



City of Albuquerque

February 16, 2000

Diane Hoelzer, P.E.
Mark Goodwin & Assoc.
P.O. Box 90606
Albuquerque, NM 87199

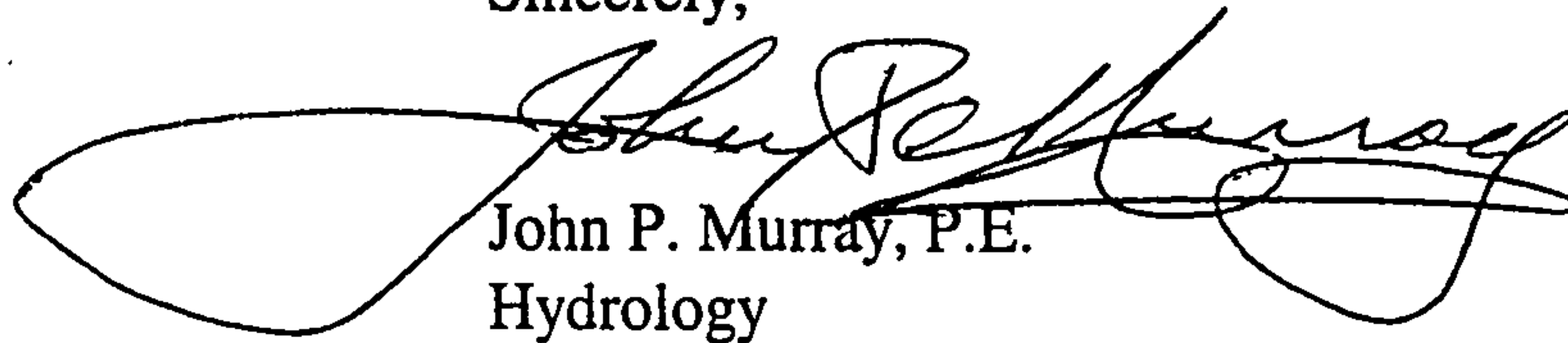
**RE: SIVAGE-THOMAS OFFICE BUILDING (D17-D77). ENGINEER'S
CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL
ENGINEER'S STAMP DATED JANUARY 27, 2000.**

Dear Ms. Hoelzer:r.

Based on the information provided on your January 27, 2000 submittal, the above referenced project is approved for Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: WR
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 19, 1999

Mark Goodwin
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

RE: SIVAGE THOMAS OFFICE BUILDING (D17/D77), REVISED GRADING &
DRAINAGE SUBMITTAL FOR FOUNDATION, BUILDING AND GRADING
PERMIT APPROVAL. ENGINEER'S STAMP DATED 7-13-99

Dear Mr. Goodwin:

The revised Grading & Drainage submittal, submitted to this office on 7-14-99 is hereby approved for Foundation, Building and Grading Permit.

Separate permitting will be required for any work to be performed within City right-of-way. Also, please attach a copy of this approval letter to the project plans when submitting for Hydrology Division sign-off.

Sincerely,

Scott Davis

PWD, Hydrology Division

c: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 1999

Mark Goodwin
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

RE: SIVAGE THOMAS OFFICE BUILDING (D17/D77), GRADING & DRAINAGE
RESUBMITTAL FOR FOUNDATION, BUILDING AND GRADING PERMIT
APPROVAL. ENGINEER'S STAMP DATED 2-12-99

