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

April 20, 1995

John Schrandt
4501 Indian School Rd. NE
Albuquerque, NM 87110

RE: REVISED DRAINAGE PLAN FOR 1623 SAN MATEO (J17-D21)
REVISION DATED 4/11/95.

Dear Mr. Schrandt:

Based on the information provided on your April 18, 1995 resubmittal, the above referenced site is approved for Building Permit.

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

Also, prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 1623 San Mateo ZONE ATLAS/DRNG. FILE #: J17/D21

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot B Daniel D. Murphy Addition

CITY ADDRESS: 1623 San Mateo

ENGINEERING FIRM: John Schrandt CONTACT: John Schrandt P.E.

ADDRESS: 4501 Indian School Rd NE 87110 PHONE: 265-8468

OWNER: Nick Pavlakos & James Nickles CONTACT: Nick

ADDRESS: 1308 Avenida Manana NE 87110 PHONE: 260-1211

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
✓ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER _____

PRE-DESIGN MEETING:

✓ YES verbal
___ NO
___ COPY PROVIDED

Please copy owners on response letters, per their request.

DATE SUBMITTED: 04/18/95

BY: Nick Pavlakos

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

RECEIVED
APR 18 1995
HYDROLOGY DIV.

M 92,500 - LIT

27101 590

WARRANTY DEED

VICKERS PETROLEUM CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Kansas, for consideration paid, grants to MYRON H. HENNINGSEN and MONTELLE B. HENNINGSEN, his Wife, the following described real estate in Bernalillo County, New Mexico:

> Lot 34 and the Southerly 11 feet of Lot 33 of Daniel D. Murphy Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 17th day of September, 1952;

together with an easement or right of way for ingress to and egress from the hereby granted and conveyed property, out of and into San Mateo Boulevard, by foot and by motor vehicle, over, across and upon the following portion of land:

> Commencing at the Southeast corner of Lot 33 of Daniel D. Murphy Addition to the City of Albuquerque, State of New Mexico, and going from thence North a distance of 11 feet to the true point of beginning, which true point of beginning is the Northeast corner of the real estate that is hereby granted and conveyed; thence North, a distance of 35 feet along San Mateo Boulevard; thence West a distance of 50 feet; thence South a distance of 35 feet; thence East, a distance of 50 feet to the true point of beginning;

with warranty covenants, but subject to reservations, restrictions and easements of record.

RESERVING, however, unto the said Vickers Petroleum Corporation an easement or right of way to maintain, operate and replace the existing approach light and driveway warp now located on the hereby granted and conveyed real estate.

This grant and conveyance is made subject to the express Condition and Restriction that no building improvements may be built, constructed or maintained beyond 80 feet from the rear property line, nor closer than 66.38 feet from the front property line of the hereby granted and conveyed real estate. This Condition and Restriction shall be a covenant running with the land, for the use and benefit of the lot which adjoins the hereby granted and conveyed real estate on its southern boundary, and for the use and benefit of Lots 27 through 32 of the Daniel D. Murphy Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 17th day of September, 1952. This Condition and Restriction shall be and remain fully binding upon and enforceable against Myron H. Henningsen and Montelle B. Henningsen, his Wife, their heirs, personal representatives, successors, assigns, lessees and grantees, and it may be enforced by the owner or owners of the

April 11,1995

Mr. Nick Pavlokos
1308 Avenida Mañana
Albuquerque, New Mexico 87110

RE: PROPOSED SITE DEVELOPMENT PLAN - 1623 SAN MATEO BLVD. NE
LOT B - DANIEL D. MURPHY ADDITION

Dear Mr. Pavlakos:

Enclosed are the original and two (2) copies of the existing plan and revised site grading plan for the proposed development at 1623 San Mateo Blvd. for your records.

The site grading plan has been revised to include additional information requested by Mr. Bernie J. Montoya from the City of Albuquerque. The additional items include the following:

- Benchmark information for the Albuquerque Control Survey Vertical Datum used to set a temporary benchmark (TBM).

- Temporary benchmark location - SE property corner found iron pin (El.=5229.09). This TBM must remain in place and not be disturbed during construction of the building and sitework.

