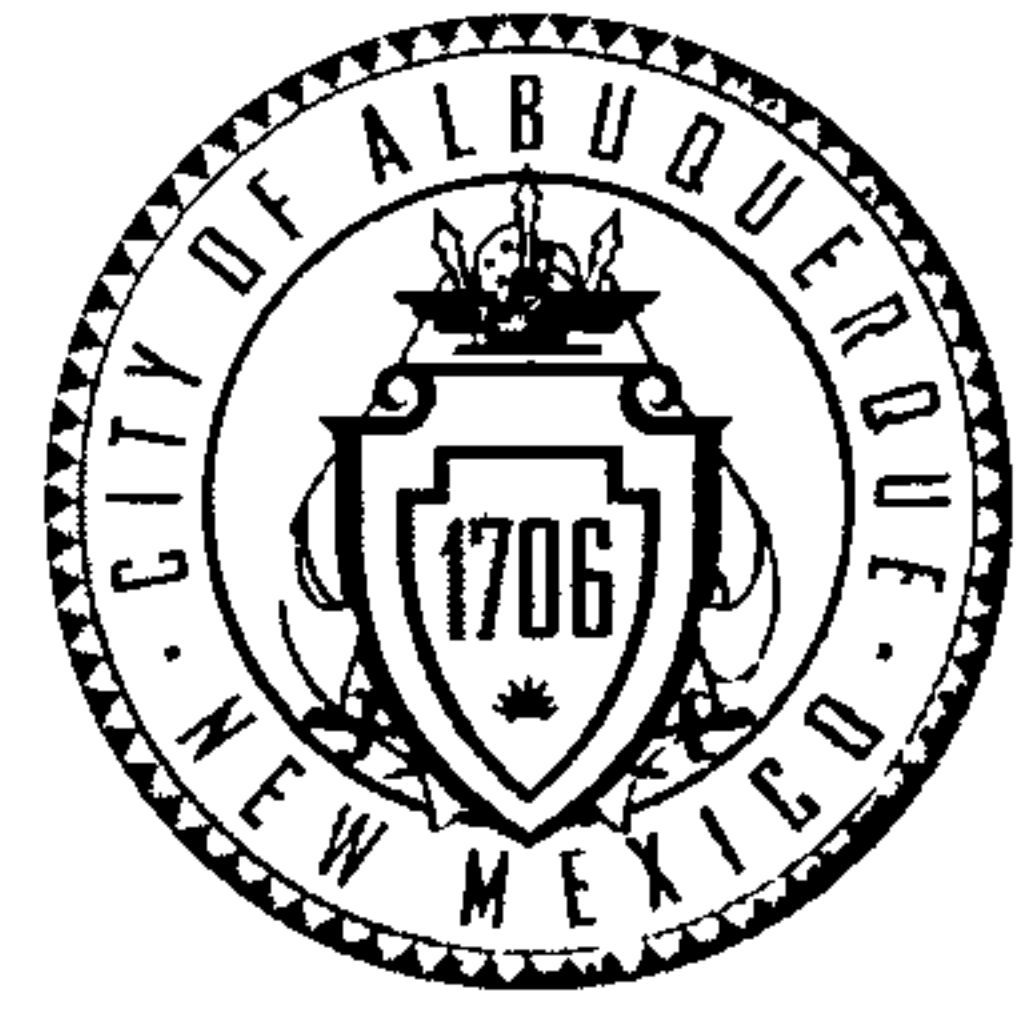


CITY OF ALBUQUERQUE

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

Sincerely,

New Mexico 87103

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

www.cabq.gov

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

86 58320

550

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

552

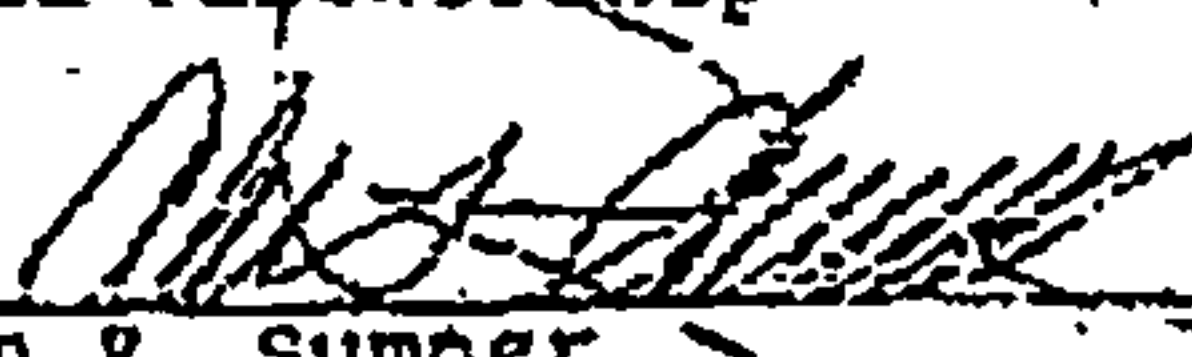
In the case of University Gardens:

University Gardens, Ltd.
Attention: Charles W. Greener
c/o 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 addresses.

IN WITNESS WHEREOF, the Owners have set their hands and seals
this 26 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

553

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

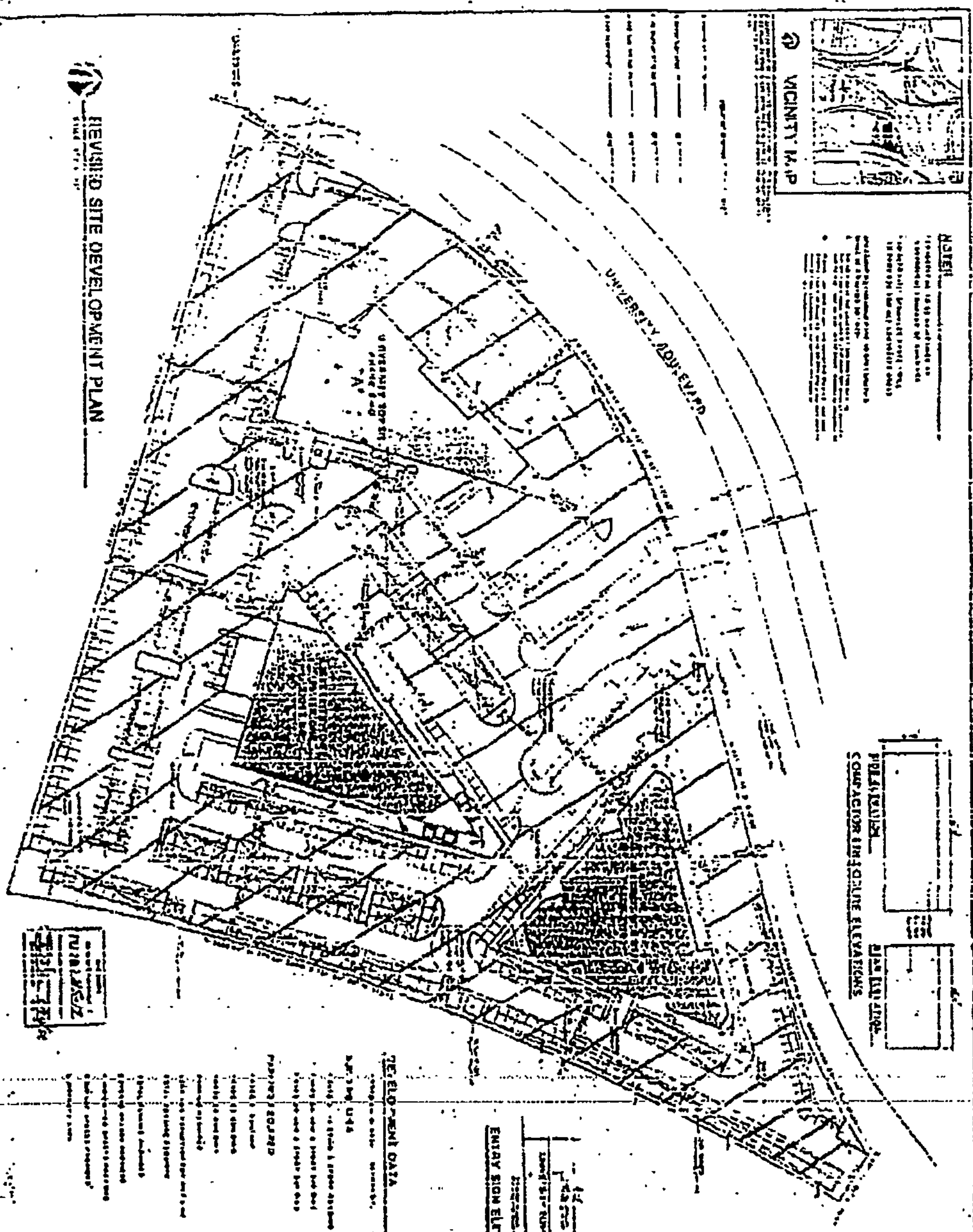


DEE DEE McALISTER
Notary Public, State of New Mexico
My Commission Expires Oct. 29, 1988

