AUTO SHACK #1

K11-D41

1 PLAN

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K11 DATE: 3-10-86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Auto Shop

STREET ADDRESS (IF KNOWN): NE corner of central & 50th

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

____ PRELIMINARY PLAT	____ FINAL PLAT
____ SITE DEVELOPMENT PLAN	X BUILDING PERMIT
____ OTHER	____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Fred Arfman	
	Carlos A Montes	

FINDINGS:

① Drainage plan per DPM

② Flows across lot lines require split flow, need to see comments

③ ~~Need to show~~ Need to show flow of project

④ Free discharge allowed, homeowner, engineer must address

(A) infill site

(B) no flooding downstream

(C) ~~need~~ site previously developed

(D) storm drain in street.

(E) minimum impact on downstream drainage facilities

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: Carlos A Montes	SIGNED: Fred C. Arfman
TITLE:	TITLE: Hydrology Engr.
DATE: 3-10-86	DATE: 3-10-86

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

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DRAINAGE INFORMATION SHEET

PROJECT TITLE: AUTO SHACK #1 ZONE ATLAS/DRAINAGE FILE # K-11 / D41

LEGAL DESCRIPTION: LOTS 5 & 6, WEST ALBUQUERQUE BUSINESS ADDITION

CITY ADDRESS: NE QUAD. OF 50th ST. & CENTRAL AVE.

ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED ARFMAN

ADDRESS: 128 MONROE ST. N.E. PHONE: 268-8828

OWNER: AUTO SHACK STORES CONTACT: _____

ADDRESS: _____ PHONE: _____

ARCHITECT: MALONE & HOE CONTACT: GEORGE ROWLAND

ADDRESS: P.O. BOX _____, MEMPHIS, TN. 38111 PHONE: 901-525-4320

SURVEYOR: WILSON & CO. CONTACT: BOB SKUTT

ADDRESS: _____ PHONE: 345-5345

CONTRACTOR: UNKNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. —

EPC NO. _____

PROJECT NO. _____

RECEIVED
MAR 18 1986
HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ 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: 3/18/86

BY: FRED ARFMAN

REV. 6/85

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 27, 1986

Mr. Fred Arfman
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

REF: DRAINAGE PLAN FOR AUTO SHACK #1 (K11-D41) ENGINEER'S STAMP DATED 3/18/86

Dear Fred:

Based on the information provided on your March 18, 1986 submittal, the above referenced drainage plan is approved for Building Permit.

Please attach a copy of this approved drainage plan along with the appropriately approved copy of the "Drainage Facilities Within City R/W" document to the construction plans before Hydrology will sign-off.

Please be advised that the Building Permit will not be issued until a filed copy of the covenant is submitted to our office.

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

Sincerely,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:BJM:mrk

MALONE & HYDE INC

RECEIVED
MAR 27 1986
CITY ENGINEER

RECEIVED
MAR 28 1986
HYDROLOGY SECTION

March 21, 1986

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe Street, NE
Albuquerque, New Mexico 87108

City of Albuquerque
Hydrology Department
Code Administration Division
Albuquerque, New Mexico

RE: Proposed Auto Shack
4909 Central Avenue, W.
Albuquerque, New Mexico K11/041

Dear Sirs:

Enclosed is a Drainage Covenant executed on behalf of Malone & Hyde, Inc. Malone & Hyde, Inc. does not yet own the property described in the Drainage Covenant. Rather, Malone & Hyde, Inc. has this property under a contract to purchase that is contingent upon Malone & Hyde, Inc. being able to obtain all necessary building permits and similar approvals by applicable governmental authorities that are necessary in order to assure that Malone & Hyde, Inc. can successfully develop the property.

Therefore, the Drainage Covenant is delivered conditioned upon closing of the property. Neither the Drainage Covenant nor any other documents related to Malone & Hyde, Inc.'s permit application should be recorded until the purchase closes and Malone & Hyde, Inc. reserves the right to withdraw all such documents if Malone & Hyde, Inc. does not purchase the property.

Sincerely,

James O McClain

James O. McClain
Attorney

JOM/ndy

Enclosure

DRAINAGE COVENANT

THIS COVENANT made this 20th day of March, 1986 by and between the City of Albuquerque, a municipal corporation (City), and Malone & Hyde, Inc., a Tennessee corporation (Owner, which term includes successors and assigns).

RECITAL

The Owner is owner of certain real property located at 4909 Central Ave. W. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

(See attached Exhibit "A")

SURFACE DRAINAGE

The Owner hereby covenants with the City that incident to Owner's development of the described Property that the Owner will not impede or obstruct the surface drainage access to the City storm sewer system, unless such impedance, obstruction or rerouting shall be required by the appropriate division of City Government. That the Owner will allow, now and in the future, surface drainage across lot lines which may exist on said property at this time.

NOTICE

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

Malone & Hyde, Inc.
Department 4040
P. O. Box 1718
Memphis, TN 38101-0719

The Owner may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, City/County Building, One Civic Plaza, Albuquerque, New Mexico 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from proceedings of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify 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 set forth herein shall be binding upon the Owner, his heirs, and assigns, and the Property of the Owner as described herein and will run with said Property until released by the City.

OWNER

MALONE & HYDE, INC.

J R Hyde
President

ATTEST:

Treasurer

CITY OF ALBUQUERQUE, NEW MEXICO

City Engineer

Chief Administrative Officer

City Attorney

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

The foregoing instrument was acknowledged before me this 20th day of March, 1986, by J. R. Hyde, III, President of Malone & Hyde, Inc.

James O McClain
Notary Public

My commission expires: 10/19/86

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1986, by _____, Chief Administrative Officer of the City of Albuquerque.

Notary Public

My commission expires:

EXHIBIT "A"

LEGAL DESCRIPTION

A parcel of land comprised of Lots 5 and 6, West Albuquerque Business Addition, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at a point being the northwest corner of said Lot 6 and the northwest corner of the parcel herein described;

Thence, N 74°47'00" E, a distance of 156.00 feet to a point being the northeast corner of said Lot 5;

Thence, S 15°13'00" E, a distance of 295.00 feet to a point being the southeast corner of said Lot 5;

Thence, S 74°47'00" W, a distance of 156.00 feet along the northerly right-of-way line of Central Avenue to a point being the southwest corner of said Lot 6;

Thence, N 15°13'00" W, a distance of 295.00 feet along the easterly right-of-way line of Fiftieth Street N.W. (formerly Porvinir Road N.W.) to the point of beginning

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

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 76 -7644

April 1, 1986

Fred Arfman
Isaacson & Arfman, P.A.
128 Monroe Street, NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR AUTO SHACK #1
(K-11/D41)

Dear Mr. Arfman:

The drainage covenant, dated 20 March, 1986, should not include the City of Albuquerque as one of the parties. The covenant should be between the owners of Lots 5 & 6 only.

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

Cordially,

Carlos A. Montoya

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

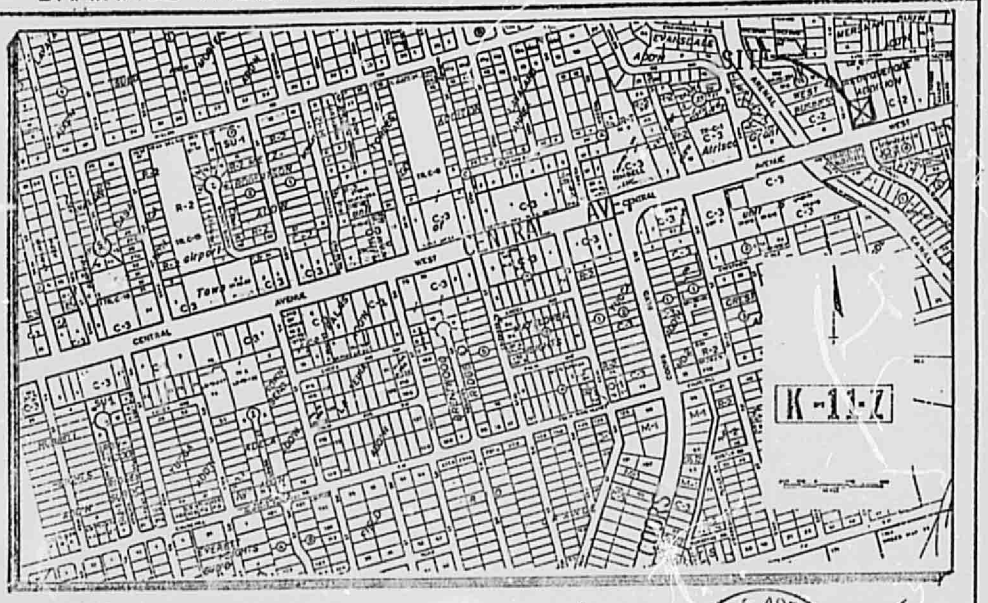
CAM/bsj

They do not need covenant because building straddles lot line. Also, they are in the process of lot line removal. Can sign-off Building Permit and require replat prior to C.O.

CAM - 4-23-86

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



NOTES

1. LEGAL DESCRIPTION: LOTS 5 & 6 OF WEST ALBUQUERQUE BUSINESS ADDITION.
2. BENCH MARK: HM 45-1A: STATION IS LOCATED IN THE ISLAND AT THE SE QUADRANT OF THE INTERSECTION OF CENTRAL AVE. AND COORS BLVD SOUTH. 3/4" ALUM. CAP SET IN CONCRETE STAMPED "ACS NM 45-1A, 1984"; ELEV. 5016.74.
3. TEMPORARY BENCH MARK: NORTH RIM ELEV. OF STORM DRAIN MANHOLE COVER LOCATED WITHIN 50TH ST. APPROX. 232 FT. NORTH OF CENTRAL AVE. CENTERLINE. ELEV. 5019.62

RECEIVED
SEP 19 1986
HYDROLOGY SECTION

FRED C. ARTMAN
NEW MEXICO
7322
REGISTERED PROFESSIONAL ENGINEER
4-9-86

ADDRESS: 4909 CENTRAL AVE. NW

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Interim Standard Specifications for Public Works Construction 1985.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to RESIDENTIAL street use.

F-26

APPROVALS	NAME	DATE
AGE/DESIGN		
ENGINEER		

TITLE:
AUTO SHACK No. 1
4909 CENTRAL AVE. NW
4" PVC CURB PENETRATION

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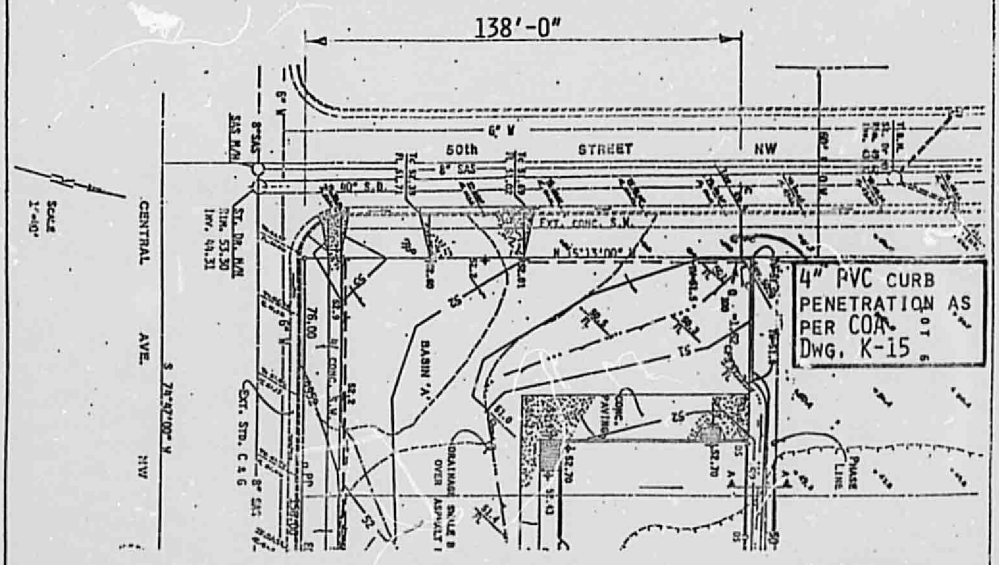
CITY OF ALBUQUERQUE

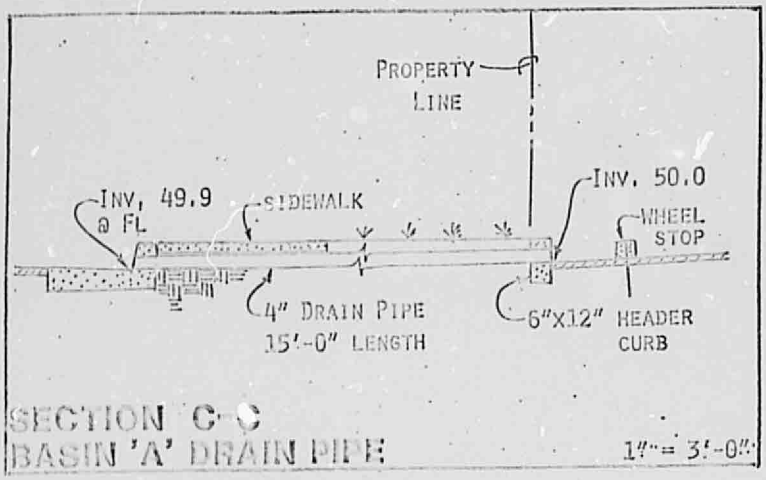
DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



SITE PLAN

SCALE: 1"=40'

4-9-86



SECTION C-C
BASIN 'A' DRAIN PIPE

1"= 3'-0"

JARAMILLO CONST

F-26

APPROVALS	NAME	DATE
A.C.E./DESIGN		
INSPECTOR		
A.C.E./FIELD		

TITLE: AUTO SHACK No. 1
4909 CENTRAL AVE. NW
4" PVC CURB PENETRATION.

PERMIT NO. 30670
SHEET 2 OF 2

MAP NO. K-11

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