HYDROLOGY F21/D56 ONE PLAN

F21-D56

1 PLAN

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

October 1, 1986

Louis Gross
Logan/Gross & Associates
925 Sixth Street, NW Suite #3
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR DAY CARE CENTER (F-21/D56)
RECEIVED SEPTEMBER 24, 1986

Dear Mr. Gross:

The above referenced plan, dated February 23, 1986, is approved for Building Permit sign-off.

Please attach a copy of this plan to both sets of construction drawings prior to sign-off by the Hydrology Section.

If you have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

DRAINAGE INFORMATION SHEET

CITY OF ALBUQUERQUE, N.M.

PROJECT TITLE: Day Care Center ZONE ATLAS/DRNG. FILE #: F-21/ D56

LEGAL DESCRIPTION: Tract A, Del Chapparral

CITY ADDRESS: S.W. Corner Morris St. N.E. and Gutierrez St. N.E.

ENGINEERING FIRM: Logan/Gross and Associates CONTACT: Louis W. Gross

ADDRESS: 925 6th St. N.W. Suite 3 PHONE: 243-6353

OWNER: Curtis Bryant CONTACT: Curtis Bryant

ADDRESS: 9311 Candeleria N.E. PHONE: 296-0711

ARCHITECT: Roger Cinelli CONTACT: Roger Cinelli

ADDRESS: P.O. Box 965, Tijeras, NM 87059 PHONE: 281-3209

SURVEYOR: Logan/Gross and Associates CONTACT: Louis W. Gross

ADDRESS: 925 6th St. N.W. Suite 3 PHONE: 243-6353

CONTRACTOR: Not Yet Selected CONTACT:

ADDRESS: PHONE:

RECEIVED SEP 24 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

XX YES

___ NO

XX COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 86-543 delegated 8/26/86

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

XX DRAINAGE REPORT

XX DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

XX 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

XX BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: Sept. 24, 1986

BY: Louis W. Gross

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: E21 DATE: 7-26-[illegible]

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: [illegible]

STREET ADDRESS (IF KNOWN): [illegible]

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	[illegible]	
	Carl A Martz	

FINDINGS:

(1) Drainage [illegible] per DPM
(2) Discharge from site depended on
(A) street capacity of Gutterway = 1 lane St
(B) North Mesa [illegible] flow [illegible]
[illegible] channel
(3) Need to receive comments from
Lee Lindgren on SAT [illegible] complaint
(4) It builds in phases
(A) Need to submit phasing plan
(B) Need to address [illegible]
(C) [illegible] calculate [illegible]

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: Carl A Martz	SIGNED: _____
TITLE: _____	TITLE: _____
DATE: 7-26-[illegible]	DATE: _____

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

RECEIVED
SEP 3 1986
HYDROLOGY SECTION

EASEMENT AGREEMENT

For the consideration of Ten Dollars and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, LINCOLN MEADOWS ALBUQUERQUE LIMITED PARTNERSHIP, a New Mexico limited partnership (hereinafter "Grantor") does hereby grant, bargain and convey unto Curtis and Ann Bryant, (hereinafter "Grantee") its successors and assigns a permanent easement for drainage purposes over and across Grantors real property ("Grantor's Property") located in Bernalillo Country, New Mexico and more fully described on Exhibit "A", which is attached hereto and by this reference made a part hereof (hereinafter the "Easement"). Said easement and all rights incidental thereto shall be appurtenant to Grantee's real property (Grantee's Property") situated in Bernalillo County, New Mexico and more fully described on Exhibit "B" attached hereto and by this reference made a part hereof.

Grantor hereby covenants that Grantor is lawfully seized and possessed with title to the above described real property, that Grantor has good and lawful right to grant the Easement created hereby and all rights incidental thereto.

Grantor hereby covenants that Grantee may construct at no expense to Grantor, four storm drainage outlet chute structures as shown on attached Exhibit "C" and to discharge storm drainage through these structures onto Grantors property at the places indicated on Exhibit "D".

Grantor grants this easement in consideration of Grantee's covenants and warranties as described below;

1. Grantee covenants and warrants that Grantee will build a Day Care Center in accordance with the approved plans drawn by CMA Architects, their Plan No. 8610; especially with regard to the footprint of the building and the landscaping as shown on Sheet 2 of the approved plans.

2. Grantee covenants and warrants that it will allow a maximum discharge onto Grantor's property of no more than 4.0 CFS of water.