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
EX-50-534-553

1986 JUN 26 PM 4:03

Dee Dee McAlister
Notary Public
My Commission Expires Oct. 29, 1988



REVISIO SITE DEVELOPMENT PLAN
SHEET 07 OF 10

VICINITY R.A.P

MAJESTY
119-6661-9

1. Secretary of Education Mr. Andrew
 2. McDonald, University of Illinois
 3. at Urbana, Illinois, has been asked
 4. to investigate the possibility of
 5. establishing a school for the deaf at
 6. Urbana, Illinois, and to report on
 7. the results of his investigation to
 8. the Board of Education of the State
 9. of Illinois, at Springfield, Illinois, on
 10. the 15th day of June, 1911.
 11. He is also asked to report on
 12. the possibility of establishing a
 13. school for the deaf at Urbana,
 14. Illinois, and to report on the
 15. results of his investigation to
 16. the Board of Education of the State
 17. of Illinois, at Springfield, Illinois, on
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 78. Illinois, and to report on the
 79. results of his investigation to
 80. the Board of Education

PRELIMINARY **PLANNING**
CONTRACTOR INCLUDE EVALUATION

22 July 1964

REFERENCE DATA

2000

1997-1998

1	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354
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ENTRY SIGN ELEVATION

Exhibit "A"

