



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 21307, ALBUQUERQUE, NM 87154  
(505) 265-0905

February 11, 1988

Mr. Bernie J. Montoya  
Design Hydrology Section  
CITY OF ALBUQUERQUE  
PO Box 1293  
Albuquerque, NM 87103

Re: Eubank Center (J-20/D23)  
Finish Floor Certification

Dear Mr. Montoya:

I hereby certify that the lowest finished floor elevation of the referenced project = 5,459.08. This elevation was determined by Rocky Rossander, NM L.S. #6688, on February 10, 1988. This should meet the requirements for the Certificate of Occupancy.

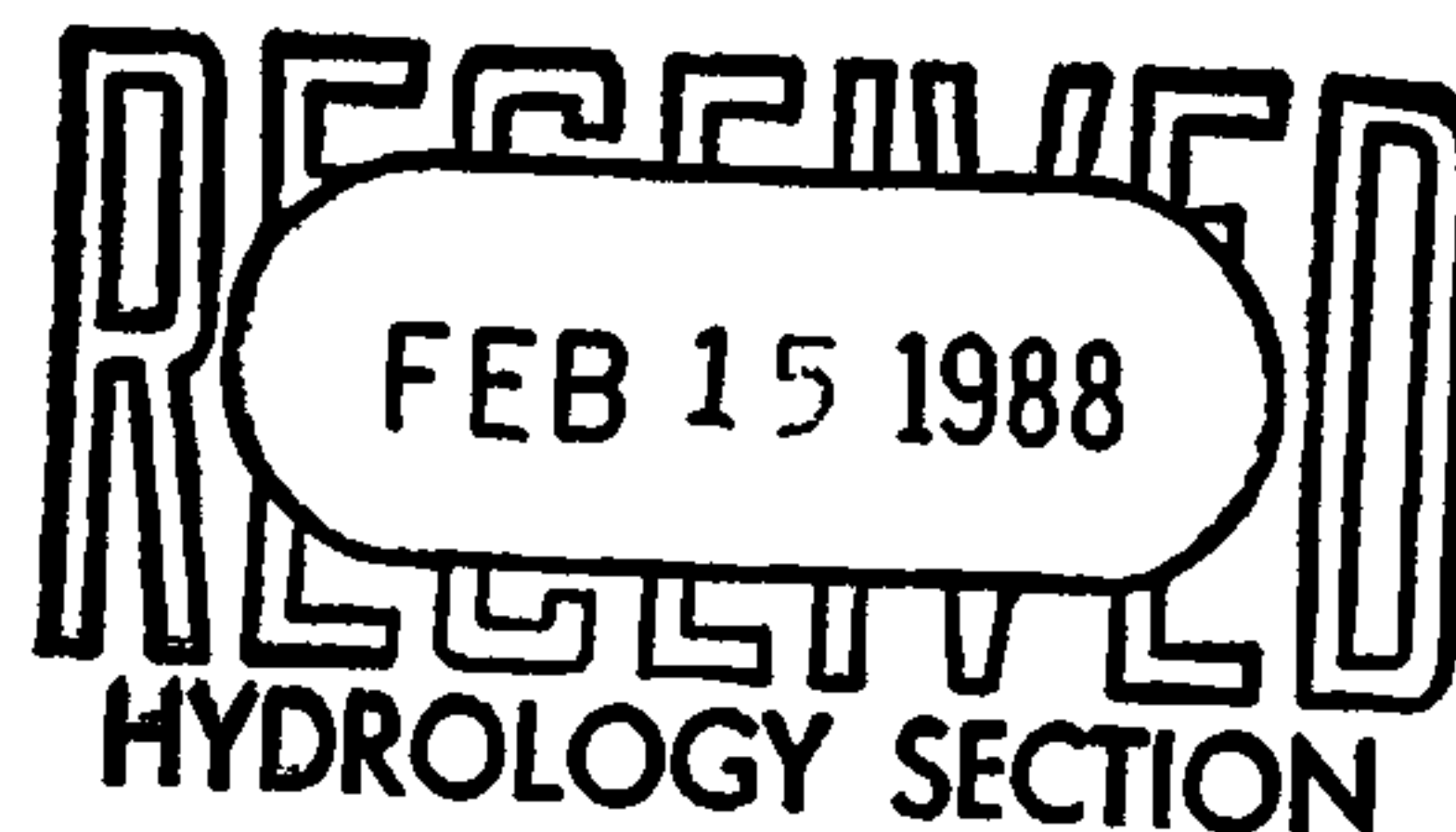
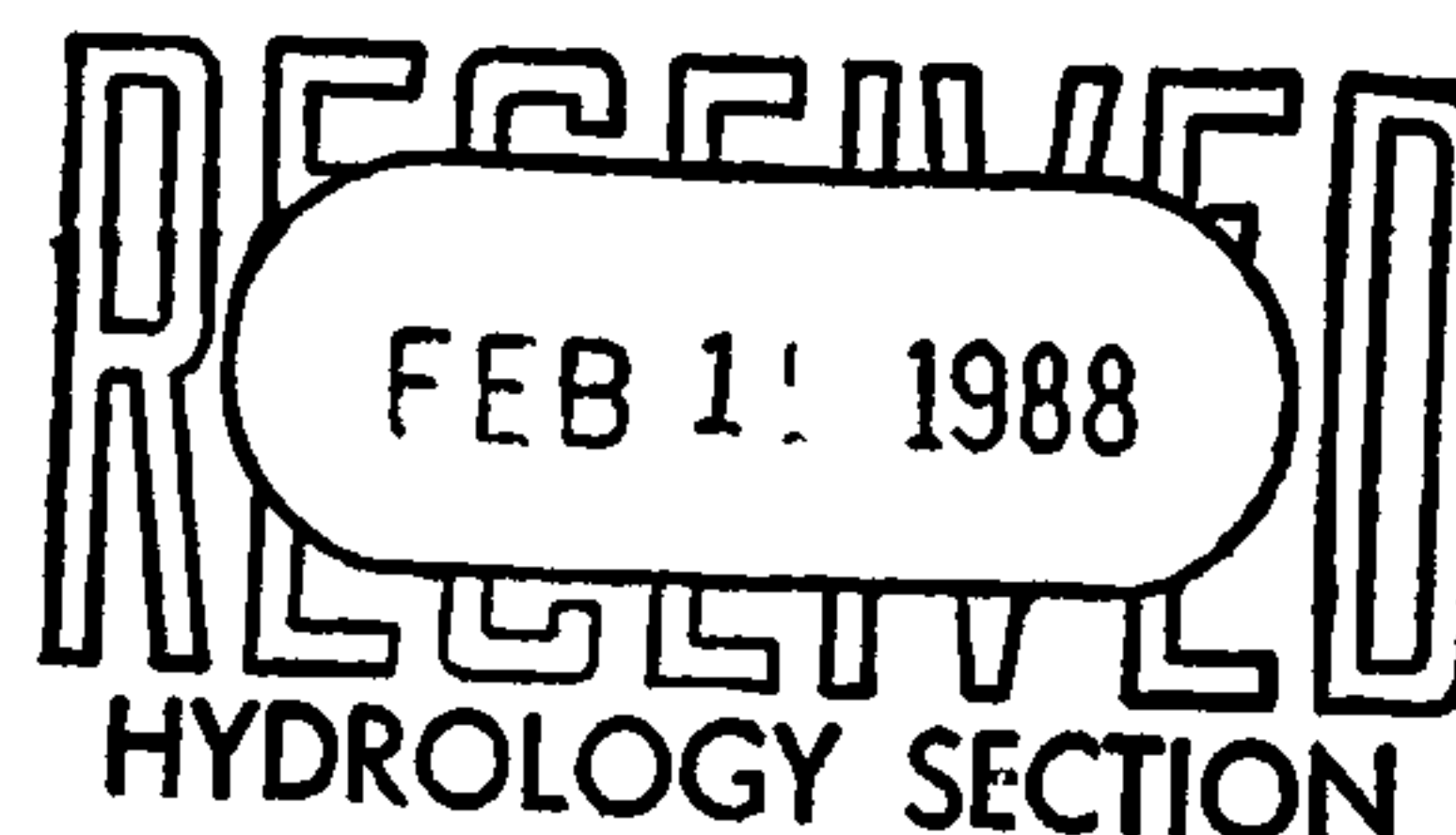
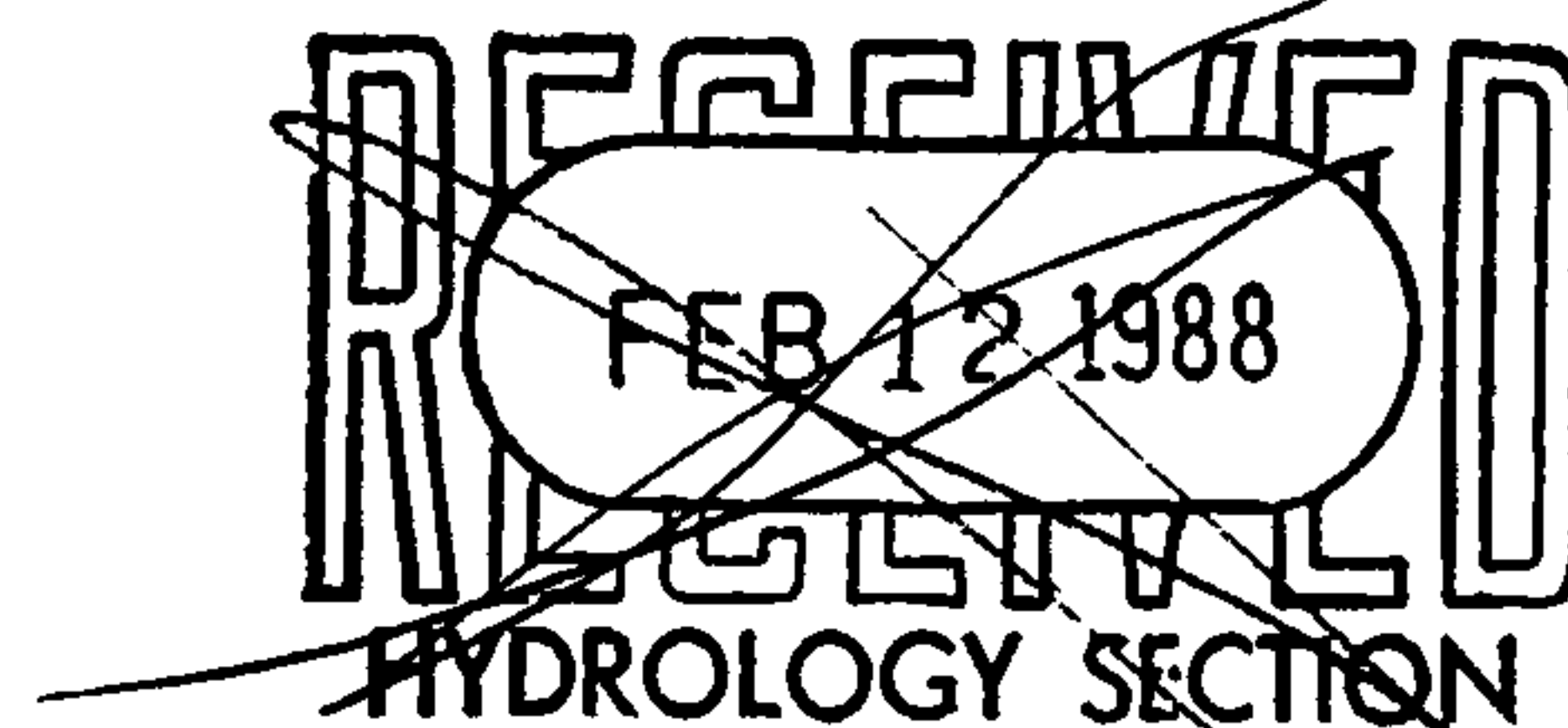
Sincerely,

