



BACK OF STREET RES.
DIAMOND SHAMROCK to the N
1-11-96



BACK YARD STREET RES.

1-11-96



STREET RES / Diamond Shamrock

1-11-96



BACKYARD STREET RES

1-11-96

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DIAMOND SHAMROCK
CORNERSTORE # 1245 ZONE ATLAS/DRNG. FILE #: J-20 / 1031

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

LEGAL DESCRIPTION: SEE ATTACHED

CITY ADDRESS: 1715 MOON ST NE

ENGINEERING FIRM: GALLOWAY ROMERO & ASSOC. CONTACT: LARRY L. PARKER

ADDRESS: 14202 E. EVANS AVENUE PHONE: (303) 745-7448
AURORA CO. 80014

OWNER: DIAMOND SHAMROCK CONTACT: JIM REED
6390 THOMAS ROAD PHONE: (602) 949-7525
ADDRESS: BLDG 3, SUITE 326
SCOTTSDALE AZ 85251

ARCHITECT: GALLOWAY ROMERO & ASSOC. CONTACT: LARRY L. PARKER

ADDRESS: 14202 E. EVANS AVENUE PHONE: (303) 745-7448
AURORA CO 80014

SURVEYOR: RONALD A. FORSTBAUER SURVEYING CO. CONTACT: RONALD A. FORSTBAUER

ADDRESS: 1100 ALVARADO NE PHONE: (505) 268-2112

CONTRACTOR: NOT SELECTED 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:

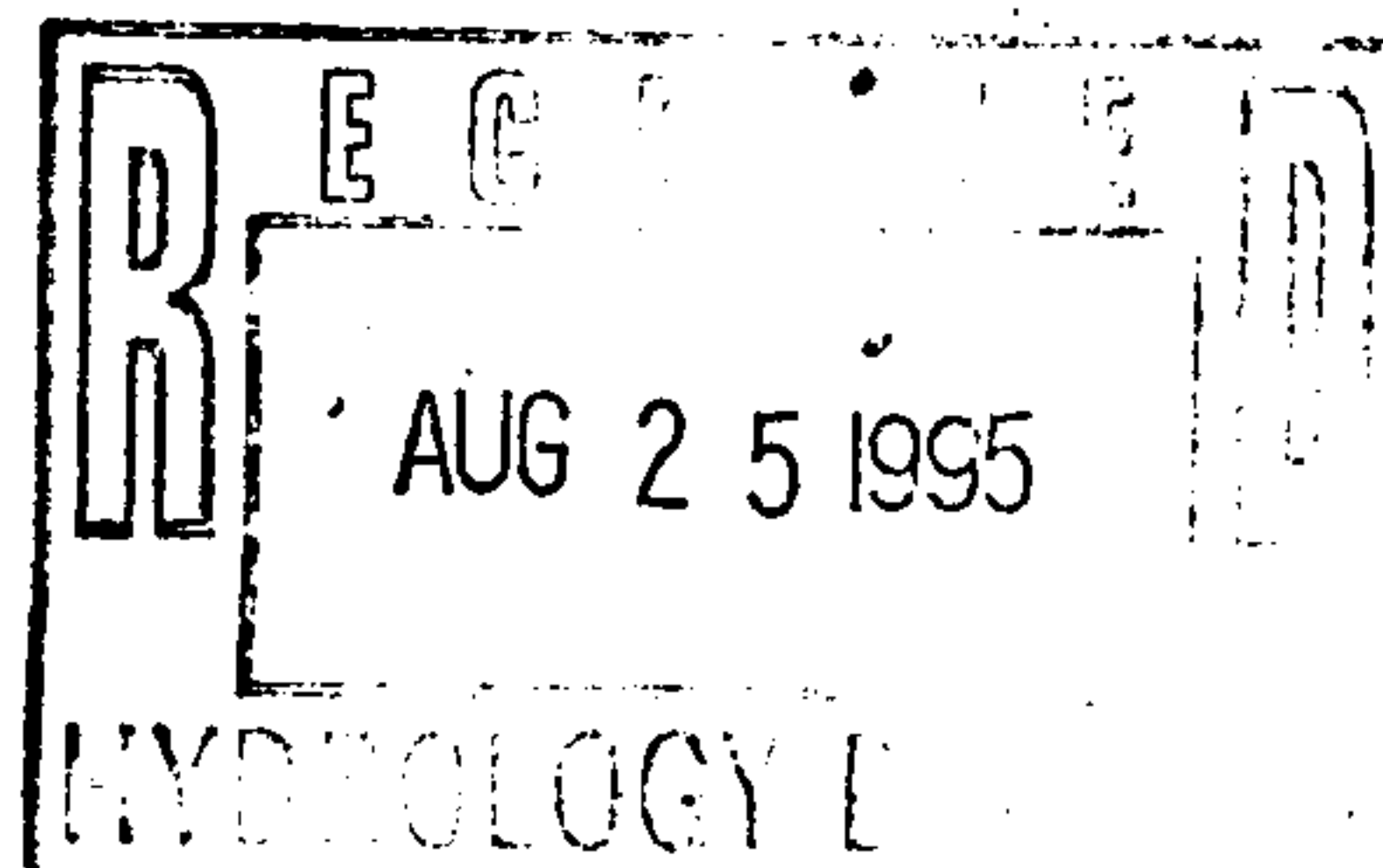
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

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: AUG 21, 95

BY: [Signature]



9212 Bellhaven NE

Jennifer Street
299-1249

Diamond Shamrock

Indiana School / Moon

10.15.11

[Handwritten signature]

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H-20/J-20 DATE: 04/19/95
EPC NO.: _____ DRB NO.: _____ ZONE: C-1
SUBJECT: Diamond Shamrock
STREET ADDRESS: Indian School Road and Moon Street NE
LEGAL DESCRIPTION: Lot 3, Bellehaven

APPROVAL REQUESTED: _____ PRELIMINARY PLAT _____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT
_____ GRADING/PAVING PERMIT _____ OTHER

ATTENDANCE: ^{WHO} Glen Bates ^{REPRESENTING} _____
John Curtin C.O.A./PWD/Hyd

FINDINGS:
FIRM Panel 24/30 indicates that the
site is not in a floodplain.

Moon drains south to the Embudo
Arroyo. Due to the close proximity to
the Embudo Arroyo, Free Discharge
is allowed to Moon.

Infill site.

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: Glen Bates SIGNED: John P. Curtin
TITLE: For and on behalf of Diamond Shamrock TITLE: CE/Hydrology
DATE: 04/19/95 DATE: 4/19/95

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

LEGAL DESCRIPTION

A certain parcel of land being identified as Lot 3, as the same is shown and designated on the plat entitled "SUMMARY PLAT SHOWING LOTS 1, 2, & 3 COMPRISING A REPLAT OF TRACT "B", BLOCK "17-A" DALE J BELLAMAH'S BELLEHAVEN ADDITION, ALBUQUERQUE, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 1975 in Volume C10, Folio 117 and being more particularly described by metes and bounds as follows:

Beginning at a point on the southerly right-of-way line of Indian School Road NE, and the northwest corner of the parcel herein described,

Thence, S88°51'30"E, a distance of 247.92 feet along, adjoining, and adjacent to said southerly right-of-way line of Indian School Road NE, to a point on the westerly right-of-way line of Moon Street NE and the northeast corner of the parcel herein described;

Thence, S00°52'50"E, a distance of 150.00 feet along, adjoining, and adjacent to said westerly right-of-way line of Moon Street NE to the southeast corner of the parcel herein described;

Thence, N88°51'30"W, a distance of 253.21 feet to the southwest corner of the parcel herein described;

Thence, N01°08'30"E, a distance of 149.91 feet to the northwest corner and point of beginning of the parcel herein described and containing 0.8623 acres (37,561 square feet) more or less.

Galloway, Romero & Associates

Design Engineering Planning

14202 East Evans Avenue
Aurora, Colorado 80014
(303) 745-7448
FAX: (303) 745-7480

August 22, 1995

Mr. David Steele
Chief Building Official
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Plan Review Comments
Diamond Shamrock Corner Store 1245
1715 Moon Street NE
Albuquerque, New Mexico

Dear David:

In response to Building Permit Plan Review comments for the above referenced site, we would like to offer the following keyed responses:

A. Zoning / Refuse

1. Traffic and Refuse approvals are being sought.
2. The tree height requirement will be met.
3. There is an existing block wall along the west property line.

B. Hydrology

1. The department has been contacted and their concerns / corrections are incorporated into the resubmittal.

C. Transportation

1. This issue has been resolved with Mike Zamora.
2. The curb cut was revised.
3. The Indian School Road sidewalk has been widened 2' to make a 6' wide sidewalk.
4. The 6' wide sidewalk along Moon Street is now detached, adjacent to property line.

D. Environmental Health

1. No comments from this department.

E. Fire Marshal

1. Glenn Bates with Kevin Georges and Associates, acting on our behalf, met with J. J. Molina on June 19, 1995 and had the fire hydrants approved.

Mr. David Steele
August 22, 1995
Page 2

2. The address will meet code.
3. The meter is in the landscaped area well away from traveled ways.
4. Informational comments, no response necessary.
5. Informational comments, no response necessary.
6. Informational comments, no response necessary.
7. Informational comments, no response necessary.
8. Informational comments, no response necessary.
9. The exit lighting complies with NFPA 101, "Code for Safety to Life from Fire in Buildings and Structures".

F. Uniform Building Code


1. The doors comply with these codes. The entry doors have a cylinder lock that is open at all times. Signs stating "This Door to Remain Unlocked During Business Hours".
2. A note has been added to Sheets S1.4 and S3.2.
3. The ATM is an option and is not being installed at this site. The "Base Plan and Option Identification: Table on Sheet A1.1, option number 3 indicates this.
4. The handicap sign will be mounted on the building. A detail was added to Sheet SP.5.

G. UPC, UMC and NEC

1. A 200 gallon grease trap has been provided.
2. The "C" store reduced pressure principal backflow preventer has been eliminated.

We feel that all of the City's concerns have been addressed / resolved and ask that the plans be approved as resubmitted. Should you or your staff have questions or require additional information, please feel free to call me at (303) 745-7448.

Sincerely,
Galloway, Romero & Associates



Larry L. Parker

LLP/sr
9512.00/AS

cc: Jim Reed - Diamond Shamrock
Glenn Bates - Kevin Georges and Associates

Final Drainage Report
for
Diamond Shamrock
Indian School Road NE & Moon Street NE
Albuquerque, New Mexico

June 1995
Revised August 1995

Prepared for:

Diamond Shamrock
6390 E. Thomas Road
Building 3, Suite 326
Scottsdale, Arizona 85251
(602) 949-7525
Attn: Jim Reed



Prepared by:

Galloway, Romero & Associates
14202 E. Evans Ave.
Aurora, CO 80014
(303) 745-7448
Attn: Larry L. Parker

8.24.95

G. L. L. for
Rafael E. Romero

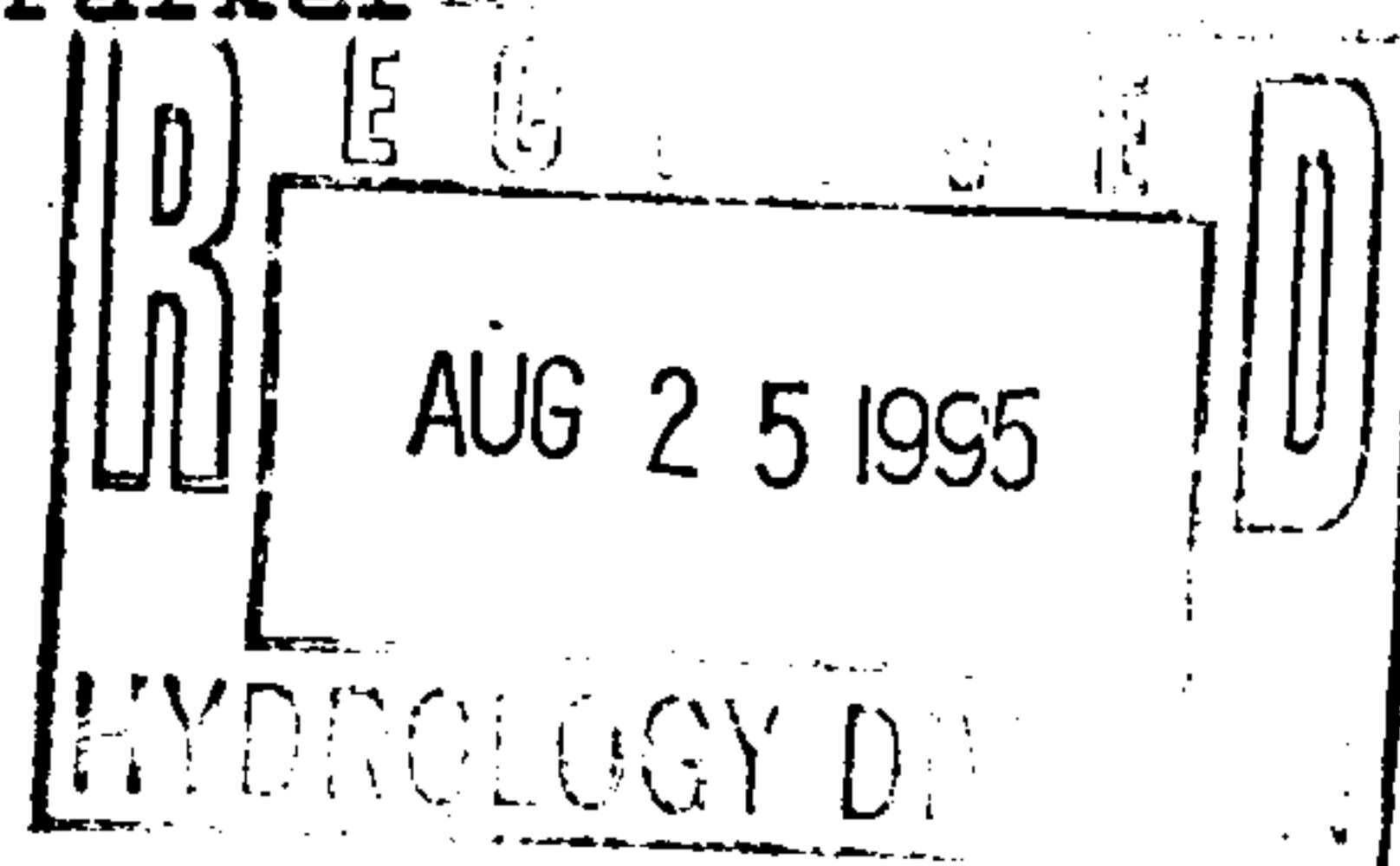


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Developed Drainage Plan	

I. INTRODUCTION

This report is being prepared for Diamond Shamrock, Inc., the owner/developer of the site, to fulfill the final drainage requirements of Albuquerque, New Mexico. The report analyzes offsite and onsite runoff from the minor, 10 year frequency, and major, 100 year frequency storms and routes these flows through the site.

