CITY OF ALBUQUERQUE

July 12, 2006

Shahab Biazar, P.E.
Advanced Engineering & Consulting, LLC
4416 Anaheim Ave., NE
Albuquerque, NM 87113

Re: Candelaria Business Center Parking Addition
Request for Grading and Building Permit Approval
Engineer's Stamp dated 6-22-06 (G16/D57)

Dear Mr. Biazar,

Based upon the information contained in your submittal dated June 22, 2006, I offer the following comment.

Although some of the top of asphalt elevations shown on your proposed Grading and Drainage Plan are not consistent with the topographical contours, this appears to be a minor typographical error. While those spot elevations do need to be revised prior to the commencement of construction activities, such oversight is not expected to create an adverse impact to the constructability of the parking lot expansion and associated paving activities. As such, the referenced plan is approved for both Grading and Building Permit.

Upon completion of your project, please submit an engineer's certification of this plan in order to obtain a certificate of occupancy. If you have any questions, you can contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

Cc: file G16/D57

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CANDELARIA BUSINESS CENTER/PARKING ADDITION ZONE ATLAS/DRG. FILE #: G16 / D57

DRB #: EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACT A-2-A-1, CANDELERIA BUSINESS CENTER.

CITY ADDRESS: 3311 CANDELARIA, NE

ENGINEERING FIRM: *Advanced Engineering and Consulting, LLC* CONTACT: Shahab Biazar
ADDRESS: 4416 Anaheim Ave., NE PHONE: (505) 899-5570
CITY, STATE: Albuquerque, New Mexico ZIP CODE: 87113

OWNER: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN 1ST SUBMITTAL, REQUIRES TCL OR EQUAL
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ___ CLOMR / LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEER'S CERTIFICATION (TCL)
- ___ ENGINEER'S CERTIFICATION (DRB APPR SITE PLAN)
- ___ OTHER

RECEIVED JUN 23 2006 HYDROLOGY SECTION

fee paid

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SIA / FINANCIAL GUARANTEE RELEASE
- ___ 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
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY (PERM.)
- ___ CERTIFICATE OF OCCUPANCY (TEMP.)
- X GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ___ YES
- X NO
- ___ COPY PROVIDED

DATE SUBMITTED: 06 / 22 / 2006 BY: Shahab Biazar, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittals may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5)
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or containing five (5) acres or more

CITY OF
Albuquerque

July 21, 1998

Joseph DeFronzo, P.E.
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109
Attn: Chris Ehrsam

RE: CANDELARIA BUSINESS PARK TRACT A2A1 (G16-D57). LETTER DATED JULY 21, 1998 REGARDING PHASING OF CONSTRUCTION.

Dear Mr. DeFronzo:

The G & D Plan for the proposed new construction had been approved for Building Permit on May 26, 1998. Mr. Briscoe, the Architech, inquired of this office on July 15, 1998 whether or not approval of phased construction could be made without going through the resubmittal process. Since only parking spaces are involved in Phase "A", an exception is made. The Engineer's Certification will follow Phase "B" which includes additional parking and the new building.

Please attach a copy of the phasing plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: Andrew Garcia
File

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
THE ENGINEERING FIRM OF CHOICE
5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

July 21, 1998

John P. Murray, P.E.
City of Albuquerque Hydrology
P.O. Box 1293
Albuquerque, NM 87103

RE: ENGINEER'S CERTIFICATION
CANDELARIA BUSINESS CENTER, ALBUQUERQUE, NEW MEXICO

Dear Mr. Murray:

We will prepare the Engineer's Certification for the above project after the second phase of construction is performed. See attached drawing for the phase schedule.

If you have any questions or concerns, please call me.

Sincerely,

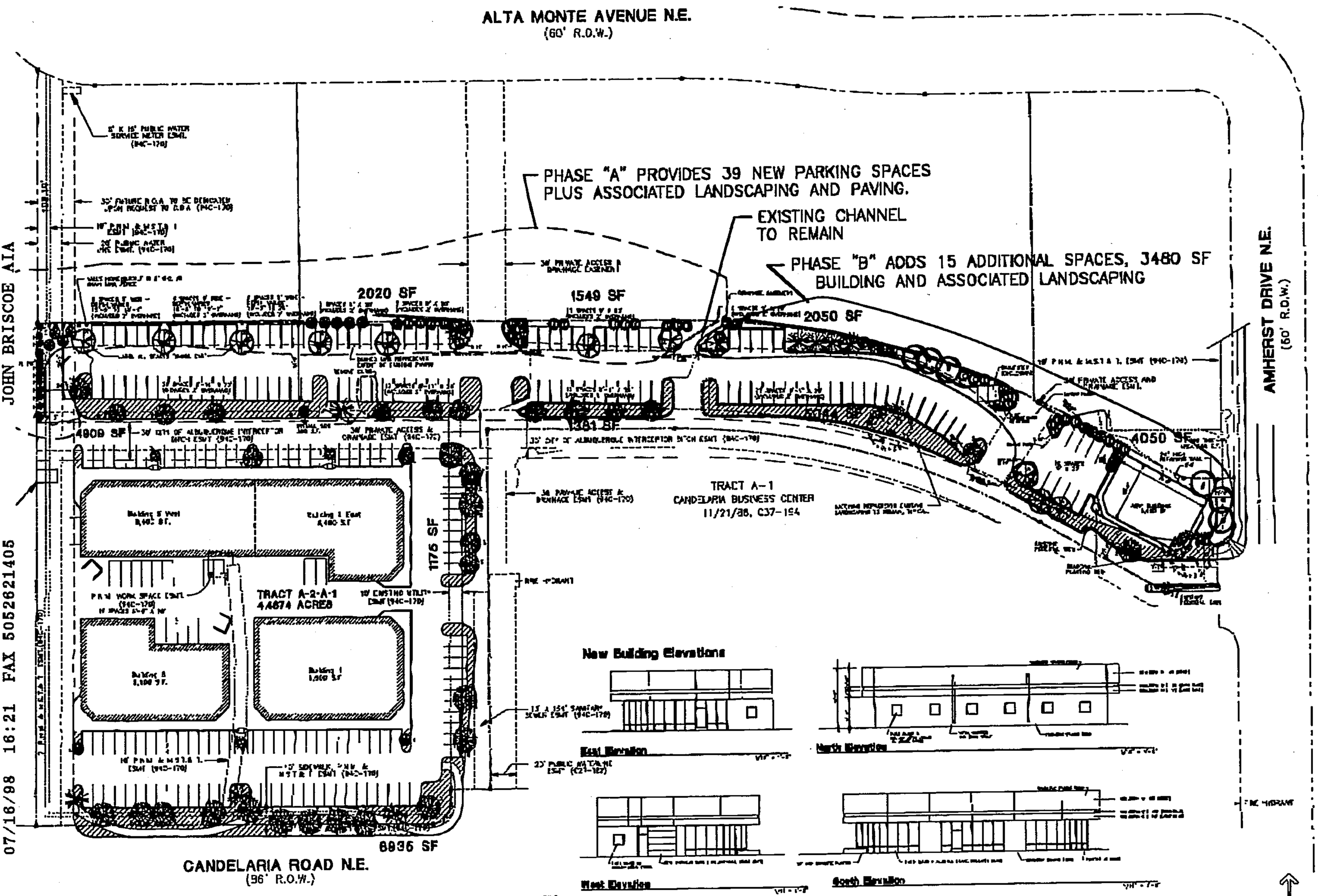
CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Christina A. Ehrsam, E.I.
Project Manager

RECEIVED
JUL 21 1998
HYDROLOGY SECTION

CAE/cmte

G:\B15\102\DOCUMENT\HYD7-21.WPD



Candelaria Business Center Phase II Site Development Plan

CITY OF
Albuquerque

May 26, 1998

Joseph DeFronzo, P.E.
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109
Attn: Chris Ehrsam

RE: CANDELARIA BUSINESS PARK TRACT A2A1 (G16-D57). DRAINAGE REPORT AND GRADING PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 4-30-98 (SHEET C2).

Dear Mr. DeFronzo:

Based on the information provided on your April 30, 1998 submittal, the above referenced project is approved for Building Permit.

Since the proposed curb cut is to Private Access (and Drainage Easement) and not to City Right-of-Way, a S.O.#19 is not required.

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

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: Andrew Garcia
File

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
THE ENGINEERING FIRM OF CHOICE
5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING AND DRAINAGE PLAN

FOR

CANDELARIA BUSINESS CENTER

Albuquerque, New Mexico

RECEIVED
APR 30 1998
HYDROLOGY SECTION

April 1998

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING AND DRAINAGE PLAN

CANDELARIA BUSINESS CENTER

Albuquerque, New Mexico

JOSEPH L. DeFRONZO
NEW MEXICO
12663
REGISTERED PROFESSIONAL ENGINEER

Joseph L. DeFronzo
4-30-98

April 1998

CANDELARIA BUSINESS CENTER

LOCATION

This site is located north of Candelaria Road NE, west of Amherst Drive NE and east of Candelaria Interceptor channel. The site consists of 4.4674 acres.

LEGAL DESCRIPTION

Porter's Replat, Tract A-2-A-1, Albuquerque, Bernalillo County, New Mexico.

SURROUNDING DEVELOPMENT

The site is bordered on the north by Division of Vocational Rehabilitation (DVR), and TJ Hardware, to the south by the already developed portion of this site, to the east, developed Candelaria Business Center and Amherst Drive, and to the west by Candelaria Interceptor Channel.

FLOOD HAZARD ZONES

As shown on Panel 3500020351 of the National Flood Insurance Rate Maps for the City of Albuquerque, dated September 20, 1996, the proposed site does not lie within a designated flood zone.

RELATED REPORTS

A master drainage plan for the Candelaria Business Center was prepared by Bohannan Huston Inc., February 24, 1984 and was unavailable at the City Hydrology Department. A grading and drainage plan for the original DVR site was prepared by Jeff Mortensen and Associates and approved May 9, 1996. An additional grading and drainage plan was prepared for DVR by Chavez-Grieves Consulting Engineers and approved March 16, 1998. A grading and drainage plan for TJ Hardware was submitted by Frank Lovelady and approved in May 1996.

PRE-DESIGN MEETING

A pre-design meeting was held on April 10, 1998 with Fred J. Aguirre, City Hydrologist. See figure 2.

CANDELARIA BUSINESS CENTER

EXISTING SITE CONDITIONS AND DRAINAGE PATTERN

The proposed site is ninety percent developed and consists of three office buildings with a total area of 34,800 square feet with parking, landscaping and undeveloped land on 4.467 acres. A 30 foot private access and drainage easement and a 30 foot City of Albuquerque Inteceptor Ditch easement crosses the site. Within this easement are two type D storm drain inlets which are connected to a 66" RCP pipe. This pipe discharges in the Candelaria Interceptor Channel which flows into the A.M.A.F.C.A. North Diversion Channel. The proposed site is designated as Basin A on figure 1. The northern portion of the site is developed with paved parking, landscaping and undeveloped land and slopes 2 percent east to west. The storm water runoff from this portion of the site sheet flows through the parking area into the private access and drainage easement. The runoff from this area will be channeled to the inlets and the Candelaria Interceptor via sheet flow. The southern portion has three existing office building with landscaping and parking. No new construction will be performed in this area. The storm water runoff appears to flows in asphalt swales through the parking areas to the private access and drainage easement. Again, the runoff not captured in the inlets flows to the Candelaria Interceptor Channel. The master drainage plans shows that all the Candelaria Business Park tract with the exception of Tract A-3-A-1-A-1 drain to the 30 foot private access and drainage easement crossing the proposed site. The runoff from Tract A-3-A-1-A-2, DVR designated as Basin B, enters our site at two points. See Figure 1. The 100 year storm water runoff at point B1 is 4.13 cfs and at point B2 is 3.37 cfs. The storm water runoff from Tract A-3-A-1-C, TJ Hardware, designated as Basin C enters our site at point C1 on figure 1. The 100 year storm water at point C1 is 4.09 cfs. A drainage report at the city was not found for the developed site designated as Basin D. According to the master drainage plan developed by Bohannan Huston this site was design discharge 13.15 cfs for a 100 year storm.

PROPOSED SITE CONDITIONS AND DRAINAGE PATTERN

The proposed improvements to the site is the addition of a new 3480 square foot building office building near Amherst and to pave the undeveloped portion for parking. The building site presently slopes east to west at 2 percent. In keeping with the natural slope the storm water runoff from the proposed building will be channeled to the parking area and then into the existing 30 foot private access and drainage easement. An 18" high retaining wall is to be constructed along the eastern side of the building to create a flat area for a bench. The proposed paved area for additional parking is along the northern property line. This area naturally slopes from north to south to the existing 30 foot private access and drainage easement . This area will be graded to match the existing grades which flow to the existing 30 foot private access and drainage easement. This is in accordance with the

master drainage plan and the pre-design review with Fred J. Aguirre, City Hydrologist on April 10, 1998.

HYDROLOGY/HYDRAULICS

The runoff calculations and design have been done in accordance with Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993.

drainage plan and the pre-design review with Fred J. Aguirre, City Hydrologist on April 10, 1998.

HYDROLOGY/HYDRAULICS

The runoff calculations and design have been done in accordance with Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993.

FIGURES

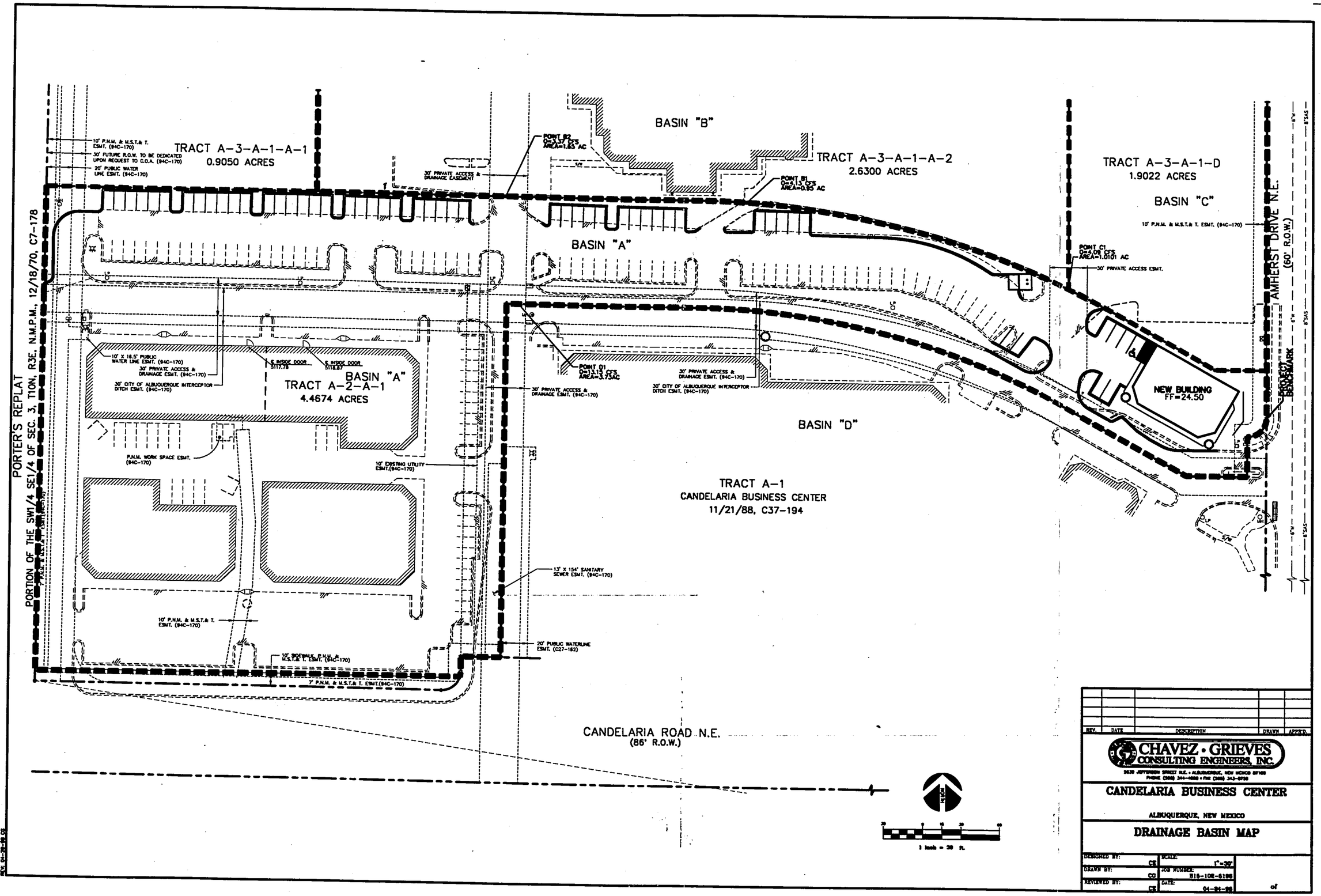

PORTER'S REPLAT
PORTION OF THE SW1/4 SE1/4 OF SEC. 3, T10N, R3E, N.M.P.M., 12/18/70, C7-178
TRACT A-3-A-1-A-1
0.9050 ACRES
10' P.N.M. & M.S.T.& T. ESMT. (94C-170)
30' FUTURE R.O.W. TO BE DEDICATED UPON REQUEST TO C.O.A. (94C-170)
20' PUBLIC WATER LINE ESMT. (94C-170)
30' PRIVATE ACCESS & DRAINAGE EASEMENT
BASIN "B"
POINT B2
Q=3.17 CFS
AREA=1.85 AC
TRACT A-3-A-1-A-2
2.6300 ACRES
POINT B1
Q=5.13 CFS
AREA=0.95 AC
BASIN "A"
TRACT A-3-A-1-D
1.9022 ACRES
BASIN "C"
10' P.N.M. & M.S.T.& T. ESMT. (94C-170)
POINT C1
Q=0.05 CFS
AREA=1.0101 AC
30' PRIVATE ACCESS ESMT.
AMHERST DRIVE N.E.
(60' R.O.W.)
PROJECT BENCHMARK
10' X 18.5' PUBLIC WATER LINE ESMT. (94C-170)
30' PRIVATE ACCESS & DRAINAGE ESMT. (94C-170)
30' CITY OF ALBUQUERQUE INTERCEPTOR DITCH ESMT. (94C-170)
℄ INSIDE DOOR 5117.78
℄ INSIDE DOOR 5118.87
BASIN "A"
TRACT A-2-A-1
4.4674 ACRES
P.N.M. WORK SPACE ESMT. (94C-170)
10' EXISTING UTILITY ESMT.(94C-170)
POINT D1
Q=13.15 CFS
AREA=3.73AC
30' PRIVATE ACCESS & DRAINAGE ESMT. (94C-170)
30' PRIVATE ACCESS & DRAINAGE ESMT. (94C-170)
30' CITY OF ALBUQUERQUE INTERCEPTOR DITCH ESMT. (94C-170)
BASIN "D"
NEW BUILDING
FF=24.50
TRACT A-1
CANDELARIA BUSINESS CENTER
11/21/88, C37-194
13' X 154' SANITARY SEWER ESMT. (94C-170)
10' P.N.M. & M.S.T.& T. ESMT. (94C-170)
20' PUBLIC WATERLINE ESMT. (C27-182)
10' SIDEWALK, P.N.M. & M.S.T.& T. ESMT. (94C-170)
7' P.N.M. & M.S.T.& T. ESMT.(94C-170)
CANDELARIA ROAD N.E.
(86' R.O.W.)
NORTH
1 inch = 20 ft.
REV. DATE DESCRIPTION DRAWN APPR'D.
CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
CANDELARIA BUSINESS CENTER
ALBUQUERQUE, NEW MEXICO
DRAINAGE BASIN MAP
DESIGNED BY: CR
DRAWN BY: CO
REVIEWED BY: CR
SCALE: 1"=20'
JOB NUMBER: 918-10E-6198
DATE: 04-24-98
of

FIGURE 1.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. G16-57 **DATE:** 4/10/98
PLANNING DIVISION NO'S: EPC: **DRB:**
SUBJECT: Candelaria Business Ctr.
STREET ADDRESS (IF KNOWN): 3311 Candelaria
SUBDIVISION NAME: Tract A2A1 Candelaria Business Ctr (4000 sq ft addn)

APPROVAL REQUESTED: Site Plan for Building Permit & Building Permit & Paving permit.

ATTENDANCE: Fred J. Aguirre-City Hydrologist
Chris Ehrsam

FINDINGS:
An updated drainage plan is required for site plan approval/building permit approval. The discharge for the proposed development should follow the approved master plan. If the master plan cannot be found, the allowable discharge will be based on previously approved drainage plans within the business center.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMERIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED:Fred J. Aguirre F. Aguirre 4/10/98 **SIGNED:** Chris G. Ehrsam
TITLE :City Hydrologist **TITLE** : STAFF ENGINEER

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

CANDELARIA BUSINESS CENTER

Basin Runoff Summary			
Basin	Existing Q (cfs)	Developed Q (cfs)	Discharge Point
Offsite Basin B	n/a	4.13	Point B1
Point B2	n/a	3.37	Point B2
Offsite Basin C	n/a	4.09	Point C1
Offsite Basin D	n/a	13.15	Point D1
Onsite Basin A	19.06	19.24	Point A1

APPENDIX A

HYDROLOGIC COMPUTATIONS

CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.
5639 Jefferson Street NE, Albuquerque, New Mexico 87109 *Phone (505) 344-4080 - Fax (505) 343-8759*

RUNOFF CALCULATIONS - SIMPLIFIED PROCEDURE

By: Chris Ehrsam Date: 04-16-98
Project: Candelaria Business Center Zone Atlas: G-17

This procedure is in accordance with the City of Albuquerque Development Process Manual, Volume 2, Section 22.2, "Hydrology", peak discharge rate for small watersheds less than forty acres in size.

Precipitation Zone from Figure A-1: 2
Land treatment descriptions are in Table A-4.

1. RUNOFF RATE COMPUTATION

Use Equation a-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	Q_P
EXISTING RATE OF RUNOFF (CFS)									
Basin A	1.56	0.00	2.28	0.49	3.14	0.46	4.7	3.51	19.06
									0.00
Total									19.06
DEVELOPED RATE OF RUNOFF (CFS)									
Basin A	1.56	0.00	2.28	0.71	3.14	0.00	4.7	3.75	19.24
									0.00
Total									19.24

2. RUNOFF VOLUME COMPUTATION

Use Equation a-5 to compute weighted excess precipitation:

$$\text{Weighted E} = \text{“E”} = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/(A_A + A_B + A_C + A_D)$$

$$(A_A + A_B + A_C + A_D) = \sum A_i$$

Use Equation a-6 to compute the volume:

$$V_{360} = \text{“E”} \times (A_A + A_B + A_C + A_D) \times 3630 \text{ feet}^3/\text{acre}\cdot\text{inch}$$

Values of E_i are from Table A-8, and are in inches. Area values are in acres.

BASIN	E_A	A_A	E_B	A_B	E_C	A_C	E_D	A_D	$\sum A_i$	"E"	V_{360}
EXISTING VOLUME OF RUNOFF (CUBIC FEET)											
Basin A	0.53	0.00	0.78	0.49	1.13	0.46	2.12	3.51	4.46	1.87	30286
Total											30,286
DEVELOPED VOLUME OF RUNOFF (CUBIC FEET)											
Basin A	0.53	0.00	0.78	0.71	1.13	0.00	2.12	3.75	4.46	1.91	30869
Total											30,869

CITY OF
Albuquerque

May 26, 1998

Joseph DeFronzo, P.E.
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109
Attn: Chris Ehrsam

RE: CANDELARIA BUSINESS PARK TRACT A2A1 (G16-D57). DRAINAGE REPORT AND GRADING PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 4-30-98 (SHEET C2).

Dear Mr. DeFronzo:

Based on the information provided on your April 30, 1998 submittal, the above referenced project is approved for Building Permit.

Since the proposed curb cut is to Private Access (and Drainage Easement) and not to City Right-of-Way, a S.O.#19 is not required.

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

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

John P. Murray, P.E.
Hydrology

c: Andrew Garcia
File

dos. DeFronzo
344-4080
9:50 AM 7/16
Mr Briscoe
PM of 7/15

DRAINAGE INFORMATION

PROJECT TITLE Candelaria Business Center ZONE ATLAS/DRNG. FILE #: G16-57

DRB#: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract A2A1 Candelaria Business Center

CITY ADDRESS: 3311 Candelaria Business Center

ENGINEERING FIRM: Chavez Grieves Cons. Eng CONTACT: Chris Ehrstrom

ADDRESS: 5639 Jefferson NE PHONE: 344-4080 EXT 260

OWNER: Victor Bachechi CONTACT: Carla Bachechi

ADDRESS: P.O. Box 259166 PHONE: 268-2500

ARCHITECT: John Briscoe CONTACT: John Briscoe

ADDRESS: 718 Adams NE. PHONE: 262-0193

SURVEYOR: Chavez Grieves Engineers CONTACT: Chris Ehrstrom

ADDRESS: 5639 Jefferson NE PHONE: 344-4080

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

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. PRMT. 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: April 30, 1998

BY: Chris A. Eh

RECEIVED
APR 30 1998
HYDROLOGY SECTION

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING AND DRAINAGE PLAN

FOR

CANDELARIA BUSINESS CENTER

Albuquerque, New Mexico

RECEIVED
APR 3 0 1998
HYDROLOGY SECTION

April 1998

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
THE ENGINEERING FIRM OF CHOICE
5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING AND DRAINAGE PLAN

CANDELARIA BUSINESS CENTER

Albuquerque, New Mexico

JOSEPH L. DeFRONZO
NEW MEXICO
12663
REGISTERED PROFESSIONAL ENGINEER

Joseph L. DeFronzo
4-30-98

April 1998

CANDELARIA BUSINESS CENTER

LOCATION

This site is located north of Candelaria Road NE, west of Amherst Drive NE and east of Candelaria Interceptor channel. The site consists of 4.4674 acres.

LEGAL DESCRIPTION

Porter's Replat, Tract A-2-A-1, Albuquerque, Bernalillo County, New Mexico.

SURROUNDING DEVELOPMENT

The site is bordered on the north by Division of Vocational Rehabilitation (DVR), and TJ Hardware, to the south by the already developed portion of this site, to the east, developed Candelaria Business Center and Amherst Drive, and to the west by Candelaria Interceptor Channel.

FLOOD HAZARD ZONES

As shown on Panel 3500020351 of the National Flood Insurance Rate Maps for the City of Albuquerque, dated September 20, 1996, the proposed site does not lie within a designated flood zone.

RELATED REPORTS

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PRE-DESIGN MEETING

A pre-design meeting was held on April 10, 1998 with Fred J. Aguirre, City Hydrologist. See figure 2.

EXISTING SITE CONDITIONS AND DRAINAGE PATTERN

The proposed site is ninety percent developed and consists of three office buildings with a total area of 34,800 square feet with parking, landscaping and undeveloped land on 4.467 acres. A 30 foot private access and drainage easement and a 30 foot City of Albuquerque Inteceptor Ditch easement crosses the site. Within this easement are two type D storm drain inlets which are connected to a 66" RCP pipe. This pipe discharges in the Candelaria Interceptor Channel which flows into the A.M.A.F.C.A. North Diversion Channel. The proposed site is designated as Basin A on figure 1. The northern portion of the site is developed with paved parking, landscaping and undeveloped land and slopes 2 percent east to west. The storm water runoff from this portion of the site sheet flows through the parking area into the private access and drainage easement. The runoff from this area will be channeled to the inlets and the Candelaria Interceptor via sheet flow. The southern portion has three existing office building with landscaping and parking. No new construction will be performed in this area. The storm water runoff appears to flows in asphalt swales through the parking areas to the private access and drainage easement. Again, the runoff not captured in the inlets flows to the Candelaria Interceptor Channel. The master drainage plans shows that all the Candelaria Business Park tract with the exception of Tract A-3-A-1-A-1 drain to the 30 foot private access and drainage easement crossing the proposed site. The runoff from Tract A-3-A-1-A-2, DVR designated as Basin B, enters our site at two points. See Figure 1. The 100 year storm water runoff at point B1 is 4.13 cfs and at point B2 is 3.37 cfs. The storm water runoff from Tract A-3-A-1-C, TJ Hardware, designated as Basin C enters our site at point C1 on figure 1. The 100 year storm water at point C1 is 4.09 cfs. A drainage report at the city was not found for the developed site designated as Basin D. According to the master drainage plan developed by Bohannan Huston this site was design discharge 13.15 cfs for a 100 year storm.

PROPOSED SITE CONDITIONS AND DRAINAGE PATTERN

The proposed improvements to the site is the addition of a new 3480 square foot building office building near Amherst and to pave the undeveloped portion for parking. The building site presently slopes east to west at 2 percent. In keeping with the natural slope the storm water runoff from the proposed building will be channeled to the parking area and then into the existing 30 foot private access and drainage easement. An 18" high retaining wall is to be constructed along the eastern side of the building to create a flat area for a bench. The proposed paved area for additional parking is along the northern property line. This area naturally slopes from north to south to the existing 30 foot private access and drainage easement . This area will be graded to match the existing grades which flow to the existing 30 foot private access and drainage easement. This is in accordance with the

master drainage plan and the pre-design review with Fred J. Aguirre, City Hydrologist on April 10, 1998.

HYDROLOGY/HYDRAULICS

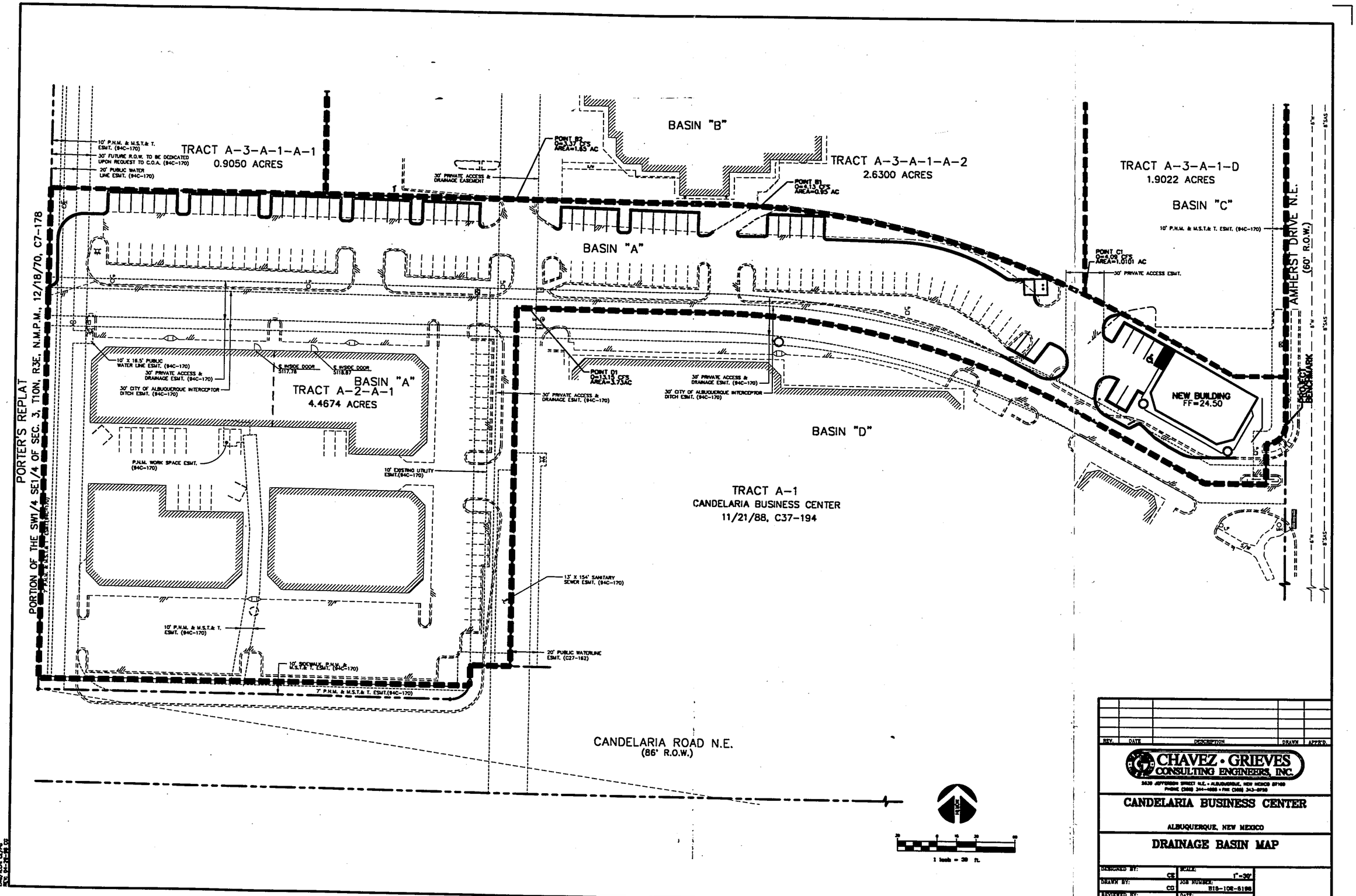
The runoff calculations and design have been done in accordance with Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993.

drainage plan and the pre-design review with Fred J. Aguirre, City Hydrologist on April 10, 1998.

HYDROLOGY/HYDRAULICS

The runoff calculations and design have been done in accordance with Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993.

FIGURES



REV.	DATE	DESCRIPTION	DRAWN	APPR'D.

CHAVEZ • GRIEVES CONSULTING ENGINEERS, INC.

2439 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87100
PHONE (505) 344-4080 • FAX (505) 243-5758

CANDELARIA BUSINESS CENTER

ALBUQUERQUE, NEW MEXICO

DRAINAGE BASIN MAP

DESIGNED BY:	CE	SCALE:	1"=30'
DRAWN BY:	CO	JOB NUMBER:	918-102-5198
REVIEWED BY:	CE	DATE:	04-24-98

of

FIGURE 1.

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO. G16-57 **DATE:** 4/10/98
PLANNING DIVISION NO'S: EPC: **DRB:**
SUBJECT: Candelaria Business Ctr.
STREET ADDRESS (IF KNOWN): 3311 Candelaria
SUBDIVISION NAME: Tract A2A1 Candelaria Business Ctr (4000 sq ft addn)

APPROVAL REQUESTED: Site Plan for Building Permit & Building Permit & Paving permit.

ATTENDANCE: Fred J. Aguirre-City Hydrologist
Chris Ehrsam

FINDINGS:
An updated drainage plan is required for site plan approval/building permit approval. The discharge for the proposed development should follow the approved master plan. If the master plan cannot be found, the allowable discharge will be based on previously approved drainage plans within the business center.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMERIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED:Fred J. Aguirre F. Aguirre 4/10/98 **SIGNED:** Chris G. Ehrsam
TITLE :City Hydrologist **TITLE** : STAFF ENGINEER

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

CANDELARIA BUSINESS CENTER

Basin Runoff Summary			
Basin	Existing Q (cfs)	Developed Q (cfs)	Discharge Point
Offsite Basin B	n/a	4.13	Point B1
Point B2	n/a	3.37	Point B2
Offsite Basin C	n/a	4.09	Point C1
Offsite Basin D	n/a	13.15	Point D1
Onsite Basin A	19.06	19.24	Point A1

APPENDIX A

HYDROLOGIC COMPUTATIONS

CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.
5639 Jefferson Street NE, Albuquerque, New Mexico 87109 *Phone (505) 344-4080 - Fax (505) 343-8759*

RUNOFF CALCULATIONS - SIMPLIFIED PROCEDURE

By: Chris Ehrsam Date: 04-16-98
Project: Candelaria Business Center Zone Atlas: G-17

This procedure is in accordance with the City of Albuquerque Development Process Manual, Volume 2, Section 22.2, "Hydrology", peak discharge rate for small watersheds less than forty acres in size.

Precipitation Zone from Figure A-1: 2
Land treatment descriptions are in Table A-4.

1. RUNOFF RATE COMPUTATION

Use Equation a-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$
Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	Q_P
EXISTING RATE OF RUNOFF (CFS)									
Basin A	1.56	0.00	2.28	0.49	3.14	0.46	4.7	3.51	19.06
									0.00
Total									19.06
DEVELOPED RATE OF RUNOFF (CFS)									
Basin A	1.56	0.00	2.28	0.71	3.14	0.00	4.7	3.75	19.24
									0.00
Total									19.24

2. RUNOFF VOLUME COMPUTATION

Use Equation a-5 to compute weighted excess precipitation:

$$\text{Weighted E} = \text{"E"} = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/(A_A + A_B + A_C + A_D)$$

$$(A_A + A_B + A_C + A_D) = \sum A_i$$

Use Equation a-6 to compute the volume:

$$V_{360} = \text{"E"} \times (A_A + A_B + A_C + A_D) \times 3630 \text{ feet}^3/\text{acre}\cdot\text{inch}$$

Values of E_i are from Table A-8, and are in inches. Area values are in acres.

BASIN	E_A	A_A	E_B	A_B	E_C	A_C	E_D	A_D	$\sum A_i$	"E"	V_{360}
EXISTING VOLUME OF RUNOFF (CUBIC FEET)											
Basin A	0.53	0.00	0.78	0.49	1.13	0.46	2.12	3.51	4.46	1.87	30286
Total											30,286
DEVELOPED VOLUME OF RUNOFF (CUBIC FEET)											
Basin A	0.53	0.00	0.78	0.71	1.13	0.00	2.12	3.75	4.46	1.91	30869
Total											30,869

THE ENGINEERING FIRM OF CHOICE

CHAVEZ · GRIEVES
CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

G16-D5

RECEIVED APR 30 1998 HYDROLOGY SECTION

LETTER OF TRANSMITTAL

TO: Fred Aguirre, P.E.
City Hydrologist.

DATE: 4-30-98

JOB # G-16

RE: Candelaria Business Center Park

ATTN:

WE ARE SENDING YOU ___ATTACHED ___UNDER SEPARATE COVER, THE FOLLOWING ITEMS:

____SHOP DRAWINGS	____PLANS	____SPECIFICATIONS	____DISKETTE
____CHANGE ORDER	____PRINTS	____CALCULATIONS	____PROPOSAL INFO
____COPY OF LETTER	____SAMPLES	✓ REPORT	____ _____

COPIES	DATE	NO.	DESCRIPTION
1			Copy of Master Drainage Plan for Candelaria Business Center.

THESE ARE TRANSMITTED AS CHECKED BELOW:

✓ FOR YOUR USE	____FOR REVIEW & COMMENT
____AS REQUESTED	____RETURNED AFTER LOAN TO US
____PLEASE CORRECT AND RESUBMIT	____SUBMIT____COPIES FOR DISTRIBUTION
____RESUBMITTAL IS NOT REQUIRED	____RETURN____CORRECTED PRINTS
CORRECTIONS, IF ANY, ARE NOTED	____BIDS/PROPOSALS DUE _____ 199_

REMARKS: Call if you have questions
344-4080 EXT. 260

COPIES TO:

SIGNED: Christ G. Eh

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

REV.9/95

DRAINAGE REPORT
FOR
CANDELARIA BUSINESS CENTER

BOHANNAN-HUSTON INC.

RECEIVED
APR 30 1998
HYDROLOGY SECTION

INFORMATION SHEET

PROJECT TITLE Candelaria Business Park TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. G-16 CITY ADDRESS _____

LEGAL DESCRIPTION Tracts A,B,C,D,E & F Indian Acres Subd. Filed 8/4/71

FIRM Bohannan-Huston, Inc. CONTACT Dave Woods

ADDRESS 4125 Carlisle NE,Albuq.NM 87107 PHONE 505/881-2000

OWNER Jim House CONTACT Ron Brown

ADDRESS 3800 Carlisle NE, Albuquerque, NM 87107

PHONE 883-1674

ARCHITECT Knight Seavy CONTACT Knight Seavy

ADDRESS 11930 Menaul NE, Albuquerque, NM 87112

PHONE 299-5900

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

____ YES
____ NO
__X__ COPY OF CONFERENCE RECAP SHEET PROVIDED (contained in Report)

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
____ GRADING/PAVING PERMIT APPROVAL
__x__ OTHER Grading Plan (Specify)

DATE SUBMITTED: 11/20/84

BY: _____

DRAINAGE REPORT
FOR
CANDELARIA BUSINESS CENTER

FOR

CANDELARIA BUSINESS CENTER, INC., A JOINT VENTURE
3800 CARLISLE N.E.
ALBUQUERQUE, NEW MEXICO 87110

BY

BOHANNAN-HUSTON, INC.
4125 CARLISLE N.E.
ALBUQUERQUE, NEW MEXICO 87107

Brian G. Burnett, P.E.
N.M.P.E. No. 8541

Job No. 4 229 1

Drainage Report for
Candelaria Business Center

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2 FLOOD INSURANCE STUDY
3 SCS SOILS MAP
4 PRELIMINARY GRADING AND DRAINAGE PLAN

APPENDIX

A CHANNEL ENCLOSURE CORRESPONDENCE

DRAINAGE REPORT FOR CANDELARIA BUSINESS CENTER

Purpose and Scope

This report is intended to delineate the drainage requirements for the development of Candelaria Business Center. It considers the treatment of existing off-site flows and the runoff generated on site.

The project will be developed in phases and no subsequent drainage report need be filed provided the recommendations of this report are followed and shown in a detailed grading plan.

Location

The site is bounded on the south by Candelaria Boulevard, on the north by Alta Monte Avenue, on the east by Amherst Drive and on the west by developed commercial and residential sites (Plate 1). The only flood plain impacting the site is confined to the existing arroyo (Plate 2). The soil on the site is classified as embudo, gravelly, fine, sandy loam and gravelly, sandy loam, which is classified in hydrologic soil Group B (Plate 3).

Method of Analysis

For purposes of this report, the rational method of analysis as outlined in the DPM Chapter 22 was used for determination of the peak undeveloped and developed runoff on the site. The maximum time of concentration was determined to be 10 minutes, therefore, the intensities used were determined to be I_{100} = 4.64 in/hr and I_{10} = 3.05 in/hr.

A C value of 0.34 was used for undeveloped conditions and a C value of 0.76 based on an impervious area of 80% was used for developed conditions.

The upland runoff flow rates were obtained from the Albuquerque Master Drainage Study.

Existing Conditions

The site slopes from east to west at about 1%. Approximately 3.16 acres of the site discharges north to Lafayette Drive, while the remainder discharges directly to the concrete lined Candelaria Interceptor Arroyo which bisects the site from east to west.

The Candelaria Interceptor conveys 175 cfs within a 60" RCP which discharges to the lined channel at the east end of the site. Surface runoff within Amherst Drive (96 cfs) enters the channel at the same location. The Candelaria interceptor discharges to the north diversion channel approximately 1000' west of the site. A summary of existing conditions may be found on Plate 4.

Developed Conditions

Phase 1:

Phase 1 construction of this site will include the buildings east of the Candelaria access road and enclosing of the Candelaria Interceptor open channel (Plate 4).

The channel will be enclosed by installation of a reinforced concrete pipe in the invert of the channel. This pipe will be supported by a concrete saddle and surrounded by soil compacted to 95% of maximum density. A road will be constructed above the pipe for access and surface drainage. A cross section of this construction is shown on Plate 4. A copy of previous correspondence conceptually approving this channel treatment is enclosed in Appendix A.

A cattleguard inlet will be located at the east entrance to the project to intercept the surface runoff within Amherst Drive and convey it to the pipe. Should this inlet become clogged, the excess runoff will be conveyed west within the new road and ultimately discharge to the Candelaria Interceptor without adversely impacting the site.

Runoff generated within Phase 1 (13.15 cfs) will be conveyed to the Type D inlets at the northwest corner of Phase 1 where it will discharge to the Candelaria Interceptor.

Phase II:

Phase II construction will include construction of the three buildings west of the Candelaria entrance and the remainder of the channel improvements up to the west boundary of the site.

A rundown at the west end of the site will allow the runoff from Phase II to discharge to the Candelaria Interceptor. If the proposed channel treatment is continued to the north diversion channel by a future developer, this runodown will be converted to an appropriate inlet structure.

Additional Phases

The future phases of this project are undetermined at this time but when developed they should discharge as indicated by Basins 3, 4 and 5. Basins 3 and 4 will discharge similarly to Phase I and II respectively. Basin 5 will be allowed to free discharge north to Lafayette Drive provided the basin is sized to limit the peak discharge to the current undeveloped peak discharge (4.98 cfs). A small retention pond shall be located to intercept the nuisance flows within Basin 5 prior to its discharge to the north.

The exact basin boundaries for Basins 3, 4 and 5 need not be maintained but the maximum basin size for Basin 5 must be limited to 1.41 acres.

Erosion Control

During the construction phase, excessive erosion from the undeveloped land shall be limited by avoiding grading in unimproved areas and reseeding of disturbed undeveloped areas. Runoff from undeveloped areas shall be routed through desilting basins prior to entering the improved areas.

Maintenance

All paved areas within the project shall be maintained by the property owner or its assigns and the new storm drain pipe and inlets within the existing drainage right-of-way shall be maintained by the City of Albuquerque. A private facility within public right-of-way agreement will be executed prior to construction of the private road.

Conclusions and Recommendations

It is apparent that it is possible to successfully incorporate both a private access road and public storm drain within the existing drainage right-of-way without adversely affecting the existing or future drainage requirements of the area.

It is recommended the following items be incorporated into the final construction drawings for this project:

1. The Candelaria Interceptor channel should be converted to an underground pipe which will continue to be maintained publicly. The pipe should be designed for open channel flow to minimize any impact on upstream facilities.

