F19/D16A

1 Plan

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

F19 - D16a

March 3, 1982

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

RE: LOT 5B, PENN SQUARE REVISED DRAINAGE PLAN

Dear Dennis:

Per our conversation of March 2, 1982, this office should be supplied with the following information:

1. The status of the Bohannan-Hustom Master Plan for the area and the basis used for designing the site to free discharge (this solution may have been a directive from the City Hydrology Staff).

2. Written permission must be obtained from the adjacent land owner stating that he:

   a. Has reviewed the plan;

   b. Concurs with the grading;

   c. and understands that runoff is being directed to his property.

If I can answer any further questions concerning the above matters, 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

20092
March 1, 1982

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

Re: Lot 5B, Penn Square
Revised Drainage Plan

Dear Brian:

Transmitted herewith for your approval are two (2) copies of the revised drainage and grading plan for the subject project. Please give this matter your immediate attention.

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

Yours truly,

TOM MANN & ASSOCIATES, INC.

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Dennis A. Lorenz
Junior Engineer

DAL:bb
Encs. (2)

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Tom Mann Associates, Inc. Engineers

20091
February 17, 1982

F19-D16a

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FEB 22 1982
ENGINEERING

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

Re: Lot 5B Penn Square Drainage Plan

Dear Fred:

Transmitted herewith are two (2) copies of the drainage plan and one (1) original of the Construction Plan Requirements Checklist for your approval.

The Drainage Covenant has been sent to the owner for signature and will be submitted as soon as possible.

If you have any questions concerning this matter, please call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Dennis A. Lorenz
Junior Engineer

DAL:bb
Encs.

Box 557
Cedar Crest, NM 87008

February 11, 1982

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

Dear Tom:

This is to advise you that I have reviewed the Plat for the Southland Drainage Plan and it is acceptable to me.

Thank you.

Very truly yours,

Maurine Rhoton

Maurine Rhoton

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CONSTRUCTION PLAN REQUIREMENTS CHECKLIST

PROJECT TITLE Lot 5B Penn Square

DATE February 1982 ZONE ATLAS PAGE NO. F-19

REVIEWER Fred Aguirre

LEGAL ADDRESS Lot 5B Penn Square

ENGINEERING FIRM Tom Mann & Associates CONTACT Tom Mann Jr.
ADDRESS 811 Dallas N.E. Albuquerque, New Mexico 87110 PHONE (505) 265-5611

OWNER Southland Corporation CONTACT Gary Woodman
ADDRESS 7167 South Alton Way Englewood, Colorado 80112 PHONE (303) 740-9333

ARCHITECT/SURVEYOR Tom Mann & Assoc. CONTACT Tom Mann Jr.
ADDRESS 811 Dallas N.E. Albuquerque, New Mexico 87110 PHONE (505) 265-5611

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GENERAL

Yes	No	NA	See Comments		
X				1.	Professional's Stamp with signature and date: A. Engineer who prepared the Drainage Report B. Engineer or Surveyor who performed survey C. Engineer, Architect or Surveyor who prepared the grading plan.
X					
X					
X				2.	North arrow with standard engineering scales used: A. 1"=10' for sites less than one (1) acre. B. 1"=20' for sites equal to but less than five (5) acres. C. 1"=50' for sites greater than five (5) acres
		X			
		X			
X				3.	Vicinity map with Zone Atlas Page No. and legal description.
X				4.	Location and Description of the Albuquerque Control Survey Vertical Datum.
X				5.	Location and Description of the Temporary Bench Mark on site.
X				6.	Legend indicating symbols and abbreviations used.
		X		7.	Certification of: A. Finish floor elevation in the Flood Zone by Engineer or Surveyor. B. Drainage & Grading Plan by Engineer.
X					

TOPOGRAPHY:

Yes	No	NA	See Comments		
X				8.	Existing contours (per Subdivision Ordinance A-21A5e1 and AMAFCA 80-15 Sec. 7A and spot elevations adequately showing conditions on-site and any other significant spot elevations off-site which would increase clarity. Note: Contours and spot elevations should be extended a minimum of 15' beyond property line. Some sites may require more off-site topographic information.
X				9.	Proposed contours (per Subdivision Ordinance A-21A5e1 and AMAFCA 80-15 Sec. 7A) superimposed over existing contours, adequately supporting the drainage plan (A-21A11; B-7A).
X				10.	Proposed and existing contours or spot elevations at the property line adequately demonstrating any changes in grade.
X				11.	Existing or proposed (City approved) top-of-curb and flowline elevations along streets adjacent to the site with mean sea level designation (This also applies to alleys).
X				12.	Finish floor elevation(s) with mean sea level designation.
X				13.	Required spot elevations for the standard City drivepad.