UNIVERSITY TOWER PHASE II A&B

THE

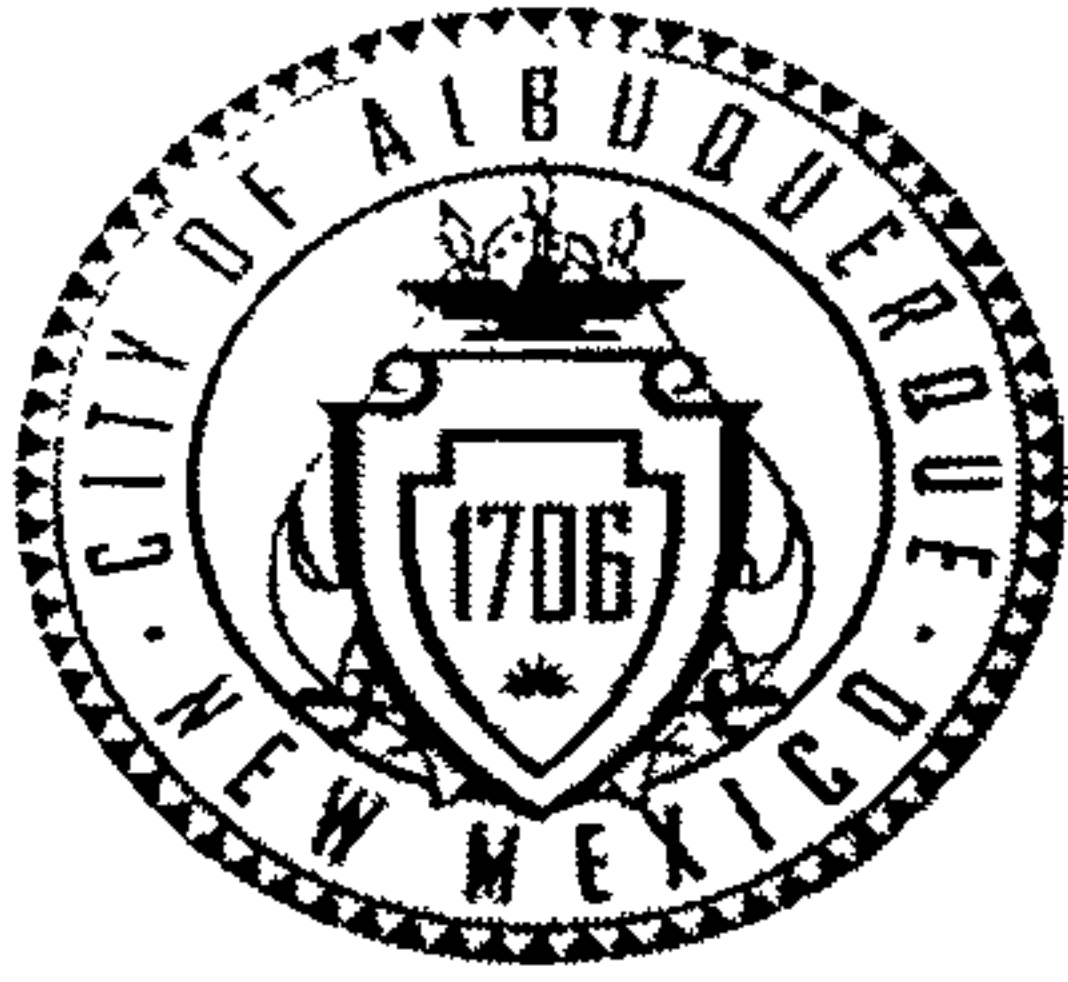
NEW YORK PUBLIC LIBRARY

ASTOR LENOX TILDEN FOUNDATION

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 1650 UNIVERSITY TENANT IMPROV. Building Permit #: _____ City Drainage #: H15D015A

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

Legal Description: LOT NUMBERED ONE-A(1-A) OF UNIVERSITY TOWERS, ALBUQUERQUE, NEW MEXICO

City Address: 1650 UNIVERSITY BLVD. NE, ALBUQUERQUE, NEW MEXICO 87102

Engineering Firm: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@wallaengineering.com

