PLANS/PLATS ON FILE

FILE DESC: _____

C-17/D001BB

_____

_____

_____

PLANS/PLATS 2

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEE & TEE Co. ZONE ATLAS/DRNG. FILE #: C-17 / D18B

LEGAL DESCRIPTION: LOT 41 CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: 4500 ANAHEIM AVE. N.E.

ENGINEERING FIRM: EASTERLING & ASSOC CONTACT: DAVID SMITH

ADDRESS: 5643 PARADISE BLVD N.W. PHONE: 898-8021

OWNER: BEE & TEE Co CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIVERSITY BLVD NE PHONE: 242-9800

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIV. BLVD. N.W. PHONE: 242-9800

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
JUN 08 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

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: JUNE 8TH, 1987

BY: David L. Smith

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

June 23, 1987

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
5643 Paradise Boulevard, NE
Albuquerque, New Mexico 87114

RE: DRAINAGE PLAN FOR BEE & TEE COMPANY, INC
(C-17/D1BB) RECEIVED JUNE 8, 1987

Dear Chuck:

Based on the information provided on your submittal of June 8, 1987, listed you will find certain concerns that will need to be addressed prior to Building Permit release:

1. Please identify the 100 year water surface elevation within the discharge ditch (Section D/1).

2. Construction within the right-of-way will need to be coordinated under the Work Order procedure (discharge system).

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEE & TEE Co. INC. ZONE ATLAS/DRNG. FILE #: C-17/D18B

LEGAL DESCRIPTION: LOT 41 CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: 4500 ANAHEIM AVE. N.E.

ENGINEERING FIRM: EASTERLING & ASSOC. CONTACT: DAVID SMITH

ADDRESS: 5643 PARADISE BLVD N.W. PHONE: 898-8021

OWNER: BEE & TEE Co. INC. CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIVERSITY BLVD. N.E. PHONE: 242-9800

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIVERSITY BLVD. N.E. PHONE: 242-9800

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED JUL 02 1987 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

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___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: JULY 2ND, 1987

BY: David L. Smith

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

July 8, 1987

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
5643 Paradise Boulevard, NE
Albuquerque, New Mexico 87114

RE: REVISED DRAINAGE PLAN FOR BEE & TEE COMPANY, INC
(C-17/D1BB) REVISION DATE JULY 1, 1987

Dear Chuck:

Based on the information provided on your resubmittal of July 2, 1987, the above referenced plan is approved for Building Permit.

Please be advised that the Building Permit will not be issued until first review by DRC has been completed and comments forwarded.

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEE & TEE Co. INC ZONE ATLAS/DRNG. FILE #: C-17/D1BB

LEGAL DESCRIPTION: LOT 41 CLIFFORD INDUSTRIAL PARK.

CITY ADDRESS: 4600 ANAHEIM AVE. N.E.

ENGINEERING FIRM: EASTERLING & ASSOC. CONTACT: DAVID SMITH

ADDRESS: 5643 PARADISE BLVD. N.W. PHONE: 898-8021

OWNER: BEE & TEE Co. INC. CONTACT: LLOYD GOLDRICK

ADDRESS: 1600 UNIVERSITY BLVD. N.E. PHONE: 242-9800

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: LLOYD GOLDRICK

ADDRESS: 1600 UNIVERSITY BLVD. N.E. PHONE: 242-9800

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

RECEIVED JUL 10 1987 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

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X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: JULY 10TH, 1987

BY: David L. Smith

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

July 15, 1987

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
5643 Paradise Boulevard, NE
Albuquerque, New Mexico 87114

RE: REVISED DRAINAGE PLAN FOR BEE & TEE COMPANY, INC
(C-17/D1BB) REVISION DATE JULY 10, 1987

Dear Chuck:

Based on the information provided on your resubmittal of July 10, 1987, the above referenced plan is approved for Building Permit.

