HYDROLOGY

J21/D19

J21/D19

PRINCESS JEANNE

ADDITION

1 PLAN

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. J-21 DATE: 3/19/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Inman - Princess Jean

	WHO	REPRESENTING
ATTENDANCE:	Chris Weiss	
	Billy Goolsby	

FINDINGS: ① Drainage Plan per DPM required.
② Ponding required due to flooding in Eubank.
③ Approved alley grades required
④ Easement required if drainage onto adjacent property is required.

Please provide a copy of recap w/submittal.

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: Billy J. Goolsby SIGNED: Chris Weiss

TITLE: CE/Hydrology TITLE: CTB

DATE: 3/19/84 DATE: 3/19/84

INFORMATION SHEET

PROJECT TITLE Addition to Princess Jeanne Shopping Center TYPE OF SUBMITTAL Drainage and Grading

ZONE ATLAS PAGE NO. J21 CITY ADDRESS 1522 Eubank N.E.

LEGAL DESCRIPTION Tract A-1, Blk 1, Princess Jeanne Park, Albuq. N.M.

ENGINEERING FIRM C.T.S. Inc CONTACT Chris Weiss

ADDRESS 1100 Alvarado N.E. PHONE 266-3444

OWNER _____ CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT Dekker and Associates CONTACT Dale Dekker

ADDRESS 320 Central S.W. PHONE 247-2888

SURVEYOR Ron Forstbauer Survey Co. CONTACT Ron Forstbauer

ADDRESS 520 Chama N.E. PHONE 268-0248

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
XX OTHER Drainage & Grading (SPECIFY)

DATE SUBMITTED: 5-31-84

BY: Christopher Weiss
Christopher Weiss

RECEIVED
JUN 01 1984
HYDROLOGY SECTION

RECEIVED JUL 19 1984

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 13, 1984

Mr. Christopher Weiss
CTS, Inc.
1100 A Alvarado NE
Albuquerque, New Mexico 87110

RE: REVISED GRADING & DRAINAGE PLAN FOR ADDITION TO PRINCESS JEANNE SHOPPING CENTER (J-21 D-19) RECEIVED JUNE 1, 1984

Dear Chris,

I apologize for the late response on this. However, I just recently received the copy of the recorded easement associated with the approval of this plan.

The above referenced plan, dated May 31, 1984, is approved.

Please attach a copy of this approved plan to the construction set prior to issuance of the building permit.

If I can be of further assistance, please contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG/cl

RECEIVED JUL 24 1984 HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: addition) Princess Jeanne Shopping center ZONE ATLAS/DRNG. FILE #: J-21/D19

LEGAL DESCRIPTION: Tract A1, Princess Jeanne Park, albq. N.M.

CITY ADDRESS: 1522 Eubank Blvd. N.E.

ENGINEERING FIRM: Weiss-Hines Eng. CONTACT: Chris Weiss

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: Dekker & Associates CONTACT: Dale Dekker

ADDRESS: 320 Central S.W. PHONE: 247-2888

SURVEYOR: Ronald Forstbauer Surveying CONTACT: Ron Forstbauer

ADDRESS: 520 Chama N.E. PHONE: 268-0248

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED APR 24 [redacted] 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

X NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 84-236. 4/10/84

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5-~~16~~ 17-85

BY: Weiss-Hines Eng., Inc.

DATE RECEIVED:

RECEIVED BY:

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

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

May 23, 1985

Mr. Christopher Weiss
CTS, Inc.
1100 A Alvarado NE
Albuquerque, NM 87110

REF: REVISED GRADING AND DRAINAGE PLAN FOR ADDITION TO PRINCESS JEANNE SHOPPING CENTER (J21-D19) RECEIVED APRIL 25, 1985

Dear Chris:

Based on the information provided on your April 24, 1985 resubmittal, revisions indicated on the revised plan are acceptable. Please be advised that the ponding within the roof of building will need to be certified by the Engineer.