Owner: UNIVERSITY OF NEW MEXICO Contact: MARY GAUER

Address: 1818 CAMINO del SERVICIO NE, #146, ALBUQUERQUE, NM 87131

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

Architect: FBT ARCHITECTS Contact: SUSAN JOHNSON

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 300

Phone#: 505-883-5200 Fax#: 505-884-5390 E-mail: sbj@fbtarch.com

Surveyor: WAYJOHN SURVEYING Contact: THOMAS JOHNSTON

Address: 330 LOUISIANA BLVD. NE, ALBUQUERQUE, NM 87108

Phone#: 505-255-2052 Fax#: 505-255-2887 E-mail: _____

Contractor: _____ Contact: _____

Address: _____

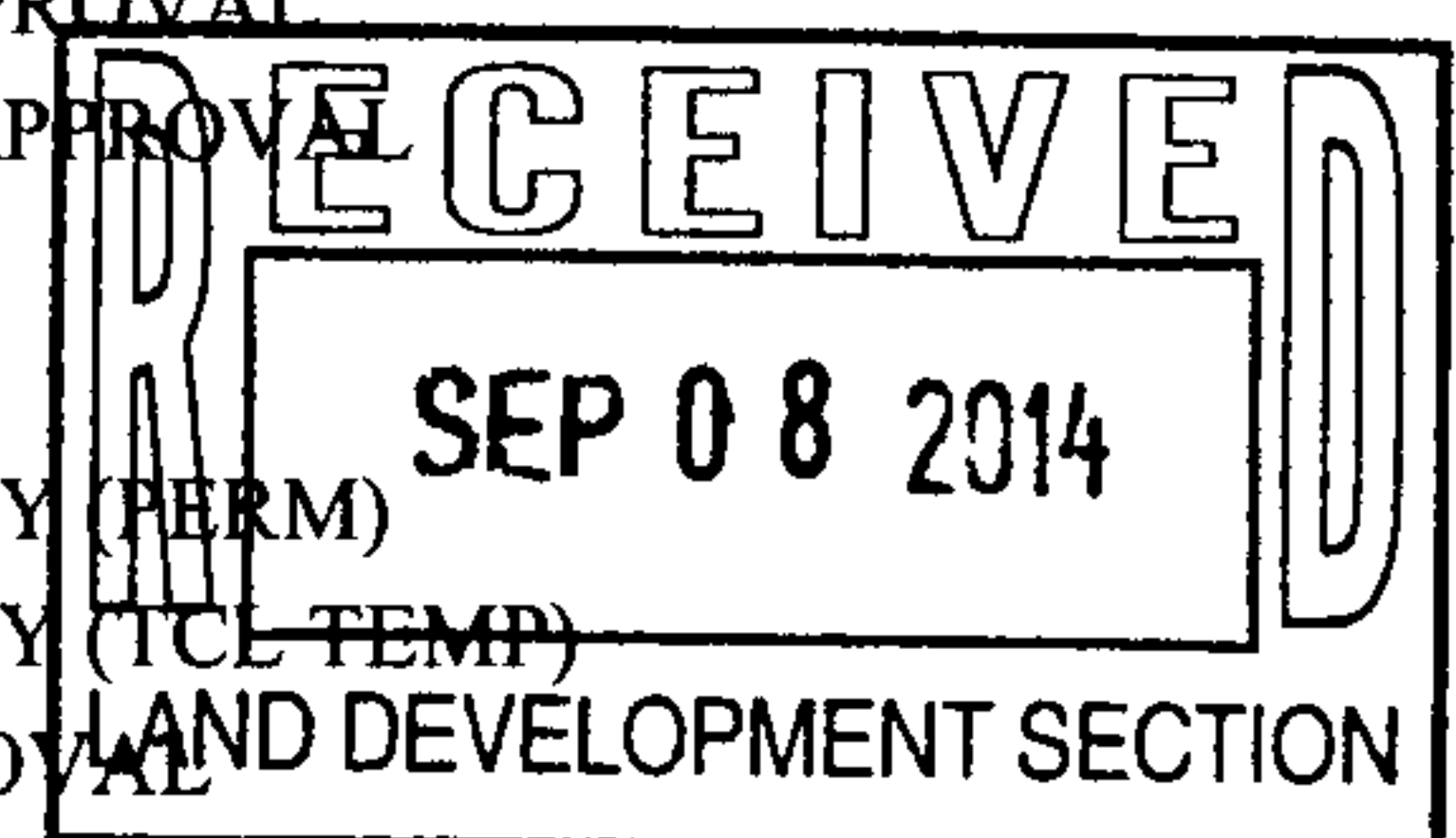
Phone#: _____ Fax#: _____ E-mail: _____

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: 9-8-14 By: MIKE WALLA

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

Larry Kennedy

From: Ortiz, Monica <E06857@cabq.gov>
To: Larry Kennedy
Sent: Monday, September 8, 2014 2:35 PM
Subject: Read: 1650 University Resubmittal

