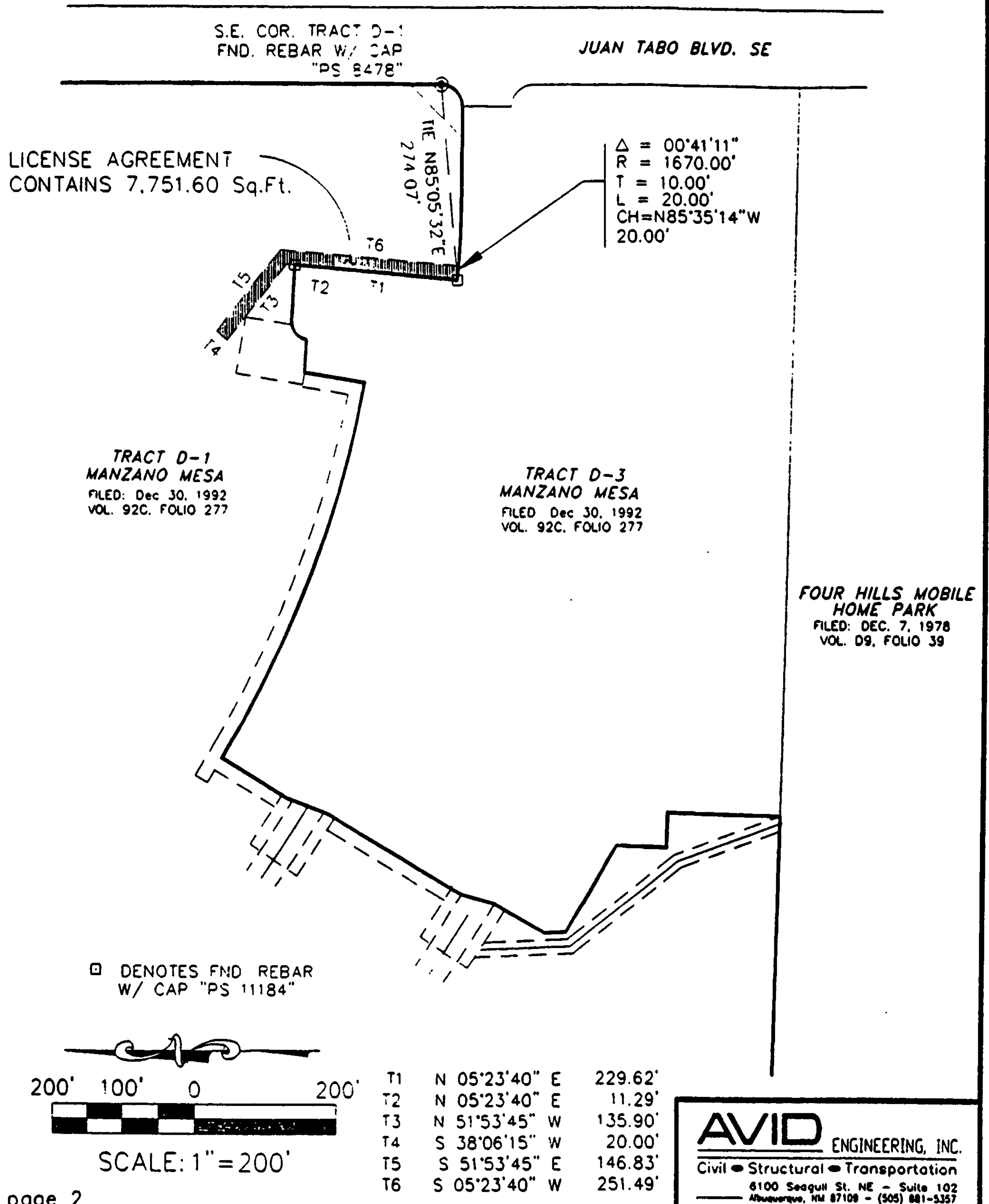


EXHIBIT "F"

A certain parcel of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point on the boundary between said Tract D-1 and Tract D-3 Manzano Mesa, being the northeast corner of the parcel herein described, from whence a 5/8" rebar with plastic cap stamped "PS 8478", being the southeast corner of said Tract D-1, bears S64°37'19"E a distance of 445.93 feet;

thence, along said boundary for the next twelve (12) courses, S09°21'46"W a distance of 85.72 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N78°28'24"W a distance of 60.08 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N76°27'38"W a distance of 49.52 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N74°38'30"W a distance of 49.52 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N72°38'27"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N70°27'30"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N68°16'32"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N66°16'29"W a distance of 49.52 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N64°16'26"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N62°05'29"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N59°54'31"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence S31°10'58"W a distance of 100.00 feet to a point;

thence leaving said boundary 20.00 feet along a curve to the right having a radius of 1660.00 feet, a delta of 00°41'25", and a chord bearing N58°28'19"W a distance of 20.00 feet to a point;

thence N31°10'58"E a distance of 99.50 feet to a point;

thence N59°54'31"W a distance of 20.00 feet to a point;

thence N30°05'29"E a distance of 20.00 feet to a point;

thence S59°40'02"E a distance of 63.23 feet to a point of curvature;

7263

thence 514.75 feet along a curve to the left having a radius of 1540.00 feet, a delta of $19^{\circ}09'05''$, and a chord bearing $S69^{\circ}14'35''E$ a distance of 512.36 feet to a point;

thence $N09^{\circ}21'46''E$ a distance of 65.21 feet to a point;

thence $S80^{\circ}38'14''E$ a distance of 20.00 feet to the point and place of beginning, containing 15,235.71 square feet (0.3498 acres) more or less.

see attached page 3

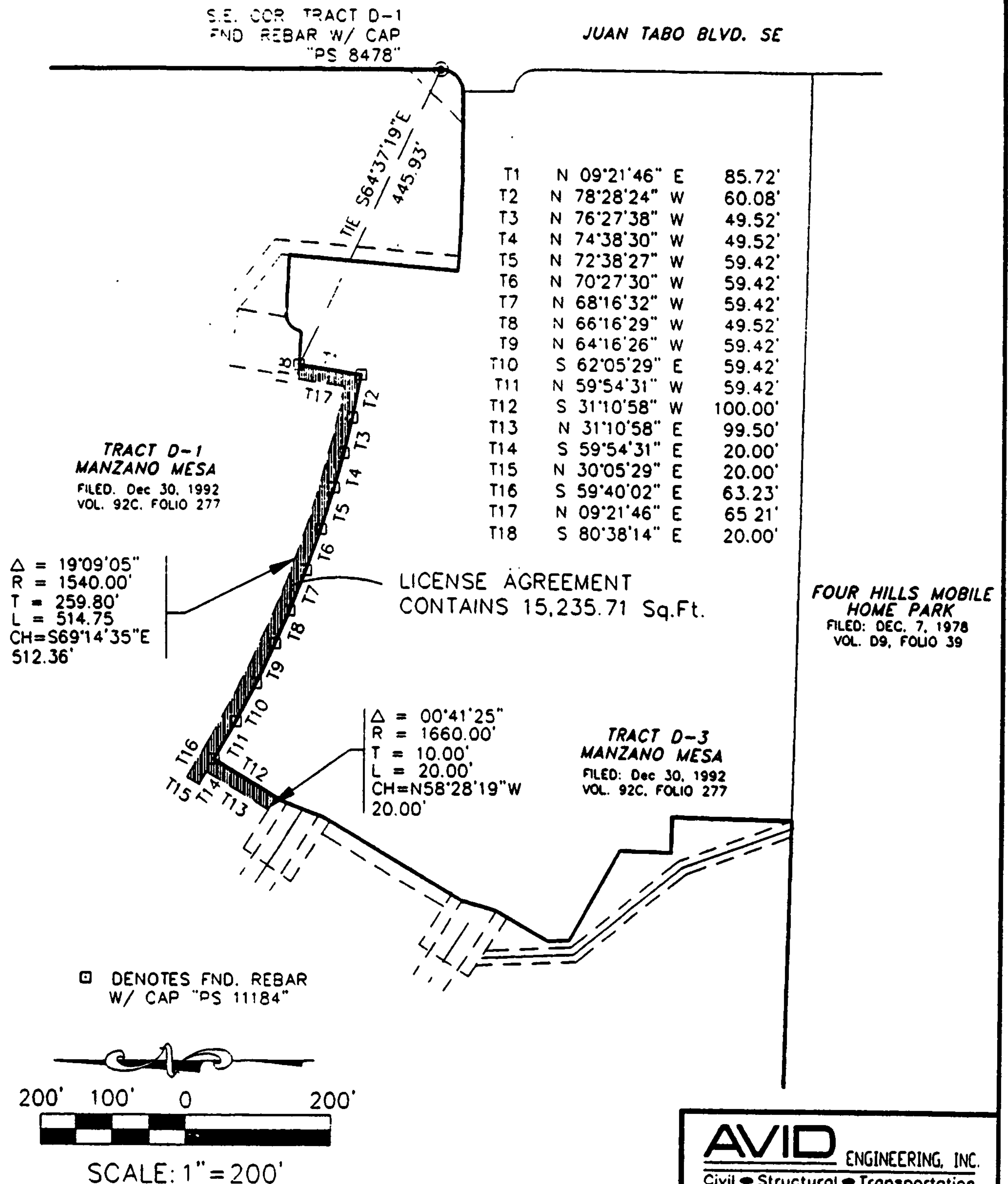
Ruan S. Bacigalupa
Ruan S. Bacigalupa NMPS 11462



2/9/93
Date

page 2

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Seegull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-8337



7265

EXHIBIT "G"

A certain parcel of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point on the boundary between said Tract D-1 and Tract D-3 Manzano Mesa, being the northeast corner of the parcel herein described, from whence a 5/8" rebar with plastic cap stamped "PS 8478", being the southeast corner of said Tract D-1, bears S81°51'56"E a distance of 1036.82 feet;

thence along said boundary S30°49'56"W a distance of 193.00 feet to a point;

thence leaving said boundary 20.00 feet along a curve to the right having a radius of 1933.00 feet, a delta of 00°35'34", and a chord bearing N58°52'18"W a distance of 20.00 feet to a point;

thence N30°49'56"E a distance of 193.01 feet to a point;

thence 20.00 feet along a curve to the left having a radius of 1740.00 feet, a delta of 00°39'31", and a chord bearing S58°50'20"E a distance of 20.00 feet to the point and place of beginning, containing 3,860.09 square feet (0.0886 acres) more or less.

see attached page 2

Ruan S. Bacigalupa
Ruan S. Bacigalupa NMPS 11462



2/9/93
Date

page 1

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Sequoia St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-3357

FND. S.E. COR.
TRACT D-1
REBAR W/ CAP
"PS 8478"

JUAN TABO BLVD. SE

TRACT D-1
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277

TRACT D-3
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277

① $\Delta = 00^{\circ}35'34''$
R = 1933.00'
T = 10.00'
L = 20.00'
CH=N58°52'18"W
20.00'

② $\Delta = 00^{\circ}39'31''$
R = 1740.00'
T = 10.00'
L = 20.00'
CH=S58°50'20"E
20.00'

FOUR HILLS MOBILE
HOME PARK
FILED: DEC. 7, 1978
VOL. D9, FOLIO 39

LICENSE AGREEMENT
CONTAINS 3,860.09 Sq.Ft.

TRACT D-1
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277



SCALE: 1" = 200'

EXHIBIT "H"

A certain strip of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as lying 10.00 feet on each side of the following described centerline:

Beginning at a point on the southerly boundary of said Tract D-1 and from whence a 5/8" rebar with plastic cap stamped "PS 11184", being the southwest corner of Tract D-3 Manzano Mesa, bears S88°47'05"E a distance of 10.77 feet;

thence N20°32'05"W a distance of 154.34 feet to a point;

thence N39°32'05"W a distance of 191.67 feet to a point;

thence N02°32'05"W a distance of 124.52 feet to a point;

extending and shortening the side lines so as to terminate at said boundary line and at a drainage, sanitary sewer and waterline license agreement to be dedicated concurrently with this license agreement, containing 9,410.84 square feet (0.2160 acres) more or less.

see attached page 2

Ruan S. Bacigalupa
Ruan S. Bacigalupa NMPS 11462



4/1/93
Date

page 1

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Seagull St. NE - Suite 107
Albuquerque, NM 87109 - (505) 881-3357

7268

TRACT D-3
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277

TRACT D-1
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277

FOUR HILLS MOBILE
HOME PARK
FILED: DEC 7, 1978
VOL. D9, FOLIO 39

LICENSE AGREEMENT
CONTAINS 9,410.84 Sq.Ft.

T1

T2

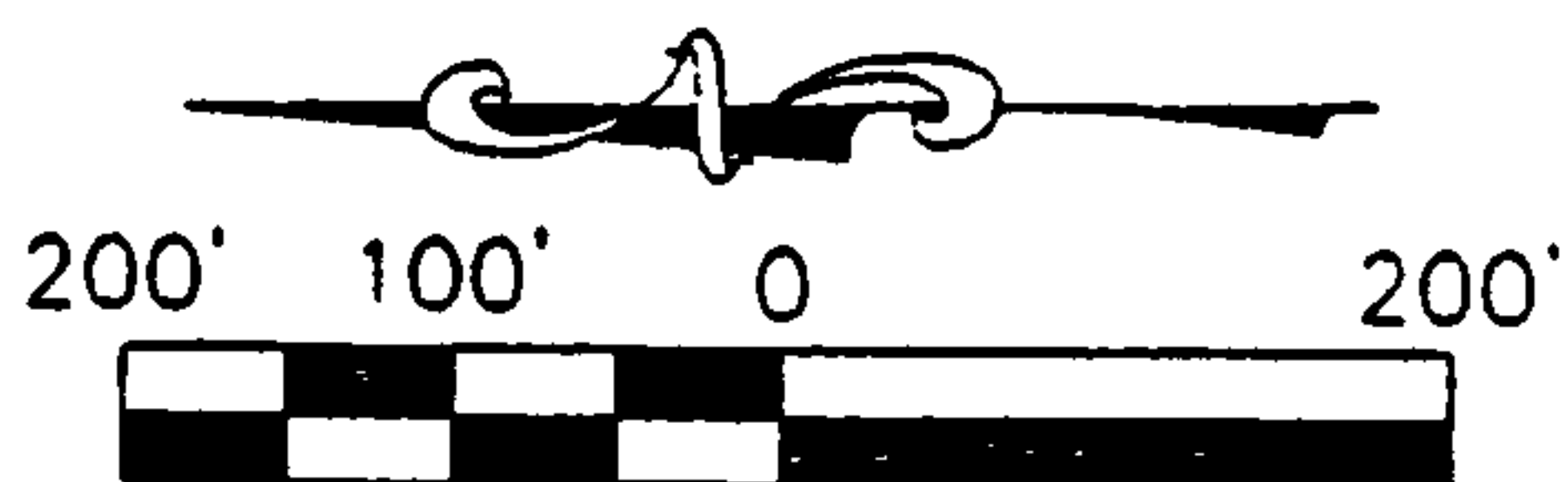
T3

T4

TRACT D-1
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277

□ DENOTES FND. REBAR
W/ CAP "PS 11184"

T1	S88°47'05"E	10.77'
T2	N20°32'05"W	154.34'
T3	N39°32'05"W	191.67'
T4	N02°32'05"W	124.52'



SCALE: 1" = 200'

92131205

0001875

INFRASTRUCTURE MAINTENANCE AGREEMENT

THIS INFRASTRUCTURE MAINTENANCE AGREEMENT ("Agreement") is made by and between the BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, Governing Board of, for, and on behalf of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval, State of New Mexico, ("Seller") and MANZANO MESA LIMITED PARTNERSHIP, a New Mexico limited partnership having Curb Inc., a New Mexico corporation, as the sole general partner ("Buyer"), agree upon the following terms and conditions:

AGREEMENT TO MAINTAIN INFRASTRUCTURE

1.01 City of Albuquerque Requirements. The City of Albuquerque has required seller to convey temporary easements and maintain roads for temporary public access to Buyer's project (WillowWood) and temporary drainage facilities (pond and ditches) in order to secure approval of Seller's replat of Tract D into Tracts D-1, D-2, and D-3, Manzano Mesa Subdivision,

1.02 Easement Beneficiaries. Buyer's project (WillowWood) is the beneficiary of the temporary access roads and temporary drainage facilities required by the City of Albuquerque.

1.03 Buyer's Agreement to Maintain Temporary Public Access Roads. The parties understand that the City of Albuquerque will require secondary access to Tract D-1 as defined on the Preliminary Plat of Tracts D-1, D-2, and D-3, Manzano Mesa Subdivision, DRR No. 92-0105, said Preliminary Plat approved at the City of Albuquerque Development Review Board Hearing on May 12, 1992, and December 22, 1992. Seller shall grant a temporary public access easement located in Tract D-2, Manzano Mesa to serve Tract D-1, Manzano Mesa. The exact location shall be determined by the final plat of Tracts D-1, D-2, and D-3, Manzano Mesa. The cost of the design, approval, construction, maintenance, and reclamation of the access roadway, all to the satisfaction of the City of Albuquerque and the Seller, shall be borne by the Buyer. In the event of termination of this Agreement for any reason, including Buyer's default, then the Seller agrees to assume the obligation to maintain and reclaim the temporary access road.

1.04 Buyer's Agreement to Maintain Temporary Drainage Facilities. The parties understand that the City of Albuquerque will require the construction of temporary drainage facilities (pond and ditches) to service Buyer's project (WillowWood). Seller has agreed to grant Buyer, or the City, a temporary easement on property located on the remainder of Seller's property in Tract D or Tract J for use as a temporary drainage pond and for discharge to said pond. The size and exact location shall be determined based upon City of Albuquerque requirements. The cost of design, approval, construction, maintenance, and reclamation of the pond, all to the satisfaction of the City of Albuquerque, shall be borne by Buyer. In the event of termination of this Agreement for any

Post-It™ brand fax transmittal memo 7671		# of pages 2
To Stan Strickman	From Chuck Calc	
Co. Trails Mgmt	Co. JMA	
Dept.	Phone 345-4250	
Fax 764-2351	Fax 345-4254	

0001876

reason including Buyer's default, then the Seller agrees to assume the obligations to maintain and reclaim the temporary pond.

1.05 Prior Agreement. The terms and conditions of prior agreements between Seller and Buyer continue to apply and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement in multiple originals.

SELLER:

The Board of Education of the City of Albuquerque, New Mexico

By: Charles G. Cala, Jr.

Date: 12/20/92

Name: for Richard Toledo

Title: Deputy Superintendent for General Services

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

SS

COUNTY OF BERNALILLO)



OFFICIAL SEAL

CHARLES G. CALA, JR.

NOTARY PUBLIC - STATE OF NEW MEXICO

Notary Bond Filed with Secretary of State

My Commission Expires 5-6-93

The foregoing instrument was acknowledged before me on this 20th day of DECEMBER, 1992.

Charles G. Cala, Jr.
Notary Public

BUYER:

Manzano Mesa Limited Partnership, a New Mexico Limited Partnership

By CURB INC., a New Mexico corporation, general partner

By: Charles A. Haegelin
Charles Haegelin, President

Date: 12-20-92

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

SS

COUNTY OF BERNALILLO)



OFFICIAL SEAL

CHARLES G. CALA, JR.

NOTARY PUBLIC - STATE OF NEW MEXICO

Notary Bond Filed with Secretary of State

My Commission Expires 5-6-93

The foregoing instrument was acknowledged before me on this 20th day of DECEMBER, 1992.

Charles G. Cala, Jr.
Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 DEC 30 AM 9:43

SK UCR 92-31 PG 1875

GLADYS H. DAVIS
CLERK & RECORDER

J. [Signature] DEPUTY

92131648

0003113

TEMPORARY EASEMENT

This grant of Temporary Easement, between CITY OF ALBUQUERQUE, a municipal corporation ("Grantor"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103, and CITY OF ALBUQUERQUE, a municipal corporation ("Grantee").

