HYDROLOGY E18/D28 TRACT C-1 NORTH ACADEMY BUSINESS PARK

E18-D28

TRACT C-1 NORTH ACADEMY BUSINESS PARK

4 PLANS

1671

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

RECEIVED
AUG 27 1985
DH 03 15
HYDROLOGY SECTION

31241
August 27, 1985

RECEIVED
AUG 30 1985
CITY ENGINEER

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

Re: Tract C-1
North Academy Business Park

Dear Bernie:

Transmitted herewith as per your request is one copy of the foundation certification for the above mentioned project.

If you have any questions or comments concerning this information, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll
Project Engineer

SKS:ra
Encls.

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

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

August 22, 1985

Mr. Tom Mann
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: CERTIFICATION FOR TRACT C-1 NORTH ACADEMY BUSINESS PARK (E18-D28)
RECEIVED AUGUST 13, 1985

Dear Tom:

Based on the information provided on your August 13, 1985 resubmittal, the revised drainage plan indicating the correct legal description dated by the engineer on 6/27/85 is acceptable.

If I can be of further assistance, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant/Hydrology

BJM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tract C-1 North Academy Business Park ZONE ATLAS/DRNG. FILE #: E18/D28

LEGAL DESCRIPTION: see above

CITY ADDRESS: 5741 Osuna

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Steve Schroll

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Dinerstein Builders CONTACT: Claude Arnold

ADDRESS: 2724 Crossview Houston PHONE: 713 977-4844

ARCHITECT: CONTACT:

ADDRESS: PHONE:

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED AUG 13 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

certification accepted already. This plan for information only

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION (re-submittal)

reference your approval letter of July 9, 1985.

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 8/12/85

BY: Steve Schroll

Bernie: As per your request, we have revised the drawing to reflect current plat.

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

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

July 9, 1985

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

C-1

RE: CERTIFICATION FOR TRACT C NORTH ACADEMY BUSINESS PARK
(E-18/D28) RECEIVED JULY 2, 1985

Dear Tom:

Based on the information provided on your July 2, 1985 submittal, certification for the referenced drainage plan is acceptable. Item No. 3 of your certification block will need to be addressed by all parties involved.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant
Design Hydrology Section

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Tract C, North Academy ZONE ATLAS/DRNG. FILE #: E-18 - D28

LEGAL DESCRIPTION: Tract C, North Academy Business Park Bus. Park

CITY ADDRESS: 5741 Osuna

ENGINEERING FIRM: Tom Mann & Assoc CONTACT: Steve Schroll

ADDRESS: 811 Dallas NE PHONE: 265-5611

OWNER: Dinerstein Builders Inc. CONTACT: Claude Arnold

ADDRESS: 2724 Crossview, Houston TX PHONE: 713-977-4844

ARCHITECT: Steinberg/Wallace & Assoc CONTACT: Curtis Clerkley

ADDRESS: 2728 Crossview, Houston TX PHONE: 713 266 2676

SURVEYOR: Tom Mann & Assoc CONTACT: Tom Mann

ADDRESS: PHONE:

CONTRACTOR: Dinerstein Builders CONTACT:

ADDRESS: PHONE:

RECEIVED JUL 02 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. E18-D28

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ 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

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

✓ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 6/26/85

BY: Steve Schroll

518-D28

6/12/85

ATT: Hydrology

Dinerstein Builders will have a final survey on 5741 Osuna NE 256 unit Apt. Project in approx. 2 weeks from Tom Mann & Assoc. Engeers.

We would like to request a Temporary C.O. until this information is submitted

Thank You.
Roland Vogel
Dinerstein Builders.

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

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

January 21, 1985

Mr. Steven K. Schroll
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: PHASING PLAN FOR DINERSTEIN APARTMENTS, TRACT C-NORTH ACADEMY BUSINESS PARK (E18-D28) RECEIVED JANUARY 17, 1985

Dear Mr. Schroll:

Based on the information provided on your January 17, 1985 submittal, the phasing plan for the above referenced drainage plan is acceptable. Please advise your clients that it would be strongly recommended that upon completion of Phase I that your firm certify the project. In view that the underground systems have been constructed and our office was never notified for a pre-inspection, two alternatives are available:

1. The systems will need to be uncovered so that our office can conduct an inspection.

2. Engineer certification will be acceptable for the systems.

Please advise our office as to what alternatives your clients will pursue.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:BJM:mrk

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

31241
January 15, 1985

RECEIVED
JAN 17 1985
CITY ENGINEER

Mr. Billy Goolsby
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Dinerstein Apartments, Tract C - North Academy Business Park
(E18-D28)

Dear Billy:

Transmitted herewith for your review is one copy of the phasing plan for the above mentioned project. As per our conversation, I feel that Basins 3-A and 4-B can stand alone. As discussed, the storm drain system is complete at this time.

If this plan is unacceptable, please notify me as soon as possible so that an alternate plan may be implemented.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll
Project Engineer

RECEIVED
JAN 17 1985
HYDROLOGY SECTION

SKS:kl
Encls.
cc: Roland Vogel

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. E 18 DATE: 4/25/84

PLANNING DIVISION NO. _____

E 18

CONFERENCE RECAP

SUBJECT: Request to park ~~over~~ within our easement/RW
Bear Arroyo (Box culvert) at San Mateo

	WHO	REPRESENTING
ATTENDANCE:		

FINDINGS:

1. Encroachment agreement required for the proposed parking within the C.O.A.'s easement
2. Evaluation of the adequacy of the drainage for the proposed use by a N.M. registered engineer competent in structural engineering
3. Permission must be obtained from the fee simple owner of the easement (if applicable)

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: [illegible] SIGNED: [illegible]

TITLE: _____ TITLE: _____

DATE: 4/25/84 DATE: 4/25/84

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

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

April 3, 1984

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

RE: GRADING & DRAINAGE FOR TRACT C, NORTH ACADEMY BUSINESS PARK (E18-D28) RECEIVED MARCH 13, 1984

Dear Steve:

The above referenced plan, dated March 12, 1984 is approved.

Please attach a copy of the plan sheets to the construction set along with the appropriately approved "Construction Within Public R/W" documents prior to building permit release.

If I can be of further assistance, please contact me.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City/County Flood Ordinance Administrator

BJG/ca

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

E-18-D28

31241
March 6, 1984

Mr. Billy Goolsby
City of Albuquerque
Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
HYDROLOGY SECTION

Re: Tract C North Academy Business Park

Dear Billy:

Transmitted herewith for review is the grading, drainage and erosion control plan for the above mentioned site.

I have addressed your concerns regarding ponding capacity within the site as follows:

1) Should all of the proposed storm drain pipes clog or the box culvert be flowing under pressure, the maximum ponded water elevation within any individual basin will be a minimum of 1.5 feet below finished floor elevations.

2) A ponding capacity exists within the site of 29,255 cf in parking areas. This relates approximately to the 50-year rainfall runoff volume.

3) The probability of all of the four inlets and/or pipes being completely clogged simultaneously is quite low.

4) Under normal circumstances, the time of concentration for storm on the site would be substantially less then the time at which peak flows would occur within the box culvert. The probability of having a localized storm at the site simultaneously with peak flows in the box culvert is quite low.

5) Should the 100-year rainfall occur at a time when the proposed storm drain system is not functional, discharge would occur at the westerly boundary at the site. I have visited the site and determined that no damage to personal property would occur. Tracts 3-A-1, 3-B and 3-C of the Lands of DRG Associates are fully developed and graded such that overflow would enter San Mateo Boulevard. Ponded water in San Mateo would overflow into the Bear Arroyo to the west of San Mateo should the capacity of the street be exceeded.

If you have any questions or comments concerning this submittal, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll
Project Engineer

SKS:kl

INFORMATION SHEET

PROJECT TITLE Tract C North Academy Buisness Park TYPE OF SUBMITTAL Drainage Plan

ZONE ATLAS PAGE NO. E-18 CITY ADDRESS 5741 Osuna NE

LEGAL DESCRIPTION TRACT C North Academy Buisness Park

ENGINEERING FIRM Tom Mann's Assoc CONTACT Steve Schroll

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER Dinerstein Builders CONTACT Claude Arnold

ADDRESS 2724 Crossview Houston Texas PHONE 713 977-4844

ARCHITECT Steinberg/Wallace CONTACT Curtis W. Clerkley

ADDRESS 2728 Crossview Houston Texas PHONE 713 266-2676

SURVEYOR N/A CONTACT

ADDRESS PHONE

CONTRACTOR Dinerstein Builders CONTACT see above

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF ~~CONFERENCE RECAP SHEET PROVIDED~~ master drainage plan conditional approval letter for subject site.

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
✓ OTHER Drainage (SPECIFY)

DATE SUBMITTED: 3/9/84

BY: Steve L Schroll

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

March 1, 1984

Mr. Steve Schroll
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: ADDENDUM TO DRAINAGE REPORT FOR ACADEMY BUSINESS PARK (E18-D28)
RECEIVED FEBRUARY 10, 1984

Dear Steve:

I have reviewed the above referenced submittal and I have one (1) concern that I feel needs to be addressed and analyzed prior to my giving approval. The specific concern is; do the basins have sufficient capacity to store the runoff volume in the parking areas, etc. and not cause flooding on-site or overflow to adjacent properties should the catch basins/storm sewers become clogged, or the arroyo itself is running full and the basins cannot drain?

Should you have any questions or comments, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

INFORMATION SHEET

PROJECT TITLE Academy Business Park TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. E-18 CITY ADDRESS N/A

LEGAL DESCRIPTION Tracts A, B, C, D, 2-A-1 & 2-A-4, North Academy Business Pk.

ENGINEERING FIRM Tom Mann & Assoc CONTACT Steve Schroll

ADDRESS 811 Dallas NE PHONE 265-5611

OWNER North Academy Business Park Inc CONTACT Jim Achen

ADDRESS 925 6th St NW PHONE 247-8899

ARCHITECT — CONTACT

ADDRESS PHONE

SURVEYOR — CONTACT

ADDRESS PHONE

CONTRACTOR — CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
___ 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
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
X OTHER Drainage Report Update. (SPECIFY)

DATE SUBMITTED: 2/10/84

BY: Steve K Schroll

RECEIVED FEB 10 1984 HYDROLOGY SECTION

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE October 19, 1983

RECEIVED
OCT 20 1983
CITY ENGINEER

TO: Bud Ervien, Director, Property Management
Fred Aguirre, Engineering Division, MDD

FROM: Charles N. Estes, Jr., Assistant City Attorney

SUBJECT: DRG, et al. v. SMP and City
Bernalillo County District Court No. CV-83-02197

Enclosed please find copies of the Disclaimer of Easement For Water or Sewage Facilities, the Quitclaim Deed and the Judgment and Decree with reference to the above matter.

CE/mk
Encl. (3)

E18-D25 a28 a28a

STATE OF NEW MEXICO COUNTY OF BERNALILLO

IN THE DISTRICT COURT

D.R.G. ASSOCIATES, a New Mexico General Partnership and NORTH ACADEMY PARK DEVELOPMENT, INC., a New Mexico corporation,

Plaintiffs,

v.

S.M.P., a New Mexico General Partnership and CITY of ALBUQUERQUE, a municipal corporation,

Defendants.

No. CV 83-02197

ENDORSED
FILED IN MY OFFICE THIS
OCT 13 1983
CLERK DISTRICT COURT

JUDGMENT AND DECREE

This matter having come before the Court at this time for entry of Judgment and Decree, and the parties hereto having stipulated to the entry of this Judgment and Decree,

NOW THEREFORE, the Court finds:

1. That Plaintiff, D.R.G. Associates is a New Mexico General Partnership and that Plaintiff, North Academy Park Development, Inc. is a New Mexico corporation and that both entities are doing business within the City of Albuquerque, County of Bernalillo, State of New Mexico.

2. That Defendant, S.M.P. is a New Mexico General Partnership doing business in the City of Albuquerque, County of Bernalillo, State of New Mexico.

3. That the City of Albuquerque is a municipal corporation.

4. That the real estate which is the subject matter of this action is located within the City of Albuquerque, County of Bernalillo, State of New Mexico.

5. That the Plaintiffs are entitled to possession and are the legal and equitable owners of a tract of land (the "Property") more particularly described as follows:

> A certain tract of land situate within the City Limits of Albuquerque, New Mexico, comprising a potion of Tract 3-A-1, Land of DRG Associates, as shown on the plat filed in the Office of the County Clerk of Bernalillo County on August 3, 1983, in Book C-21, Page 178, and being more particularly described as follows:
>
> Beginning at a point which is common with the northwest corner of said Tract 3-A-1, thence from said point of beginning running S 0°04'00" W 46.39 feet along the easterly right-of-way of San Mateo Boulevard N.E.; thence N 87°21'36" E 92.42 feet; thence along the arc of a curve to the right with ▲ = 24°39'57", R = 377.84 feet, and L = 162.66 feet; thence N 00°04'00" E 39.06 feet; thence along the arc of a curve to the left with ▲ = 22°24'27", R = 413.67 feet, and L = 161.78 feet; thence N 86°05'18" W 92.52 feet to the point of beginning and containing 0.2205 acres (9605 square feet) more or less.

