PLANS/PLATS ON FILE

FILE DESC: P-10/D3

PLANS/PLATS 5

P10/D3

RECEIVED
AUG 20 1990
HYDROLOGY DIVISION

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 15, 1990

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Mr. Robert S. Goldey, III
Rio Bravo Center Associates
11975 El Camino Rael - 304
San Diego, CA 92130

RE: PROJECT NO. 3750, RIO BRAVO SQUARE, COORS & RIO BRAVO, (MAP NO. P-10)

Dear Mr. Goldey:

This is to certify that the City of Albuquerque accepts Project No. 3750 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3750.

The project is described as follows:

- Core drilled existing manhole in Coors Rd. Installed 40' of 18" PVC and built a 4' diameter "C" manhole, 10'-14' deep. Removed 5' of existing 10" stub from existing manhole.

  Installed 12" PVC water main in Flora Vista Dr. S.W. to west side of Rio Bravo Square property and south 150' then east into property tie-in on inside of wall to 8" PVC main. Installed five fire hydrants, six 8" gate valves, two 6" gate valves and relocated one fire hydrant and one 6" gate valve. Installed 2" service and one 12" gate valve in Flora Vista Dr. at tie-in.

  Made paving cut at lane line on Coors, removed and replaced existing shoulder per staking of Walker Survey Company and paved to Right-Of-Way west of Coors at entrance driveways into project.

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

Sincerely,

Brian L. Speicher, P.E.
Chief Construction Engineer
Design/Construction Division
Engineering Group
Public Works Department

BLS:kt

xc: Community Sciences Corporation
Sundance Mechanical
Fred Aguirre, Engineering Group, PWD
Phil Fischer, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Steve Gonzales, Special Assessments
Sam Hall, Operations Group, PWD
A. N. Gaume, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Engineering Group, PWD
Jon Ertsgaard, Water/Wastewater Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance Group, PWD
Linda Michelle Devanti, Engineering Group, PWD
Richard Zamora, Engineering Group, PWD
Kelly Trujillo, Engineering Group, PWD
f/Project 3750
f/Warranty
f/Readers

(INP 139104)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: COORS/RIO BRAVO SHOPPING CENTER ZONE ATLAS/DRNG. FILE #: P10/D3

LEGAL DESCRIPTION: PARCEL 'A' LANDS OF FEDERAL REALTY CORP

CITY ADDRESS: SOUTH COORS BLVD SW @ RIO BRAVO

ENGINEERING FIRM: ESPEY HUSTON & ASSOC CONTACT: D. LORENZ

ADDRESS: 317 COMMERCIAL NE PHONE: 242-1909

OWNER: GEO. RAMNHART (AGENT) CONTACT: —

ADDRESS: — PHONE: —

ARCHITECT: DE LA TORRE RAMNHART CONTACT: GEO. RAMNHART

ADDRESS: 700 LOMAS NE PHONE: 842-9500

SURVEYOR: NONE CONTACT: —

ADDRESS: — PHONE: —

CONTRACTOR: NONE CONTACT: —

ADDRESS: — PHONE: —

RECEIVED JAN 30 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. Z 87-33 Annexation 87-7

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X 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 ANNEXATION. (SPECIFY)

DATE SUBMITTED: 1-30-87

BY: DENNIS LORENZ

Get Z number

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 5, 1987

Dennis Lorenz
Espey, Huston & Associates, Inc.
317 Commercial, NE
Albuquerque, New Mexico 87102

RE: CONCEPTUAL DRAINAGE PLAN FOR COORS/RIO BRAVO SHOPPING CENTER (P-10/D3) RECEIVED JANUARY 30, 1987

Dear Mr. Lorenz:

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

1. Please address the impacts of saturated soil in the retention pond caused by Gun Club Lateral.

2. Retention ponds can only be allowed if they are programmed to a future outfall.

3. The pond should have a minimum slope at the bottom.

4. The proposed spot elevations indicate that you cannot achieve one foot of head over the double "D" inlets.

5. Please address the impact of your entrance being over the Gun Club Lateral pipe. Please show the lateral's pipe under Coors.

If you should have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya

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

CAM(bs)

The information provided with this submittal should satisfy your concerns and allow for approval of this plan for site development plan purposes. This case is scheduled to be heard by the E.P.C. on June 18, 1987. If you have any questions regarding this matter, please call me immediately.

Sincerely,

Dennis A. Lorenz

/dz

cc: David Weatherman, De La Torre/Rainhart

ESPEY,
HUSTON &
ASSOCIATES, INC.
Engineering & Environmental Consultants

RECEIVED
JUN 05 1987
HYDROLOGY SECTION

June 5, 1987

Mr. Carlos Montoya, P.E.
City/County Floodplain Administrator
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

SUBJECT: Coors/Rio Bravo Shopping Center (P10/D3)
EH&A Job No. 10098

Dear Carlos:

Submitted herewith for your approval is one copy of the updated Conceptual Drainage Plan for the subject project. In response to your comment letter dated March 5, 1987, I have the following comments:

1. The location and depth of the retention pond may result in seepage of water into the pond from the Gun Club lateral. Our final design of the pond will be based on soils and geotechnical site investigations which will outline possible pond treatments. It may be necessary to line the pond to prevent seepage from occurring during the irrigation season. A functional design will be a requirement of building permit approval.

2. The only outfall presently available for this site is the Gun Club lateral. Discussions with Mr. Subhas Shah, M.R.G.C.D., resulted in his approval of a sump pump which will discharge into the lateral when necessary. We realize that this is not the best solution, however, it is the only option available. The possibility of a public storm sewer system exists with the future improvement to the Coors/Rio Bravo intersection. The elevation of this site will allow for connection to any future drainage immprovements at the intersection.