D. MARK GOODWIN AND ASSOCIATES, P.A.

Mark Goodwin  
NM P.E. #8948

DMG/mbs

cc: Wallace Wendell, A.I.A.





# 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

October 9, 1987

Mark Goodwin, P.E.  
Goodwin and Associates  
Post Office Box 21307  
Albuquerque, New Mexico 87103

RE: REVISED DRAINAGE PLAN FOR EUBANK CENTER (J-20/D23)  
REVISION DATED OCTOBER 6, 1987

Dear Mark:

Based on the information provided on your October 7, 1987 resubmittal, the above referenced drainage plan is approved for Building Permit.

Please be advised that upon completion and before the Certificate of Occupancy is released, we will need Engineer Certification of the finish floor elevation.

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

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

Sincerely,

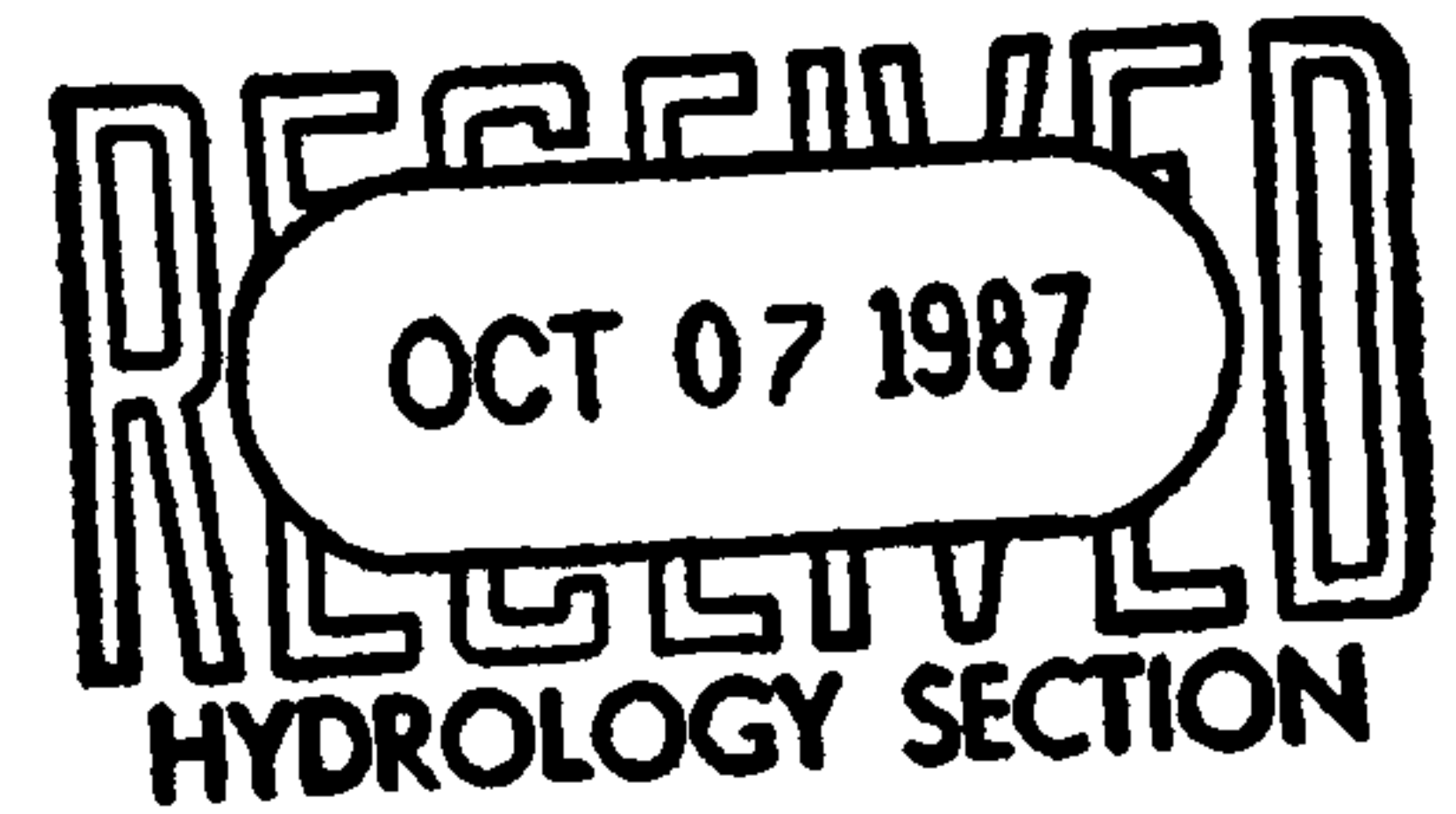
Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/lk



D. Mark Goodwin & Associates, P.A.  
Consulting Engineers

P.O. BOX 21307, ALBUQUERQUE, NM 87154  
(505) 265-0905



October 7, 1987

Mr. Bernie Montoya  
CITY OF ALBUQUERQUE  
Hydrology Section  
PO Box 1293  
Albuquerque, NM 87103

Re: Eubank Center: File (J-20/023)

Dear Bernie:

As usual, the architect for the referenced project has requested changes to the approved plan. In this case, they requested a step be placed in the finished floor elevations. This we were able to accomplish yet remain two feet above the adjacent flow line in McKnight. The attached drawing indicates this change.

If we can answer any question, please call us.

Sincerely,

D. MARK GOODWIN AND ASSOCIATES, P.A.

A handwritten signature in cursive script that reads 'Mark Goodwin'. The signature is written in dark ink and is positioned above the printed name.

Mark Goodwin, P.E.

