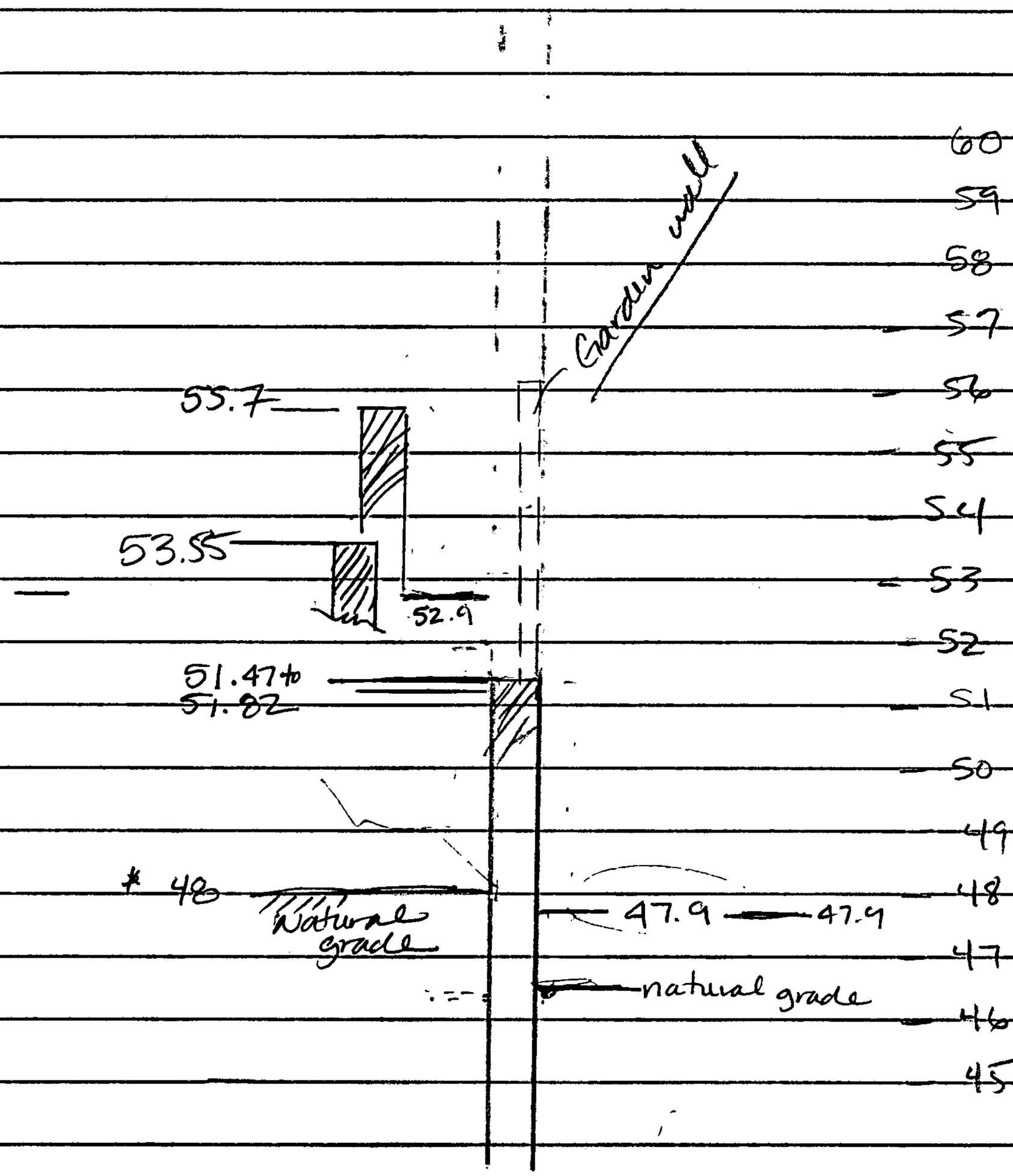
Retaining Wall History and Notes.

1. There are concerns about the retaining wall on the east property line, especially since a wall failure occurred sometime in the past. From my research, I found the following:
   a. The *Arrowhead Hills G&D Plans* for the development to the east, by Wilson and Company (engr's stamp date 10-12-05 and certified 9-19-06, Drainage file N9D008A) has a note: RETAINING WALL BY OTHERS COA 753981. It is unknown if the retaining wall was designed to retain the grades from the *Anderson Heights Grading and Drainage Plan by Greg Krenik dated 4-14-05(Sht 6 &7) and 4-27-05(Sht 9)*. If so, the retained height varies from 4' to 6'. However, if the wall was designed to retain existing grade, then the wall can only support only 1' to 3'.
   b. *Anderson Heights Unit 9 G&D plan* (City Project #753981), stamped 9-10-07 revised the earlier plan with an increase of grades along the wall up to 2.5'. A letter from yourself acknowledges this and states that a second retaining wall is necessary (letter date 7-27-07).
   c. The *Interim Grading and Drainage Plan, Anderson Heights- Units 4,6,&9* shows a section through the existing retaining wall and the new retaining wall, but does not show the distance between the two walls. Photos and notes from a field inspection show the new wall to be quite close to the existing wall (field notes say 3"). **The proximity of the walls may be putting unaccounted for pressures on the existing walls.**
   d. In reference to the Engineer's Certification for the *Interim Grading and Drainage Plan, Anderson Heights- Units 4,6,&9*, the comment letter from Brad Bingham dated 12-4-2008, stated that the Interim Pond Plan Engineer's Certification could not be approved for an SIA extension until the following comment was addressed: ***Please provide structural calculation for the new retaining wall and an Engineer's certification that this wall is built in substantial compliance with the design. The calculations should be comprehensive enough to determine the adequacy of the existing retaining wall built with the Arrowwood subdivision.*** There is no letter in the file showing approval or acceptance of the Interim Plan. Drainage file N8D006 had calculations of a retaining wall dated 10-8-07 (which ~~I assume~~ are for the newer retaining wall), but there is no Engineer's Certification for the wall. There are various wall designs for varying heights of retainage (from 2' to 3'4"), but the **design and calculations are generic and do not address additional wall pressures on the existing wall built with the Arrowwood subdivision. Also, in the design of the second wall, there is no plan indicating the location of each wall design to ascertain if a more conservative design was used when constructing the wall. Therefore, it cannot be assumed that the second wall can accommodate additional fill.**
   e. To summarize, given the above information, it appears that the original retaining wall was never checked for additional pressures from the newer retaining wall, and may be overloaded at the present. With an additional amount of fill, the integrity of the older wall may be further compromised. The integrity of the newer wall may also be compromised as well. It is our opinion that a structural engineer needs to evaluate the integrity of the original wall built with the Arrowwood Subdivision, and it appears the second wall needs to be removed in its entirety and redesigned.

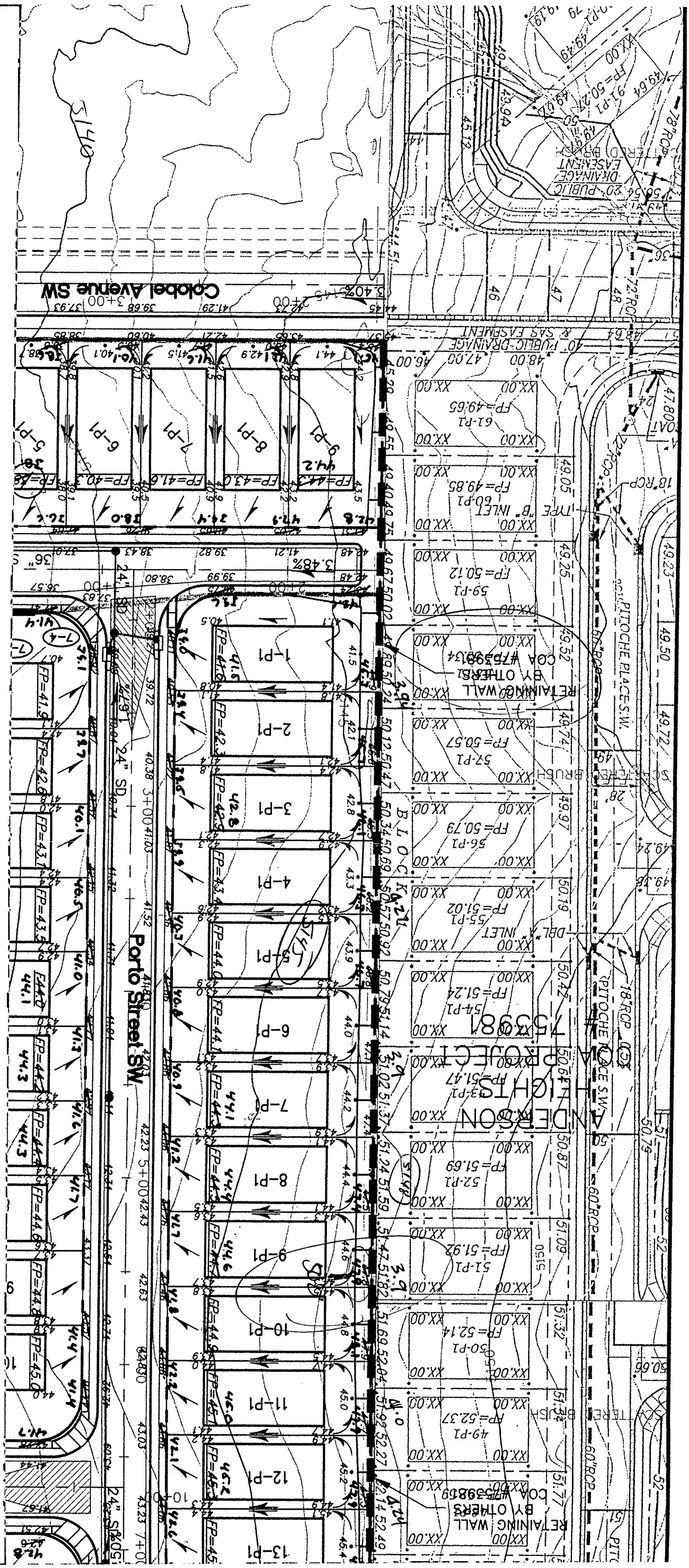
same file & CPN # 753981 (online)

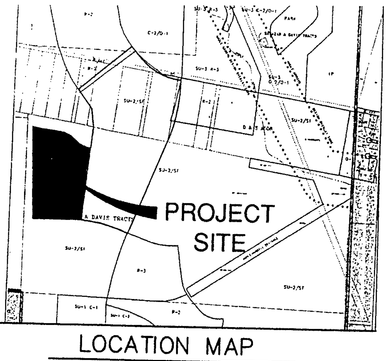
@ 500' fr S. Property Property line
@ E. Property line



[redacted] - dmg - diane Holzner (new datum -2.7' (assumed))
[redacted]

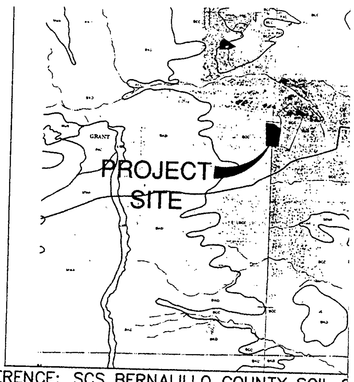
[redacted] = WILSON AS-BUILTS (OLD DATUM-assume) (* per 8/12/04 design N-908A
[redacted] = dmg - Greg Krehik (4-27-05, SLD 29) CNP 753481
[redacted] = dmg - Diane Holzer (9-10-07, SLD 29) N08D006 D


Colobel Avenue SW
Porto Street SW
PITOCHE PLACE S.W.
ANDERSON HEIGHTS
COA PROJECT #75398
RETAINING WALL BY OTHERS
COA #75398
BLOCK 9-21
SKIP
SKIP
Anderson Hills 1
N-4 0084
Scale 1" = 50'

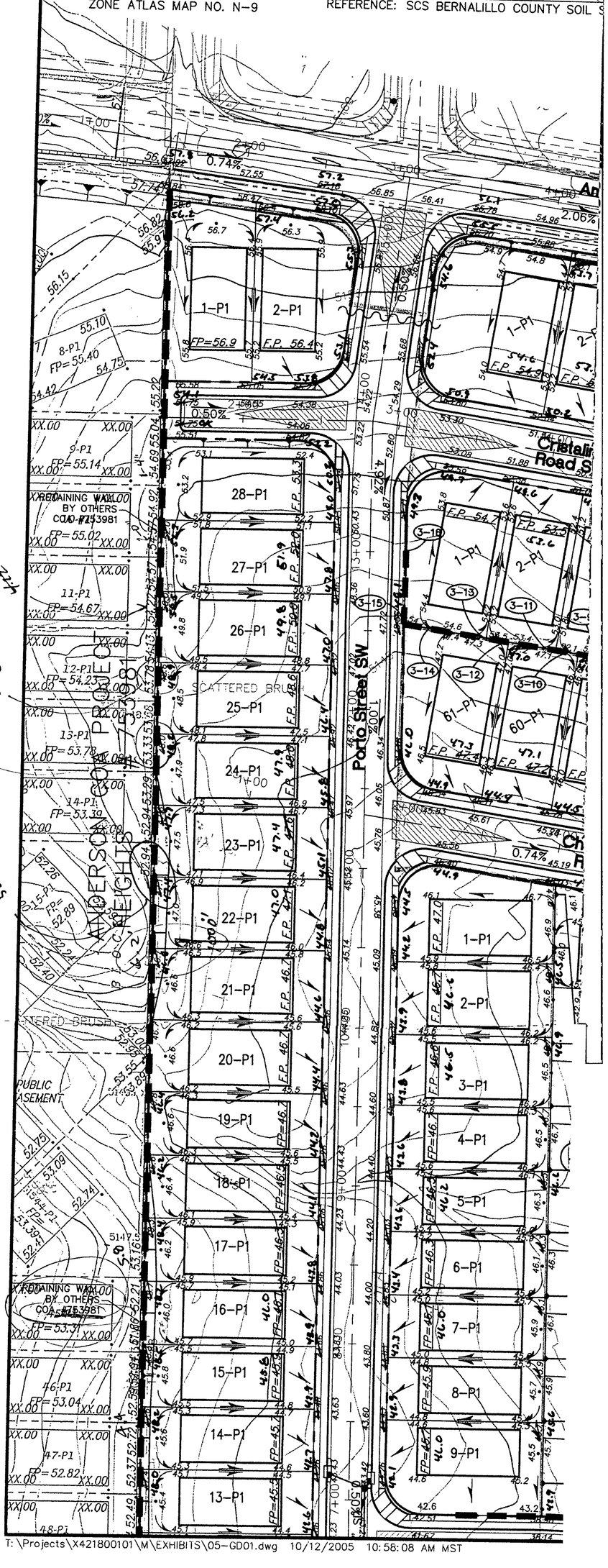


LOCATION MAP

ZONE ATLAS MAP NO. N-9



REFERENCE: SCS BERNALILLO COUNTY SOIL S



T:\Projects\X421800101\M\EXHIBITS\05-GD01.dwg 10/12/2005 10:58:08 AM MST

CITY OF ALBUQUERQUE

December 4, 2008

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Certification dated 12-1-08, (N8/~~D3B~~)
D006E

Dear Ms. Hoelzer,

Based upon the information provided in your submittals dated 11-26-08 and 12-2-08, the above referenced certification cannot be approved for SIA extension until the following comment is addressed.

- Please provide structural calculations for the new retaining wall and an Engineer's certification that this wall but built in substantial compliance with the design. The calculations should be comprehensive enough to determine the adequacy of the existing retaining wall built with the Arrowwood subdivision.

Again, please convey my appreciation to your client for responding so quickly to this situation. If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham

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

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

August 20, 2008

Greg Krenik, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Stamp dated 8-19-08, (~~N8/D3B~~)

N8D006G

Dear Mr. Krenik,

Based upon the information provided in your submittal dated 8-19-08, the above referenced plan cannot be completely approved until the following comments are addressed.

- Per your plan dated 4-27-05 (which was revised by Diane Hoelzer 9-10-07), there is supposed to be a retaining wall along the eastern boundary of Unit 9 (from Colobel to Amole Mesa) to protect the wall of the Longford at Arrowwood subdivision. To date, this wall has not been built and there is up to 6 feet of fill against the "garden" portion of that wall. That fill needs to be removed immediately and the retaining wall must be built. Please show this on your plan.

- The berm along the eastern boundary of basins 5 and 6 must be a minimum of 20 feet away from the property line in order to provide enough space for the new wall. This must be reflected on the drawing. I will need you specify a compaction effort of at least 90%.

- Ponds 5 and 6 must have a spillway to the adjoining streets. I propose that you make these ponds as large as possible since they are the most downhill and are the closest to developed property.

This plan is approved with respect to ponds 1-4 (and the berms associated with those 4 basins) and request that work on that area get started ASAP. Thank you for responding to this crisis so quickly so we can prevent a reoccurrence. If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham

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

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

August 20, 2008

Greg Krenik, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Stamp dated 8-19-08, (N8/~~D3B~~)
D006E

Dear Mr. Krenik,

Based upon the information provided in your submittal dated 8-19-08, the above referenced plan cannot be completely approved until the following comments are addressed.

N9 D008 A

- Per your plan dated 4-27-05 (which was revised by Diane Hoelzer 9-10-07), there is supposed to be a retaining wall along the eastern boundary of Unit 9 (from Colobel to Amole Mesa) to protect the wall of the Longford at Arrowwood subdivision. To date, this wall has not been built and there is up to 6 feet of fill against the "garden" portion of that wall. That fill needs to be removed immediately and the retaining wall must be built. Please show this on your plan.