The 0.858 acre site is part of the Northwest 1/4 of Section 17, Township 10 North, Range 4 East of the New Mexico Prime Meridian, City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Indian School Road on the north, by Moon Street on the east, by a developed, C-1 zoned site on the south and by a developed, R-1 zoned site on the east. According to Flood Insurance Rate Map, Community Panel Number 350002 0024 C, with an effective date of October 14, 1983, the site does not lie in a floodplain.

The site is undeveloped, covered with weeds/native grasses and slopes downward, from northeast to southwest, at grades ranging from 1.7 to 35 percent. A minor ridge line occupying the easterly portion of the site directs the majority, approximately 90 percent, of the site's runoff to the southwesterly corner of the site. A reciprocal drainage easement abutting the south property line accepts the sites runoff. A copy of this easement is included in the reports appendix. The remaining runoff flows south/southeasterly and discharges into Moon Street. The surrounding streets and existing ridge prevent off site runoff from flowing onto the site.

II. DESIGN CRITERIA

This report is being prepared using the criteria and methodology as presented in Section 22.2, Hydrology of the "Development Process Manual" for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January 1993. Peak runoff for the minor and major storms (10 and 100 year frequency, respectively), excess precipitation and runoff volume was calculated using values for Precipitation Zone 3. Calculations and applicable tables and graphs are included in the appendix of this report.

III. HISTORIC DRAINAGE

As previously stated, the site is not subject to offsite flows. Historically, the existing ridge divides the site into two basins, A and B. Basin A is 0.097 acre basin along the easterly portion of the site. This basin's land coverage was considered to be entirely treatment A. The 10 and 100 year runoff of 0.06 and 0.18 cfs, respectively, is largely unconcentrated and flows into Moon Street. Basin B is a 0.787 acre basin that consists of 85 percent treatment A and 15 percent treatment B. As well as sheetflowing towards the southwest corner of the site, a small swale along the southerly line conveys the runoff to the southwesterly corner of the site. The 10 and 100 year runoff at this point is 0.53 and 1.56 cfs, respectively. As this runoff and conveys it southerly towards the Embudo Arroyo.

IV. DEVELOPED DRAINAGE

General Concept A pre-design conference on April 19, 1995 set the generalized drainage for the site. Due to Moon Street's close proximity to the Embudo Arroyo, free discharge is allowed to Moon. It was impossible to direct the entire site's runoff to Moon Street. The historic point of discharge, the southwesterly corner of the site, is approximately 3.5 feet below the lowest point on Moon Street. Additionally, the Indian School Road curb cut and its associated 1 foot water block causes a small area to drain into Indian School Road.

Specific Details The developed site is divided into 3 basins, A through C. Basin A is 0.200 acre basin, at the westerly side of the site, that is entirely landscaped. This basin replaces historic Basin B and represents an 75% reduction in the basin area. The 10 and 100 year runoff of 0.27 and 0.55 cfs, respectively, exits the site at the historic point of discharge, the southwest corner. The developed flows represent a 49 and 65 percent reduction of the historic 10 and 100 year flows, respectively. These flows are conveyed southerly, throughout the reciprocal drainage easement, towards the Embudo Arroyo.

Basin B is a 0.116 acre basin that consists of paved and landscaped areas. This basin is formed by the 1 foot water block requirement for Indian School Road. The 10 and 100 year runoff from Basin B is 0.35 and 0.53 cfs, respectively.

Basin C is the majority of the site and represents the portion of the site discharging into Moon Street. This basin is divided into sub-basins, C-1 and C-2. Sub-basin C-1 is a 0.497 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 1.66 and 2.47 cfs, respectively, is collected by a 3 foot wide curb opening in the private drive. The runoff flows to a cobble rock settling basin prior to discharging onto Moon Street through a concrete channel and a sidewalk culvert.

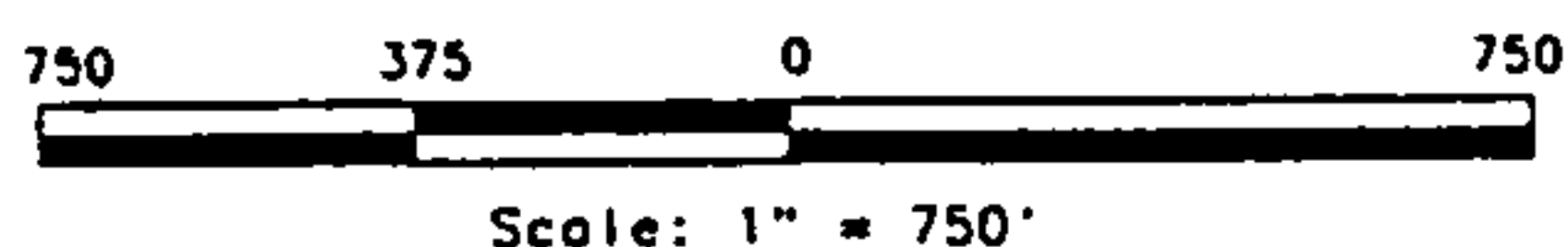
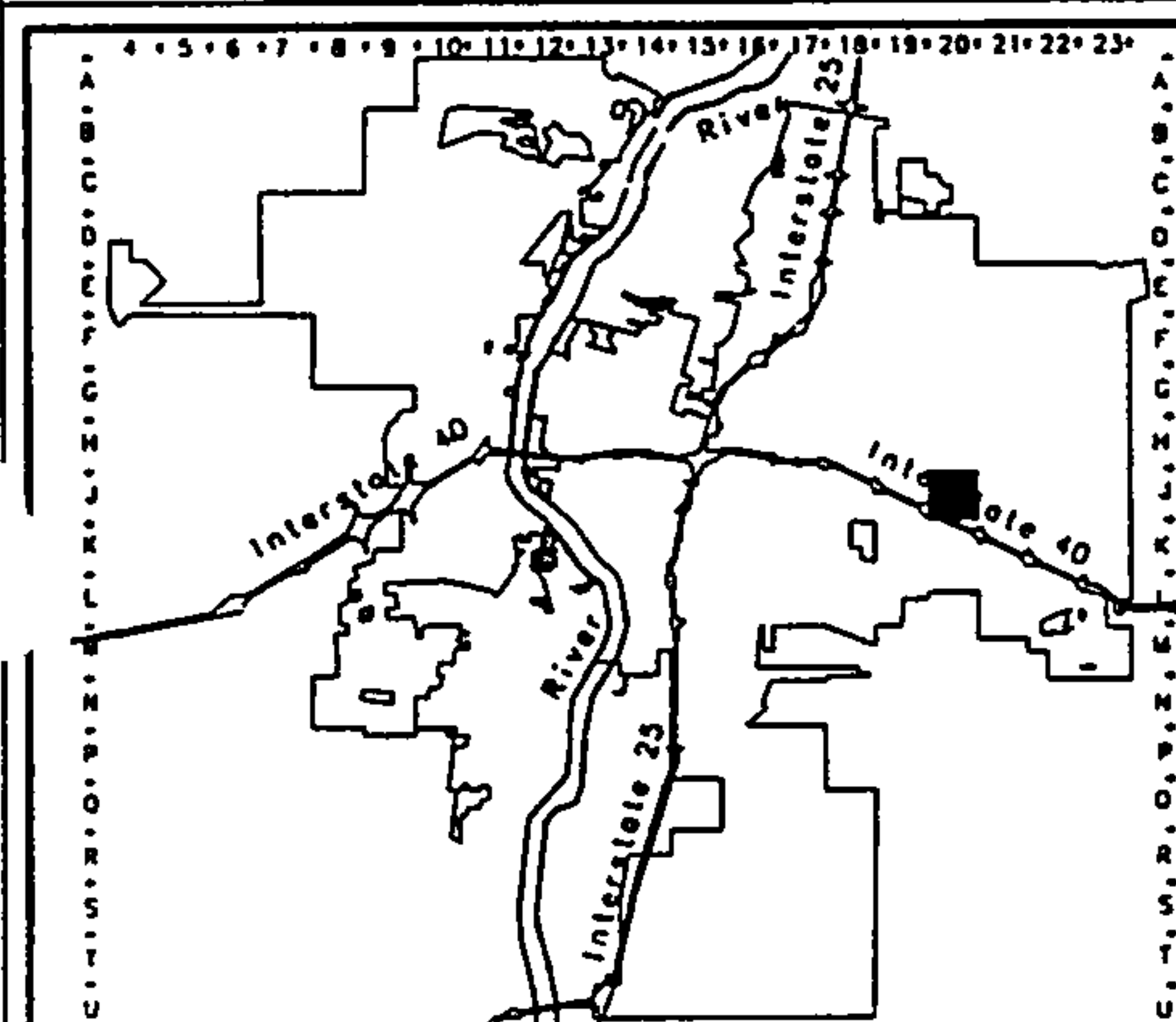
Basin C-2 is a 0.045 acre basin that is entirely landscaped. The unconcentrated 10 and 100 year runoff of 0.06 and 0.12 cfs, respectively, sheetflows off the site into Moon Street.

V. CONCLUSIONS

This report has been prepared using the methodology and information contained within Section 22.2 of the Development Process Manual for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January, 1993. Runoff from the minor/major storms is safely routed through the site and is discharged without causing potential harm to the public.

The majority of the site's runoff is discharged into Moon Street per the pre-design conference. Runoff from the westernmost basin, A, could not be directed to Moon Street due to the existing grade differential. The basin area has been substantially reduced as well as the runoff. The 10 and 100 year reduction is 49 and 65 percent, respectively, of the historic discharge.

APPENDIX A



Abuque**G**eographic**I**nformation**S**ystem
City of Albuquerque

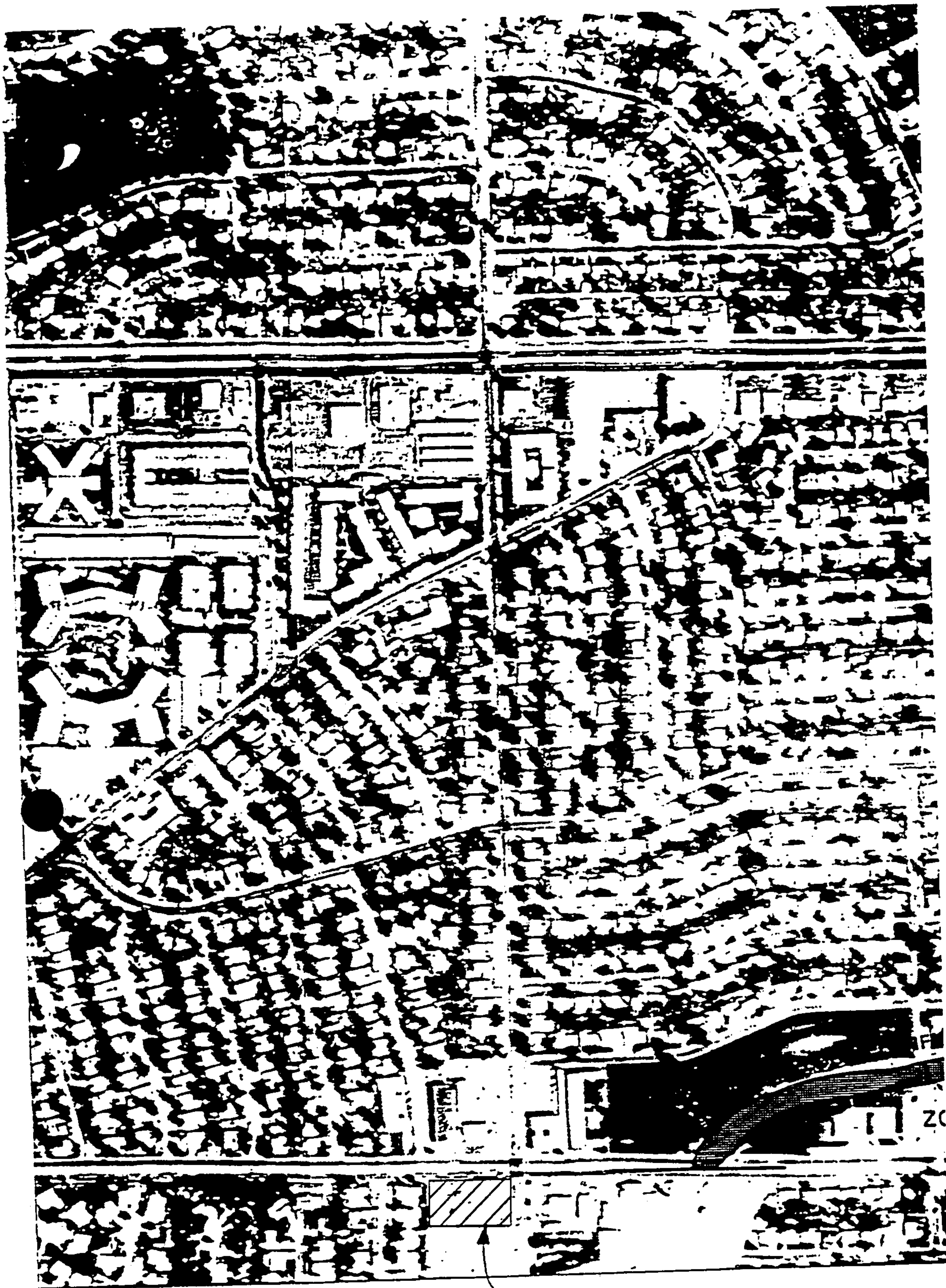
© Planning Department July 02, 1993

VICINITY MAP
A.1
LEGAL DESCRIPTION

T10N
R4E
SEC 17

UNIFORM PROPERTY CODE
1-020-058

J-20-Z



KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	
Zone Designations	
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation in Feet	613
Base Flood Elevation in Feet Where Uniform Within Zone	REL 9871
Elevation Reference Mark	RM7X
River Mile	M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AB	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AM	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
ASB	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazard.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
ALBUQUERQUE,
NEW MEXICO
BERNALILLO COUNTY

PANEL 24 OF 50

COMMUNITY-PANEL NUMBER

350002 0024 C

EFFECTIVE DATE:

OCTOBER 14, 1993



Federal Emergency Management Agency

FLOOD INSURANCE RATE MAP

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

RAINAGE FILE/ZONE ATLAS PAGE NO.: H-20/J-20 DATE: 04/19/95
EPC NO.: _____ DRB NO.: _____ ZONE: C-1
SUBJECT: Diamond Shamrock
STREET ADDRESS: Indian School Road and Moon Street NE
LEGAL DESCRIPTION: Lot 3, Bellehaven

APPROVAL REQUESTED: _____ PRELIMINARY PLAT _____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT
_____ GRADING/PAVING PERMIT _____ OTHER

ATTENDANCE: ^{WHO} Glen Bates ^{REPRESENTING} _____
John Curtin C.O.A./PWD/Hyd

FINDINGS:
FIRM Panel 24/30 indicates that the
site is not in a floodplain.

