HYDROLOGY K11/D42 TWO PLANS

K11-042

2 PLANS

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

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

April 8, 1986

R.G. Lee
A & E Engineering, Inc.
1330 San Pedro Drive, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR OFFICE BUILDING ON LOT 333, RIO GRANDE HEIGHTS (K-11/D42) RECEIVED APRIL 4, 1986

Dear Mr. Lee:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this ssection to begin the review process:

INFORMATION NEEDED

1. Drainage Covenant will be required before Building Permit is released.

2. The area used in the computation of the developed run-off is incorrect.

PLAN DRAWING

1. Location, description and elevation of TBM.

2. Your spot elevations indicate that all the developed run-off will be routed towards the landscaped area, no ponding is allowed.

3. Please identify the type of erosion measures you propose.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Roger A Green

For Bernie J. Montoya, C.E.
Engineering Assistant
MUNICIPAL DEVELOPMENT DEPARTMENT

M/bsj

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

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

May 1, 1986

R.G. Lee
A & E Engineering
1330 San Pedro Drive, NE
Albuquerque, New Mexico 87110

RE: REVISED GRADING PLAN FOR OFFICE BUILDING ON LOT 333, RIO GRANDE HEIGHTS (K-11/D42) RECEIVED APRIL 21, 1986

Dear Mr. Lee:

Based on the information provided on your April 21, 1986 resubmittal, approval cannot be granted until an acceptable Drainage Covenant can be executed. Attached you will find an example drainage covenant that may assist in your resubmittal. Please notice that the covenant is not between Mr. Schmidt and the City.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

cc: Harry Schmidt
644 Coors Blvd., SW

BJM/bsj

DRAINAGE COVENANT

THIS COVENANT made this 6th day of June 1986, by and between Harry E. Schmidt, OWNER of Lots numbered three hundred thirty-two (332) of Rio Grande Heights Subdivision an addition of Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 27, 1947.

and

Harry E. Schmidt, OWNER of Lot numbered three hundred thirty-three (333) of Rio Grande Heights Subdivision, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 27, 1947.

The OWNER (which term includes successors and assigns) of Lot numbered three hundred thirty-three (333) grants to the OWNER of Lot three hundred thirty-two (332) the right to convey storm runoff, and drainage from parking lot, watering landscaping or any other ordinary domestic use across the common boundary lines of these two described Lots.

This DRAINAGE COVENANT is binding upon the OWNER(S), his heirs and assigns and will continue to run with said property until an alternate drainage plan has been approved by the City Hydrology Department and released by the OWNER by recorded document.

OWNER OF LOT THREE HUNDRED THIRTY-TWO (332)

Harry E. Schmidt 6-11-86
DATE

OWNER OF LOT THREE HUNDRED THIRTY-THREE (333)

Harry E. Schmidt 6-11-86
DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
C. C. GAYET
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires Dec. 6, 1989

ON this 6th day of June, 1986, the foregoing instrument was acknowledged before me by Harry E. Schmidt.

My commission expires December 6, 1989

C. C. Gayet
NOTARY PUBLIC

DRAINAGE COVENANT

THIS COVENANT made this 18thday of April, 1986, by and between the City of Albuquerque, a municipal Corporation (City) and Harry E. Schmidt (proprietor(s) and owner(s) and their heir(s).

RECITAL

The owner is owner of certain real property located at 656 Coors Boulevard S.W. located between Sunset Gardens Road S.W. and Gonzales Road S.W., in Albuquerque, New Mexico and more particularly described as follows:

Lot 332 and Lot 333; Rio Grande Heights Subdivision, Albuquerque, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 27, 1947, in Book C, Page 75.

That pursuant to City ordinances, regulations, and other applicable laws, the owner is required to install and/or maintain certain drainage facilities on the property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

The owner proposes to construct an office building on Lot 333 and is going to allow for drainage runoff to drain from the existing parking lot on Lot 332 to drain accross the surface of Lot 333, [illegible] approved drainage plan for those lots.

RECEIVED
APR 21 1986
HYDROLOGY SECTION

CONSTRUCTION OF DRAINAGE FACILITIES

The owner shall construct the drainage facilities [illegible] with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the Approved Grading and Drainage Plan, approved by the City and shall maintain said drainage facility. The City shall have the right to inspect the drainage facilities.

FAILURE TO COMPLY AND LIEN

In the event that the owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the Grading & Drainage Plan 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 60 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 paid by 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 resulting from its construction, modification, or maintenance of said facilities.

NOTICE

The written notice provided herein shall be accomplished by mailing same to: 656 Coors Boulevard S.W.

The owner may change said address by giving written notice, certified mail, return receipt requested to the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico, 87103.

INDEMNIFACTION 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 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.

If owner records a Summary Plat for the purpose of forming one lot in lieu of Lots 1 & 2, this covenant shall be released by the City upon presentation of the recorded Summary Plat.

OWNER

By: Harry E. Schmidt

Title: Owner

REVIEWED BY THE LEGAL DEPARTMENT:

CITY OF ALBUQUERQUE

Assistant City Attorney

Chief Administrative Officer

My Commission Expires:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me by Harry Schmidt, on this 18th day of April, 1986.

G. C. Gayet
Notary Public

OFFICIAL SEAL
G.C. GAYET
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 12/6/89

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

May 1, 1986

R.G. Lee
A & E Engineering
1330 San Pedro Drive, NE
Albuquerque, New Mexico 87110

RE: REVISED GRADING PLAN FOR OFFICE BUILDING ON LOT 333, RIO GRANDE HEIGHTS (K-11/D42) RECEIVED APRIL 21, 1986

Dear Mr. Lee:

Based on the information provided on your April 21, 1986 resubmittal, approval cannot be granted until an acceptable Drainage Covenant can be executed. Attached you will find an example drainage covenant that may assist in your resubmittal. Please notice that the covenant is not between Mr. Schmidt and the City.

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

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

cc: Harry Schmidt
644 Coors Blvd., SW

BJM/bsj

A&E ENGINEERING INC.

CIVIL ENGINEERING, LAND PLANNING, AND SURVEYING

City of Albuquerque
Design Hydrology Section
123 Central N.W.
Albuquerque, New Mexico 87102

April 17, 1986

RECEIVED
APR 21 1986
HYDROLOGY SECTION

ATTN: Roger A. Green

RE: DRAINAGE PLAN FOR DEPOT BUILDING ON LOT 333, RIO GRANDE HEIGHTS
(K-11/D42) RECEIVED APRIL 8, 1986.

Dear Mr. Green:

Inresponse to your letter dated April 8, 1986, the following revisions have been performed.

Information Needed:

1. Drainage Covenant has been provided and is herewith attached.

2. The area used in the computation of the developed run-off has been corrected.

Plan Drawing:

1. Location, description, and elevation of temporary bench mark is as designated on revised drawing.

2. The developer will be routed through the landscaped area. No ponding will occur.

3. During the construction an earth dike will be placed around the front portion of the building area so that mud will not be flowing into Coors Blvd.

We appreciate your immediately response on this drainage report. We feel that with the revised, updated information, which you have requested, this plan can be approved.

Sincerely Yours,

John F. Esquibel

1330 SAN PEDRO N.E.
SUITE 101 (505) 266-8791
ALBUQUERQUE, NEW MEXICO 87110

Submittal (K-11/D42)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Harry Schmidt OFFICE BLDG, Lot 333 ZONE ATLAS/DRNG. FILE #: K-11-2

LEGAL DESCRIPTION: Lot 333, Rio Grande Heights

CITY ADDRESS: 656 Coors Boulevard S.W.

ENGINEERING FIRM: A&E Engineering CONTACT: John Esquibel

ADDRESS: 1330 San Pedro N.E., Suite 208 PHONE: 266-8791

OWNER: Harry Schmidt CONTACT: Same

ADDRESS: 644 Coors Blvd. S.W. PHONE: 836-0299

ARCHITECT: Bill Buckley CONTACT: Bill Buckley

ADDRESS: 3625 Central Ave. N.E. PHONE: 255-9196

SURVEYOR: John F. Esquibel CONTACT: John Esquibel

ADDRESS: 1330 San Pedro N.E., Suite 208 PHONE: 266-8791

CONTRACTOR: Harry Schmidt CONTACT: Same

ADDRESS: 644 Coors Blvd. S.W. PHONE: 836-0299

RECEIVED APR 21 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. N/A

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 4/21/86

BY: John F. Esquibel

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

April 8, 1986

R.G. Lee
A & E Engineering, Inc.
1330 San Pedro Drive, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR OFFICE BUILDING ON LOT 333, RIO GRANDE HEIGHTS (K-11/D42) RECEIVED APRIL 4, 1986

Dear Mr. Lee:

A preliminary review of your submittal for Building Permit approval has shown that the following information is lacking for this ssection to begin the review process:

INFORMATION NEEDED

1. Drainage Covenant will be required before Building Permit is released.

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PLAN DRAWING

1. Location, description and elevation of TBM.

2. Your spot elevations indicate that all the developed run-off will be routed towards the landscaped area, no ponding is allowed.

3. Please identify the type of erosion measures you propose.

Please provide this information so that we may process your request as expediently as possible.

Cordially,

Roger A Green

For Bernie J. Montoya, C.E.
Engineering Assistant
MUNICIPAL DEVELOPMENT DEPARTMENT

bJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: OFFICE Building ZONE ATLAS/DRNG. FILE #: K11-D42

LEGAL DESCRIPTION: Lot 333 Rio Grande Heights Subdivision

CITY ADDRESS: 644 - Coors Blvd. NE.

ENGINEERING FIRM: A & E ENGINEERING Inc CONTACT: R.G. Lee

ADDRESS: 1330 San Pedro NE. PHONE: 266-8791

OWNER: Harry Schmidt CONTACT: Harry Schmidt

ADDRESS: 644 - Coors Blvd SW PHONE: 836 0299

ARCHITECT: Bill Buckley AIA CONTACT: Bill Buckley

ADDRESS: 3625 Central NE 87108 PHONE: 255-9196

SURVEYOR: A&E Engr. Inc CONTACT: John F Esquibel

ADDRESS: 1330 San Pedro NE. PHONE: 266-8791

CONTRACTOR: Owner - Harry Schmidt CONTACT: Harry Schmidt

ADDRESS: 644 Coors Blvd SW PHONE: 836-0299

RECEIVED
APR 04 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4/2/86

BY: John F Esquibel

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-11 DATE: 3/11 @ 8:30

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: _____

STREET ADDRESS (IF KNOWN): Across between Coyote & Sunshine Court

SUBDIVISION NAME: Lot 333 Rio Grande Heights

APPROVAL REQUESTED:

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

ATTENDANCE:	WHO	REPRESENTING
	Roger Green	City Engineer
	John Esquibel	A&E Engineering

FINDINGS:

(1) Building replacing existing asphalt if proposed discharge is not greater than existing rate discharge allowed. (Roof flows to existing flood prone area)

(2) Replatting or Access/Drainage easements required between Lots 332 & 333 before building Permit.

(3) Drainage outlet to Cows BLVD

(4) Grading & Drainage Plan required for Replat and/or Building Permit sign-off

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:	Roger Green	SIGNED:	[illegible]
TITLE:	Civil Engineer	TITLE:	[illegible]
DATE:	3/11/86	DATE:	[illegible]

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