CONSTRUCTION DETAIL:

Yes	No	NA	See Comments		
X				14.	Swales defined by arrows, spot elevations, and cross-sections.
X				15.	Elevation at property line at least 4" above top of curb.
X				16.	Internal contributory drainage areas outlined, including roof areas,
X				17.	Location of canales, scuppers and drain pipes.
X				18.	Notes defining property line, asphalt sidewalks, planting areas, ponding areas, and all other areas where definition would increase clarity.
		X		19.	Erosion Control Plan (during construction and for phased construction).
X				20.	Indication of all easements and rights-of-way on, or adjacent to, the site with dimensions and purpose shown.
		X		21.	Retaining wall required when a vertical grade change greater than 18" is indicated.
X				22.	Details of ponds, swales, rundowns, curb cuts, water blocks, emergency spillways, retaining walls, pond outlets, safety fences, slopes, and all other significant drainage structures with contours, cross-sections and spot elevations when appropriate. ALL CROSS-SECTIONS MUST BE DRAWN TO STANDARD ENGINEERING SCALE OR ADEQUATELY DIMENSIONED.

X				23. Proposed construction within City right-of-way per City Engineer's Special Order No. 19.
X				24. Indication of all existing structures on or adjacent (15' minimum) to the site, such as: retaining walls, buildings, pavement, ponds, etc.
X				25. Indication of street name(s) adjacent to the site.
X				26. Storm runoff routed through the drivepad or a City approved curb cut.
X				27. Slopes (cut or fill) with height of less than 18", not steeper than 2:1. Slopes with height greater than 18", not steeper than 3:1.
		X		28. Pond(s)' 100 year water surface: A. Elevation B. Outlined on the Plan
		X		

COMMENTS:

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE: Lot 5B Penn Square

ZONE ATLAS PAGE NO.: F-19 CITY ADDRESS: 7525 Montgomery Blvd. N.E.

LEGAL ADDRESS: Lot 5B Penn Square

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

ADDRESS: 811 Dallas N.E. Albuquerque, New Mexico 87110 PHONE: 265-5611

OWNER: Southland Corporation CONTACT: Gary Woodman

ADDRESS: 7167 South Alton Way Englewood, Colorado 80112 PHONE: (303) 740-9333

ARCHITECT/SURVEYOR: Tom Mann & Associates, Inc CONTACT: Tom Mann Jr.

ADDRESS: 811 Dallas N.E. Albuquerque, N. M. 87110 PHONE: (505) 265-5611

DATE SUBMITTED: February 18, 1982

BY: Dennis A. Lorenz

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FEB 22 1982

ENGINEERING

DRAINAGE COVENANT

THIS COVENANT made this 18th day of February, 1982, by and between the City of Albuquerque, a municipal corporation, (City) and Southland Corporation (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 7525 Montgomery Boulevard N.E. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Lot 5B Penn Square.

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ENGINEERING

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

As shown on approved Drainage Plan.

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain said

facilities, and if the Owner fails to comply herewith within 30 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Mr. Gary Woodman
General Construction Manager
Southland Corporation
7167 South Alton Way
Englewood, Colorado 80112

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said property until released by the City.

OWNER

By: Maurine Rhoton

Title: _____

REVIEWED BY THE LEGAL DEPARTMENT:

_____
Assistant City Attorney

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

REVIEWED BY THE PRINCIPAL ASST. CITY ENGINEER - HYDROLOGY

_____
Charles M. Easterling

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this 18th day of February, 1982, by Maurine Rhoton, _____ (Name of Officer), _____ (Title), _____ (Name of Corporation), a _____ (State of Incorporation) corporation, on behalf of said corporation.