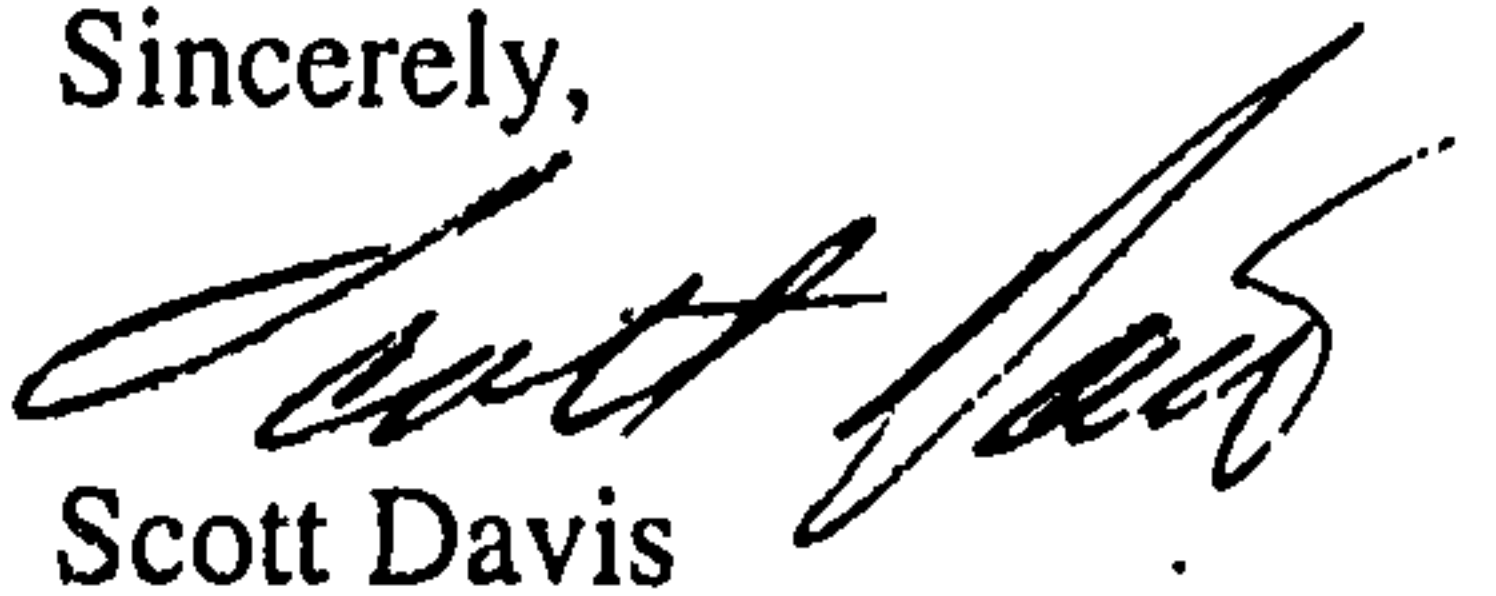
Dear Mr. Goodwin:

Based upon the information provided in your 2-23-99 resubmittal, the subject project is approved for Foundation, Building and Grading permit.

Please keep in mind that prior to doing any work in City right-of-way, a separate permit is required. Also, please attach a copy of this approval letter to the project plans when submitting for Hydrology Division sign off.

If I can be of further assistance, feel free to contact me at 768-2766.

Sincerely,



Scott Davis
PWD, Hydrology Division

c: Andrew Garcia
file

PRIVATE DRAINAGE EASEMENT

This grant of Easement between
Ashcraft Real Estate & Development Inc.
("Grantor") whose address is 811 Dallas NE
Albuquerque, NM 87110
and ("Grantee"), who owns the following property ("Grantee's
Property")

<u>Lot No.</u>	<u>Block No.</u>	<u>Subdivision</u>
<u>A-1-A</u>	<u>Academy for Boys Division</u>	

is entered into as of the date Grantor signs this Private Drainage
Easement.

1. Recital. Grantor is the Owner of certain real property
located at Tract 4AA-6A of the Replat of Tracts 4AA-5A-2 and
4AA-6, Journal Center

2. Grant of Easement. The Grantor grants to the Grantee
solely for the benefit of Grantee's Property, a permanent private
easement (the "Easement") in, over, upon and across that portion of
the Property so designated on Exhibit A, for a Drainage Facility.

3. Warranty. Grantor covenants that it is the Owner in fee
simple of the Property and that it has a good lawful right to
convey the Property, that the Property is free from all
encumbrances except encumbrances of record and taxes due and owing
the Treasurer of Bernalillo County, and that the Grantor will
forever warrant and defend the title to the Property against all
claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other
provisions of this Easement constitute covenants running with the
land for the benefit of Grantee and its successors and assigns, and
shall run with said Property until released by the Grantee.

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

6. Maintenance; Relocation. Grantee shall construct and
maintain the Drainage Facility in good order. Upon demand, Grantee
will promptly relocate the Drainage Facility to another location
within the Property. If Grantee fails to so maintain the Drainage
Facility, or fails to so relocate the Drainage Facility, Grantor
may do so, and Grantee will promptly reimburse Grantor the
maintenance or relocation costs, plus 10% per annum from the date
of expenditure, upon demand. Grantor's failure to immediately



Judy D. Woodward

Bern. Co. ERSE

R 13.00

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reimburse Grantor upon demand will entitle Grantor to place a lien upon Grantee's Property, by filing a notice thereof in the records of Bernalillo County, New Mexico, and to foreclose the lien in the manner provided by law for the foreclosure of mortgages.