Moon drains south to the Embudo
Arroyo. Due to the close proximity to
the Embudo Arroyo, Free Discharge
is allowed to Moon.

Infill site.

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: Glen Bates SIGNED: John P. Curtin
TITLE: Forward on behalf of Diamond Shamrock TITLE: CE/Hydrology
DATE: 04/19/95 DATE: 4/19/95

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

HISTORIC DRAINAGE

BASIN NAME	OVERALL AREA AC	TREATMENT				Q10 cfs	Q100 cfs
		A	B	C	D		

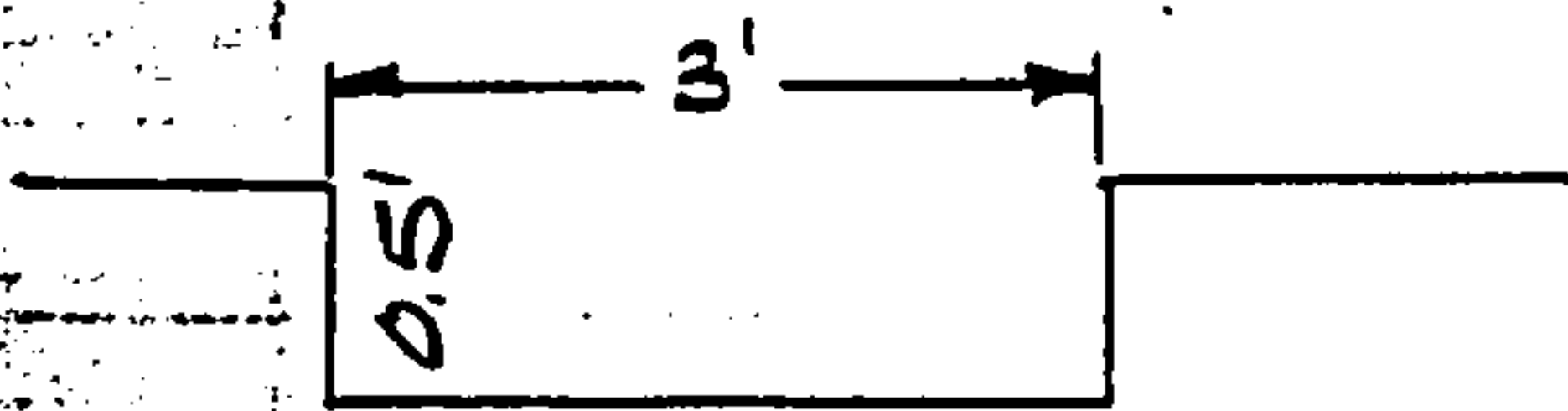
A	0.097	0.097	0	0	0	0.06	0.18
B	0.787	0.669	0.118	0	0	0.53	1.56

DEVELOPED DRAINAGE

BASIN NAME	OVERALL AREA AC	TREATMENT				Q10 cfs	Q100 cfs
		A	B	C	D		

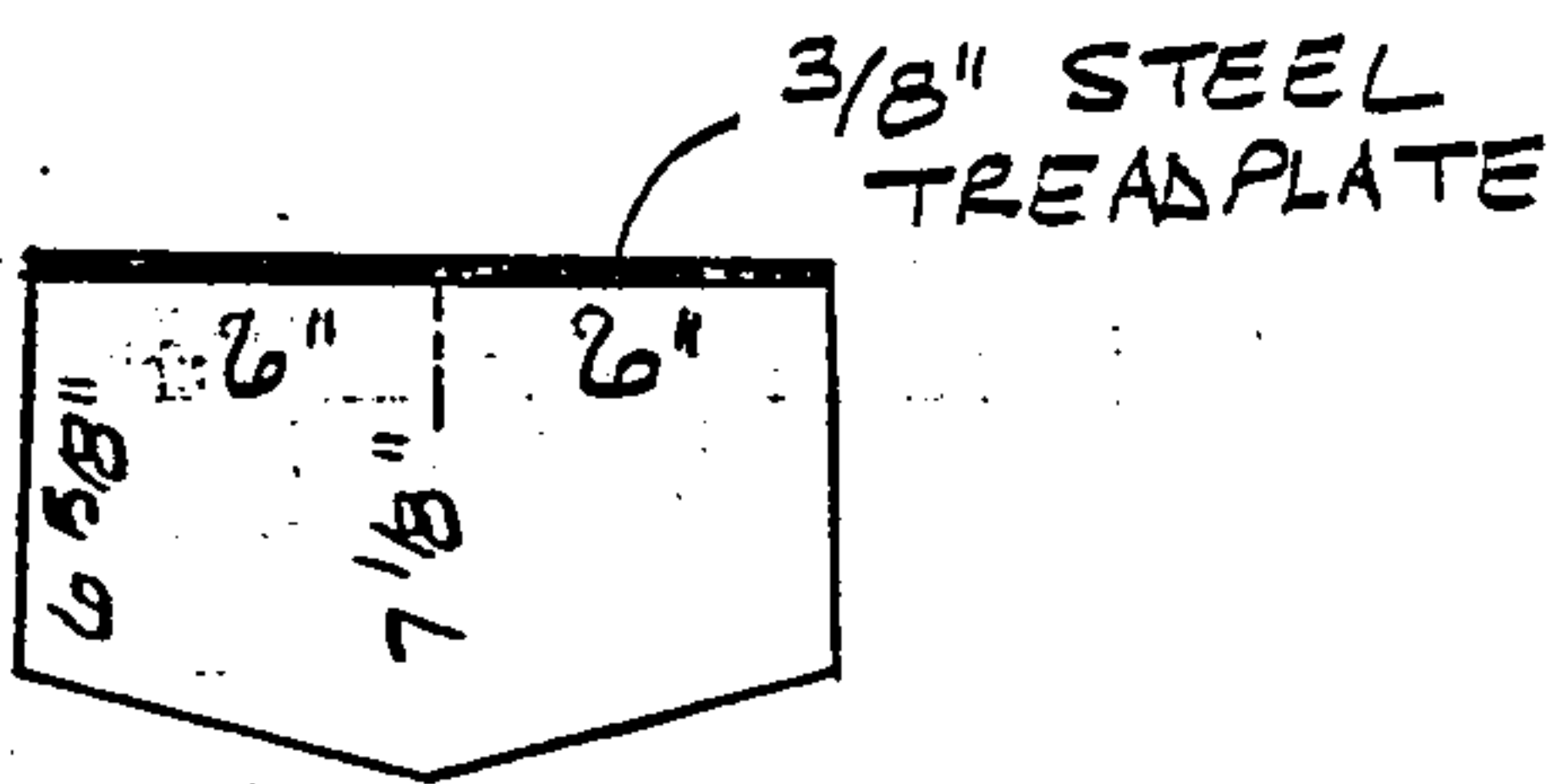
A	0.200	0	0.186	0	0.014	0.27	0.55
B	0.116	0	0.020	0	0.096	0.35	0.53
C-1	0.497	0	0.011	0	0.486	1.66	2.47
C-2	0.045	0	0.042	0	0.003	0.06	0.12

CURB OPENING CAPACITY



$$Q_{100} = 2.47 \text{ CFS} \quad Q_{\text{OPENING}} = 3.4 (0.5)^{3/2} (3) = 3.6 \text{ CFS OK}$$

SIDEWALK CULVERT CAPACITY



$$A = 0.5729 \text{ FT}^2$$

$$W_p = 2.1076 \text{ FT}$$

$$n = 0.017$$

$$S = 2.08 \%$$

$$Q_{\text{MANNINGS}} = \frac{1.486}{0.017} (0.5729) \left(\frac{0.5729}{2.1076} \right)^{2/3} (0.0208)^{1/2}$$

$$Q = 3.03 \text{ CFS} > 2.62 \text{ CFS OK}$$

50 SHEETS EYE EAST 5 SQUARE
100 SHEETS EYE EAST 5 SQUARE
200 SHEETS EYE EAST 5 SQUARE
100 RECYCLED WHITE 5 SQUARE
200 RECYCLED WHITE 5 SQUARE
42.381
42.382
42.389
42.392
42.395
Made in U.S.A.

National Brand

RECIPROCAL DRAINAGE EASEMENT

AGREEMENT effective July 1, 1981, between BRUCE W. PARKER and JANET A. PARKER, his wife, DAVID E. STINCHCOMB and ANN LESLIE STINCHCOMB, his wife, PETER T. BEAUDETTE and PEGGY BEAUDETTE, his wife, (hereinafter "Parties of the First Part"), and BILL C. HENDERSON, a married man, KENNETH ODELL, a married man, JOE R. G. FULCHER, a married man, and PATTI BEARPAW, a single woman (hereinafter "Parties of the Second Part").

WHEREAS, Parties of the First Part are the owners of Lots numbered One (1) and Three (3) of the Replat of Tract "B" in Block "17-A", Dale J. Bellamah's Bellehaven Addition, as the same is shown and designated on the "Summary Plat" showing Lots One (1), Two (2) and Three (3), of the Replat of Tract "B", Block "17-A", Dale J. Bellamah's Bellehaven Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 9, 1975; and,

WHEREAS, Parties of the Second Part are the owners of Lot numbered Two (2) of the Replat of Tract "B" in Block "17-A", Dale J. Bellamah's Bellehaven Addition, as the same is shown and designated on the "Summary Plat" showing Lots One (1), Two (2) and Three (3), of the Replat of Tract "B", Block "17-A", Dale J. Bellamah's Bellehaven Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 9, 1975; and,

WHEREAS, Parties of the First Part and Parties of the Second Part find that it is to their mutual advantage to arrange for drainage of said Lots Two (2) and Three (3) across Lot One (1) and into the drainage ditch which parallels the south boundary of Lot One (1); and,

WHEREAS, such drainage arrangements will be subject to approval of the City of Albuquerque or other governmental authorities.


NOW, THEREFORE, in consideration of the mutual agreements contained herein, it is agreed as follows:

(1) Parties of the First Part, on behalf of themselves and their successors in interest in said Lot One (1), hereby grant to the Parties of the Second Part, and their successors in interest in Lot Two (2), the right to have drainage waters from Lot Two (2) flow across the wester end of Lot One (1) and into the drainage ditch.

(2) Parties of the Second Part, on behalf of themselves and any successors in interest in Lot Two (2), hereby grant Parties of the First Part, and their successors in interest in Lot Three (3), the right to have drainage waters from Lot Three (3) flow across the western end of Lot Two (2) and on across Lot One (1) to the drainage ditch.

(3) Parties of the First Part and Parties of the Second Part agree that plans for such drainage will be submitted to, and will be subject to approval from, the City of Albuquerque or other appropriate governmental authority at the time construction is started on Lot Two (2) or Lot Three (3).

IN WITNESS WHEREOF, all of the parties hereto have executed this Agreement to be effective as of the date first shown above.



