

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

March 11, 1988

Richard Hall
Hall Engineering
6840 Second Street, NW
Albuquerque, New Mexico 87107

RE: DRAINAGE EASEMENTS BETWEEN UNION STATION AND THE ATCHISON,
TOPEKA AND SANTA FE RAILWAY COMPANY (K-14/D26) RECEIVED MARCH
1, 1988

Dear Mr. Hall:

A property ownership search has revealed that Tract B is still owned by the Railroad Company. Therefore, the covenants which were submitted, are void because the Graham Paper Company cannot execute easements between themselves on property which they do not own.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

8937726

(3)

RETURN TO ALBUQUERQUE TITLE 6590

DRAINAGE COVENANT FOR OVERLAND FLOW AND TRANSFER OF RUNOFF Il # 82, 055 Gr

Graham Paper

This covenant is made and executed this 1st day of August, 1988, by and between Graham Paper Company Building Partnership, Ltd., the "Grantor" and Graham Paper Company Building Partnership, Ltd., herein called the "Grantee", for the purpose of conveying the storm runoff and miscellaneous flows from drain lines or other uses and direct them across the real properties described.

948

1. The Grantor is the owner of the following described real property within the city of Albuquerque: A Portion of Tract lettered "B" of the plat of Tract "B" UNION DEPOT PROFFAGE ADDITION to the city of Albuquerque, New Mexico, as the same is shown and designated on the Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 1, 1986, in Book C-31, Page 59, and being more particularly described as follows: BEGINNING at the Southeast corner of the herein described tract, said point being identical to the Southwest corner of Lot 7 of UNION DEPOT PROFFAGE ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 22, 1981, in Book B-18, page 117, and running;
THENCE, N. 81 deg. 15' 00" W., a distance of 103.18 feet to the Southwest corner of the tract herein described and running;
THENCE, N. 09 deg. 00' 18" E., a distance of 14.85 feet to a point of tangent and running;
THENCE, N. 02 deg. 30' 54" E., a distance of 346.94 feet to the Northwest corner of the tract herein described and being on the southerly right-of-way of East Central Avenue and running;
THENCE, S. 81 deg. 15' 00" E., along said Southerly right-of-way a distance of 140.79 feet to the Northeast corner of the tract herein described and running;
THENCE, S. 08 deg. 45' 00" W., a distance of 359.74 feet to the Southeast corner and point of beginning.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the Grantee a perpetual covenant over and across the above described real property for the purpose of drainage.

3. 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.

IN WITNESS WHEREOF, the parties have set their hands and seals this 1st day of August, 1989.

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP, LTD.

GRAHAM PAPER COMPANY BUILDING PARTNERSHIP, LTD.

Robert O. Moore, General Partner
Grantor

Robert O. Moore, General Partner
Grantee

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

On this 1st day of August, 1989, the foregoing instrument was acknowledged before me by ROBERT O. MOORE known to

me to be General Partner of GRAHAM PAPER COMPANY BUILDING PARTNERSHIP, LTD.
a New Mexico Limited Partnership on behalf of said Partnership.

My Commission Expires: Notary Public Janice H. Collins

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

3-6-92

89 AUG -3 AM 11:22

OK 115726 948

CLERK & RECORDER

Sandra

This covenant is made and executed this 11 day of March, 1988,
by and between Graham Paper Company Building Partnership, Ltd., herein after
called the "Grantor" and Graham Paper Company Building Partnership, Ltd., herein
called the "Grantee", for the purpose of conveying the storm runoff and miscel-
laneous flows from drain lines or other uses and direct them across the real
properties described.

