DRAINAGE INFORMATION SHEET

PROJECT TITLE: _____ ZONE ATLAS/DRNG. FILE #: J13/D42

LEGAL DESCRIPTION: E 1/2 BLOCK 20 PEREA ADD.

CITY ADDRESS: LOMAS BLVD NW

ENGINEERING FIRM: RICHARD NORTON CONTACT: _____

ADDRESS: _____ PHONE: 897-4687

OWNER: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: OLIVER TRUJILLO CONTACT: _____

ADDRESS: 221 AVALON PL. NW PHONE: ~~897~~- 836-0328

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED DEC 07 1987 HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

X 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

X 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: 12-7-87

BY: OLIVER TRUJILLO

DRAINAGE INFORMATION SHEET

PROJECT TITLE: _____ ZONE ATLAS/DRNG. FILE #: J13/D42

LEGAL DESCRIPTION: Alleyway Block 20 Perea Add.

CITY ADDRESS: _____

ENGINEERING FIRM: Richard North CONTACT: _____

ADDRESS: P.O. Box 2001 Corrales 87048 PHONE: 897-4687

OWNER: Guido, Inc CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
FEB 16 1989
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

X ENGINEER'S CERTIFICATION

Certification statement is not on drawing.

RG 2/16/89

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

____ FINAL PLAT APPROVAL

____ BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

X CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

____ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 2/16/89

BY: _____

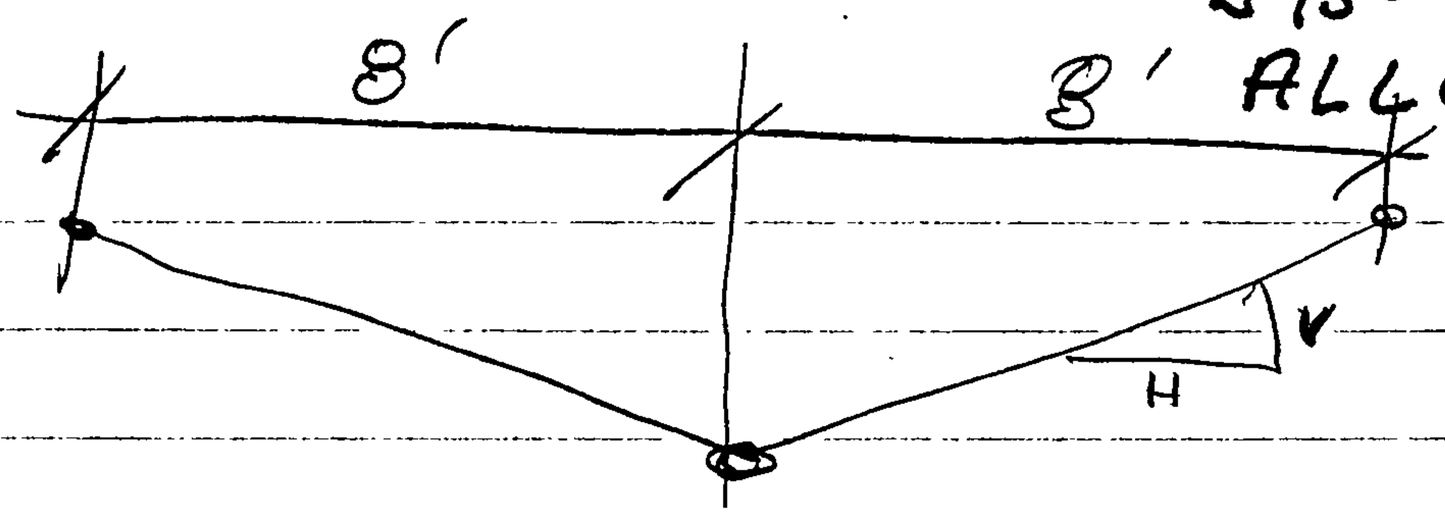
4-28-89

TO: FILE
FROM: Carlos Montoya
SUBJECT: J13-D42

Released C.O. for Perea Addition. Used the survey submitted by Richard Norton on the alley to determine capacity. Attached is the survey by Richard Norton (2-16-89); Alley data; and output data for the alley.

