X14/D34

1 PLAN

86 70564

189

CROSS DRAINAGE EASEMENT

This Cross Drainage Easement is made and executed this 30th day of July, 1986 by Breece Place Limited, a New Mexico limited partnership, whose sole general partner is Brad L. Hays.

Breece Place Limited is the owner of the following described property situate in the City of Albuquerque, County of Bernalillo, State of New Mexico and more particularly described as follows:

> Lots numbered Thirteen (13) thru Twenty-four (24) in Block numbered Forty-three (43) of the MAP OF ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, as the same are shown and designated on said Map, filed in the office of the County Clerk of Bernalillo County, on December 29, 1882.

As Owner, Breece Place Limited hereby creates a cross drainage easement over the above described lots for the benefit of all said lots for the purpose of permitting drainage of water across, to and from said lots, so that water can flow from the property and across the property into storm sewers.

This Cross Drainage Easement is binding upon the heirs, executors, administrators, personal representatives, assigns and successors in interest of the Owner.

BREECE PLACE LIMITED, a New Mexico Limited Partnership

By _____
Brad L. Hays

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

Subscribed and sworn to before me this 30th day of July, 1986, by Breece Place Limited, a New Mexico limited partnership, by and through its sole general partner, Brad L. Hays, with the authority of and on behalf of said partnership.

_____
Notary Public

My commission expires:

7/24/89

OFFICIAL SEAL
ROBERTA ROMERO
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 7/24/89

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 22, 1986

Jake Bordenave
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR BREECE OFFICE PLACE (K-14/D34)
RECEIVED JULY 15, 1986

Dear Mr. Bordenave:

The drainage plan, dated June 30, 1986, is approved; however, we cannot release the building permit until we receive the following:

1. ✓ Covenants or easements from the owner.
2. S.D. #19 for the sidewalk culvert. WORK UPDATE!

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

Cordially,

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

CAM/bsj

K14 - D34

DMJM

July 10, 1986

RECEIVED
JUL 15 1986
HYDROLOGY SECTION

Mr. Carlos M. Montoya
Design Hydrology Section
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87102

RE: DRAINAGE PLAN FOR BREECE OFFICE PLACE - DMJM NO. 4671-13-01

Dear Mr. Montoya:

In response to the comments in your letter of July 2, 1986 for the referrenced project, we submit the following:

Comment 1. Drainage easements or covenant is forthcoming from the Owner.

Comment 2. The Drainage Computations on the GRADING AND DRAINAGE PLAN designate a 1.05 cfs runoff to 9th Street. This runoff takes a circuitous route through the sidewalk culvert to Copper Avenue to 9th Street.

Culvert Capacity:

$Q_{allow} = CLH^{3/2}$

$C = 2.6$

$L = 2.0$ ft.

$H = 0.33$ ft. (assumed)

$Q_{allow} = 2.6(2.0)(0.33)^{3/2}$

$= 1.00$ cfs ≈ 1.05 cfs

Close enough for engineering tolerances

Comment 3. No ponding will occur at the landscaped areas.

If you have any other comments or questions, please feel free to call.

Sincerely,

Jean J. Bordenave, P.E.

cc: J. David Dekker

JJB/dt

Daniel, Mann, Johnson, & Mendenhall
Suite 280, 5700 Harper Drive, N.E.
Albuquerque, New Mexico 87109
Telephone: 505/822-7955

Planning
Engineering
Systems
Economics

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

July 2, 1986

Jake Bordenave
DMJM
5700 Harper Drive, NE Suite 280
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR BREECE OFFICE PLACE
(K-14/D34) ENGINEER'S STAMP DATED JUNE 30, 1986

Dear Mr. Bordenave:

Based on the information provided on your July 1, 1986 submittal, the above referenced drainage plan is approved for Foundation Permit only.

Please be advised that before the building permit is released, the following concerns will need to be addressed:

1. Replat, easements or a covenant will be required for drainage across lot lines.

2. Please quantify the amount of run-off that the proposed culvert will drain, and also the capacity of the culvert.

3. If any ponding will take place within the landscaped area from the proposed downspouts, provisions will need to be made for the release of run-off onto the paved area.

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

Cordially,

Carlos A Montoya

for Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BREELE PLACE OFFICE BLDG ZONE ATLAS/DRNG. FILE #: K14/D31

LEGAL DESCRIPTION: LOT #'s 13 THRU 24 BLOCK #43 ORIG. TOWNSITE OF ALBUQ.