1. The Grantor is the owner of the following described real property within
the city of Albuquerque: A triangular portion of an abandoned ditch adjacent
to Lots numbered One (1), Two (2), in Block lettered "B" of UNION DEPOT
FRONTAGE ADDITION, Albuquerque, New Mexico, and being more particularly des-
cribed as follows: Beginning at the Northeast Corner of Lot 1, Block "B"
of UNION DEPOT FRONTAGE ADDITION, as the same is shown and designated on
the Plat of said Addition, filed on the office of the County Clerk of Bernalillo
County, New Mexico, on February 29, 1988; THENCE, Easterly along the North line
of said Lot 1, projected East 8.30 feet to the Westerly edge of a 4 foot side-
walk running North and South along John Street SE; THENCE, Southerly at a
right angle to the North line of said Lot 1, as projected and along the Westerly
edge of a 4 foot sidewalk, 107.50 feet to a point on the Easterly line of
Lot 3, Block "B" of said Union Depot Frontage Addition; THENCE, Northerly
along the lot lines of Lots 1 and 2, Block "B" of said Union Depot Frontage
Addition.

2. For good and valuable consideration, the receipt of which is hereby
acknowledged, Grantor does hereby grant and deliver to the Grantee a perpetual
covenant over and across the above described real property for the purpose of
drainage.

3. 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.

11 IN WITNESS WHEREOF, the parties have set their hands and seals this
11 day of March, 1988.

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP LTD.

Robert O. Moore

Grantor

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP LTD.

Robert O. Moore

Grantee

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

The foregoing instrument was acknowledged before me this 11 day of
March, 1988, by Robert O. Moore

_____,
(Name of Acknowledging Partner or Partners)
on behalf of Graham Paper Company Building Partnership, Ltd.
(Name of partnership)

a partnership.

My Commission Expires: 1-3-92

Carleen M. Allen
Notary Public

CLERK OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

09 AUG -3 AM 11:23

157754 949

GLADYS M. DAVIS
CLERK & RECORDER

Sandra

2367728

DRAINAGE COVENANT FOR OVERLAND FLOW AND TRANSFER OF RUNOFF

This covenant is made and executed this 18th day of March, 1988,
by and between Graham Paper Company Building Partnership, Ltd., herein after
called the "Grantor" and Graham Paper Company Building Partnership, Ltd., herein
called the "Grantee", for the purpose of conveying the storm runoff and mis-
cellaneous flows from drain lines or other uses and direct them across the real
properties described.

1. The Grantor is the owner of the following described real property within
the city of Albuquerque: Lot numbered Six-A (6-A) in Block lettered "B" of
the SUMMARY PLAT OF LOTS 6 & 7, BLOCK B, UNION DEPOT FRONTAGE ADDITION to the
city of Albuquerque, New Mexico, as the same is shown and designated on the
Replat thereof, filed in the office of the County Clerk of Bernalillo County,
New Mexico, on June 1, 1983, in Book C-21, Page 88.

2. For good and valuable consideration, the receipt of which is hereby
acknowledged, Grantor does hereby grant and deliver to the Grantee a perpetual
covenant over and across the above described real property for the purpose
of drainage.

3. 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.

IN WITNESS WHEREOF, the parties have set their hands and seals this
day of March, 1988.

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP, LTD.

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP, LTD.

Robert O. Moore
Grantor

Robert O. Moore
Grantee

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

The foregoing instrument was acknowledged before me this 18th day of

March, 1988, by Robert O. Moore
(Name of Acknowledging Partner or Partners)
on behalf of Graham Paper Company Building, a partnership.
Partnership, Ltd.

Calleen M. Allen
Notary Public

My Commission Expires: 1-3-92

CLERK OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

60 AUG -3 AM 11:23

BY MB7787 950

CLERK & RECORDER

Sandra

DRAINAGE COVENANT FOR OVERLAND FLOW AND TRANSFER OF RUNOFF

This covenant is made and executed this 18th day of March, 1988, by and between Graham Paper Company Building Partnership, Ltd., herein after called the "Grantor" and Graham Paper Company Building Partnership, Ltd., herein called the "Grantee", for the purpose of conveying the storm runoff and miscellaneous flows from drain lines or other uses and direct them across the real properties described.

1. The Grantor is the owner of the following described real property within the city of Albuquerque: Lots numbered One (1) and Two (2) in Block lettered "B" of UNION DEPOT FRONTAGE ADDITION to the city of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 29, 1988.
2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the Grantee a perpetual covenant over and across the above described real property for the purpose of drainage.
3. 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.

IN WITNESS WHEREOF, the parties have set their hands and seals this 18th day of March, 1988.

