C17/D7A

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C17/D7A

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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

May 24, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CERTIFICATION FOR PASEO DEL NORTH WAREHOUSE
CHANNEL IMPROVEMENTS (C-17/D7A)
CERTIFICATION DATED MAY 2, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of May 4, 1989, the Certification is acceptable for the referenced site.

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

Cordially,

Barnie J. Montoya

Barnie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+914)

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880869

DRAINAGE INFORMATION SHEET

PASEO DEL NORTE

PROJECT TITLE: WAREHOUSE ZONE ATLAS/DRNG. FILE #: C17/D7A

LEGAL DESCRIPTION: TRACT A, HOGUE SUBDIVISION

CITY ADDRESS: 5001 PASEO DEL NORTE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: DONALD B. HOGUE CONTACT: LARRY LEVY

ADDRESS: 1717 LOUISIANA NE PHONE: 883-5940

ARCHITECT: FANNING-BARD-LARSEN CONTACT: BILL FANNING

ADDRESS: 4600 A MONTGOMERY NE PHONE: 883-5200

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: _____ PHONE: _____

CONTRACTOR: WRAY CO CONTACT: KEVIN REID

ADDRESS: 2309 RENARD SE PHONE: 842-1913

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
MAY 04 1989
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 05-03-89

BY: JEFF MORTENSEN

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FILE COPY

MEMORANDUM:

April 20, 1989

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.
ENGINEERING GROUP

TO: Jacob Baca, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
ADMIRAL MOVING - 5001 PASEO DEL NORTE, NE - (C-17/D7A)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

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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

April 19, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR ADMIRAL MOVING
(C-17/D7A) REVISION DATED MARCH 28, 1989

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of March 30, 1989, the revisions as indicated are acceptable.

If the building permit has already been issued, it is your responsibility to make sure that the contractor is provided with a copy of this revised plan.

A separate permit is required for construction within City right-of-way. A copy of this approval letter will be needed when applying for the excavation permit.

It is highly recommended that if the:

1. approved Encroachment Agreement;
2. approved vacation and replat;
3. and the certification of the work done within the arroyo

are complete, that they be submitted as soon as possible prior to Certificate of Occupancy request.

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

xc: Becky Sandoval
BJM/bsj
(WP+914)

AN EQUAL OPPORTUNITY EMPLOYER

25×10

0000 0000 1606

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Admiral Moving ZONE ATLAS/DRNG. FILE #: C-17/D7A

LEGAL DESCRIPTION: Lands of M.W. Smith and Tract 3D of Los Angeles Investors

CITY ADDRESS: _____

ENGINEERING FIRM: Jeff Mortensen & Associates, Inc CONTACT: Peter Lujan

ADDRESS: 811 Dallas N.E. PHONE: 265-5611

OWNER: Hogue Properties CONTACT: Larry Levy

ADDRESS: 1717 Louisiana Blvd. N.E. PHONE: 883-5940

ARCHITECT: Fanning-Bard-Larsen Architects CONTACT: Bill Fanning

ADDRESS: 4600A Montgomery Blvd. N.E. PHONE: 883-5200

SURVEYOR: Jeff Mortensen & Associates, Inc. CONTACT: Engineer

ADDRESS: same as above PHONE: _____

CONTRACTOR: The Wray Company CONTACT: Kevin L. Reid

ADDRESS: 2309 Renard Place S.E.#301 PHONE: 842-1913

RECEIVED
MAR 30 1989
HYDROLOGY SECTION

PRE-DESIGN MEETING:

x YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 88-629

EPC NO. _____

PROJ. NO. C-17/D7A

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

x OTHER Revisions (SPECIFY)

DATE SUBMITTED: 3-30-89

BY: Peter M. Lujan Peter M. Lujan

25×10

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FILE COPY

MEMORANDUM:

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.

ENGINEERING GROUP

November 10, 1988

TO: Jacob Baca, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
ADMIRAL MOVING - 5001 PASEO DEL NORTE, NE (C-17/D7A)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

25×10

0000 0000 1608

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

November 10, 1988

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: REVISED DRAINAGE PLAN FOR ADMIRAL MOVING
(C-17/D7A) REVISION DATED NOVEMBER 10, 1988

Dear Mr. Mortensen:

Based on the information provided on your resubmittal of November 10, 1988, the above referenced plan is approved for Building Permit.

A separate permit is required for construction within City right-of-way. A copy of this approval letter will be needed when applying for the excavation permit.

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

Prior to Certificate of Occupancy release, we will need:

a. an approved copy of the Encroachment Agreement;
b. an approved copy of vacation and replat; and
c. certification of the work done within the arroyo.

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

xc: Becky Sandoval
BJM/bsj
(WP+914)

25×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Admiral Moving ZONE ATLAS/DRNG. FILE #: C-17/D7A

LEGAL DESCRIPTION: Lands of M.W. Smith and Tract 3 D of Los Angeles Investors

CITY ADDRESS: _____

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: Peter LUJAN

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: HOGUE PROPERTIES CONTACT: LARRY LEVY

ADDRESS: 1717 Louisiana Blvd NE PHONE: _____

ARCHITECT: Fanning-Bard-Larsen Architects CONTACT: Bill Fanning

ADDRESS: 4600-A Montgomery Blvd NE PHONE: 883-5200

SURVEYOR: Jeff Mortensen & Assoc. CONTACT: Engineer

ADDRESS: _____ PHONE: _____

CONTRACTOR: Unknown CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. C-17/

RECEIVED
NOV 10 1988
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

___ 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: 11/10/88

BY: Peter M. Lujan

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jma

A MEMBER OF CONSULTING ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. ▫ ENGINEERS ▫ 811 DALLAS N.E. ▫ ALBUQUERQUE ▫ NEW MEXICO 87110 ▫ (505) 265-5611

880863
November 9, 1988

RECEIVED
NOV 10 1988
HYDROLOGY SECTION

Mr. Bernie J. Montoya, C.E.
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Dear Mr. Montoya:

Re: Drainage Plan for Admiral Moving

The following is in response to the comments made in the letter dated November 4, 1988, for the referenced project.

1. I met with Mr. Carlos Montoya to discuss the evaluation of the channel stability. Based on that meeting, the analysis of the channel has been provided on sheet 2 of 2.

2-4. A plat is presently being prepared by this office.

5. Acknowledge.

6. Drainage plan has been revised.

7. A concrete rundown has been provided.

8. Calculations have been supplemented to include the capacity of sidewalk culverts and rundown.

If you should have any further questions concerning this project, or need additional information, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Peter M. Lujan
Peter M. Lujan
Staff Engineer

PML:dj

25×10

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

November 4, 1988

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR ADMIRAL MOVING
(C-17/D7A) RECEIVED OCTOBER 14, 1988

Dear Mr. Mortensen:

Based on the information provided on your submittal of October 14, 1988, your concept as presented is okay.

Prior to Building Permit release, you must satisfy the following concerns:

1. You must contact Carlos Montoya to discuss an appropriate method to evaluate channel stability.

2. You cannot build over a public drainage easement until the easement has been vacated.

3. Once the vacation is approved, a replat will be required for Tract 3-D.

4. For cross lot line drainage either:

   a. replat combining Tract 3-D and Lands of M.W. Smith, or
   b. replat which would allow a blanket easement across Tract 3-D.

5. Outfall system will be constructed under the S.O. #19 process with Engineer Certification required prior to Certificate of Occupancy release.

6. Runoff from Basin 2 is proposed to outlet onto Paseo del Norte. Your plan indicates that there is a barrier wall along the south boundary of the roadway. How do you propose to convey the water to Paseo del Norte?

7. May be advisable to continue a concrete channel from the proposed opening on wall towards the proposed two 2' wide sidewalk culverts that drain Basin 2. Especially if runoff will be going through a small portion of dirt area.

8. Please include your computations which show the capacity of the two 2' sidewalk culverts, along with the channel capacity if you decide to extend a channel (noted on item #7).

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+914)

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DRAINAGE INFORMATION SHEET

C-17/D7A

PROJECT TITLE: Admiral Moving ZONE ATLAS/DRNG. FILE #: C-17/~~D5~~ D7A

LEGAL DESCRIPTION: Lands of M.W. Smith and Tract 3 D of Los Angeles Investors

CITY ADDRESS:

ENGINEERING FIRM: JEFF MORTENSEN & Assoc CONTACT: Peter LUJAN

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: HOGUE PROPERTIES CONTACT: LARRY LEVY

ADDRESS: 1717 Louisiana Blvd NE PHONE:

ARCHITECT: Fanning-Bard-Larsen Architects CONTACT: Bill Fanning

ADDRESS: 4600-A Montgomery Blvd NE PHONE: 883-5200

SURVEYOR: Jeff Mortensen & Assoc. CONTACT: Engineer

ADDRESS: PHONE:

CONTRACTOR: Unknown CONTACT:

ADDRESS: PHONE:

RECEIVED
OCT 14 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. C-17/__

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: 10/14/88

BY: Peter M. Lujan

25×

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REALTOR

REALTY, INC.

C-17/D7A

Sales and Acquisitions
Syndication
Development
Leasing
Property Management

EASEMENT VACATION

If the owners of the tract of land legally described as M.W. Smith, replat and combine the property with Tract 3D at 5001 Paseo Del Norte NE., the existing drainage easement across Tract 3D will not be required and the City Engineers office will have no objection to a Vacation Request.

RECEIVED
OCT 14 1988
HYDROLOGY SECTION

Roger A. Green
Civil Engineer
Public Works Department
The City of Albuquerque

Date

1717 Louisiana Boulevard, NE, Suite 101 • Albuquerque, New Mexico 87110 • (505) 883-5940

25×10

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CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: C17-D7A DATE: 9/19/84

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Bank _____

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Lot MW Shopping Ctr

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
__✓__ OTHER Variance

_____ FINAL PLAT
__✓__ BUILDING PERMIT
_____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Jess Montoya	
	Eric J. Reyna	

FINDINGS:

Variance Requirements:

- See Page Grade Pre-Design Conference (9/14/84) Recap for Requirements

Building Permit Requirements:

- Bldg. Permit Plan is required for
- Grading, Drainage, Erosion Control Plan is required for
- Drainage plan Erosion Control Plan shall be prepared by a registered professional engineer in the State of New Mexico.
- Certification for Grading and Drainage Plan by Engineer.
- Certified as built for Grading and Drainage Plan by Engineer.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	[signature]	SIGNED:	[signature]
TITLE:		TITLE:	
DATE:	9/19/84	DATE:	09-19-84

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: C-17/D7A DATE: 7-14-88

EPC NO.: _____ DRB NO.: _____ ZONE: C

SUBJECT: EXISTING DRAINAGE EASEMENT

STREET ADDRESS: 5001 Paseo Del Norte

LEGAL DESCRIPTION: Tract 3-D Lands of Los Angeles INVESTORS

APPROVAL REQUESTED:

____	PRELIMINARY PLAT	____	FINAL PLAT
____	SITE DEVELOPMENT PLAN	____	BUILDING PERMIT
____	GRADING/PAVING PERMIT	X	OTHER Essent Vacation

	WHO	REPRESENTING
ATTENDANCE:	BLANCA BENJAMIN	BENJAMIN and BOARDMAN
	ROGER GREEN	CITY HYDROLOGY

FINDINGS:

1 Tract 3-D of Lands of Los Angeles Investors contains a 50 foot wide drainage easement to accept and convey surface waters only, from the Tract of Land immediately to the east.
To eliminate this easement, which is dedicated to the City of Albuquerque, the following processes would be required:
a. Make application to the City Planning Dept. for a public hearing Vacation action, to vacate drainage easement.
b. Prepare a new Grading and Drainage Plan of Tract 3-D and Tract to the north and east to show how surface waters could be diverted and elsewhere and outlet to public street R.O.W or public drainage channel. This Grading and Drainage Plan would also be required for any Building Permits issued on Tract 3-D or adjacent Tracts
C. If vacation action is approved, a replat would be required of Tract 3-D. This Plat could also combine Tract 3-D with adjacent Tract if desired.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED:	Roger A Green	SIGNED:	Blanca Benjamin
TITLE:	Civil Engineer	TITLE:	Partner Benjamin Boardman
DATE:	7/14/88	DATE:	

****NOTE**** **PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.**

25×

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City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

January 28, 1986

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
5643 Paradise Blvd., NW
Albuquerque, New Mexico 87124

RE: DRAINAGE & GRADING PLAN FOR PAGE & WIRTZ OFFICE ADDITION
RECEIVED JANUARY 27, 1986 FOR BUILDING PERMIT APPROVAL
(C-17/D7A)

Dear Chuck:

The referenced submittal, revised January 27, 1986, is approved for Building Permit.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Design Hydrology

cc: Page & Wirtz

RAG/bsj

25×10

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Easterling & Associates, Inc.

