HYDROLOGY F22/~~D210~~ D25A 1 PLAN

F22/D29

1 Plan

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Mayor
Ken Schultz

November 24, 1987

Mr. Victor Chavez
Chavez-Grieves Consulting Engineers
4600-C Montgomery Blvd., NE
Albuquerque, NM 87109

RE: REVISED DRAINAGE PLAN FOR WHALE OF A WASH AT MONTGOMERY (F22-D29) REVISION DATED 11/13/87

Dear Mr. Chavez:

Based on the information provided on your November 13, 1987 resubmittal, the above referenced drainage plan is approved for Building Permit. Please be advised that prior to Certificate of Occupancy release, we will require a formal filed copy of the easement shown on your Exhibit "A" of your Certificate of Survey. Easement must indicate purpose and must run with the land. Please attach a copy of this approved plan to the construction plans prior to sign-off by the Hydrology Section.

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

Sincerely,

/Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/trs
(WP+475)

CERTIFICATE OF SURVEY

This is to certify that I, EDWARD ROSS ELDER a duly qualified Land Surveyor, licensed under the laws of the State of New Mexico, have on August 10 th 19 87 surveyed the boundaries of that certain property said to belong to, or to be under contract of purchase by:

JIM RICHARDSON

and more particularly described as follows:

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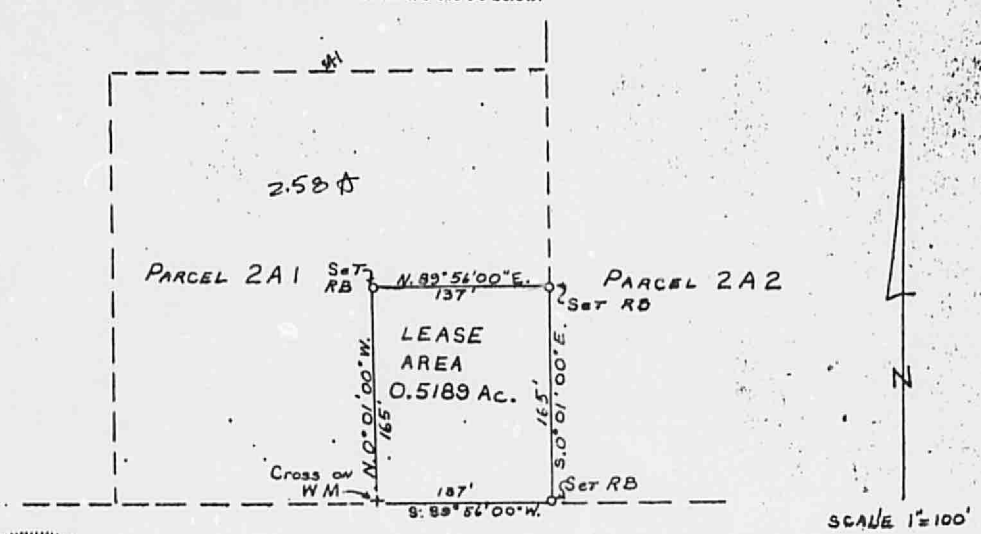
HYDROLOGY SECTION

The easterly 137.00 feet of the Southerly 165.00 feet of Parcel 2-A-1 of LAND OF EDMUND I. RADY, Albuquerque, New Mexico, as said Parcel is shown and designated on the Plat of Division thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 29, 1984, being a parallelogram with its easterly and southerly sides coincident with the easterly and southerly sides of said Parcel 2-A-1;

That to the best of my knowledge and belief there are no encroachments on said property other than might be covered by the exceptions below, and that subject to said exceptions, the improvements existing within the boundaries thereof fall as indicated on the sketch below.



NOTE: This certificate does not cover nor include outside walls, nor does it include overhang of eaves, concrete slabs, steps, walks or arbors not in violation of an easement or Property Boundary shown on the plat of record. No violations of the building codes, restrictive covenants, zoning ordinances, easements, or other matters to which conformation is required, but which are not shown on the plat of record are either included or shown.

In witness whereof I have hereunto set my hand and seal August 25-th 19 87.