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP LTD.

Robert O. Moore

Grantor

GRAHAM PAPER COMPANY BUILDING
PARTNERSHIP LTD.

Robert O. Moore

Grantee

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

The foregoing instrument was acknowledged before me this 18th day of March, 1988, by Robert O. Moore

on behalf of Graham Paper Company Building Partnership
(Name of Acknowledging Partner or Partners)
(Name of Partnership) Ltd.

Calleen M. Olsen

Notary Public

My Commission Expires: 1-3-92

CLERK OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

CO. REC-3 APR 11 23

1157729 951
BY GRADYS M. OLSEN
CLERK OF RECORD

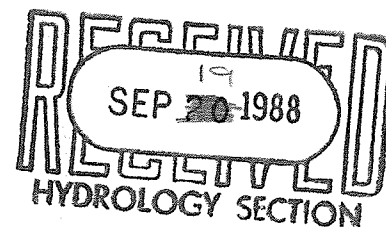
Sandra

Grading a. Drainage Plan
 PROJECT TITLE: Taco Bell Store 382 ZONE ATLAS/DRNG. FILE #: J-17/D14
 LEGAL DESCRIPTION: Tract 1-A Pueblo Alto
 CITY ADDRESS: 5213 Lomas Blvd. NE (Lomas Blvd and San Mateo Blvd. NE)
 ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
 ADDRESS: 1605 Speakman Drive, SE
Albuquerque, New Mexico 87123 PHONE: (505) 299-0774
 OWNER: R & L Foods, Inc. CONTACT: Melvin R Sheeran
 ADDRESS: 17890 Blanco, Suite 401
San Antonio, Texas 78232 PHONE: (512) 493-3505
 ARCHITECT: Lingerfelt & Associates CONTACT: Michael D Lingerfelt
 ADDRESS: 6316 Gablewood
San Antonio, Texas 78249 PHONE: (512) 691-2324
 SURVEYOR: Southwest Survey Co. Inc. CONTACT: Dan Graney
 ADDRESS: 333 Lomas Blvd. NE
Albuquerque, New Mexico 87102 PHONE: (505) 247-4444
 CONTRACTOR: S & J Enterprises, Inc. CONTACT:
 ADDRESS: 3535 Princeton NE
Albuquerque, New Mexico 87107 PHONE: (505) 884-6234

PRE-DESIGN MEETING:

☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP
 SHEET PROVIDED

DRB NO. 88-362
 EPC NO.
 PROJ. NO.



TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ Revision 1 to approved
 Grading and Drainage Plan

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: September 19, 1988
 BY: Marvin R Kortum

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF
ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO
PUBLIC SERVICES
DAN WEAKS

July 19, 1988

Marvin R. Kortum, P.E.
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123

RE: DRAINAGE PLAN FOR TACO BELL STORE #382
(J-17/D14) ENGINEER'S STAMP DATED JULY 6, 1988

Dear Mr. Kortum:

Based on the information provided on your submittal of July 7, 1988, the above referenced plan is approved for Building Permit and Final Plat. Prior to Building Permit release, I will need an approved filed copy of the replat.

Please attach a copy of this plan to the construction sets prior to sign-off by Hydrology.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,


Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 3, 1988

Marvin R. Kortum, P.E.
1605 Speakman Drive, SE
Albuquerque, New Mexico 87123

RE: REVISED DRAINAGE PLAN FOR TACO BELL STORE #382
(J-17/D14) REVISION DATE OF SEPTEMBER 14, 1988

Based on the information provided on your resubmittal of September 19, 1988, revisions as indicated are acceptable. If the building permit has already been issued, it is your responsibility for you to provide the contractor with a copy of this approved plan.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+572)

GRADING AND DRAINAGE PLAN
TACO BELL STORE 382

5213 Lomas Blvd. NE
Lomas Blvd and San Mateo Blvd, NE
Tract 1-A, Pueblo Alto

I. ON-SITE CHARACTERISTICS:

A. Description:

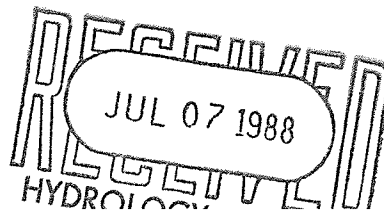
The Taco Bell Store 382 site consists of a rectangular tract about 140 feet east to west and 144 feet north to south, and contains .4544 acres. The north boundary is the south right-of-way of a public alley. The east boundary is the west right-of-way of San Mateo Blvd. NE, and the south boundary is the north right-of-way line of Lomas Blvd. NE. The public alley is paved with asphalt, and San Mateo and Lomas Blvds. are both paved and curbed and guttered. The west boundary is common with adjacent private property which currently has a single story concrete masonry building with the wall on the property line. The Taco Bell site is presently developed, the development consisting of a concrete masonry building along the west portion of the property, and the remaining property paved with asphalt. There are also underground storage tanks that are remnants of a gasoline station. It is the intent of the developer to remove the building, storage tanks and asphalt paving prior to building the new facilities.

B. SOILS:

The soils, as identified on the Bernalillo County Soils Survey by the Soils Conservation Service, U. S. Department of Agriculture, are Embudo-Tijeral complex (EtC). The Embudo series consists of deep, well drained soils that formed in alluvium derived from decomposed, coarse grained granitic rocks on old alluvial fans. Permeability is moderate in the upper 20 inches, and very rapid below. The hazard of runoff erosion is moderate. The engineering characteristics of the EtC soils are well suited for the purpose of single story buildings and associated parking and landscaped areas. The soil is subject to consolidation under load, so care must be taken to design and construct foundations. The sites past use as a gasoline service station also dictates that care be taken to remove and recompact the soil for the storage tanks and other items which may be buried. The site is generally flat, with a slope of three feet from the northeast corner toward the southwest corner. The Soils are classified as hydrologic soils Group B, the soils which absorb more water than is typical.

C. Undeveloped Runoff:

Runoff from the tract in its present state is computed as shown below. Presently most of the runoff flows onto Lomas Blvd., the exception being about 3.5% that flows off the north edge onto the paved alley.



D. Direct Runoff Volume, Undeveloped Land (Existing Development):

The six hour, 100 year frequency rainfall for the tract is 2.3 inches, per 1973 N. O. A. A. Atlas 2, Volume IV (Plate 22.2, D-1). The existing surface is 100% impervious, for which CN=96 (Plate 22.2, C-2). For CN=96, the direct runoff volume is 1.9 inches, (Plate 22.2, C-4), for a total volume of $(.4544 \text{ acres} \times 43560 \text{ ft.}^2/\text{acre} \times 1.9 \text{ in.} \times 1 \text{ ft.}/12\text{in.})=3135 \text{ ft.}^3$

E. Peak Runoff, Undeveloped Land (Existing Development):

Peak runoff can be estimated by use of the rational formula, $Q=CIA$, where C is a factor which incorporates surface characteristics of the drainage basin, I is the intensity of rainfall for a storm which is determined to give the maximum rate of runoff for the drainage basin, the basin characteristics being expressed as a time of concentration, TC. A is the area in acres.

From Kirpich:

$$TC = .0078 \frac{L^{0.77}}{S^{0.385}} \quad \text{For the tract, } L=200 \text{ feet and}$$

$$S = \frac{3}{200} = .015, \text{ for which } TC=2.3 \text{ minutes.}$$

Use the rainfall intensity factor of 2.15 for ten minutes (Plate 22.2, D-2) and a C=1.0 (Plate 22.2 C-1). Peak runoff is then computed as $Q=CIA=(1.0)(2.15)(2.3)(.4544)=2.25 \text{ ft.}^3/\text{sec.}$

F. Developed Site Runoff:

In the new developed state it is proposed that the site be developed as a restaurant, with associated parking and landscaping. The landscaping will consist of trees and shrubs, with grass or rock mulch ground cover. The new site will be about 85% impervious, for which a CN=92 is appropriate (Plate 22.2, C-2) (Business and Commercial Area). Direct runoff for CN=92 is 1.5 inches (Plate 22.2, C-4). As above, the total volume is computed as $(.4544 \text{ acre} \times 43560 \text{ ft.}^2/\text{acre} \times 1.5 \text{ in.} \times 1 \text{ ft.}/12 \text{ in.})=2475 \text{ ft.}^3$

G. Peak Runoff from Developed Property:

Peak runoff can be estimated as above. The C factor for the 85% impervious area is .83 (Plate 22.2, C-1). The time of concentration will remain at or below 10 minutes, so use the intensity factor of 2.15, for a $Q=CIA=(.83)(2.15)(2.3)(.4544)=1.9 \text{ ft.}^3/\text{sec.}$

H. Disposition of Developed Site Runoff:

About 85% of the runoff from the developed site will flow directly to Jones Blvd., entering the north gutter by way of the entrance/exit driveway. The remaining 15% will flow to the paved alley north of the site, entering over the paved parking and driveway surfaces. The runoff from the developed site will be less in both volume and peak flow from the amounts from the site in its present state. $(3135-2475=660 \text{ ft.}^3$ and $2.25-1.9=.35 \text{ ft.}^3/\text{sec.})$

II. OFF SITE FLOWS:

A. Major Terrain Features:

The Taco Bell site is located along the top of a ridge which runs generally east to west, the top of the ridge being about 200 feet north of the northeast corner of the site. very little runoff will accumulate along this 200 feet section of San Mateo Blvd. It is recommended that the water block at the east end of the paved alley be repaired to prevent any inflow of the San Mateo Blvd. runoff through the alley. There is no danger of flooding of the Taco Bell site from San Mateo Blvd. Lomas Blvd. on the south of the site does extend east and uphill and does collect storm runoff. Most of the runoff along Lomas Blvd. is collected in storm drains east of San Mateo Blvd. , so runoff past the site along Lomas Blvd. is generally only that which collects from the short stretch of San Mateo Blvd, as discussed above, and from the intersection itself. There is little danger of flooding of the site from Lomas Blvd.

B. Minor flooding and Nuisance Flows:

The site is not subject to nuisance flows.

C. Downstream Flow:

All runoff from the Taco Bell site flows west down the north gutter of Lomas Blvd., either entering Lomas Blvd. directly, or through the alley and Truman St., the next street west of the site. There are no flood hazards identified downstream.

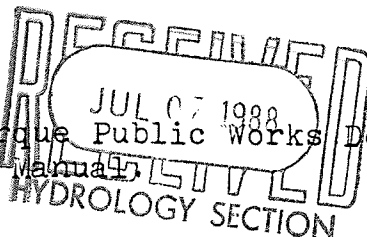
III. CONCLUSIONS AND RECOMMENDATIONS:

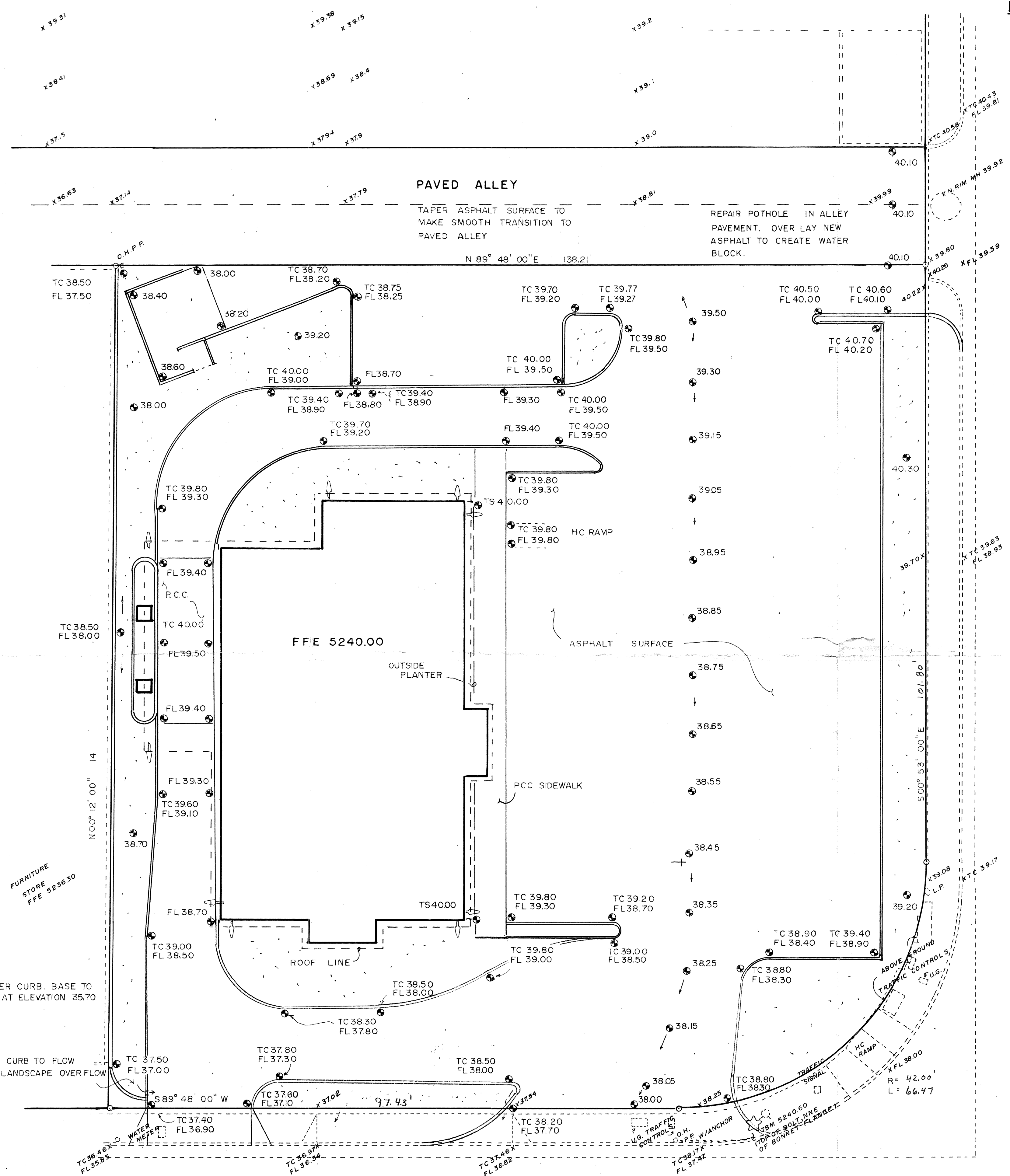
A. The Taco Bell site is not within a 100 year floodway, as identified on the Albuquerque Flood Hazard Map.

B. The storm runoff from the site will not adversely affect adjacent or downstream property

C. There is no threat to the property from minor or nuisance flows.

Reference: Albuquerque Public Works Department Development
Process Manual

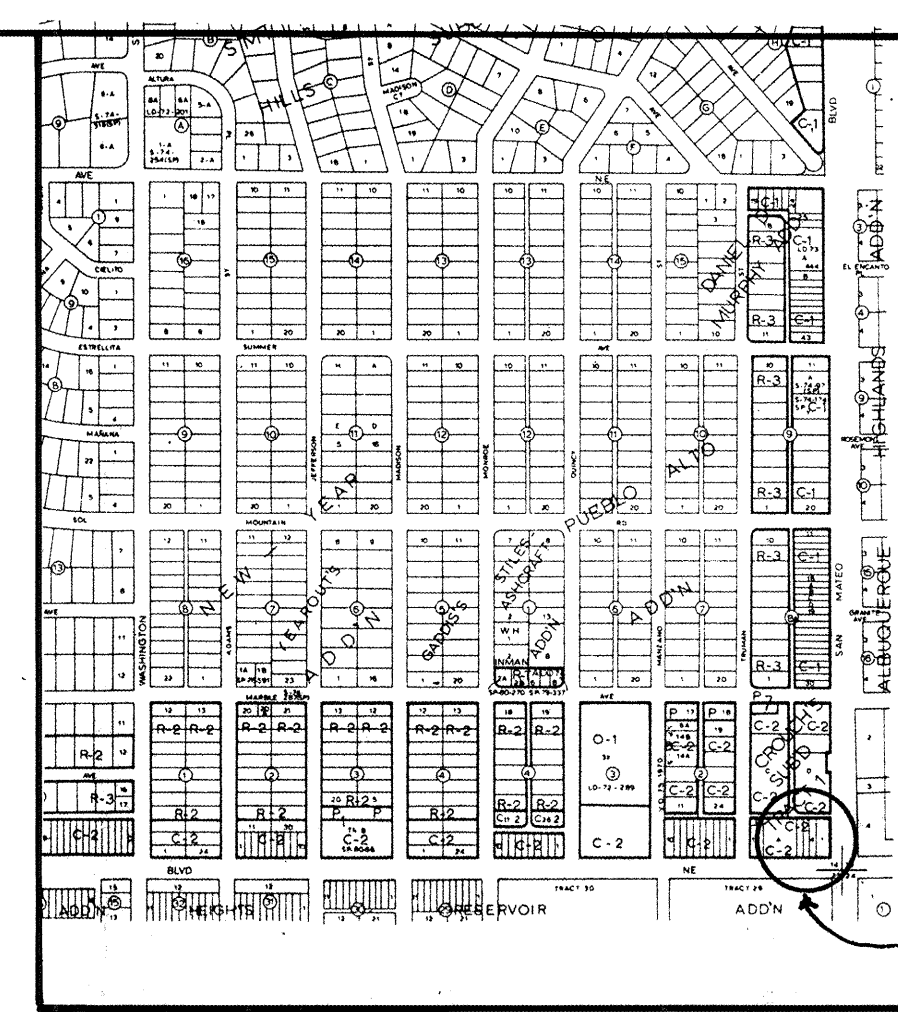




LEGEND

SPOT ELEVATION	EXISTING	NEW
SWALE	X 23.78	37.63
CONTOUR LINE	5235	37
TEMPORARY BENCHMARK		
BUILDING		
CURB		
LANDSCAPE		
ROOF DRAIN		
TOP OF CURB	TC	TC 33.70
TOP OF SIDEWALK	TS	TS 34.32
FLOW LINE	FL	FL 33.20
FINISHED FLOOR ELEVATION FFE		FFE

1"=10'



SITE

LEGAL DESCRIPTION

TRACT I-A, PUEBLO ALTO

BENCHMARK 11-J18 ELEVATION 5256.582
LOCATED AT THE INTERSECTION OF LOMAS BLVD. & ALVARADO ST. NE, IN THE NW QUADRANT OF THE INTERSECTION. BM IS A SQUARE CHISEL AT THE NW CURB RETURN

Michael J. Cortum
#2120

EROSION CONTROL

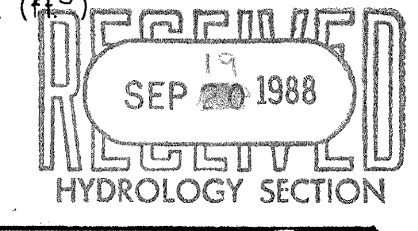
PLACE TEMPORARY BERM DOWNSTREAM OF EARTH WORK TO POND RUNOFF DURING CONSTRUCTION

RUNOFF

	UNDEVELOPED	DEVELOPED
FROM SITE TO ALLEY		
Q	0.10	0.30
V	110	375

FROM SITE TO LOMAS BLVD.		
Q	2.15	1.6
V	3025	2100

Q=PEAK FLOW (ft³/sec.)
V=TOTAL VOLUME (ft³)



MARVIN R. KORTUM, P.E.
Civil Engineering

1605 Speakman Drive, SE.
Albuquerque, New Mexico 87123
(505) 299-0774

GRADING AND DRAINAGE PLAN
TACO BELL STORE 382
5213 LOMAS BLVD. NE
LOMAS BLVD. & SAN MATEO BLVD.
ALBUQUERQUE, NEW MEXICO

FOR R & L FOODS, A FRANCHISE OF TACO BELL
17890 BLANCO, SUITE 401 SAN ANTONIO, TEXAS 78232

J-17

SHEET 1 OF 1