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

January 27, 1986

RECEIVED
JAN 27 1986
HYDROLOGY SECTION

Mr. Roger Green, P.E.
CE/Design Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: DRAINAGE AND GRADING PLAN FOR PAGE & WIRTZ OFFICE ADDITION RECEIVED DECEMBER 23, 1985 FOR BUILDING PERMIT APPROVAL

Dear Roger:

Enclosed is a revised plan for the above-referenced project. Revisions have been made in accordance with your request of January 14, 1986. Revisions to comments are as follows:

1. Paved access is only through the existing drive from Los Angeles Boulevard. This has been added to the plan.

2. New elevations have been added to the plan.

3. Pond enlargement dimensions have been provided.

4. Spot elevations should provide all drainage information along the west edge of the new parking area.

I hope these revisions satisfy your concerns.

Sincerely,

Ted Green

Ted Green
Project Engineer

Enclosure:

TG:mlc
Job No. 502701

25×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: Page & Wirtz New Office Addition ZONE ATLAS/DRNG. FILE #: C-17 / D7A

LEGAL DESCRIPTION: Tract 3-D, Lands of Los Angeles Investors

CITY ADDRESS: 5001 Los Angeles Blvd., NE

ENGINEERING FIRM: Easterling & Assoc., Inc. CONTACT: Ted Green

ADDRESS: 5643 Paradise Blvd., NW PHONE: 898-8021

OWNER: Page & Wirtz CONTACT: Jack Wirtz

ADDRESS: 5001 Los Angeles Blvd. PHONE: 823-2940

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
JAN 27 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
___ 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: 1/27/86

BY: Ted Green

25 × 10

0000 0000 1620

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

January 14, 1986

Charles M. Easterling, P.E.
Easterling & Associates, Inc.
5643 Paradise Blvd., NW
Albuquerque, New Mexico 87124

RE: DRAINAGE & GRADING PLAN FOR PAGE & WIRTZ OFFICE ADDITION
RECEIVED DECEMBER 23, 1985 FOR BUILDING PERMIT APPROVAL
(C-17/D7A)

Dear Chuck:

I have reviewed the referenced submittal and find there is insufficient information provided for building permit approval. Some specific items are:

1. Is there paved access to site?
2. No spot elevations are shown on proposed parking area.
3. No pond enlargement dimensions are provided on plan.
4. No cross-section detail is provided along west edge of proposed parking area to ensure that pond will still drain to existing outlet.

If you have any questions regarding this project, call me at 766-7644.

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Design Hydrology

cc: Standard letter to:
Page & Wirtz Construction Company

RAG/bsj

25×10

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: PAGE & WIRTZ, NEW OFFICE ADDITION ZONE ATLAS/DRNG. FILE #: C-17 | D7a

LEGAL DESCRIPTION: TRACT 3-D AS SHOWN ON THE "REPLAT OF TRACT 3 of the Lands of LOS ANGELES INVESTORS"

CITY ADDRESS: 5001 LOS ANGELES BLVD. N.E. ABQ. N.M.

ENGINEERING FIRM: EASTERLING & ASSOC. INC. CONTACT: CHUCK EASTERLING

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

OWNER: PAGE & WIRTZ CONSTRUCTION CO. CONTACT: MR. BOB CAMP

ADDRESS: 5001 LOS ANGELES BLVD. N.E. PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

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. _____

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: 12-23-85

BY: Mike Stum

RECEIVED
DEC 23 1985
HYDROLOGY SECTION

25 x 10

0000 0000 1622

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers

505 / 883-7700

City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

July 12, 1984
AL-P17-100-02

Attn: Billy J. Goolsby, P.E.
City/County Flood Plain Administrator

RE: REVISION No. 3 TO DRAINAGE PLAN C17-D7 FOR THE PAGE & WIRTZ OFFICE, 5001 LOS ANGELES, N.E. ALBUQUERQUE, N.M.

Dear Billy,

Our original drainage study on Tract 3-D of the lands of Los Angeles Investors was issued on April 28, 1981, and revised twice: No. 1 on May 12, 1981, and No. 2 on May 20, 1983.

At the present time, the owner is planning to construct a 1,159 sq. ft. addition to the existing office building. The addition will occupy a portion of one of their parking lots on the west side of the building as shown on Plate II of the Drainage Plan. Due to this location, the runoff volume calculated in the April 1981 report will not be affected, as one impervious area (paving) is being replaced by another impervious area (roofing). No other drainage area is affected by the planned construction.

On behalf of our clients, Page & Wirtz Construction Company, we therefore solicit your immediate approval of the drainage plan as part of the building permit application process.

Please call if you have any questions.

Sincerely,

BOYLE ENGINEERING CORPORATION

Thornton D. Schwenk

Thornton D. Schwenk, P.E.
Senior Civil Engineer

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
No. 4739
THORNTON D. SCHWENK

cc: Jack N. Wirtz

RECEIVED
JUL 16 1984
HYDROLOGY SECTION

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INFORMATION SHEET

PROJECT TITLE Page & Wirtz Construction Office Addition TYPE OF SUBMITTAL Update to C17-D7

ZONE ATLAS PAGE NO. C17 CITY ADDRESS 5001 Los Angeles, NE

LEGAL DESCRIPTION Tract 3-D, of the re-plat of Tract 3 of the Lands of Los Angeles Investors

ENGINEERING FIRM BOYLE ENGINEERING COPRORATION CONTACT Thornton D. Schwenk

ADDRESS 3939 San Pedro N.E. Suite D PHONE 883-7700

OWNER Page & Wirtz Construction Company CONTACT Jack Wirtz

ADDRESS 5001 Los Angeles, N.E. PHONE 897-3440

ARCHITECT Stevens, Mallory, Pearl and Campbell CONTACT Don Stevens

ADDRESS 115 Amherst Dr. S.E. PHONE 255-8668

SURVEYOR -- CONTACT --

ADDRESS -- PHONE --

CONTRACTOR Page & Wirtz Construction Company CONTACT Jack Wirtz

ADDRESS 5001 Los Angeles, N.E. PHONE 897-3440

PRE-DESIGN MEETING:

____ YES
_X_ NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
_X_ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
____ GRADING/PAVING PERMIT APPROVAL
____ OTHER _____ (SPECIFY)

UP DATE SUBMITTED: 7-12-84 BY: Thornton D Schwenk

(Rev. 1: 5-12-81, Rev. 2: 5-20-83)

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Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers

505 / 883-7700

City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

May 19, 1983
AL-P-17-100-01

ATTN: Mr. Fred J. Aguirre, Civil Engineer/Hydrology

RE: REVISIONS TO MAY 12, 1981 DRAINAGE STUDY
PAGE & WIRTZ CONSTRUCTION CO., 5001 LOS ANGELES, N.E.

Dear Fred:

Our client, Page & Wirtz Construction Co., has requested a revision to our May 12, 1981 Storm Drainage Study to include the presence of a proposed 20' x 110' storage shed on the site of their present construction storage yard and office. They are forwarding to you the results of the revisions to the hydrologic calculations and to the site grading plan, both of which are contained in the revised study dated May 20, 1983.

On May 18, 1983 I visited the site to observe the existing drainage features for verification with the 1981 Study and grading plan. Based on this inspection and on our calculations, I can provide you with responses to the the three questions you raised in our conversation of May 17, 1983.

1. Finished floor elevation of the proposed building is 5149.18 MSL, with a relative elevation of 100.00. This pad will be 6 inches higher than the finished floor of the existing office building as shown on Plate II.

2. In 1981 the owner completed and recorded with the County Clerk an "Agreement to Comply", which is included in Appendix A, p. 10 of the May 12, 1981 Study. This agreement is to accept overland sheet flow from the adjacent upstream property. The presence of the proposed building does not invalidate the intent of this agreement. Rather the overland flow will be intercepted at the building line and swaled to the south and to the north, where a 50-foot setback is provided for the purpose of accepting the overland flow.

3. After revising the 100-year flows to account for an additional impervious area of 2200 sq. ft., we find that the present ponding capacity is still adequate. However, by copy of this letter, I am advising Page & Wirtz that the outlet end of the 4" drain pipe from the pond has become blocked as a

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result of grading operations in the north ditch of Los Angeles Drive. The outlet has to be cleared to permit drainage if and when the pond fills.

Based on these revisions, we recommend issuance of the requested Building Permit to Page & Wirtz. Please call if you have any questions.

Sincerely,

BOYLE ENGINEERING CORPORATION

Thornton D. Schwenk, P.E.
Senior Civil Engineer

Enclosures

cc: Jack Wirtz

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FOX Consulting Engineers and Geologists

F.M. FOX & ASSOCIATES, INC.
3412 BRYN MAWR DRIVE, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0900 - FMFOX

September 18, 1981

Page & Wirtz Construction Company
P. O. Box 25627
Albuquerque, New Mexico 87125

Job No. 420930

Subject: Density compaction test data for Page & Wirtz Office Building

Gentlemen:

Transmitted herein is the detailed test data for the subject project.

F. M. FOX & ASSOCIATES OF THE SOUTHWEST, INC.

Larry Sanchez
Engineering Technician

Reviewed by:

CHARLES M. MILLER NEW MEXICO 6018 REGISTERED PROFESSIONAL ENGINEER

Charles M. Miller, P.E.
Principal Geotechnical Engineer

Copies: Addressee (2)

Attached: Daily Report Nos. 1 & 2

ms

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FOX Consulting Engineers and Geologists

F.M. FOX & ASSOCIATES, INC.
3412 BRYN MAWR DRIVE, N.E.
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0900 – FMFOX

DENSITY-COMPACTION TEST RESULTS

PROJECT	Page & Wirtz Office Building	PROJECT NO. 420930	DATE 9/18/81
LOCATION		REPORT NO. 2	TIME
SOURCE		SAMPLE NO.	ENGINEERING TECHNICIAN Larry Sanchez

TEST NO.	LOCATION	DEPTH OR ELEVATION	PROCTOR DENSITY PCF	OPTIMUM MOISTURE CONTENT %	DRY DENSITY PCF	MOISTURE CONTENT %	COMPACTION ACT. %	COMPACTION REQ. %	SOIL TYPE
1A	50' north of the southwest corner of compound, top of berm RETEST	FSG	129.5	7.5	122.0	6.1	94.2	90	SAND, very gravelly, slightly silty, brown(SM-SP)

EQUIPMENT: 1-Water Hose, 1-Compactor

Material appeared evenly compacted and processed.
Test results given to company representative.