If you have any questions or comments, please feel free to contact me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya, CE
Engineering Assistant, Hydrology

BJM:mrk

WEISS-HINES ENGINEERING, INC.

October 8, 1985

Mr. Bernie J. Montoya
Design Hydrology Section
City of Albuquerque
123 Central NW
Albuquerque, NM 87103

Re: Certification of Roof Ponding System for Addition to
Princess Jeanne Shopping Center (J21-D19)

Dear Bernie:

Based on a field inspection on October 8, 1985, the roof ponding system has been constructed as per our Plans of June 15, 1984.

Yours very truly,

Walter G. Hines

Walter G. Hines, P.E.
Vice President
Weiss-Hines Engineering, Inc.

WGH:tdq

Rick issued 30 day
on 10/9/85

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

INMAN HOMES

October 8, 1985

Mr. Bernie J. Montoya, CE
Engineering Assistant, Hydrology
Design Hydrology Section
P.O. Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Montoya:

The owners are currently negotiating with the tenant who will occupy the addition for expanding the addition to the east another 50 feet. Therefore, the owners have requested that Inman Homes, Inc., not pave the area behind the addition at this time. Inman Homes, Inc., is requesting that a 30-day extension be granted for paving and completing this area of the drainage plan. At that time, we will either proceed with paving this area per the approved drainage plan or submit a revised drainage plan depending on the outcome of the owner-tenant negotiations.

Enclosed is a copy of the Engineer's Certification for the roof ponding per your request of the May 23, 1985 letter.

Please advise if I can be of further assistance in this matter and obtaining the necessary approval from you for a temporary certification of occupancy.

My radio phone number is 293-9150, extension 3804, or a message can be left at 821-5600.

Sincerely,

John L. Brown

John L. Brown
Commercial Construction Manager

Enclosure

cc: Weiss-Hines

JLB/mws

8205 Spain NE Suite 106 Albuquerque, New Mexico 87109 505-821-5600

X J-21-D19

84 28780

GRANT OF DRAINAGE EASEMENT

THIS INDENTURE MADE AND EXECUTED THIS 17th day of April, 1984 by and between TransAm LTD owner, Tract "Y" in Block #1 on Replat of Tract "A-1", Block 1 and a portion of adjacent vacated alley in Dale J. Bellamah's Princess Jeanne Park, Albuquerque, N.M., Hereinafter called the Grantor and Princess Jeanne Company owner portion of Tract A-1 in Block #1 of Dale J. Bellamah's Princess Jeanne Park in Albuquerque, N.M., Hereafter called the Grantee.

Witnesseth, that the Grantor and Grantee have this day entered into an agreement to establish a permanent drainage easement for the purpose of conveying surface runoff to a public right-of-way from the lands of the Grantee across the land of the Grantor.

The land affected by the grant of this easement is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

> The southern 8.00 feet of tract "Y" in Block number one (1) as the same is shown and designated on the Replat of Tract A-1, Block 1 and a portion of adjacent vacated alley, in Dale J. Bellamah's Princess Jeanne Park, and addition to the City of Albuquerque, New Mexico (now comprising Tract 99, Tract 100 and Tract Y and the remainder of Tract A-1) filed in the office of the County Clerk of Bernalillo County, New Mexico on February 15, 1984.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abondoned for use as a right-of-way for aforesaid drainage easement.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As part of the consideration for this grant, the Grantors do hereby release any and all claims for damage for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 17th day of April, 1984.

Robin R. Dyche-President
Broyles-Dyche Corporation
TRANS AM Properties LTD

Chris Inman, Joint Venturer
Princess Jeanne Company

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

The foregoing instrument was acknowledged before me this 17th day of April 1984, by Christopher C. Inman and Robin R. Dyche

Yvonne G. Campbell
Notary Public

My Commission Expires:

9-8-86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

'84 APR 19 P12:05

Mew 108-A 976-977

BK PG
COUNTY CLERK