DMG/mbs

Enclosure

# DRAINAGE INFORMATION SHEET

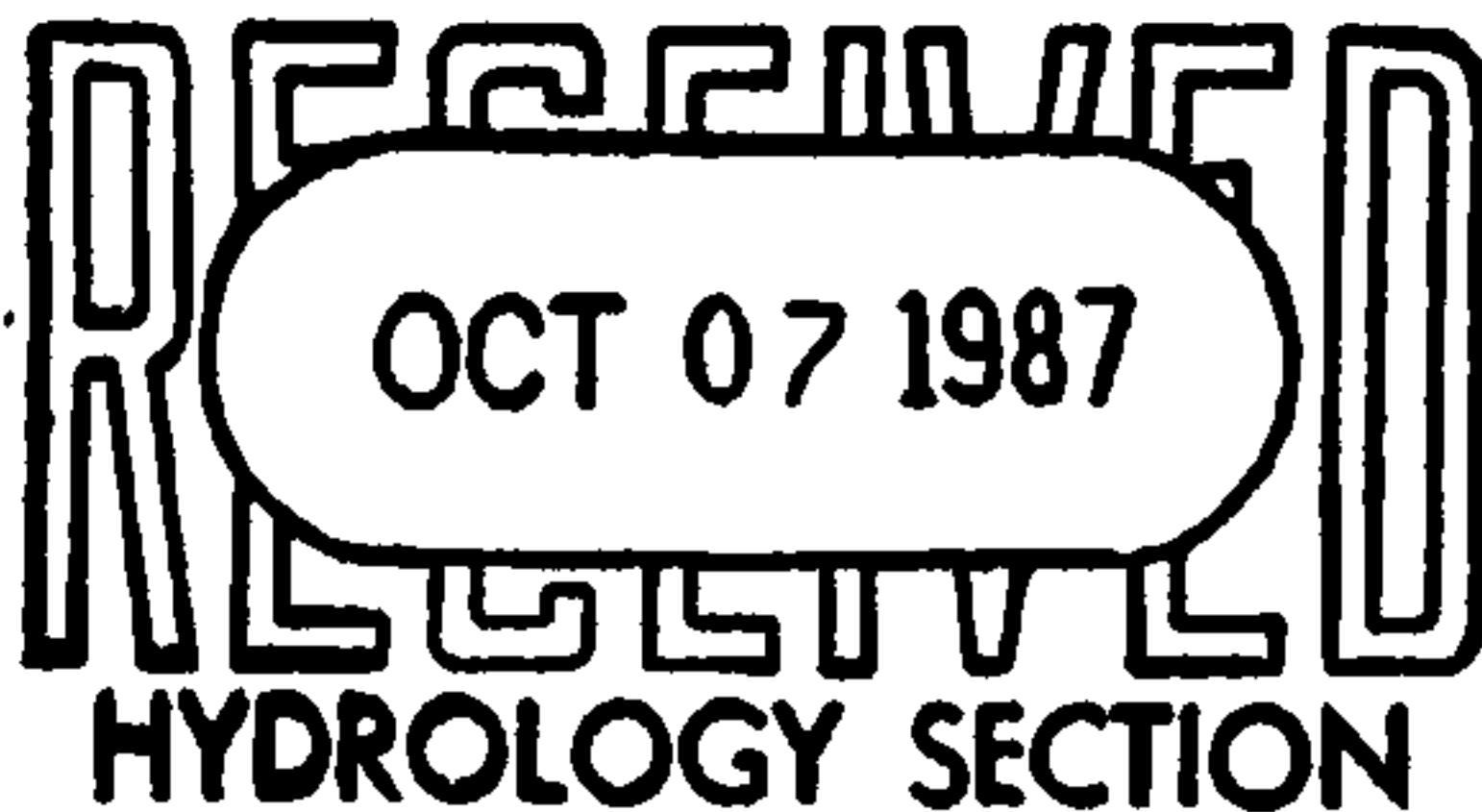
**PROJECT TITLE:** EUBANK CENTER **ZONE ATLAS/DRNG. FILE #:** J-201023  
**LEGAL DESCRIPTION:** Tract A, Oxshire Heights  
**CITY ADDRESS:** Eubank and McKnight NE  
**ENGINEERING FIRM:** D. Mark Goodwin & Assoc, P.A. **CONTACT:** Mark Goodwin  
**ADDRESS:** PO Box 21307, Alb, NM 87154 **PHONE:** 505/265-0905  
**OWNER:** Gordon Stalgren **CONTACT:** Gordon Stalgren  
**ADDRESS:** 4215 Menaul NE, Alb, NM **PHONE:** 888-3833  
**ARCHITECT:** Wallace Wendell, A.I.A. **CONTACT:** Scott Wendell  
**ADDRESS:** 215 Central NW, Alb, 87102 **PHONE:** 242-2277  
**SURVEYOR:** Southwest Surveying **CONTACT:** Dan Graney  
**ADDRESS:** 333 Lomas NE, Alb, NM **PHONE:** 247-4444  
**CONTRACTOR:** n/a **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

☐ 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

☐ OTHER \_\_\_\_\_ (SPECIFY)

**DATE SUBMITTED:**

**BY:**

10/7/87

Mark Goodwin  
Mark Goodwin, P.E.

FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Ken Schultz  
Mayor

UTILITY DEVELOPMENT DIVISION  
HYDROLOGY SECTION  
(505) 768-2650

September 25, 1987

Mark Goodwin, P.E.  
Goodwin & Associates  
Post Office Box 21307  
Albuquerque, New Mexico 87154

RE: DRAINAGE PLAN FOR EUBANK CENTER  
(J-20/D23) ENGINEER'S STAMP DATED SEPTEMBER 21, 1987

Dear Mark:

Based on the information provided on your submittal of September 21, 1987, the above referenced plan is approved for Building Permit.

Please be advised that upon completion and before the Certificate of Occupancy is released, we will need Engineer Certification of the finish floor elevation.

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

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: EUBANK CENTER ZONE ATLAS/DRNG. FILE #: J-20/023

LEGAL DESCRIPTION: Tract A, Oxshire Heights

CITY ADDRESS: Eubank and McKnight NE

ENGINEERING FIRM: D. Mark Goodwin & Assoc, P.A. CONTACT: Mark Goodwin

ADDRESS: PO Box 21307, Alb, NM 87154 PHONE: 505/265-0905

OWNER: Gordon Stalgren CONTACT: Gordon Stalgren

ADDRESS: 4215 Menaul NE, Alb, NM PHONE: 888-3833

ARCHITECT: Wallace Wendell, A.I.A. CONTACT: Scott Wendell

ADDRESS: 215 Central NW, Alb, 87102 PHONE: 242-2277

SURVEYOR: Southwest Surveying CONTACT: Dan Graney

ADDRESS: 333 Lomas NE, Alb, NM PHONE: 247-4444

CONTRACTOR: n/a CONTACT: \_\_\_\_\_

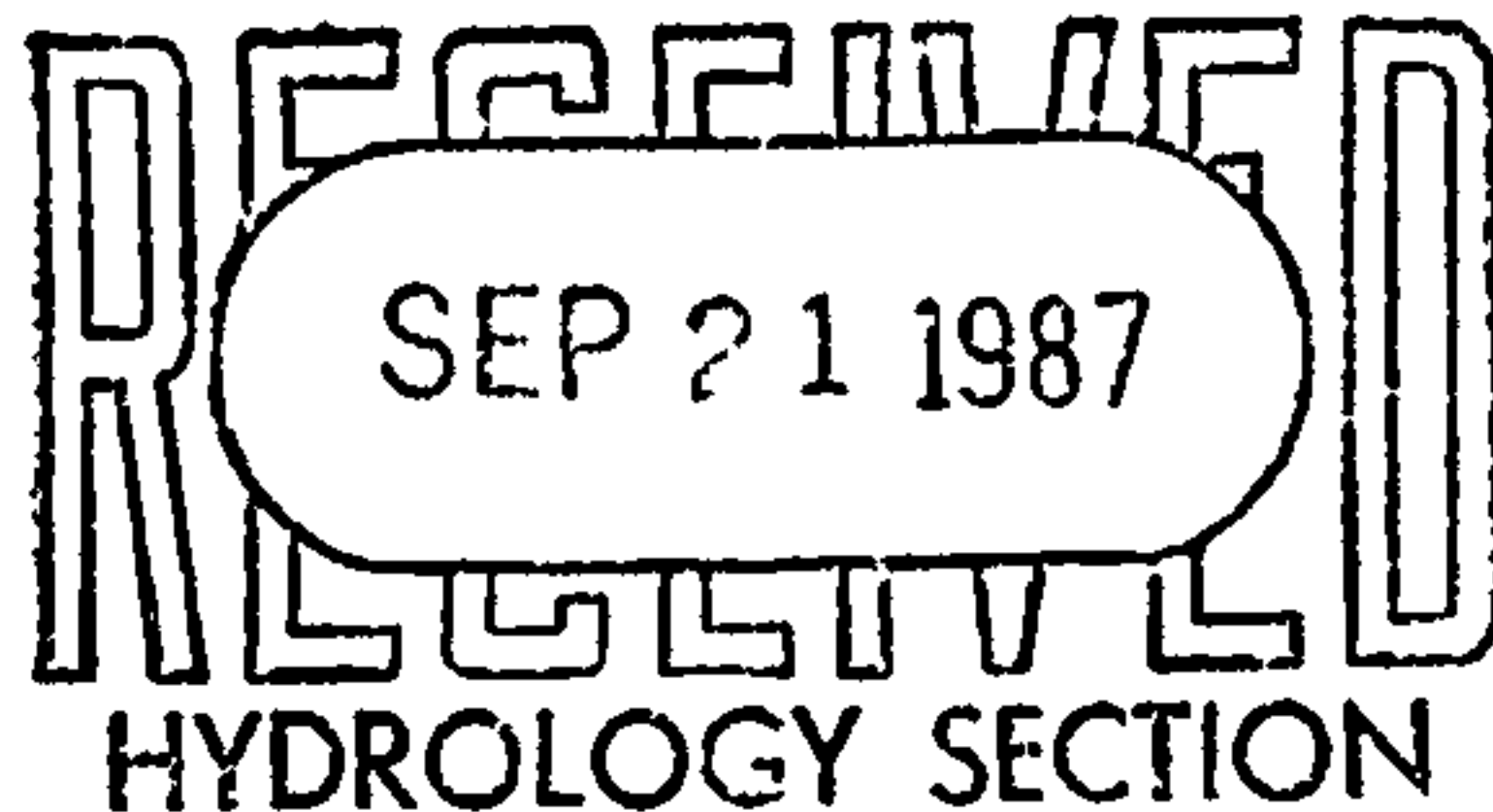
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**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

☐ 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

☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: September 21, 1987

BY: Mark Goodwin  
Mark Goodwin, P.E.

## CONFERENCE RECAP

**APPROVAL REQUESTED:**

WHO REPRESENTING

ATTENDANCE: M. H. G. Linn SELF

R. J. G. Linn CITY HYDROLOGY

(1) A proposed Dr - grade in the area is required for  
 building permit issued by Health Dept.  
 is 1.1' below mean high water line. (MHW)  
 (2) Below the proposed grade design notes dated 12/13/85  
 in that there is a requirement.  
 (3) The high up to MHW is required since site is  
 in full and to be a "wet" site.  
 (4) The final design must be "2.0' or more" than  
 the low in street.  
 (5) Direct flow into any in the basins or storm drain will  
 be zero. S.O. #17 increasing.

SIGNED: <u>[Signature]</u>	SIGNED: <u>[Signature]</u>
TITLE: <u>[Blank]</u>	TITLE: <u>[Blank]</u>
DATE: <u>1/17/27</u>	DATE: <u>1/17/27</u>

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



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 4, 1986

Mark Goodwin  
Goodwin & Associates  
Post Office Box 21307  
Albuquerque, New Mexico 87154

RE: DRAINAGE PLAN FOR ALBUQUERQUE TIRE STORE  
RECEIVED February 4, 1986 (J-20/D23)

Dear Mr. Goodwin:

The referenced drainage plan, revision dated February 3, 1986, is approved for Building Permit sign-off.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Also, please be advised that prior to Certificate of Occupancy release, the Drainage Covenant must be finalized.