TYPE OF TEST: AG
TEMPERATURE: 80 to 85° F
WIND: 0 to 5 MPH
PRECIPITATION: None

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0000 0000 1628

C17-D7

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

June 24, 1981

Mr. Peter Jacobsen
Assistant Civil Engineer
Boyle Engineering
3939 San Pedro N. E.
Albuquerque, New Mexico 87110

Re: Page & Wirtz Drainage Report Dated May 12, 1981, C-17-D7

Dear Mr. Jacobsen:

On our meeting of May 13, 1981, I approved the referenced drainage report with the understanding that the compaction tests for the berm and the dedicated pond easement would be submitted to this office on or before a field inspection is requested. These requirements were also noted on the construction plans. However, since our City Standard Easement Form is not available at this time, we will dismiss with the latter requirement.

If you have any questions concerning the above, please feel free to call me.

Very truly yours,

Fred J Aguirre

Fred Aguirre, PE
Civil Engineer

FA/cc

xc: Page & Wirtz, 5001 Los Angeles Blvd. NE

25×10

0000 0000 1629

C17-D7

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers
505 / 883-7700

May 11, 1981

City Engineers
Hydrology Department
P.O. Box 1293
Albuquerque, New Mexico 87103
Attn: Fred Aguirre

RE: PAGE & WIRTZ CONSTRUCTION COMPANY, 5001 LOS ANGELES, N.E.

Dear Fred:

Attached herewith are two copies of our "Revised Storm Drainage Study Relative to the Construction of an Office Building for Page and Wirtz Construction Company".

The revisions reflect the comments made by yourself and revisions requested by the client.

The client is aware that any approval made by your office will be subject to the granting of an easement for the ponding area as you described to me.

Fred, if you have any comments on this matter, please contact me.

Sincerely yours,

BOYLE ENGINEERING CORPORATION

Peter Jacobsen,
Assistant Civil Engineer

PJ:sf

Enclosure

25×

0000 0000 1630

880067 (1)

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Proj # 3692

KEN SCHULTZ
MAYOR

January 4, 1989

Donald B. Hogue for Hogue Properties
c/o Larry Levy
1717 Louisiana Blvd. NE., Suite 101
Albuquerque, NM 87110

RE: 5001 PASEO DEL NORTE NE

RECEIVED
MAY 04 1989
HYDROLOGY SECTION

Dear Mr. Levy:

Enclosed please find an executed copy of the Real Property Encroachment Agreement for the above referenced property.

If I can be of further assistance, please do not hesitate to contact me at 768-2521.

Sincerely,

Marie Wasserman

Marie Wasserman, Administrative Aide
Design Review Section/PWD-Engineering

DG/trs
(3583E)

cc: File

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25×

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692

REAL PROPERTY ENCROACHMENT AGREEMENT AND COVENANTS UPON REAL ESTATE

This Agreement, between the City of Albuquerque, New Mexico ("City") and Donald B. Hogue for Hogue Properties ("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 5001 Paseo del Norte N.E. in Albuquerque, New Mexico, and more particularly described as:

Lands of M.W. Smith and Tract 3-D, Los Angeles Investors

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":

Install an 18" RCP extending from the northwest corner of owners property to the Domingo Baca Arroyo.

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 Improvements 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.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

89 JAN -3 AM 10:03

BK 699-A PG 692-699

GLADYS M. DAVIS
COUNTY CLERK & RECORDER

ID:7 Mue

DEPUTY

(Approved by Legal Dept. as to form only-7/12/88)

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0000 0000 1632 /

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 ninety (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the 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; Emergency. 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 shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

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:

Donald B. Hogue c/o Larry Levy
1717 Louisiana Blvd. N.E. , Suite 101
Albuquerque, NM 87110

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.

(Approved by Legal Dept.
as to form only-7/12/88)

25×

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 may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

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:

James V. Gilhar
Chief Administrative Officer

USER:

Donald B. Hogue 12/8/88

Donald B. Hogue, General Partner
Hogue Properties, a NM Limited Partnership

(Approved by Legal Dept.
as to for only-7/12-88)

25×

STATE OF California)
COUNTY OF Alameda) ss.

The foregoing instrument was acknowledged before me this 8th day of December, 1988, by Donald B. Hogue (User)

OFFICIAL SEAL
DOROTHY C HOUSTON
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My comm. expires NOV 13, 1992

Dorothy C. Houston
Notary Public

My commission expires:
Nov. 13, 1992

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

The foregoing instrument was acknowledged before me this 28th day of December, 1988, by ~~GENE ROMO~~ Clarence Hilliggus, CHIEF ADMINISTRATIVE OFFICER of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public

My commission expires:
10-31-92

ID:7

(Approved by Legal Dept. as to form only-7/12/88)

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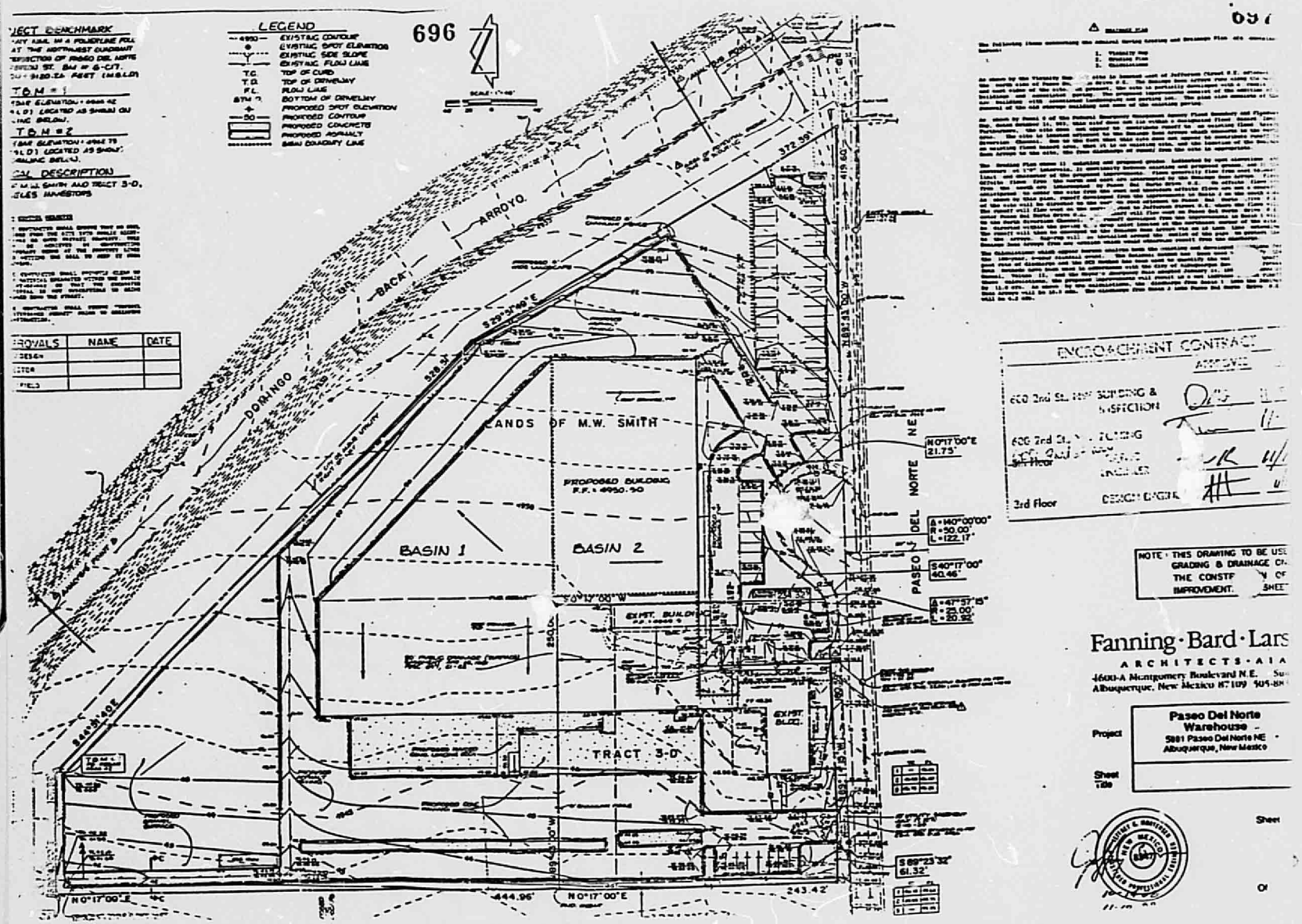
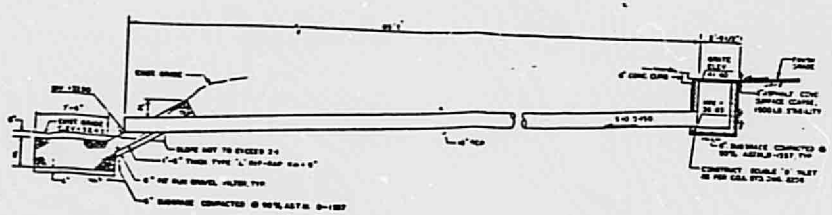
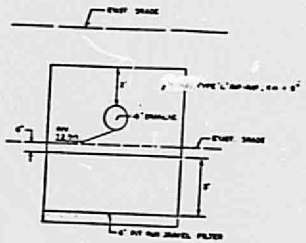

696
LEGEND
EXISTING CONTOUR
EXISTING SPOT ELEVATION
EXISTING SIDE SLOPE
EXISTING FLOW LINE
TOP OF CURB
TOP OF DRIVEWAY
FLOW LINE
BOTTOM OF DRIVEWAY
PROPOSED SPOT ELEVATION
PROPOSED CONTOUR
PROPOSED CONCRETE
PROPOSED ASPHALT
BASIN BOUNDARY LINE
ARROYO
BACA
DOMINGO
LANDS OF M.W. SMITH
PROPOSED BUILDING
F.F. = 4950.50
BASIN 1
BASIN 2
TRACT 3-D
EXIST. BUILDING
PASEO DEL NORTE NE
N0°17'00"E
21.75'
S40°17'00"
40.46'
S89°23'32"
61.32'
N0°17'00"E
444.96'
N0°17'00"E
243.42'
372.36'
528.32'
S29°37'40"E
S.89°12'00"W
S.64°38'40"E
ENCROACHMENT CONTRACT
600 2nd St. NW BUILDING & INSPECTION
600 2nd St. NW PLANNING
3rd Floor
ENGINEER
3rd Floor
DESIGN ENGR.
NOTE: THIS DRAWING TO BE USE
GRADING & DRAINAGE PL
THE CONSTR N OF
IMPROVEMENT.
SHEE
Fanning · Bard · Lars
ARCHITECTS · AIA
4600-A Montgomery Boulevard N.E.
Albuquerque, New Mexico 87109
Project
Paseo Del Norte Warehouse
5881 Paseo Del Norte NE
Albuquerque, New Mexico
Sheet Title
Sheet
Of

