

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

HYDROLOGY SECTION

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

October 10, 1986

Frank Lovelady, P.E.
Lovelady & Associates
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR INDEPENDENT INSURANCE BUILDING
(J-15/D29) RECEIVED OCTOBER 9, 1986

Dear Mr. Lovelady:

The above referenced plan, dated October 8, 1986, is approved for Building Permit sign-off.

Prior to Certificate of Occupancy release, please submit the necessary downstream drainage easements.

If you have any questions regarding this project, call me at 768-2650.

Cordially,

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

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

OCTOBER 7, 1986

Architecture
Planning
Urban Design

PATRICK McCLERNON / ARCHITECTS PLANNERS

1401 Fifth Street NW
Albuquerque, N.M. 87102
505 242 5219

MS. LYNN FISHER JONES, ADMINISTRATOR
BRUSHWOOD CARE CENTER
1509 UNIVERSITY BOULEVARD, N. E.
ALBUQUERQUE, NEW MEXICO 87102

RE: PROPOSED DRAINAGE EASEMENT AND UNDERGROUND STORM DRAIN LINE
BRUSHWOOD CARE CENTER

DEAR MS. JONES:

WITH REGARD TO OUR RECENT CONVERSATION, I THINK YOU RECOGNIZE THE NEED FOR A DRAINAGE FACILITY TO DRAIN THE SURROUNDING AREA TO THE INTERSTATE HIGHWAY 25 RIGHT-OF-WAY. THESE IMPROVEMENTS WILL REQUIRE A PRIVATE DRAINAGE EASEMENT ACROSS PROPERTY OWNED BY BRUSHWOOD CARE CENTER, AND, MORE PARTICULARLY, THE SOUTH TEN (10) FEET OF THE LOT OCCUPIED BY THE BRUSHWOOD CARE CENTER FACILITY.

I AM REQUESTING APPROVAL BY YOUR BOARD OF DIRECTORS FOR THE PROPOSED EASEMENT AND CONSTRUCTION WITH THE FOLLOWING CONDITIONS:

1. BRUSHWOOD CARE CENTER WILL NOT BE OBLIGATED IN ANY WAY FOR ANY PART OF THE COST OF CONSTRUCTING THE DRAINAGE IMPROVEMENTS.
2. THE PROPOSED EASEMENT WILL CONTAIN ADEQUATE PROVISIONS FOR MAINTENANCE OF THE DRAINAGE IMPROVEMENTS, ALL TO BE PERFORMED AT NO COST TO BRUSHWOOD CARE CENTER.
3. THE PLANS FOR THE DRAINAGE IMPROVEMENTS AND ACTUAL CONSTRUCTION WILL BE SUBJECT TO APPROVAL BY BRUSHWOOD CARE CENTER.
4. THE DRAINAGE IMPROVEMENTS WILL BE CONSTRUCTED IN SUCH A MANNER AS TO FACILITATE THE DRAINAGE ALONG THE EAST BOUNDARY OF BRUSHWOOD CARE CENTER SOUTH OF THE ACCESS EASEMENT.

I WILL PREPARE THE DRAINAGE EASEMENT DOCUMENT AND FORWARD IT TO YOU ALONG WITH THE CONSTRUCTION PLANS FOR THE STORM DRAINAGE LINE. IF YOU CONCUR WITH THIS PROPOSAL, PLEASE INDICATE BY SIGNING BELOW.