Your message

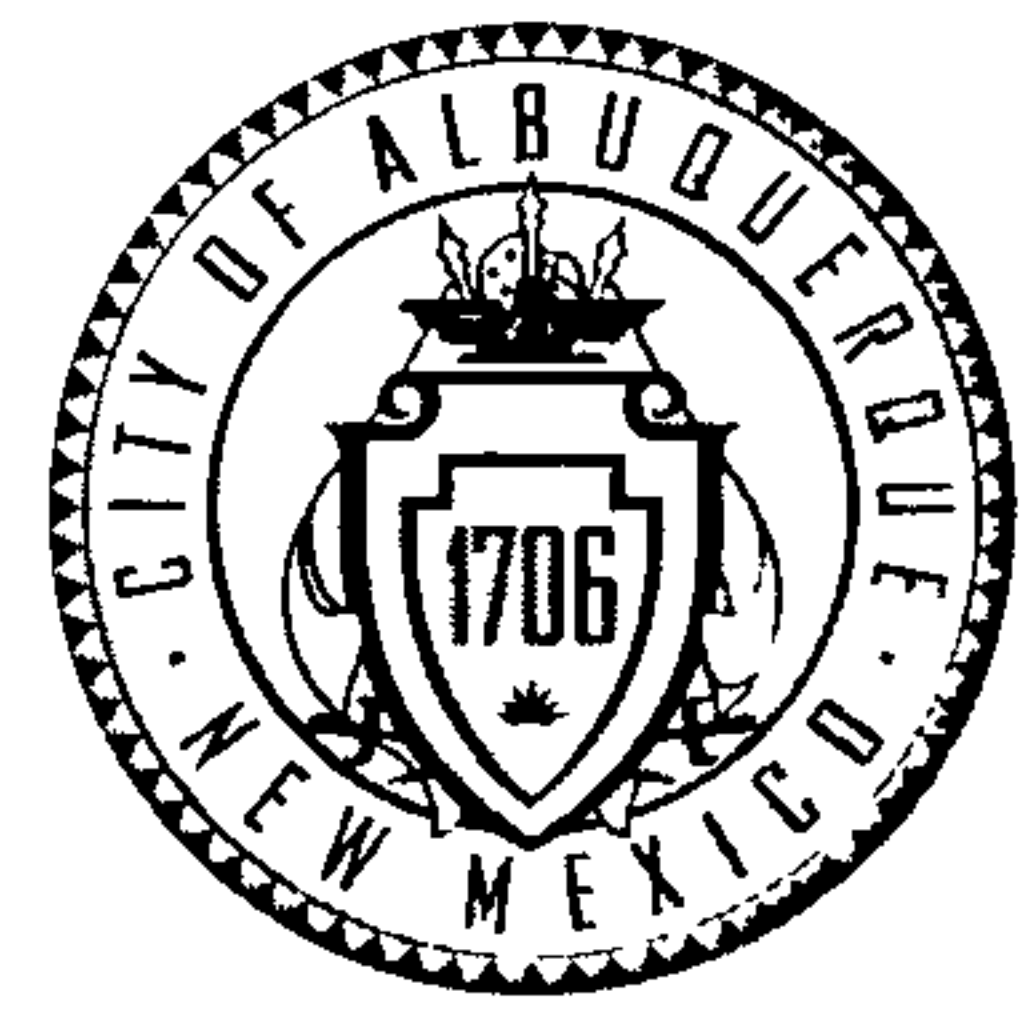
To:
Subject: 1650 University Resubmittal
Sent: Monday, September 8, 2014 2:34:44 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, September 8, 2014 2:34:40 PM (UTC-07:00) Mountain Time (US & Canada).



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



August 1, 2014

Richard J. Berry, Mayor

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

RE: **1650 University Tenant Improvements**
Grading & Drainage Plan
Engineer's Stamp Date 7-9-2014 (File: H15D015A)

Dear Mr. Walla:

Based upon the information provided in your submittal received 7-9-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. On the title sheet, include a design narrative summarizing the drainage scheme, and describe offsite flows, and how the "first flush" will be managed. — Not Rec'd per Curtis 8/13/14
2. Provide calculations quantifying the flows
3. It appears there are two outfalls. The outfall on the north to University Blvd. needs more detail, and contours should be extended. Is there an drainage easement? Is there a concrete rundown? Show a section cut to better understand this outfall.
4. ~~How does runoff from adjacent lot 2-A-1 drain and interact with runoff from this site?~~ OK,

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

PO Box 1293

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 1650 UNIVERSITY TENANT IMPROV. Building Permit #: _____ City Drainage #: H15D01SA

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

Legal Description: LOT NUMBERED ONE-A(1-A) OF UNIVERSITY TOWERS, ALBUQUERQUE, NEW MEXICO

