

DRAINAGE INFORMATION SHL

PROJECT TITLE: SAN MARCOS PLAZA ZONE ATLAS/DRAINAGE FILE # G21-D25

LEGAL DESCRIPTION: TRACT F & B-1, SAN MARCO PLAZA ADDITION

CITY ADDRESS: 3700 EUBALIK N.E.

ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED C. ARFMAN

ADDRESS: 178 MOLROE ST. N.E. PHONE: 268-8828

OWNER: DR. THOMAS MEADE CONTACT: DR. MEADE

ADDRESS: 3800 EUBALIK BLVD., SUITE B PHONE: 294-4700

ARCHITECT: SHALK / MILLER ARCH. CONTACT: CHRIS SEARLES

ADDRESS: 3716 CARLISLE BLVD. N.E. PHONE: 884-5656

SURVEYOR: FORSTBAUER SURVEYING CO CONTACT: RAY F.

ADDRESS: NONE PHONE: NONE

CONTRACTOR: B.C.R. CONSTRUCTION CONTACT: BILLY BACA

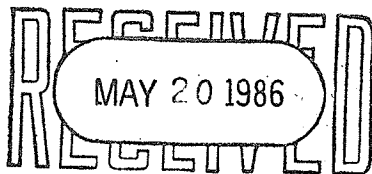
ADDRESS: ALBUQ. PHONE: 845-1983

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE
RECAP SHEET PROVIDED



DRB. NO. 85-328

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ REVISED
DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAIN PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN APPROVAL

☐ 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

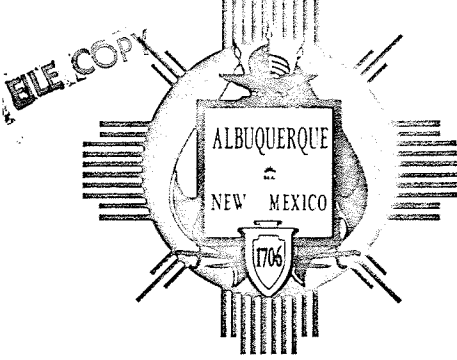
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5-20-86

BY: FRED C. ARFMAN

REV. 6/85

2513D



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

June 30, 1986

Fred Arfman, P.E.
Issacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: REVISED DRAINAGE PLAN FOR SAN MARCOS PLAZA
(G-21/D25) REVISION DATE MAY 20, 1986

Dear Fred:

The above referenced plan, dated May 20, 1986, is approved for building permit sign-off.

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

If you have any questions, call me at 766-7644.

Cordially,

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

CAM/bsj

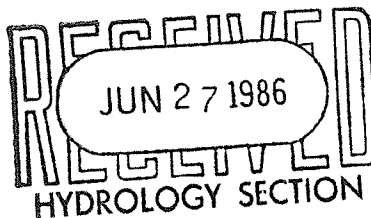
MUNICIPAL DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

86 58504



788

621-D25

RECIPROCAL GRANT OF EASEMENTS AND
TERMINATION OF PRIOR EASEMENTS

THIS EASEMENT GRANT AND TERMINATION OF PRIOR EASEMENTS is made as of this 26th day of JUNE, 1986, between GARCIA INVESTMENTS NO. 2, a general partnership, ("Garcia") and THOMAS E. MEADE AND CAROLINE O. MEADE, husband and wife, (collectively "Meade").

RECITALS:

a. Garcia is the owner of the real estate described on Exhibit "A" attached hereto and incorporated herein by reference ("Parcel 1").

b. Meade is the owner of the real estate described on Exhibit "B" attached hereto and incorporated herein by reference ("Parcel 2").

c. Parcel 1 is designated as Tract "E" on Exhibit "C" attached hereto and incorporated herein by reference, and Parcel 2 is designated as Tract F1 and Tract F2 on said Exhibit "C".

d. Garcia wishes to grant to Meade, and Meade wishes to receive from Garcia, an easement over the south twenty-two (22) feet of Parcel 1 (the "South Easement Premises") and an easement over the north twenty (20) feet of Parcel 1 (the "North Easement Premises"), both for the purposes and uses set forth herein and subject to the conditions set forth herein.

e. Meade wishes to grant to Garcia, and Garcia wishes to receive from Meade, an Easement over the portion of Parcel 2

designated as the "access and private drainage easement", the "24 feet wide access easement" and the "Access easement per City of Albuquerque residential street standards" on Exhibit "C" (the "Access Easement Premises").

f. Garcia and Meade wish to terminate all easements previously granted over Parcel 1 for the benefit of Parcel 2.

NOW THEREFORE, in consideration of the foregoing, the mutual covenants and conditions contained herein, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the following grants, agreements and covenants and restrictions are made:

1. Garcia hereby grants to Meade, its heirs and assigns, an easement over the South Easement Premises for the benefit of Parcel 2, for ingress and egress and conveyance of surface storm drainage waters, subject to the conditions set forth herein, and an easement over the North Easement Premises for the benefit of Parcel 2, for ingress and egress and private utility lines, subject to the conditions set forth herein.

2. Meade hereby grants to Garcia, its heirs and assigns, an easement over the Access Easement Premises for the benefit of Parcel 1, for ingress and egress, subject to the conditions set forth herein.

3. All easements hereby granted are subject to any covenants, restrictions or easements affecting either Parcel 1 or Parcel 2 and subject to the right of the grantors thereof to

grant other easements over the respective easement premises to other grantees.

