HYDROLOGY H16/D81 ONE PLAN

H 16-D81

1 PLAN

This easement grant is made and executed this 28th day of May, 1986, by and between The Girard & Indian School Partnership hereinafter called the "Grantor" and The Girard and Indian School Partnership, hereinafter called the "Grantee".

1. The Grantor is the owner of the following described real property within the City of Albuquerque. Lots 17 and 18, Block N, Netherwood Park.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the Grantee a perpetual easement over and across a portion of Grantor's property for the purpose of permitting overland flow of storm drainage to the street.

3. The property affected by the grant of this easement and right-of-way is more particularly described as follows:

Total of lot 18, Block N, Netherwood Park.

4. Said easement is intended to be permanent in nature for use recited above to the Grantee, his successors and assigns, until such time as the Grantee releases said easement in writing.

5. The obligation of the Grantor set forth herein shall be binding upon the Grantor, his heirs, and assigns, and the property of the Grantor as described herein and will run with said property until released by the Grantee.

IN WITNESS WHEREOF, the parties have set their hands and seals this 28th day of May, 1986.

GRANTOR THE GIRARD & INDIAN SCHOOL PARTNERSHIP

By: Kenneth J. Martinez

Title: Managing Partner

RECEIVED
JAN 15 1987
HYDROLOGY SECTION

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS.

The foregoing instrument was acknowledged before me this 28th day of May, 19 86, by Kenneth J. Martinez, Managing Partner of The Girard & Indian School Partnership
Name of Grantor

Mary E. Baxter
Notary Public

My Commission Expires: 2-18-89

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

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

December 30, 1985

Duane Logan
501 Kinley, NE
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR NETHERWOOD PARK; BLOCK N, LOTS 17 & 18
RECEIVED DECEMBER 9, 1985 (H-16/D81)

Dear Mr. Logan:

The referenced plan dated December 6, 1985, is approved for Building Permit. However, prior to sign-off by Hydrology, we will require a drainage easement for flows across lot lines. Also, required will be an approved copy of the "Drainage Facilities Within City Right-of-Way" document.

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

Cordially,

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

CAM/bsj

DRAINAGE INFORMATION SHEET

CITY OF ALBUQUERQUE, N.M.

PROJECT TITLE: Office Building ZONE ATLAS/DRNG. FILE #: H16-D /81 REVISED

LEGAL DESCRIPTION: Lots 17 & 18, Block N, Netherwood Park

CITY ADDRESS: 2714 Indian School Road, NE

ENGINEERING FIRM: Duane Logan CONTACT: Same

ADDRESS: 501 Kinley, NE 87102 PHONE: 243-6353

OWNER: Girard and Indian School Partnership CONTACT: Dr. Ken Martinez

ADDRESS: 909 Virginia NE, Suite 105 PHONE: 255-8682

ARCHITECT: James Wright CONTACT: Same

ADDRESS: 4100 Silver SE PHONE: 266-6764

SURVEYOR: Ron Tyree CONTACT: Same

ADDRESS: 201 Eubank NE PHONE: 293-7070

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

RECEIVED DEC 09 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

XX YES

____ NO

XX COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

XX DRAINAGE PLAN REVISED

____ 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

XX BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: September 20, 1985 10/10/85 12/9/85

BY: Duane Logan

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

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

October 18, 1985

Duane Logan
501 Kinley NE
Albuquerque, NM 87102

REF: REVISED DRAINAGE PLAN FOR LOT 17 & 18 BLOCK "N" NETHERWOOD PARK (H16-D81) RECEIVED OCTOBER 10, 1985

Dear Mr. Logan:

Based on the information provided on your October 10, 1985 submittal, we are unable to process your request for building permit until the flows that are being generated by the roof drains on the west side have been addressed. Flows must be routed towards the asphalt areas.

If I can be of further assistance, please feel free to contact me at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/BJM/cl

DRAINAGE INFORMATION SHEET

CITY OF ALBUQUERQUE, N.M.