- Additional top of curb and gutter flowline elevations on San Mateo Blvd NE.

- The existing 20' alley along the west property line is paved. No runoff will discharge to the alley because the alley is higher than the existing lot.

- Invert elevations of the proposed 4" drain lines conveying runoff from the building roof drain, through the landscaped area, to the new curb for the paved parking which drains to the existing drivepad. The landscaped area will provide some runoff detention capabilities for smaller storm events.

- The proposed development runoff will discharge onto San Mateo Blvd. at the drivepad located in the existing 50' x 35' ingress and egress easement through the adjacent Diamond Shamrock Gas Station property. Please submit a copy of this easement upon your resubmittal of the site development plan to the City of Albuquerque.

If you have any questions concerning the revised site grading plan, please contact me at 265-8468.

Sincerely,

John R. Schrandt

John R. Schrandt, P.E.

cc: Bernie J. Montoya, City of Albuquerque

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 30, 1995

John Schrandt
4501 Indian School Rd. NE
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR 1623 SAN MATEO (J17-D21) ENGINEER'S STAMP DATED 3/10/95.

Dear Mr. Schrant:

Based on the information provided on your March 14, 1995 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. Benchmarks - Location, description and elevation of the:

   A. Albuquerque Control Survey Vertical Datum used to set the T.B.M.

   B. Temporary benchmark on-site must be permanently marked.

2. Top of curb and flowline elevations on San Mateo.

3. Condition of existing alley.

4. Invert elevations of proposed drain lines at inlet and outlet.

5. Proposed development run-off will be routed across a common property line onto San Mateo. Easement must be granted by adjacent property owner for cross-lot-line drainage and access. See attachment sample agreement.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: 1623 San Mateo ZONE ATLAS/DRNG. FILE #: J17/D21

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot B Daniel D. Murphy Addition

CITY ADDRESS: 1623 San Mateo

ENGINEERING FIRM: John Schrandt P.E. CONTACT: →

ADDRESS: 4501 Indian School Rd. N.E. PHONE: 265-8468

OWNER: Nick Pavlakos & James Nickles CONTACT: 10:00a.m - 12:00p.m.

ADDRESS: 1308 Avenida Manana PHONE: 260-1211

ARCHITECT: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
✓ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
___ GRADING PLAN
___ EROSION CONTROL PLAN
___ ENGINEER'S CERTIFICATION
___ OTHER _____

PRE-DESIGN MEETING:

✓ YES verbal
___ NO
___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
✓ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 03/08/94

BY: Nick Pavlakos

RECEIVED
MAR 14 1994

PROPOSED COMMERCIAL BUILDING SITE - 1623 SAN MATEO NE
LOT B - DANIEL D. MURPHY ADDITION
HYDROLOGIC ANALYSIS

Enclosed are two (2) copies of the existing and proposed site grading plans and the AHYMO hydrologic analyses for the proposed building construction at 1623 San Mateo Blvd. NE - Lot B of the Daniel D. Murphy Subdivision. The proposed building site is located on a small lot with a total area of only 0.1044 acres.

In accordance with Section 22.2, Hydrology, of the Development Process Manual, a 100-yr. 6 hr. storm event was used to model stormwater runoff generated from this lot for both existing and proposed site conditions. Copies of the AHYMO output files are attached.

The existing vacant lot is comprised of 40% of impervious area (Land Treatment D) and 60% of compacted soil (Land Treatment C). Runoff leaves the site at a common (50'x 35') drivepad access easement shared by this property and the existing Shamrock gas station property to the north. Flow is then conveyed along the west curb and gutter of San Mateo northward to existing curb drop inlets at the intersection of San Mateo and Constitution. The existing condition flow rate leaving Lot B is Q_{100}= 0.45 cfs.

The proposed construction includes a 1368 s.f. commercial building, 1440 s.f. of new asphalt parking areas, and 675 s.f. of new concrete sidewalk area. In addition, a total of 480 s.f. of landscaped area will be established in three areas.