7. Notices. Notices under this Easement may be delivered by first class mail, return receipt requested, at the address of the owner of the applicable property as shown on the records of the Bernalillo County tax assessor.

8. Indemnification. Grantor owns and controls the Drainage Facility. Neither Grantor nor Grantee shall permit the Drainage Facility to constitute a hazard to the health or safety of the general public. Grantee agrees to indemnify, defend and hold harmless Grantor and the City, its officials, agents and employees, and the Grantor, its heirs, successors and assigns from any claims, actions, suits or other proceedings and from or out of the negligent acts or omissions of Grantee, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Grantee herein, provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Easement, this indemnity will not extend to liability, claims, damages, losses, or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions in the primary cause of bodily injury to persons or damage to property.

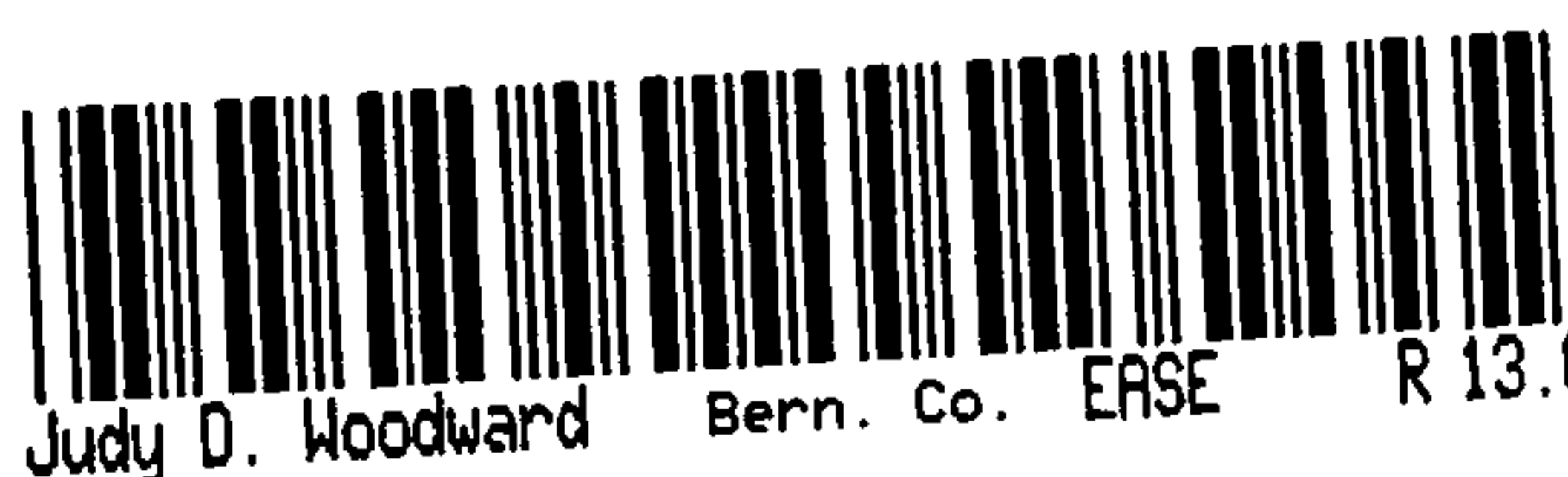
9. Binding on Grantor's Property. The easement, covenants and obligations of Grantor set forth herein shall be binding on Grantor, and its respective heirs, assigns and successors and on Grantor's Property and constitute covenants running with Grantor's Property until released by the City's Chief Administrative Officer as approved by the City Engineer.