4. The grantors of the easements granted hereby reserve the right to dedicate any property within the respective easement premises to any governmental authority.

5. The grantor of any easements granted hereby reserves the unlimited, unqualified and unrestricted right of access over the easement premises located on the property of such grantor and ingress to and egress from any of the property of such grantor adjoining said easement premises and at all times freely to pass and repass over and across said easement premises on foot or with animals, vehicles, loads or otherwise.

6. The grantor of each easement granted hereby reserves the unlimited, unqualified and unrestricted right and ownership of the surface and subsurface of the easement premises located on the property of such grantor.

7. Meade covenants to insure the placement of any utility lines within the limits of the North Easement Premises and to restore the North Easement Premises to the original condition thereof after Meade has at any time entered unto the North Easement Premises to maintain, repair, operate, remove or replace any of the utility lines contained in said North Easement Premises.

8. The nonuse of any easement granted hereby by the grantee thereof for a period of three (3) years shall be deemed an abandonment thereof and shall entitle the grantor thereof to determine and cancel said easement. This provision shall be self

executing and shall require no affirmative consent or similar action by said grantee.

9. Meade, its successors and assigns and its agents and employees, shall at all times have free access to the North Easement Premises for the purpose of maintaining, repairing, operating, removing and/or replacing the utility lines contained therein; PROVIDED HOWEVER, that such right of access does not and shall not be construed to impair in any manner the absolute and unrestricted right of Garcia, its successors and assigns, to develop, improve and construct upon the lands adjoining the North Easement Premises, nor shall the privilege of access provided Meade hereunder be construed to require Garcia, its successors or assigns, to develop the property adjoining the North Easement Premises in a manner which would provide access to the North Easement Premises.

10. Meade agrees to pay one-half (1/2) of all expenses required to maintain the North Easement Premises and the South Easement Premises in good condition and repair. Such maintenance shall include, without limitation, maintaining the surfaces thereof in a level, smooth and evenly covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use and durability, and removing all papers, debris, filth and refuse therefrom. If Meade shall fail to pay the maintenance expense required hereby within thirty (30) days after written notice of the amount thereof from Garcia, Garcia shall have the right to

pay such expense and shall be entitled to reimbursement of the amount of such expense from Meade, together with interest thereon at the lesser of eighteen percent (18%) per annum or the maximum rate allowed by law.' Any such claim for reimbursement, together with interest, shall be a secured right and a lien upon Parcel II, attaching upon recordation of a claim of lien by Garcia containing a statement of the amount claimed and that the lien is claimed pursuant to the provisions of this Agreement.

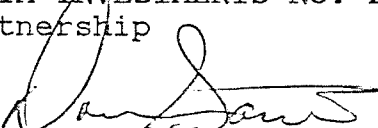
11. The parties hereto agree that any and all easements previously over Parcel 1 for the benefit of Parcel 2 are hereby terminated.

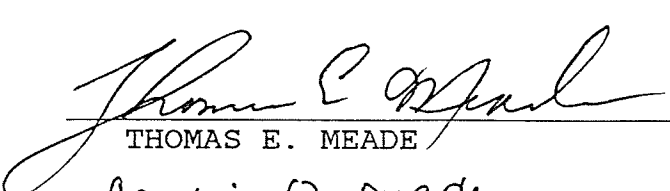
12. The provisions hereof shall inure to the benefit of and bind the successors, administrators and assigns of the parties hereto.


IN WITNESS WHEREOF the parties hereto have executed this instrument as of the date and year first written above.

GARCIA INVESTMENTS NO. 2, a general
partnership

By


DOM GARCIA, Its General Partner


THOMAS E. MEADE


CAROLINE O. MEADE

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

The foregoing instrument was duly acknowledged before me this 26th day of June, 1986 by Dom Garcia, general partner of GARCIA INVESTMENTS NO. 2, a general partnership, on behalf of said general partnership.

Sally Mathiason
 Notary Public

My Commission Expires:

Jan. 6, 1996

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

The foregoing instrument was duly acknowledged before me this 26th day of June, 1986, by THOMAS E. MEADE.

Sally Mathiason
 Notary Public

My Commission Expires:

Jan 6, 1996

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

The foregoing instrument was duly acknowledged before me this 26th day of June, 1986, by CAROLINE O. MEADE.

Sally Mathiason
 Notary Public

My Commission Expires:

Jan. 6, 1996

EXHIBIT "A"

Tract "E" of SAN MARCOS PLAZA, an Addition to the City of Albuquerque, New Mexico, as appears on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 2nd day of May, 1978.

Parcel 1

EXHIBIT "B"

Tract "F" and Tract "B-1" of SAN MARCOS PLAZA, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 2nd day of May 1978.

Parcel 2

PRIVATE ACCESS ROAD & COURSES					ARC LENGTH
FROM	TO	BEARING	DISTANCE	RADIUS	DELTA
1	2	N 89°44'10" E	25.00		
2	3			40.00	82°59'40" 57.94
3	5			40.00	82°59'40" 57.95
5	6	N 89°44'10" E	34.75		
6	7			40.00	90°00'00" 62.83
7	8	S 00°15'50" E	85.84		
8	9			40.00	90°00'00" 62.83
9	10	S 89°44'10" W	76.43		
10	11			40.00	51°38'11" 36.05
11	12			40.00	51°38'11" 36.05

N.F.

