

PROJECT TITLE: THUNDERBIRD STEEL ZONE ATLAS/DRNG. FILE #: 6-15  
DRE #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: TRACT 25B, MRGCD MAP NO 33  
CITY ADDRESS: 4300 SECOND ST. NW.  
ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady  
ADDRESS: 7408 Morrow Ave. N.E. 87110 PHONE: 883-7973  
OWNER: THUNDERBIRD STEEL CONTACT: JIM QUILLEN  
ADDRESS: 4300 2ND ST. NW 87107 PHONE: 345-7866  
ARCHITECT: Dura Bilt Products Inc CONTACT: Jeff Foss  
ADDRESS: 4808 JEFFERSON NE 87109 PHONE: 883-9100  
SURVEYOR: Southwest Surveying Co INC CONTACT: Dan Graney  
ADDRESS: 333 Lomas Blvd NE 87102 PHONE: 247-4444  
CONTRACTOR: Dura Bilt Products INC. CONTACT: JEFF FOSS  
ADDRESS: 4808 JEFFERSON PHONE: 883-9100

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER

## PRE-DESIGN MEETING:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

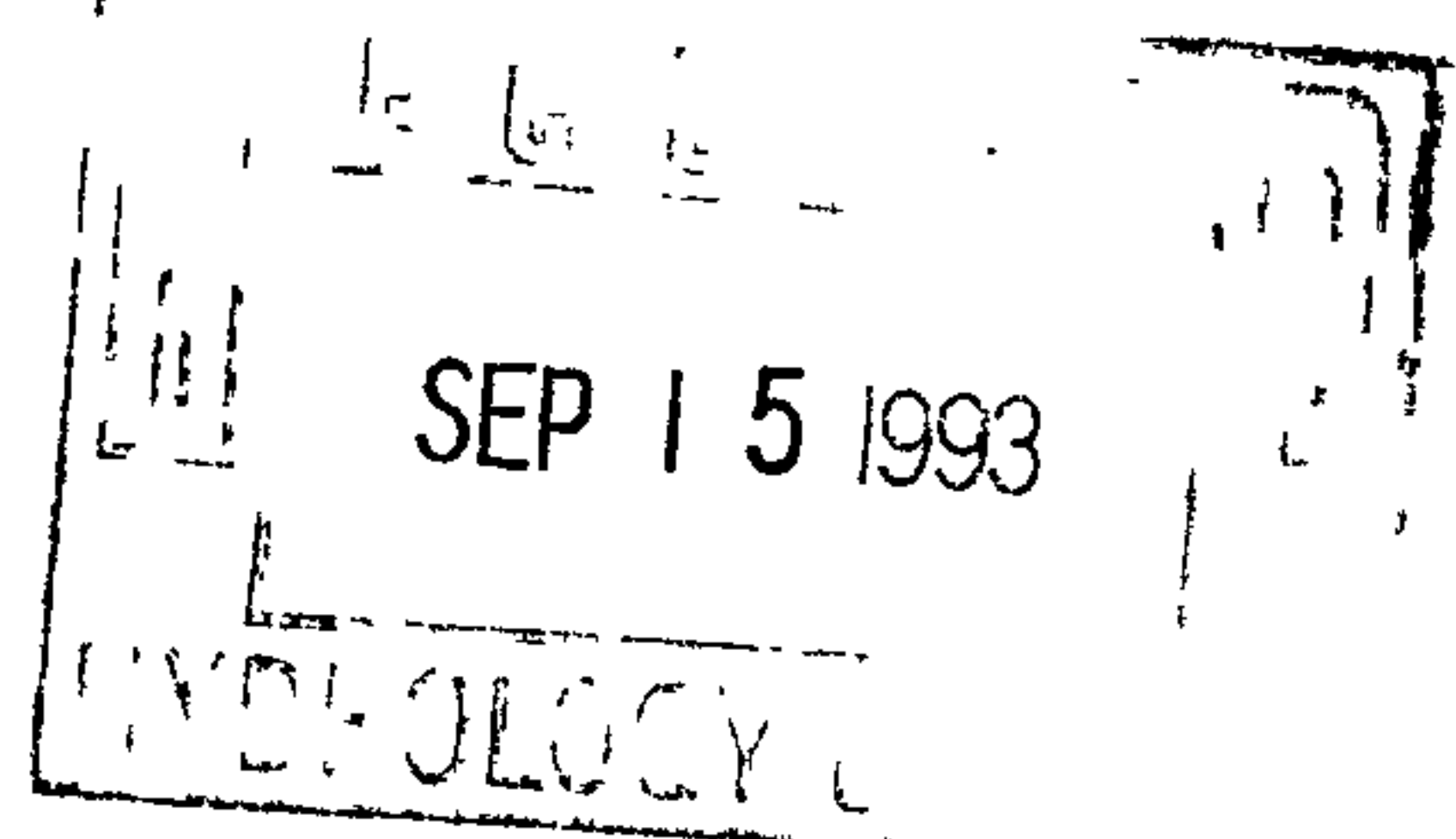
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED:

