

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



September 12, 2014

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway Suite 301
Albuquerque, New Mexico 87110

Richard J. Berry, Mayor

**RE: 1650 University Tenant Improvements
Grading & Drainage Plan
Engineer's Stamp Date 9-8-2014 (File: H5D015A)**

Dear Mr. Walla:

Based upon the information provided in your submittal received 9-8-14, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

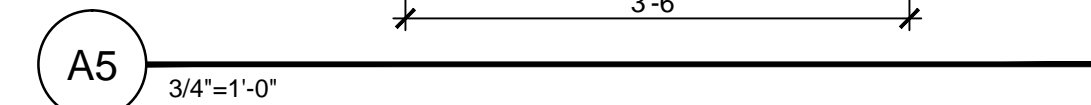
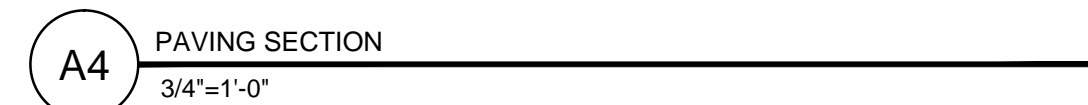
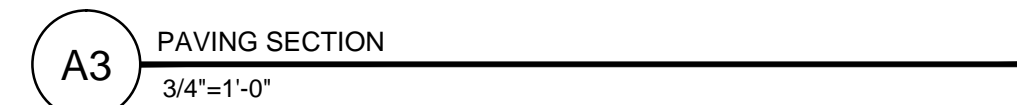
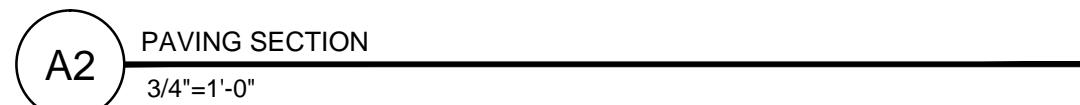
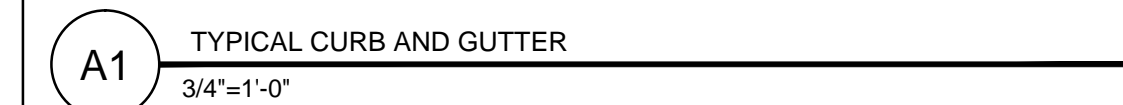
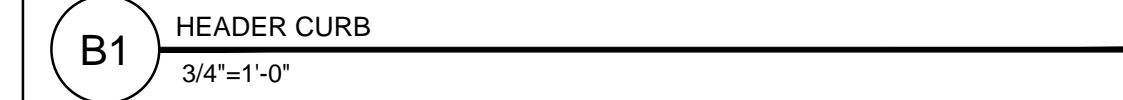


MARK	DATE	DESCRIPTION
	8-1-14	PAVING REVISIONS
	7-9-14	PARKING LOT RE-PAVING

ISSUE:	
DATE:	
PROJECT NO:	384
CAD DWG FILE:	C-201.DWG
DRAWN BY:	LEK
CHECKED BY:	MJW

SHEET TITLE
CIVIL DETAILS

C-201-TI



86 58320

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RECIPROCAL DRAINAGE AGREEMENT

This Reciprocal Drainage Agreement is made and executed this day of June, 1986, by and between Pan American Plaza, Ltd., a New Mexico Limited Partnership (hereinafter referred to as "Pan American"), and University Gardens, Ltd., a New Mexico Limited Partnership (hereinafter referred to as "University Gardens"). Pan American and University Gardens are hereinafter collectively referred to as the "Owners."

WHEREAS, Pan American and University Gardens are owners of the following described real property (hereinafter referred to as the "Premises") with the City of Albuquerque:

Parcel I, University Towers, of the "Redivision of Tract 'A' (now comprising parcel I, Parcel IIA and Parcel IIB)" as filed and recorded in the office of the Bernalillo County Clerk on February 27, 1985 Volume C26, Folio 108. Owner: Pan American.

Parcels IIA and IIB, University Towers, of the "Redivision of Tract 'A' (now comprising Parcel I, Parcel IIA and Parcel IIB)" as filed and recorded in the office of the Bernalillo County Clerk on February 27, 1985 Volume C26, Folio 108. Owner: University Gardens.

