PUBLIC WORKS/HYDROLOGY

F17/D61B

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F17/D61B

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R. WARD HUNNICUTT, CHAIRMAN
PAT D. HIGDON, VICE-CHAIRMAN
REX FUNK, SECRETARY-TREASURER
DANIEL W. COOK, DIRECTOR
RONALD D. BROWN, DIRECTOR

LARRY A. BLAIR
EXECUTIVE ENGINEER

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

2600 PROSPECT N.E. - ALBUQUERQUE, N.M. 87107
TELEPHONE (505) 884-2215

10 December 1990

Alan Martinez
Drainage Inspector
Public Works - Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Jefferson Commons Industrial Park

Dear Mr. Martinez:

The two drainage rundowns completed on AMAFCA's right-of-way the the above site are accepted by AMAFCA.

Sincerely,

John Kelly
Field Engineer
AMAFCA

TO: ALAN MARTINEZ HYROLOGY	FROM: JK AMAFCA	DATE: 12/11/90	
FAX #: 768-3629	FAX #: 884 0214 PHONE #: 884-2215	NO. PAGES INCLUDING THIS PAGE 1	

FLASH-ALL TOPS 14800

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R. WARD HUNNICUTT, CHAIRMAN
PAT D. HIGDON, VICE-CHAIRMAN
REX FUNK, SECRETARY-TREASURER
DANIEL W. COOK, DIRECTOR
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Metropolitan
Arroyo
Flood
Control
Authority

2600 PROSPECT N.E. · ALBUQUERQUE, N.M. 87107
TELEPHONE (505) 884-2215

Called
12/11

RECEIVED
DEC 11 1990
HYDROLOGY DIVISION

10 December 1990

Alan Martinez
Drainage Inspector
Public Works - Hydrology
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Jefferson Commons Industrial Park

Dear Mr. Martinez:

The two drainage rundowns completed on AMAFCA's right-of-way the the above site are accepted by AMAFCA.

Sincerely,

John Kelly
Field Engineer
AMAFCA

TO: ALAN MARTINEZ HYROLOGY	FROM: JK AMAFCA	DATE: 12/11/90
FAX #: 768-3691	FAX #: 884-0214 PHONE #: 884-2215	NO. PAGES INCLUDING THIS PAGE 1

Dec 11.90 15:43 No.001 P.01 TEL:884-0214 AMAFCA

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F-17/D61B

DRAINAGE COVENANT

THIS COVENANT made this 21st day of May 1990, by and between George A. Chant and Judith W. Chant, Owners of Lot 6 of Jefferson Commons the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 21, 1990 in Volume 90C, Folio 83.

AND

George A. Chant and Judith W. Chant, Owners of Lot 7 of Jefferson Commons the City of Albuquerque, New Mexico, as the same as shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 21, 1990.

Be it known by these presents that the owners do, hereby, agree that there is a common Covenat established (herein described as Attachment "A") for the purpose of water drainage of site flows to AMAFCA's secondary ditch.

This DRAINAGE COVENANT is binding upon the Owner(s), his heirs and assigns and will continue to run with said property until an alternate drainage plan has been approved by the City Hydrology Department and this document is released by a recorded document by the Owner(s) of the above described real properties.

OWNERS LOT SIX JEFFERSON COMMONS

George A. Chant 5-21-9
Date

Judith W. Chant 5-21-9
Date

OWNERS LOT SEVEN JEFFERSON COMMONS

George A. Chant 5-21-9
Date

Judith W. Chant 5-21-
Date

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this 21st day of May, 1990, by George A. Chant and Judith W. Chant.