BRUCE W. PARKER



JANET A. PARKER



DAVID E. STINCHCOMB

Ann Leslie Stinchcomb
ANN LESLIE STINCHCOMB

Peter T. Beaudette
PETER T. BEAUDETTE

Peggy Beaudette
PEGGY BEAUDETTE

Bill C. Henderson

Bill C. Henderson
BILL C. HENDERSON

Kenneth Odell

Kenneth Odell
KENNETH ODELL

Joe R. G. Fulcher

Joe R. G. Fulcher
JOE R. G. FULCHER

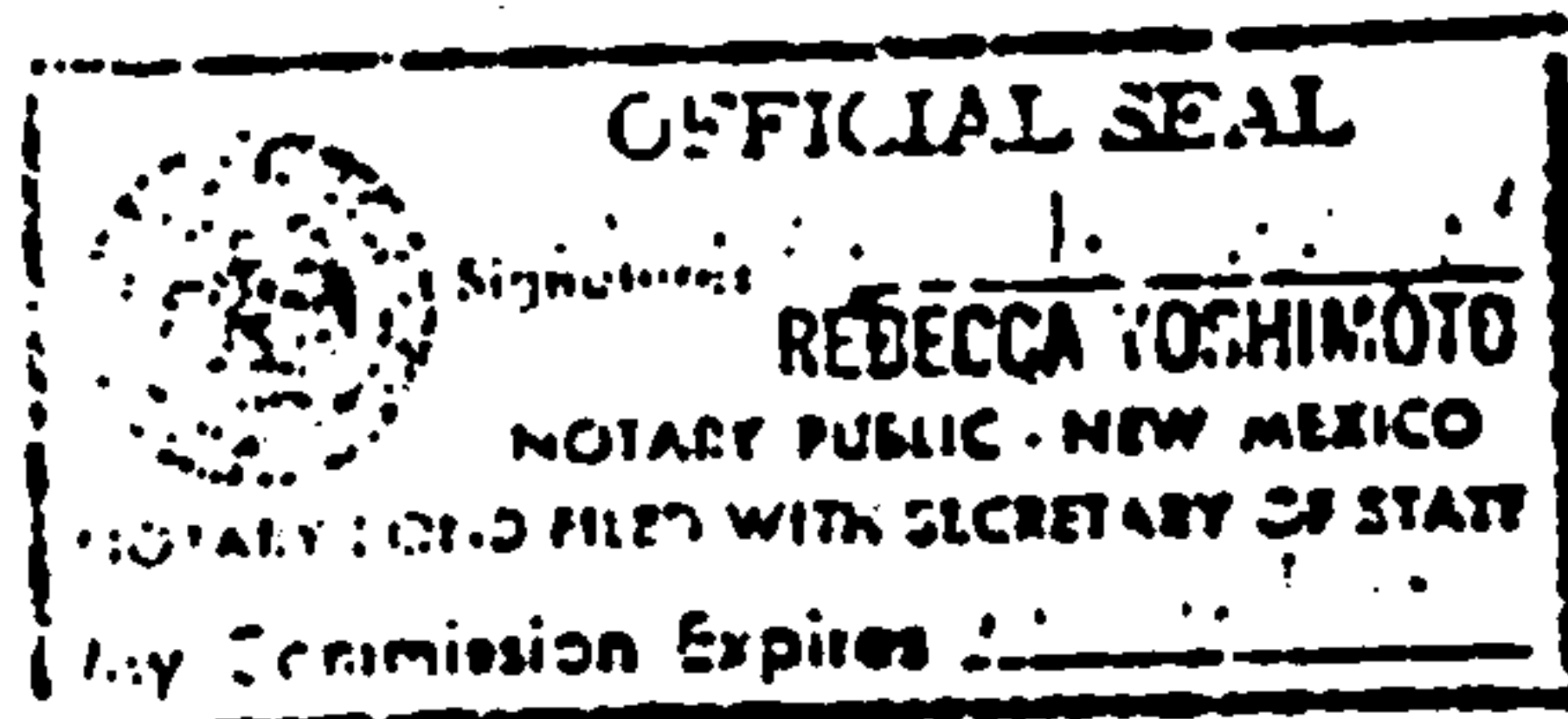
Patti Bearpaw
PATTI BEARPAW

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

The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:



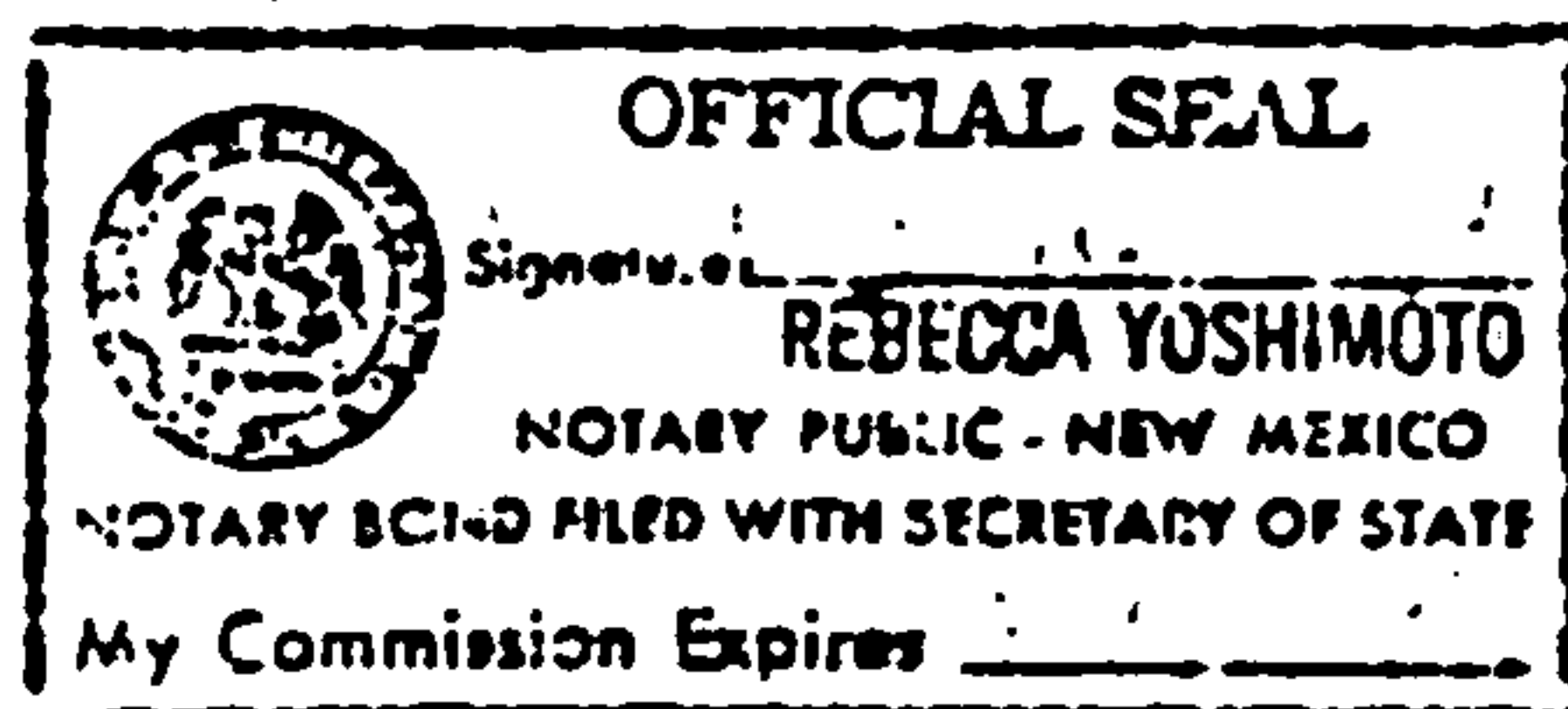
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

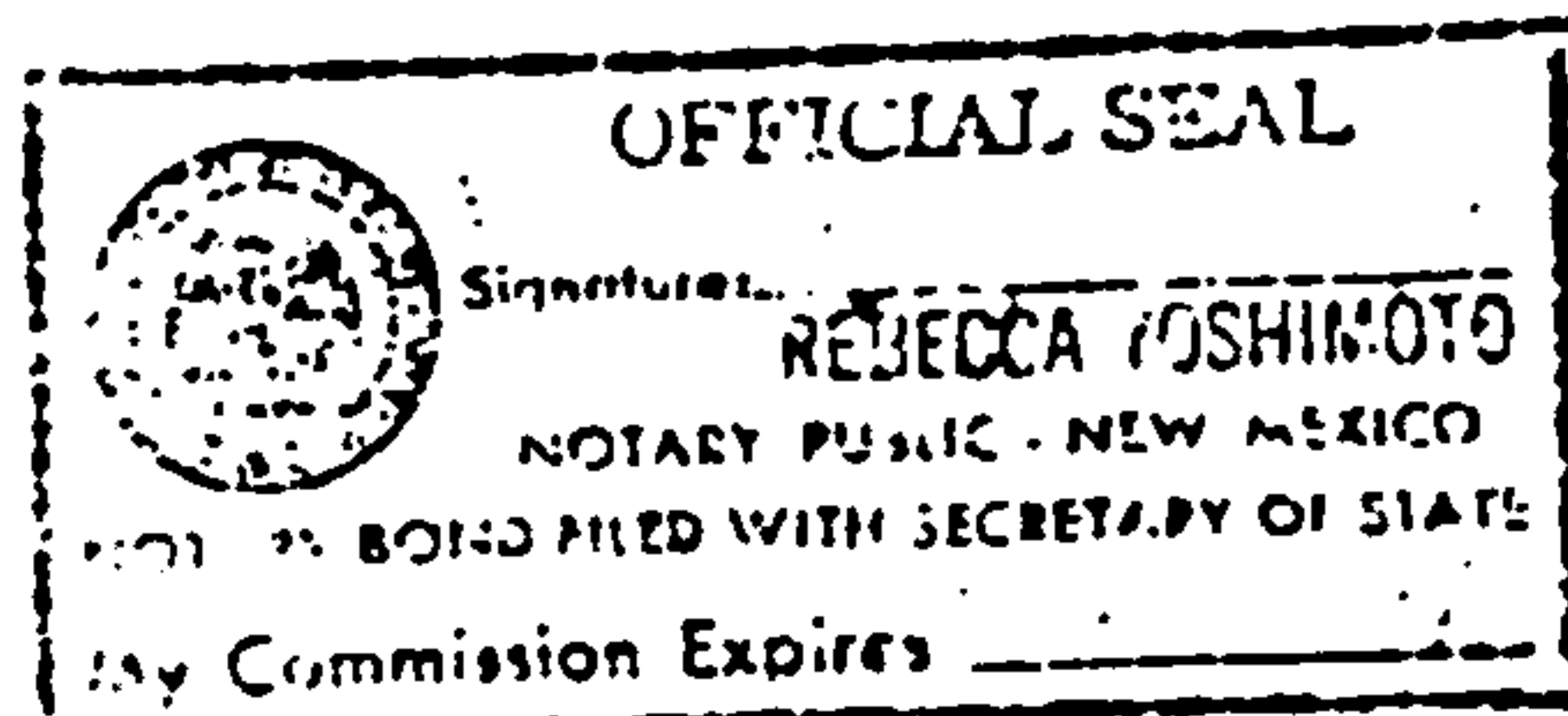


The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.



The foregoing instrument was acknowledged before me
on September 9, 1981,
by PETER T. BEAUDETTE and PEGGY BEAUDETTE, his wife.

Anna Guzman
Notary Public

My commission expires:

March 3, 1985

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

The foregoing instrument was acknowledged before me
on September 9, 1981,
by BRUCE W. PARKER and JANET A. PARKER, his wife.

Alma Guadalupe
Notary Public

My commission expires:

March 3, 1985

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

The foregoing instrument was acknowledged before me
on September 9, 1981,
by DAVID E. STINCHCOMB and LESLIE ANN STINCHCOMB, his wife.

Alma Guadalupe
Notary Public

My commission expires:

March 3, 1985

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

The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:

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

The foregoing instrument was acknowledged before me

on _____, 19__,

by _____.

Notary Public

My commission expires:

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DIAMOND SHAMROCK
CORNERSTORE # 1245 ZONE ATLAS/DRNG. FILE #: J-20-71031

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

LEGAL DESCRIPTION: SEE ATTACHED

CITY ADDRESS: SW CORNER INDIAN SCHOOL RD NE & MOON ST. NE
1715 Moon St. NE

ENGINEERING FIRM: GALLOWAY ROMERO & ASSOC. CONTACT: LARRY L. PARKER
 ADDRESS: 14202 E. EVANS AVENUE PHONE: (303) 745-7448
AURORA CO. 80014

OWNER: DIAMOND SHAMROCK CONTACT: JIM REED
6390 THOMAS ROAD PHONE: (602) 949-7525
 ADDRESS: BLDG 3, SUITE 326
SCOTTSDALE AZ 85251

ARCHITECT: GALLOWAY ROMERO & ASSOC. CONTACT: LARRY L. PARKER
 ADDRESS: 14202 E. EVANS AVENUE PHONE: (303) 745-7448
AURORA CO 80014

SURVEYOR: RONALD A. FORSTBAUER SURVEYING CO. CONTACT: RONALD A. FORSTBAUER
 ADDRESS: 1100 ALVARADO NE PHONE: (505) 268-2112

CONTRACTOR: NOT SELECTED 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
- ☐ NO
- ☒ COPY PROVIDED
IN REPORT
APPENDIX



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: 06/20/95

BY: A. Romero
255-4975

RECEIVED
 JUN 27 1995

LEGAL DESCRIPTION

A certain parcel of land being identified as Lot 3, as the same is shown and designated on the plat entitled "SUMMARY PLAT SHOWING LOTS 1, 2, & 3 COMPRISING A REPLAT OF TRACT "B", BLOCK "17-A" DALE J. BELLAMAH'S BELLEHAVEN ADDITION, ALBUQUERQUE, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 1975 in Volume C10, Folio 117 and being more particularly described by metes and bounds as follows:

Beginning at a point on the southerly right-of-way line of Indian School Road NE, and the northwest corner of the parcel herein described;

Thence, S88°51'30"E, a distance of 247.92 feet along, adjoining, and adjacent to said southerly right-of-way line of Indian School Road NE, to a point on the westerly right-of-way line of Moon Street NE and the northeast corner of the parcel herein described;

Thence, S00°52'50"E, a distance of 150.00 feet along, adjoining, and adjacent to said westerly right-of-way line of Moon Street NE to the southeast corner of the parcel herein described;

Thence, N88°51'30"W, a distance of 253.21 feet the southwest corner of the parcel herein described;

Thence, N01°08'30"E, a distance of 149.91 feet to the northwest corner and point of beginning of the parcel herein described and containing 0.8623 acres (37,561 square feet) more or less.

JUN 27 1995



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 25, 1995

Larry Parker
Galloway Romero & Associates
14202 E. Evans Avenue
Aurora, CO 80014

**RE: DIAMOND SHAMROCK STORE #1245 (J20-D31) DRAINAGE REPORT AND
PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED
8-24-95.**


Dear Mr. Parker:

Based on the information provided on your August 25, 1995
submittal the above referenced project is approved for Building
Permit.