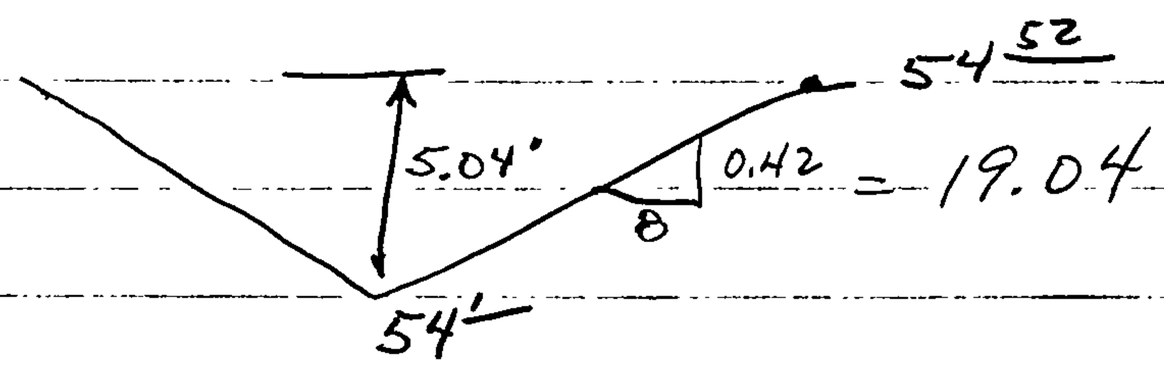
4-28-89
J13-D42

8' ALLEY DATA

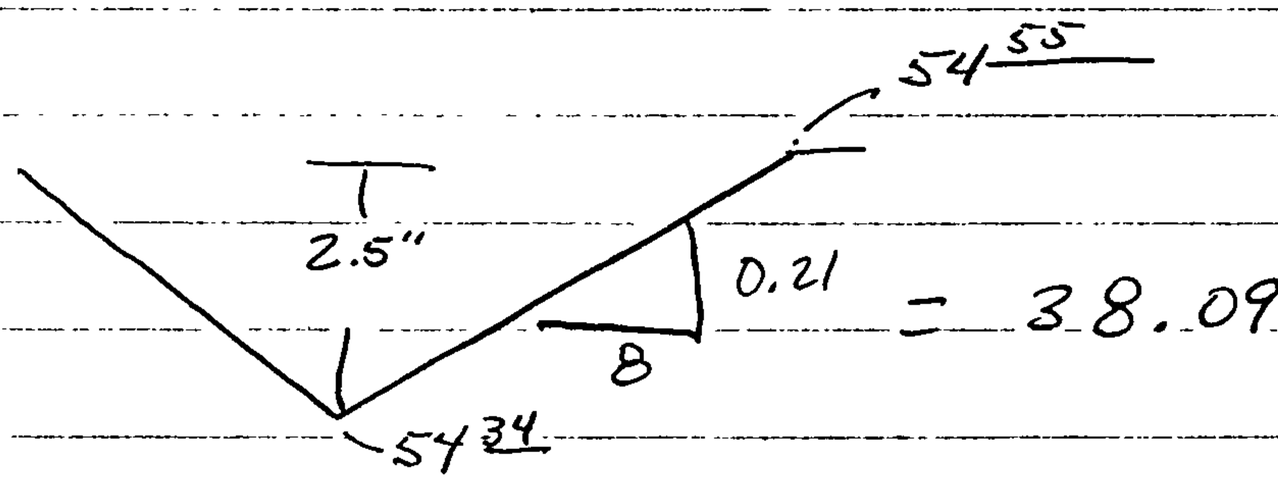


SECTIONS

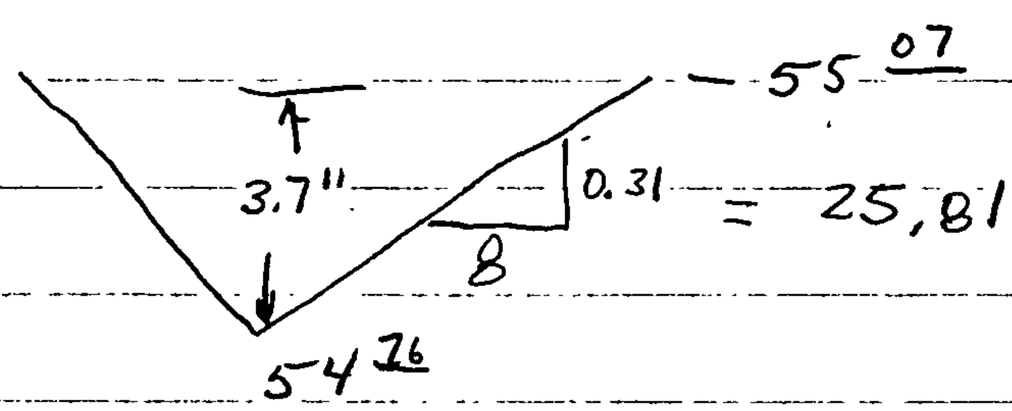
(1)



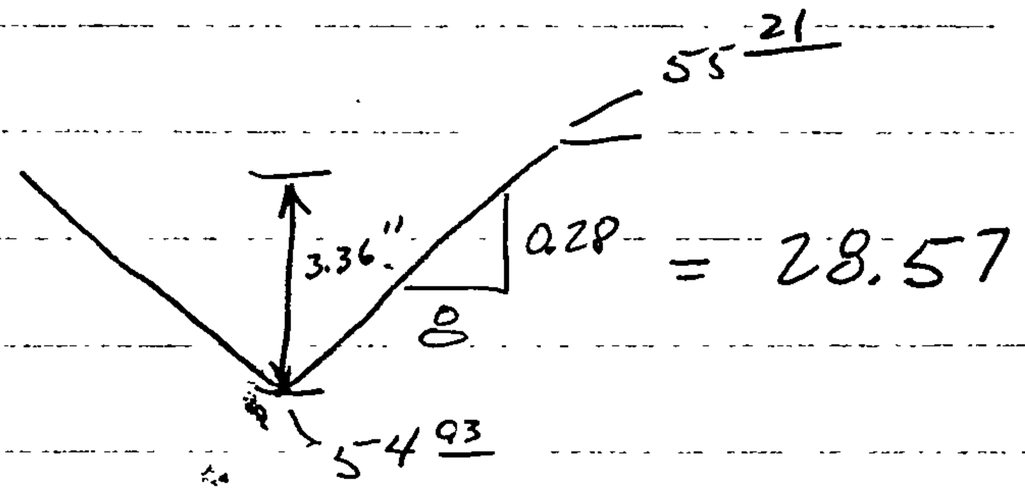
(2)



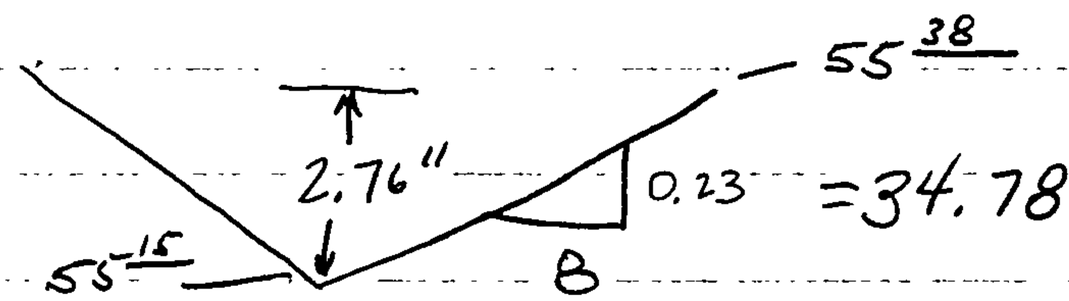
(3)



(4)



(5)



Fairground Addition Lots 21 & 22; Alley Bet- Acoma & Cochiti SE. R.H. Lamaday	10/15/75 Feder	Filed	
Vassar Dr & Princeton Dr N.E. South of Menaul J. F. Fritz	10/21/75 Celia		10/30/75 Approved & Filed -
Granada View Addition G. G. Keith	10/28/75 Celia		
Academy Blvd. N.E. Wyo. Blvd to Layton Ave. Q. R. Kielich	11/19/75 Celia -		
Alley Between 15th & 16th From Lomas to Friot John Hill	11/19/75 Celia		12/4/75 Approved & Filed.