BLVD.

EUBANK

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

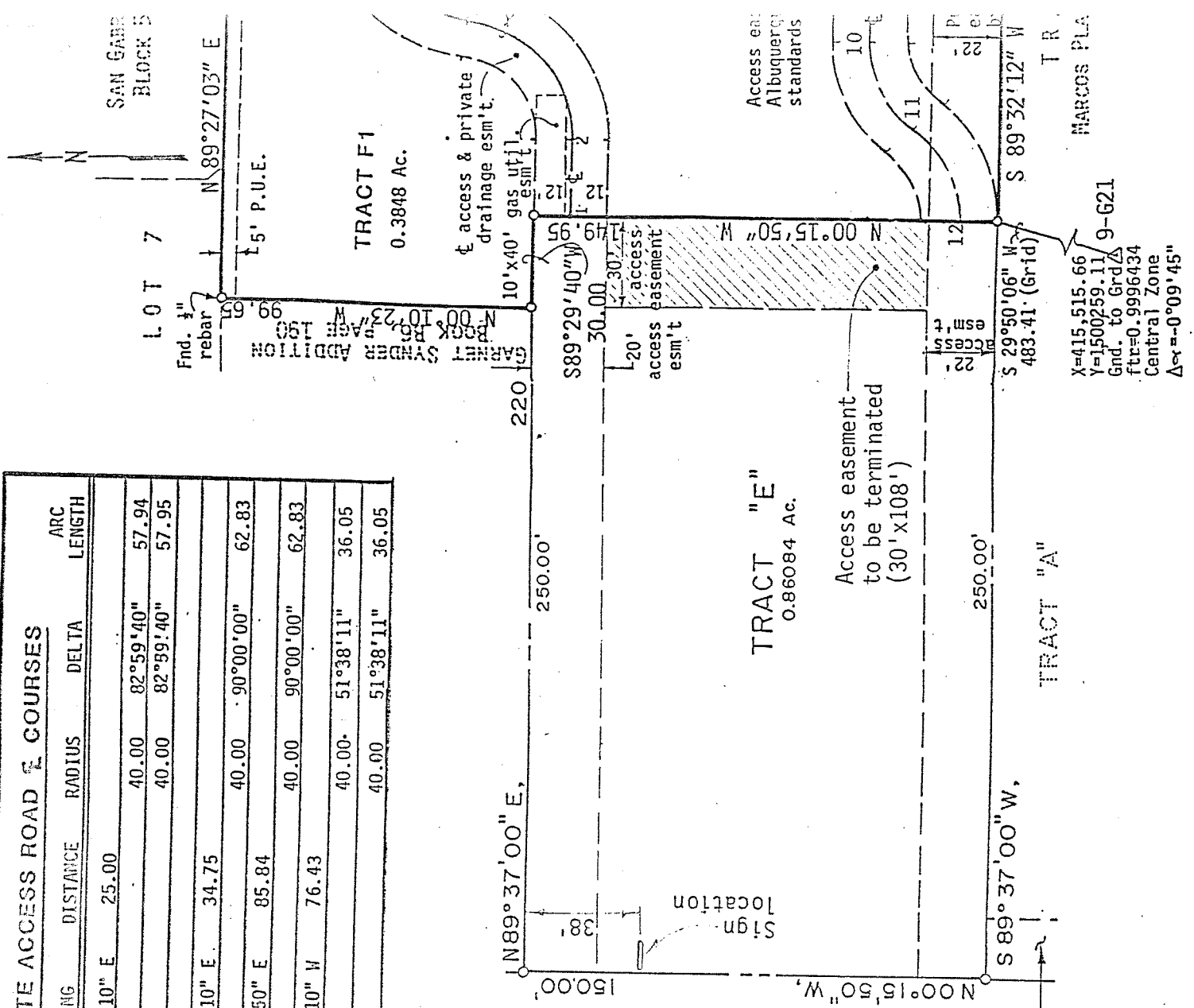
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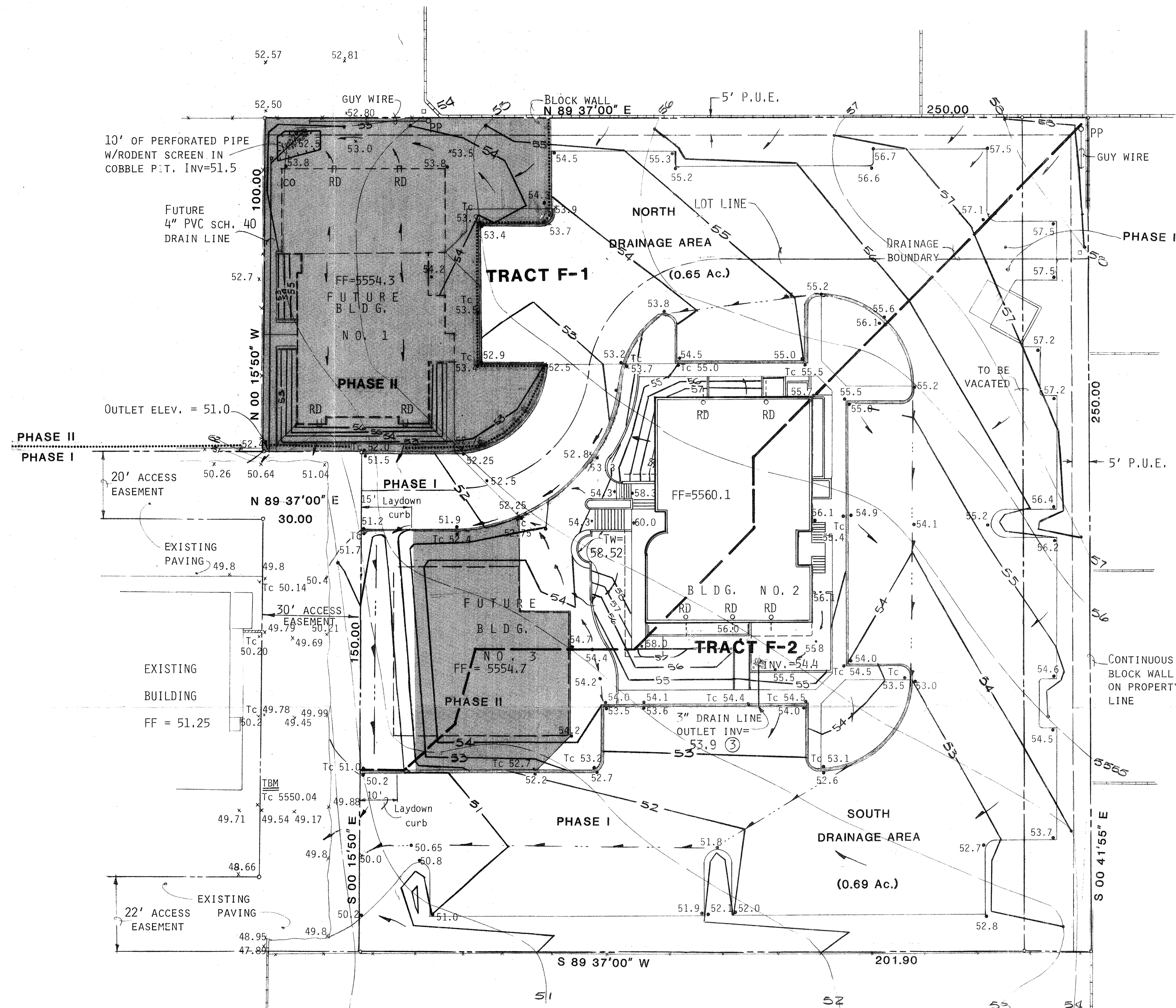
Mrs. 366A-788-796