Prior to Certificate of Occupancy Approval, an Engineer's
Certification for the approved plans is required. Refer to the
checklist in the DPM for instructions.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DIAMOND SHAMROCK
CORNERSTORE # 1245 ZONE ATLAS/DRNG. FILE #: J20-D31

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

LEGAL DESCRIPTION: SEE ATTACHED

CITY ADDRESS: 1715 MOON ST NE

ENGINEERING FIRM: GALLOWAY, ROMERO & ASSOC. CONTACT: LARRY L. PARKER
 ADDRESS: 14202 E. EVANS AVE. PHONE: (303) 745-7448
AORORA CO. 80014

OWNER: DIAMOND SHAMROCK MARKETING & REFINING CONTACT: DAN LAMB
 ADDRESS: 520 E. 56th AVENUE PHONE: (303) 297-9777
DENVER, CO 80216

ARCHITECT: GALLOWAY, ROMERO & ASSOC. CONTACT: LARRY L. PARKER
 ADDRESS: 14202 E. EVANS AVENUE PHONE: (303) 745-7448
AURORA CO. 80014

SURVEYOR: RONALD A. FORSTBAUER SURVEYING CO. CONTACT: RONALD A. FORSTBAUER
 ADDRESS: 1100 ALVARODO NE PHONE: (505) 268-2112
ALBUQUERQUE NM 87110

CONTRACTOR: NUCKOLLS CONST CONTACT: RICK HANNA
 ADDRESS: 1705 W. KOENIG LANE PHONE: (512) 453-0313
AUSTIN TX 78756

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- ☒ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: _____

BY: _____

RECEIVED
DEC 19 1995



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 25, 1995

Larry Parker
Galloway Romero & Associates
14202 E. Evans Avenue
Aurora, CO 80014

RE: DIAMOND SHAMROCK STORE #1245 (J20-D31) DRAINAGE REPORT AND
PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED
8-24-95.

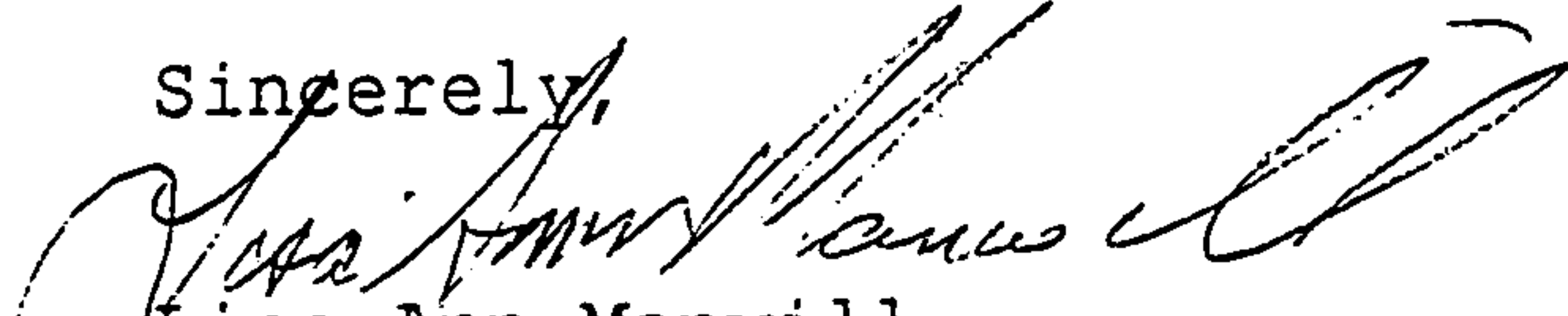
Dear Mr. Parker:

Based on the information provided on your August 25, 1995
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checklist in the DPM for instructions.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

1715 Moon St NE

LEGAL DESCRIPTION

A certain parcel of land being identified as Lot 3, as the same is shown and designated on the plat entitled "SUMMARY PLAT SHOWING LOTS 1, 2, & 3 COMPRISING A REPLAT OF TRACT "B", BLOCK "17-A" DALE J. BELLAMAH'S BELLEHAVEN ADDITION, ALBUQUERQUE, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 9, 1975 in Volume C10, Folio 117 and being more particularly described by metes and bounds as follows:

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Thence, N88°51'30"W, a distance of 253.21 feet to the southwest corner of the parcel herein described;

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CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H-20/J-20 DATE: 04/19/95
EPC NO.: _____ DRB NO.: _____ ZONE: C-1
SUBJECT: Diamond Shamrock
STREET ADDRESS: Indian School Road and Moon Street NE
LEGAL DESCRIPTION: Lot 3, Bellehaven

APPROVAL REQUESTED: _____ PRELIMINARY PLAT _____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT
_____ GRADING/PAVING PERMIT _____ OTHER

ATTENDANCE: ^{WHO} Glen Bates ^{REPRESENTING} _____
John Curtin C.O.A./PWD/Hyd

FINDINGS: FIRM Panel 24/30 indicates that the
site is not in a floodplain.

Moon drains south to the Embudo
Arroyo. Due to the close proximity to
the Embudo Arroyo, Free Discharge
is allowed to Moon.

Infill site.

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: Glen Bates SIGNED: John P. Curtin
TITLE: Forward on behalf of Diamond Shamrock TITLE: CE/Hydrology
DATE: 04/19/95 DATE: 4/19/95

NOTE PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

PUBLIC WORKS DEPARTMENT

SIDEWALK & DRIVEPAD INSPECTION

APPROVED

58#19

Inspector

Phone

Permits
768-2551

Dispatch
857-8025

Insp. Office
857-8036



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 1995

Larry Parker
Galloway Romero & Associates
14202 E. Evans Avenue
Aurora, CO 80014

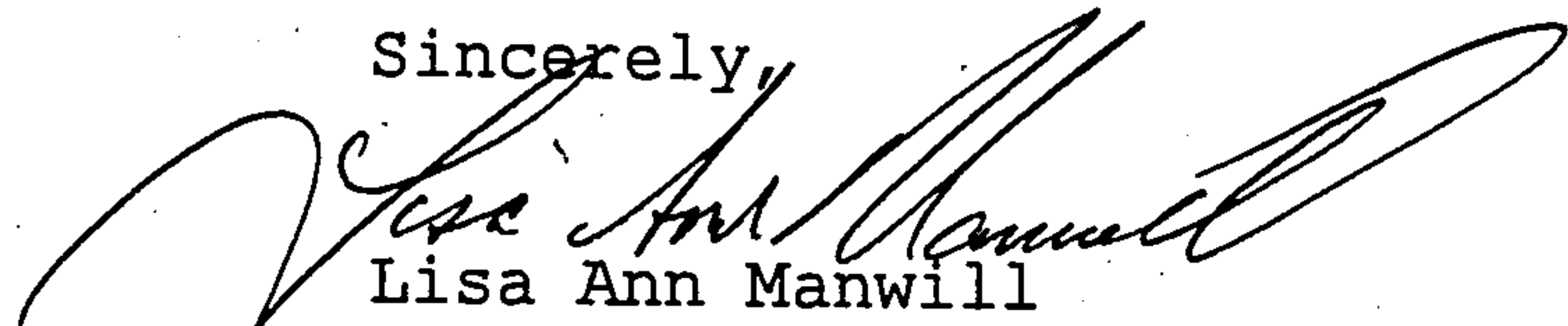
**RE: DIAMOND SHAMROCK STORE #1245 (J20-D31) ENGINEER'S
CERTIFICATION FOR CERTIFICATE OF OCCUPANCY APPROVAL.
ENGINEER'S CERTIFICATION DATED 12-18-95.**

Dear Mr. Parker:

Based on the information provided on your December 19, 1995
submittal the above referenced project is approved for
Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Final Drainage Report
for
Diamond Shamrock
Indian School Road NE & Moon Street NE
Albuquerque, New Mexico

June 1995
Revised August 1995

Prepared for:

Diamond Shamrock
6390 E. Thomas Road
Building 3, Suite 326
Scottsdale, Arizona 85251
(602) 949-7525
Attn: Jim Reed

Prepared by:

Galloway, Romero & Associates
14202 E. Evans Ave.
Aurora, CO 80014
(303) 745-7448
Attn: Larry L. Parker



8.24.95

g. Bates for
Rafael E. Romero

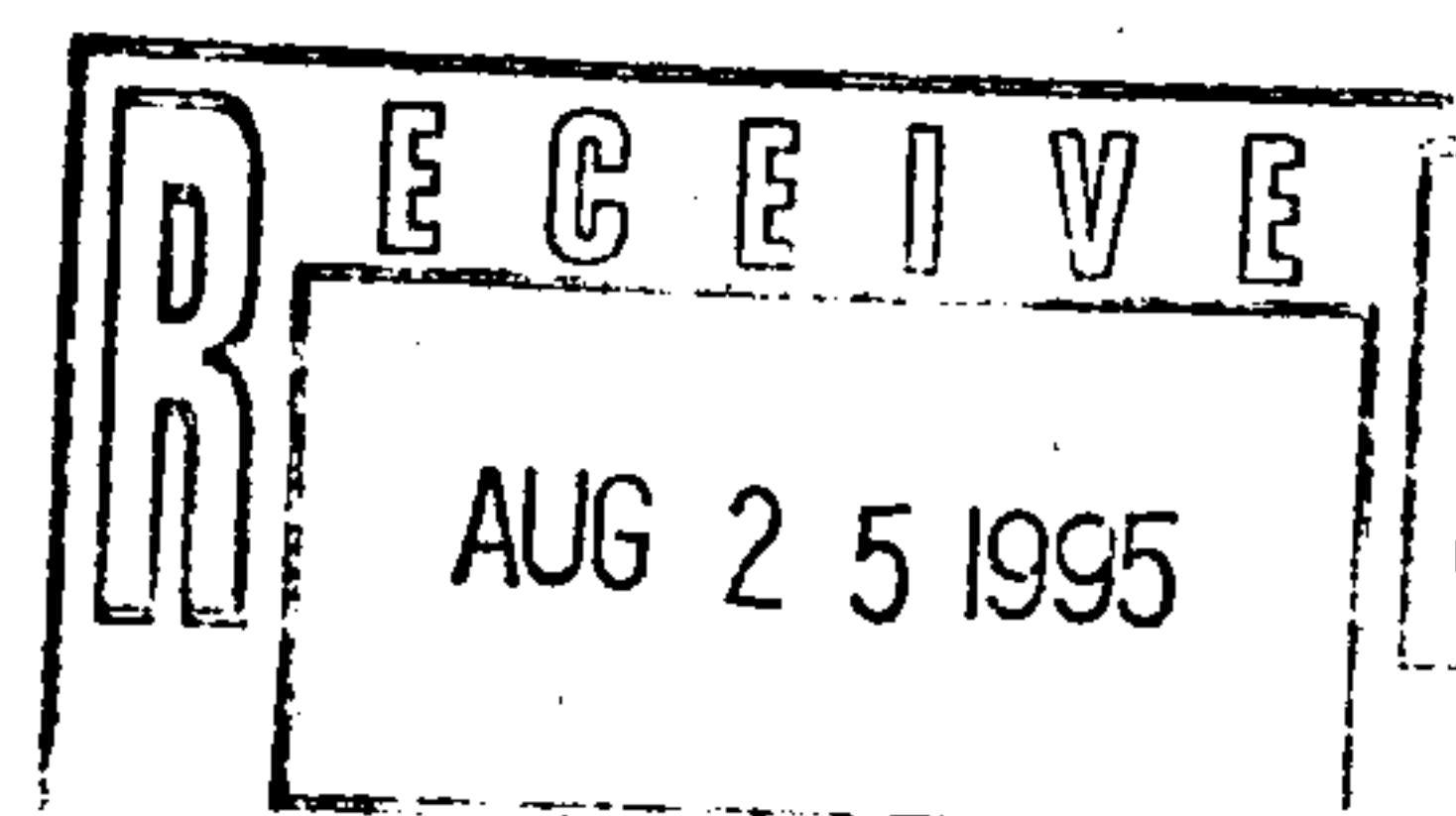


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III. Existing Drainage	1
IV. Developed Drainage	2
V. Conclusions	3

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Pre-Design Conference Notes	A.3
Historic and Developed Peak Discharge Calculations	A.4
Curb Opening and Sidewalk Culvert Capacity	A.5
Reciprocal Drainage Easement	A.6-A.10
Existing Drainage Map	Back pocket of
Developed Drainage Plan	this report

I. INTRODUCTION

This report is being prepared for Diamond Shamrock, Inc., the owner/developer of the site, to fulfill the final drainage requirements of Albuquerque, New Mexico. The report analyzes offsite and onsite runoff from the minor, 10 year frequency, and major, 100 year frequency storms and routes these flows through the site.

The 0.858 acre site is part of the Northwest 1/4 of Section 17, Township 10 North, Range 4 East of the New Mexico Prime Meridian, City of Albuquerque, Bernalillo County, New Mexico. The site is bound by Indian School Road on the north, by Moon Street on the east, by a developed, C-1 zoned site on the south and by a developed, R-1 zoned site on the east. According to Flood Insurance Rate Map, Community Panel Number 350002 0024 C, with an effective date of October 14, 1983, the site does not lie in a floodplain.

The site is undeveloped, covered with weeds/native grasses and slopes downward, from northeast to southwest, at grades ranging from 1.7 to 35 percent. A minor ridge line occupying the easterly portion of the site directs the majority, approximately 90 percent, of the site's runoff to the southwesterly corner of the site. A reciprocal drainage easement abutting the south property line accepts the sites runoff. A copy of this easement is included in the reports appendix. The remaining runoff flows south/southeasterly and discharges into Moon Street. The surrounding streets and existing ridge prevent off site runoff from flowing onto the site.

