PUBLIC WORKS/HYDROLOGY

G14/D39

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G14/D39

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FILE COPY

MEMORANDUM:

CITY OF ALBUQUERQUE PUBLIC WORKS DEPT.
ENGINEERING GROUP

March 10, 1987

TO: Tom Aragon, Transportation System Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Division/PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
OFFICE-COMMERCIAL COMPLEX - 125 CANDELARIA ROAD, NW (G-14/D39)

Transmitted herewith, is a copy of the approved drainage plan for the referenced projects incorporating the S.O. 19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. 19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Enclosures

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FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

March 5, 1987

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

RE: DRAINAGE PLAN FOR OFFICE-COMMERCIAL COMPLEX
(G-14/D39) ENGINEER'S STAMP DATED FEBRUARY 26, 1987

Dear Louis:

Based on the information provided on your submittal of March 2, 1987, the above referenced drainage plan is approved for Building Permit.

Please advise your client that there will be a separate permit required for construction within City R/W.

Please attach a copy of this approved drainage plan to the construction sets prior to Hydrology sign-off.

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

Cordially,

for Bernie J. Montoya, C.E.
Engineering Assistant

cc: Becky Sandoval

BJM/dej

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DRAINAGE INFORMATION SHEET
Bernalillo County, N.M.

PROJECT TITLE: Office- Commercial Complex ZONE ATLAS/DRNG. FILE #: G14/D39

LEGAL DESCRIPTION: Parcel "C", Blk. 1, Monkbridge Add.

CITY ADDRESS: 125 Candelaria Rd. N.W.

ENGINEERING FIRM: Logan/Gross & Assoc. Inc. CONTACT: Louis W. Gross

ADDRESS: 925 6th St. N.W. Suite 3 PHONE: 243-5363

OWNER: Marvin A. Gallegos CONTACT: Marvin A. Gallegos

ADDRESS: 125 Candelaria Rd. N.W. PHONE: 881-5309

ARCHITECT: Rudy Pacheco CONTACT: Rudy Pacheco

ADDRESS: 8913 Rough Rider N.E. PHONE: 821-2126

SURVEYOR: Rudy Pacheco CONTACT: Rudy Pacheco

ADDRESS: 8913 Rough Rider N.E. PHONE: 821-2126

CONTRACTOR: Pacheco Enterprises CONTACT: Rudy Pacheco

ADDRESS: 89 3 Rough Rider N.E. PHONE: 821-2126

RECEIVED
MAR 02 1987
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 87-109 (SEE ATTACHED PLAT)

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

X 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: 2/26/87

BY: Louis W. Gross

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G-14 DATE: 2/12/87 @ 1:00

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: _____

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Unsubdivided part of Monkbridge Addn
Block 1 Lot 2

APPROVAL REQUESTED:

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

	WHO	REPRESENTING
ATTENDANCE:	Lou Gross	Legal / Grants
	Bernie Montoya	Hydrology Section

FINDINGS:

1. Drainage Plan per DPM requirements
2. Approved copy of filed subdivision plat for area being developed.
3. Site is not located within a designated flood zone but it does contribute to downstream flooding
4. Must address all offsite flows if any
5. Previous reports in area show controlled release.
6. Free discharge may be appropriate. Engineer must address a. Infill site b. Existing 48" RCP on Candelaria check for capacity c. Demonstrate that the developed conditions will not have a great impact on the downstream flooding.
7.

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:	Bernie Montoya	SIGNED:	Louis M. Gross
TITLE:	Engineering Assistant	TITLE:	
DATE:	2/12/87	DATE:	2/12/87

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

25x10

EXHIBIT A

GRANT OF TEMPORARY DRAINAGE EASEMENT

This easement grant is made and executed this 15th day of October, 1987. by and between B.E. Townes, hereinafter called the "Grantor" and Marvin A. Gallegos and Elizabeth A Gallegos, his wife, hereinafter called the "Grantee".

1. The Grantor is the owner of the following described real property within the City of Albuquerque, New Mexico; legally described on Exhibit "A", attached.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the Grantee a temporary easement over and across a portion of Grantor's property for the purpose of permitting temporary storage of flood run-off water, about 2000 cubic feet.

3. The property affected by the grant of this easement and right-of-way is more particularly described as follows: The southerly 100 feet of the easterly 75 feet of the tract described on exhibit "A".

4. Said easement is intended to be temporary in nature for use recited above to the Grantee, his successors and assigns. Said easement will expire and this agreement will become null and void on December 15, 1987.

5. The obligation of the Grantor set forth herein shall be binding upon the Grantor, his heirs, and assigns, and the property of the Grantor as described herein and will run with said property until December 15, 1987.

IN WITNESS WHEREOF, the parties have set their hands and seals this 15th day of October, 1987.

GRANTOR

By: B. E. Townes

Title: Owner

ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me this 15th day of October, 1987, by B. E. Townes
Name of Grantor

Catherine [illegible]
Notary Public

My Commission Expires:

January 8, 1989

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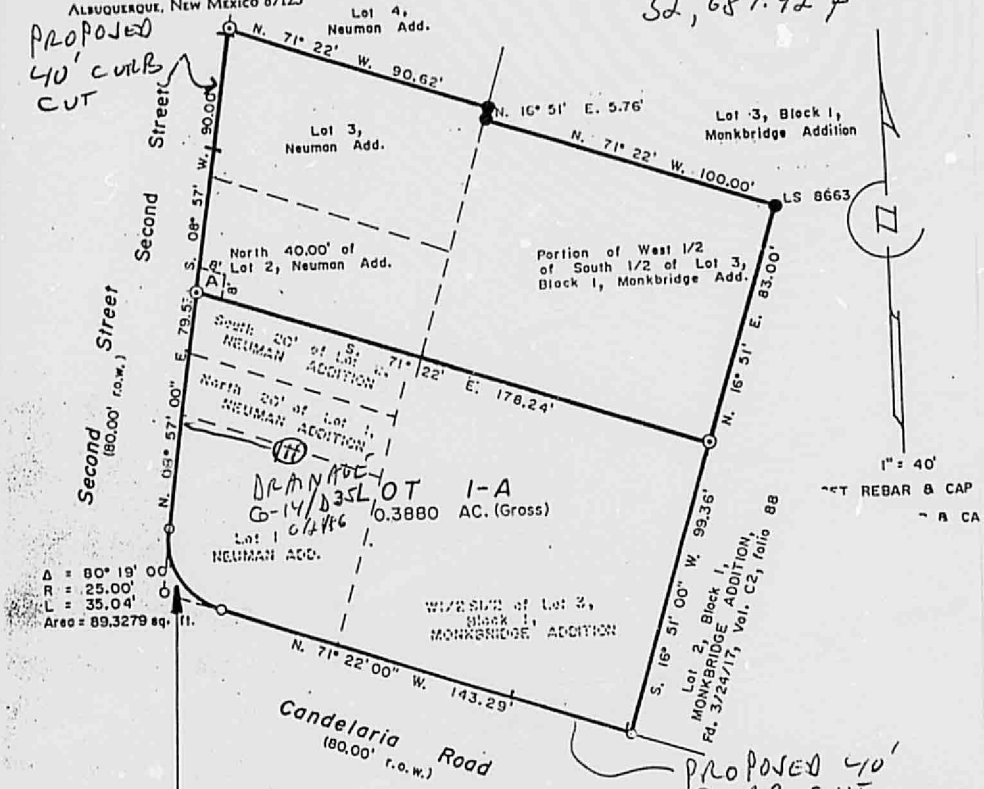
REPRODUCTION DUE TO THE POOR QUALITY
OF THE ORIGINAL DOCUMENT

EXHIBIT "A"
CORNER: 0.3880 ACRE
INSIDE: 0.3624 ACRE
TOTAL 0.7504 ACRE
32,687.42 ☑

ALPHA SURVEYING GROUP, INC.
623 AMHERST DR. N.E.
P.O. BOX 26193
ALBUQUERQUE, NEW MEXICO 87125



CORNER RADIUS to be dedicated by this plat.

40'
40 50

RTY LINE
PROPERTY LINE

FREE CONS

The foreg
undersign
as shown
the publi
the foreg

SURVEYOR'S CERTIFICATE

I, Harry K. Work, a registered Professional Land Surveyor under the laws of the Stateoof New Mexico, do hereby certify that this plat was prepared by me or under my supervision, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.

Harry K. Work
Harry K. Work, NMPLS NO. 7476

3-31-86
DATE

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

The foregoing instrument wa
before me this 31 day of J
BY: Harry K. Work

My commission expires: 10/

NOTARY

25×10 32×10

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PLANS/PLATS ON FILE

FILE DESC: G14/D39

PLANS/PLATS 2

25×10

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25×