City Address: 1650 UNIVERSITY BLVD. NE, ALBUQUERQUE, NEW MEXICO 87102

Engineering Firm: WALLA ENGINEERING

Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008

Fax#: 505-881-4025

E-mail: mikew@wallaengineering.com

Owner: UNIVERSITY OF NEW MEXICO

Contact: MARY GAUER

Address: 1818 CAMINO del SERVICIO NE, #146, ALBUQUERQUE, NM 87131

Phone#: _____

Fax#: _____

E-mail: _____

Architect: FBT ARCHITECTS

Contact: SUSAN JOHNSON

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 300

Phone#: 505-883-5200

Fax#: 505-884-5390

E-mail: sbj@fbtarch.com

Surveyor: WAYJOHN SURVEYING

Contact: THOMAS JOHNSTON

Address: 330 LOUISIANA BLVD. NE, ALBUQUERQUE, NM 87108

Phone#: 505-255-2052

Fax#: 505-255-2887

E-mail: _____

Contractor: _____

Contact: _____

Address: _____

Phone#: _____

Fax#: _____

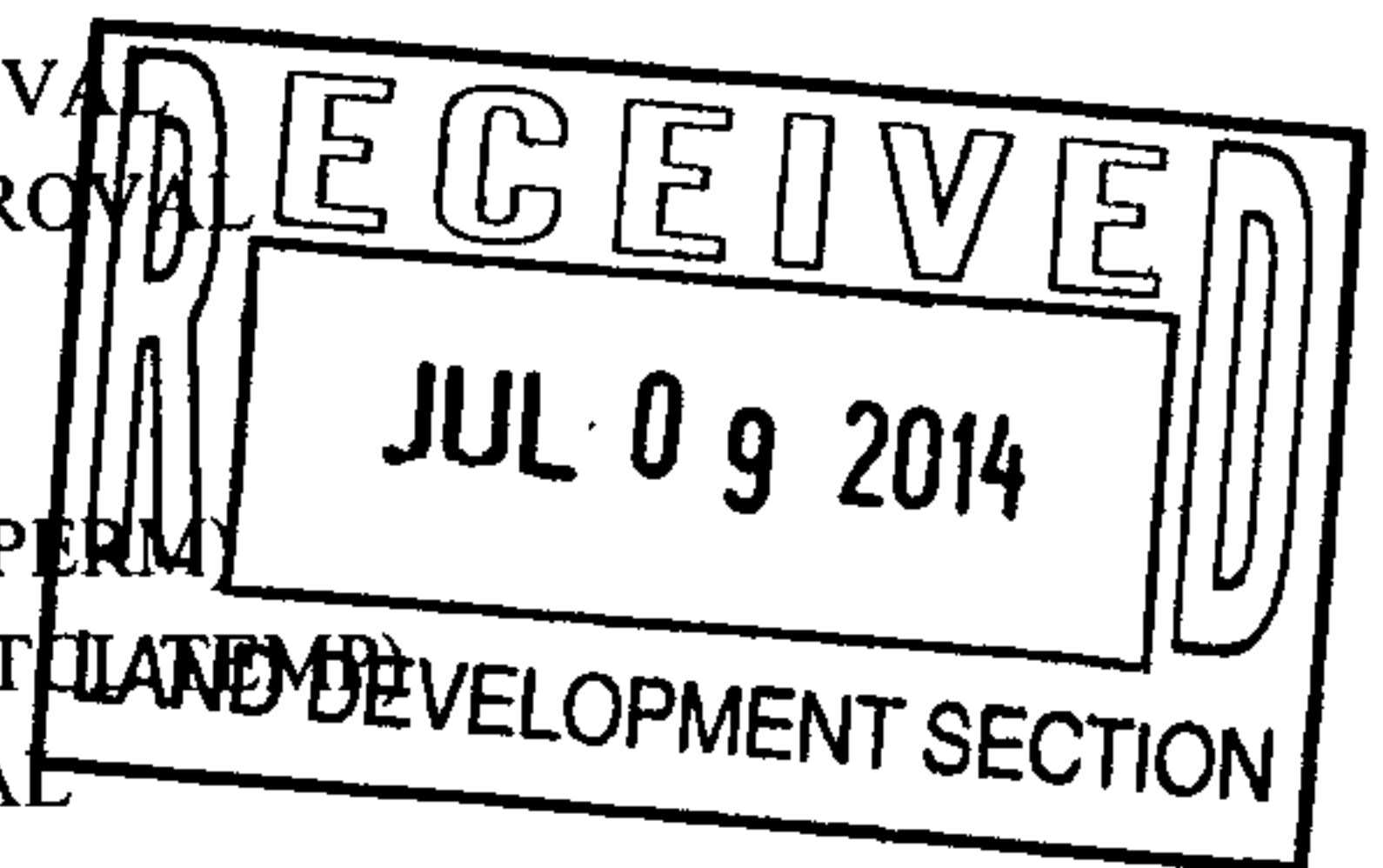
E-mail: _____

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: \$5000

- ☐ 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/IMP)
☐ 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: 7-9-14 By: MIKE WALLA

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

Larry Kennedy

From: Ortiz, Monica <mortiz@cabq.gov>
To: Larry Kennedy
Sent: Wednesday, July 9, 2014 3:40 PM
Subject: Read: 1650 University - Hydrology Submittal

Your message

To:
Subject: 1650 University - Hydrology Submittal
Sent: Wednesday, July 9, 2014 3:41:03 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Wednesday, July 9, 2014 3:39:41 PM (UTC-07:00) Mountain Time (US & Canada).