WHEREAS, a building permit has been requested by the Owners for approval by the City of Albuquerque, New Mexico;

WHEREAS, the City of Albuquerque has required a reciprocal private drainage agreement for storm water runoff to be executed by the Owners in connection with the approval of the building permit;

WHEREAS, the Owners desire to grant a reciprocal private drainage agreement to allow storm water flow across each of their respective Premises;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Pan American hereby grants, conveys and sells an easement to University Gardens and University Gardens hereby grants, conveys and sells an easement to Pan American over and across the asphalt paved portions of their respective Premises as indicated by crosshatching on the attached plan, Exhibit "A" (hereinafter referred to as "Easement") and the Owners hereby and herein agree to the following:

1. The Owners of the Premises shall allow and accept the flow of storm water runoff developed on the Premises in the Easement in accordance with standards prescribed by the approved drainage plan filed with the City of Albuquerque.

2. The Easement shall be maintained by each of the respective Owners of the Premises upon which the Easement is located, at its cost, in accordance with standards prescribed by the City of Albuquerque.

3. The Owners of the Premises and any future Owners of the Premises shall have the right to maintain the Easement as a paved area and to permit the parking of vehicles within any portion of the Easement. However, the Easement must not be used for any purpose which would interfere with the rights granted herein to each of the Owners.

4. Said Easement is intended to be permanent in nature for the uses and purposes recited in the approved drainage report filed with the City of Albuquerque, until such time as the Easement is no longer necessary as determined by the City Engineer or his representative.

5. The benefits and obligations of the Owners set forth herein shall be binding upon the Owners, their successors, or assigns, and upon the Premises as described herein and will benefit and run with said Premises until released by or abandoned by the Owners of the Premises if the condition precedent set forth in paragraph 4 of this document has satisfied their successors or assigns, at which time the Easement and the rights granted herein shall cease and revert back to each of the respective Owners of the Premises upon which the Easement is located, its successors or assigns.

6. Each of the Owners agrees to defend, indemnify, and hold harmless, the other Owner from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage runoff provided for herein.

7. The written notice provided for herein shall be accomplished by mailing same to:

In the case of Pan American:

Pan American Plaza, Ltd.
Attention: Charles W. Greener
c/o Greener & Sumner
900 St. Paul Street, Suite 200
Richardson, Texas 75080

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In the case of University Gardens:

University Gardens, Ltd.
Attention: Charles W. Greener
J. C. Greener & Sumner
300 St. Paul Street, Suite 200
Richardson, Texas 75080

Each of the Owners may change said address by written notice,
certified mail, return receipt requested to each of the above
parties and addressees.

IN WITNESS WHEREOF, the Owners have set their hands and seals
this 22 day of June, 1986.

OWNER - Parcel I
Pan American Plaza, Ltd., a New Mexico
Limited Partnership

By 
Alan R. Sumner
Title: General Partner

OWNER - Parcels IIA and IIB
University Gardens, Ltd., a New Mexico
Limited Partnership

By 
Alan R. Sumner
Title: General Partner

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STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ss.

The foregoing instrument was acknowledged before me this 30th
day of June, 1986, by Alan R. Sumner, General Partner of Pan
American Plaza, Ltd., a New Mexico Limited Partnership, on behalf
of said partnership.

Dee Dee McAlister
Notary Public

My commission expires:

10/29/88



DEE DEE MCALISTER
Notary Public, State of New Mexico
My Commission Expires Oct. 29, 1988

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

ss.

The foregoing instrument was acknowledged before me this 30th
day of June, 1986, by Alan R. Sumner, General Partner of
University Gardens, Ltd., a New Mexico Limited Partnership, on
behalf of said partnership.

Dee Dee McAlister
Notary Public

My commission expires:

10/29/88



DEE DEE MCALISTER
Notary Public, State of New Mexico
My Commission Expires Oct. 29, 1988