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Sincerely,

Bradley L. Bingham

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

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

July 27, 2007

Mr. Brad Bingham
Hydrology Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

N08D006D Z

Re: Anderson Heights Unit 9 Grading Plan (Revised 7.21.07)

Dear Mr. Bingham:

A revised grading plan is being submitted as a result of the following changes:

1. *Transportation comments at DRC changed the road profiles enough that the approved grading plan needed to be revised to reflect these changes in order to maintain proper drainage to the streets.*
2. *Grades were raised in the southeast corner to allow for enough cover over the storm drain in Pitoche Avenue and Kula Ring Street.*
3. *The existing retaining wall along the east property line was constructed by others and was not high enough to accommodate the revised grades along the Unit 9 boundary, so a second retaining wall along the east property line is necessary.*

Along with the revised grading plan I am submitting a 'cheat sheet' to show the difference in grades between the originally approved plan done by Greg Krenik dated 4-14-05 (Sheet 6 and 7) and 4-27-05 (Sheet 9).

Please call me if there are any problems with these revisions or if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, P.E.
Senior Vice President
DLH/dlh

f:\\a03080-anderson heights\unit 9\ dr_rev.ltr

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS 1706 • 2006
ALBUQUERQUE
Making History

July 8, 2005

Steve Salazar, PE
Wilson & Company
2600 American Rd, SE, Ste. 100
Rio Rancho, NM 87124

Re: Arrowwood Hills (Tract 29) Revised Grading Plan
Engineer Stamp 5-11-05 (N9/D8A) OK

N9 D8 A

Dear Mr. Salazar,

Based upon information provided in your submittal dated 5-11-05, the above referenced plan cannot be approved for Amended Preliminary Plat until the following comment is addressed.

- Comparisons to the grading plans of Anderson Heights adjoining your project show a need for a 4-7' retaining wall that must be shown on your plans. Please coordinate this plan with Greg Krenik of Mark Goodwin and Assoc.

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

Sincerely,

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

C: Greg Krenik, PE, Mark Goodwin and Assoc.
file

P.O. Box 1293
Albuquerque
New Mexico 87103
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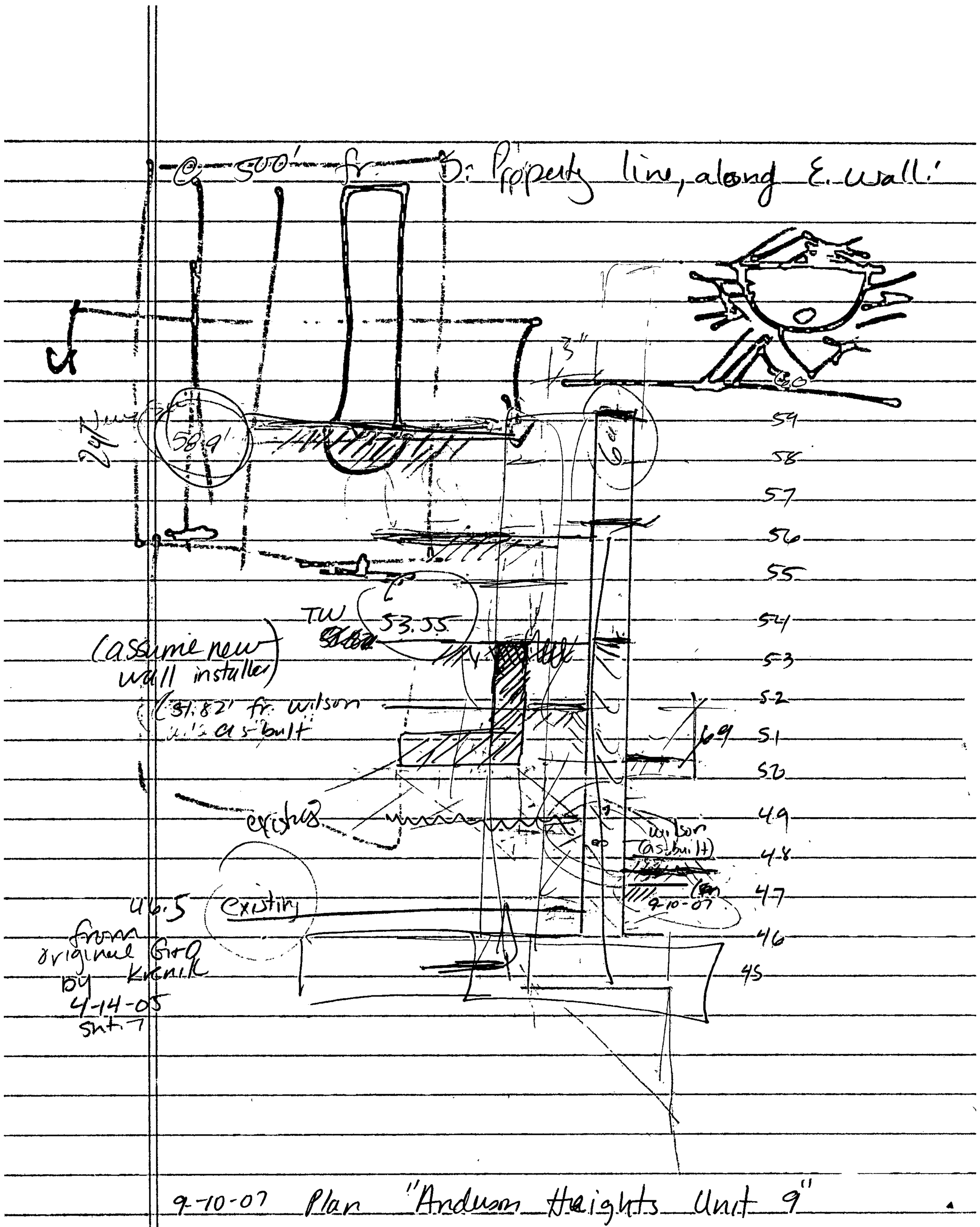
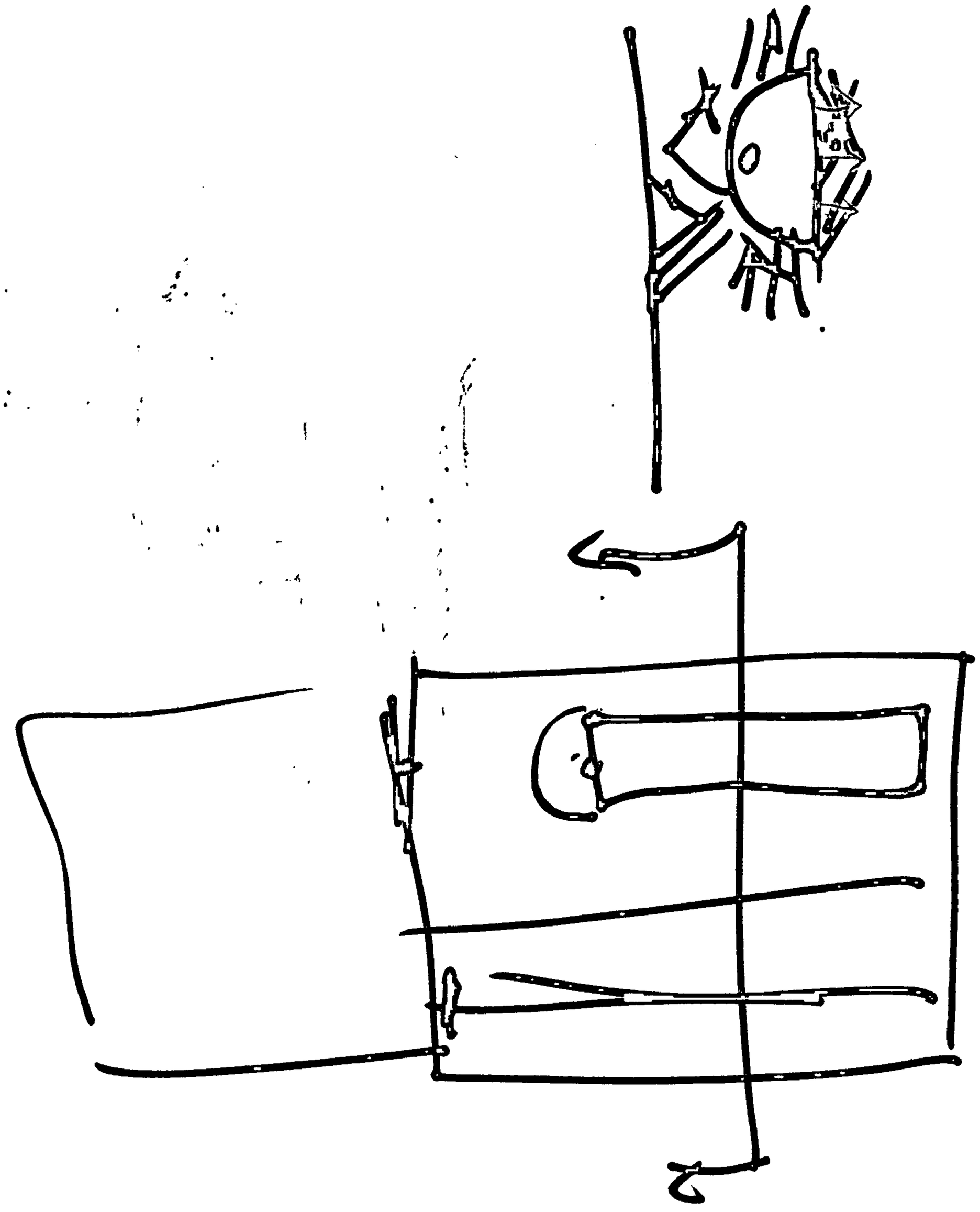


9-10-07 Plan "Anderson Heights Unit 9"



Cherne, Curtis

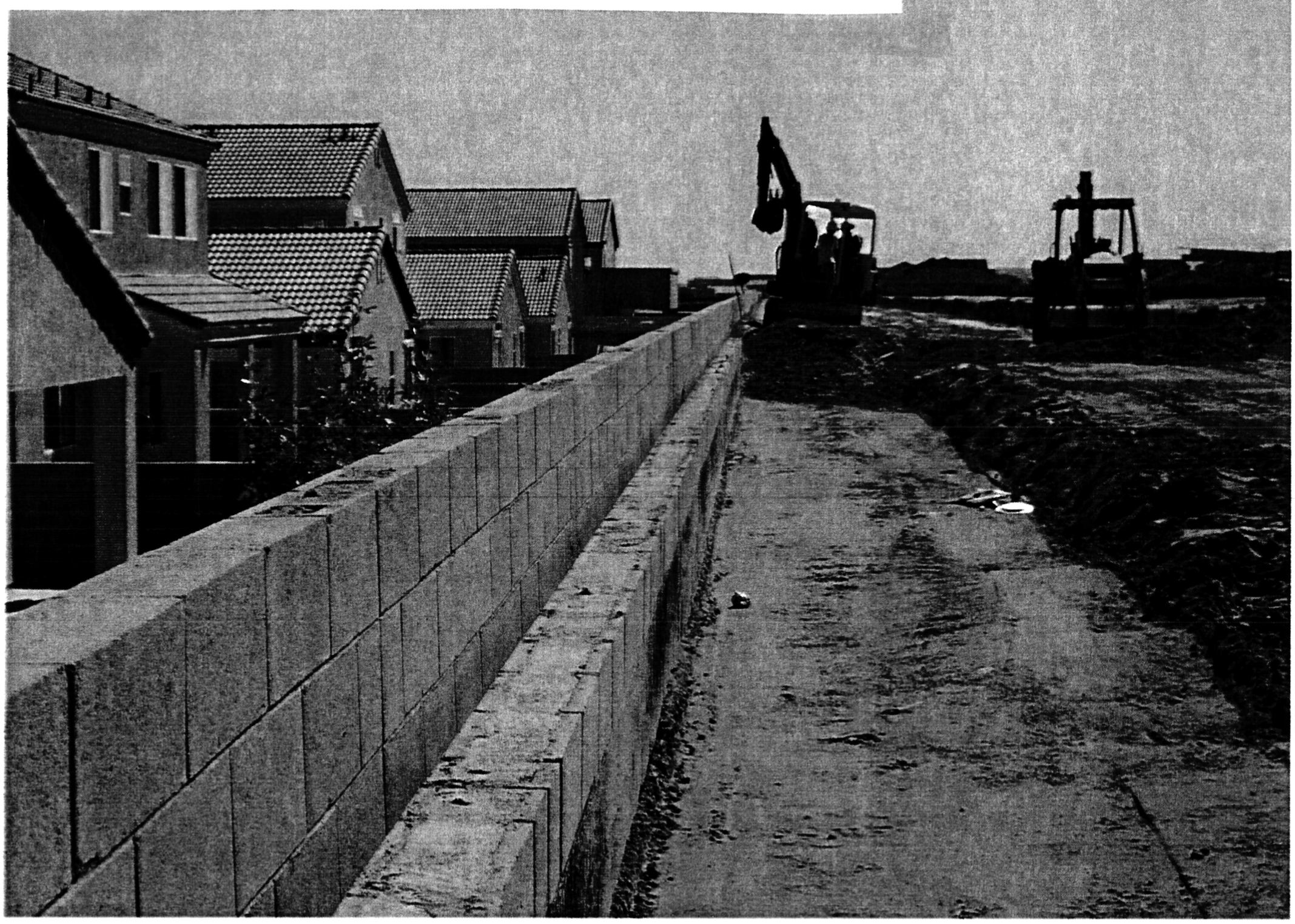
To: Gallegos, Wilfred A.
Subject: 118th st ponds

Wilfred,
I found the Agreement and Covenant for Ponds 2, 3A, 3B, 4A, 4B, 4C and the Diversion Berm, which is south of all the ponds. There is a "new" pond, Pond 5A, which is on a Grading Plan, stamp date 10-25-07. Diane Hoelzer is the engineer. The plan shows it as a Temporary Pond. Being temporary, it should be the resonsibilty of the developer. Therefore, it seems none of this area is to be publicly maintained.

Sorry it took so long.

Curtis

Anderson Heights Unit 9 Interim Ponds (No. 33) (10-2-08)



Anderson Heights Unit 9 Interim Ponds (No. 34) (10-2-08)

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ALERT

Live Video: Bells of Saint Francis
The bells of Santa Fe's Saint Francis Cathedral south tower are being hoisted into place today.
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Posted at: 05/28/2009 10:48 PM
Updated at: 05/29/2009 7:26 AM
By: Nicole Brady, Eyewitness News 4; Charlie Pabst, KOB.com

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Part of West Mesa site to become memorial, park

KOB.com
Memorial at West Mesa grave site

A question on people's minds ever since investigators began recovering bodies on Albuquerque's West Mesahas been: What will happen to the land once it's no longer a crime scene?

Land owner KB Homes announced Thursday what will happen to at least a part of the 100-acre plot.

Families of the victims have been working with the builder and city leaders to ensure something special is done with the land.

"We've been working on it pretty hard, with the grace of God, it's come to reality," father of victim Michelle Valdez, Dan Valdez, said Thursday.

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KB Homes announced its intent to donate three acres for a memorial and a park.

Valdez said, "Now we can say this is our property, this is our land that KB Homes gave to us, gave to the women of the West Mesa."

The memorial itself, about an acre, will be built directly over what police have dubbed "The Pit," the name given to the area where most of the bodies were discovered.

The surrounding two acres will be a public park.

After KB Homes builds the park, the city will maintain it.

The arrangement is in writing—anyone who purchases the land will have to respect the park's boundaries.

Valdez says he and other families are planning to spend a lot of time at the park. He believes that his daughter, and all the women found buried there, would be grateful.

He said, "I'm sure our loved ones that are up in Heaven are saying now, 'We don't want to be forgotten. We want to be known as human beings, not for the lifestyle we led, but as human beings.'"
City Councilor Ken Sanchez tells Eyewitness News 4 the city might try to purchase an additional two acres, since most of the parks in Albuquerque are around five acres.

As for the rest of the land, KB Homes is no longer building in Albuquerque, so if the land is sold, another developer might decide to build houses. The 100 acres is zoned residential.