GRANTOR

By: [Signature]
Its: President
Dated: 2/18/99

GRANTEE

By: John W. Hardin
Its: SECRETARY / TREASURER
Dated: 02-18-99



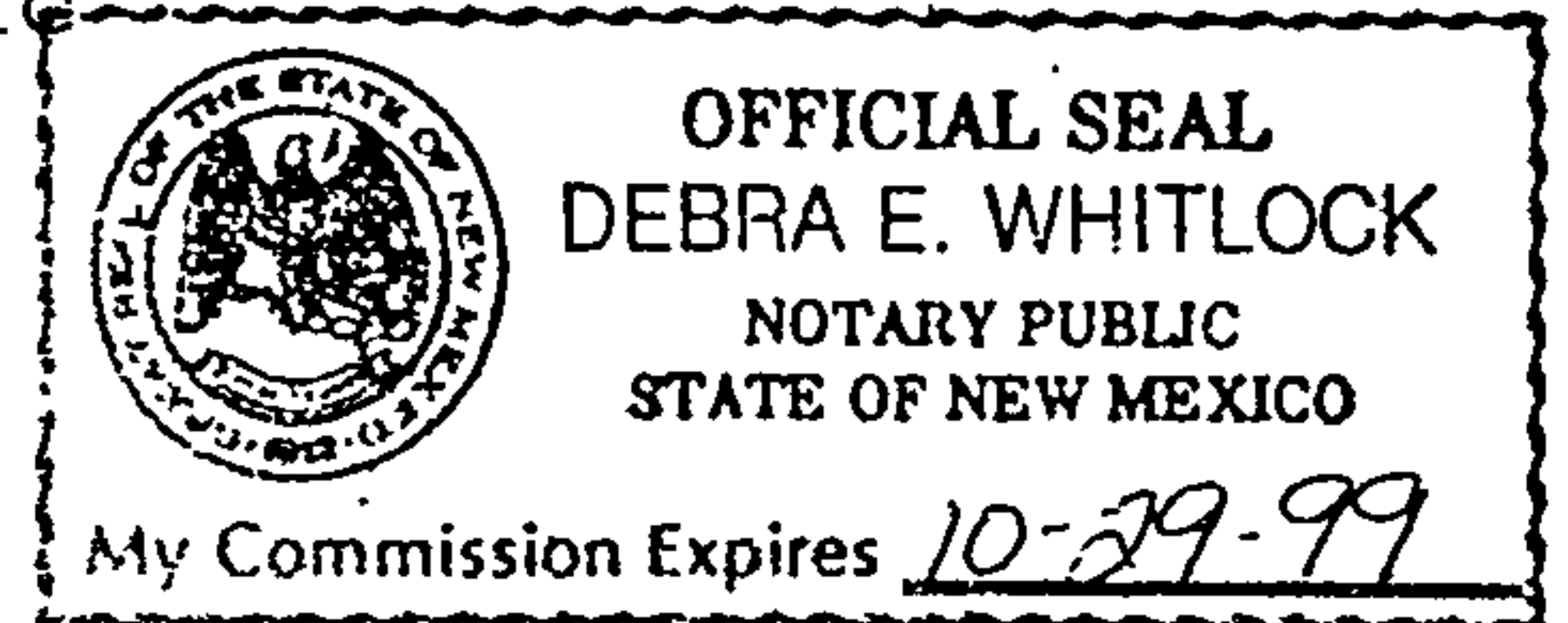
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on
February 18, 1999, by John W. Hardin, as
Secretary/Treasurer of Sivage-Thomas Homes, Inc.

Debra E. Whitlock
Notary Public

My commission expires:

October 29, 1999



GRANTEE

By: _____
Its: _____
Dated: _____

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

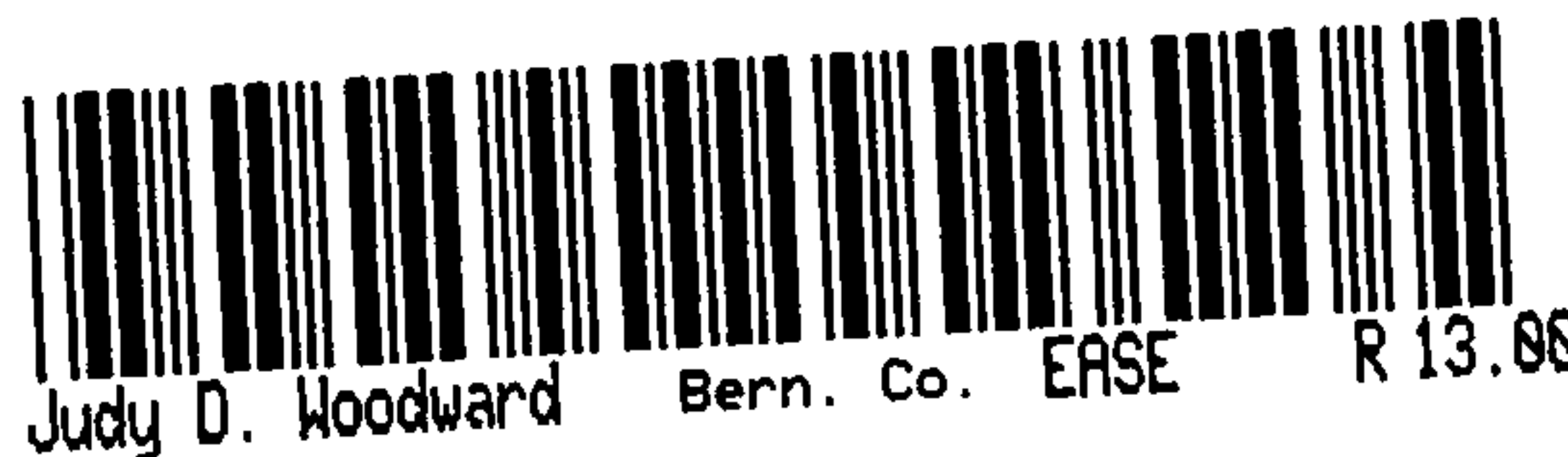
This instrument was acknowledged before me on
February 18, 1999, by Daniel C. Ashcraft, as
President of Ashcraft Real Estate.

Carole M. Brown
Notary Public

My commission expires:

11-01-01

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EXHIBIT "A"

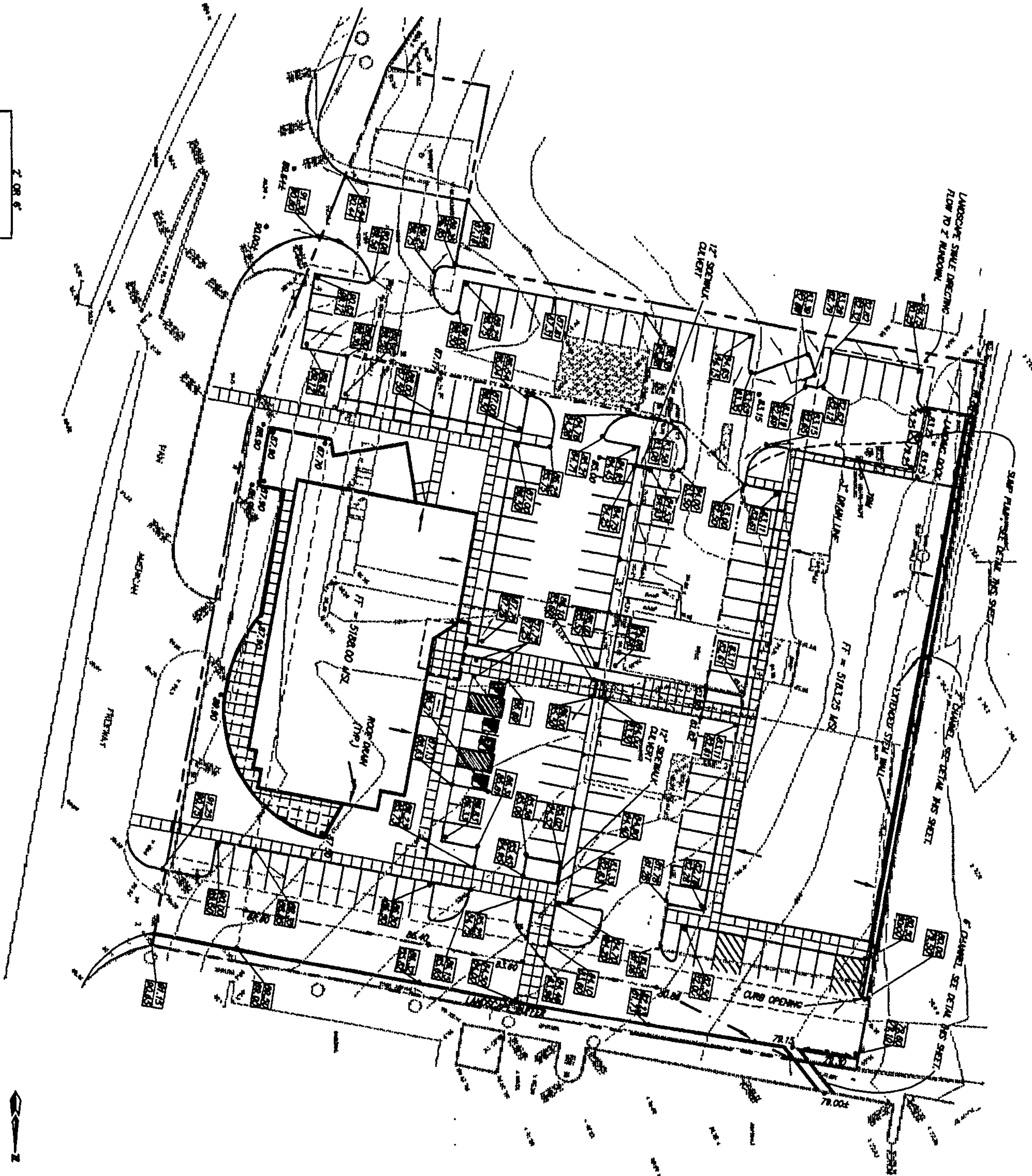


Judy D. Woodward Bern. Co. EASE R 13.00

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NOTES

1. THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD ZONE.
2. THERE ARE NO OFFSITE FLOODING CONCERNS FOR THIS SITE.
3. THIS PROJECT SITE IS FULLY DEVELOPED UNDER EXISTING CONDITIONS. UNDER EXISTING CONDITIONS, RAINFALL DISCHARGES TO THE PAVED TO THE WEST, UNDER THE PROPOSED DEVELOPED CONDITIONS, THE SITE WILL BE GRADED TO DISCHARGE RAINFALL TO THE PROPERTY TO THE NORTH THROUGH A 6" INCH CONCRETE CHANNEL, A DRAINAGE CONDUIT FOR A CROSS LOT DRAINAGE EASEMENT WILL ALLOW THE CONVEYANCE OF THIS PROJECT SITE'S RAINFALL THROUGH THE ADJACENT PROPERTY TO THE NORTH AND TO BAYVIEW ROAD. A PRELIMINARY APPROVED MASTER DRAINAGE REPORT DONE FOR TRACT 411-54-34 DETERMINED THAT THERE IS 48.42 CFS OF APPROXIMATE DRAINAGE CAPACITY IN BAYVIEW ROAD UNDER PROPOSED DEVELOPED CONDITIONS. THIS SITE WILL DISCHARGE 11.25 CFS FOR THE 100-YEAR 8 HOUR STORM EVENT.
4. BELOW IS A SUMMARY OF THE HYDROLOGIC PARAMETERS AND RESULTS:



CHANNEL SECTION



VICINITY MAP

ZONE MAP-D-1V-1

TEMPORARY BENCHMARK

EXISTING METEORIC BENCHMARK LOCATED ON SOUTHWEST QUADRANT OF SITE.
TOP OF GRADE = 81.73

ANCHOR BENCHMARK

METRIC BENCHMARK CAP "1-25-14" ELEVATION = 508.73

LEGAL DESCRIPTION

ACQUEDUCT FOR BOYS, LOT A-1-A, WITHIN THE SECTION 23 TOWNSHIP 1 NORTH, RANGE 3 EAST, MAP OF CITY OF ALBUQUERQUE, BERNILLO COUNTY, NEW MEXICO.