Notary Public

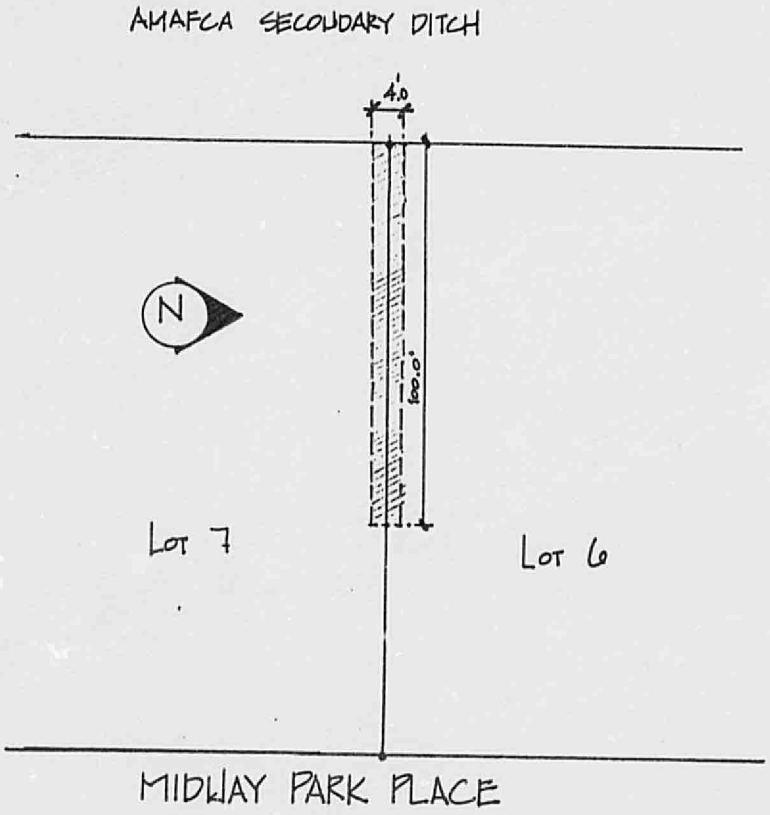
My Commission Expires:
Nov 29, 1991

OFFICIAL SEAL
[illegible]
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 11/29/91

25×

EXHIBIT A:

Easement shall be a distance of 100' along the south property line of Lot 6 (adjacent to Lot 7) Jefferson Commons, Albuquerque, New Mexico, starting at the southwest corner of the property (Lot 6) and shall be 4' wide (2' each side of property line. See diagram below.



FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 17, 1990

Chris Weiss, P.E.
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: REVISED DRAINAGE PLAN FOR JEFFERSON COMMONS INDUSTRIAL PARK
LOT 6 (F-17/D61B) REVISION BLOCK DATED APRIL 27, 1990

Dear Mr. Weiss:

Based on the information provided on your resubmittal of May 7, 1990, the above referenced plan is approved for Building Permit.

The building permit will not be released until a corrected, filed copy of the Drainage Easement or Covenant is submitted for our records. The agreement is between property owners and does not involve the City of Albuquerque. Attached are some samples of agreements that are acceptable.

Prior to Certificate of Occupancy release, we will require in writing concurrence from AMAFCA for work done within their right-of-way.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1778)

25×

WEISS-HINES ENGINEERING, INC.

26 April 1990

RECEIVED
MAY 7 1990
HYDROLOGY DIVISION

Mr. Bernie Montoya
City of Albuquerque
Design Hydrology Section
POB 1293
Albuquerque, NM 87103

RE: DRAINAGE PLAN FOR JEFFERSON COMMONS INDUSTRIAL PARK, LOT 6
(F-17/D16B)

Dear Mr. Montoya:

Enclosed please find a revised Drainage and Grading Plan for the above mentioned project. The revisions to this plan directly respond to Comments 1 through 5 of your letter dated April 10, 1990 and are as follows:

1. The TBM is located at the top of curb on the north side of the drivepad. Elevation = 5,106.08'.

2. Forms have been submitted requesting a Grant of Common Drainage Easement for the proposed 4' wide cobble lined 'V' ditch that will serve Lots 6 and 7.

3. Enclosed with the revised Lot 6 Drainage/Grading Plan is a copy of the original grading plan for Jefferson Commons Industrial Park. This Plan includes composite "C" information. Volume calculations were not provided because there is no water retention for this property.

4. Approval from AMAFCA for the proposed construction within their right-of-way is shown on the plan in a signature block.

5. A note has been added calling for the installation of precast concrete splash pads at the outlet of all roof drains.

We appreciate your review of this project and respectfully resubmit for Building Permit Approval based on the revisions stated above.

If you have any questions, please call me at 266-3444. Thank you.

Sincerely,

WEISS-HINES ENGINEERING, INC.

Christopher L. Weiss, P.E.
President

CLW/tdq

Enclosures

DRAINAGE INFORMATION SHEET

PROJECT TITLE: [illegible] ZONE ATLAS/DRNG. FILE #: E-17/D61B

LEGAL DESCRIPTION: [illegible]

CITY ADDRESS: [illegible]

ENGINEERING FIRM: [illegible] CONTACT: [illegible]

ADDRESS: [illegible] PHONE: [illegible]

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

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 Revision (SPECIFY)

RECEIVED
MAY 7 1990
HYDROLOGY DIVISION

DATE SUBMITTED: 5/7/90

BY: [illegible]

25 × 10

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

April 10, 1990

Chris Weiss, P.E.
Weiss-Hines Engineering
1100 Alvarado, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR JEFFERSON COMMONS INDUSTRIAL PARK; LOT 6
(F-17/D61B) RECEIVED APRIL 5, 1990

Dear Mr. Weiss:

Based on the information provided on your submittal of April 5, 1990, listed you will find certain items of concern that will need to be addressed prior to final approval.