3. A minimum slope is provided on the pond bottom.

4. The elevations near the inlet now provide the required headwater.

5. Mr. Subhas Shah, has approved the extension of the existing culvert pipe and headwall required to construct the access drive. Plans and specifications for this work shall be reviewed and approved by M.R.G.C.D. and the Bureau of Reclamation.

317 Commercial N.E. • Albuquerque, New Mexico 87102 • (505) 242-1909

DRAINAGE INFORMATION SHEET

PROJECT TITLE: COORS/RIO BRAVO SHOPPING CENTER ZONE ATLAS/DRNG. FILE #: N10 A0103

LEGAL DESCRIPTION: PARCEL 'A', LANDS OF FEDERAL REALTY CORP

CITY ADDRESS: SOUTH COORS BLVD SW @ RIO BRAVO

ENGINEERING FIRM: ESPEY HUSTON & ASSOC CONTACT: D. LORENZ

ADDRESS: 317 COMMERCIAL NE PHONE: 242-1909

OWNER: GEO. RAINHART (AGENT) CONTACT: —

ADDRESS: — PHONE: —

ARCHITECT: DE LA TORRE RAINHART CONTACT: GEO. RAINHART

ADDRESS: 700 LOMAS NE PHONE: 842-9500

SURVEYOR: NONE CONTACT: —

ADDRESS: — PHONE: —

CONTRACTOR: NONE CONTACT: —

ADDRESS: — PHONE: —

RECEIVED JUN 05 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X 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 ANNEXATION (SPECIFY)

DATE SUBMITTED: 6-5-87

BY: DENNIS LORENZ

FILE COPY

BOARD OF COUNTY COMMISSIONERS
PATRICK J. PADILLA, CHAIRMAN DISTRICT 1
ORLANDO VIGIL, MEMBER DISTRICT 2
LENTON MALRY, MEMBER DISTRICT 3
PATRICIA H. CASSIDY, MEMBER DISTRICT 4
MARION M. COTTRELL, MEMBER DISTRICT 5
ALEX ABEYTA, JR., COUNTY MANAGER

County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102

ALVIN J. CAMPBELL, SHERIFF
JAMES B. LEWIS, TREASURER
DOLORES C. WALLER, COUNTY CLERK
JACK H. DARLING, ASSESSOR
ROBERT H. SCOTT, PROBATE JUDGE

July 6, 1987

Dennis A. Lorenz, P.E.
Espey, Huston & Associates, Inc.
317 Commercial Street, NE
Albuquerque, New Mexico 87102

RE: COORS/RIO BRAVO SHOPPING CENTER CONCEPTUAL GRADING & DRAINAGE PLAN FOR SITE DEVELOPMENT PLAN APPROVAL (P-10/D3)

Dear Mr. Lorenz:

Concerning your submittal, referred to above, I have the following comments:

1. I am returning the blueline drawing. I have marked it in several spots to help explain about what it is I am unclear.

   a. How is it that there are no off-site flows from the west as you state in the narrative? The contour lines shown would indicate differently.

   b. In several spots, the elevations are difficult to ascertain. For example, is one bank of the irrigation channel two feet higher than the other?

2. Would you kindly provide us with written confirmation from Subhas Shah, H.R.G.C.D., that discharge from this development will be allowed to enter the Gun Club Lateral? Will he allow unconditional pumping of all runoff, or only water above a certain depth in the retaining pond, or what exactly?

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

Enclosure: Blueline Drw. dated 6/5/87

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
POST OFFICE BOX 581
1931 SECOND ST., S.W. PHONE 243-6796
ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
JUL 27 1987
HYDROLOGY SECTION

June 16, 1987

Mr. Dave Carlson
Planning Department
P. O. Box 1293
City of Albuquerque
Albuquerque, NM 87103

RE: Coors at Rio Bravo Shopping Center, Gun Club Lateral

Dear Mr. Carlson:

We have reviewed plans submitted by De La Torre Rainhart Architect on above referenced property. On June 9, 1987, the Board of Directors of MRGCD approved annexation of that portion of Gun Club Lateral which lies adjacent to shopping center located on northwest corner of Coors and Rio Bravo Blvd., S.W.

The proposed future alignment of Gun Club lateral is acceptable to the District. The District, developer and County of Bernalillo need to negotiate a contract for use of existing and proposed right-of-way. A detailed engineering plans are required for construction of underground pipe. The retention pond at southwest corner of shopping center must not discharge any surface runoff into Gun Club Lateral unless the storm exceeds 100 year frequency.

It is possible to work out an agreement for pumping water from the pond into Gun Club Lateral during low flows in lateral. No permanent structures are permitted over lateral right-of-way.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Subhas K. Shah
District Engineer

SKS:apg

cc: Lucy Kesani, Acting General Manager
David Letterman, Architect

ESPEY,
HUSTON &
ASSOCIATES, INC.
Engineering & Environmental Consultants

RECEIVED
JUL 27 1987
HYDROLOGY SECTION

July 23, 1987

Mr. Stuart Reeder, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

SUBJECT: Conceptual Grading and Drainage Plan
Coors/Rio Bravo Shopping Center (P10/D3)
EH&A Job No. 10098

Dear Stuart:

Enclosed for your review and approval is one copy of the updated plan for the subject project, and one copy of the June 16, 1987 letter written by Subhas Shah to Dave Carlson granting approval to pump stormwater into the Gun Club Lateral. Your comments listed in your July 16, 1987 letter are addressed on the updated plan. Your mark-up drawing is returned to assist your final review.

If you have any questions, please call.

Sincerely,

Dennis A. Lorenz
Senior Engineer

/dz

Enclosures

317 Commercial N.E. • Albuquerque, New Mexico 87102 • (505) 242-1909

DRAINAGE INFORMATION SHEET

PROJECT TITLE: COORS / RIO BRAVO SHOPPING CENTER

ZONE ATLAS/DRNG. FILE #: P10/D3

LEGAL DESCRIPTION: PARCE 'A' LANDS OF FEDERAL REALTY CORP.