Proposed vegetation in the landscaped areas includes, Italian cyprus trees, flower beds, and evergreen hedge/shrubs for ground cover. The effective land treatment distribution for the post-development conditions is 88% impervious and 12% landscaped areas.

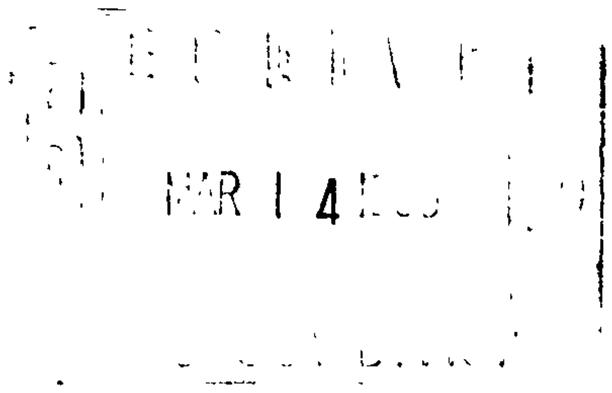
Stormwater runoff from the site will continue to exit the lot at the drivepad access easement off of San Mateo. Rooftop runoff from the new building will be collected at roof drains at the east end of the building and conveyed along the new curb and gutter to the existing drivepad.

Flow from the roof drain at the SE corner of the building will be piped to a 402 s.f. landscaped area at the southeast corner of the site. The landscaped area will be locally depressed with a 4" dia. outlet pipe. This will provide some ponding capacity for collected runoff during smaller rainfall events, but will have little effective runoff attenuation during a 100-yr. storm. With the new asphalt pavement and the proposed landscaping, the post-development runoff leaving Lot B is Q_{100}= 0.51 cfs.

John R. Schrandt 3-1-95
Engineer of Record

11241
License No.

(Seal)



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START                TIME=0.0  PUNCH CODE=0  PRINT LINES=-1
*  FILE: DANMURPH.DAT
*  DANIEL D. MURPHY ADDITION LOT B (0.1044 ACRES)
*  EXISTING CONDITIONS
*  RAINFALL DISTRIBUTION BASED ON TYPE 1 STORM
*  100 YR. 6 HOUR STORM
*  TIME OF CONCENTRATION = 12 MIN.
RAINFALL             TYPE=1  RAIN QUARTER=0.0 RAIN ONE=2.14
                     RAIN SIX=2.60 RAIN DAY=0.0  DT=.033333

                  COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
                  DT =    .033333 HOURS       END TIME =     5.999940 HOURS
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                     .0204   .0236   .0269   .0302   .0337   .0372   .0408
                     .0445   .0484   .0523   .0564   .0606   .0649   .0694
                     .0741   .0789   .0839   .0892   .0946   .1004   .1063
                     .1126   .1193   .1263   .1322   .1385   .1453   .1598
                     .1923   .2424   .3142   .4123   .5412   .7055   .9101
                    1.1598  1.3908  1.4874  1.5691  1.6417  1.7077  1.7685
                    1.8250  1.8777  1.9272  1.9737  2.0176  2.0591  2.0984
                    2.1356  2.1708  2.2043  2.2361  2.2662  2.2737  2.2808
                    2.2875  2.2939  2.3001  2.3061  2.3118  2.3173  2.3226
                    2.3278  2.3328  2.3376  2.3424  2.3470  2.3515  2.3558
                    2.3601  2.3643  2.3684  2.3724  2.3763  2.3801  2.3838
                    2.3875  2.3911  2.3947  2.3982  2.4016  2.4050  2.4083
                    2.4116  2.4148  2.4179  2.4210  2.4241  2.4271  2.4301
                    2.4331  2.4360  2.4388  2.4417  2.4445  2.4472  2.4499
                    2.4526  2.4553  2.4579  2.4605  2.4631  2.4656  2.4682
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                    2.5317  2.5336  2.5355  2.5374  2.5393  2.5412  2.5431
                    2.5449  2.5468  2.5486  2.5504  2.5522  2.5540  2.5558
                    2.5575  2.5593  2.5610  2.5628  2.5645  2.5662  2.5679
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                    2.5812  2.5828  2.5844  2.5860  2.5876  2.5892  2.5907
                    2.5923  2.5939  2.5954  2.5969  2.5985  2.6000