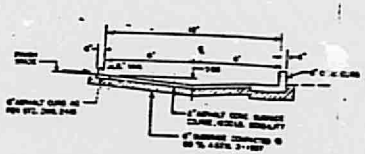


SECTION A - A
SCALE : 1" = 6'-0"



SECTION B-B
SCALE : 1" = 3'-0"

SECTION D-D
SCALE : 1" = 2'



SECTION C-C
SCALE : 1" = 6'-0"

NOTE - THIS DRAWING TO BE USED FOR GRADING & DRAINAGE Y. FOR THE CONSTRUCTION SITE IMPROVEMENTS, SEE SHEET C-1

Fanning · Bard · Larsen
ARCHITECTS · AIA
4600-A Montgomery Boulevard N.E. Suite 205
Albuquerque, New Mexico 87109 505-883-5200

Project	Paseo Del Norte Warehouse 5801 Paseo Del Norte NE Albuquerque, New Mexico
Sheet Title	
Date	Oct. 1988

Sheet

Of

0000 0000 1637

MEMORANDUM:

April 20, 1989

ENGINEERING GROUP

TO: Jacob Baca, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
ADMIRAL MOVING - 5001 PASEO DEL NORTE, NE - (C-17/D7A)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

5-1-89
Carl Chavez cond.
Permit # 89-3504
Carl Chavez

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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

May 24, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: CERTIFICATION FOR PASEO DEL NORTH WAREHOUSE
CHANNEL IMPROVEMENTS (C-17/D7A)
CERTIFICATION DATED MAY 2, 1989

Dear Mr. Mortensen:

Based on the information provided on your submittal of May 4, 1989, the Certification is acceptable for the referenced site.

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+914)

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estimate

UNIFORM SAND (NOMINAL GRAIN SIZE; D50=2mm)

CROSS-SECTIONAL AREA OF FLOW, ft^2 = 150

DESIGN DISCHARGE, cfs = 2500

SCOUR GEOMETRY

DEPTH ft	WIDTH ft	LENGTH ft	VOLUME ft^3
12.3314	77.38237	93.43732	61546.53

DO YOU WANT ANOTHER ESTIMATE (Y/N) ?

UNIFORM SAND (NOMINAL GRAIN SIZE; D50=2mm)

CROSS-SECTIONAL AREA OF FLOW, ft^2 = 100

DESIGN DISCHARGE, cfs = 2500

SCOUR GEOMETRY

DEPTH ft	WIDTH ft	LENGTH ft	VOLUME ft^3
10.06855	84.34539	76.29124	68458.5

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DO YOU WANT ANOTHER ESTIMATE (Y/N) ?

UNIFORM SAND (NOMINAL GRAIN SIZE; D50=2mm)

CROSS-SECTIONAL AREA OF FLOW, ft^2 = 200

DESIGN DISCHARGE, cfs = 2500

SCOUR GEOMETRY

DEPTH ft	WIDTH ft	LENGTH ft	VOLUME ft^3
14.23907	72.79343	107.8921	57069.82

DO YOU WANT ANOTHER ESTIMATE (Y/N) ?

UNIFORM GRAVEL

CROSS-SECTIONAL AREA OF FLOW, ft^2 = 150

DESIGN DISCHARGE, cfs = 2500

SCOUR GEOMETRY

DEPTH ft	WIDTH ft	LENGTH ft	VOLUME ft^3
18.07261	77.96035	95.80404	18248.46

DO YOU WANT ANOTHER ESTIMATE (Y/N) ?

0000 0000 1641

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers

505 / 883-7700

Stevens, Mallory, Pearl & Campbell
115 Amherst S.E.
Albuquerque, New Mexico 87106
ATTN: Robert Campbell

April 28, 1981

RE: PAGE & WIRTZ SITE DRAINAGE STUDY

Dear Mr. Campbell:

Attached herewith is our "Storm Drainage Study Relative to the Construction of an Office Building for Page and Wirtz Construction Company".

The criteria and methods of analysis conform to standards of the Albuquerque Metropolitan Arroyo Flood Control Authority and the City of Albuquerque.

We will be happy to answer any questions you may have about the conclusions and recommendations of this report.

Sincerely,

BOYLE ENGINEERING CORPORATION

Thornton D. Schwenk

Thornton D. Schwenk, P.E.
Senior Civil Engineer

TDS/sof

Enclosures

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STORM DRAINAGE STUDY

RELATIVE TO THE CONSTRUCTION OF

AN OFFICE BUILDING

FOR

PAGE AND WIRTZ CONSTRUCTION COMPANY

APRIL 28, 1981

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STORM DRAINAGE STUDY
RELATIVE TO THE CONSTRUCTION OF
AN OFFICE BUILDING
FOR
PAGE AND WIRTZ CONSTRUCTION COMPANY

I. PURPOSE

The purpose of this report is to examine and identify any change in runoff characteristics that may be generated by the construction of a contractor's office building and stack yard on a tract at 5001 Los Angeles, N.E., Albuquerque, New Mexico. This tract is zoned M-1 (Light Manufacturing Zone, See Plate I.)

II. SCOPE

This report is limited to an investigation of the existing and proposed conditions which affect storm flows on the study site. The proposed development is to be protected from flooding due to storm runoff from contiguous properties without increasing the threat of damage to downstream properties in conformacne with AMAFCA Resolution 1980-15. Upstream areas which have been consturcted since 1972 are assumed to meet the restrictions of AMAFCA Resolution 1972-2. Estimation of the maximum runoff is based on the site being developed as proposed.

III. LOCATION

The study site is a parcel located within the City of Albuquerque and defined as all of Tract 3-D of the replat of Tract 3 of the Lands of Los Angeles Investors. The parcel is bounded on the south by Los Angeles Drive, on the north and east by the lands of Coronado Village, and on the west by Tract 3-C of the replat of Tract 3 of the Lands of Los Angeles Investors. The tract is delineated on Zone Atlas Map C-17-7 (See Plate I).

IV. EXISTING DRAINAGE CONDITIONS

The tract under consideration is presently undeveloped. The site is composed of sandy soil, sparsely vegetated with native grasses. The present drainage pattern is sheet flow from east to west. There are no existing arroyos crossing the property. Prior to its channelization, the Domingo Baca Arroyo crossed the property, but with the improvements, this arroyo is now north of the property. Any evidence of a drainage way across the site has been obliterated.

The property is shown to lie in Zone A of Flood Hazard Boundary Map FHBM 350001 0003 B, dated July 10, 1979. However, as noted in a letter dated September 11, 1980, from R.E. Leonard to the City Engineer (See Appendix A-I), the improvements to the Domingo Baca Arroyo appear to have confined the 100-year flow to the channel north of the property, confirming the flood plain studies by Espey, Huston & Associates, Inc. Consequently, it was Mr. Leonard's specific recommendation the Zone A rating for Tract 3-D of the replat of Tract 3, Lands of the Los Angeles Investors, be removed from the Flood Hazard Map.

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Los Angeles Drive, on the south side of the property, is almost a foot higher that the surrounding grade, so any flow from the south is prevented from entering the property. On the three other surrounding sides, the properties are all undeveloped. Sheet flow does enter the property from the east. A Drainage Easement has been granted on the north portion of Tract 3-D to allow this flow to cross the property. This flow will continue across the property and will flow across the downstream property, Tract 3-C. After crossing Tract 3-C, the flow will reach a roadway.

V. PROPOSED DRAINAGE PLANS

A. Design Criteria

1. General:

   a. Interim Drainage Guidelines, November 1979
   b. AMAFCA Resolution 1980-15
   c. Since a flooding problem exists in Los Angeles Drive downstream of this property, the City Hydrologist requested that flows to the street be limited to the one-year undeveloped rate.

2. Project Storm:

   a. Intensity frequency duration as given in the NOAA Atlas 2, 1973 Volume IV.

B. Flood Protection

1. Existing Condition:

   Flow from contiguous properties is limited to the sheet flow from the east described above. The site is not in danger of flooding during a 100-year storm.

2. Future Condition:

   The proposed development will consist of a contractor's office building of 2630 sq. ft. (4%), paved areas including sidewalks of 9614 sq. ft. (15%), and landscaped areas of 1770 sq. ft. (3%). The remainder of the lot, 48,486 sq. ft. (78%), will serve as a storage area for the contractor's equipment.

C. Site Drainage

As shown on the included grading plan, the general pattern of the existing topography will not have to be altered in order to achieve the desired development. The historic drainage pattern will remain the same as before development. The tract will be equipped with a pond on the southwest portion of the property to detain the runoff

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water from the building and the parking areas. The water from the pond will discharge into the road side ditch at a rate equivalent to the runoff rate from the undeveloped site during the 1-year storm.

The northern portion of the lot will accept sheet flow from the property to the east. The runoff during a 100-year storm from the undeveloped property will be approximately 3 cfs. Tract 3-D is graded so that in a 100-year storm, the runoff from the property to the downstream property (Tract 3-C) will be less than the runoff off the entire undeveloped property in a 5-year storm. The flow leaving Tract 3-D in a 100-year storm will be approximately 3.4 cfs. To permit this flow to traverse the site, the owner has granted the northerly 50 feet of Tract 3-D as a Drainage Easement. (See Appendix A-IV and A-V.)

The City requires that the ground elevation of the property bordering the street be 0.3 feet above the top-of-curb elevation. The street grade for Los Angeles Drive from the railroad tracks to the end of pavement at Wyoming Blvd. has not been established. Mr. Bob Kielich of the City Engineers Office has indicated that the street grade for a portion of the above-mentioned alignment cannot be set without setting the grade for the entire alignment. Clearly, setting the grade for this portion of Los Angeles Drive is outside the scope of this drainage report. Dave Milikan of Bohannan-Huston Engineers, who were responsible for the grading of the Journal Center, a large tract of land fronting on Los Angeles Drive, and across Los Angeles Drive from Tract 3-D, indicated that he assumed that the top-of-curb elevation will be approximately at the natural ground elevation. Using the same assumption, the property line of Tract 3-D will be more than 0.3 feet above the top-of-curb elevation.

IV. CONCLUSIONS AND RECOMMENDATIONS

On the basis of the study performed herein, the following recommendations are proposed:

1. Maintain the historic drainage pattern.
2. Provide a minimum of 3825 ft^3 of temporary ponding with an uncontrolled outlet releasing a maximum of 0.6 cfs.
3. Provide site grading such that sufficient runoff will flow to the ponding area thereby limiting the runoff from the remainder of the lot to less than the total undeveloped runoff from a 5-year storm.

Provided the above-listed recommendations are implemented prior to or concurrent with the development of the property, it is concluded that the proposed development will not create a flood hazard in the surrounding properties, nor will the property itself be in danger of flooding.