September 14, 1993

BY:

Frank D. Lovelady

GRANT OF EASEMENT

This GRANT OF EASEMENT, made this 20<sup>th</sup> day of May, 1968  
between WILEY BANCOS hereinafter called  
"Grantor", and the CITY OF ALBUQUERQUE, hereinafter called "Grantee".

WITNESSETH:

Grantor hereby grants unto Grantee the following easements for construction and maintenance of storm drains and appurtenances over and across the following land

situate in Albuquerque, Bernalillo County, New Mexico:

Being that certain parcel of land situate in Section 4 and 5, T-10-N, R-3-E, N.M.P.M. within the City of Albuquerque, in Bernalillo County, New Mexico and said parcel of land comprises 2 Portions of Tract No. 22b of Map No. 33 of the Survey of the Middle Rio Grande Conservancy District as said Tract 22b is described in the Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on March 15, 1957 in Book W.D. 380, Page 69 and Portion Nos. 1 and 2 comprise ten foot (10') wide strips of land, the lateral boundaries of which lie five feet (5') on each side of the following described centerlines of easements;

PORTION NO. 1

BEGINNING, for a tie, at the Southwest Corner of the above set forth Tract 22b at a point on the easterly line of Second Street, N.W. and thence running N.08°57'E., 22.08 feet along said easterly line of Second Street to the POINT OF BEGINNING of the herein described centerline of easement; Point No. 1;

thence running S.76°11'E., 415.44 feet along a line lying 22 feet northerly from, measured at right angles, and running parallel to the southerly line of Tract 22b, to Point No. 2;

thence continuing running S.76°11'E., 410.56 feet to Point No. 3;

thence running N.16°49'E., 162.74 feet along a line lying 20 feet easterly from, measured at right angles, and running parallel to the westerly right-of-way line of Carlton Street N.W. projected southerly from Los Hermanos Addition (as Carlton Street, formerly Don Juan Street, is shown and designated on the plat of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 1939), to a point of intersection with the northerly line of Tract 22b, Point No. 4 and the END of the herein set forth centerline of easement.

PORTION NO. 2

BEGINNING, at Point No. 2 of the above set forth Portion No. 1 and thence running N.16°49'E., 162.86 feet along the herein set forth centerline of easement on a line lying 20 feet easterly from, measured at right angles, and running parallel to the westerly right-of-way line of Las Hermanas Street projected southerly from Los Hermanos Addition (as Las Hermanas Street is shown and designated on the plat of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 1939), to a point of intersection with the northerly line of Tract 22b, Point No. 5 and the END of the herein set forth centerline of easement.

The foregoing easements carry with them the right to install, construct, maintain and repair storm drains and appurtenances on and across said land and also this instrument carries with it the right to the reasonable temporary use of lands adjacent to said easements during the course of the construction of the storm drains, said right to temporary use to terminate upon completion of the project.

Recorded: June 4, 1968  
Miss. 105  
Folio 118-120

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

\_\_\_\_\_(Seal) *Phil B...* (Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_ (Seal)

State of New Mexico )  
County of Bernalillo ) ss.

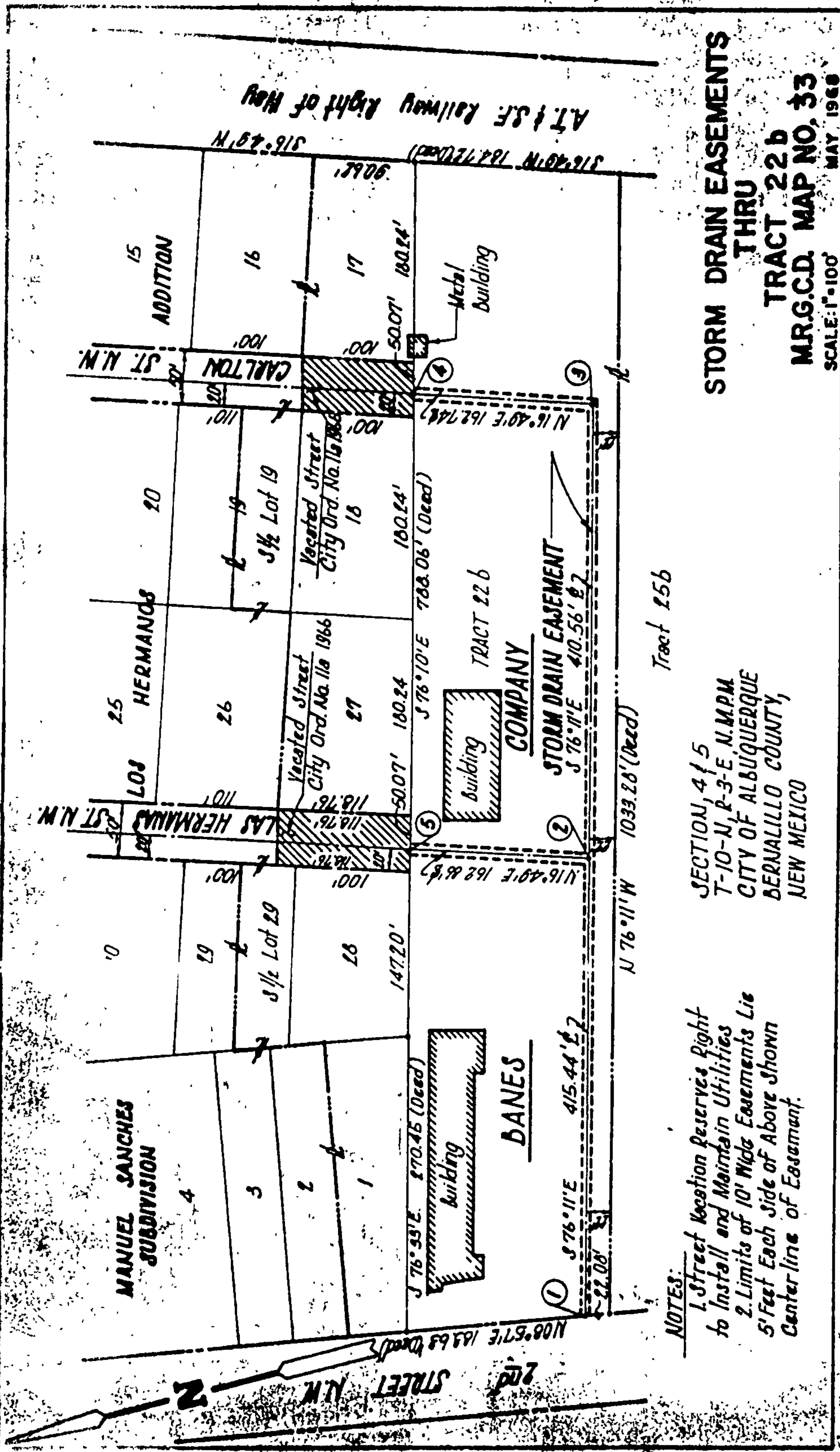
On this 20<sup>th</sup> day of May, 1968, before me personally appeared Wiley Banks to me personally known, who being by me duly sworn did state that he acknowledged said instrument to be his own free act and deed.

WITNESS my hand and seal the day and year last above written.

*Mary C M newick*  
Notary Public

My Comm. expires:

Feb 7, 1971



**STORM DRAIN EASEMENTS  
THRU  
TRACT 22b**  
**MRG.C.D. MAP NO. 33**  
**MAY 1968**  
**SCALE: 1"=100'**

**NOTES:**  
1. Street location reserves right to install and maintain utilities  
2. Limits of 10' Wide Easements Lie 5' Feet Each Side of Above Shown Centerline of Easement.

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: THUNDERBIRD STEEL ZONE ATLAS/DRNG. FILE #: 6-15/10 <sup>44</sup>~~44~~

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT 25B, MRGCD MAP NO 33

CITY ADDRESS: 4300 SECOND ST. NW.

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady

ADDRESS: 7408 Morrow Ave. N.E. 87110 PHONE: 883-7973

OWNER: THUNDERBIRD STEEL CONTACT: JIM QUILLEN

ADDRESS: 4300 2ND ST. NW 87107 PHONE: 345-7866

ARCHITECT: Dura Bilt Products Inc CONTACT: Jeff Foss

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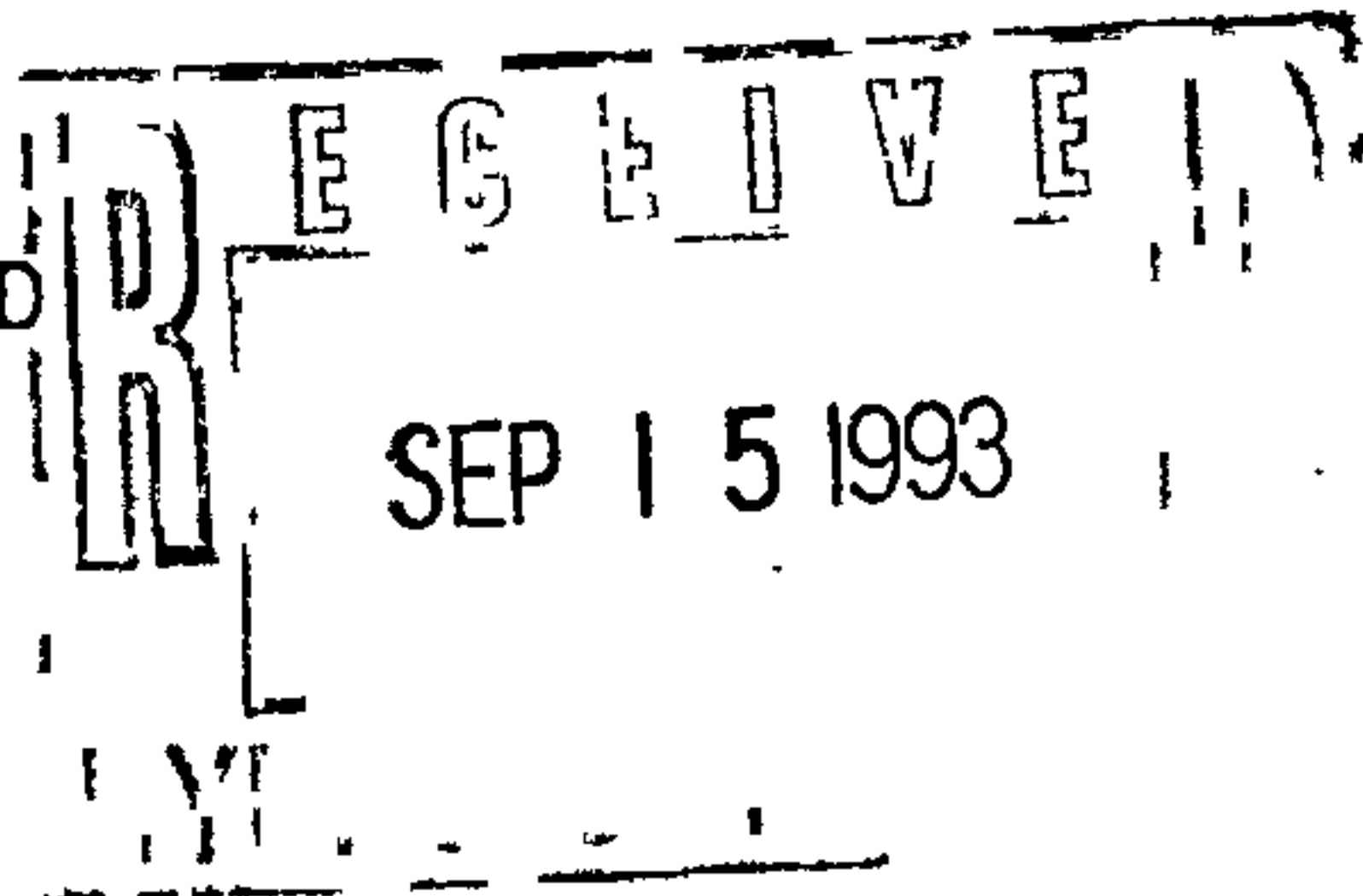
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- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED:

September 14, 1993

BY:

Frank D. Lovelady

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G14- DATE: 8/20/93  
EPC NO.: \_\_\_\_\_ DRB NO.: \_\_\_\_\_ ZONE: M1  
SUBJECT: THUNDERBIRD Street  
STREET ADDRESS: \_\_\_\_\_  
LEGAL DESCRIPTION: TRACT 25B, MRECD MAP 33

APPROVAL REQUESTED: \_\_\_\_\_ PRELIMINARY PLAT \_\_\_\_\_ FINAL PLAT  
\_\_\_\_\_ SITE DEVELOPMENT PLAN X BUILDING PERMIT  
\_\_\_\_\_ GRADING/PAVING PERMIT \_\_\_\_\_ OTHER

|             | WHO                    | REPRESENTING |
|-------------|------------------------|--------------|
| ATTENDANCE: | <u>FRANK LOVELL</u>    | _____        |
|             | <u>FRED AGUIRRE</u>    | _____        |
|             | <u>JIM QUILLLEN JR</u> | _____        |
|             | <u>JEFF FOSS</u>       | _____        |

FINDINGS:

AN APPROVED DRAINAGE PLAN IS REQUIRED FOR BUILDING PERMIT APPROVAL.

Ponding NOT REQUIRED (ADDITIONAL) IF the existing ponding at the rear is MAINTAINED AND this existing pond is connected to the storm drain located along the north property line.

The proposed DRIVEPADS ALONG 2ND Street MUST HAVE the required WATER BLOCK (12")

INCLUDE CALCULATION SHOWING DRAINAGE BASIN TO POND AND POND CAPACITY FOR INFORMATION ON FUTURE DEVELOPMENT.

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: [Signature]  
TITLE: \_\_\_\_\_  
DATE: 8/20/93

SIGNED: [Signature]  
TITLE: \_\_\_\_\_  
DATE: 8/20/93

**\*\*NOTE\*\*** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 22, 1993

Frank Lovelady  
Lovelady & Associates  
7408 Morrow Ave. NE  
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR A PROPOSED BUILDING AT THUNDERBIRD STEEL (G15-D44)  
ENGINEER'S STAMP DATED 9/14/93.

Dear Mr. Lovelady:

Based on the information provided on your September 15, 1993 submittal, listed are some concerns that will need to be addressed prior to Final approval:

1. Hydraulics for the proposed pipes and inlets. You must compute the inlets in a sump condition.
2. Connection of the proposed 12" R.C.P. must be coordinated through D.R.C.
3. Downstream analysis of the existing 24" R.C.P. must be evaluated to determine to what restriction your proposed development will be held to.
4. Determining your hydraulics of the proposed inlets and pipes and downstream capacity will determine if additional ponding may be required. Existing pond according to your calculation can only hold 56.67%. If the connection to the existing S.D. system can not accept the remaining 43.49% then you must definitely design for additional ponding area.
5. Please included the 100 year water surface elevation on the plan drawing.

If I can be of further assistance please feel free to contact me at 768-2667.

Sincerely,

*Bernie J. Montoya*  
Bernie J. Montoya, CE  
Engineer Associate

BJM/ses/WPHYD8000

xc: Jeff Foss, Dura-Built Products  
4808 Jefferson NE

File

PUBLIC WORKS DEPARTMENT