Streets Deleted from P.D. # 188 filed for info. only

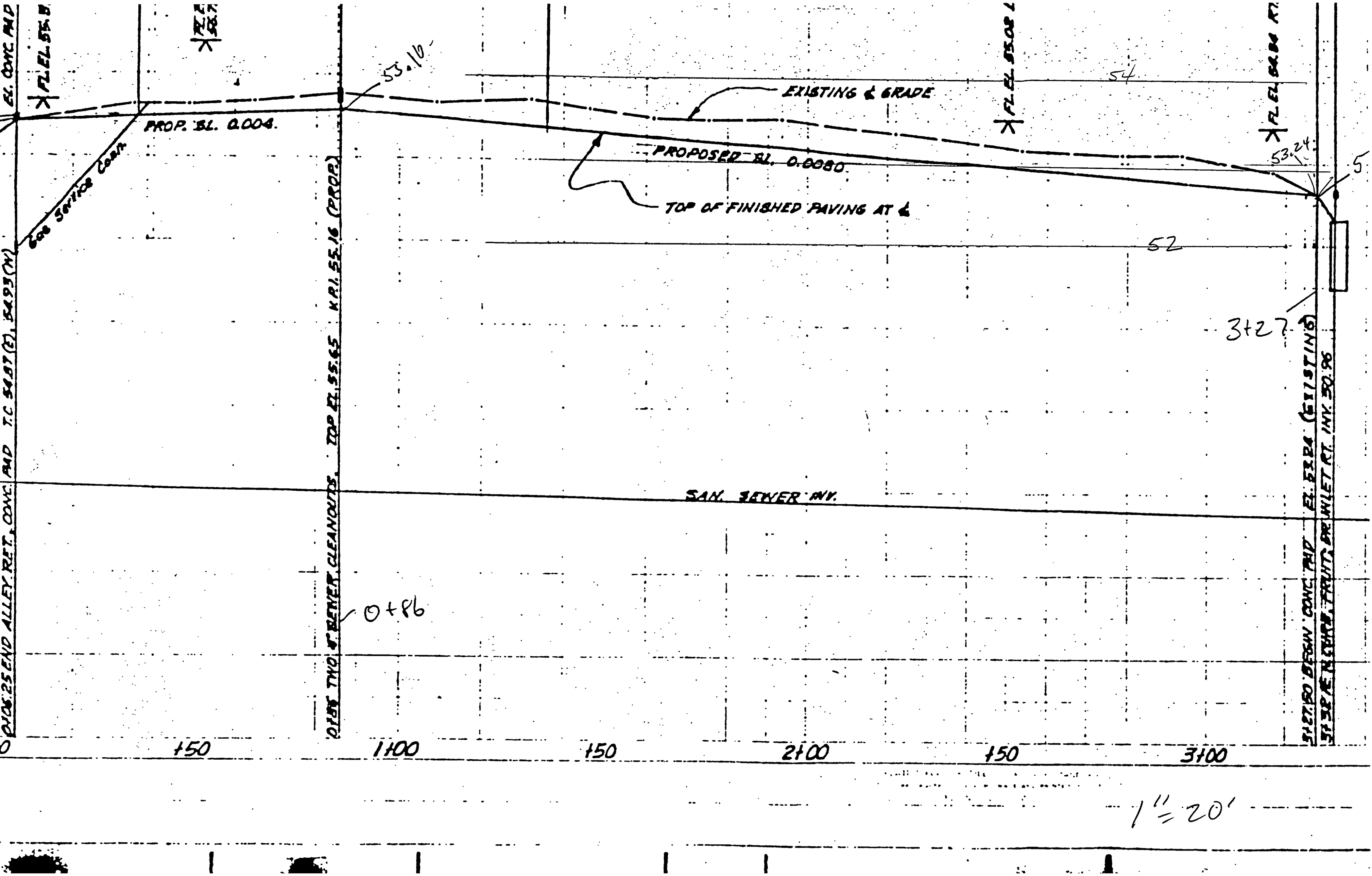
SPAIN RD. N.E - From American Heritage to Wyoming (S-G)

OSUNA RD. N.E - From Morris to Juan Tabo (SAS - W - SG)

MORRIS ST. N.E From Osuna to Spain (SG - SAS - SS)

FORTUNA N.W. - East of 72nd St. N.W. (SG)

PANY • U.S.A. • WS 04N BUFF • WS 04NG GREEN


EX. CONC. PAD
FL. EL. 55.8
FL. EL. 55.0
FL. EL. 54.84
53.16
54
EXISTING ℄ GRADE
PROP. SL. 0.004.
PROPOSED SL. 0.0080
53.24
TOP OF FINISHED PAVING AT ℄
Gas Service Cock
52
3+27
T.C. 54.87(E), 54.93(W)
PAD
CONC.
RET. ALLEY END
0+25
TOP EL. 55.65 : KR. EL. 55.16 (PROP.)
0+86
TWO 4" SEWER CLEANOUTS
SAN. SEWER INV.
EL. 53.84 (EXISTING)
INLET CT. INV. 50.96
PRE
FRUITS
STORM
SEWER
BEGIN
CONC. PAD
0
+50
1+00
+50
2+00
+50
3+00
1" = 20'

4-28-89
J13-042
ALLEY DATA

(1)

TRIANGULAR CHANNEL

Flow Rate	(cfs)	=	14.35931
Depth	(ft)	=	.42
Velocity	(ft/s)	=	4.275313
Mannings n		=	.017
Slope	(ft/ft)	=	.0192
Side Slope	(H:V)	=	19.04
Bottom Width	(ft)	=	0
Top Width	(ft)	=	15.9936
Area	(ft^2)	=	3.358656
Hydraulic Radius		=	.209711
Freeboard	(ft)	=	1.080043
Top Width (w/ freebrd)		=	57.12165
Froude Number		=	1.163102

STRIKE ANY KEY TO CONTINUE

(2)

TRIANGULAR CHANNEL

Flow Rate	(cfs)	=	3.133911
Depth	(ft)	=	.2083333
Velocity	(ft/s)	=	1.89565
Mannings n		=	.017
Slope	(ft/ft)	=	9.599999E-03
Side Slope	(H:V)	=	38.09
Bottom Width	(ft)	=	0
Top Width	(ft)	=	15.87083
Area	(ft^2)	=	1.653212
Hydraulic Radius		=	.1041308
Freeboard	(ft)	=	1.028094
Top Width (w/ freebrd)		=	94.19106
Froude Number		=	.7322398

STRIKE ANY KEY TO CONTINUE

(3)

TRIANGULAR CHANNEL

Flow Rate	(cfs)	=	6.752043
Depth	(ft)	=	.3083333
Velocity	(ft/s)	=	2.751717
Mannings n		=	.017
Slope	(ft/ft)	=	.012
Side Slope	(H:V)	=	25.81
Bottom Width	(ft)	=	0
Top Width	(ft)	=	15.91617
Area	(ft^2)	=	2.453742
Hydraulic Radius		=	.1540511
Freeboard	(ft)	=	1.046475
Top Width (w/ freebrd)		=	69.9352
Froude Number		=	.8737112

STRIKE ANY KEY TO CONTINUE

(4)

TRIANGULAR CHANNEL

Flow Rate	(cfs)	=	3.440055
Depth	(ft)	=	.28
Velocity	(ft/s)	=	1.535816
Mannings n		=	.017
Slope	(ft/ft)	=	.00425
Side Slope	(H:V)	=	28.57
Bottom Width	(ft)	=	0
Top Width	(ft)	=	15.9992
Area	(ft^2)	=	2.239888
Hydraulic Radius		=	.1399143
Freeboard	(ft)	=	1.025119
Top Width (w/ freebrd)		=	74.57449
Froude Number		=	.5117225