6. That the Property described above is part of a plat which was recorded December 21, 1978 and the Property is located in the general vicinity of the southeast corner of the intersection of San Mateo Boulevard and Academy

Boulevard in the City of Albuquerque and the Property was therein described as part of a "drainage easement."

7. That Defendant, City of Albuquerque, and Defendant, S.M.P. entered into a License Agreement recorded on May 28, 1981 in Book Miscellaneous 554, pages 192-195.

8. That thereafter, Defendant, S.M.P., erected a parking lot and landscaping and took possession of the real property which is the subject matter of this suit.

NOW THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED as follows:

1. That this Court has jurisdiction over the parties and the subject matter hereto.

2. That D.R.G. Associates and North Academy Park Development, Inc. are the legal and equitable owners of the real property described in paragraph 5 above and are entitled to possession.

3. That the City of Albuquerque has an easement upon said property as a drainage easement.

4. That the License Agreement entered into by and between the City of Albuquerque, a municipal corporation and S.M.P., a New Mexico general partnership recorded on May 28, 1981 in the records of Bernalillo County, Book Miscellaneous 854, pages 192-195 is voided and has no legal effect from the date of the entry of this Order.

5. That the title of the Plaintiffs in and to the Property is established against the adverse claims of S.M.P. and of the City of Albuquerque, except to the extent that the City of Albuquerque has a drainage easement upon the Property. That the Plaintiffs' title is established against the Defendants, and each of them, including those claiming by, through or under them and that the Defendant, S.M.P., is barred and estopped from having or claiming any lien upon, or any right, title, or interest in and to the Property adverse to that of the Plaintiffs.

6. That the City of Albuquerque is barred and estopped from having or claiming any lien upon, or any right, title or interest in and to the Property adverse to that of the Plaintiffs except for the drainage easement.

DISTRICT JUDGE

APPROVED:

SULLIVAN, VILLELLA, SKARSGARD
& NOYA

By

Patrick Villella
Attorney for Plaintiffs
P.O. Box 30107
Albuquerque, New Mexico 87190
(505) 262-2323

POOLE, TINNIN & MARTIN, a
Professional Corporation

By Suzanne Barker Lebeck
Suzanne Barker Lebeck
Attorney for Defendant, S.M.P.
P.O. Box 1769
Albuquerque, New Mexico 87103
(505) 842-8155

OFFICE OF THE CITY ATTORNEY

By Charles N Eaton
Attorney for City of Albuquerque
615 First Street, N.W.
Albuquerque, New Mexico 87102

(2)

NEW MEXICO TITLE CO.
UA 38962

83 70366

QUITCLAIM DEED

315

The City of Albuquerque, for consideration paid, quitclaims to S.M.P. Partnership, a New Mexico General Partnership, whose address is 4317 Chinlee Drive, N.E., Albuquerque, New Mexico 87110, any and all right, title and interest of any kind whatsoever in the following described real estate in Bernalillo County, New Mexico, excepting an easement for the sole purpose of the flow, conveyance and discharge of storm water runoff dedicated by that certain Summary Plat of Tract 3-A-1 and Tracts 2-A-3-A and 2-A-2-B, North Academy Business Park, filed with the Bernalillo County Clerk on August 3, 1983 in Vol. C-21 at page 178, and subject to the terms specified on said plant:

A certain tract of land situate within the City Limits of Albuquerque, New Mexico, comprising a portion of Tract 3-A-1, Land of D.R.G. Associates, as shown on the plat filed in the Office of the County Clerk of Bernalillo County on August 3, 1983, in Book C-21, Page 178, and being more particularly described as follows:

Beginning at a point which is common with the northwest corner of said Tract 3-A-1, thence from said point of beginning running S 0°04'00" W 46.39 feet along the easterly right-of-way of San Mateo Boulevard, N.E.; thence N 87°21'36" E 92.42 feet; thence along the arc of a curve to the right with A = 24°39'57", R = 377.84 feet, and L = 162.66 feet; thence N 00°04'00" E 39.06 feet; thence along the arc of a curve to the left with A = 22°24'27", R = 413.67 feet, and L = 161.78 feet; thence N 86°05'18" W 92.52 feet to the point of beginning and containing 0.2205 acres (9605 Square Feet) more or less.

Quitclaim Deed
SMP Partnership

WITNESS our hand and seal this 30 day of September 316 1983.

CITY OF ALBUQUERQUE

By _____
Frank A. Kleinhenz
Chief Administrative Officer

STATE OF NEW MEXICO)
ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 30th day of September, 1983 by Frank A. Kleinhenz, Chief Administrative Offr. on behalf of the City of Albuquerque.

_____
Notary Public

My commission expires: 12/18/84

12/18/84

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'83 OCT 13 A10:29

D196A 315-316

DOC. DATE RECORDER
COUNTY RECORDER

(3)

83 70367

A 38962

DISCLAIMER OF EASEMENT
FOR WATER OR SEWAGE FACILITIES

This Disclaimer is made by the CITY OF ALBUQUERQUE.

RECITALS:

A. A summary plat of Tract 3-A-1 and Tracts 2-A-3-A and 2-A-2-B, North Academy Business Park, was filed with the Bernalillo County Clerk on August 3, 1983 in Vol. C21 at page 178 (the "Plat").

B. The Plat provides that a certain portion of the land described by metes and bounds and shown on the Plat is subject to an underground drainage easement (the "Easement"). The intent of the parties was that the Easement be used for the sole purpose of the "flow, conveyance and discharge of storm water runoff" subject to the terms specified on said plat, and was in no manner whatsoever intended to include easements for any utility purposes including water or sewage lines, services or facilities.

C. The survey rendition on the Plat erroneously reflects the Easement to be a "40' Drainage and Utility Easement."

Therefore, the undersigned does hereby disclaim on behalf of the City of Albuquerque, any and all right, title and interest of any kind whatsoever in and to the Easement except for the flow, conveyance and discharge of storm water runoff, as specified in the terms stated in the Dedication provision of the plat.

CITY OF ALBUQUERQUE

Dated: 9/30/83

By: Paul A. Kleinkauf
Chief Administrative Officer

Disclaimer of Easement for Water or Sewage Facilities
SMP Partnership

Reviewed:

PROPERTY MANAGEMENT

WATER RESOURCES 9/26/83 605

CITY ENGINEER 9/27/83

LEGAL DEPARTMENT

ACKNOWLEDGEMENT

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

The foregoing Disclaimer of Easement for Water or Sewage Facilities was acknowledged before me this 30th day of September, 1983, by Frank A. Rivenbark, Chief Administrative Officer, on behalf of the City of Albuquerque, New Mexico.

NOTARY PUBLIC

My commission expires:

12/18/84

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'83 OCT 13 A10:29

Mar 55-A 604 605

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

E18 - D28

To DRI

June 5, 1983

Mr. Steve Schroll
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: ACADEMY BUSINESS PARK

E18
D28

Dear Steve:

Thank you for your submittal of May 31, 1983. As far as the master plan is concerned, I believe that this adequately outlines limits of the next phase.

I request that a drainage plan be submitted for the structure to check compliance with the master plan. Special attention should be given to:

a. Channel protection along the south side of the property.

b. Providing as-built information on Phase 1 to insure a "well-coordinated" final project.

c. The adjacent roadway (if built) and required channel crossing.

Please contact this office to arrange a pre-design meeting to discuss these matters prior to construction plan sign-off.

If you have any questions, please call.

Very truly yours,

Brian C. Burnett
Civil Engineer/Hydrology

BGB/tsl

Speed Letter

To Brian Burnett
Hydrology
City of Albuq.

From Steve Schmoll
Tom Mann & Assoc.

RECEIVED
MAY 31 1983
ENGINEERING

Subject Academy Business Park 10788

E18-D28

MESSAGE

Transmitted herewith is (1) print of the Master Drainage Study for the above mentioned project, showing more clearly the existing and proposed phases of construction.

Date 5/31/83 Signed Steve K Schmoll

REPLY

Date Signed

Wilson Jones Company

RECIPIENT—RETAIN WHITE COPY, RETURN PINK COPY

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

May 23, 1983

Mr. Steve Schroll
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: ACADEMY BUSINESS PARK

Dear Steve:

I have received the two prints of the Master Drainage Plan for the referenced development. In an attempt to keep our records clear, I would appreciate a breakdown of what drainage improvements are required with this phase of the development. These requirements should be tied with those for the existing restaurant.

As you know, this office is fully supportive of phased developments; however, it is important that as each step progresses the requirements are outlined to insure a well coordinated project.

If you have any questions, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

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

10788
May 17, 1983

Mr. Brian Burnett
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
MAY 17 1983
ENGINEERING

RE: Academy Business Park

Dear Brian:

Transmitted herewith are two prints of the revised Master Drainage Plan for the above mentioned project. The drainage concepts have not changed from the previous plan. The purpose for revision is the relocation of building 5 and the realignment of building 3.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll

Steven K. Schroll
Project Engineer

SKS:ra

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

20201
March 2, 1982

Mr. Fred J. Aguirre, P.E.
Civil Engineer/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Academy Business Park
Master Drainage Plan

Dear Fred:

Transmitted herewith is a copy of the updated drainage plan for your files.

If you have any questions, please do not hesitate to call.

Yours truly,

TOM MANN & ASSOCIATES, INC.

Stephen D. Cannon
Project Engineer

SDC:bb
Enc.

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

November 5, 1981

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

RE: ACADEMY BUSINESS PARK MASTERPLAN DRAINAGE REPORT

Dear Tom:

The referenced Masterplan report is hereby approved in concept. Per our conversation this morning, this office requests that the number of catch basins in Area 6 be increased to adequately handle the runoff. Please submit this addendum to the plan as soon as possible.

Let me again reiterate that each development should submit a drainage plan conforming with the approved Master Plan. Also, the developer will be responsible for ensuring that drainage facilities for each building be installed prior to, or in conjunction with the construction of the structure.

I appreciate your effort and cooperation throughout this project.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Mr. Jim Achen

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

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

10781
November 3, 1981

Mr. Brian G. Burnett
Engineering/Hydrology Division
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Academy Business Park
Drainage Report

Dear Brian:

I have received your letter dated October 28, 1981, concerning the Academy Business Park Drainage Report. This letter is my response to your questions.

1. At the northeast corner of our site, the site is bordered by Copperfield's Furniture. Copperfield's filled their site in order to get their large level building on it. The site was graded so that fill is along the west side and that is what you see spilling into our property or adjacent to our property. The majority of the site had been graded to slope to the south so that the water will go south and enter the arroyo. I did not quantify the runoff since it is just from a cut slope area.

2. On November 2, 1981, I made a field inspection of the water sheds that would contribute to Academy Road N.E. and to Osuna Road N.E. Taking Academy first, it appears to me, utilizing the 500 scale topo and observation, that approximately 18 acres will contribute flow to the site. That area will have a time of concentration of 10-12 minutes. Assuming a 'C' factor of 0.75, the peak rate of discharge would be approximately 73 cfs. If you assume an 'n' factor of 0.20, the capacity of Academy Road would be approximately 102 cfs; therefore, it is my opinion that the flows should be below the top-of-curb in Academy Road.

For Osuna Road I have estimated that there are approximately 53 acres that might contribute to Osuna; however, it is difficult to tell exactly how much contributed to Osuna since a 36-inch reinforced concrete pipe has been built along the north side of the Silver Dollar Drive-In. The amount of relief that this pipe provides is unknown; therefore, I wish that you would just keep it in mind as I explain the rest of my calculations. Again, utilizing a 'C' factor of 0.75 and a time of concentration of 17-25 minutes, there would be a peak rate of runoff of approximately 179 cfs. Osuna would be capable of containing approximately 96 cfs at curb depth; however, if you were to increase the depth of water by three inches, and still assume only a full street width and not take into account the additional right-of-way that would be flooded, the street has a capacity of approximately 209 cfs.

Consequently, I feel that our statement is valid in that it is our opinion that storm flows for both Academy and Osuna Roads would stay within the right-of-way during the 100-year frequency storm.

3. Basin 6 will have approximately 16 cfs as a peak discharge. We have recommended the installation of two (2) single 'D' inlets and there are an additional two (2) inlets at the top end of Basin 4. I feel that the two (2) inlets in Basin 4 essentially will service Basin 6 since very little water from Basin 4 can get into them. If you assume that as a minimum each grate will accommodate 4 cfs, then we have sized the facilities adequately; however, if you would recommend that we install additional inlets to satisfy Basin 6, we would be amenable to discussing this with you.

4. The developer has been notified that a drainage plan will be required for the construction of each facility on the site plan.

5. The developer has been notified of the conditions outlined in your Item 5.

Hopefully, my answers have satisfied your questions. If I can be of any further help, please do not hesitate to call. Thank you.

Yours truly,

Stephen P. Cannon FOR TOM MANN

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

TTM:bb

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

E18-D28

October 28, 1981

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

Re: ACADEMY BUSINESS PARK DRAINAGE REPORT

Dear Tom:

An initial review of the referenced drainage report has resulted in the comments listed below. The numbers indicated refer to the Drainage Report (DR) and Construction Plan (CP) Checklists.

