PLANS/PLATS ON FILE

FILE DESC: E-17/D018

PLANS/PLATS 2

Tom Mann Associates, Inc.
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

1067
September 14, 1981

E17 D24 D18

Mr. Charles M. Easterling
Principal Assistant
City Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Southwest Glass & Glazing

Dear Chuck:

Transmitted herewith is one (1) copy of the executed drainage covenant for the Southwest Glass & Glazing project. You should find everything in order.

Please execute your portion of this agreement, and return it to us. If you have any questions or comments, please do not hesitate to call. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:bb
Enc.
xc: S. John Hawkins, Architect

RECEIVED
SEP 14 1981
ENGINEERING

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

1-067
August 10, 1981

Mr. Fred Aguirre
Engineering/Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Southwest Glazing Drainage Plan

Dear Fred:

Transmitted herewith are two (2) prints for the Southwest Glazing drainage plan. I have complied with your letter of August 6, 1981.

Please review and comment. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:bb
Encs. 2

RECEIVED
AUG 10 1981
ENGINEERING

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

E-17-D18

August 5, 1981

Mr. Jeffrey Mortensen
Tom Mann & Associates, Inc.
811 Dallas N.E.
Albuquerque, New Mexico 87110

RE: Southwest Glass and Glazing Drainage Plan

Dear Mr. Mortensen:

To obtain approval for the referenced drainage plan, the following items must be provided:

a. A completed Drainage Covenant (attached).
b. A Hold Harmless Agreement against any possible flooding or damages caused by the Bear Arroyo (approved by the City Attorney's Office).
c. Erosion protection along the west and south property line.
d. In order to assess the hydraulic capabilities of your proposed piping system, please supply the standard hydraulic computation to determine if inlet or outlet conditions control.
e. For the proposed construction within public right-of-way, please comply with Special Order 19 (attached).

If your have any questions concerning my comments, please feel free to call me.

Sincerely,

Fred J. Aguirre, P.E.
Civil Engineer

FJA:gc
Attachments
7824A
cc Drainage Files ✓
f/Reading

A DRAINAGE REPORT

FOR

SOUTHWEST GLASS AND GLAZING, INC.

Located At

Kircher Blvd., NE
Albuquerque, New Mexico

GRADING PLAN BY:

[redacted] VOGT & BYRNES, P. A.
ARCHITECTS - ENGINEERS

TOPOGRAPHIC MAPS BY:

HALL SURVEYING COMPANY
SEPTEMBER 14, 1977

PREPARED BY:

ROGER BYRNES, NMPE NO. 3885
NOVEMBER, 1977

PREFACE:

In this Report, a Drainage Study is made of the Site being developed for Southwest Glass and Glazing, Inc., Albuquerque, New Mexico.

The Total Area is 5.616 Acres.

This Property drains to its Southwest corner and into a Drainage Swale, that borders the South boundry, which empties into the collector ditch.

SCOPE:

As supported by Maps, calculations and suggested details, this Report deals with the analysis of the on-site drainage in compliance with current storm drainage design practice.

CONCLUSIONS AND RECOMMENDATIONS:

1. There is no off-site drainage that will be considered by this Report.

2. The property will be graded to provide the maximum infiltration and evaporation for the excess water thru shallow areas towards the area at the ear of the property.

3. The Existing Building and Parking Area will sheet drain to the new construction area on the Northwest side of the property and collect along the West property line.

4. The increased runoff will be collected at the West property line and ponded in a trench that is 10' wide, 3' deep and 198' long.

5. The normal drainage on the R.O.W. of the Bear Arroyo (South Property Line) will remain unchanged and will flow to the West.

CALCULATIONS:

A. Storm Frequency 100 years

Runoff Coefficient C

C_p = .95 pavement

C_s = .40 sandy soil

ΔC = .55

B. Area of Site

1. Undeveloped Site

5.616 Acres x 43,560 = 244,632.96

Total = 244,633 sq. ft.

2. Developed Area

Existing Building and Paving

160' x 208' = 33,280 sq. ft.