LEGEND

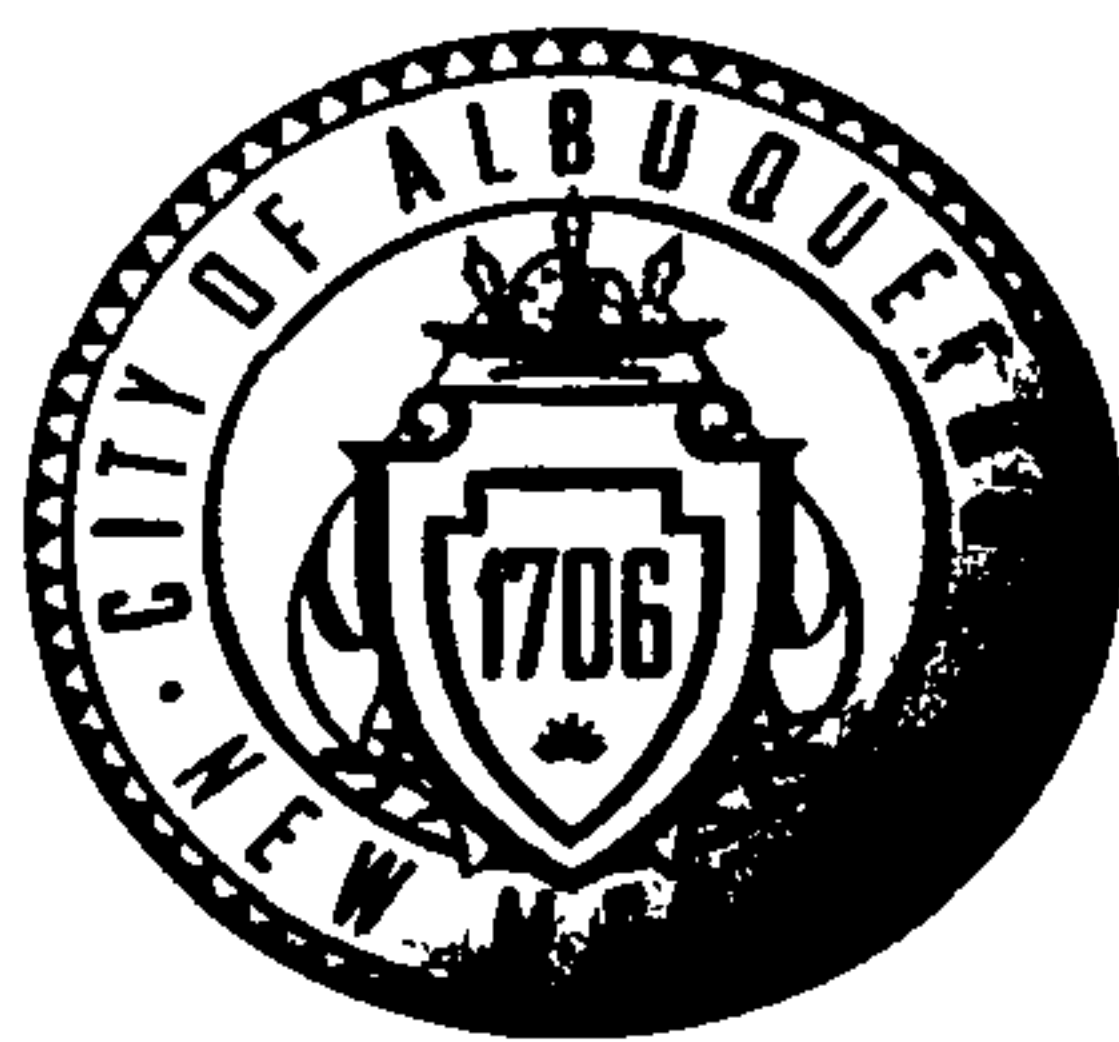
- NEW CURB
- NEW RETAINING WALL
- ASPHALT DRIVE FLOWLINE
- EXISTING ELEVATION
- EXISTING CONTOUR
- NEW TOP OF CURB
- NEW FLOWLINE ELEVATION

STAGE-THOMAS OFFICE BUILDING

GRADING AND DRAINAGE PLAN

MARK GOODMAN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90608
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-8539

Drawn: MAB, WY, Checked: DAC, Sheet 2 of 2
Scale: 1" = 30' Date: 10/98 Job: 98111



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: LOS ALAMOS NAT'L BANK
TENANT IMPROVEMENTS Building Permit #: _____ Hydrology File #: D710077
DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1445 PAN AMERICAN PKWY, NE ALBQ. NM 87109

Applicant: FBI ARCHITECTS Contact: TED GRUMBLATT

Address: 6501 AMERICAS PKWY STE 300

Phone#: 505-883-5200 Fax#: 505-884-8400 E-mail: tcg@fbtarch.com

Other Contact: EMILY BRAUNOLD LOS ALAMOS NAT'L BANK Contact: EMILY BRAUNOLD

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply: Plan for Info only TCL - Dimension for ATM

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____



- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 11/24/2014 By: FBI ARCHITECTS

TRAFFIC CERTIFICATION

I, TED GRUMBLATT, NMPE OR NMRA 03382, OF THE FIRM FRT ARCHITECTS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/3/2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY TED G. OF THE FIRM FRT. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/3/2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TCL.