1. Location, description, and elevation of the T.B.M. Your plan drawing gives me two elevations, T.C & fl. Also, T.B.M. must be permanently marked for future use.

2. Does there exist a common drainage easement for the proposed 4' wide cobble lined "V" ditch that is supposed to serve two lots? If not, a drainage easement will be required if the same scheme remains.

3. On your computations, please show how you derived your composite "C" from the emergency rule criteria. Also, include your volume computations.

4. We will require written approval from AMAFCA for the proposed construction within their right-of-way.

5. Roof drains located on the south side of the building may cause erosion, please address.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

for Bernie J. Montoya
Fred J. Aguirre, P.E.
Hydrologist

BJM:FJA/bsj
(WP+1778)

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

WEISS-HINES ENGINEERING, INC.

RECEIVED
APR 5
HYDROLOGY DIVISION

4 April 1990

Mr. Bernie Montoya
City Hydrology
POB 1293
Albuquerque, NM 87103

RE: Drainage Plan for Lot 6, Jefferson Commons Industrial Park

Dear Bernie:

Enclosed please find the drainage plan for Lot 6, Jefferson Commons Industrial Park submitted for your approval.

We have also submitted a copy of the plan to A.M.A.F.C.A. for approval of work done within their right-of-way.

Based on the information provided and concurrance from A.M.A.F.C.A., we respectfully request building permit approval.

If ycu have any questions, please call me at 266-3444. Thank you.

Sincerely,

WEISS-HINES ENGINEERING, INC.

Christopher L. Weiss, P.E.
President

CLW/tdq

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

0000 0000 7129

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Jeff Commons Industrial Park Lot 6 ZONE ATLAS/DRNG. FILE #: E-11-Z/D61B

LEGAL DESCRIPTION: Lot 6, Jefferson Commons, Albuquerque, NM

CITY ADDRESS: _____

ENGINEERING FIRM: Wiese-Hines Engineering Inc CONTACT: Chris Wiese

ADDRESS: 1100 Alvarado NE, 87110 PHONE: 266 3494

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
5
HYDROLOGY DIVISION

PRE-DESIGN MEETING:

___ YES
_X_ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____
EPC NO. _____
PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
_X_ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
_X_ 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: April 5, 1990

BY: _____

25×10

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EASEMENT

This grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document coveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] GEORGE A. and JUDITH N. CHANT, HUSBAND AND WIFE ("Grantor"), whose address is 8701 LA SALA DEL SUR NE, ALBUQUERQUE, NM, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] LOTS 6 & 7, JEFFERSON COMMONS, ALBUQUERQUE, NEW MEXICO in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a permanent easement ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] DRAINAGE OF SITE FLOWS TO AMAFCA TO SECONDARY DITCH. The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good

(Approved by Legal Dept.
as to form only-6/1/86)

25×10

lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Deparment in writing on this form.

CITY OF ALBUQUERQUE

Approved:

By: _____
Tit. _____
Dated: _____

GRANTOR: George A Chant
Jolanda M. Chant

By: _____
Its: _____
Dated: 5-2-90

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me this 2nd day of May, 1990, by [name of person signing:] Husband & Wife, [title or capacity, for instance, "President" or "Owner":] George & Jolanda Chant of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____.