- APD serves warrants in West Mesa bodies case

KOB.com FORUM 4
Post Your Comments On This Story

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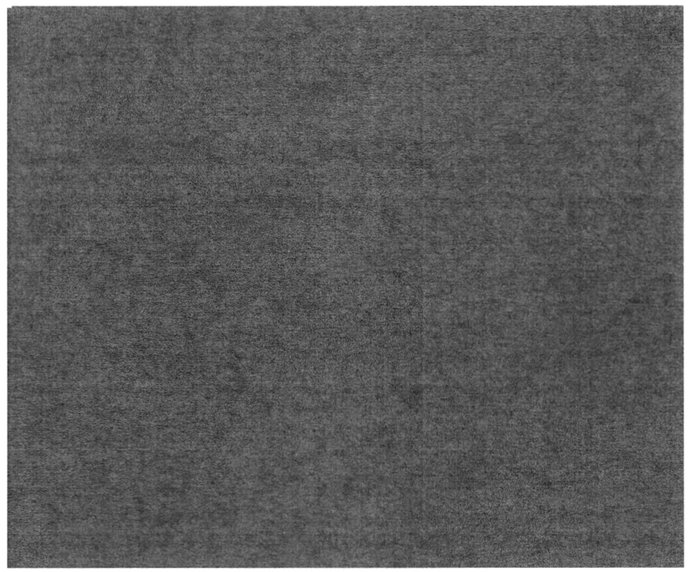
Name (appears on your post) kermit



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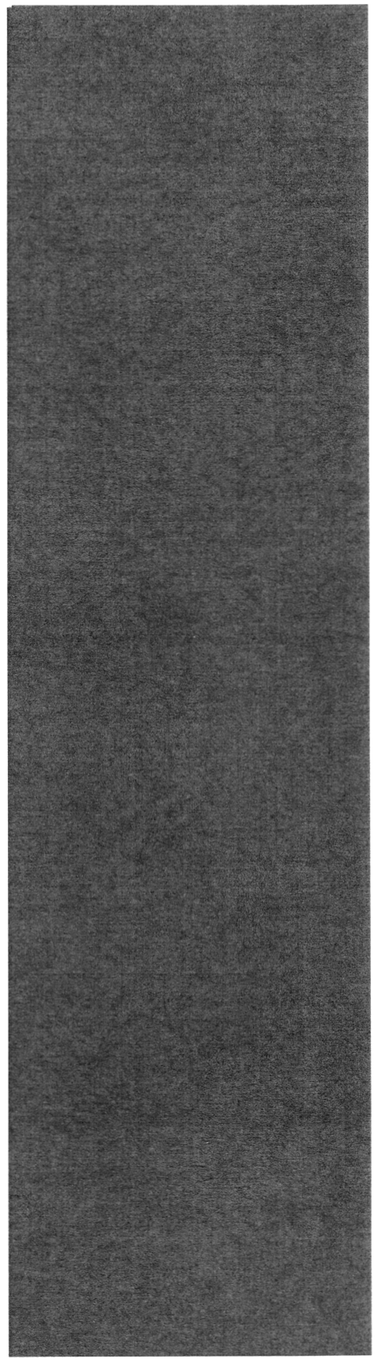

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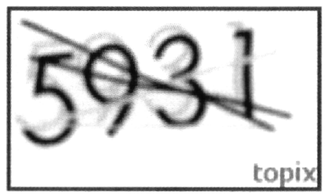

- Couple bequests art to museum foundation
- Portales man killed in two-vehicle crash
- NM auditor says Gadsden district balancing books
- Xcel Energy asks PRC to approve rate increase
- Sky Sox pitching stymies 'Topes
- Trailhead sculpture dedicated at Tent Rocks
- Part of West Mesa site to become memorial, park
- APS proposal will direct $16 mil in found money

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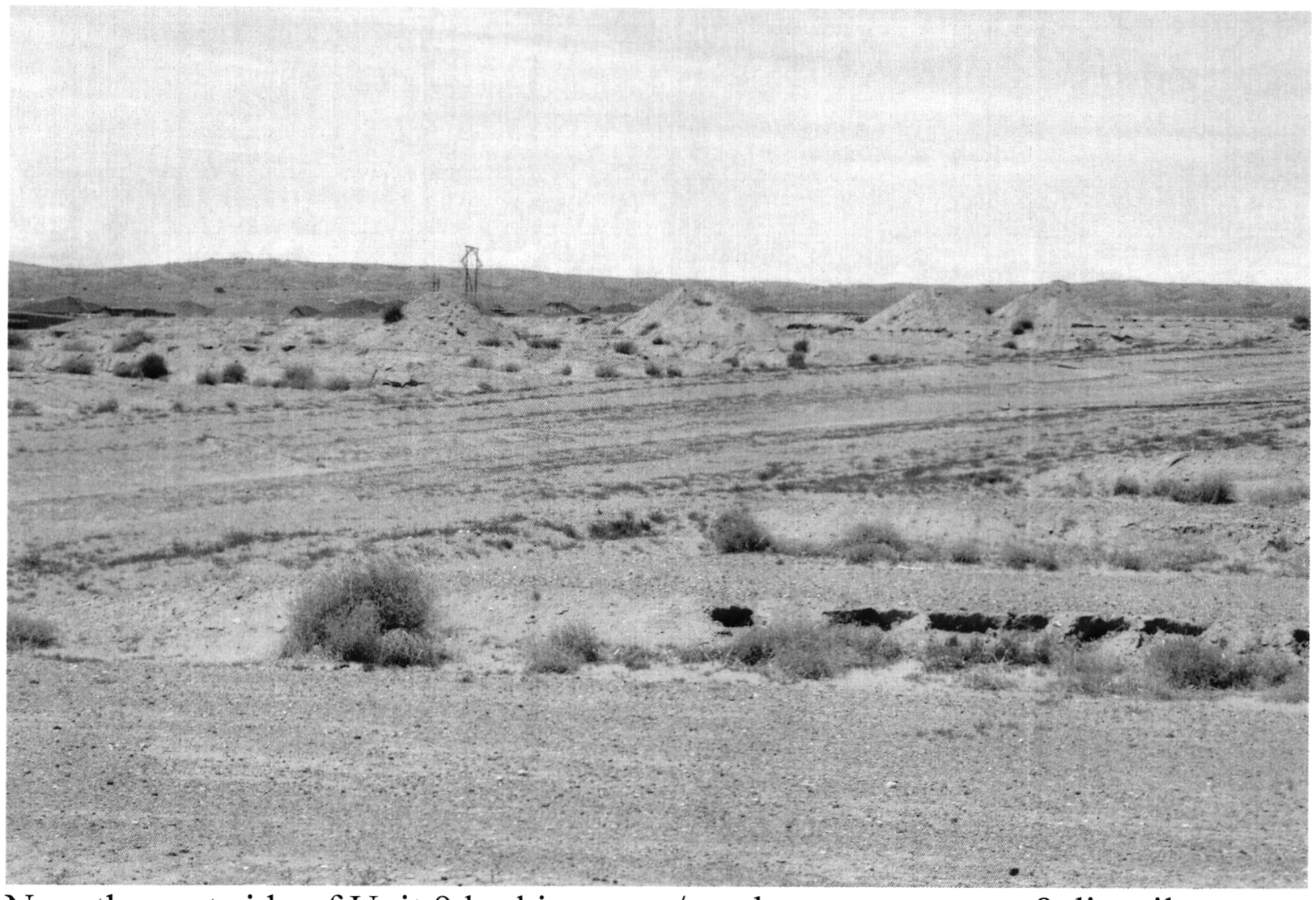
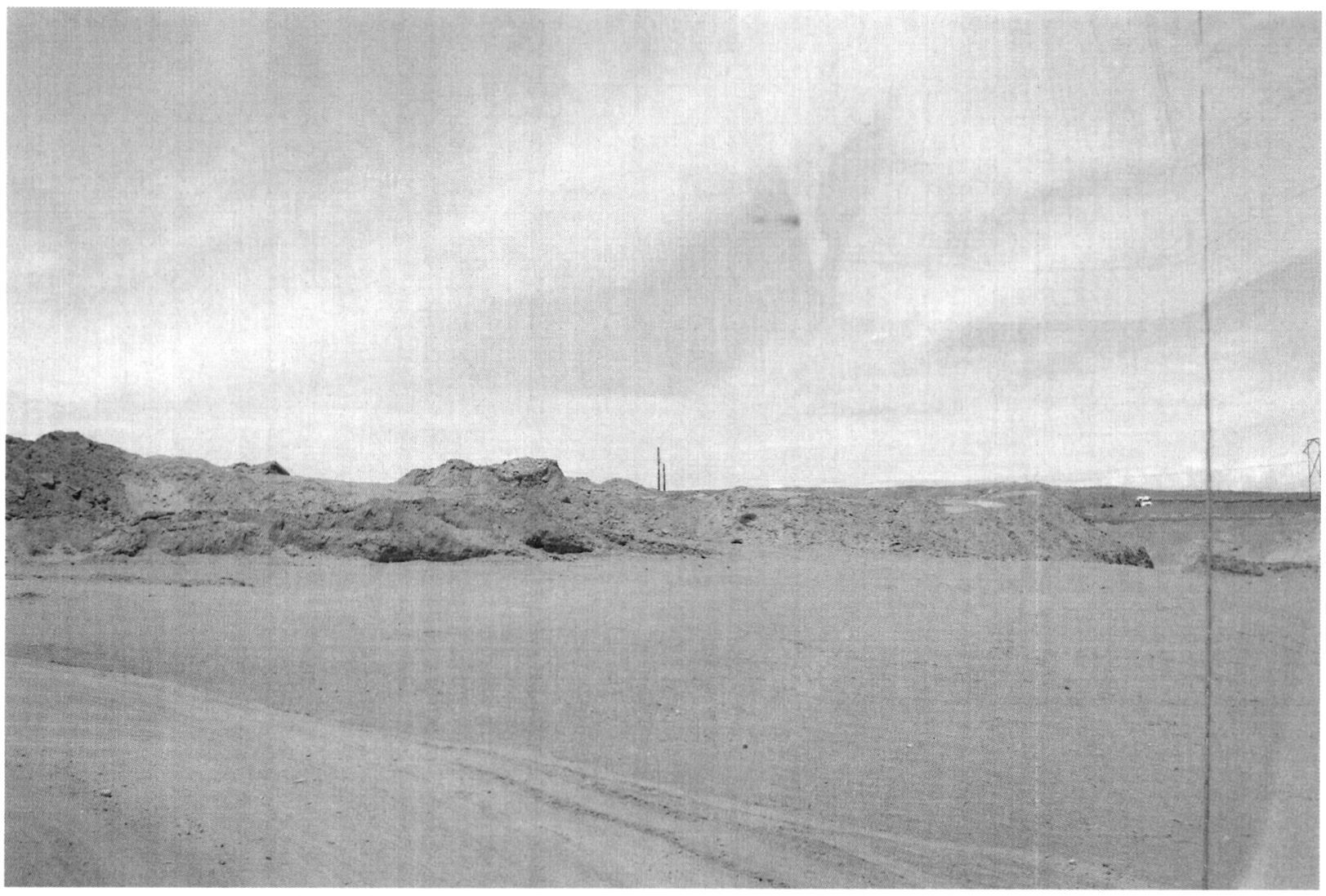
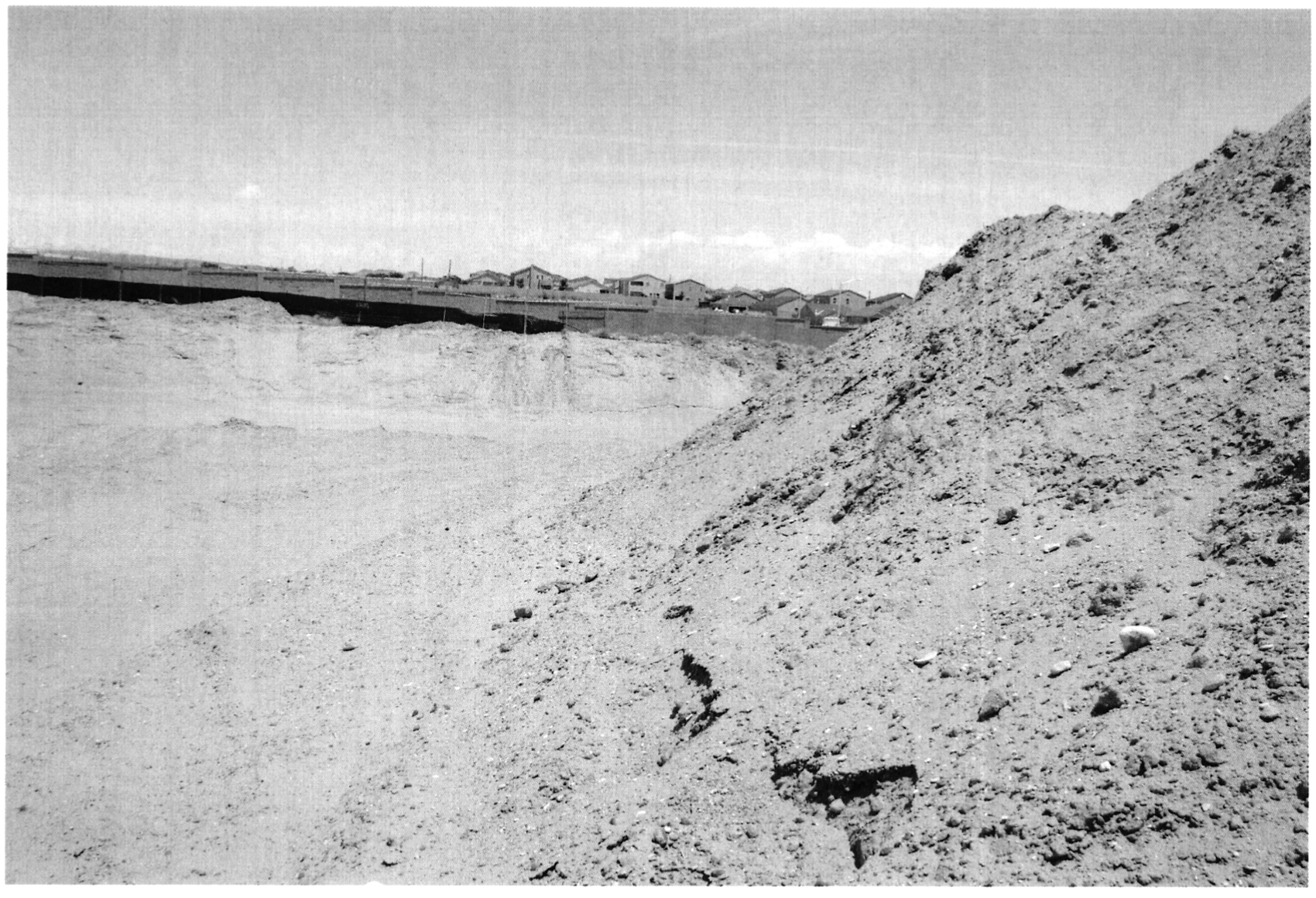
Site Visit Anderson Heights Units 4 and 6 after Police Dig
May 20, 2009



Near the east side of Unit 9 looking west/southwest at approx. 8 dirt piles.



At east temp pond looking west.



At west temp pond looking north/northwest.

CITY OF ALBUQUERQUE

John J. Benavidez
Operations Maintenance Superintendent

plan mailed to John
5-21-19 cc

t 505-857-8038
f 505-857-8042
c 505-250-4293
JBenavidez@cabq.gov

Department of Municipal Development
Street Maintenance Division
P.O. Box P.O Box 1293
Albuquerque, NM 87103

Aspen Masonry
9241 4th Street
Albuquerque, NM 87114
Office 505-897-7099 Fax 505-897-7166

Cell 505-934-8201 jimgriffin@aspenmasonry.com

Memo

LETTER

1702

Date 12/29/08

To BRAD BINGHAM
COA

Subject ANDERSON HEIGHTS
WALL REPAIR

Brad -

Here is the Grading Plan, Permit and Inspection Notes for the wall between Longford and KB Homes.

Also attached is the Engineering Used.

Please call me if you have any questions or need additional info.

Thanks,

JIM GRIFFIN

Anderson Hts U.9

THIS appears to be the newer wall PTH

☐ Please reply ☐ No reply necessary

SIGNED

N8/D006

MARK GOODWIN & ASSOCIATES, PA

LETTER OF TRANSMITTAL

TO: Curtis Cherne
COA Hydrology

DATE: 5/20/09

RE: Anderson Hts.

ITEMS BEING TRANSMITTED

	Package for returning a portion of
	Anderson Heights units 4 and 6 to
	original grades before ABD dig.
	cc 5-21-09

- ☐ FOR YOUR USE
- ☐ AS REQUESTED
- ☐ FOR YOUR RECORDS
- ☐ FOR YOUR COMMENTS

Notes:

Memo is pretty clear. - Call if you have questions.

Thanks

MG

Mark Goodwin, PE

P.O. Box 90606 • Albuquerque, NM 87199 • (505) 828-2200 • (505) 797-9539 fax
www.goodwinengineers.com

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

April 7, 2009

MEMO TO: Tony Sciarillo, KB Homes
Paul Feist, Metropolitan Forensic Science Center
Phillip Romo, COA Department of Municipal Development

Re: Earthwork Restoration - Anderson Heights, Units 4 & 6 & 9

This is a follow up to the field meeting held at the site on March 17, 2009 to review the areas disturbed by the A.P.D. investigation and to determine what will need to be done to the area to restore it to an acceptable condition after A.P.D. has exhausted their investigation efforts.

It is our recommendation that all the disturbed pads be returned to their original configuration and elevations as shown on the attached approved grading plan dated 4-27-05 and 4-14-05 with engineering fill compacted and tested in accordance with the C.O.A. Standard specifications.

Any disturbed berms and retention ponds need to be restored back to their original configuration as shown on the Interim Grading Plan - Anderson Heights Unit 4,6,9 (Engineers stamp dated 8-21-08).

Excerpts from the recommendations found in the "Geotechnical Engineering Services, Job No. 1-30925, Anderson Heights" report are include for your information and use.

If you would like additional hard copies of the attached drawing please call and let me know.

Please contact our office if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

DLH/dlh

F:\1-Projects\2003\A03080 - Anderson Heights\Unit 4\APD U469 Restoration ltr.doc

FORM B-14

924-3320

CITY OF ALBUQUERQUE
DIV. OF BUILDING & INSPECTION
PHONE [redacted]

CHAPTER 3. SECTION 304, THE ALBUQUERQUE BUILDING CODE REQUIRES THAT THIS CARD BE POSTED IN A CONSPICUOUS PLACE ON THE JOB.

Permit No. 2006 00347 Date 9-4 19 2006

Location 2828 Pitocha PSU

Owner KB Homes

Contractor Aspen Mason

Ret. Wall

Block Wall

Fence

Swimming Pool

Miscellaneous

Remarks

NOTICE: LICENSED AND BONDED CONTRACTORS ARE REQUIRED FOR ALL PLUMBING, SEWERS, ELECTRICAL, GAS, AND SIDEWALK WORK. SPECIAL PERMITS ARE REQUIRED.