RECITALS:

1. Grantor is the owner of the following described property situate in Bernalillo County, New Mexico (the "Grantor's Property"):

Tract F, Manzano Mesa, as shown on the plat of TRACTS A THROUGH J, MANZANO MESA, recorded in the Bernalillo County, New Mexico real estate records on June 5, 1991, in Vol. 91C, Folio 112.

2. The Board of Education of the City of Albuquerque, New Mexico, Governing Board of, for and on behalf of the Albuquerque Municipal School District No. 12, Counties of Bernalillo and Sandoval ("APS") is in the process of subdividing the following described property (the "APS Property"):

Tract D, Manzano Mesa, as shown on the plat of TRACTS A THROUGH J, MANZANO MESA, recorded in the Bernalillo County, New Mexico real estate records on June 5, 1991, in Vol. 91C, Folio 112.

3. As a condition of the subdivision approval of the APS Property, the City requires the grant of this Easement over the Grantor's Property.

4. The City is willing to grant this Easement over the Grantor's Property in reliance upon the assurances from APS that it will honor its obligation to acquire the Grantor's Property as set out in the Letter Agreement, a copy of which is attached as Exhibit "A", and that APS will accept the Grantor's Property subject to this Easement, which assurances are made to the City by APS executing this Easement.

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

1. Grant of Easement. The Grantor grants to the Grantee a temporary easement ("Temporary Easement") in, over, upon and across all of the Grantor's Property, for the sole purpose of construction, maintenance, operation and repair of a drainage pond, and related drainage facilities.

The grant of the Temporary Easement includes the right of the Grantee to enter upon the Property at any time for construction,

JUN 22 1993
HYDROLOGY DIVISION

inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the Grantee determines they interfere with the appropriate use of the Temporary Easement. This grant includes the right of access to the easement.

2. Binding on Grantor's Property. The grant and other provisions of this Temporary Easement constitute covenants running with the land for the benefit of the Grantee and its successors and assigns until terminated, and all of Grantor's obligations shall pass to successor owners of the Grantor's Property.

3. Termination of Temporary Easement. The Temporary Easement shall remain in effect until the Eubank Boulevard and Elizabeth Street Storm Drainage Systems have been completed and accepted by Grantee. Upon termination of this Temporary Easement, all rights of the Grantee and of the public in the easement shall terminate. Upon termination and demand by the Grantor, the Grantee will execute and deliver to Grantor a release of this Temporary Easement.

4. Merger. It is not the intention of the parties that the Grantee's beneficial interest in this Easement shall merge with Grantor's fee interest in the Grantor's Property.

CITY OF ALBUQUERQUE, a municipal corporation

By: _____

Its: _____

Approved:

BOARD OF EDUCATION OF THE CITY
OF ALBUQUERQUE, NEW MEXICO, GOVERNING
BOARD OF, FOR AND ON BEHALF OF THE
ALBUQUERQUE MUNICIPAL SCHOOL DISTRICT
NO. 12, COUNTIES OF BERNALILLO AND
SANDOVAL

By: _____

Richard Toledo

Deputy Superintendent for General Services

0003115

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

30th The foregoing instrument was acknowledged before me this
day of December, 1992, by Lawrence Paul,
of the CITY OF ALBUQUERQUE, a municipal
corporation, on behalf of said corporation.

J. L. L. L.
Notary Public

My Commission Expires:

8/28/95

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

The foregoing instrument was acknowledged before me this
30th day of December, 1992, by Richard Toledo, Deputy
Superintendent for General Services for the Board of Education of
the City of Albuquerque, a political subdivision of the State of
New Mexico, on behalf of said political subdivision.

Linda J. Ramsey
Notary Public

My Commission Expires:

4/8/95

coscoa.eas/klw/legaldoc.dir

To John Myers

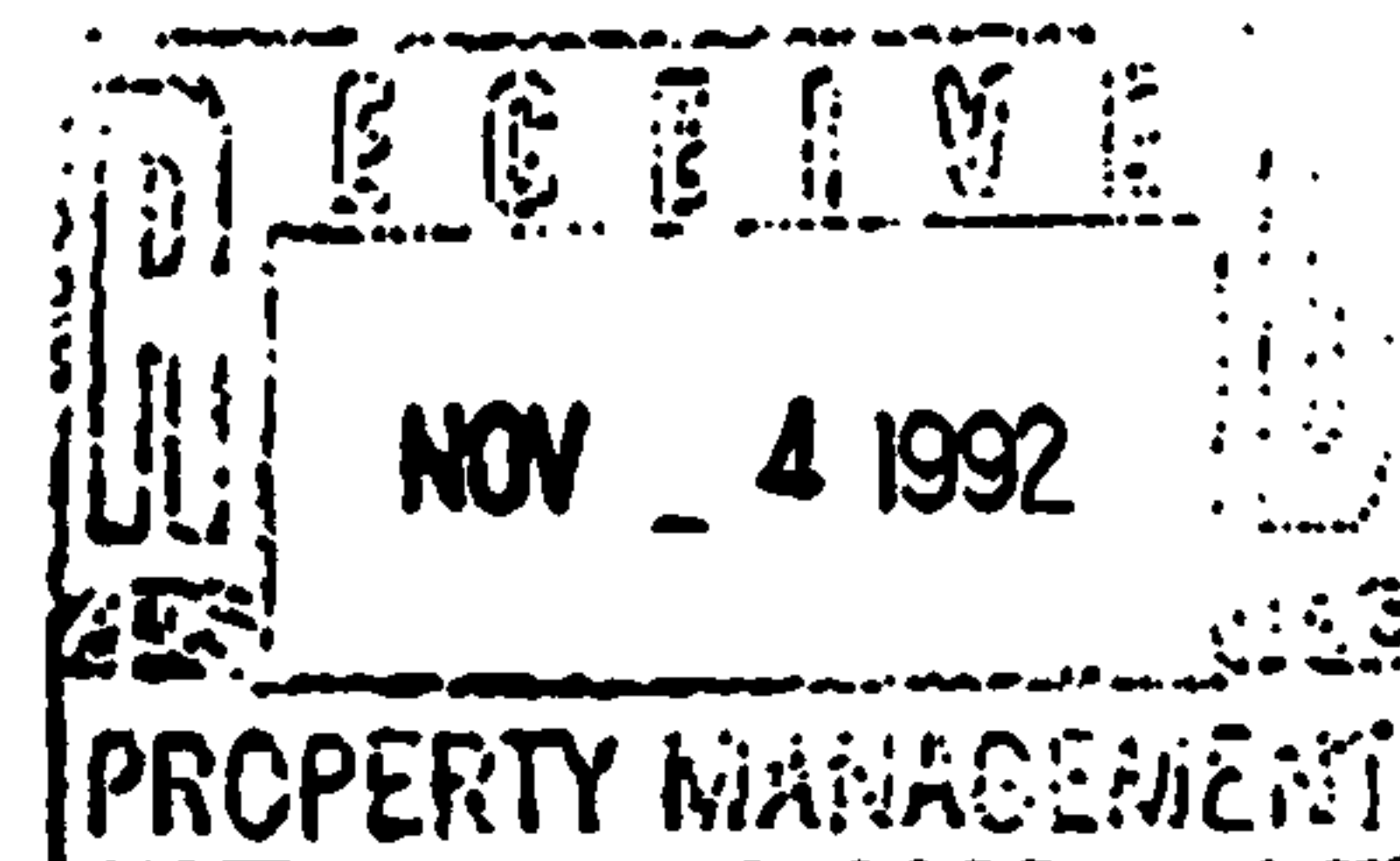
ALBUQUERQUE PUBLIC SCHOOLS
PROPERTY MANAGEMENT915 LOCUST STREET, S.E.
P.O. BOX 25704
ALBUQUERQUE, NEW MEXICO 87125-0704

0003116 889-4025

CHARLES O. ATWOOD
PROPERTY MANAGER**DR. JACK BOBROFF**
SUPERINTENDENT

October 13, 1992

Ms C. Patricia Westbrook
Superintendent for Design and Development
Parks and General Services Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103



Dear Pat:

Re: Manzano Mesa Subdivision

As per our discussions, I'm writing to request that APS/City of Albuquerque agree by this letter of understanding to exchange land located in the Manzano Mesa Subdivision.

Specifically, APS will exchange Tract J (5.0 Ac.) for the park parcel Tract F (5.3 Ac.). The reason for the exchange is to facilitate the construction of a temporary drainage retaining pond on Tract F.

The letter of understanding will be followed by actual conveyance by quitclaim deed of the subject properties upon completion of appropriate procedures and receipt of approvals.

Please don't hesitate to call me if you have any questions.

Sincerely,


Charles O. Atwood
Property Manager

COA:sl

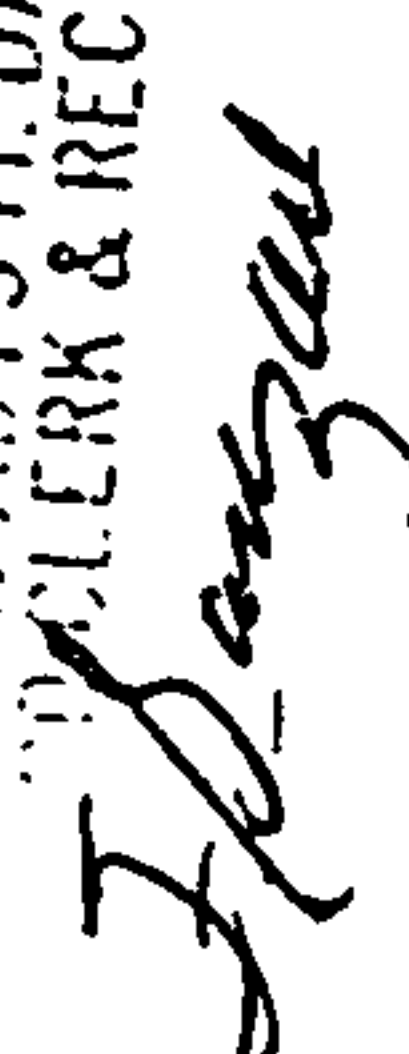
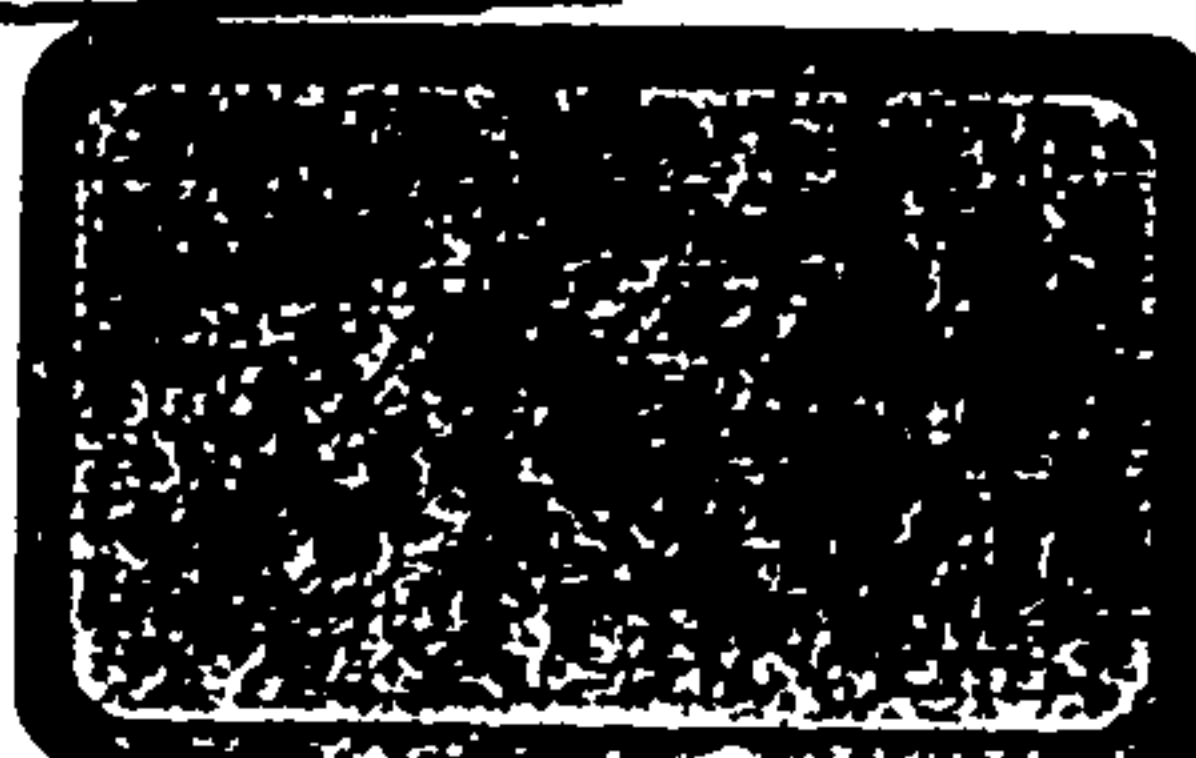
cc: Dolores Klingbeil

Concur:


C. Patricia Westbrook
Parks and General Services Department

Date 10-29-92STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 DEC 30 PM 2:33

92-21 PG. 313-3114
GLADYS M. DAVIS
CLERK & RECORDER
 DEPUTY

6100 Seagull Lane NE • Suite 102
Albuquerque, NM 87109 • (505) 881-5357

LETTER OF TRANSMITTAL

TO: Gilbert Aldan, PE & PS City Hydrologist	DATE: 6/17/93
	PROJECT:
	PROJECT NO.: 2104.00
ATTN:	
RE:	

WE ARE SENDING:

[illegible]

REMARKS: Culvert, here is the revised plan design
for the outfall drainage structure

11111 JUN 23 1993
HYDROLOGICAL

BY:

RECEIVED:

DATE:

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21/D37A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID Engineering, Inc.

CONTACT: RICK BELTRAMO

ADDRESS: 6100 Seagull, NE Suite 102, 87109

PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership

CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE Suite 208

PHONE: 242-6375

ARCHITECT: None

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: AVID Engineering, Inc

CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above

PHONE: 881-5357

CONTRACTOR: None

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☒ YES

DRB NO. DRB-92-0106

☐ NO

EPC NO. _____

☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED JUN 23 1993

PROJECT NO. 4604.90

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☒ DRAINAGE REPORT

☐ SECTOR PLAN APPROVAL

☐ DRAINAGE PLAN

☐ SKETCH PLAT APPROVAL

☐ CONCEPTUAL GRADING & DRAIN PLAN

☐ PRELIMINARY PLAT APPROVAL

☐ GRADING PLAN

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ EROSION CONTROL PLAN

☒ FINAL PLAT APPROVAL

☐ ENGINEER'S CERTIFICATION

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY
APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

DATE SUBMITTED: 6/17/93

☐ GRADING/PAVING PERMIT APPROVAL

BY: [Signature]

☒ OTHER Work Order (SPECIFY):

MYERS & OLIVER
A PROFESSIONAL CORPORATION
LAWYERS

6400 UPTOWN BOULEVARD, N.E.
SUITE 100-WEST
ALBUQUERQUE, NEW MEXICO 87110

JOHN A. MYERS
SCOTT OLIVER*
KEVIN J. MCCREADY

*ALSO LICENSED IN TEXAS

TELEPHONE
(505) 883-7771

FACSIMILE
(505) 883-7773

June 10, 1993

Ms. Geneva Mitchell
Shaw Mobile Home Park
11100 Gibson Blvd., SE
Albuquerque, New Mexico 87123

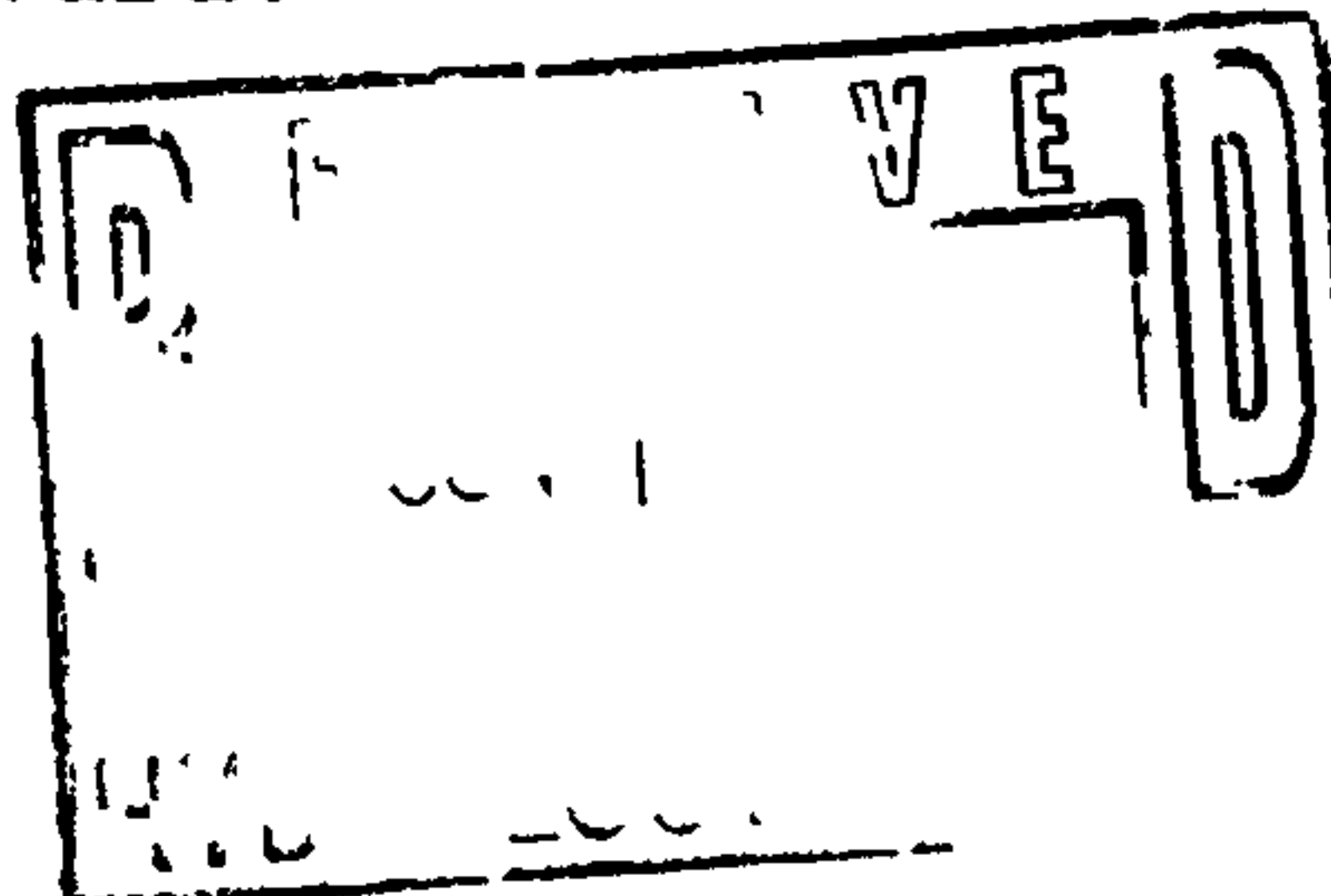
Re: Willow Wood Subdivision

Dear Ms. Mitchell:

As you are aware, this office represents the Manzano Mesa Limited Partnership, the developer of the Willow Wood Subdivision north of the Shaw Mobile Home Park. In early March, during the course of the construction of the subdivision, you voiced an objection to the severance of La Vara Drive which crosses APS property. Councillor Brasher interceded on your behalf, resulting in a series of meetings to arrive at a solution to accommodate your concerns.