OFFICIAL SEAL
JEAN JEFFS
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires: _____

Jean Jeffs
Notary Public

My Commission Expires:
8/7/83

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____ (Name of Acknowledging Partner or Partners), on behalf of _____ (Name of Partnership), a partnership.

_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me by _____, on this _____ day of _____, 1981.

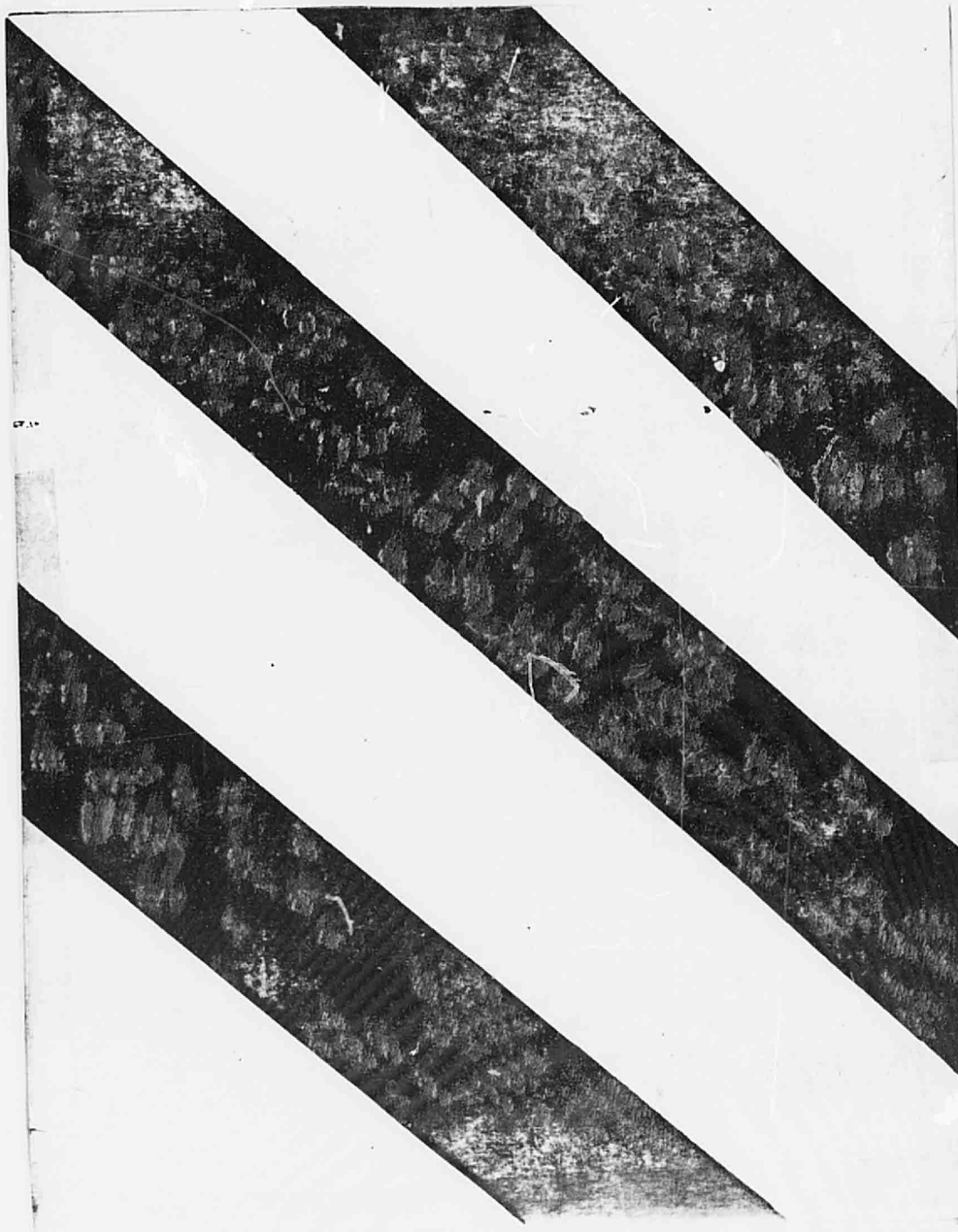
_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1981, by _____, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

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