1. DR #10 - The site topography indicates a slope on the NE corner. What is the amount of runoff generated by this area?

2. DR #10 - Please quantify the statement that "the storm water flows in Academy Road and Osuna Road are contained within those right-of-ways".

3. DR #15 - Please submit an analysis of Basin 6 in respect to the capacity of the proposed inlets (i.e., are two Single "D" inlets capable of conveying a majority of the runoff from Basin 6?).

4. Please be advised that each development will require a drainage and grading plan which must conform to the approved Master Drainage Plan. The Drainage Report and Construction Plan Checklists should be used as guidelines for the information required by this department.

5. It will be the responsibility of the developer to ensure that drainage facilities required for each building be installed prior to, or in conjunction with the construction of the structure. For example, the building located in Basin 1 will require the installation of the single "D" inlet and the storm sewer network connecting the inlet to the box culvert.

If I can be of further help on these matters, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs
cc: Mr. Jim Achen
Mr. D. T. Morrison
8885A

DRB

APPLICATION FOR SUBDIVISION

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

1. Applicant's Name: Achen, Jim requests:

____ Sketch Plat ____ Preliminary Plat X Final Plat

____ Date Submitted ____ Date Submitted 1/5/83 Date Submitted

approval of the proposed North Academy Business Park Subdivision of

~~Lot(s)~~: Tracts 2-A-2-A & 2-A-4 Block(s): ____

in Subdivision/Addition/MRGCD Map Number: —

Located generally: Academy & San Mateo NE

2. Description of the Request:

Number of lots proposed: 2 Total gross acres covered by request: 8.11

Proposed Use	Zoning	Total Net Acreage of Use
a. Commercial	SU	8.11
b.		
c.		
d.		

Other information: ____

Application for Subdivision
Page 1 of 2

DRB-82-280
Case #

3. APPLICANT INFORMATION:

Applicant's Mailing Address: 925 6th NW #9 Zip Code: 87102

Phone: 247-8899.

Agent (if any): STEVE CANNON / Tom Mann & Assoc. Phone: 265-5611

Mailing Address: 811 Dallas NE Zip Code: 87110

Ownership Interest in Property: None

4. REQUIRED ATTACHMENTS IN ACCORDANCE WITH SUBDIVISION ORDINANCE REQUIREMENTS
See Appropriate Checklist(s)

5. Signature of Applicant: Stephen D Cannon (Agent) Date: 1/5/83

If agent is used, attach applicant's authorization to act on the applicant's behalf regarding this request.

****

PLANNING DIVISION INTERNAL USE ONLY

Application Received by: R. Cole Date: 1·5·83

Fee Paid: _____ Method of Payment: _____

Cross References: _____

1 copy each to:
Applicant
Secretary
Graphics

Meeting Date: 1·18·83

DRB.82.280
Case # S- SC- SCS-

Map Number E & F 18

APPLICATION FOR SUBDIVISION AND/OR VACATION

Resubmittal

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 3 1/2 x 14 inches. Additional information may be obtained from the Planning Division (505) 766-7422.

APPLICATION FOR:

SUBDIVISION

____ Sketch Plat
____ Preliminary Plat
✓ Final Plat (for DRB-83-616)

VACATION

____ Public Right-of-Way
____ Private Way
____ Easement

1. APPLICANT INFORMATION

a. Applicant: North Academy Business Park Inc. Telephone: 842-8240
Mailing Address: P.O. B 309
Albuq. N.M. Zip Code: 87103
Applicant's Proprietary Interest in the Property: owner

b. Agent (if any): Tom Mann & Assoc Telephone: 265-5611
Mailing Address: 811 Dallas N.E.
Albuq. NM Zip Code: 87110

c. Signature of applicant/agent: Stan K Schull Date: 10/12/83

2. LOCATION OF REQUEST

a. Street Address (if any): Academy Rd. NE

b. Legal Description of the Property:
(1) ~~Lot(s)~~/Tract(s): 2-A-2-B, 2-A-3-A, 2-A-1, & 2-A-4
(2) ~~Block~~ & Tract 4, Land of DRG Assoc.
(3) Subdivision-Addition Name/MRGCD Map: North Academy Business Park

c. Location of Property by Streets: Between Academy Rd & Osuna Rd just east of San Mateo Blvd.

d. Uniform Property Code: ____

3. PROJECT DETAILS

a. Present Zoning: C-1 Proposed: C-1

b. Number of Lots Existing: 5 Proposed: 6

c. Number of Dwelling Units Existing: ____ Proposed: ____

d. Total Land Area Covered by Request: Acres: 15.43 Sq. Feet: 672,300

4. (VACATION ONLY) REASON FOR REQUEST Use Separate Sheet: Why should the vacation be granted?

5. ATTACHMENTS AS REQUIRED IN SUBDIVISION ORDINANCE See appropriate checklist(s)

****

PLANNING DIVISION INTERNAL USE ONLY

Cross-references: ____ No. Signs Issued: ____
Application and Fee Received by: [illegible] Date: 2-1-84
Fee Paid: Dollars $ ____ Method of Payment: ____ CREDIT: ____

TREASURER VALIDATION

Distribution: Secretary-Orig./Case File
Applicant/Agent
Treasurer

MAP NO. E-18-D28
HEARING DATE: ~~Feb 16~~ Feb. 7, '84
CASE NUMBER: DRB-83-616

Rev. 3/83

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

Jim Achen
DRG/Achen Joint Venture
900 Hazeldine Avenue, S.E.
Albuquerque, NM 87103

new address

DATE: August 26, 1981

NOTIFICATION OF DECISION

File: Z-1140-1
Location: Site Development Plan Approval for Lots 2A and 4, Land of D.R.G. and Associates, located on Academy east of San Mateo Boulevard, N.E.

On August 20, 1981, the Environmental Planning Commission approved the request for site development plan, showing the road on the eastern edge of the development, based on the following Findings:

1. A drainage report and site grading plans satisfactory to the City Engineer, prior to final approval, is required.
2. A revised site development plan is necessary which addresses:
   a. Square footage of each structure and energy conservation features
   b. Dimensions of proposed street
   c. Fire hydrant location
   d. Revised landscaping plan
3. Extension of water and sewer lines will be at the developer's expense.
4. Approval is contingent upon a plan, satisfactory to staff, which would include the necessary infrastructures for full-site development, such as roads, water and sewer extensions, fire hydrant locations.

COMMERCIAL INVESTMENT REALTY
JIM ACHEN
Broker
CIR OFFICE BUILDING
2301-G San Pedro N.E. • (505) 883-3993 • Albuquerque, New Mexico 87110

ou must do so by 9-4-81 in the manner described below. A non-refundable filing fee of $40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

Elizabeth Marquez
Secretary

Letter of Advice

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Jim Achen
DRG/Achen Joint Venture
900 Hazeldine Avenue, S.E.
Albuquerque, NM 87123

DATE: August 26, 1981

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   c. Fire hydrant location
   d. Revised landscaping plan
3. Extension of water and sewer lines will be at the developer's expense.
4. Approval is contingent upon a plan, satisfactory to staff, which would include the necessary infrastructures for full-site development, such as roads, water and sewer extensions, fire hydrant locations.

If you wish to appeal this decision, you must do so by 9-4-81 in the manner described below. A non-refundable filing fee of $40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

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IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

Elizabeth Marquez

Elizabeth Marquez
Secretary

Letter of Advice

AGENDA ITEM 5

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

ENVIRONMENTAL PLANNING COMMISSION
August 20, 1981
Z-1140-1

Z-1140-1 Jim Achen, agent for D.R.G/Achen Joint Venture, requests site development plan approval for Lots 2A and 4, Land of D.R.G. and Associates, zoned C-3 and located on Academy east of San Mateo Boulevard N.E. containing approximately 15.25 acres. (E-18) DEFERRED FROM 7-16-81

COMMENTS FROM OTHER DEPARTMENTS, 8-20-81:

Traffic	"The center driveway from Academy should be extended south from the bank driveup facilities to provide better access to the two office buildings to the south. The median cut on Academy which will serve the west main north-sou drive is heavily congested from Far North Shopping Center traffic now; traffic from this development desiring to turn west on Academy may experience delays because of shopping center traffic. (There is no possibility that this location will ever be signalized.) The developer will be required to construct left turn lanes on Academy at the two median cuts. Some through traffic between Academy and Osuna can be expected through this development, particularly until such time as a north-south connection is constructed across the west end of Arroyo del Oso Golf Course."
Transportation	"Consideration should be given to the ultimate design requirements for Academy and Osuna. Academy is a Prinicpal Arterial requiring a minimum right-of-way width of 124 feet and Osuna is a Minor Arterial requiring a minimum right-of-way width of 86 feet. These requirements are established in the Long Range Major Street Plan and Section 30.D of the Albuquerque Subdivision Ordinance. Future development should accommodate the required right-of-way. Future street improvements to Academy or Osuna may have an effect on this site development. Off-system traffic could be enhanced with design elements such as right-turn bays. Suggest that the curb-cut on the northwest be deleted to avoid conflict with traffic to and from Far North Shopping Center (this edian opening provides the only left-turn access/egress to Far North. The need for a north-south street between Academy and Osuna has been demonstrated. The absence of such a street will result in some "short cutting" thru this site. Strong consideration should be given to the development of such a north-south street along the east boundary in conjunction with this proposed development."
Transit	"No adverse comment."
City Engineer	"a. a drainage study will be submitted for approval prior to approval of development and building plans. b. Recommend that the two western buildings which are adjacent to the drainage easement be rotated 90°, thereby providing additional clearance of the Bear Arroyo drainage structure. c. Sidewalks will be located adjacent to property line."
AMAFCA	"Defer to City Engineer's comments."
CIP	"Coordination with arroyo Del Oso Channel lining and site plan are essential."
City Hydrologist	"No objection to the zoning request; the Hydrology Section has not received, for review, any site drainage and grading plan. It is, therefore, requested that site development approval be deferred, or be granted but made contingent upon the submission of an acceptable site grading and drainage plan. This office will require that particular attention be paid to the landscaping of the ponding areas that will be provided, in order to prevent said areas from becoming public nuisances."
Water	No reply received.
Parks & Recreation	"No adverse comment."
Police Department	"Site development plan was not received, and, therefore, will reserve comments."
Fire Department	"Development must comply with Fire Code Ordinance 60-1975. - Provide required fire flow and fire hydrant distribution - Provide sufficient access for fire fighting equipment. Must submit development plans for approval."
APS	"No adverse comment."
Real Estate	"No adverse comment."
Zoning Enforcement	"It is not clear if the off-street parking as proposed includes the office/retail areas of the buildings marked for warehouse. Also, the on-premise signs designed for public view from the right of way must be identified for placement purposes. Those signs designed as 'building signs' must be placed so as not to be visible from the right of way."
Human Services	"No adverse comment."
Environmental Health	"No adverse comment."
Neighborhood Coordination	"No adverse comment."

Buildings

Siting and elevations are provided; however, the square footage of each structure needs to be provided and any energy conservation features need to be identified.

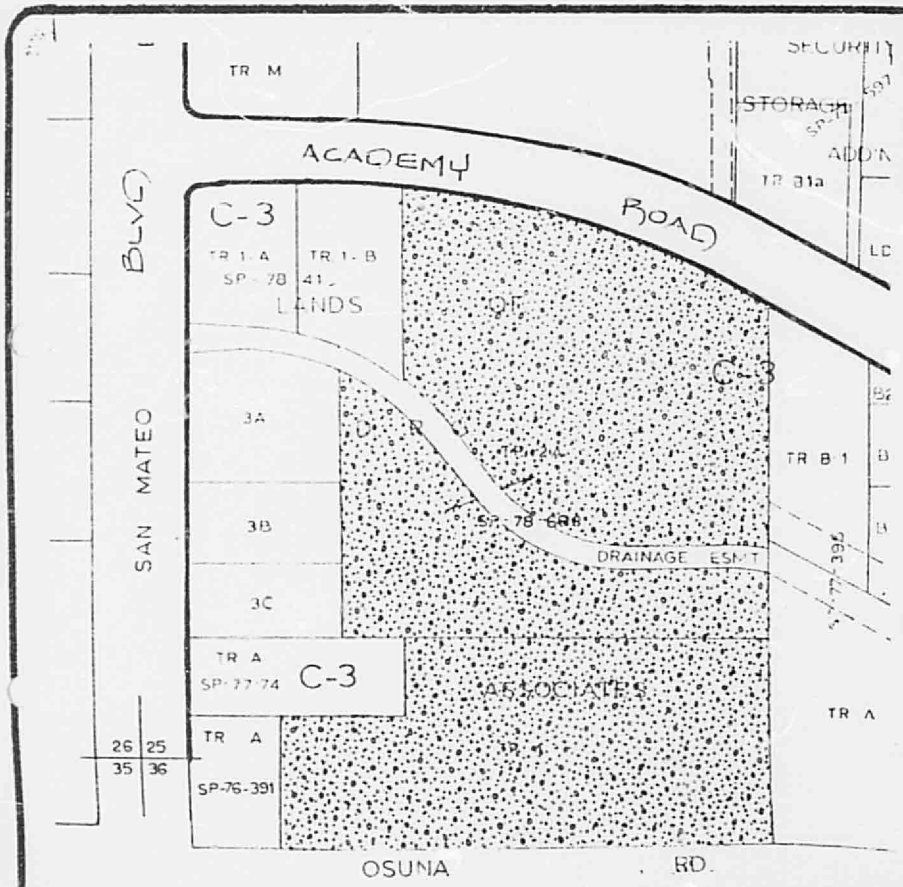
FINDINGS: 1. The uses proposed on site development plan are consistent with C-3 zoning.
2. A revised site development plan is necessary which addresses
   a. Square footage of each structure and energy conservation features
   b. Dimensions of proposed street
   c. Fire hydrant location
   d. Revised landscaping plan.
3. A drainage report and site grading plan satisfactory to the City Engineer prior to final approval, is required.
4. Phasing of development needs to be addressed.
5. Extension of water on-and off-site and sewer lines will be at developer's expense.