CITY ADDRESS: COORS BLVD SW

ENGINEERING FIRM: ESPEY HUSTON

CONTACT: D. LORENZ

ADDRESS: 317 COMMERCIAL NE

PHONE: 242 1909

OWNER: UNKNOWN

CONTACT: -

ADDRESS: -

PHONE: -

ARCHITECT: DE LA TORRE RAINHART

CONTACT: D. WEATHERMAN

ADDRESS: 00 LOMAS #200

PHONE: 842 9500

SURVEYOR: NONE

CONTACT: -

ADDRESS: -

PHONE: -

CONTRACTOR: NONE

CONTACT: -

ADDRESS: -

PHONE: -

RECEIVED JUL 27 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
X CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
X 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: JULY 23, 1987

BY: D. LORENZ

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Mayor
Ken Schultz

August 14, 1987

Dennis A. Lorenz, P.E.
Espey-Huston & Associates, Inc.
317 Commercial, NE
Albuquerque, NM

RE: CONCEPTUAL GRADING AND DRAINAGE PLAN RESUBMITTAL FOR COORS/RIO BRAVO SHOPPING CENTER SITE DEVELOPMENT PLAN APPROVAL (P10-D3)

Dear Mr. Lorenz:

The submittal referred to above, received by us on July 27, 1987, with your engineer's stamp dated 7-27-87, is approved for Site Development Plan sign-off by the City Engineer.

For Building Permit approval, you will need to submit a final grading and drainage report for review by Hydrology which should include the following:

1. Peak flow rates calculated by the Rational Method (Q=CiA), as outlined in the DPM.
2. Size and grade of the drain pipe from the inlets to the pond.
3. The existing street grades on Coors Road in the vicinity of the entrance.
4. The pump size and capacity for discharging into the Gun Club lateral.
5. The easement required to discharge into the Gun Club Lateral.
6. A TBM located on-site.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

Stuart Reeder, Civil Engineer
Utility Development Division/Hydrology
Public Works Dept.-Engineering Group

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 19, 1989

Mike Yost, P.E.
Community Sciences Corporation
Post Office Box 1328
Corrales, New Mexico 87048

RE: CONCEPTUAL GRADING & DRAINAGE REPORT FOR RIO BRAVO SHOPPING CENTER, SUBMITTED DECEMBER 21, 1988, FOR SITE DEVELOPMENT PLAN APPROVAL (P-10/D3)

Dear Mr. Yost:

I have reviewed your submittal, referred to above, and have the following comments:

1. A detention pond must have an outfall capable of draining it within 24 hours. If, as you indicated on the phone, the Middle Rio Grande Conservancy District is unwilling to allow a regulated discharge from this development into the Gun Club Lateral, then the pond located at the southwest corner of this parcel is a retention pond.

2. Retention ponds will require a complete soils study to determine the soil's ability to percolate water in a timely fashion, an analysis of the effect of the pond on the surrounding areas, and a size which will hold the 24 hr. 100 year event with appropriate freeboard.

   In addition, the pond will require a fence surrounding it.

3. Please address the offsite flows which now enter the site from the west and northwest, and how you plan to deal with them.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: owner

GSR
(WP+262)

community sciences corporation

MEMORANDUM

RECEIVED JAN 20 1989 HYDROLOGY SECTION

TO: Joe Hensley
Brooks, Hensley, Creager

FROM: Kate Shattuck
Community Sciences Corporation

DATE: December 27, 1988

SUBJECT: Rio Bravo Shopping Center

On December 19 Mike Yost and I met with Subhas Shah, District Engineer for the Middle Rio Grande Conservancy District (MRGCD), to discuss drainage considerations for the site. Mr. Shah concurred with the plan to construct an emergency spillway from the proposed detention pond to the Gun Club Lateral. He will not approve a blanket permit to pump water from the pond to the lateral. When the need arises to do so, the MRGCD is to be contacted for permission. Mr. Shah agreed that there would be no problem in extending the existing culvert in the lateral and placing an access drive within a portion of the MRGCD right-of-way as long as the necessary permits are submitted.

cc: Bob Goldey, Charter Oak
Mike Yost, Community Sciences Corp.

CSC# 178-02-600 - DEC-020.DOC
050

Post Office Box 1658
Corrales, New Mexico 87048
(505) 897-0000

SURVEYING
LAND PLANNING
CIVIL ENGINEERING
DEVELOPMENT CONSULTANTS

COMMUNITY SCIENCES CORPORATION
P.O. Box 1328
CORRALES, NEW MEXICO 87048

(505) 897-0000

File P10/D3

LETTER OF TRANSMITTAL

DATE 1-19-89 | JOB NO. 178-02-062

ATTENTION Stuart Reeder

RE: Rio Grande Shopping Ctr.

RECEIVED
JAN 20 1989
HYDROLOGY SECTION

TO Hydrology Dept.
City Hall
Albuquerque, NM

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
X	12-27-88	1.	Memo of pre-design meeting w/ Subhas Shah of the MRGCD

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO File

SIGNED: Patty Shattuck

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

PRODUCT 246-3 NEBS Inc. Dedham, Mass. 01471

COMMUNITY SCIENCES CORPORATION
P.O. Box 1328
CORRALES, NEW MEXICO 87048

(505) 897-0000

LETTER OF TRANSMITTAL

DATE 1/27/89	JOB NO. 188-02-062
ATTENTION STUART REEDER	
RE: RIO BRAVO SHOPPING CENTER	

TO HYDROLOGY SECTION
CITY OF ALBUQUERQUE

RECEIVED
JAN 30 1989
HYDROLOGY SECTION

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1.	DRAINAGE INFORMATION SHEET
		2.	REVISED DRAINAGE PLAN

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit ____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit ____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return ____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS PLAN HAS BEEN REVISED PER OUR TELECONS ON 1/19 AND 1/24. PLEASE LET ME KNOW WHEN WE CAN ~~SOMEP~~ SEND SOMEBODY DOWN WITH ORIGINAL FOR ROUGH GRADING APPROVAL

COPY TO FILES; JOE HENSLEY

SIGNED: Mike Yost

PRODUCT 240-3 NEBS Inc. Groton, Mass. 01471

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: RIO BRAVO SHOPPING CENTER ZONE ATLAS/DRAINAGE FILE # P-10/D3

LEGAL DESCRIPTION: PORTION OF PARCEL "A", PLAT OF LANDS OF FEDERAL REALTY

CITY ADDRESS: COORS ROAD, S.W. AT RIO BRAVO BLVD., S.W.