SINCERELY,


PATRICK McCLERNON, AIA

PM/cm

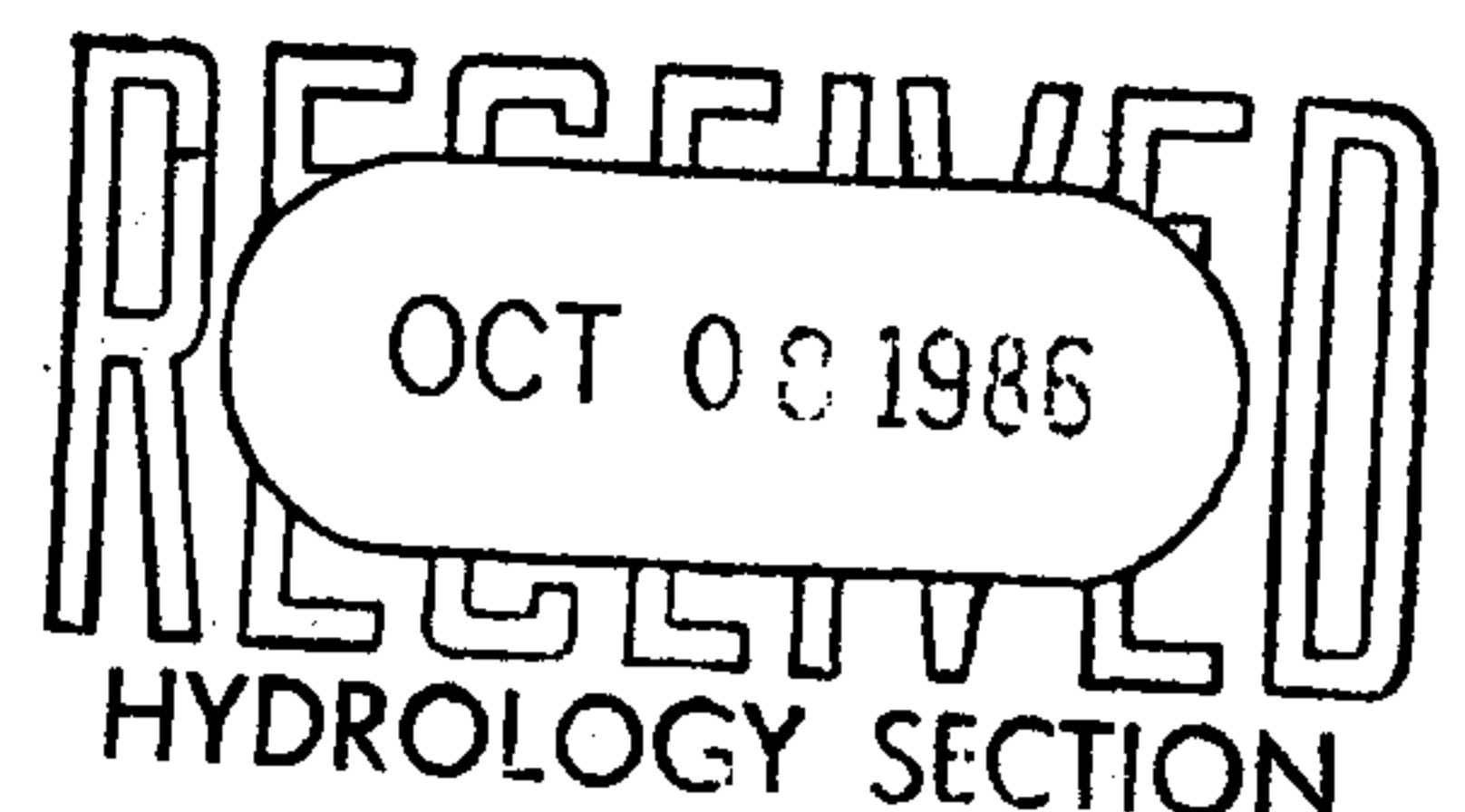
cc/ MR. LYLE TALBOT, CHAIRMAN OF THE BUILDING COMMITTEE
INDEPENDENT INSURANCE AGENTS OF NEW MEXICO, INC.

APPROVED:


MS. LYNN FISHER JONES, ADMINISTRATOR,
BRUSHWOOD CARE CENTER

DATE:

October 8, 1986



NEW MEXICO STATE
HIGHWAY DEPARTMENT

INTRA-DEPARTMENTAL CORRESPONDENCE

SUBJECT Drainage Plan for Family and Children's Services, DATE June 29, 1987
Inc.