Respectfully Submitted,

BOYLE ENGINEERING CORPORATION

Thornton D. Schwenk, P.E.
Senior Civil Engineer
NM Registration #4739

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September 11, 1980

Mr. Richard Heller
City Engineer
Albuquerque, NM

Dear Mr. Heller:

I have recently inppected the Domingo Baca Arroyo north of Los Angeles Boulevard and west of I-25. The recent storms appear to confirm flood-plain studies by Espey, Huston & Associates, Inc. The studies show that 100-year flows will be confined to the arroyo channels. Consequently, I believe the flood map should be modified to reflect this condition.

Specifically, I recommend that the following parcels be removed from floodplain maps: Tract 3A, 3B, 3C and 3D of the Replat of Tract 3, Lands of the Los Angeles Investors as filed with the County Clerk July 17, 1978.

Sincerely,

Richard E. Leonard
Executive Engineer

ic
cc: B. Conegliano
H. Leach

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A-11

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

October 18, 1976

Jack M. Clifford et al
Suite 201, Building 2
2201 San Pedro NE
Albuquerque, New Mexico 87110

Dear Mr. Clifford:

RE: AX-74-18, Z-74-79

This is to advise that the annexation of Loop Industrial District Subdivision, Units 2 & 3 and the establishment of M-1 zoning therefor has been approved and signed by the City Council and the Mayor.

Publication of the Ordinance (No. 54-1976) occurred on October 15, 1976. The annexation becomes effective five days after that publication, i.e., October 20, 1976.

Sincerely,

Jill Danforth

Jill Danforth
Secretary

PLANNING DEPARTMENT
Telephone: (505) 766-7422

George L. Carruthers, Director

AN EQUAL OPPORTUNITY EMPLOYER

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C17/D7A

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PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

CITY COUNCIL

AX-74-18, Z-74-79

AX-74-18 Environmental Planning Commission recommends annexation and simultaneous establishment of M-1
Z-74-79 zoning for the proposed Loop Industrial District Subdivision, Units 2 & 3, located west of San Mateo Boulevard N.E. between Los Angeles Drive & Richfield Avenue, and containing approximately 107 acres. Request submitted by Jack M. Clifford et al.

PL Map No.: C-17 Material: Report, Sketch

COMMENTS FROM OTHER DEPARTMENTS:

Traffic Engineer:	"The improvement of Richfield will be a County & City project and will depend on funds not yet programmed. Los Angeles is not programmed for improvement at this time. Access from I-25 will depend on the construction of an interchange. Funds for that have not been approved by F.H.W.A."
Liquid Waste Engineer:	"Sanitary sewer service to Unit 2 will be subject to extensive line extensions from Los Angeles Drive as Washington Street line is too shallow for further extension north. Expense for extensions will be the developer's responsibility."
City Engineer:	"Recommend the Liquid Waste Engineer be consulted for availability of sanitary sewer service. Require a drainage study prior to approval of plats."
Water Engineer:	No reply received.
Public Works Dept.:	"Sanitary sewer lines are available in Jefferson Street and in Los Angeles Avenue. Water lines are available in Washington Street from Los Angeles Avenue to the City Limits and in Los Angeles Avenue. A drainage study and plan will be required prior to plat approval."
COG:	"Dedication of right of way for Washington as a collector street thru Unit 2 should be a condition of approval."
AMAFCA:	"Improvement of the drainage easement shown in the northern portion of Unit 3 should be made as a condition of annexation. The water course in its present condition is eroding and has unstable banks at horizontal changes in direction that should be protected. Drop structures to reduce to noneroding velocity should be required to be installed to designs made by the owner and approved by the City Engineer and AMAFCA."
Fire Dept.:	"This area already has city-class fire protection for single-family residences but is out of the 1½ mile running radius required for M-1 zoning. We do not have a fire station closer than 6600 Academy Road NE, and do not have any programmed for the area in our CIP projection."
Police Dept.:	"This development is programmed to receive police protection."
Env. Health Dept.:	"No proposed development plan or proposal has been submitted so we cannot make any comment at this time."
Mt. Bell:	"A service agreement will not be required. A forecast, including time frames, should be supplied within 9 months.
Public Service Co.:	"This development can be provided with adequate service within 6 months from date of receipt of service request. No objection to this, but we would desire 7 ft. wide easements be dedicated for utility service."
So. Union Gas Co.:	"Gas service is available off Richfield and from Washington to Unit 2 and from Los Angeles to Unit 3. Approximately 60 days lead time will be needed to provide gas service to this project."

PLANNING DEPARTMENT COMMENT TO ENVIRONMENTAL PLANNING COMMISSION, 8-15-74:

This request is for annexation of 93.25 acres of private property and some 14.07 acres of public lands which primarily are drainage channels adjacent to the private land.

The subject properties are within the area west of I-25 between Los Angeles Boulevard and Richfield Road. The two parcels included in this request adjoin Loop Industrial Park #1 which was annexed along with the Levi Strauss plant site in 1970.

The proposed annexation conforms with adopted City policies. The cost of City utility extensions must be borne by the developer. Fire protection adequate for M-1 zoning will not be available for this parcel for several years.

Insofar as access is concerned, the western portion of the annexation area will be serviced from extending Washington Street to connect with Los Angeles Drive and Richfield to the north when both streets are improved. The large parcel, Unit 3, will, in all likelihood, be serviced by Jefferson and Wilshire Avenue extended from San Mateo Boulevard.

[illegible]

Findings: 1. The annexation portion of this request conforms with the City's Adopted Annexation Policies.
2. The proposed M-1 zoning is consistent with [illegible].
3. All [illegible] will be at [illegible] expense.
4. Dedication of Washington Street extended for access to Unit 2 is required.

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CITY COUNCIL

AX-74-18, Z-74-79

Planning Department Comment to Environmental Planning Commission, 8-15-74, (cont'd):

RECOMMENDATION: APPROVAL OF AX-74-18, Z-74-79 IS RECOMMENDED SUBJECT TO COMPLIANCE WITH FINDINGS 3 & 4 AND TO SUBMISSION OF A DRAINAGE PLAN SATISFACTORY TO THE CITY ENGINEER AND AMAFCA PRIOR TO ISSUANCE OF BUILDING PERMITS.

ENVIRONMENTAL PLANNING COMMISSION ACTION, 8-15-76: (Members Present: Chairman Jeffers, Commissioners Bicknell, Burns, Callahan, Koleher, Rivera & Torres)

COMMISSIONER CALLAHAN DID NOT PARTICIPATE IN THE DISCUSSION OR VOTING ON THIS ITEM.

Mr. Clifford, applicant, advised that the comments and recommendation contained in the Planning Department's report are acceptable.

Commissioner Burns asked about the trailer park immediately east of the subject property, and whether this annexation should be approved leaving a pocket outside the city. He was advised that the park is not owned by the applicants, hence is not a part of this annexation request.

FINDINGS:
1. The annexation conforms with the City's Adopted Annexation Policy and is consistent with that of the adjacent Loop Industrial [illegible]
2. All City utility line extensions will be at the developer [illegible]
3. Dedication of Washington Street extended for anness to Unit[illegible]

THEREFORE, BE IT RESOLVED THAT AX-74-18 & Z-74-79, subject to (1) compliance with findings 3 & 4; (2) submission and approval of a plat of the subject area which is to be recorded prior to issuance of building permits; (3) submission of a drainage plan satisfactory to the City Engineer & AMAFCA prior to issuance of building permits, be recommended to the City Council for approval.

Moved by Commissioner Torres
Seconded by Commissioner Bicknell

Motion Carried Unanimously
(Commissioner Callahan did not participate in the voting)

ADDITIONAL PLANNING DEPARTMENT COMMENTS:

The required plat of the subject property has been properly filed in the office of the County Clerk of Bernalillo County. The Planning Department has no additional comments.

Theodore Pochter, Planner

TP:new:jd

cc: Jack M. Clifford et al, Suite 201, Bldg. 2, 2201 San Pedro NE; 87110

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SP 7-78-072

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REPLAT OF TRACT 3 OF THE LANDS OF LOS ANGELES INVESTORS

A certain tract or parcel of land situate in Section 14, T11N, R3E, New Mexico Principal Meridian, within the Elena Gallegos Grant, Bernalillo County, New Mexico, being Tract 3 of the Lands of the Los Angeles Investors filed with the Bernalillo County Clerk on September 30, 1977 and more particularly being described as follows:

Beginning at the southwest corner of the tract herein described, a point being the southeast corner of the Harley Tract from whence the corner common to Section 14, 13, 24 and 23 bears S 84° 32' 51"E, a distance 1330.65'; thence,

N 20° [illegible] 00"E, along said east line of the Harley Tract, a distance 715.00' to a point on the south line of the A.M.A.P.C.O. drainage easement; thence,

S 89° 43' 00"E, a distance 260.57' to the north west corner of 20' wide parcel of property owned by the City of Albuquerque; thence,

S 00° 17' 00"W, along the west line of said property 20.00', thence,

S 89° 43' 00"E, along the south line of said property, a distance 25.00'; thence,

S 00° 17' 00"W, a distance 665.00'; thence,

S 89° 43' 00"E, a distance 250.00'; thence,

S 00° 17' 00"W, a distance 250.00' to a point on the north line of Los Angeles Blvd. NE; thence,

N 89° 43' 00"W, along said north line a distance 725.63, to the point of beginning, containing 9.0000 acres more or less.

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public right of way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 14 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress and the right to trim interfering trees. Any drainage easements shown hereon are also easements for underground power and other lines.

By: [signature] Chairman

I, [illegible], under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

Helen Cooper — July 13, 1978
Helen Cooper, N.M.P.E. & L.S. #9532 — Date

NEW MEXICO 9532 REGISTERED PROFESSIONAL LAND SURVEYOR

Approval and conditional acceptance, as specified by Subsection 23A30 of the Albuquerque Subdivision Ordinance.

Land Division Re-
Approved: [signature] 7-17-78
Planning Director

Approval and filing with the County Clerk of Bernalillo County of this plat does not vacate or in any way affect any public or private easements.

[signature] 7-17-78
Property Management

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)ss

On this [illegible] day of [illegible], 1978, the foregoing instrument was acknowledged before me by [illegible]

My Commission Expires: [illegible]

TRACT 3-A
1.9000 ACRES

TRACT 3-B
2.0000 ACRES

TRACT 3C
1.0000 ACRES

TRACT 3-D
1.4240 ACRES

COORONADO VILLAGE

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81 21918 GRANT OF EASEMENT 21

PAGE AND WIRTZ CONSTRUCTION COMPANY, a New Mexico Corporation, does hereby freely consent to dedicate its interest in the property described below to the CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, as a drainage easement. This drainage easement exists for the sole purpose of conveying surface water flow across said property and does not include rights for the construction of underground sewers or water lines.

The said property being dedicated by this grant of easement is described as lying in and being in Bernalillo County, and described more fully as:

(SEE EXHIBIT "A")

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 27 day of April, 1981.

PAGE AND WIRTZ CONSTRUCTION COMPANY

BY: Frank Scott
Frank Scott
(Manager)

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

The foregoing instrument was acknowledged before me this 27 day of April, 1981 by Frank Scott.