DOLORES C. WALLER
CO. CLERK & RECORDER

Bill Brown DEPUTY

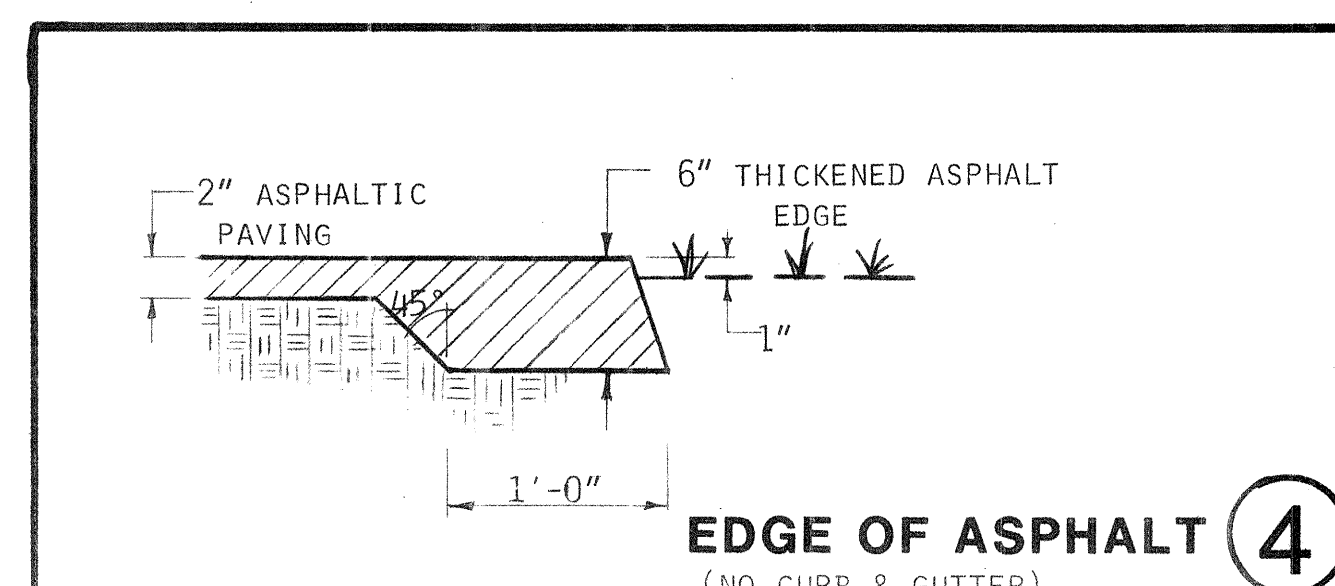