3. Grantee covenants and warrants that it will not allow silting to occur onto Grantor's property.

4. Grantee covenants and warrants that it shall construct and maintain a block wall on Grantee's Property whose specifications and appearance shall exactly match that of the screening wall ("Screening Wall") which runs on Grantor's property adjacent to Morris Street; except that the height shall be as shown on Exhibit "E" and further, the wall must be stuccoed on Grantor's side of the wall (south and west) with the stucco color matching the Screening Wall.

5. Grantee covenants and warrants that should Grantee fail to comply with any of the covenants and warranties recited herein, then Grantee shall be obligated to correct the situation at Grantee's own expense as soon as reasonably possible after receiving Grantor's written or oral request. If Grantee fails to rectify the situation within a reasonable period of time, Grantor shall correct the problem and shall pay all attendant expenses which Grantee shall reimburse in full within

thirty days of receipt of an invoice from the Grantor. If Grantee fails to reimburse Grantor for such expenses, Grantor may place a lien on Grantee's property to secure such debt, including legal fees, which lien shall be subject to judicial foreclosure in the same manner as any mortgage or other lien. Grantor may enforce payment of the debt by an action on the debt, or by judicial foreclosure, or both, at Grantor's option and shall be entitled to recover reasonable attorney's fees and court costs in any such action.

6. Grantee hereby indemnifies Grantor against any and all damages to Grantor's property arising from Grantee's use of this Easement and the construction of Grantee's Day Care Center including, but not limited to, any damage to Grantor's plants, walls, sprinkler system, curbs and driveways.

The Easement created hereby and all rights, restrictions and obligations incidental thereto shall be binding upon and inure to the benefit of the parties hereto, their heirs, devisees, personal representatives, successors and assigns.

Dated this 26th day of September, 1986.

LINCOLN MEADOWS ALBUQUERQUE LIMITED PARTNERSHIP, a New Mexico Limited Partnership