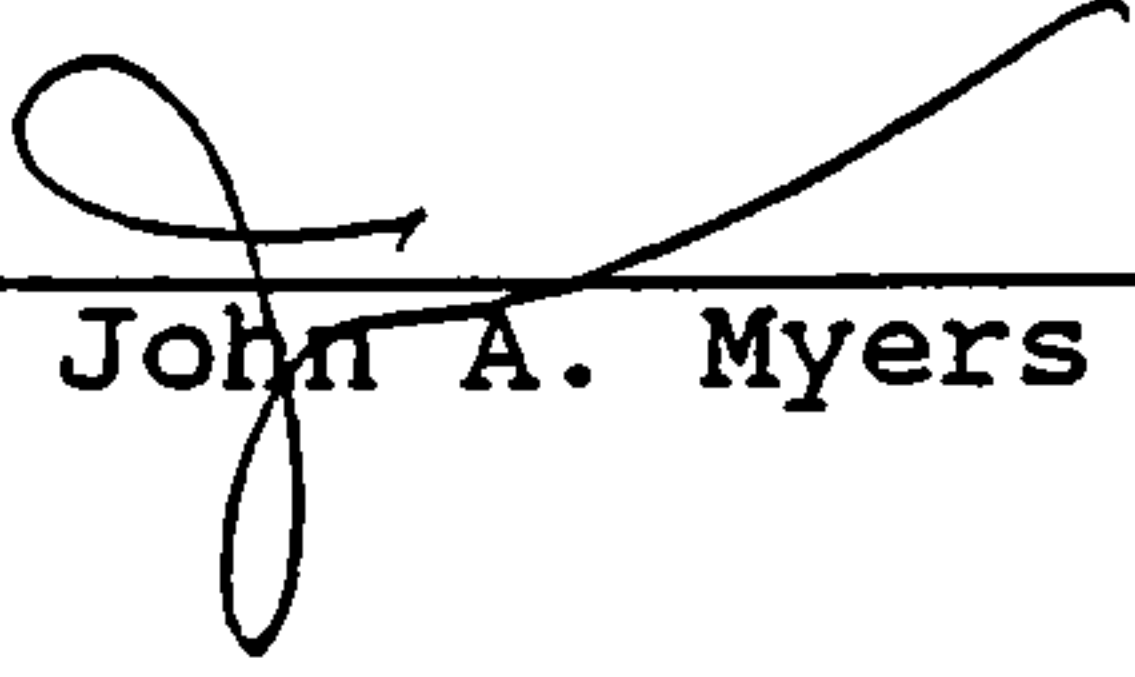
It was discussed that La Vara had been vacated several years ago following public hearings and meetings with representatives of the Mobile Home Park. Nevertheless, APS, the City and the Developer agreed to "jump through hoops" to accommodate your concern. An outline of the parties' agreement was spelled out in a letter dated March 8, 1993, a copy of which is enclosed. From the date of our first meeting, APS has made it clear that its willingness to cooperate was conditioned upon receipt of an easement from Shaw Mobile Home Park.

APS, the City, and the developer have spent three months, and have expended substantial sums of money in order to alter plans to facilitate this agreement. Yesterday, June 9, 1993, Paul Brasher, your engineer, advised me that Shaw would not grant APS the easement. I explained to Paul the ramifications of your decision, that is, APS would not grant a temporary road easement, the developer would not redesign its drainage channel, the City would not build a crossing structure for La Vara, and La Vara would be closed. Today, June 10, 1993, Paul Brasher advised me that he had spoken with you, that you understand the ramifications of your decision, and that you stand by your decision. Therefore, the developer will proceed with its original design, and no temporary access will be given over La Vara.



Sincerely,

MYERS & OLIVER
A Professional Corporation

By: 

John A. Myers

JAM:klw

cc: Councillor Michael Brasher
Don Peterson, City Council Senior Policy Analyst
Walter Nickerson, Assistant Director, Public Works Dept.
Mr. Gilbert Aldez
Mr. Paul Brasher
Mr. Chuck Atwood, APS
Mr. Rick Beltramo, Avid Engineering
Curb, Inc.
Trails Management, Inc.

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING OPERATIONS**

April 30, 1993

TO: Michael Brasher, Councillor, District 9

FROM: Robert E. Gurule, Director, Public Works Department *REG*
By: William F. Coleman, P.E., Acting Manager, Traffic *AK*
Engineering Operations

SUBJECT: Traffic Study at Eubank and Gibson, SE

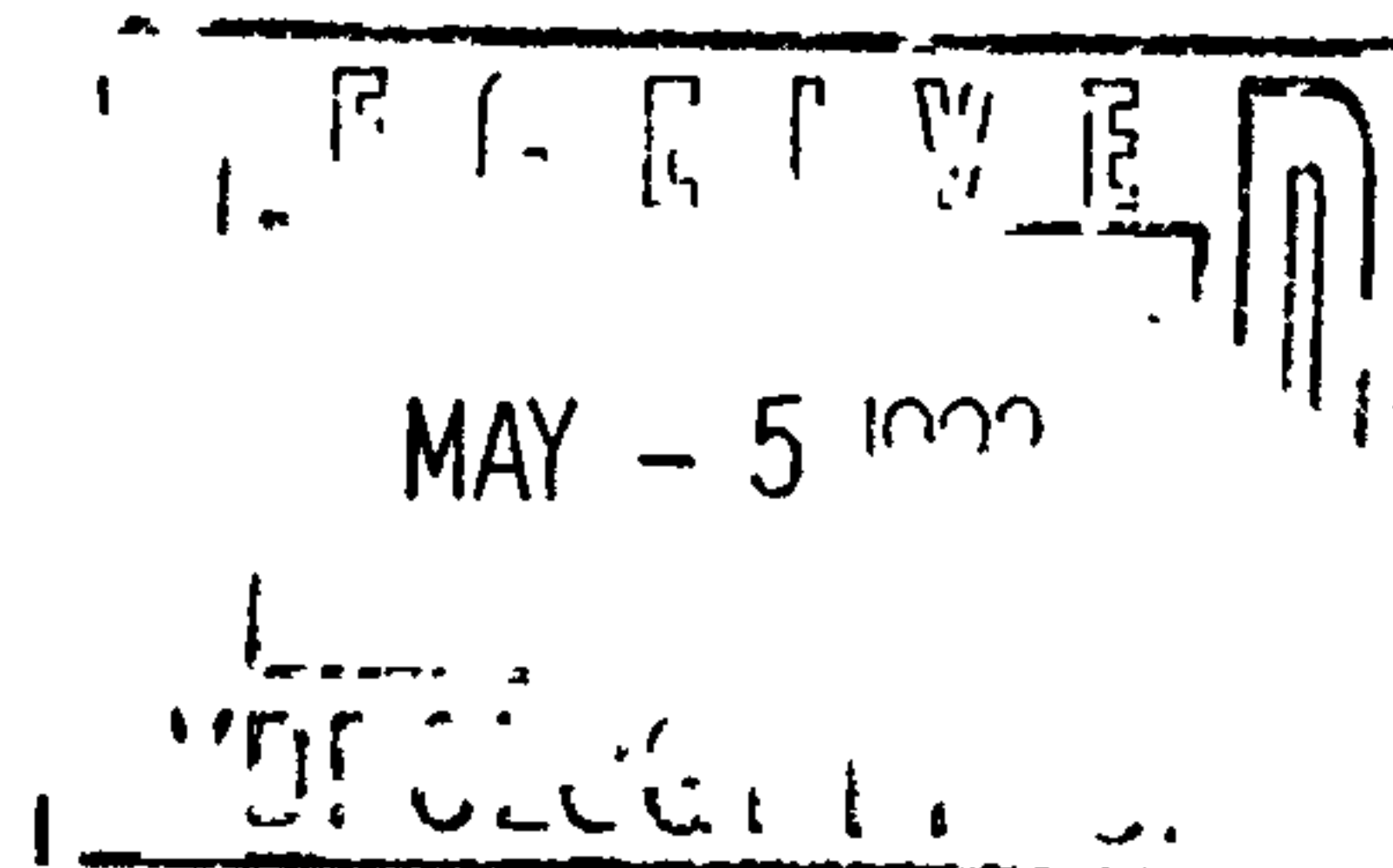
Traffic Engineering is still planning to schedule a traffic study to determine whether warrants are met at the subject intersection. However, we are waiting for the road closures to take place at Elizabeth and La Vara as part of the channel construction before traffic counts are taken. Because vehicles will have to reroute to Eubank and Gibson, this will simulate future conditions and offer the best chance of warranting a traffic signal.

Once we have notice that construction of the channel is occurring, we will schedule our study accordingly.

Please contact my office if you have any questions.

xc: Arthur A. Blumenfeld, Chief Administrative Officer
Walt Nickerson, Assistant Director, Public Works Department
Gilbert Aldaz, Hydrology, PWD *✓*
Glen Jurgensen, Arroyo Maintenance, PWD
file

5688



WFO13

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
TRAFFIC ENGINEERING OPERATIONS

March 2, 1993

5688

TO: Dan Soriano, Traffic Safety Engineer
FROM: ^{WFC} Bill Coleman, Traffic Engineering Operations
SUBJECT: Signal Study - Eubank/Gibson

Traffic Engineering Operations has been requested by Councillor Brasher, Engineering Consultant Paul Brasher, and the owner of the Shaw Mobile Home Park to study the Eubank/Gibson intersection for the possible warranting of a signal. Please plan to begin counts late this week or early next with other work proceeding as quickly as possible.

The other access to the park (private it appears) is via Elizabeth, La Entrada, and La Vara. Paul Brasher said this one has been vacated and will be blocked this week and a trench cut by a channel. Emergency access and southbound to eastbound delays have been said to be a problem.

Attachment

WFC/mge
5542

March 25, 1993

Gilbert Aldaz, P.E. & P.S.
City Hydrologist
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: LETTER OF UNDERSTANDING - WILLOW WOOD SUBDIVISION, PHASE I
CONDITIONS OF WORK ORDER APPROVAL**

Dear Gilbert:

This letter establishes the requirements which allow for Work Order plan approval for the first phase of development for Willow Wood Subdivision. As discussed in our meeting on March 22, 1993, you agreed to approve of the construction plans without all necessary easements and offsite facilities designed contingent upon certain requirements. The developer, Manzano Mesa Limited Partnership, agrees to fulfill the conditions of approval regardless of the La Vara Rd. situation and the pending license agreement.

CONDITIONS OF APPROVAL:

- 1) All offsite easements and maintenance covenant agreements for offsite temporary drainage improvements must be in place before the final plat can be filed.
- 2) The State Engineers Filing must be approved by APS and the State Engineer before the plat can be filed.
- 3) The offsite, temporary drainage improvements will be constructed prior to Work Order improvement acceptance. A note shall be on the plan to this effect.

Please show your concurrence by affixing your signature in the space below.

Sincerely,

Rick Beltramo, P.E.

CONCURRENCE:



Charles A. Haegelin, President Date City Engineer/City hydrologist Date
Curb Inc., General Partner City of Albuquerque

cc: Stan Strickman

JOB NO: 2104.00 FILE:PROJECTS\WILLOW\LETTER.UND

03-05-93

TO: L-21/D37A (WILLOWWOOD SUBD.)

FROM: GILBERT

SUBMITTAL RECEIVED 1-26-93 FOR ROUGH GRADING

I signed off on this plan 1-22-93

I failed to log-off when plan came

in on 1-26-93.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN REVIEW COMMITTEE MEETING

01-14-93

1:30 P.M.

PROJECT: Willowood Subdivision Unit 1

Project No. 4604.90

CONSULTANT: AVID Engineering

PRESENT: ~~BK~~ Billy Goolsby, DRC Chairman
Richard Dourte, Transportation Development
✓ Gilbert Aldaz, Hydrology,
Stan Strickman, Trails Management, Inc.
Chris Green, Consensus Planning
✓ Rick Beltramo, AVID Engineering
Eric Stump, AVID Engineering

COMMENTS:

1. DRC Chairman discussed the required improvements as per the approved infrastructure list from DRB.
2. The approved infrastructure list will be re-submitted to DRB whereby, the retaining walls are to be included in the Certification for the grading and drainage of the sites.
3. Gilbert Aldaz, Hydrology, provided some verbal comments and mark-ups regarding the grading and drainage for rough grading approval. A permit from the State Engineers Office will be required prior to rough-grading sign-off by Hydrology.
4. Richard Dourte, Transportation Development, did not have any comments.
5. Mark-ups were provided by Robert Kane, Utility Development.

The Consultant is to incorporate the comments and the required infrastructure design and submit to the Master Scheduler to schedule a preliminary design review session. The submittal is to include eight (8) sets of plans, the mark-ups and Figure 7 from the DPM.

BG:vgl(WP+125458)

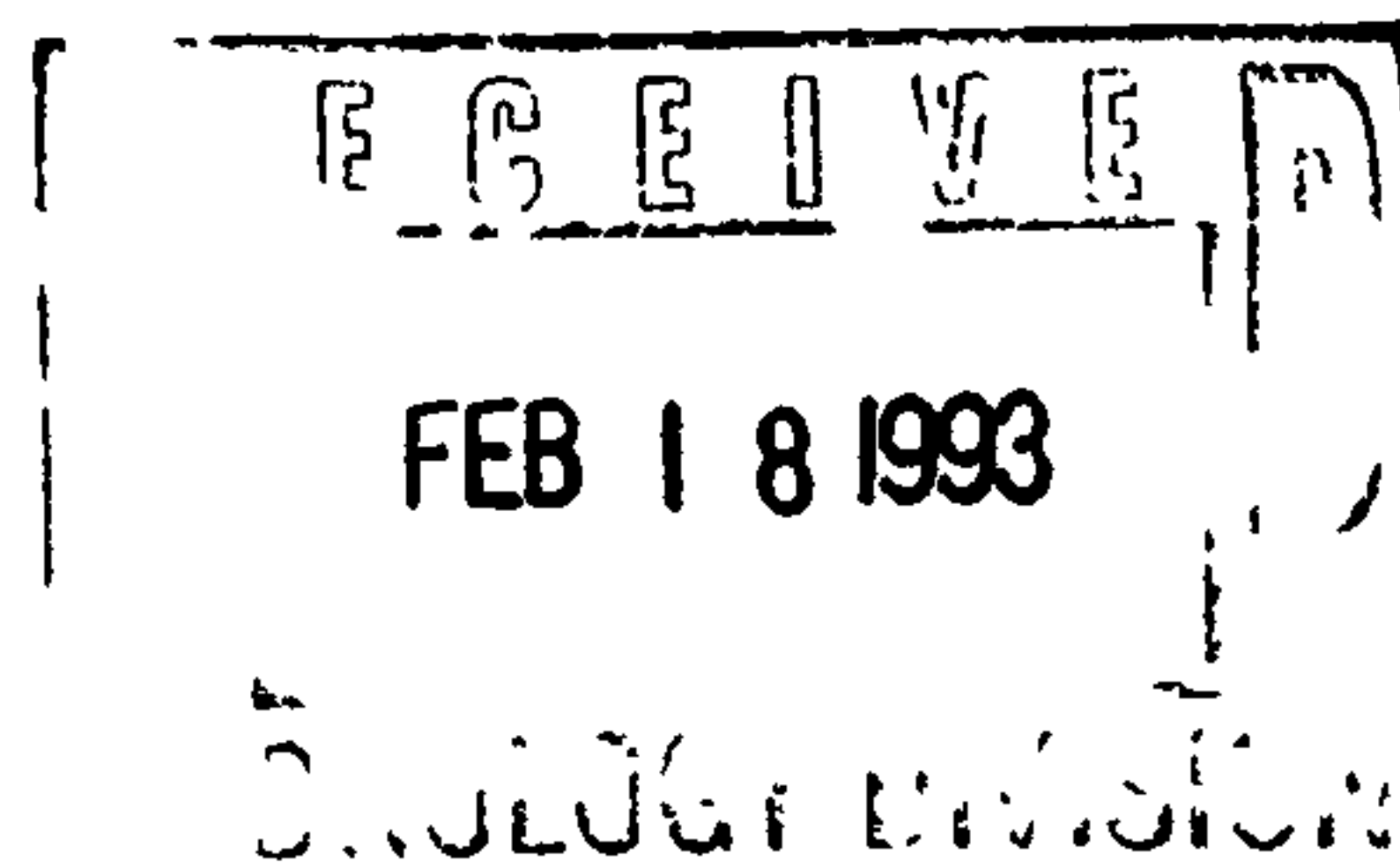
TRAILS MANAGEMENT, INC.

(505) 766-9103

**201 THIRD STREET NW, SUITE
P.O. BOX
ALBUQUERQUE, NEW MEXICO
87103-0817**

February 18, 1993

Mr. Gilbert Aldaz, PE
Public Works Department
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87103



Re: Easements for Willow Wood, Unit I
Tract D-3, Manzano Mesa

Dear Gilbert:

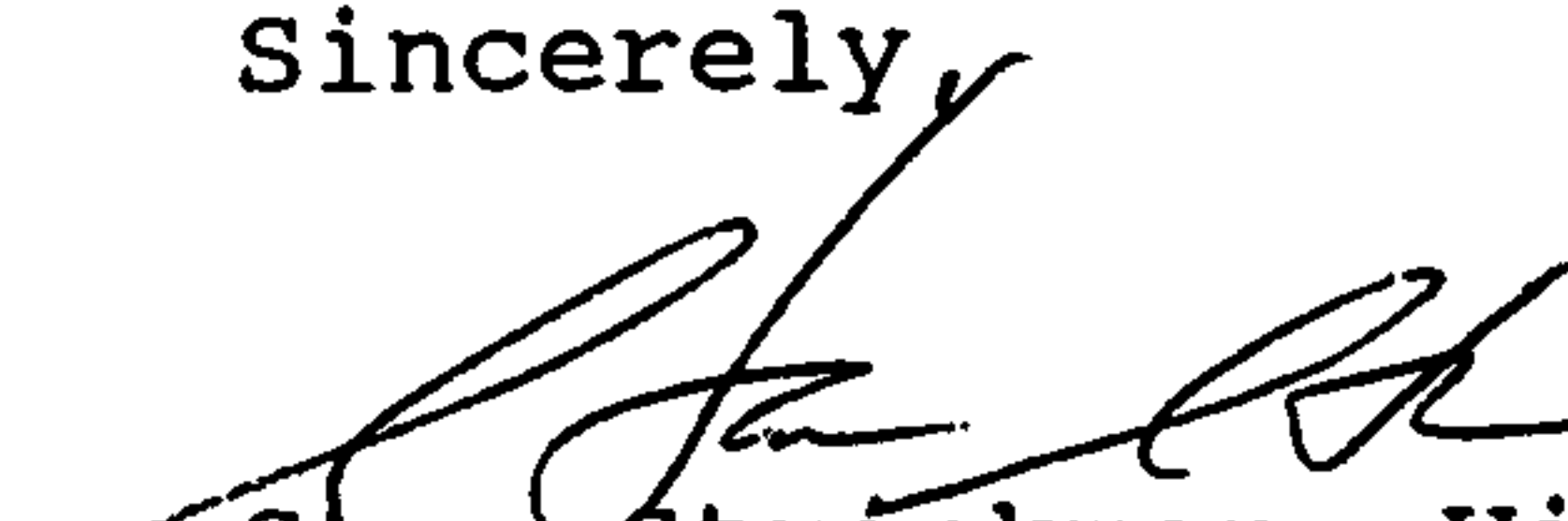
The diversion and/or erosion control easements for the above referenced subdivision will be granted by Albuquerque Public Schools to the developer, Manzano Mesa Limited Partnership and the City of Albuquerque. Before I submit the easement documents to APS to initiate their approval and signature process, I would like to have your comments concerning the form of the easement.

I have enclosed a copy of the PRIVATE FACILITY DRAINAGE COVENANT AND RESERVATION OF DRAINAGE EASEMENT along with the applicable legal descriptions for each of the four drainage easements. I have also included a copy of the proposed final plat for Unit I with Easements E, F, G and H marked.

Please let me know if this form meets with your approval so I may obtain the appropriate signatures.

Thank you for your assistance.