Notary Public

My commission expires:
10-20-84

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED
Apr 28 9 19 AM '81
BK 247 PG 21-22
TENNY C. LUIP
CO CLERK & RECORDER
DEPUTY

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CERTIFICATE OF SURVEY

This is to certify that I, Thomas H. Wagner, a duly qualified Land Surveyor, licensed under the laws of the State of New Mexico, have on ....April 23....., 19..81....., performed a survey of that certain property said to belong to or to be under contract of purchase by:

Page and Wirtz Construction Company, 5001 Los Angeles N.E., Albuquerque, New Mexico

and more particularly described as follows: a tract of land being and comprising the northerly fifty (50) feet of Tract 3-D, as the same is shown and designated on the "Replat of Tract 3 of the Lands of Los Angeles Investors", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 17, 1978, for the purpose of a Drainage Easement.

This description was prepared under my supervision, and is true and correct to the best of my knowledge and belief. In witness whereof I have hereunto set my hand and seal this....Thursday.....day of.....April 23..... 19..81..

Thomas H. Wagner

Registered New Mexico Land Surveyor No. 3517

THOMAS H. WAGNER NEW MEXICO 3517 REGISTERED LAND SURVEYOR

EXHIBIT "A"

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B-I

CALCULATIONS

TRACT 3-D DRAINAGE REPORT
BY
PETER JACOBSEN
ASSISTANT CIVIL ENGINEER
BOYLE ENGINEERING CORPORATION

AREA NO.	DESCRIPTION	AREA (FT^2)
1	Building	2,630
2	Asphalt Area	7,072
3	Sidewalks	1,590
4	Concrete Driveway	875
5	Landscaped Areas	1,770
6	Transformer Pad	77
7	Stack Lot, Remainder	48,486
	TOTAL SITE 250'x 250'	= 62,500

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I. EXISTING SITE CONDITIONS

A. Total Project Area - 1.43 ac. = 62,500 ft.^{2}

B. Average Slope = $\frac{100-94.4}{350}$ = 1.6%

C. Character of Ground - Poor Grass Surface

D. Time of Concentration

Ref: p 18-01, Fig. H - Overland Flow Time, Data Book for Civil Engineers: Design by Elwyn Seelye

tc = 17 minutes

E. Intensity

100-Year Storm

Ref: Appendix "A" - Intensity Duration Frequency Curves, Albuquerque, NM, AMAFCA Resolution No. 1980-15, Drainage Policy

I_{100} = 3 in/hr.

1-Year and 5-Year Storms

Ref: Curves Derived from Precipitation Data Contained in NOAA Atlas 2, Volume IV, New Mexico

I_1 = 1.3 in/hr.

I_5 = 1.65 in/hr.

F. 6-Hour Precipitation

100-Year

Ref: Drawing No. D-1 Precipitation Map City of Albuquerque, March 1976

P_{100} = 2.4 in.

G. Runoff Rate and Volume

Coefficient of Runoff C = 0.35

Q_{100} = CIA = 0.35(3.0)(1.43) = 1.5 cfs
Q_1 = 0.35(1.3)(1.43) = 0.6 cfs
Q_5 = 0.35(1.65)(1.43) = 0.8 cfs

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II. PROPOSED SITE CONDITIONS

A. Design Criteria

1. Developed 100-year storm runoff rate to the street will not exceed the undeveloped 1-year storm runoff rate.

2. Runoff rate to adjacent properties will not exceed the undeveloped 5-year storm runoff rate.

3. In addition, the site will have to be able to pass the overland flow from offsite.

B. Area I - Detention Ponding

1. Building

   Area = 2,630 sq. ft.
   "C" Factor = 0.90
   V = 473 cu. ft.

2. Asphalt Areas

   Area - 7,072 sq. ft.
   "C" Factor = 0.90
   V - 1,273 cu. ft.

3. Sidewalks and Driveway

   Area = 2,542 sq. ft.
   "C" Factor = 0.90
   V = 458 cu. ft.

4. Landscaped Areas - Self Contained

   Area = 1,770 sq. ft.
   "C" Factor = 0
   V = 0 cu. ft.

5. Portion of Stack Lot

   Area = 18,786 sq. ft.
   "C" Factor = 0.45
   V = 1,690 cu. ft.

6. Pond Surface Area

   Area = 7,200 sq. ft.
   "C" Factor = 0.90
   V = 1,296 cu. ft.

Total volume of runoff = 5,190 cu. ft.
Average runoff coefficient = 0.65
A = 40,000 sq. ft. - 0.92 ac Q_{100} = 1.8 cfs

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Determine rate of runoff when routed through pond.

Ref: "A Procedure for Site Drainage Design for Small Urban Areas"
Author Unknown, July 1976

$$T = -25 + \sqrt{7087.5 \frac{CA}{Q_o}}$$

$$V_s = 11340 \frac{CAT}{T+25} - 40 Q_o T$$

Examine a discharge rate of 0.6 cfs

$$T = -25 + \sqrt{7087.5 \frac{(0.65)(0.92)}{(0.6)}} = 59 \text{ minutes}$$

$$V_s = 11340 \frac{(0.65)(0.92)(59)}{(59+25)} - 40 (0.6)(59)$$

$V_s = 3347$ cu. ft.

Ponding volume provided 3,825 cu. ft.

Select an outfall pipe from the orifice formula that will yield the allowable outfall under a head of 0.75 with Q = 0.6 cfs.

$$A = \frac{Q}{C\sqrt{2gh}} \quad \text{where } C = 0.8$$

$$= \frac{0.6}{.8\sqrt{(2)(32.2)(0.75)}} = 0.11 \text{ ft.}^2$$

Use 4" Dia. Pipe

C. Area II - Overland Sheet Flow

1. On-site Flow

Area = 22,500 sq. ft. - 0.52 ac.
"C" Factor = 0.45
V = 2,025 cu. ft.

Determine Rate of Runoff

$Q_{100} = CIA$
$= (.45)(3.0)(.52)$
$Q_{100} = 0.70$ cfs

2. Offsite flow contributing to runoff through property

Area upstream to east = 90,250 sq. ft. = 2.07 ac.
Length of Drainage Path = 400'
Slope = $\frac{52-48}{400}$ = 1.0%

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t_c = 20 minutes

I_{100} = 4.1 in/hr.

Coefficient of Runoff "C" = 0.35

Q = CIA = 0.35(4.1)(2.07)

Q = 3.0 cfs

3. Total sheet flow across property

(Note that the actual drainage area is approximate due to changes in topography since the channelization of the Domingo Baca Arroyo)

Due to the lengthening of the drainage area and subsequent changes in time of concentration, the flow leaving the property is as follows:

A = 2.59 ac L = 700'

$S = \frac{62-43}{700} = 1.3\%$

t_c = 23 minutes

I = 3.8 in/hr.

Q = CIA = (.35)(3.8)(2.59) = <u>3.44 cfs</u>

As per advice of C.M. "Chuck" Easterling to Peter Jacobsen on April 22, 1981, provide a 50-foot drainage easement across property to accomodate existing sheet flow.

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REVISED
STORM DRAINAGE STUDY
RELATIVE TO A SITE OCCUPIED BY
AN EXISTING OFFICE BUILDING
AND
A NEW STORAGE SHED
FOR
PAGE AND WIRTZ CONSTRUCTION COMPANY

REVISION No.1 - MAY 12, 1981

REVISION No.2 - MAY 20, 1983

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APPENDIX B

I.	Calculations	14

Plate I Vicinity Map, Flood Hazard Map, Watershed Map (Back Cover)

Plate II Grading Plans and Drainage Details (Back Cover)

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REVISED
STORM DRAINAGE STUDY
RELATIVE TO THE CONSTRUCTION OF
AN OFFICE BUILDING
FOR
PAGE AND WIRTZ CONSTRUCTION COMPANY

I. PURPOSE

The purpose of this report is to examine and identify any change in runoff characteristics that may be generated by the construction of a contractor's office building and stack yard on a tract at 5001 Los Angeles, N.E., Albuquerque, New Mexico. This tract is zoned M-1 (Light Manufacturing Zone, See Plate I.)

II. SCOPE

This report is limited to an investigation of the existing and proposed conditions which affect storm flows on the study site. The proposed development is to be protected from flooding due to storm runoff from contiguous properties without increasing the threat of damage to downstream properties in conformance with AMAFCA Resolution 1980-15. Upstream areas which have been constructed since 1972 are assumed to meet the restrictions of AMAFCA Resolution 1972-2. Estimation of the maximum runoff is based on the site being developed as proposed.

III. LOCATION

The study site is a parcel located within the City of Albuquerque and defined as all of Tract 3-D of the replat of Tract 3 of the Lands of Los Angeles Investors. The parcel is bounded on the south by Los Angeles Drive, on the north and east by the lands of Coronado Village, and on the west by Tract 3-C of the replat of Tract 3 of the Lands of Los Angeles Investors. The tract is delineated on Zone Atlas Map C-17-Z (See Plate I).

IV. EXISTING DRAINAGE CONDITIONS

The tract under consideration is presently undeveloped. The site is composed of sandy soil, sparsely vegetated with native grasses. The present drainage pattern is sheet flow from east to west. There are no existing arroyos crossing the property. Prior to its channelization, the Domingo Baca Arroyo crossed the property, but with the improvements, this arroyo is now north of the property. Any evidence of a drainage way across the site has been obliterated.

The property is shown to lie in Zone A of Flood Hazard Boundary Map FHBM 350001 0003 B, dated July 10, 1979. However, as noted in a letter dated September 11, 1980, from R.E. Leonard to the City Engineer (See Appendix A-I), the improvements to the Domingo Baca Arroyo appear to have confined the 100-year flow to the channel north of the property, confirming the flood plain studies by Expey, Huston & Associates, Inc. Consequently, it was Mr. Leonard's specific recommendation the Zone A rating for Tract 3-D of the replat of Tract 3, Lands of the Los Angeles Investors, be removed from the Flood Hazard Map.

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Los Angeles Drive, on the south side of the property, is almost a foot higher than the surrounding grade, so any flow from the south is prevented from entering the property. On the three other surrounding sides, the properties are all undeveloped. Sheet flow does enter the property from the east. This flow will continue across the property and will flow across the downstream property, Tract 3-C. After crossing Tract 3-C, the flow will reach a roadway.

V. PROPOSED DRAINAGE PLANS

A. Design Criteria

1. General:

   a. Interim Drainage Guidelines, November 1979
   b. AMAFCA Resolution 1980-15
   c. Since a flooding problem exists in Los Angeles Drive downstream of this property, the City Hydrologist requested that flows to the street be limited to the one-year undeveloped rate.

2. Project Storm:

   a. Intensity frequency duration as given in the NOAA Atlas 2, 1973 Volume IV.

B. Flood Protection

1. Existing Condition.

   Flow from contiguous properties is limited to the sheet flow from the east described above. The site is not in danger of flooding during a 100-year storm.

2. Future Condition:

   The proposed development will consist of a contractor's storage and office buildings of 4830 sq.ft. (8%), paved areas including sidewalks of 9614 sq.ft. (15%), and landscaped areas of 1770 sq.ft. (3%). The remainder of the lot, 46,286 sq.ft. (74%), will serve as a storage area for the contractor's equipment. (2)

C. Site Drainage

As shown on the included grading plan, the general pattern of the existing topography will not have to be altered in order to achieve the desired development. The historic drainage pattern will remain the same as before development. The tract will be equipped with a pond on the southwest portion of the property to detain the runoff

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water from the building and the parking areas. The water from the pond will discharge into the road side ditch at a rate equivalent to the runoff rate from the undeveloped site during the 1-year storm.