Notary Public

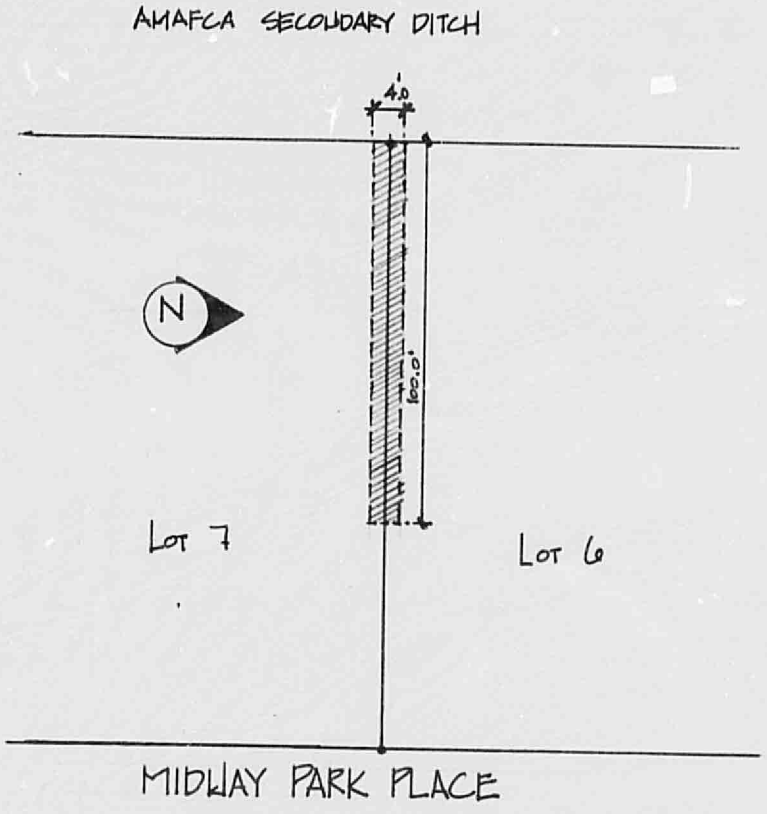
My Commission Expires:
7-28-90

(Approved by Legal Dept.
as to form only-6/1/86)

(EXHIBIT "A" ATTACHED)

EXHIBIT A:

Easement shall be a distance of 100' along the south property line of Lot 6 (adjacent to Lot 7) Jefferson Commons, Albuquerque, New Mexico, starting at the southwest corner of the property (Lot 6) and shall be 4' wide (2' each side of property line. See diagram below.



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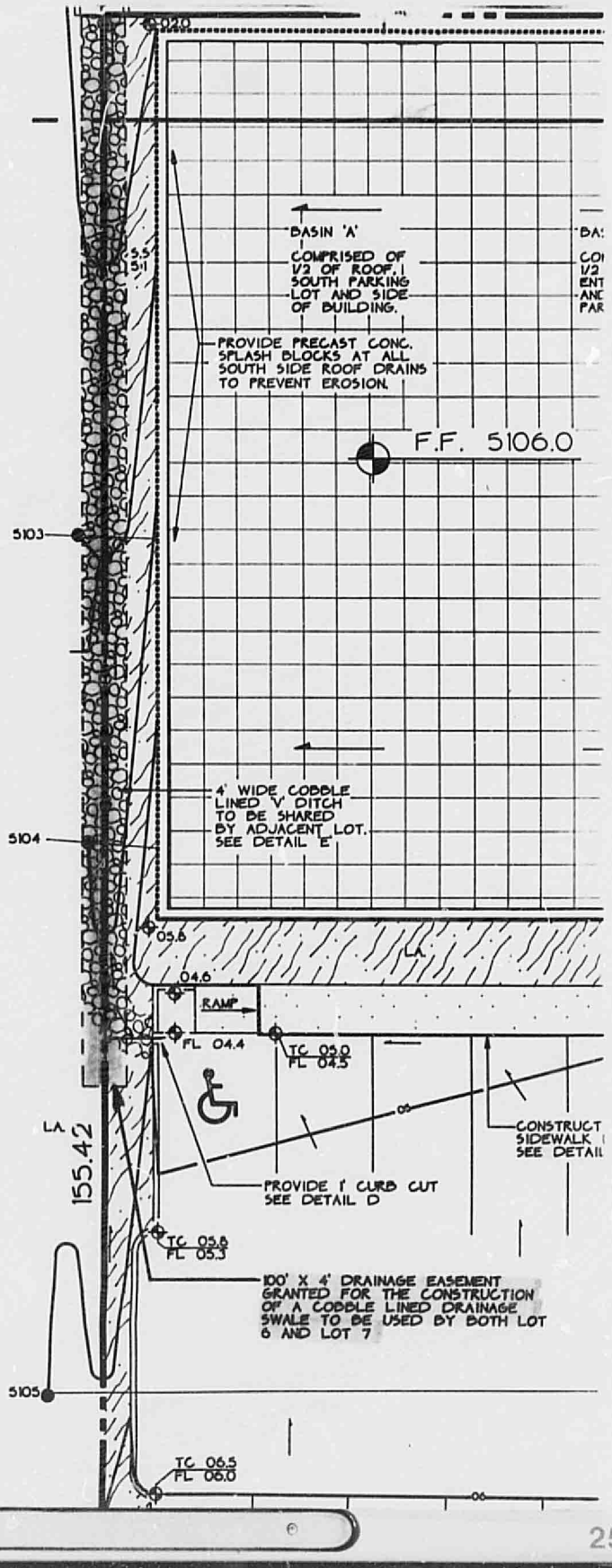
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT



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PLANS/PLATS ON FILE

FILE DESC: F17/D61B

PLANS/PLATS 2

25×10

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25×10