Sincerely,


Stan Strickman, Vice President
Willow Wood Project Manager

cc: Richard Beltramo, AVID Engineering

Charles A. Haegelin, President, Curb, Inc.
General Partner, Manzano Mesa Limited Partnership

*2-18-93
Contacted Stan G.
regarding esmts. look
good, told him
to execute with
DEC? He would
follow thru.
J.A.*

(NOT DEVELOPER OWNED PROPERTY)

PRIVATE FACILITY
DRAINAGE COVENANT AND
RESERVATION OF DRAINAGE EASEMENT

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] BOARD OF EDUCATION OF THE CITY OF ALBUQUERQUE,
MUNICIPAL SCHOOL DISTRICT NO. 12 ("Owner"), whose address is _____;
[state the name of the developer or subdivider required to construct the drainage facility and state the legal status of the developer, for example, "single person," "husband and wife," "corporation of the State of _____," "partnership":] MANZANO MESA LIMITED PARTNERSHIP ("Developer"), whose address is 9806 Greenbriar, NE, Albq., NM, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner and Developer sign this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] Tract D-1, MANZANO MESA, the plat of which was filed December 30, 1992, in the office of the County Clerk of Bernalillo County, New Mexico, in Vol. 92C, folio 277.

in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Developer is required to construct and maintain certain drainage facilities and the Owner, for good and valuable consideration received from the Developer, is willing to allow construction and maintenance of the Drainage Facility on its Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Developer shall construct the following "Drainage Facility" within the Property at the Developer's sole expense in accordance with the standards, plans and specifications approved by the City:

Diversion and/or erosion control berms per City project 4604.90.

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. Reservation of Easement. The Owner, for itself, its heirs, successors and assigns, jointly and severally, hereby grants to Developer, its heirs, successors and assigns, jointly and severally, a perpetual easement over and across a portion of the Owner's property for the benefit of [describe the lots, parcels or tracts which are to be benefited by the Drainage Facility and easement] Tract D-3, MANZANO MESA, the plat of which was filed December 30, 1992 in the office of the County Clerk of Bernalillo County, New Mexico, in Vol. 92C, folio 277.

for the purpose of permitting the flow, conveyance, and discharge of storm water runoff and for the purpose of permitting ingress and egress for the construction, maintenance and repair of the drainage facility. The land affected by the grant of this easement is more particularly described as:

See EXHIBITS E, F, G, and H, Attached hereto and incorporated herein

4. Maintenance of Drainage Facility. The Developer shall maintain the Drainage Facility and Easement at the Developer's sole cost in accordance with the approved Drainage Report and plans. In the event the Developer fails to maintain the Drainage Facility, Owner agrees that it shall be responsible for maintenance of the Drainage Facility and Easement in accordance with the approved Drainage Report and plans.

5. Benefit to Property. The Developer and Owner acknowledge and understand that the Drainage Facility required herein to be constructed is for the private benefit and protection of the Developer's property and that failure to maintain such facility could result in damage or loss to the Owner's Property and to the property of Developer.

6. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Developer, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

7. Liability of City. The Developer and Owner understand and agree that the City shall not be liable to the Developer or the Owner, or their respective heirs, successors or assigns, or to any third parties for any damages resulting from the Developer's or Owner's failure to construct, maintain or repair the Drainage Facility.

8. Indemnification. The Developer owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Developer agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, and the Owner, its heirs, successors and assigns from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Assessment. Nothing in this Easement and Covenant shall be construed to relieve the Owner or Developer, or their respective heirs, assigns and successors from an assessment against the Owner's or Developer's property for improvements under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

10. Binding on Owner's Property. The easement, covenants and obligations of the Owner and Developer set forth herein shall be binding on the Owner and Developer, and their respective heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City's Chief Administrative Officer as approved by the City Engineer.

11. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

12. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by all parties.

13. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner and Developer.

DEVELOPER:

OWNER:

By: _____
Its: _____
Dated: _____

By: _____
Its: _____
Dated: _____

STATE OF _____)
COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 198____, by [name of person signing:] _____, [title or capacity, for instance, "President" or "Owner":] _____ of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

Notary Public

My Commission Expires:

STATE OF _____)
COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 198____, by [name of person signing:] _____, [title or capacity, for instance, "President" or "Owner":] _____ of [the Developer if other than an individual, for instance, the name of the corporation, partnership, or joint venture:] _____

Notary Public

My Commission Expires:

CITY OF ALBUQUERQUE:

Accepted:

By: _____
Director Public Works Department
Dated: _____

[EXHIBIT A ATTACHED]

EXHIBIT "E"

A certain parcel of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point, a 5/8" rebar with plastic cap marked "PS 11184", on the boundary between said Tract D-1 and Tract D-3 Manzano Mesa, being the southwest corner of the parcel herein described, from whence a 5/8" rebar with plastic cap stamped "PS 8478", being the southeast corner of said Tract D-1, bears N85°05'32"E a distance of 274.07 feet;

thence along said boundary N05°23'40"E a distance of 229.62 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence leaving said boundary N05°23'40"E a distance of 11.29 feet to a point;

thence N51°53'45"W a distance of 135.90 feet to a point;

thence N38°06'15"E a distance of 20.00 feet to a point;

thence S51°53'45"E a distance of 146.83 feet to a point;

thence S05°23'40"W a distance of 251.49 feet to a point on said boundary between Tracts D-1 and D-3;

thence along said boundary 20.00 feet along a curve to the right having a radius of 1670.00 feet, a delta of 00°41'11", and a chord bearing N85°35'14"W a distance of 20.00 feet to the point and place of beginning, containing 7,751.60 square feet (0.1780 acres) more or less.

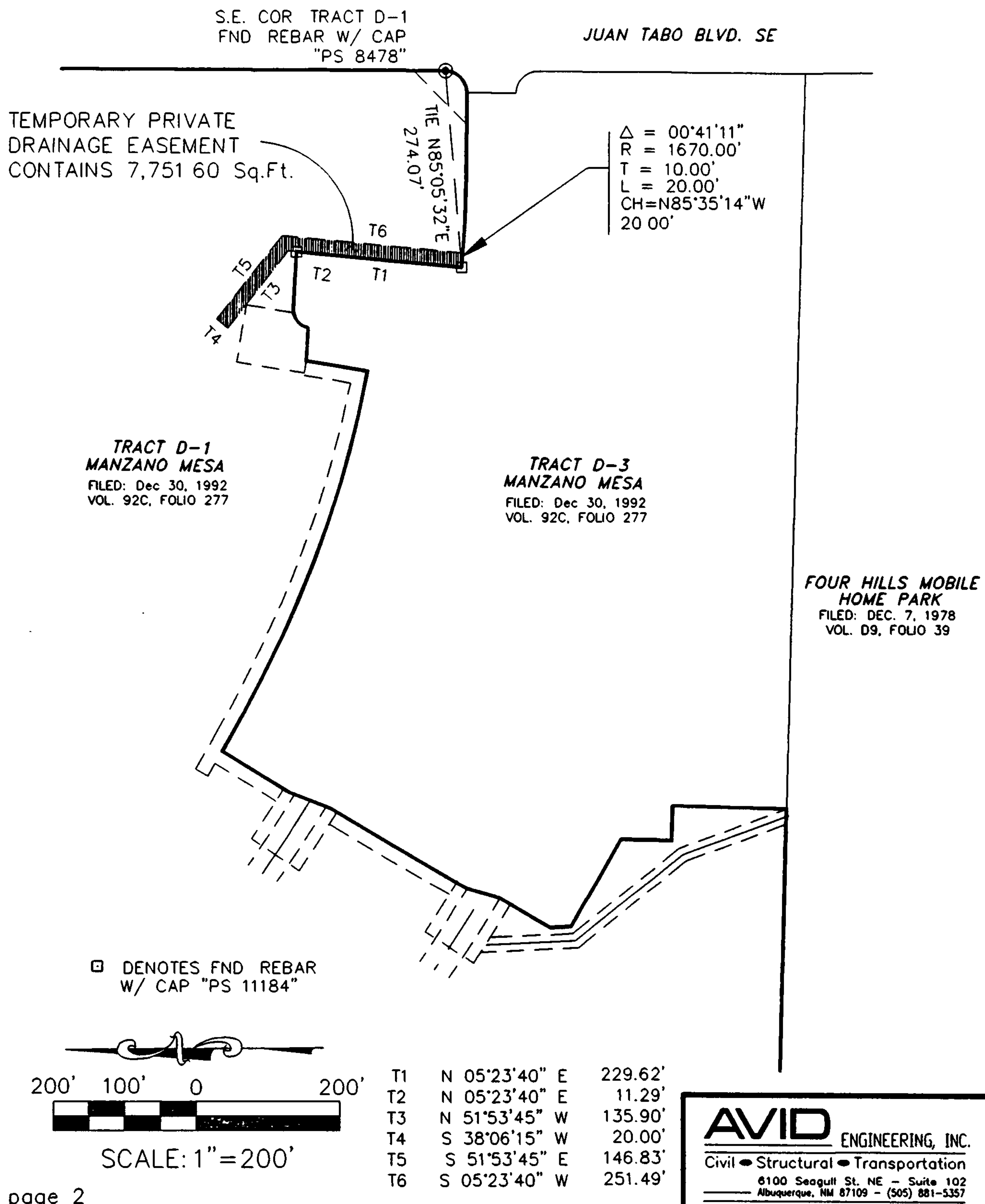
see attached page 2

Ruan S. Bacigalupa
Ruan S. Bacigalupa NPS 11462



2/9/93
Date

EXHIBIT "E"



AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

EXHIBIT "F"

A certain parcel of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point on the boundary between said Tract D-1 and Tract D-3 Manzano Mesa, being the northeast corner of the parcel herein described, from whence a 5/8" rebar with plastic cap stamped "PS 8478", being the southeast corner of said Tract D-1, bears S64°37'19"E a distance of 445.93 feet;

thence, along said boundary for the next twelve (12) courses, S09°21'46"W a distance of 85.72 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N78°28'24"W a distance of 60.08 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N76°27'38"W a distance of 49.52 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N74°38'30"W a distance of 49.52 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N72°38'27"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N70°27'30"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N68°16'32"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N66°16'29"W a distance of 49.52 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N64°16'26"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N62°05'29"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence N59°54'31"W a distance of 59.42 feet to a point, a 5/8" rebar with plastic cap marked "PS 11184";

thence S31°10'58"W a distance of 100.00 feet to a point;

thence leaving said boundary 20.00 feet along a curve to the right having a radius of 1660.00 feet, a delta of 00°41'25", and a chord bearing N58°28'19"W a distance of 20.00 feet to a point;

thence N31°10'58"E a distance of 99.50 feet to a point;

thence N59°54'31"W a distance of 20.00 feet to a point;

thence N30°05'29"E a distance of 20.00 feet to a point;

thence S59°40'02"E a distance of 63.23 feet to a point of curvature;

thence 514.75 feet along a curve to the left having a radius of 1540.00 feet, a delta of $19^{\circ}09'05''$, and a chord bearing $S69^{\circ}14'35''E$ a distance of 512.36 feet to a point;
thence $N09^{\circ}21'46''E$ a distance of 65.21 feet to a point;
thence $S80^{\circ}38'14''E$ a distance of 20.00 feet to the point and place of beginning, containing 15,235.71 square feet (0.3498 acres) more or less.

see attached page 3

Ruan S. Bacigalupa
Ruan S. Bacigalupa NMPS 11462



2/9/93
Date

page 2

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Saguaro St. NE - Suite 102
Albuquerque, NM 87109 - (505) 841-5357

EXHIBIT "F"

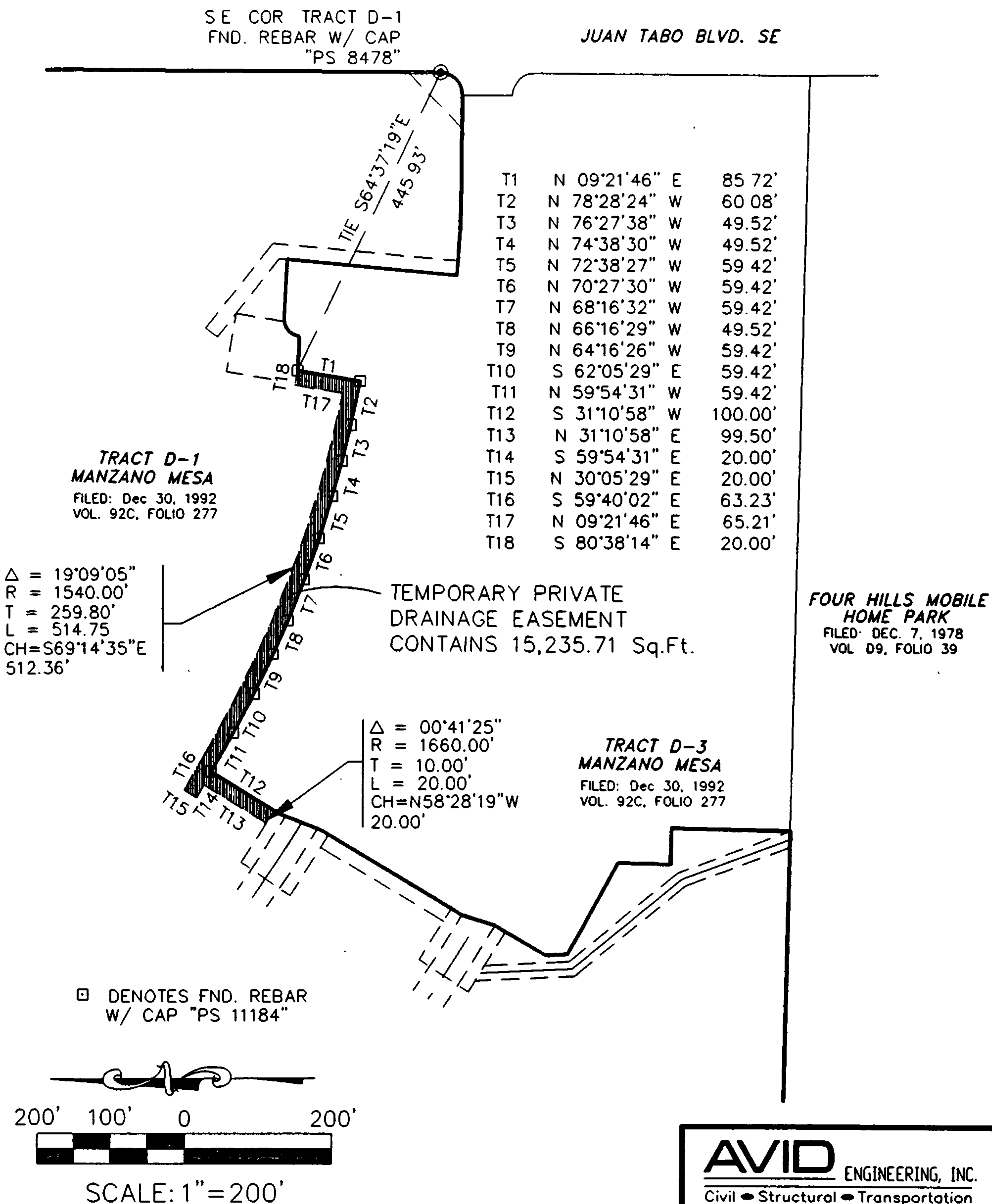


EXHIBIT "G"

A certain parcel of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as follows:

Beginning at a point on the boundary between said Tract D-1 and Tract D-3 Manzano Mesa, being the northeast corner of the parcel herein described, from whence a 5/8" rebar with plastic cap stamped "PS 8478", being the southeast corner of said Tract D-1, bears S81°51'56"E a distance of 1036.82 feet;

thence along said boundary S30°49'56"W a distance of 193.00 feet to a point;

thence leaving said boundary 20.00 feet along a curve to the right having a radius of 1933.00 feet, a delta of 00°35'34", and a chord bearing N58°52'18"W a distance of 20.00 feet to a point;

thence N30°49'56"E a distance of 193.01 feet to a point;

thence 20.00 feet along a curve to the left having a radius of 1740.00 feet, a delta of 00°39'31", and a chord bearing S58°50'20"E a distance of 20.00 feet to the point and place of beginning, containing 3,860.09 square feet (0.0886 acres) more or less.

see attached page 2

Ruan S. Bacigalupa
Ruan S. Bacigalupa NMPS 11462



2/9/93
Date

page 1

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-3357

EXHIBIT "G"

FND S.E. COR.
TRACT D-1
REBAR W/ CAP
"PS 8478"

JUAN TABO BLVD. SE

TRACT D-1
MANZANO MESA
FILED Dec 30, 1992
VOL 92C, FOLIO 277

TRACT D-3
MANZANO MESA
FILED: Dec 30, 1992
VOL. 92C, FOLIO 277

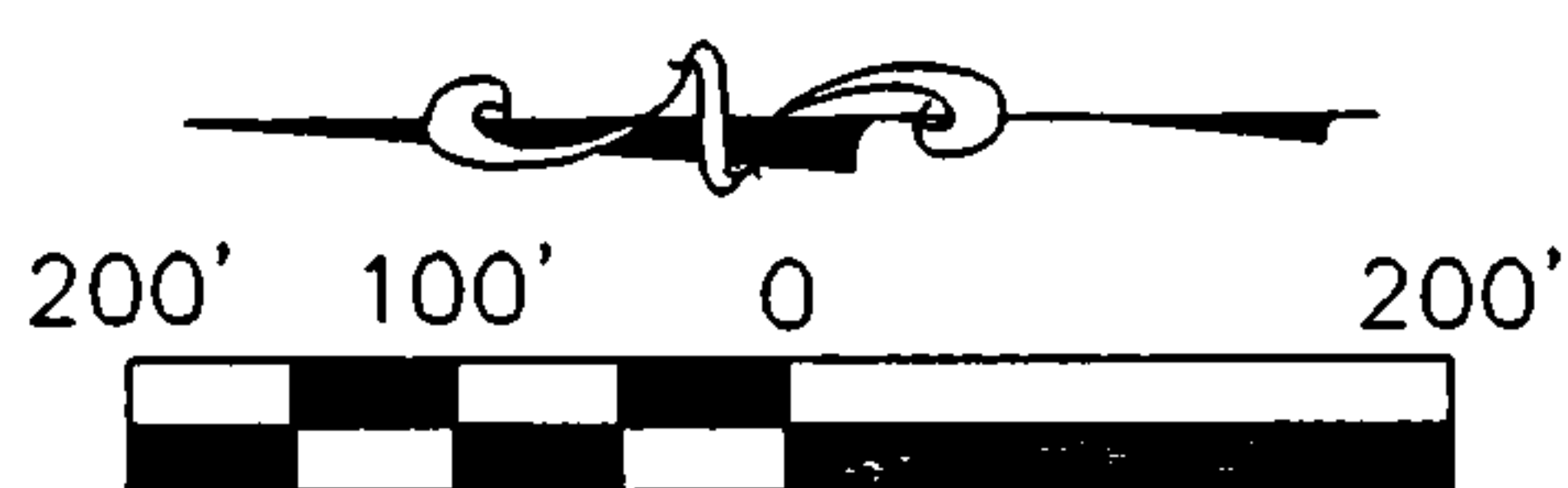
① $\Delta = 00^{\circ}35'34''$
R = 1933.00'
T = 10.00'
L = 20.00'
CH=N58°52'18"W
20 00'

② $\Delta = 00^{\circ}39'31''$
R = 1740.00'
T = 10.00'
L = 20.00'
CH=S58°50'20"E
20.00'

FOUR HILLS MOBILE
HOME PARK
FILED: DEC. 7, 1978
VOL. D9, FOLIO 39

TEMPORARY PRIVATE
DRAINAGE EASEMENT
CONTAINS 3,860.09 Sq.Ft.