STRIKE ANY KEY TO CONTINUE

(5)

TRIANGULAR CHANNEL

Flow Rate	(cfs)	=	8.566772
Depth	(ft)	=	.23
Velocity	(ft/s)	=	1.938609
Mannings n		=	.017
Slope	(ft/ft)	=	.0088
Side Slope	(H:V)	=	34.78
Bottom Width	(ft)	=	0
Top Width	(ft)	=	15.9988
Area	(ft^2)	=	1.839862
Hydraulic Radius		=	.1149525
Freeboard	(ft)	=	1.029694
Top Width (w/ freebrd)		=	87.62434
Froude Number		=	.71269

STRIKE ANY KEY TO CONTINUE

KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 27, 1988

Mr. Angelo Del Frate
Guido, Inc.
1504 Lomas Blvd., NW
Albuquerque, NM 87104

RE: LOMAS & FRUIT - PROJECT NO. 3472

Dear Mr. Del Frate:

Enclosed please find an executed copy of the Agreement and Covenant for the above noted project.

If I can be of further assistance, please do not hesitate to call.

Sincerely,

Teresa R. Schultz
for Della Gallegos, Project Administrator
Design Review Section/PWD-Engineering

DG/trs
(3583E)

cc: Project File #3472

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

8900684

88112385

648

AGREEMENT AND COVENANT

This agreement and covenant, between the City of Albuquerque, New Mexico ("City") and GUIDO INC. _____, ("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this agreement with the Bernalillo County Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at 1504 LOMAS BLVD. N.W in Albuquerque, New Mexico, and more particularly described as: PEREA ADDITION BLOCK 20

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property, and more particularly described as:
ALLEY BETWEEN 15TH ST & 16TH STREET N.W. ALBUQ. N.M.

The User wishes to construct upon, improve or repair and to maintain the following "Improvement" on the City's Property (or already has done so):

ALLEYWAY BETWEEN 15TH ST. NW + 16TH ST. N.W. BOUND ON THE NORTH BY LOMAS BLVD AND ON THE SOUTH BY FRUIT AVE.*

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this agreement.

2. City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The

*Pave above-mentioned alley way with 2" of asphalt base course with 6" of subgrade preparation in accordance with the City of Albuquerque Standard Specifications for Public Works Construcion.

2-3-86

User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City and attached as Exhibit B. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.

4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.

5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 90 days days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.

6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.

7. Cancellation of Agreement and Release of Covenant. This agreement may be cancelled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

8. Condemnation. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

9. Assessment. Nothing in this agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.

10. Notice. For purposes of giving formal written notice to the User, User's address is:
GUIDO INC.
1504 LOMAS BLVD. N.W.
ALBUQ. N. MEX. 87104

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 6 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

11. Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property.

12. Term. This agreement shall continue until revoked by the City pursuant to Section 7 above.

13. Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs, assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.

14. Entire Agreement. This agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. Changes to Agreement. Changes to this agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

CITY OF ALBUQUERQUE

Approved By:

for Chauncy V. Gillespie
Chief Administrative Officer
Dated: 12/20/87

ATTEST:

N/A
City Clerk

USER:

Angelo J. del Frate, Quilocline
President

Approved as to form:

Kevin J. Kearny
Assistant City Attorney

Reviewed by:

Eleen H. 12/16
City Attorney

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

The foregoing instrument was acknowledged before me this

_____ day of _____, 19__, by _____.
(User)

_____
Notary Public

My commission expires:

_____

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

The foregoing was acknowledged before me this 1st day of November, 1988, by Angelo J. Del Frutto, President (Title), GUIDO INC (Name of Corporation), a New Mexico (State of Corporation) corporation, on behalf of said corporation.

Norma Cifelli
Notary Public

My commission expires:
September 6, 1992

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

The foregoing was acknowledged before me this _____ day of _____, 19__, by _____ (Name of acknowledging Partner or Partners), on behalf of _____ (Name of Partnership), a partnership.

_____
Notary Public

My commission expires:

_____

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

The foregoing instrument was acknowledged before me this 20th day of December, 1988, by ~~Gene Romo~~ Lorenzo Lithgow, Chief Administrative Officer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Valerie R Martinez
Notary Public

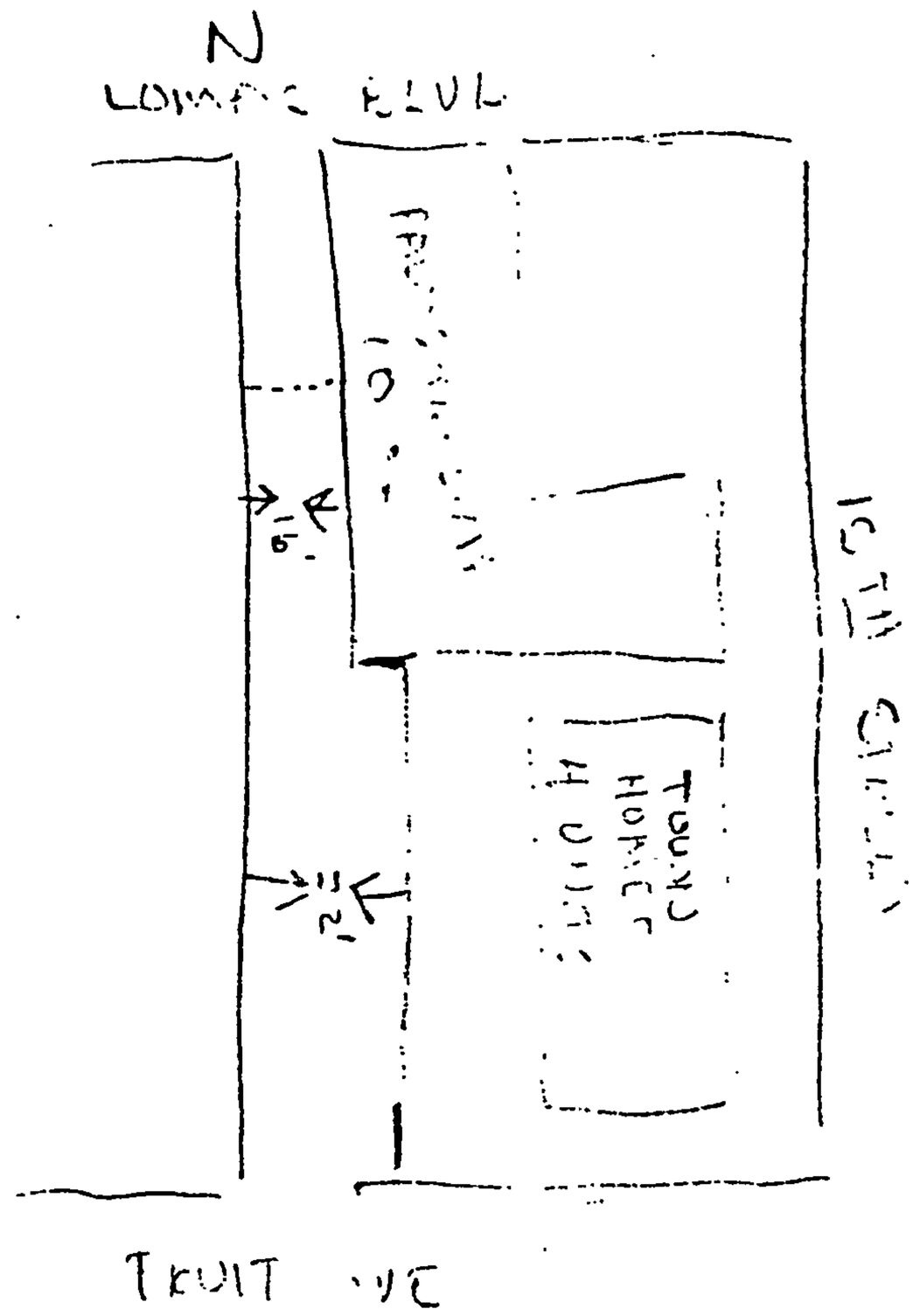
My commission expires:

10-31-92

EXHIBIT "A"
AGREEMENT AND COVENANT

654

SKETCH OF PROPOSED OR EXISTING IMPROVEMENT



THE IMPROVEMENT CONSISTS OF PAVING ALLEY BETWEEN 15TH ST. NW & 16TH ST. NW.

2-3-86

EXHIBIT "B"
AGREEMENT AND COVENANT

ATTACHMENT TO AGREEMENT AND COVENANT FOR Guido Inc.

TO PLACE PAVING IN THE ALLEY BETWEEN 15th & 16th Street

and Lomas Blvd. from Fruit Ave. to

.

DATED: 12-12-88

DESIGN AND CONSTRUCTION STANDARDS REQUIRED

1. Paving shall be placed on grades approved by the City Engineer. Reference City Project No. #3472.

2. Paving section shall consist of graded and compacted subgrade and two (2) inches of asphaltic concrete surface course comforming to the requirements of City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985. Pavement shall be minimum 1500 pound Marshall Stability.

3. Pavement surface shall be finished free of surface ponding and shall be free draining.

MAINTENANCE REQUIREMENTS AND STANDARDS

1. Pavement surface provided shall be maintained in a sound condition free from ponding, chuckholes, pavement breaks and in a safe condition.

2. And defects creating a hazardous condition to traffic shall immediately be repaired to the satisfaction of the City Engineer by the User at no cost to the City.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 DEC 22 PM 2:40

BK 6264 PG 648-655
12-23-88
GLADYS M. DAVIS
CO. CLERK & RECORDER
DEPUTY

8900684

-8938947

March 30, 1989

City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Project #3472

948

Gentlemen:

We the property owners on 16th street that own property abutting the alley (between 15th and 16th street and Lomas and Fruit) request that the city of Albuquerque accept the alley built by Guido Inc., as built.

We have observed the drainage and runoff during the last periods of rain and snow, and find that the alley does drain properly.

We further understand that in an agreement dated 12/28/89, Guido Inc. has agreed to maintain the alley in perpetuity as well as to defend and indemnify the City against all claims arising from the improvement and use of the alley.

3-31-89

Watson-Owner of lots #7-8-9-10, Perea Addition blk.20- Date

Erlinda Montoya

Montoya- Owner of lot #6, Perea Addition blk.20- 3/30/89 Date

Frank McCullouch

McCullouch-Owner of lots#4-5, Perea Addition blk.20- 4-2-89 Date

Patricia F McCullouch

McCullouch-Owner of lots Perea Addition blk.20- #4-5 4-2-89 Date

Brown-Owner of lot #2, Perea Addition blk.20- Date

Guido Inc by Angelo Del Frate President

Guido Inc,-Owner of lot #1-tr87-A-87-B Perea-Addn.blk.20- 3/30/89 Date

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me on the dates written above. by Stephen Watson, Erlinda Montoya, Frank and Patricia McCullouch and Guido Inc.

Norma Grijalle
Notary Public
My Commission expires 9-6-92

#8900684

6

March 30, 1989

949

City of Albuquerque
P. O Box 1293
Albuquerque, New Mexico 87103

Re: Project #3472

Gentlemen:

We the property owners on 16th street that own property abutting the alley (between 15th and 16th street and Lomas and Fruit) request that the city of Albuquerque accept the alley built by Guido Inc., as built.

We have observed the drainage and runoff during the last periods of rain and snow, and find that the alley does drain properly.

We further understand that in an agreement dated 12/28/88, Guido Inc. has agreed to maintain the alley in perpetuity as well as to defend and indemnify the City against all claims arising from the improvement and use of the alley.

Watson- Owner lots #7-8-9-10- Perea Addition, blk.20 Date

Montoya- Owner lot #6- Perea Addition, blk.20 Date

McCullouch- Owner lots #4-5- Perea Addition, blk.20 Date

Cipriano Salazar 2430344 3/31/89
Salazar- Owner lot #3- Perea Addition, blk.20 Date

Edward Brown 320 16th SW 344-0629 3/31/89
Brown- Owner lot #2- Perea Addition, blk 20 Date

Guido Inc. Owner lot#1-Tr.87A-87B Perea Addition, blk.20 Date

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me on the dates above, by Cipriano Salazar and Edward Brown.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
89 MAY -1 AM 9:17
BK M5743A PG 948-949
GLADYS M. DAVIS
CO. CLERK & RECORDER
DEPUTY

Norma E. Gallo
Notary Public
My Commission expires 9/6/92

C I T Y O F A L B U Q U E R Q U E

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO.: WPHYD0576

March 30,1989

TO: Pete Dinelli, Councilor, District 5

FROM: Fred J. Aguirre, City Hydrologist, Public Works Department

SUBJECT: ALLEY AT LOMAS AND FRUIT: CITY WORK ORDER PROJECT #3472

Thank you for your memo and your interest in this project. I agree that it is regrettable if Mr. del Frate's only course of action is to remove the alley paving and replace it. My goal for this section is to cooperate with and encourage development as much as possible while protecting the public's interest. Given the background of this case, you may be assured that we are pursuing that goal.