ENGINEERING FIRM: COMMUNITY SCIENCES CORP. CONTACT: MICHAEL YOST

ADDRESS: BOX 1328, CORRALES, NM 87048 PHONE: 897-0000

OWNER: CHARTER OAK DEVELOPMENT COMPANY CONTACT: BOB GOLDEY

ADDRESS: 11975 EL CAMINO REAL SAN DIEGO, CA 92130 PHONE: (619) 792-1616

ARCHITECT: BROOKS, HENSLEY, CREAGER CONTACT: JOE HENSLEY

ADDRESS: 121 S. WALL ST. SPOKANE, WASH. 99204 PHONE: (509) 747-7181

SURVEYOR: SAME AS ENGR. CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

XX NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

XX 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

XX 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)

RECEIVED JAN 30 1989 HYDROLOGY SECTION

DATE SUBMITTED: 1/27/89

BY: Michael J. Yost

REV. 10/85

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

February 23, 1989

Mike Yost, P.E.
Community Sciences Corporation
Post Office Box 1328
Corrales, New Mexico 87048

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR THE RIO BRAVO SHOPPING CENTER, SUBMITTED JANUARY 30, 1989, FOR SITE DEVELOPMENT PLAN APPROVAL AND ROUGH GRADING PERMIT APPROVAL (P-10/D3)

Dear Mr. Yost:

Your submittal, referred to above, with a revision date of January 27, 1989, is approved for the following:

1. Site Development Plan sign-off by the City Engineer; and

2. Rough Grading Permit.

For Building Permit approval, please furnish the following:

1. a final grading plan;

2. the final design of the 21' wide concrete rundown;

3. the final design of the emergency spillway; and

4. the Middle Rio Grande Conservancy District's acceptance of the emergency spillway design.

If you have any questions, please call me at 768-2650.

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

xc: owner
architect
Subhas K. Shah, District Engineer, MRGCD

(WP+262)

COMMUNITY SCIENCES CORPORATION
P.O. Box 1328
CORRALES, NEW MEXICO 87048

(505) 897-0000

LETTER OF TRANSMITTAL

DATE 3-17-89	JOB NO. 178-02-062
ATTENTION STUART REEDER	
RE RIO BRAVO SQUARE	

TO HYDROLOGY DEPT.
CITY HALL
ALBUQUERQUE, N.M.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1.	M.R.G.C.D. PROJECT LICENSE APPLICATION
		2.	MEMO OF PRE-DESIGN MTG. W/M.R.G.C.D.
		3.	CONST. PLANS - GRADING & PAVING, DIM-
			ENSION PLAN & DETAIL SHEETS

RECEIVED
MAR 17 1989
HYDROLOGY SECTION

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Stuart - I'm providing the attached package to keep you apprised of the status of the Rio Bravo Square project — If you have any questions, do not hesitate to call me or Mike Yost —

COPY TO File

SIGNED: [signature]

PRODUCT 240-3 NEBS Inc., Groton, Mass. 01471

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

community science corporation

P.O. Box 1328
Corrales, New Mexico 87048
(505) 897-0000

March 9, 1989

Subhas Shah, District Engineer
Middle Rio Grande Conservancy District
1931 Second Street, S.W.
Albuquerque, New Mexico 87103

Dear Mr. Shah:

Enclosures:

1. Middle Rio Grande Project License Application
2. $200 check - application fee
3. Paving and Grading Plan for Rio Bravo Shopping Center
4. Memo of pre-design meeting with M.R.G.C.D.

Please accept the attached application for submittal and approval for improvements within M.R.G.C.D. Right-of-Way. In pre-design discussions we noted the possibility of needing to extend the south end of the existing 48" concrete culvert at the intersection of Gun Club Lateral and Coors Road, S.W. As design progressed I found that the extension was not necessary, but I am proposing improvements to the end section as shown on the enclosed plans. Access to the site will cross M.R.G.C.D. Right-of-Way (as highlighted on your plan set) and landscaping is proposed in the area adjacent to this access. Also note the design of an Emergency Spillway across M.R.G.C.D. Right-of-Way to facilitate the retention pond on the site.

If you have any questions, please do not hesitate to call either Mike Yost or myself.

Sincerely,

Kate Shattuck

MKS/bjc

CSC# 178-02-062

RECEIVED
MAR 17 1989
HYDROLOGY SECTION

SURVEYING
LAND PLANNING
CIVIL ENGINEERING
DEVELOPMENT CONSULTANTS

P10/D3

8951381

RECEIVED
JUN 1 1989
HYDROLOGY SECTION

PRIVATE FACILITY
DRAINAGE COVENANT

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":] Rio Bravo Center Associates, a New Mexico Partnership ("Owner"), whose address is 11975 El Camino Real, Suite 304, San Diego, CA 92130, 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 signs this Covenant.

1. Recital. The Owner is the owner of the following described real property located at [give legal description, and street address:] Tract A, Rio Bravo Square (within the Town of Atrisco Grant, "Projected" Section 10, Township 9 North, Range 2 East, New Mexico Principal Meridian), City of Albuquerque, and located at 3850 Coors Road, S.W. in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities 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 Facility. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

Retention Pond and appurtenant Storm Drain

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

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

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit

88F

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. 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 Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner 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 Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Owner 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.