TRACT D-1
MANZANO MESA
FILED Dec 30, 1992
VOL 92C, FOLIO 277



SCALE: 1"=200'

EXHIBIT "H"

A certain strip of land situate within Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising a portion of Tract D-1, Manzano Mesa, as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1, D-2 AND D-3 MANZANO MESA", as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on December 30, 1992, in Volume 92C, Folio 277, and being more particularly described by grid bearings and ground distances as lying 10.00 feet on each side of the following described centerline:

Beginning at a point on the southerly boundary of said Tract D-1 and from whence a 5/8" rebar with plastic cap stamped "PS 11184", being the southwest corner of Tract D-3 Manzano Mesa, bears S88°47'05"E a distance of 10.77 feet;

thence N20°32'05"W a distance of 154.34 feet to a point;

thence N39°32'05"W a distance of 191.67 feet to a point;

thence N02°32'05"W a distance of 124.52 feet to a point;

extending and shortening the side lines so as to terminate at said boundary line and at a temporary public drainage, sanitary sewer and waterline easement to be dedicated concurrently with this easement, containing 9,410.84 square feet (0.2160 acres) more or less.

see attached page 2

Ruan S. Bacigalupa
Ruan S. Bacigalupa NMPS 11462



2/4/93
Date

page 1

AVID ENGINEERING, INC.
Civil • Structural • Transportation
8100 Sequit St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

EXHIBIT "H"

JUAN TABO BLVD. SE

TRACT D-1
MANZANO MESA
FILED Dec 30, 1992
VOL 92C, FOLIO 277

TRACT D-3
MANZANO MESA
FILED Dec 30, 1992
VOL 92C, FOLIO 277

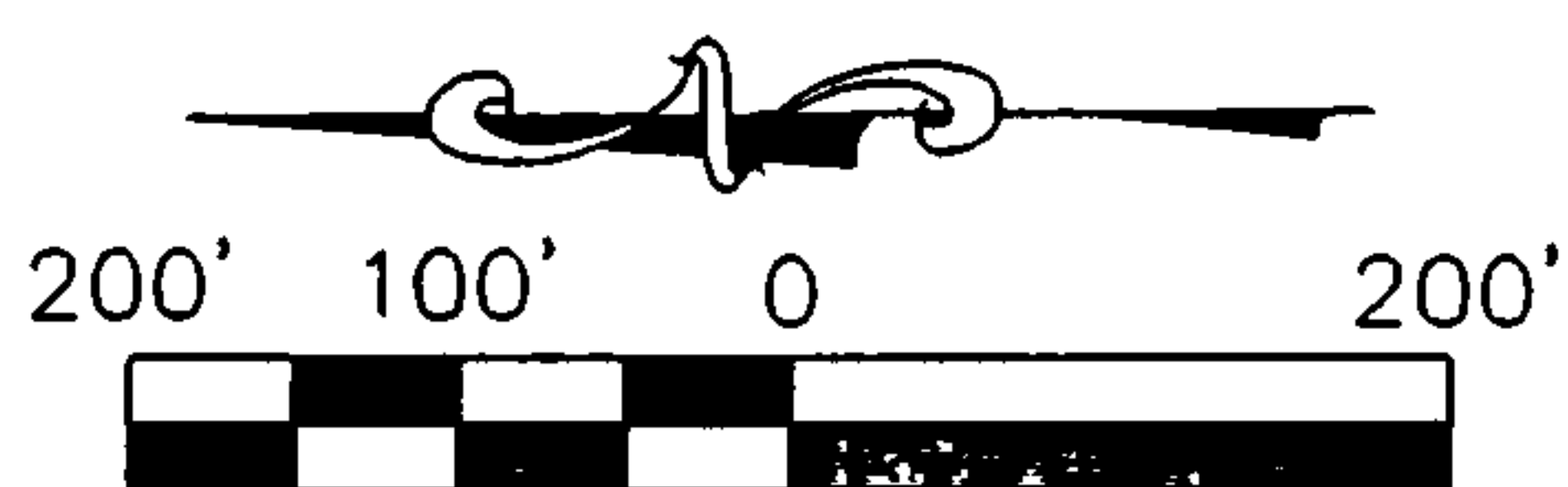
FOUR HILLS MOBILE
HOME PARK
FILED DEC. 7, 1978
VOL 09, FOLIO 39

TEMPORARY PRIVATE
DRAINAGE EASEMENT
CONTAINS 9,410.84 Sq.Ft.

TRACT D-1
MANZANO MESA
FILED Dec 30, 1992
VOL 92C, FOLIO 277

□ DENOTES FND. REBAR
W/ CAP "PS 11184"

T1	S88°47'05"E	10.77'
T2	N20°32'05"W	154.34'
T3	N39°32'05"W	191.67'
T4	N02°32'05"W	124.52'



SCALE: 1"=200'

AVID ENGINEERING, INC.
Civil • Structural • Transportation
6100 Seagull St. NE - Suite 102
Albuquerque, NM 87109 - (505) 881-5357

DRAINAGE INFORMATION SHEET

UNIT 1

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21/D37ALEGAL DESCRIPTION: Tract D-1, Manzano MesaCITY ADDRESS: West of Juan Tabo, North of GibsonENGINEERING FIRM: AVID Engineering, Inc.CONTACT: James DomenickADDRESS: 6100 Seagull, NE Suite 102, 87109PHONE: 881-5357OWNER: Manzano Mesa Limited PartnershipCONTACT: Stan StrickmanADDRESS: 6301 Indian School, NE Suite 208PHONE: 242-6375ARCHITECT: None

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: AVID Engineering, IncCONTACT: Ruan BacigalupaADDRESS: Same as AbovePHONE: 881-5357CONTRACTOR: None

CONTACT: _____

ADDRESS: _____

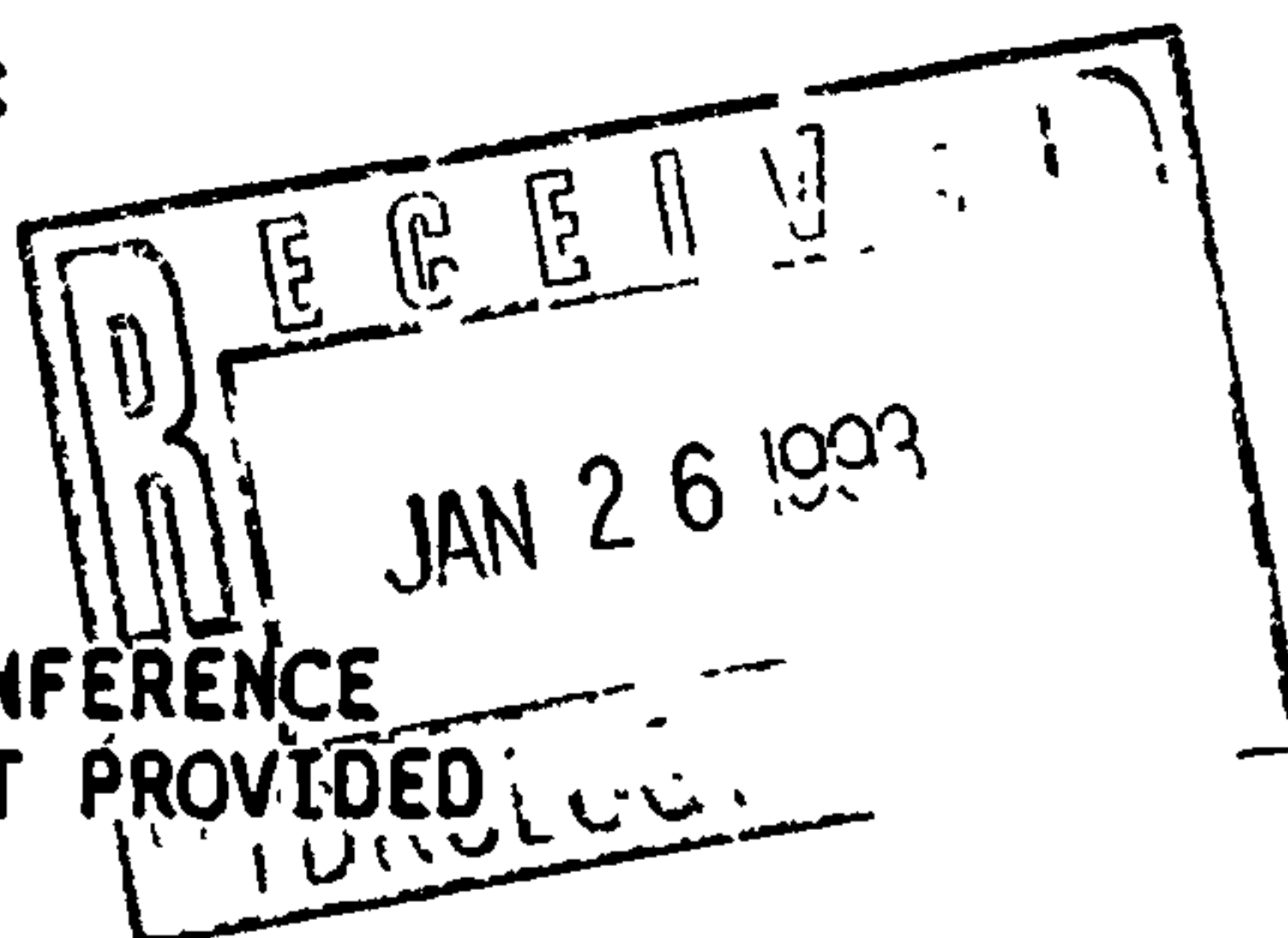
PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NOCOPY OF CONFERENCE
RECAP SHEET PROVIDEDDRB NO. DRB-92-0106

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:

☐ SECTOR PLAN APPROVAL☐ 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: 1/26/93BY: Mike Seltram

LETTER OF TRANSMITTAL

TO: Gilbert Aldaz, P.E. City Hydrologist City of ALB.	DATE: 1/26/93
	PROJECT: Willow Wood I
	PROJECT NO.: 2104.50
ATTN:	
RE: Rough Grade Approval	

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	Revised Grading Plan	Submitted.
1 set	Various plan markups	Returned
1	Drn Informat - Sheet	

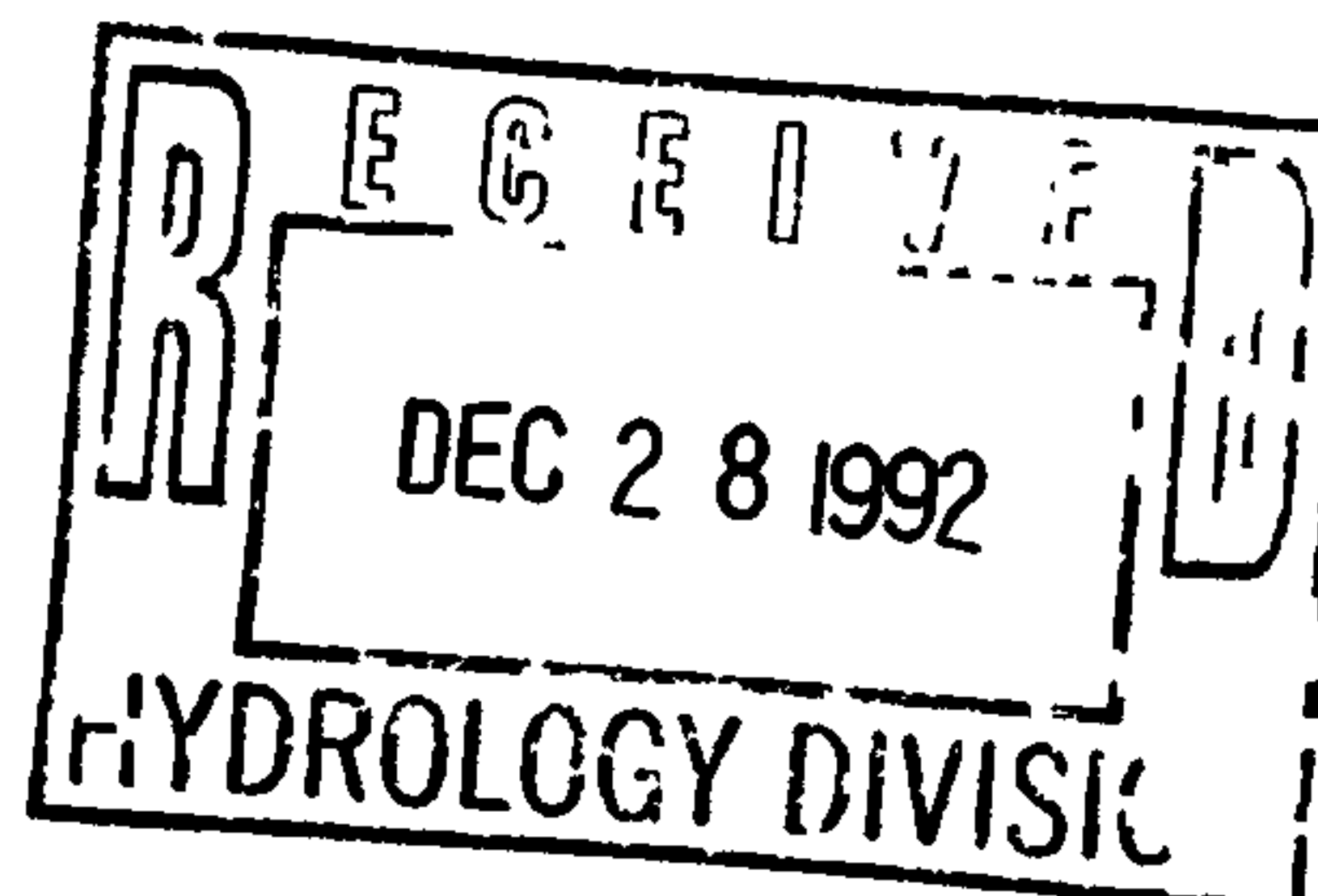
REMARKS: Gilbert, as you have requested, I am returning the comments for Willow Wood and the revised drainage and grading plan. We have addressed your comments.

BY: Mike Deltramos

RECEIVED: Polina Lopez DATE: 1-26-93

December 24, 1992

Mr. Gilbert Aldez, P.E., P.S.
City Hydrologist
Public Works Department
City Of Albuquerque
City/County Building, 3rd Floor



**RE: ROUGH GRADING PLAN FOR WILLOWWOOD SUBDIVISION, UNIT I
L-21**

Dear Gilbert:

Submitted for your review and approval is the rough grading plan for the first phase of the Willowwood project. As you may recall the drainage plan and the preliminary plat are both approved. In the report phasing of the development was addressed. This plan is consistent with the master plan report. The rough grading plan shows construction of off-site drainage channels and the storm drain retention pond. The plan is submitted for a rough grading plan review and approval only.

Please note that the plan does not show a rundown structure from the channel to the pond or an emergency spillway. More detailed design of the retention pond and the rundown will follow later with the Work Order Plans as a part of the public improvements. Because the design is for a 100-year 10-day storm I do not feel that an emergency spillway is needed. If this is not acceptable to you I propose that the pond volume be increased to your satisfaction in lieu of constructing the overflow weir. The final design will be addressed in the Work Order Plan review.

Because of the soil conditions on this site the earthwork construction will require significant time for prewetting (approximately 6 weeks). The owner would like to obtain a rough grading approval so that the prewetting can begin and then shortly following mass grading. Should you have any questions regarding this submittal please call anytime.

Sincerely,


Rick Beltramo, P.E.
Project Manager

cc: Charles Haegelin
Stan Strickman

File: 2104.50

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21/037ALEGAL DESCRIPTION: Tract D-1, Manzano MesaCITY ADDRESS: West of Juan Tabo, North of GibsonENGINEERING FIRM: AVID Engineering, Inc.CONTACT: James DomenickADDRESS: 6100 Seagull, NE Suite 102, 87109PHONE: 881-5357OWNER: Manzano Mesa Limited PartnershipCONTACT: Stan StrickmanADDRESS: 6301 Indian School, NE Suite 208PHONE: 242-6375ARCHITECT: None

CONTACT: _____

ADDRESS: _____

PHONE: _____

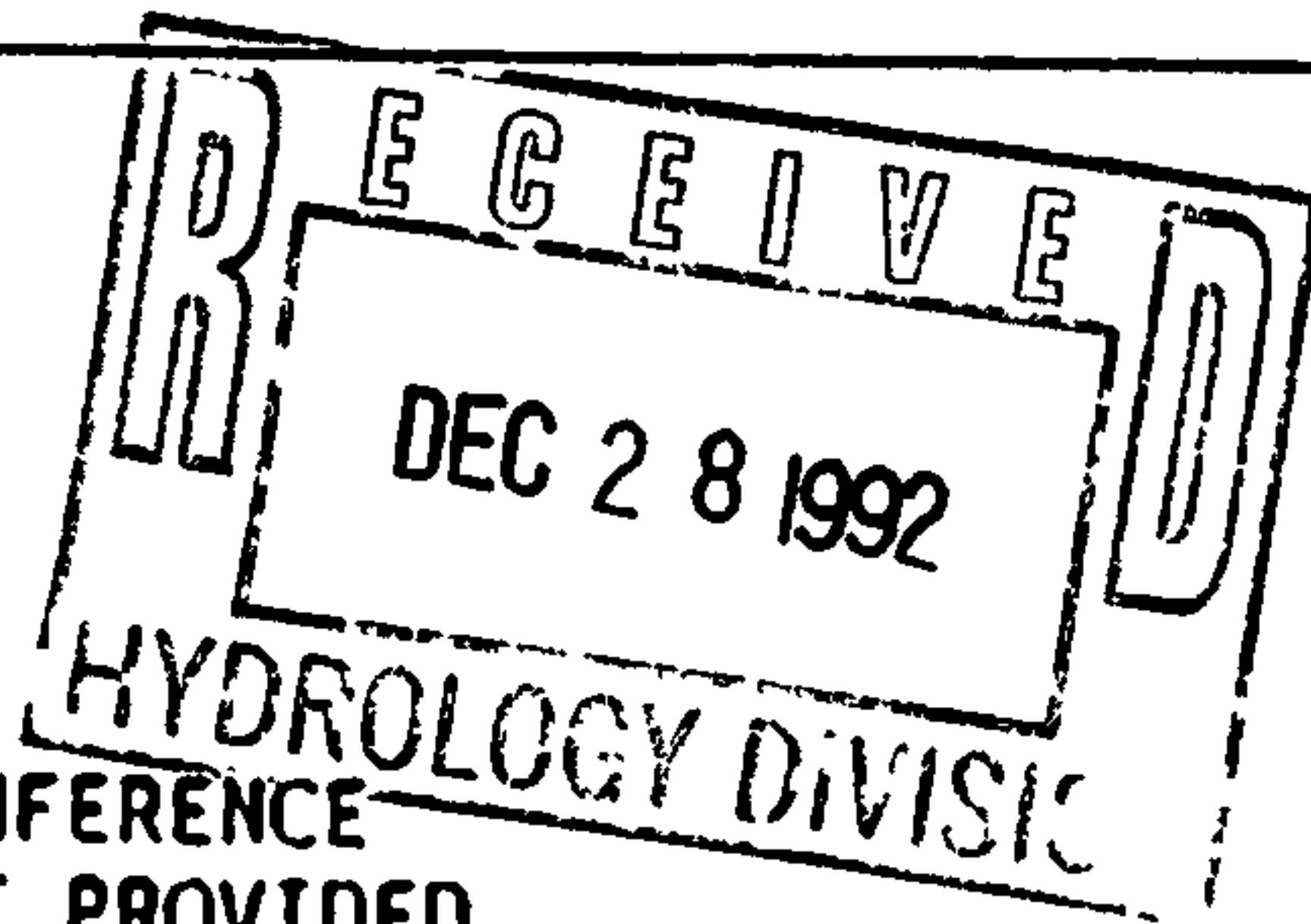
SURVEYOR: AVID Engineering, IncCONTACT: Ruan BacigalupaADDRESS: Same as AbovePHONE: 881-5357CONTRACTOR: None

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE
RECAP SHEET PROVIDEDDRB NO. DRB-92-0106

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:

☐ SECTOR PLAN APPROVAL☐ 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: 12/24/92BY: [Signature]

JAN. 14, 1993
4604.90

TO: L21/D37A WILLOW WOOD SUBD PHASE I
FROM: GILBERT
RE: ROUGH GRADING SUBMITTAL RECEIVED
12-28-92

Met w/ Rick Beltramo & Stan Strickman.
Provided Mark-ups on Rough Grading Plans
Sheets 1-3.

Rick would like to delay Rough Grading
on Temporary Channel & 12 Acre Pond Downstream
to Work Order, I Gave Okay.

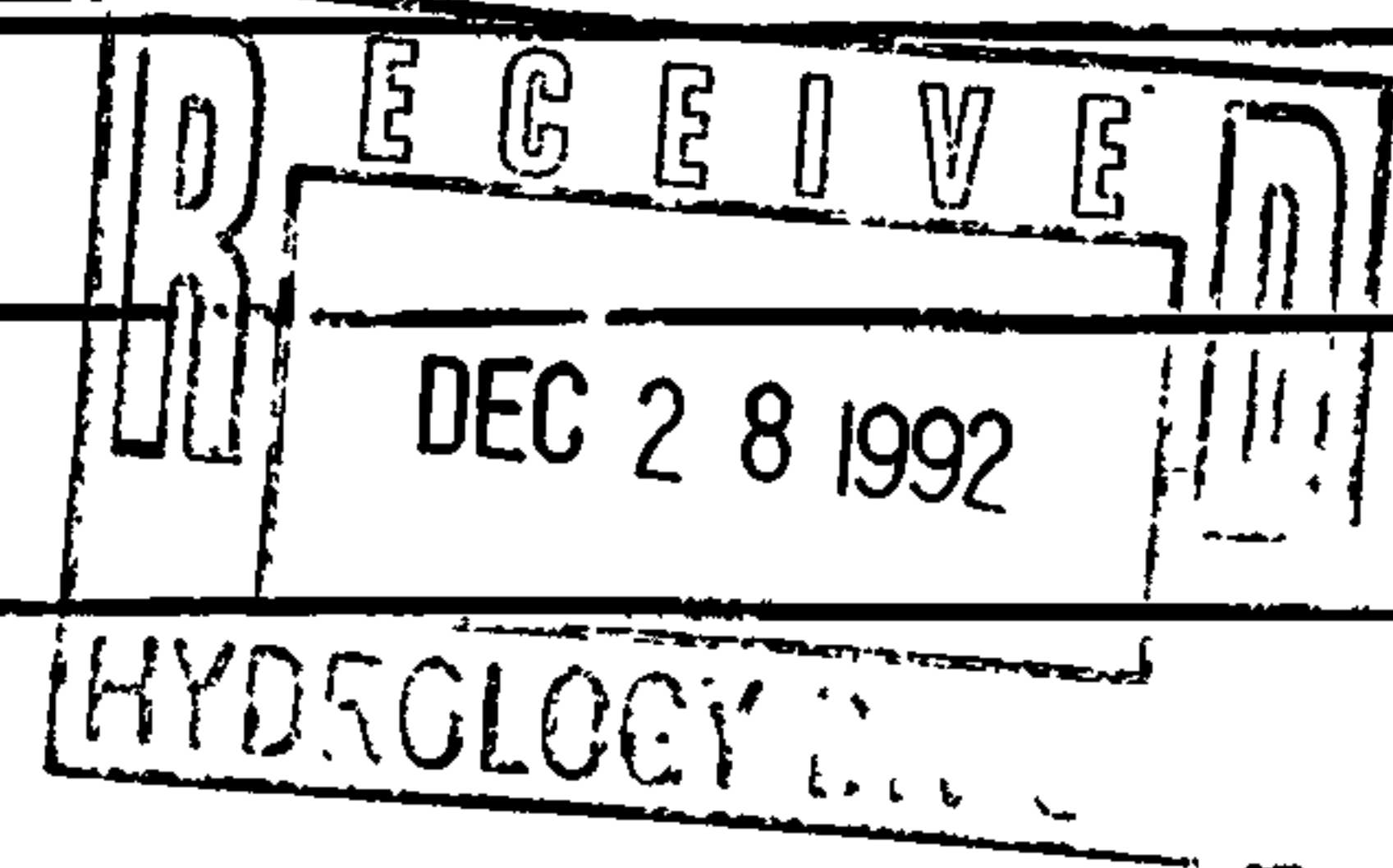
Stan would like to begin Rough
Grading on Subdivision ^{only} I Gave Okay
if they address Mark-Ups.

Rick will return Sheets 1-3 Markups
with next submittal.

AVID

ENGINEERING, INC.

Civil • Structural • Transportation

FAX COVER SHEETDATE: 12/28/92RE: WILLOWWOOD - Bulk Land Plat
RETENTION FOND EASEMENT**FAX TO:**NAME: GILBERT ALIBZ, P.E. / P.S.COMPANY: COA - HYDROLOGYFAX NUMBER TO: 768-3629**FAX FROM:**NAME: RICK BERTRAND

FAX NUMBER FROM: _____

NUMBER OF PAGES (Including Cover Sheet): 4REMARKS/COMMENTS: Gilbert here is a copy of
the transmitted letter and the Easement for
the pond on Tract F. The other easements
referred to in the letter have been removed
added to the plat.

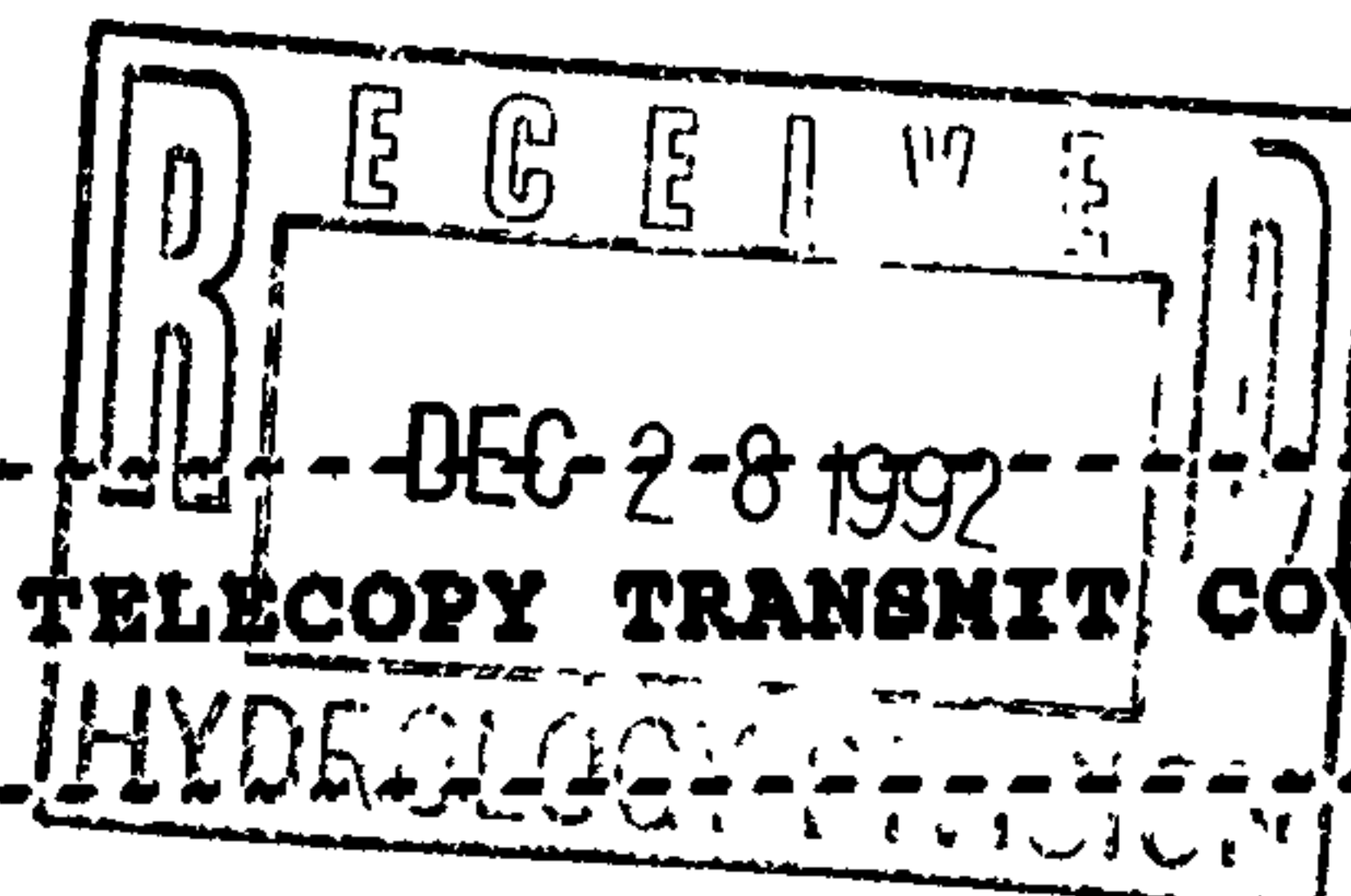
TRAILS MANAGEMENT, INC.

201 Third Street NW, Suite 1600

Albuquerque, New Mexico 87102

766-9103 (505) ~~242-6375~~

FAX (505) 764-2351

TO: GILBERT ALDAZFROM: Stan Strickman

FAX NO:

768-3629

DATE:

12/28/92**COMMENTS:**

Per request of Rick Belmont
at Avia Engineering

**Mailing Address: PO Box 817
Albuquerque, New Mexico 87103-0817**

**ALBUQUERQUE PUBLIC SCHOOLS
PROPERTY MANAGEMENT**

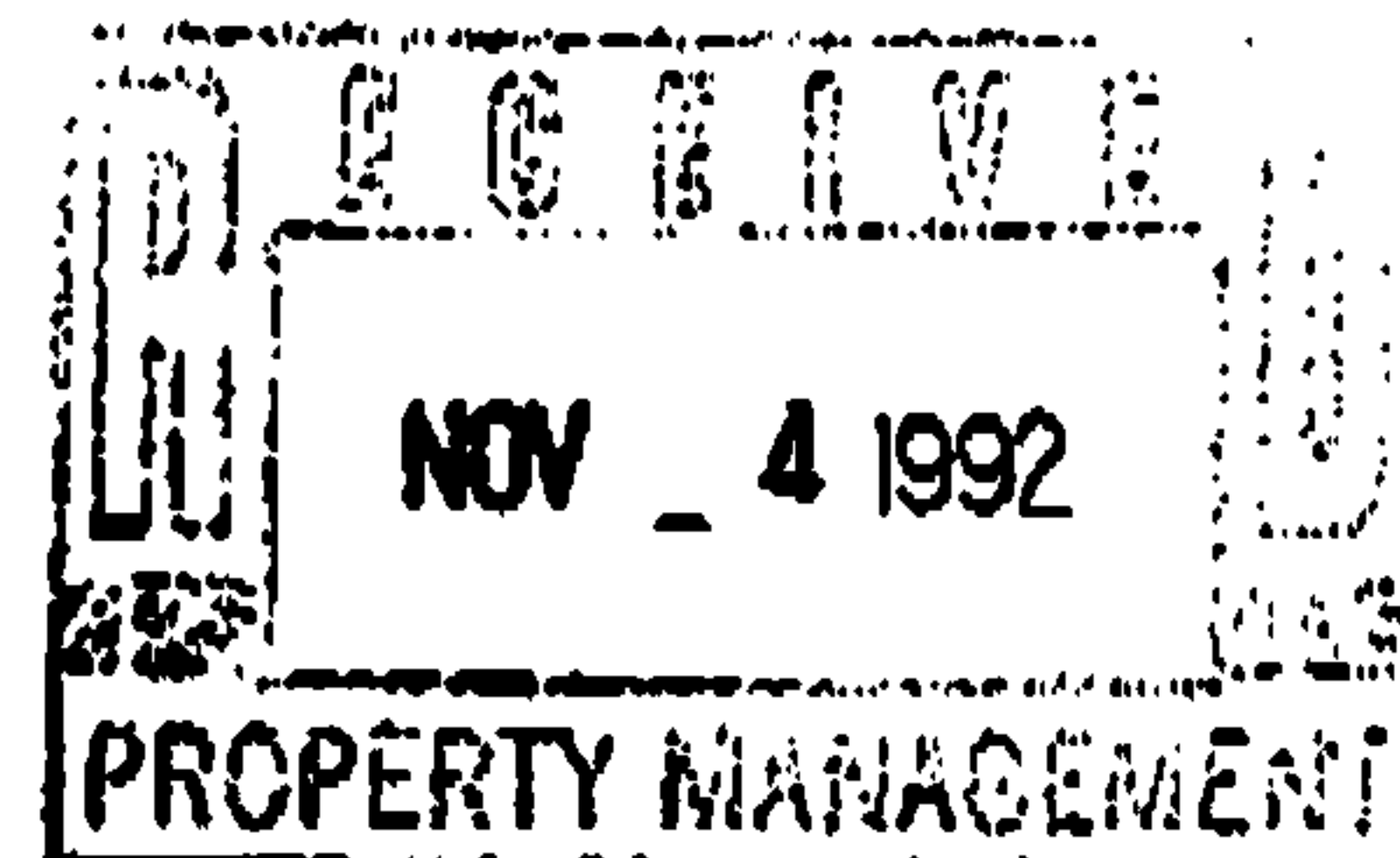
915 LOCUST STREET, S.E.
P. O. BOX 25704
ALBUQUERQUE, NEW MEXICO 87125-0704

DR. JACK BOOROFF
SUPERINTENDENT

CHARLES O. ATWOOD
PROPERTY MANAGER

October 13, 1992

Ms C. Patricia Westbrook
Superintendent for Design and Development
Parks and General Services Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103



Dear Pat:

Re: Manzano Mesa Subdivision

As per our discussions, I'm writing to request that APS/City of Albuquerque agree by this letter of understanding to exchange land located in the Manzano Mesa Subdivision.

Specifically, APS will exchange Tract J (5.0 Ac.) for the park parcel Tract F (5.3 Ac.). The reason for the exchange is to facilitate the construction of a temporary drainage retaining pond on Tract F.

The letter of understanding will be followed by actual conveyance by quitclaim deed of the subject properties upon completion of appropriate procedures and receipt of approvals.

Please don't hesitate to call me if you have any questions.

Sincerely,


Charles O. Atwood
Property Manager

COA:sl

cc: Dolores Klingbeil

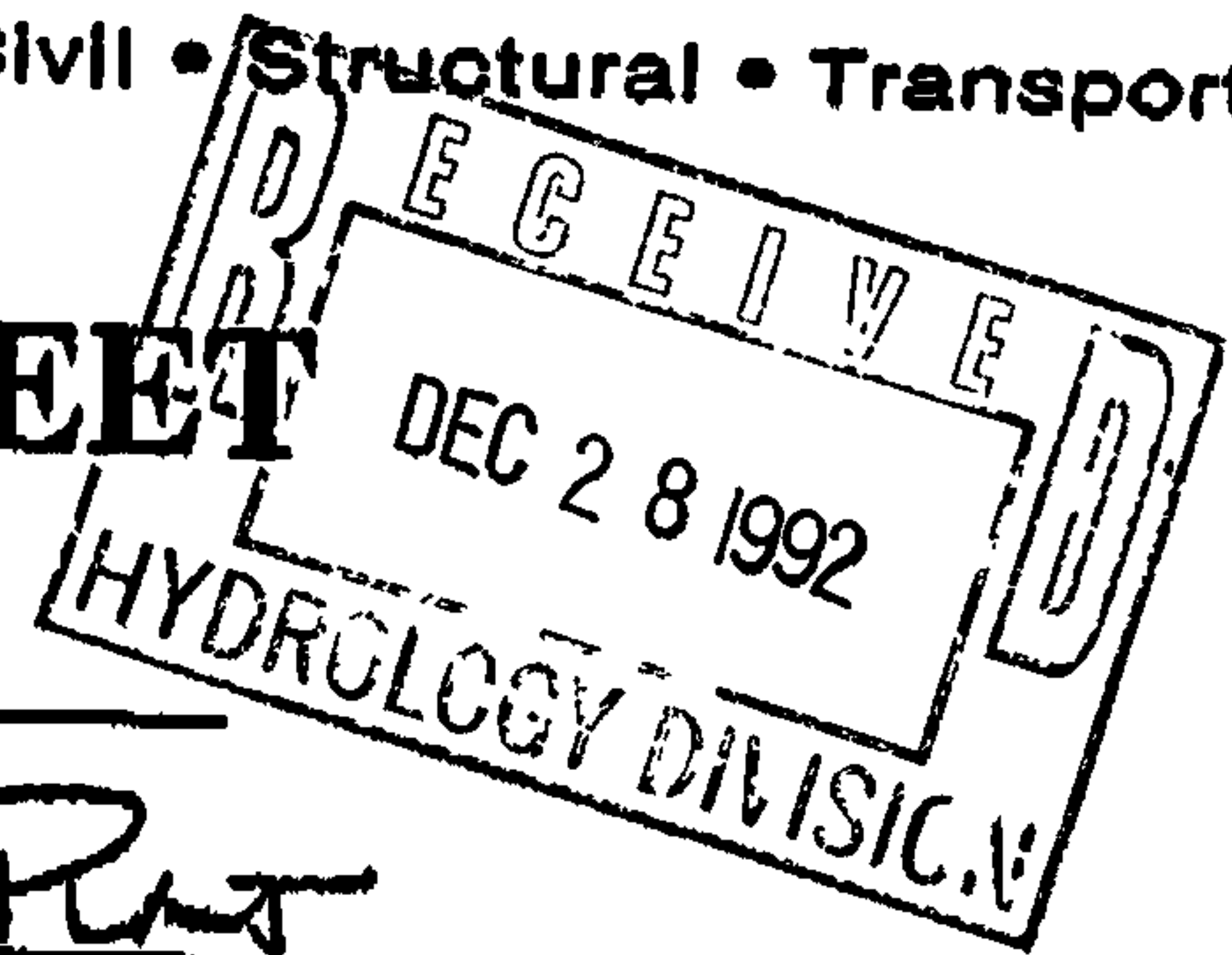
Concur:


C. Patricia Westbrook
Parks and General Services Department

Date 10-29-92

AVID
ENGINEERING, INC.

Civil • Structural • Transportation

FAX COVER SHEETDATE: 12/28/92RE: WILLOWWOOD - Bulk Land Plat
RETENTION POND EASEMENT**FAX TO:**NAME: GILBERT ALVAREZ, P.E. & P.S.COMPANY: COA - HYDROLOGYFAX NUMBER TO: 768-3629**FAX FROM:**NAME: RICK BERTRAMO

FAX NUMBER FROM: _____

NUMBER OF PAGES (Including Cover Sheet): 4REMARKS/COMMENTS: Gilbert here is a copy of
the transmitted letter and the Easement for
the pond on Tract F. The other easements
referred to in the letter have been removed
added to the plat.

708-3629

MYERS & OLIVER
A PROFESSIONAL CORPORATION
LAWYERS

6400 UPTOWN BOULEVARD, N.E.
SUITE 300-WEST
ALBUQUERQUE, NEW MEXICO 87110

JOHN A. MYERS
SCOTT OLIVER
KEVIN J. MCCREARY
*ALSO LICENSED IN TEXAS

TELEPHONE
(505) 889-4040

FACSIMILE
(505) 889-4025

December 17, 1992

Hand Delivered
Mr. Bill Goolsby
Design Section, Utility Development
Public Works Department
City of Albuquerque
400 Marquette, NW, 4th Floor,
Albuquerque, New Mexico 87102

Re: Manzano Mesa/DRB-92-105/S-92-18

Dear Billy:

Enclosed please find two Temporary Easements proposed to be granted in conjunction with the Manzano Mesa Bulk Land Plat. We are trying to get the plat finalized within the next week. Therefore, I would appreciate your reviewing the easements and giving me any of your comments. By copy of this letter, I am asking Jack, Fred and Bob to do the same.

Thank you.

Sincerely,

MYERS & OLIVER
A Professional Corporation

By: _____

John A. Myers

JAM:klw
Enclosures
cc w/enc.:-

Jack Cloud, Chairman, Development Review Board
Fred Aguirre, Hydrology Department
Bob Cane, Development Review Board
Mr. Rick Beltramo
Mr. Stan Strickman

TEMPORARY EASEMENT

This grant of Temporary Easement, between CITY OF ALBUQUERQUE, a municipal corporation ("Grantor/Grantee"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

1. Grant of Easement. The Grantor grants to the Grantee a temporary easement ("Temporary Easement") in, over, upon and across all of that parcel of land being comprised of Tract F, Manzano Mesa, filed June 5, 1991, 91C-112, (the "Property"), for the sole purpose of construction of a drainage pond.

The grant of the Temporary Easement includes the right of the Grantee to enter upon the Property at any time for construction, inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the Grantee determines they interfere with the appropriate use of the Temporary Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Temporary Easement is not a gift or donation.

2. Warranty of Title. Grantor warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof.

3. Binding on Grantor's Property. The grant and other provisions of this Temporary Easement constitute covenants running with the land for the benefit of the Grantee and its successors and assigns until terminated.

4. Termination of Temporary Easement. The Temporary Easement shall remain in effect until the Eubank Boulevard and Elizabeth Street Storm Drainage Systems have been completed and accepted by Grantee.

Upon termination of these Temporary Easements, all rights of the Grantee and of the public in the easements shall terminate. Upon termination and demand by the Grantor, the Grantee will execute and deliver to Grantor a release of this Temporary Easement.

CITY OF ALBUQUERQUE, a municipal corporation

By: _____
Its: _____

CITY OF ALBUQUERQUE, a municipal
corporation

By: _____
Its: _____

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

The foregoing instrument was acknowledged before me this
_____ day of December, 1992, by _____,
_____ of the CITY OF ALBUQUERQUE, a municipal
corporation, on behalf of said corporation.

Notary Public

My Commission Expires:

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

The foregoing instrument was acknowledged before me this
_____ day of December, 1992, by _____,
_____ of the CITY OF ALBUQUERQUE, a municipal
corporation, on behalf of said corporation.

Notary Public

My Commission Expires: _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 1992

James Domenick, P.E.
AVID Engineering, Inc.
6100 Seagull, NE Suite 102
Albuquerque, New Mexico 87109

RE: DRAINAGE REPORT FOR WILLOWWOOD SUBDIVISION
(L-21/D37A), ENGINEER'S STAMP DATED AUGUST 14, 1992

Dear Mr. Domenick:

Based on the information provided on the referenced submittal received August 17, 1992, the drainage report is approved for Preliminary Plat.

Please be advised that a detailed grading plan per the D.P.M. checklist will be required for rough grading approval.

Prior to Final Plat sign-off, financial guarantees must be in place with DRC.

Cordially,

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

GA

wp+3434

Alan Martinez
File

If enclosures are not as noted, kindly notify us at once.

August 15, 1992

Mr. Gilbert Aldaz, PELS
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

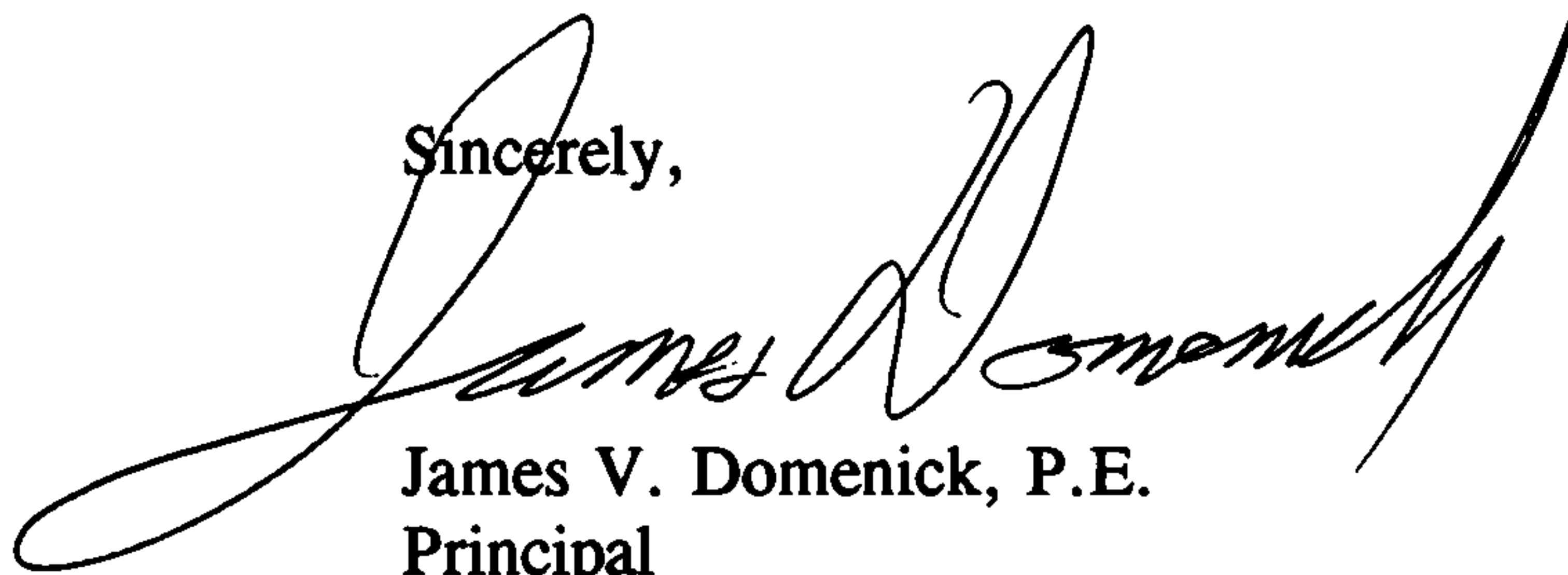
**Re: WILLOWWOOD SUBDIVISION.
TRACT D-1 OF MANZANO MESA SUBDIVISION.
DRB-92-0106. HYDROLOGY FILE L-21/D37A.
TRANSMITTAL OF REVISED DRAINAGE REPORT.**

Dear Gilbert:

Enclosed is the revised drainage report for the Willowwood Subdivision. It has been updated to reflect our meeting of August 3, and the comments of the DRB on August 4, 1992. (Your markups of the Exhibits are also included.)

I think we have covered everything, but please review it and let me know if your comments have been fully addressed. Also, please call me if you have questions or need any additional information.

Sincerely,



James V. Domenick, P.E.
Principal

cc: Stan Strickman
Fred Aguirre

7

DRAINAGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID Engineering, Inc. CONTACT: James Domenick

ADDRESS: 6100 Seagull, NE Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID Engineering, Inc CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES	DRB NO. <u>DRB-92-0106</u>
☐ NO	EPC NO. _____
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED	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:

☐ SECTOR PLAN APPROVAL

☐ 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: 8/17/92

BY: [Signature]

AVID ENGINEERING, INC.

Civil • Structural • Transportation

6100 Seagull Lane NE • Suite 102
Albuquerque, NM 87109 • (505) 881-5357

LETTER OF TRANSMITTAL

TO: CITY HYDROLOGY	DATE: 8/4/92
3 RD FLOOR CITY HALL	PROJECT:
	PROJECT NO.:
ATTN: GILBERT ALDAZ	
RE:	

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	NEW INFRASTRUCTURE LIST	
1	OLD INFRASTRUCTURE LIST	

REMARKS:

GILBERT — I THINK ALL THE CHANGES HAVE
BEEN MADE. PLEASE LOOK IT OVER. I WILL
STOP BY AROUND 9:00 AM.

RECEIVED: Bharez BY: J. J. Smeeth DATE: 8/4/92

INAGE INFORMATION SHEE

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21 1037A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID Engineering, Inc. CONTACT: James Domenick

ADDRESS: 6100 Seagull, NE Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID Engineering, Inc CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

DRB NO. DRB-92-0106

☐ NO

EPC NO. _____

☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED

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:

☐ SECTOR PLAN APPROVAL

☐ SKETCH PLAT APPROVAL

☒ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

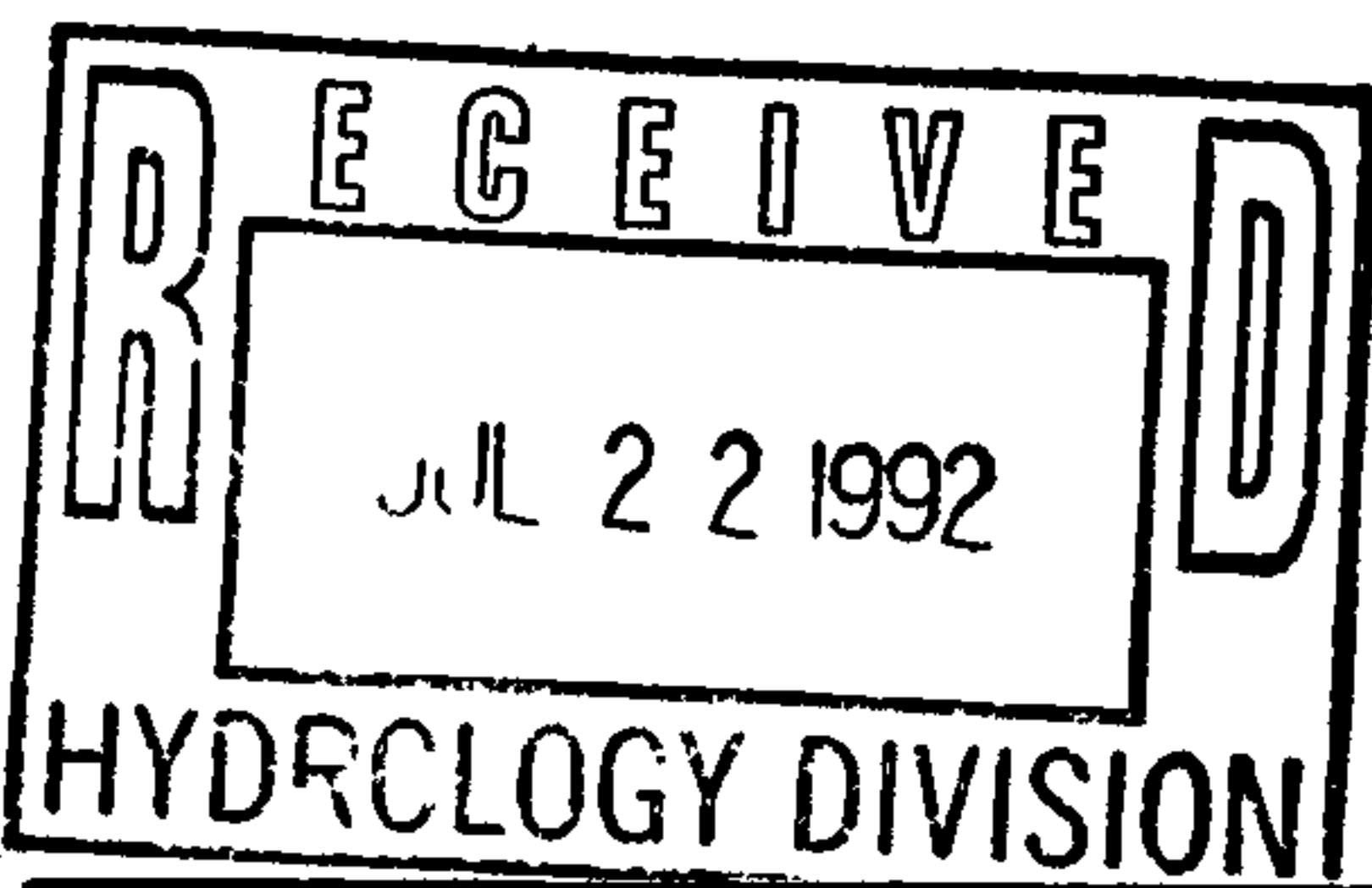
☐ CERTIFICATE OF OCCUPANCY
APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY).

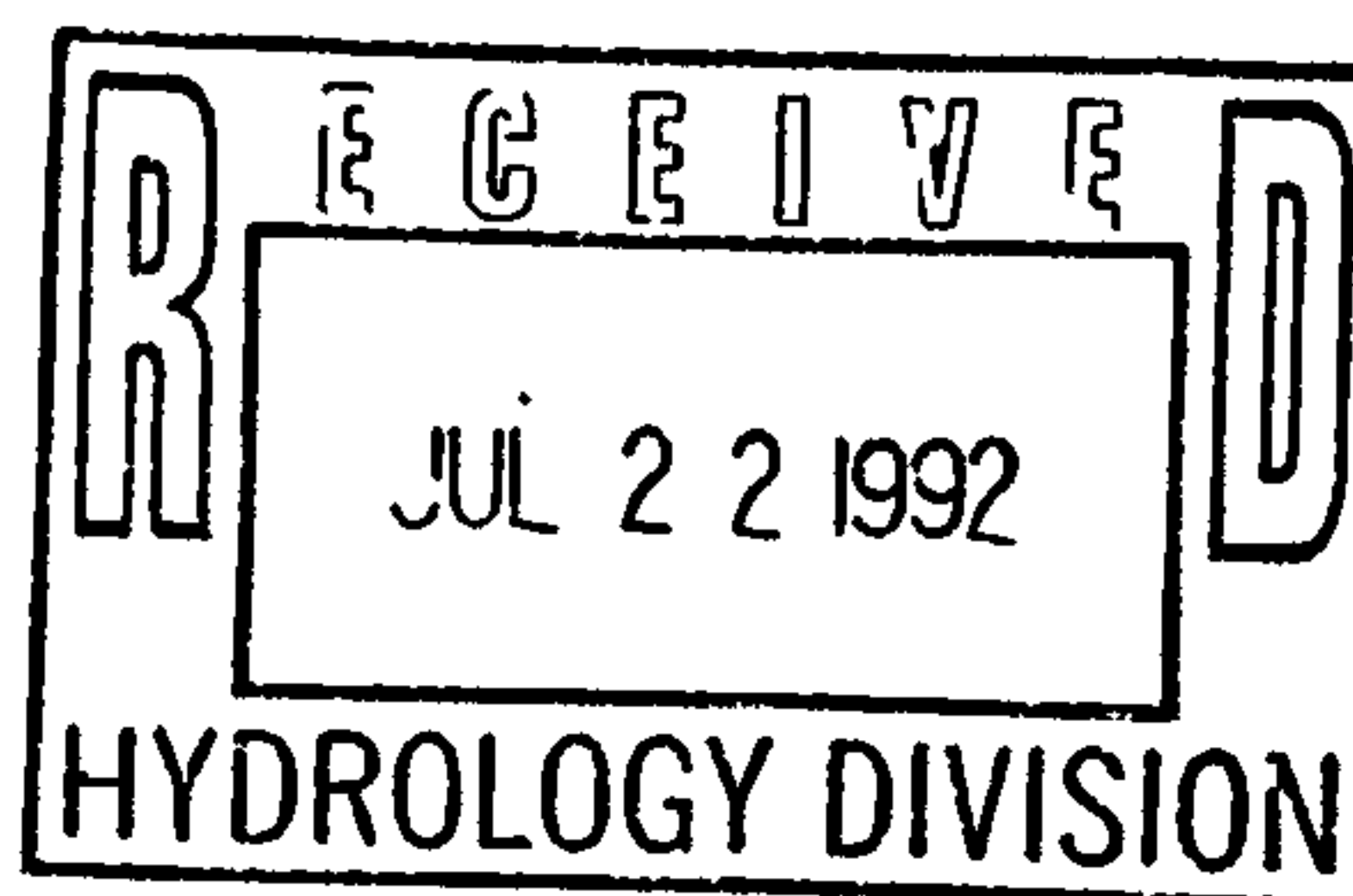
DATE SUBMITTED:



BY: _____

July 22, 1992

Mr. Gilbert Aldaz, PELS
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



HAND DELIVERED

**RE: WILLOWWOOD SUBDIVISION.
TRACT D-1 OF MANZANO MESA SUBDIVISION.
DRB-92-0106.
HYDROLOGY FILE L-21/D37A.
RESPONSE TO DRAINAGE REPORT COMMENTS.**

Dear Mr. Aldaz:

This letter is to address your comments on the drainage report for WillowWood Subdivision, which you sent in your June 25, 1992 letter to me. A copy of that letter is enclosed for your convenience.

Some of the issues relating to your comments were discussed in the Preliminary Plat DRB meeting held on June 30, 1992; and I identify those in the responses below. The responses correspond numerically to your comments in the letter.

1. Since the time of the drainage report submittal, APS and the City have agreed to exchange the two park parcels designated in the original master plan. The location for the pond will not change, but this site will revert to APS ownership before the subdivision plat is filed for WillowWood. Therefore, no letter should be needed from the Parks and Recreation Department. However, we will need and will obtain a drainage easement and agreements from APS for the pond. Ms. Pat Westbrook from the Parks & Recreation Department explained the agreement at the June 30, 1992 DRB meeting.
2. Based on comments from the DRB meeting, we understand that in addition to the complete grading plan for the first phase development (Unit I), you will need a preliminary grading plan for the remainder of the site. The key areas are generally the perimeter of the site, as well as the streets and unit boundaries. The grading information is to demonstrate the feasibility for final grading and to identify infrastructure (such as retaining walls) which may have to be placed on the infrastructure list. We have provided the additional grading information with this submittal of the revised drainage report.
3. The connection to the Elizabeth Street system is now shown on Exhibits II and IV. We have included it in the revised infrastructure list.

Mr. Gilbert Aldaz
Page Two
July 22, 1992

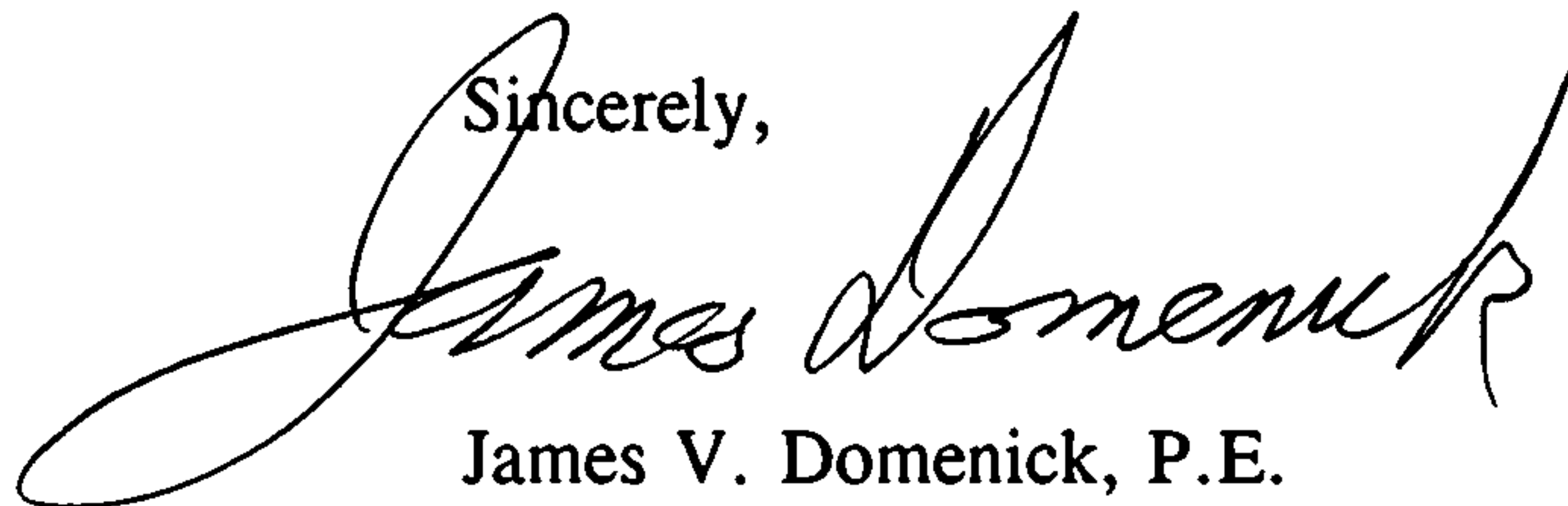
4. An infrastructure list was included with our original application to DRB for the preliminary plat. It included Phase I infrastructure as well as those items which are proposed to be deferred until later phases. We have revised the infrastructure list based on other comments we received at the DRB public hearing for the subdivision, and have also included revisions to the drainage infrastructure items based on your review. A copy of the updated infrastructure list is enclosed. It shows the infrastructure needed with each of the proposed subdivision units.
5. There is an existing waterline in the easement. Since the time the drainage report was submitted, we have learned that there may be some objection to ponding runoff over the waterline. We have since redesigned the pond to eliminate the portion over the waterline. A copy of the new pond limits is shown on Exhibit IV.
6. We will obtain approval of the pond prior to work order.
7. The limits of the offsite basin have been shown more clearly on the enclosed Exhibit II. The pond should not be designed for developed offsite flows. Based on our early discussions, any future development outside WillowWood will require a comprehensive drainage plan to demonstrate how the developed flows will be handled. If this occurs prior to construction of the Eubank system, the pond will require expansion. The developed flows will be accommodated then.
8. The plan for the development of the onsite storm drains is that they will be constructed when surface flow can no longer accommodate the storm runoff. A proposed phasing plan is included with the report. The storm drain outlet to the pond will be developed with the first subdivision phase which includes storm drains under the roadway. This is Unit III based on the current phasing plan. The infrastructure list reflects this.
9. We will prepare a draft of the maintenance covenant for your review at the time of plan review.
10. These facilities are to be concrete rundowns within the easement or right-of-way. They are shown in more detail on Exhibits II and III.
11. We have increased the size of the storm drain upstream of this location to pick up more of the street flow. The flow at the corner is now 51 cfs, which will be contained within the street section, even in a hydraulic jump condition.
12. We have added inlets to the west end of Wolf Creek road to pick up the flows from Basin B-1.

Mr. Gilbert Aldaz
Page Three
July 22, 1992

13. These inlets are in a sump condition. The grading plan has been corrected to show this.
14. The storm drain you refer to is not located in a future roadway, or in a future backyard. This is a future school site owned by APS, and the storm drain vicinity will probably be parking or playground area. APS has agreed to provide the required drainage easement. The storm drain will accept flows from the school site immediately upstream of the temporary pond, at the location where the future connection to the Elizabeth Street system begins.
15. This location is approximately at the intersection of Herman Roser and Canyonlands Road, and is called Analysis Point 5a on the revised plan. This area has been revised to accommodate a narrower road section in accordance with the new city street criteria for intermittent parking. This has resulted in us adding additional inlets. There are 6 inlets upstream of this point on the revised plan.
16. Inlet calculations have been revised to comply with the DPM charts.
17. We have calculated manhole and other losses separately, and the Manning equation is only used for the friction losses in the pipe. The headloss calculations are included in the revised drainage report enclosed with this letter.
18. The final grading plan for Unit I will be submitted after approval of the preliminary plat. That plan will have detail plans for the individual lot grading, and will also detail the pond grading and the conveyance to the pond.

A revised drainage report and infrastructure list are included for your review. This item is scheduled for DRB on June 28, 1992. Please feel free to call me if you have questions about it or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "James V. Domenick". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

James V. Domenick, P.E.
Principal

Enclosure

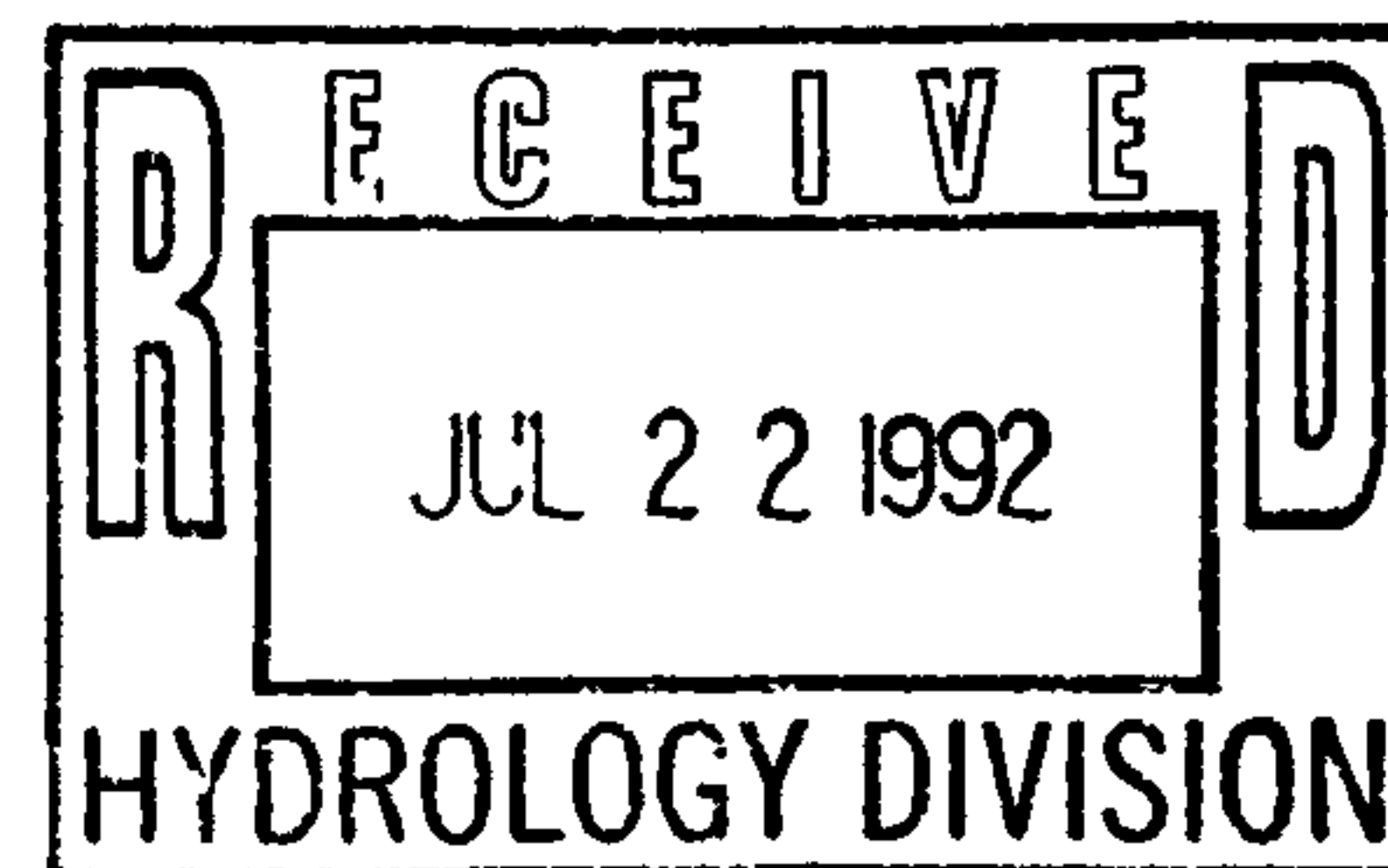
cc: Stan Strickman

TRAILS MANAGEMENT, INC.

STAN STRICKMAN
Vice President

P.O. Box 817
Albuquerque, N.M. 87103-0817
(505) 292-8670

766-9103



D.R.B. Case No. 92-106
S-92-22

D.R.C. Project No. _____
Date Submitted _____

Figure II

EXHIBIT "D"
to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.)
REQUIRED INFRASTRUCTURE LISTING
for WILLOWWOOD SUBDIVISION
for PRELIMINARY PLAT APPROVAL

JULY 20, 1992

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

<u>UNIT I</u>		LOCATION	FROM	TO	DESCRIPTION
1.	28' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Glacier Bay Kings Canyon Place Kings Canyon Road Herman Roser	Isle Royale Cul-de-sac Glacier Bay Juan Tabo	Kings Canyon Glacier Bay Jewel Cave 500' west of Glacier Bay	Interior Residential (local) streets and utilities. Approximately 1550 LF
2.	40' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Herman Roser	Juan Tabo	500' west of Glacier Bay	Approximately 950 LF

Figure II
EXHIBIT "D"
Page 2

<u>UNIT I</u>	LOCATION	FROM	TO	DESCRIPTION
3. Drainage Pond	Park Site			Excavated for Unit I Drainage Includes conveyance channel.
4. Storm Drain: 78"	Elizabeth Street	Park site	Eubank	Guaranteed by APS
5. Street Trees	Juan Tabo	Herman Roser	500 Feet South	
6. 6" Waterline 6" waterline	Wind River Kings Canyon	Herman Roser Wind River	Kings Canyon Jewel Cave	Approximately 1150 LF
7. 8" Sanitary Sewer	Kings Canyon Wind River Jewel Cave Herman Roser	Wind River Jewel Cave Mendocino 500' West of Glacier Bay	Jewel Cave Kings Canyon Wind River Wind River	Approximately 4570 LF
10" sanitary Sewer	Mendocino	Jewel Cave	Gibson	Approximately 160 LF
Sanitary Sewer: 10" Offsite	Gibson	Mendocino	Existing MH	Approximately 600 LF
8. Retaining Walls	Throughout Subdivision			Approximately 380 LF

- NOTES:
- 1). Waterlines include valves, fittings and services.
 - 2). Sanitary Sewer lines include manholes and services.
 - 3). Storm drains include manholes, inlets and 24" connector pipe.

Figure II
EXHIBIT "D"
Page 3

<u>UNIT II</u>	LOCATION	FROM	TO	DESCRIPTION
1.	28' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Canyonlands Road Isle Royale Canyonlands Place Joshua Tree Place Isle Royale Place Glacier Bay Bryce Canyon	Bryce Canyon Wind River Cul-de-sac Cul-de-sac Cul-de-sac Canyonlands Isle Royale	Canyonlands Place Glacier Bay Glacier Bay Glacier Bay Glacier Bay Isle Royale Property Line
2.	Drainage Pond	Park Site		Excavate to full depth (33 A-F) includes conveyance to pond.
3.	Temporary Access Pavement (28' wide)	Easement	Bryce Canyon	Juan Tabo Approximately 950 LF
4.	Retaining Wall	Throughout Subdivision		Approximately 120 LF

Figure II
EXHIBIT "D"
Page 4

<u>UNIT III</u>	LOCATION	FROM	TO	DESCRIPTION
1.	28' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Canyonlands Road Wind River Jewel Cave	Bryce Canyon Herman Roser Steamboat	100' South of Herman Roser 100' South of Herman Roser Kings Canyon
2.	40' Residential	Herman Roser Herman Roser	350' East of Wind River Canyonlands	Wind River Mendocino
3.	Storm Drain: Including Manholes & Inlets 78"	Easement	Pond	Elizabeth
	60" & 72"	Drainage Easement and Arches	Salinas	Pond
	54"	Arches	Canyonlands	Salinas
	42"	Canyonlands	Arches	Herman Roser
	24"	Canyonlands	Herman Roser	Isle Royale
4.	Sanitary Sewer 8"	Mendocino Canyonlands Kings Canyon Salinas Arches	Jewel Cave Herman Roser Salinas Arches Mendocino	Herman Roser Kings Canyon Canyonlands Kings Canyon Salinas
				Approximately 2700 LF Approximately 850 LF Approximately 600 LF (Future Elizabeth Street connection) Approximately 2200 LF Approximately 300 LF Approximately 700 LF Approximately 350 LF Approximately 3280 LF

<u>UNIT IV</u>	LOCATION	FROM	TO	DESCRIPTION
1. 28' Residential paving, 6" water line, standard curb & gutter, 4' sidewalk.	Arches Road Salinas Street Canyonlands Road Kings Canyon Wind River	Mendocino Arches Arches Salinas Arches	Wind River Kings Canyon 100 ' South of Herman Roser Steamboat 100' South of Herman Roser	Approximately 3350 LF
2. Sanitary Sewer 8"	Canyonlands Road Arches	Arches Salinas	Kings Canyon Canyonlands	Approximately 550 LF
3. 24" Storm Drain	Kings Canyon	Canyonlands	Cedar Breaks	Approximately 350 LF

<u>UNIT V</u>		LOCATION	FROM	TO	DESCRIPTION
1.	28' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Jewel Cave Salinas Street Wind River Jewel Cave Steamboat	Mendocino Jewel Cave Jewel Cave Steamboat Kings Canyon	Wind River Arches Arches Kings Canyon Jewel Cave	Approximately 2530 LF
2.	Retaining Walls	Throughout Subdivision			Approximately 1000 LF

<u>UNIT VI</u>	LOCATION	FROM	TO	DESCRIPTION
1. 40' Residential paving, 6" water line, standard curb & gutter, 4' sidewalk.	Arches Road Mendocino	120' West of Mendocino Gibson	120' East of Mendocino Herman Roser	Approximately 1740 LF
2. 30" Storm Drain	Mendocino	Arches	250' South	Approximately 250 LF
3. Temporary Access (28' wide)		Mendocino	Juan Tabo	Approximately 1400 LF

<u>UNIT VII</u>	LOCATION	FROM	TO	DESCRIPTION
1. 28' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Chiricahua Street Wasatch Road Chiricahua Court Wolf Creek Road Los Padres Street Arches Road	Wolf Creek Chiricahua Wolf Creek Chiricahua Thunder Basin Los Padres	Wasatch Wolf Creek North End Los Padres Arches Mendocino	Approximately 2490 LF
2. Storm Drain: 60" & 54"	Chiricahua	Wasatch	Pond	Approximately 600 LF
3. Retaining Wall	South Boundary			Approximately 480 LF

Figure II
EXHIBIT "D"
Page 9

<u>UNIT VIII</u>	LOCATION	FROM	TO	DESCRIPTION
1. 28' Residential paving, 6" water line, 8" sanitary sewer, standard curb & gutter, 4' sidewalk.	Chiricahua Street Thunder Basin Jewel Cave Los Padres Street	Wasatch Chiricahua Chiricahua Jewel Cave	Jewel Cave Los Padres Mendocino Thunder Basin	Approximately 1820 LF
2. Sanitary Sewer: 8" Offsite	Easement	Gibson	Jewel Cave/ Chiricahua	Approximately 220 LF
3. Retaining Walls	Throughout Subdivision			Approximately 600 LF
4. Storm Drain: 42"	Chiricahua	Jewel Cave	Wasatch	Approximately 520 LF

**WILLOWWOOD SUBDIVISION
INFRASTRUCTURE LIST
JULY 28, 1992
FOR PRELIMINARY PLAT APPROVAL**

DRB-92-106
S-92-22

Approved on _____, by the Development Review Board

Planning Department	Date
---------------------	------

Utility Development Division, City Engineer	Date
---	------

Transportation Development Division, Traffic Engineer	Date
---	------

Parks and Recreation Department	Date
---------------------------------	------

City Engineer/AMAFCA	Date
----------------------	------



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 25, 1992

James Domenick, P.E.
AVID Engineering, Inc.
6100 Seagull, NE Suite 102
Albuquerque, New Mexico 87109

RE: DRAINAGE REPORT FOR WILLOWWOOD SUBDIVISION
RECEIVED JUNE 12, 1992 FOR PRELIMINARY PLAT APPROVAL
(L-21/D37A)

Dear Mr. Domenick:

Based on the information provided, kindly address the following comments prior to the above referenced approval request:

1. We need a letter from City Parks and Recreation accepting the location of the retention pond in their park.
2. Please provide pad locations with elevations, retaining wall locations, typical lot drainage scheme, street elevations along key points and proposed elevations along the perimeter. Please review the checklist for additional grade requirements.
3. Show how the storm drain will ultimately tie into Elizabeth, when the pond is required to be eliminated because of downstream improvements. This connection needs to be included on the infrastructure list.
4. Please submit an infrastructure list for review with your next submittal. This is needed on the entire storm drain system, from this subdivision down to the future Eubank System. I realize some of these items may be deferred, but you need to identify the agreement that will defer them and when they will need to be constructed. This infrastructure list should also include items for Phase I.
5. It is my understanding that there is an existing waterline easement across the pond site. Is there an existing waterline?

PUBLIC WORKS DEPARTMENT

James Domenick, P.E.
June 26, 1992
Page 2

6. Approval by the State Engineer for the retention pond will be needed prior to Work Order approval for Phase 1.
7. I could not determine the extent of the off-site basin that flows into the pond, please show these limits. Should the pond have been sized for off-site developed flows, since it may be difficult to expand the pond in the future?
8. On page 14 you state "The pond will be fully excavated for the entire subdivision during the second phase of construction". The question is "when will the on-site storm drain be constructed?" It appears that a phasing plan will need to be submitted in order to address this question.
9. A maintenance covenant will need to be executed prior to Phase I work order for the retention pond and on-site temporary drainage improvements.
10. Please show what you are proposing for a drainage facility at analysis points 5A and 15.
11. How are you proposing to turn 90 degrees of 79 cfs of carryover at the intersection of Mendocino Drive and Herman Roser Avenue? I do not believe 79 cfs can even be carried in a normal street section. I calculated a street depth of 9 inches, which exceeds curb height.
12. Where is basin B-1 being picked up by a storm drain?
13. Are the inlets being proposed at analysis point 13 in a sump condition, since your calculation show these inlets as picking up carryover flows from basins 7, 8 and 12. If so, the grading plan does not reflect this sump condition, but your inlet calculations do.
14. Is the storm drain location along the northern perimeter of Basin B-1 in a future roadway? If so, please indicate on the plan. Be advised that the City will object to a major storm drain proposed in a future backyard, because of maintenance access. Also, is this storm drain at this location intended to intercept off-site flows?
15. Analysis point 3 shows four inlets on the plan, the calculations show only 2. Please check your inlet calculations with the plan.
16. The D.P.M. does not allow you to take credit for the inlet curb opening. The reason is this opening is intended for removing debris from the roadway, please revise your calculations accordingly. Your grate calculations for flow interception are much higher than the D.P.M. charts for grates. Your flow interception rate should correspond with the D.P.M. charts.

James Domenick, P.E.
June 26, 1992
Page 3

17. Sizing the storm drain for full flow using the Manning's Equation does not account for headlosses. If you want to use this equation at this time, I would suggest you upsize the storm drain to the next available diameter to account for these headlosses in the future.
18. Since we did not receive a Phase One plan at this time, and only concept, I cannot comment until a submittal is made.

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

Cordially,

A handwritten signature in cursive script, appearing to read "Gilbert Aldaz".

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

GA
wp+3434

DR AGE INFORMATION SHEET

PROJECT TITLE: WillowWood Subd'n ZONE ATLAS/DRAINAGE FILE # L-21 / 037A

LEGAL DESCRIPTION: Tract D-1, Manzano Mesa

CITY ADDRESS: West of Juan Tabo, North of Gibson

ENGINEERING FIRM: AVID Engineering, Inc. CONTACT: James Domenick

ADDRESS: 6100 Seagull, NE Suite 102, 87109 PHONE: 881-5357

OWNER: Manzano Mesa Limited Partnership CONTACT: Stan Strickman

ADDRESS: 6301 Indian School, NE Suite 208 PHONE: 242-6375

ARCHITECT: None CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: AVID Engineering, Inc CONTACT: Ruan Bacigalupa

ADDRESS: Same as Above PHONE: 881-5357

CONTRACTOR: None CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

_____ NO

_____ COPY OF CONFERENCE
RECAP SHEET PROVIDED

WP + 3434

DRB NO. DRB-92-0106

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

_____ DRAINAGE PLAN

_____ CONCEPTUAL GRADING & DRAIN PLAN

_____ GRADING PLAN

_____ EROSION CONTROL PLAN

_____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

_____ SECTOR PLAN APPROVAL

_____ SKETCH PLAT APPROVAL

X 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: _____

BY: _____