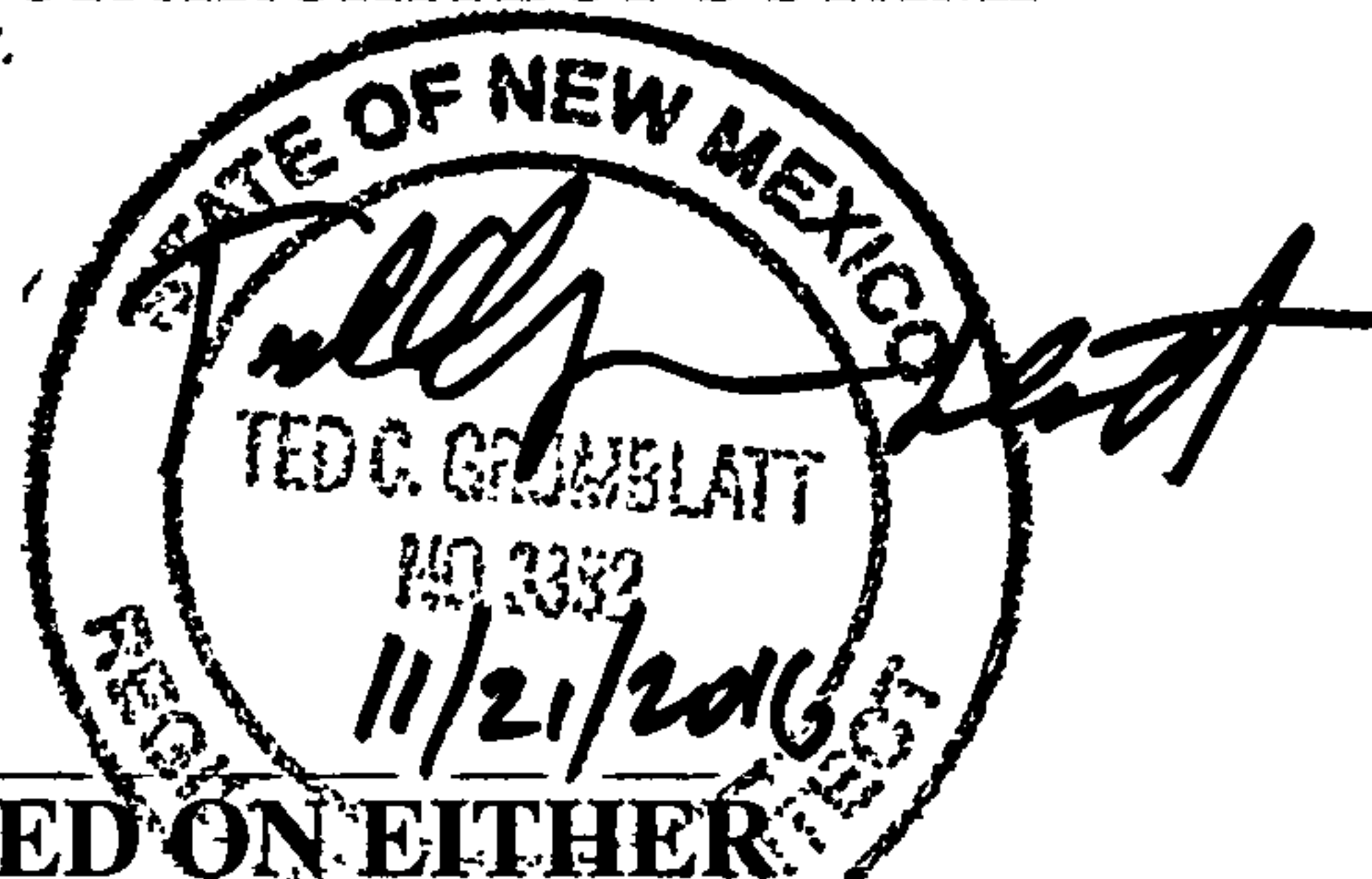
<LIST EXCEPTIONS, IF ANY>

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Ted Grumblatt
Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

11/21/2016
Date



THIS CERTIFICATION MUST BE SUBMITTED ON EITHER

- 1) COMPANY LETTERHEAD, WITH AN ORIGINAL STAMP AND SIGNATURE**
- or**
- 2) ON THE ORIGINAL APPROVED PLAN WITH EITHER TCL STAMP OR DRB SIGNATURE BLOCK**