Please be advised that the note which applies to the structure within the arroyo easement is not valid. The encroachment agreement verbage is what will govern and have control. Also, prior to Certificate of Occupancy release, we will need certification of the designed system within the public right-of-way confines.

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

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEE & TEE CO. INC. ZONE ATLAS/DRNG. FILE #: G-17/D188

LEGAL DESCRIPTION: LOT 41 CLIFFORD INDUSTRIAL PARK

CITY ADDRESS: 4500 ANAHEIM AVE. N.E.

ENGINEERING FIRM: EASTERLING & ASSOC. CONTACT: DAVID SMITH

ADDRESS: 5643 PARADISE BLVD. N.W. PHONE: 898-8021

OWNER: BEE & TEE CO. INC. CONTACT: LLOYD GOLDRICK

ADDRESS: 1600 UNIVERSITY BLVD. N.E. PHONE: 242-9800

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: LLOYD GOLDRICK

ADDRESS: 1600 UNIVERSITY BLVD. N.E. PHONE: 242-9800

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
NOV 12 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

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

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___ FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: NOVEMBER 12TH, 1987

BY: David L. Smith

RECEIVED NOV 1 0 1987

NVE SOUTHWEST

Contractors • Engineers

November 10, 1987

Mr. Charles M. Easterling, PE
Easterling & Associates
5643 Paradise Blvd NW
Albuquerque, NM 87103

RECEIVED
NOV 12 1987
HYDROLOGY SECTION

RE: Building Permit #8708241
Bee & Tee Office/Warehouse
4500 Anaheim NE, Albuq. NM

Dear Mr. Easterling,

Due to our misunderstanding of permit and inspection procedures, required on this project some portion of the work was not called for inspection until the work had been completed.

This is to certify that the two curb cuts were completed in accordance with city standards and approved building permit drawings. Also, the site drainage inlet was installed in accordance with City of Albuquerque standard specifications and drawing # 2206 for Public Works. Said inlet is shown on our Building Permit set of drawings on sheet 1 of 1, Grading and Drainage Plan. Some grade modifications were made in order to create positive drainage of the site area at the N.E. corner of the building lot. They are reflected on the attached drawings.

We apologize for our oversight and would appreciate any consideration you can give us in this matter.

Yours truly,

Jim Moffitt

Jim Moffitt
Superintendent

JM/dd
cc: John Simbles

P.O. Box 3286 Albuquerque, NM 87190 Offices: 4300 San Mateo Blvd. N.E., Suite A250, Albuquerque NM 87110 (505) 889-0188

Easterling & Associates, Inc.

5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114
(505) 898-8021

November 12, 1987

Mr. Carlos A. Montoya, P.E.
City/County Flood Plain
Administration
Design Hydrology Section
P. O. Box 1293
Albuquerque, NM 87123

RECEIVED
NOV 12 1987
HYDROLOGY SECTION

RE: ENGINEER CERTIFICATION OF DRAINAGE OUTFALL TO SOUTH DOMINGO BACA ARROYO FROM BEE AND TEE C17/D1BB

Dear Carlos:

I have visually inspected the outfall to the arroyo and hereby certify that it will perform in a manner which is in substantial compliance with my design. Those portions which I can observe appear to be built according to plan. Please note that the contractor has certified that his materials and methods were within city specifications for public works construction.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Charles M. Easterling, P.E.

Enclosure

cc: Knight Seavey
Bee & Tee Company, Inc.
Jim Moffitt, NVE Southwest

CME:mlc
Job No. 705801

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Mayor
Ken Schultz

November 24, 1987

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
5643 Paradise Blvd., NW
Albuquerque, NM 87114

RE: REVISED DRAINAGE PLAN FOR BEE & TEE COMPANY, INC. (C17-D113B) REVISION DATED 11/10/87

Dear Mr. Easterling:

Based on the information provided on your November 12, 1987 resubmittal, the above referenced drainage plan is approved for Certificate of Occupancy.

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

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/trs
(WP+475)

DOCUMENT.