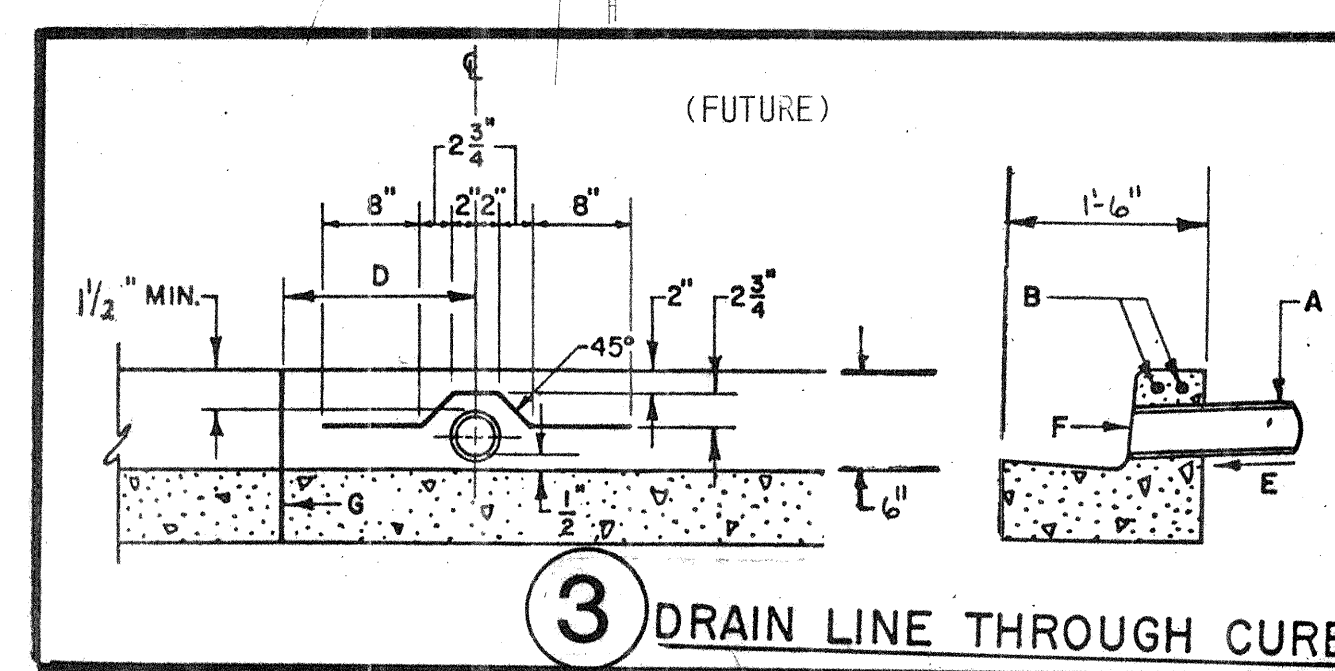
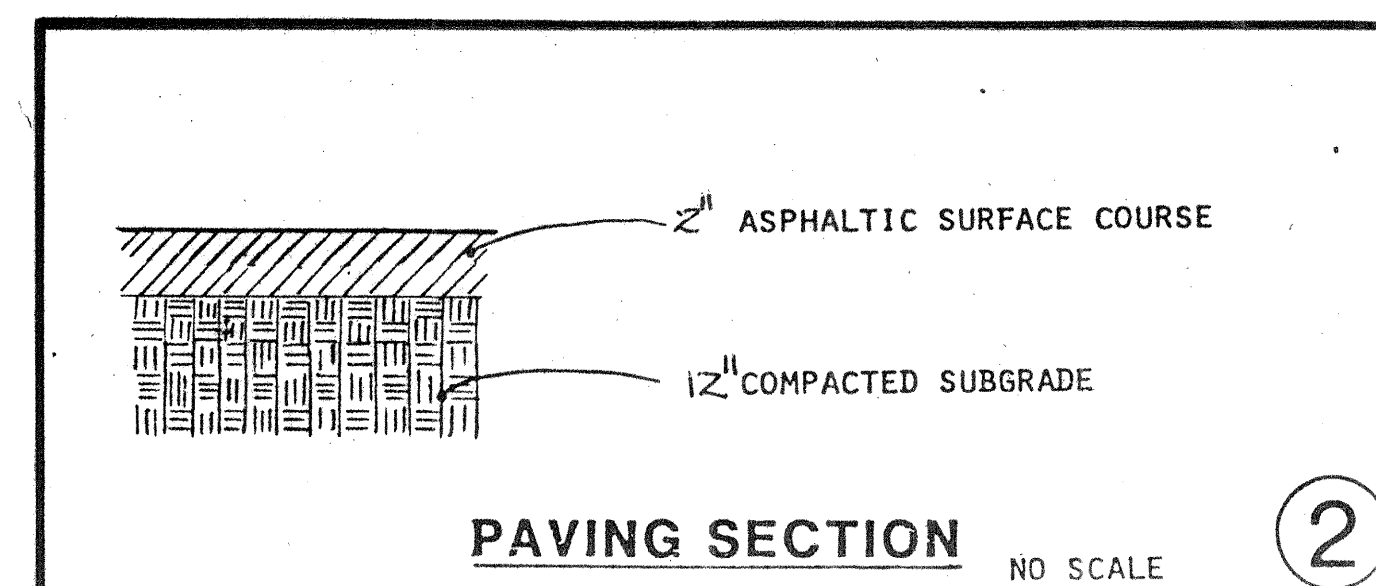
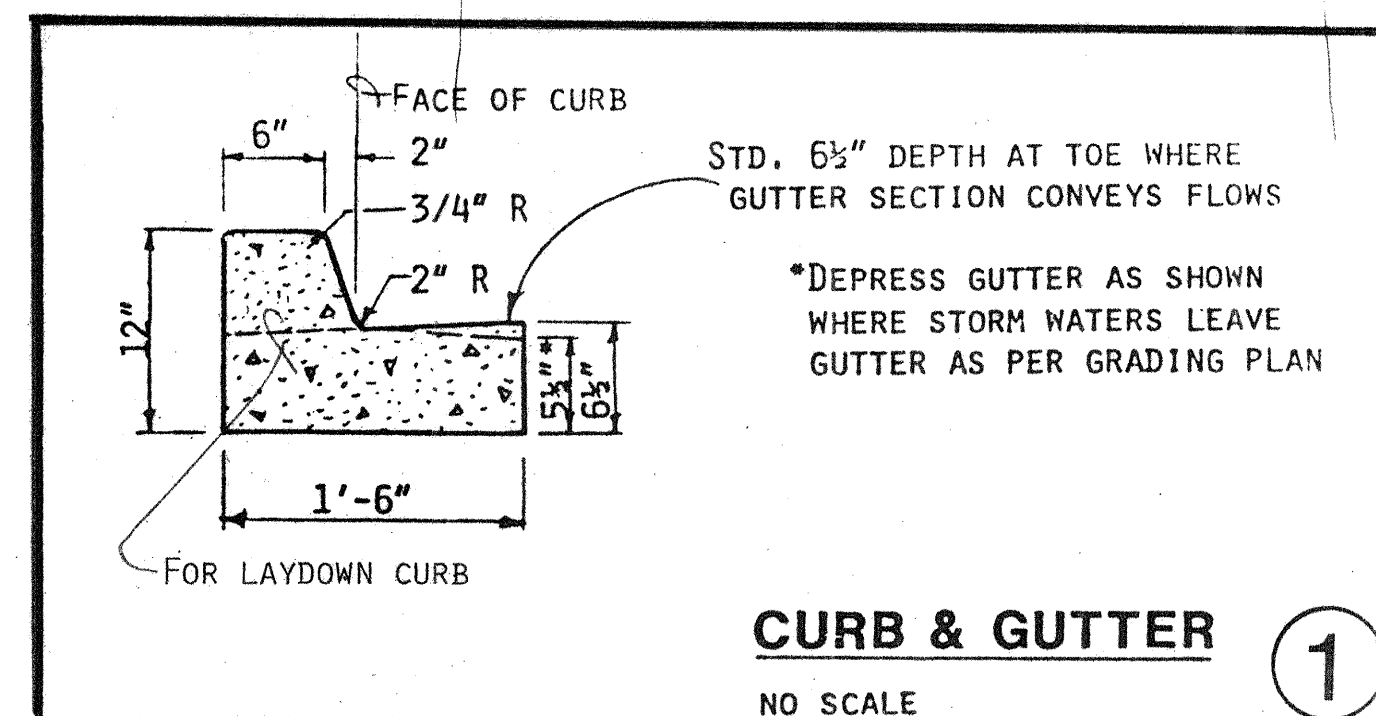
EXHIBIT 'C'