Mr. del Frate was required by City of Albuquerque ordinance to build the portion of the alley between Fifteenth and Sixteenth Streets that would provide his townhouse development with the necessary "one paved access". He went through all of the steps to have his engineer's design and his engineer's estimate approved by us, and was issued a work order package on Nov 11, 1988.

The contractor built to his own design, for whatever reasons, and ignored the drawings that had been approved as part of the work order process. Subsequently, Mr. del Frate's engineer certified to us that the alley was built roughly one foot above the approved elevation.

The purpose of the alley is twofold: to provide access for the lots both on the east (Mr. del Frate's property) and west sides, and to provide drainage for those same lots. The alley fails to meet both of these requirements.

- The alley is too high to allow the lots on the west side to drain to it, and now blocks the drainage of these lots.

- To get into the alley from the lots on the west side, homeowners must clear a three to five inch curb.

- The alley cross-section is so flat that even if drainage could get into it, the alley lacks the capacity to convey the flows to the streets. If the flow can't stay in the alley, it will leave it to cross someone's private property - a situation we don't endorse.

If I accept the alley as is, I accept for the City the liabilities from inadequate construction, and the responsibility for fixing it. I believe that the alley was improperly constructed, and that it remains the responsibility of the owner and the contractor to correct it. I am open to any suggestions to fix the problems, and by no means insist upon it being torn out and replaced. However, until the alley meets its design functions, I am reluctant to sign the Certificate of Occupancy, accepting it for the City.

If you have any questions, I am at your disposal. I have informed Mr. del Frate's engineer of our willingness to review any proposal he has to fix this mess, and continue to anticipate a satisfactory solution.

xc: Walt Nickerson, Assistant Director, Engineering Group, PWD
Jon Ertsgaard, Development Division, PWD
Roger Green, DRC Chairman
Mr. Angelo del Frate
Richard Norton, P.E.
(File - J13 /D42)

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
MAR 2 2 1989
HYDROLOGY SECTION

INTER-OFFICE CORRESPONDENCE

March 15, 1989

TO: Fred Aguirre, Hydrologist

FROM: Pete Dinelli, Councillor, District 5

SUBJECT: Alley Construction

Angelo del Frate, one of the owners of the Palms Trading Co. has contacted me concerning their inability to get a certificate of occupancy for their building expansion due to a problem with the adjacent alley. Apparently there is a problem with the grade of the alley as it was improved and your office will not sign off on the certificate.

I would appreciate any help you can provide to Mr. del Frate to resolve this problem. It is regrettable if the City requires the improvements to the alley be torn up to reduce the grade. I am confident that you or one of your engineering staff members can work out an equitable solution that will be satisfactory to both Mr. del Frate and the City.

Thank you for your help with this matter and I look forward to receiving a response from you.

PD:bg

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

KEN SCHULTZ
MAYOR

J13

DESIGN REVIEW COMMITTEE MEETING 3/3/89 1:30 p.m.

RECEIVED
MAR 07 1989
HYDROLOGY SECTION

PROJECT: Alley Paving Between Lomas and Fruit Project No. 3753

CONSULTANT: Richard Norton

IN ATTENDANCE:
Roger Green, DRC Chairman Roger
Carlos Montoya, Design Review
Richard Dourte, Transportation Development
Richard Norton, Engineer
Oliver Trujillo, Surveyor

Comments:

1. For D.R.C. approval of new alley grades, the following items must be addressed with a revised drainage report:

   a. Will alley carry offsite design flows with existing cross-section?

   b. Will alley as-previously constructed charge or inhibit flows from properties to the west?

2. Marked-up drawings provided by Phil Fischer, Construction Division and Roger Green, Design Review.

The issue of how the developer can receive a Certificate of Occupancy was discussed. One alternative to pursue would be to execute an Agreement with the City to provide financial guarantees and construct the alley to the original project #3472 grades. Financial guarantee would be 125% of Engineer's estimate to construct alley to City standard drawing and grades previously approved. New drawings would be required to support Engineer's estimate.

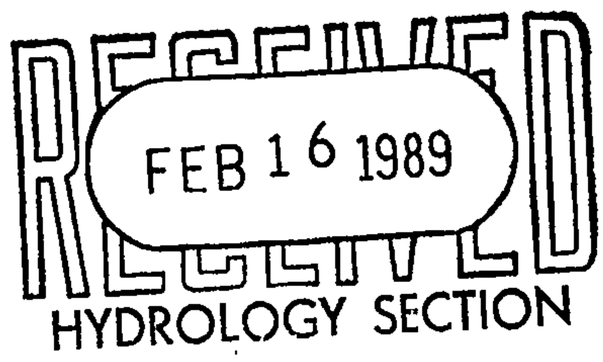
cc: Fred Aguire
Guide, Inc., 1504 Lomas Blvd., NW, 87104

RG/cb(WP+2321)

Richard E. Norton

ATTORNEY AT LAW

P.O. Box 2001
Corrales, NM 87048
(505) 897-4687



February 14, 1989

City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Attn: Carlos Montoya

RE: LOMAS & FRUIT - Project # 3472
Proposed Design Change

Gentlemen:

I submit herewith a revised design for the portion of the referenced project that requires the paving of the alley between 15th and 16th Streets north of Fruit. As you know, the paving contractor effected a field modification to the original design (City of Albuquerque - Drawing # SG-35-75) in order to avoid disturbing existing building and wall foundations along the western boundary of the alley.

We have determined the final elevations along the western edge of the alley paving as well as the elevations at the flow channel center line. (The later is not uniformly at the center line of the paving). These elevations are shown on an exaggerated scale to indicate that the alley cross-section is in substantial compliance with the requirement for a 2% transverse slope (See City of Albuquerque drawing 2411, General Notes 2). There is, however, a 10' $\pm$ section at station 1+50 where the transverse slope from the west is only 1%. This section is above the area where additional runoff to the alley is generated by improvements to the developer's property.

In my opinion, the channel cross-section is adequate to carry runoff south within the alley and therefore avoid any spill-over on the property to the west.

By its agreement dated 12/28/88, the developer has agreed to maintain the alley in perpetuity as well as to defend and indemnify the City against all claims arising from the improvement and use of the alley. Under such circumstances, it would seem reasonable to allow the slight variance from the 2% transverse side slope where strict

compliance with the City standards may have resulted in the disturbing of existing foundations and the subgrade.

It is requested that the City approve the submitted proposal as both the design and 'as-built" drawing and that the project be granted final approval. Concomitantly, it is requested that the Certificate of Occupancy be granted pending review of this submission in order that the buildings will qualify for the insurance. The agreement of 12/28/88 remains available to enforce the City's decision regarding this requested relaxation of the standard for the short section of the alley discussed above.

Thank you for consideration of this matter.