II. DESIGN CRITERIA

This report is being prepared using the criteria and methodology as presented in Section 22.2, Hydrology of the "Development Process Manual" for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January 1993. Peak runoff for the minor and major storms (10 and 100 year frequency, respectively), excess precipitation and runoff volume was calculated using values for Precipitation Zone 3. Calculations and applicable tables and graphs are included in the appendix of this report.

III. HISTORIC DRAINAGE

As previously stated, the site is not subject to offsite flows. Historically, the existing ridge divides the site into two basins, A and B. Basin A is 0.097 acre basin along the easterly portion of the site. This basin's land coverage was considered to be entirely treatment A. The 10 and 100 year runoff of 0.06 and 0.18 cfs, respectively, is largely unconcentrated and flows into Moon Street. Basin B is a 0.787 acre basin that consists of 85 percent treatment A and 15 percent treatment B. As well as sheetflowing towards the southwest corner of the site, a small swale along the southerly line conveys the runoff to the southwesterly corner of the site. The 10 and 100 year runoff at this point is 0.53 and 1.56 cfs, respectively. As this runoff and conveys it southerly towards the Embudo Arroyo.

IV. DEVELOPED DRAINAGE

General Concept A pre-design conference on April 19, 1995 set the generalized drainage for the site. Due to Moon Street's close proximity to the Embudo Arroyo, free discharge is allowed to Moon. It was impossible to direct the entire site's runoff to Moon Street. The historic point of discharge, the southwesterly corner of the site, is approximately 3.5 feet below the lowest point on Moon Street. Additionally, the Indian School Road curb cut and its associated 1 foot water block causes a small area to drain into Indian School Road.

Specific Details The developed site is divided into 3 basins, A through C. Basin A is 0.200 acre basin, at the westerly side of the site, that is entirely landscaped. This basin replaces historic Basin B and represents an 75% reduction in the basin area. The 10 and 100 year runoff of 0.27 and 0.55 cfs, respectively, exits the site at the historic point of discharge, the southwest corner. The developed flows represent a 49 and 65 percent reduction of the historic 10 and 100 year flows, respectively. These flows are conveyed southerly, throughout the reciprocal drainage easement, towards the Embudo Arroyo.

Basin B is a 0.116 acre basin that consists of paved and landscaped areas. This basin is formed by the 1 foot water block requirement for Indian School Road. The 10 and 100 year runoff from Basin B is 0.35 and 0.53 cfs, respectively.

Basin C is the majority of the site and represents the portion of the site discharging into Moon Street. This basin is divided into sub-basins, C-1 and C-2. Sub-basin C-1 is a 0.497 acre basin that consists of roof, paved and landscaped areas. The 10 and 100 year runoff of 1.66 and 2.47 cfs, respectively, is collected by a 3 foot wide curb opening in the private drive. The runoff flows to a cobble rock settling basin prior to discharging onto Moon Street through a concrete channel and a sidewalk culvert.

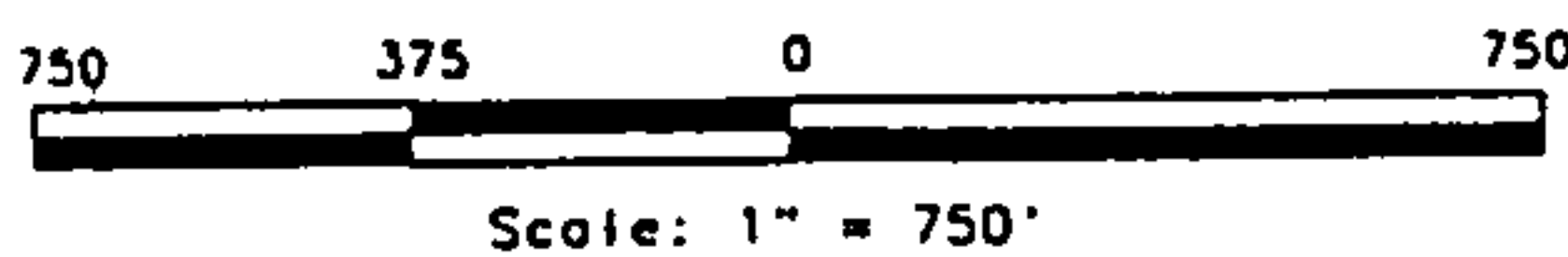
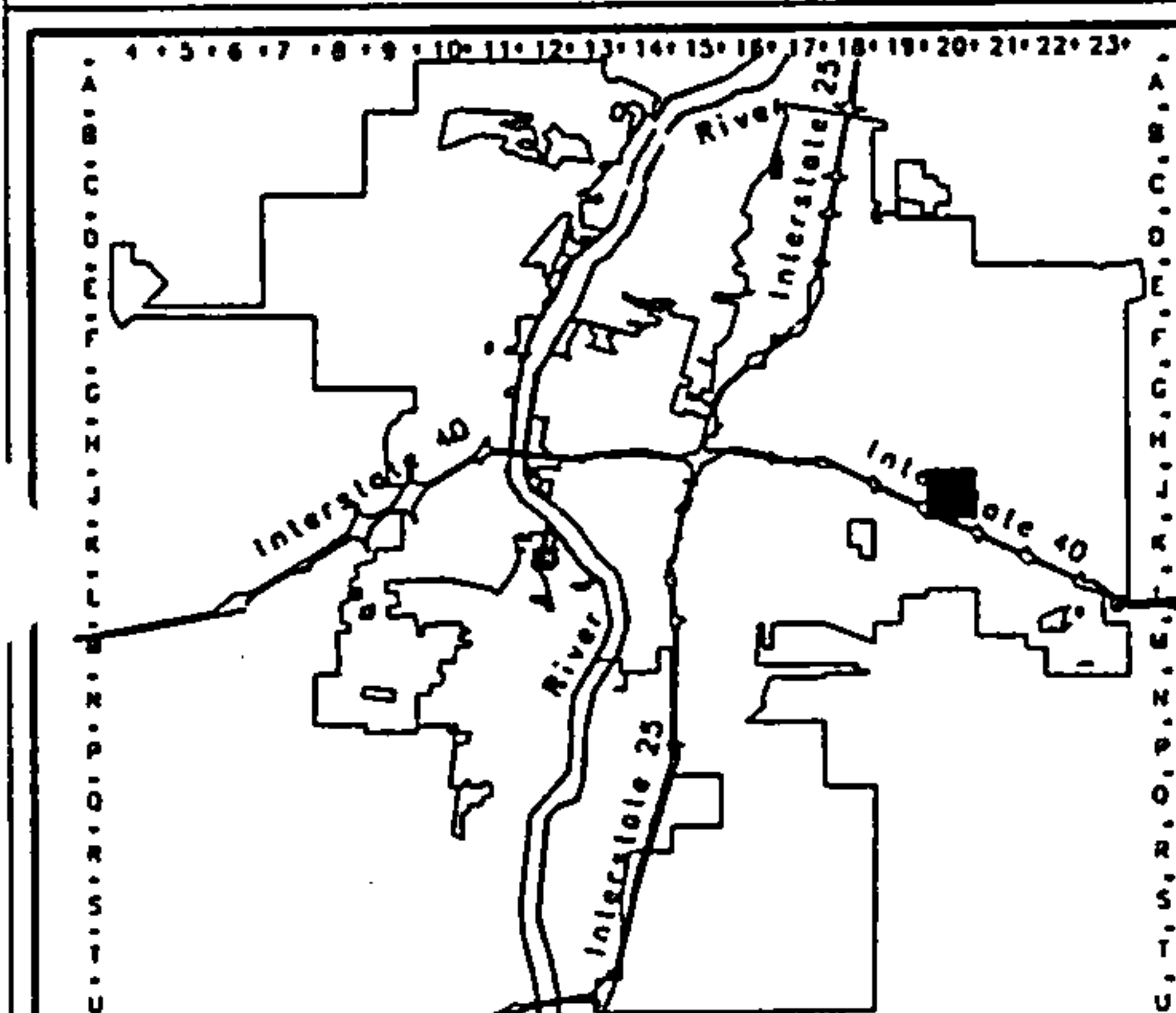
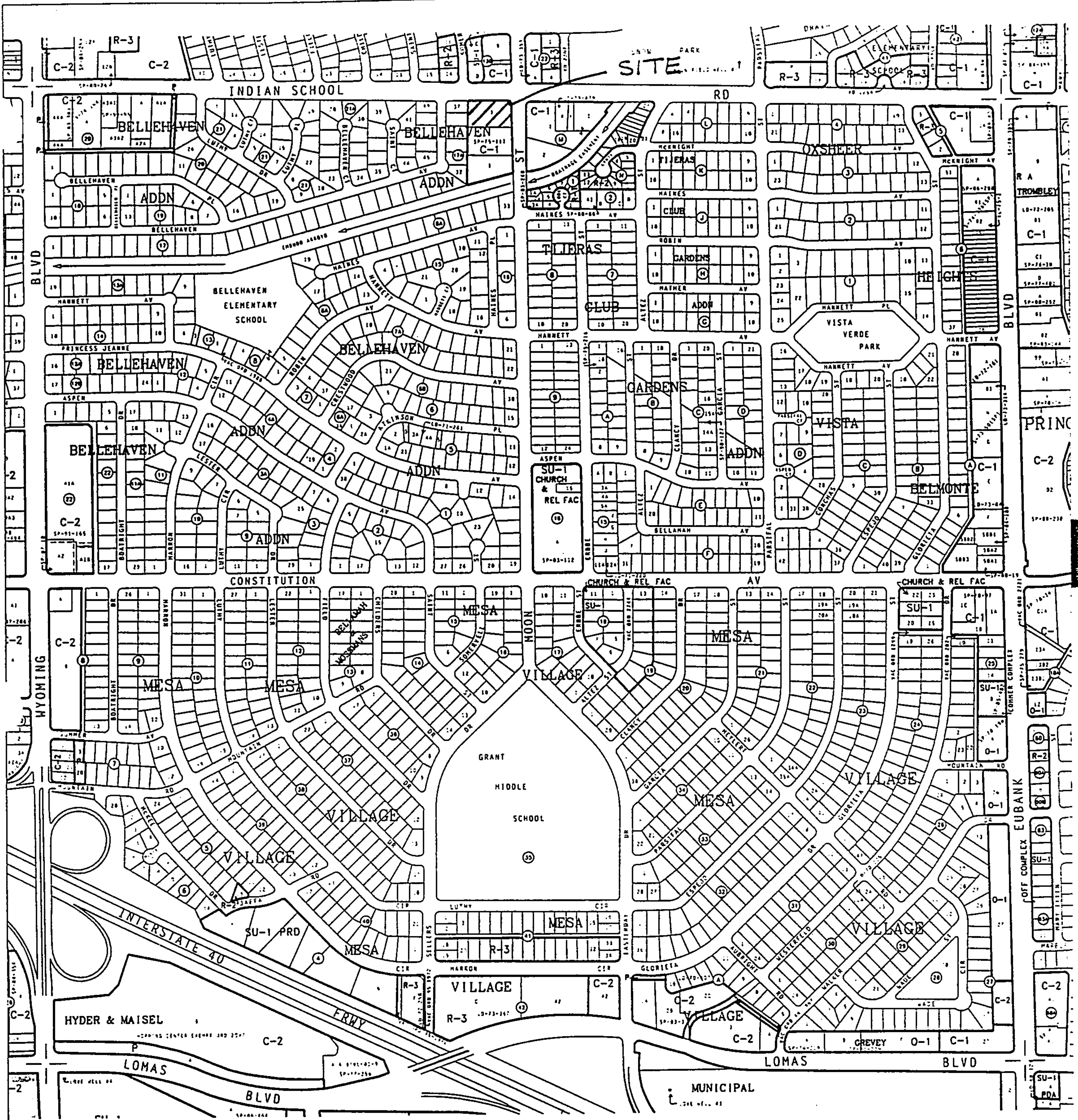
Basin C-2 is a 0.045 acre basin that is entirely landscaped. The unconcentrated 10 and 100 year runoff of 0.06 and 0.12 cfs, respectively, sheetflows off the site into Moon Street.

V. CONCLUSIONS

This report has been prepared using the methodology and information contained within Section 22.2 of the Development Process Manual for the City of Albuquerque in cooperation with Bernalillo County, New Mexico, dated January, 1993. Runoff from the minor/major storms is safely routed through the site and is discharged without causing potential harm to the public.

The majority of the site's runoff is discharged into Moon Street per the pre-design conference. Runoff from the westernmost basin, A, could not be directed to Moon Street due to the existing grade differential. The basin area has been substantially reduced as well as the runoff. The 10 and 100 year reduction is 49 and 65 percent, respectively, of the historic discharge.