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ARCHITECT: James Wright CONTACT: Same

ADDRESS: 4100 Silver SE PHONE: 266-6764

SURVEYOR: Ron Tyree CONTACT: Same

ADDRESS: 201 Eubank NE PHONE: 293-7070

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

RECEIVED OCT 10 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

XX YES

____ NO

XX COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ____

EPC NO. ____

PROJ. NO. ____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

XX DRAINAGE PLAN REVISED

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

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____ 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: September 20, 1985 10/10/85

BY: Duane Logan

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

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

September 27, 1985

Duane Logan
501 Kinley NE
Albuquerque, NM 87102

REF: WAREHOUSE ON LOTS 17 & 18 BLOCK "N" NETHERWOOD PARK (H16-D81)

Dear Mr. Logan:

A preliminary review of your submittal for building permit approval has shown that the following information is lacking for this section to begin the review process:

Information Needed:

1. Proposed easement must be submitted and approved before building permit is issued.

Plan Drawing:

1. Bench Mark description/location.
2. TBM location must be identified so that it may easily be located.
3. How do you propose to route the roof runoff from the north side of the building towards the asphalt area.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Bernie J. Montoya
City Design/Hydrology Section

BJM/cl

DRAINAGE INFORMATION SHEET

CITY OF ALBUQUERQUE, N.M.

PROJECT TITLE: Office Building ZONE ATLAS/DRNG. FILE #: H16-D81

LEGAL DESCRIPTION: Lots 17 & 18, Block N, Netherwood Park

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ADDRESS: 4100 Silver SE PHONE: 266-6764

SURVEYOR: Ron Tyree CONTACT: Same

ADDRESS: 201 Eubank NE PHONE: 293-7070

CONTRACTOR: N/A CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

XX YES

____ NO

XX COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED SEP 20 1985 HYDROLOGY SECTION

DRB NO. ____

EPC NO. ____

PROJ. NO. ____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

XX DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: September 20, 1985

BY: Duane Logan

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: H-16 DATE: 8/16/85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: Office Building for Girard/Indian School Rd. Port.

LEGAL DESCRIP.: Lots 17 & 18 Block N, Netherwood Park

APPROVAL REQUESTED

_____ PRELIMINARY PLAT
_____ SITE DEVELOPMENT PLAN
_____ ROUGH GRADING
X FINAL PLAT
X BUILDING PERMIT

RECEIVED SEP 20 1985 HYDROLOGY SECTION

ATTENDANCE:	WHO:	REPRESENTING:
	James Wright	Self Architect
	Billy Goolsby	City

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

X Approved Drainage Plan ~~/Report~~ required for ~~Final Plat and/or~~ Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: ① Site is not located in or adjacent to any flood zone — Discharge to be determined by analysis of downstream capacity ② Replat required to remove the lotlines or appropriate documents required. ③ An erosion control plan for the period of construction is required.

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: Billy J. Goolsby SIGNED: James F. Wright
TITLE: CE/Design Hydrology TITLE: ARCHITECT
DATE: 8/14/85 DATE: 8-14-85

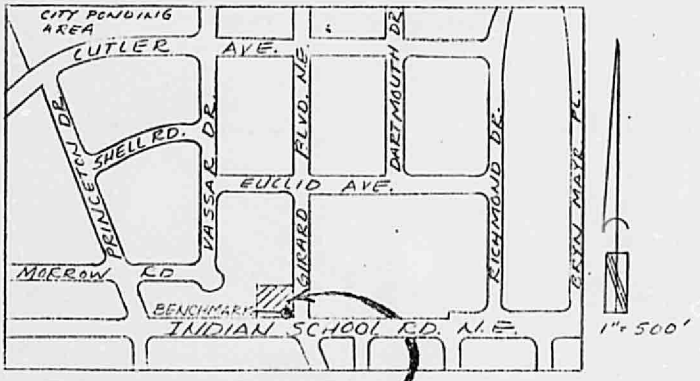
NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

RECEIVED
SEP 03 1986
HYDROLOGY SECTION

VICINITY MAP



PROPOSED PROJECT

BENCHMARK 4-H16 - ELEV 5117.14
T/C WEST END OF
NW CURB RETURN

LEGAL DESCRIPTION:
LOTS 17 & 18 BLOCK N
NETHERWOOD PARK

DUANE LEE LOGAN
N. M. 8300
REGISTERED PROFESSIONAL ENGINEER

1-10-86 243-6353

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.

2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specifications for Public Works Construction 1985.

3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.

4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.