LEGEND

	FUTURE PHASE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXISTING BLOCK WALL
	FENCE LINE
	PROPERTY LINE
	POWER POLE W/ANCHOR
	CURB AND GUTTER
	ROOF DRAIN
	FLOW DIRECTIONAL ARROW
	DRAINAGE SWALE
	PROPOSED SPOT ELEVATION
	TOP OF CURB ELEVATION
	FINISHED CONTOUR



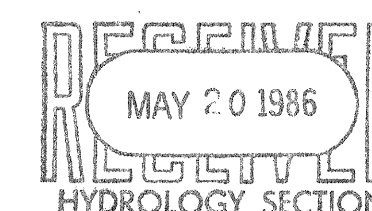
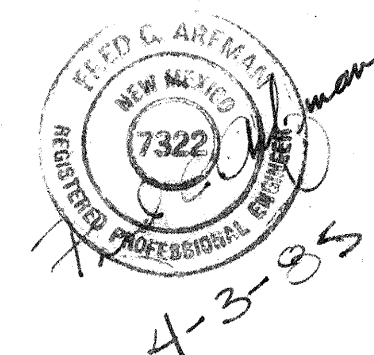
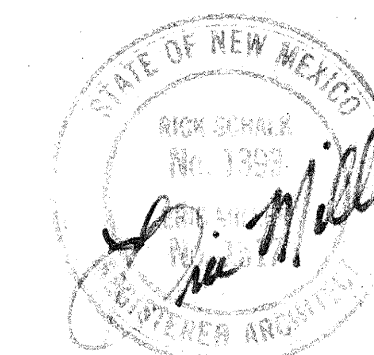
NOTES