Sincerely,

RICHARD E. NORTON

REN:dlr

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

February 3, 1989

Richard Norton
300 Central Avenue, SW
Albuquerque, New Mexico 87102

RE: CERTIFICATION FOR RETAIL/TOWNHOUSE DEVELOPMENT
(J-13/D42) RECEIVED JANUARY 27, 1989

Dear Mr. Norton:

I have reviewed the referenced submittal and forward the following comments:

The alley was not constructed to the City approved grades. Therefore, the new existing grades need to be submitted to DRC for review and approval. Please be advised that any submittal to DRC needs to be to City standards and specifications.

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

Cordially,

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

CAM/bsj
(WP+517)

DRAINAGE INFORMATION SHEET

RECEIVED
JAN 27 1989
HYDROLOGY SECTION

✓PROJECT TITLE: Alley in Bl 20 Perea Addn ZONE ATLAS/DRNG. FILE #: J-13-Z D-42

LEGAL DESCRIPTION:

CITY ADDRESS:

✓ENGINEERING FIRM: RICHARD E. NORTON CONTACT:

ADDRESS: P.O. Box 2001 PHONE:
CORRALES, 87048

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

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

X 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

X OTHER CO (SPECIFY)

DATE SUBMITTED: _____

BY: _____

RICHARD E. NORTON
ATTORNEY AT LAW
P. O. BOX 2001
CORRALES, NEW MEXICO 87048
(505) 897-4687

RECEIVED
JAN 27 1989
HYDROLOGY SECTION

January 25, 1989

Department of Hydrology
Civic Plaza
City of Albuquerque

Attn: Carlos Montoya

Re: Alley in Block 20 of the Perea Addition

Gentlemen:

This is in response to your concerns regarding the contractor's variance from the design of the alley. I have rechecked the "as built" elevations and enclose sketch plan that shows both the alley and the property to the west.

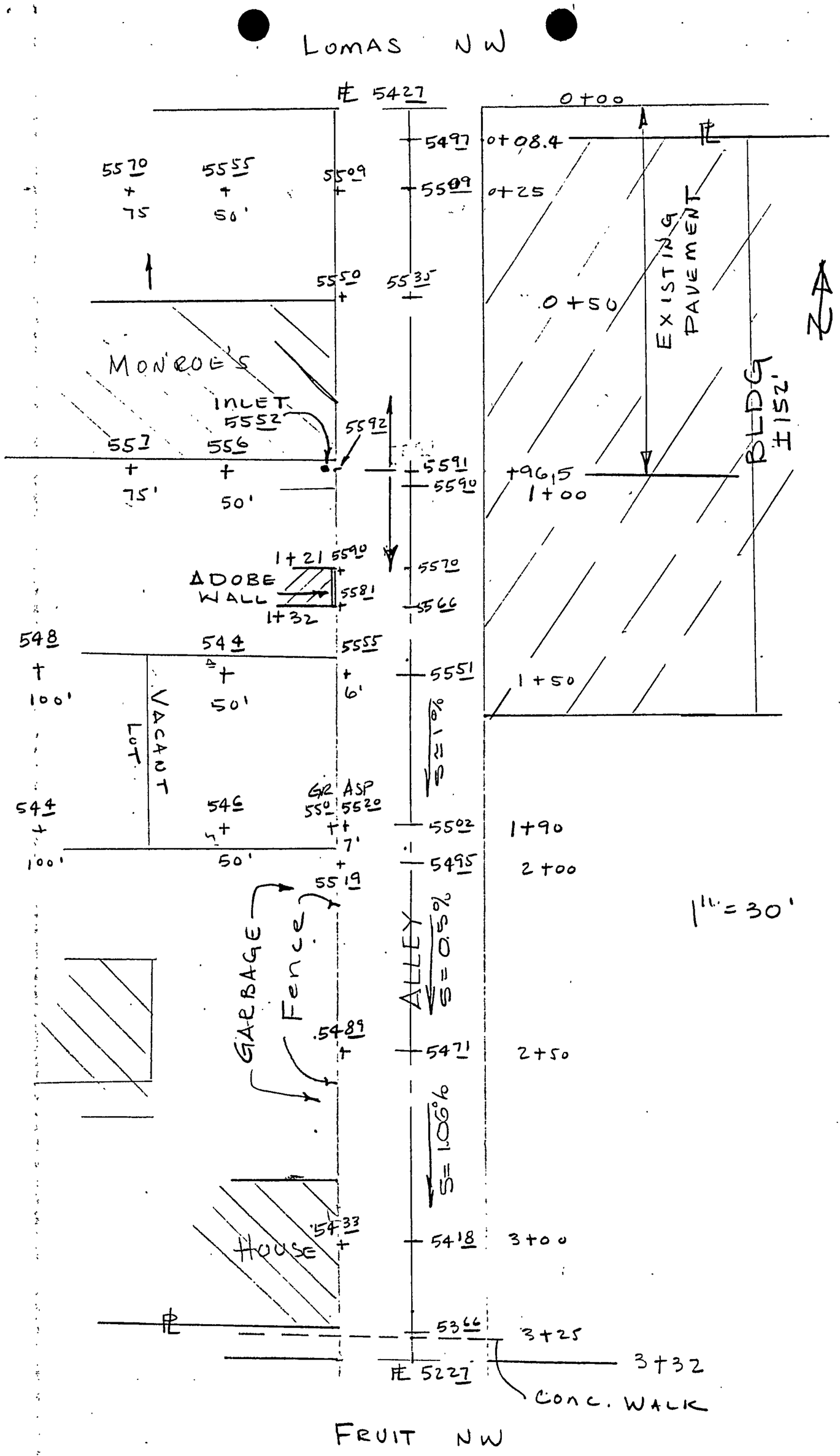
It is my opinion that the alley as constructed achieves a satisfactory solution to the drainage conditions in the area:

1. The "as built" slope to the south has been increased to facilitate the runoff down the alley.
2. The inverted crown is sufficient to prevent drainage from spilling on to the property to the west.
3. The drainage from centerline to the property to the west does not change.
4. By raising the grade, the contractor has avoided disturbing the foundations of the various buildings and walls along the west property line.

The latter point is important. Excavation along the west line of the alley would seriously endanger the integrity of the existing structions with little or no offsetting benefit.