8. 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.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. 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.

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

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER: RIO BRAVO CENTER ASSOCIATES
A NEW MEXICO PARTNERSHIP

By: Robert S. Goldey
Its: MANAGING PARTNER
Dated: 5/24/89

STATE OF CALIFORNIA)
) ss
COUNTY OF SAN DIEGO)

24th The foregoing instrument was acknowledged before me this day of May, 198 89, by [name of person signing:] ROBERT S. GOLDEY, [title or capacity, for instance, "President" or "Owner":] MANAGING PARTNER 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:] RIO BRAVO CENTER ASSOCIATES, A NEW MEXICO PARTNERSHIP.

Bobbi Lyn Hill
Notary Public

My Commission Expires:
2/2/93

OFFICIAL SEAL
BOBBI LYN HILL
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. FEB. 2, 1993

CITY OF ALBUQUERQUE:

Accepted:

By: Walter Dunham Jr.
Title: CITY ENGINEER
Dated: 6/12/89
6/8/89

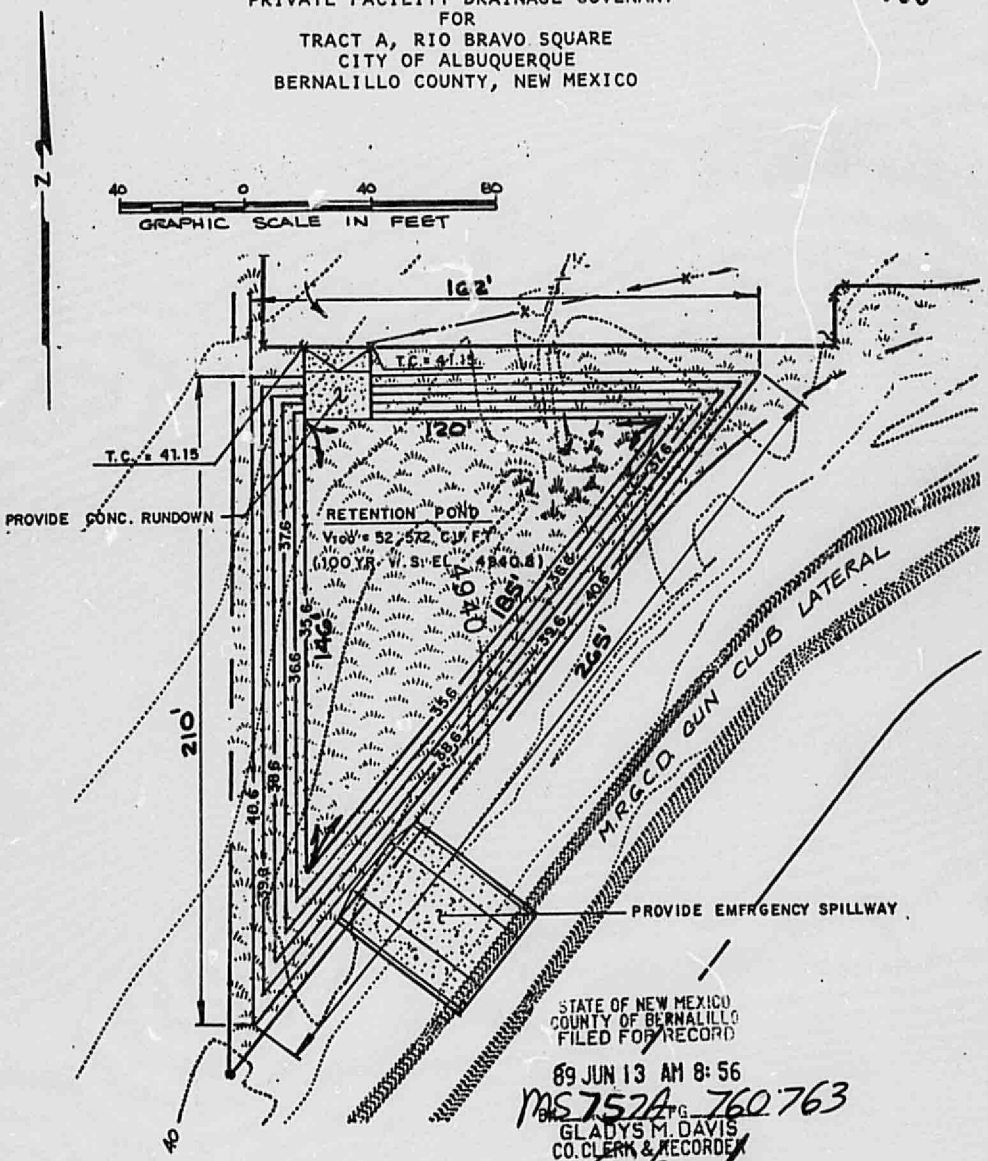
[EXHIBIT A ATTACHED]

88F Approved 6/1/89
G.S. Reeder, P.E.
Civil Engineer, Hydrology Div.

APPROVED AS TO FORM
LEGAL DEPT. 8/19/88

EXHIBIT A

PRIVATE FACILITY DRAINAGE COVENANT
FOR
TRACT A, RIO BRAVO SQUARE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO



STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

89 JUN 13 AM 8:56

BK. 757A PG. 760-763

GLADYS M. DAVIS
CO. CLERK & RECORDER

DEPUTY

BUREAU OF RECLAMATION
MIDDLE RIO GRANDE PROJECT
LICENSE APPLICATION FORM

RECEIVED
JUN 30 1989
HYDROLOGY SECTION

Date of Request 03/09/89

NAME OF APPLICANT	CHARTER OAK DEVELOPMENT 11975 EL CAMINO REAL, SUITE 304 SAN DIEGO, CA 92130	ADDRESS AND PHONE	619-792-1616
REQUESTED BY	COMMUNITY SCIENCES CORPORATION P.O. BOX 1328 CORRALES, NEW MEXICO 87048	REQUESTOR'S ADDRESS	505-897-0000

LOCATION OF INSTALLATION:

A. MRGCD Map and Tract (Lot or Block)
MRGCD MAP NO. 48, TRACT "A", LANDS OF FEDERAL REALTY CORP.

B. Name of Ditch (Canal, Lateral, Acequia, Drain)
GUN CLUB LATERAL

C. Ownership (easement) on Adjacent Lands
CHARTER OAK DEVELOPMENT

D. Existing Conditions
GRADED SERVICE ROAD

NOTE: The information above should be included on a general map of the area.