FILE REFERENCE: M. Drainage

TO Paul Myers
Engineer

ATTENTION OF

FROM Ronald E. Gaines
Drainage Engineer

As per your request, I have reviewed the attached information, which is returned herewith, and I hereby give my approval to allow the subject development to discharge into the I-25 right-of-way.

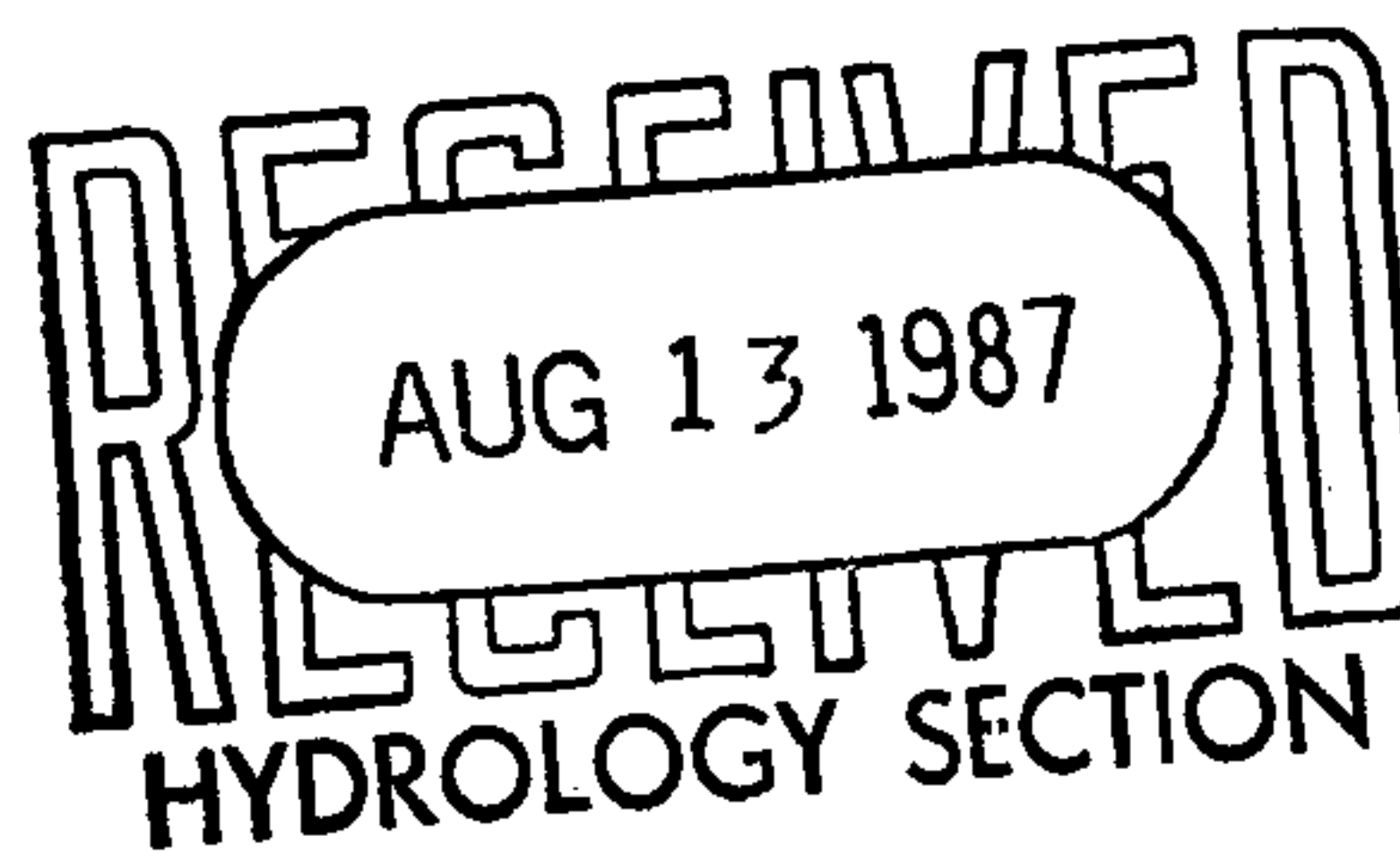
Sincerely

Ronald E. Gaines

Ronald E. Gaines
Drainage Engineer

REG:ilc

cc: L.D. Duffy



12-14-87
12-14-87
12-14-87

OCTOBER 7, 1986

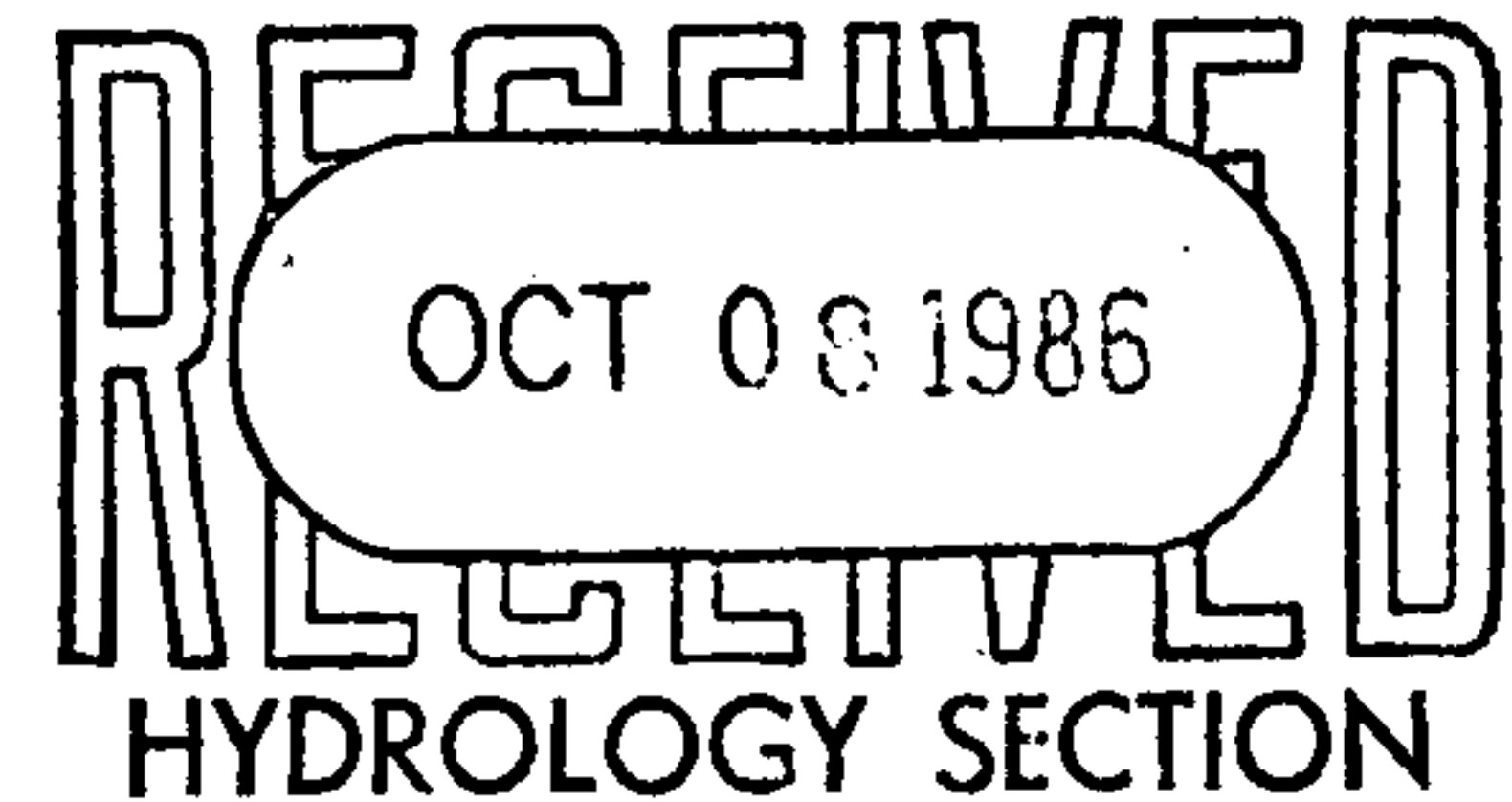
Architecture
Planning
Urban Design

PATRICK McCLERNON / ARCHITECTS PLANNERS

1401 Fifth Street NW
Albuquerque, N.M. 87102
505 242 5219

MR. PAUL ARNOLD
c/o W. M. CARROLL & CO.
231 SIERRA DRIVE, S. E.
ALBUQUERQUE, NEW MEXICO
87108

RE: PROPOSED DRAINAGE EASEMENT
AND UNDERGROUND STORM DRAIN LINE
TO THE EASTERN EDGE OF BRUSHWOOD CARE CENTER
AND LOTS 1A AND 1B, LAND OF FUNDAMENTALS, INC.



DEAR MR. ARNOLD:

WITH REGARD TO OUR RECENT CONVERSATION, DRAINAGE IMPROVEMENTS WILL REQUIRE A PRIVATE DRAINAGE EASEMENT ACROSS YOUR PROPERTY, MORE SPECIFICALLY REFERRED TO AS LOT 1-B, LANDS OF FUNDAMENTALS, INC.

I ANTICIPATE THAT THIS REQUIRED EASEMENT WILL RUN NORTH AND SOUTH ALONG YOUR WEST PROPERTY LINE WITH A TEN (10) FOOT WIDTH. A DROP INLET WILL BE CONSTRUCTED IN THE NORTHWEST CORNER OF LOT 1-B WHICH WILL DRAIN TO AN ADDITIONAL DROP INLET LOCATED IN THE SOUTHWEST CORNER. AT THIS POINT, THE LINE EXTENDS SOUTH THRU BRUSHWOOD CARE CENTER. THIS WILL BE SIZED TO ACCEPT DRAINAGE FROM LOT 1-B.

THE PLANS FOR DRAINAGE IMPROVEMENTS AND ACTUAL CONSTRUCTION WILL BE SUBJECT TO YOUR APPROVAL, PRIOR TO ANY CONSTRUCTION.

GRANTING OF THIS EASEMENT WILL BE ACCOMPLISHED AT SOME FUTURE DATE WHEN THE PROPERTY IS REPLATTED OR IS SOLD TO ANOTHER PARTY.

PAGE TWO
OCTOBER 7, 1986

ATTN: MR. PAUL ARNOLD

IF YOU CONCUR WITH THIS PROPOSAL FOR GRANTING A DRAINAGE EASEMENT, PLEASE
INDICATE BY SIGNING BELOW.

CORDIALLY,

A large, stylized handwritten signature in black ink, appearing to read "McLernon", with a long horizontal line extending to the right.

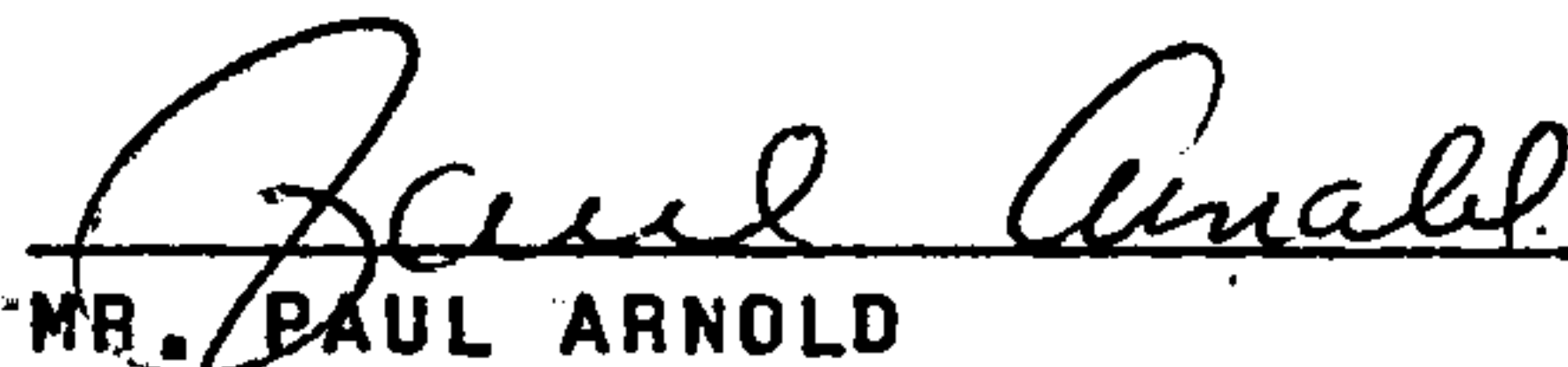
PATRICK McCLERNON, AIA
PATRICK McCLERNON ARCHITECTS/PLANNERS, P. A.

PM/cm

Enclosure: PRELIMINARY DESIGN FOR DRAINAGE IMPROVEMENTS

cc/ MR. LYLE H. TALBOT,
CHAIRMAN OF THE BUILDING COMMITTEE
INDEPENDENT INSURANCE AGENTS OF NEW MEXICO, INC.

APPROVED:

A handwritten signature in black ink, appearing to read "Paul Arnold", written over a horizontal line.
MR. PAUL ARNOLD

DATE:

10-8-86

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 23, 1986

Frank Lovelady
Lovelady & Associates
7408 Morrow Road, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR INDEPENDENT INSURANCE
(U-15/D29) RECEIVED JULY 10, 1986

Dear Mr. Lovelady:

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

1. Please indicate on the plan view where Section A and the profile are taken.
2. Need easements or covenants from downstream owners prior to release of building permit.
3. I believe that the amount of discharge should be based on "CFS/acre".

The 2.5 CFS should be equally distributed to the total drainage watershed.

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

Cordially,

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

CAM/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

6/19/86

A copy of the ~~marked~~^{marked}-up
sheets in the report were
provided to the Engineer this
day as a response for review.

B. Bookley

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: J-15 DATE: 5/5/86 @ 11.00
PLANNING DIVISION NOS: EPC: _____ DRB: _____
SUBJECT: Office Building
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: Lot 1A Land of Fundamentals, Inc

APPROVAL REQUESTED:

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input type="checkbox"/> OTHER	<input type="checkbox"/> ROUGH GRADING

WHO	REPRESENTING
ATTENDANCE: <u>Billy Goolsby</u>	<u>City / Hydrology</u>
<u>Frank Loveboy</u>	<u>Self</u>

FINDINGS:

- An approved drainage plan will be required for building permit sign-off
- + Discharge will be determined by analysis of downstream capacity.
- Appropriate easements / covenants will be required ~~for a discharge across downstream properties~~ ^{if necessary}
- An erosion control plan will be required for the period of construction.
- An erosion control plan will be required for discharge across unimproved property and shall be maintained until improvements are made that will release this requirement.

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: <u>Billy G. Goolsby</u>	SIGNED: <u>Frank D. Loveboy</u>
TITLE: <u>CE / Hydrology</u>	TITLE: _____
DATE: <u>5/5/86</u>	DATE: <u>5/5/86</u>

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