By: Lincoln Property Company No. 1022 Limited Partnership, its general partner

By: Nicholas Keipert, Jr.
Its: General Partner

Curtis Bryant

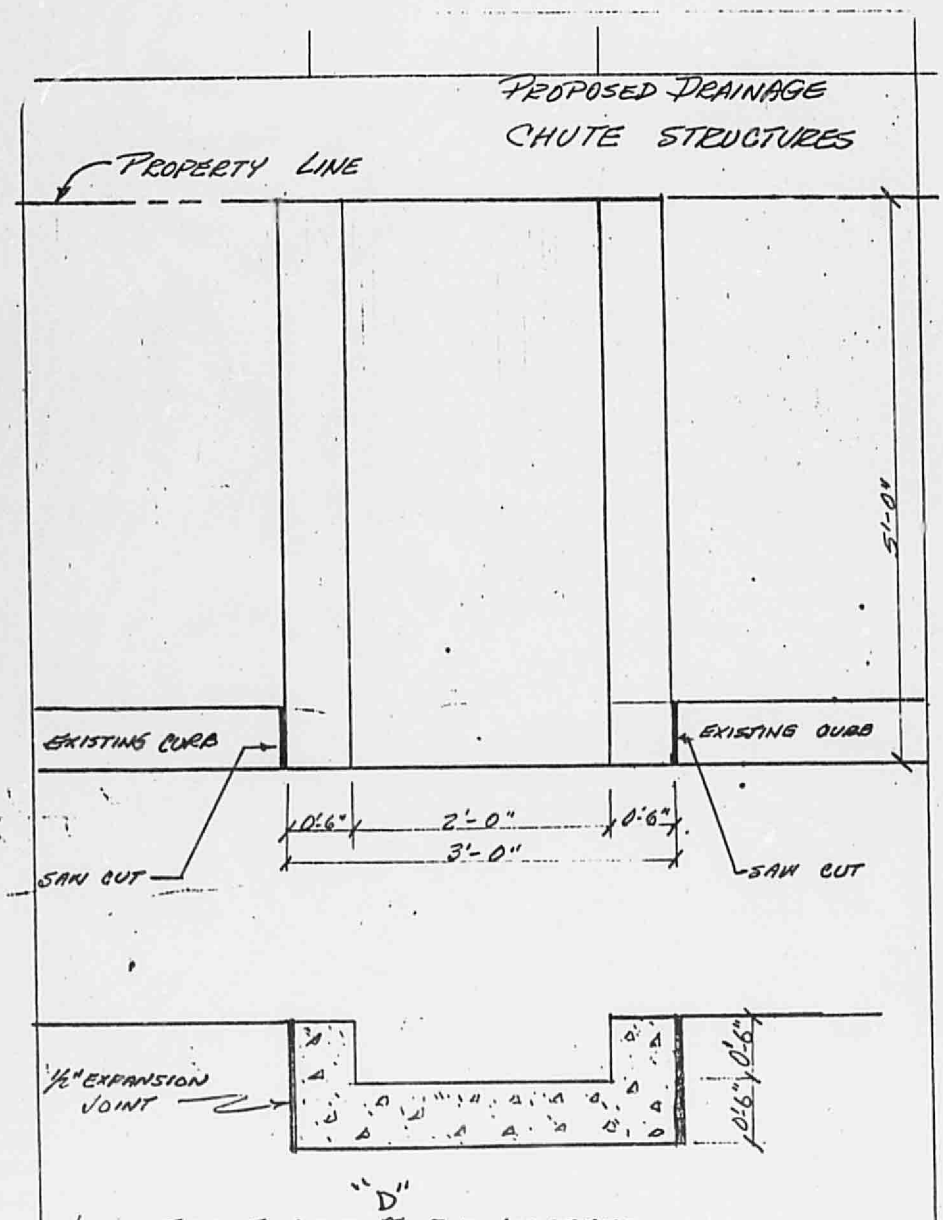
Ann Bryant

EXHIBIT "A"

Tract A-1 LINCOLN MEADOWS APARTMENTS, a subdivision in the City of Abuquerque, 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 August 1, 1986, in Volume C31, Folio 34.
Also described as item 43 in Special Assessment District 204.

EXHIBIT "B"

Tract A Del Chaparral 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 August 25, 1986, Volume C-31, Folio 85.
Also described as item 44 in Special Assessment District 204.



NOTE: SEE EXHIBIT A FOR LOCATIONS

LOGAN/GROSS & ASSOC. INC.
925 6th St. N.W., Suite 3
Albuquerque, New Mexico 87102

EXHIBIT "C"

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS

EXHIBIT "D"

-BUILT PHASE III PLAN

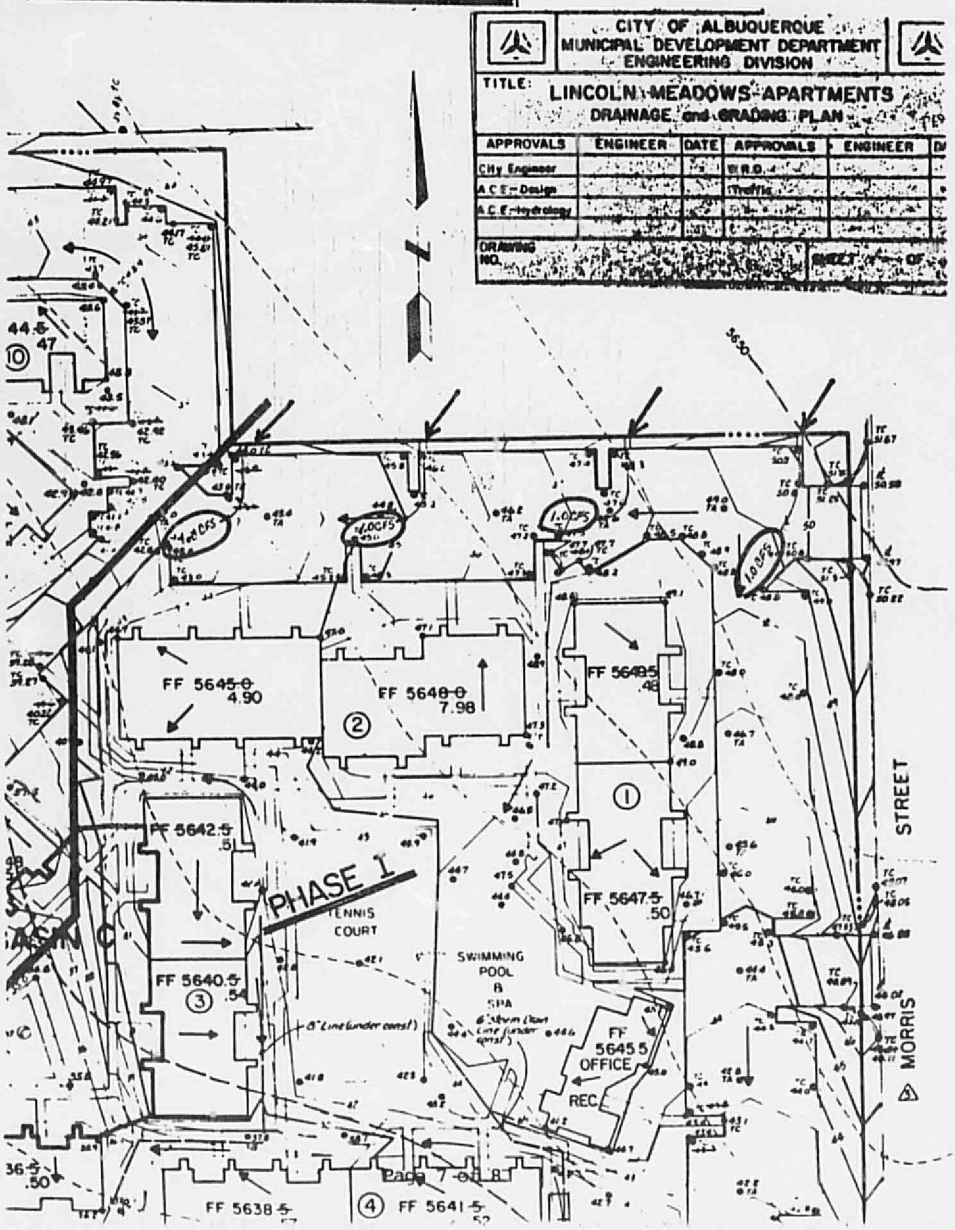
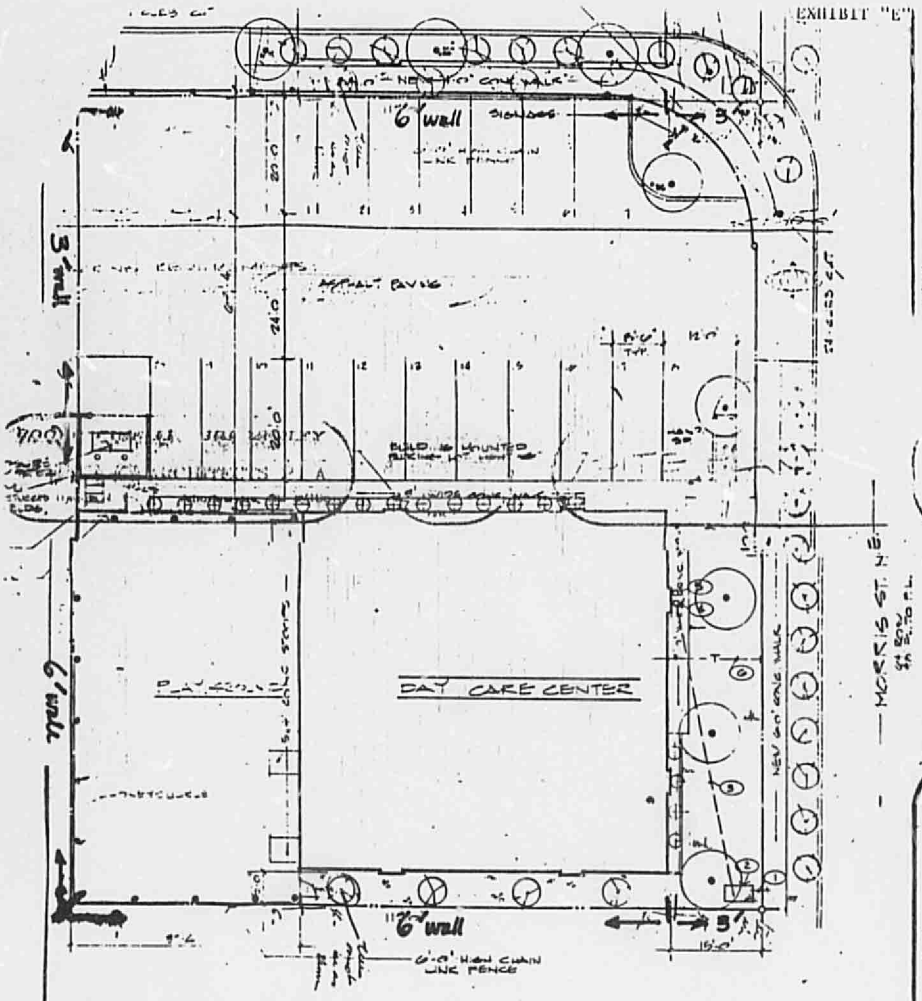


EXHIBIT "E"



project:
DAY CARE CENTER FOR,
CURTIS BRYANT

PARKING REQUIREMENTS:

1 SP + 3600 ÷ 600 = 9.2 = 10 REQ'D
1 PER EMPL. INCL. 1 HANDICAP SP.

ROGER CINELLI, JIM MEDLEY
EMA ARCHITECTS P. A.
1020 Tijeras N. E. Albuquerque, NM 87106
Phone (505) 243-2022

date 6/86
drawn C.H.BLM
checked
rev.

sheet description: SITE PLAN

Sheet 2 of 12

0 7 5 8