CONSTRUCTION DATA:

A. ~~Type of Crossing:~~ ACCESS & DRAINAGE IMPROVEMENT ON ADJACENT PROPERTY

☐ Bridge ☐ Concrete Box Culvert ☐ Concrete Pipe Culvert or Siphon ☐ CMP Culvert
☐ Utility Crossing, Buried ☐ Utility Crossing, Aerial ☐ Utility, Parallel
☐ Other

B. Width of Crossing:

C. Construction Schedule: SPRING 1989

D. Restoration Plans for Disturbed Lands: RE-SEEDING

Starting Date 3-89 Completion Date 6-89.

REQUESTOR'S SIGNATURE

FOR MRGCD OR BUREAU USE ONLY REQUEST NO.

A. Section, Township, Range: SEC. 10, T. 9N., R. 2E.

B. Stationing of Ditch: 9+20

C. Ditch Grade (Design or Operating): .0007

D. Elevation of Centerline of Installations: 4933.53

E. Ditch Capacity: 25

F. Ditch Right-of-way Width: 100'

G. Weed Problem Criteria:

H. Remarks or Special Conditions:

DISTRICT ENGINEER 4/12/89

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
POST OFFICE BOX 581
1931 SECOND ST., S.W. PHONE 243-6796
ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
JUN 30 1989
HYDROLOGY SECTION

April 12, 1989

Charles A. Calhoun
US Department of the Interior
Bureau of Reclamation
P.O. Box 252
Albuquerque, NM 87103

Mr. Charles A. Calhoun:

We are enclosing a license application for Charter Oak Development to install and maintain a emergency spillway from a retention pond into the Gun Club Lateral, station 9+20.

We have completed the application and are forwarding it to your office for further processing.

Enclosed please find a check for $200.00 to cover your adminstrative fee.

Sincerely,

Jim Baca

Jim Baca
General Manager

JB/myg

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

6-27-89
DATE

RECEIVED
JUN 30 1989
HYDROLOGY SECTION

CITY ENGINEERS PROJECT NO. 3750

SHEET 1 of 1

STANDARD REVIEW COMMENT SHEET

TO: MIKE YOST
(USER DEPT./DIVISION)

FROM: ROGER GREEN
(REVIEWER/REVIEW DEPT./DIVISION)

PROJECT: RIO BRAVO SQUARE

PROJECT DESCRIPTION TYPE: [ ]Report/Study. [X]Plans, [ ]Specs, [ ] Est.
STATUS: [ ]Prel, [ ]Final, [X]Check

PAGE NO.	COM NO.	COMMENT	FOR USER DEPT. A/D	REMARK
	1.	My only comment is that no submittal was made to the Hydrology Section requesting approval of the Final Grading Plan for Work order and building Permit approval.		
	2.	Pro-rate should be generated for Rose Hill subdivision with construction of the 12" waterline in Flora Vista, S.W. (See attached form)		

COMMUNITY SCIENCES CORPORATION
P.O. Box 1328
CORRALES, NEW MEXICO 87048

(505) 897-0000

LETTER OF TRANSMITTAL

DATE 6/29/89 JOB NO. 178-02-062

ATTENTION: STUART REEDER

RE: RIO BRAVO SQUARE

TO HYDROLOGY SECTION
PUBLIC WORKS
CITY OF ALBUQUERQUE

RECEIVED
JUN 30 1989
HYDROLOGY SECTION

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1.	DRAINAGE INFORMATION SHEET
		2.	PERTINENT CORRESPONDENCE
		3.	CONSTRUCTION PLANS (PROJECT 3750)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO FILES
ROGER GREEN

SIGNED: Michael A. Yost

PRODUCT 240-3 NEBS Inc. Groton, Mass. 01471

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: RIO BRAVO SQUARE ZONE ATLAS/DRNG. FILE #: P-10/D3

LEGAL DESCRIPTION: TRACT A, RIO BRAVO SQUARE

CITY ADDRESS: COORS RD. @ RIO BRAVO BLVD

ENGINEERING FIRM: COMMUNITY SCIENCES CORP. CONTACT: MICHAEL YOST

ADDRESS: BOX 1328, CORRALES, NM 87048 PHONE: 897-0000

OWNER: CHARTER OAK DEVELOPMENT CONTACT: BOB GOLDEY

ADDRESS: 11975 EL CAMINO REAL SAN DIEGO, CA 92130 PHONE: (619) 792-1616

ARCHITECT: BROOKS, HENSLEY, CREDGER CONTACT: CHRIS DAVIS

ADDRESS: 121 WALL ST. SPOKANE, WA 99204 PHONE: (509) 747-7181

SURVEYOR: SAME AS ENGR CONTACT: SKIP CARLETON

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED JUN 30 1989 HYDROLOGY SECTION

PRE-DESIGN MEETING:

XX YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 89-241

EPC NO.

PROJ. NO. 3750

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

XX GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

XX BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

XX OTHER WORK ORDER (SPECIFY)

DATE SUBMITTED: Michael J. Yost

BY: 6/30/89

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO PUBLIC SAFETY

July 31, 1989

Mike Yost, P.E.
Community Sciences Corporation
Post Office Box 1328
Corrales, New Mexico 87048

RE: DRAINAGE PLAN FOR THE RIO BRAVO SQUARE
(P-10/D3) RECEIVED JUNE 30, 1989

Dear Mr. Yost:

Based on the information provided on your submittal of June 30, 1989, listed are certain concerns that will need to be addressed prior to final approval.