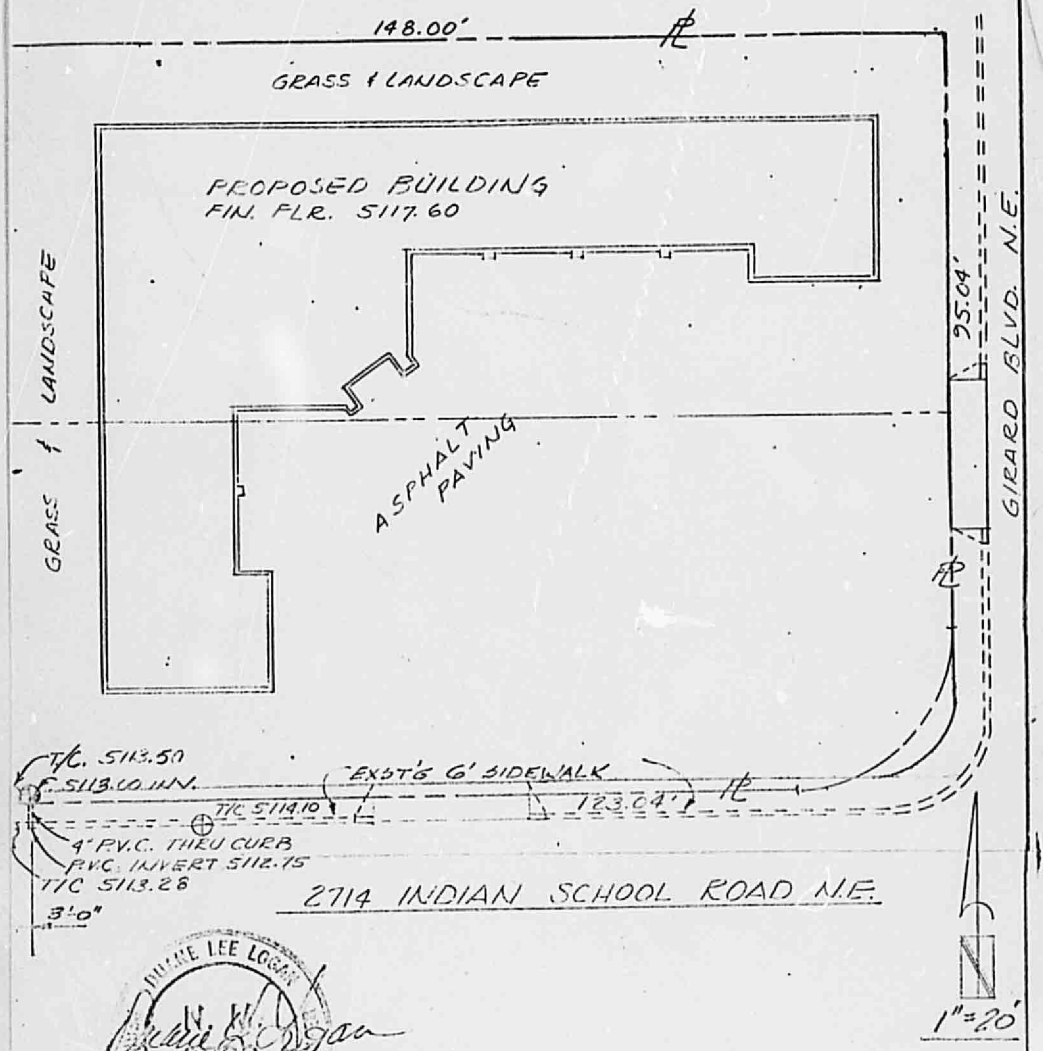
5. Backfill compaction shall be according to Residential street use.

DURACON CONST. H16-081 F-11

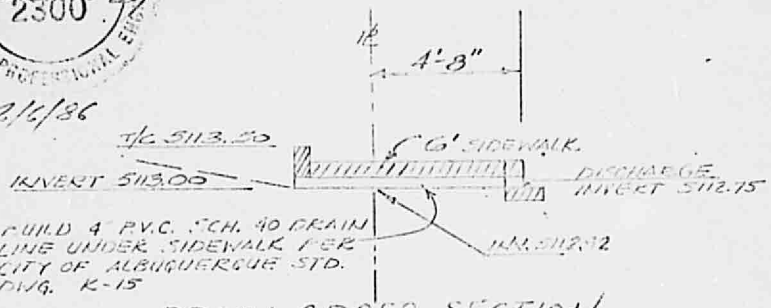
APPROVALS	NAME	DATE	TITLE: MEDICAL OFFICE - 301 INDIAN SCHOOL NE TRACT DRAINAGE THRU CURB
A.C.E./DESIGN		9/3/86	
INSPECTOR			

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



JULIUS LEE LOGAN
2300
REGISTERED PROFESSIONAL ENGINEER
2/6/86



DRAIN CROSS SECTION
1/4"=1'-0"

F-11

APPROVALS	NAME	DATE	TITLE: MEDICAL OFFICE
A.C.E./DESIGN		02/10/86	2741 INDIAN SCHOOL N.E.
OWNER			DRAIN DRAINAGE THRU CURB
			DRAWING NO. 23013

DURACON CONST.

MAP