The northern portion of the lot will accept sheet flow from the property to the east. The runoff during a 100-year storm from the undeveloped property will be approximately 3 cfs. Tract 3-D is graded so that in a 100-year storm, the runoff from the property to the downstream property (Tract 3-C) will be less than the runoff off the entire undeveloped property in a 5-year storm. The flow leaving Tract 3-D in a 100-year storm will be approximately 3.4 cfs. To permit this flow to traverse the site, the owner has signed and filed an Agreement to Comply. (See Appendix A-IV.)

The City requires that the ground elevation of the property bordering the street be 0.3 feet above the top-of-curb elevation. The street grade for Los Angeles Drive from the railroad tracks to the end of pavement at Wyoming Blvd. has not been established. Mr. Bob Kielich of the City Engineers Office has indicated that the street grade for a portion of the above-mentioned alignment cannot be set without setting the grade for the entire alignment. Clearly, setting the grade for this portion of Los Angeles Drive is outside the scope of this drainage report. Dave Milikan of Bohannan-Huston Engineers, who were responsible for the grading of the Journal Center, a large tract of land fronting on Los Angeles Drive, and across Los Angeles Drive from Tract 3-D, indicated that he assumed that the top-of-curb elevation will be approximately at the natural ground elevation. Using the same assumption, the property line of Tract 3-D will be more than 0.3 feet above the top-of-curb elevation.

IV. CONCLUSIONS AND RECOMMENDATIONS

On the basis of the study performed herein, the following recommendations are proposed:

1. Maintain the historic drainage pattern.
2. Provide a minimum of 4250 ft^3 of temporary ponding with an uncontrolled outlet releasing a maximum of 0.1 cfs.
3. Provide site grading such that sufficient runoff will flow to the ponding area thereby limiting the runoff from the remainder of the lot to less than the total undeveloped runoff from a 5-year storm.

Porvided the above-listed recommendations are implemented prior to or concurrent with the development of the property, it is concluded that the proposed development will not create a flood hazard in the surrounding properties, nor will the property itself be in danger of flooding.

Respectfully Submitted,

BOYLE ENGINEERING CORPORATION

Fred Burns

Fred Burns, P.E.
Regional Vice President

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September 11, 1980

Mr. Richard Heller
City Engineer
Albuquerque, NM

Dear Mr. Heller:

I have recently inspected the Domingo Baca Arroyo north of Los Angeles Boulevard and west of I-25. The recent storms appear to confirm floodplain studies by Espey, Huston & Associates, Inc. The studies show that 100-year flows will be confined to the arroyo channels. Consequently, I believe the flood map should be modified to reflect this condition.

Specifically, I recommend that the following parcels be removed from floodplain maps: Tract 3A, 3B, 3C and 3D of the Replat of Tract 3, Lands of the Los Angeles Investors as filed with the County Clerk July 17, 1978.

Sincerely,

Richard E Leonard

Richard E. Leonard
Executive Engineer

ic
cc: R. Conegliano
H. Leach

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A-11

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

October 18, 1976

Jack M. Clifford et al
Suite 201, Building 2
2201 San Pedro NE
Albuquerque, New Mexico 87110

Dear Mr. Clifford:

RE: AX-74-18, Z-74-79

This is to advise that the annexation of Loop Industrial District Subdivision, Units 2 & 3 and the establishment of M-1 zoning therefor has been approved and signed by the City Council and the Mayor.

Publication of the Ordinance (No. 54-1976) occurred on October 15, 1976. The annexation becomes effective five days after that publication, i.e., October 20, 1976.

Sincerely,

Jill Danforth

Jill Danforth
Secretary

PLANNING DEPARTMENT
George L. Carruthers, Director
Telephone: (505) 766-7422

AN EQUAL OPPORTUNITY EMPLOYER

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PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

CITY COUNCIL

AX-74-18, Z-74-79

AX-74-18 Z-74-79 Environmental Planning Commission recommends annexation and simultaneous establishment of M-1 zoning for the proposed Loop Industrial District Subdivision, Units 2 & 3, located west of San Mateo Boulevard N.E. between Los Angeles Drive & Richfield Avenue, and containing approximately 107 acres. Request submitted by Jack M. Clifford et al.

PL Map No.: C-17 Material: Report, Sketch

COMMENTS FROM OTHER DEPARTMENTS:

Traffic Engineer:	"The improvement of Richfield will be a County & City project and will depend on funds not yet programmed. Los Angeles is not programmed for improvement at this time. Access from I-25 will depend on the construction of an interchange. Funds for that have not been approved by F.H.W.A."
Liquid Waste Engineer:	"Sanitary sewer service to Unit 2 will be subject to extensive line extensions from Los Angeles Drive as Washington Street line is too shallow for further extension north. Expense for extensions will be the developer's responsibility."
City Engineer:	"Recommend the Liquid Waste Engineer be consulted for availability of sanitary sewer service. Require a drainage study prior to approval of plats."
Water Engineer:	No reply received.
Public Works Dept.:	"Sanitary sewer lines are available in Jefferson Street and in Los Angeles Avenue. Water lines are available in Washington Street from Los Angeles Avenue to the City Limits and in Los Angeles Avenue. A drainage study and plan will be required prior to plat approval."
COG:	"Dedication of right of way for Washington as a collector street thru Unit 2 should be a condition of approval."
AMAFCA:	"Improvement of the drainage easement shown in the northern portion of Unit 3 should be made as a condition of annexation. The water course in its present condition is eroding and has unstable banks at horizontal changes in direction that should be protected. Drop structures to reduce to noneroding velocity should be required to be installed to designs made by the owner and approved by the City Engineer and AMAFCA."
Fire Dept.:	"This area already has city-class fire protection for single-family residences but is out of the 1½ mile running radius required for M-1 zoning. We do not have a fire station closer than 6600 Academy Road NE, and do not have any programmed for the area in our CIP projection."
Police Dept.:	"This development is programmed to receive police protection."
Env. Health Dept.:	"No proposed development plan or proposal has been submitted so we cannot make any comment at this time."
Mt. Bell:	"A service agreement will not be required. A forecast, including time frames, should be supplied within 9 months.
Public Service Co.:	"This development can be provided with adequate service within 6 months from date of receipt of service request. No objection to this, but we would desire 7 ft. wide easements be dedicated for utility service."
So. Union Gas Co.:	"Gas service is available off Richfield and from Washington to Unit 2 and from Los Angeles to Unit 3. Approximately 60 days lead time will be needed to provide gas service to this project."

PLANNING DEPARTMENT COMMENT TO ENVIRONMENTAL PLANNING COMMISSION, 8-15-74:

This request is for annexation of 93.25 acres of private property and some 14.07 acres of public lands which primarily are drainage channels adjacent to the private land.

The subject properties are within the area west of I-25 between Los Angeles Boulevard and Richfield Road. The two parcels included in this request adjoin Loop Industrial Park #1 which was annexed along with the Levi Strauss plant site in 1970.

The proposed annexation conforms with adopted City policies. The cost of City utility extensions must be borne by the developer. Fire protection adequate for M-1 zoning will not be available for this parcel for several years.

Insofar as access is concerned, the western portion of the annexation area will be serviced from extending Washington Street to connect with Los Angeles Drive and Richfield to the north when both streets are improved. The large parcel, Unit 3, will, in all likelihood, be serviced by Jefferson and Wilshire Avenue extended from San Mateo Boulevard.

[illegible]

Findings:
1. The annexation portion of this request conforms with the City's Adopted Annexation Policies.
2. The proposed M-1 zoning is consistent with [illegible]
3. All [illegible] will be at [illegible] expense.
4. Dedication of Washington Street extended for access to Unit 2 is required.

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CITY COUNCIL

AX-74-18, Z-74-79

Planning Department Comment to Environmental Planning Commission, 8-15-74, (cont'd):

RECOMMENDATION: APPROVAL OF AX-74-18, Z-74-79 IS RECOMMENDED SUBJECT TO COMPLIANCE WITH FINDINGS 3 & 4 AND TO SUBMISSION OF A DRAINAGE PLAN SATISFACTORY TO THE CITY ENGINEER AND AMAFCA PRIOR TO ISSUANCE OF BUILDING PERMITS.

ENVIRONMENTAL PLANNING COMMISSION ACTION, 8-15-76: (Members Present: Chairman Jeffers, Commissioners Bicknell, Burns, Callahan, Keleh Rivera & Torres)

COMMISSIONER CALLAHAN DID NOT PARTICIPATE IN THE DISCUSSION OR VOTING ON THIS ITEM.

Mr. Clifford, applicant, advised that the comments and recommendation contained in the Planning Department's report are acceptable.

Commissioner Burns asked about the trailer park immediately east of the subject property, and whether this annexation should be approved leaving a pocket outside the city. He was advised that the park is not owned by the applicants, hence is not a part of this annexation request.

FINDINGS: 1. The annexation conforms with the City's Adopted Annexation Policy and is consistent with that of the adjacent Loop Industrial
2. All City utility line extensions will be at the developer
3. Dedication of Washington Street extended for anness to Unit

THEREFORE, BE IT RESOLVED THAT AX-74-18 & Z-74-79, subject to (1) compliance with Findings 3 & 4; (2) submission and approval of a plat of the subject area which is to be recorded prior to issuance of building permits; (3) submission of a drainage plan satisfactory to the City Engineer & AMAFCA prior to issuance of building permits, recommended to the City Council for approval.

Moved by Commissioner Torres
Seconded by Commissioner Bicknell

Motion Carried Unanimously
(Commissioner Callahan did not participate in the vot

ADDITIONAL PLANNING DEPARTMENT COMMENTS:

The required plat of the subject property has been properly filed in the office of the County Clerk of Bernalil County. The Planning Department has no additional comments.

Theodore Pochter, Planner

TP:new:jd

cc: Jack M. Clifford et al, Suite 201, Bldg. 2, 2201 San Pedro NE; 87110

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REPLAT OF TRACT 3 OF THE LANDS OF LOS ANGELES INVESTORS

SUB 7-78-672

JUL 17 1978

A certain tract or parcel of land situate in Section 14, T11N, R3E, New Mexico Principal Meridian, within the Town Gallegos Grant, Bernalillo County, New Mexico, being Tract 3 of the Lands of the Los Angeles Investors filed with the Bernalillo County Clerk on September 30, 1977 and more particularly being described as follows:

Beginning at the southwest corner of the tract herein described, a point being the southeast corner of the Harley Tract from whence the corner common to Section 14, 11, 24 and 23 bears S 88° 32' 57"E, a distance 1320.65'; thence,

N 00° 17' 00"E, along said east line of the Harley Tract, a distance 715.00' to a point on the south line of the A.M.A.P.C.A. drainage easement; thence,

S 89° 43' 00"E, a distance 240.97' to the north west corner of 20' wide parcel of property owned by the City of Albuquerque; thence,

S 00° 17' 00"W, along the west line of said property 20.00', thence,

S 89° 43' 00"E, along the south line of said property, a distance 21..00'; thence,

S 00° 17' 00"W, a distance 445.00'; thence,

S 89° 43' 00"E, a distance 250.00'; thence,

S 00° 17' 00"W, a distance 250.00' to a point on the north line of Los Angeles Blvd. NE; thence,

N 89° 43' 00"W, along said north line a distance 725.63, to the point of beginning, containing 9.1888 acres more or less.