New Building and Paving

121' x 263'	31,823	
50' x 190'	9,500	
15' x 107'	1,605	
24' x 194'	4,656	
24' x 160'	3,840	
		51,424 sq. ft.

TOTAL 84,704 sq. ft.

Total $\frac{84,704}{43,560}$ 1.945 Acres

CALCULATIONS: Continued

C. Runoff from Unimproved Site

$L = 593$ ft.

$\text{Height} = \frac{56.1 + 57.3}{2} = 56.7 - 46 = 10.7$

$t_c = 5$ Pg. 144 Drainage Handbook

$I = \frac{.80}{5 + 25} = 6.0$

$Q_u = (5.616)(.4)(6) = 13.47$

$= 13.47$ cfs

D. Runoff from Improved Site (Building and Paving)

$L = 593$ ft.

$\text{Height} = \frac{56.1 + 57.3}{2} = 56.7 - 49 = 7.7$

$t_c = 5.9$ Pg. 144 Drainage Handbook

$I = \frac{180}{5.9 = 25} = 5.825$

$Q_1 = (1.945)(.95)(5.825) = 10.763$ cfs

$Q_2 = (3.671)(.4)(6) = 8.8104$

E. Increase in Runoff

$\Delta Q = [10.763 + 8.8104] - 13.47$

$\Delta Q = 19.5734 - 13.47 = 6.1034$ cfs

Ponding Required.

Area of new Building and Paving 51,424 sq. ft.

$\Delta C = .55$

Intensity $= \frac{2.3}{12} = .19166$

Volume Required $= V_r = I\ A\ \Delta C$

$V_r = (.19166)(51424)(.55)$

$+ 5420.95$ ft.^{3} Required

Provide Open Pond at West Property Line 10' wide x 3'-0" deep x 198' long.

5940 ft.^{3} $>$ 5420.95 ft.^{3}

Actual Required

INDEMNIFICATION AGREEMENT

The City of Albuquerque (City), and Richard A. Reinhart, Owners' Representative (Owners) agree:

Owners are the owners of the following-described real property:

Tract A-1, Caribe Addition to the City of Albuquerque, Bernalillo County, New Mexico.

Owners have presented a drainage plan to the City as a condition of obtaining a building permit on the above-described property. City requires Owners to enter into this Agreement as a condition of its approval of Owners' drainage plan and as a condition of the issuance of a building permit on this site.

The above-described real property's western boundary abuts a drainage easement which is over a natural arroyo (The Arroyo). Owners agree and understand that the existing arroyo improvements do not provide for erosion protection measures for Owners' property and that the burden is upon Owners to make these improvements. If Owners select not to make erosion control improvements, they agree to hold the City harmless and release the City from any claims for damage to their property resulting from the lack of these improvements.

Upon execution of this Agreement, City will not withhold approval for reasons related to drainage right-of-way improvements of any building permits of the property.

Richard A. Reinhart

Richard A. Reinhart
Owners' Representative

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me by RICHARD A. REINHART, on this 22nd day of October, 1981.

Eileen L Durand
Notary Public

My Commission Expires:
July 31, 1985

S. JOHN HAWKINS, ARCHITECT
1430 ALISO DRIVE N.E.
ALBUQUERQUE, NEW MEXICO 87110
505-256-9084

October 26, 1981

Date Rec.	OCT 27 1981
TTM	
Steve	
Jeff	
Dennis	
Jean	
File	

Tom Mann Associates, Inc.
811 Dallas N.E.
Albuquerque, New Mexico 87110

Re: Addition for Southwest Glass

Gentlemen:

Enclosed are two Owner signed copies of the Indemnification Agreement.

Kindly forward one copy to the City for their files.

Very truly yours,

S. John Hawkins

S. John Hawkins, Architect
sjh:dm

cc: Richard A. Reinhart

10671
October 27, 1981

Mr. Charles M. Easterling
Principal Assistant
City Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Southwest Glass and Glazing
Drainage Covenant

Dear Chuck:

Transmitted herewith is an executed copy of the Drainage Covenant for Southwest Glass and Glazing facility.