*  BASIN A - IMPERVIOUS AREA = 40% OF 0.000163 SQ MI
COMPUTE NM HYD       ID=1 HYD NO=101 DA=0.000163 SQ MI
                     PER A=0 PER B=0 PER C=60 PER D=40
                     TP=-0.133 MASS RAIN=-1

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    UNIT PEAK =   .25799    CFS   UNIT VOLUME =    .9550       B =   526.28      P60 = 2.1400
    AREA =      .000065 SQ MI    IA =    .10000 INCHES    INF =    .04000 INCHES PER HOUR
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K = .108667HR TP = .133000HR K/TP RATIO = .817047 SHAPE CONSTANT, N = 4.373949
UNIT PEAK = .27897 CFS UNIT VOLUME = .9559 B = 379.38 P60 = 2.1400
AREA = .000098 SQ MI IA = .35000 INCHES INF = .83000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 101.00

RUNOFF VOLUME = 1.71608 INCHES = .0149 ACRE-FEET
PEAK DISCHARGE RATE = .45 CFS AT 1.500 HOURS BASIN AREA = .0002 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 10:58:45

AHYMO PROGRAM (AHYMO392) - AMAFCA VERSION OF HYMO - MARCH, 1992
RUN DATE (MON/DAY/YR) = 01/31/1995
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*  DANIEL D. MURPHY ADDITION LOT B (0.1044 ACRES)
*  POST-DEVELOPMENT CONDITIONS
*  RAINFALL DISTRIBUTION BASED ON TYPE 1 STORM
*  100 YR. 6 HOUR STORM
*  TIME OF CONCENTRATION = 12 MIN.
RAINFALL             TYPE=1  RAIN QUARTER=0.0 RAIN ONE=2.14
                     RAIN SIX=2.60 RAIN DAY=0.0  DT=.033333
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COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
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.0741	.0789	.0839	.0892	.0946	.1004	.1063
.1126	.1193	.1263	.1322	.1385	.1453	.1598
.1923	.2424	.3142	.4123	.5412	.7055	.9101
1.1598	1.3908	1.4874	1.5691	1.6417	1.7077	1.7685
1.8250	1.8777	1.9272	1.9737	2.0176	2.0591	2.0984
2.1356	2.1708	2.2043	2.2361	2.2662	2.2737	2.2808
2.2875	2.2939	2.3001	2.3061	2.3118	2.3173	2.3226
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2.3875	2.3911	2.3947	2.3982	2.4016	2.4050	2.4083
2.4116	2.4148	2.4179	2.4210	2.4241	2.4271	2.4301
2.4331	2.4360	2.4388	2.4417	2.4445	2.4472	2.4499
2.4526	2.4553	2.4579	2.4605	2.4631	2.4656	2.4682
2.4706	2.4731	2.4755	2.4780	2.4803	2.4827	2.4851
2.4874	2.4897	2.4919	2.4942	2.4964	2.4986	2.5008
2.5030	2.5052	2.5073	2.5094	2.5115	2.5136	2.5157
2.5177	2.5198	2.5218	2.5238	2.5258	2.5278	2.5297
2.5317	2.5336	2.5355	2.5374	2.5393	2.5412	2.5431
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2.5696	2.5713	2.5730	2.5746	2.5763	2.5779	2.5795
2.5812	2.5828	2.5844	2.5860	2.5876	2.5892	2.5907
2.5923	2.5939	2.5954	2.5969	2.5985	2.6000	

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*  BASIN A - IMPERVIOUS AREA = 89% OF 0.000163 SQ MI
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PRINT HYD ID=1 CODE=1

PARTIAL HYDROGRAPH 101.00

RUNOFF VOLUME = 2.19747 INCHES = .0191 ACRE-FEET
PEAK DISCHARGE RATE = .51 CFS AT 1.500 HOURS BASIN AREA = .0002 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 10:58:55