1. Pond fencing will be required because pond depth is over 1.5'. Please indicate this on the plan drawing.

2. Please indicate on your grading plan the cinder block wall that borders the site. Also, your grading plan indicates that you have offsite flows from the west. How do you intend to allow the flows to enter the site?

3. Location and description of the roof drains.

4. Finish floor elevations must be to full mean sea level designation.

5. Prior to building permit release, we must have final approved documents from MRGCD giving permission to construct the spillway into their right-of-way.

6. Please advise your client that prior to Certificate of Occupancy release, Engineer's Certification will be required.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+262)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Rio Bravo Square ZONE ATLAS/DRNG. FILE #: P-10/D3

LEGAL DESCRIPTION: TRACT "A", RIO BRAVO SQUARE

CITY ADDRESS: COORS RD @ RIO BRAVO BLVD

ENGINEERING FIRM: COMMUNITY SCIENCES CORP. CONTACT: MIKE YOST

ADDRESS: P.O. BOX 1328, CORRALES, 87048 PHONE: 897-0000

OWNER: RIO BRAVO CENTER ASSOC. CONTACT: BOB GOLDEY

ADDRESS: 11975 EL CAMINO REAL, SUITE 304 SAN DIEGO, CA 92130 PHONE: 619-792-1616

ARCHITECT: BROOKS, HENSLEY, CRAGER CONTACT: JOE HENSLEY

ADDRESS: 121 S. WALL ST. SPOKANE, WA. PHONE: 509-747-7181

SURVEYOR: SAME AS ENGR. CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: CAMBRO CONSTR. CONTACT: GREG LUTZ

ADDRESS: 7424 2nd ST., NW ALBUQUERQUE, NM 87107 PHONE: 345-1133

PRE-DESIGN MEETING:

XX YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED AUG 21 1989 HYDROLOGY SECTION

DRB NO. 89-241

EPC NO. Z-87-33

PROJ. NO. 3750

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

XX GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

XX BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 8/21/89

BY: Michael J. Yost

GIVEN: $V_{100} = 52,572\ ft^3$

LOWER POND BOTTOM 1 ft.

USE EL = 40.8 AS MAX PERM. WS

FIND: EXCESS CAPACITY

SOLN:

A) CAPACITY OF 36" S.D.

$7.07(421) = 2976\ cf$

B) CAPACITY OF POND FREEBOARD

$(40.8 - 38.9)(17010) = 32,319\ cf$

C) CAPACITY OF

$0.5'(19,936) = 9,968\ cf$

→ TOTAL EXCESS CAPACITY = 45263 cf

→ TOTAL CAPACITY = 45,263 + 52,572

= 97,835

FACTOR OF SAFETY = $\frac{97,835}{52,572} = 1.86$

United States Department of the Interior

BUREAU OF RECLAMATION
UPPER RIO GRANDE BASIN PROJECTS OFFICE
P.O. BOX 252
ALBUQUERQUE, NEW MEXICO 87103

IN REPLY REFER TO:
ALB-443

Mr. Michael J. Yost, P.E.
Community Sciences Corp.
P.O. Box 1328
Corrales NM 87048

Subject: Emergency Spillway into Gun Club Lateral, Station 9+20, from Proposed Retention Pond within Rio Bravo Square Shopping Center (License Agreement)

Dear Mr. Yost:

I am responding to your license application to discharge storm water into Gun Club Lateral. This office has rejected your application for an emergency spillway into the lateral.

Although your retention pond is designed to retain a 100 year frequency event, anything more than this will discharge into Gun Club Lateral and exceed flow conditions acceptable downstream.

Contacts with Albuquerque Metropolitan Arroyo Flood Control Authority; Bernalillo County Road Department; and City of Albuquerque, Hydrology and Planning Sections indicate Rio Bravo Boulevard extension to the west is only in the planning stage.

We do not have any objections to your proposed retention pond within your shopping center if it does not interfere with the design operation and maintenance of Gun Club Lateral.

If you have any questions concerning this matter, contact Ralph Nau at 766-1751.

Sincerely,

Charles A. Calhoun

Charles A. Calhoun
Projects Manager

cc: Mr. Jim Baca
General Manager
Middle Rio Grande Conservancy District
Attention: Mr. Subhas K. Shah
P. O. Box 581
Albuquerque NM 87103

surface elevation ever reached 40.80. I have attached a copy of the volume calculations that show this gives us a volumetric safety factor of 1.86 before the storm water would breach this low point. As I discussed with Fred, we would prefer to build the spillway as originally designed. But since that is not an option, I think we have a good track record of how we account for the ramifications of not having the spillway.

6. By copy of this letter, I am advising my client that Engineer's Certification will be required prior to Certificate of Occupancy.

Please review the above at your earliest convenience. The architect's drawings (of which our drawings are a subset) have bee resubmitted to the City U.B.C. Plan Check Section for a building permit. If you have any questions, or wish to discuss this matter further, please do not hesitate to call me at 897-0000.

Very truly yours,

Michael J. Yost

Michael J. Yost, P.E.

Attachments: Drainage Information Sheet
Letter from Hydrology
Letter from Bureau of Reclamation
Hydrologic Volume Calculations
Revised Plan Sheets 4 and 8

cc: Bob Goldey
Joe Hensley
Greg Lutz
Fred Aguirre

MJY/jrt

CSC#178-02-615 - AUG-012

community sciences corporation

August 21, 1989

Mr. Stuart Reeder. P.E.
Hydrology Section
City of Albuquerque
Albuquerque NM 87103

RECEIVED
AUG 21 1989
HYDROLOGY SECTION

Subject: Rio Bravo Square

Reference: Your letter of July 31 (copy attached), our meeting on August 9, and my meetings with Fred Aguirre on August 16 and August 18

Dear Stuart:

We need building permit approval from your department as soon as possible. We have addressed your concerns as follows:

1. The pond fencing is now shown on sheet 4 of the civil drawings.

2. The CMU wall is also now shown on sheet 4. We have also added a detail for handling offsite flows just as shown on the approved conceptual grading and paving plan.

3. We have shown the direction of the roof drainage as we discussed on our August 9 meeting. The architect's drawings show the roof drainage details.

4. The finished floor elevations on sheet 4 now reflect the full mean sea level designation.

5. The MRGCD has given approval for the spillway to be constructed in their right-of-way. However, the U.S. Bureau of Reclamation has rejected the application. Therefore, I talked to Fred about our options and their ramifications. Accordingly, we have altered sheet 4 to reflect the following:

   a. We made the pond one foot deeper.

   b. We are showing the spillway as not to be built on sheet 4 and sheet 8.

   c. We have designated the low point of the site to be the top-of-curb at the location of the single "D" inlet located at the southerly, end of the site (EL=40.89) and have shaded the areas of the parking lot that will be inundated if the water

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

August 30, 1989

Mike Yost, P.E.
Community Sciences Corporation
Post Office Box 1328
Corrales, New Mexico 87048

RE: REVISED DRAINAGE PLAN FOR THE RIO BRAVO SQUARE
(P-10/D3) REVISION DATED AUGUST 18, 1989

Dear Mr. Yost:

Based on the information provided on your resubmittal of August 21, 1989, the referenced drainage plan is approved for building permit.

Please attach a copy of this approved plan to the construction plans prior to sign-off by Hydrology.

Please be advised that Engineer's Certification per the D.P.M. Certification checklist is required prior to release of Certificate of Occupancy.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+262)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: RIO BRAVO SQUARE SHOPPING CENTER ZONE ATLAS/DRNG. FILE #: P-10 / D3

LEGAL DESCRIPTION: TRACT A, RIO BRAVO SQUARE

CITY ADDRESS: COORS RD., S.W. @ RIO BRAVO BLVD., SW

ENGINEERING FIRM: COMMUNITY SCIENCES CORP. CONTACT: MICHAEL YOST

ADDRESS: P.O. BOX 1328 CORRALES, NM 87048 PHONE: 897-0000

OWNER: RIO BRAVO CENTER ASSOCIATES CONTACT: BOB GOLDEY

ADDRESS: 11975 EL CAMINO REAL SAN DIEGO, CA 92130 PHONE: (619) 729-1616

ARCHITECT: N/A CONTACT: ____

ADDRESS: ____ PHONE: ____

SURVEYOR: SAME AS ENGINEER CONTACT: ____

ADDRESS: ____ PHONE: ____

CONTRACTOR: CAMBRO CONSTRUCTION CONTACT: GREG LUTZ

ADDRESS: 7424 2ND ST., NW ALBUQUERQUE, NM 87107 PHONE: 345 1133

PRE-DESIGN MEETING:

___ YES

XX NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 89-241

EPC NO. ____

PROJ. NO. 3750

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

XX ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

XX CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ____ (SPECIFY)

RECEIVED JUL 27 1990 HYDROLOGY DIVISION

DATE SUBMITTED: 7/27/90

BY: Michael J. Yost

community sciences corporation

RECEIVED
JUL 27 1990
HYDROLOGY DIVISION

July 24, 1990

Mr. Bernie Montoya
Public Works Dept.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Rio Bravo Square Shopping Center (Zone Atlas Map No. P-10, DRB No. 89-241, DRC No. 3750)

I Michael J. Yost, New Mexico P.E. No. 9665, certify that the drainage and grading for this project was completed in substantial compliance with the plans and specifications.

Please find enclosed a blueline print of the final Grading Plan for the referenced project. Because this grading plan was so "busy" we elected to make a screened sepia mylar with the pertinent as-built information in bold.

As we discussed, the bar ditch installed along Coors Rd. was intended to respect the natural roadside drainage pattern. It does not drain into the MRGCD's Gun Club Lateral, nor did before construction of this project. Based on a recent site visit, I feel that the City's paving work on Flora Vista Avenue, SW does not adversely impact the project area.

If you have any questions, or wish to discuss this matter further, please do not hesitate to call me at 897-0000.

Sincerely,

Michael J. Yost

Michael J. Yost, P.E.

MJY/jrt

Copy to: Greg Lutz, Cambro Construction

Enclosure: As stated

CSC#224-01-600 - JULY-017.DOC

SURVEYING
LAND PLANNING
CIVIL ENGINEERING
DEVELOPMENT CONSULTANTS

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 1990

Mike Yost
Community Sciences Corporation, Inc.
Post Office Box 1328
Corrales, New Mexico 87048

RE: ENGINEER'S CERTIFICATION FOR THE RIO BRAVO SQUARE
(P-10/D3) ENGINEER'S STAMP DATES JULY 27, 1990

Dear Mr. Yost:

Based on the information provided on your submittal of July 27, 1990, Engineer's Certification is acceptable at this time.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

for Bernie J. Montoya
Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WF-262)

Form 7-769
(6-57)

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
SALES SLIP

Date 4-25-89

Office Albuquerque Projects Office

64539

Sold to: Rio Bravo Center Associates
Charter Oak Development
San Diego, CA

Items Sold:	Quantity	Unit Price	Amount
License Permit	1		200 00
		Total	200 00

Received _____ in the sum of $ 200.00
on the above account.

Dixie M. Larson
Signature

Secretary
Title

BUYER'S COPY

Checks must be made payable to Bureau of Reclamation

☆ US GPO 1982-580-000

RECEIVED
JUN 20 1989
HYDROLOGY SECTION

PLAN/PLATS

ON

FILE