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

Cordially,

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

CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

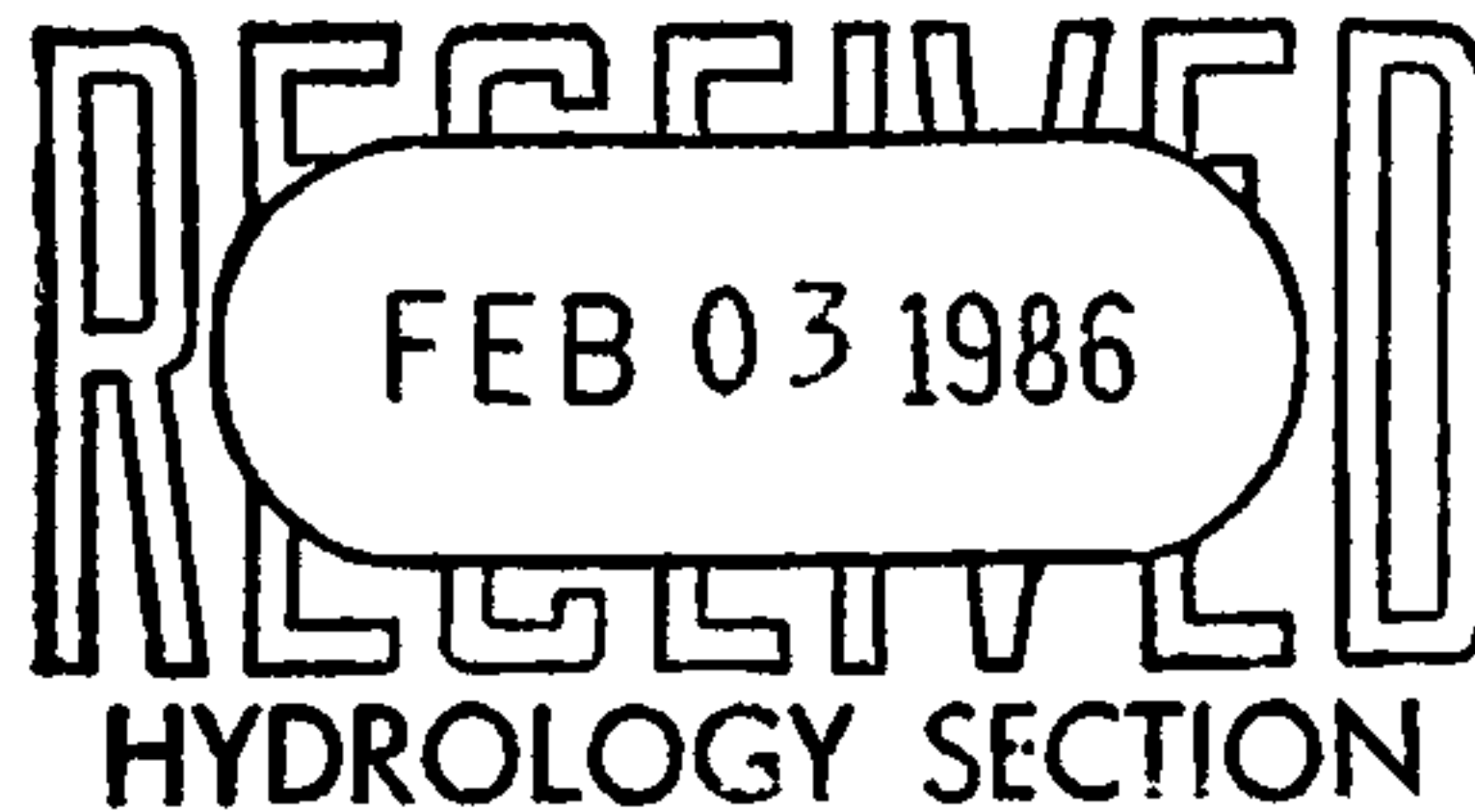




D. MARK GOODWIN & ASSOCIATES  
CONSULTING ENGINEERS  
P.O. BOX 21307  
ALBUQUERQUE, NEW MEXICO 87154

February 3, 1986

Carlos A. Montoya, P.E.  
City of Albuquerque  
Design Hydrology Section  
P.O. Box 1293  
Albuquerque, N.M. 87103



RE: Albuquerque Tire Store - Eubank Location ( J - 20/D23)

Dear Mr. Montoya:

I have received your comments dated January 29, 1986 and I offer the following response:

1. Revised Information Sheet is attached.
2. Revision date is shown on plan.
3. Required Flood Elevation = 5463.05 = two feet above adjacent flowline. Note has been amended on the plan.
4. Roof runoff will be directed to the front of the store if at all possible. Architect is investigating the possibility.
5. There are no off-site flows.
6. Developed flowrate = 2 cfs  
Un-Developed flowrate = 1.6 cfs
7. Location of ACS Benchmark has been added to the plan.
8. Note regarding Finish Floor Certification has been added to the plan.
9. I am enclosing a corrected copy of " Private Drainage Covenant " as reviewed and accepted by Mr. Billy Goolsby of your office.

I hope that this response will clear the way for the approval of this project by your office.

Sincerely,

D. Mark Goodwin and Associates, P.A.

  
Mark Goodwin, P.E.

# DRAINAGE INFORMATION SHEET

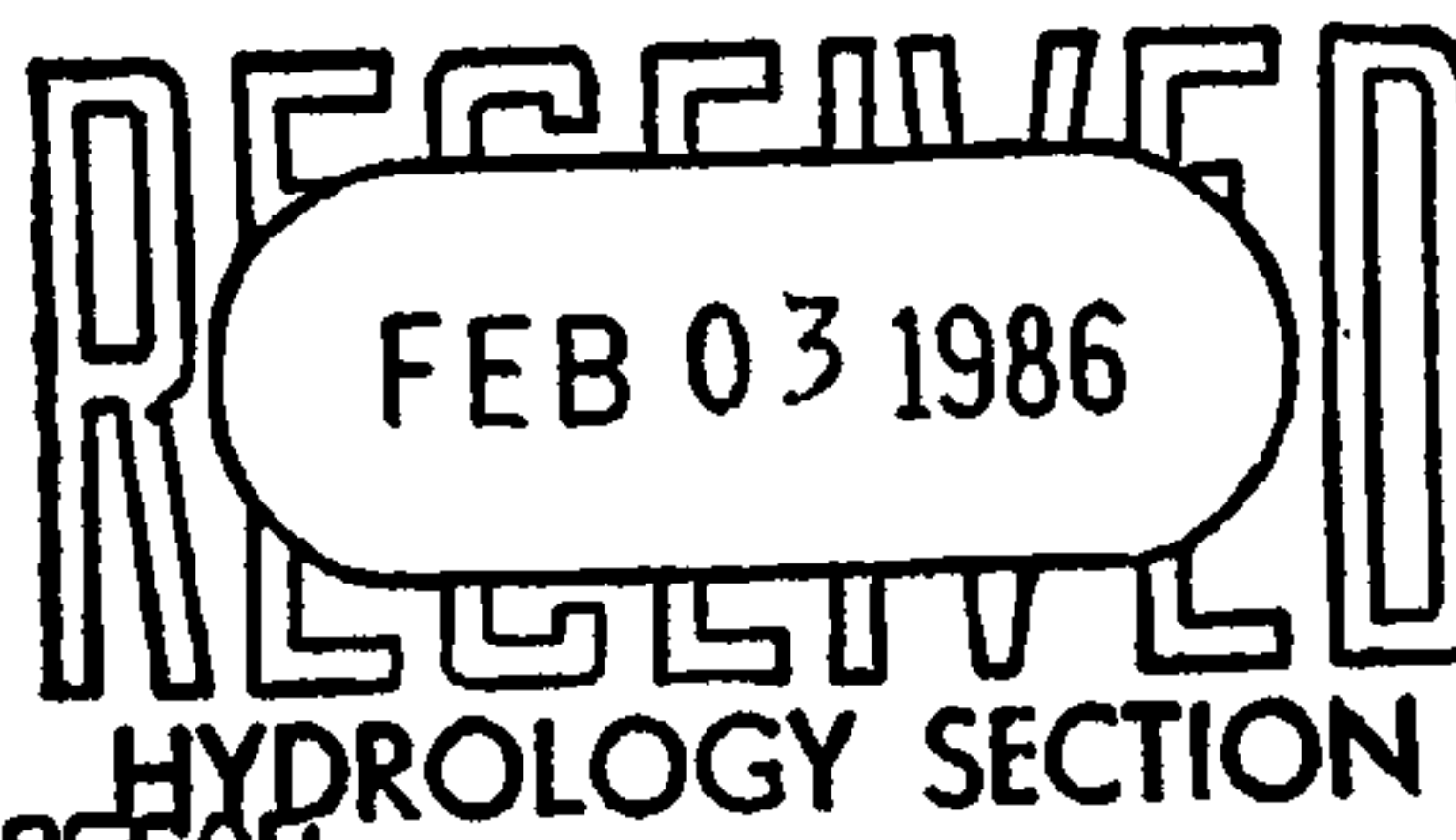
PROJECT TITLE: Albuquerque Tire Store, (Eubank location) ZONE ATLAS/DRNG. FILE #: J-20/D23  
 LEGAL DESCRIPTION: Lots 1-6, Block 6, Oxsheer Heights  
 CITY ADDRESS: 1665 Eubank, NE  
 ENGINEERING FIRM: D. Mark Goodwin & Associates CONTACT: Mark Goodwin  
 ADDRESS: P.O. Box 21307, Alb., NM 87154 PHONE: (505) 294-9961  
 OWNER: Gordon Stalgren CONTACT: same  
 ADDRESS: 8211 Central SE PHONE: (505) 265-8853  
 ARCHITECT: Wallace Wendell CONTACT: same  
 ADDRESS: 215 Central NW PHONE: (505) 242-2277  
 SURVEYOR: Southwest Surveying CONTACT: Dan Graney  
 ADDRESS: 333 Lomas NE PHONE: (505) 247-4444  
 CONTRACTOR: N/A 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
- ☐ 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
- ☒ OTHER REVISED (SPECIFY)