Please complete the agreement and return the executed copies to us. If you have any questions or comments, do not hesitate to call. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:bb
Enc.

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

February 8, 1983

Mr. Tom Mann
Tom Mann & Associates, Inc.
811 Dallas NE
Albuquerque, New Mexico 87110

Re: 5809 Kircher NE, Southwest Glass and Glazing, Revised 1/3/83
(E17-D[illegible])

Dear Mr. Mann:

The referenced drainage plan has been reviewed and below are my comments. Please include this information with your resubmittal; and advise your client that the City will require that his engineer certify (per the D.R.B. Checklist) the project to facilitate the construction.

1. Provide a Special Order 19 for the construction within the public right-of-way.

2. Locate the swale along the south property line within the property limits.

3. Submit the Indemnification Agreement required in the original approval.

If you have any questions regarding the above, please feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: Drainage File
Reading File

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

September 17, 1982

Richard A. Reinhart
P. O. Box 16028
Albuquerque, New Mexico 87191

Re: Southwest Glass & Glazing, 5809 Kircher Blvd. NE
(File No. E17-D[redacted]
18

Dear Mr. Reinhart:

A review of our records indicates that this office has never given a final drainage approval at 5809 Kircher Blvd. NE. Further, I have noted that the building is being occupied without a Certificate of Occupancy which is contrary to Section 308 of the City's Uniform Administrative Code.

In order to provide fair, effective enforcement of drainage policy, it is imperative that I, or one of my staff, make a final inspection of all buildings prior to occupancy. Please make immediate arrangements with me to allow for an inspection of the above mentioned property.

If arrangements for an inspection and approval of this site are not completed within 15 days from the above date, this office will take the necessary legal steps to envoke one or more of the penalties listed under Section 205 of the Uniform Administrative Code.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Fred J. Aguirre

Fred J. Aguirre, P.E.
Civil Engineer

FJA/el

cc: Charles Volz, Chief Building Official
Barbara Stephenson, City Attorneys Office

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

1067
February 18, 1983

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

Re: 5809 Kircher N.E., Southwest Glass and Glazing

Dear Mr. Aguirre:

I have received your letter dated February 8, 1983 with the comments on the above project.

1) A revised Special Order 19 has been prepared and submitted to Bob Kielig for his approval.

2) The swail along the south property line has been relocated within the property limits.

3) On October 27, 1981 an indemnification agreement was transmitted to Charles M. Easterling. Attached please find the copy of said transmittal.

I believe that addresses all your comments. Should you have any further questions or comments, please do not hesitate to call. Thank you.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Thomas T. Mann, Jr., P.E.
President

TTM:ns
enc.
cc: John Hawkins
Neal Weaver

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

March 10, 1983

Tom Mann, P.E.
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: S.W. GLASS & GLAZING DATED 2/22/83 (E17-D18)

Dear Tom:

The revised drainage plan referenced above is approved. To obtain the Certificate of Occupancy, this office will require certification by the owner's engineer for the proposed drainage improvements and concurrence by the City Attorney's Office, with the proposed Indemnification Agreement. Note: The Indemnification Agreement has been forwarded to the City Attorney's Office for review.

If you should have any questions regarding the above plan, please feel free to contact me.

Very truly yours,

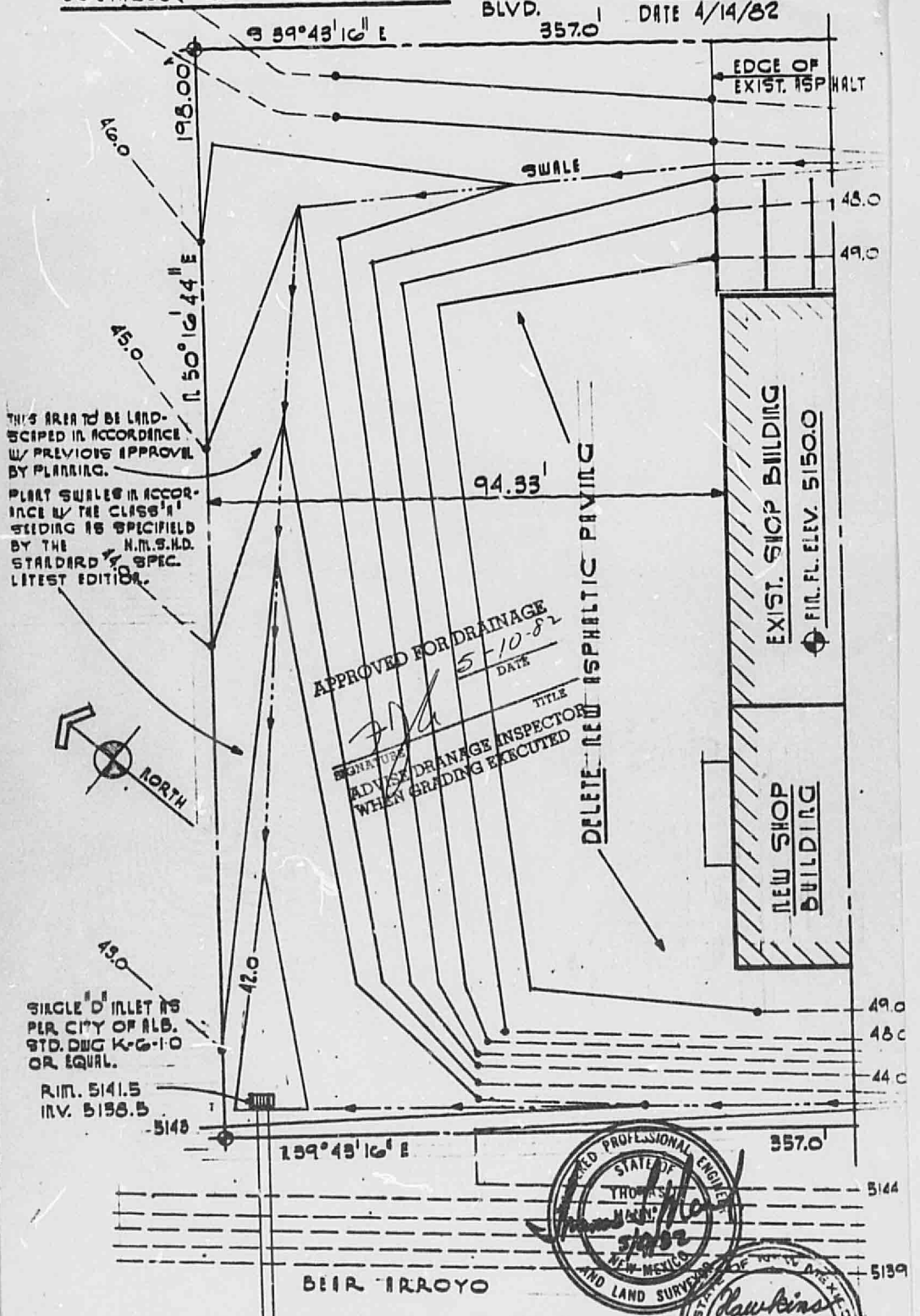
Fred J. Aguirre, P.E.
Civil Engineer

FJA/tsl

SOUTHWEST GLASS AND GLAZING 5809 KIRCHER BLVD.

CHANGE ORDER No.

DATE 4/14/82



PARTIAL REVISE DRAINAGE PLAN

SCALE 1" = 20'

NOTE: REFER TO ORIG. DWG BY TOM MANN P.E. DATED 7/14/81 FOR DRAINAGE PLAN AND CALCULATIONS.

INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and Louis C. Miller, Marjorie A. Miller, his wife and David A. Gressett and Wanda Gressett, his wife (Owners, which term includes successors and assigns) agree:

RECITAL

Owners are the owners of the following described real property:

> Lot numbered Twenty-five (25) and Twenty-six (26) in Block numbered Five (5) of Tract A, Unit A, North Albuquerque Acres, Township 11 North, Range 3 East, of New Mexico Principal Meridian, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1937.

The Owners have presented a drainage plan to the City as a condition of obtaining a building permit on the above described property. The City has rejected said drainage plan for the reasons set forth herein and notwithstanding such rejection the owner has constructed a building on said property.

The above described real property's southern boundary abuts San Francisco Street. The construction of the building's finished floor elevation does not conform to the City of Albuquerque's "Flood Plain Ordinance", Section 7B.2 which states that the lowest floor level shall be elevated one foot above the base flow elevation.

The City requires Owners to enter into this Agreement as a condition of its approval of Owners' drainage plan, and as a condition of the issuance of appropriate building permits for this site.

POOR QUALITY OF THE ORIGINAL DOCUMENT.

UNDERSTANDING OF EXPOSURE

Owners agree and understand that the building as sited does not provide protection for the Owners' property and is subject to flood and water run off damage resulting from noncompliance with the Flood Plain Ordinance.

INDEMNIFICATION AND HOLD HARMLESS

The Owners agree 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 the parties for or on account of any matter arising from the failure of the Owner to comply with the Flood Plain Ordinance.

COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owners set forth herein shall be binding upon the Owners, their heirs, successors and assigns and the property described herein and will run with said property until released by the City.

ISSUANCE OF PERMITS

Upon execution of this Agreement, the City will not withhold approval of permit issuance for reasons related to noncompliance to the referenced Ordinance for the building project on this property.

OWNERS

Louis C. Miller

Marjorie A. Miller

David A. Gressett

Wanda Gressett

REVIEWED & APPROVED BY THE LEGAL DEPARTMENT

Malcolm W. DeVos
Assistant City Attorney

2-26-82

Charles M. Easterling
Principal Asst. Engineer-Hydrology

Frank A. Kleinhenz
Chief Administrative Officer

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by LOUIS C. MILLER and MARJORIE A. MILLER, his wife, on this _____ day of _____, 1982.

_____
Notary Public

My Commission Expires:
_____

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me by DAVID A. GRESSETT and WANDA GRESSETT, his wife, on this _____ day of February, 1982.

_____
Notary Public

My Commission Expires:
6-20-85

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

The foregoing instrument was acknowledged before me on this 26th day of February, 1982, by FRANK A. KLEINHENZ, Chief Administrative Officer of the City of Albuquerque, a Municipal Corporation, on behalf of said corporation.

Dola L. Grant
Notary Public

My Commission Expires:
December 18, 1984

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

MAR 2 9 35 PM '82

Book 913 624-626

JOHNNY R. ULP
COUNTY CLERK AND RECORDER
DEPUTY

DC-7

DRAINAGE COVENANT

THIS COVENANT made this 9th day of September, 1981, by and between the City of Albuquerque, a municipal corporation, (City) and Estate of Joseph S. Reinhart, Deceased, Richard A. Reinhart, (Owner, which term includes successors and assigns.) Robert N. Reinhart, Anthony J. Reinhart, Mary N. Reinhart, Linda T. Reinhart

RECITAL

The Owner is owner of certain real property located at 5809 Kircher Blvd. N. E. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

TRACT A-1, CARIBE ADDITION to the City of Albuquerque, Bernalillo County, New Mexico.

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:

Manufacturing addition for Southwest Glass & Glazing, Inc.

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 30 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:

RICHARD A. REINHART

P. O. Box 16028

Albuquerque, New Mexico 87191

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.

OWNER
REINHART, ET AL

By: Richard A. Reinhart
Richard A. Reinhart
Title: Owner's Representative

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

CITY OF ALBUQUERQUE

Chief Administrative Officer

REVIEWED BY THE PRINCIPAL ASST. CITY ENGINEER - HYDROLOGY

Charles M. Easterling

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 9th day of September, 1981, by Richard A. Reinhart
(Name of Acknowledging Partner or Partners)
on behalf of REINHART, ET AL,
(Name of Partnership)
a partnership.

Ellen L Durand
Notary Public

My Commission Expires:
July 31, 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:
_____

PLAN/PLATS

ON

FILE

1723