2. Appropriately sized inlets should be constructed where shown on Plate 4 to convey surface waters to the new pipe.

3. The project may be phased as shown provided erosion control measures are implemented on land disturbed by development.

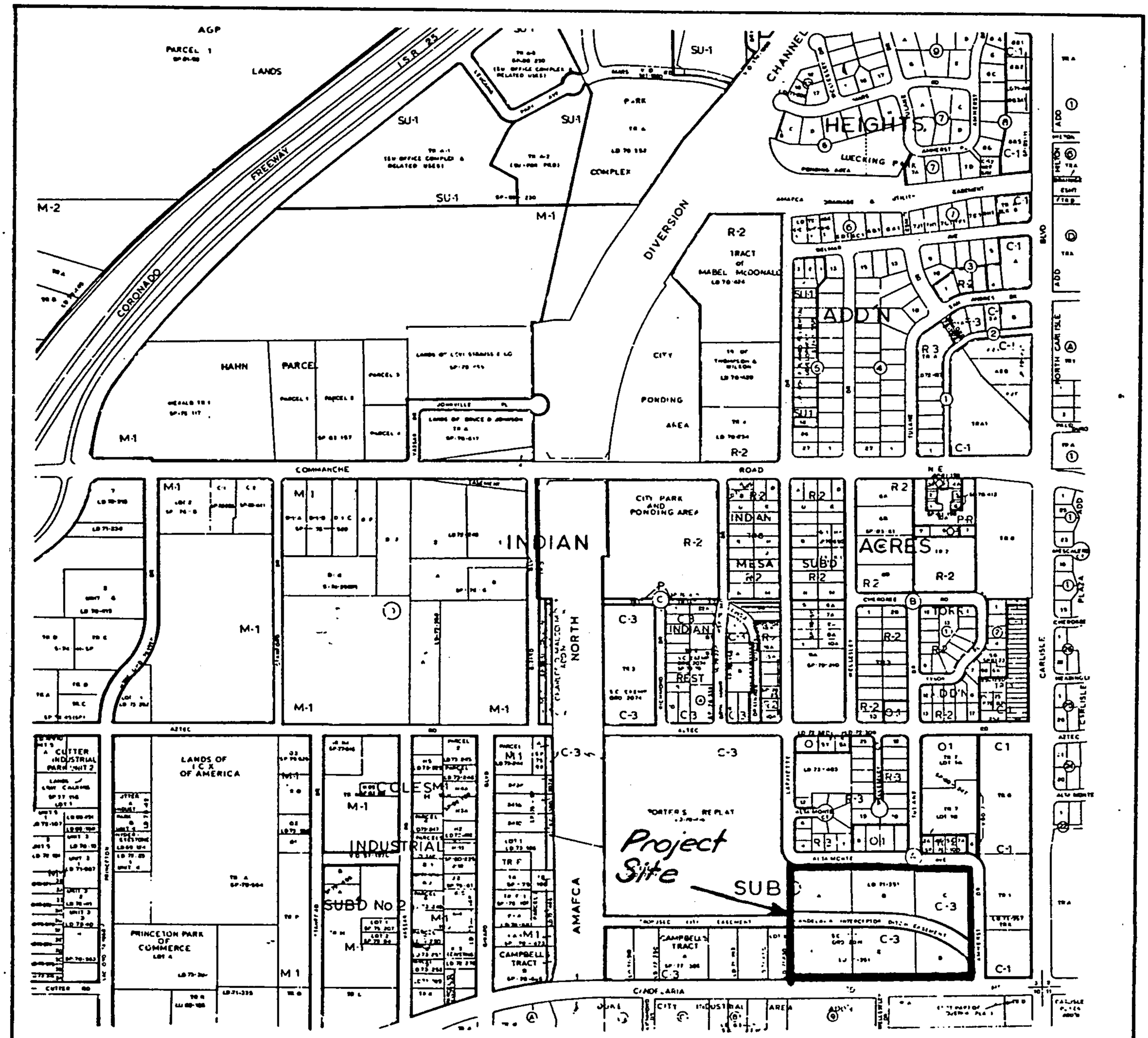
4. Basin 5 may discharge to the north at an uncontrolled rate provided its size does not exceed 1.41 acres and it is80% or less impervious.

5. A small retention pond should be constructed at the discharge point of Basin 5 to intercept and retain nuisance flows.

6. Conversion of the Candelaria Interceptor to a closed pipe section west of the site may occur provided its design incorporates non pressure flow and accepts the developed surface runoff from the west end of this project.

7. Drainage submittals for subsequent phases need only be drainage plans to show compliance with this report.

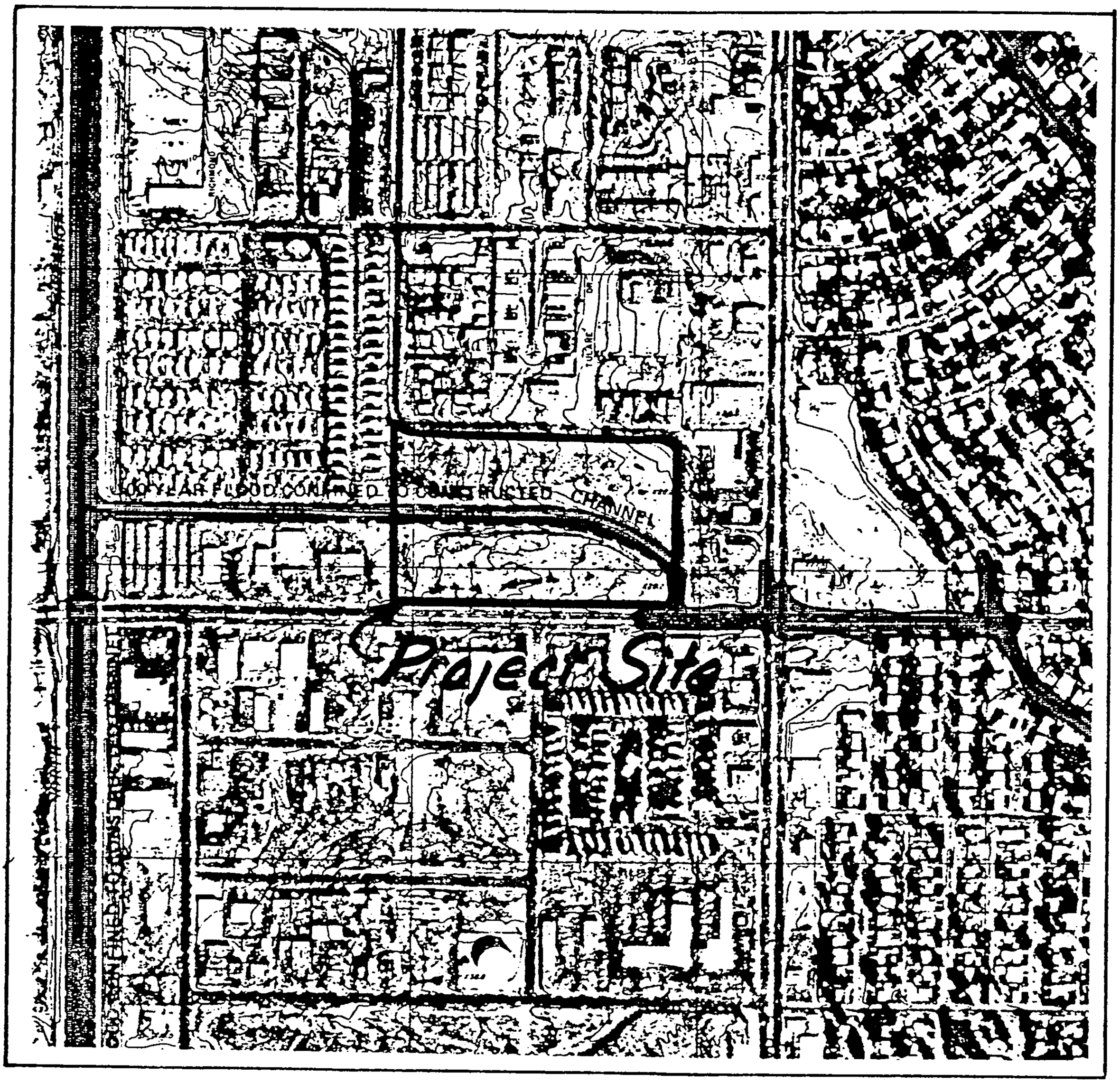
PLATE 1



SITE LOCATION MAP

ZONE ATLAS PAGE G-16

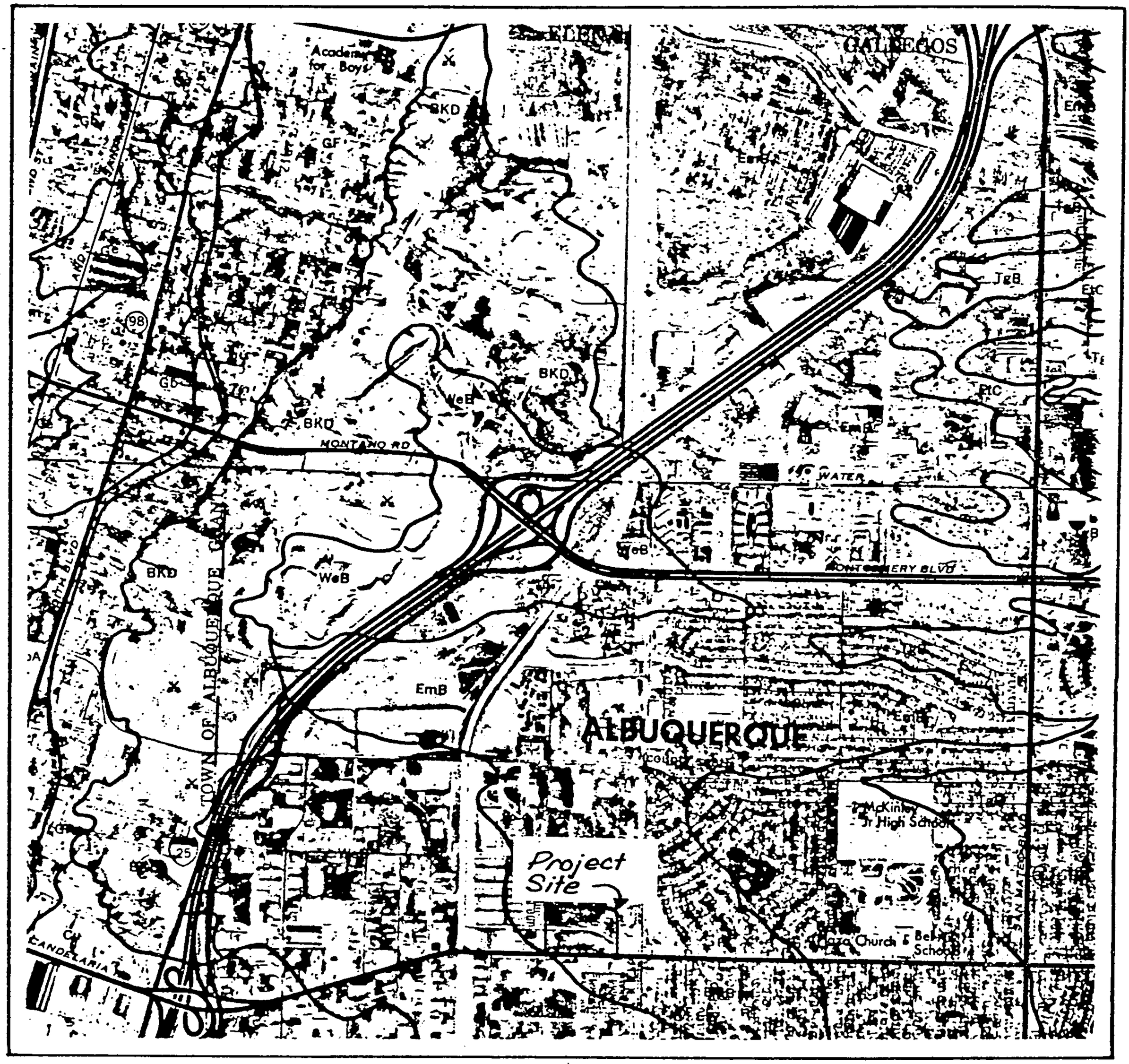
PLATE 2



FLOOD BOUNDARY & FLOODWAY MAP

SHEET 23 OF N.F.I.P.

PLATE 3



SCS SOILS MAP

APPENDIX A

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7671

August 14, 1984

Mr. Fred J. Aguirre
Design Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Mr. Dan Hogan
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Park Storm Sewer Conveyance System

Dear Messrs. Aguirre & Hogan:

This letter is to formally document our conversations of August 8, 1984 regarding the referenced site and conveyance system. Before outlining specific details of our proposal, let me provide some general information about the site. A location map has been included which identifies the project location.

The site is bordered on the east by Amherst Drive, on the north by Alta Monte Avenue, on the west by existing development and on the south by Candelaria Road. Running directly through the middle of the site is the Candelaria Interceptor Concrete Channel. This system conveys storm sewer and surface runoff from Candelaria Road westward into the North Diversion Channel. The concrete channel has an 8-foot bottom width with 1.5 side slopes and averages approximately 8 feet in depth.

The Albuquerque Master Drainage Study identifies approximately 270 cfs at the interceptor channel immediately west of Amherst Drive. Of this 270 cfs total, approximately 96 cfs is surface flow while the remaining 175 cfs is conveyed to the channel through a 60" storm sewer. The enclosed information from the Master Drainage Study summarizes these flow rates for Analysis Point to 2802, as indicated in the study.

As we discussed, the developers of the site are very interested in the concept of conveying runoff through the site by placing a storm sewer in the existing concrete channel. Since this type of request is unusual for the Albuquerque area, details for this type of construction are sparse. However, the June, 1984 issue of Concrete Pipe News provides some insight on a project similar in nature. As part of a storm water conveyance project in Minneapolis, Minnesota, a concrete arch pipe was placed in an existing concrete irrigation canal. To gain a better appreciation of the installation techniques, Mr. Dennis Palmer of Barr Engineering and Associates, Minneapolis, Minnesota, was contacted to discuss the project. Mr. Palmer stated that their project has been completed for several years and that to date, no failure has been identified. He also conveyed to me some construction tips used to install the pipe. They include:

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

a. Laying the pipe directly on a concrete channel.
b. Providing a concrete grout bedding below the haunch of the pipe to distribute the loading of the pipe on the channel bottom.
c. Placing standard backfill material around the pipe and in the channel shell.

Enclosed in this correspondence is the article from the Concrete Pipe News along with a sketch depicting how the facility could be constructed.

The storm sewer hydraulics of this system have also been examined. Enclosed for your review are computations assuming a pressure flow condition in the storm sewer. As the figures indicate, pipes in the 60" to 72" size range have sufficient capacity to carry the peak flow rate as well as provide that enough head is generated at Amherst Drive. This head is required so that surface runoff can be conveyed in the pipe by means of storm sewer inlet(s). The actual pipe size and inlet configuration will be determined as detailed design proceeds on the project.

It would be most helpful in our planning effort if the proposal for placing a storm sewer in the concrete channel could be approved in concept. If you concur with this request, please sign in the space provided below. Be assured that your approval constitutes only preliminary acceptance of the plan. More specific details will be provided for your review when a drainage report and construction drawings are submitted. We will also ensure that all necessary agreements and forms are provided if the existing drainage easement is utilized for access for parking purposes.

Your assistance in this matter is greatly appreciated. If I can answer any questions, please do not hesitate to call.

Sincerely,

Brian G. Burnett
Project Manager

ACCEPTED

By Fred J. Aguirre
Fred J. Aguirre

Design Hydrologist 8/15/84
Title Date

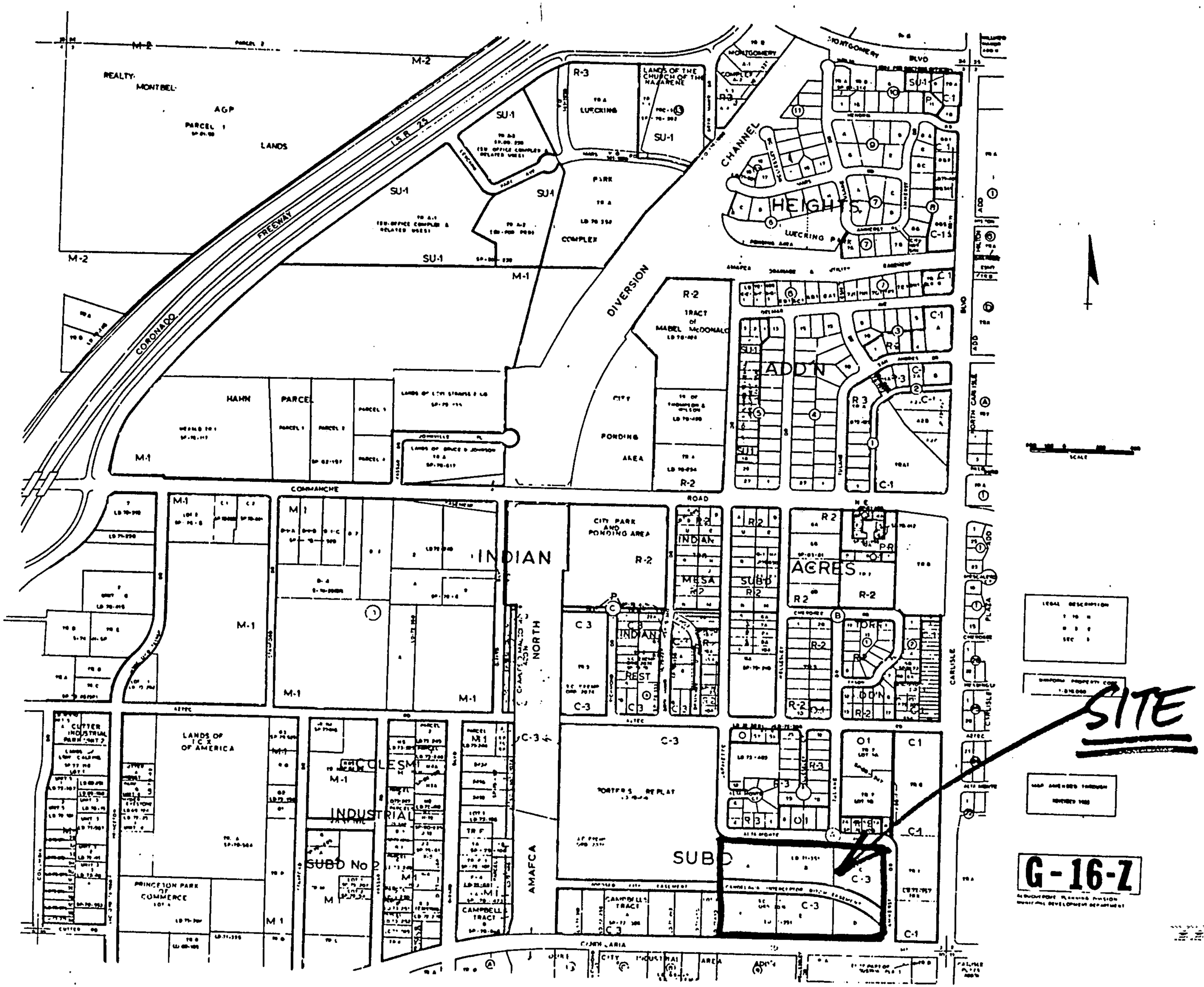
By Dan Hogan
Dan Hogan

Civil Engineer/Hydrology 8/15/84
Title Date

Enclosures

cc: Mr. Ron Brown

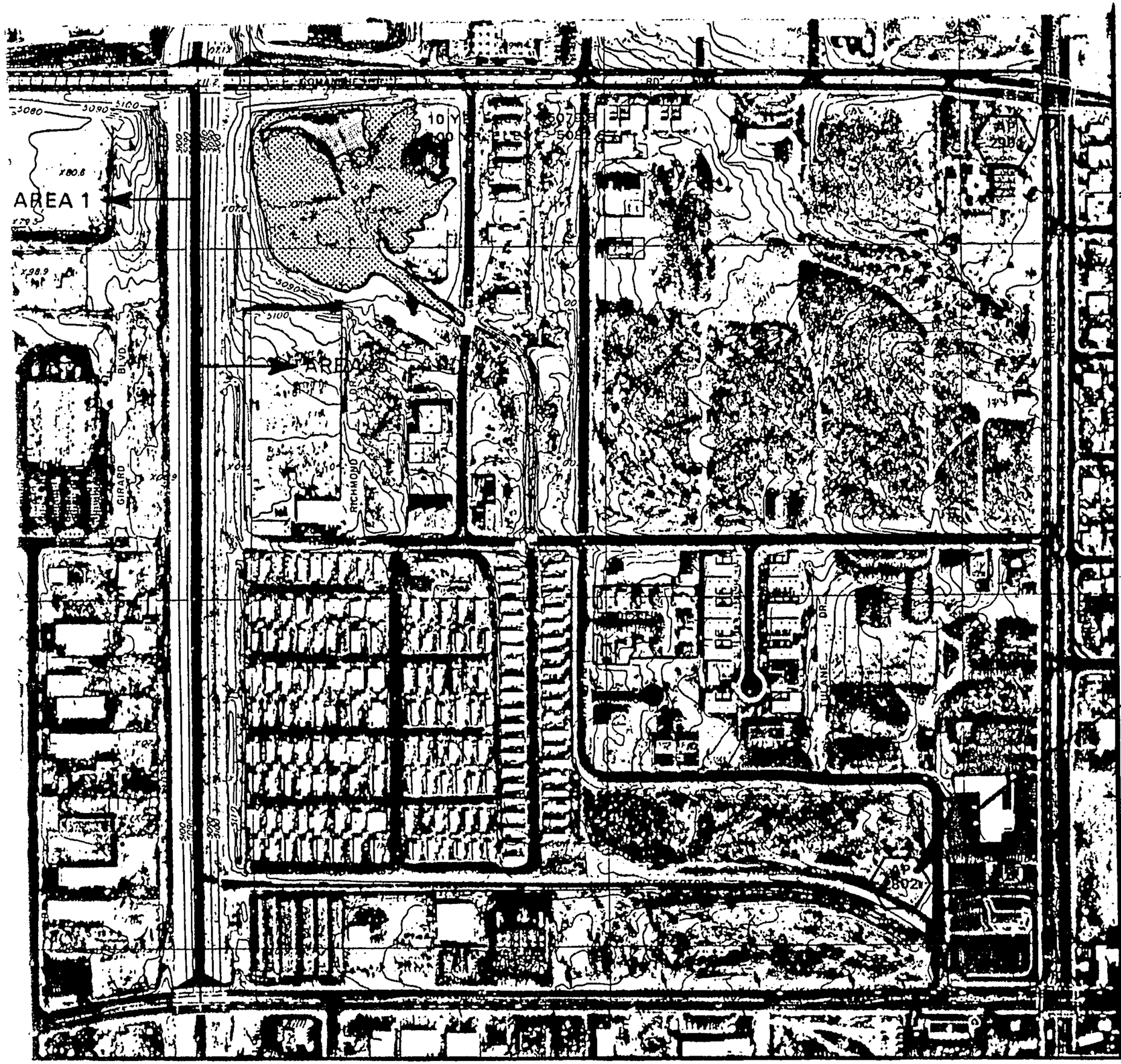
BGB/bl
Job No. 4 229 0

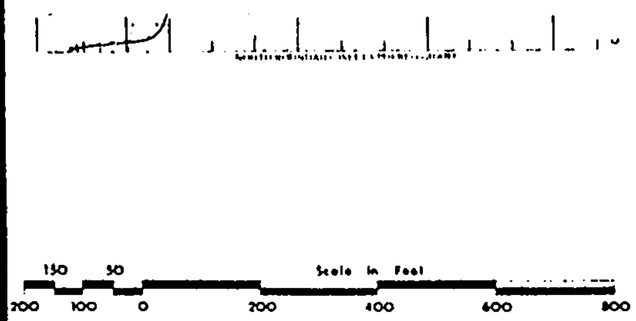

REALTY
MONTBEL
AGP
PARCEL 1
LANDS
M-2
I.S.R. 25
FREEWAY
CORONADO
SU-1
R-3
LUECKING
LANDS OF THE CHURCH OF THE NAZARENE
MONTGOMERY
PARK
COMPLEX
M-1
DIVERSION
R-2
TRACT OF MABEL McDONALD
CHANNEL
HEIGHTS
LUECKING PARK
C-1
ADDN
HAHN
PARCEL
CITY
PONDING
AREA
COMANCHE
ROAD
INDIAN
CITY PARK AND PONDING AREA
MESA
SUBD
ACRES
REST
NORTH
C-3
CUTTER INDUSTRIAL PARK
LANDS OF TCX OF AMERICA
COLESMI
INDUSTRIAL
SUBD No 2
PRINCETON PARK OF COMMERCE
AMAFCA
PORTER'S REPLAT
SUBD
CAMPBELL TRACT
CARLISLE
SITE
G-16-Z

AREA 3

ALBUQUERQUE MASTER DRAINAGE STUDY
SUMMARY OF HYDROLOGIC AND HYDRAULIC ANALYSES

Location	10 - YEAR			100 - YEAR			Map	Comments
	Peak Discharge (c.f.s.) / Overland Flow	Flow Depth (ft.)	Velocity (ft./sec.)	Peak Discharge (c.f.s.) / Overland Flow	Flow Depth (ft.)	Velocity (ft./sec.)		
ON CHEROKEE ROAD AT SAN MATEO (AP 2003)	43 / 27	.43	4.4	95 / 60	.57	5.8	G-17	
ON COMANCHE ROAD 500' EAST OF CARLISLE BLVD. (AP 2004)	47 / 0	0	0	121 / 36	.52	3.3	G-17	
ON SAN MATEO BLVD. AT LINCOLN ROAD (AP 2201)	21 / 0	0	0	71 / 0	0	0	F-17 & F-18	ALL FLOW OUTFALLS INTO STORM DUMPS INTO BEAR CANYON ARROY
ALONG EAST I-25 FRONTAGE ROAD AT JEFFERSON STREET (AP 2202)	51 / 0	0	0	173 / 88	3.37	6.8	F-17	SOUTH OF I-25 FROM JEFFERSON
ALONG EAST I-25 FRONTAGE ROAD AT MCLEOD ROAD (AP 2203)	51 / 0	0	0	216 / 146	1.01	4.2	F-17	DOWN SOUTH SIDE OF I-25 FROM JEFFERSON TO MC LEOD
ALONG EAST I-25 FRONTAGE ROAD AT GRANTLINE CHANNEL (AP 2204)	38 / 38	.45	2.6	167 / 167	1.10	4.4	F-16	ALL FLOW OUTFALLS INTO THE NORTH DIVERSION CHANNEL
ON SAN MATEO BLVD. AT MC LEOD ROAD (AP 2301)	15 / 0	0	0	43 / 11	.27	2.4	F-17 & F-18	
ON SAN MATEO BLVD. 100' SOUTH OF GRANT LINE CHANNEL (AP 2302)	37 / 37	.42	3.1	82 / 82	.56	4.2	F-17 & F-18	ALL FLOW OUTFALLS INTO GRANT LINE DITCH
ON PALOMAS DRIVE AND I-40 CHANNEL (AP 2401)	29 / 29	.52	3.3	58 / 58	.66	4.1	H-18	ALL FLOW OUTFALLS INTO EMBUDO DIVERSION CHANNEL
ON SAN MATEO PL. AND I-40 CHANNEL (AP 2501)	46 / 46	.53	5.0	98 / 98	.68	6.4	H-17 & H-18	ALL FLOW OUTFALLS INTO EMBUDO DIVERSION CHANNEL
ON PROSPECT AVENUE AT SAN MATEO BLVD. (AP 2601)	38 / 0	0	0	77 / 0	0	0	H-17	ALL FLOW CARRIED BY STORM SEWER
ALONG EAST I-25 FRONTAGE ROAD AT LINCOLN ROAD (AP 2701)	48 / 48	.46	3.2	146 / 146	.90	4.8	F-17	RUNNING SOUTH WEST ALONG I-25
ON LOS ARBOLES ROAD AT MONTCLAIRE DRIVE (AP 2801)	79 / 0	0	0	148 / 47	.61	3.9	H-17	WEST ON LOS ARBOLES FROM GRACELAND
ON CANDELARIA INTERCEPTOR DITCH AT AMHERST DRIVE (AP 2802)	117 / 0	0	0	271 / 96	.68	5.4	G-16	ALL FLOW OUTFALLS INTO THE NORTH DIVERSION CHANNEL
ON CARLISLE BLVD. SOUTH OF COMANCHE ROAD (AP 2901)	22 / 22	.34	4.8	42 / 42	.43	5.7	G-17 & G-16	
ON UPTOWN BLVD. AT LOUISIANA BLVD. (AP 3701)	155 / 0	0	0	328 / 102	.60	7.3	H-18	
ON SAN PEDRO BLVD. AT 300' S. OF INDIAN SCHOOL ROAD (AP 3801)	53 / 0	0	0	130 / 54	.48	5.7	H-18	ALL FLOW OUTFALLS INTO STRI SAN PEDRO AND INTO EMBUDO C
ON DRAINAGE COURSE 300' NORTH OF COMANCHE AND CARLISLE (AP 2005)	196 / 0	0	0	486 / 216	1.31	3.3	G-17	





AP 2802

LEGEND

100 YEAR FLOOD HAZARD AREA

10 YEAR FLOOD HAZARD AREA

PROPOSED STORM DRAINAGE IMPROVEMENTS

ANALYSIS POINT — AP 136

COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN MARCH 1976, BY KOOGLE & POULS ENGINEERING, ALBUQUERQUE, NEW MEXICO

G-16

STER DRAINAGE STUDY

1. CITY ENGR
2. JIM HICKS
3. JIM FINK
4. GREG OLSEN (FILE)
R

RECEIVED
JUN 28 1984
CITY ENGINEER

Concrete Pipe NEWS

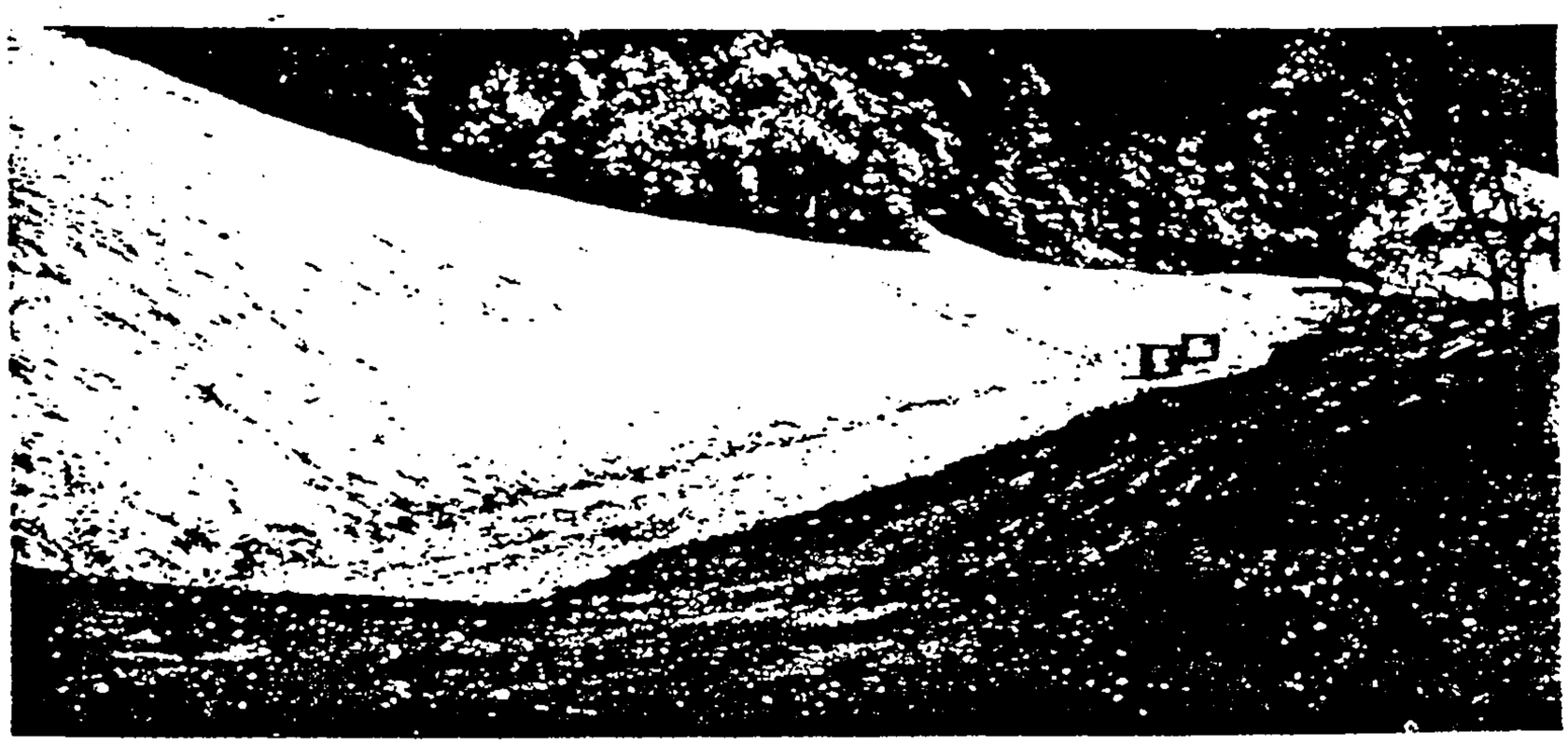
JUNE 1984

STORM SEWER PROVIDES FLOOD RELIEF WITH MINIMAL ENVIRONMENTAL DISRUPTION

by
Mark Schumacher, P.E.
North Star Concrete Company
Apple Valley, Minnesota

The most critical erosion problem in the Minneapolis-St. Paul metropolitan area has been controlled with the completion of Battle Creek Project No. 1, an erosion control project of the Ramsey-Washington Metro Watershed District. The project stabilized 3 miles of Battle Creek which flows through developed portions of Woodbury, Maplewood, and St. Paul, Minnesota. On its way to the Mississippi River, the creek flows through beautifully wooded ravines and Battle Creek Regional Park where increasing flooding and erosion

The lower ravine of Battle Creek Regional Park was characterized by eroded slopes standing as high as 80 feet above the channel.

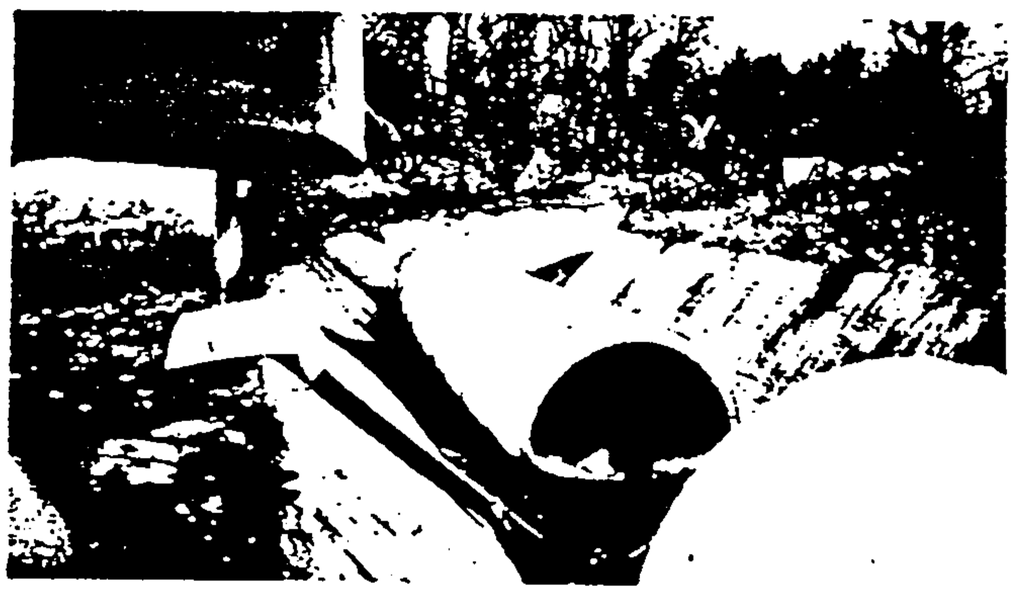


The ravine was stabilized by directing excess flow into a reinforced concrete pipe using special inlets. Normal flows bypass inlets to cascade over a series of waterfalls.

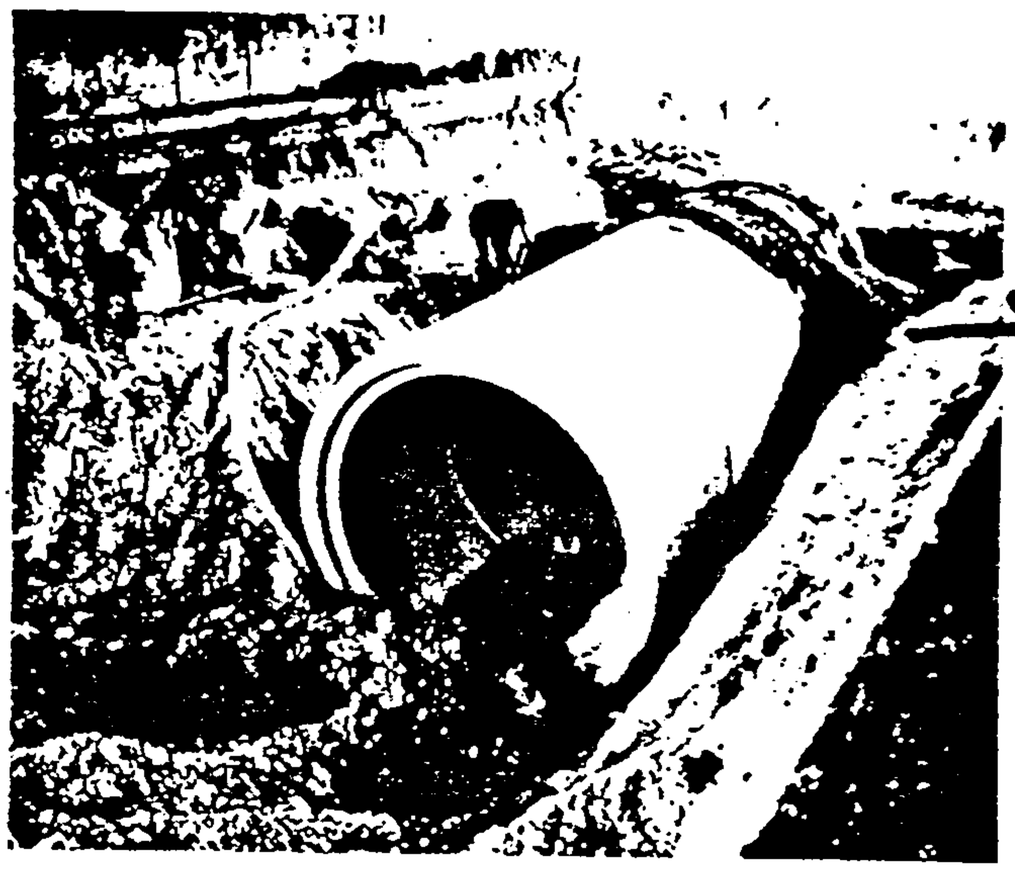
have resulted in drownings, property damage, and finally abandonment of the regional park. Between 1975 and 1980, $1 million had been spent to prevent and repair failures of the sanitary sewer which lies adjacent to the eroding channel.

The worst destruction had occurred in lower Battle Creek, adjacent to Trunk Highway 61 in St. Paul. The uncontrolled flood waters had carved unstable 80-foot high creek banks and deposited large quantities of silt, trees, and other debris among the picnic tables of the lower park.

In 1981, the Ramsey-Washington Watershed District asked the Watershed engineers,



A 72 x 115-inch arch pipe installed in the bottom of an old lined ditch. The lined ditch was considered unsafe in the park setting due to periodic high flows and high velocities. A natural stream bed was reconstructed between the top of the arch and one side of the lined ditch for low flows.



108-inch pipe being installed in the stream bed under the T.H. 61 Bridge. The trench was backfilled with lean concrete.

Barr Engineering Company, of Minneapolis, to come up with a solution to the problem. In addition, the firm provided assistance in the administrative and financing areas as well as project management. According to Barr Project Manager Dennis Palmer, the diverse interests of the various cities and the Regional Park, as well as the desire to maintain a flowing creek and minimize environmental disruption led to a unique combination of control measures including the use of man-made waterfalls, piping of flood flows, and ponding or storage areas.

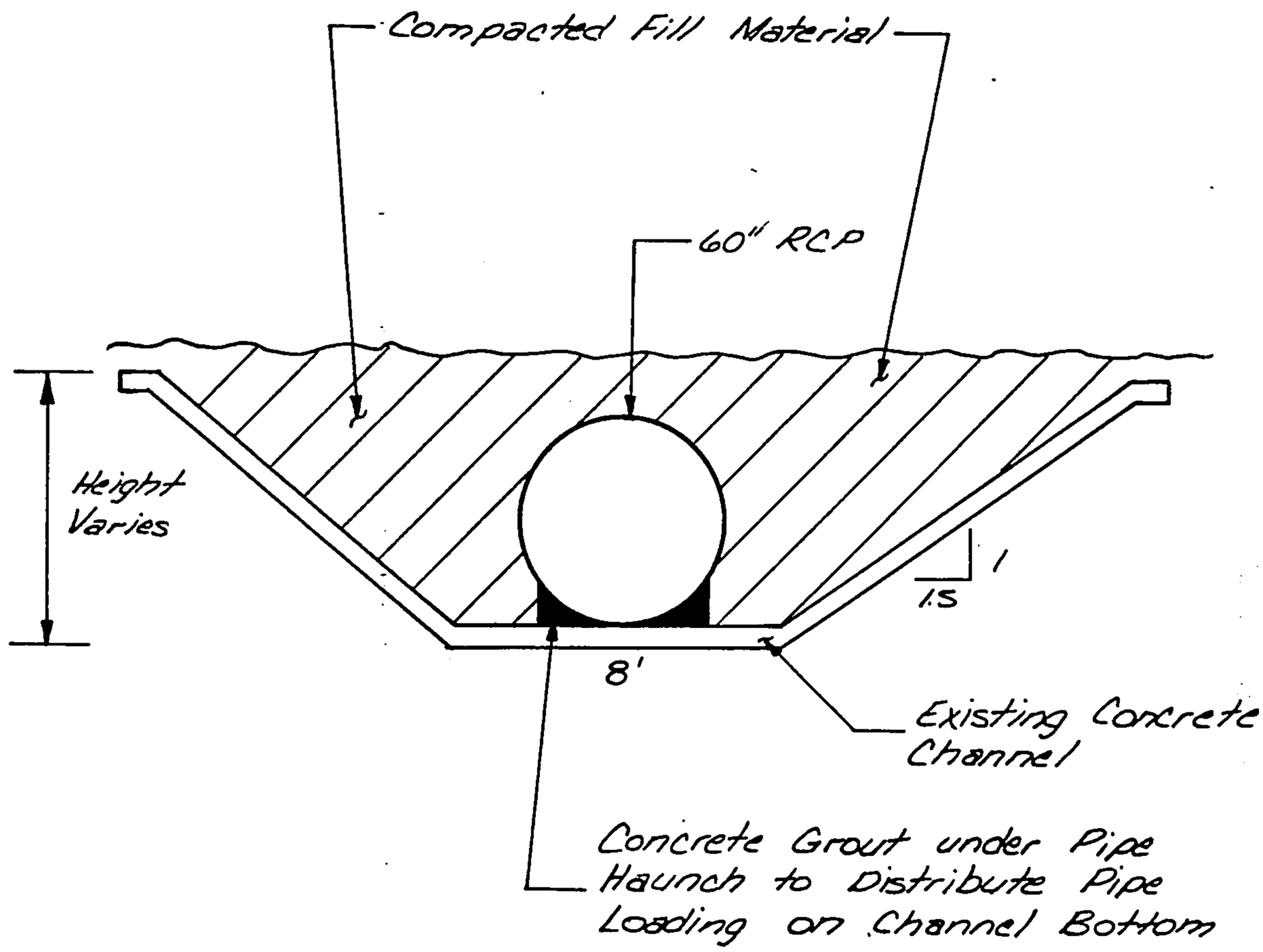
North Star Concrete Company, of Apple Valley, Minnesota, provided general contractor Centennial Contractors, of St. Paul, with over a mile of storm sewer piping consisting of 90-inch and 108-inch diameter round pipe, 72 x 115-inch arch pipe, as well as the special intake structures designed to pick up the flood flows. The storm sewer piping was aligned under the stream bed and flows exceeding approximately 5 cfs in the stream bed were diverted to the intake structures and into the storm sewer. The storm sewer is designed to carry the estimated 100-year flood flows of 1300 cubic feet per second.

Aligning the storm sewer under the stream bed caused a problem where Battle Creek crossed under the T.H. 61 bridge. Minnesota Department of Transportation (MnDOT) officials were concerned about laying a 108-inch diameter pipe in the sandstone rock that formed the stream bed in this area and what effect the excavation would have on the footings of the bridge. Agreement was finally reached to install the 108-inch pipe under the bridge and backfilled with a lean concrete mixture.