Sincerely,

Richard E. Norton
P.E. No. 5059


LOMAS NW
5427
0+00
5497
0+08.4
5509
0+25
5570
5555
5509
75
50'
5550
5535
0+50
EXISTING PAVEMENT
MONROE'S
INLET
5552
5592
557
556
75'
50'
5591
5590
+96.5
1+00
BLDG
±152'
1+21
5590
ADOBE WALL
5581
1+32
5570
5566
548
544
5555
100'
50'
6'
5551
1+50
VACANT LOT
S=1.8%
544
546
GR ASP
550
5520
5502
1+90
100'
50'
7'
5495
2+00
5519
GARBAGE
Fence
ALLEY
S=0.5%
5489
5471
2+50
S=1.06%
5433
5418
3+00
HOUSE
5366
3+25
5227
3+32
CONC. WALK
1" = 30'
FRUIT NW

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

January 10, 1989

Richard Norton
300 Central Avenue, SW
Albuquerque, New Mexico 87102

RE: CERTIFICATION FOR RETAIL/TOWNHOUSE DEVELOPMENT
(J-13/D42) RECEIVED DECEMBER 30, 1988 & DATED DECEMBER 29, 1988

Dear Mr. Norton:

I have reviewed the referenced submittal and forward the following comments:

1. The certification statement was not placed on the correct City approved alley grades drawing. The statement was placed on an older drawing which was later revised. The approved plan is dated March 1, 1988.

2. The as-built grades are a foot above the proposed grades.

3. Portions of the alley do not have the inverted crown per the City Standard Detail.

Because of the above problems, we are unable to accept the Certification. I suggest that the alley be corrected according to the approved grades. If new grades for the alley are submitted, they will need to go through the DRC process. These grades must follow City standards.

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

Cordially,

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

CAM/bsj
(WP+517)

FOX

FOX & ASSOCIATES OF NEW MEXICO, INC.

CONSULTING ENGINEERS AND GEOLOGISTS

ALBUQUERQUE OFFICE 3412 BRYN MAWR DRIVE, NE
ALBUQUERQUE, NEW MEXICO 87107
(505) 884-0900

December 7, 1988

Triangle Paving
404 Cutler NE
Albuquerque, New Mexico 87102

Job No. 3-4550-6581-00

Subject: Density Compaction Test Data
Daily Diary
Perea Addition

Gentlemen:

Transmitted herein is the detailed test data for the subject project.

FOX & ASSOCIATES OF NEW MEXICO, INC.

for Ann K. Slade
Hector M. Martinez
Staff Materials Engineer

Copies: Addressee (1)

Attached: Daily Report No. 2
Daily Diary

js

RECEIVED
DEC 30 1988
HYDROLOGY SECTION

DENSITY-COMPACTION TEST RESULTS

PROJECT: Perea Addition
PROJECT NO.: 3-4550-6581-00
DATE: 12/01/88
LOCATION:
REPORT NO.: 2 Page 1 of 2
TIME: HOURS
SOURCE: Triangle Paving
SAMPLE NO.:
ENGINEERING TECHNICIAN: Mark Sikelianos

TEST NO.	LOCATION	DEPTH OR ELEVATION	PROCTOR DENSITY PCF	OPTIMUM MOISTURE CONTENT %	DRY DENSITY PCF	MOISTURE CONTENT %	COMPACTION ACT. %	COMPACTION REQ. %	SOIL TYPE
1	75' north of Fruit in middle of alley	FSG	129.1	8.5	122.7	8.6	95.1	95	SAND, very silty, slightly gravelly, brown (SM)
2	60' from south side of Monroes	FSG	129.1	8.5	127.4	8.0	98.7	95	SAND, very silty, slightly gravelly, brown (SM)

RECEIVED
DEC 30 1988
HYDROLOGY SECTION

EQUIPMENT: 1-compactor, 1-water truck

TYPE OF TEST: AG
TEMPERATURE: 50°F
WIND: 0-10 mph
PRECIPITATION: none

DENSITY - COMPACTION TEST RESULTS

FOX Consulting Engineers and Geologists

DCR-2

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

January 28, 1988

Richard Norton
300 Central Avenue, SW
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR RETAIL/TOWNHOUSE DEVELOPMENT
(J-13/D42) RECEIVED JANUARY 14, 1988

Dear Mr. Norton:

The above referenced plan is approved for Site Development Plan sign-off.

The drainae plan dated December 30, 1987, is approved for Building Permit.

Prior to Certificate of Occupancy release, the alley design needs to be submitted and approved by DRC. Also. prior to Certificate of Occupancy release, we will need the alley constructed.

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

Cordially,

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

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: _____ ZONE ATLAS/DRNG. FILE #: _____

LEGAL DESCRIPTION: E ½ Block 20, PEREA ADD.

CITY ADDRESS: Lomas BLVD NW

ENGINEERING FIRM: Richard Norton CONTACT: _____

ADDRESS: _____ PHONE: 897-4687

OWNER: Guido, Inc CONTACT: _____

ADDRESS: Lomas Blvd NW PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: OLIVER Trujillo CONTACT: _____

ADDRESS: 221 AVALON PL. NW PHONE: 836-0328

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

RECEIVED
JAN 14 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

X DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

Resubmittal

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: 1-14-88

BY: Oliver Trujillo

Sept 17, 87

DRAINAGE INFORMATION SHEET

PROJECT TITLE: _____ ZONE ATLAS/DRNG. FILE #: J13/D42

LEGAL DESCRIPTION: E ½ BLOCK 20

CITY ADDRESS: LOMAS BLVD NW

ENGINEERING FIRM: RICHARD NORTON CONTACT: _____

ADDRESS: _____ PHONE: ~~505~~-897-4687

OWNER: GUIDO, INC. CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: OLIVER TRUJILLO CONTACT: _____

ADDRESS: 221 AVALON PL. NW PHONE: 836-0328

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY OF CONFERENCE RECORD SHEET PROVIDED

RECEIVED
JAN 05 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

X DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

Resubmitted

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

X 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: Oliver Trujillo

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 9, 1987

Richard Norton
300 Central Avenue, SW
Albuquerque, New Mexico 87102

RE: CONCEPTUAL DRAINAGE PLAN FOR RETAIL/TOWNHOUSE DEVELOPMENT (J-13/D42) RECEIVED DECEMBER 7, 1987

Dear Mr. Norton:

I have reviewed the referenced plan and forward the following comments:

1. Please submit conceptual alley grades on a plan & profile sheet. We will use these grades to determine how the site will interface with the alley and how the adjacent properties are affected.

2. The alley is the one paved access to the townhouses. The Development Review Board will determine if financial guarantees will be required for the alley for Site Development Plan approval.

3. The alley will need to be constructed because it is the one paved access and your site drains to the alley.

4. Prior to Building Permit release, we will need City approved alley grades.

5. Prior to Building Permit release, we will need a detailed drainage plan.

6. Will the existing northeast parking lot be repaved?

7. The professional engineers stamp needs to be signed and dated.

8. Please include a T.B.M. on site.

Should you have any questions, please call me at 768-7650.

Cordially,

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

CAM/bsj