APPENDIX A



A G I S
 Albuquerque Geographic Information System
 City of Albuquerque

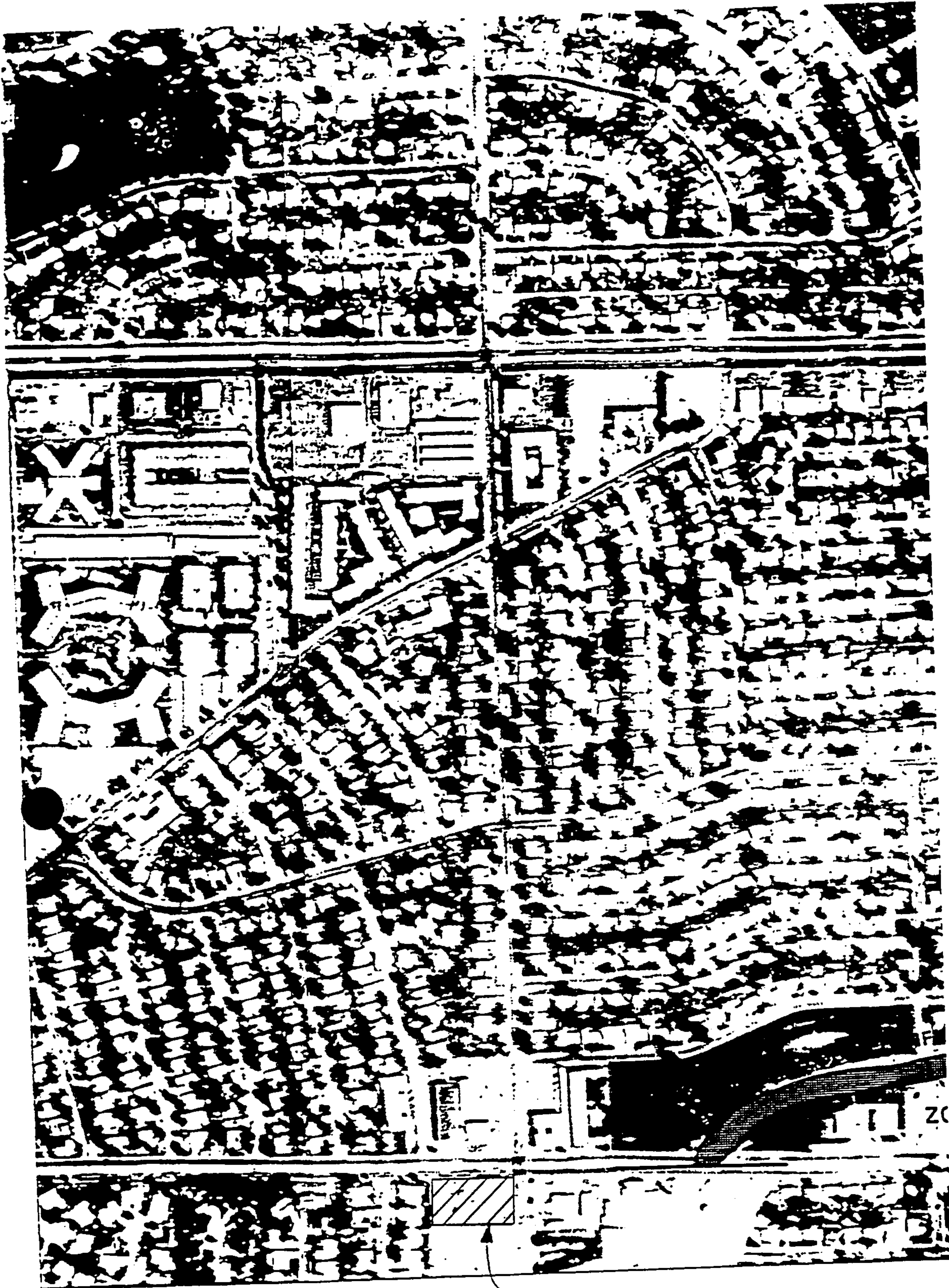
© Planning Department July 02, 1993

VICINITY MAP A.1 LEGAL DESCRIPTION

T10N
 R4E
 SEC 17

UNIFORM PROPERTY CODE
 1-020-058

J-20-Z



SITE

FLOOD INSURANCE RATE MAP

KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	
Zone Designations	
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation in Feet	813
Base Flood Elevation in Feet Where Uniform Within Zone	NEL 9071
Elevation Reference Mark	RM7x
Door Mts	M1.5
*Referenced to the National Geodetic Vertical Datum of 1929	

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AB	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A30	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazard.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
ALBUQUERQUE,
NEW MEXICO
BERNALILLO COUNTY

PANEL 24 OF 50

COMMUNITY-PANEL NUMBER
350002 0024 C
EFFECTIVE DATE:
OCTOBER 14, 1983

Federal Emergency Management Agency

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

RAINAGE FILE/ZONE ATLAS PAGE NO.: H-20/J-20 DATE: 04/19/95
EPC NO.: _____ DRB NO.: _____ ZONE: C-1
SUBJECT: Diamond Shamrock
STREET ADDRESS: Indian School Road and Moon Street NE
LEGAL DESCRIPTION: Lot 3, Bellehaven

APPROVAL REQUESTED: _____ PRELIMINARY PLAT _____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT
_____ GRADING/PAVING PERMIT _____ OTHER

ATTENDANCE: ^{WHO} Glen Bates ^{REPRESENTING} _____
John Curtin C.O.A./PWD/Hyd

FINDINGS:
FIRM Panel 24/30 indicates that the
site is not in a floodplain.

Moon drains south to the Embudo
Arroyo. Due to the close proximity to
the Embudo Arroyo, Free Discharge
is allowed to Moon.

Infill site.

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: Glen Bates SIGNED: John P. Curtin
TITLE: For and on behalf of Diamond Shamrock TITLE: CE/Hydrology
DATE: 04/19/95 DATE: 4/19/95

****NOTE**** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

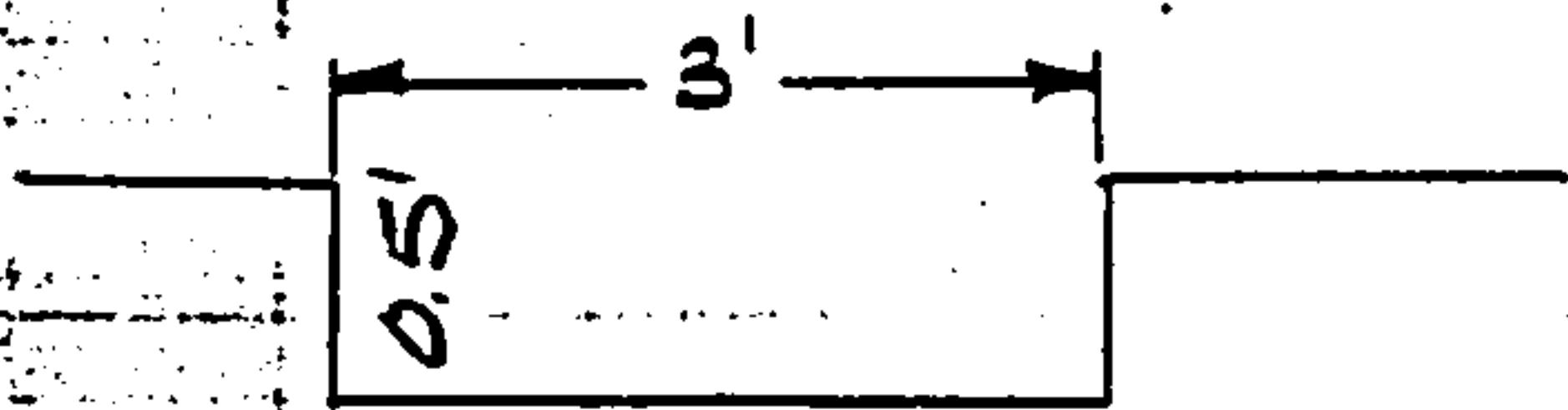
HISTORIC DRAINAGE

BASIN NAME	OVERALL AREA AC	TREATMENT				Q10 cfs	Q100 cfs
		A	B	C	D		
A	0.097	0.097	0	0	0	0.06	0.18
B	0.787	0.669	0.118	0	0	0.53	1.56

DEVELOPED DRAINAGE

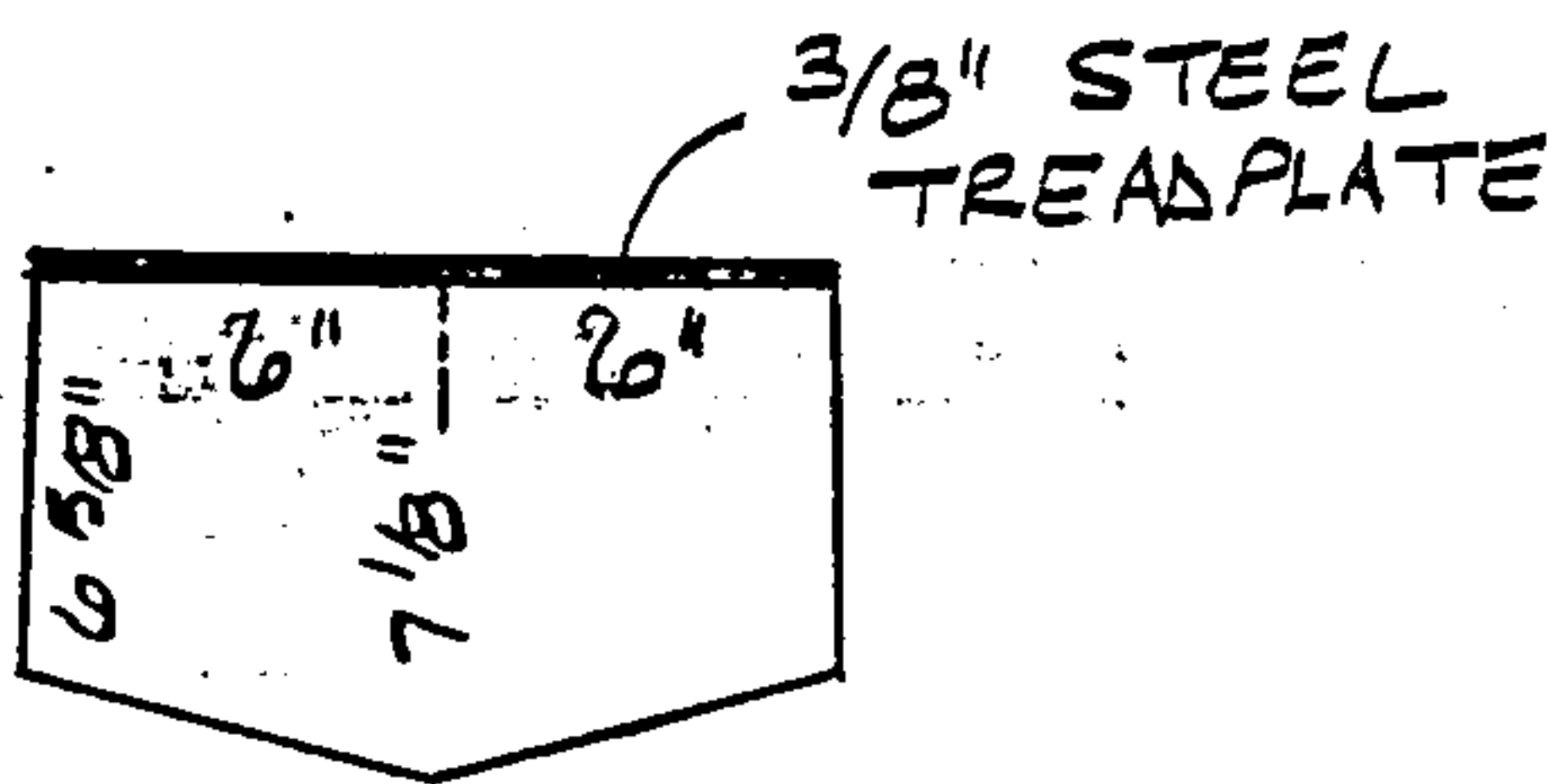
BASIN NAME	OVERALL AREA AC	TREATMENT				Q10 cfs	Q100 cfs
		A	B	C	D		
A	0.200	0	0.186	0	0.014	0.27	0.55
B	0.116	0	0.020	0	0.096	0.35	0.53
C-1	0.497	0	0.011	0	0.486	1.66	2.47
C-2	0.045	0	0.042	0	0.003	0.06	0.12

CURB OPENING CAPACITY



$$Q_{100} = 2.47 \text{ CFS} \quad Q_{\text{OPENING}} = 3.4 (0.5)^{3/2} (3) = 3.6 \text{ CFS OK}$$

SIDEWALK CULVERT CAPACITY



$$A = 0.5729 \text{ FT}^2$$

$$W_p = 2.1076 \text{ FT}$$

$$n = 0.017$$

$$S = 2.08 \%$$

$$Q_{\text{MANNINGS}} = \frac{1.486}{0.017} (0.5729) \left(\frac{0.5729}{2.1076} \right)^{2/3} (0.0208)^{1/2}$$

$$Q = 3.03 \text{ CFS} > 2.62 \text{ CFS OK}$$

RECIPROCAL DRAINAGE EASEMENT

AGREEMENT effective July 1, 1981, between BRUCE W. PARKER and JANET A. PARKER, his wife, DAVID E. STINCHCOMB and ANN LESLIE STINCHCOMB, his wife, PETER T. BEAUDETTE and PEGGY BEAUDETTE, his wife, (hereinafter "Parties of the First Part"), and BILL C. HENDERSON, a married man, KENNETH ODELL, a married man, JOE R. G. FULCHER, a married man, and PATTI BEARPAW, a single woman (hereinafter "Parties of the Second Part").

WHEREAS, Parties of the First Part are the owners of Lots numbered One (1) and Three (3) of the Replat of Tract "B" in Block "17-A", Dale J. Bellamah's Bellehaven Addition, as the same is shown and designated on the "Summary Plat" showing Lots One (1), Two (2) and Three (3), of the Replat of Tract "B", Block "17-A", Dale J. Bellamah's Bellehaven Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 9, 1975; and,

WHEREAS, Parties of the Second Part are the owners of Lot numbered Two (2) of the Replat of Tract "B" in Block "17-A", Dale J. Bellamah's Bellehaven Addition, as the same is shown and designated on the "Summary Plat" showing Lots One (1), Two (2) and Three (3), of the Replat of Tract "B", Block "17-A", Dale J. Bellamah's Bellehaven Addition to the City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 9, 1975; and,

WHEREAS, Parties of the First Part and Parties of the Second Part find that it is to their mutual advantage to arrange for drainage of said Lots Two (2) and Three (3) across Lot One (1) and into the drainage ditch which parallels the south boundary of Lot One (1); and,

WHEREAS, such drainage arrangements will be subject to approval of the City of Albuquerque or other governmental authorities.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, it is agreed as follows:

(1) Parties of the First Part, on behalf of themselves and their successors in interest in said Lot One (1), hereby grant to the Parties of the Second Part, and their successors in interest in Lot Two (2), the right to have drainage waters from Lot Two (2) flow across the wester end of Lot One (1) and into the drainage ditch.

(2) Parties of the Second Part, on behalf of themselves and any successors in interest in Lot Two (2), hereby grant Parties of the First Part, and their successors in interest in Lot Three (3), the right to have drainage waters from Lot Three (3) flow across the western end of Lot Two (2) and on across Lot One (1) to the drainage ditch.