RECOMMENDATION: APPROVAL OF Z-1140-1 IS RECOMMENDED BASED UPON FINDING 1 AND CONTINGENT UPON FINDINGS 2-4.

Roberta F. Miller
Roberta F. Miller
Principal Planner

cc: DRG/Achen Joint Venture, 900 Hazeldine Avenue, SE; 87103
Jim Achen, 2301-E San Pedro NE; 87110

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE MEETING.



CITY OF
ALBUQUERQUE
MUNICIPAL DEVELOPMENT
DEPARTMENT
PLANNING DIVISION

STUDY AREA

Jim Achen, agent for D.R.G/Achen Joint Venture, request site development plan approval for Lots 2A and 4, Land of D.R.G. and Associates zoned C-3 and located on Academy east of San Mateo Boulevard N.E. containing approximately 15.25 acres. (E-18)

HEARING : 8-20-81	FILE NUMBER :
SCALE : 1" = 200'	Z-1140-1
CHECKED:	MAP: E-18

x. tra

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 22, 1985

Mr. Tom Mann
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: CERTIFICATION FOR TRACT C-1 NORTH ACADEMY BUSINESS PARK (E18-D28)
RECEIVED AUGUST 13, 1985

Dear Tom:

Based on the information provided on your August 13, 1985 resubmittal, the revised drainage plan indicating the correct legal description dated by the engineer on 6/27/85 is acceptable.

If I can be of further assistance, please feel free to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant/Hydrology

BJM:mrk

183

84-11003

AGREEMENT

Agreement made between the City of Albuquerque, New Mexico, a municipal corporation, hereinafter referred to as "City", and North Academy Business Park Inc., hereinafter referred to as "NABP."

WHEREAS, NABP is OWNER AND DEVELOPER of certain described real estate lying situate and being in the City of Albuquerque, County of Bernalillo, State of New Mexico, as depicted on the preliminary plat attached hereto as Exhibit "A"; and,

WHEREAS, a plat and construction drawings for the above described property has been submitted to the City of Albuquerque for approval; and,

WHEREAS, as a contingent condition of approval of said plat and construction drawings, NABP has agreed to provide for the paving of streets, construction of curbs and gutters, water, and storm drains as depicted by City Project #1956, hereinafter referred to as the "Improvements."

WHEREAS, NABP has submitted, and the City has approved, construction plans and a contract for the construction of the Improvements as indicated in City Project #1956.

Recorded
Feb 15, 1984
Misc 90A P183-191

WHEREAS, to Section 6 of the Enactment of 56-1983, NABP is required to provide a financial guarantee for completion of all on-site and off-site Improvements which are necessary as a result of the change of land use, and such construction is a condition of plat approval or a building permit issuance; and

WHEREAS, it is in the interest of the City that the Improvements be completed to City specifications within one (1) year; and

WHEREAS, where it is possible for NABP to obtain a Letter of Credit in an amount that will provide the City with sufficient security to insure that the Improvements be developed on- and off-site.

NOW, THEREFORE, the parties to this Agreement, in consideration of mutual confidence and stipulations set out herein, agree as follow:

1. NABP agrees to post a Letter of Credit, meeting reasonable conditions imposed upon NABP by the City, and acceptable to the City, in the amount of one hundred eighty-five thousand seven hundred fifty-six dollars and 63 cents ($185,756.63) running to the City, on or before February 24, 1984, which amount represents 125 percent of the current estimated cost of the Improvements as provided in the submitted plat and approved construction plans (City Project #1956) pursuant to all applicable City requirements, which amount has been approved by the City Engineer. A copy of the estimate on which the Letter of Credit amount is based is attached hereto as Exhibit "B".

2. NABP agrees to complete by August 24, 1984, the Improvements on- and off-site, as provided for in the submitted plat and subdivision plan for the property, and the approved construction plans (City Project #1956).

3. NABP agrees to give the City notice in writing of sale or assignment of all or part of the above described property.

4. In the event of sale or assignment, the City will not release NABP from its obligations under this contract and will continue to hold NABP responsible for the Improvements on- and off-site, until a successor in interest to NABP has posted a bond or letter of credit. At such time as acceptable security has been posted by NABP's successor in interest, City will terminate the Letter of Credit.

5. If the Improvements pursuant to the submitted plat and approved construction plans (City Project #1956) are not completed by August 24, 1984, and, if a bond or letter of credit acceptable to the City has not been posted by NABP's successor in interest to all or part of the property prior to that date, the City will have recourse on the Letter of Credit.

6. This instrument contains the entire agreement between the parties, and no statement, promises, or inducements made by either party or agent of either party that is not contained in this

written Agreement shall be valid or binding; and this contract may not be enlarged, modified, or altered, except in writing, signed by the parties and endorsed hereon.

7. This Agreement may be extended and the amount of security posted modified upon agreement of the parties. Developer must meet with City Engineer to extend agreement in advance of date of performance.

8. NABP agrees to indemnify and hold harmless the City its agents, and employees from all claims, damages, losses and expenses, including reasonable attorney's fees in case it shall be necessary to defend an action arising out of damages which occur from storms and/or flooding prior to and during NABP's , its agents and employees, construction of City Project #1956, and prior to the City's taking recourse as the Letter of Credit provides herein.

9. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, assignees, and successors of the respective parties and shall constitute a

covenant running with the land and must be recorded in the records of the Bernalillo County Clerk.

Executed this ( ) 14 day of February, 1984.

CITY OF ALBUQUERQUE

Frank A. Kleinhenz
Chief Administrative Officer

ATTEST:

City Clerk

By: North Coronado Business Park
Its: President

APPROVED:

Legal Department

APPROVED:

City Engineering 2/15/84

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 13th day of February, 19 84, by U. Jean A. Kilgore.

U. Jean A. Kilgore
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

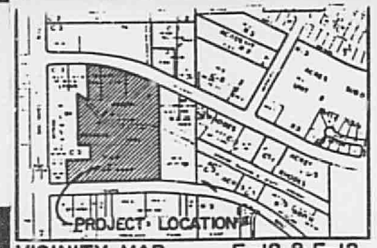
The foregoing instrument was acknowledged before me this 14th day of February, 19 84, by Frank A. Kleinhenz, Chief Administrative Officer, City of Albuquerque.

Dola L. Grant
Notary Public

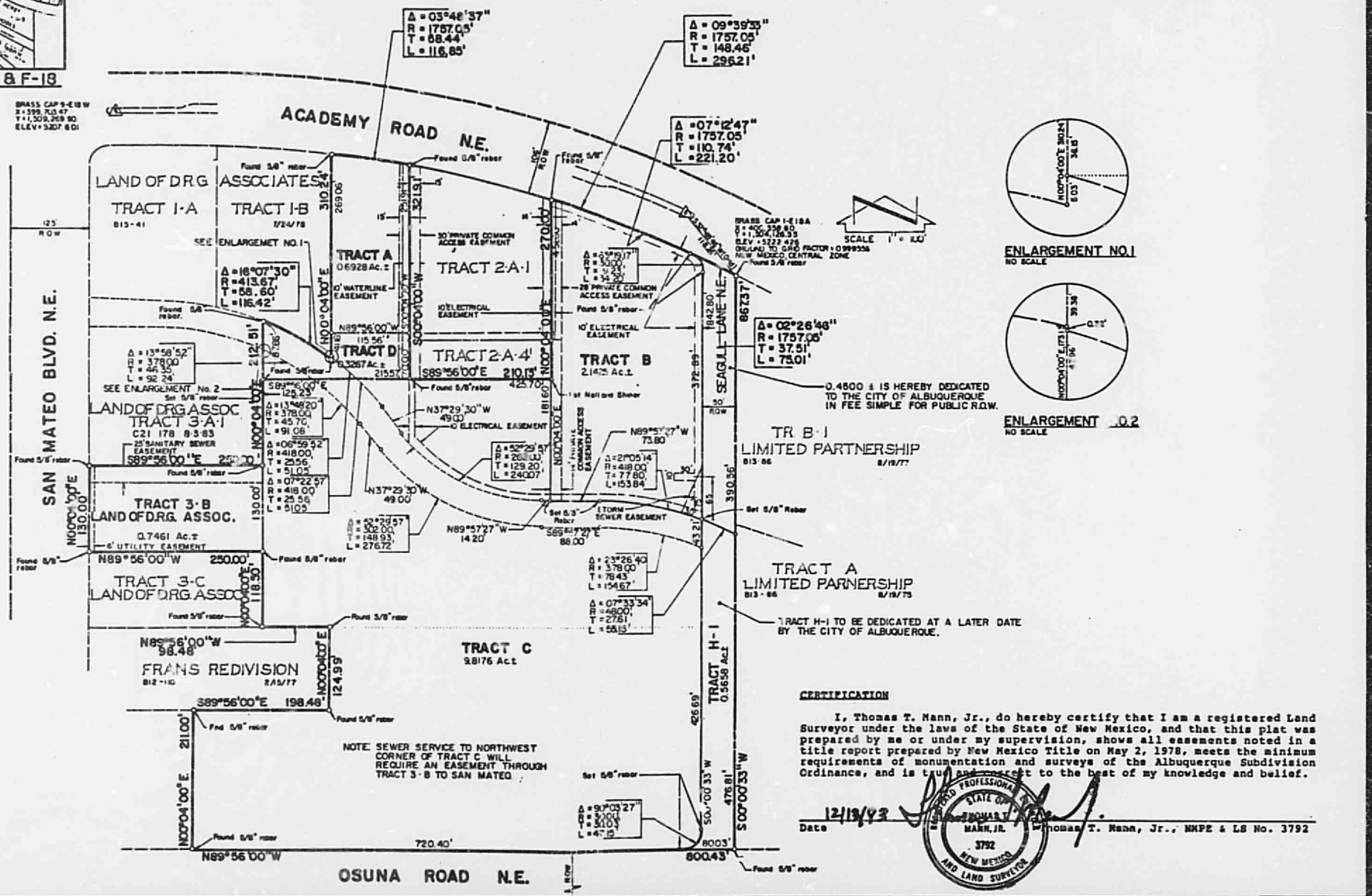
My Commission Expires:
12/18/84

EXHIBIT "A"

A REPLAT OF
NORTH ACADEMY BUSINESS PARK
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1983



VICINITY MAP E-18 & F-18
SCALE 1" = 800'



CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a registered Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements noted in a title report prepared by New Mexico Title on May 2, 1978, meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

12/19/83
Date

Thomas T. Mann, Jr., NMPE & LS No. 3792

REGISTERED PROFESSIONAL ENGINEER STATE OF NEW MEXICO THOMAS T. MANN, JR. 3792 NEW MEXICO AND LAND SURVEYOR

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

HYDROLOGY E18/D28 TRACT C-1 NORTH ACADEMY BUSINESS PARK

EXHIBIT 'B'

ESTIMATE

Estimate Date: February 10, 1984

Job # 1956

Prepared by: Tom Mann & Associates, Inc.
811 Dallas N.E.
Albuquerque, N.M. 87110
(505) 265-5611

Map No: E-18

Developer: North Academy Business Park Inc.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS T. MANN, JR.
3732
PROFESSIONAL LAND SURVEYOR

Name of Subdivision of Description of Property to be served:

North Academy Business Park

General Scope of Project:

Seagull Street Improvements - water, storm sewer, pavement

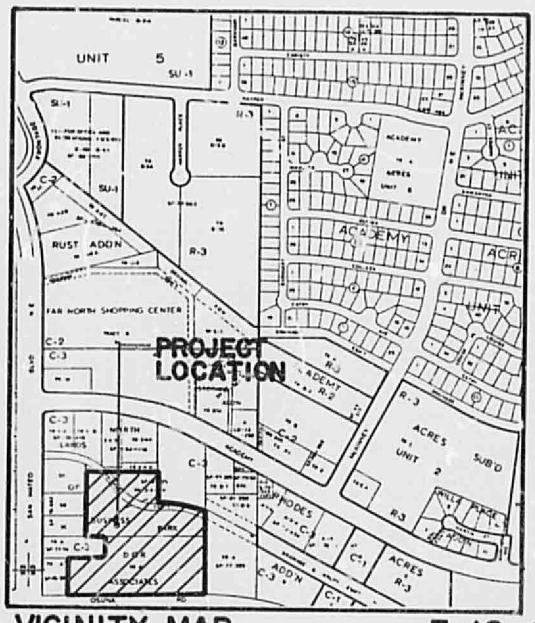
ESTIMATE ITEM NO.	DESCRIPTION	CONTRACT UNIT PRICE	QUANTITY	EST. AMOUNT
W-45	PRESS CONN	600.00	2 EA	1,200.00
W-52	MJ FIT	2.00	810 LB	1,620.00
W-61	10" TAP SLV	900.00	1 EA	900.00
W-63	6" TAP SLV	650.00	1 EA	650.00
W-67	8" GV	500.00	2 EA	1,000.00
W-82	V BOX - A	250.00	2 EA	500.00
W-87	FH, 4-1/2'	1,050.00	1 EA	1,050.00
W-186	BLKG	120.00	2.5 CY	300.00
B-3	8" PVC/FRP P	15.00	1,045 LF	15,675.00
M-27	REM & REPL ART PVMT	36.00	25 SY	900.00
M-38	BORING (IN/LF)	4.80	16"/70 LF	5,376.00
				29,171.00
K-3	18" RCP	19.00	95 LF	1,805.00
K-31	CB-C-S	2,150.00	2 EA	4,300.00
K-20	REIN STR CONC	348.00	.75 CY	261.00
				6,366.00
P-17	PROC 4" SUBBS	1.30	3,345 SY	4,348.50
P-19	PROC 6" SUBBS	1.55	3,345 SY	5,184.75
P-25	1-1/2" AC BS-1500-M	3.50	3,345 SY	11,707.50
P-35	1-1/2" AC SF-1500-M	3.45	3,345 SY	11,540.25
P-42	4" PCC SDWK	2.20	3,400 SF	7,480.00
P-43	6" PCC DRVPD	3.20	135 SF	432.00
P-44	PCC VLY G	4.30	1,626 SF	6,991.80
P-46	PCC STD C&G	9.50	1,573 LF	14,943.50
P-53	V BOX ADJ	220.00	2 EA	440.00
				63,068.30
	BRIDGE SECTION		1 EA	50,000.00
		TOTAL CONSTRUCTION COST		148,605.30
		125% (BOND AMOUNT)		185,756.63

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

Permit # 15722

Fred B.



VICINITY MAP E·18

SCALE: 1" = 800'

E18-D28

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS T. MANN, JR.
3192
LAND SURVEYOR

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Public Works Contract No. 84-1".

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

5. Backfill compaction shall be according to N/A street use.

D-68

APPROVALS	NAME	DATE
A.C.E./DESIGN	[illegible]	5/7/84
INSPECTOR	Fred B.	10/24/84
A.C.E./FIELD	W. J. McNamara	11/1/84

TITLE: PIPE CONNECTION TO CHANNEL NORTH ACADEMY BUSINESS PARK 5741 OSUNA RD. N.E.

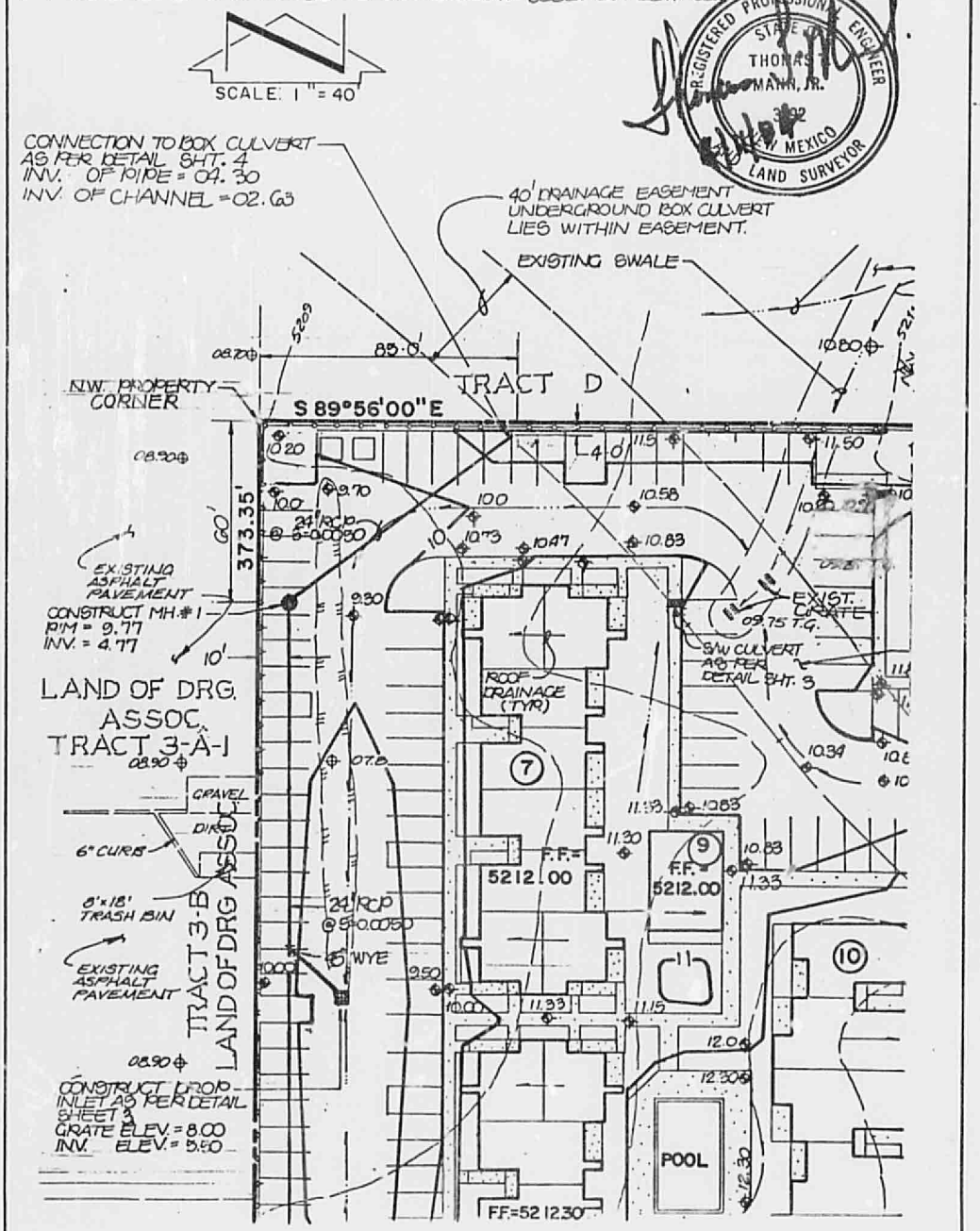
PERMIT NO. 15722 SHEET 1 OF 4

MAP NO. E·18

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

PROJECT BENCHMARK=T.B.M., AN ACS BRASS CAP STAMPED "1-E18A 1978" SET IN THE TOP OF A CONCRETE POST FLUSH WITH THE GROUND LOCATED IN THE CENTER OF THE MEDIAN IN ACADEMY ROAD N.E. NEAR THE EAST NOSE, 0.1 MILE EAST OF SAN MATEO BLVD. N.E. ELEV.= 5222.426 FEET (MSLD)



Okay

0-68

APPROVALS	NAME	DATE
A.C.E. / DESIGN	H.R. Olsen	5/7/84
INSPECTOR	Joe Bu	10/24/84
A.C.E. / FIELD	D.F. McNamara	11/1/84

TITLE: PIPE CONNECTION TO CHANNEL
NORTH ACADEMY BUSINESS PARK
5741 OSUNA RD. N.E.

PERMIT NO. 15722
SHEET 2 OF 4

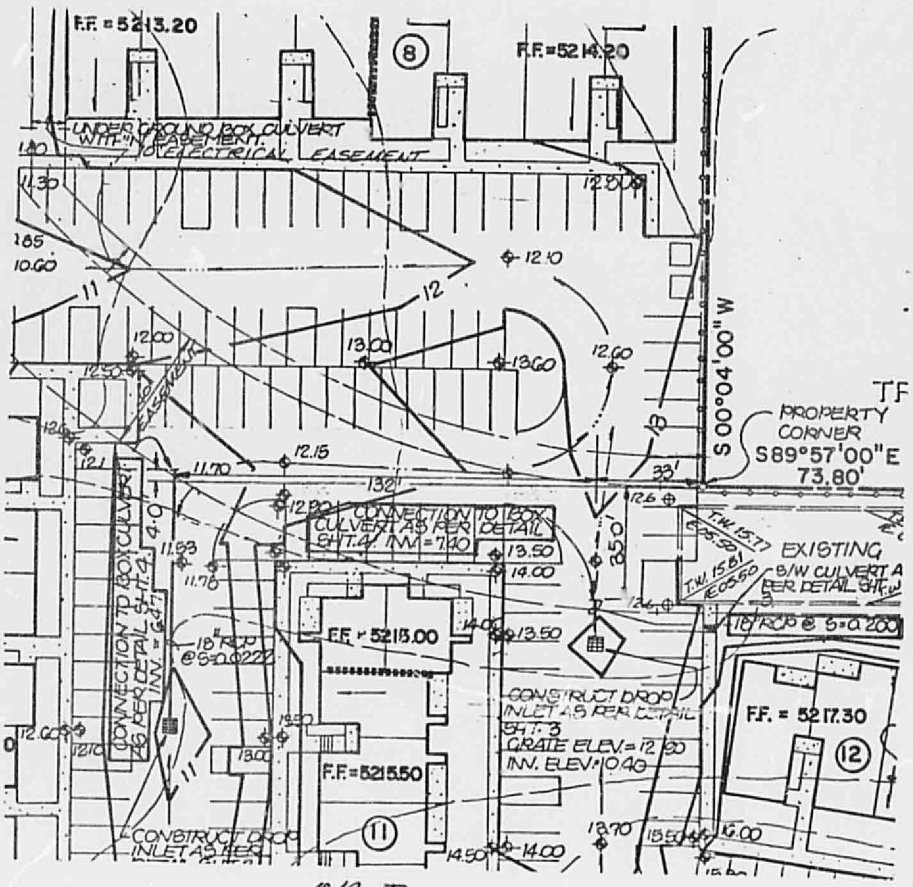
MAP NO. E·18

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER
STATE OF
THOMAS T.
MANN, JR.
5432
NEW MEXICO
AND LAND SURVEYOR



D-68

APPROVALS	NAME	DATE
A.C.E. / DESIGN	H R Olin	5/7/84
INSPECTOR	Fred B	10/24/84
A.C.E. / FIELD	W. J. McNamara	11/1/84

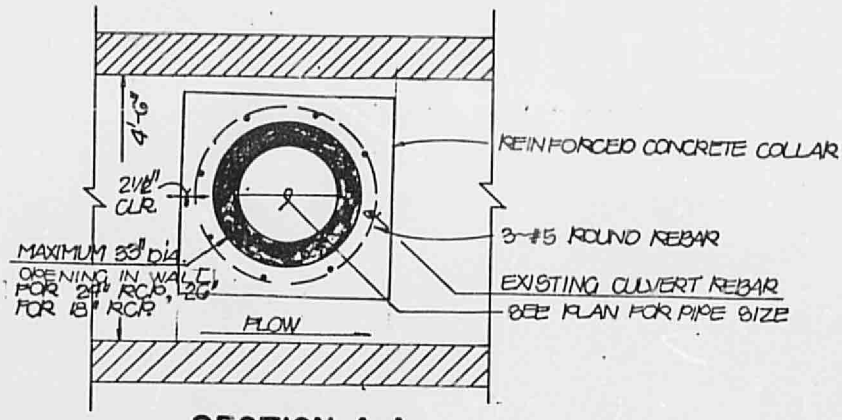
TITLE:
PIPE CONNECTION TO CHANNEL
NORTH ACADEMY BUSINESS PARK
5741 OSUNA RD. N.E.

PERMIT NO. 15722
SHEET 3 OF 4

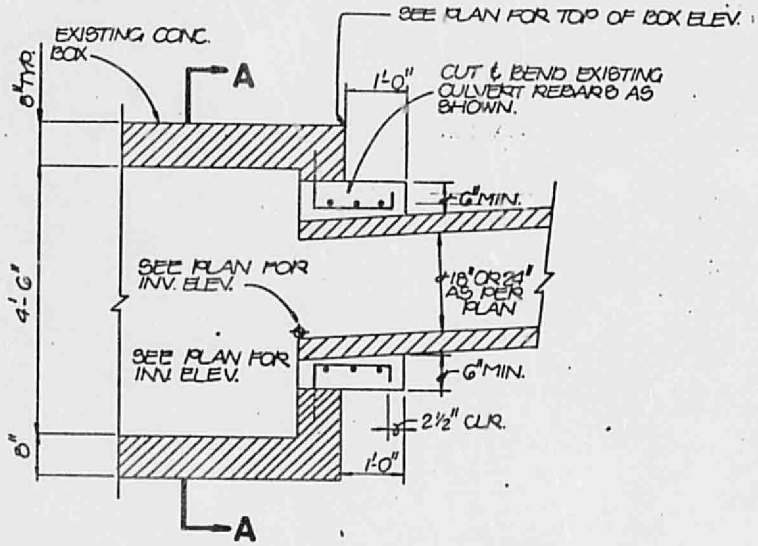
MAP NO. E·18

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SECTION A-A
NO SCALE.