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED JUN 26 1986

1986 JUN 26 PM 4:03

JOSEPH A. GALLAGHER
CLERK OF DISTRICT COURT

DEPUTY

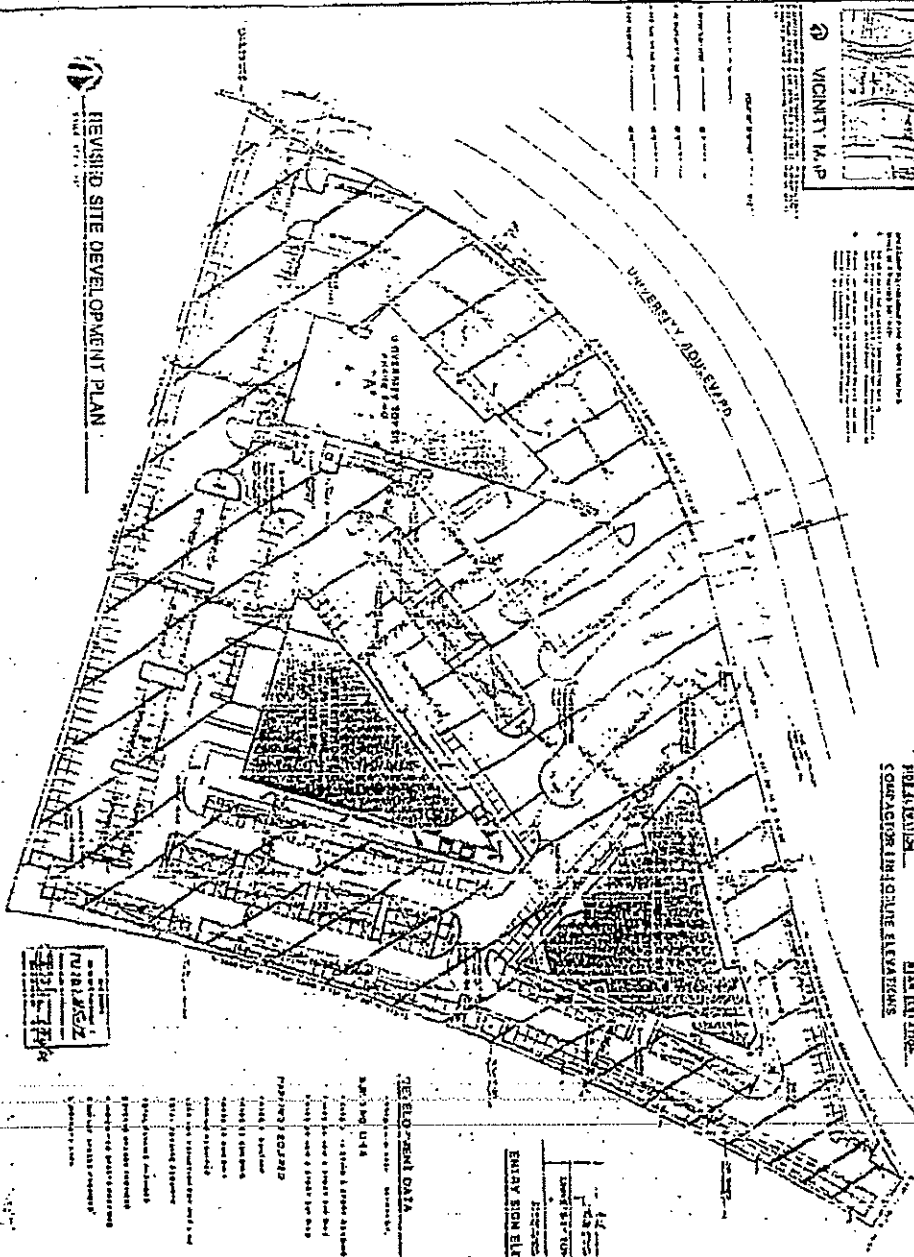
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

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NOTES:
 1. The proposed building is shown in solid black.
 2. The proposed parking spaces are shown in white.
 3. The proposed landscaping is shown in green.
 4. The proposed site improvements are shown in yellow.

RELATION	REL. ELEVATION
GROUND	100.00
FIN. FLOOR	101.00
ROOF	102.00
BASE OF TOWER	103.00
TOP OF TOWER	104.00



REVISOR'S SITE DEVELOPMENT PLAN

UNIVERSITY TOWER

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Excavation and foundation	100	sq. ft.	10.00	1000.00
2	Foundation walls	100	sq. ft.	20.00	2000.00
3	Foundation slabs	100	sq. ft.	15.00	1500.00
4	Foundation beams	100	sq. ft.	10.00	1000.00
5	Foundation columns	100	sq. ft.	10.00	1000.00
6	Foundation walls	100	sq. ft.	20.00	2000.00
7	Foundation slabs	100	sq. ft.	15.00	1500.00
8	Foundation beams	100	sq. ft.	10.00	1000.00
9	Foundation columns	100	sq. ft.	10.00	1000.00
10	Foundation walls	100	sq. ft.	20.00	2000.00
11	Foundation slabs	100	sq. ft.	15.00	1500.00
12	Foundation beams	100	sq. ft.	10.00	1000.00
13	Foundation columns	100	sq. ft.	10.00	1000.00
14	Foundation walls	100	sq. ft.	20.00	2000.00
15	Foundation slabs	100	sq. ft.	15.00	1500.00
16	Foundation beams	100	sq. ft.	10.00	1000.00
17	Foundation columns	100	sq. ft.	10.00	1000.00
18	Foundation walls	100	sq. ft.	20.00	2000.00
19	Foundation slabs	100	sq. ft.	15.00	1500.00
20	Foundation beams	100	sq. ft.	10.00	1000.00

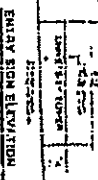


Exhibit "A"

UNIVERSITY TOWER PHASE II A&B