- TRACTS F AND B-1 OF THE SAN MARCOS PLAZA (1.342 Ac.) BEING REPLATTED TO TR. F-1 & F-2.
- SITE IS ZONED O-1
- SURVEYOR: RON FORSTBAUER SURVEY CO. MARCH, 1985
- BENCH MARK: BM-9-621, A STANDARD ACS BRASS CAP. ELEV. = 5536.00
- TBM: SCRIBE ON THE NORTHEAST TOP OF CURB ADJACENT TO EXISTING BLDG. ELEV. = 5550.04
- THIS SITE IS NOT PART OF ANY FLOOD HAZARD AREA OR FLOODWAY.
- SOILS: SITE CONSISTS OF EMBUDO-TIJERAS (Et1) AND TIJERAS (TtB), BOTH HYDROLOGICAL SOIL GROUP 'B'.
- OFF-SITE CONDITIONS: THE SITE IS SURROUNDED BY FULLY DEVELOPED AREAS TO THE NORTH, EAST AND WEST. THE UPLAND AREAS DO NOT CONTRIBUTE STORM WATERS TO THE SITE. THE UNDEVELOPED OFFSITE AREA TO THE SOUTH HAS A CONTOUR PATTERN WHICH ALLOWS ITS STORM WATERS TO SHEET FLOW IN A DIRECTION PARALLEL TO THE SITE'S SOUTH PROPERTY LINE.
- ONSITE CONDITIONS: THE FOLLOWING VALUES ARE THE FLOW RATES AND VOLUMES GENERATED BY THE SITE IN ITS UNDEVELOPED AND DEVELOPED CONDITIONS.
 UNDEVELOPED:
 $Q_{100} = (0.36)(2.15)(2.45)(1.342) = 2.55 \text{ CFS}$
 $Q_{10} = (0.657)(2.55) = 1.67 \text{ CFS}$
 $V_{100} = (0.35)(0.204)(58,893) = 4,325 \text{ CU.FT.}$
 $V_{10} = (0.657)(4,325) = 2,842 \text{ CU.FT.}$
 THESE STORM WATERS WILL RELEASE FROM THE SITE ALONG ITS WEST PROPERTY LINE AND REACH PUBLIC RIGHT-OF-WAY VIA TWO ASPHALT ACCESS EASEMENTS.