(3) Parties of the First Part and Parties of the Second Part agree that plans for such drainage will be submitted to, and will be subject to approval from, the City of Albuquerque or other appropriate governmental authority at the time construction is started on Lot Two (2) or Lot Three (3).

IN WITNESS WHEREOF, all of the parties hereto have executed this Agreement to be effective as of the date first shown above.



BRUCE W. PARKER



JANET A. PARKER



DAVID E. STINCHCOMB

Ann Leslie Stinchcomb
ANN LESLIE STINCHCOMB

Peter T. Beaudette
PETER T. BEAUDETTE

Peggy Beaudette
PEGGY BEAUDETTE

Bill C. Henderson

Bill C. Henderson
BILL C. HENDERSON

Kenneth Odell

Kenneth Odell
KENNETH ODELL

Joe R. G. Fulcher

Joe R. G. Fulcher
JOE R. G. FULCHER

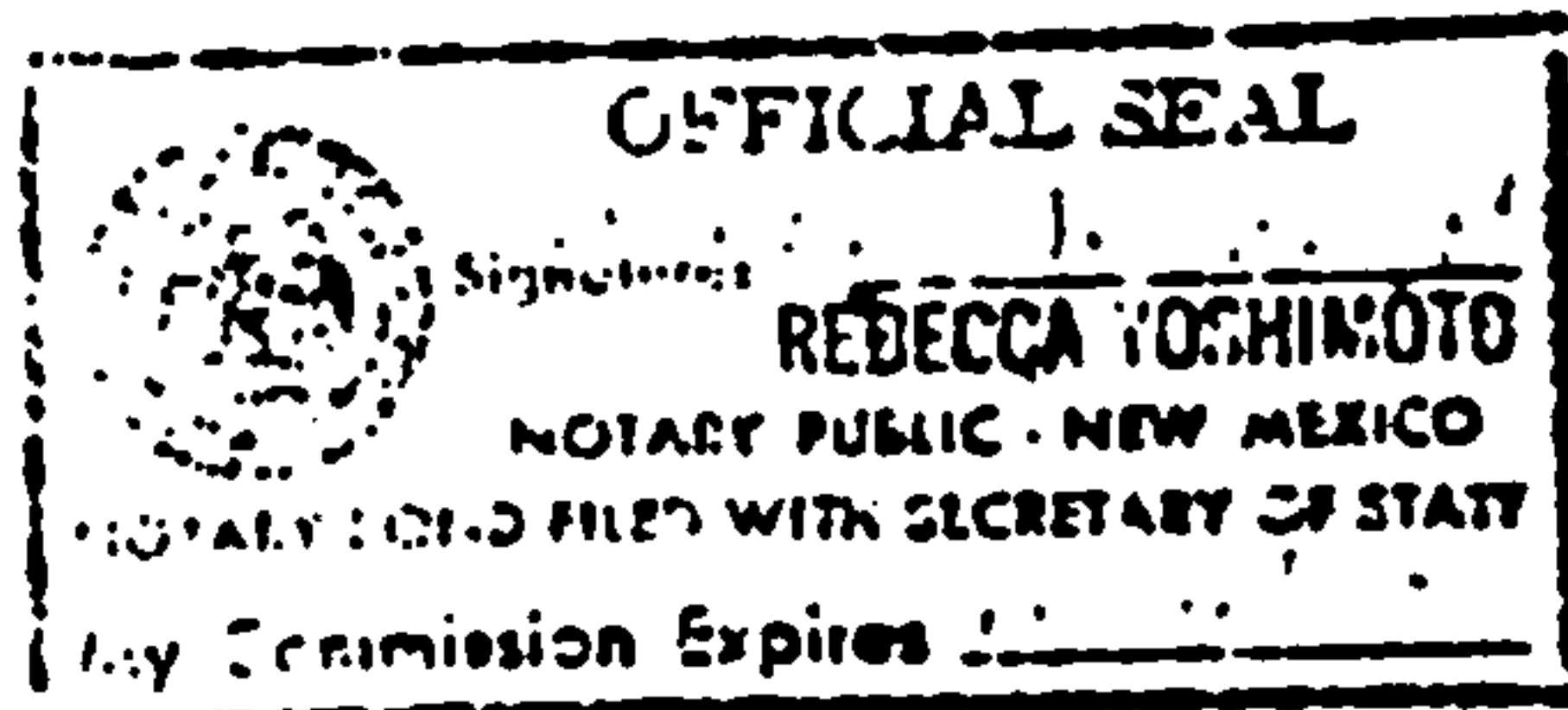
Patti Bearpaw
PATTI BEARPAW

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

The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:



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

The foregoing instrument was acknowledged before me

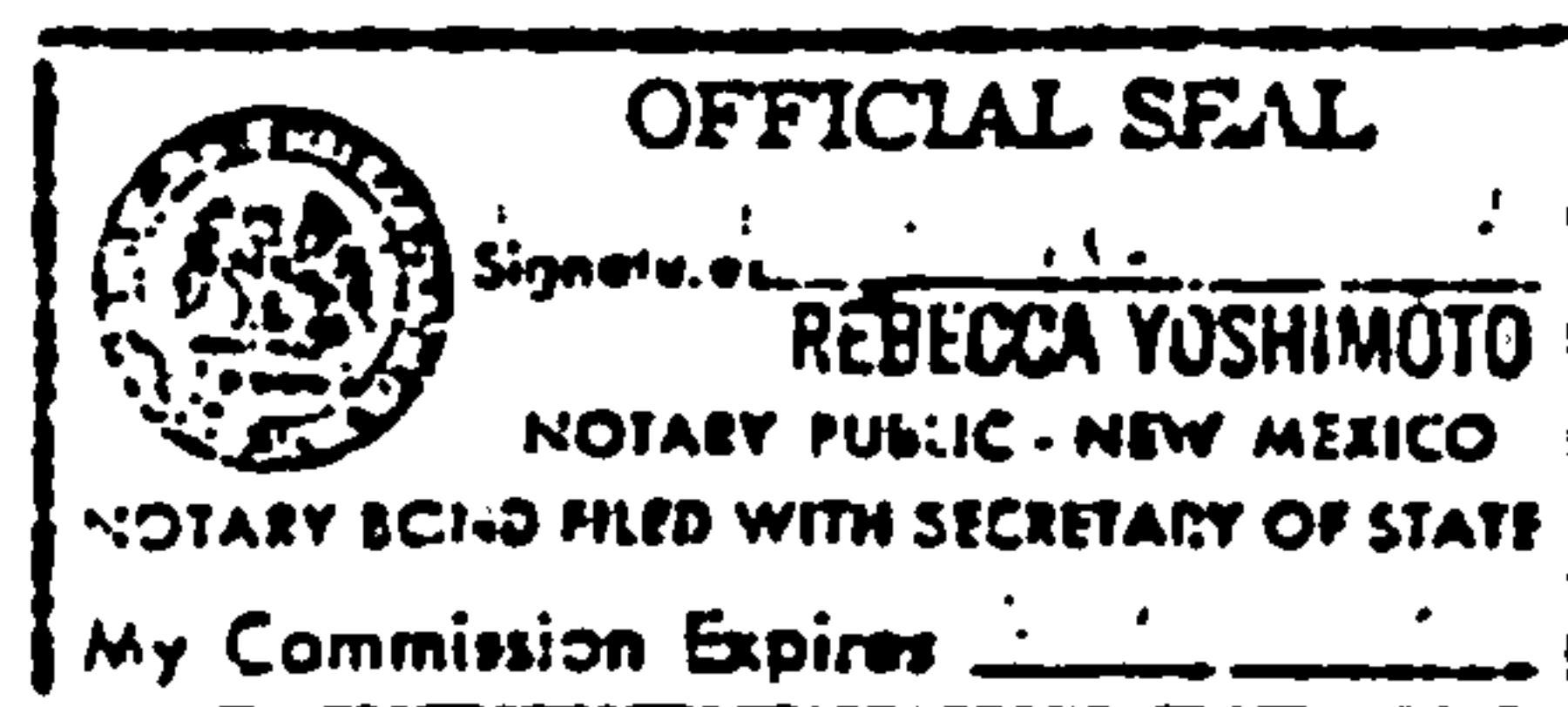
on _____, 19__,

by _____.

Notary Public

My commission expires:

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



The foregoing instrument was acknowledged before me

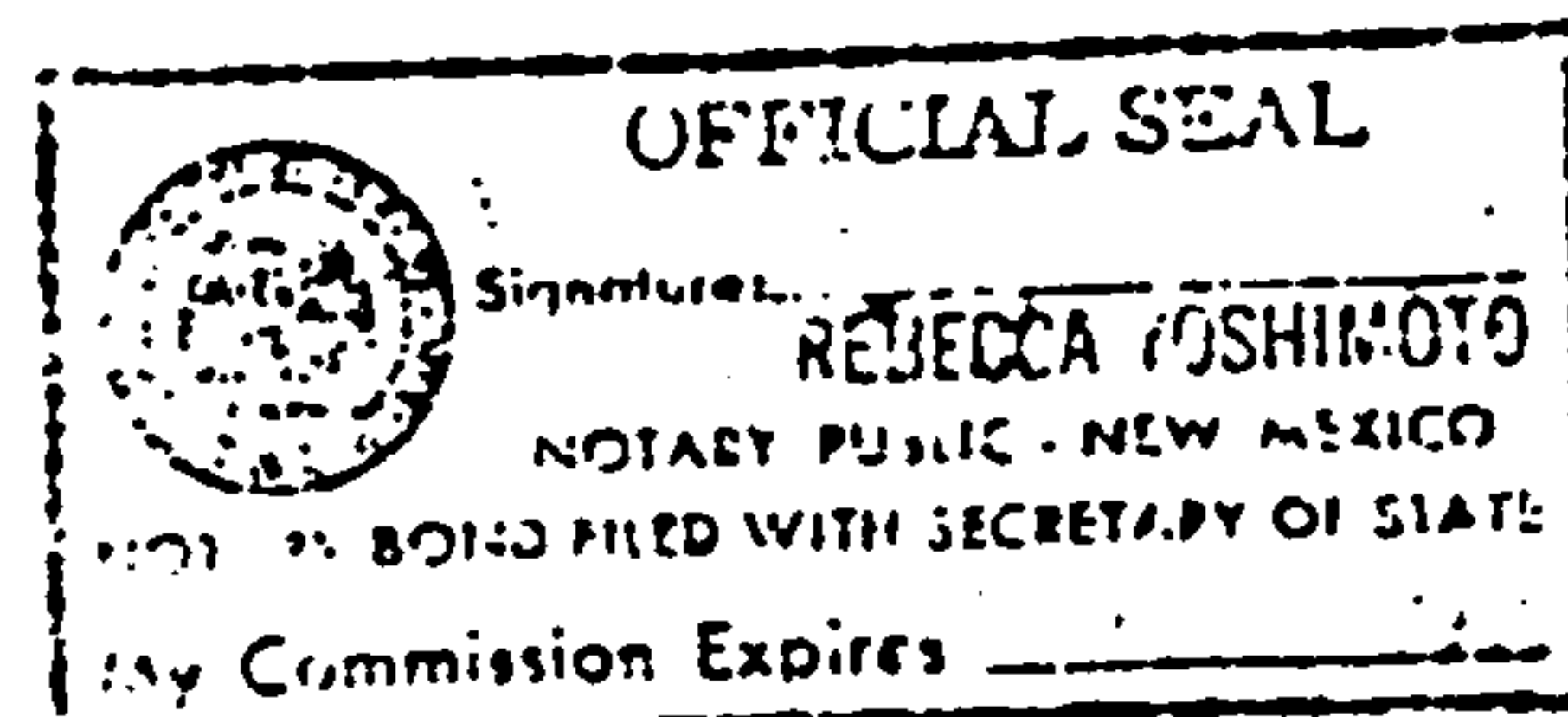
on _____, 19__,

by _____.

Notary Public

My commission expires:

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



The foregoing instrument was acknowledged before me

on September 9, 1981,

by PETER T. BEAUDETTE and PEGGY BEAUDETTE, his wife.

Rebecca Yoshimoto
Notary Public

My commission expires:

March 3, 1985

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

The foregoing instrument was acknowledged before me
on September 9, 1981,
by BRUCE W. PARKER and JANET A. PARKER, his wife.

[Signature]
Notary Public

My commission expires:
March 3, 1985

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

The foregoing instrument was acknowledged before me
on September 9, 1981,
by DAVID E. STINCHCOMB and LESLIE ANN STINCHCOMB, his wife.

[Signature]
Notary Public

My commission expires:
March 3, 1985

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

The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:

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

The foregoing instrument was acknowledged before me
on _____, 19____,
by _____.

Notary Public

My commission expires:



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 21, 1995

Larry L. Parker, PE
Galloway Romero & Assoc
14202 E. Evans Avenue
Aurora, CO 80014

RE: DRAINAGE REPORT FOR DIAMOND SHAMROCK # 1245 **J-20/D31**
RECEIVED JUNE 27, 1995 FOR BUILDING PERMIT
ENGINEER'S STAMP DATED 6-20-95

Dear Mr. Parker:

Based on the information included in the submittal referenced above, City Hydrology has the following comments:

An S.O.19 will be required for the sidewalk culvert. Add the appropriate notes and signature block to Sheet SP-3.0.

Hydrology File (J-20/D6) includes a "Reciprocal Easement" that allows Lot 3 to drain across the west end of Lots 2 & 3 to reach the Embudo Arroyo. Include a copy of the recorded document in the Drainage Report. Exhibit V indicates that a 20' drainage easement was proposed 11' east of the west property line. It appears that the swale along the south property line was constructed to divert the runoff from Lot 3 to this easement. The swale should be included with the retaining wall to avoid antagonizing the neighbor. An alternative would be to discuss with the neighbor discharging that narrow strip onto his property directly.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia