HYDROLOGY

E17/D28

Hugo BERNADETTE

PLBG. + HTG. ADD.

E17-D59

1 PLAN

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

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: E17 DATE: 4-25-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Addition to Hugo Bernadette Plumbing

LEGAL DESCRIP.: A portion of Academy Industrial unit 1

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT

_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	Frank Lovelady	
	Carlos A Montoya	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① DRAINAGE PLAN PER DPM ② Discharge from site dependent on easement & rundown to Beta Channel at corner of Pan AM & Gruber ③ ~~str~~ structure to Beta Channel must have capacity for site flows.

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:	Carlos A Montoya	SIGNED:	Frank D. Lovelady
TITLE:	CE/Hydrology	TITLE:	
DATE:	4-25-85	DATE:	4-25-85

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Addition to Bernadette Plumbing and Heating ZONE ATLAS/DRNG. FILE #: E-17/

LEGAL DESCRIPTION: A portion of Academy Acres Industrial Park Unit I

CITY ADDRESS: 4915 Pan American Place, N.E.

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Road, N.E. PHONE: 883-7973

OWNER: Hugo Bernadette Plumbing & Heating CONTACT: Hugo Bernadette

ADDRESS: 4915 Pan American PLace, N.E. PHONE: 344-3012

ARCHITECT: Jerry Torr & Associates CONTACT: Jerry Torr

ADDRESS: 5736 Osuna Road, N.E. PHONE: 884-7713

SURVEYOR: Associated Land Surveyors CONTACT:

ADDRESS: 123 San Mateo Blvd., N.E. PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ 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: July 15, 1985

BY: Frank D. Lovelady, P.E.

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

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

August 20, 1985

Mr. Frank Lovelady
Lovelady & Associates
7408 Morrow Road NE
Albuquerque, NM 87107

REF: DRAINAGE PLAN FOR HUGO BERNADETTE PLUMBING AND HEATING (E17-D59)
RECEIVED JULY 17, 1985

Dear Frank:

The referenced plan dated June 15, 1985 is approved for Building Permit sign-off.

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

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

Cordially,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

RJH Lindenwell

GRANT OF EASEMENT FOR SEWER AND DRAINAGE

THIS INDENTURE made and executed this 22nd day of Oct, 1968, by and between JOHN F. SIMMS, JR. and THE ALBUQUERQUE NATIONAL BANK, Co-Trustees under Trust designated as "The Academy for Boys Trust" as established by Trust Indenture from Albert G. Simms to said Co-Trustees under date of April 24, 1959, VENTURE 363, a partnership, and LOOP DEVELOPMENT COMPANY, a New Mexico corporation,

WITNESSETH, that for and in consideration paid the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair sewer and drainage lines over, across, through and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said land.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

Two certain tracts of land situate in Section 26, (as projected) Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, herein being identified as Drainage and Utility Easement No. 1 and Drainage and Utility Easement No. 2 and more particularly described by metes and bounds survey as follows:

DESCRIPTION FOR DRAINAGE AND UTILITY EASEMENT NO. 1
(Lying South of Gruber Manufacturing Site, Tract No. 1)

BEGINNING at the most northerly corner of the tract herein described, being the point of intersection of the southerly line of Gruber Manufacturing Site Tract No. 1 with the westerly right-of-way line of a street,

APPROVED AS TO DESCRIPTION
DATE 10-28-1968
William T. Stevens
WILLIAM T. STEVENS CITY ENGINEER

Recorded:
11/7/68
Misc. Vol. 120
Folio 469-473.

whence the section corner common to Sections 23, 24, 25 and 26, Township 11 North, Range 3 East, N.M.P.M. (a 1 1/2" iron pipe in place) bears N. 57° 58' 10" E., 1544.50 feet distance;

THENCE, S. 00° 23' 20" E., 20.00 feet distance along said westerly right-of-way line to a point;

THENCE, N. 89° 49' 40" W., 309.88 feet distance to a point;

THENCE, S. 14° 23' 45" E., 114.17 feet distance to the most southerly point of the tract herein described;

THENCE, N. 89° 49' 40" W., 17.56 feet distance to a point on the easterly right-of-way line of an existing Utility and Drainage Easement;

THENCE, N. 14° 23' 45" W., 134.83 feet distance along said easterly right-of-way line of existing Utility and Drainage Easement to its point of intersection with the southerly line of Gruber Manufacturing Site, Tract No. 1;

THENCE, S. 89° 49' 40" E., 332.54 feet distance along said southerly line of Gruber Manufacturing Site, Tract No. 1 to the point and place of beginning of the tract herein described and containing 0.1960 acre more or less.

THERE IS INCLUDED in the above described tract portions of 2 seven (7) foot utility easements shown on Academy Industrial Park plat Unit No. 1, filed April 24, 1968.

DESCRIPTION FOR DRAINAGE AND UTILITY EASEMENT NO. 2
(Lying South of Morris Steel and Aluminum Site)

BEGINNING at the Northeast corner of the tract herein described, the point of intersection of the southerly line of Morris Steel and Aluminum Site with the westerly right-of-way line of an existing Utility and Drainage Easement, whence the section corner common to Sections 23, 24, 25 and 26, Township 11 North, Range 3 East, N.M.P.M. (a 1 1/2" iron pipe in place) bears N. 61° 00' 20" E., 1915.63 feet distance;

THENCE, S. 14° 23' 45" E., 20.66 feet distance along said westerly right-of-way line of an existing Utility and Drainage Easement to the Southeast corner of the tract herein described;

THENCE, N. 89° 49' 40" W., 342.50 feet distance to the Southwest corner of the tract herein described, a point on the easterly right-of-way line of Jefferson Street NE;

THENCE, N. 13° 34' 10" E., 15.44 feet distance along

APPROVED AS TO DESCRIPTION
DATE 10-28, 1968
William J. Schenck
Engineer

said easterly right-of-way line of Jefferson Street NE to a point;

THENCE, N. 00° 03' 20" W., 4.97 feet distance conuing along said easterly right-of-way line of Jefferson Street NE to the Northwest corner of the tract herein described, a point on the southerly line of Morris Steel and Aluminum Site;

THENCE, S. 89° 49' 40" E., 333.75 feet distance along said southerly line of Morris Steel and Aluminum Site to the point and place of beginning of the tract herein described and containing 0.1550 acre more or less.

THERE IS INCLUDED in the above described tract a portion of a Seven (7) foot Utility Easement as shown on Academy Industrial Park plat, Unit No. 1 filed April 23, 1968.

NOTE: The above described tracts of land are within Academy Industrial Park, Unit No. 1, the amended and corrected plat of which was filed in the office of the County Clerk of Bernalillo County, New Mexico on April 23, 1968.

TO HAVE AND TO HOLD the said easement and right-of-way unto Grantee and unto its successors and assigns forever.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof; that it is free from all encumbrances; and that they will warrantand forever defend the title and quiet possession thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the right herein granted, provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

WITNESS our hands and seals this 22nd day of October, 1968.

John F. Simms Jr.
JOHN F. SIMMS, JR., Trustee

APPROVED AS TO DESCRIPTION
DATE 10-22-1968
William T. Stevens
WILLIAM T. STEVENS CITY ENGINEER

ALBUQUERQUE NATIONAL BANK, Trustee

ATTEST:

By John Y. Gannaway

Assistant Cashier

VENTURE 363, a partnership
For Block D Associates

By Jack M. Clifford
A General Partner

LOOP DEVELOPMENT COMPANY

ATTEST:

By John W. Daly
Vice President

Secretary

ACKNOWLEDGMENTS

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

The foregoing instrument was acknowledged before me this 22 day of October, 1968, by JOHN F. SIMMS, JR., Trustee.

Notary Public

My commission expires:

3-25-69

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

The foregoing instrument was acknowledged before me this 22nd day of October, 1968, by John Y. Gannaway Vice President, of ALBUQUERQUE NATIONAL BANK on behalf of said corporation.

Notary Public

My commission expires:

5/10/69

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

The foregoing instrument was acknowledged before me this 24th day of October, 1968, by Jack M. Clifford, a general partner in that partnership known as VENTURE 363.

Annalynn B. Leusel
Notary Public

My commission expires:
9-19-70

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

The foregoing instrument was acknowledged before me this 24th day of October, 1968, by John M. Daley, Vice President of LOOP DEVELOPMENT COMPANY, in behalf of said corporation.

Annalynn B. Leusel
Notary Public

My commission expires:
9-19-70