HYDROLOGY D17/D7 TWO PLANS

D17/D7

2 Plans

DRAINAGE COVENANT

THIS COVENANT made this 2nd day of October, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Sun Belt Partnership (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 3715 Hawkins, N.E. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

INTERSTATE INDUSTRIAL TRACT UNIT #IV

LOT 16

ZONE MAP D-17

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

Water Retension Pond

Total Volume 18,424 cubic feet

Total 6 hr. run off 15,985 cubic feet

Surface Area 9,360 s.f.

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said

facilities, and if the Owner fails to comply therewith within _____ days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

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

Sun Belt Business Centers, Inc.
4924 Jefferson NE
Albuquerque, N.M. 87109

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner 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 for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

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

REVIEWED BY HYDROLOGY SECTION
CITY ENGINEER'S OFFICE

By: _____

OWNER

By: _____

Title: Managing Partner

REVIEWED BY THE LEGAL DEPARTMENT:

_____
Assistant City Attorney

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____day of _____, 1981, by _____, _____
(Name of Officer) (Title)
_____, a _____
(Name of Corporation) (State of Incorporation)
corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was acknowledged before me this 2 day of October, 1981, by William F. Wieman
(Name of Acknowledging Partner or Partners)
on behalf of Sun Belt Partnership,
(Name of Partnership)
a partnership.

Notary Public

My Commission Expires:
July 22, 1985

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 this _____day of _____, 1981, by _____ Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____day of _____, 1981, by _____, _____ (Name of Officer) (Title) _____, a _____ (Name of Corporation) (State of Incorporation) corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was acknowledged before me this 2 day of October, 1981, by _____ William F. Wiemann (Name of Acknowledging Partner or Partners) on behalf of Sun Belt Partnership (Name of Partnership), a partnership.

Bonnie B. Munoz
Notary Public

My Commission Expires:
July 23, 1985

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 this _____day of _____, 1981, by _____, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

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

MAYOR
David Rusk

September 24, 1981

Jake Bordenave, P.E.
Adam, Hamlyn, Anderson
Consulting Engineers Inc
4055 Montgomery Blvd NE
Albuquerque, New Mexico 87110

RE: SUNBELT BUSINESS CENTERS DRAINAGE REPORT
(FILE NO. D-17-D-7)

Dear Mr. Bordenave:

Attached are my review notes for the referenced Drainage Report. Please address the items checked "NO" on the checklist and any corresponding comments.

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

Sincerely,

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA:am

xc: Reading File
Drainage File ✓

MUNICIPAL DEVELOPMENT DEPARTMENT

Charles W. Volz, A.I.A.,
Chief Building Official

CODE ADMINISTRATION DIVISION

123 Central Avenue N.W.
Albuquerque, New Mexico 87102
Telephone (505) 766-7529

AN EQUAL OPPORTUNITY EMPLOYER

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CONSTRUCTION PLAN REQUIREMENTS CHECKLIST

PROJECT TITLE Sunbelt Business Centers

DATE 9-24-81 ZONE ATLAS PAGE NO. K-17-D7

REVIEWER Fred J. Aguirre

LEGAL ADDRESS

ENGINEERING FIRM Adam, Harmon, Anderson CONTACT Jake Bordenave

ADDRESS 4055 Montgomery Blvd, N.E. PHONE 881-1808

OWNER Sunbelt Business Central CONTACT

ADDRESS 3715 Hawkins N.E PHONE

ARCHITECT/SURVEYOR Joseph Burwinkle CONTACT

ADDRESS PHONE

GENERAL

Yes	No	NA	See Comments		
✓				1.	Professional's Stamp with signature and date: A. Engineer who prepared the Drainage Report B. Engineer or Surveyor who performed survey C. Engineer, Architect or Surveyor who prepared the grading plan.
	✓		1		
		✓			
		✓		2.	North arrow with standard engineering scales used: A. 1"=10' for sites less than one (1) acre. B. 1"=20' for sites equal to but less than five (5) acres. C. 1"=50' for sites greater than five (5) acres
✓	✓		2		
		✓			
✓	✓		3	3.	Vicinity map with Zone Atlas Page No. and legal description.
	✓			4.	Location and Description of the Albuquerque Control Survey Vertical Datum.
✓	✓		4	5.	Location and Description of the Temporary Bench Mark on site.
✓	✓			6.	Legend indicating symbols and abbreviations used.
		✓		7.	Certification of: A. Finish floor elevation in the Flood Zone by Engineer or Surveyor. B. Drainage & Grading Plan by Engineer.
		✓			

DISAPPROVED FOR DRAINAGE

10-7-81
DATE

FJA P.E.
SIGNATURE TITLE

80

TOPOGRAPHY:

Yes	No	NA	See Comments		
✓				8.	Existing contours (per Subdivision Ordinance A-21A5e1 and AMAFCA 80-15 Sec. 7A and spot elevations adequately showing conditions on-site and any other significant spot elevations off-site which would increase clarity. Note: Contours and spot elevations should be extended a minimum of 15' beyond property line. Some sites may require more off-site topographic information.
✓				9.	Proposed contours (per Subdivision Ordinance A-21A5e1 and AMAFCA 80-15 Sec. 7A) superimposed over existing contours, adequately supporting the drainage plan (A-21A11; B-7A).
✓	✓		5	10.	Proposed and existing contours or spot elevations at the property line adequately demonstrating any changes in grade.
✓	✓		6	11.	Existing or proposed (City approved) top-of-curb and flowline elevations along streets adjacent to the site with mean sea level designation (This also applies to alleys).
✓				12.	Finish floor elevation(s) with mean sea level designation.
✓				13.	Required spot elevations for the standard City drivepad.

CONSTRUCTION DETAIL:

Yes	No	NA	See Comments		
✓	✓		6	14.	Swales defined by arrows, spot elevations, and cross-sections.
✓	✓			15.	Elevation at property line at least 4" above top of curb.
		✓		16.	Internal contributory drainage areas outlined, including roof areas,
		✓		17.	Location of canales, scuppers and drain pipes.
✓	✓			18.	Notes defining property line, asphalt sidewalks, planting areas, ponding areas, and all other areas where definition would increase clarity.
		✓		19.	Erosion Control Plan (during construction and for phased construction).
✓				20.	Indication of all easements and rights-of-way on, or adjacent to, the site with dimensions and purpose shown.
		✓		21.	Retaining wall required when a vertical grade change greater than 18" is indicated.
✓	✓			22.	Details of ponds, swales, rundowns, curb cuts, water blocks, emergency spillways, retaining walls, pond outlets, safety fences, slopes, and all other significant drainage structures with contours, cross-sections and spot elevations when appropriate. ALL CROSS-SECTIONS MUST BE DRAWN TO STANDARD ENGINEERING SCALE OR ADEQUATELY DIMENSIONED.

		✓		23.	Proposed construction within City right-of-way per City Engineer's Special Order No. 19.
	✓	✓		24.	Indication of all existing structures on or adjacent (15' minimum) to the site, such as: retaining walls, buildings, pavement, ponds, etc.
✓				25.	Indication of street name(s) adjacent to the site.
✓				26.	Storm runoff routed through the drivepad or a City approved curb cut.
✓				27.	Slopes (cut or fill) with height of less than 18", not steeper than 2:1. Slopes with height greater than 18", not steeper than 3:1.
	✓			28.	Pond(s)' 100 year water surface:
	✓				A. Elevation
					B. Outlined on the Plan

COMMENTS:

1) SURVEY MUST EITHER BE PREPARED BY ~~AN~~ ENGINEER OR SURVEYOR AND NOT BY A CONTRACTOR

2) NORTH ARROW NOT PROVIDED

3) PROVIDE ON THE GRADING AND DRAINAGE PLAN

4) PROVIDE DESCRIPTION OF T.B.M UNLESS THE EAST PROPERTY LINE IS OBVIOUS IN THE FIELD.

5) THERE APPEARS TO BE SOME PROPOSED GRADE CHANGES ALONG THE EAST PROPERTY LINE, UNABLE TO DETERMINE IF ANY GRADE CHANGES ARE PROPOSED ALONG THE WEST PROPERTY LINE SINCE NO PROPOSED CONTOURS OR SPOT ELEVATIONS ARE PROVIDED.

6) THE SWALE PROVIDED ALONG THE EAST PROPERTY LINE IS NOT ~~LONG ENOUGH~~ EXTENDED FAR ENOUGH TO INTERCEPT ~~THE RUNOFF~~ THE ENTIRE ROOF RUNOFF AND ANY OFFSITE FLOWS.

ALSO COMPLY WITH THE FOLLOWING ITEMS FROM THE DRAINAGE REPORT CHECKLIST:

NP (ITEM 6) SOILS INVESTIGATION REPORT FOR PONDING CLOSER THAN 15' FROM THE PROPERTY LINE MINUS THE REQUIRED SETBACK ON ADJACENT PROPERTY

/ (ITEM 7) DELINEATION OF OFF-SITE CONTRIBUTING WATERSHEDS ON City of Albuquerque ORTHO-TOPO MAPS AT SCALE 1" = 200' OR 1" = 500'

✓ (ITEM 13) CALCULATIONS SHOWING ON-SITE UNDEVELOPED AND DEVELOPED FLOW VOLUMES. ALSO INCLUDE THE REQUIRED PONDING VOLUME PER THE NOV. INTERIM DRAINAGE GUIDELINE.

NP (ITEM 15 B) POND VOLUME CALCULATIONS Can't FOLLOW ~~THE~~ CALCULATIONS ~~APPEAR~~ APPEAR TO BE INCORRECT

/ (ITEM 6) POND MAINTENANCE PROVISIONS AND COMMITMENTS. SEE ATTACHED STANDARD COVENANT