TYPICAL CONNECTION TO CONCRETE BOX
NO SCALE.

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS P. MANN, JR.
3792
REGISTERED LAND SURVEYOR
4/12/84

016g 78

D-68

APPROVALS	NAME	DATE	TITLE: PIPE CONNECTION TO CHANNEL NORTH ACADEMY BUSINESS PARK 5741 OSUNA RD. N.E.	
A.C.E. / DESIGN	H R Olson	5/7/84		
INSPECTOR	Fred Bo	10/24/84		
A.C.E. / FIELD	M. McNamara	11/1/84	PERMIT NO. 15722 SHEET 4 OF 4	MAP NO. E-18

10781

DRAINAGE REPORT for the ACADEMY BUSINESS PARK

OCT 1 5 1981

Tom Mann Associates, Inc.
811 DALLAS, N.E. · ALBUQUERQUE · NEW MEXICO · 87110
ENGINEERS

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

10781
October 16, 1981

Mr. Brian G. Burnett
Engineering/Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RECEIVED
OCT 16 1981
ENGINEERING

Re: Academy Business Park
Drainage Report

Dear Brian:

Transmitted herewith are two (2) copies of the Academy Business Park Drainage Report.

Please review as rapidly as possible. 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
Encs. (2)

ADDENDUM TO THE DRAINAGE REPORT
for the
ACADEMY BUSINESS PARK

January, 1984

Original Report Dated October 15, 1984

Prepared By:

TOM MANN & ASSOCIATES, INC.
811 Dallas N.E.
Albuquerque, New Mexico 87110
(505) 265-5611

REGISTERED PROFESSIONAL ENGINEER
STATE OF
THOMAS T.
MANN, JR.
3792
NEW MEXICO
LAND SURVEYOR

2/10/84

RECEIVED
FEB 10 1984
DEVELOPMENT
REVIEW SECTION

PROPOSED DRAINAGE CONDITIONS:

The proposed site layout is shown on Figure 3, included in this addendum. The zoning has been changed for the lower portion of the site (Phase III) to allow the construction of apartments. The new development includes one, two, and three-story apartment buildings.

The basic drainage scheme remains the same for the new building layout. The site will be graded such that all flows will be directed to the underground box culvert. The site has been broken down into six drainage basins. For the puprose of analysis, Basin 5 was assumed to be developed with high density commercial buildings (75% impervious).

The revised runoff calculations appear in Appendix A. The storm drain system capacity appears in Appendix B.

An individual grading plan will be submitted for the remaining phases.

APPENDIX A

ROJECT: ACADEMY BUSINESS PARK
ROJECT NO.: 31241

DRAINAGE BASIN COMPUTATIONS (S.C.S. METHOD

ASIN:
BASIN 1
DEVELOPED STATE

AND-USE DESCRIPTION:

DESCRIPTION	SOIL GROUP	AREA	Cn	% OF TOTAL
PERVIOUS AREA	B	0.85	80	25 %
IMPERVIOUS AREA		2.55	95	75 %
	COMPOSITE:	3.40	91	100 %

ATERSHED CHARACTERISTICS:

LENGTH: 400 ft.
DROP: 9 ft.
SLOPE: 2.25 %
TIME OF CONCENTRATION: 0.06 hr.

TORM CHARACTERISTICS:

FREQUENCY: 100 YR : 6 HR
RAINFALL: 2.6 in.
RUNOFF: 1.72 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 9.0 c.f.s.

VOLUME: 21,200 c.f. 0.49 ac.ft.

FREQUENCY: 10 YR : 6 HR
RAINFALL: 1.8 in.
RUNOFF: 1.01 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 5.3 c.f.s.

VOLUME: 12,400 c.f. 0.28 ac.ft.

PROJECT: ACADEMY BUSINESS PARK
PROJECT NO.: 31241

DRAINAGE BASIN COMPUTATIONS (S.C.S. METHOD)
BASIN:
BASIN 2
DEVELOPED STATE

LAND-USE DESCRIPTION:

DESCRIPTION	SOIL GROUP	AREA (ac)	Cn	% OF TOTAL
PERVIOUS AREA	B	0.50	80	24 %
IMPERVIOUS AREA		1.55	95	76 %
	COMPOSITE:	2.05	91	100 %

WATERSHED CHARACTERISTICS:

LENGTH: 250 ft.
DROP: 8 ft.
SLOPE: 3.20 %
TIME OF CONCENTRATION: 0.03 hr.

STORM CHARACTERISTICS:

FREQUENCY: 100 YR : 6 HR
RAINFALL: 2.6 in.
RUNOFF: 1.73 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 5.4 c.f.s.

VOLUME: 12,800 c.f. 0.29 ac.ft.

FREQUENCY: 10 YR : 6 HR
RAINFALL: 1.8 in.
RUNOFF: 1.01 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 3.2 c.f.s.

VOLUME: 7,500 c.f. 0.17 ac.ft.

OJECT: ACADEMY BUSINESS PARK
OJECT NO.: 31241

RAINAGE BASIN COMPUTATIONS (S.C.S. METHOD)

ASIN:
BASIN 3
DEVELOPED STATE

ND-USE DESCRIPTION:

DESCRIPTION	SOIL GROUP	AREA (ac)	Cn	% OF TOTAL
PERVIOUS AREA	B	0.84	80	25 %
IMPERVIOUS AREA		2.51	95	75 %
	COMPOSITE:	3.35	91	100 %

ATERSHED CHARACTERISTICS:

LENGTH: 750 ft.
DROP: 11 ft.
SLOPE: 1.47 %
TIME OF CONCENTRATION: 0.11 hr.

TORM CHARACTERISTICS:

FREQUENCY: 100 YR : 6 HR
RAINFALL: 2.6 in.
RUNOFF: 1.72 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 8.9 c.f.s.

VOLUME: 20,900 c.f. 0.48 ac.ft.

FREQUENCY: 10 YR : 6 HR
RAINFALL: 1.8 in.
RUNOFF: 1.01 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 5.2 c.f.s.

VOLUME: 12,200 c.f. 0.28 ac.ft.

OJECT: ACADEMY BUSINESS PARK
OJECT NO.: 31241

RAINAGE BASIN COMPUTATIONS (S.C.S. METHOD)
ASIN:
BASIN 4
DEVELOPED STATE

ND-USE DESCRIPTION:

DESCRIPTION	SOIL GROUP	AREA (ac)	Cn	% OF TOTAL
PERVIOUS AREA	B	0.98	80	25 %
IMPERVIOUS AREA		2.92	95	75 %
	COMPOSITE:	3.90	91	100 %

TERSHED CHARACTERISTICS:

LENGTH: 1,175 ft.
DROP: 14 ft.
SLOPE: 1.19 %
TIME OF CONCENTRATION: 0.17 hr.

TORM CHARACTERISTICS:

FREQUENCY: 100 YR : 6 HR
RAINFALL: 2.6 in.
RUNOFF: 1.72 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.50 cfs/ac/in
PEAK DISCHARGE (Q): 10.0 c.f.s.

VOLUME: 24,300 c.f. 0.56 ac.ft.

FREQUENCY: 10 YR : 6 HR
RAINFALL: 1.8 in.
RUNOFF: 1.01 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.50 cfs/ac/in
PEAK DISCHARGE (Q): 5.8 c.f.s.

VOLUME: 14,200 c.f. 0.33 ac.ft.

ROJECT: ACADEMY BUSINESS PARK
ROJECT NO.: 31241

)RAINAGE BASIN COMPUTATIONS (S.C.S. METHOD)

ASIN:

BASIN 5
DEVELOPED STATE

AND-USE DESCRIPTION:

DESCRIPTION	SOIL GROUP	AREA (ac)	Cn	% OF TOTAL
PERVIOUS AREA	B	0.50	80	26 %
IMPERVIOUS AREA		1.40	95	74 %
	COMPOSITE:	1.90	91	100 %

ATERSHED CHARACTERISTICS:

LENGTH: 415 ft.
DROP: 8 ft.
SLOPE: 1.93 %
TIME OF CONCENTRATION: 0.06 hr.

TORM CHARACTERISTICS:

FREQUENCY: 100 YR : 6 HR
RAINFALL: 2.6 in.
RUNOFF: 1.71 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 5.0 c.f.s.

VOLUME: 11,700 c.f. 0.27 ac.ft.

FREQUENCY: 10 YR : 6 HR
RAINFALL: 1.8 in.
RUNOFF: 0.99 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 2.9 c.f.s.

VOLUME: 6,800 c.f. 0.16 ac.ft.

ROJECT: ACADEMY BUSINESS PARK
ROJECT NO.: 31241

RAINAGE BASIN COMPUTATIONS (S.C.S. METHOD)

ASIN:
BASIN 6
DEVELOPED STATE

AND-USE DESCRIPTION:

DESCRIPTION	SOIL GROUP	AREA (ac)	Cn	% OF TOTAL
PERVIOUS AREA	B	0.10	80	25 %
IMPERVIOUS AREA		0.30	95	75 %
	COMPOSITE:	0.40	91	100 %

TERSHED CHARACTERISTICS:

LENGTH: 150 ft.
DROP: 5 ft.
SLOPE: 3.33 %
TIME OF CONCENTRATION: 0.02 hr.

ORM CHARACTERISTICS:

FREQUENCY: 100 YR : 6 HR
RAINFALL: 2.6 in.
RUNOFF: 1.72 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 1.0 c.f.s.

VOLUME: 2,500 c.f. 0.06 ac.ft.

FREQUENCY: 10 YR : 6 HR
RAINFALL: 1.8 in.
RUNOFF: 1.01 in.
DISTRIBUTION CURVE: 75
DISCHARGE: 1.55 cfs/ac/in
PEAK DISCHARGE (Q): 0.6 c.f.s.

VOLUME: 1,400 c.f. 0.03 ac.ft.

APPENDIX B

A) INLET CAPACITY

$Q = 0.6A\sqrt{2gH}$ (Orifice Flow Equation)

where Q = capacity, cfs

A = free opening area of grate, sf

g = gravity, ft/sec^2

h = head, ft

* Assume grates 24" x 36" with 60% of total grate area to be open. Assume maximum depth of ponded water to be 6".

$Q = 0.6(0.6 \times 2 \times 3)\sqrt{2(32.2).5} = 12.2$ cfs

B) PIPE CAPACITY

Manning Equation

$$Q = \frac{1.49}{n} A R^{2/3} s^{1/2}$$

n = 0.013 = pipe coefficient

A = area of pipe, sf

R = hydraulic radius, ft

s = slope of pipe, ft

* Assume minimum slope of 0.0050.

Analysis Point	Contributing Flow (cfs)	Pipe Size (in)	Pipe Capacity (cfs)
Catch Basin #1	10.0 (Basin #4) 5.0 (Basin #5)	24"	16.0
Catch Basin #5	5.0 (Basin #5)	18"	7.4
Catch Basin #4	1.0 (Basin #6)	18"	7.4

DRAINAGE REPORT

FOR

ACADEMY BUSINESS PARK

OCTOBER, 1981

PREPARED FOR: JIM ACHEN
COMMERCIAL INVESTMENT REALTY AND
MANAGEMENT COMPANY OF NEW MEXICO
2301-C SAN PEDRO N.E.
ALBUQUERQUE, NEW MEXICO 87110

PREPARED BY: TOM MANN & ASSOCIATES, INC.
811 DALLAS N.E.
ALBUQUERQUE, NEW MEXICO 87110
(505) 265-5611

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS T. MANN JR.
3797
10/15/81
AND LAND SURVEYOR

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

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE Academy Business Park

ZONE ATLAS PAGE NO. E-18 CITY ADDRESS N/A

LEGAL ADDRESS Lots 2-A & 4, Land of DGR located at San Mateo and Academy N.E.

ENGINEERING FIRM Tom Mann & Associates, Inc. CONTACT Tom Mann

ADDRESS 811 Dallas N.E., Albug. NM PHONE 265-5611

OWNER Jim Achen CONTACT Jim Achen

ADDRESS 2301-C San Pedro N.E. PHONE 883-3993

ARCHITECT/SURVEYOR D. T. Morrison CONTACT D. T. Morrison

ADDRESS 1020 Texas N.E. PHONE 256-7364

DATE SUBMITTED October 15, 1981

BY Tom Mann

TABLE OF CONTENTS

	PAGE
PURPOSE AND SCOPE	1
LOCATION AND DESCRIPTION	1
DESIGN CRITERIA	3
EXISTING DRAINAGE CONDITIONS	3
PROPOSED DRAINAGE CONDITIONS	7
CONCLUSIONS AND RECOMMENDATIONS	9
CALCULATIONS	10

LIST OF FIGURES

FIGURE 1	LOCATION MAP
FIGURE 2	FLOOD HAZARD MAP
FIGURE 3	SITE GRADING PLAN
PLATE 1	DIRECT RUNOFF CURVES
PLATE 2	TIME OF CONCENTRATION GRAPH
PLATE 3	PEAK DISCHARGE CURVES

PURPOSE AND SCOPE

The purpose of this drainage report is to establish the criteria for controlling runoff resulting from a development in a manner that is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Flood Control Authority.

This plan determines the runoff resulting from a 100-year frequency storm falling on the site under existing and developing conditions.

The scope of this plan is to ensure that the proposed project will be protected from storm runoff and that the development will not increase the flooding potential to the adjacent properties.

LOCATION AND DESCRIPTION

The Academy Business Park is located between Academy Road N.E. and Osuna Road N.E. and east of San Mateo Boulevard N.E. Figure 1 Vicinity Map shows the location of the project.

The parcel is approximately 15.25 acres in size and will be developed as office space, retail space and restaurants. The area will be similar to a shopping center in that it will have common parking and landscaped areas, but each building will be individually owned. The natural slope of the land is from east to west at approximately 2 1/2 percent.

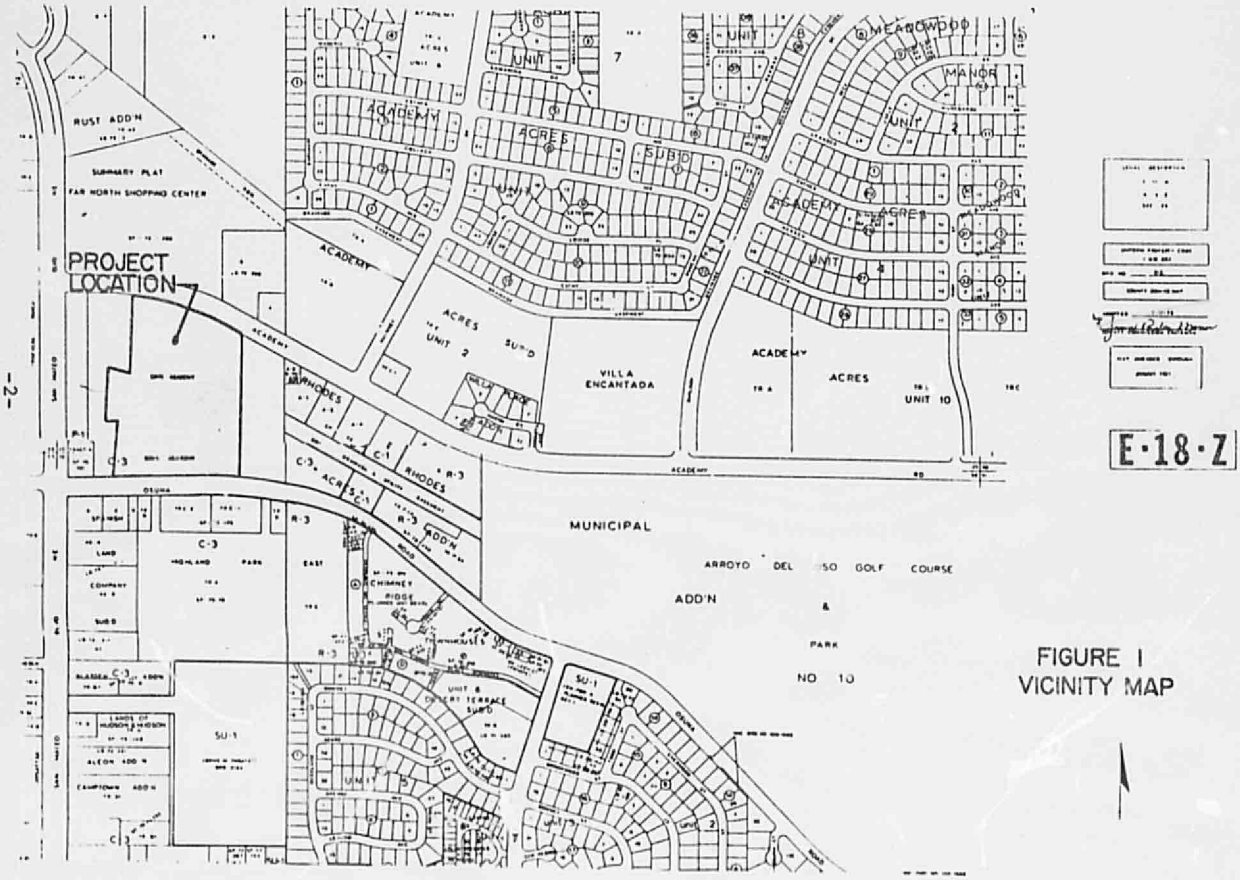


FIGURE I
VICINITY MAP

DESIGN CRITERIA

Storm runoff for the site was determined by the Soil Conservation Service (SCS) Curve Number approach for a small watershed (less than 2,000 acres). This approach determines the peak discharge and associated volume of runoff for a 100-year frequency storm falling within the study area. Culvert dimensions and capacity have been analyzed by using the Manning equation, $Q = \frac{1.49}{n} AR^{2/3}s^{1/2}$. The use of this approach is demonstrated in the section for calculations later in this report.

EXISTING DRAINAGE CONDITIONS

The site at the present time is undeveloped. It is bordered on the north by Academy Road N.E., on the south by Osuna Road N.E., on the east by existing development and on the west by some undeveloped land, but mostly developed commercial areas. The site is high on the north and south edges sloping downward towards the center. The Bear Canyon Arroyo traverses the site through the middle and is a low point of the site.

When the site first began developing several years ago, a concrete-lined channel in conjunction with a concrete box culvert was constructed to replace the natural Bear Canyon Arroyo. This channel/culvert handles the water coming down from the upland drainage basins, conveys it to the site and under San Mateo Boulevard. The storm water flows in Academy Road and Osuna Road are contained within those right-of-ways. Flows from the east are diverted into the Bear Arroyo before

they enter the site. The land to the west of the project site is lower than the project site, therefore, offsite flows are not a problem. All flows have definite drainage courses and stay within those courses as they pass through or around the site.

The Flood Hazard Map, shown in Figure 2, indicates that a portion of the site is in a flood hazard zone; however, that flood hazard zone was removed by the construction of the concrete channel/culvert.

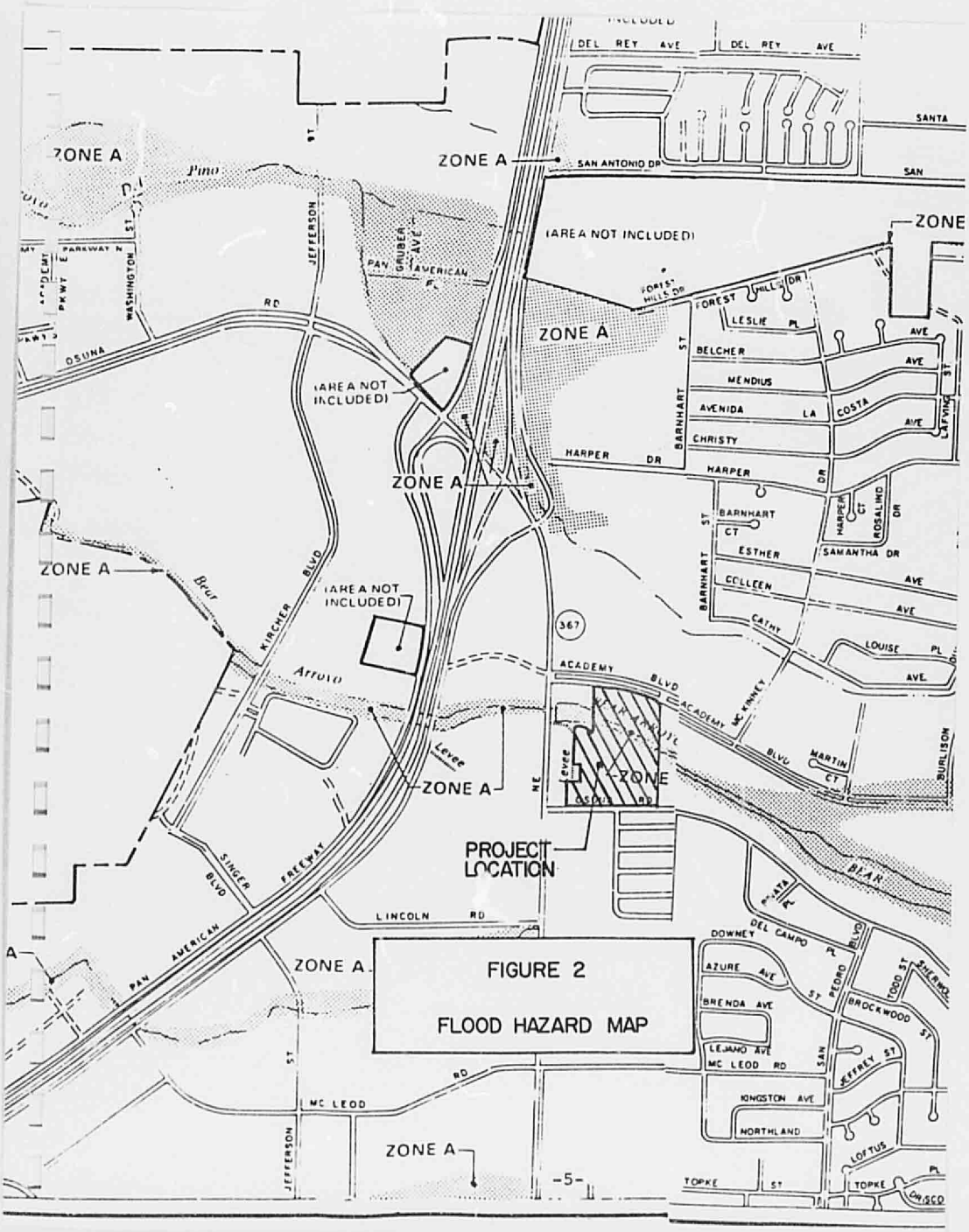


FIGURE 2

FLOOD HAZARD MAP

PROPOSED DRAINAGE CONDITIONS

The proposed drainage scheme is shown in Figure 3. A detailed grading plan must be submitted as each unit within this development is constructed. If each unit will adhere to the general basic grading plan presented herein, then this system will work quite nicely for the ultimate development of the project.

The basic drainage scheme for this project is to divert all stormwater runoff into the concrete channel/culvert that acts as the Bear Canyon Arroyo. Flows should be diverted to the channel as rapidly as possible. This will allow the flows to enter the channel and leave the system before peak discharge rates from higher up in the upland runoff areas can reach this site. All runoff should essentially be gone before peaks from the foothills arrive at this point of the channel.

As shown by the grading plan, all runoff is diverted towards the center of the site and to the west. As flows reach the center of the site, which is the concrete channel, they will be conveyed into the channel through drop inlets or drop inlets and pipes. All along the west edge of the project, a drop inlet and culvert system will be developed. These inlets and culverts will take all flows that do not enter the channel directly and divert them into the channel along the west property line; therefore, all storm waters from this project will be handled on the site and not be allowed to leave the site before being introduced to the channel.

The project site has been broken into seven (7) sub-drainage basins. The flows for each basin are shown in the calculations

section of this report. In addition to the two (2) existing inlets into the box culvert, two (2) additional inlets will need to be constructed directly into the culvert to accommodate this drainage plan. In addition to these inlets, four (4) single "D" inlets will be required along the west property line in order to convey those flows into the box culvert. Pipe sizes will vary from 18-24 inches to handle the flows. The sizi[illegible] the slopes are shown in the calculations section of this [illegible]ct.

CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are presented for the development of the Academy Business Park:

1. Ponding is not required.
2. Drain all storm water runoff directly to the concrete channel/culvert at the center of the site.
3. Construct two (2) drop inlets directly into the box culvert to handle surface flows.
4. Construct four (4) drop inlets with associated piping along the west property line to convey the flows directly into the box culvert.
5. Individual grading plans will be required as each building is developed.

CALCULATIONS

Stormwater quantities are calculated for each drainage basin using the Soil Conservation Service (SCS) method. The SCS method for estimating volume and rate of runoff used here is generally used for drainage areas up to 2,000 acres. This method uses rainfall and land use as the basic parameters for computing peak discharge rates. The calculations determining the peak discharge appear in Table 1 and are explained below. The "Before" condition relates to "before" development and the "After" condition considers the effect of the proposed improvements.

Column 1: The drainage basin description.

Column 2: The total area of the drainage basin.

Column 3: The curve Number (CN) designates the Hydrologic Soil-Cover Complex. CN values range from 59 to 98 for this study. The CN values appearing in Column 2 are weighted to reflect areal proportions. Determinations of weighted Curve Numbers appear in Appendix A.

Columns 4, 5 and 6: The hydraulic length (in feet), the change in elevation (in feet), and the slope of the drainage basin, respectively.

Column 7: The Time of Concentration (T_c) is determined from Figure 5 using the information from Columns 4 and 5.

Column 8: The rainfall expected in 24 hours, is estimated from the NOAA Atlas 2 "Precipitation - Frequency Atlas of the Western United States, Volume IV - New Mexico".

Column 9: The direct runoff for each basin is determined from Figure 6.

Column 10: The Distribution Curve (DC) is selected from Figure 7 as 60. This number is based on the location of the drainage basin and is based on the percent of one hour versus 24-hour precipitation by major- and sub-land resource areas. For this study the DC remains 60 which means that it is probable that 60 percent of the 24-hour rainfall (which is 2.8 inches) will fall in one hour.

Column 11: The Discharge in cfs/acre/inch is the peak flow expected from each acre for each 1 inch of direct runoff for the given Tc. Figure 8 is used to determine this number.

Column 12: The Peak Discharge is determined by multiplying Columns 2, 9 and 11.

Column 13: The volume of runoff in acre feet for the basin in question. It is determined by multiplying Columns 2 and 9, then dividing by 12 inches.

The data for Column 2 was determined from the U.S.G.S. topographic map. The data for Columns 4 and 5 were determined from the U.S.G.S. topographic map. The "Slope" was determined as Column 5 divided by Column 4. This information has been considered "constant" for the watershed under developed (after) and undeveloped (before) condition. The same information is also used to analyze portions of the watershed in order that consistency be maintained.

Calculations demonstrating the capacity of the drainage channel and the street section to carry stormwater follow. Minimum slopes and dimensions are suggested with these calculations.

TABLE 1: ANALYSIS SCS METHOD

PROJECT: ACADEMY BUS. PARK

STORM: 100 YR, 6HR

CONDITION: Emb Sandy loam, poor

DATE: 10-7-81 BY: SKS

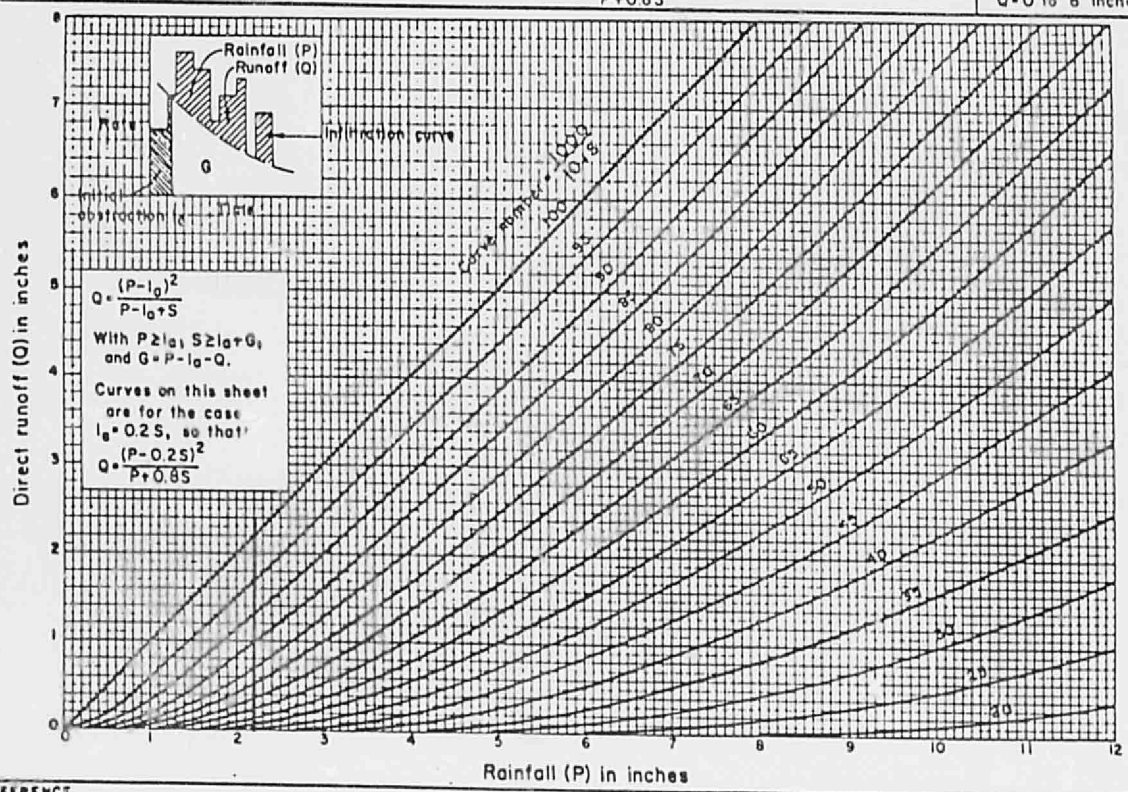
Drainage Basin (1)	Total Area (Acres) (2)	Comp. CN (3)	Length (Feet) (4)	Drop (Feet) (5)	Slope (%) (6)	T_c (HR) (7)	Painfall hr. (Inches) (8)	Runoff (Inches) (9)	DC (10)	Discharge (cfs/ac/in) (11)	Peak Discharge (cfs) (12)	Volume (ac ft) (13)
UNDEV. SITE	15.0	80	1100	15	1.36	.15	2.6	1.0	75	1.75	26.25	1.25
DEV. SITE	15.0	85	1100	15	1.36	.15	2.6	1.3	75	1.80	35.10	1.62
1	2.3	81	900	14	1.55	.12	2.6	1.1	75	1.75	4.44	.21
2A	1.2	90	300	6	2.00	.05	2.6	1.6	75	2.00	3.84	.16
2B	2.1	88	750	11	1.47	.11	2.6	1.5	75	2.00	6.30	.26
3	2.2	75	500	5	1.00	.09	2.6	0.7	75	1.50	2.31	.13
4	1.1	87	350	3	0.80	.07	2.6	1.5	75	2.00	3.30	.14
5	0.8	78	250	3	1.20	.05	2.6	0.9	75	1.60	1.24	.06
6	5.4	88	750	11	1.47	.11	2.6	1.5	75	2.00	16.32	.68

DETERMINATION OF PIPE DIAMETERS

From	To	Length (ft.)	Slope (%)	Peak Flow (cfs)	Diameter (in.)
Inlet 2-A-1	M.H. 2-B-2	325	0.70	4.40	18
Inlet 2-A-2	M.H. 2-B-2	30	4.00	3.80	18
MH 2-B-2	Inlet 2-A-3	205	0.70	8.20	18
Inlet 2-A-3	Inlet 2-A-4	320	0.70	14.50	24
Inlet 1-A-1	Box Culvert	225	2.00	1.24	18

HYDROLOGY: SOLUTION OF RUNOFF EQUATION $Q = \frac{(P-0.2S)^2}{P+0.8S}$

P = 0 to 12 inches
Q = 0 to 8 inches

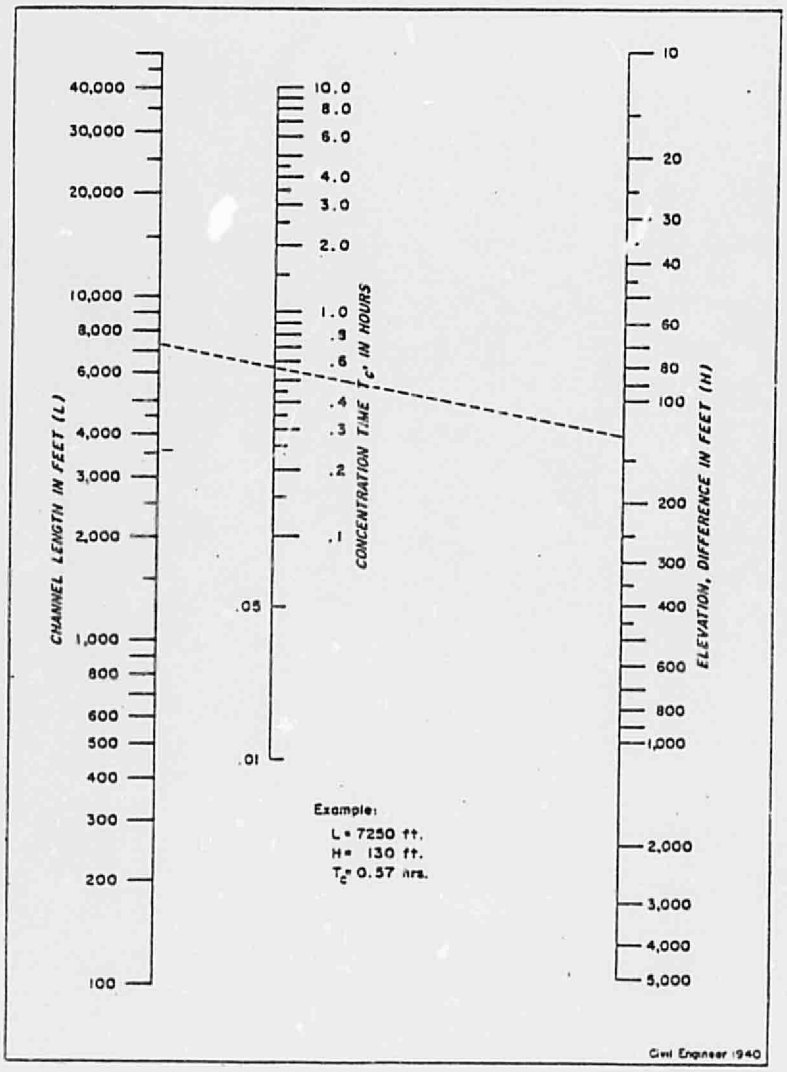


REFERENCE

Mockus, Victor; Estimating direct runoff amounts from storm rainfall; Central Technical Unit, October 1958.

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
ENGINEERING DIVISION - CENTRAL TECHNICAL UNIT

PLATE-I



--- Nomograph to Determine Time of Concentration

PLATE 2

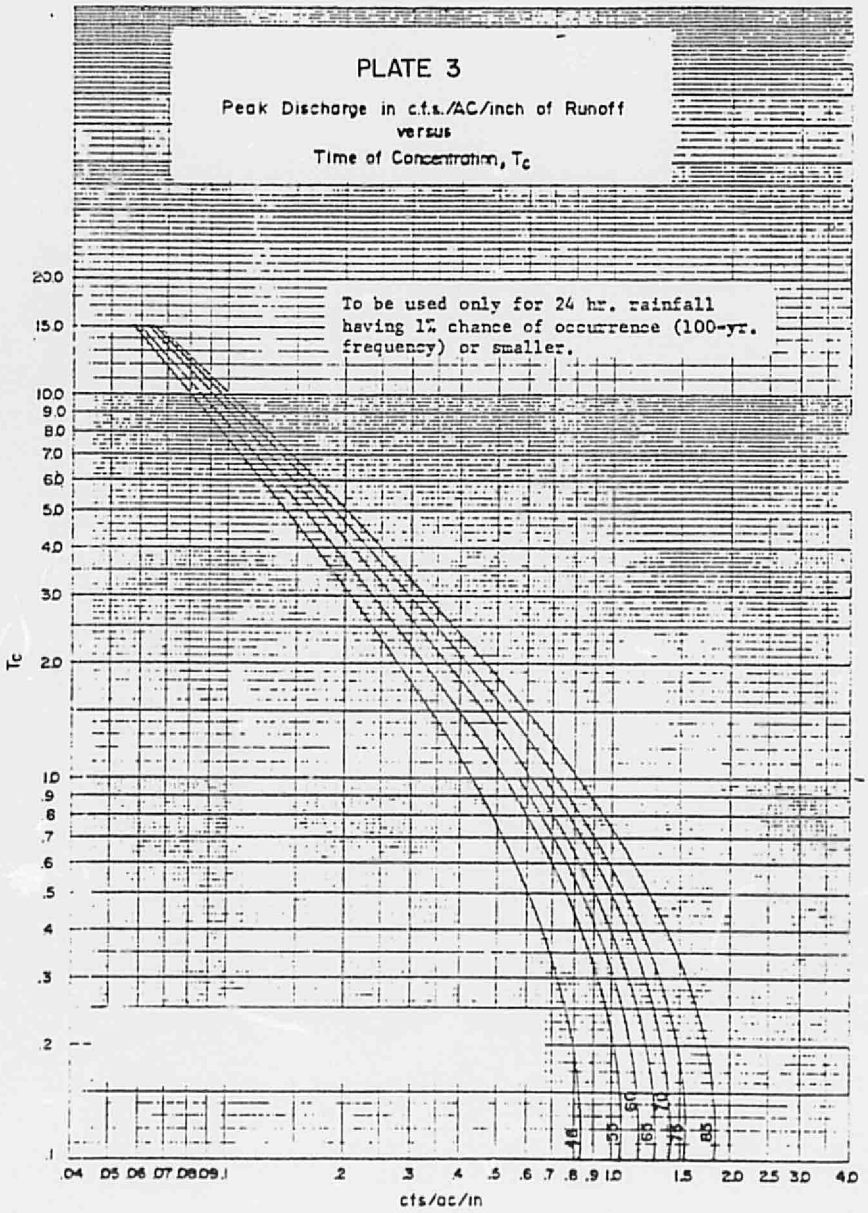


PLATE 3
Peak Discharge in c.f.s./AC/inch of Runoff
versus
Time of Concentration, Tc
To be used only for 24 hr. rainfall having 1% chance of occurrence (100-yr. frequency) or smaller.
Tc
cfs/ac/in
20.0
15.0
10.0
9.0
8.0
7.0
6.0
5.0
4.0
3.0
2.0
1.0
.9
.8
.7
.6
.5
.4
.3
.2
.1
.04
.05
.06
.07
.08
.09
.1
.2
.3
.4
.5
.6
.7
.8
.9
1.0
1.5
2.0
2.5
3.0
4.0
4.5
5.0
5.5
6.0
6.5
7.0
7.5
8.0

PLATE 3

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