The subdivision of the land herein described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public right of way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, being 14 feet in width centered on the rear lot lines and 14 feet in width centered on the side lot lines, except as noted, including the right of ingress and egress and the right to trim interfering trees. Any drainage easements shown hereon are also easements for underground power and water lines

By: James A. Cleffone

I, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

Wm Cooper
Wm Cooper, N.M.P.E. & L.S. #5532

July 13, 1978
Date

Approval and conditional acceptance, as specified by Subsection 23130 of the Albuquerque Subdivision Ordinance.

Land Development Div.
Approved:
Planning Director

Approval and filing with the County Clerk of Bernalillo County of this plat does not vacate or [illegible] affect public or private easements.

Property Management

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)ss

On this ___ day of ___, 1978, the foregoing instrument was acknowledged before me by ___

My Commission Expires: ___

Notary Public

TRACT 3-A
3.9000 ACRES

TRACT 3-B
2.8420 ACRES

TRACT 3-C
1.9886 ACRES

TRACT 3-D
1.4340 ACRES

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81 24361 AGREEMENT TO COMPLY 957

PAGE AND WIRTZ CONSTRUCTION COMPANY, A New Mexico Corporation, does hereby agree to accept overland sheet flow from the adjacent upstream property as is quantified and described in the Drainage Report for the property filed May, 1981 with the City Engineer of City of Albuquerque.

The said property being affected by this overland sheet flow is described as lying in and being in Bernalillo County, and described more fully as:

Tract 3-D as the same as shown and designated on the "Replat of Tract 3 of the Lands of Los Angeles Investors", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 17, 1978.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 11 day of May, 1981.

PAGE AND WIRTZ CONSTRUCTION COMPANY

BY: Frank Scott
Frank Scott
(Agent)

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

The foregoing instrument was acknowledged before me this 11 day of May, 1981 by Frank Scott

Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

My commission expires: 10-20-84

May 11 1 13 PM '81
849 957
COUNTY CLERK AND EX-OFFICIO RECORDER
BERNALILLO COUNTY

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REAL PROPERTY ENCROACHMENT AGREEMENT

THIS AGREEMENT made this 11 day of May, 19 81 by and between the City of Albuquerque, a New Mexico municipal corporation, (City) and Page and Wirtz Construction Company (User).

RECITAL

The User is the owner of certain real property located at 5001 Los Angeles, N.E. in Albuquerque, New Mexico, and more particularly described as follows:

Tract 3-D, as the same as shown and designated on the "Replat of Tract 3 of the Lands of Los Angeles Investors", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 17, 1978.

The City is the owner of certain real property, easement, or public right-of-way adjoining or abutting the above described property of the user. The User wishes to encroach upon the City's property by constructing an improvement thereon or has already encroached upon the City property as follows:

A four inch diameter PVC storm drainage pipe to daylight in the roadside swale along Los Angeles.

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

The City is agreeable to the encroachment of said improvement provided that the User comply with the provisions and covenants contained herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the City and User that the User may construct and/or maintain, at his own expense, the improvement described herein.

RESPONSIBILITY

The User shall be responsible for the construction and/or maintenance of said improvement and it shall conform to all laws and ordinances and administrative regulations applicable thereto. Said improvement shall not constitute a hazard to the health or safety of the general public and shall not interfere with the City's use of the property.

INDEMNIFICATION AND HOLD HARMLESS

The User shall agree to defend, indemnify, and hold harm-

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against any and all claims, actions, suits or proceedings of any kind brought against said parties for or on account of any matter arising from the encroachment by the User or the User's failure to maintain, modify, or remove the encroachment under this Agreement.

REMOVAL

The User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within Thirty (30) days after receipt of written Notice from the City. Notice shall be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the Notice after the receipt of same, the City may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The City shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefor on the real property of the User.

LIABILITY

The City shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Page and Wirtz Construction Company

5001 Los Angeles, NE
Albuquerque, NM 87114

The User may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, at 400 Marquette, N.E., Albuquerque, New Mexico 87102.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the User set forth herein shall be binding upon the User, his heirs, and assigns, and the property of the User as described herein and will run with said property until released by the City.

USER

By: Frank Scott
Frank Scott
Title: Agent

REVIEWED BY THE LEGAL DEPARTMENT:

CITY OF ALBUQUERQUE

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

Assistant City Attorney

Chief Administrative Officer

Mw 249 958-960

960

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

The foregoing instrument was acknowledged before me this 11 day of May, 1981, by Frank Scott (Name of Officer), Agent (Title), of Page and Wirtz Construction Co., (Name of Corporation) a New Mexico (State of Incorporation) corporation, on behalf of said corporation.

Notary Public

My Commission expires:
10-20-84

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

The foregoing instrument was acknowledged before me this ___ day of _____, 19__, by _____ (Name Of Acknowledging Partner or Partners) On behalf of _____ (Name of Partnership) a partnership.

Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me by _____, on this ___ day of _____, 1981.

Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me on this _____ day of _____, by _____, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

Notary Public

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B-I

CALCULATIONS

TRACT 3-D DRAINAGE REPORT

AREA NO.	DESCRIPTION	AREA (FT²)	
1	Buildings	4,830	(2)
2	Asphalt Area	7,072	
3	Sidewalks	1,590	
4	Concrete Driveway	875	
5	Landscaped Areas	1,770	
6	Transformer Pad	77	
7	Stack Lot, Remainder	46,286	(2)
	TOTAL SITE 250'x250'	= 62,500	

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I. EXISTING SITE CONDITIONS

A. Total Project Area - 1.43 ac. = 62,500 ft.^{2}

B. Average Slope = $\frac{100-94.4}{350}$ = 1.6%

C. Character of Ground - Poor Grass Surface

D. Time of Concentration

Ref: p 18-01, Fig. H - Overland Flow Time, Data Book for Civil Engineers: Design by Elwyn Seelye

tc = 17 minutes

E. Intensity

100-Year Storm

Ref: Appendix "A" - Intensity Duration Frequency Curves, Albuquerque, NM, AMAFCA Resolution No. 1980-15, Drainage Policy

I_{100} = 3 in/hr.

1-Year and 5 Year Storms

Ref: Curves Derived from Precipitation Data Contained in NOAA Atlas 2, Volume IV, New Mexico

I_1 = 1.3 in/hr.

I_5 = 1.65 in/hr.

F. 6-Hour Precipitation

100-Year

Ref: Drawing No. D-1 Precipitation Map City of Albuquerque, March 1976

P_{100} = 2.4 in.

G. Runoff Rate and Volume

Coefficient of Runoff C = 0.35

Q_{100} = CIA = 0.35(3.0)(1.43) = 1.5 cfs
Q_1 = 0.35(1.3)(1.43) = 0.6 cfs
Q_5 = 0.35(1.65)(1.43) = 0.8 cfs
V_{100} = 0.35(62,500) $\frac{2.4}{12}$ = 4,375 cu.ft.

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II. PROPOSED SITE CONDITIONS

A. Design Criteria

1. Developed 100-year strom runoff rate to the street will not exceed the undeveloped 1-year strom runoff rate.

2. Runoff rate to adjacent properties will not exceed the undeveloped 5-year storm runoff rate.

3. In addition, the site will have to be able to pass the overland flow from offsite.

B. Area I - Detention Ponding

1. Buildings

   Area = 4,830 sq. ft.
   "C" Factor - 0.90
   V - 869 cu. ft. (2)

2. Asphalt Areas

   Area = 2,400 sq. ft.
   "C" Factor = 0.90
   V = 432 cu. ft.

3. Sidewalks and Driveway

   Area = 2,542 sq. ft.
   "C" Factor = 0.90
   V = 458 cu. ft.

4. Landscaped Areas - Self Contained

   Area = 1,770 sq. ft.
   "C" Factor = 0
   V = 0 cu. ft.

5. Portion of Stack Lot

   Area = 16,586 sq. ft.
   "C" Factor = 0.45
   V = 1,493 cu. ft. (2)

6. Pond Surface Area

   Area = 7,200 sq. ft.
   "C" Factor = 0.90
   V = 1,296 cu. ft.

Total volume of runoff = 4,548 cu. ft. (2)
Average runoff coefficient = 0.61
A = 35,328 sq. ft. = 0.81 ac

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Determine rate of runoff when routed through pond.

Ref: "A Procedure for Site Drainage Design for Small Urban Areas"
Author Unknown, July 1976

$$T = -25 + \sqrt{7087.5 \frac{CA}{Q_o}}$$

$$V_s = 11340 \frac{CAT}{T+25} - 40 Q_o T$$

Examine a discharge rate of 0.1 cfs

$$T = -25 + \sqrt{7087.5 \frac{(0.61)(0.81)}{(0.1)}} = 162 \text{ minutes}$$ 2

$$V_s = 11340 \frac{(0.61)(0.81)(162)}{(162 + 25)} - 40 (0.1)(162)$$

V_s = 4206 cu. ft. 2

Ponding volume provided 4,250 cu. ft.

Select an outfall pipe from the orifice formula that will yield the allowable outfall under a head of 0.75 with Q = 0.1 cfs. 2

$$A = \frac{Q}{C\sqrt{2gh}} \text{ where } C = 0.8$$

$$= \frac{0.1}{.8\sqrt{(2)(32.2)(0.75)}} = 0.02 \text{ ft.}^2$$

Use 2" Dia. Orifice

C. Area II - Flow to the Street

1. Asphalt Parking Lot

Area = 4,670 sq. ft.
L = 80'
Slope = 0.5%
t_c = 5 minutes
I_{100} = 5.8 in/hr.

Q_{100} = CIA = .90(5.8)(0.10)
Q_{100} = 0.5 cfs.

Total Runoff to the Street = 0.1 + 0.5 = 0.6 cfs

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D. Area III - Overland Sheet Flow

1. On-site Flow

Area = 22,500 sq. ft. - 0.52 ac.
"C" Factor = 0.45
V = 2,025 cu. ft.

Determine Rate of Runoff

Q_{100} = CIA
= (.45)(3.0)(.52)
Q_{100} = 0.70 cfs

2. Offsite flow contributing to runoff through property

Area upstream to east = 90,250 sq. ft. = 2.07 ac.
Length of Drainage Path = 400'
Slope = $\frac{52-48}{400}$ = 1.0%
t_c = 20 minutes

I_{100} = 4.1 in/hr.

Coefficient of Runoff "C" = 0.35

Q = CIA = 0.35(4.1)(2.07)

Q = 3.0 cfs

3. Total sheet flow across property

(Note that the actual drainage area is approximate due to changes in topography since the channelization of the Domingo Baca Arroyo)

Due to the lengthening of the drainage area and subsequent changes in time of concentration, the flow leaving the property is as follows:

A = 2.59 ac. L = 700'
S = $\frac{62-43}{700}$ = 1.3%
t_c = 23 minutes

I = 3.8 in/hr.

Q = CIA = (.35)(3.8)(2.59) = <u>3.44 cfs</u>

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PLANS/PLATS ON FILE

FILE DESC: D17/D17A

PLANS/PLATS 11

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