86090430

08781824

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE

979

This Agreement, between the City of Albuquerque, New Mexico ("City") and BEE AND TEE CO., INC. ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. Recital. The User is the owner of certain real property (User's Property") located at 4500 ANAHEIM, in Albuquerque, New Mexico, and more particularly described as: Legal Description:

LOT 41, CLIFFORD INDUSTRIAL PARK

Recorded in Book Misc. C-21, at pages 44, to 4 OF 4, of the records of the County of Bernalillo, State of New Mexico.

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

12" CORRUGATED METAL PIPE DRAINAGE LINE WITH CONCRETE BULKHEAD & GRAVEL FILTER.

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

The City agrees to permit the encroachment of the Improvement 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.

POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

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. 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. 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 90 days! 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.

5. Failure to Perform by User, Emergency and Lien 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, if permitted to do so by law.

6. 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.

7. Notice. For purposes of giving formal written notice to the User, User's address is: BEE & TEE CO., INC.
PO BOX 14584
ALBUQUERQUE, NM 87191

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 six (6) 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.

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8. 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.

9. Term. This Agreement shall continue until terminated in writing by the User and the City, or until all conditions of this Agreement have been met.

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

11. 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.

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

13. 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.

14. 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

Approved By:

Leo Romo

Chief Administrative Officer

Dated: 7-23-87

CAM

USER: Barbara E. Wright

BEE & TEE CO., INC.

BARBARA E. WRIGHT - PRESIDENT

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 13th day of July, 1987 by Barbara E. Wright.
(User)

Debra M. Russell
Notary Public

My commission expires:
Feb. 15, 1991

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 13th day of JULY, 1987, by BARBARA E. WRIGHT,
PRESIDENT (Title) of BEE & TEE CO., INC. (Name of Corporation),
a New Mexico (State of Corporation) corporation, on behalf of said corporation.

Debra M. Russell
Notary Public

My commission expires:
Feb. 15, 1991

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19___, by _____, Name of acknowledging Partner/Partners on behalf of _____, a partnership. (Name of Partnership)

_____
Notary Public

My commission expires:

_____

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 23rd day of July, 1987, by Gene Romo, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Priscilla Phillips
Notary Public

My commission expires:
3-17-90

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

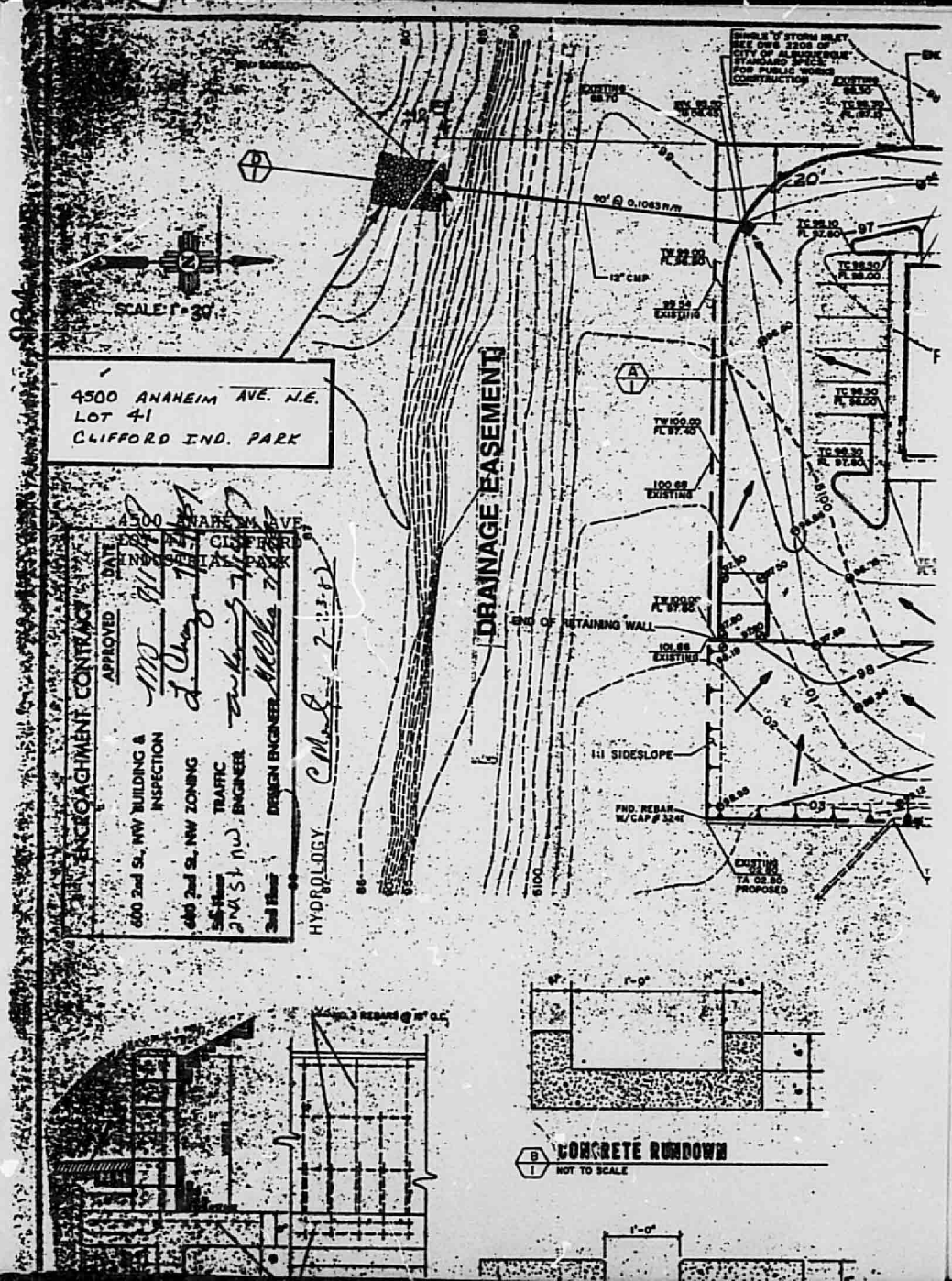
1987 AUG -4 PM 4:03

BK Ms 518 PG 979-984

GLADYS M. DAVIS
COUNTY CLERK, BERNALILLO CO.

0136P -5- 5-8-87

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.



THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

misc/Hydro

Spot Elevations
At 4500 Anaheim N.W
11-6-87

P.C. J. GARCIA
& J. DURAN

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

STA	+	HI	INT	−	ELEV	Remarks
8-C17					5111.03	0.3 mile North of intersection of Los Angelas & Washington
	3^{21}	5114.24				
TP#1				11^{03}	5103.21	
	0^{15}	5103.36				
#1			4^{12}		5099.24	Asphalt
#2			3^{43}		5099.93	Finish Floor
#5			4^{96}		5098.40	Asphalt
#4			4^{69}		5098.67	Asphalt
#3			6^{21}		5096.65	Asphalt
TP#2				3^{59}	5099.77	

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Sta	+	HI	INT	−	Elev	Remarks
	3^{68}	5103.39				
#6			4^{98}		5098.41	Finish Floor
#7			5^{98}		5097.41	Asphalt
#8			4^{79}		5098.60	Finish Floor
#9			6^{85}		5097.04	Asphalt
#10			Top Grate 7^{03}		5096.36	Gtoi = 2^{98} south
#11			19^{63}		5083.76	Bottom of Culvert Box
TP#3				3^{79}	5099.60	
	6^{52}	5106.12				

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Sta	+	HI	INT	-	Elev	Remarks
		5106.12				
TP#4				0.94	5105.18	
	9.57	5114.75				
8-C17				3.74	5111.01	0.3 mile North of intersection of Los Angelas & Washington E/C = -0.02

PLAN/PLATS

ON

FILE