Another unique feature of the project involved abandoning a concrete lined open channel, considered unsafe in the park setting, by laying a 72 x 115-inch arch pipe in the bottom and reconstructing the natural stream bed between the top of the arch pipe and the top of the old channel lining.

Construction was completed in 1983, at a cost of $4.6 million. Two days before completion of the project, a rain storm of the 100-year magnitude occurred and the system handled the runoff without significant damage.

With the completion of the project, Ramsey County and the City of St. Paul are now able to plan the reopening of the park which has long been a favorite of eastern metropolitan area residents. ●



CONSTRUCTION DETAIL
CONCRETE PIPE IN EXISTING CHANNEL

BOHANNAN HUSTON

DATA:

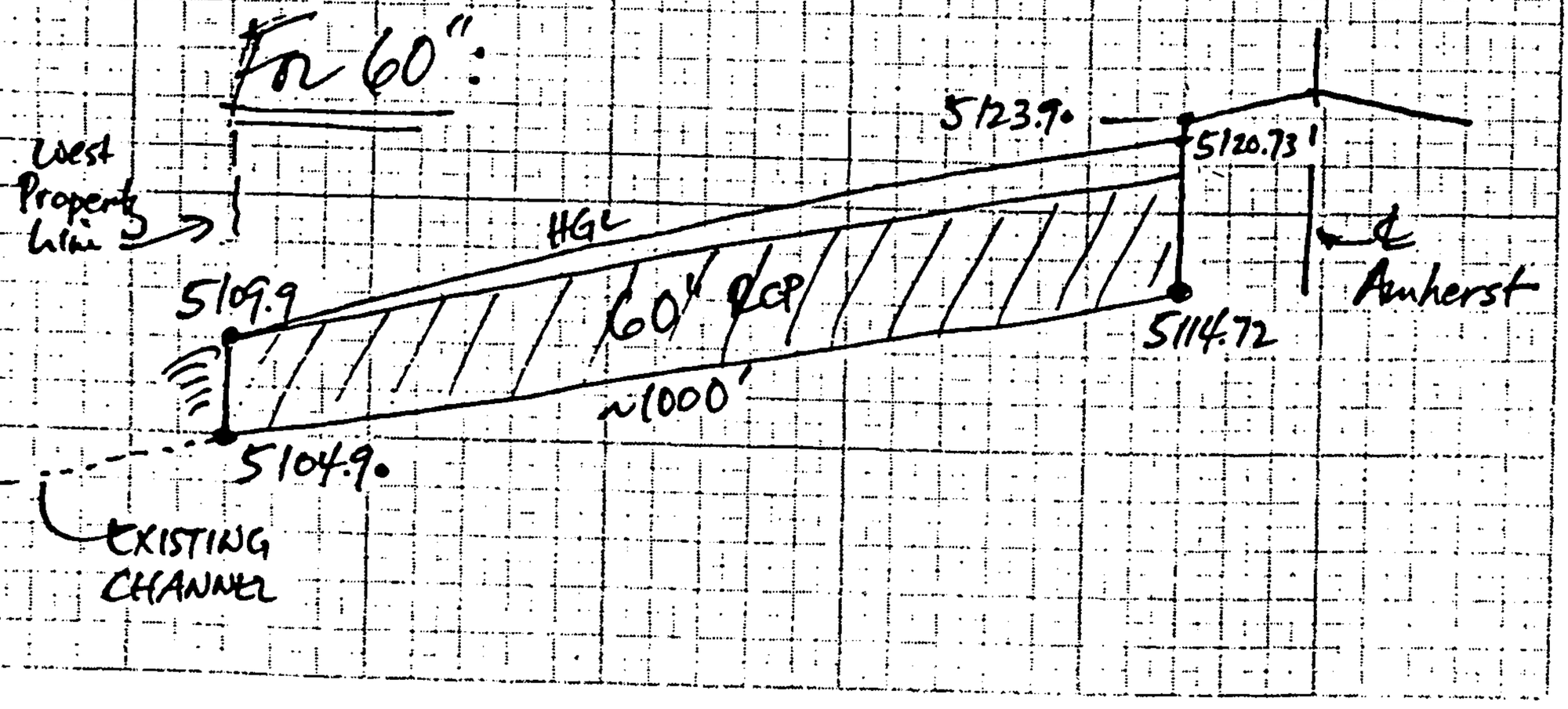
- Elevation @ Street Rundown = 5123.90
- Pipe Invert = 5114.72
- Length of pipe through project ~1000'
- Invert @ West Property Line = 5104.90
- Total 100-year flow (from AMDS) = 271

PRESSURE FLOW COMPUTATIONS:

[• Assume pressure flow]

Dia.	Elevation @ Top of Pipe	K	S_o	S_oL	HGL @ Street
→ 72"	5110.90	4236	0.00410	4.095	5115.0
→ 60"	5109.9	2604	0.0108	10.83	5120.73
54"	5109.4	1967	0.019	18.90	5128.38

For 60":



Candelaria Business Park

PROJECT NAME House Property SHEET ____ OF ____

PROJECT NO. ____ BY BB DATE 8-84

SUBJECT Pipe Calculations CH'D ____ DATE

CITY OF
Albuquerque
Public Works Department

February 3, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Jeff Mortensen
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED JANUARY 30, 1997.

Dear Mr. Means:

Based on the submittal of the green tags on January 31, 1997 the above referenced project is approved for a Final Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

951188

DAVIS & ASSOCIATES INC.
General Contractors

PO Box 2184
Santa Fe
New Mexico
87504-2184

(505) 988-2894
FAX: 988-2930

LETTER OF TRANSMITTAL

DATE: 1/3/97

TO: JEFF MORTENSEN & ASSOC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE, NM 87109

ATTENTION: JEFF/GRAEME
JOB NO: 541
RE: DVR Albuquerque

We are sending you:

☒ Attached ☐ Under separate cover via the following items
☐ Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Submittal data
☐ Specifications ☐ Purchase Ord ☐ Subcontract ☐ ____

COPIES	DATE	NUMBER	DESCRIPTION
1	12/18/96	/	LETTER TO MORTENSEN REQUESTING COPY OF
			INSPECTOR'S "GREEN TAG " FOR THE SIDEWALK
			CULVERT
1	10/24/96		COPY OF SIDEWALK/DRIVE PAD " GREEN TAG "

THESE ARE TRANSMITTED AS checked below:

☒ For Approval
☒ For your use
☐ As requested
☐ Approved as submitted
☐ Returned for corrections
☐ Resubmit copies for approval
☐ Submit copies for distribution
☐ Return corrected prints
☐ For review and comment
☐ For bids due ,1996
☐ Prints returned after loan to us
☐ Other:
cc: FILE

REMARKS:

JEFF/GRAEME:
PLEASE SEE THAT THE CITY OF ALBQ. GETS THIS
GREEN TAG SENT TO THEM.

THANK YOU,
Signed:
Mike Dempsey
Project Engineer

xc: Lisa Ann Manwill

95118B

Bud
Mike
Gary

CITY OF
Albuquerque

December 18, 1996

RECEIVED
DEC 30 1996
DAVIS & ASSOC.

Martin J. Chávez, Mayor

Jeff Mortensen
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 17, 1996.

Dear Mr. Means:

Based on the information provided on your December 17, 1996 submittal, the above referenced project is approved for a 30-day Temporary Certificate of Occupancy.

Prior to Final Certificate of Occupancy, provide a copy of the inspector's "green tag" for the sidewalk culvert.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File
Mike Dempsey
Walter Wisznia

Gary

PUBLIC WORKS DEPARTMENT

SIDEWALK & DRIVEPAD INSPECTION

APPROVED

Permits Dispatch

Phone: 768-2551 857-8[illegible]

Date 10-24-96 Permit No. [illegible]

Contractor: [illegible]

Location [illegible]

Time _____

983500

Date 10-24-96 Permit No.

Contractor

Location Amherst

Time

PUBLIC WORKS DEPARTMEN

SIDEWALK & DRIVEPAD INSPEC

APPROVED

Permit

Phone: 768-2551 857-8025

951188

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DVR ZONE ATLAS/DRNG. FILE #: G16/D57

DRB #: EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TR A-3-A-A-A-2 CANDELARIA BUS. CNTR

CITY ADDRESS: 3121 AMHERST DR NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: WISZNIA & ASSOC CONTACT: WALTER WISZNIA

ADDRESS: 1740 TOWER II, CORPUS CHRISTI TX PHONE: 512-884-8881

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: DAVIS & ASSOC CONTACT: MIKE DEMPSEY

ADDRESS: PO BOX 2184. PHONE: 988-2394
SANTA FE NM 87504

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
X ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

RECEIVED
JAN 31 1997
HYDROLOGY SECTION

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
X CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 1/31/97

BY: JEFFREY G. MORTENSEN

January 13, 1997

RE: D.R.V. ALBUQUERQUE (G16-D57). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 17, 1996.

Andrew,

On January 8, 1997 I approved the above project for CO. Please disregard that letter. Jeff Mortensen informed me of some problems. They can have a 30- day extension on a temporary certification.

Lisa

c: File

CITY OF
Albuquerque

January 8, 1997

Martin J. Chávez, Mayor

Jeff Mortensen
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 17, 1996.

Dear Mr. Means:

Based on the submittal of the green tags on January 8, 1997, the above referenced project is approved for a Final Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

CITY OF
Albuquerque

January 8, 1997

Martin J. Chávez, Mayor

Jeff Mortensen
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 17, 1996.

Dear Mr. Means:

Based on the submittal of the green tags on January 8, 1997, the above referenced project is approved for a Final Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

CITY OF
Albuquerque

December 18, 1996

Martin J. Chávez, Mayor

Jeff Mortensen
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S CERTIFICATION DATED DECEMBER 17, 1996.

Dear Mr. Means:

Based on the information provided on your December 17, 1996 submittal, the above referenced project is approved for a 30-day Temporary Certificate of Occupancy.

Prior to Final Certificate of Occupancy, provide a copy of the inspector's "green tag" for the sidewalk culvert.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

951188

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DVR ZONE ATLAS/DRNG. FILE #: G16/D57

DRB #: EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TR A-3-A-A-A-2 CANDELARIA BUS. CNTR

CITY ADDRESS: 3121 AMHERST DR NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: ARCHITECT CONTACT:

ADDRESS: PHONE:

ARCHITECT: WISZNIA & ASSOC CONTACT: WALTER WISZNIA

ADDRESS: 1740 TOWER II, CORPUS CHRISTI TX PHONE: 512-334-8881

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: DAVIS & ASSOC CONTACT: MIKE DEMPSEY

ADDRESS: PO BOX 2184. PHONE: 988-2394

SANTA FE NM 87504

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

X 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

X CERTIFICATE OF OCCUPANCY APPROVAL (Temp)

____ GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

____ DRAINAGE REQUIREMENTS

____ OTHER _____ (SPECIFY)

30 day Temp CO on 12-17-96

RECEIVED
DEC 18 1996
HYDROLOGY DIVISION

DATE SUBMITTED: 12-17-96

BY: JEFFREY G. MORTENSEN

DRAINAGE INFORMATION SHEET

951186

PROJECT TITLE: DVR ALBUQUERQUE ZONE ATLAS/DRNG. FILE #: G16-D57

DRB #: 96-23 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts A3A1C, A3A1B & a portion of A3A1A, Candelaria Business Center

CITY ADDRESS: Alta Monte Ave NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOCIATES CONTACT: GRAEME MEANS

ADDRESS: 6010-B Midway Park Blvd NE PHONE: 345-4250

OWNER: DVR CONTACT: Architect

ADDRESS: Wisznia & Associates PHONE: _____

ARCHITECT: Wisznia & Associates CONTACT: Walter Wisznia

ADDRESS: 1740 Tower II, Corpus Christi, Tx PHONE: 512- 884-8881

SURVEYOR: JMA CONTACT: Chuck Cala

ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 345-4250

CONTRACTOR: Davis & Associates CONTACT: Mike Dempsey

ADDRESS: P.O. Box 2184, Santa Fe, NM 87504 PHONE: (505) 988-2894

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
X DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

____ YES
X NO
____ COPY PROVIDED

RECEIVED
MAY 13 1996
HYDROLOGY DIVISION

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
X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
X OTHER S.O. #19 (SPECIFY)

DATE SUBMITTED: 05-13-96

BY: J. Graeme Means

CITY OF
Albuquerque

June 5, 1996

Martin J. Chávez, Mayor

Graeme Means
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57) DRAINAGE AND GRADING PLAN SUBMITTAL FOR BUILDING PERMIT AND SO # 19 PERMIT APPROVAL. ENGINEER'S STAMP DATED MAY 10, 1996.

Dear Mr. Means:

Based on the information provided on your May 13, 1996 resubmittal, the above referenced project is approved for Building and SO #19 Permits.

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

Prior to Certificate of Occupancy approval, and Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Arlene Portillo
Andrew Garcia
File

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

March 14, 1996

Graeme Means
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57) DRAINAGE AND GRADING PLAN SUBMITTAL FOR BUILDING PERMIT AND SO # 19 PERMIT APPROVAL. ENGINEER'S STAMP DATED FEBURARY 10, 1996.

Dear Mr. Means:

Based on the information provided on your February 27, 1996 submittal and confirmation of the required drainage easement, the above referenced project is approved for Building and SO #19 Permits.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Arlene Portillo
Andrew Garcia
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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

March 7, 1996

Graeme Means
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57) DRAINAGE AND GRADING PLAN SUBMITTAL FOR BUILDING PERMIT AND SO # 19 PERMIT APPROVAL. ENGINEER'S STAMP DATED FEBURARY 10, 1996.

Dear Mr. Means:

Based on the information provided on your February2 7, 1996 submittal, the above referenced project is conditionally approved for Building and SO #19 Permits. Prior to final approval, you will need drainage easement to construct and utilize the rundown (Section A-A).

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Arlene Portillo
Andrew Garcia
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

CITY OF
Albuquerque

April 23, 1996

Martin J. Chávez, Mayor

Jeff Mortensen
Jeff Mortensen & Associates
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: REVISED DRAINAGE PLAN FOR D.V.R. ALBUQUERQUE (G16-D57)
REVISION DATED 3/28/96.

Dear Mr. Mortensen:

Based on the information provided on your March 29, 1996 resubmittal, the above referenced site is approved for Site Plan, Building Permit and S.O. 19 permit.

Please attach a copy of this approved plan to theconstruction sets prior to sign-off by Hydrology.

Also, a separate permit is required for construction within City Right-of-Way. A copy of this approval letter must be on hand when applying for the excavation permit.

Please be advised that Engineer Certification per the D.P.M. checklist will be required prior to Certificate of Occupancy release.

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

Sincerely,

Bernie J Montoya

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

951184

PROJECT TITLE: DVR ALBUQUERQUE ZONE ATLAS/DRNG. FILE #: G16-D57

DRB #: 96-23 EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACTS A3A1C, A3A1B & A PORTION OF A3A1A, CANDELARIA BUSINESS CENTER

CITY ADDRESS: ALTA MONTE AVE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: GRAEME MEANS

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: DVR CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: WISZNIA & ASSOCIATES CONTACT: WALTER WISZNIA

ADDRESS: 1740 TOWER II, CORPUS CHRISTI, TEXAS PHONE: 512-884-3881

SURVEYOR: JMA CONTACT: CHUCK CALA

ADDRESS: PHONE: 345-4250

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY PROVIDED

RECEIVED
MAR 29 1996
HYDROLOGY DIVISION

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
X BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D: DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
X OTHER S.O. #19 (SPECIFY)

XC: WISZNIA & ASSOCIATES

DATE SUBMITTED: 03-29-96

BY: J. GRAEME MEANS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B Midway Park Blvd. NE
ALBUQUERQUE, NEW MEXICO 87109

(505) 345-4250

Memo
LETTER

Date

To LISA MANWILL

Subject /Job No. 616-057
JMA 951184

LISA, THERE HAVE BEEN MINOR REVISIONS TO THIS PLAN WHICH WERE MADE TO FACILITATE WHEELCHAIR ACCESS. I HAVE HI-LITED THE CHANGES ON ONE OF THE TWO PLAN SETS.

PLEASE CALL IF YOU HAVE ANY QUESTIONS OR COMMENTS, OR IF I CAN BE OF ANY ASSISTANCE

THANX,

SIGNED GRAEME MEANS

☐ Please reply ☐ No reply necessary

40% Pre-Consumer Content • 10% Post-Consumer Content

DRAINAGE INFORMATION SHEET

951184

PROJECT TITLE: DVR ALBUQUERQUE ZONE ATLAS/DRNG. FILE #: G16-D57

DRB #: 96-23 EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACTS A3A1C, A3A1B & A PORTION OF A3A1A, CANDELARIA BUSINESS CENTER

CITY ADDRESS: ALTA MONTE AVENUE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: J. GRAEME MEANS

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: DVR CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: WISZNIA & ASSOCIATES CONTACT: WALTER WISZNIA

ADDRESS: 1740 TOWER II, CORPUS CHRISTI, TEXAS PHONE: (512) 884-8881

SURVEYOR: JMA CONTACT: CHUCK CALA

ADDRESS: PHONE: 345 4250

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
_X_ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
_X_ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER

RECEIVED FEB 27 1996 HYDROLOGY DIVISION

PRE-DESIGN MEETING:

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_X_ 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
_X_ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D: DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
_X_ OTHER SO #19 (SPECIFY)

DATE SUBMITTED: 02-27-96

BY: J. GRAEME MEANS

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B Midway Park Blvd. NE
ALBUQUERQUE, NEW MEXICO 87109

(505) 345-4250

Memo LETTER

Date 2-27-96

To LISA MANWILL
C.O.A. P.W.D. HYDROLOGY SECTION

Subject /Job No. 951184
DVR ALBUQUERQUE

LISA,

THE ARCHITECT HAS REVISED THE SITE PLAN. THIS NEW PLAN REPLACES THE ONE STAMPED 2/06/96. WE ARE SEEKING BULDING PERMIT APPROVAL SUBJECT TO THE PROCUREMENT OF THE ADJACENT PROPERTY HOLDER'S SIGNATURE. WE ARE IN THE PROCESS OF OBTAINING AN EASEMENT FROM VICTOR BACHECHI TO CONSTRUCT RUNDOWN SECTION A-A. AND USE IT TO DELIVER OUR RUNOFF TO THE EXISTING EASEMENT. PLEASE CALL IF YOU HAVE ANY QUESTIONS OR COMMENTS.

☐ Please reply ☐ No reply necessary

SIGNED J. GRAEME MEANS

40% Pre-Consumer Content • 10% Post-Consumer Content

DRAINAGE INFORMATION SHEET

951182

PROJECT TITLE: DVR ALBUQUERQUE ZONE ATLAS/DRNG. FILE #: G16-D57

DRB #: 96-23 EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACTS A3A1C, A3A1B, & PORTION OF A3A1A CANDELARIA BUSINESS CENTER

CITY ADDRESS: ALTA MONTE AVENUE N.E.

ENGINEERING FIRM: JEFF MORTENSEN & ASSOCIATES CONTACT: GRAEME MEANS

ADDRESS: 6010-B MIDWAY PARK BLVD N.E. PHONE: 345-4250

OWNER: DVR CONTACT: ARCHITECT

ADDRESS: PHONE:

ARCHITECT: WISZNIA & ASSOCIATES CONTACT: WALTER WISZNIA

ADDRESS: 1740 TOWER II, CORPUS CHRISTI, TEXAS PHONE: (512) 884-8881

SURVEYOR: JMA CONTACT: CHUCK CALA

ADDRESS: PHONE: 345-4250

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY PROVIDED

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FEB - 7 1996
HYDROLOGY DIVISION

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
X BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D: DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

XC: WALTER WISZNIA

DATE SUBMITTED: 02-06-96

BY: J. GRAEME MEANS

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

February 13, 1996

Graeme Means
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57) DRAINAGE AND GRADING PLAN SUBMITTAL FOR BUILDING PERMIT AND SO # 19 PERMIT APPROVAL. ENGINEER'S STAMP DATED FEBRUARY 6, 1996.

Dear Mr. Means:

Based on the information provided on your February 7, 1996 submittal, the above referenced project is approved for Building and SO #19 Permit.

In the future, when you are requesting SO #19 Permit approval, please check the "OTHER" box and specify SO #19 Permit on the Drainage Information Sheet.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Arlene Portillo
Andrew Garcia
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

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

January 23, 1996

Mike DeLilla
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: D.R.V. ALBUQUERQUE (G16-D57) DRAINAGE AND GRADING PLAN SUBMITTAL FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JANUARY 15, 1996.

Dear Mr. DeLilla:

Based on the information provided on your January 16, 1996 submittal, the City has the following comment:

> It appears that storm water from Basin "A" flows over the sidewalk in a number of places. It is not allowed to route flow over a sidewalk. If you decide to install sidewalk culverts, you will also need SO #19 permit approval.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

THE CITY OF ALBUQUERQUE IS AN EQUAL OPPORTUNITY/REASONABLE ACCOMMODATION EMPLOYER

DRAINAGE INFORMATION SHEET

751182

PROJECT TITLE: D.V.R. Albuquerque ZONE ATLAS/DRNG. FILE #: G-16 / D57

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts A3A1C, A3A1B, & a Portion of A3A1A Candelaria Business Ctr.

CITY ADDRESS: _____

ENGINEERING FIRM: Jeff Mortensen & Assoc. CONTACT: Mike De Lilla

ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 345-4250

OWNER: DVR CONTACT: Architect

ADDRESS: _____ PHONE: _____

ARCHITECT: Wiszuia & Assoc. CONTACT: Walter Wiszuia

ADDRESS: 1740 Tower II Corpus Christi, TX PHONE: (512) 884-8881

SURVEYOR: Jeff Mortensen & Assoc. CONTACT: Chuck Cala

ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 345-4250

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
X DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

PRE-DESIGN MEETING:

____ YES
X NO
____ COPY PROVIDED

JAN 16

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
X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 01/16/96

BY: Michele (Mike) F. De Lilla

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

December 23, 1987

Laura Milne
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE REPORT FOR CANDELARIA BUSINESS CENTER, PHASE III, SUBMITTED DECEMBER 2, 1987, FOR BUILDING PERMIT APPROVAL (G-16/D57)

Dear Ms. Milne:

I have reviewed your submittal, referred to above, and ask that you address the following two areas before this office can sign a building permit.

1. On the plat of this subdivision, there is a ten foot utility easement running north and south, 337.53 feet from the west boundary. This easement runs under the second westernmost proposed building in this phase (finish floor elevation 5119.16). Please tell me what the status of this easement is.

2. You will need to provide more detail for the three entrances to the area from Alta Monte Avenue: curb and gutter removal and replacement, valley gutters, et cetera.

I have reviewed your calculations having to do with the roof and drains, but was confused as to what they meant. Do the roofs not contribute to the peak flows because rainfall is to be ponded on them and released at a controlled rate, or are the drains acting as a detention device (orifice flow) so that the peak flow from the roofs reaches the exit later than the peak flows from the rest of the basin, or because of a combination of the two?

At any rate, I looked at the drainage basin, down to the City baseball park and on to the detention pond north of Comanche, and came to the conclusion that an additional 2.25 cfs over the historic flows in the basin would not be a problem.

Your drainage report, therefore is approved, and if you will address the items mentioned above, I will be able to recommend our sign-off of the building permit.

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

Cordially,

Stuart Reeder

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

GSR/bsj

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 20, 1988

Laura Milne
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE PLAN FOR CANDELARIA BUSINESS CENTER, PHASE III, RESUBMITTED JANUARY 5, 1988, FOR BUILDING PERMIT APPROVAL (G-16/D57)

Dear Ms. Milne,

Your submittal, referred to above, with a revision date of January 5, 1988, is approved. Once the ten foot utility easement in question has been vacated, we can sign the building permit.

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

Cordially,

Stuart Reeder

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

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 20, 1988

Laura Milne
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE PLAN FOR CANDELARIA BUSINESS CENTER, PHASE III, RESUBMITTED JANUARY 5, 1988, FOR BUILDING PERMIT APPROVAL (G-16/D57)

Dear Ms. Milne,

Your submittal, referred to above, with a revision date of January 5, 1988, is approved. Once the ten foot utility easement in question has been vacated, we can sign the building permit.

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

Cordially,

Stuart Reeder

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

BOHANNAN-HUSTON INC.

DRAINAGE REPORT
FOR
CANDELARIA BUSINESS CENTER

G-16/D57

INFORMATION SHEET

PROJECT TITLE Candelaria Business Park TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. G-16/D57 CITY ADDRESS ~~3333 Candelaria Rd. NE~~

LEGAL DESCRIPTION Tracts A,B,C,D,E & F Indian Acres Subd. Filed 8/4/71

FIRM Bohannan-Huston, Inc. CONTACT Dave Woods

ADDRESS 4125 Carlisle NE,Albuq.NM 87107 PHONE 505/881-2000

OWNER Jim House CONTACT Ron Brown

ADDRESS 3800 Carlisle NE, Albuquerque, NM 87107

PHONE 883-1674

ARCHITECT Knight Seavy CONTACT Knight Seavy

ADDRESS 11930 Menaul NE, Albuquerque, NM 87112

PHONE 299-5900

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

____ YES
____ NO
X COPY OF CONFERENCE RECAP SHEET PROVIDED (contained in Report)

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
X SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
____ GRADING/PAVING PERMIT APPROVAL
X OTHER ~~Grading Plan~~ (Specify)

DATE SUBMITTED: 11/20/84

BY: _____

RECEIVED
NOV 21 1984
HYDROLOGY SECTION

DRAINAGE REPORT
FOR
CANDELARIA BUSINESS CENTER

FOR

CANDELARIA BUSINESS CENTER, INC., A JOINT VENTURE
3800 CARLISLE N.E.
ALBUQUERQUE, NEW MEXICO 87110

BY

BOHANNAN-HUSTON, INC.
4125 CARLISLE N.E.
ALBUQUERQUE, NEW MEXICO 87107

Brian G. Burnett, P.E.
N.M.P.E. No. 8541

Job No. 4 229 1

Drainage Report for
Candelaria Business Center

TABLE OF CONTENTS PAGE

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LOCATION	1
METHOD OF ANALYSIS	1
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DEVELOPED CONDITIONS	2
PHASE I	2
PHASE II	2
ADDITIONAL PHASES	3
EROSION CONTROL	3
MAINTENANCE	3
CONCLUSIONS AND RECOMMENDATIONS	3

PLATES

1 SITE LOCATION MAP
2 FLOOD INSURANCE STUDY
3 SCS SOILS MAP
4 PRELIMINARY GRADING AND DRAINAGE PLAN

APPENDIX

A CHANNEL ENCLOSURE CORRESPONDENCE

DRAINAGE REPORT FOR CANDELARIA BUSINESS CENTER

Purpose and Scope

This report is intended to delineate the drainage requirements for the development of Candelaria Business Center. It considers the treatment of existing off-site flows and the runoff generated on site.

The project will be developed in phases and no subsequent drainage report need be filed provided the recommendations of this report are followed and shown in a detailed grading plan.

Location

The site is bounded on the south by Candelaria Boulevard, on the north by Alta Monte Avenue, on the east by Amherst Drive and on the west by developed commercial and residential sites (Plate 1). The only flood plain impacting the site is confined to the existing arroyo (Plate 2). The soil on the site is classified as embudo, gravelly, fine, sandy loam and gravelly, sandy loam, which is classified in hydrologic soil Group B (Plate 3).

Method of Analysis

For purposes of this report, the rational method of analysis as outlined in the DPM Chapter 22 was used for determination of the peak undeveloped and developed runoff on the site. The maximum time of concentration was determined to be 10 minutes, therefore, the intensities used were determined to be I_{100} = 4.64 in/hr and I_{10} = 3.05 in/hr.

A C value of 0.34 was used for undeveloped conditions and a C value of 0.76 based on an impervious area of 80% was used for developed conditions.

The upland runoff flow rates were obtained from the Albuquerque Master Drainage Study.

Existing Conditions

The site slopes from east to west at about 1%. Approximately 3.16 acres of the site discharges north to Lafayette Drive, while the remainder discharges directly to the concrete lined Candelaria Interceptor Arroyo which bisects the site from east to west.

The Candelaria Interceptor conveys 175 cfs within a 60" RCP which discharges to the lined channel at the east end of the site. Surface runoff within Amherst Drive (96 cfs) enters the channel at the same location. The Candelaria interceptor discharges to the north diversion channel approximately 1000' west of the site. A summary of existing conditions may be found on Plate 4.

Developed Conditions

Phase 1:

Phase 1 construction of this site will include the buildings east of the Candelaria access road and enclosing of the Candelaria Interceptor open channel (Plate 4).

The channel will be enclosed by installation of a reinforced concrete pipe in the invert of the channel. This pipe will be supported by a concrete saddle and surrounded by soil compacted to 95% of maximum density. A road will be constructed above the pipe for access and surface drainage. A cross section of this construction is shown on Plate 4. A copy of previous correspondence conceptually approving this channel treatment is enclosed in Appendix A.

A cattleguard inlet will be located at the east entrance to the project to intercept the surface runoff within Amherst Drive and convey it to the pipe. Should this inlet become clogged, the excess runoff will be conveyed west within the new road and ultimately discharge to the Candelaria Interceptor without adversely impacting the site.

capacity of cattle guard

Runoff generated within Phase 1 (13.15 cfs) will be conveyed to the Type D inlets at the northwest corner of Phase 1 where it will discharge to the Candelaria Interceptor.

Phase II:

Phase II construction will include construction of the three buildings west of the Candelaria entrance and the remainder of the channel improvements up to the west boundary of the site.

A rundown at the west end of the site will allow the runoff from Phase II to discharge to the Candelaria Interceptor. If the proposed channel treatment is continued to the north diversion channel by a future developer, this runodown will be converted to an appropriate inlet structure.

rundown not on drawings

Additional Phases

The future phases of this project are undetermined at this time but when developed they should discharge as indicated by Basins 3, 4 and 5. Basins 3 and 4 will discharge similarly to Phase I and II respectively. Basin 5 will be allowed to free discharge north to Lafayette Drive provided the basin is sized to limit the peak discharge to the current undeveloped peak discharge (4.98 cfs). A small retention pond shall be located to intercept the nuisance flows within Basin 5 prior to its discharge to the north.

The exact basin boundaries for Basins 3, 4 and 5 need not be maintained but the maximum basin size for Basin 5 must be limited to 1.41 acres.

Erosion Control

During the construction phase, excessive erosion from the undeveloped land shall be limited by avoiding grading in unimproved areas and reseeding of disturbed undeveloped areas. Runoff from undeveloped areas shall be routed through desilting basins prior to entering the improved areas.

Drawings

Maintenance

All paved areas within the project shall be maintained by the property owner or its assigns and the new storm drain pipe and inlets within the existing drainage right-of-way shall be maintained by the City of Albuquerque. A private facility within public right-of-way agreement will be executed prior to construction of the private road.

Conclusions and Recommendations

It is apparent that it is possible to successfully incorporate both a private access road and public storm drain within the existing drainage right-of-way without adversely affecting the existing or future drainage requirements of the area.

It is recommended the following items be incorporated into the final construction drawings for this project:

1. The Candelaria Interceptor channel should be converted to an underground pipe which will continue to be maintained publicly. The pipe should be designed for open channel flow to minimize any impact on upstream facilities.

2. Appropriately sized inlets should be constructed where shown on Plate 4 to convey surface waters to the new pipe.

3. The project may be phased as shown provided erosion control measures are implemented on land disturbed by development.

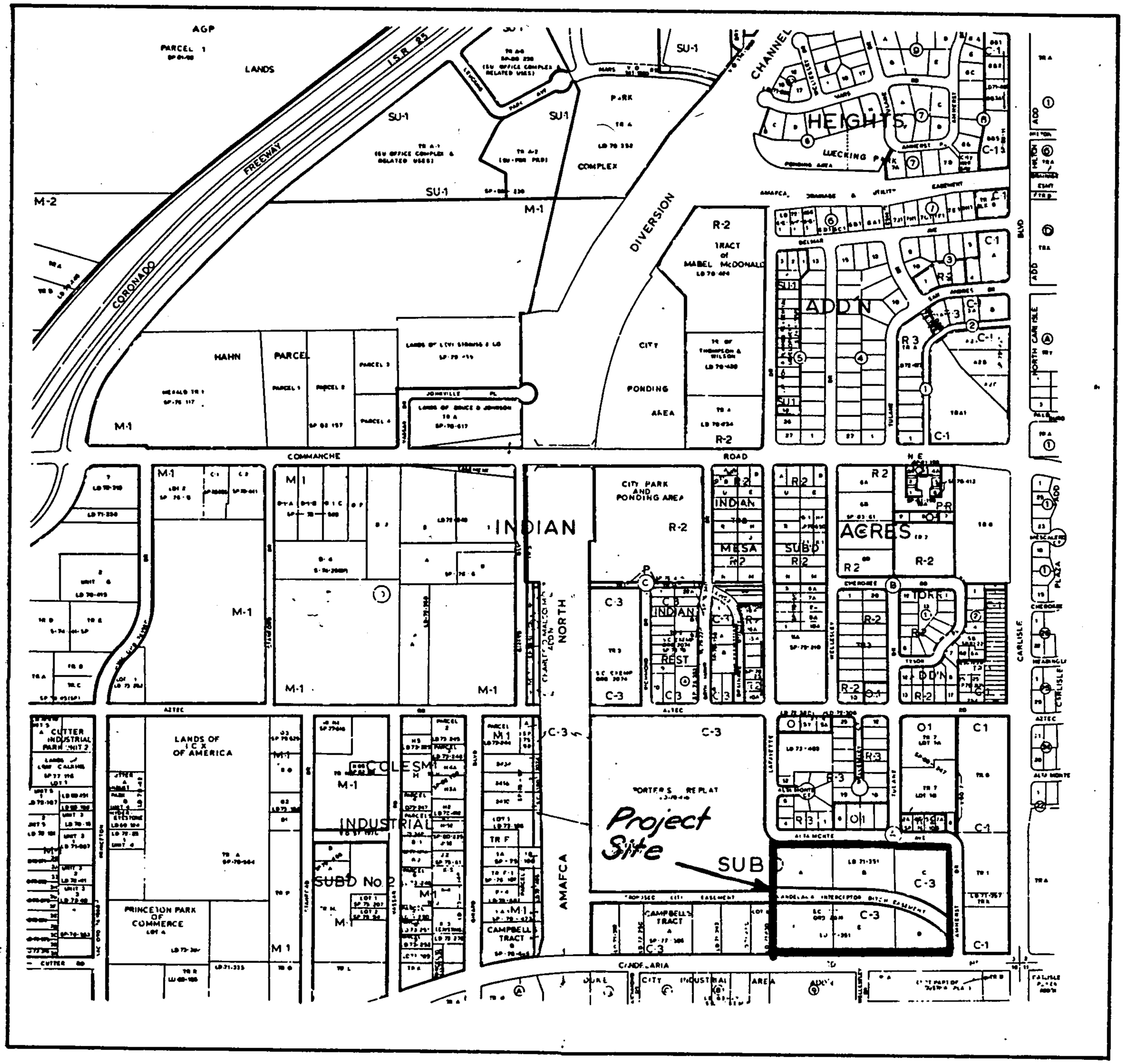
4. Basin 5 may discharge to the north at an uncontrolled rate provided its size does not exceed 1.41 acres and it is80% or less impervious.

5. A small retention pond should be constructed at the discharge point of Basin 5 to intercept and retain nuisance flows.

6. Conversion of the Candelaria Interceptor to a closed pipe section west of the site may occur provided its design incorporates non pressure flow and accepts the developed surface runoff from the west end of this project.

7. Drainage submittals for subsequent phases need only be drainage plans to show compliance with this report.

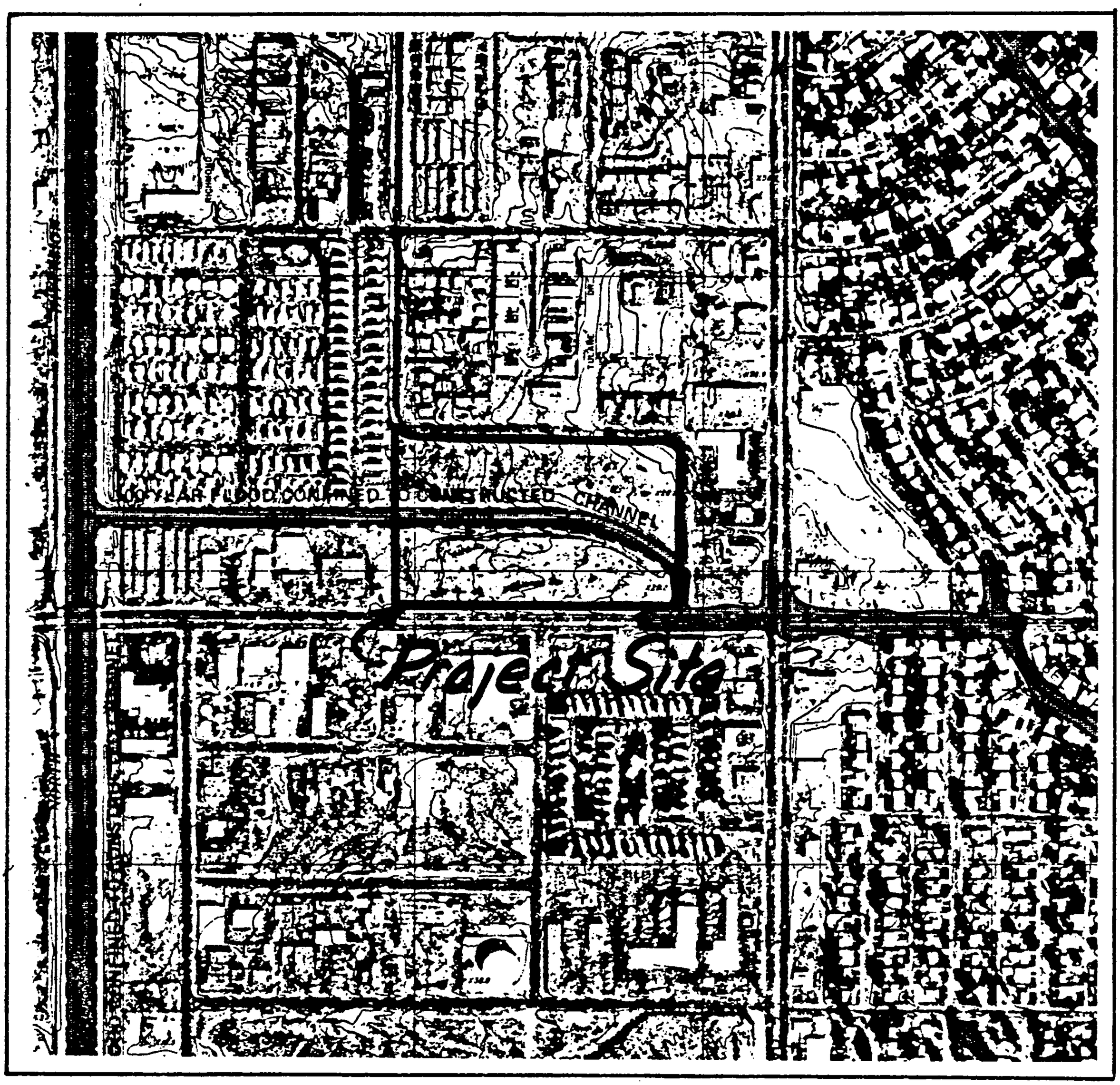
PLATE 1



SITE LOCATION MAP

ZONE ATLAS PAGE G-16

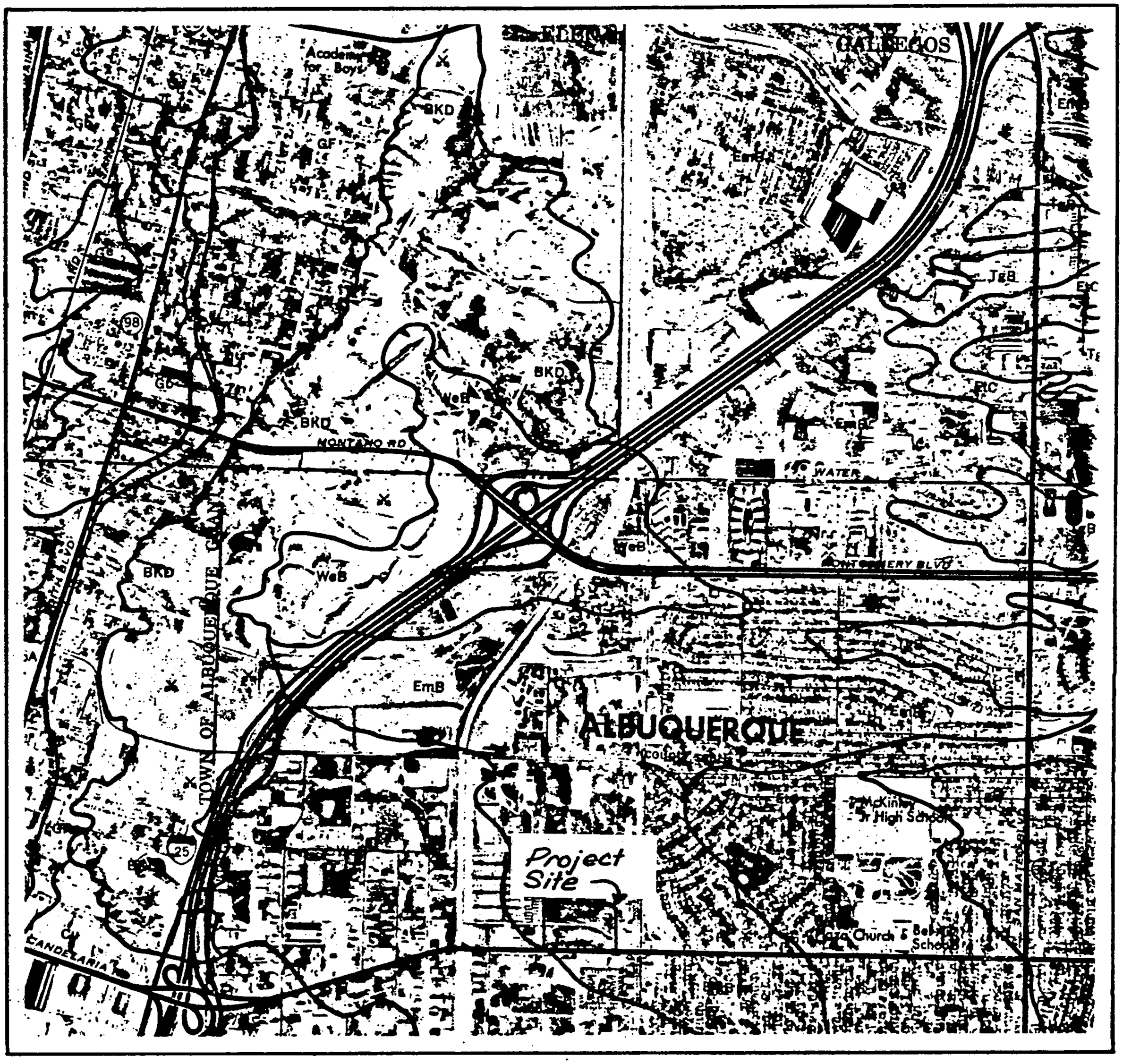
PLATE 2



FLOOD BOUNDARY & FLOODWAY MAP

SHEET 23 OF N.F.I.P.

PLATE 3



SCS SOILS MAP

APPENDIX A

BOHANNAN-HUSTON INC.
4725 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7871

August 14, 1984

Mr. Fred J. Aguirre
Design Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Mr. Dan Hogan
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Park Storm Sewer Conveyance System

Dear Messrs. Aguirre & Hogan:

This letter is to formally document our conversations of August 8, 1984 regarding the referenced site and conveyance system. Before outlining specific details of our proposal, let me provide some general information about the site. A location map has been included which identifies the project location.

The site is bordered on the east by Amherst Drive, on the north by Alta Monte Avenue, on the west by existing development and on the south by Candelaria Road. Running directly through the middle of the site is the Candelaria Interceptor Concrete Channel. This system conveys storm sewer and surface runoff from Candelaria Road westward into the North Diversion Channel. The concrete channel has an 8-foot bottom width with 1.5 side slopes and averages approximately 8 feet in depth.

The Albuquerque Master Drainage Study identifies approximately 270 cfs at the interceptor channel immediately west of Amherst Drive. Of this 270 cfs total, approximately 96 cfs is surface flow while the remaining 175 cfs is conveyed to the channel through a 60" storm sewer. The enclosed information from the Master Drainage Study summarizes these flow rates for Analysis Point to 2802, as indicated in the study.

As we discussed, the developers of the site are very interested in the concept of conveying runoff through the site by placing a storm sewer in the existing concrete channel. Since this type of request is unusual for the Albuquerque area, details for this type of construction are sparse. However, the June, 1984 issue of Concrete Pipe News provides some insight on a project similar in nature. As part of a storm water conveyance project in Minneapolis, Minnesota, a concrete arch pipe was placed in an existing concrete irrigation canal. To gain a better appreciation of the installation techniques, Mr. Dennis Palmer of Barr Engineering and Associates, Minneapolis, Minnesota, was contacted to discuss the project. Mr. Palmer stated that their project has been completed for several years and that to date, no failure has been identified. He also conveyed to me some construction tips used to install the pipe. They include:

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

a. Laying the pipe directly on a concrete channel.
b. Providing a concrete grout bedding below the haunch of the pipe to distribute the loading of the pipe on the channel bottom.
c. Placing standard backfill material around the pipe and in the channel shell.

Enclosed in this correspondence is the article from the Concrete Pipe News along with a sketch depicting how the facility could be constructed.

The storm sewer hydraulics of this system have also been examined. Enclosed for your review are computations assuming a pressure flow condition in the storm sewer. As the figures indicate, pipes in the 60" to 72" size range have sufficient capacity to carry the peak flow rate as well as provide that enough head is generated at Amherst Drive. This head is required so that surface runoff can be conveyed in the pipe by means of storm sewer inlet(s). The actual pipe size and inlet configuration will be determined as detailed design proceeds on the project.

It would be most helpful in our planning effort if the proposal for placing a storm sewer in the concrete channel could be approved in concept. If you concur with this request, please sign in the space provided below. Be assured that your approval constitutes only preliminary acceptance of the plan. More specific details will be provided for your review when a drainage report and construction drawings are submitted. We will also ensure that all necessary agreements and forms are provided if the existing drainage easement is utilized for access for parking purposes.

Your assistance in this matter is greatly appreciated. If I can answer any questions, please do not hesitate to call.

Sincerely,

Brian G. Burnett
Project Manager

ACCEPTED

By Fred J. Aguirre
Fred J. Aguirre

Design Hydrologist 8/15/84
Title Date

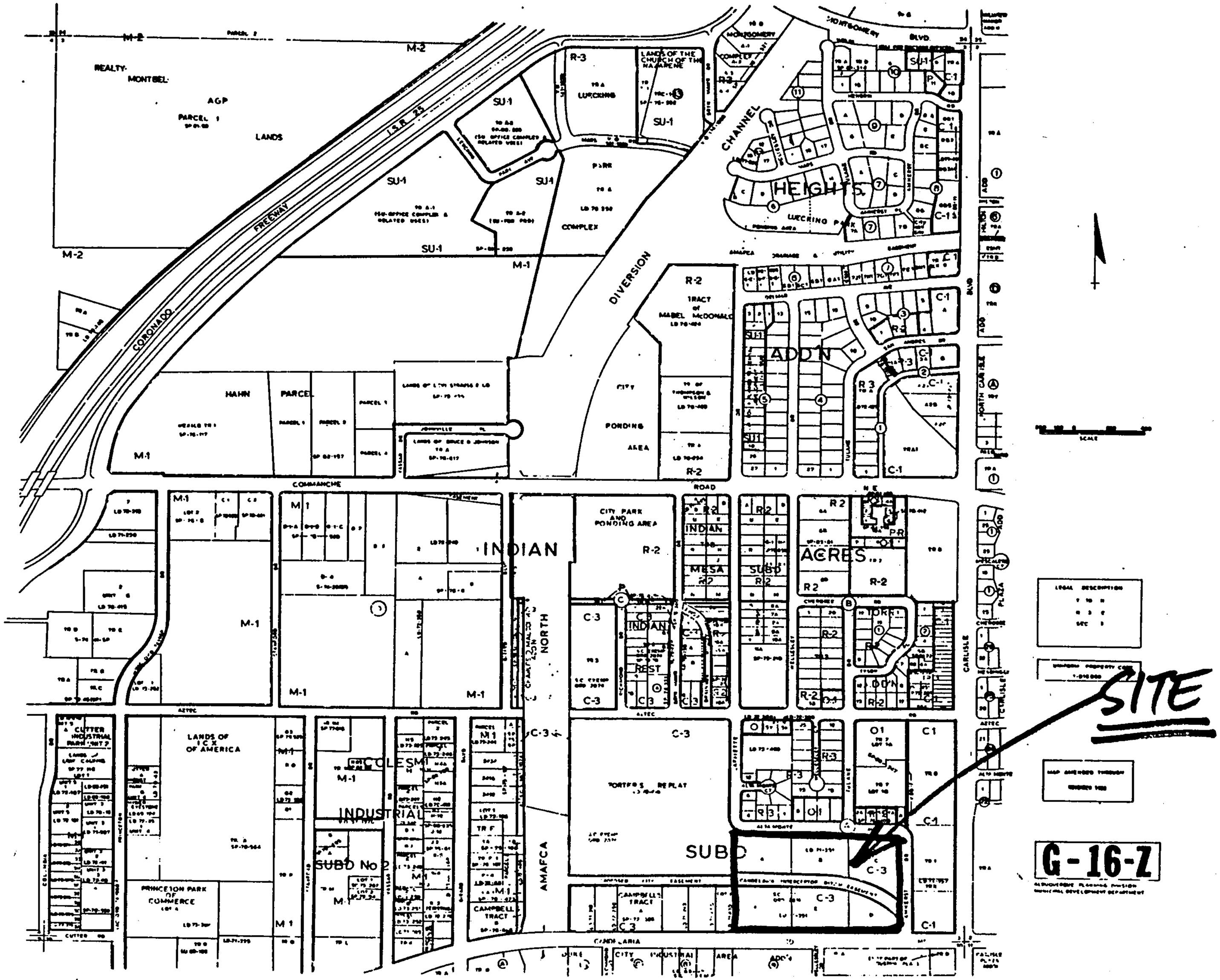
By Dan Hogan
Dan Hogan

Civil Engineer/Hydrology 8/15/84
Title Date

Enclosures

cc: Mr. Ron Brown

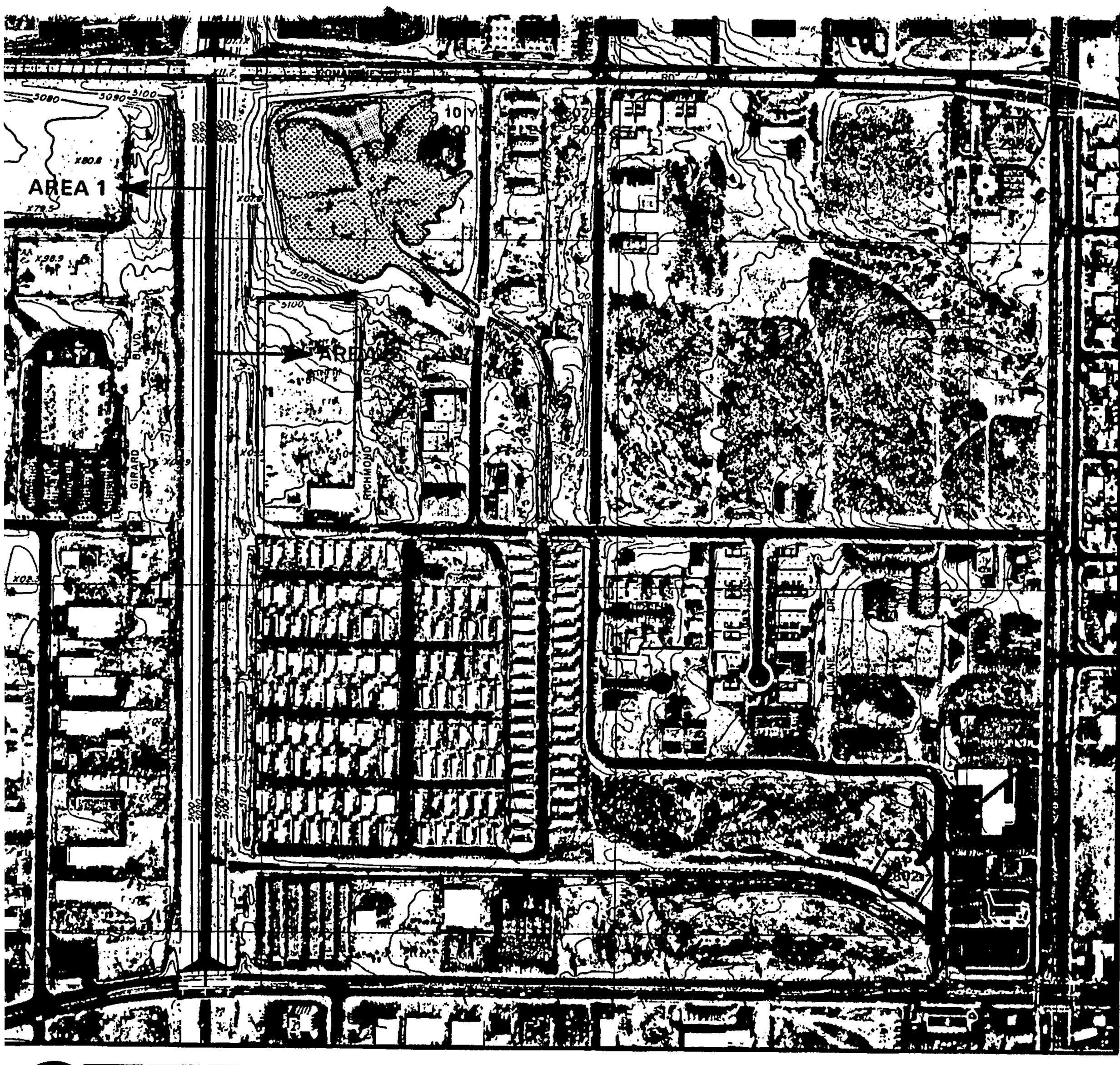
BGB/bl
Job No. 4 229 0


REALTY
MONTBEL
AGP
PARCEL 1
LANDS
M-2
I.S.R. 25
FREEWAY
CORONADO
SU-1
R-3
LURCHING
LANDS OF THE CHURCH OF THE NAZARENE
PARK
COMPLEX
M-1
DIVERSION
R-2
TRACT OF MABEL McDONALD
CITY
PONDING
AREA
HAHN
PARCEL
COMANCHE
ROAD
MONTGOMERY
BLVD.
CHANNEL
HEIGHTS
ADDN
C-1
INDIAN
CITY PARK AND PONDING AREA
MESA
SUBD
ACRES
REST
NORTH
AZTEC
CUTTER INDUSTRIAL PARK
LANDS OF ICX OF AMERICA
COLESMI
INDUSTRIAL
SUBD No 2
PRINCETON PARK OF COMMERCE
C-3
TORFIO'S REPLAT
AMAFCA
CAMPBELL TRACT
CANDELARIA
CITY INDUSTRIAL AREA
CARLISLE
NORTH CARLISLE
SITE
G-16-Z

AREA 3

ALBUQUERQUE MASTER DRAINAGE STUDY
SUMMARY OF HYDROLOGIC AND HYDRAULIC ANALYSES

Location	10 - YEAR			100 - YEAR			Map	Comments
	Peak Discharge (c.f.s.) / Overland Flow	Flow Depth (ft.)	Velocity (ft./sec.)	Peak Discharge (c.f.s.) / Overland Flow	Flow Depth (ft.)	Velocity (ft./sec.)		
ON CHEROKEE ROAD AT SAN MATEO (AP 2003)	43 / 27	.43	4.4	95 / 60	.57	5.8	G-17	
ON COMANCHE ROAD 500' EAST OF CARLISLE BLVD. (AP 2004)	47 / 0	0	0	121 / 36	.52	3.3	G-17	
ON SAN MATEO BLVD. AT LINCOLN ROAD (AP 2201)	21 / 0	0	0	71 / 0	0	0	F-17 & F-18	ALL FLOW OUTFALLS INTO STORM DUMPS INTO BEAR CANYON ARROYO
ALONG EAST I-25 FRONTAGE ROAD AT JEFFERSON STREET (AP 2202)	51 / 0	0	0	173 / 88	3.37	6.8	F-17	SOUTH OF I-25 FROM JEFFERSON
ALONG EAST I-25 FRONTAGE FOAD AT MCLEOD ROAD (AP 2203)	51 / 0	0	0	216 / 146	1.01	4.2	F-17	DOWN SOUTH SIDE OF I-25 FROM JEFFERSON TO MC LEOD
ALONG EAST I-25 FRONTAGE ROAD AT GRANTLINE CHANNEL (AP 2204)	38 / 38	.45	2.6	167 / 167	1.10	4.4	F-16	ALL FLOW OUTFALLS INTO THE NORTH DIVERSION CHANNEL
ON SAN MATEO BLVD. AT MC LEOD ROAD (AP 2301)	15 / 0	0	0	43 / 11	.27	2.4	F-17 & F-18	
ON SAN MATEO BLVD. 100' SOUTH OF GRANT LINE CHANNEL (AP 2302)	37 / 37	.42	3.1	82 / 82	.56	4.2	F-17 & F-18	ALL FLOW OUTFALLS INTO GRANT LINE DITCH
ON PALOMAS DRIVE AND I-40 CHANNEL (AP 2401)	29 / 29	.52	3.3	58 / 58	.66	4.1	H-18	ALL FLOW OUTFALLS INTO EMBUDO DIVERSION CHANNEL
ON SAN MATEO PL. AND I-40 CHANNEL (AP 2501)	46 / 46	.53	5.0	98 / 98	.68	6.4	H-17 & H-18	ALL FLOW OUTFALLS INTO EMBUDO DIVERSION CHANNEL
ON PROSPECT AVENUE AT SAN MATEO BLVD. (AP 2601)	38 / 0	0	0	77 / 0	0	0	H-17	ALL FLOW CARRIED BY STORM SEWER
ALONG EAST I-25 FRONTAGE ROAD AT LINCOLN ROAD (AP 2701)	48 / 48	.46	3.2	146 / 146	.90	4.8	F-17	RUNNING SOUTH WEST ALONG I-25
ON LOS ARBOLES ROAD AT MONTCLAIRE DRIVE (AP 2801)	79 / 0	0	0	148 / 47	.61	3.9	H-17	WEST ON LOS ARBOLES FROM GRACELAND
ON CANDELARIA INTERCEPTOR DITCH AT AMHERST DRIVE (AP 2802)	117 / 0	0	0	271 / 96	.68	5.4	G-16	ALL FLOW OUTFALLS INTO THE NORTH DIVERSION CHANNEL
ON CARLISLE BLVD. SOUTH OF COMANCHE ROAD (AP 2901)	22 / 22	.34	4.8	42 / 42	.43	5.7	G-17 & G-16	
ON UPTOWN BLVD. AT LOUISIANA BLVD. (AP 3701)	155 / 0	0	0	328 / 102	.60	7.3	H-18	
ON SAN PEDRO BLVD. AT 300' S. OF INDIAN SCHOOL ROAD (AP 3801)	53 / 0	0	0	130 / 54	.48	5.7	H-18	ALL FLOW OUTFALLS INTO STRIC SAN PEDRO AND INTO EMBUDO CH
ON DRAINAGE COURSE 300' NORTH OF COMANCHE AND CARLISLE (AP 2005)	196 / 0	0	0	486 / 216	1.31	3.3	G-17	



Scale in Feet

150 50 200 100 0 200 400 600 800

N

AP 2802

BOHANNAN HUSTON INC.

LEGEND

100 YEAR FLOOD HAZARD AREA

10 YEAR FLOOD HAZARD AREA

PROPOSED STORM DRAINAGE IMPROVEMENTS

ANALYSIS POINT (AP 136)

COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN MARCH 1976, BY KOOGLE & POULS ENGINEERING, ALBUQUERQUE, NEW MEXICO

ASTER DRAINAGE STUDY

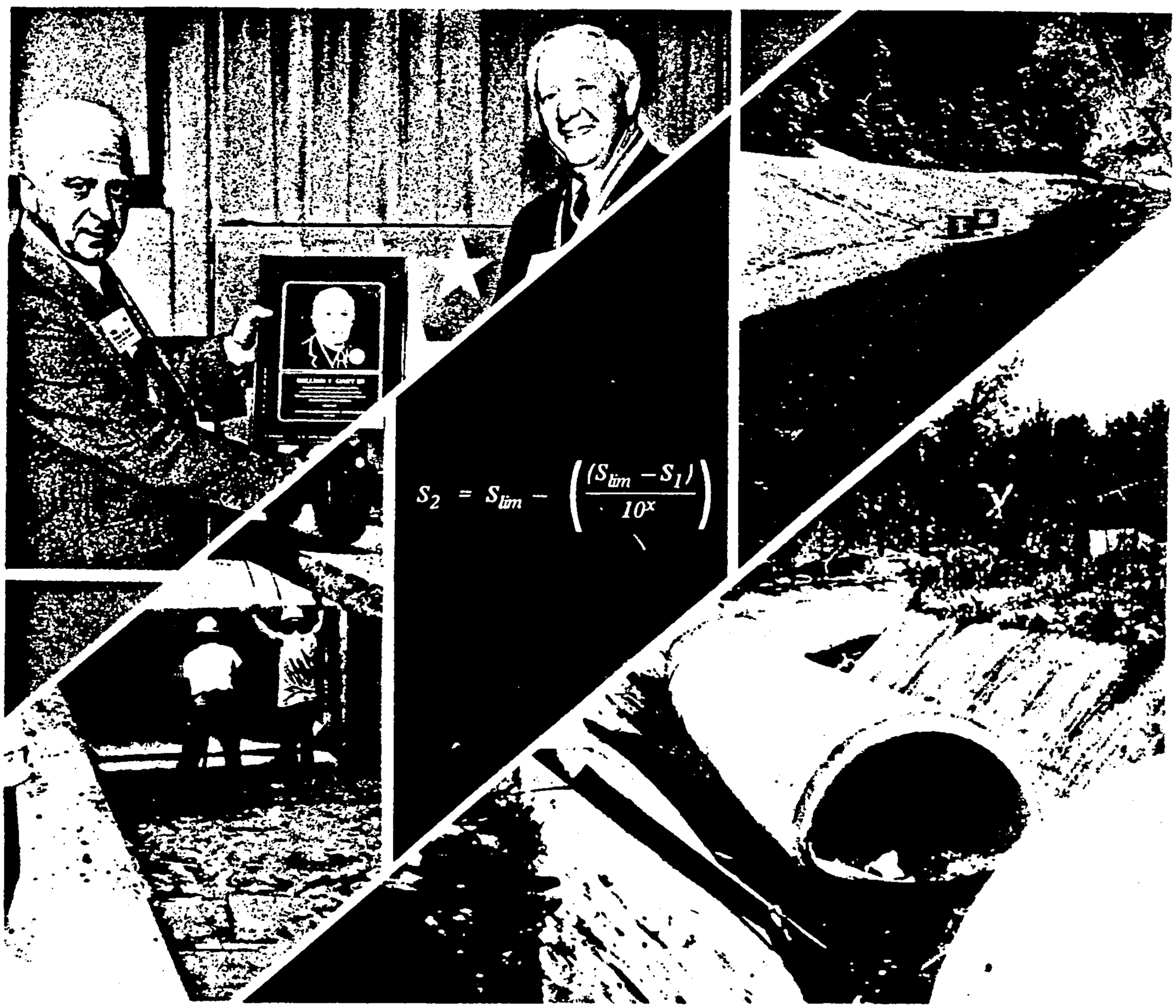
G-16

1. CITY ENGR
2. JIM HICKS
3. JIM FINK
4. GREG DISEN (FILE)
R

RECEIVED
JUN 28 1984
CITY ENGINEER

Concrete Pipe NEWS

JUNE 1984

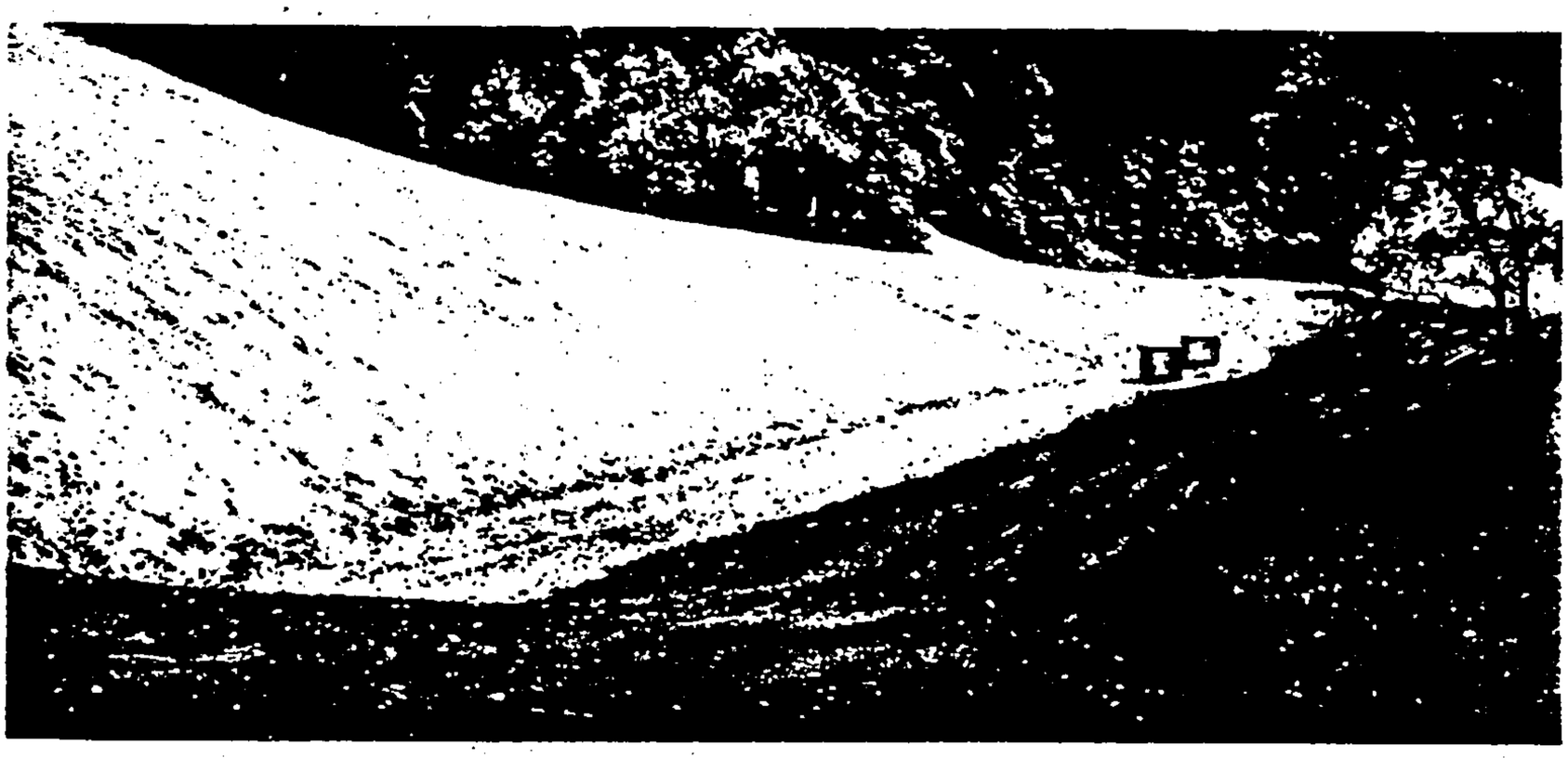


STORM SEWER PROVIDES FLOOD RELIEF WITH MINIMAL ENVIRONMENTAL DISRUPTION

by
Mark Schumacher, P.E.
North Star Concrete Company
Apple Valley, Minnesota

The most critical erosion problem in the Minneapolis-St. Paul metropolitan area has been controlled with the completion of Battle Creek Project No. 1, an erosion control project of the Ramsey-Washington Metro Watershed District. The project stabilized 3 miles of Battle Creek which flows through developed portions of Woodbury, Maplewood, and St. Paul, Minnesota. On its way to the Mississippi River, the creek flows through beautifully wooded ravines and Battle Creek Regional Park where increasing flooding and erosion

The lower ravine of Battle Creek Regional Park was characterized by eroded slopes standing as high as 80 feet above the channel.

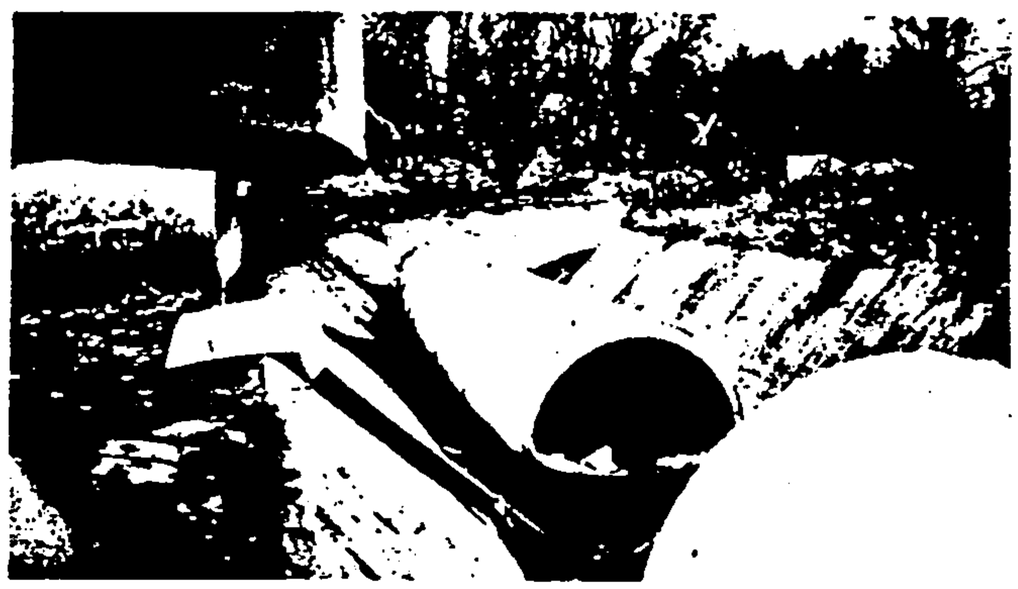


The ravine was stabilized by directing excess flow into a reinforced concrete pipe using special inlets. Normal flows bypass inlets to cascade over a series of waterfalls.

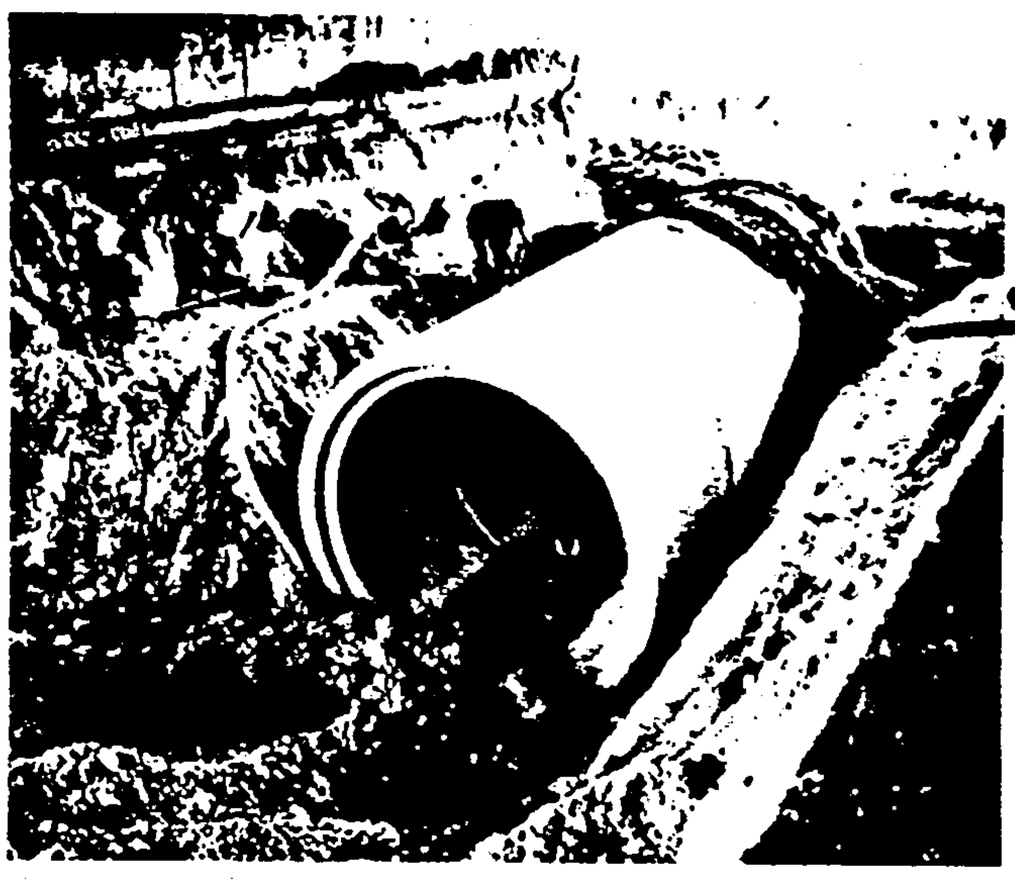
have resulted in drownings, property damage, and finally abandonment of the regional park. Between 1975 and 1980, $1 million had been spent to prevent and repair failures of the sanitary sewer which lies adjacent to the eroding channel.

The worst destruction had occurred in lower Battle Creek, adjacent to Trunk Highway 61 in St. Paul. The uncontrolled flood waters had carved unstable 80-foot high creek banks and deposited large quantities of silt, trees, and other debris among the picnic tables of the lower park.

In 1981, the Ramsey-Washington Watershed District asked the Watershed engineers,



A 72 x 115-inch arch pipe installed in the bottom of an old lined ditch. The lined ditch was considered unsafe in the park setting due to periodic high flows and high velocities. A natural stream bed was reconstructed between the top of the arch and one side of the lined ditch for low flows.



108-inch pipe being installed in the stream bed under the T.H. 61 Bridge. The trench was backfilled with lean concrete.

Barr Engineering Company, of Minneapolis, to come up with a solution to the problem. In addition, the firm provided assistance in the administrative and financing areas as well as project management. According to Barr Project Manager Dennis Palmer, the diverse interests of the various cities and the Regional Park, as well as the desire to maintain a flowing creek and minimize environmental disruption led to a unique combination of control measures including the use of man-made waterfalls, piping of flood flows, and ponding or storage areas.

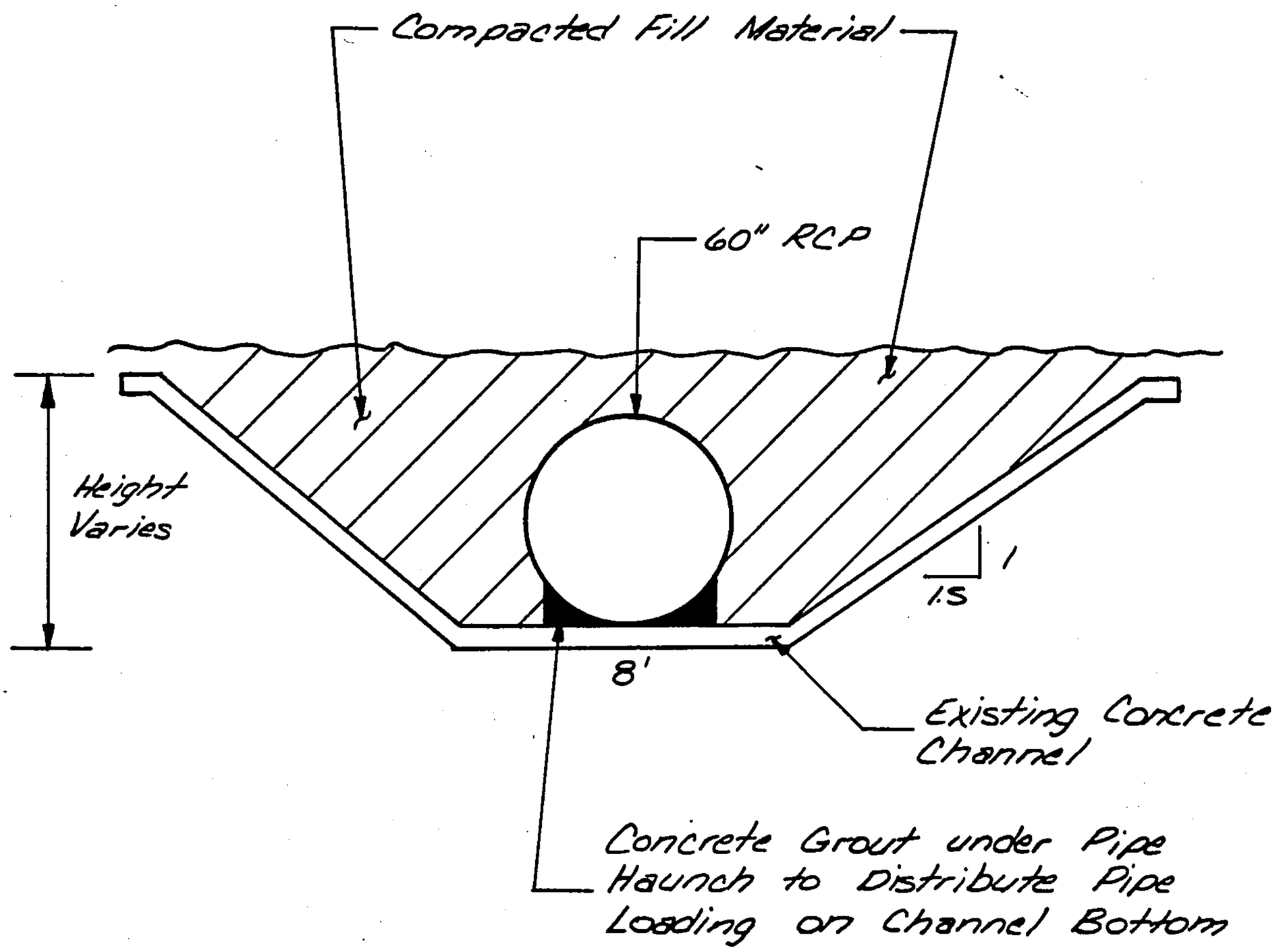
North Star Concrete Company, of Apple Valley, Minnesota, provided general contractor Centennial Contractors, of St. Paul, with over a mile of storm sewer piping consisting of 90-inch and 108-inch diameter round pipe, 72 x 115-inch arch pipe, as well as the special intake structures designed to pick up the flood flows. The storm sewer piping was aligned under the stream bed and flows exceeding approximately 5 cfs in the stream bed were diverted to the intake structures and into the storm sewer. The storm sewer is designed to carry the estimated 100-year flood flows of 1300 cubic feet per second.

Aligning the storm sewer under the stream bed caused a problem where Battle Creek crossed under the T.H. 61 bridge. Minnesota Department of Transportation (MnDOT) officials were concerned about laying a 108-inch diameter pipe in the sandstone rock that formed the stream bed in this area and what effect the excavation would have on the footings of the bridge. Agreement was finally reached to install the 108-inch pipe under the bridge and backfilled with a lean concrete mixture.

Another unique feature of the project involved abandoning a concrete lined open channel, considered unsafe in the park setting, by laying a 72 x 115-inch arch pipe in the bottom and reconstructing the natural stream bed between the top of the arch pipe and the top of the old channel lining.

Construction was completed in 1983, at a cost of $4.6 million. Two days before completion of the project, a rain storm of the 100-year magnitude occurred and the system handled the runoff without significant damage.

With the completion of the project, Ramsey County and the City of St. Paul are now able to plan the reopening of the park which has long been a favorite of eastern metropolitan area residents. ●



CONSTRUCTION DETAIL
CONCRETE PIPE IN EXISTING CHANNEL

Job № 42290

BOHANNAN HUSTON INC

DATA:

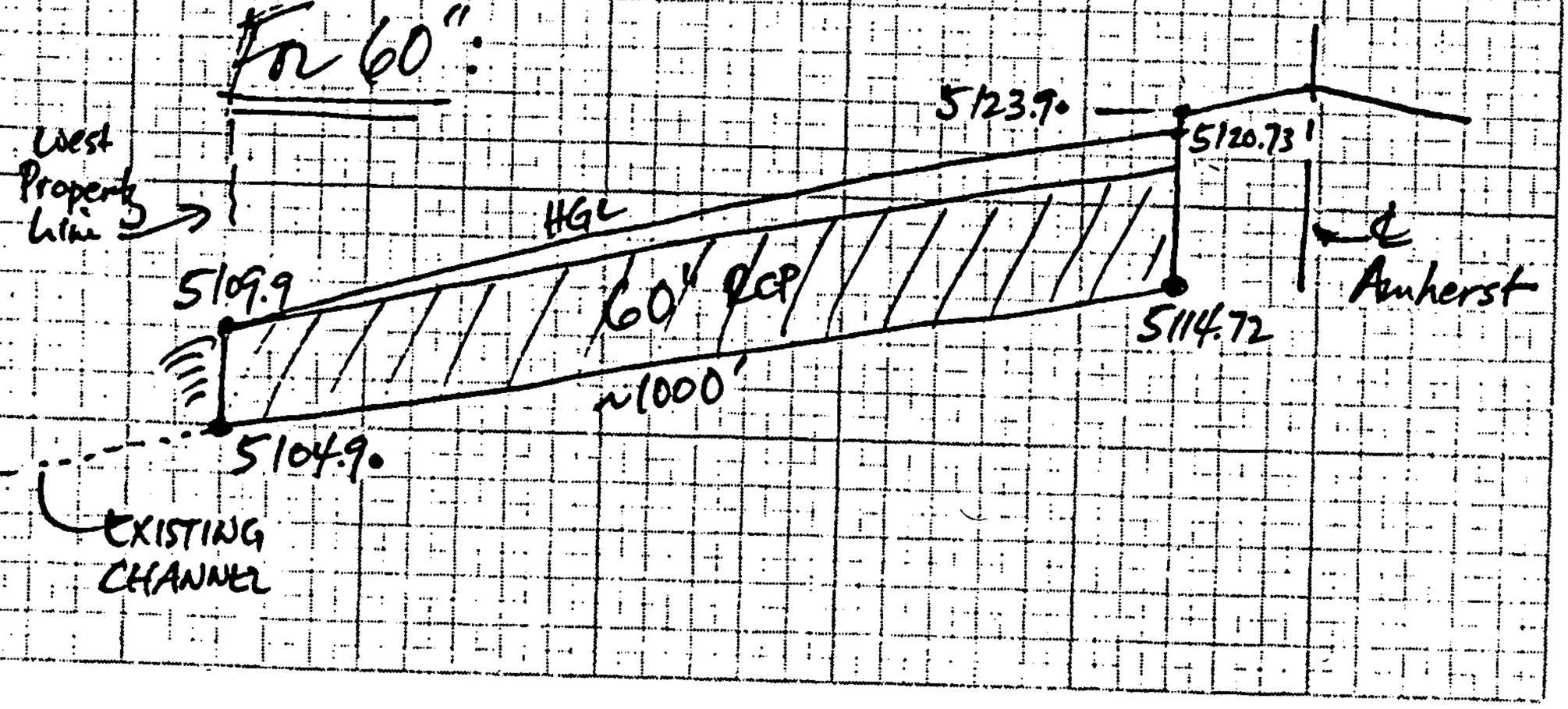
- Elevation @ Street Rundown = 5123.90
- Pipe Invert = 5114.72
- length of pipe through project ~1000'
- Invert @ West Property Line = 5104.90
- Total 100-year flow (from AMDS) = 271

PRESSURE FLOW COMPUTATIONS:

[• Assume pressure flow]

Dia.	Elevation @ Top of Pipe	K	S_o	S_oL	HGL @ Street
→ 72"	5110.90	4236	0.00410	4.095	5115.0
→ 60"	5109.9	2604	0.0108	10.83	5120.73
54"	5109.4	1967	0.019	18.90	5128.38

For 60":



Candelaria Business Park

PROJECT NAME House Property SHEET ____ OF ____

PROJECT NO. ____ BY BB DATE 8-84

SUBJECT Pipe Calculations CH'D ____ DATE ____

How determined?

REQUIRED CAPACITY 96 CFS

AMHERST INLET

OPEN AREA 49.5 SF

DEPTH OF FLOW 4" = .33'

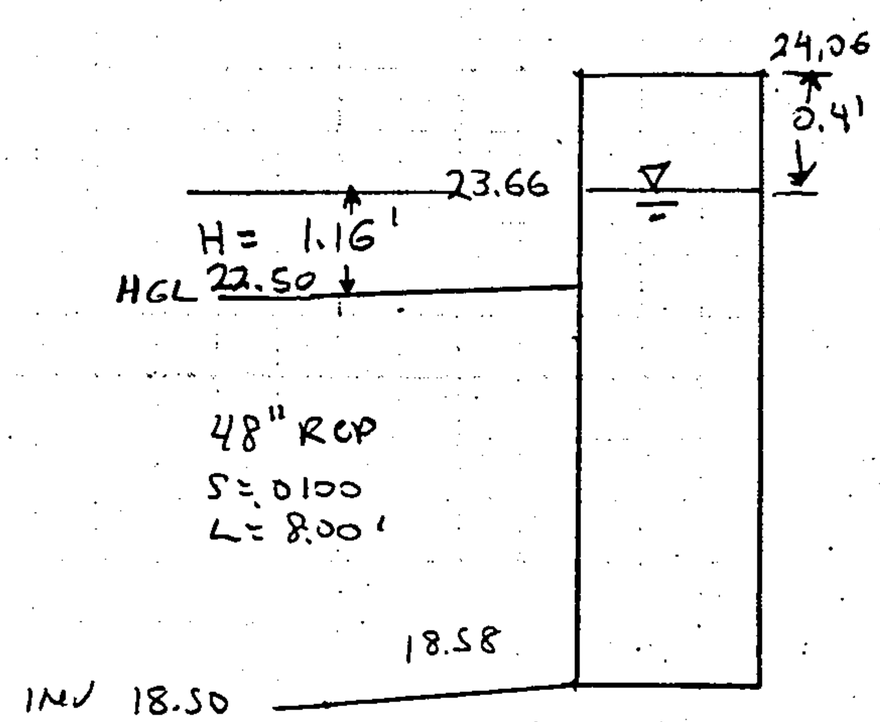
REQUIRED AREA BY ORIFICE EQ 34.7 SF

INLET WILL HAVE CAPACITY AT 30% CLOGGED

OUTLET PIPE SIZE 48" S = .0100 $\frac{V^2}{2g}$ = 0.906

V_{DEPTH} $1.2 \frac{V_2}{2g} + .4 + 4.0 = 5.49'$

$H = \frac{Q^2 \left(1.2 + \frac{.021 L}{D^{1.2}}\right)}{A^2 \; 2g} = 1.12'$ L = 8' D = 4' A = 12.57



ON SITE SUMPS TYPE D INLETS

OPEN AREA 6.9 SF

30% CLOGGED 4.86 SF

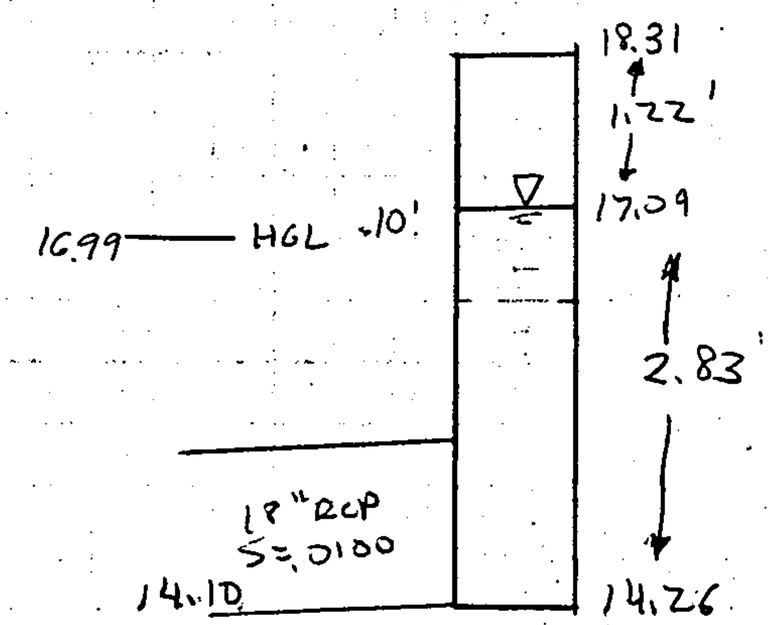
REQUIRED Q = 14.5 CFS

SUMP DEPTH REQUIRED BY ORIFICE EQ .38' = 4.8"

V_{DEPTH} = .5 + 1.2 X 1.11 + 1.5 = 3.33' $\frac{V^2}{2g}$ = 1.11

H REQ = .10'

L = 15.5'
D = 18"
A = 1.76 ft



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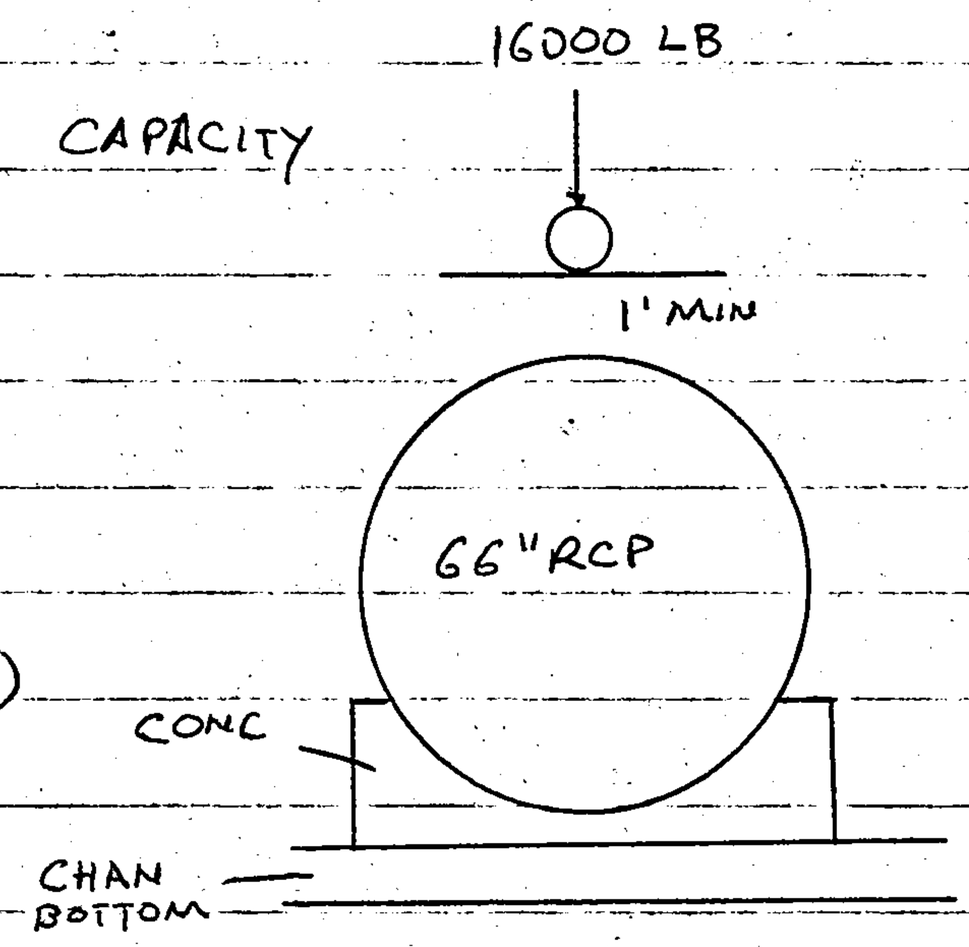
MAR 27 1985
HYDROLOGY SECTION

PROJECT NAME CANDELARIA BUSINESS CENTER SHEET 2 OF 2
PROJECT NO. 42294 BY DD DATE 3/26/85
SUBJECT INLET HYDRAULICS CH'D DATE

CANDELARIA [redacted]SINESS CNTR.
2/7/85
[redacted]

STORM DRAIN PIPE BEARING CAPACITY



ASSUMPTIONS

66" RCP

1' MIN BURY

16000 LB WHEEL LOAD (AASHTO HS 20)

FLEXIBLE PAVEMENT

TYPE A BEDDING

BOUSSINESQ EQUATION

TIRE PRESSURE 95 PSI

CIRCLE OF PRESSURE $r = \sqrt{\frac{P}{\pi \rho_o}} = 7.32''$

$\frac{H}{r} = 1.639$ $x = 0$

USING CONCRETE PIPE HANDBOOK TABLE 4.4 $C = .3851$

$P_{(H,x)} = 5268.2$ lb/ft^2 FS = 1.50 (D < 2000)

$W_L = 5.5\ P_{(H,x)} = 28{,}975$ lb $W_G = 5.5 \times 105 = 577.5$

SUPPORTING STREGNTH REQ $(W_L + W_G) F_S = 44329$ lb/ft

REQUIRED TEB $\frac{SS}{B_c} = \frac{44329}{4.8} = 9235$ lb/ft

D LOAD $= \frac{TEB}{B_c} = \frac{9235}{5.5} = 1679$ lb/ft^2

RECEIVED
FEB 13 1985
HYDROLOGY SECTION

CLASS IV PIPE D LOAD = 2000 lb/ft^2

SUMMARY OF HYDRAULIC CALCULATIONS

FULL CLOSED CONDUIT DESIGN

Calc. by: W
Chk. by:
Project: CANDELARIA BUSINESS CNTR
Lines: Freq.: Yr.
Proj. No. 42294
Date 3/21/85
Sheet 1 of 1

	1 STRUCTURE	2 STATION	3 S.D. TYPE SIZE	4 Q	5 A	6 V	7 K	8 S_F	9 L	10 Δ	11 LOSSES H_F	12 H_B	13 H_J	14 H_T	15 H_{MH}	16 H_{MISC}	17 ΣH_L	18 E.G.	19 h_v	20 H.G.	
1	OUTLET																				A
		0+00																13.51	2.47	11.04	1A
2	PIPE		66"	300	23.76	12.63	3357	.0079	379.82		3.03						3.03				
		3+79.82																16.54	2.47	14.07	2A
3	INLETS		18"	29	1.77	8.49		.0203					.45				.45				
		3+79.82																16.99	2.02	14.97	3A
4	PIPE		66"	271	23.76	11.40	3357	.0065	568.37	32	3.70	.24					3.94				
		9+48.19																20.93	2.02	18.91	4A
5	JUNCTION		42"	196	9.62	9.98		.0091					.43				.43				
		9+48.19																21.36	1.23	20.13	5A
6	PIPE		60"	175	19.63	8.91	2604	.0045	92.61		.42						.42				
		10+40.80																21.78	1.23	20.56	6A
7	MH		36"	40	7.07	5.66		.0035					.24				.24				
		10+40.80																22.02	.73	21.29	7A
8	PIPE		60"	135	19.63	6.88	2604	.0027	100		.27						.27				
																		22.29	.73	21.56	8A
9																					
10																					9A
11																					10A
		9+48.19																22.07	2.02	20.05	11A
(1) 12	JUNCTION																.43				
		9+48.19																22.50	1.23	21.27	12A
13	PIPE																.42				
		10+40.80																22.92	1.23	21.69	13A
14	MH																.24				
		10+40.80																23.16	.73	22.43	14A
(2) 15	PIPE		60"	135	19.63	6.88	26.04	.0027	162		.43						.43				
		12+02.80																23.59	.73	22.86	15A
16																					16A
17																					17A
18																					18A
19																					19A
20																					20A

NOTES:

(1) AT STATION 9+48.19 THE HYDRAULIC GRADELINE IS CONTROLLED BY THE SLOPE OF THE OUTLET PIPE SO THE HGL IS RAISED 1.14' USING THE SOFFIT AS THE DOWNSTREAM CONTROL

(2) THE 60" RCP BECOMES UNSEALED AT STATION 12+02.80 SINCE THE SLOPE OF THE MAIN IS .0100 AND THE SLOPE OF THE HGL IS .0027. THIS IS PRIOR TO THE NEXT UPSTREAM INLET SO THE UPSTREAM SYSTEM IS NOT AFFECTED.

G16/D57

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

March 26, 1985

Mr. Greg Olson
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center Construction Drawings

Dear Greg:

Enclosed are eight (8) sets of the preliminary construction drawings for the Candelaria Business Center Public Improvements. This includes construction of a 66" RCP within the Candelaria Interceptor Arroyo, two drive entrances, a deceleration lane, a sanitary sewer service lateral and an 8" waterline extension with a fire hydrant and water meter.

Also included is the application form, Design Deposit Fee form, Design Deposit Fee, water and sewer availability letter, drainage approval letter and DRB summary. No official pre-design conference was held at DRC, however, this project was extensively coordinated with the Hydrology Section.

Please distribute these plans to the appropriate departments for review and comment as soon as possible. If you have any questions, please call Dave Woods.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

Enclosures

cc: Mr. Ron Brown

DWW/mls
Job No. 4 229 4

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

V-85-15

SPEED-MEMO

ENGINEERING DIVISION
CITY ENGINEERS/AMAFCA DESIGNEE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT

TO: Bob Houston

CASE NO: DRB 81-82/V-85-15

SUBJECT:

ACTION REQUESTED:

____	SKETCH PLAT	✓	VACATION	____	REVIEW AND COMMENTS
✓	PRELIMINARY PLAT			✓	APPROVAL
____	SITE DEVELOPMENT PLAN				
____	FINAL PLAT	____	VARIANCE		

COMMENTS: RECOMMEND REQUEST BE DEFERRED UNTIL DRAINAGE REPORT IS APPROVED, the EASEMENT LANGUAGE APPROVED BY THE City, AND the OWNERSHIP IN FEE OF THE "EASEMENT TRACT" RESOLVED

ALSO, RECOMMEND FOR PRELIMINARY PLAT APPROVAL that A LIST BE PROVIDED FOR THE REQUIRED PRIVATE/PUBLIC INFRASTRUCTURES TO THE D.R.B. BOARD FOR APPROVAL

- Resubmit plat to Board prior to public hearing
- Vacate 70' Easement and dedicate 20' [illegible]
- Change language on plat to match [illegible]
- Clarify access easements - show as private drive easement. Agreement in hand.

RESOLUTION:

____ APPROVED ____
____ DELEGATED ____
____ SIGNED OFF ____
____ DEFERRED ____
____ OTHER ____

SIGNED ____ DATE 2/19/85
CITY ENGINEER/AMAFCA DESIGNEE

- Financially guarantee public private need list."

define who is responsible for maintenance

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM
DEVELOPMENT REVIEW BOARD
FEBRUARY 19, 1985

V-85-15
DRB-85-82

Bohannan Huston, Inc., agents for Candelaria Business Center, request Preliminary Plat approval for Candelaria Business Center and simultaneous Vacation of the northerly 20 feet and the southerly 20 feet of the Candelaria Interceptor Ditch Easement, zoned C-3, and located on the northwest corner of Candelaria Road and Amherst Drive, N.E., comprising of approximately 12.7 acres. (G-16)

COMMENTS FROM OTHER DEPARTMENTS:

TRANSPORTATION DEPARTMENT	"No objection to the proposed vacation of the drainage easement. The plat of these lands should show the dedication of right-of-way for Lafayette Street as specified by the EPC (Z71-90-1, 20 December 1984)."
MOUNTAIN BELL	"No problem. Written comments on the way."
AMAFCA	"This is not an AMAFCA easement - Defer to City Engineer's comments."
TRAFFIC ENGINEERING	"No objection to vacation of drainage easement. Future Lafayette ROW should show 30'R at Alta Monte and Candelaria. Approved site plan is needed."
PARKS AND RECREATION	"This case does not adversely affect any Parks and Recreation Department cases."
PNM	"Public Service Company of New Mexico has no objections to the above subject case."
ENVIRONMENTAL HEALTH	"No comment."
ALBUQUERQUE PUBLIC SCHOOLS	"No adverse comments."
ZONING ENFORCEMENT OFFICER	"No comment."
REAL ESTATE OFFICER	"If approved, final disposition should be through R.E. Office."
WATER RESOURCE DEPARTMENT	"No adverse comment with regard to the proposed vacation. With regard to the preliminary plat there is presently an availability statement pending which will detail the requirements for water and sanitary sewer service. There don't appear to be any major concerns, however, an easement will be needed for a waterline extension thru the property."

Show computations & details for extension & collection line

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

cc: Candelaria Business Center, 3800 Carlisle, NE; 87110
Bohannan-Huston, Inc., 4125 Carlisle, NE; 87107

BOHANNAN-HUSTON INC.
ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
FAIRFIELD SUITE 104 SANTA FE, N.M. 87505 505 988-7471
EL PASO, TEXAS 79925 915 778 4491
6713 VISCONTI BLVD.

January 23, 1985

Mr. Randy Traynor
DRB Chairperson
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center

Dear Randy:

Enclosed are thirty (30) copies of the preliminary plat for Candelaria Business Center. This plat vacates and reestablishes the drainage easement for the Candelaria Interceptor Ditch. The preliminary legal documents for this vacation are attached for your information. The ditch will be replaced with 66" RCP as shown in the attached correspondence. Consequently, it is not necessary to maintain the large easement. It has been determined that a 30' wide easement will meet the DPM criteria for drainage easement width.

Please distribute these copies to the appropriate departments and schedule this request for the earliest applicable DRB public hearing date.

If you have any questions, please call Dave Woods or me.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

Enclosures

cc: Mr. Ron Brown
Mr. Robert Cole
Mr. John Meyer

DWW/mls
Job No. 4 229 0

PRINCIPALS
JERRY R. BOHANNAN, P.E. & S
LARRY W. HUSTON
MICHAEL M. FITZPATRICK

APPLICATION FOR SUBDIVISION AND/OR VACATION

INSTRUCTIONS

Print or Type in Black Ink Only. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Additional information may be obtained from the Planning Division (505) 766-7422.

APPLICATION FOR:

SUBDIVISION
- ____ Sketch Plat
- x Preliminary Plat & Public Hearing
- ____ Final Plat

VACATION
- ____ Public Right-of-Way
- ____ Private Way
- x Easement

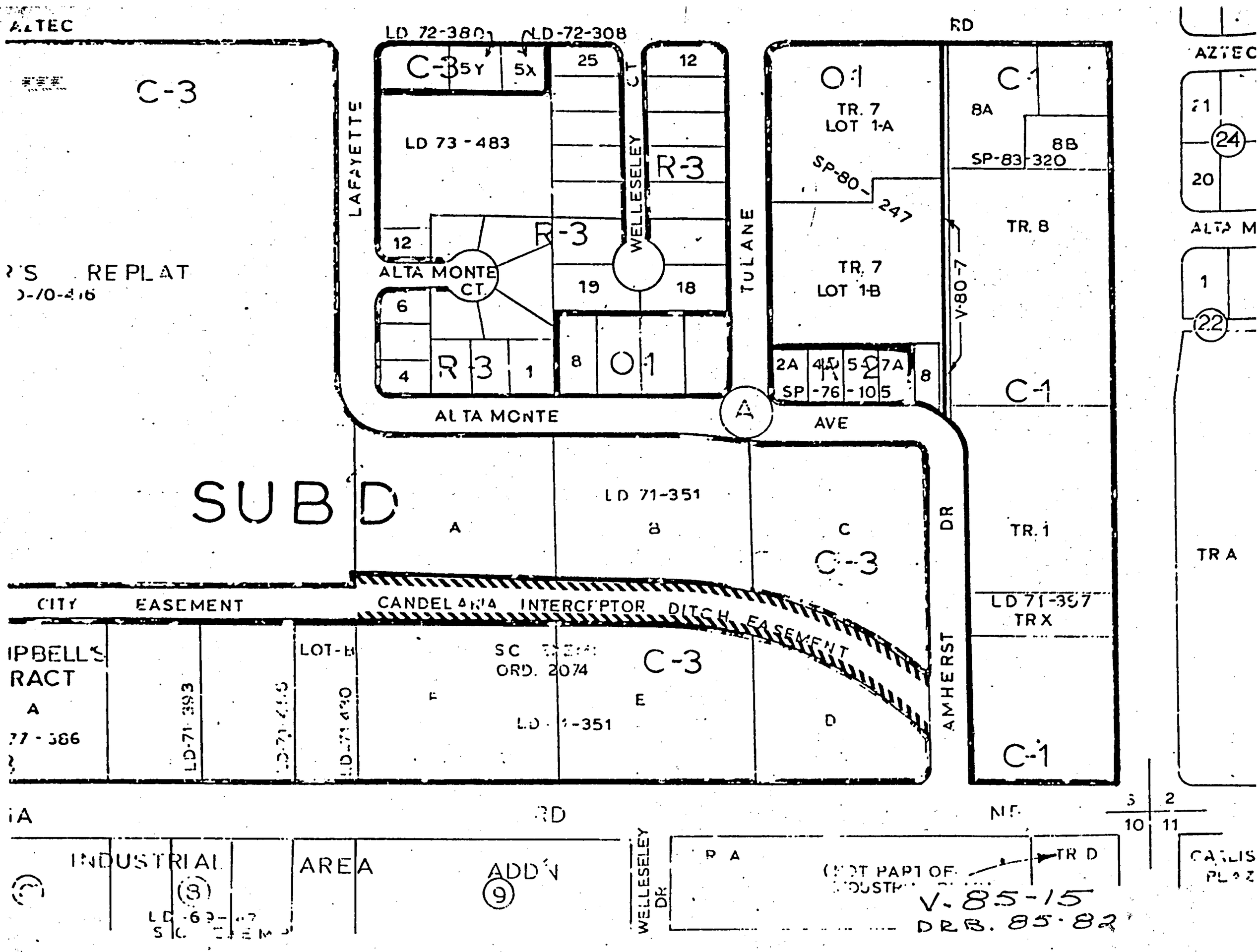
1. **APPLICANT INFORMATION**
   a. Applicant Candelaria Business Center % Brown and Associates Telephone 883-1674
   Mailing Address 3800 Carlisle N.E.
   Albuquerque, NM Zip Code 87110
   Applicant's Proprietary Interest in Property: Owner
   b. Agent(if any): Bohannan Huston, Inc. Telephone: 881-2000
   Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107
   c. Signature of Agent: Brian Burnett Date 1/23/85
2. **LOCATION OF REQUEST**
   a. Street Address(if any): Candelaria and Amherst
   b. Legal Description of Property:
   (1) Lot(s)/Tract(s): A-F to Candelaria Interceptor Ditch Easement
   (2) Block:
   (3) Subdivision-Addition Name/MRGCD Map: Indian Acres
   c. Location of Property by Streets: North of Candelaria, West of Amherst
   d. Uniform Property Code:
3. **PROJECT DETAILS**
   a. Present Zoning: C-3 Proposed: C-3
   b. No. of Lots Existing: 6 Proposed: 2
   c. No. of Dwelling Units Existing: 0 Proposed: 0
   d. Total Land Area Covered by Request: Net Acres 12.70 Sq.Ft. 553329.61
4. **(VACATION ONLY) REASON FOR REQUEST** Use Separate Sheet: Why should the vacation by granted?
   (See attached letter)
5. **ATTACHMENTS AS REQUIRED IN SUBDIVISION ORDINANCE** See appropriate checklist(s)

****

PLANNING DIVISION INTERNAL USE ONLY

Cross-references: V-85-15 Z-71-90-1 No. Signs Issued:
Application and Fee Received by: [illegible] Date: Jan. 23 '85
Fee Paid: Dollars $ $10 Method of Payment: CREDIT:
TREASURER VALIDATION due

MAP NO. G-16
HEARING DATE FEB 19 1985
CASE NO. DRB-85-82
V-85-15


AZTEC
RD
LD 72-380
LD-72-308
C-3
5Y
5X
25
12
O-1
TR. 7
LOT 1-A
C-1
8A
8B
SP-83-320
SP-80-247
LD 73-483
R-3
WELLESELEY
LAFAYETTE
TULANE
TR. 8
TR. 7
LOT 1-B
V-80-7
ALTA MONTE CT.
19
18
6
4
1
8
2A
4A
5A
7A
SP-76-105
ALTA MONTE
AVE
SUBD
A
LD 71-351
B
C
DR
TR. 1
CITY EASEMENT
CANDELARIA INTERCEPTOR DITCH EASEMENT
LD 71-357
TR X
LOT-B
SC
ORD. 2074
AMHERST
D
E
LD-71-393
LD-71-430
RD
INDUSTRIAL AREA ADD'N
WELLESELEY DR
TR A
TR D
V-85-15
DRB. 85-82

BB ✓ DW ✓

City of Albuquerque

Job # 42292

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

RECEIVED B.H. FEB 25 1985

February 22, 1985

Mr. Brian Burnett, P.E.
Bohannan-Huston, Inc.
4125 Carlisle Blvd. NE
Albuquerque, New Mexico 87107

RE: WATER AND SANITARY SEWER AVAILABILITY (G-16)

Dear Brian::

This statement of availability is issued in response to your inquiry of November 13, 1984.. All statements made herein are based on the information provided in that inquiry and from subsequent telephone conversations with Dave Woods..

Subject Property: Candelaria and Amherst Drive, LD 71-351 Lots A-F

Proposed Development: Candelaria Business Center

WATER:

Service is available to Phase I of the proposed development via routine service connection to either the 6-inch line in Amherst Drive or the 12-inch line in Candelaria Road. Future phases will require an 8-inch line extension along the west property line from the 6-inch line in Candelaria Road. This line must be contained within a 20 foot minimum water line easement. Whether or not the line extension can be built in phases is contingent upon revised fire flow requirements to be submitted to this office for each of the remaining three phases of the project construction. Fire lines for the sprinkled building must be purchased from Customer Services. Service for Phase I will not be subject to Utility Expansion Charges. Service connection must be coordinated through the Customer Services Office: 766-4704.

SEWER:

Sanitary sewer service is available from the existing lines in the area. If the sewer service connection is larger than 4-inches in diameter, a manhole should be provided for the tie into the existing system. Service connections must be coordinated through a licensed plumber. Installation must conform to the plumbing code as adopted, and to effective Department connection requirements. Service will not be subject to Utility Expansion Charges.

This statement of availability will remain in effect for a period of one year and applies to Phase I of the proposed development as identified herein. It's validity is in part contingent on the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require re-evaluation of availability, and should be brought to our attention as soon as possible. Any outstanding prorata and/or standby assessments must be paid at the time service is taken. All charges assessed and/or rates collected will be based on applicable ordinances and policies in effect at the time service is actually requested and authorized.

If you have further questions, and/or comments please do not hesitate to contact me.

Very truly yours,

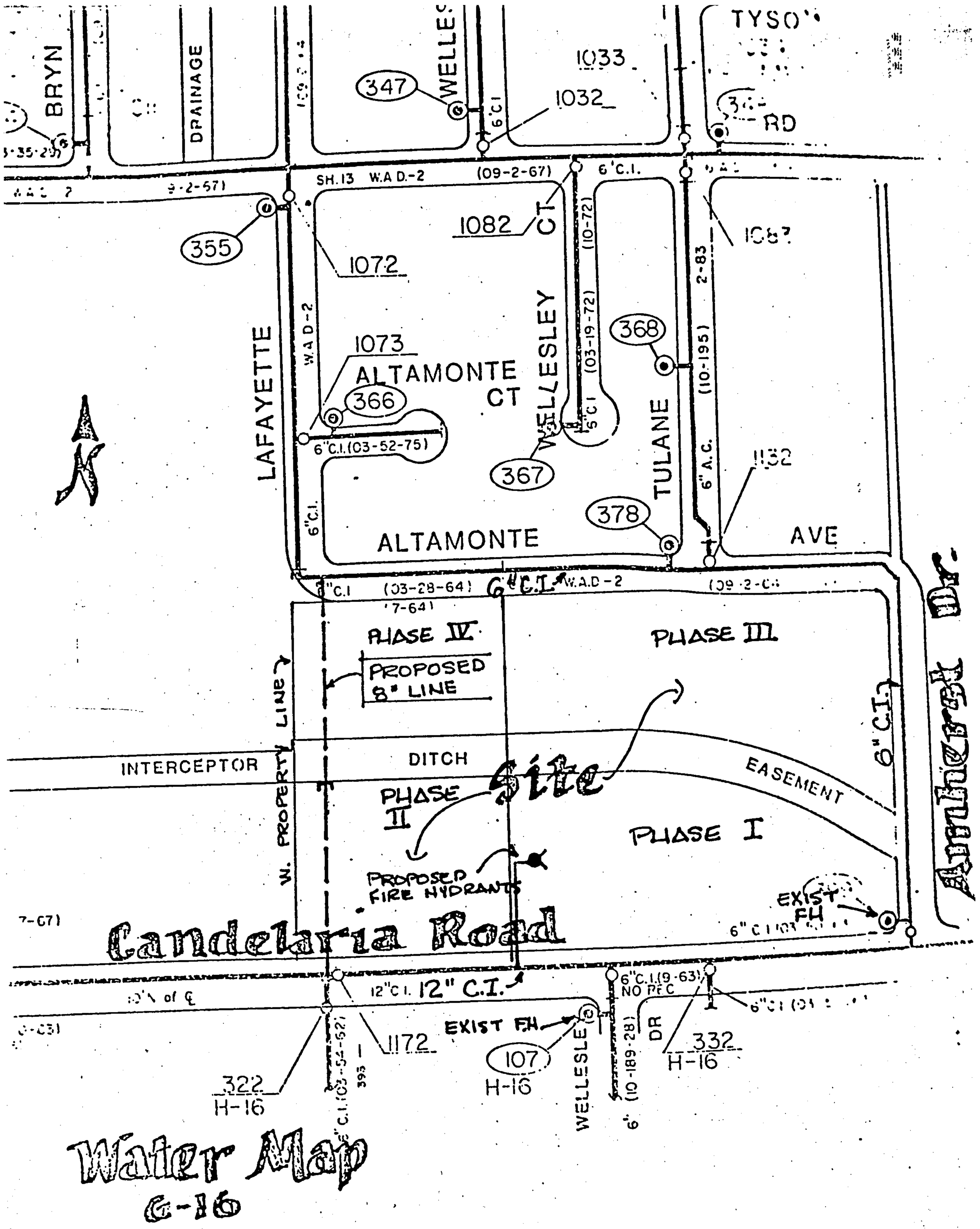
Rhonda G. Faught

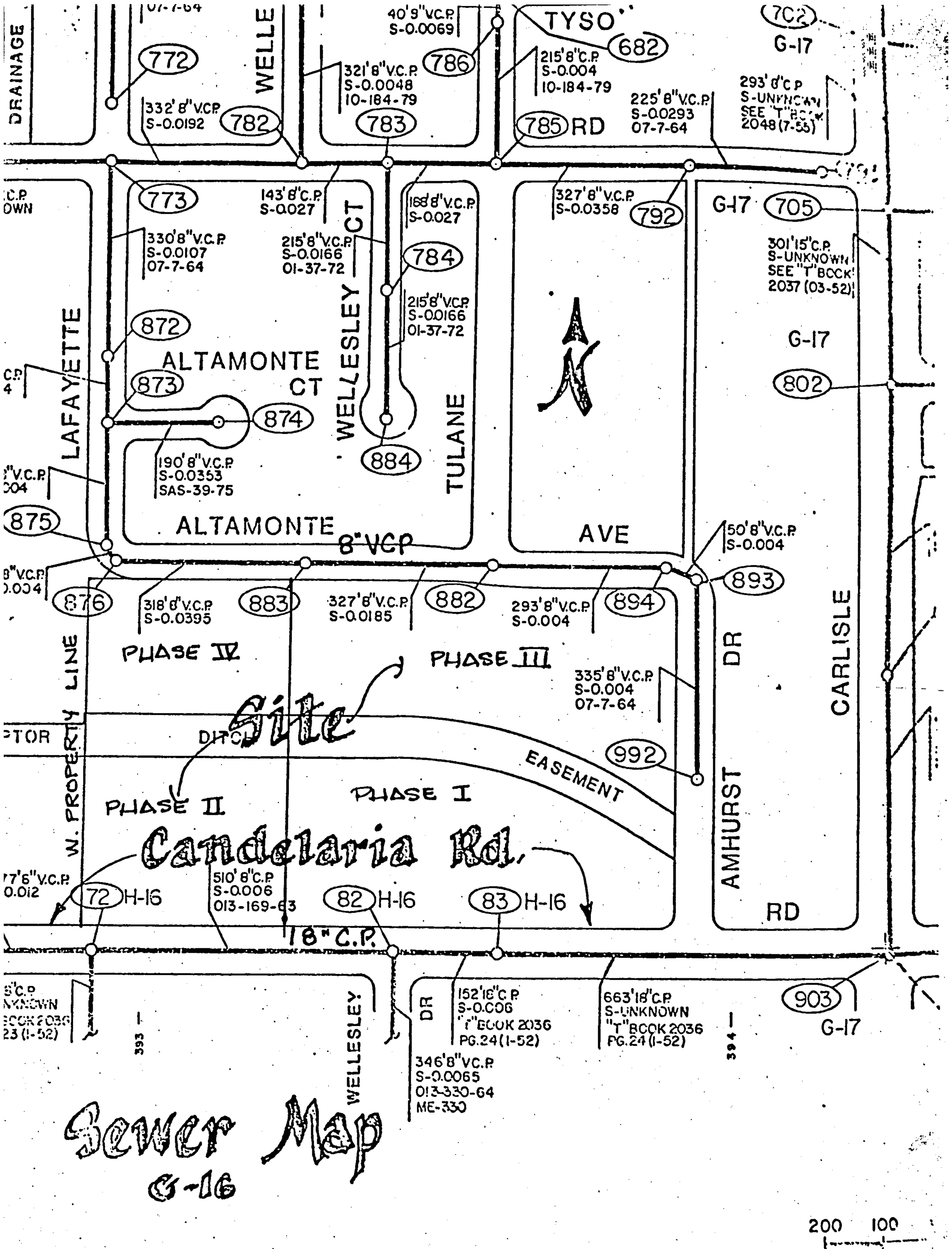
Rhonda G. Faught, P.E.
Design Engineer
Water Resources Department/Engineering Division
766-7354

RGF:fe

Attachments:
(Location, water and sewer system maps)

xc: W. Nickerson
M. Mendoza
J. Ertsgaard
B. Pirooz
J. McDonough
J. Gutierrez, Customer Services
Roy Robinson, Water Systems
f/readers (11-29)
f/avail (G-16)


BRYN
DRAINAGE
347
WELLESLEY
1033
1032
TYSON
RD
SH. 13 W.A.D.-2
(09-2-67)
6"C.I.
1082
CT
(10-72)
1072
2-83
(10-195)
368
1073
ALTAMONTE
CT
LAFAYETTE
W.A.D.-2
366
6"C.I.(03-52-75)
(03-19-72)
6"C.I.
367
TULANE
6"A.C.
378
ALTAMONTE
AVE
6"C.I.
(03-28-64)
6"C.I.
W.A.D.-2
PHASE IV
PHASE III
PROPOSED 8" LINE
W. PROPERTY LINE
INTERCEPTOR
DITCH
EASEMENT
6"C.I.
PHASE II
Site
PHASE I
PROPOSED FIRE HYDRANTS
EXIST FH
Candelaria Road
12"C.I.
12" C.I.
6"C.I.(9-63)
NO PFC
EXIST FH
1172
107
H-16
WELLESLEY
DR
332
H-16
322
H-16
Water Map
G-16



Sewer Map
G-16

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 27, 1985

Dave Woods
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE REPORT FOR CANDELARIA BUSINESS PARK
(G-16/D57) RECEIVED FEBRUARY 13, 1985

Dear Mr. Woods:

The referenced plan dated November 1, 1984, is approved. However, prior to site development sign-off and final plat sign-off, the following items must be completed. 1) require an easement that allows the roadway to be built through the drainage easement; 2) require financial guarantees for the proposed drainage improvements.

Please be advised that separate drainage plans will have to be submitted with each phase in compliance with this report.

Cordially,

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsj

FIGURE 1

APPLICATION FOR DESIGN AND CONSTRUCTION OF INFRASTRUCTURE IMPROVEMENTS

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary.

1. APPLICANT INFORMATION:

a. Developer: CANDELARIA BUSINESS CENTER, INC. % BROWN AND ASSOCIATES Date: 3/26/85
Mailing Address: 3800 CARLISLE N.E., ALBUQUERQUE, NM 87107

b. Owner's Name: K.L. HOUSE CONSTRUCTION, INC.

Mailing Address: 6409 ACOMA RD. S.E. ALBUQ. NM Zip Code: 8710 8

c. Consulting Engineer: Bohannan-Huston, Inc.

Mailing Address: 4125 Carlisle N.E. Zip Code: 87107

d. Telephone number to call regarding this application: 881-2000

2. LOCATION OF REQUEST:

Map Key No. G-16 MRGCD Map No. (If applicable) _____

in CANDELARIA BUSINESS CENTER Subdivision/Addition
Subdivision Case #: 85-82

Date Plat Approved: _____ Date Plat Recorded: _____

IF FINAL PLAT NOT YET APPROVED,
DATE PRELIMINARY PLAT APPROVED: 3/19/85

3. IMPROVEMENTS TO BE DESIGNED BY: x Developer's Consulting Engineer
___ City

4. DESCRIPTION OF IMPROVEMENTS PROPOSED:
(Give Street Names Where Applicable)

DRIVEPAD DECELERATION LANE SAS ND WATER IN CANDELARIA, DRIVE PAD AND INLET ON AMHERST AND STORM DRAIN IN CANDELARIA INTERCEPTOR
(Use additional sheets, if needed)

Is a Master Plan water line to be constructed? ___ Yes x No

Is a Master Plan sanitary sewerline to be constructed? ___ Yes x No

Is application for consideration of partial acceptance? ___ Yes x No

DRAINAGE SUBMITTAL BEING PREPARED BY: Bohannan-Huston, Inc.

Project No. _____
(To be filled in by Engineering Div.)

5. PROPOSED METHOD OF ACCOMPLISHMENT:

x METHOD I - Developer designs and uses the Albuquerque Home Builders Association (AHBA) to construct.

____ METHOD II - Developer designs and uses the City's Block-to-Block contractor to construct.

____ METHOD III - Developer requests the City Engineer to design and uses the City's Block-to-Block contractor to construct.

____ METHOD IV - Developer requests the City Engineer to design and uses the Albuquerque Home Builders Association (AHBA) to construct.

____ METHOD V - Developer requests the City Engineer to authorize Turnkey construction.

____ METHOD VI - Special Assessment District.

____ METHOD VII - Public infrstructure improvements in public easements.

____ METHOD VIII - All private infrastructure improvements.

6. REQUEST PRE-DESIGN CONFERENCE NOT LATER THAN: NOT REQUESTED

7. REQUIRED ATTACHMENTS (SEE PRE-DESIGN PHASE).

SIGNATURE: Brian D. Burnett SIGNATURE: Ronald W. Brown Venture Partn.
APPLICANT/AGENT ~~OWNER~~ DEVELOPER

****

ENGINEERING DIVISION INTERNAL USE ONLY

Application Received by: _____ Date: _____

Application Reviewed by: _____ Date: _____

Design Engineer Assigned: _____
Name

Pre-Design Conference Date: _____

Copy Distribution: Applicant/Agent
File/Lot
Assigned Engineer

Application for Design and Construction
of Infrastructure Improvements
Page 2 of 2

Project No. _____

DESIGN DEPOSIT FEE

CITY ENGINEER
MUNICIPAL DEVELOPMENT DEPARTMENT
ALBUQUERQUE, NEW MEXICO

DATE: 3/26/85

PROJECT NO: _____

TOTAL FEE $ 1,263.50

____ BLOCK-TO-BLOCK x AHBA

DEPOSIT SCHEDULE

CONSTRUCTION PHASE	UNIT PRICE		QUANTITY			DEPOSIT FEE
SANITARY SEWER	*$ .60	X		LF	=	
	** .35	X	70	LF	=	24.50
WATER	*$ .50	X		LF	=	
	** .30	X	250	LF	=	75.00
WATER	*$72.00	X		EA	=	
(FIRE HYDRANT ONLY)	** 43.00	X	1	EA	=	43.00
PAVING	*$1.75	X		LF	=	
(RESIDENTIAL)	** 1.05	X	20	LF	=	21.00
PAVING	*$2.05	X		LF	=	
(1/2 ARTERIAL)	** 1.25	X	200	LF	=	250.00
STORM DRAINAGE	*$1.40	X		LF	=	
(PIPE)	** .85	X	1000	LF	=	850.00
STORM DRAIN	*$3.70	X		LF	=	
(CHANNEL)	** 2.20	X		LF	=	
			TOTAL			$1,263.50

* Based on 10% engineering fee
** Based on 6% engineering fee

DEPOSITOR

Name CANDELARIA BUSINESS CENTER, INC.% BROWN AND ASSOCIATES
Address 3800 CARLISLE N.E.
Albuquerque, NM 87110

Telephone 883-1674

Signed [signature]

RECEIPT OF THE ABOVE DEPOSIT IS HEREBY ACKNOWLEDGED:

Robert E. Landon, City Treasurer

_____

(Signed) (Date)

CREDIT TO:
441004-5252000

This deposit fee shall be held by the City Treasurer for a period of one year after the date of the approved estimate. During this period the deposit fee may be applied to the required total Engineering Fee prior to release of the Work Order. Deposit fee not utilized within the above period of one year will be transferred to the City Treasury, and no refunds will be made.

INSTRUCTIONS:

1. All quantities for deposit fees will be measured from plats or City maps.

2. Payment of deposit fee must be made at Treasurer's Office by applicant.

3. Four copies of this form will be prepared and will be distributed as follows:

a. One copy to City Treasurer
b. One copy of applicant
c. Two copies to City Engineer, Design Section of which one copy will be retained by the Design Section and the other attached to the approved estimate for use by the Contract Manager.

March 20, 1985

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, ALBUQUERQUE, NEW MEXICO 87103

Candelaria Business Center
3800 Carlisle, NE
Albuquerque, NM 87110

REF: V-85-15 (NE) — Bohannan Huston, Inc., agents for Candelaria Business Center request Preliminary Plat approval for Candelaria Business Center and simultaneous Vacation of the entire 70 foot Candelaria Interceptor Ditch Easement, from the West Right-of-Way line of Amherst Drive West to the West Right-of-Way line of Tracts A&F, Indian Acres Subdivision, zoned C-3, and located on the Northwest corner of Candelaria Road and Amherst Drive, N.E., comprised of approximately 12.7 acres. (G-16)

At the March 19, 1985, Development Review Board meeting the above-referenced request was approved subject to the following Findings:

Findings:

1. A 30 foot drainage easement shall be platted to replace the vacated easement.
2. The public welfare is in no way served by retaining the existing 70 foot drainage easement.
3. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.
4. Replatting to incorporate the vacated easement into the surrounding property is required within ninety (90) days from the date of the hearing.
5. Disposition of the vacated property shall be arranged through the Real Estate Office.
6. The plat incorporating the vacated easement shall include the reference to the recorded agreement between the applicant and the City of Albuquerque regarding the subject drainage easement.
7. Final sign off of the plat was delegated to City Engineering and the Planning Division.

If you wish to appeal this decision, you must do so by April 3, 1985, in the manner described below. A nonrefundable fee of $40 is required at the time the appeal is filed.

Appeal to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form to the Planning Division within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Gina Rodarte
Board Secretary

cc: Bohannan-Huston, Inc., 4125 Carlisle, NE; 87107

March 5, 1985

Mr. Fred Aguirre
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center Subdivision Improvements Agreement
(DRB-85-82)

Dear Fred:

This is a confirmation of the findings of the DRB meeting of February 26, 1985 regarding the infrastructure which requires financial surety prior to the filing of the subdivision plat.

Since the project plat is to be filed as a single lot, the only multi-user public infrastructure is the storm drain improvements. For this reason only the storm drain improvements will require a financial surety per the subdivision ordinance.

The approximate quantities for this work are as follows:

18" RCP	25 LF
30" RCP	17 LF
66" RCP	997 LF
CONCRETE BEDDING	127 CY
TYPE C INLETS	2 EA
7 CELL TYPE D INLET	1 EA

This is only an estimate and a final quantity estimate will be submitted with the subdivision agreement.

UNIVERSITY PLAZA, 3300 GARFIELD SUITE 104 SANTA FE, N. M. 87505 505 988-7871
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4481

PRINCIPALS
JERRY R. BOHANNAN, P. E. & L. S.
LARRY W. HUSTON
MICHIAL M. EMERY, P. E.

If you agree with the above, please indicate so by signing in the space provided below and return this letter to our office. If you have any questions, please call Dave Woods.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

APPROVED

BY_____

TITLE_____

DATE_____

cc: Mr. Ron Brown

DWW/mls
Job No. 4 229 4

I N T E R - O F F I C E M E M O

April 23, 1985

TO: Denise Wilcox, Administrative Assistant; Engineering Division

FROM: Fred J. Aguirre, Design Hydrologist; Design Hydrology Section

SUBJECT: SUBDIVISION IMPROVEMENTS AGREEMENT--CANDELARIA BUSINESS CENTER (PROJECT 2441)

DRAINAGE FILE NO. G-16/D57:

November 21, 1984: Drainage Report submitted for Site Development Plan approval.

January 4, 1985: Preliminary Grading & Drainage Plan submitted.

February 5, 1985: Comments issued for submittal of January 1, 1985.

February 13, 1985: Response from Bohannan-Huston, Inc. regarding comments made on February 5, 1985.

February 27, 1985: Preliminary Grading & Drainage Plan approved for Site Development and Final Plat sign-off with contingencies. See attachment "B" for contingencies.

March 22, 1985: Grading Plan submitted for Building Permit sign-off.

March 27, 1985: Hydraulic Computations submitted for Building Permit sign-off.

DRB-85-82/
V-85-15:

February 19, 1985: Request for Preliminary Plat approval.

Comments:

1. Recommend request be deferred until drainage report is approved, the easement language approved by the City, and the ownership in fee of the "Easement Tract" resolved.

   Also, recommend for preliminary ~~pelt~~ plat approval that a list be proved for the required private/public infrastructures to the DRB for approval.

Deferred to February 26, 1985, in order to re-advertise.

1. List of infrastructures to DRB
2. To obtain drainage plan approval need encroachment agreement on city R/W.
3.

G16/D57

BARBARA, PLACE the REVIEW OF this AGREEMENT on NOZO PER DENISE'S REQUEST

5/27/85

February 26, 1985: Request for Site Development Plan review and comment.

Comments:

SATISFIED SEE ATTACHMENT "B"

1. Approved drainage report is required for Site development plan approval.

2. Subdivision Improvements Agreement is required.

3. Future dedication is required along the west boundary.

4. Also, see comments made February 19, 1985.

Final sign-off was delegated to City Engineering and then the Planning Division for compliance with the above.

3/19/85 DRG V85-15 (#4) preliminary plat

EPC #: Z-71-90-1:

December 20, 1984: Request for Site Development Plan approval.

Comments:

1. Approved drainage report addressing phasing is required for Site Development Plan approval.

Approved with contingencies. See attachment "A" for contingencies.

Comments: _____

G16/D57

RECEIVED
APR 08 1985
HYDROLOGY SECTION

0 29.1

85 26053

AGREEMENT

THIS AGREEMENT ("Agreement") is made this 3rd day of April 1985, by K.L. HOUSE CONSTRUCTION CO., INC., a New Mexico corporation ("House"), and THE CITY OF ALBUQUERQUE, a Municipal corporation (the "City").

RECITALS:

WHEREAS, pursuant to that certain judgment (the "Judgment") in Bernalillo County District Court Cause No. A41072, The City of Albuquerque, New Mexico, a municipal corporation v. A.J. Haney et al. which Judgment was recorded in the Bernalillo County, New Mexico real estate records on December, 4th, 1970, in Book 218 Vol. 1218, the City acquired an easement (the "Judgment Easement") situated in Bernalillo County, New Mexico and described as follows:

> City of Albuquerque Candelaria Interceptor Ditch Easement as shown on the Plat (the "Plat") entitled "REPLAT OF TRACTS 2A, 2B, 3A, 3B, 4A AND 4B OF THE SUBDIVISION OF TRACT 6, BLOCK A AND REPLAT OF TRACT 7, BLOCK A OF INDIAN ACRES SUBDIVISION AND THE SW¼ SE¼, SECTION 3, T 10 N., R3E, NMPM" which plat is filed for record with the Bernalillo County New Mexico Clerk on August 4, 1971.

WHEREAS, House is the owner of all property (the "Property") as shown on the Plat, subject to the rights of the City pursuant to the Judgment Easement.

WHEREAS, The Judgment Easement was acquired in contemplation of, and is improved with, an open channel drainage facility (the "Open Channel");

WHEREAS, House desires to substitute Open Channel with a closed conduit drainage facility (the "Closed Conduit");

NOW THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, the parties agree as follows:

1. The City and House agree to enter into a subdivision improvement agreement pursuant to which House shall agree to construct, at its sole expense, the Closed Conduit, which agreement shall be in a form acceptable to the City, and shall be secured by a financial assurance in a form acceptable to the City (the "Subdivision Agreement").

2. Upon execution of the Subdivision Agreement, the City agrees to release all right, title, and interest to the Judgment Easement by execution of the Release of Easement, a copy of which is attached as Exhibit "A" and incorporated herein.

3. Upon the execution of the Subdivision Agreement, House agrees to grant to the City and the City agrees to accept, an easement for the Closed Conduit, a copy of which is attached hereto as Exhibit "B" and incorporated herein.

IN WITNESS WHEREOF, the parties have executed this Agreement this 3rd day of April 1985.

THE CITY OF ALBUQUERQUE,
a municipal corporation

By _____
Frank Kleinhenz, Chief Administrative Officer

ATTEST:

_____
CITY CLERK

APPROVED:

_____
CITY ATTORNEY

_____ 4/2/85
CITY ENGINEER

K.L. HOUSE CONSTRUCTION CO., INC., a a New Mexico corporation

By _____
J.K. House, President

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

The foregoing instrument was duly acknowledged before me this 2nd day of April, 1985, by FRANK KLEINHENZ, Chief Administrative Officer of THE CITY OF ALBUQUERQUE, a municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

12/18/88

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'85 APR -4 P3 :50

Mis 212A PG 294-305
DOLORES C. WALKER
CO CLERK & RECORDER 3

_____ DEPUTY

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

The foregoing instrument was duly acknowledged before me this 14 day of MARCH, 1985, by J.K. HOUSE, President of K.L. HOUSE CONSTRUCTION CO., INC., a New Mexico corporation, on behalf of said corporation.

Notary Public

My Commission Expires:
9/20/87

RELEASE OF EASEMENT

THIS RELEASE OF EASEMENT is made this ____ day of _____, 1985, by _____ to THE CITY OF ALBUQUERQUE, a Municipal corporation (the "City").

The City does hereby release, relinquish and terminate that certain easement acquired in Bernalillo County District Court Cause No. A41072, The City of Albuquerque, New Mexico, a municipal corporation v. A.J. Haney et al. which Judgment was recorded in the Bernalillo County, New Mexico real estate records on _____, ____, 197__, in Book _____ Vol. _____, (the "Judgment Easement") which easement is situated in Bernalillo County, New Mexico and described as follows:

> City of Albuquerque Candelaria Interceptor Ditch Easement as shown on the Plat (the "Plat") entitled "REPLAT OF TRACTS 2A, 2B, 3A, 3B, 4A, and 4B OF THE SUBDIVISION OF TRACT 6, BLOCK A AND REPLAT OF TRACT 7, BLOCK A OF INDIAN ACRES SUBDIVISION AND THE SW¼ SE¼, SECTION 3, T 10 N., R3E, NMPM" which plat is filed for record with the Bernalillo County New Mexico Clerk on August 4, 1971.

FURTHER, the City quitclaims all its right title and interest in the Judgment Easement to K.L. HOUSE CONSTRUCTION CO. INC., a New Mexico corporation whose address is 6409 Acoma Road, S.E., Albuquerque, New Mexico.

EXHIBIT "A"

IN WITNESS WHEREOF, the City has executed this Release of Easement this _____ day of _____, 1985.

THE CITY OF ALBUQUERQUE, a municipal corporation

By_____
Frank Kleinhenz, Chief Administrative Officer

ATTEST:

_____
City Clerk

APPROVED:

_____
CITY ATTORNEY

APPROVED:

_____
CITY ENGINEER

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

The foregoing instrument was duly acknowledged before me this ____ day of _____, 1985, by FRANK KLEINHENZ, Chief Administrator Officer of THE CITY OF ALBUQUERQUE, municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

AGREEMENT AND
GRANT OF EASEMENT

THIS AGREEMENT AND GRANT OF EASEMENT ("Easement") is made this ____ day of _____, 1985, by K.L. HOUSE CONSTRUCTION CO., INC., a New Mexico corporation ("House"), to THE CITY OF ALBUQUERQUE, Municipal corporation (the "City").

In consideration of the mutual covenants and conditions contained in this Easement, House hereby grants, bargains, sells and conveys to the City an easement over and under that certain property situate in Bernalillo County, New Mexico, more particularly described and shown on Exhibit "A", attached hereto and incorporated herein (the "Easement Property"), which grant of easement is pursuant to the terms and conditions set out herein.

1. Purpose: The purpose of the Easement is for the construction, reconstruction, operation, repair and maintenance of an underground storm drainage pipe and appurtenances (the "Drainage Facilities").

2. Term: The Easement shall be in perpetuity, unless sooner abandoned by the City.

3. Maintenance of Drainage Facilities: The City shall have the obligation to maintain the Drainage Facilities. The City shall have the right to enter upon the Easement Property as may be necessary for the installation, operation, repair or maintenance of the Drainage Facilities. The City shall give

EXHIBIT "B"

House prior notice before entering upon the Easement Property if reasonably possible under the circumstances.

4. Restoration of Easement Property: The City shall be obligated to rebuild and restore the Drainage Facilities following the City's entry upon the Easement Property for purposes of maintenance of the Drainage Facilities. However, the City shall be under no obligation to restore any of House's improvements, including landscaping, situate on the Easement Property.

5. House's Use of Easement Property: House reserves the right to use the Easement Property for any purpose including a private street, parking, and landscaping, which do not disturb or disrupt the function of the Drainage Facilities, however, House shall have no right to use the Easement Property for the construction of buildings or other structures. In the event that any use of the Easement Property by House which has not received prior written approval of the City interferes with the City's operation, repair or maintenance of the Drainage Facilities, House agrees to cease such use within seventy-two (72) hours of receipt of written notice from the City, and House shall defend, indemnify and hold the City harmless from loss or damage as a result of such use.

6. Running of Benefits and Burdens: The terms House and the City include their respective successors in interest to their rights in the Easement Property. All provisions of this Easement, including the benefits and burdens, run with the land

and are binding upon and inure to the benefit of the successors in interest of the parties hereto.

7. Termination of Covenant Liability: Whenever a transfer of ownership of the Easement Property takes place, liability of the transferor for breach of covenant occurring thereafter automatically terminates.

8. Release of Easement: The City may terminate this Easement by recording a release in recordable form with directions for delivery of same to House at its last address given pursuant hereto, whereupon all rights, duties, and liabilities hereby created shall terminate. For convenience such instrument may run to "the owner or owners and parties interested" in Easement Property.

IN WITNESS WHEREOF, the parties have executed this Easement this ____ day of _____, 1985.

THE CITY OF ALBUQUERQUE,
a municipal corporation

ATTEST:

By_____
Frank Kleinhenz, Chief Administrative Officer

_____
CITY CLERK

APPROVED:

K.L. HOUSE CONSTRUCTION CO., INC., a New Mexico corporation

_____
CITY ATTORNEY

APPROVED:

By_____
J.K House, President

CITY ENGINEER

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

The foregoing instrument was duly acknowledged before me this ____ day of _____, 1985, by FRANK KLEINHENZ, Chief Administrative Officer of THE CITY OF ALBUQUERQUE, a municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was duly acknowledged before me this ____ day of _____, 1985, by J.K. HOUSE, President of K.L. HOUSE CONSTRUCTION CO., INC., a New Mexico corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT "A"
TO AGREEMENT AND GRANT OF EASEMENT
DESCRIPTION

A certain tract of land situate within Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of City of Albuquerque Candelaria Interceptor Ditch Easement, INDIAN ACRES SUBDIVISION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 1971 and being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Candelaria Interceptor Ditch Easement, whence the southwest corner of said Easement, also being the northwest corner of Tract F of said INDIAN ACRES SUBDIVISION bears S00°31'00"E, 21.00 feet and from said point of beginning running thence along the westerly boundary of said Easement, N00°31'00"W, 30.00 feet to the northwest corner of the tract herein described; thence leaving said Easement boundary and continuing along the northerly boundary of the tract herein described, N89°10'00"E, 529.44 feet to a point of curvature; thence, 341.72 feet along the arc of a curve to the right having a radius of 618.12 feet and a chord bearing S74°59'44"E, 337.39 feet to a point of tangency; thence,
S59°09'28"E, 124.91 feet to the northeast corner of the tract herein described, also being a point on the easterly boundary of said Candelaria Interceptor Ditch Easement and the westerly right-of-way of Amherst Drive, whence the northeast corner of said Easement, also being the southeast corner of Tract C of said INDIAN ACRES SUBDIVISION bears N01°00'00"W, 22.37 feet; thence continuing along the easterly boundary of said Easement and said westerly right-of-way of Amherst Drive,
S01°00'00"E, 35.31 feet to the southeast corner of the tract herein herein described; thence leaving said Easement boundary and said right-of-way and continuing along the southerly boundary of the tract herein described,
N59°09'28"W, 143.54 feet to a point of curvature; thence, 325.14 feet along the arc of a curve to the left having a radius of 588.12 feet and a chord bearing N74°59'44"W, 321.01 feet to a point of tangency; thence,
S89°10'00"W, 529.61 feet to the point and place of beginning.

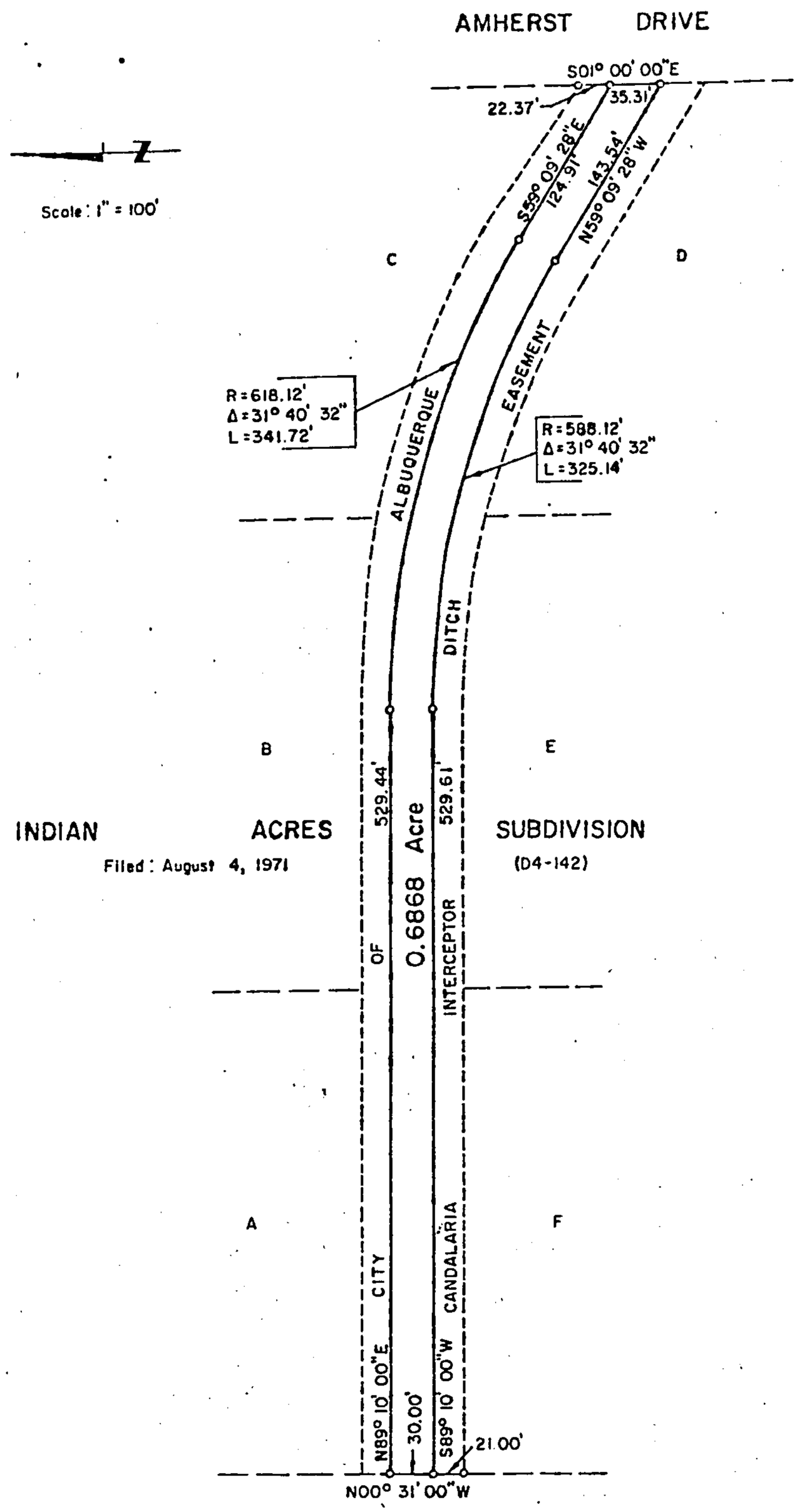
Tract contains 0.6868 acre, more or less.

Bohannan-Huston Inc.
4125 Carlisle Blvd.
Albuquerque, NM 87107

January 7, 1985
Job No. 42295

A. Dwain Weaver
A. Dwain Weaver
N.M.P.L.S. No. 6544

A. DWAIN WEAVER
NEW MEXICO
6544
REGISTERED LAND SURVEYOR



Job No. 42295

January 7, 1985

G16/D57

AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

THIS AGREEMENT made this ____ day of _____ 1985, by and between the CITY OF ALBUQUERQUE, New Mexico (hereinafter referred to as "City") and Candelaria Business Center, Joint Venture (hereinafter referred to as "Developer") pursuant to Section 6 of the City's Subdivision Ordinance (Enactment No. 56-1983, effective June 29, 1983).

WHEREAS, the Developer is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico known as Candelaria Business Center (Project No. 2441) (hereinafter referred to as the "Subdivision"); and

WHEREAS, the Developer has submitted and the City has approved a preliminary plat identified as Candelaria Business Center (Project No. 2441) describing the Subdivision; and

WHEREAS, the preliminary plat submitted by the Developer proposes both private and public infrastructure improvements within the subdivision; and

WHEREAS, the City requires the execution of an Agreement to construct said public improvements, together with actual satisfactory construction or acceptable guarantees of construction as specified below, as a prerequisite to approval of a Final Plat of the Subdivison; and

WHEREAS, the Developer must obtain City approval of construction plans, specifications, and cost estimates for the improvements and upon City approval of such construction plans, specifications, and cost estimates the City is prepared to issue

the Developer a Work Order permitting the commencement of construction activities upon execution of this Agreement and payment of all required fees, all as set forth and specified in Exhibit "A", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the City is willing to inspect or monitor the private inspection of the improvements during the course of their construction and accept said improvements upon their satisfactory completion, all as set forth and specified in Exhibit "B", which is attached hereto and incorporated herein as if fully set forth in this Agreement; and

WHEREAS, the Developer financially guarantees the satisfactory completion of the infrastructure construction required herein and the payment of all labor and material costs and charges, all as set forth and specified in Exhibit "C", which is attached hereto and incorporated herein as if fully set forth in this Agreement;

NOW, THEREFORE, in consideration of the above, the City and the Developer hereby agree as follows:

1. The Developer shall, on or before the 30th day of April, 1986, complete to the satisfaction of the City the improvements required for the Subdivision as set forth, specified and referenced in Exhibit "A" attached hereto. The improvements which the Developer shall satisfactorily complete within the time limitation stated above are described and identified as follows:

(See attached listing on the following page)

The time limitation stated above may be extended by the City

SPECIFIC LOCATION:	W	SAS	P	SD	M
North side Candelaria Boulevard	x	x	x		
Candelaria Interceptor Drainage Easement from Porters Replat to Amherst Drive			x	x	

NOTE

Storm Drainage is the only item requiring Financial Surety!

Engineer for a period not to exceed twelve (12) months if the developer shows adequate reasons for said extension.

2. After execution of this Agreement; payment of all fees as specified in Exhibit "A" attached hereto, and, if applicable, delivery of the financial guarantee specified in Exhibit "C" attached hereto, the Developer shall be issued a Work Order by the City. The Developer shall advise the City Engineer in advance of the actual start of construction and arrange for all inspections required and specified in Exhibit "B" attached hereto. The Developer shall permit the City or other participating agencies to make such tests and inspections during the construction of the improvements and upon completion of the improvements as are necessary or desirable.

3. a) Prior to final acceptance of the completed Public Improvements by the City, the Developer shall furnish to the City Engineer all documentation of the completion of construction as set forth and specified in Exhibit "A" attached hereto.

b) Prior to release of financial assurance, the Developer shall either provide Certification by a New Mexico registered Professional Engineer that the required Private Improvements have been constructed in compliance with approved plans and specifications or the Developer shall make necessary arrangements for Certification by the City Engineer that the required improvements are satisfactorily completed.

4. Until acceptance of the improvements by the City, the Developer shall be solely responsible for maintaining the premises being subdivided in a safe condition. The Developer agrees to defend, indemnify and hold harmless the City and its

officers, agents and employees from and against all suits, actions or claims of any character brought because of any injury or damage arising out of the design or construction of the improvements or by reason of any act or omission, or misconduct of the Developer, his agents, employees or the Engineer or Contractor or their agents or employees. The indemnity required hereunder shall not be limited by reason of the specifications of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right or indemnity under the laws of the State of New Mexico.

5. The Developer shall procure or cause to be procured and maintain public liability insurance in the amount of not less than One Million Dollars ($1,000,000) for accident, injuries or death to any memberof the public caused by any condition of the lands of the subdivision or improvements therein or the construction activities thereon. The Developer shall maintain such insurance until acceptance of the improvements by the City. The Developer shall furnish the City Engineer a certificate of said insurance prior to issuance of a Work Order for construction of the improvements.

6. If at the time that construction of the Project is completed the City does not own the real property on or in which the improvements are constructed, the Developer shall convey such real property and property rights as the City deems necessary, together with all improvements, to the City free and clear of all claims, encumbrances and liens prior to final acceptance of the improvements by the City. Conveyance may be appropriate

dedication on the final plat of the subdivision.

7. At the time of acceptance of the completed improvements or any portion thereof by the City, the Developer shall furnish or cause to be furnished by the Contractor, a bond or other suitable guarantee in a form and with a surety satisfactory to the City to guarantee the completed project against defective materials and workmanship for a period of three (3) years following the date of acceptance by the City.

8. The City shall either perform or monitor the performance of inspections during the course of construction of the improvements upon their completion in a timely manner, all as set forth and specified in Exhibit "B" attached hereto.

9. The City shall designate a Construction Engineer and/or Inspector for this project, and shall notify the Developer in writing of the names of the person(s) so assigned.

10. The City shall make available at established reproduction costs for the use of the Developer or its agents all of its maps, records, laboratory tests, or other data pertinent to the work to be performed by the Developer or its agents pursuant to this Agreement and also any other maps, records, or other materials available to the City upon the City's request to any other public agency or body.

11. a) The City shall issue a Certificate of Completion and Acceptance for the Public Improvements upon final completion of the City's satisfaction of the Improvements as described in the plans and specifications as set forth in Exhibit "A" attached hereto.

b) The City shall issue a Certificate of Completion for

the Private Improvements upon final completion to the City's satisfaction of the Private Improvements as described in the plans and specifications as set forth and specified in Exhibit "A" attached hereto.

12. If the Developer has requested Final Plat approval by the City prior to the actual construction of the improvements, the City will approve the Final Plat for recordation upon execution of this Agreement, payment of all fees specified in Exhibit "A" attached hereto, delivery of the financial guarantee specified in Exhibit "C" attached hereto and full compliance with the City's Subdivision Ordinance.

13. This Agreement shall not be assigned except with the written consent of the parties hereto and the express written concurrence of any surety who has undertaken to guarantee the completion of the Improvements. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

14. In the event of the sale, conveyance, or assignment of the Subdivision or any portion thereof, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has posted a suitable guarantee and entered into a Subdivision Improvement Agreement with the City. At such time as acceptable security has been posted by the Developer's successor in interest and the Agreement executed, the City will release the guarantee.

15. Should there be a conflict between the terms and

conditions of this Agreement (with Exhibits A, B and C) and the terms and conditions of any other document referred to herein, the terms and conditions of this Agreement (with Exhibits A, B and C) shall govern.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

DEVELOPER

By: _____
Ronald D. Brown, Venture Partner

ATTEST:

_____
City Clerk

CITY OF ALBUQUERQUE, NEW MEXICO

_____
C. Dwayne Sheppard
City Engineer

_____
Chief Administrative Officer

REVIEWED BY:

_____
Assistant City Attorney

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

The foregoing instrument was acknowledged before me this _____ day of _____, 19__, by _____ _____.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was acknowledged before me this ____day of _____, 198__, by C. Dwayne Sheppard, City Engineer of the City of Albuquerque.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was acknowledged before me this _____ day of _____, 198__, by_____ _____, Chief Admministrative Officer of the City of Albuquerque.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENT DIVISION AGREEMENT
EXECUTED BY AND BETWEEN CANDELARIA BUSINESS CENTER, JOINT VENTURE (DEVELOPER)
AND CITY OF ALBUQUERQUE, NEW MEXICO (CITY) ON
THE _____ DAY OF _____, 1985.

1. COMMITMENT TO CONSTRUCT IMPROVEMENTS.

The Developer shall construct in a manner satisfactory to the City the improvements listed in Paragraph 1 of the Subdivision Agreement and which are shown in greater detail on the Developer's proposed and approved Subdivision Improvement Plan, which was filed with the office of the City Engineer and identified as Project No 2441.

2. DESIGN AND CONSTRUCTION METHODS

As soon as reasonably practical after approval of the Developer's Preliminary Plat of the Subdivision,the Developer shall submit to the City Engineer final construction plans, specifications, and cost estimates for the proposed public improvements. At this time, the Developer shall pay all fees required under Section 12.D of the City's Subdivision Ordinance and Paragraph 4 of this Exhibit.

The Developer has engaged Bohannan-Huston as Engineers for the construction project, who are Registered Professional Engineers in the State of New Mexico. The Developer shall ensure that the Engineers, in such capacity, shall provide the following services prior to, during and after construction of the improvements:

1. Preparation of Subdivision Plat.

2 Preparation of All Subdivision Plans and Specifications for All Public Improvements within the Subdivision (which plans are identified as Project No. 2441).

3. Preparation of All Quantity Estimates and Quantity/Price Estimates as per City of Albuquerque Cash Paving Contract No. 31.

The Developer shall ensure that the Engineers perform all of the above services in a satisfactory manner and submit to the City Engineer any reports required by the City Engineer.

The Developer has engaged Inter-West, Ltd. as Contractor, who is properly licensed in the State of New Mexico. The Developer shall ensure that the Contractor, in such capacity, shall in a manner satisfactory to the City construct the improvements as shown on Developer's proposed Subdivision Improvement Plan (Project No. 2441), incorporating any change orders approved by the City Engineer, Contract Documents for Public Works Contract 84-2, and all other applicable laws, regulations, and policies. Construction surveying and testing shall be performed as set forth in Exhibit "B" of the Subdivision Improvement Agreement between Developer and the City.

3. <u>COMPLETION OF CONSTRUCTION</u>

The Developer shall report the completion of construction in writing to the City Engineer. Upon receipt of the report, the City Engineer or his representative shall visually inspect the public improvements to verify completion of construction according to plan. Subsequent to verification, the

Developer shall submit to the City Engineer a "final acceptance package", which shall consist of the following documents:

a. "As-built" drawings of reproducible quality, depicting all construction of the public improvements as actually accomplished in the field and certified by a New Mexico Registerd Professional Engineer or Land Surveyor, as appropriate,

b. A list of quantities of contract items in place, using the bid items in the Contract Documents for City-wide Utilities and Cash Paving Contract No. 31. This list shall be divided into the following categories as applicable:

(1) Sanitary sewer items and quantities;

(2) Water service items and quantities;

(3) Street paving quantities;

(4) Street curb and gutter quantities; and

(5) Storm drainage improvements and quantities.

The City shall concurrently provide a written certification from the City Engineer that the construction has been performed in substantial compliance with the Contract Documents for Public Works Contract 84-2 and with the approved final plans and specifications for public improvements. If the City is acting as the Contractor for all or a portion of the improvements constructed pursuant to this Agreement, the City shall prepare its own final acceptance package documents for those improvements actually constructed by the City.

Upon receipt of the Developer's "final acceptance package"' the City Engineer shall review it for completeness and

accuracy. If the documentation has been satisfactorily completed, the City Engineer shall approve the package and issue a Certificate of Completion and Acceptance. Any financial guarantee provided by the Developer in accordance with Section 6.D.2 of the City's Subdivision Ordinance and as described in Exhibit "C" to the Subdivision Improvement Agreement between the Developer and the City shall be released no later than sixty (60) days after approval of the first acceptance package by the City Engineer.

4. PAYMENT OF FEES

Prior to issuance of a Work Order, the Developer shall pay to the City the following fees:

Type of Fee	Amount
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Prior to final acceptance of the improvements by the City, the Developer shall pay any other City fees which may have been incurred during the course of construction.

EXHIBIT "B"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
EXECUTED BETWEEN CANDELARIA BUSINESS CENTER, JOINT VENTURE (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY)
ON THE ____ DAY OF _____, 1985.

1. CONSTRUCTION INSPECTION METHODS

Inspection of the subdivision improvement construction shall be performed by the City of Albuquerque, under the direction of a New Mexico Registered Professional Engineer, in accordance with all applicable laws, ordinances and regulations. If said inspection is performed by an entity other than the City, the City may monitor said inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City as required for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the improvements if deemed necessary or advisable by the City Engineer. For any inspections performed by the City, the Developer shall pay to the City a reasonable fee therefor.

2. CONSTRUCTION SURVEYING

Construction surveying for the subdivision improvement project shall be performed by (Contractor to be determined) in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats,

reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer shall pay to the City a reasonable fee therefor.

3. FIELD TESTING

Field testing of the subdivision improvement construction shall be performed by Fox & Associates of New Mexico, Inc., a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the technical standards contained in the applicable contract documents and all applicable laws, ordinances and regulations. If any field testing is performed by an entity other that the City, the City may monitor said field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City, the Developer shall pay to the City a reasonable fee therefor.

4. RECORD TESTING

Notwithstanding the provisions of Paragraph 3 above, the City retains the right to perform any and all record testing which may be deemed necessary or advisable by the City Engineer at the expense of the Developer.

EXHIBIT "C"

TO SUBDIVISION IMPROVEMENT AGREEMENT
EXECUTED BETWEEN CANDELARIA BUSINESS CENTER, JOINT VENTURE (DEVELOPER)
AND THE CITY OF ALBUQUERQUE (CITY) ON
THE ____ DAY OF _____, 1985.

1. PLAT APPROVAL STATUS

The Developer has requested final plat approval by the City prior to construction of the Subdivision Improvements described in Paragraph 1 of the Subdivision Improvement Agreement. If the Developer has not requested final plat approval prior to construction of the improvements, no financial guarantee is required by the City. However, the Developer understands and agrees that the City will not approve the Developer's proposed plat until the improvements are completed in accordance with the Agreement to which this document is attached as an Exhibit.

If the Developer has requested final plat approval prior to the construction of the improvements, a financial guarantee in an amount of not less than 125 percent of the costs of completing the improvements (as estimated by the City Engineer) is required pursuant to the City's Subdivision Ordinance. Said financial guarantee must be irrevocable in form and may be effected by a bond, letter of credit, escrow deposit, or other acceptable pledge of liquid assets payable to the City in the event of Developer's default under the Subdivision Improvement Agreement.

2. FINANCIAL GUARANTEE

With respect to the Subdivision Improvement Agreement

to which this document is attached as an Exhibit, the Developer has acquired or is able to acquire the following described financial guarantee (describe fully, indicate amount, identification number, names of bank or bonding entity, inclusive dates of guarantee, and all other relevant information):

"Bond" will be used as guarantee!

The Developer understands and agrees that the original executed financial guarantee described above must be delivered to the City simultaneously with the City's execution of the Subdivision Improvement Agreement between Developer and the City; and must be in an amount of not less than 125 percent of the cost of completing the improvements, as estimated by the City Engineer.

In the event the Developer shall fail or neglect to fulfill his obligation under this Agreement, the City shall have the right to construct or cause to be constructed the Improvements specified herein, as shown on the Final Plat and in the plans and specifications as approved, and the Developer as Principal and the surety or sureties shall be jointly and severally liable to pay to and indemnify the City, the total cost to the City thereof, including but not limited to, engineering, legal, and contingent costs together with any damages, either direct or consequential, which the City may sustain on account of

the failure of the Developer to carry out and execute all of the provisions of the Agreement to which this document is attached as an Exhibit. The City shall have the unconditional right to call upon the financial guarantee provided by the Developer described in this paragraph for the purposes specified and in the amounts enumerated in such guarantee.

3. PROCEDURES FOR REDUCTION OF FINANCIAL GUARANTEE UPON PARTIAL COMPLETION OF IMPROVEMENTS

The Developer may request a reduction in the amount of financial guarantee upon partial completion of the subdivision improvements. To qualify for a financial guarantee reduction, the completed improvements must be of a free-standing nature, functionally independent of any uncompleted improvements, and completed in substantial compliance with the subdivision improvement construction plans as determined by an inspection conducted by the City.

If the completed improvements meet the above requirements, the City Engineer will then estimate the cost of completing the remaining improvements. The Developer may then submit the following documents to the City for review and approval:

1) A revised financial guarantee in an amount of not less than 125 percent of the City Engineer's estimated cost of completing the remaining improvements;

b) A release of the original financial guarantee for execution by the City;

c) Documentation that the completed improvements and

the land in which the completed improvements are located are subject to no liens, claims or other encumbrances;

d) A bond or other suitable instrument guaranteeing the completed improvements against defective materials and workmanship for a period of three (3) years as set forth in Paragraph 7 of the Subdivision Improvement Agreement between the Developer and the City.

Upon receipt of the above-described documents in forms acceptable to the City, the City shall issue a Certificate of Completion and Acceptance for the completed improvements and accept the revised financial guarantee tendered by the Developer.

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

ESTIMATE SHEET

PROJECT NO. 2441
MAP NO. G-16

[x] Quantities and Cost Estimate
Date Prepared: 3/27/85

[] Approval
Date Requested:

[] Work Order
Date Issued:

[] Final Acceptance
Date Accepted:

APPLICANT INFORMATION:

a. Developer: Candelaria Business Center, Inc. % Brown and Associates
Mailing Address: 3800 Carlisle N.E., Albuquerque, NM 87107

b. Consulting Engineer: Bohannan-Huston, Inc.
Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107

c. Person to contact regarding this form: Dave Woods
Mailing Address: 4125 Carlisle N.E., Albuquerque, NM 87107
Phone: 881-2000

GENERAL SCOPE OF PROJECT: Project for Paving, Water, Sanitary Sewer and Drainage

NAME OF SUBDIVISION OR DESCRIPTION OF PROPERTY TO BE SERVED: Candelaria Business Center

Developer to Pay = Policy
(Methods II and III)

City to Pay = Policy

City to Pay = Account No.

SPECIFIC LOCATION:	W	SAS	P	SD	M
North side Candelaria Boulevard	x	x	x		
Candelaria Interceptor Drainage Easement from Porters Replat to Amherst Drive			x	x	

Item #	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
Water						
*B-2	6" PVC	13.50	90 LF	1,215.00		
B-3	8" PVC	15.00	212 LF	3,180.00		
W-45	PRESS CONN	600.00	1 EA	600.00		
W-52	MJ FIT (4"-14")	2.00	625 LB	1,250.00		
W-60	12" TAP SLV	950.00	1 EA	950.00		
W-66	6" GV	400.00	2 EA	800.00		
W-67	8" GV	500.00	1 EA	500.00		
W-82	V BOX A	250.00	1 EA	250.00		
W-83	V BOX B	250.00	2 EA	500.00		
W-86	FH 4'	1,000.00	1 EA	1,000.00		
W-186	BLOCKING	120.00	1.5 CY	180.00		
	Subtotal			10,425.00		
	Contingencies 10%					
	Engineering 6 %					
	Testing Fee 2%					
	Total Construction Cost					

* No financial surety required

Item #	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
Sanitary Sewer						
S-2 *	6" DIP	12.00	70 LF	840.00		
S-12	TRCHG (6"-15") L 6'-8' D	9.50	70 LF	665.00		
S-43	6" TAP ON (18"-24")	120.00	1 EA	120.00		
	Subtotal			1,625.00		
	Contingencies 10%					
	Engineering %					
	Testing Fee 2%					
	Total Construction Cost					

* No financial surety required.

Item #	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
Paving						
P-4 *	GRADING	1.70	512 SY	870.40		
P-9	AC PVMT REM	2.50	123 SY	307.50		
P-10	CUT & REM AC PVMT	3.60	23 SY	82.80		
P-13	PCC C&G REM	5.00	371 LF	1,855.00		
P-14	PCC DRVPD REM	3.30	31 SY	102.30		
P-17	PROC 4" SUBBS	1.30	301 SY	391.30		
P-19	PROC 6" SUBBS	1.55	211 SY	327.05		
P-24	6" CTB	4.70	211 SY	991.70		
P-25	1 1/2" AC BS-1500M	3.50	301 SY	1,053.50		
P-27	2 1/2" AC BS-1500M	4.65	211 SY	981.15		
P-30	TK CT	.29	512 SY	148.48		
P-32	1/12" AC SF-1500M	3.45	301 SY	1,038.45		
P-35	1 1/2" AC SF-1800 M	3.50	211 SY	738.50		
P-42	4" PCC SDWK	2.20	1414 SF	3,110.80		
P-44	PCC VLY G	4.30	1922 SF	8,264.60		
P-46	PCC STD C&G	9.50	206 LF	1,957.00		
P-47	PCC MDN C&G	7.50	75 LF	562.50		
M-28	REM & RPL ART PVMT W/O M-PROC	35.50	107 SY	3,798.50		
	Subtotal			26,581.53		
	Contingencies 10%					
	Engineering 6 %					
	Testing Fee 2%					
	Total Construction Cost					

* No financial surety required.

This estimate does not include sidewalks other than wheelchair ramps since they will be constructed with the private improvements.

Item #	Short Description	Contract Unit Price	Est. Quantity	Est. Amount	As-Built Quantity	As-Built Amount
Storm Drainage						
K-3	18" RCP	19.00	18 LF	342.00		
K-11	48" RCP	70.00	8 LF	560.00		
K-13	60" RCP	94.00	5 LF	470.00		
	66" RCP	103.00	985 LF	101,455.00		
K-33	CB-D-S	1,800.00	2 EA	3,600.00		
K-47	FILL	5.00	6435 CY	32,175.00		
K-50	REIN STR CONC	348.00	27 CY	9,396.00		
K-65	AL LAD STPS	11.00	8 EA	88.00		
K-72	REIN CHAN REM	120.00	127 CY	15,240.00		
S-17	TRCHG, (18"-36") LESS THAN 8' D	9.50	10 LF	95.00		
S-22	4' MH, 6'-10' D	1,300.00	1 EA	1,300.00		
S-27	8' MH, ADD CST TO 4' MH	180.00	10 VF	1,800.00		
S-46	MH STEP	15.00	8 EA	120.00		
	MH RING & COVER	300.00	1 EA	300.00		
	TYPE 3 BARRICADE	37.50	30 LF	1,125.00		
M-39	PCC (BDNG OR ENCSMT)	125.00	333 CY	41,625.00		
	Subtotal			209,691.00		
	Contingencies 10%					
	Engineering 6 %					
	Testing Fee 2%					
	Total Construction Cost					

COST APPORTIONMENT

	CITY TO PAY		DEVELOPER TO PAY		
	Policy No.	Policy No.	Policy No.	Policy No.	Policy No.
Const.	$	$	$	$	$
Cont.					
Eng.					
Testing					
Sub-Totals		$	$	$	$
Total City Cost:		$	$	$	$

Notes:

1. Outstanding Pro-rata:
2. For staking, construction and inspection use Drawing No. 2441
3. This work shall be done in accordance with the specifications of Block-to-Block Contract No. 85-1.
4. If payment of the full amount (Block-to-Block) or engineering fee (Private Contractor) is not made ten (10) working days before the expiration date of Contract No. 85-1, then this document must be revised prior to entering into construction contract.
5. Recorded Plat Recording No.
6. Easement Required YES Recording No.
7. NMSHD Permit Required YES Permit No.
8. Permits Required: NO

Excavation Ordinance Permits

Sanitary Sewer
Storm Drainage Facilities
Water Lines
Street Grading
Curb and Gutter
Valley Gutter
Drivepads
Sidewalk
Handicapped Ramps

Sidewalk Ordinance Permits
(Construction)

Curb and Gutter
Valley Gutter
Sidewalk
Handicapped Ramps

NOTE: The dollar amounts for above fees were calculated on the basis that all permit items will be constructed under a Work Authorization. If items are to be done separately, then new fees must be calculated.

Prepared By:

BOHANNAN-HUSTON, INC.
Consultant

Submitted By:

Design Engineer

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA NUMBER 11
Environmental Planning Commission
December 20, 1984
Z-71-90-1

"A"

Z-71-90-1 Knight Seavey, agent for Candelaria Business Center, a Joint Venture, requests Site Development Plan Approval for a commercial development for Tracts A-F, Indian Acres Subdivision, zoned C-3, located west of Amherst Drive, between Alta Monte Avenue and Candelaria Road, N.E., containing approximately 12.78 acres. (G-16)

COMMENTS FROM OTHER DEPARTMENTS:

MICHAEL CONNOLLY/Air Pollution Control Division	"O.K."
LEONARD GREENSPAN/Albuquerque Public Schools	"No adverse comments"
DAN SABO/AMAFCA	"Defer to city engineer's comments."
FRED AGUIRRE/GREG OLSEN/City Engineering	"Approved Drainage Report addressing phasing is required for Site Development Plan approval."
STEELE NOWAK/Council of Governments	"No adverse comment."
PATRICK GEISSLER/Fire Department	"This proposal must be submitted to A.F.D's Plans Examination Division prior to the approval."
MARY LOU HAYWOOD/Neighborhood Coordination	"No Neighborhood Association."
JANET SAIERS/Parks and Recreation	"No adverse comment."
JOHN NEWBILL/Police Planning	"No adverse comment."
VAL VALDEZ/Real Estate	"No adverse comment."
MAX SISNEROS/Refuse Removal Division	"Site locations - o.k. Need to double enclosures as shown for total of (7) 6 cu.yd. lift bins. egress-ingress o.k."
BOB FOSNAUGH/Traffic Engineer	"A 60' major-local street (Lafayette extended) should be provided along the west property line from Candelaria to Alta Monte. The number of future curb cuts (6) proposed for Alta Monte is excessive and should be reduced to 3. No more than 2 additional curb cuts for the future development should be permitted on Amherst. Candelaria and Amherst entrances must have 14' entry lane and 22' exit lane (one right, one left turn lane). 12' additional R.O.W. must be dedicated for right turn lane on Candelaria. 6' sidewalk required on Candelaria (setback unless existing at the curb). Internal sidewalks should be extended out to the streets 4' setback sidewalks required along all other streets. Street trees along Candelaria must be set back 15' from curb along Candelaria, per street tree ordinance. A bus bay may be desired by Transit - should dedicate additional 7' R.O.W. if bus bay is provided."
JOHN HICKMAN/Transportation	The plan should provide for the continuation of Lafayette Drive as a major local street from Alta Monte Avenue to Candelaria Road. The sidewalk along Candelaria should be set back from the curb. The plan should provide appropriate sidewalks within the site as well as sidewalk connections to those along the public streets. The proposed sign in the southeast corner appears to be within the clear sight triangle for the Amherst/Candelaria intersection.
JON ERSTGAARD/Water Resources	A water and sanitary sewer availability statement is required prior to development. To date (11/28/84) none has been requested. Fire protection requirements need to be obtained and should be submitted to WRD for review along with the request for an availability statement. If possible the availability should also address the proposed future development to the north.
ROBERT ROMERO/Zoning Enforcement Officer	Bike rack - 1 bike for each 20 spaces required."

AGENDA NUMBER 11

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

Environmental Planning Commission
December 20, 1984
Z-71-90-1

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, 12/20/84:

Request Summary:

This is a request for site development plan review for a 12.78 acre commercial/office park, zoned C-3.

Area Characteristics and Zoning:

The subject parcel is located in an area of mixed zoning, generally bounded by C-3 and C-1 zoning, with some limited amounts of O-1 and R-3. The uses proposed in this submittal do not pose any significant interface problems with adjacent sites.

Applicable Plans and Policies:

The site is located in the Established Urban area, and is not subject to any special plans or policies.

Analysis:

The proposed development is a portion of a 12.78 acre site at the northwest corner of Candelaria and Amherst. The applicant is requesting site development plan review for only the south portion approximately 6 1/4 acres. In discussions with Planning Staff, the applicant has stated that there are no immediate plans for the north portion, though eventual development will probably be similar to the south portion.

The site plan is divided into two phases: buildings D, E, & F in Phase I; buildings A & B in Phase II. A mixture of office, retail, and warehouse uses are proposed, with the intent to eventually convert most warehouse space to office/retail. The site plan provides for future parking in the "Service Bays" to meet expanding parking needs as the conversion to office/retail occurs. Planning Staff does not have adequate information about the configuration of loading areas in the "Service Bays" to determine how easily the conversion to parking could occur. There may be potential for conflict between parking and loading areas.

Internal vehicular circulation appears adequate, but no internal sidewalks are provided. Planning Staff agrees with Transportation and Traffic Engineering that internal sidewalks should be provided, and should connect with those along the street. Also, existing sidewalks on Candelaria should be set back to the property lines in conformance with the Sidewalk Ordinance. This requirement should not be difficult to comply with since deceleration lanes, curb cuts, and bus bays will cause moving and reconstructing much of the existing walk.

Entry and exit lanes on Candelaria and Amherst are several feet narrower than Traffic Engineering requirements, and must be widened. The site plan includes a notation that the north portion of the property will have six curb cuts on Alta Monte, and three additional curb cuts on Amherst. Traffic Engineering and Planning agree that the nine proposed curb cuts are excessive, and only three cuts on Alta Monte, and two additional curb cuts on Amherst should be approved.

The site plan shows a service drive at the west end of the property. Transportation and Traffic Engineering have noted that right-of-way should instead be dedicated here to allow extension of Lafayette Drive as a major local street between Alta Monte and Candelaria. Sixty feet of R.O.W. is needed. It appears that the west property line of this site coincides with the center-line of the existing portion of Lafayette, which suggests that this applicant may only have to dedicate 30 feet The applicant should work with Transportation to determine exact requirements.

Bicycle parking must be provided at the rate of one space per 20 vehicular spaces. No bicycle facilities are shown on the site plan.

This site is located on a bus route, and Sun-Tran has requested a bus bay be provided on Candelaria. Additional right-of-way must be dedicated for it.

The landscaping setback along Candelaria (17 feet from curb to parking lot) is just barely adequate to allow the 15 foot setback of street trees required by Traffic Engineering. The landscaping plan submitted provides very few street trees. Street trees must be provided 30 feet on center in compliance with existing ordinances.

The building elevations submitted do not include any information about colors or materials. This data must be included before final site plan approval.

Three signs are noted on the site plan with a maximum area of 6 x 16 feet for each. Signs of this size seem excessive for the development, especially since signs will also be allowed on building facades. Planning Staff suggests reducing the size of the free-standing signs to 4 x 6 feet. Sign elevations must be provided on the site plan prior to final approval.

In summary, the site plan presented is generally adequate in concept and layout, but needs several dimensional adjustments, dedication of R.O.W. for Lafayette Drive, and some additional design details.

FINDINGS:

1. The site layout is satisfactory in terms of building and access locations, internal vehicular circulation and parking.

2. The site plan requires detail modifications to meet Traffic Engineering and landscaping requirements, as well as additional detail information.

3. Compliance with additional City requirements can be achieved without significantly altering the site layout.

RECOMMENDATION: APPROVAL OF Z-71-90-1 BASED ON FINDINGS 1-3, AND CONTINGENT ON COMPLIANCE WITH THE FOLLOWING CONDITIONS 1-10.

1. Loading area layouts for warehouse uses must be shown on the site plan.

2. Internal sidewalks must be provided, and must connect with street sidewalks.

3. A six foot wide sidewalk, located at the property line, must be provided on Candelaria in compliance with the Sidewalk Ordinance.

4. Curb cut widths must be modified to meet the requirements of Traffic Engineering.

5. Right-of-way for Lafayette Drive must be dedicated.

6. A bus bay must be provided on Candelaria.

7. Bicycle parking must be provided on-site.

8. Street trees must be provided in compliance with the Street Tree Ordinance.

9. Building elevations must indicate colors and materials.

10. The free-standing signs located in the access drives must have a signable area no greater than four feet by six feet (each).

Robert Cole
Senior Planner/Urban Design

RC/ja

cc: Candelaria Business Center, P.O. Box 3671; 87190
Knight Seavey, P.O. Box 14887, Sta G.; 87191

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

APPLICATION FOR ZONE MAP AMENDMENT
AND/OR DEVELOPMENT PLAN

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

Applicant's Name: *Candelaria Business Center, A Joint Venture* requests

/__/ Zone Map Amendment /*/ Development Plan Review ____ Type of Plan /__/ Annexation

For ~~Lot(s)~~ *Tracts*: *A-F* Block(s): — in Subdivision/Addition *Indian Acres Subdivision*
Presently zoned *C-3* and proposed to be zoned as *Same* located at:
Street Address (No. If any): —
~~Between~~ *NW Corner of Amherst/Candelaria* Street and _____ Street

Total Land Area Covered by Application: Acres *12.78* Square Feet *556,697*

Number of DU's Proposed ____ DU's Per Gross Acre ____ DU's Per Net Acre ____

APPLICANT INFORMATION:

Applicant's Mailing Address: *PO Box 3671* Phone: *883-1674*
Alb., NM Zip Code: *87190*

Applicant's Proprietary Interest in the Property: *Owner/Developer*

Agent if any: *Knight Seavey, AICP,AIA* Phone: *299-5900*
Mailing Address: *PO Box 14887, Sta G. Albuquerque, NM* Zip Code: *87191*
Signature of Applicant _____ Date: ____

****

FOR PLANNING STAFF USE ONLY

Application Received By: _____ Date: 11/2/84

Fee: $160.00 Paid: $160.00 Method of Payment: Ck

Cross-Ref.: AX- ____ Z- ____ S- ____ Other: ____

No. of Signs Issued: 3 ZHE or EPC? ____

1 Copy each to:
Research Analyst
Applicant
Graphics

Hearing Date: 12/20/84
Z-84-90-1
Case Number

Map Number: G-16

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4481
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7871

August 14, 1984

Mr. Fred J. Aguirre
Design Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Mr. Dan Hogan
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Park Storm Sewer Conveyance System

Dear Messrs. Aguirre & Hogan:

This letter is to formally document our conversations of August 8, 1984 regarding the referenced site and conveyance system. Before outlining specific details of our proposal, let me provide some general information about the site. A location map has been included which identifies the project location.

The site is bordered on the east by Amherst Drive, on the north by Alta Monte Avenue, on the west by existing development and on the south by Candelaria Road. Running directly through the middle of the site is the Candelaria Interceptor Concrete Channel. This system conveys storm sewer and surface runoff from Candelaria Road westward into the North Diversion Channel. The concrete channel has an 8-foot bottom width with 1.5 side slopes and averages approximately 8 feet in depth.

The Albuquerque Master Drainage Study identifies approximately 270 cfs at the interceptor channel immediately west of Amherst Drive. Of this 270 cfs total, approximately 96 cfs is surface flow while the remaining 175 cfs is conveyed to the channel through a 60" storm sewer. The enclosed information from the Master Drainage Study summarizes these flow rates for Analysis Point to 2802, as indicated in the study.

As we discussed, the developers of the site are very interested in the concept of conveying runoff through the site by placing a storm sewer in the existing concrete channel. Since this type of request is unusual for the Albuquerque area, details for this type of construction are sparse. However, the June, 1984 issue of Concrete Pipe News provides some insight on a project similar in nature. As part of a storm water conveyance project in Minneapolis, Minnesota, a concrete arch pipe was placed in an existing concrete irrigation canal. To gain a better appreciation of the installation techniques, Mr. Dennis Palmer of Barr Engineering and Associates, Minneapolis, Minnesota, was contacted to discuss the project. Mr. Palmer stated that their project has been completed for several years and that to date, no failure has been identified. He also conveyed to me some construction tips used to install the pipe. They include:

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

a. Laying the pipe directly on a concrete channel.
b. Providing a concrete grout bedding below the haunch of the pipe to distribute the loading of the pipe on the channel bottom.
c. Placing standard backfill material around the pipe and in the channel shell.

Enclosed in this correspondence is the article from the Concrete Pipe News along with a sketch depicting how the facility could be constructed.

The storm sewer hydraulics of this system have also been examined. Enclosed for your review are computations assuming a pressure flow condition in the storm sewer. As the figures indicate, pipes in the 60" to 72" size range have sufficient capacity to carry the peak flow rate as well as provide that enough head is generated at Amherst Drive. This head is required so that surface runoff can be conveyed in the pipe by means of storm sewer inlet(s). The actual pipe size and inlet configuration will be determined as detailed design proceeds on the project.

It would be most helpful in our planning effort if the proposal for placing a storm sewer in the concrete channel could be approved in concept. If you concur with this request, please sign in the space provided below. Be assured that your approval constitutes only preliminary acceptance of the plan. More specific details will be provided for your review when a drainage report and construction drawings are submitted. We will also ensure that all necessary agreements and forms are provided if the existing drainage easement is utilized for access for parking purposes.

Your assistance in this matter is greatly appreciated. If I can answer any questions, please do not hesitate to call.

Sincerely,

Brian G. Burnett

Brian G. Burnett
Project Manager

ACCEPTED

By Fred J. Aguirre
Fred J. Aguirre

Design Hydrologist 8/15/84
Title Date

By Dan Hogan
Dan Hogan

Civil Engineer/Hydrologist 8/5/84
Title Date

Enclosures

cc: Mr. Ron Brown

BGB/bl
Job No. 4 229 0

BROWN & ASSOCIATES, INC.
REALTY SERVICES

Post Office Box 3671
Albuquerque, New Mexico 87190
Offices at: 3800 Carlisle Blvd. NE
(505) 883-1674

November 2, 1984

MDD-Planning
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

RE: Site Plan Approval
Candelaria Business Center
Candelaria & Amherst, N.E.

The purpose of this letter is to provide additional relevant information for the referenced application. We propose in Phase I to construct Buildings D, E and F, the Primary Candelaria Entry and the Secondary Entry off Amherst, including replacing the existing open concrete channel by installing an underground storm sewer line for the entire length of the property. The 70-foot existing drainage easement will be maintained, with surface uses being drives, parking and landscaping. Phase II will consist of Buildings A, B and C. The landscape buffer strip along the north side of the Interior Collector Street will be done within Phases I and II.

The developers have done extensive research on business parks within the southwest cities of Phoenix, Tucson, El Paso, Houston and Denver. Business parks having similar characteristics to this property such as a location on arterial streets, good interstate accessibility and a surrounding land use of service business, distribution and light industrial were examined in detail. A typical characteristic of well maintained business parks is that the intensity of use (finished space vs unfinished space) increases as the property matures, with the intensity of use stabilizing within approximately 10 years. Based upon our research the commercially-oriented buildings with Candelaria frontage will initially lease out at approximately 60% finished retail and office, 30% unfinished warehouse, storage and assembly, and 10% tare, which is the differential between gross building area and net leasable area. The non-commercial space will be 40% finished/50% unfinished/10% tare. Over a 10-year period the intensity of use should increase to 80/10/10 on the Candelaria frontage and 65/25/10 on the non-commercial space. We have shown on Phases I and II, the capability to convert service areas into future parking to accomodate 90% finished uses for the property; however, our research shows that the intensity of use will never reach that level.

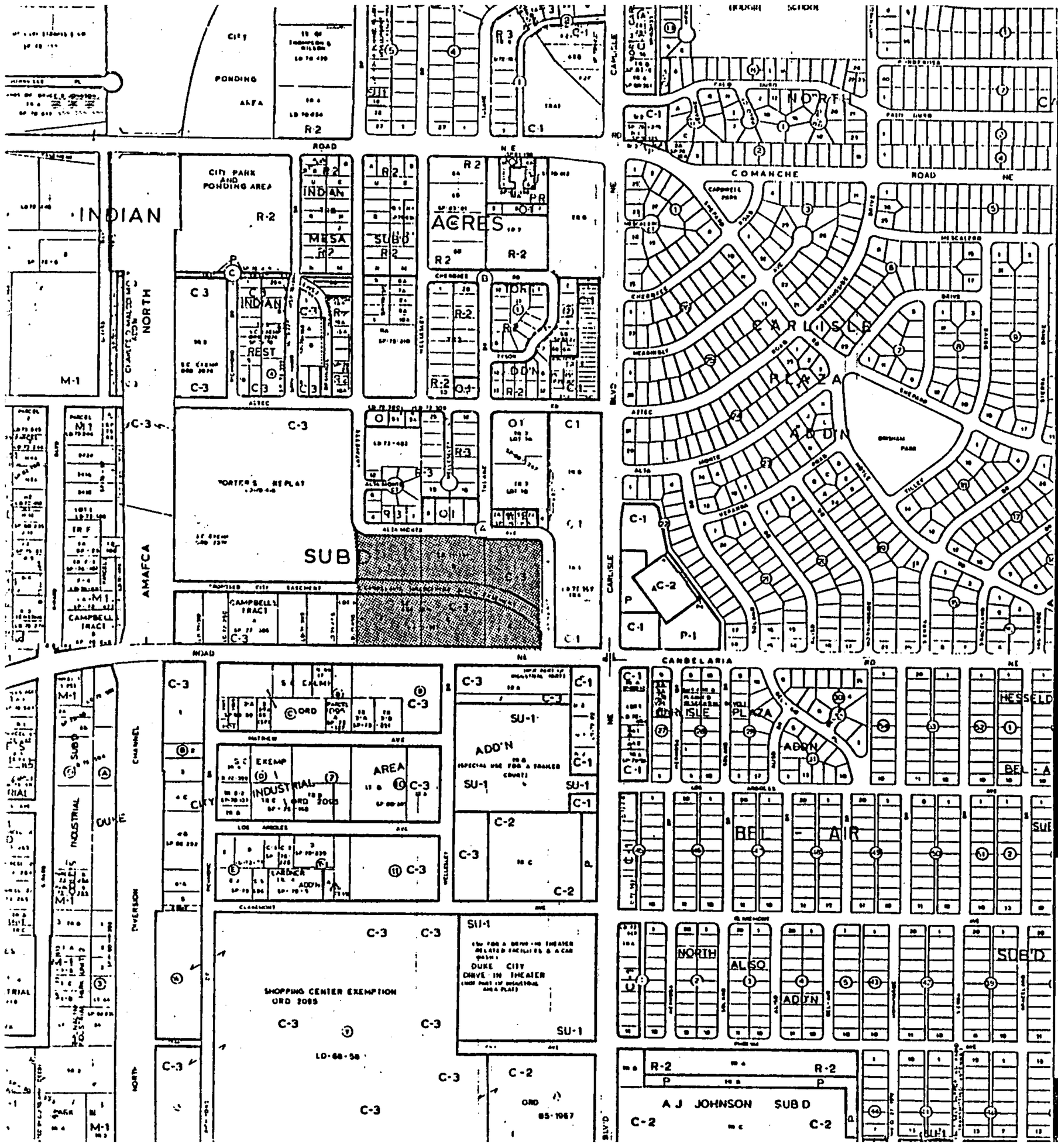
On future phases on the NE and NW quadrants of the property (which will be submitted for plan approval at a later date), we anticipate an initial leasing of 30/60/10 maturing to 60/30/10. We have stated on this submittal that we will provide parking for potential uses of 70/20/10, with a maximum of 100,000 square feet of buildings.

If there is any additional information that City staff or the Environmental Planning Commission would like to have provided, please contact me at 883-1674 or Knight Seavey at 299-5900.

Very truly yours,

Ronald D. Brown,
Venture Partner of
Candelaria Business Center

RDB/b



CITY OF ALBUQUERQUE

MUNICIPAL DEVELOPMENT DEPARTMENT

PLANNING DIVISION

Knight Seavey, agent for Candelaria Business Center, A Joint Venture, requests Site Development Plan Approval for a commercial development for Tracts A-F, Indian Acres Subdivision, zoned C-3, located west of Amherst Drive, between Alta Monte Avenue and Candelaria Road, N.E., containing approximately 12.78 acres.

HEARING: 12-20-84	MAP: G-16
FILE: Z-71-90-1	

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

January 20, 1988

Laura Milne
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE PLAN FOR CANDELARIA BUSINESS CENTER, PHASE III, RESUBMITTED JANUARY 5, 1988, FOR BUILDING PERMIT APPROVAL (G-16/D57)

Dear Ms. Milne,

Your submittal, referred to above, with a revision date of January 5, 1988, is approved. Once the ten foot utility easement in question has been vacated, we can sign the building permit.

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

Cordially,

Stuart Reeder

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CANDELARIA BUSINESS CENTER PHASE III ZONE ATLAS/DRNG. FILE #: G-16/D57

LEGAL DESCRIPTION: CANDELARIA BUSINESS CENTER, PHASE III

CITY ADDRESS: CANDELARIA AND AMHERST

ENGINEERING FIRM: BOHANNAN HUSTON CONTACT: LAURA MILNE

ADDRESS: 7500 JEFFERSON, NE PHONE: 823-1000

OWNER: CANDELARIA BUSINESS CENTER JOINT VENTURE CONTACT: MIKE ADAMS

ADDRESS: 3411 CANDELARIA, NE 87110 PHONE: 883-1674

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIVERSITY NE PHONE: 242-9800

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JAN 05 1988
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
✓ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___
EPC NO. ___
PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
___ 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
✓ BUILDING PERMIT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 1/5/88

BY: Laura Milne

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

December 23, 1987

Laura Milne
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE REPORT FOR CANDELARIA BUSINESS CENTER, PHASE III, SUBMITTED DECEMBER 2, 1987, FOR BUILDING PERMIT APPROVAL (G-16/D57)

Dear Ms. Milne:

I have reviewed your submittal, referred to above, and ask that you address the following two areas before this office can sign a building permit.

1. On the plat of this subdivision, there is a ten foot utility easement running north and south, 337.53 feet from the west boundary. This easement runs under the second westernmost proposed building in this phase (finish floor elevation 5119.16). Please tell me what the status of this easement is.

2. You will need to provide more detail for the three entrances to the area from Alta Monte Avenue: curb and gutter removal and replacement, valley gutters, et cetera.

I have reviewed your calculations having to do with the roof and drains, but was confused as to what they meant. Do the roofs not contribute to the peak flows because rainfall is to be ponded on them and released at a controlled rate, or are the drains acting as a detention device (orifice flow) so that the peak flow from the roofs reaches the exit later than the peak flows from the rest of the basin, or because of a combination of the two?

At any rate, I looked at the drainage basin, down to the City baseball park and on to the detention pond north of Comanche, and came to the conclusion that an additional 2.25 cfs over the historic flows in the basin would not be a problem.

Your drainage report, therefore is approved, and if you will address the items mentioned above, I will be able to recommend our sign-off of the building permit.

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

Cordially,

Stuart Reeder

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

GSR/bsj

CURB OPENING AND WIDTH OF TRENCH CULVERT

RECEIVED
DEC 17 1987
HYDROLOGY SECTION

$$Q = CLH^{3/2}$$

$$L = \frac{Q}{CH^{3/2}}$$

FOR BASIN 5, $Q = 6.82$ cfs

USING $C = 3.0$ AND $H = .5$ (HEIGHT OF CURB)

$$L = \frac{6.82}{3.0(.5)^{3/2}}$$

$$L = 6.43'$$

FOR BASIN 8, $Q = 3.40$ cfs

$$L = \frac{3.40}{3.0(.5)^{3/2}}$$

$$L = 3.2'$$

BOHANNAN-HUSTON INC.

PROJECT NAME C.B.C. III SHEET 1 OF 4

PROJECT NO. 87127.01 BY LM DATE 11/20/87

SUBJECT CH'D DATE

PREVIOUSLY CALCULATED

I = 4.64 C = .85

BASIN	AREA (acres)	Q (cfs)
1	.93	3.7
2	.59	2.32
3	.29	1.14
4	.83	3.27
5	1.73	6.82
6	.60	2.37
7	.26	1.00
8	.86	3.40
A	3.16	4.98

PREVIOUSLY CALCULATED FLOW RATES INCLUDE ROOF AREA WITH NO PROVISIONS FOR ROOF PONDING OR ROOF DRAINS. IN ADDITION, THE UNDEVELOPED C-VALUE USED IN THE Q=CIA CALCULATION WAS THE OLD CITY VALUE. USING THE CURRENT C-VALUE OF .40 Q = 0.40(4.64)(3.16) = 5.9 cfs ⇒ UNDEVELOPED FLOW RATE

BOHANNAN-HUSTON INC.

PROJECT NAME CAND. BUS. CTR III SHEET 2 OF 4

PROJECT NO. 87127.01 BY LM DATE 11/25/87

SUBJECT CH'D DATE

NEW FLOW RATES WITH RE = DRAINAGE TAKEN INTO ACCOUNT

BASIN ① → NEW AREA = .93 acres − 0.44 acres (ROOF area)

= 0.49 acres

∴ Q = CIA = .85(4.64)(.49) = 1.93 cfs

Basin ④ NEW AREA = .83 − .47 (acres (ROOF AREA)

= .36 acres

∴ Q = CIA = .85(4.64)(.36) = 1.42 cfs

CFS TO ALTA MONTE =

BASIN ① = 1.93

BASIN ③ = 1.14

BASIN ④ = 1.42

4.49 cfs

BOHANNAN-HUSTON INC.

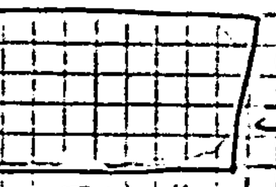
PROJECT NAME CAND. BUS. CTR III SHEET 3 OF 4

PROJECT NO. 87127.01 BY LM DATE 11/25/87

SUBJECT CH'D DATE

SIZES GIVEN ARE TYPICAL PHASE I SIZES

ROOF DR. NS

OPENING 

$Q = CA\sqrt{2gh}$

$C = 0.6$ $A = 5\frac{1}{2}'' \times 3\frac{1}{2}''$ typical drain size

$= 0.134\ ft^2$

$Q = 0.6(.134)\sqrt{2(32.2)(0.1458)}$

$h = 3.5'' \div 2 = 1.75'' = 0.1458$

$Q = 0.2$ cfs / ROOF DRAINS

FOR 4 ROOF DRAINS PER BUILDING (2 BLDGS.)

$8(0.2) = 1.6$ cfs

$\therefore 4.5 + 1.6 = 6.1$ cfs ≈ 5.9 c.f.s. O.K.

BOHANNAN-HUSTON INC.

PROJECT NAME CAND. BUS. CNTR, III SHEET 4 OF 4

PROJECT NO. 87127.01 BY LMM DATE 11/25/87

SUBJECT CH'D DATE

BASIN "A" = 3.16 ACRES

UNDEVELOPED $Q = 0.4\,(4.64)(3.16) = 5.86$ CFS ≡ FREE DISCHARGE

DISCHARGE FROM BASINS 1, 3, & 4 = 8.11 CFS

− 5.86 CFS

2.25 CFS XS

VOL

CN = 61 P = 2.2 Q = 0.116"

= 92 = 1.418

XS RUNOFF VOL $= \left(\frac{1.418-0.116}{12}\right) 43560\,(3.16)$

= 14,935 CF

= 0.343 AC. FT

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CANDELARIA BUSINESS CENTER PHASE III ZONE ATLAS/DRNG. FILE #: G-16

LEGAL DESCRIPTION: CANDELARIA BUSINESS CENTER, PHASE III

CITY ADDRESS: CANDELARIA AND AMHERST

ENGINEERING FIRM: BOHANNAN HUSTON CONTACT: LAURA MICNE

ADDRESS: 7500 JEFFERSON, NE PHONE: 823-1000

OWNER: CANDELARIA BUSINESS CENTER JOINT VENTURE CONTACT: MIKE ADAMS

ADDRESS: 3411 CANDELARIA, NE 87110 PHONE: 883-1674

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIVERSITY, NE PHONE: 242-9800

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

____ YES

✓ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
DEC 02 1987
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ 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

✓ BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12/4/87

BY: Laura Micne

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

November 25, 1987

RECEIVED
DEC 02 1987
HYDROLOGY SECTION

Mr. G. Stuart Reeder, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center, Phase III (G-16/D57)

Dear Stuart:

We appreciated your input to the Candelaria Business Center Grading/Drainage Plan. The items we discussed on Thursday, November 19, 1987, have been addressed as follows:

1. A water block has been added to the southeastern drivepad of Basin 2.

2. The elevations to the southeast, within Basins 6 and 7, have been clarified.

3. The basin line between Basins 4 and 5 has been moved to the exact high point, and an elevation was added to the curb at this point.

4. The trench culvert capacities were checked and the widths were adjusted accordingly.

5. Enclosed are the calculations showing the developed runoff to Alta Monte Drive does not exceed the undeveloped runoff.

If you have any further questions or comments concerning this submittal, please let us know.

Sincerely,

Laura Milne

Laura Milne
Project Engineer

Enclosure

cc: Mike Adams
Knight Seavey

LM/da

Job No. 87127.01

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CANDELARIA BUSINESS CENTER, PHASE III ZONE ATLAS/DRNG. FILE #: G16/D57

LEGAL DESCRIPTION: CANDELARIA BUSINESS CENTER, Phase III

CITY ADDRESS: CANDELARIA & AMHERST

ENGINEERING FIRM: BOHANNAN HUSTON CONTACT: LAURA MILNE

ADDRESS: 7500 JEFFERSON, NE PHONE: 823-1000

OWNER: CANDELARIA BUSINESS CENTER JOINT VENTURE CONTACT: ~~RON BROWN~~ MIKE ADAMS

ADDRESS: 3411 CANDELARIA, NE PHONE: 883-1674

ARCHITECT: KNIGHT SEAVEY DESIGN CONTACT: KNIGHT SEAVEY

ADDRESS: 1600 UNIVERSITY, NE PHONE: 242-9800

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 02 1987 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ 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

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 11/2/87

BY: Laura Milne

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

October 29, 1987

RECEIVED
NOV 02 1987
HYDROLOGY SECTION

Mr. G. Stuart Reeder, P.E.
C.E./Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage and Grading Plan for Candelaria Business Center, Phase III (G-16/D57)

Dear Mr. Reeder:

We have received your letter of September 2, 1987 to David Thompson, requesting additional information for the referenced drainage and grading plan. The requested information has been addressed as follows:

1. We have opted not to add contour lines because we have included all top of curb and flow line elevations necessary for construction and to assure the grading concept may be followed.

2. The necessary as-built elevations along the north boundary of Phases I and II have been added.

3. The west easement is still in effect and is now shown on the plan.

4. Erosion control measures are now provided.

5. The maximum height of the northeast retaining wall has been revised to 6.05 feet.

We are hopeful that with this submittal we will obtain your approval for building permit.

If you have any questions, please feel free to call.

Sincerely,

Laura Milne

Laura Milne
Project Engineer

Enclosure

cc: Mike Adams
Knight Seavey

LM/da
Job No. 87127.01

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz
Mayor

UTILITY DEVELOPMENT DIVISION
HYDROLOGY SECTION
(505) 768-2650

September 2, 1987

David B. Thompson, P.E.
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE & GRADING PLAN FOR CANDELARIA BUSINESS CENTER, PHASE III SUBMITTED AUGUST 14, 1987 FOR BUILDING PERMIT APPROVAL (G-16/D57)

Dear Mr. Thompson:

I have reviewed your submittal, referred to above, and would appreciate your furnishing me some additional information:

1. Please add the proposed contour lines to the plan;

2. Please add the necessary as-built elevations along the north boundaries of Phases I and II so as to assure the plans checker that the proposed construction will merge with the existing development;

3. There are two ten-foot utility easements, running north and south, shown on the plat of this area. The eastern easement is identified as being vacated. If the west easement is still in effect, kindly add this to your plan;

4. Please provide the erosion control measures you intend for the contractor to follow.

Finally, I believe the note concerning the maximum height of the northeast retaining wall is in need of revision. The maximum height shown on the plan is 6.05 ft.

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

Cordially,

Stuart Reeder

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

GSR/bsj

RAINAGE INFORMATION SHEET

PROJECT TITLE: CANDELARIA BUSINESS CENTER ZONE ATLAS/DRNG. FILE #: G16-D57

LEGAL DESCRIPTION: CANDELARIA BUSINESS PARK SUBDIVISION

CITY ADDRESS:

ENGINEERING FIRM: BOHANNAN-HUSTON, INC CONTACT: DAVE THOMPSON

ADDRESS: 7500 JEFFERSON PHONE: 823-1000

OWNER: BROWN + ASSOCIATES CONTACT: MIKE ADAMS

ADDRESS: 3411 CANDELARIA, NE PHONE: 883-1674

ARCHITECT: KNIGHT SEANEY DESIGN CONTACT: KNIGHT SEANEY

ADDRESS: 1600 UNIVERSITY PHONE: 242-9800

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

___ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED AUG 14 1987 HYDROLOGY SECTION

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

___ 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: 8-13-87

BY: Dave Thompson

BOHANNAN-HUSTON INC.

Courtyard I 7500 Jefferson Street, N.E. Albuquerque, NM 87109
(505) 823-1000

Transmittal

To: CITY HYDROLOGY DEPT
4th Floor City/County BLDG

☐ Parcel post ☐ Messenger
☐ First Class ☐ UPS
☐ Express Mail ☐ Air Freight
☐ Bus ☐ _____

Attention: CARLOS MONTOYA

Date: 8-14-87 Our job number: 71271

Your job number: _____

Job: CANDELARIA BUSINESS CENTER

We are enclosing:		For:
1	COPY OF FINAL GRADING PLAN	RECEIVED AUG 14 1987 HYDROLOGY SECTION

Comments: _____

By: Dave Thompson thank you

Rec'd by: Ellen Hwa Date: 8/14/87

☐ Please Return Signed Yellow Copy

3/86

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

August 14, 1987

RECEIVED
AUG 14 1987
HYDROLOGY SECTION

Mr. Carlos Montoya
Hydrology Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Final Grading Plan for Candelaria Business Center - Phase III

Dear Carlos:

Enclosed is a copy of the Final Grading Plan for Candelaria Business Center - Phase III. In order to eliminate on-site ponding, as shown on the approved conceptual grading plan, Basin 3 now drains south to the channel instead of draining north to Alta Monte Avenue. This allows Basins 1 and 4 to discharge into Alta Monte Avenue totaling 6.5 cfs during a 100-year event. The remainder of the site (Basins 2, 5, 6, 7 and 8) drains to the "private collector street" to the existing inlets provided, or to the west property line and eventually into the Candelaria Interceptor Channel. Please review the plan for Building Permit Approval.

If you have any questions, please call me.

Sincerely,

Lance G. Huckman for
David B. Thompson

David B. Thompson, P.E.
Project Manager

Enclosure

cc: Mr. Mike Adams
Mr. Knight Seavey

DBT/da
Job No. 71271

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

CANDELARIA BUSINESS CENTER
DRAINAGE CALCULATIONS

BASIN	AREA (AC)	I	C_{DEV}	Q_{100} (CFS)
1	.93	4.64	.85	3.70
2	.59	4.64	.85	2.32
3	.29	4.64	.85	1.14
4	.83	4.64	.85	3.27
5	1.73	4.64	.85	6.82
6	.60	4.64	.85	2.37
7	.26	4.64	.85	1.00
8	.86	4.64	.85	3.40
	6.09			

UNDEVELOPED
0.40 (4.64) 3.16 = 5.86 CFS
BASIN "A"

$C_i = 3.44$

DEVELOPED
11.3 CFS $\left(\frac{0.85}{0.40}\right)$ = 24.0 CFS

FREE DISCHARGE
12.7 CONTROLLED DISCHARGE

RECEIVED
AUG 14 1987
HYDROLOGY SECTION

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 17, 1987

Dave Thompson
Bohannan-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR CANDELARIA BUSINESS CENTER PHASE III
(G-16/D57) RECEIVED FEBRUARY 24, 1987

Dear Mr. Thompson:

The above referenced plan dated February 24, 1987 is approved for Site Development Plan.

Please address downstream capacity at time of building permit request. The analysis may eliminate the ponds.

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

Cordially,

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

CAM/bsj

BOHANNAN-HUSTON INC.
COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 823-1000
UNIVERSITY PLAZA, SUITE 104, 330 GARFIELD SANTA FE, NEW MEXICO 87501 (505) 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 (915) 778-4491

February 24, 1987

RECEIVED
FEB 24 1987
HYDROLOGY SECTION

Mr. Fred Aguirre
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Conceptual Grading Plan for Candelaria Business Center Phase III (G-16/D57)

Dear Fred:

Enclosed please find the Conceptual Grading Plan for Candelaria Business Center Phase III. The site plan for the project will be heard at the March EPC meeting. This conceptual plan follows the master plan for the entire project dated November 1, 1984. Most of Phase III (Basins 3 and 4 - 4.72 acres) drains to the Candelaria Interceptor, while a portion in the northwest corner (Basin 5), drains to Alta Monte Avenue. Two small ponding areas with controlled discharge are required to keep the developed runoff in Basin 5 equal to the undeveloped runoff impacting Alta Monte Avenue. The site will also require 4'-5' retaining walls along the west property line and at the northeast corner adjacent to Alta Monte Avenue and Amherst Drive.

If you have any questions, please call me.

Sincerely,

David B. Thompson, P.E.
Project Manager

Enclosure

cc: Mike Adams
Knight Seavey

DT/da
Job No. 71270

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.
DANA C. WOOD, P.E.
ANDRES ARAGON-VIAMONTE
DARRELL L. WADE, P.E.
JAMES V. DOMENICK, P.E.
BRIAN G. BURNETT, P.E.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Candelaria Business Center ZONE ATLAS/DRNG. FILE #: G16-D57

LEGAL DESCRIPTION: Candelaria Business Park Subdivision

CITY ADDRESS:

ENGINEERING FIRM: Bohannan - Huston Inc. CONTACT: Dave Thompson

ADDRESS: 7500 Jefferson, NE 87109 PHONE: 823-1000

OWNER: Brown & Associates CONTACT: Mike Adams

ADDRESS: 3411 Candelaria, NE PHONE: 883-1674

ARCHITECT: Knight Seavey CONTACT: Knight Seavey

ADDRESS: 1600 University NE 87102 PHONE: 242-9800

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED FEB 24 1987 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

X CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 2/24/87

BY: Dave Thompson

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 21, 1986

Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR PHASE II - CANDELARIA BUSINESS CENTER (G-16/D57) RECEIVED MARCH 4, 1986

Dear Mr. Burnett:

I have reviewed the above referenced submittal and hereby give approval for building permit.

However, I do want to reiterate that contrary to your response letter dated Marrch 3, 1986, according to the plat on file at City Surveyors office, there is a seven foot (7') utility easement located 20 feet south of the 30 feet drainage easement. This utility easement runs east/west through the northern portion of Building No. 6.

Prior to Hydrology sign-off, this matter will need to be resolved and a revised resubmittal provided or a copy of the plat verifying the easement has, in fact, been vacated.

Should you have any questions or comments, please call.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Design Hydrology

BJG/bsj

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

March 3, 1986

RECEIVED
MAR 04 1986
HYDROLOGY SECTION

Mr. Billy Goolsby
Hydrology Section
City of Albuquerque
Post Office Box 1293
Albuquerque, NM 87103

Re: Revised Grading Plan for Phase II - Candelaria Business Center
(G-161D57)

Dear Billy:

Enclosed for your review is a revised final grading plan. The following responses address your comments in the letter dated February 28, 1986:

1. The easement over the 66" RCP storm sewer has been added, however, the 7' utility easement was vacated when the Candelaria Business Center plat was filed.

2. The existing 66" RCP has been added to the drawing.

3. The north arrow and scale is now shown on the plan.

4. Spot elevations for the curb along Candelaria have been changed and the waterblock in the west entrance has been increased to one foot.

5. The legal description of the tract has been added.

6. The Candelaria Boulevard right-of-way has been added.

I hope these responses adequately address your comments. If you have any other questions, please call Dave Thompson or me.

Truly yours,

for Brian G. Burnett, P.E.
Vice President

Enclosure

cc: Mr. Ron Brown
Mr. Jim House
Mr. Knight Seavey

DT/mls
Job No. 4 229 9

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Candelaria Business Center ZONE ATLAS/DRNG. FILE #: G-16 1057

LEGAL DESCRIPTION: Tracts A, B, C, D, E and F Indian Acres Subdivision Filed 8/4/71

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Dave Thompson

ADDRESS: 4125 Carlisle N.E. Albuquerque, NM 87107 PHONE: 881-2000

OWNER: Jim House CONTACT: Ron Brown

ADDRESS: 3800 Carlisle N.E. Albuquerque, NM 87107 PHONE: 883-1674

ARCHITECT: Knight Seavey CONTACT: Knight Seavey

ADDRESS: Box 14887 Albuquerque, NM 87191 PHONE: 299-5900

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAR 04 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

____ YES

_x_ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ____

EPC NO. ____

PROJ. NO. ____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ 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

_xx_ BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 3/4/86

BY: [signature]

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 28, 1986

Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: REVISED DRAINAGE PLAN FOR PHASE II - CANDELARIA BUSINESS CENTER (G-16/D57) RECEIVED JANAURY 29, 1986

Dear Mr. Burnett:

I have reviewed the above referenced submittal and forward the following. Some of my previous comments were addressed. However, some were not, and also additional comments have been generated by the response. These comments are as follows:

1. The required easements were added, however, some have been left out. The underground pipe easement is not shown. According to the plat, there is a seven foot (7') utility easement running directly under Building 6 that is not shown on the plan.

2. There is an existing (?) 66" RCP running parallel to the north end of the area that is not indicated on the plan.

3. The north arrow and scale have been omitted from the plan.

4. The spot elevations for the curb and gutter along Candelaria Boulevard do not agree. The elevation differences vary from 0.4 feet to 1.2 feet. Also, the western entrance to the site does not create a one foot waterblock from the flowline in Candelaria Road.

5. The legal description has been omitted from the plan.

6. The Right-of-Way for Candelaria Boulevard should be shown on the plan.

Should you have any questions or comments, call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Design Hydrology

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: CANDELARIA BUSINESS CENTER ZONE ATLAS/DRNG. FILE #: G-16/D57

LEGAL DESCRIPTION: TRACTS A, B, C, D, E, and F, INDIAN ACRES SUBDIVISION (FILED 8/4/71)

CITY ADDRESS:

ENGINEERING FIRM: BOHANNAN-HUSTON, INC CONTACT: DAVE THOMPSON

ADDRESS: 4125 CARLISLE NE PHONE: 881-2000

OWNER: ~~[illegible]~~ BROWN + ASSOC. CONTACT: RON BROWN

ADDRESS: 3800 CARLISLE NE PHONE: 883-1674

ARCHITECT: KNIGHT SEAVEY CONTACT: KNIGHT SEAVEY

ADDRESS: 11930 MENAUL PHONE: 299-5900

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JAN 30 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___
EPC NO. ___
PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ 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: 1-30-86

BY: ~~1-30-86~~ [signature]

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

January 28, 1986

Mr. Billy Goolsby
City of Albuquerque
Post Office Box 1293
Albuquerque, NM 87103

RECEIVED
JAN 29 1986
HYDROLOGY SECTION

Re: Drainage Plan for Phase II
Candelaria Business Center (G-16/D57)

Dear Billy:

Enclosed for your review is a revised final grading plan. In response to your letter dated January 9, 1986 regarding the referenced project, I am forwarding the following responses to your comments:

1. Existing contours have been added west of the property a minimum of 25 feet beyond the property line.

✓ 2. The total runoff calculated for this area from a 100-year storm is 8.43 cfs as shown on Plate 4 of the Drainage Report for Candelaria Business Center (G16/D57). The runoff drains to the northwest corner of the site where it flows over a concrete headwall into the Candelaria Interceptor Channel. Details of the concrete headwall can be seen on Sheet 5 of COA Project 2441. The top of the headwall is flush with the top of the pavement in Phase II so that the runoff flows freely into the channel.

? 3. All rights-of-way and easements with dimensions and use have been added. There will be no conflicts with easement locations and the proposed construction.

✓ 4. An erosion control plan has been provided on the plan.

? 5. The top of curb and flowline elevations for Candelaria Boulevard have been added.

? 6. The property line is now a minimum of .33 feet above the adjacent City street top of curb.

✓ 7. See Response 3.

✓ 8. Roof drains have been added.

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P. E.

✓9. There is no existing asphalt in Phase II. The dashed lines are for optional parking spaces and have been labeled as such on the revised grading plan.

We hope these responses adequately address your comments. If you have any other concerns, please call Dave Thompson or me.

Truly yours,

David B. Thompson for

Brian G. Burnett, P.E.
Vice President

Enclosure

cc: Mr. Ron Brown
Mr. Jim House
Mr. Knight Seavey

DT/mls
Job No. 4 229 9

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

January 9, 1986

Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR PHASE II OF CANDELARIA BUSINESS CENTER
RECEIVED DECEMBER 17, 1985 (G-16/D57)

Dear Mr. Burnett:

I have reviewed the referenced submittal and forward the following comments:

1. Additional contours and or spot elevations need to be provided to clearly show the interfacing with adjacent properties, especially on the west side. These contours and spots should extend a minimum of 25 feet beyond the property line.

2. How much runoff is discharged from this site and where does it go?

3. The recorded plat on file at City Survey shows several easements on this property. There are no easements shown on this plan. Will there be any conflicts with the proposed construction?

4. An erosion control plan for the period of construction needs to be provided.

5. The top of curb and flowline elevations for existing City streets should be shown.

6. All right-of-ways and easements with dimensions and use should be indicated.

7. The property line is required to be 0.33 feet above the top of curb on the adjacent City street. This is not indicated.

8. The roof drains need to be shown.

9. The internal area between the buildings is shown in dashed lines indicate existing condition. Is there asphalt currently in that area?

Should you have any questions regarding this project, call me at 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Design Hydrology

BJG/bsj

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

December 16, 1985

Mr. Fred Aguirre
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
DEC 17 1985
HYDROLOGY SECTION

Re: Candelaria Business Center Phase II Grading Plan (G-16/D57)

Dear Fred:

Enclosed is a copy of the final grading plan for Candelaria Business Center Phase II for your review and approval. This plan will be submitted along with the building permit planset for City review.

Please review and comment on this plan. If you have any questions, please call Dave Thompson.

Truly yours,

Brian G. Burnett, P.E.
Vice President

Enclosure

cc: Mr. Ron Brown
Mr. Jim House

DT/mls
Job No. 4 229 9

PRINCIPALS
LARRY W. HUSTON
MICHIAL M. EMERY, P. E.

DRAINAGE INFORMATION SHEET

8

PROJECT TITLE: Candelaria Business Center ZONE ATLAS/DRNG. FILE #: G-16 / D57

LEGAL DESCRIPTION: Tracts A,B,C,D,E, and F, Indian Acres Subdivision Filed 8/4/71

CITY ADDRESS:

ENGINEERING FIRM: Bohannan-Huston, Inc. CONTACT: Dave Thompson

ADDRESS: 4125 Carlisle N.E. Albuquerque, NM 87107 PHONE: 881-2000

OWNER: Jim House CONTACT: Ron Brown

ADDRESS: 3800 Carlisle N.E. Albuquerque, NM 87110 PHONE: 883-1674

ARCHITECT: Knight Seavey CONTACT: Knight Seavey

ADDRESS: 11930 Menaul NE Albuquerque, NM 87112 PHONE: 299-5900

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED DEC 17 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

_x_ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ 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

_xx_ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12/16/86

BY: David B. Thompson

BOHANNAN-HUSTON INC.
4125 Carlisle Blvd NE Albuquerque NM 87107
(505) 881-2000

Transmittal

RECEIVED
DEC 17 1985
HYDROLOGY SECTION

☐ Parcel post ☐ Messenger
☐ First Class ☐ UPS
☐ Express Mail ☐ Air Freight
☐ Bus ☐ _____

To: CITY DESIGN HYDROLOGY
2nd + CENTRAL 2nd FLOOR

Attention: MR. FRED AGUIRRE

Date: 12-17-85

Our job number: 42299

Your job number: _____

Job: CANDELARIA BUSINESS CENTER PHASE II

We are enclosing:	For:
1 FINAL GRADING PLAN	

Comments: _____

By: DAVE THOMPSON thank you

Rec'd by: _____ Date: 12/17/85

☒ Please Return Signed Yellow Copy

1/23/85

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 2, 1985

Mr. Dave Woods
Bohannan-Huston
4125 Carlisle NE
Albuquerque, NM 87107

REF: DRAINAGE PLAN FOR PHASE I OF CANDELARIA BUSINESS PARK (G16-D57)
RECEIVED MARCH 22, 1983 & MARCH 27, 1985

Dear Mr. Woods:

The referenced plan dated March 14, 1985, is approved for building permit; however, before Hydrology can sign-off for building permit, the following items must be completed:

1. The 66" storm drain (project 2441) must be completed.
2. Encroachment Agreement for Facilities Within City Right-of-Way.
3. Financial guarantees for the proposed drainage improvements.

If you have any further questions, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

March 26, 1985

RECEIVED
MAR 27 1985
HYDROLOGY SECTION

Mr. Fred Aguirre
Design Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center Storm Drain Hydraulics (G-16/D57)

Dear Fred:

Enclosed are two (2) copies of the hydraulics and plan details for the 66" storm drain in Candelaria Business Center. Please review these since the construction drawings have also been submitted to the Design Section for preliminary review and comment. If you have any questions, please call Dave Woods.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

Enclosures

DWW/mls
Job No. 4 229 4

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

INFORMATION SHEET

G-16 D57
RESUBMITTAL
HYDRAULIC COMPUTATIONS

PROJECT TITLE Candelaria Business Park TYPE OF SUBMITTAL _____

ZONE ATLAS PAGE NO. G-16 CITY ADDRESS _____

LEGAL DESCRIPTION Tracts A,B,C,D,E & F Indian Acres Subd. Filed 8/4/71

FIRM Bohannan-Huston, Inc. CONTACT Dave Woods

ADDRESS 4125 Carlisle NE,Albuq.NM 87107 PHONE 505/881-2000

OWNER Jim House CONTACT Ron Brown

ADDRESS 3800 Carlisle NE, Albuquerque, NM 87107

PHONE 883-1674

ARCHITECT Knight Seavy CONTACT Knight Seavy

ADDRESS 11930 Menaul NE, Albuquerque, NM 87112

PHONE 299-5900

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

RECEIVED
MAR 27 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

____ YES
X NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED (contained in Report)

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
____ GRADING/PAVING PERMIT APPROVAL
X OTHER ~~CONSTRUCTION~~ (Specify) ~~PLANS FOR PUBLIC WORK~~

DATE SUBMITTED: 3/27/85

BY: _____

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N.M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

March 20, 1985

RECEIVED
MAR 22 1985
HYDROLOGY SECTION

Mr. Fred Aguirre
City Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center Grading Plan (G-16/D57)

Dear Fred:

Enclosed is a copy of the final grading plan for Candelaria Business Center for your review and approval. This plan will be submitted along with the building permit planset for City review in about a week.

Please review and comment on this plan. If you have any questions, please call Dave Woods.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

Enclosure

cc: Mr. Ron Brown

DWW/mls
Job No. 4 229 3

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

INFORMATION SHEET

PROJECT TITLE Candelaria Business Center TYPE OF SUBMITTAL Grading Plan

ZONE ATLAS PAGE NO. G-16 CITY ADDRESS _____

LEGAL DESCRIPTION Tracts A,B,C,D,E, & F, Indian Acres Subdivision
Filed 8/4/71

FIRM Bohannan-Huston, Inc. CONTACT Dave Woods

ADDRESS 4125 Carlisle NE,Albuq.NM 87107 PHONE 505/881-2000

OWNER Jim House CONTACT Ron Brown

ADDRESS 3800 Carlisle N.E., Albuquerque, NM 87107
PHONE 883-1674

ARCHITECT Knight Seavy CONTACT Knight Seavy

ADDRESS 11930 Menaul N.E., Albuquerque, NM 87112
PHONE 299-5900

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

RECEIVED
MAR 22 1985
HYDROLOGY SECTION

PRE-DESIGN MEETING:

____ YES
x NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
X BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
N/A GRADING/PAVING PERMIT APPROVAL
____ OTHER _____ (Specify)

DATE SUBMITTED: 3/19/85

BY: Susan Barnett

Barbara, file with report

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

March 5, 1985

Mr. Fred Aguirre
Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center Subdivision Improvements Agreement
(DRB-85-82) G16/D57

Dear Fred:

This is a confirmation of the findings of the DRB meeting of February 26, 1985 regarding the infrastructure which requires financial surety prior to the filing of the subdivision plat.

Since the project plat is to be filed as a single lot, the only multi-user public infrastructure is the storm drain improvements. For this reason only the storm drain improvements will require a financial surety per the subdivision ordinance.

The approximate quantities for this work are as follows:

18" RCP	25 LF	
30" RCP	17 LF	
✓ 66" RCP	997 LF	
✓ CONCRETE BEDDING	127 CY	
TYPE C INLETS	2 EA	TYPE D
7 CELL TYPE D INLET	1 EA	
concrete spillway		

This is only an estimate and a final quantity estimate will be submitted with the subdivision agreement.

retaining walls -

PRINCIPALS
JERRY R. BOHANNAN, P. E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P. E.

The list is incomplete & incorrect

DISCUSSED WITH RON BROWN ASSOCIATE, SOME CHANGES ARE BEING LOOKED INTO.

Cole

4/28/85

If you agree with the above, please indicate so by signing in the space provided below and return this letter to our office. If you have any questions, please call Dave Woods.

Truly yours,

Brian G. Burnett, P.E.
Division Manager

APPROVED

BY_____

TITLE_____

DATE_____

cc: Mr. Ron Brown

DWW/mls
Job No. 4 229 4

DRB 85-42

also 2-19-85

V 85-15

G16-D57

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 27, 1985

Dave Woods
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE REPORT FOR CANDELARIA BUSINESS PARK
(G-16/D57) RECEIVED FEBRUARY 13, 1985

Dear Mr. Woods:

The referenced plan dated November 1, 1984, is approved. However, prior to site development sign-off and final plat sign-off, the following items must be completed. 1) require an easement that allows the roadway to be built through the drainage easement; 2) require financial guarantees for the proposed drainage improvements.

Please be advised that separate drainage plans will have to be submitted with each phase in compliance with this report.

Cordially,

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsj

The letter received on 2/13/85 was in response to comments Issued (letter dated 2/5/85) on the submittal made on January 4th, 1985.

BJ
4/3/85

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N. E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
UNIVERSITY PLAZA, 330 GARFIELD SUITE 104 SANTA FE, N. M. 87509 505 988-7671
6713 VISCOUNT BLVD. EL PASO, TEXAS 79925 915 778-4491

February 8, 1985

RECEIVED
FEB 13 1985
HYDROLOGY SECTION

Mr. Carlos Montoya
City Hydrology Section
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Center (G-16/D57) Drainage Report

Dear Carlos:

Having reviewed your comments on the referenced Drainage Report, we forwarded the following responses:

The 66" RCP will be located under a private access road with residential paving. Using Class IV pipe, it is possible for the pipe to withstand AASHTO HS20 loading (loaded semi-truck with trailer) with a bury depth of only one foot which is the minimum which will be allowed for this project (computations enclosed).

The concept of enclosing the channel in a pipe has been previously approved by Fred Aguirre and Dan Hogan in a letter dated August 14, 1984. The inlet for the new storm drain is sized to accept the runoff reaching it according to the AMDS. If this inlet becomes clogged, the excess runoff will be conveyed west as surface flow within the private street to the existing channel. Should upstream improvements be contemplated, reconstruction of the existing storm drain line east of Amherst will be required since it is already at capacity.

We expect this information will be helpful in your approval of the Drainage Report. If you have any questions, please call Dave Woods or me.

Truly yours,

Brian G. Burnett

Brian G. Burnett, P.E.
Division Manager

cc: Mr. Ron Brown

DWW/mls
Job No. 4 229 1

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 5, 1985

Dave Woods
Bohannan-Huston, Inc.
4125 Carlisle Blvd., NE
Albuquerque, New Mexico 87107

RE: DRAINAGE PLAN FOR CANDELARIA BUSINESS PARK (G-16/D57)
RECEIVED JANUARY 4, 1985

Dear Mr. Woods:

I have reviewed the referenced submittal and foward these comments:

1. Please address the loading on the 66" RCP storm drain.

2. The present capacity of the channel is above 2000 cfs, and the proposed capacity of the storm drain is 300 cfs. There is flooding upstream of the proposed site. Please address the concerns that by allowing this storm drain to be built we are choking off any future remedy for an upstream solution.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya
City/County Floodplain Administrator

CAM/bsj

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 17, 1985 REF. NO._____

TO: Dwayne

FROM: Denise

SUBJECT: LETTER FROM JOHN MYERS, DATED 12/20/84, RE: CANDELARIA CHANNEL

Fred Aguirre relayed the following comments to me for your review:

"It appears that at the time of the judgement, the property was one tract and owned by the Haney estate; subsequent subdivisions conveyed adjacent tracts and not the easement tract. The owner of the easement would appear to remain with the Haney estate.

Recommend title search before City acts on easement request. No objection to the easement format. Would defer comments to the City Attorney.

The question really is: Who owns it?"

Please call Fred if you need additional information.

cc: Fred Aguirre

CITY ENGINEER'S OFFICE
766-7467

Date: Jan 14, 1985

To: Fred J Fink

From: Theresa

RE: Reminder of Comments Due to CO Sheppard

Draft Agreement and Grant Of Easement by K.M. & J. Development Co. at Candelaria Interceptor Ditch Easement (Replat of Tracts 2A, 2B, 3A, 3B, 4A and 4B of Tract 6 Block A & Replat of TR. 7 Block A, Indian Acres - Comments Due Reminder

Municipal Development Department
P.O. Box 1293, Albuquerque, N.M. 87103

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE REF. NO._____

TO: Jim Fink

FROM: Carlos Montoya G16-D57

SUBJECT: Candelaria Business Center Drainage Report.

Dear Jim:

Attached to this memo is the drainage report for Candelaria Business Center. I am concerned that future plans to correct the flooding upstream may be choked off with this storm drain pipe. Please comment at your earliest convenience.

Carlos A Montoya

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JAN 10 1984
CITY ENGINEER

Copy of memo to J.F. 1/11/85

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CDS C

CC FRED A

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

LEGAL DEPARTMENT
(505) 766-7411

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DEC 27 1984
CITY ENGINEER

December 26, 1984

John A. Myers, Esq.
Johnson & Lanphere, P.C.
6400 Uptown Boulevard, N.E. - 200 West
Albuquerque, New Mexico 87110

RE: Ditch Easement - K.M. & J. Development Company

Dear John:

I have reviewed your document submitted with your letter of December 20, 1984 regarding the above matter. I have problems with your draft Agreement and Grant of Easement because it is not clear from the document who is to bear the cost of installing the underground drainage facilities.

It is my understanding that your client wishes to install these facilities at its expense so that the surface of the property may be more efficiently developed and utilized. I would suggest that your client proceed with Procedure "A" (Agreement to Construct Improvements) for the construction of the facilities. Upon completion and acceptance by the City, the City could release the existing surface easement and accept an appropriate underground easement from the clients (in a form similar to your draft).

Denise Wilcox can provide you with the Procedure "A" forms. If you have any questions, please feel free to call me.

Very truly yours,

Stephen K. Bowman
Assistant City Attorney

SKB/phm

cc: Dwayne Sheppard

E. C. IDEN (1889-1955)
BRYAN G. JOHNSON, COUNSEL
ERIC D. LANPHERE
J VICTOR PONGETTI
DENNIS M. McCARY
BILL CHAPPELL, JR.††††
THOMAS J. McBRIDE
JIM DINES
D. JAMES SORENSON
FLOYD D. WILSON
NICHOLAS R. GENTRY
JOHN A. MYERS
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JOAN M. WATERS†††

†MEMBER CALIFORNIA BAR ALSO
††MEMBER FLORIDA BAR ALSO
†††MEMBER IOWA BAR ALSO
††††MEMBER TEXAS BAR ALSO

JOHNSON AND LANPHERE, P.C.
ATTORNEYS AND COUNSELORS AT LAW
6400 UPTOWN BOULEVARD NE, 200 WEST
ALBUQUERQUE, NEW MEXICO 87110

AREA CODE 505
TELEPHONE 881-3[illegible]
TELECOPIER NO.
(505) 881-3383

December 20, 1984

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JAN 07 1985
CITY ENGINEER

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Fwd A
Comment/Return
CC - J.F.
Comment/Return
This is Candelaria Channel - east of Amherst.

Mr. Steve Bowman
Assistant City Attorney
P.O. Box 1293
Albuquerque, NM 87103

Dear Steve:

On December 12, 1984, I wrote to Dwayne Sheppard regarding a proposal to substitute an underground drainage facility for what is presently an open channel on a tract of property north of Candelaria just west of Carlisle Boulevard. On December 13th we met with Dwayne and he asked that I follow up with you on the legal aspects of this matter. It appears to me that the only thing that need be done is to have a document which substitutes a new easement for the easement that the city acquired in the eminent domain proceedings. Therefore, I have prepared such a document and enclose a draft of the easement. I would appreciate you taking a look at it and letting me know if you deem it to be satisfactory.

If you have questions please call me. Thanks.

Merry Christmas.

Sincerely,

Johnson and Lanphere, P.C.

JM:bs
cc: Dwayne Sheppard
Ron Brown
Brian Burnett

Enclosure

AGREEMENT AND
GRANT OF EASEMENT

THIS AGREEMENT AND GRANT OF EASEMENT ("Easement") is made this _____ day of January 1985 by K.M.& J. DEVELOPMENT CO., INC., a New Mexico ("K.M.& J."), to THE CITY OF ALBUQUERQUE, a Municipal corporation (the "City").

RECITALS:

WHEREAS, pursuant to that certain judgement (the "Judgement") in Bernalillo County District Court Cause No. A41072, The City of Albuquerque, New Mexico, a municipal corporation v A.J. Haney et al. which Judgment was recorded in the Bernalillo County, New Mexico real estate records on _____, ___, 197_, in Book _____ Vol. ____, the City acquired an easement (the "Judgement Easement") situated in Bernalillo County New Mexico and described as follows:

> City of Albuquerque Candelaria Interceptor Ditch Easement as shown on the Plat (the "Plat") entitled "REPLAT OF TRACTS 2A, 2B, 3A, 3B, 4A, AND 4B OF THE SUBDIVISION OF TRACT 6, BLOCK A AND REPLAT OF TRACT 7, BLOCK A OF INDIAN ACRES SUBDIVISION AND THE SW¼ SE¼, SECTION 3, T 10 N., R3E, NMPM" which plat is filed for record with the Bernalillo County New Mexico Clerk on August 4, 1971.

WHEREAS, K.M.& J. is the owner of all of the property (the "Property") as shown on the Plat, subject to the rights of the City pursuant to the Judgment Easement.

WHEREAS, The Judgment Easement was acquired in contemplation of, and is improved with, an open channel drainage facility (the "Open Channel");

WHEREAS, K.M.& J. desires to subsitute the Open Channel with a closed conduit drainage facility (the "Closed Conduit");

NOW THEREFORE, in consideration of the mutual covenants and conditions contained in this Easement, the City releases to K.M.& J. all right, title and interest to the Judgment Easement and K.M.& J. hereby grants, bargains, sells and conveys to the City an easement over and under that certain property situate in Bernalillo County, New Mexico, more particularly described and shown on Exhibit "A", attached hereto and incorporated herein (the "Easement Property"), which grant of easement is pursuant to the terms and conditions set out herein.

1. Purpose: The purpose of the Easement is for the construction, reconstruction, operation, repair and maintenance of an underground storm drainage pipe and appurtenances (the "Drainage Facilities").

2. Term: The Easement shall be in perpetuity, unless sooner abandoned by the City.

3. Maintenance of Drainage Facilities: The City shall have the obligation to maintain the Drainage Facilities. The City shall have the right to enter upon the Easement Property as may be necessary for the installation, operation, repair or maintenance of the Drainage Facilities. The City shall give K.M.& J. prior written notice before entering upon the Easement Property if reasonably possible under the circumstances.

4. Restoration of Easement Property: The City shall be obligated to rebuild and restore the Drainage Facilities following the City's entry upon the Easement Property for purposes of maintenance of the Drainage Facilities. However, the City shall be under no obligation to restore any of K.M.& J.'s improvements, including landscaping, situate on the Easement Property.

5. K.M.& J.'s Use of Easement Property: K.M.& J. reserves the right to use the Easement Property for any purpose including a private street, parking, and landscaping, which do not disturb or disrupt the function of the Drainage Facilities, however, K.M.& J. shall have no right to use the Easement Property for the construction of buildings. In the event that any use of the Easement Property by K.M.& J. which has not received prior written approval of the City interferes with the function of the Drainage Facilities, K.M.& J. agrees to cease such use within seventy-two (72) hours of receipt of written notice from the City, and K.M.& J. shall indemnify and hold the City harmless from loss or damage as a result of such use.

6. Running of Benefits and Burdens: The terms K.M.& J. and the City include their respective successors in interest to their rights in the Easement Property. All provisions of this Easement, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of successors in interest of the parties hereto.

7. Termination of Covenant Liability: Whenever a transfer of ownership of the Easement Property takes place,

liability of the transferor for breach of covenant occurring thereafter automatically terminates.

8. Release of Easement: The City may terminate this Easement by recording a release in recordable form with directions for delivery of same to K.M.& J. at its last address given pursuant hereto, whereupon all rights, duties, and liabilities hereby created shall terminate. For convenience such instrument may run to "the owner or owners and parties interested" in Easement Property.

IN WITNESS WHEREOF, the parties have executed this Easement this _____ day of January, 1985.

THE CITY OF ALBUQUERQUE,
a municipal corporation

By_____
Its_____

ATTEST:

_____
CITY CLERK

APPROVED:

_____
CITY ATTORNEY

APPROVED:

_____
CITY ENGINEER

K.M.& J. DEVELOPMENT CO., INC., a New Mexico Corporation

By_____
Its_____

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

The foregoing instrument was duly acknowledged before me this ____ day of January, 1985, by _____, _____ of THE CITY OF ALBUQUERQUE, a municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

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

The foregoing instrument was duly acknowledged before me this ____ day of January, 1984, by _____, _____ of K.M.& J. DEVELOPMENT CO., INC., a New Mexico corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

JOHNSON AND LANPHERE, P.C.
ATTORNEYS AND COUNSELORS AT LAW
6400 UPTOWN BOULEVARD NE, 200 WEST
ALBUQUERQUE, NEW MEXICO 87110

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†MEMBER CALIFORNIA BAR ALSO
††MEMBER FLORIDA BAR ALSO
†††MEMBER IOWA BAR ALSO
††††MEMBER TEXAS BAR ALSO

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12/14 CC FILED A
J.F.

Note: Please process the Engineering Application forms. We will need for work w/hegel for property interest Resolutions.

RECEIVED
DEC 12 1984
CITY ENGINEER

December 12, 1984

HAND DELIVERED

Mr. Dwayne Sheppard
City Engineer
4th Floor, City Hall
Albuquerque, New Mexico 87102

Dear Dwayne:

As I advised you over the telephone, this office represents the Candelaria Business Center Joint Venture who is the owner of Lots A, B, C, D, E, and F as shown on the Subdivision of Tract 6, Block A, and Replat of Tract 7, Block A, of Indian Acres Subdivision. This property is located on the north side of Candelaria Road just west of Carlisle Boulevard (Zone Atlas Page G-16). The property is traversed by the Candelaria Interceptor Ditch. The owners of the property propose to replace the open channel across their property with a closed conduit. The owners' incentive is to reassemble the property severed by the ditch and allow for the surface use of the easement property. It is our understanding that this proposal has been suggested to certain members of your staff, and that from an engineering perspective, it is an attractive alternative. Assuming it to be the case that all parties find this an acceptable alternative, the only thing standing in the way of getting this done is ensuring that the closed conduit is properly designed, and coming up with appropriate legal documents to evidence this change in the drainage facilities.

This proposal is almost identical to what we have just gone through with the AmeriWest conversion of portions of the Pino Trib drainage facilities. In accomplishing the Pino Trib conversion, the process seemed to be more convoluted than necessary. Therefore, we are going straight to you at the outset in the hopes that you can help us accomplish our goal in an expedient manner, yet in a manner acceptable to all parties.

It would appear that as a result of the concerns over the safety of ditches and as a result of escalating land values within the City of Albuquerque, that the City will be entertaining more and more proposals to convert open drainage facilities to close conduits. Therefore, we would hope that a relatively streamlined procedure could be adopted for dealing with this problem.

Ron Brown, one of the owners, has done a substantial amount of leg work to try to determine the history of the ditch. Apparently, the ditch was condemned by the City of Albuquerque in 1969 and is presently owned by the City of Albuquerque. However, it appears that the ditch has not been maintained by anyone. For your convenience, I am enclosing a copy of the Judgment entered by the Bernalillo County District Court wherein the City condemned a "permanent easement and right-of-way" over the property. It appears that the City owns an easement, rather than owning the property outright. However, in my opinion, that makes little difference. What is important is that the parties can divvy up the rights in the property in a manner in which all parties are satisfied. I would suggest that that could be done through an easement similar to the AmeriWest easement. I enclose a copy of that easement for your convenience.

Thank you for taking the time to meet with us. We will see you at 8:30 a.m. in the morning.

Yours very truly,

JOHNSON AND LANPHERE, P.C.

By _____
John A. Myers

JAM:ldc
Enclosures

cc w/encs: Mr. Steve Bowman
Mr. Ron Brown
Mr. Carl Rodolph
Mr. Fred Aguirre

STATE OF NEW MEXICO COUNTY OF BERNALILLO

IN THE DISTRICT COURT

THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation,

Plaintiff,

vs.

A. J. HANEY et al.,

Defendants.

No. A41072
Condemnation
Candelaria Ditch

FILED

JUDGMENT

This matter coming on for hearing before the Honorable Edwin L. Swope, Judge, Division III of the District Court of Bernalillo County, New Mexico, the Court having heard the evidence, arguments of counsel and being duly advised in the premises, FINDS:

1. That the Court has jurisdiction of the parties and subject matter.

2. That the plaintiff has the right and power to condemn the land described in the Petition filed herein.

3. That the taking in this cause is a partial taking, and that the difference between the before value and the after value of the property is $15,519.00.

4. That judgment should be entered, granting to The City of Albuquerque, New Mexico a permanent easement and right of way to construct, maintain and repair a drainage

215 1209

ditch, service roads, utility ways and use for other public purposes, with all the rights and privileges necessary for the use and enjoyment thereof for the purposes heretofore described, including the right of ingress and egress over said lands.

5. That just compensation for all damages sustained by the Defendants is $15,519.00; that the Defendants should recover their costs in the amount of $186.00 which includes $150.00 expert witness fee; further, the Defendants are entitled to interest at the rate of 6% on the amount of the judgment over and above the amount paid into Court from June 2, 1969.

6. That the City of Albuquerque has or shall by proper conveyance or ordinance or by securing the necessary releases, convey or transfer to the Defendants herein the property described in Exhibit "B" attached to the Complaint and all utility easements and associated anchor easements abutting and adjacent to the property described in said exhibit.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Defendants, A. J. Haney and Minerva B. Haney, his wife, be, and they hereby are granted judgment in the sum of $15,519.00 plus interest in the amount of $1,018.71 and costs in the amount of $186.00, and that the judgment herein granted is in full and complete release, discharge and satisfaction of any claims which said Defendants, their successors and assigns might now have or hereafter have by reason of the granting of the permanent easement to the land hereinafter described, and further, for any damages to any lands immediately adjacent thereto or any improvements which might have been affected by reason of said condemnation, which adjacent lands were not taken but may have been damaged, and further, in full payment of any and all damages of whatever nature or kind which may have accrued or hereafter may accrue by reason of the condemnation.

215 1210

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Plaintiff, the City of Albuquerque, New Mexico, a municipal corporation, be, and is hereby is granted a permanent easement and right of way to construct, maintain and repair a drainage ditch, service roads, utility ways and use for other public purposes with all the rights and privileges necessary for the use and enjoyment thereof for the purposes heretofore described, including the right of ingress and egress over said lands to the following described real estate located in Bernalillo County, New Mexico, to-wit:

A certain parcel of land situate in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, New Mexico, and being identified as a portion of Lot 4b as shown on the plat titled "Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1952 (said lot 4b was designated on the aforementioned filed subdivision plat, but was not included as a portion of said filed subdivision plat), and more particularly described by metes and bounds survey as follows:

Beginning at the Southeast corner of the parcel herein described, said Southeast corner being a point on the Easterly boundary of above mentioned Lot 4b, whence the Southeast corner of said Lot 4b bears S 00°50'00" E, 275.00 feet distance; thence,

S 89°10'00" W, [illegible] feet distance to the Southwest corner of the parcel herein described, said Southwest corner being on the Westerly boundary of said Lot 4b; thence,

N 00°31'00" W, 50.0[illegible] feet distance along said Westerly boundary of Lot 4b to the Northwest corner of the parcel herein described; thence,

N 89°10'00" E, 1[illegible]2.77 feet distance to the Northeast corner of the parcel herein described, said Northeast corner being on the Easterly boundary of said Lot 4b; thence,

S 00°50'00" E, 50.00 feet distance along said Easterly boundary of Lot 4b to the Southeast corner of the parcel herein described and place of beginning and containing 16,64[illegible] square feet (0.3821 acre) more or less.

NOTE: Bearings are referred to Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.

A certain parcel of land situate in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, New Mexico, and being identified as a portion of Lot 3b as shown on the plat titled "Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1962 (said Lot 3b was designated on the aforementioned filed subdivision plat, but was not included as a portion of said filed subdivision plat), and more particularly described by metes and bounds survey as follows:

Beginning at the Southeast corner of the parcel herein described, said Southeast corner being a point on the Easterly boundary of above mentioned Lot 3b and a Point on Curve, thence the Southeast corner of said Lot 3b bears S 00°50'00" E, 264.93 feet distance; thence,

Northwesterly, 124.60 feet distance along the arc of a curve bearing to the left (said arc having a radius of 547.93 feet and a chord which bears N 84°19'47" W, 124.13 feet distance) to a Point of Tangency; thence,

S 89°10'00" W, 204.11 feet distance to the Southwest corner of the parcel herein described, said Southwest corner being on the Westerly boundary of said Lot 3b; thence,

N 00°50'00" W, 50.00 feet distance along said Westerly boundary of Lot 3b to the Northwest corner of the parcel herein described; thence,

N 89°10'00" E, 204.11 feet distance to a Point of Curvature; thence,

Southeasterly, 1[illegible] feet distance along the arc of a curve bearing to the right (said arc having a radius of 597.96 feet and a chord which bears S 84°52'55" E, 124.00 feet distance to a Point on Curve, said Point on Curve being a point on the Northerly projection of the Easterly boundary of said Lot 3b, also being the Northeast corner of the parcel herein described; thence,

S 00°50'00" E, [illegible] feet distance along said Easterly boundary of Lot 3b to the Southeast corner of the parcel herein described and place of beginning and containing [illegible] square feet (0.3770 acre) more or less.

NOTE: Bearings are referred to Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.

June 27, 1988
Revised November 15, 1988

218 1212

A certain parcel of land situate in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, New Mexico, and being identified as a portion of Lot 2b as shown on the plat titled "Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1962 (said Lot 2b was designated on the aforementioned filed subdivision plat, but was not included as a portion of said filed subdivision plat), and more particularly described by metes and bounds survey as follows:

Beginning at the Southeast corner of the parcel herein described, said Southeast corner being a point on the Westerly boundary of above mentioned Lot 2b and a Point on Curve, whence the Southeast corner of said Lot 2b bears S 00°50'00" E, 264.93 feet distance; thence,

N 00°50'00" W, 51.21 feet distance along said Westerly boundary of Lot 2b and the Northerly projection of said Westerly boundary to the Northwest corner of the parcel herein described, said Northwest corner being a Point on Curve; thence,

Southeasterly, 221.78 feet distance along the arc of a curve bearing to the right (said arc having a radius of 597.96 feet and a chord which bears S 68°12'32" E, 221.48 feet distance) to a Point of Tangency; thence,

S 57°29'15" E, 110.30 feet distance to the Northeast corner of the parcel herein described, said Northeast corner being on the Westerly right-of-way line of Amherst Drive NE; thence,

S 00°50'00" E, 59.85 feet distance along said Westerly right-of-way line of Amherst Drive NE to the Southeast corner of the parcel herein described; thence,

N 57°29'15" W, 161.20 feet distance to a Point of Curvature; thence,

Northwesterly, 194.51 feet distance along the arc of a curve bearing to the left (said arc having a radius of 547.55 feet and a chord which bears N 67°39'24" W, 193.49 feet distance) to the Southwest corner of the parcel herein described and place of beginning and containing 16,794 square feet (0.3855 acre) more or less.

NOTE: Bearings are referred to Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.

Dec 27, 1983
Revised December 15, 1988

A certain parcel of land situate in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, New Mexico, and being identified as portions of Lots 2b, 3b, and 4b as shown on the Plat titled "Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1962 (said lots 2b, 3b, and 4b were designated on the aforementioned filed subdivision plat, but were not included as a portion of said filed subdivision plat), and more particularly described by metes and bounds survey as follows:

Beginning at the Southwest corner of the parcel herein described, said Southwest corner being a point on the Westerly boundary of above mentioned Lot 4b, thence the Northwest corner of said lot 4b bears S 00°31'00" E, 265.00 feet distance, thence,

N 00°31'00" W, [illegible] feet distance along said Westerly boundary of Lot 4b to the Northwest corner of the parcel herein described; thence,

N 89°[illegible]'00" E, [illegible].10 feet distance to a Point of Curvature; thence,

Southeasterly, 324.9[illegible] feet distance along the arc of a curve bearing to the right (said arc having a radius of 547.9[illegible] feet and a long chord which bears S 76°09'3[illegible] E, [illegible] feet distance) to a Point of Tangency; thence,

[illegible] 161.2[illegible] feet distance to the Northeast corner of the parcel herein described, said Northeast corner being a point on the Westerly right-of-way line of Adkins [illegible] Drive N.E.; thence,

S [illegible] feet distance along said Westerly right-of-way line of Adkins [illegible] the Southeast corner of the parcel herein described; thence,

[illegible] feet distance to a Point of Curvature; thence,

Northwesterly, [illegible] feet [illegible] along the arc of a curve bearing to the left (said arc having a radius of [illegible] feet and a chord which bears S 73°30'1[illegible] W, [illegible] feet distance) to a Point of Tangency; thence,

S 89°[illegible]'[illegible]" W, [illegible] feet distance to the Southwest corner of the parcel herein described and place of beginning and containing 0.2595 acre, more or less.

NOTE: Bearings are referred to Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.

May 28- 1968

A certain parcel of land situate in the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, New Mexico, and being identified as portions of lots 2a, 2b, and 4b as shown on the Plat titled "Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1962 (said Lots 2a, 2b, and 4b were designated on the aforementioned filed subdivision plat, but were not included as a portion of said filed subdivision plat), and more particularly described by metes and bounds survey as follows:

Beginning at the Southwest corner of the parcel herein described, said Southwest corner being a point on the Westerly boundary of above mentioned Lot 4b, whence the Southwest corner of said Lot 4b bears S 00°31'00" E, 325.00 feet distance, thence,

N 00°31'00" W, 10.00 feet distance along said Westerly boundary of Lot 4b to the Northwest corner of the parcel herein described; thence,

S 89°10'00" E, 546.80 feet distance to a Point of Curvature; thence,

Southeasterly, 345.41 feet distance along the arc of a curve bearing to the right (said arc having a radius of 605.21 feet and a chord which bears S 74°30'24" E, 340.70 feet distance) to a Point of Tangency; thence,

S 55°47'25" E, 102.47 feet distance to the Northeast corner of the parcel herein described, said Northeast corner being a point on the Westerly right-of-way line of Amherst Drive NE; thence,

S 00°30'00" E, 14.36 feet distance along said Westerly right-of-way line of Amherst Drive NE to the Southeast corner of the parcel herein described; thence,

N 57°24'15" W, 110.50 feet distance to a Point of Curvature; thence,

Northwesterly, 348.00 feet distance along the arc of a curve bearing to the left (said arc having a radius of 397.55 feet and a long chord which bears N 74°09'17" W, 341.12 feet distance) to a Point of Tangency; thence,

S 89°10'00" W, 535.85 feet distance to the Southeast corner of the parcel herein described and place of beginning and containing 0.2579 acre, more or less.

NOTE: Bearings are referred to Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision & the SW 1/4 SE 1/4 Sec. 3, T10N, R3E, N.M.P.M.

May 29, 1969

Excepting that the hereinafore described parcels the following described real estate situate in Bernalillo County, N.M., to-wit:

A certain parcel of land situate in the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City Limits of the City of Albuquerque, New Mexico, and being identified as an existing Drainage & Utility Easement lying between Lots 23 and 24 as shown on the Plat titled "Subdivision of Tract 6, Block A and Replat of Tract 7, Block A of Indian Acres Subdivision and SE-1/4 SE 1/4 Sec. 3, T 10 N, R 3 E, N.M.P.M.", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 21, 1958 (said Lots 23 and 24 were designated on the aforementioned filed subdivision plat, but were not included as a portion of said filed subdivision plat), and being more particularly described by notes and bounds survey as follows:

Beginning at the Northeast corner of the parcel herein described, said Northeast corner being common to the Southeast corner of aforementioned Lot 23 and the point of intersection common to the Northerly line of said Drainage & Utility Easement with the Westerly line of Amherst Drive NE; thence,

S 00°20'00" E, 69.85 feet distance along said Westerly line of Amherst Drive, NE, to the Southeast corner of the parcel herein described, said Southeast corner being a point on the Southerly line of said Drainage & Utility Easement; thence,

N 57°29'15" W, 355.03 feet distance along the Southerly line of said Drainage & Utility Easement to a Point of Curvature, thence,

Northwesterly, 70.23 feet distance continuing along the Southerly line of said Drainage & Utility Easement along the arc of a curve bearing to the left (said arc having a radius of 307.44 feet and a chord which bears N 64°01'52" W, 70.07 feet distance) to a Point of Compound Curvature, said Point of Compound Curvature being the most Westerly point of the parcel herein described; thence,

Southeasterly, 165.05 feet distance along the arc of a curve bearing to the right (said arc having a radius of 605.21 feet and a chord which bears S 76° 07'03" E, 164.53 feet distance) to a Point of Tangency, said Point of Tangency being on the Northerly line of said Drainage & Utility Easement; thence,

S 57°29'15"E, 237.75 feet distance along the Northerly line of said Drainage & Utility Easement to the Northeast corner of the parcel herein described and place of beginning and containing 16,764 square feet (0.3844 acre), more or less.

NOTE: Bearings are referred to Subdivision of Tract 6, Block A & Replat of Tract 7, Block A of Indian Acres Subdivision and the SW-1/4 SE-1/4 Sec. 3, T 10 N, R 3 E, N.M.P.M.

IT IS ORDERED ADJUDGED, AND DECREED that the Plaintiff, THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, shall by proper conveyance or ordinance or by posting the necessary disclaimers or deeds convey or transfer to the Defendants herein the property described in Exhibit "B" attached to the Complaint and all utility easements and associated anchor easements abutting and adjacent to the property described in said exhibit.

Edwin L. Mechem
DISTRICT JUDGE

Approved
R. J. King
Approved as to form
Bill Ford

IT IS HEREBY CERTIFIED that the above Judgment has been fully paid and satisfied.

_____

218 1217

STATE OF NEW MEXICO

IN THE DISTRICT COURT

THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation,

Plaintiff,

vs.

A. J. KENNY et al.,

Defendants.

No. 44,073
Condemnation
Consolidated Cases

SATISFACTION OF JUDGMENT

COMES NOW GERALD E. COLE, attorney for defendants A. J. Kenny and Minerva H. Kenny, his wife, and by these presents satisfies the judgment entered in the above cause and declares that the judgment rendered against the City of Albuquerque, New Mexico has been paid in full, including interest and costs.

Gerald E. Cole

FILED IN MY OFFICE THIS

CLERK DISTRICT COURT

DEPUTY CLERK

215 1210

84 89237

256

AGREEMENT AND
GRANT OF EASEMENT

THIS AGREEMENT AND GRANT OF EASEMENT ("Easement") is made this 30th day of November 1984 by AMERIWEST CORPORATION, a New Mexico corporation ("AmeriWest") to THE CITY OF ALBUQUERQUE, a Municipal corporation (the "City").

RECITALS:

WHEREAS, pursuant to that certain agreement dated May 3, 1984, entered into between certain parties, including AmeriWest and the City (the "SAD 205 Agreement") the parties agreed, among other things, that the City would vacate certain drainage rights-of-way dedicated by AmeriWest in anticipation of an open channel drainage facility for the Bear Tributary Arroyo ("Bear Trib"), and the City would accept in substitution therefore the dedication of drainage easements required for a closed conduit drainage facility for the Bear Trib, which easements would be in a form acceptable to the City.

WHEREAS, on November 6, 1984, the City, after a duly advertised public hearing, acting through its Development Review Board, ("DRB"), pursuant to the SAD 205 Agreement vacated that portion of the Bear Trib drainage right-of-way adjacent to the southerly boundary of Tract B as shown on the plat (the "Plat") of TRACT A AND TRACT B, of THE MEADOWS and designated on said plat as "60' PERMANENT DRAINAGE RIGHT-OF-WAY", which plat is recorded in the Bernalillo County, New Mexico Real Estate Records

on June 26, 1984 (the "Vacated Right-Of-Way"), which vacation was upon the condition that AmeriWest grant to the City acceptable easements for the closed conduit.

WHEREAS, the vacated Right-Of-Way shall be included with TRACT B of THE MEADOWS, and the combined tracts shall be designated as TRACT B-1 on the plat of TRACT B-1 of THE MEADOWS, which plat shall be approved and recorded subsequent to the execution and recording of this Easement, and which plat shall reference this Easement;

WHEREAS, this Easement is to satisfy the condition imposed by the DRB upon the vacation of the Vacated Right-Of-Way.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained in this Easement and in the SAD 205 Agreement, AmeriWest hereby grants, bargains, sells and conveys to the City an easement over and under that certain property situate in Bernalillo County, New Mexico, more particularly described and shown on Exhibit "A", attached hereto and incorporated herein (the "Easement Property"), which grant of easement is pursuant to the terms and conditions set out herein. This grant of easement shall become fully effective upon the vacation of the Vacated Right-of-Way being finalized and the plat of Tract B-1 of THE MEADOWS being approved by the City and recorded.

1. <u>Purpose</u>: The purpose of the Easement is for the construction, reconstruction, operation, repair and maintenance of an underground storm drainage pipe and appurtenances (the "Pipe") and for the further purpose of the construction,

reconstruction, operation and maintenance of a swale upon the surface of the Easement Property (the "Swale"). The Swale shall be designed in a manner acceptable to the City and shall be designed to convey storm drainage waters equal to 10% of the flows conveyed by the Pipe during the 100 year storm. The Pipe and the Swale are jointly referred to herein as the Drainage Facilities.

2. Term: The Easement shall be in perpetuity, unless sooner abandoned by the City.

3. Maintenance of Drainage Facilities: The City shall have the obligation to maintain the Pipe and to perform emergency maintenance of the Swale. AmeriWest shall have the obligation to provide routine maintenance of the Swale. The City shall have the right to enter upon the Easement Property as may be necessary for the installation, operation, repair or maintenance of the Drainage Facilities. The City shall give AmeriWest prior written notice before entering upon the Easement Property if reasonably possible under the circumstances.

4. Restoration of Easement Property: The City shall be obligated to rebuild and restore the Drainage Facilities following the City's entry upon the Easement Property for purposes of maintenance of the Drainage Facilities. However, the City shall be under no obligation to restore any of AmeriWest's improvements, including landscaping, situate on the Easement Property.

5. AmeriWest's Use of Easement Property: AmeriWest reserves the right to use the Easement Property for any purpose

including parking, landscaping and recreational facilities, including specifically tennis courts, which do not disturb or disrupt the function of the Drainage Facilities, however, AmeriWest shall have no right to use the Easement Property for the construction of buildings. In the event that any use of the Easement Property by AmeriWest which has not received prior written approval of the City interferes with the function of the Drainage Facilities, AmeriWest agrees to cease such use within seventy-two (72) hours of receipt of written notice from the City, and AmeriWest shall indemnify and hold the City harmless from loss or damage as a result of such use.

6. Running of Benefits and Burdens: The terms of AmeriWest and the City include their respective successors in interest to their rights in the Easement Property. All provisions of this Easement, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of successors in interest of the parties hereto.

7. Termination of Covenant Liability: Whenever a transfer of ownership of the Easement Property takes place, liability of the transferor for breach of covenant occurring thereafter automatically terminates.

8. Other Utilities within Easement Property: The Easement Property is also encumbered with easements to the City from AmeriWest for water and sanitary sewer utilities (the "Other Utilities"). The easements for the Other Utilities are shown on Exhibit "A". AmeriWest agrees to indemnify and hold the City harmless from any costs or expenses which the City incurs in

construction of the Drainage Facilities within the Easement Property, which costs or expenses are a direct result of the Other Utilities being located within the Easement Property.

9. Release of Easement: The City may terminate this Easement by recording a release in recordable form with directions for delivery of same to AmeriWest at its last address given pursuant hereto, whereupon all rights, duties, and liabilities hereby created shall terminate. For convenience such instrument may run to "the owner or owners and parties interested" in Easement Property.

IN WITNESS WHEREOF, the parties have executed this Easement this 20th day of November, 1984.

THE CITY OF ALBUQUERQUE,
a municipal corporation

By _____
Its CHIEF ADMINISTRATIVE OFFICER

ATTEST:

_____
CITY CLERK

APPROVED:

_____
ASSISTANT CITY ATTORNEY

APPROVED:

_____ 11/19/84
CITY ENGINEER

AMERIWEST CORPORATION,
a New Mexico corporation

By _____
Its Vice President

CAUWELS AND DAVIS, being the owner of Tract B of THE MEADOWS, as shown on the plat thereof filed on June 26, 1984, hereby joins in this grant and agrees to be bound by the terms hereof.

CAUWELS AND DAVIS

By _____
Its EVP

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

The foregoing instrument was duly acknowledged before me this 20th day of November, 1984, by Frank A. Kleinberg, CHIEF ADMINISTRATIVE OFFICER of THE CITY OF ALBUQUERQUE, a municipal corporation on behalf of said corporation.

Dola P. Grant
Notary Public

My Commission Expires:

12/18/84

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

The foregoing instrument was duly acknowledged before me this 15th day of November, 1984, by Allan L. Whitesel, Vice President of AMERIWEST CORPORATION, a New Mexico corporation on behalf of said corporation.

LISA K. CORNWELL
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary bond filed with Secretary of State
My Commission Expires 10-11-84

Lisa K. Cornwell
Notary Public

My Commission Expires:

10-11-84

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

The foregoing instrument was duly acknowledged before me this 19th day of November, 1984, by Bob Davis, of CAUWELS AND DAVIS, a New Mexico corporation, on behalf of said corporation.

Lisa K. Cornwell
Notary Public

My Commission Expires:

October 11, 1988

OFFICIAL SEAL
LISA K. CORNWELL
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 10-11-88

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 NOV 21 PM 2:45

Book 176A Page 256-263

FLORES C. WALLER
CO. CLERK & RECORDER

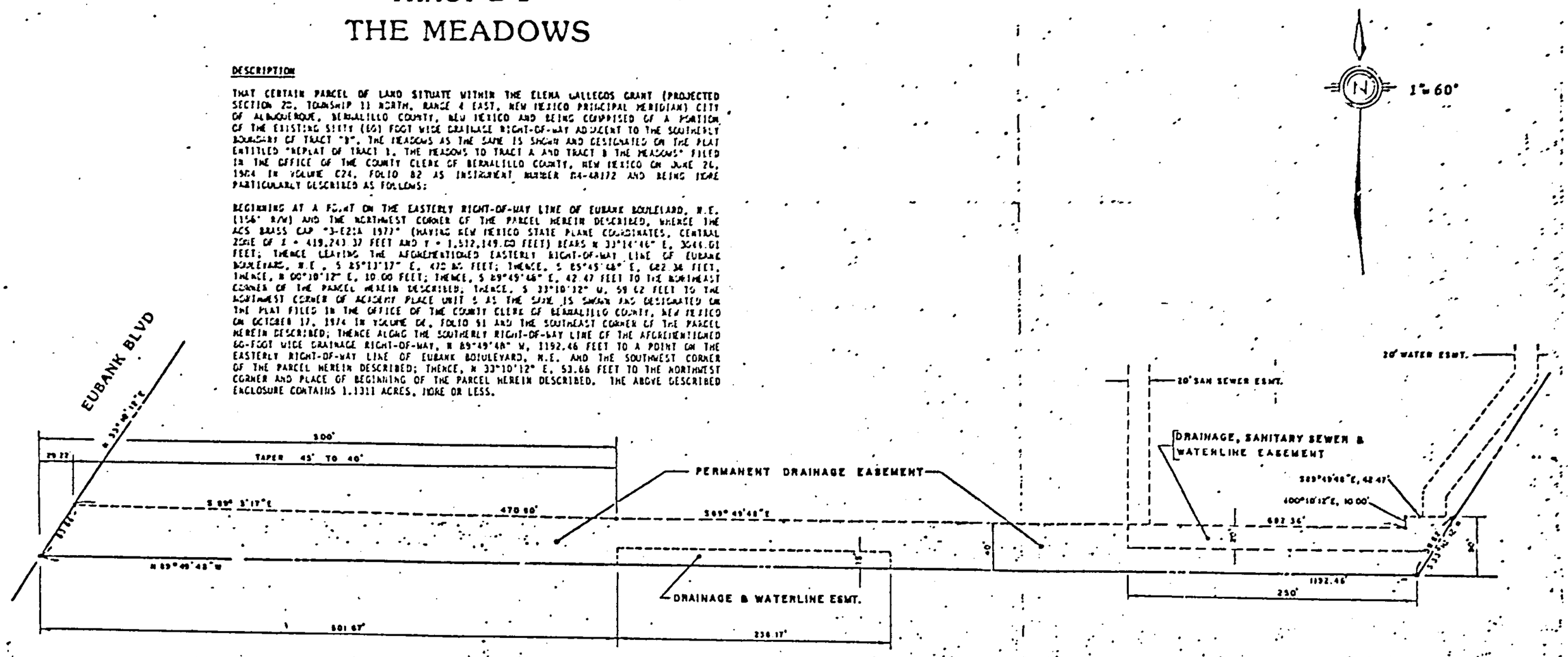
DEPUTY

EXHIBIT A
EASEMENT EXHIBIT
TRACT B-1
THE MEADOWS

DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT (PROJECTED SECTION 20, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF A PORTION OF THE EXISTING SIXTY (60) FOOT WIDE DRAINAGE RIGHT-OF-WAY ADJACENT TO THE SOUTHERLY BOUNDARY OF TRACT "B", THE MEADOWS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REPLAT OF TRACT 1, THE MEADOWS TO TRACT A AND TRACT B THE MEADOWS" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 26, 1984 IN VOLUME C24, FOLIO 82 AS INSTRUMENT NUMBER 84-48172 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD, N.E. (156' R/W) AND THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, WHERE THE ACS BRASS CAP "3-E21A 1977" (HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE OF X = 419,243.37 FEET AND Y = 1,512,149.00 FEET) BEARS N 33°14'46" E, 3066.01 FEET; THENCE LEAVING THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD, N.E., S 89°13'17" E, 470.80 FEET; THENCE, S 89°45'48" E, 682.36 FEET, THENCE, N 00°10'12" E, 10.00 FEET; THENCE, S 89°49'48" E, 42.47 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S 33°10'12" W, 59.62 FEET TO THE NORTHWEST CORNER OF ACADEMY PLACE UNIT 5 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 17, 1974 IN VOLUME D4, FOLIO 51 AND THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 60-FOOT WIDE DRAINAGE RIGHT-OF-WAY, N 89°49'48" W, 1192.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD, N.E. AND THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, N 33°10'12" E, 53.66 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. THE ABOVE DESCRIBED ENCLOSURE CONTAINS 1.1311 ACRES, MORE OR LESS.



INFORMATION SHEET

G16 D57

PROJECT TITLE Candelaria Business Park TYPE OF SUBMITTAL _____

ZONE ATLAS PAGE NO. G-16 (see attached) CITY ADDRESS NA

LEGAL DESCRIPTION NA G16D57

ENGINEERING FIRM Bohannan-Huston CONTACT Brian Burnett

ADDRESS _____ PHONE 881-2000

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
X GRADING/PAVING PERMIT APPROVAL
X OTHER _____ (SPECIFY)

No formal submittal has been made. This information will supplement future submittals.

DATE SUBMITTED: 8/16/84

BY: Brian Burnett

RECEIVED
AUG 17 1984
HYDROLOGY SECTION

BOHANNAN-HUSTON INC.
4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7671

August 14, 1984

Mr. Fred J. Aguirre
Design Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Mr. Dan Hogan
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Candelaria Business Park Storm Sewer Conveyance System

Dear Messrs. Aguirre & Hogan:

This letter is to formally document our conversations of August 8, 1984 regarding the referenced site and conveyance system. Before outlining specific details of our proposal, let me provide some general information about the site. A location map has been included which identifies the project location.

The site is bordered on the east by Amherst Drive, on the north by Alta Monte Avenue, on the west by existing development and on the south by Candelaria Road. Running directly through the middle of the site is the Candelaria Interceptor Concrete Channel. This system conveys storm sewer and surface runoff from Candelaria Road westward into the North Diversion Channel. The concrete channel has an 8-foot bottom width with 1.5 side slopes and averages approximately 8 feet in depth.

The Albuquerque Master Drainage Study identifies approximately 270 cfs at the interceptor channel immediately west of Amherst Drive. Of this 270 cfs total, approximately 96 cfs is surface flow while the remaining 175 cfs is conveyed to the channel through a 60" storm sewer. The enclosed information from the Master Drainage Study summarizes these flow rates for Analysis Point to 2802, as indicated in the study.

As we discussed, the developers of the site are very interested in the concept of conveying runoff through the site by placing a storm sewer in the existing concrete channel. Since this type of request is unusual for the Albuquerque area, details for this type of construction are sparse. However, the June, 1984 issue of Concrete Pipe News provides some insight on a project similar in nature. As part of a storm water conveyance project in Minneapolis, Minnesota, a concrete arch pipe was placed in an existing concrete irrigation canal. To gain a better appreciation of the installation techniques, Mr. Dennis Palmer of Barr Engineering and Associates, Minneapolis, Minnesota, was contacted to discuss the project. Mr. Palmer stated that their project has been completed for several years and that to date, no failure has been identified. He also conveyed to me some construction tips used to install the pipe. They include:

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

a. Laying the pipe directly on a concrete channel.
b. Providing a concrete grout bedding below the haunch of the pipe to distribute the loading of the pipe on the channel bottom.
c. Placing standard backfill material around the pipe and in the channel shell.

Enclosed in this correspondence is the article from the Concrete Pipe News along with a sketch depicting how the facility could be constructed.

The storm sewer hydraulics of this system have also been examined. Enclosed for your review are computations assuming a pressure flow condition in the storm sewer. As the figures indicate, pipes in the 60" to 72" size range have sufficient capacity to carry the peak flow rate as well as provide that enough head is generated at Amherst Drive. This head is required so that surface runoff can be conveyed in the pipe by means of storm sewer inlet(s). The actual pipe size and inlet configuration will be determined as detailed design proceeds on the project.

It would be most helpful in our planning effort if the proposal for placing a storm sewer in the concrete channel could be approved in concept. If you concur with this request, please sign in the space provided below. Be assured that your approval constitutes only preliminary acceptance of the plan. More specific details will be provided for your review when a drainage report and construction drawings are submitted. We will also ensure that all necessary agreements and forms are provided if the existing drainage easement is utilized for access for parking purposes.

Your assistance in this matter is greatly appreciated. If I can answer any questions, please do not hesitate to call.

Sincerely,

Brian G. Burnett

Brian G. Burnett
Project Manager

ACCEPTED

By Fred J. Aguirre
Fred J. Aguirre

Design Hydrologist 8/15/84
Title Date

By Dan Hogan
Dan Hogan

Civil Engineer/Hydrology 8/15/84
Title Date

Enclosures

cc: Mr. Ron Brown

BGB/bl
Job No. 4 229 0

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

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: G16 DATE: 11/21/84

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: CANDELARIA BUSINESS PARK/CENTER

LEGAL DESCRIP.: TRACTS A, B, C, D, E + F TOWN ACRES SUBD.

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN/ _____ BUILDING PERMIT

✓ CONSTRUCTION PLANS _____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	DAVE WOODS	
	FRED J. AGUIRRE	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

_____ Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: - HYDRAULIC CALCULATIONS FOR THE PROPOSED STORM DRAIN SYSTEM
- ~~RESOLUTION OF THE~~ VERIFICATION OF OWNERSHIP FOR THE CHANNEL, IN OTHER WORDS, IS THE CHANNEL WITHIN AN EASEMENT OR RIGHT-OF-WAY.
- ENCROACHMENT AGREEMENT

SEE ATTACHED SHEET 11/21/84

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:	[illegible]	SIGNED:	[illegible]
TITLE:		TITLE:	[illegible]
DATE:	11/21/84	DATE:	11/21/84

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

11/21/84

- HYDRAULIC CALCULATIONS REQUIRED FOR THE PROPOSED STORM DRAIN SYSTEM

- VERIFICATION OF OWNERSHIP FOR THE CHANNEL, I.E., IS THE CHANNEL WITHIN AN EASEMENT OR WITHIN A R/W

- ENCROACHMENT AGREEMENT REQUIRED FOR PRIVATE FACILITIES WITHIN OUR R/W / EASEMENT

- OVERFLOW SYSTEM WILL BE REQUIRED WITH CONSTRUCTION PLANS.

- PROVIDE TWO COPIES OF HYDRAULIC CALCULATIONS FOR OUR REVIEW AND APPROVAL. ONE COPY WILL BE FORWARDED TO the planning & programming HYDROLOGY