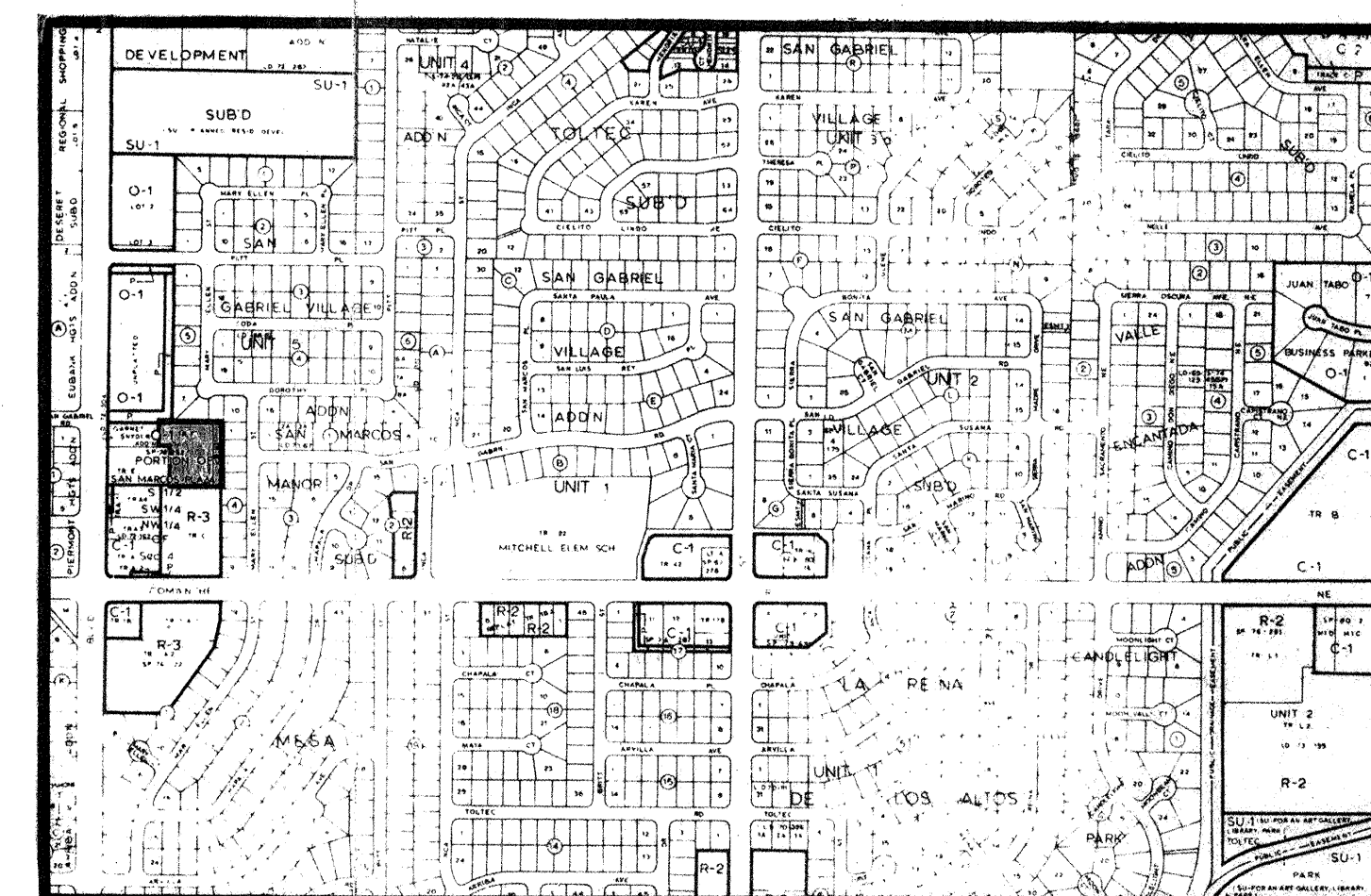
VICINITY MAP

- ZONE ATLAS MAP No. G-21
9. (CONTINUED)
- DEVELOPED CONDITIONS:
- NORTH DRAINAGE AREA = 0.68 AC. TOTAL, PH. II=0.176 AC.
- $Q = CIA \text{ WHERE } 'C' = 0.74$
 $= (0.74)(2.15)(2.45)(0.68) = 2.65 \text{ CFS}$
 $Q_{10} = (0.657)(2.65) = 1.74 \text{ CFS}$
 $V_{100} = CDA$
 $= (0.74)(0.204)(28314) = 4,472 \text{ CU.FT.}$
 $V_{10} = (0.657)(4,472) = 2,938 \text{ CU.FT.}$
- THESE STORM WATERS WILL DISCHARGE THE SITE AT ITS NORTHERLY ACCESS EASEMENT AND ENTER INTO THE PUBLIC RIGHT-OF-WAY OF EUBANK BLVD. APPROXIMATELY 250 FEET TO THE WEST.
- SOUTH DRAINAGE AREA = 0.66 AC. TOTAL, PH. II=0.04 AC.
- $Q_{100} = (0.76)(2.15)(2.45)(0.66) = 2.64 \text{ CFS}$
 $Q_{10} = (0.657)(2.64) = 1.74 \text{ CFS}$
 $V_{100} = (0.76)(0.204)(30,056) = 4,457 \text{ CU.FT.}$
 $V_{10} = (0.657)(4,457) = 2,928 \text{ CU.FT.}$
- THESE STORM WATERS DISCHARGE THE SITE AT THE SOUTHWEST CORNER AND ENTER ONTO THE PAVING OF THE 22' ACCESS EASEMENT CONTAINED WITHIN TRACT 'E'. FLOWS THEN ENTER THE RIGHT-OF-WAY OF EUBANK BLVD.
10. PHASE SCHEDULE
- BUILDING NO. 2, CONTAINED WITHIN BOTH DRAINAGE BASINS IS THE ONLY BUILDING TO BE CONSTRUCTED IN THE INITIAL PHASE. ALL ACCESSWAYS, PARKING AND STORM DRAINAGE FACILITIES REQUIRED TO SUPPORT BLDG. NO. 2 SHALL BE INCLUDED IN PHASE I. DEVELOPED STORM WATERS FROM PHASE I AS WELL AS THOSE STORM WATERS FROM THE PADS OF THE FUTURE PHASES SHALL DISCHARGE DIRECTLY ONTO THE ADJACENT SITE'S SOUTHWESTERLY PAVING.

IT IS UNDERSTOOD THAT THE FUTURE PHASES SHALL REQUIRE A SEPARATE DRAINAGE PLAN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THEIR CONSTRUCTION. THOSE FUTURE PLANS SHALL RECOGNIZE THIS PLAN AS A MASTERPLAN TO WHICH THEY MUST CONFORM, OR MAY DEVIATE FROM THIS PLAN IF AGREEMENTS AND ADDITIONAL EASEMENTS ARE SECURED FROM THE AFFECTED DOWNSTREAM OWNERS.



REVISED 5/20/86



SCALE:
1"=20'

Isaacson & Arfman, P.A.
CONSULTING ENGINEERING ASSOCIATES
Albuquerque, New Mexico

DRAINAGE & GRADING PLAN

TRACT F
SAN MARCOS PLAZA

Sheet
1-C
of

493

85 36443 QUITCLAIM DEED

GARCIA INVESTMENTS NO. 2, a General Partnership,
to THOMAS E. MEADE and CAROLINE O. MEADE, his wife,
for consideration paid, quitclaim
whose address is 3900 Eubank, N.E.
Albuquerque, New Mexico 87111
Bernalillo County, New Mexico
the following described real estate in

An easement for surface drainage for the benefit of Tracts lettered "F" and "B-1" of San Marcos Plaza, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 2nd day of May, 1978; such easement more particularly described as the northerly twenty feet (20') of Tract "E" of San Marcos Plaza as shown and designated on the aforementioned plat filed with the County Clerk of Bernalillo County, New Mexico, on the 2nd day of May, 1978.

By: [Signature] WITNESS its hand and seal this 6th day of May, 198
General Partner (Seal) GARCIA INVESTMENTS NO. 2 (Seal)
A General Partnership

(Seal) BY: _____ Its: _____ (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF _____ ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19____
by _____
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal)

Notary Public

FOR RECORDER'S USE ONLY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
1985 MAY 10 AM 10:18
DOLORES C. WALLER
69-615-1000

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
HYDROLOGY SE
The foregoing instrument was acknowledged before me this 6 day of May, 198
by DOM GARCIA
(Name of Officer)
General Partner of GARCIA INVESTMENTS NO. 2
(Title of Officer) XXXXXX Notary Public

General Partnership
Notary Public - State of New Mexico
My Commission Expires 3/1/87
Notary Bond Filed with Secretary of State
My Commission Expires 3/1/87