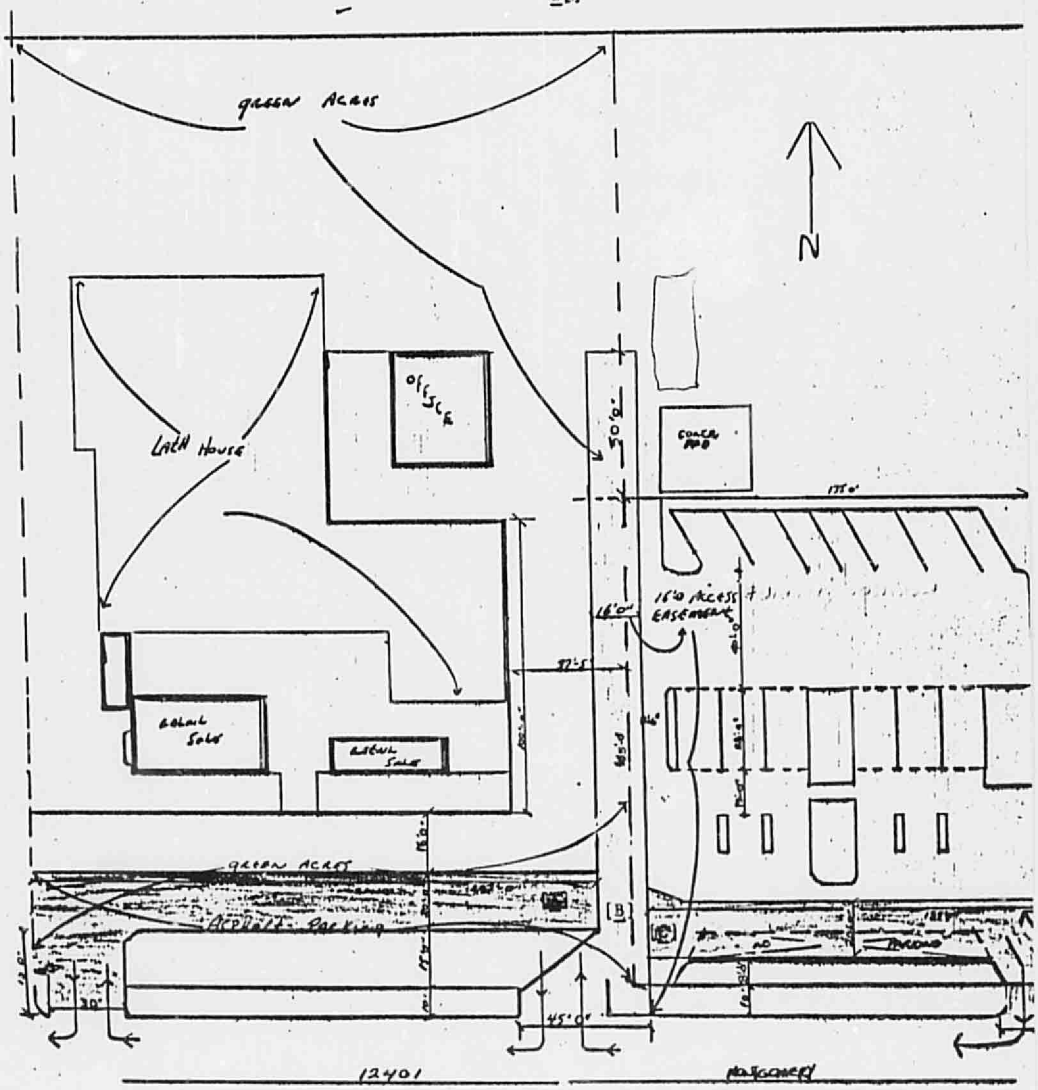
Edward Ross Elder
New Mexico Registered Land Surveyor
No. 4690

EXHIBIT. "A"

CROSS USE EASEMENT
A

CROSS USE EASEMENT
C

CROSS USE EASEMENT
B



ELDER COMPANY Surveyors

EDWARD K. ELDER
630 JEFFERSON STREET, N.E. TELEPHONE 266-1630

EDWARD ROSS ELDER
ALBUQUERQUE, NEW MEXICO 87108

DESCRIPTION OF AREA "A" (Cross Use Easement)

BEGINNING at the west end of the western driveway, a 30-foot curb cut in the northern curb of Montgomery Blvd. NE, and running:

Northward at a right angle to the street for 10 feet; thence

Westward, parallel to the street, until the west line of the Green Acres parcel and the west line of Parcel 2-A-1 of LAND OF EDMUND I. RADY is met; thence

Northward along the west line of the above parcel, 35 feet; thence

Eastward, parallel to and 45 feet northerly from the street line, 192 feet to a point 11 feet westerly from the east line of the Green Acres parcel; thence

Southward at a right angle to the street, 20 feet; thence

Westward, parallel to the street, to that point that is 25 feet northerly from and at a right angle to the eastern end of the above western driveway; thence

Southward at a right angle to the street, 25 feet to the eastern end of the above western driveway in the northern curb of Montgomery Blvd. NE; thence
30 feet
Westward/along the driveway to the west end and beginning-point.

ELDER COMPANY Surveying

EDWARD K. ELDER
630 JEFFERSON STREET, N.E. | TELEPHONE 268-1838 | EDWARD ROSS ELDER
ALBUQUERQUE, NEW MEXICO 87108

DESCRIPTION OF AREA "B" (Cross Use Easement)

BEGINNING at the west end of the 30-foot driveway in the north curb of Montgomery Blvd. NE which is 40 feet westerly from the southward projection of the east line of the Green Acres parcel, and running:

Northwa. d at a right angle to the street, 10 feet; thence

Northeasterly on a bearing of N.62°35'E., 32.65 feet to that point which is 25 feet northerly from the street and 11 feet westerly from the east line of the Green Acres parcel; thence

Northward at a right angle to the street, parallel to and 11 feet westerly from the east line of the Green Acres parcel, to a point 122.47 feet southerly from the north line of The Green Acres parcel and of Parcel 2-A-1 of LAND OF EDMUND I. RADY; thence

Eastward, parallel to the street, 16 feet to a point 5 feet easterly from the east line of the Green Acres parcel; thence

Southward at a right angle to the street, along a line parallel with and 5 feet easterly from the east line of the Green Acres parcel, to the intersection with the north curb of Montgomery Blvd. NE; thence

Westward along the curb and the above 30-foot driveway, 45 feet to the beginning-point.

ELDER COMPANY Surveying

EDWARD K. ELDER
830 JEFFERSON STREET, N.E. TELEPHONE 268-1838

EDWARD ROSS ELDER
ALBUQUERQUE, NEW MEXICO 87108

DESCRIPTION OF AREA "C" (Cross Use Easement)

BEGINNING at the point in a 45-foot driveway in the north curb of Montgomery Blvd. NE which is the intersection of the curb with the southward projection of the easterly line of Parcel 2-A-1 of LAND OF EDMUND I. RADY, and running:

Westward along the driveway to the west end, which is 19.6 feet west of the projected east line of the parcel; thence

Northward at a right angle to the street, 18 feet; thence

Westward on a line parallel with and 18 feet northerly from the curb, 112.4 feet; thence

Northward at a right angle to the street, parallel to and 5 feet easterly from the east line of the Green Acres parcel, 20 feet; thence

Eastward, parallel to the street, 132 feet to the east line of Parcel 2-A-1; thence

Southward on the east line of Parcel 2-A-1 and its southward projection, 38 feet to the curb and beginning-point.

CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.
4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

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NOV 16 1987
HYDROLOGY SECTION

LETTER OF TRANSMITTAL

TO: City of Albuq.
Hydrology Section
Attn: Barbara
Engr.: Stuart Reeder

DATE: 11/16/87
JOB NO.
RE: Whole of a Wash
Montgomery Site

GENTLEMEN:

We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
__ COPY OF LETTER __ PLANS __ _____
X PRINTS __ SAMPLES

COPIES	DATE	NO.	DESCRIPTION
1			Revised Grading & Drainage Plan (Add'l spot elev. added @ SW corner of site)

THESE ARE TRANSMITTED as checked below:

__ FOR APPROVAL
X FOR YOUR USE (file)
__ AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ _____

__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19___

REMARKS:

COPY TO: file

SIGNED: Jack W. McDonald

If enclosures are not as noted, kindly notify us at once.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Whale of a Wash (Montgomery) ZONE ATLAS/DRNG.FILE #: F-22/D29

LEGAL DESCRIPTION: A portion of Parcel 2-A-1, Property of Edmund

CITY ADDRESS:

ENGINEERING FIRM: Chavez-Grieves — CONTACT: Jackie McDowell

ADDRESS: 4600 C Montgomery — PHONE: (505) 881-7376

OWNER: — CONTACT:

ADDRESS: — PHONE:

ARCHITECT: MIMBRES — CONTACT: Dave Dembeck

ADDRESS: Santa Fe — PHONE:

SURVEYOR: Elder Company — CONTACT:

ADDRESS: 530 Jefferson — PHONE: (605) 268-1830

CONTRACTOR: — CONTACT:

ADDRESS: — PHONE:

PRE-DESIGN MEETING:

X YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

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NOV 16 1987
HYDROLOGY SECTION

DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

X DRAINAGE PLAN Revision (11/13/87)

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

____ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11/16/87

BY: Jackie McDowell

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

November 5, 1987

Jackie McDowell
Chavez-Grieves Consulting Engineers
4600-C Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE PLAN FOR WHALE OF A WASH CAR WASH ON MONTGOMERY SUBMITTED OCTOBER 21, 1987 FOR BUILDING PERMIT APPROVAL (F-22/D29)

Dear Ms. McDowell:

Your submittal, referred to above, with an engineer's stamp date of October 8, 1987, is approved for building permit sign-off by Hydrology. This approved drawing, Sheet C-4, must be included in the construction sets routed for permit sign-off.

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

Cordially,

Stuart Reeder

G. Stuart Reeder, P.E.
C.E./Hydrology Section

GSR/bsj

xc: Architect

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Winrock of a Wash (Montgomery) ZONE ATLAS/DRNG.FILE #: F-22/D29

LEGAL DESCRIPTION: A portion of Parcel 2-A-1, Property of Edmund

CITY ADDRESS:

ENGINEERING FIRM: Chavez-Grieves — CONTACT: Jackie McDowell

ADDRESS: 4600 C Montgomery — PHONE: (505) 881-7376

OWNER: — CONTACT:

ADDRESS: — PHONE:

ARCHITECT: MIMBRES — CONTACT: Dave Dernbach

ADDRESS: Santa Fe — PHONE:

SURVEYOR: Elder Company — CONTACT:

ADDRESS: 530 Jefferson — PHONE: (605) 268-1830

CONTRACTOR: — CONTACT:

ADDRESS: — PHONE:

RECEIVED
OCT 21 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:
- X YES
- ___ NO
- X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.
EPC NO.
PROJ. NO.

TYPE OF SUBMITTAL:
- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- 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: 10/21/87

BY: Jackie McDowell

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: F22 DATE: 5/27/87 @ 3:00

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Car Wash

STREET ADDRESS (IF KNOWN): Montgomery W. of Tramway

SUBDIVISION NAME: Parcel 2 A1, New Holiday Park Subd Rev'd

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
_____ OTHER

_____ FINAL PLAT
__X__ BUILDING PERMIT
_____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Jackie McDowell	Chavez-Grieves
	Roger Green	Hydrology Section

FINDINGS:

(1) An Approved Drainage & Grading Plan is required prior to the issuance of a Building Permit.

(2) Free discharge to Montgomery is proposed by this submittal. Detention is not required.

(3) IF parcel is greater than 5 Acres or will be developed in more than one Development Plan, a Site Development Plan is also required. Verify requirements with Planning Department.

(4) Site Development Plan will be the Grading & Drainage Plan.

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:	Roger Green	SIGNED:	Jackie McDowell
TITLE:	Civil Engineer	TITLE:	Hydrology Section
DATE:	5-27-87	DATE:	5/27/87

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

CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.

4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: City Hydrology Section
4th Floor City Hall
Attn: Barbara

DATE: 10/[illegible]/87
JOB NO.
RE: Whole of Wash - Montgomery Site

RECEIVED
OCT 21 1987
HYDROLOGY SECTION

GENTLEMEN:
We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
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X PRINTS __ SAMPLES

RECEIVED
OCT 21 1987
HYDROLOGY SECTION

COPIES	DATE	NO.	DESCRIPTION
1			Grading & Drainage Plan
1			Info Sheet
1			Conference Recap
1			Certificate of Survey

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
__ FOR YOUR USE
__ AS REQUESTED
__ FOR REVIEW AND COMMENT
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REMARKS:

COPY TO: File

SIGNED: John S. McDonald

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