CITY ADDRESS: 909 COPPER AVE NW

ENGINEERING FIRM:	DEV. VI.	CONTACT:	JAKE BORDELAVE
ADDRESS:	5700 HARPER NE. SUITE 200	PHONE:	822-7455
OWNER:	BREELE PLACE LTD	CONTACT:	BRAD HAYS
ADDRESS:	202 CENTRAL SE.	PHONE:	842-1303
ARCHITECT:	DCHH	CONTACT:	DAVID DEKKER
ADDRESS:	105 4th STREET S.W.	PHONE:	843-9639
SURVEYOR:	HALL SURVEYING	CONTACT:	VERLON E. HALL
ADDRESS:	12005 MENAUL	PHONE:	292-6727
CONTRACTOR:	JAYNES CORP.	CONTACT:	L.
ADDRESS:	2906 BROADWAY	PHONE:	345-9541

RECEIVED
JUL 01 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 86-364. 6/3/86

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

___ BUILDING PERMIT APPROVAL

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 7-1-86

BY: Jake Jordelave

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K13 DATE: 6/4/86

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Breese Office Park (809 Copper N.W)

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: _____

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT
_X_ SITE DEVELOPMENT PLAN
_____ OTHER

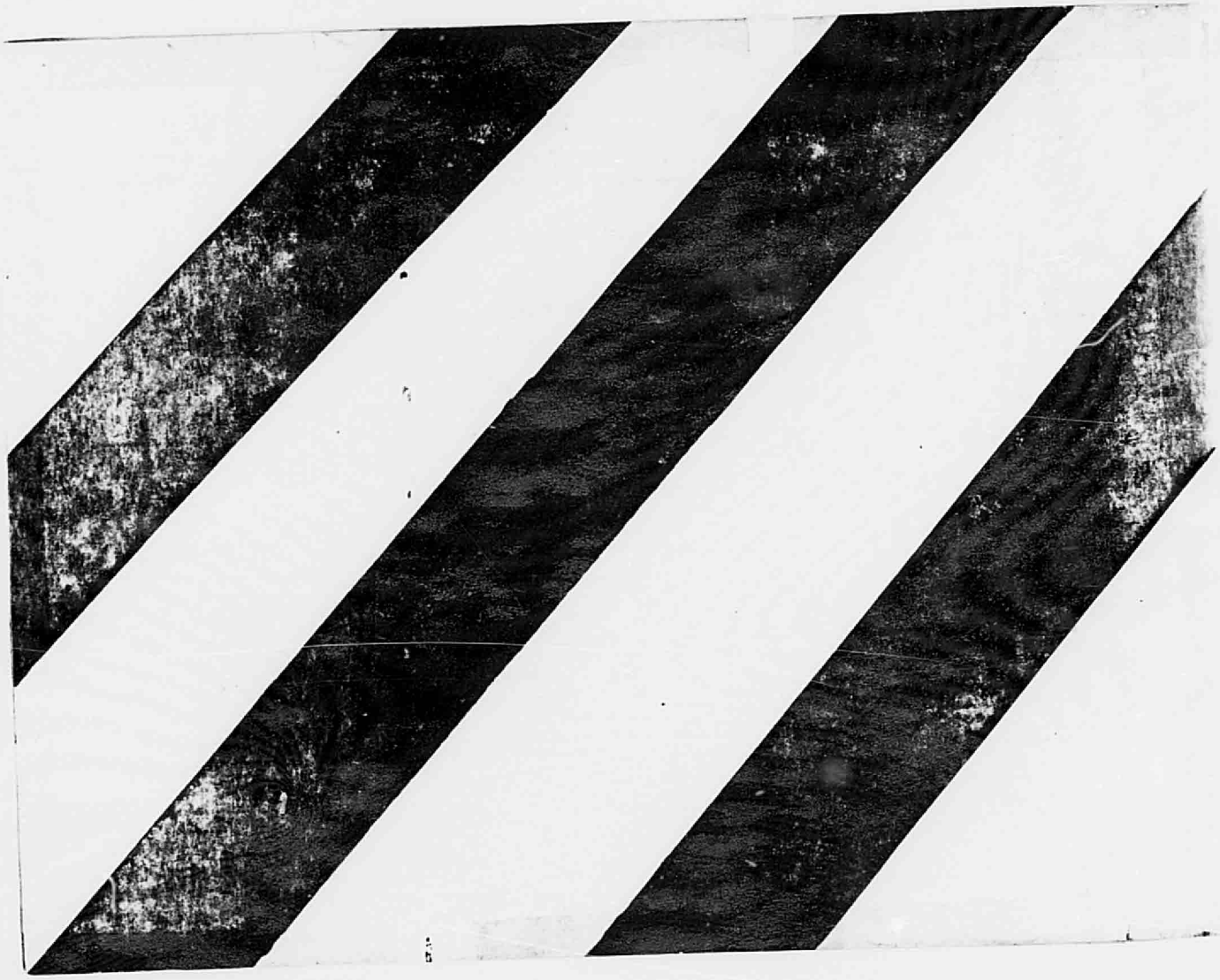
_____ FINAL PLAT
_X_ BUILDING PERMIT
_____ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Dave Dekker	
	Fred J. Rayman	

FINDINGS:

1. An approved drainage plan is required for this site.
Required information on plan:
A. Finish floor elevation on addition and existing bldg
B. Location of roof drains. Note: Drainage to alley requires evaluation of drainage could run in alley. Distance to 8th no evaluation need
C. Proposed and existing ~~grade~~ elevations required
D. Alley grades not shown since alley is developed on both ends.
Recommend obtaining approved alley grades (if available) from the Public Works Engineering Group's office (7th floor)
2. Site plan to be graded in accordance with City Ordinance Requirements.

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:		SIGNED:	
TITLE:	Hydrologist	TITLE:	Architect
DATE:	6/4/86	DATE:	6/4/86

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