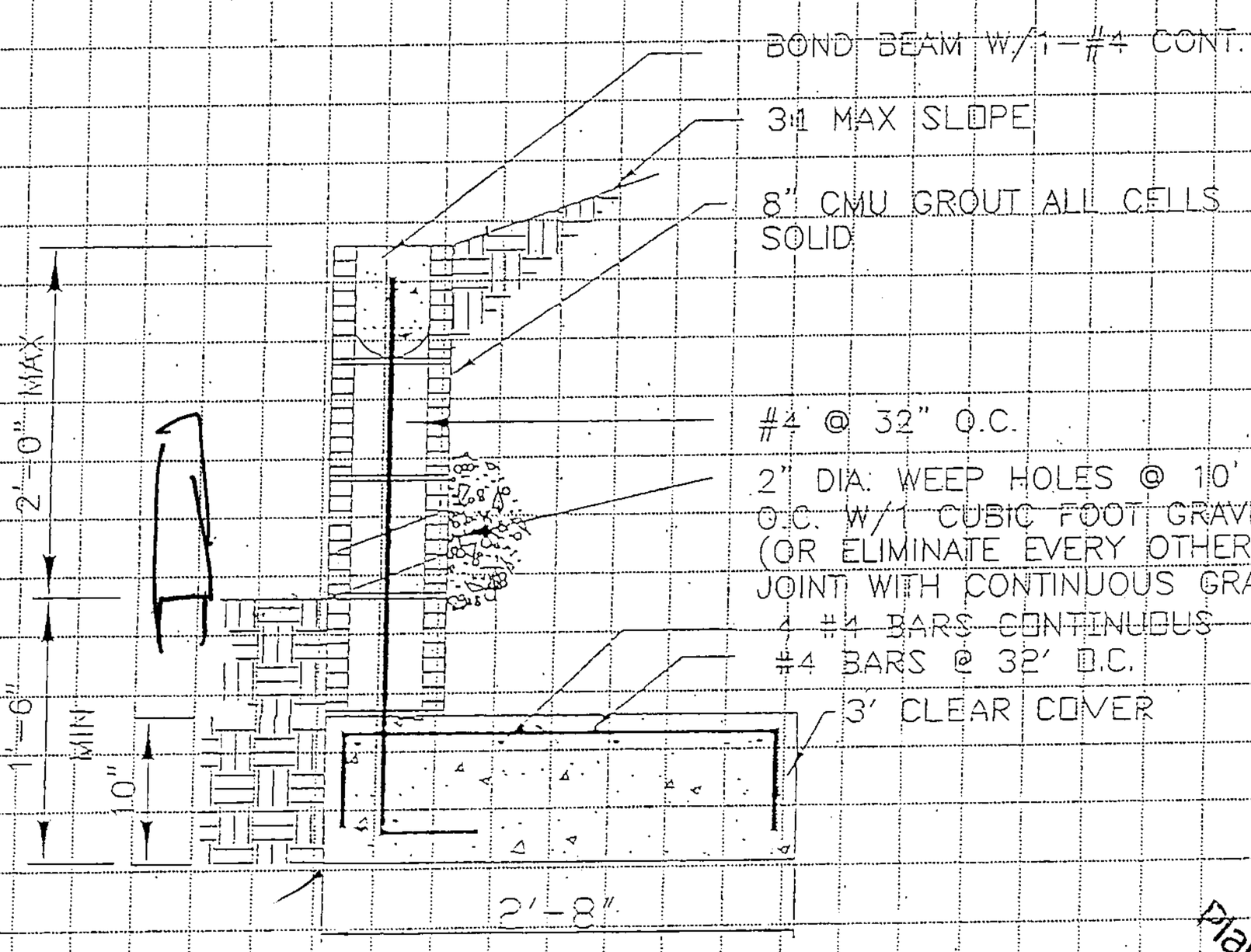
FENCES & BLOCK WALLS: SPECIAL PERMITS ARE REQUIRED UNLESS SPECIFIED ON ORIGINAL PERMIT. . . . IT IS THE OWNER'S RESPONSIBILITY TO ASCERTAIN HIS PROPERTY LINES.

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9608 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2355 FAX (505) 294-7230

JOB: [illegible]
SHEET NO. ____ OF ____
CALCULATED BY: GEL DATE: [illegible]
CHECKED BY: ____ DATE: ____
SCALE: ____

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-1
5. REINFORCING — GRADE 40
6. NO SOILS REPORT AVAILABLE. CONTRACTOR RESPONSIBLE FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINIMUM BEARING CAPACITY OF 1500 PSF.
7. HAND COMPACT BACKFILL IN 8" LIFTS.
8. WALL HAS BEEN DESIGNED TO SUPPORT A 6' HIGH GARDEN WALL.
9. INSTALL EXPANSION JOINTS WITH ONE VERTICAL BAR EACH SIDE OF JOINT AT A MAXIMUM SPACING OF 12'. EXTEND VERTICAL BAR 16" ABOVE BLOCK FOR LAP TO GARDEN WALL.



2' CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

Albuquerque Building & Safety
SEP 04 2008
I.B.C.
Plan Check Section

GOLDEN E. LANE JR. NEW MEXICO LICENSED PROFESSIONAL ENGINEER

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9608 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 293-2335 FAX (505) 294-7230

JOB 07-097 ASPEN MEADOWS
SHEET NO. _____ OF _____
CALCULATED BY GEL DATE 10/8/07
CHECKED BY _____ DATE _____
SCALE _____

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-1
5. REINFORCING — GRADE 40
6. NO SOILS REPORT AVAILABLE. CONTRACTOR RESPONSIBLE FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINIMUM BEARING CAPACITY OF 1500 PSF.
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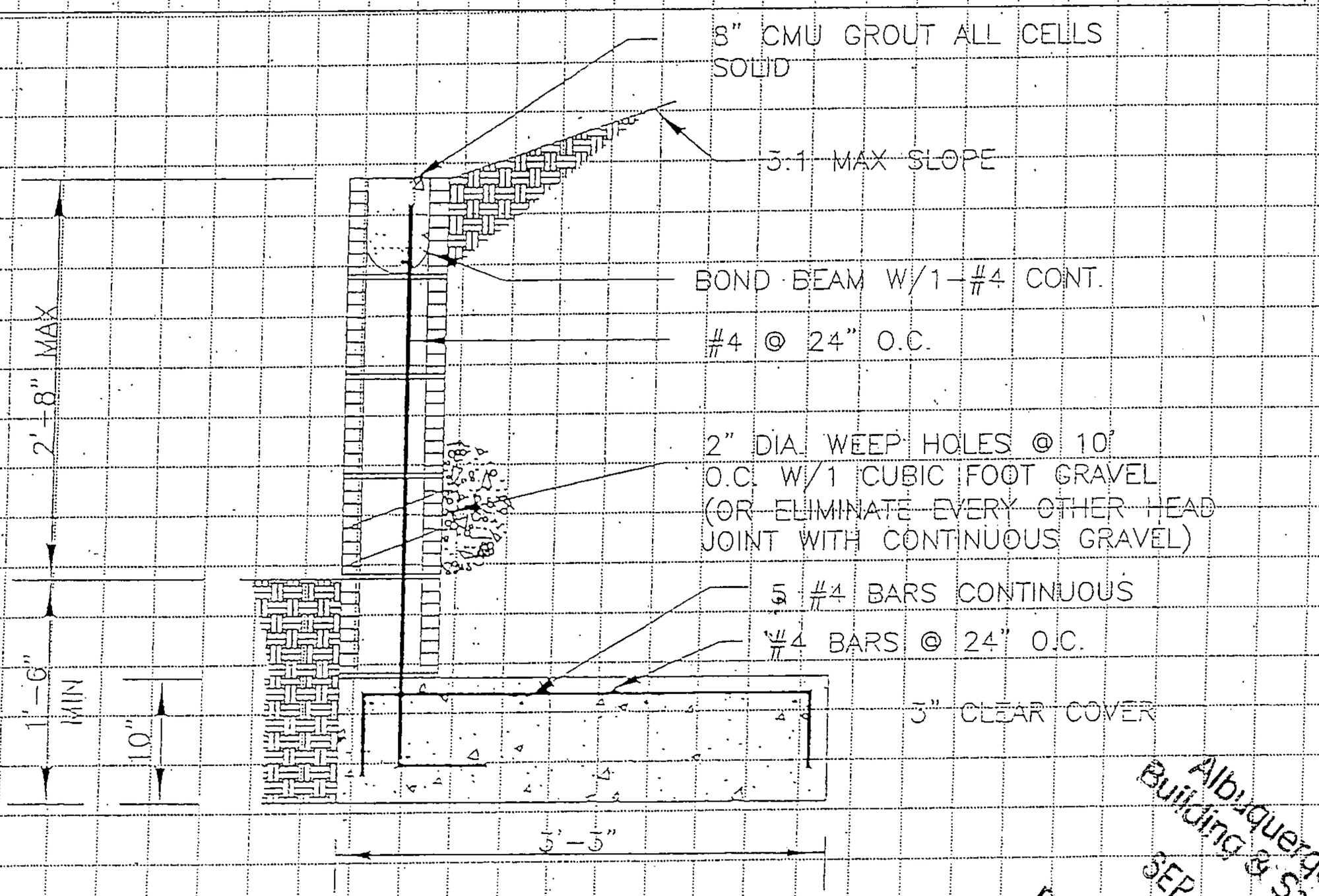

2'-8" CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

Albuquerque Building & Safety
SEP 04 2008
Plan Check Section

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9808 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2335 FAX (505) 294-7230

JOB 07-097 ASPEN MESONEY
SHEET NO. 1 OF 1
CALCULATED BY GEL DATE 10/8/07
CHECKED BY _____ DATE _____
SCALE _____

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-1
5. REINFORCING — GRADE 40
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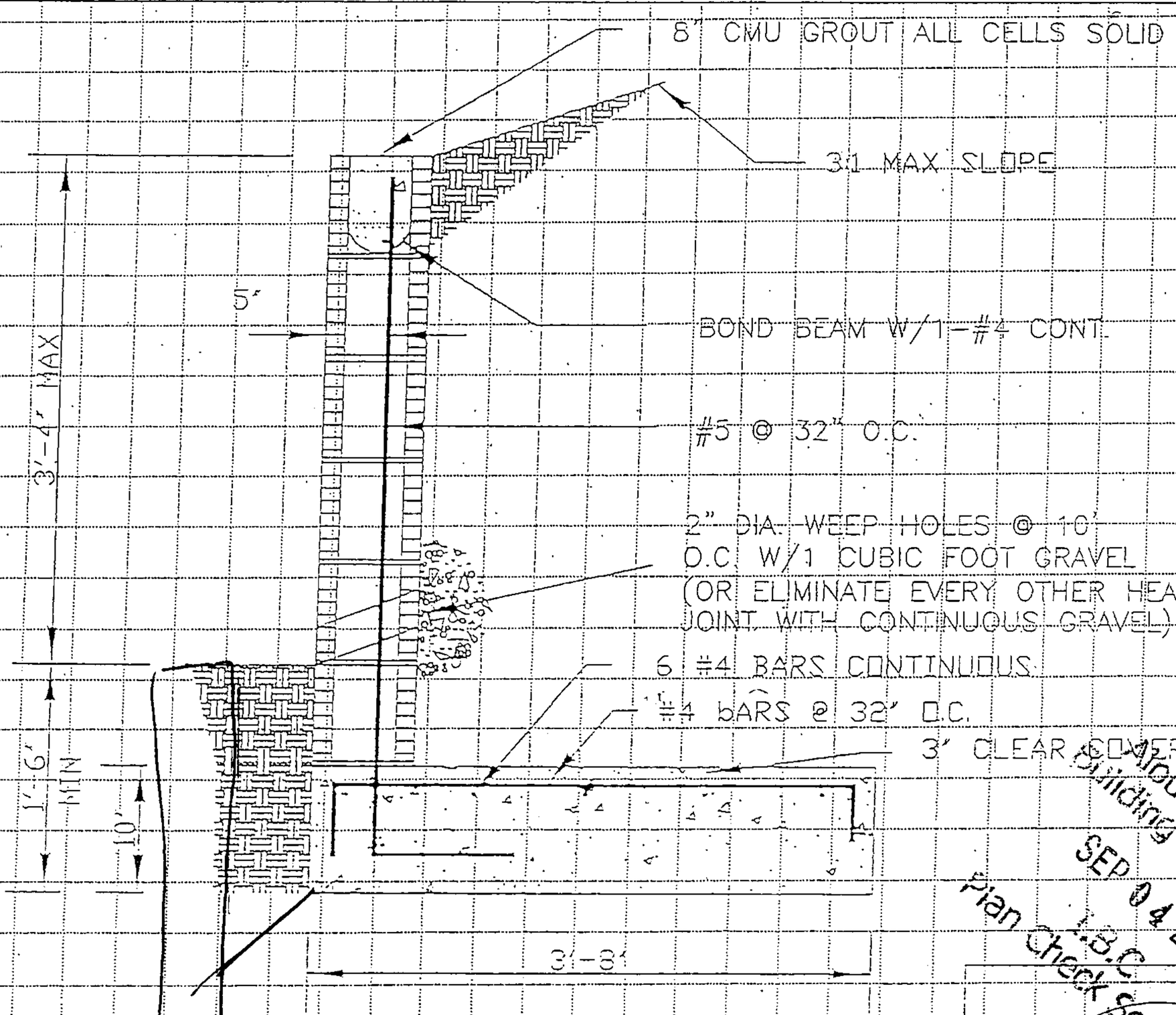


3'-4' CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

Albuquerque Building & Safety
SEP 04 2008
Plan Check Section
I.B.C.

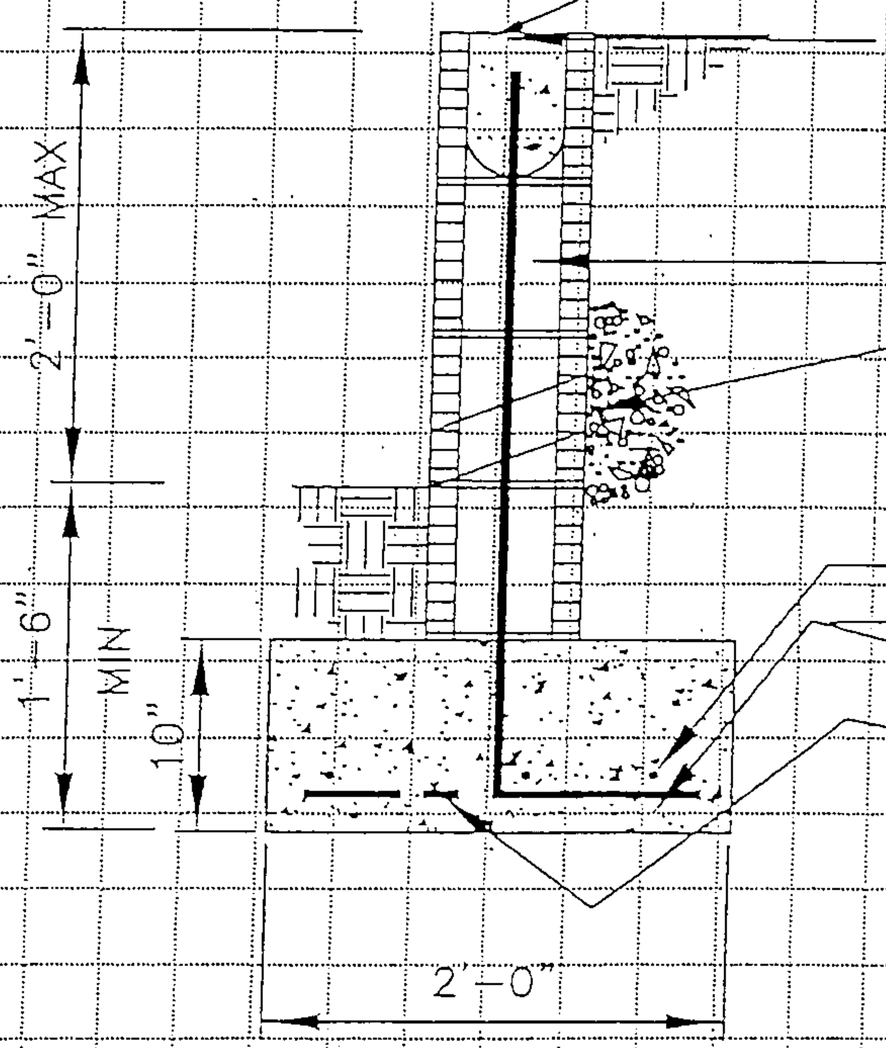
GOLDEN LANE JR. NEW MEXICO 5119 REGISTERED PROFESSIONAL ENGINEER

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9808 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2385 FAX (505) 294-7230

JOB 06-049 ASPEN MASONRY
SHEET NO. 1 OF 1
CALCULATED BY GEL DATE 4/24/06
CHECKED BY DATE
SCALE

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-1
5. REINFORCING — GRADE 40
6. SEE GEOTECHNICAL ENGINEERING SERVICES REPORT, JOB NO. 1-30813, PARADISE HEIGHTS, UNIT 5, ALBUQUERQUE, NEW MEXICO, BY GEO-TEST, DATED OCTOBER 15, 2003 FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINUMUM BEARING CAPACITY OF 1500 PSF. HAND COMPACT BACKFILL IN 8" LIFTS.
7. WALL HAS BEEN DESIGNED TO SUPPORT A 6' HIGH GARDEN WALL.
8. INSTALL CONTROL JOINTS WITH ONE VERTICAL BAR EACH SIDE OF JOINT AT A MAXIMUM SPACING OF 12'. EXTEND VERTICAL BAR 24" ABOVE BLOCK FOR LAP TO GARDEN WALL.



2' CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

Albuquerque Building & Safety
SEP 04 2008
I.B.C.
Plan Check Section

GOLDEN E. LANE JR.
NEW MEXICO
5119
4/24/06
LICENSED PROFESSIONAL ENGINEER

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9808 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2385 FAX (505) 294-7230

JOB 06-049 ASPEN MASONRY
SHEET NO. 1 OF 1
CALCULATED BY GEL DATE 4/24/06
CHECKED BY DATE
SCALE

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-1
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6. SEE GEOTECHNICAL ENGINEERING SERVICES REPORT, JOB NO. 1-30813, PARADISE HEIGHTS, UNIT 5, ALBUQUERQUE, NEW MEXICO, BY GEO-TEST, DATED OCTOBER 15, 2003 FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINUMUM BEARING CAPACITY OF 1500 PSF. HAND COMPACT BACKFILL IN 8" LIFTS.
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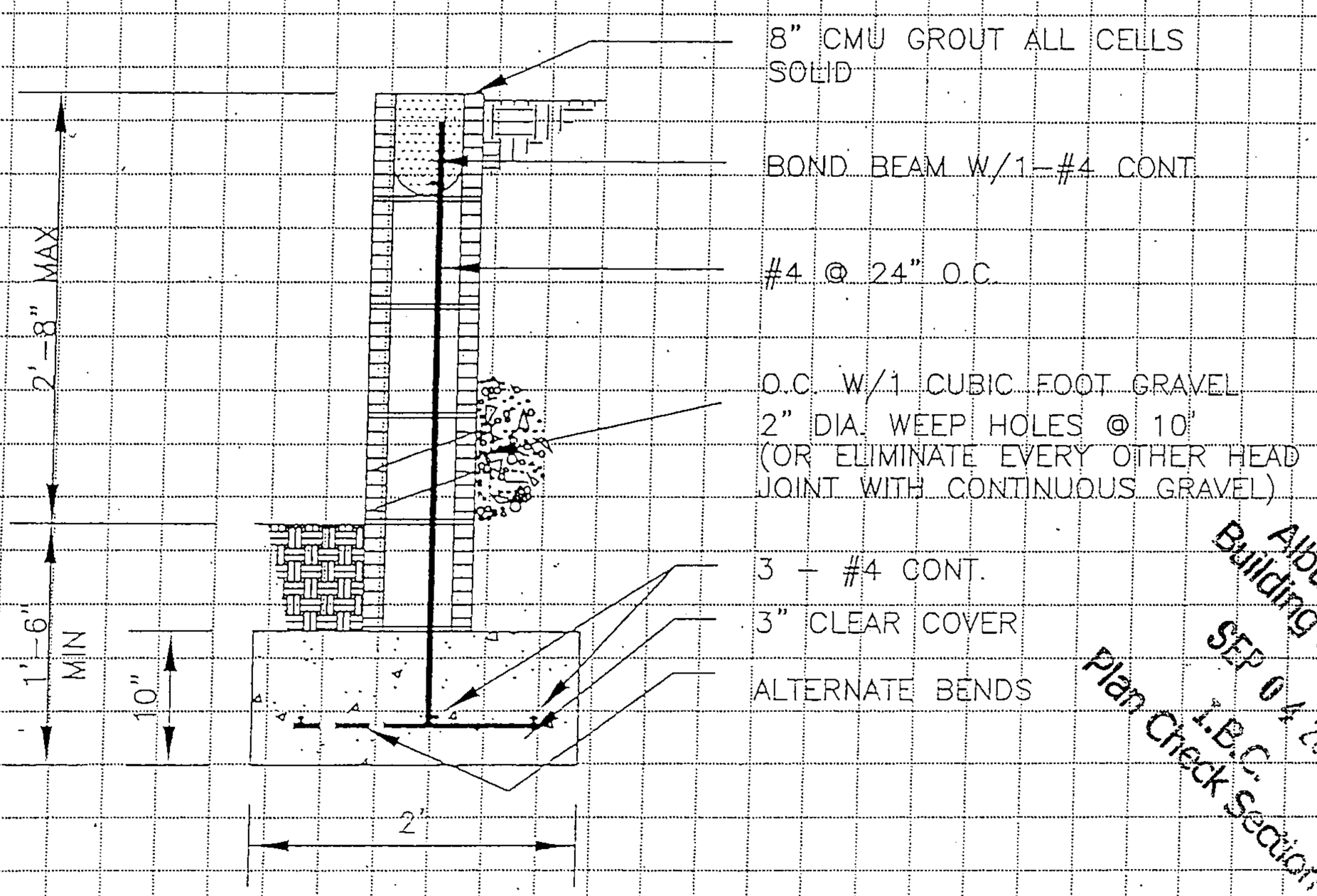

Albuquerque Building & Safety
SEP 04 2006
I.B.C.
Plan Check Section

2'-8" CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

GOLDEN E. LANE, JR.
NEW MEXICO
5119
LICENSED PROFESSIONAL ENGINEER

GOLDEN LANE & ASSOCIATES
Consulting Structural Engineers
9808 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2385 FAX (505) 294-7230

JOB 06-069 ASPEN MASONRY
SHEET NO. 1 OF 1
CALCULATED BY GEL DATE 4/24/06
CHECKED BY DATE
SCALE

GENERAL NOTES

1. CONCRETE — 3000 psi
2. GROUT — 2500 psi
3. MORTAR — TYPE S
4. CMU — TYPE N-1
5. REINFORCING — GRADE 40
6. SEE GEOTECHNICAL ENGINEERING SERVICES REPORT, JOB NO. 1-30813, PARADISE HEIGHTS, UNIT 5, ALBUQUERQUE, NEW MEXICO, BY GEO-TEST, DATED OCTOBER 15, 2003 FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINUMUM BEARING CAPACITY OF 1500 PSF. HAND COMPACT BACKFILL IN 8" LIFTS.
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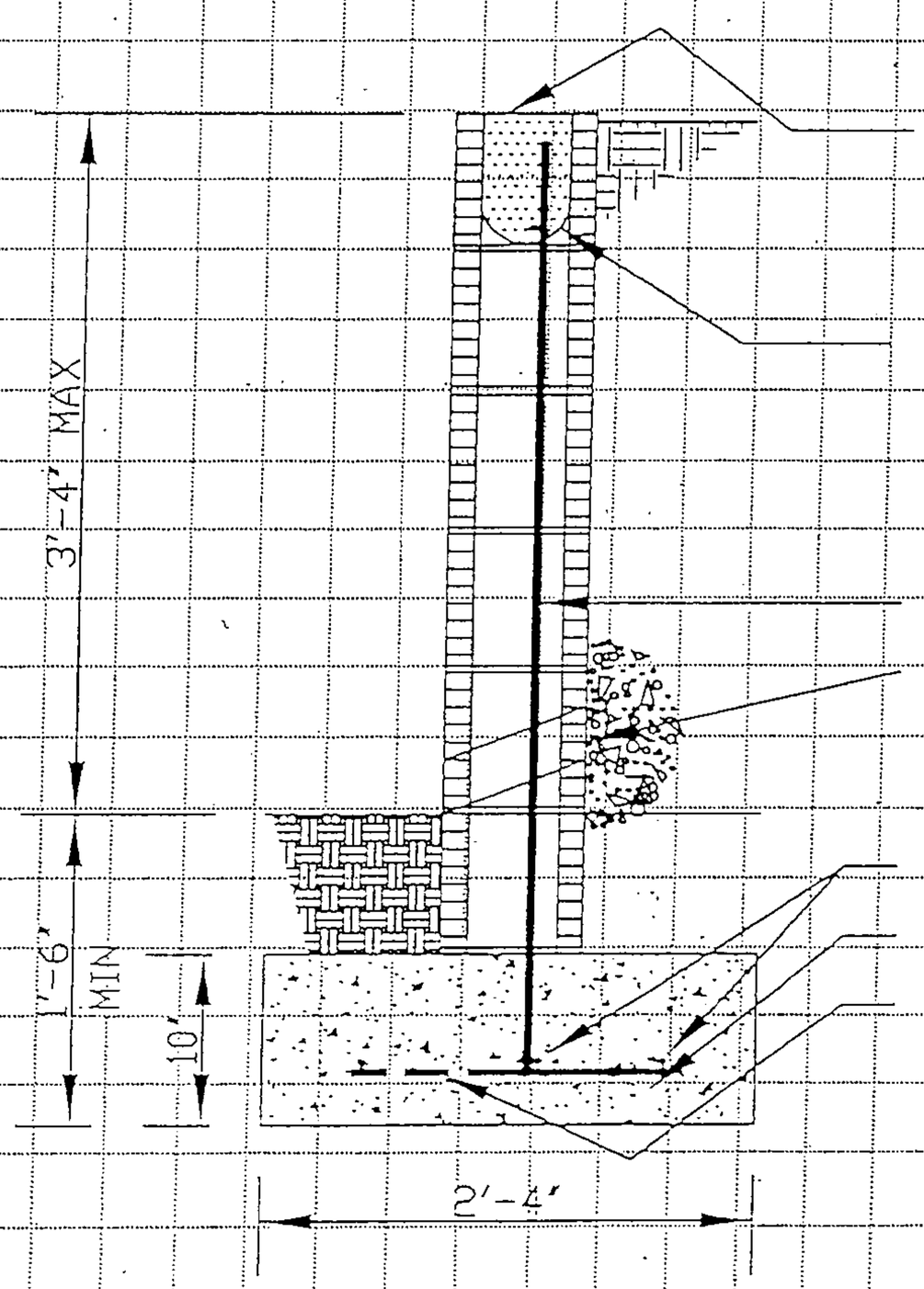

3'-4" CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

Albuquerque Building & Safety
SEP 04 2008
I.B.C.
Plan Check Section

GOLDEN E. LANE JR.
NEW MEXICO
5119
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9608 Dorothy Pl. NE
ALBUQUERQUE, NM 87111
(505) 298-2385 FAX (505) 294-7230

JOB 06-049 ASPEN MASONRY
SHEET NO. 1 OF 1
CALCULATED BY GEL DATE 4/24/06
CHECKED BY DATE
SCALE

GENERAL NOTES

1. CONCRETE 3000 psi
2. GROUT 2500 psi
3. MORTAR TYPE S
4. CMU TYPE N-I
5. REINFORCING GRADE 40
6. SEE GEOTECHNICAL ENGINEERING SERVICES REPORT, JOB NO. 1-30813, PARADISE HEIGHTS, UNIT 5, ALBUQUERQUE, NEW MEXICO, BY GEO-TEST, DATED OCTOBER 15, 2003 FOR PROPER SUBGRADE PREPARATION AND COMPACTION TO ACHIEVE A MINUMUM BEARING CAPACITY OF 1500 PSF. HAND COMPACT BACKFILL IN 8" LIFTS.
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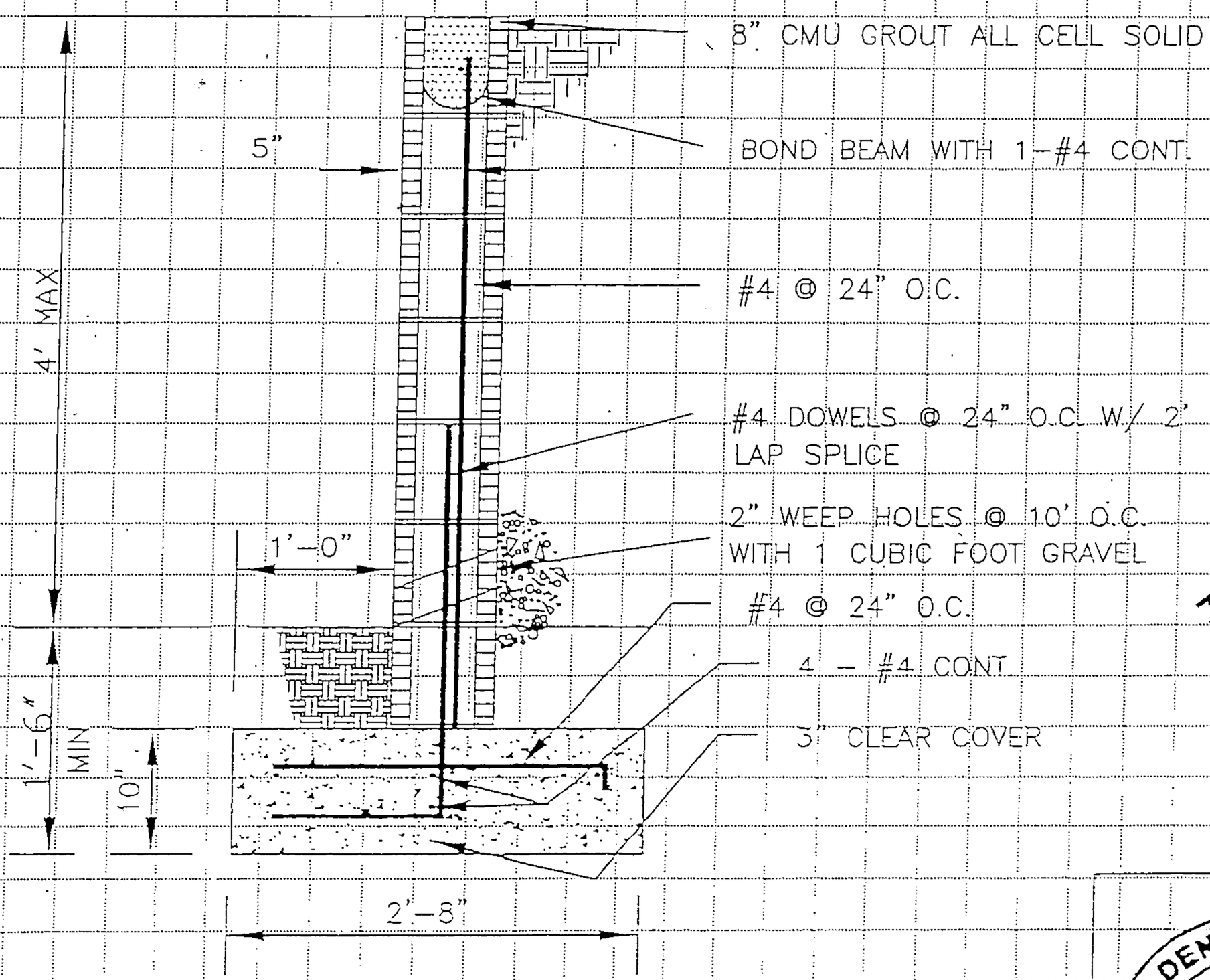

4' CMU RETAINING WALL

SCALE: 3/4" = 1'-0"

Albuquerque Building & Safety
SEP 04 2006
I.B.C.
Plan Check Section

GOLDEN E. LANE JR.
NEW MEXICO
5119
LICENSED PROFESSIONAL ENGINEER

CITY OF ALBUQUERQUE

December 4, 2008

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Certification dated 12-1-08, (N8/D3B)

N08D006E

Dear Ms. Hoelzer,

Based upon the information provided in your submittals dated 11-26-08 and 12-2-08, the above referenced certification cannot be approved for SIA extension until the following comment is addressed.

- Please provide structural calculations for the new retaining wall and an Engineer's certification that this wall but built in substantial compliance with the design. The calculations should be comprehensive enough to determine the adequacy of the existing retaining wall built with the Arrowwood subdivision.

Again, please convey my appreciation to your client for responding so quickly to this situation. If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham

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

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

N8/D006E
~~N8/D003A~~

PROJECT TITLE: Anderson Heights, Units 4 & 6 & 9 — ZONE MAP/DRG. FILE #: ~~N8/D2~~
DRB #: 1002739 — EPC#:_____ — WORK ORDER#:_____

LEGAL DESCRIPTION: Parcels 4 & 6, Anderson Heights, Unit 1 and Anderson Heights, Units 9
CITY ADDRESS:_____

ENGINEERING FIRM: Mark Goodwin & Associates, PA — CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 — PHONE: 828-2200
CITY, STATE: Albuquerque, NM — ZIP CODE: 87199

OWNER: KB Home New Mexico Inc. — CONTACT: Tony Sciarrillo
ADDRESS: 6330 Riverside Plaza lane NW, Ste 200 — PHONE: 353-5300
CITY, STATE: Albuquerque, NM — ZIP CODE: 87120

ARCHITECT: NA — CONTACT: _____
ADDRESS: _____ — PHONE:
CITY, STATE: _____ — ZIP CODE: _____

SURVEYOR: Surv-Tek — CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive — PHONE: 897-3366
CITY, STATE: Albuquerque, NM — ZIP CODE: 87114

CONTRACTOR: Salls Brothers Construction — CONTACT: _____
ADDRESS: 7301 Reading Ave. SE — PHONE: 873-8780
CITY, STATE: Albuquerque, NM — ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☒ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY)

RECEIVED
NOV 26 2008
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: November 26, 2008 — BY: Diane Hoelzer, PE

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

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

CITY OF ALBUQUERQUE

December 4, 2008

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Certification dated 12-1-08, ~~(N8/D3B)~~

N08D006E

Dear Ms. Hoelzer,

Based upon the information provided in your submittals dated 11-26-08 and 12-2-08, the above referenced certification cannot be approved for SIA extension until the following comment is addressed.

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Again, please convey my appreciation to your client for responding so quickly to this situation. If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham

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

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

N80006E

File ~~N8 / D3B~~

753985

#2
(NO PUBLIC EASEMENT)

DRAINAGE COVENANT

9/17/08

This Drainage Covenant ("Covenant"), between KB HOME New Mexico, Inc. ("Owner"), whose address is 6330 Riverside Plaza Lane, NW, Suite 200, Albuquerque, NM 87120 and the City of Albuquerque, New Mexico, a 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 signs this Covenant.

1. Recital. Owner is the owner of certain real property described as:

Ponds #1, #4, #5, #6 and #7
A portion of Parcel 4, Anderson Heights, Unit 1,
recorded in the Bernalillo County Clerk's office 5/4/2006, Book 2005C, Page 138;
Ponds #2, #3 and #8
A portion of Parcel 6A, Anderson Heights, Unit 9,
recorded in the Bernalillo County Clerk's office 10/9/2007, Book 2007C, Page O291;
Pond #9
Lots 62-66, Block 1 and portions of Lots 59-63, Block 5, Anderson Heights, Unit 9,
recorded in the Bernalillo County Clerk's office 10/9/2007, Book 2007C, Page O291;
Pond #10
Lots 11-16, Block 2, Anderson Heights, Unit 9,
recorded in the Bernalillo County Clerk's office 10/9/2007, Book 2007C, Page O291

in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities ("Drainage Facility") on the 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 Facilities. Owner shall construct the following Drainage Facility within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. N8 / D3B
Ten (10) retention ponds and nine (9) berms

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.

4. City's Right of Entry. The City has the right to enter upon the Property at any time

Doc# 2008103543
09/18/2008 03:40 PM Page: 1 of 6
COV R:$19.00 M. Toulouse Oliver, Bernalillo County

and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property 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.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

KB HOME New Mexico, Inc.
6330 Riverside Plaza Lane NW, Suite 200
Albuquerque, NM 87120

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. Entire Agreement. 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 regarding this subject matter.

15. Changes to Agreement. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

CITY OF ALBUQUERQUE:
ACCEPTED:

By: _____
Ed Adams
Chief Administrative Officer
Dated: 9-17-08

OWNER: **KB HOME New Mexico, Inc.**

By: _____
Its: Vice President - LAND

Dated: 9.8.08

APPROVED:

City Engineer

9/12/08

9-10-08

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

Richard Dourte This instrument was acknowledged before me this 17th day of September, 2008, by for → Ed Adams, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

My Commission Expires:
10-07-12

Notary Public

OWNER'S ACKNOWLEDGMENT

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me this 8th day of September, 2008, by A. Anthony Sciarrillo, Vice President of Land, on behalf of KB HOME New Mexico, Inc..

My Commission Expires:
9.10.12

Notary Public

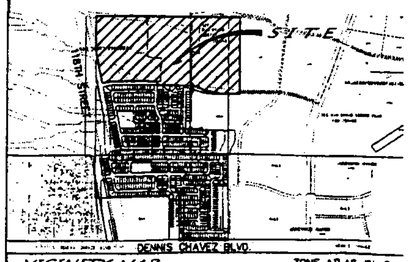
OFFICIAL SEAL
SUSAN RASINSKI
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9.10.12

(EXHIBIT A ATTACHED)

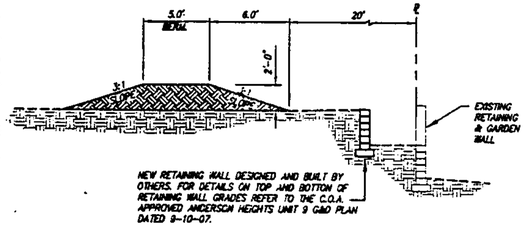
SPECIAL NOTE:
Top of Pond Elevations are Approximate. They are based on the lowest elevation in the area from the approved grading plan. Field conditions may have changed since then. The ponds need to be constructed to be at least 2.0' deep and at the dimensions as described. If there are any questions, contact Steve Moya (924-3994) or Diane Hoelzer, PE (828-2200).

LEGEND
5' BERM
BASIN BOUNDARY
SWALE LEADER
3:1 SLOPE

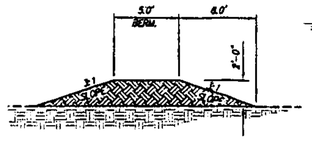
POND #1 TOP=5224.0' 2.0' DEEP
POND #2 TOP=5182.0' 2.0' DEEP
POND #3 TOP=5177.0' 2.0' DEEP
POND #4 TOP=5236.0' 2.0' DEEP
POND #5 TOP=5226.0' 2.0' DEEP
POND #6 TOP=5216.0' 2.0' DEEP
POND #7 TOP=5208.0' 2.0' DEEP
POND #8 TOP=5201.0' 2.0' DEEP
POND #9 TOP=5150.0' 2.0' DEEP
POND #10 TOP=5154.0' 2.0' DEEP
Berm #1
Berm #2
Berm #3
Berm #4
Berm #5
Berm #6
Berm #7
Berm #8
Berm #9
SWALE



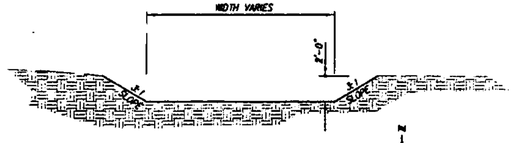
VICINITY MAP
ZONE ATLAS #N-8
SCALE: NONE



TYPICAL BERM SECTION A-A
SCALE: 1" = 5'



TYPICAL BERM SECTION B-B
SCALE: 1" = 5'



POND SECTION
SCALE: 1" = 5'

100 50 0 100' 200'
SCALE: 1' = 100'

AS BUILT INFORMATION
CONTRACTOR WORK STAKED BY
INSPECTOR'S INITIALS BY
FIELD REVISION BY
DRAWINGS REVISED BY
DATE
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO

BENCH MARKS
STATION "3-PHX" IS LOCATED 3.9 MI. SW OF DOWNTOWN ALBUQUERQUE, VICINITY RIO BRAVO, CO. S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 164.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP STAMPED "3-PHX 1994" AND IS STAMPED "3-PHX 1994". N=1466433.48 (NAD 83) E=1495435.735 (NAD 83)

SURVEY INFORMATION
FIELD NOTES

NO.	DATE
B1	

ENGINEER'S SEAL
DIANE HOELZER NEW MEXICO 8/21/08

NO.	DATE	REMARKS	BY
		REVISIONS	

		DATE
DESIGNED BY	GJK	05/07
DRAWN BY	DER	05/07
CHECKED BY	DMG	05/07

dmg
MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90806
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE:
INTERIM
GRADING AND DRAINAGE PLAN
ANDERSON HEIGHTS - UNITS 4 & 6 & 9

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | DESIGN UPDATE | NO. DATE/YR | NO. DATE/YR

Drainage File: N8/D3B **Exhibit "A"**

A6065 ANDERSON HEIGHTS 4 & 6\GRADING & DRAINAGE PLAN\A6065-GD-EXHIBIT.dwg\8/21/2008\.RFH

CITY OF ALBUQUERQUE

August 27, 2008

Diane Hoelzer, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Stamp dated 8-21-08, (~~N8/D3B~~)
N08D006E

Dear Ms. Hoelzer,

Based upon the information provided in your submittal dated 8-22-08, the above referenced plan is approved for Grading Permit. Upon completion of the grading and retaining wall, please submit an Engineer's Certification of the revised grading plan, which will also include the retaining wall certification. If you have any questions, please contact me at 924-3986.

Sincerely,

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

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

N8D006E

~~N8/D2~~ A-08/D003B

PROJECT TITLE: Anderson Heights, Units 4 & 6 & 9 ZONE MAP/DRG. FILE #: ~~N8/D2~~

DRB #: 1002739 EPC#:_____ WORK ORDER#:_____

LEGAL DESCRIPTION: Parcels 4 & 6, Anderson Heights, Unit 1 and Anderson Heights, Units 9

CITY ADDRESS:_____

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE

ADDRESS: PO Box 90606 PHONE: 828-2200

CITY, STATE: Albuquerque, NM ZIP CODE: 87199

OWNER: KB Home New Mexico Inc. CONTACT: Alan Ortega

ADDRESS: 6330 Riverside Plaza lane NW, Ste 200 PHONE: 353-5300

CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: NA CONTACT: _____

ADDRESS: _____ PHONE:

CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Surv-Tek CONTACT: Russ Hugg

ADDRESS: 9384 Valley View Drive PHONE: 897-3366

CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: Salls Brothers Construction CONTACT: _____

ADDRESS: 7301 Reading Ave. SE PHONE: 873-8780

CITY, STATE: Albuquerque, NM ZIP CODE: 87105

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

RECEIVED

AUG 22 2008

HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: August 22, 2008 BY: Diane Hoelzer, PE

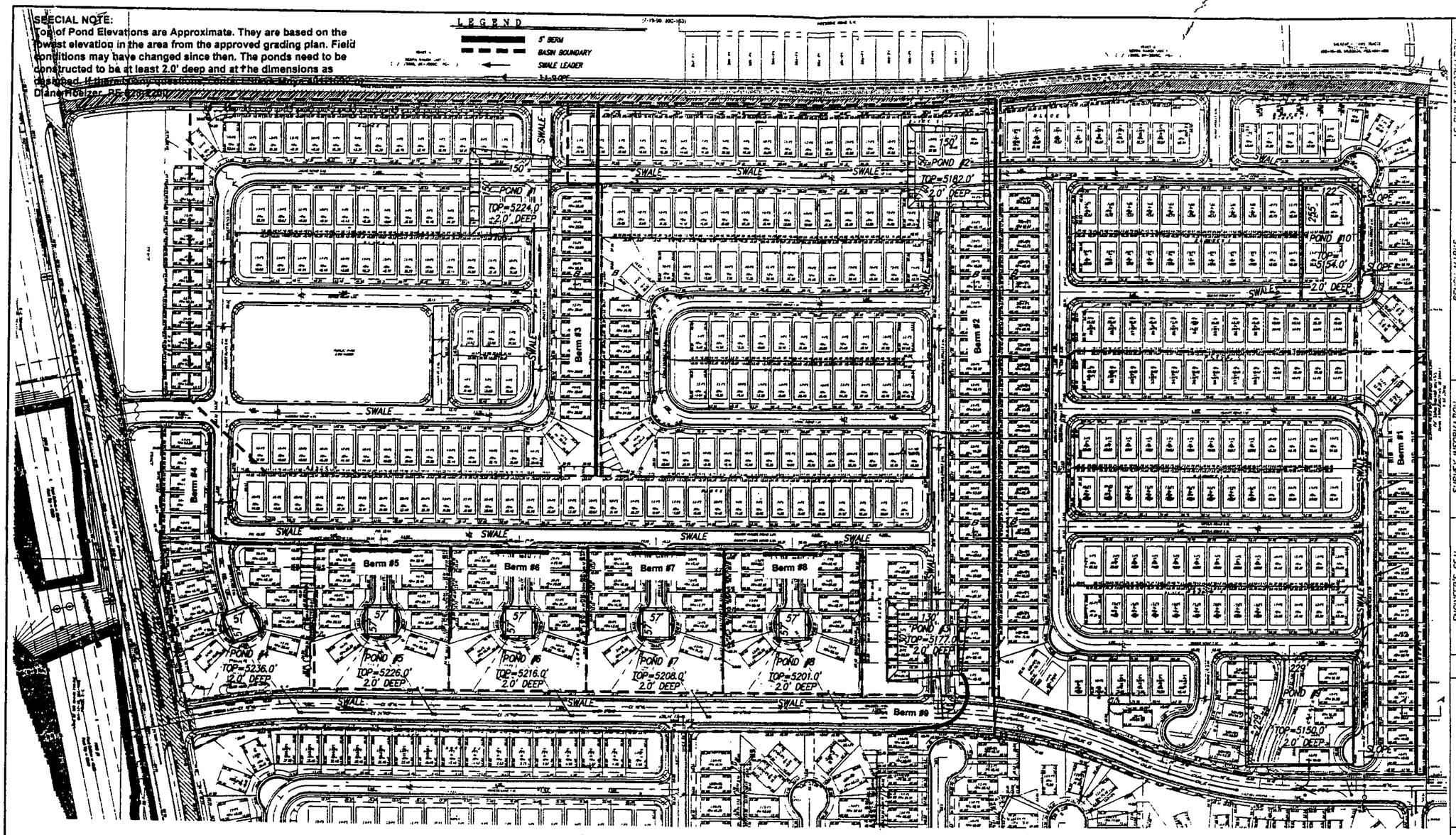
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope ot the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

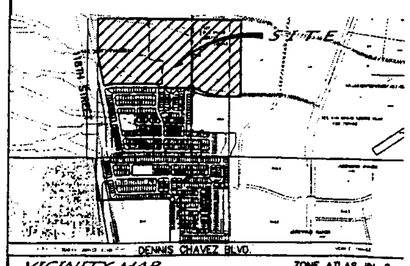
1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for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

SPECIAL NOTE:
Top of Pond Elevations are Approximate. They are based on the lowest elevation in the area from the approved grading plan. Field conditions may have changed since then. The ponds need to be constructed to be at least 2.0' deep and at the dimensions as displayed. If there are any questions, contact Steve Moya (505) 924-3994 or Diane Hoelzer, PE (505) 924-3991.

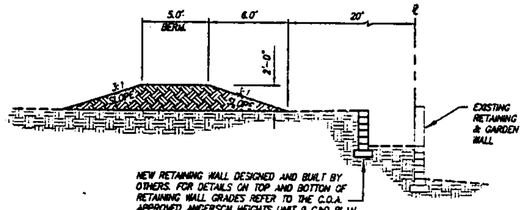
LEGEND

- 5' BERM
- BASIN BOUNDARY
- SWALE LEADER
- 3:1 SLOPE

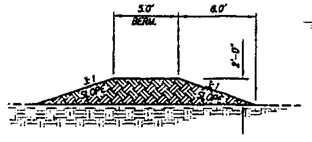




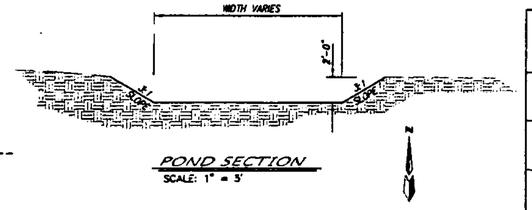
VICINITY MAP
ZONE ATLAS #N-8
SCALE: NONE



TYPICAL BERM SECTION A-A
SCALE: 1" = 5'



TYPICAL BERM SECTION B-B
SCALE: 1" = 5'



POND SECTION
SCALE: 1" = 5'

100 50 0 100' 200'
SCALE: 1" = 100'

AS BUILT INFORMATION
LAYOUT BY
SURVEYED BY
INSPECTIONS BY
FIELD VERIFICATION BY
DRAWINGS CORRECTED BY
MICRO-FILM INFORMATION
RECORDED BY
DATE
NO.

BENCH MARKS
STATION "J-PID" IS LOCATED 5.1 MI. SW OF DOWNTOWN ALBUQUERQUE TO REACH STATION FROM INT. OF COORS AND DENNIS CHAVEZ BLVD. (COORS BLVD BRAVO), GO S. ON COORS BLVD. 0.62 MI. TO THE STATION WHICH IS ON AN EARTHEN BERM 162.2' WEST OF THE CENTERLINE OF COORS BLVD. THE STATION IS A STANDARD ACS 3 1/4" ALUMINUM CAP, INSTALLED TO A PIPE 0.25' ABOVE THE GROUND AND IS STAMPED "J-PID, 1994".
X=360733.58, Y=1463437.68 (NAD 27), ELEV=4935.736 (NGVD 29)

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL
DIANE HOELZER
NEW MEXICO
8-12-8

REVISIONS
NO. DATE REMARKS BY
DESIGN
DESIGNED BY GJK DATE 05/07
DRAWN BY DBR DATE 05/07
CHECKED BY DMG DATE 05/07

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90808
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9539

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: INTERIM
GRADING AND DRAINAGE PLAN
ANDERSON HEIGHTS - UNITS 4 & 6 & 9

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | DESIGN UPDATE | NO. DATE/YR | NO. DATE/YR

A6065 ANDERSON HEIGHTS 4 & 6\GRADING & DRAINAGE PLAN\A6065-GD-EXHIBIT.dwg\8/21/2008\RFH

Drainage File: N8/D3B **Exhibit "A"**

Drainage Calculations
For
Temporary Retention Ponds
Anderson Heights Units 4,6,9

Prepared by

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200

DUANE HARLAN
NEW MEXICO
11987
REGISTERED PROFESSIONAL ENGINEER
8-21-08

August 2008

RECEIVED
AUG 22 2008
HYDROLOGY SECTION

CITY OF ALBUQUERQUE

August 20, 2008

Greg Krenik, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan
Engineer's Stamp dated 8-19-08, (N8/D3B)

Dear Mr. Krenik,

Based upon the information provided in your submittal dated 8-19-08, the above referenced plan cannot be completely approved until the following comments are addressed.

- Per your plan dated 4-27-05 (which was revised by Diane Hoelzer 9-10-07), there is supposed to be a retaining wall along the eastern boundary of Unit 9 (from Colobel to Amole Mesa) to protect the wall of the Longford at Arrowwood subdivision. To date, this wall has not been built and there is up to 6 feet of fill against the "garden" portion of that wall. That fill needs to be removed immediately and the retaining wall must be built. Please show this on your plan.

- The berm along the eastern boundary of basins 5 and 6 must be a minimum of 20 feet away from the property line in order to provide enough space for the new wall. This must be reflected on the drawing. I will need you specify a compaction effort of at least 90%.

- Ponds 5 and 6 must have a spillway to the adjoining streets. I propose that you make these ponds as large as possible since they are the most downhill and are the closest to developed property.

This plan is approved with respect to ponds 1-4 (and the berms associated with those 4 basins) and request that work on that area get started ASAP. Thank you for responding to this crisis so quickly so we can prevent a reoccurrence. If you have any questions, please contact me at 924-3986.

Sincerely,

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

C: file

RECEIVED
AUG 22 2008
HYDROLOGY SECTION

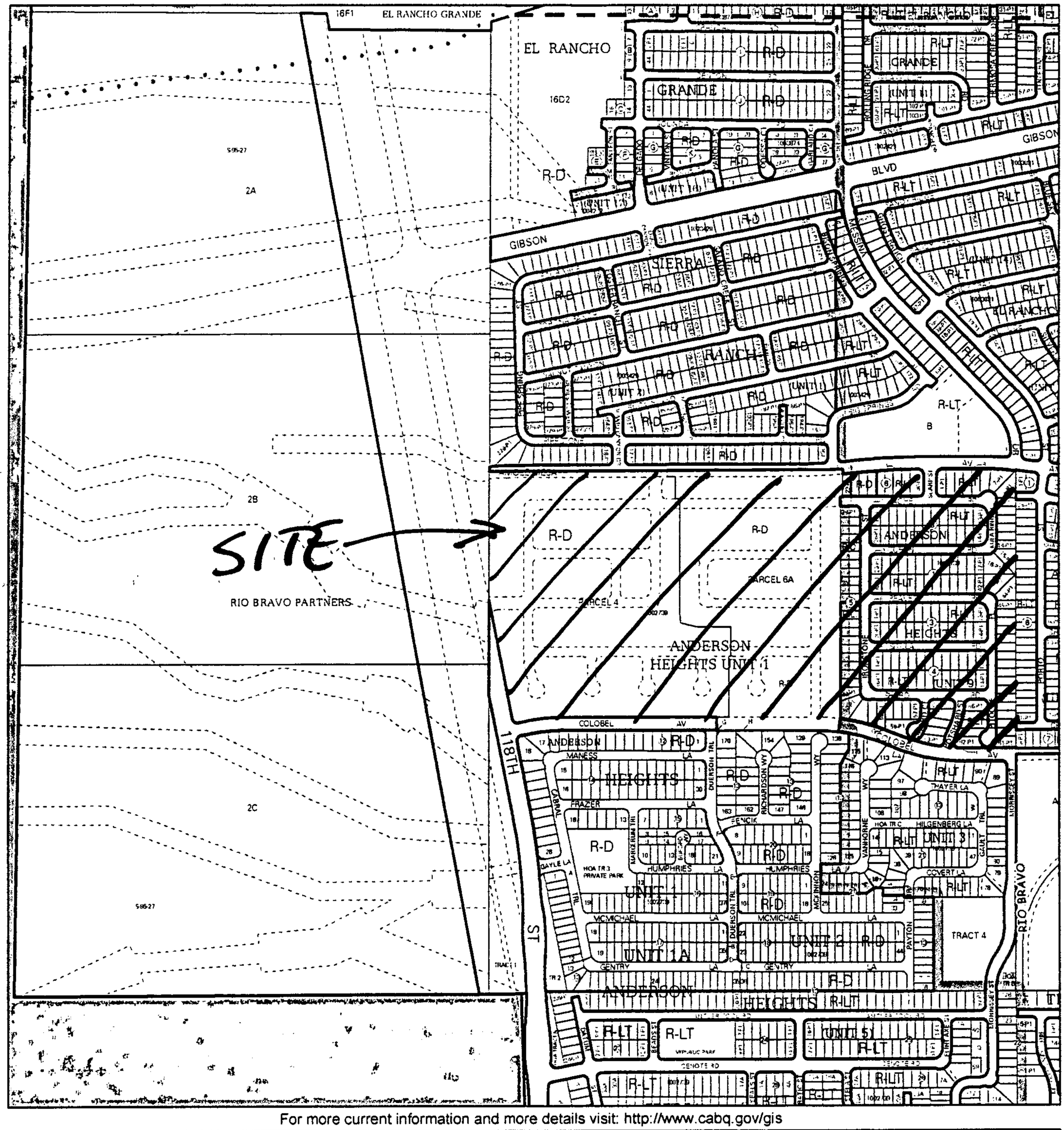
PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Anderson Heights Unit 4,6 and 9 Interim Ponds

The development of Anderson Heights Unit 4, 6 and 9 has not been completed. At this time the grading of Unit 9 had been partially completed and the grading of Unit 4 and 6 was partially completed base on the original approved grading plan dated 4-27-05. The layout for Unit 4 and 6 has since been completely changed but the revised plan was not graded.

This situation and the current conditions in the field has made it necessary to stabilize the runoff in area through the construction of a series of temporary ponds and berms to keep the flows onsite until the time the infrastructure and storm drain is built and functioning as intended.

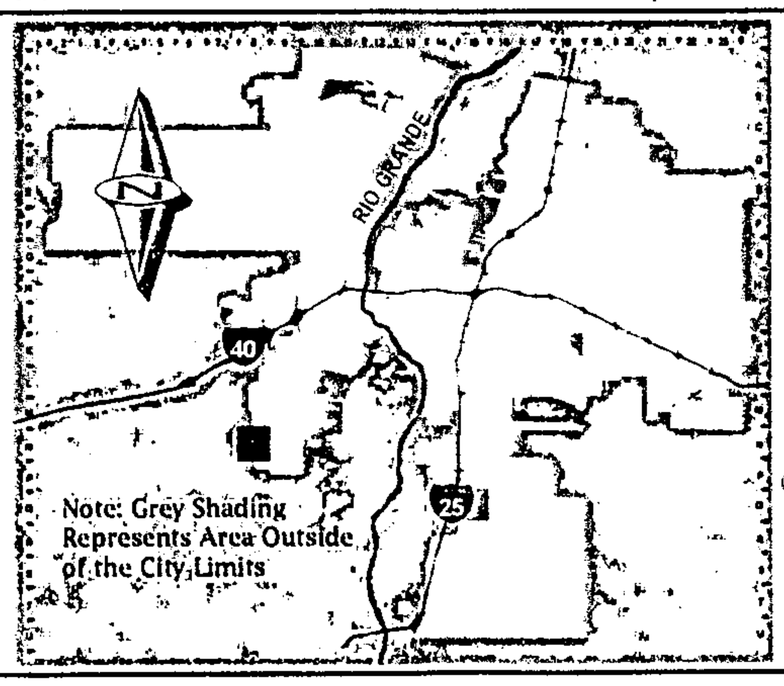
These temporary ponds were designed to retain the 100-year 6 hour storm with the exception of ponds #9 and #10 that were designed to retain 2 times the 100 yer 6 hour storm event.



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

N-08-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

PROJECT ANDERSON HEIGHTS UNIT 6,9,4
SUBJECT INTERIM DRAINAGE CALCS
BY DLH DATE 8-21-08
CHECKED _____ DATE _____
SHEET 1 OF 3

SUBASIN	POND BOTTOM	VOL. PROVIDED (C.F.)	TOP ELEV. (±)
1	150x150'	48672	5224.0
2	150'x150'	48672	5182.0
3	130x130'	36992	5177.0
4	57x57'	7938	5236.0
5	57'x57	7938	5226.0
6	57'x57'	7938	5216.0
7	57'x57'	7938	5208.0
8	57'x57	7938	5201.0
9	229'x229	110522	5150.0
10	255'x122'	66888	5154.0

dmg
D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

PROJECT ANDERSON HTS UNIT 4,6,9
SUBJECT INTERIM DRAINAGE CALCS.
BY DLH DATE 8-21-08
CHECKED _____ DATE _____
SHEET 2 OF 3

SUBASIN	Acres	%	VOLUME REQ'D Ac·Ft	CF
1	15.91	18.67	1.01946	44408
2	16.03	18.81	1.02710	44,740
3	9.69	11.37	0.62085	27,044
4	2.39	2.80	0.15289	6,660
5	2.39	2.80	0.15289	6,660
6	2.39	2.80	0.15289	6,660
7	2.39	2.80	0.15289	6,660
8	2.39	2.80	0.15289	6,660
9	19.63	23.05	1.25862	54,825
10	12.00	14.10	0.76992	33538
	85.23	100.0	5.4604	237855

AHYMO 100YR 6HR VOL. = 5.4604 AC FT

COLOBEL ROAD - " 3.35309 — — 9343

SUBASIN 3 + COLOBEL ROAD = 36387 CF

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

PROJECT ANDERSON HTS UNIT 4,6,9
SUBJECT INTERIM DRAINAGE CALCS
BY DLH DATE 8-21-08
CHECKED _____ DATE _____
SHEET 3 OF 3

REVISION TO BASINS 5+6

BASIN 9 100 YR 6HR VOLUME = 54,803 CF
2 TIMES 100YR 6HR = 109,606 CF
= 2.51621 AF

BASIN 10 100 YR 6HR VOLUME = 33489 CF
2 TIMES 100 YR 6HR = 66,978 CF
= 1.5376 AF

```
START                TIME=0.0
*****    ANDERSON HEIGHTS INTERIM PLAN 100-YEAR 24-HOUR STORM EVENT
*****    FILE: AH_INT.DAT  AUGUST 21 2008 BY:DLH
*****    ZONE ATLAS: P-13
RAINFALL             TYPE=2 RAIN QUARTER=0.0 IN
                     RAIN ONE=1.90 IN RAIN SIX=2.25 IN
                     RAIN DAY=2.70 IN DT=0.03333 HR
***** ***********************
***** * EXISTING CONDITIONS *
***** ***********************
***** ANDERSON UNIT 4,6,9
***** ***********************
***** TOTAL PROJECT SITE
***** 85.23 ACRES
*****
COMPUTE NM HYD       ID=1 HYD NO=100.00 AREA=0.133172 SQ MI
                     PER A=0 PER B=75 PER C=25 PER D=0
                     TP=0.13 HR MASS RAINFALL=-1
PRINT HYD            ID=1 CODE=1
FINISH

    AHYMO PROGRAM (AHYMO_97) -                        - Version:  1997.02d
         RUN DATE (MON/DAY/YR) = 08/21/2008
         START TIME (HR:MIN:SEC) = 09:50:24     USER NO.= AHYMO-I-9702dGoodwinM-AH
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START                TIME=0.0
*****    ANDERSON HEIGHTS INTERIM PLAN 100-YEAR 24-HOUR STORM EVENT
*****    FILE: AH_INT.DAT  AUGUST 21 2008 BY:DLH
*****    ZONE ATLAS: P-13
RAINFALL             TYPE=2 RAIN QUARTER=0.0 IN
                     RAIN ONE=1.90 IN RAIN SIX=2.25 IN
                     RAIN DAY=2.70 IN DT=0.03333 HR

                COMPUTED 24-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                DT =    .033330 HOURS       END TIME =    19.964670 HOURS
                   .0000   .0018   .0036   .0055   .0074   .0094   .0114
                   .0134   .0155   .0177   .0199   .0222   .0245   .0269
                   .0293   .0319   .0345   .0372   .0399   .0428   .0458
                   .0489   .0521   .0554   .0589   .0625   .0663   .0703
                   .0745   .0789   .0836   .0888   .0944   .1004   .1133
```

.1421	.1865	.2502	.3372	.4515	.5973	.7788
1.0003	1.2059	1.2918	1.3643	1.4288	1.4874	1.5414
1.5916	1.6384	1.6823	1.7237	1.7627	1.7995	1.8344
1.8674	1.8987	1.9284	1.9566	1.9834	1.9898	1.9958
2.0014	2.0068	2.0120	2.0169	2.0216	2.0262	2.0306
2.0349	2.0390	2.0430	2.0469	2.0507	2.0543	2.0579
2.0614	2.0648	2.0681	2.0713	2.0745	2.0776	2.0806
2.0836	2.0865	2.0894	2.0922	2.0949	2.0976	2.1003
2.1029	2.1055	2.1080	2.1105	2.1129	2.1153	2.1177
2.1201	2.1224	2.1247	2.1269	2.1291	2.1313	2.1335
2.1356	2.1377	2.1398	2.1418	2.1439	2.1459	2.1478
2.1498	2.1517	2.1537	2.1555	2.1574	2.1593	2.1611
2.1629	2.1647	2.1665	2.1683	2.1700	2.1718	2.1735
2.1752	2.1769	2.1785	2.1802	2.1818	2.1834	2.1850
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2.1975	2.1990	2.2004	2.2019	2.2034	2.2048	2.2063
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2.2441	2.2453	2.2465	2.2476	2.2488	2.2500	2.2513
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2.3037	2.3048	2.3060	2.3071	2.3083	2.3094	2.3106
2.3117	2.3129	2.3140	2.3152	2.3163	2.3174	2.3186
2.3197	2.3208	2.3219	2.3231	2.3242	2.3253	2.3264
2.3275	2.3286	2.3297	2.3308	2.3319	2.3330	2.3341
2.3352	2.3363	2.3374	2.3385	2.3396	2.3407	2.3418
2.3429	2.3439	2.3450	2.3461	2.3472	2.3482	2.3493
2.3504	2.3514	2.3525	2.3536	2.3546	2.3557	2.3567
2.3578	2.3588	2.3599	2.3609	2.3620	2.3630	2.3641
2.3651	2.3661	2.3672	2.3682	2.3692	2.3703	2.3713
2.3723	2.3733	2.3743	2.3754	2.3764	2.3774	2.3784
2.3794	2.3804	2.3814	2.3825	2.3835	2.3845	2.3855
2.3865	2.3875	2.3885	2.3894	2.3904	2.3914	2.3924
2.3934	2.3944	2.3954	2.3963	2.3973	2.3983	2.3993
2.4003	2.4012	2.4022	2.4032	2.4041	2.4051	2.4061
2.4070	2.4080	2.4089	2.4099	2.4109	2.4118	2.4128

2.4137	2.4147	2.4156	2.4166	2.4175	2.4185	2.4194
2.4203	2.4213	2.4222	2.4231	2.4241	2.4250	2.4259
2.4269	2.4278	2.4287	2.4296	2.4306	2.4315	2.4324
2.4333	2.4342	2.4352	2.4361	2.4370	2.4379	2.4388
2.4397	2.4406	2.4415	2.4424	2.4433	2.4442	2.4451
2.4460	2.4469	2.4478	2.4487	2.4496	2.4505	2.4514
2.4523	2.4532	2.4540	2.4549	2.4558	2.4567	2.4576
2.4584	2.4593	2.4602	2.4611	2.4619	2.4628	2.4637
2.4645	2.4654	2.4663	2.4671	2.4680	2.4689	2.4697
2.4706	2.4714	2.4723	2.4732	2.4740	2.4749	2.4757
2.4766	2.4774	2.4783	2.4791	2.4800	2.4808	2.4816
2.4825	2.4833	2.4842	2.4850	2.4858	2.4867	2.4875
2.4883	2.4892	2.4900	2.4908	2.4917	2.4925	2.4933
2.4941	2.4950	2.4958	2.4966	2.4974	2.4982	2.4991
2.4999	2.5007	2.5015	2.5023	2.5031	2.5039	2.5047
2.5056	2.5064	2.5072	2.5080	2.5088	2.5096	2.5104
2.5112	2.5120	2.5128	2.5136	2.5144	2.5152	2.5160
2.5167	2.5175	2.5183	2.5191	2.5199	2.5207	2.5215
2.5223	2.5230	2.5238	2.5246	2.5254	2.5262	2.5269
2.5277	2.5285	2.5293	2.5300	2.5308	2.5316	2.5324
2.5331	2.5339	2.5347	2.5354	2.5362	2.5370	2.5377
2.5385	2.5393	2.5400	2.5408	2.5415	2.5423	2.5430
2.5438	2.5446	2.5453	2.5461	2.5468	2.5476	2.5483
2.5491	2.5498	2.5506	2.5513	2.5521	2.5528	2.5535
2.5543	2.5550	2.5558	2.5565	2.5572	2.5580	2.5587
2.5595	2.5602	2.5609	2.5617	2.5624	2.5631	2.5638
2.5646	2.5653	2.5660	2.5668	2.5675	2.5682	2.5689
2.5697	2.5704	2.5711	2.5718	2.5725	2.5733	2.5740
2.5747	2.5754	2.5761	2.5768	2.5775	2.5783	2.5790
2.5797	2.5804	2.5811	2.5818	2.5825	2.5832	2.5839
2.5846	2.5853	2.5860	2.5867	2.5874	2.5881	2.5888
2.5895	2.5902	2.5909	2.5916	2.5923	2.5930	2.5937
2.5944	2.5951	2.5958	2.5965	2.5972	2.5978	2.5985
2.5992	2.5999	2.6006	2.6013	2.6020	2.6026	2.6033
2.6040	2.6047	2.6054	2.6060	2.6067	2.6074	2.6081
2.6088	2.6094	2.6101	2.6108	2.6115	2.6121	2.6128
2.6135	2.6141	2.6148	2.6155	2.6161	2.6168	2.6175
2.6181	2.6188	2.6195	2.6201	2.6208	2.6215	2.6221
2.6228	2.6234	2.6241	2.6247	2.6254		

```
***** ************************
***** * EXISTING CONDITIONS *
```

```
***** **********************
***** ANDERSON UNIT 4,6,9
***** **********************
***** TOTAL PROJECT SITE
***** 85.23 ACRES
*****
COMPUTE NM HYD       ID=1 HYD NO=100.00 AREA=0.133172 SQ MI
                     PER A=0 PER B=75 PER C=25 PER D=0
                     TP=0.13 HR MASS RAINFALL=-1

     K =    .118812HR    TP =    .130000HR    K/TP RATIO =    .913936     SHAPE CONSTANT, N =  3.874275
     UNIT PEAK =    355.16    CFS   UNIT VOLUME =    1.000       B =   346.70      P60 = 1.9000
     AREA =       .133172 SQ MI    IA =    .46250 INCHES    INF =   1.14500 INCHES PER HOUR
     RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =   .033330

PRINT HYD            ID=1 CODE=1

                                    PARTIAL HYDROGRAPH   100.00


    RUNOFF VOLUME =       .76880 INCHES      =       5.4604 ACRE-FEET
    PEAK DISCHARGE RATE =     203.58 CFS  AT   1.500 HOURS   BASIN AREA =   .1332 SQ. MI.


FINISH

    NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 09:50:24
```

AGREEMENT AND COVENANT

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and KB HOME New Mexico, Inc., ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at Anderson Heights, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information)

Ponds #1, #4, #5, #6 and #7
A portion of Parcel 4, Anderson Heights, Unit 1,
recorded in the Bernalillo County Clerk's office 5/4/2006, Book 2005C, Page 138;
Ponds #2, #3 and #8
A portion of Parcel 6A, Anderson Heights, Unit 9,
recorded in the Bernalillo County Clerk's office 10/9/2007, Book 2007C, Page O291;
Pond #9
Lots 62-66, Block 1 and portions of Lots 59-63, Block 5, Anderson Heights, Unit 9,
recorded in the Bernalillo County Clerk's office 10/9/2007, Book 2007C, Page O291;
Pond #10
Lots 11-16, Block 2, Anderson Heights, Unit 9,
recorded in the Bernalillo County Clerk's office 10/9/2007, Book 2007C, Page O291;

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:

Ten (10) Temporary Retention Ponds and nine (9) Berms

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

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan B20 / D18 on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

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

modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

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

9. Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is:

KB HOME New Mexico, Inc.
6330 Riverside Plaza Lane NW, Suite 200
Albuquerque, NM 87120

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

12. Term. This Agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

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

15. Changes of Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE:

By:_____
Richard Dourte
City Engineer
Dated: _____

USER: KB HOME New Mexico, Inc.

By: _____
Name: A. Anthony Sciarrillo
Title: VP Land Development
Dated:_____

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 20____by Richard Dourte, City Engineer, Planning Department, for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

_____
Notary Public

My Commission Expires:

_____

USER'S ACKNOWLEDGMENT

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

This instrument was acknowledged before me on _____, 20 08 by A. Anthony Sciarrillo , VP Land Development , on behalf of KB HOME New Mexico, Inc. .

_____
Notary Public

My Commission Expires:

_____

N08D006E

TEMP PONDS

[redacted]

stamp
8-19-08

RECEIVED
AUG 19, 2008
HYD[illegible]GY
SE[illegible]

MARK GOODWIN & ASSOCIATES
CONSULTING ENGINEERS

dmg

CITY OF ALBUQUERQUE

August 20, 2008

Greg Krenik, PE
Mark Goodwin & Associates
P.O. Box 90606,
Albuquerque, NM 87199

Re: Anderson Heights Units 4, 6 & 9 Interim Ponding Plan

Engineer's Stamp dated 8-19-08, ~~(N8/D3B)~~
N08 D006E

Dear Mr. Krenik,

Based upon the information provided in your submittal dated 8-19-08, the above referenced plan cannot be completely approved until the following comments are addressed.

- Per your plan dated 4-27-05 (which was revised by Diane Hoelzer 9-10-07), there is supposed to be a retaining wall along the eastern boundary of Unit 9 (from Colobel to Amole Mesa) to protect the wall of the Longford at Arrowwood subdivision. To date, this wall has not been built and there is up to 6 feet of fill against the "garden" portion of that wall. That fill needs to be removed immediately and the retaining wall must be built. Please show this on your plan.

- The berm along the eastern boundary of basins 5 and 6 must be a minimum of 20 feet away from the property line in order to provide enough space for the new wall. This must be reflected on the drawing. I will need you specify a compaction effort of at least 90%.

- Ponds 5 and 6 must have a spillway to the adjoining streets. I propose that you make these ponds as large as possible since they are the most downhill and are the closest to developed property.

This plan is approved with respect to ponds 1-4 (and the berms associated with those 4 basins) and request that work on that area get started ASAP. Thank you for responding to this crisis so quickly so we can prevent a reoccurrence. If you have any questions, please contact me at 924-3986.

Sincerely,

Bradley L. Bingham

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

C: file

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

N08/D006E
~~N-08/D003A~~

PROJECT TITLE: Anderson Heights, Units 4 & 6 & 9 — ZONE MAP/DRG. FILE #: ~~N87D2~~

DRB #: 1002739 — EPC#:_____ — WORK ORDER#:_____

LEGAL DESCRIPTION: Parcels 4 & 6, Anderson Heights, Unit 1 and Anderson Heights, Units 9

CITY ADDRESS:_____

ENGINEERING FIRM: Mark Goodwin & Associates, PA — CONTACT: Gregory J. Krenik, PE
ADDRESS: PO Box 90606 — PHONE: 828-2200
CITY, STATE: Albuquerque, NM — ZIP CODE: 87199

OWNER: KB Home New Mexico Inc. — CONTACT: Alan Ortega
ADDRESS: 6330 Riverside Plaza lane NW, Ste 200 — PHONE: 353-5300
CITY, STATE: Albuquerque, NM — ZIP CODE: 87120

ARCHITECT: NA — CONTACT: _____
ADDRESS: _____ — PHONE:
CITY, STATE: _____ — ZIP CODE: _____

SURVEYOR: ALS, Inc. — CONTACT: Tim Aldrich
ADDRESS: PO Box 30901 — PHONE: 884-1990
CITY, STATE: Albuquerque, NM — ZIP CODE: 87190

CONTRACTOR: _____ — CONTACT: _____
ADDRESS: _____ — PHONE: _____
CITY, STATE: _____ — ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

RECEIVED
AUG 19 2008
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: August 19, 2008 — BY: Gregory J. Krenik, PE

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

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

DRAINAGE CALCULATIONS
for
TEMPORARY PONDS
Anderson Heights, Units 4, 6 & 9

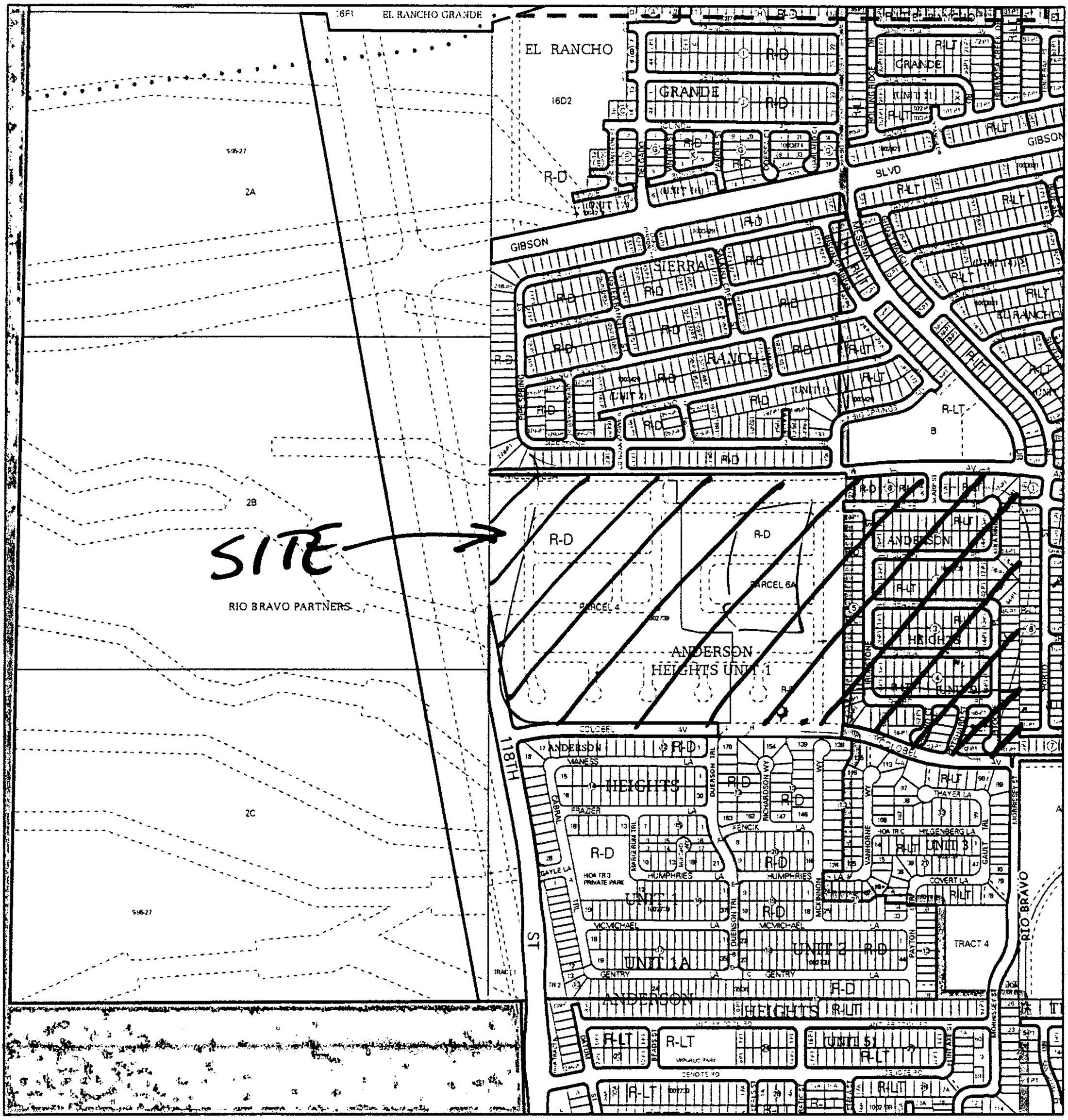
Prepared by

Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199
(505) 828-2200

GREGORY JAMES KREBS
NEW MEXICO
11029
8-19-08
REGISTERED PROFESSIONAL ENGINEER

August 2008

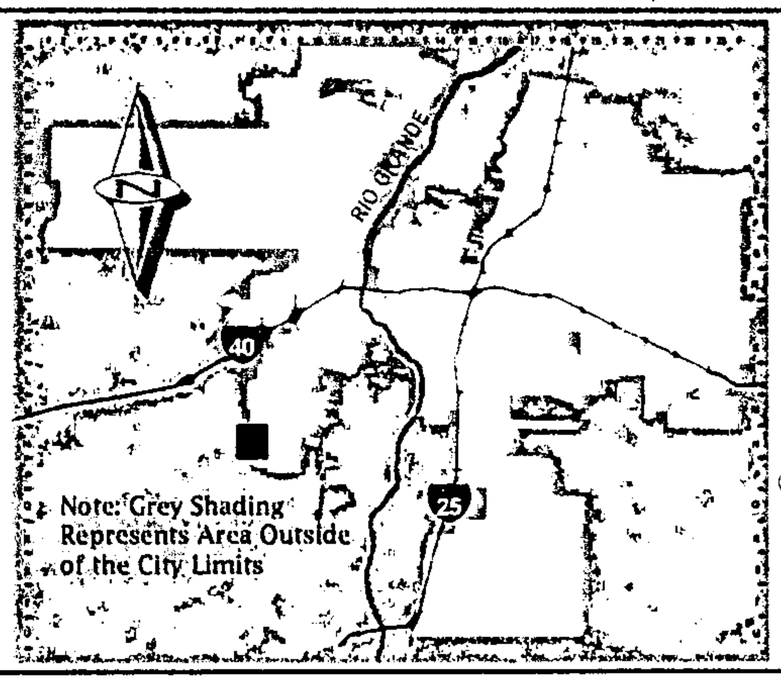
RECEIVED
AUG 19 2008
HYDROLOGY
SECTION



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 6/13/2008



Zone Atlas Page:

N-08-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

dmg D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

PROJECT ANDERSON HEIGHTS UNITS 4,6 & 9
SUBJECT INTERIM DRAINAGE CALCS
BY GJK DATE 8-18-08
CHECKED _____ DATE _____
SHEET 1 OF ____

SINCE DEVELOPMENT ON THE GRADED SITE IS BEHIND SCHEDULE WE PROPOSE AN INTERIM GRADING PLAN WITH SIX TEMPORARY RETENTION PONDS. AN AGREEMENT AND COVENANT IS INCLUDED.

- SITE IS ANDERSON HEIGHTS UNITS 4, 6 & 9.
- SITE IS 85.23 AC
- SIX RETENTION PONDS WILL BE REQUIRED AT THE LOW AREAS OF THE SIX BASINS. EACH ARE 2' DEEP.

FROM AHYMO OUTPUT SHEETS 2-4
Q = 199.09 CFS
V = 5.4604 AC-FT

AND TREATMENT AS 75% "B" AND 25% "C"

BASIN	AREA (AC)	% OF SITE	VOLUME REQUIRED (AC-FT)	[CF]
1	14.10	16.54	0.9032	39,344
2	14.60	17.13	0.9354	40,707
3	14.90	17.48	0.9545	41,578
4	10.00	11.73	0.6405	27,900
5	19.63	23.04	1.2581	54,803
6	12.00	14.08	0.7688	33,489
	85.23	100.00		

BASIN	POND BOTTOM	VOLUME PROVIDED (CF)
1	150x170	52,956
2	150x170	52,956
3	150x170	52,956
4	150x170	52,956
5	160x200	66,196
6	100x255	53,166

- POND SLOPES TO BE 3:1.
- A 2' HIGH BERM TO BE INSTALLED ALONG THE EAST END OF EACH BASIN

```
START                  TIME=0.0
***** HYDROGRAPH FOR ANDERSON HEIGHTS UNITS 4, 6 & 9 FLOOD
RAINFALL               TYPE=1 RAIN QUARTER=0.0 IN
                       RAIN ONE=1.90 IN RAIN SIX=2.25 IN
                       RAIN DAY=2.70 IN DT=0.03333 HR
COMPUTE NM HYD         ID=1 HYD NO=101.1 AREA=0.133172 SQ MI
                       PER A=0 B=75 C=25 D=0
                       TP=0.1333 HR MASS RAINFALL=-1
PRINT HYD              ID=1 CODE=1

FINISH
```

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        AHYMO PROGRAM (AHYMO_97) -                          - Version:  1997.02d
             RUN DATE (MON/DAY/YR) = 08/18/2008
             START TIME (HR:MIN:SEC) = 13:57:14     USER NO.= AHYMO-I-
9702dGoodwinM-AH
             INPUT FILE = ah469.dat

     START                TIME=0.0
     ***** HYDROGRAPH FOR ANDERSON HEIGHTS UNITS 4, 6 & 9 FLOOD
     RAINFALL             TYPE=1 RAIN QUARTER=0.0 IN
                          RAIN ONE=1.90 IN RAIN SIX=2.25 IN
                          RAIN DAY=2.70 IN DT=0.03333 HR

                    COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 -
PEAK AT 1.40 HR.
                    DT =    .033330 HOURS       END TIME =     5.999400 HOURS
                       .0000   .0018   .0036   .0055   .0074   .0094   .0114
                       .0134   .0155   .0177   .0199   .0222   .0245   .0269
                       .0293   .0319   .0345   .0372   .0399   .0428   .0458
                       .0489   .0521   .0554   .0589   .0625   .0663   .0703
                       .0745   .0789   .0836   .0888   .0944   .1004   .1133
                       .1421   .1865   .2502   .3372   .4515   .5973   .7788
                      1.0003  1.2059  1.2918  1.3643  1.4288  1.4874  1.5414
                      1.5916  1.6384  1.6823  1.7237  1.7627  1.7995  1.8344
                      1.8674  1.8987  1.9284  1.9566  1.9834  1.9898  1.9958
                      2.0014  2.0068  2.0120  2.0169  2.0216  2.0262  2.0306
                      2.0349  2.0390  2.0430  2.0469  2.0507  2.0543  2.0579
                      2.0614  2.0648  2.0681  2.0713  2.0745  2.0776  2.0806
                      2.0836  2.0865  2.0894  2.0922  2.0949  2.0976  2.1003
                      2.1029  2.1055  2.1080  2.1105  2.1129  2.1153  2.1177
                      2.1201  2.1224  2.1247  2.1269  2.1291  2.1313  2.1335
                      2.1356  2.1377  2.1398  2.1418  2.1439  2.1459  2.1478
                      2.1498  2.1517  2.1537  2.1555  2.1574  2.1593  2.1611
                      2.1629  2.1647  2.1665  2.1683  2.1700  2.1718  2.1735
                      2.1752  2.1769  2.1785  2.1802  2.1818  2.1834  2.1850
                      2.1866  2.1882  2.1898  2.1914  2.1929  2.1944  2.1959
                      2.1975  2.1990  2.2004  2.2019  2.2034  2.2048  2.2063
                      2.2077  2.2091  2.2105  2.2119  2.2133  2.2147  2.2161
                      2.2174  2.2188  2.2201  2.2215  2.2228  2.2241  2.2254
                      2.2267  2.2280  2.2293  2.2306  2.2318  2.2331  2.2343
                      2.2356  2.2368  2.2381  2.2393  2.2405  2.2417  2.2429
                      2.2441  2.2453  2.2465  2.2476  2.2488  2.2500

COMPUTE NM HYD        ID=1 HYD NO=101.1 AREA=0.133172 SQ MI
                      PER A=0 B=75 C=25 D=0
                      TP=0.1333 HR MASS RAINFALL=-1

          K =   .121828HR    TP =   .133300HR    K/TP RATIO =   .913936     SHAPE
CONSTANT, N =  3.874275
          UNIT PEAK =   346.37    CFS   UNIT VOLUME =    1.000       B =   346.70
P60 = 1.9000
          AREA =      .133172 SQ MI    IA =    .46250 INCHES    INF =   1.14500
INCHES PER HOUR
          RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT =
.033330

     PRINT HYD            ID=1 CODE=1

                                        PARTIAL HYDROGRAPH   101.10


         RUNOFF VOLUME =      .76880 INCHES     =       5.4604 ACRE-FEET
         PEAK DISCHARGE RATE =     199.09 CFS  AT   1.500 HOURS   BASIN AREA =
.1332 SQ. MI.
```

```
FINISH

    NORMAL PROGRAM FINISH          END TIME (HR:MIN:SEC) = 13:57:14
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