DATE SUBMITTED: 2/3/86

BY: Mark Goodwin

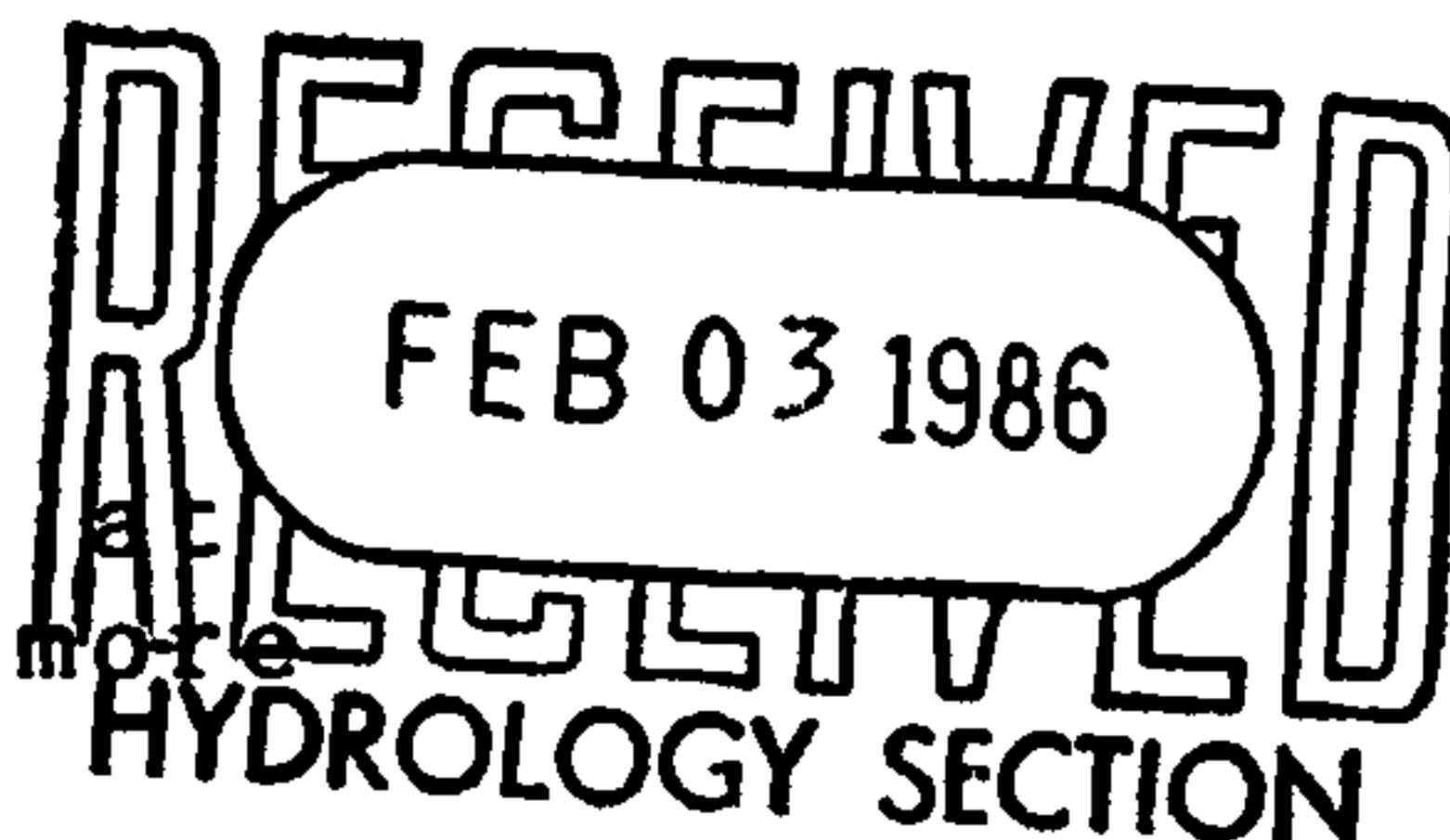
Mark Goodwin, P.E.

PRIVATE DRAINAGE COVENANT

This COVENANT made this \_\_\_\_\_ day of \_\_\_\_\_, 1986,  
by and between: \_\_\_\_\_, hereinafter called the LEASEE,  
and \_\_\_\_\_, hereinafter called the OWNER.

RECITAL

The OWNER is owner of certain real property located at 1665 Eubank Blvd. NE, Albuquerque, New Mexico, and more particularly described as follows:



Lot 5, Block 6, Oxsheer Heights Subdivision,  
a portion of Sec. 17, T10N, R4E, NMPM,  
filed October 5, 1979.

That pursuant to City ordinances, regulations, and other applicable laws, the OWNER is required to maintain certain Private Drainage Easements on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF AGREEMENT

The following agreement is to be covered by this COVENANT:

The right of Ingress and Egress of storm water runoff generated within Lot 6, Block 6, Oxsheer Heights Subdivision.

CONSTRUCTION OF DRAINAGE FACILITIES

The Drainage Facilities shall be constructed in accordance with the approved Drainage Plan on file with the City Engineer (File #J-20/D23).

MAINTENANCE OF FACILITIES

The OWNER shall, at his cost in accordance with the agreement with the OWNER and standards, plans, and specifications prescribed by the City, maintain all drainage facilities. The City shall have the right to enter periodically upon the Property to inspect the drainage facilities, and to insure that the ability for the Ingress and Egress of storm water runoff is maintained.

## FAILURE TO COMPLY AND LIEN

In the event that the OWNER shall fail to construct the drainage facilities and to not continue to allow Ingress and Egress of storm water runoff in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the OWNER notice in writing to construct, correct, or maintain said facilities, and if the OWNER fails to comply therewith within 90 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be submitted to the OWNER. In the event the OWNER fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

## LIABILITY

The City shall not be liable for any damages to the OWNER or LEASEE resulting from its construction, modification, or maintenance of said facilities.

## NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Gordon Stalgren  
8211 Central Ave. SE  
Albuquerque, NM

The LEASEE may change said address by giving written notice, certified mail, return receipt requested, to:

City Engineer  
City Hall  
505 Marquette Avenue  
Albuquerque, New Mexico 87102



INDEMNIFICATION AND HOLD HARMLESS

The OWNER 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 for or on account of any matter arising from the drainage facility provided for herein or the OWNER'S failure to construct, maintain, or modify the drainage facility under this COVENANT.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the OWNER and LEASEE set forth herein shall be binding upon the OWNER and LEASEE, their heirs, and assigns, and the property of the OWNER as described herein and will run with said property until released by the City.

OWNER:

By \_\_\_\_\_

LEASEE:

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_

My commission expires: \_\_\_\_\_

## PRIVATE DRAINAGE COVENANT

This COVENANT made this \_\_\_\_\_ day of \_\_\_\_\_, 1986,  
by and between:  
\_\_\_\_\_, hereinafter called the LEASEE,  
and  
\_\_\_\_\_, hereinafter called the OWNER.

### RECITAL

The OWNER is owner of certain real property located at 1665 Eubank Blvd. NE, Albuquerque, New Mexico, and more particularly described as follows:

Lot 4, Block 6, Oxsheer Heights Subdivision,  
a portion of Sec. 17, T10N, R4E, NMPM,  
filed October 5, 1979.

That pursuant to City ordinances, regulations, and other applicable laws, the OWNER is required to maintain certain Private Drainage Easements on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

### DESCRIPTION OF AGREEMENT

The following agreement is to be covered by this COVENANT:

The right of Ingress and Egress of storm water runoff generated within Lots 6 & 5, Block 6, Oxsheer Heights Subdivision.

### CONSTRUCTION OF DRAINAGE FACILITIES

The Drainage Facilities shall be constructed in accordance with the approved Drainage Plan on file with the City Engineer (File #J-20/D23).

### MAINTENANCE OF FACILITIES

The LEASEE shall, at his cost in accordance with the agreement with the OWNER and standards, plans, and specifications prescribed by the City, maintain all drainage facilities. The City shall have the right to enter periodically upon the Property to inspect the drainage facilities, and to insure that the ability for the Ingress and Egress of storm water runoff is maintained.

### FAILURE TO COMPLY AND LIEN

In the event that the OWNER shall fail to construct the drainage facilities and to not continue to allow Ingress and Egress of storm water runoff in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the OWNER notice in writing to construct, correct, or maintain said facilities, and if the OWNER fails to comply therewith within 90 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be submitted to the OWNER. In the event the OWNER fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

### LIABILITY

The City shall not be liable for any damages to the OWNER or LEASEE resulting from its construction, modification, or maintenance of said facilities.

### NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Gordon Stalgren  
8211 Central Ave. SE  
Albuquerque, NM

The LEASEE may change said address by giving written notice, certified mail, return receipt requested, to:

City Engineer  
City Hall  
505 Marquette Avenue  
Albuquerque, New Mexico 87102

INDEMNIFICATION AND HOLD HARMLESS

The OWNER 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 for or on account of any matter arising from the drainage facility provided for herein or the OWNER'S failure to construct, maintain, or modify the drainage facility under this COVENANT.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the OWNER and LEASEE set forth herein shall be binding upon the OWNER and LEASEE, their heirs, and assigns, and the property of the OWNER as described herein and will run with said property until released by the City.

OWNER:

By \_\_\_\_\_

LEASEE:

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_

My commission expires: \_\_\_\_\_



## PRIVATE DRAINAGE COVENANT

This COVENANT made this \_\_\_\_\_ day of \_\_\_\_\_, 1986,  
by and between: \_\_\_\_\_, hereinafter called the LEASEE,  
and \_\_\_\_\_, hereinafter called the OWNER.

### RECITAL

The OWNER is owner of certain real property located at 1665 Eubank Blvd. NE, Albuquerque, New Mexico, and more particularly described as follows:

Lot 3, Block 6, Oxsheer Heights Subdivision,  
a portion of Sec. 17, T10N, R4E, NMPM,  
filed October 5, 1979.

That pursuant to City ordinances, regulations, and other applicable laws, the OWNER is required to maintain certain Private Drainage Easements on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

### DESCRIPTION OF AGREEMENT

The following agreement is to be covered by this COVENANT:

The right of Ingress and Egress of storm water runoff generated within Lots 6, 5, & 4, Block 6, Oxsheer Heights Subdivision.

### CONSTRUCTION OF DRAINAGE FACILITIES

The Drainage Facilities shall be constructed in accordance with the approved Drainage Plan on file with the City Engineer (File #J-20/D23).

### MAINTENANCE OF FACILITIES

The LEASEE shall, at his cost in accordance with the agreement with the OWNER and standards, plans, and specifications prescribed by the City, maintain all drainage facilities. The City shall have the right to enter periodically upon the Property to inspect the drainage facilities, and to insure that the ability for the Ingress and Egress of storm water runoff is maintained.

### FAILURE TO COMPLY AND LIEN

In the event that the OWNER shall fail to construct the drainage facilities and to not continue to allow Ingress and Egress of storm water runoff in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the OWNER notice in writing to construct, correct, or maintain said facilities, and if the OWNER fails to comply therewith within 90 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be submitted to the OWNER. In the event the OWNER fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

### LIABILITY

The City shall not be liable for any damages to the OWNER or LEASEE resulting from its construction, modification, or maintenance of said facilities.

### NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Gordon Stalgren  
8211 Central Ave. SE  
Albuquerque, NM

The LEASEE may change said address by giving written notice, certified mail, return receipt requested, to:

City Engineer  
City Hall  
505 Marquette Avenue  
Albuquerque, New Mexico 87102

INDEMNIFICATION AND HOLD HARMLESS

The OWNER 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 for or on account of any matter arising from the drainage facility provided for herein or the OWNER'S failure to construct, maintain, or modify the drainage facility under this COVENANT.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the OWNER and LEASEE set forth herein shall be binding upon the OWNER and LEASEE, their heirs, and assigns, and the property of the OWNER as described herein and will run with said property until released by the City.

OWNER:

By \_\_\_\_\_

LEASEE:

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_

My commission expires: \_\_\_\_\_

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This COVENANT made this \_\_\_\_\_ day of \_\_\_\_\_, 1986,  
by and between:  
\_\_\_\_\_, hereinafter called the LEASEE,  
and  
\_\_\_\_\_, hereinafter called the OWNER.

### RECITAL

The OWNER is owner of certain real property located at  
1665 Eubank Blvd. NE, Albuquerque, New Mexico, and more  
particularly described as follows:

Lot 2, Block 6, Oxsheer Heights Subdivision,  
a portion of Sec. 17, T10N, R4E, NMPM,  
filed October 5, 1979.

That pursuant to City ordinances, regulations, and other  
applicable laws, the OWNER is required to maintain certain  
Private Drainage Easements on the Property, and the parties  
wish to provide for an agreement as to the obligations and  
responsibilities for same.

### DESCRIPTION OF AGREEMENT

The following agreement is to be covered by this COVENANT:

The right of Ingress and Egress of storm water  
runoff generated within Lots 6, 5, 4, & 3, Block 6,  
Oxsheer Heights Subdivision.

### CONSTRUCTION OF DRAINAGE FACILITIES

The Drainage Facilities shall be constructed in accordance  
with the approved Drainage Plan on file with the City  
Engineer (File #J-20/D23).

### MAINTENANCE OF FACILITIES

The LEASEE shall, at his cost in accordance with the  
agreement with the OWNER and standards, plans, and  
specifications prescribed by the City, maintain all  
drainage facilities. The City shall have the right to  
enter periodically upon the Property to inspect the  
drainage facilities, and to insure that the ability for the  
Ingress and Egress of storm water runoff is maintained.



### FAILURE TO COMPLY AND LIEN

In the event that the OWNER shall fail to construct the drainage facilities and to not continue to allow Ingress and Egress of storm water runoff in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the OWNER notice in writing to construct, correct, or maintain said facilities, and if the OWNER fails to comply therewith within 90 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction or maintenance shall be submitted to the OWNER. In the event the OWNER fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

### LIABILITY

The City shall not be liable for any damages to the OWNER or LEASEE resulting from its construction, modification, or maintenance of said facilities.

### NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Gordon Stalgren  
8211 Central Ave. SE  
Albuquerque, NM

The LEASEE may change said address by giving written notice, certified mail, return receipt requested, to:

City Engineer  
City Hall  
505 Marquette Avenue  
Albuquerque, New Mexico 87102

INDEMNIFICATION AND HOLD HARMLESS

The OWNER 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 for or on account of any matter arising from the drainage facility provided for herein or the OWNER'S failure to construct, maintain, or modify the drainage facility under this COVENANT.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the OWNER and LEASEE set forth herein shall be binding upon the OWNER and LEASEE, their heirs, and assigns, and the property of the OWNER as described herein and will run with said property until released by the City.

OWNER:

By \_\_\_\_\_

LEASEE:

By \_\_\_\_\_

ATTEST:

By \_\_\_\_\_

My commission expires: \_\_\_\_\_



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

January 29, 1986

Mark Goodwin  
Goodwin & Associates  
Post Office Box 21307  
Albuquerque, New Mexico 87154

RE: DRAINAGE PLAN FOR ALBUQUERQUE TIRE STORE  
RECEIVED JANUARY 7, 1986 (J-20/D23)

Dear Mr. Goodwin:

I have reviewed the referenced drainage plan and have the following comments to be complied with prior Building Permit approval.

1. Need information sheet with resubmittal designation.
2. Engineer's stamp with signature and revision date.
3. Please identify what the required flood elevation will be (2 feet above the flow line).
4. Roof run-off will need to be routed toward the asphalt area.
5. Please address any off-site flows if any.
6. Calculations showing the undeveloped flow rates.
7. Location and description of the Albuquerque Control Survey Vertical Datum.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

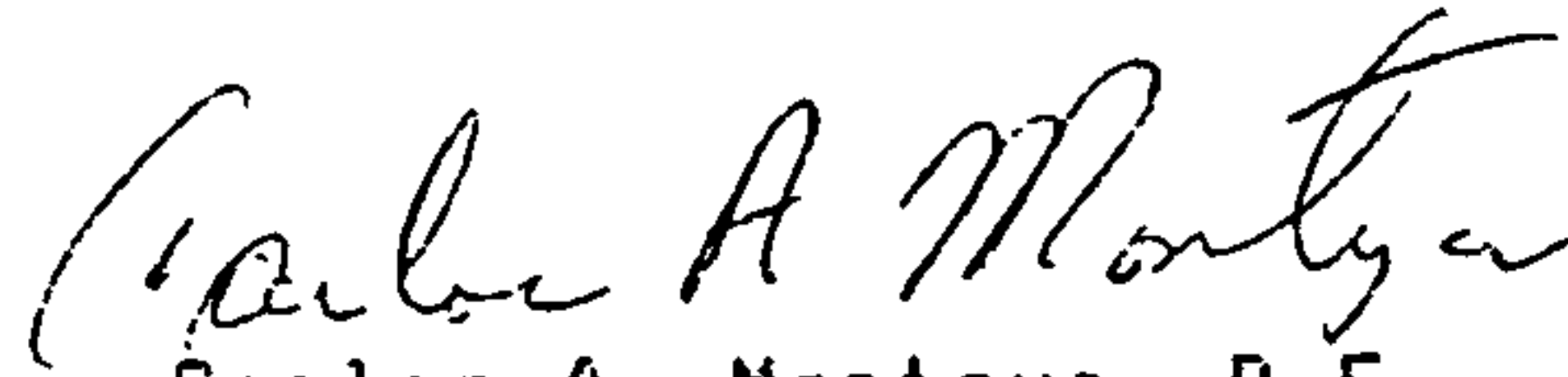
AN EQUAL OPPORTUNITY EMPLOYER

Mark Goodwin  
January 29, 1986  
Page Two of Two

8. Note indicating that Finish Floor Certification will be required after completion of building and before Certificate of Occupancy is issued.
9. Building permit will not be released until a copy of approved replat is submitted, or approved copy of required easement is reviewed and approved.

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

Cordially,



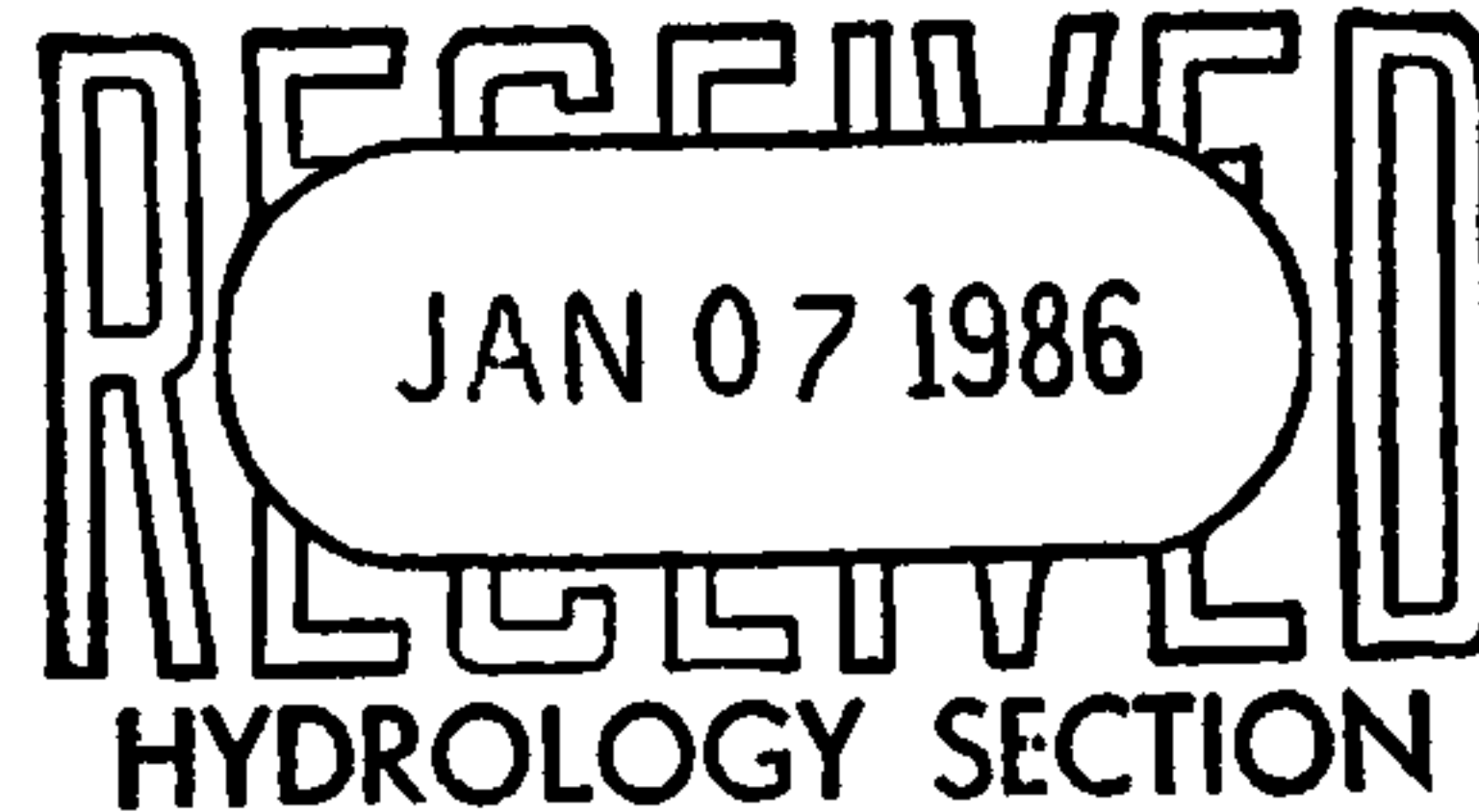
Carlos A. Montoya, P.E.  
City/County Floodplain Administrator

BJM:CAM/bsj





D. MARK GOODWIN & ASSOCIATES  
CONSULTING ENGINEERS  
P.O. BOX 21307  
ALBUQUERQUE, NEW MEXICO 87154



January 3, 1986

City Of Albuquerque  
Design Hydrology Section  
P.O. Box 1293  
Albuquerque, New Mexico

Re: Albuquerque Tire Store, City File J-20

Gentlemen:

Attached please find the Grading and Drainage Plan for the referenced project.

At the Pre-design conference for this project, it was suggested that the on-site flows be directed to a sump containing a drop inlet constructed on-site to discharge to a single "C" inlet in McKnight Street. This scheme will require placement of a curb along the north boundary of the site in order to direct the flows to the west. This curb line would block off the driveway that currently exists on the north side which the owner was hoping to use to allow access to the site from other than Eubank. Therefore, we request that the 100 Year-6 Hour peak discharge rate of 2CFS be allowed to discharge directly to McKnight for conveyance to the inlet.

If we may be of further service to you in this matter, please do not hesitate to call.

Sincerely,

D. Mark Goodwin and Associates

Mark Goodwin, P.E.

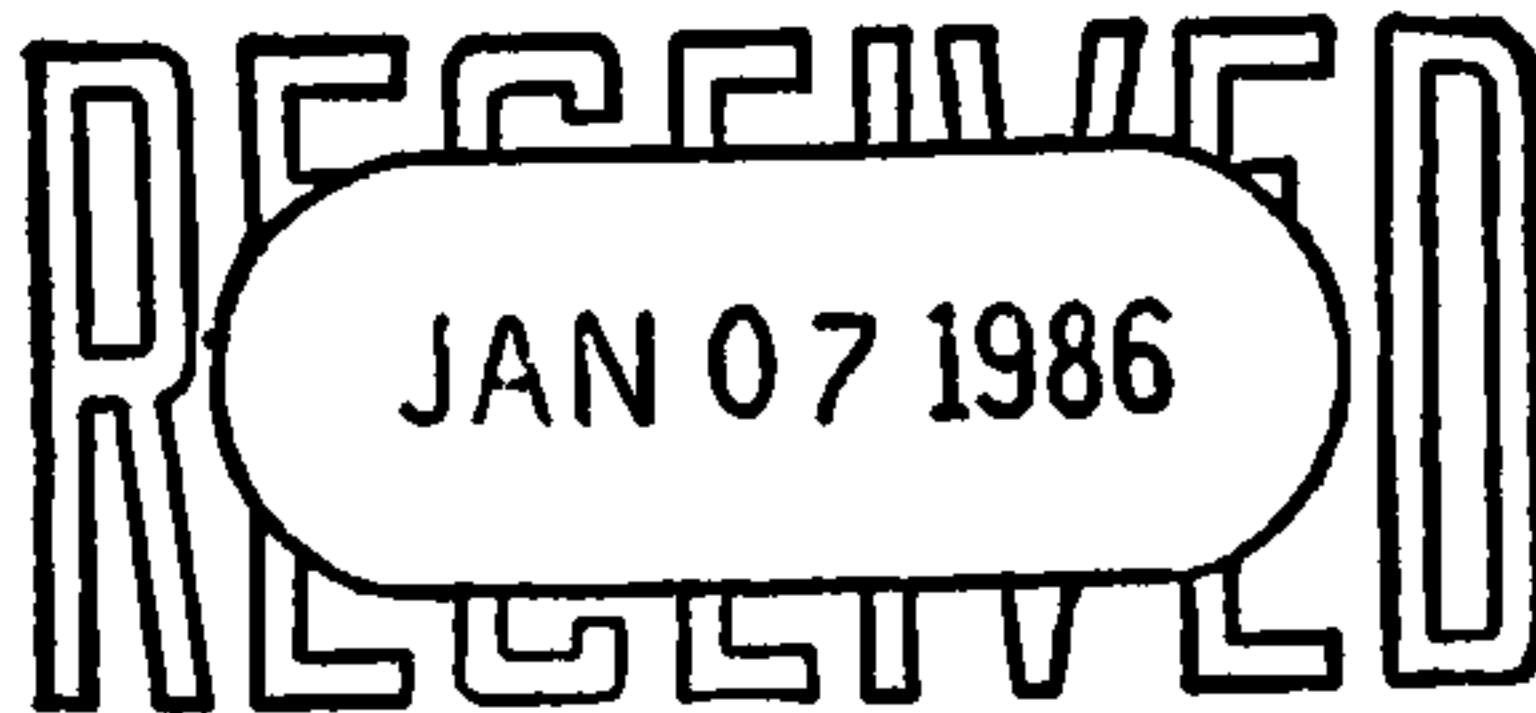
PROJECT TITLE: Albuquerque - Store, Eubank ZONE ATLAS/DRN FILE #: J-20 1023  
LEGAL DESCRIPTION: Lots 1-6, Block 6, Oxsheer Heights  
CITY ADDRESS: 1665 Eubank, NE  
ENGINEERING FIRM: D. Mrk Goodwin & Associates CONTACT: Mark Goodwin  
ADDRESS: P.O. Box 21307, Albuquerque, NM PHONE: (505) 294-9961  
87154 CONTACT: Same  
OWNER: Gordon Stalgren PHONE: (505) 265-8853  
ADDRESS: 8211 Central SE CONTACT: Same  
ARCHITECT: Wallace Wendell PHONE: (505) 242-2277  
ADDRESS: 215 Central NW CONTACT: Dan Graney  
SURVEYOR: Southwest PHONE: (505) 247-4444  
ADDRESS: 333 Lomas NE CONTACT:   
CONTRACTOR: N/A PHONE:   
ADDRESS:

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE REPORT & GEOLOGY SECTION SHEET PROVIDED



DRB NO.

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ 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  
☐ 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: 1/7/86

BY: Mark Goodwin

Mark Goodwin, P.E.



D. MARK GOODWIN & ASSOC.  
CONSULTING ENGINEERS

JOB Albuquerque TIRE - Eubank  
SUBJECT Drainage Calc's  
JOB NO. \_\_\_\_\_ SHEET 1 OF 2  
BY MG DATE 1/3/86  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_

$$\text{SITE AREA} = 27,750 \text{ } \# = 0.637 \text{ Ac.}$$

$$\text{PAVED AREA} = 13,555 \text{ } \# = 0.311 \text{ Ac.}$$

$$\text{PERVIOUS AREA} = 27,750 - 13,555 = 14,195 \text{ } \# = 0.326 \text{ Ac.}$$

$$\% \text{ IMPERVIOUS} = \frac{0.311}{0.637} = 49\% \text{ say } 50\%$$

From 'Soil Survey of Bernalillo County'

Soils Type = Etc = Type "B"

$$\text{From DPM, PLATE 22.2 C-1} \rightarrow C = 0.57$$

Length of travel = 180'

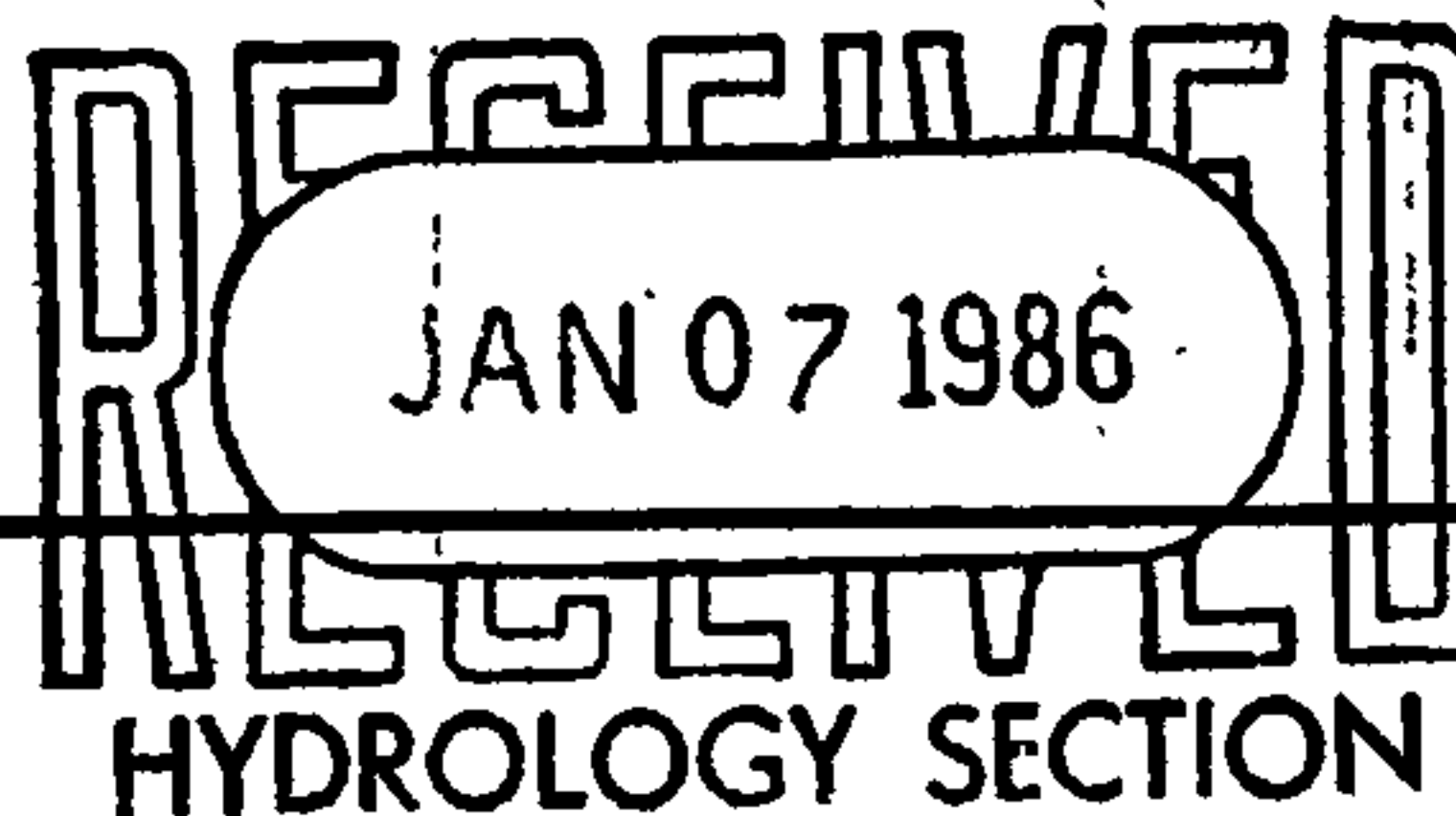
Slope = 4%

$$T_c = 0.0078 \frac{(180)^{0.77}}{(0.04)^{0.385}} = 1.47 \text{ min. USE } 10 \text{ min.}$$

$$\text{From DPM, PLATE 22.2 D-1} \rightarrow P_{100} = 2.43 \text{ in}$$

$$\text{INTENSITY } I = (2.43) 6.84 (10)^{-0.51} = 5.14 \text{ in/hr}$$

$$Q_{100} = CIA = 0.57 (5.14) (0.637) = 2 \text{ CFS}$$







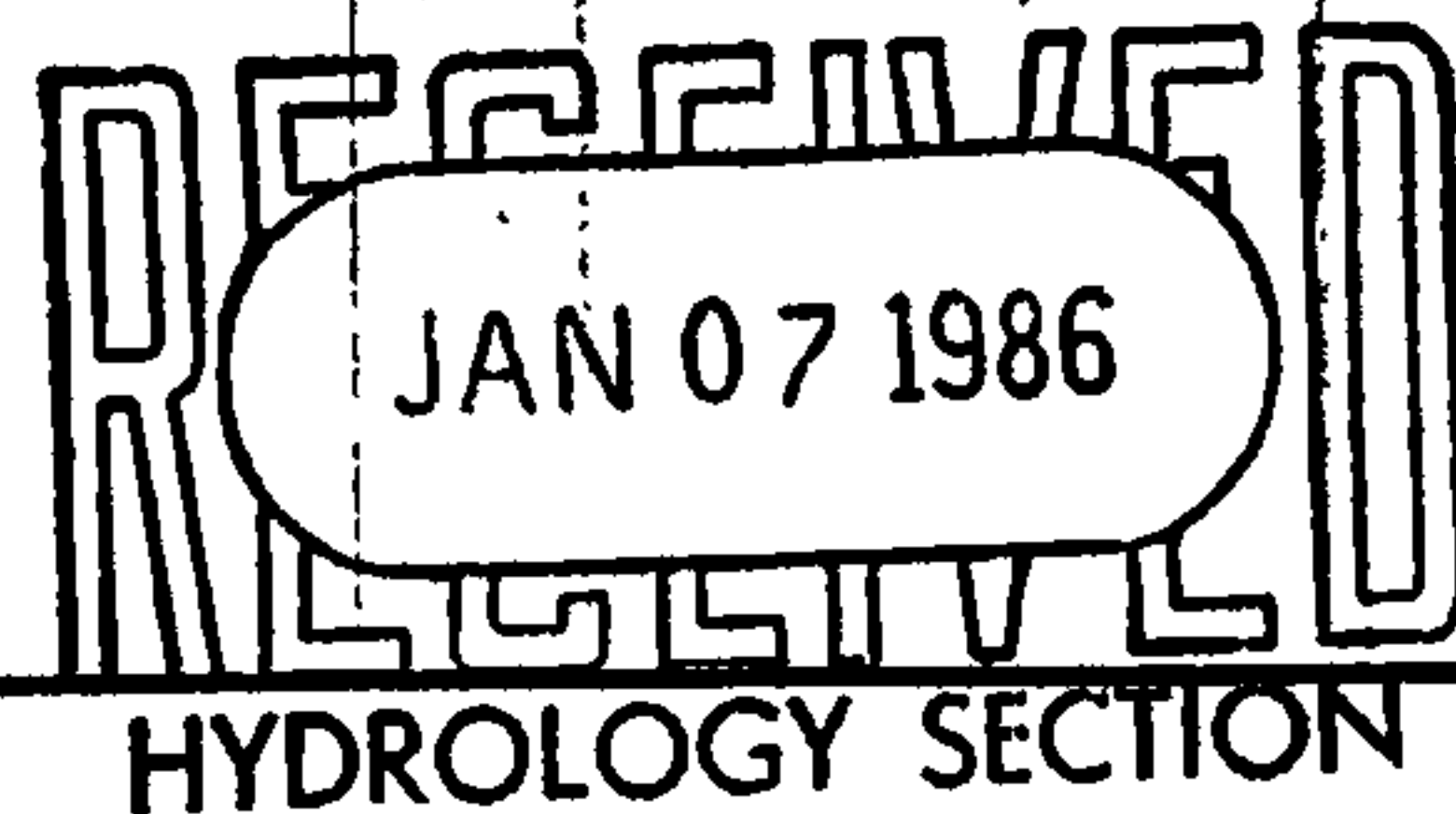
D. MARK GOODWIN & ASSOC.  
CONSULTING ENGINEERS

JOB Alb. Tire  
SUBJECT Drainage  
JOB NO. \_\_\_\_\_ SHEET 2 OF 2  
BY MG DATE 1/3/86  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_

There currently exists a single "C" inlet located in Mcknight at the N.W. corner of the site.

From DPM, PLATE 22.3 D-5, Capacity of inlet  $Q = 12 \text{ CFS} \gg 2 \text{ CFS}$

At the pre-design conference it was suggested that the on-site flows be directed to a sump containing a drop inlet constructed on-site to discharge to the inlet in Mcknight. This scheme will require placement of a curb along the north boundary of the site to direct the flows to the west. This would block off the driveway which currently exists on the north. Therefore, we request discharge be allowed to Mcknight for conveyance to the inlet.



HYDROLOGY SECTION



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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: 5-20 DATE: 11/15/85 @ 11:00 a.m.  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: Albuquerque Auto  
STREET ADDRESS (IF KNOWN): \_\_\_\_\_  
SUBDIVISION NAME: Lots 1-6, Oxneer Heights

APPROVAL REQUESTED:

____ PRELIMINARY PLAT ____ SITE DEVELOPMENT PLAN ____ OTHER _____	____ FINAL PLAT ____ <u>X</u> BUILDING PERMIT ____ ROUGH GRADING
---	--

	WHO REPRESENTING
ATTENDANCE: <u>Mark Gulsby</u>	_____
<u>Billy Gulsby</u>	<u>Design Hydrology</u>
_____	_____

**FINDINGS:**

- ① Discharge to Rick Knight is appropriate provided discharge point is downstream of catchbasin. Discharge directly into storm drain system is recommended.
- ② Site is adjacent to a flood condition in Eubank and Rick Knight - Floodproofing is required (FF. to be a min. of 12 ft. above floodline in Eubank).
- ③ Platting is required to remove lotlines as the appropriate drainage easements will be required for drainage across the lotlines. These easements shall run with the individual lots and shall be reciprocal.

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 Gulsby</u>	SIGNED: <u>Mark Gulsby</u>
TITLE: <u>CE/Design Hydrology</u>	TITLE: <u>P.E.</u>
DATE: <u>12/16/85</u>	DATE: <u>12/16/85</u>

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