HYDROLOGY K15/D30B 1 PLAN

K15/D30B

1 Plan

86 69398

92

DECLARATION OF PRIVATE

RECIPROCAL ACCESS AND DRAINAGE EASEMENT

THIS DECLARATION OF PRIVATE RECIPROCAL ACCESS AND DRAINAGE EASEMENT is made and executed this 25th day of July, 1986, by SOUTHWEST HEALTH FOUNDATION, a New Mexico non-profit corporation (hereinafter referred to as the "Declarant").

WHEREAS, Declarant holds fee title to the following described real property within the City of Albuquerque, New Mexico (hereinafter referred to as the "Premises"):

> Tracts A-1, B-1, C and D, Block 25-A, TERRACE ADDITION, as the same are shown and described on the plat of said Addition filed for record in the Office of the County Clerk of Bernalillo County, New Mexico at Volume C28, Folio 42, on August 30, 1985, Document No. 85-72734.

WHEREAS, the Declarant desires to allow the development and use of the Premises as an integrated medical office plaza and to create a reciprocal access and drainage easement for parking, vehicular access and drainage of private storm and drainage waters between and across Tracts A-1, B-1, C and D, of the Premises for the benefit of those entities entitled to use of portions of the Premises, and their employees, agents and invitees;

WHEREAS, New Mexico Orthopedic Associates (hereinafter referred to as "NMOA") and the Heart Building Partnership (hereinafter referred to as "Heart") are lessees of Tracts A-1 and D, respectively, under Long Term Leases;

WHEREAS, NMOA and Heart also desire to have a reciprocal access and drainage easement across Tracts A-1, B-1, C and D of the Premises for parking and vehicular access and agree that the future Lessees of Tracts B-1 and C are entitled to have similar reciprocal access and drainage easement rights across Tracts A-1, B-1, C and D;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby declares, grants and establishes a reciprocal access and drainage easement for parking, vehicular access and drainage as follows:

1. A private reciprocal access and drainage easement shall extend over and across the surface of all of the asphalt paved

areas accessible to and intended for parking or vehicular ingress and egress in tracts A-1, B-1, C and D as such areas exist at any particular point in time. Said asphalted areas shall be hereinafter referred to as the "Easement". The rights of access and drainage shall extend to a reasonably limited portion of the Easement and the rights of parking shall extend to the remainder. Notwithstanding anything to the contrary herein, the Design Review Authority appointed pursuant to the terms of any Long Term Lease between Declarant and a lessee in Presbyterian Medical Plaza shall have the right and ability to approve the construction of any buildings or structures in the Easement. All real estate which is no longer asphalt paved upon construction of a building or structure in the Easement shall be released from the terms of this Easement for so long as it remains without asphalt paving.

2. The Easement shall be used solely for parking, vehicular access and drainage of storm or drainage flows for the benefit of the entities entitled to use of portions of the Premises their employees, agents and invitees. The Lessee of any tract within the Premises may use that portion of the Easement within said Lessee's tract for any purpose which does not interfere with the reciprocal parking, access and drainage rights granted hereunder.

3. Each Lessee, its successors or assigns, of a portion of the Premises pursuant to a Long Term Lease shall maintain that portion of the Easement located on said Lessee's portion of the Premises at the Lessee's cost and expense and in accordance with its Lease of such portion of the Premises and with any ordinances or regulations of any governmental authority applicable to the Easement.

4. This Easement shall be perpetual unless it shall no longer be necessary for development and use of the Premises as determined by the Declarant and the City of Albuquerque Development Review Board or other appropriate City of Albuquerque administrative authority. The Easement and the rights granted herein shall cease and revert back to Declarant, its successors or assigns as to each tract within the Premises if the Easement is released as set forth in this Paragraph 4.

5. For the purpose of meeting any parking space requirements of the City of Albuquerque or any private restrictions recorded upon the Premises or contained in any Long Term Lease concerning a portion of the Premises, the parking rights granted hereby shall not be considered in computing the number of parking spaces held by any Lessee.

6. NMOA and Heart are executing this Declaration only to acknowledge their review and approval of this Declaration and its terms and to signify their consent hereto.

IN WITNESS WHEREOF, Declarant has set its hand and seal on the date first written above.

DECLARANT:

SOUTHWEST HEALTH FOUNDATION, a New Mexico non-profit corporation,

By _____
Richard Barr, President

ATTEST:

_____
Gene C. Walton, Secretary

APPROVED AND CONSENTED TO:

NMOA:

NMOA, LTD., a New Mexico general partnership,

By _____
General Partner

HEART BUILDING PARTNERSHIP, a New Mexico general partnership,

By _____
General Partner

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 JUL 29 AM 10:55
M5372 92-94
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY

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

The foregoing instrument was acknowledged before me this 25th day of ~~March~~ July, 1986, by Richard Barr, President of Southwest Health Foundation, a New Mexico non-profit corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
July 16, 1989

CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.
4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

RECEIVED
JUN 09 1987
HYDROLOGY SECTION

LETTER OF TRANSMITTAL

TO: City of Albuq PWD
Hydrology
Attn: Barbara/Rick Duran

DATE: 6/8/87
JOB NO.
RE: NM Eye Assoc.

GENTLEMEN:
We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
__ COPY OF LETTER __ PLANS __
__ PRINTS __ SAMPLES

COPIES	DATE	NO.	DESCRIPTION
1			Copy of Drainage Easement
3			xerox's of Grading Plan for Eye Assoc, NMOA, & Cardiovascular Bldg.

THESE ARE TRANSMITTED as checked below:

__ FOR APPROVAL
X FOR YOUR USE
X AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19__

REMARKS: Items requested by Rick Duran for C.O. sign off.
If you have any questions, please call
Thanx

COPY TO: file
Rick Duran @ 2nd & Lomas.
Bldg Permits.

SIGNED: John S. Powell

If enclosures are not as noted, kindly notify us at once.

STEVENS, MALLORY, PEARL & CAMPBELL, P.A.
ARCHITECTS
115 AMHERST DRIVE, S.E. ALBUQUERQUE, NEW MEXICO 87106 505 255-8668

RECEIVED
JUN 30 1986
HYDROLOGY SECTION

June 30, 1986

Mr. Roger Green, P.E.
C.E./Hydrology Section
City of Albuquerque
123 Central Ave. N.W.
Albuquerque, New Mexico 87102

Re: Drainage Plan Submittal of
Edward/Rodgers Building (K-15/D30B)

Dear Mr. Green:

Please be advised that a drainage easement agreement is being prepared for the referenced project, by the firm of Rodey, Dickason, Sloan, Akin and Robb, P.A., attorneys for the property owner, Southwest Health Foundation (SHF), and the leasees of all tracts on Block 25.

The agreement will be in draft form for review by mid-July, 1986, and we would appreciate your comments at that time. We ask, by way of this letter, that you release the building permit for the Edward/Rodgers Building. We understand that the drainage easement agreement must be in place prior to your office approving signoff for the certificate of occupancy.

Sincerely,

Glenn H. Fellows

Glenn H. Fellows

GHC/cd

cc: Martin Mondlick
Matt Spangler
Jackie McDowell

Approved for Building Permit
Release: Roger A. Green, PE
6/30/86

DONALD P. STEVENS A.I.A.
ROBERT G. MALLORY A.I.A.
GEORGE CLAYTON PEARL F.A.I.A.
C. ROBERT CAMPBELL A.I.A.

MICHAEL LIGON DICKSON A.I.A.
GLENN H. FELLOWS A.I.A.
ROBERT A. MORAGA A.I.A.
ZOLTAN JOHN NAGY A.I.A.
J. CHRIS WILLADSEN A.I.A.

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

June 24, 1986

Jackie McDowell
Chavez-Grieves Consulting Engineers
4600 Montgomery Blvd., NE Bldg. C #101
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN SUBMITTAL OF EDWARDS/ROGERS BUILDING
RECEIVED JUNE 23, 1986 FOR BUILDING PERMIT APPROVAL
(K-15/D30B)

Dear Jackie:

The above referenced submittal, revised June 19, 1986, is approved for Building Permit, contingent upon the following items:

1. Private drainage easements are required from Tract "C" and Tract "D" to allow discharge from Tract "B-1" across these properties. These Drainage Easements can be separate or combined and should include signature blocks for City Engineering and Legal staff review and concurrence.

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

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

cc: Glen Fellows, SMPC

RAG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Edwards/Rogers Bldg ZONE ATLAS/DRNG.FILE #: K-15 & D308

LEGAL DESCRIPTION: Block 25 A, Tract "B-1", Terrace Addition, Albuquerque, New Mexico

CITY ADDRESS: 1100 Load Ave. SE.

ENGINEERING FIRM: Chavez-Grieves CONTACT: Jackie McDowell

ADDRESS: 4600 Montgomery Bldg C #101 PHONE: (505) 881-7376

OWNER: Drs. Edwards & Rogers CONTACT:

ADDRESS: PHONE:

ARCHITECT: SMPC CONTACT: Alan Fellows

ADDRESS: 115 Amherst Drive SE PHONE: (505) 255-8668

SURVEYOR: Albuquerque Surveying CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul PHONE: (505) 884-2036

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED
JUN 23 1986
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

____ NO

____ 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: 6/19/86

BY: Jackie S. McDowell

CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.
4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Public Works Engineering
Hydrology Section
2nd & Central
Attn: Roger Green - or Barbara

DATE: 6/19/86
JOB NO.
RE: Edwards/Rogers Bldg.

GENTLEMEN:

We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

___ SHOP DRAWINGS ___ CHANGE ORDER ___ SPECIFICATIONS
___ COPY OF LETTER ___ PLANS
X PRINTS ___ SAMPLES

RECEIVED JUN 23 1986 HYDROLOGY SECTION

COPIES	DATE	NO.	DESCRIPTION
4			Grading & Drainage Plan - Revised
1			Info Sheet

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
___ FOR YOUR USE
___ AS REQUESTED
___ FOR REVIEW AND COMMENT
___ APPROVED AS SUBMITTED
___ APPROVED AS NOTED

___ RETURNED FOR CORRECTIONS
___ RESUBMIT ___ COPIES FOR APPROVAL
___ SUBMIT ___ COPIES FOR DISTRIBUTION
___ RETURN ___ CORRECTED PRINTS
___ PRINTS RETURNED AFTER LOAN TO US
___ FOR BIDS DUE _____ 19___

REMARKS: Revisions per tel-con w/ Roger Green.

COPY TO: file

SIGNED: Jackie S. McDowell

If enclosures are not as noted, kindly notify us at once.

K-15/ D30B

6/10/86

Verbal Comments to Jackie McDowell. Need interim, Drainage Treatment from North & South Parking Lots to discharge into Coal Ave. This Building Permit must stand alone, Resubmittal required.

Roger A Green.

6/16/86
Will also need Drainage easements to accept Drainage flow from the east. Site to East did not follow approved Grading Plan.

Roger.

CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.
4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87109
(505) 881-7376

May 29, 1986

Mr. Roger A. Green, P.E.
CE/Hydrology Section
Design Hydrology Section
123 Central N.W.
Albuquerque N.M. 87102

RECEIVED
MAY 30 1986
HYDROLOGY SECTION

RE: DRAINAGE PLAN FOR EDWARDS/ROGERS BUILDING
(K-15/D30B)

Dear Roger:

In response to your letter dated May 19, 1986, I offer the following:

1. Enclosed is a sketch and as-built for the 96" RCP storm drain. This 96" RCP storm drain has previously been reviewed by Fred Aguirre during the replatting phase.

2. Runoff from the parking areas and roof will be discharged to the west in coordination with the west property site layout as per the approved Conceptual Master Drainage Plan for Presbyterian Medical Plaza (enclosed is a copy of the letter of approval for concept). The west property is presently being designed and will be required to submit a drainage plan to your office for drainage plan approval. I will acquire a letter from the owner of these properties to allow for drainage across property lines as was done for tract "D" - Cardiovascular Building (K15/D30A). Enclosed is a preliminary site layout for the west property.

Need easement not just letter

Your timely assistance in this matter is appreciated.

Cordially yours,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Jackie S. McDowell

Jackie S. McDowell

JSM:mf

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Edwards/Rogers Bldg ZONE ATLAS/DRNG.FILE #: K-15 D30B

LEGAL DESCRIPTION: Block 25 A, Tract "B-1", Terrace Addition, Albuquerque, New Mexico

CITY ADDRESS: 1100 Lead Ave SE.

ENGINEERING FIRM: Chavez-Grieves CONTACT: Jackie McDowell

ADDRESS: 4600 Montgomery Bldg C #101 PHONE: (505) 881-7376

OWNER: Drs. Edwards & Rogers CONTACT:

ADDRESS: PHONE:

ARCHITECT: SMPC CONTACT: Glen Fellows

ADDRESS: 115 Amherst Drive SE PHONE: (505) 255-8668

SURVEYOR: Albuquerque Surveying CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul PHONE: (505) 884-2036

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAY 30 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

____ NO

____ 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: 5/30/86

BY: Jackie S. McDowell

CHAVEZ—GRIEVES / CONSULTING ENGINEERS, INC.
4600 MONTGOMERY N.E., BUILDING C, #101
ALBUQUERQUE, NEW MEXICO 87
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Public Works Dept.
Design Hydrology Section
2nd & Central
Attn: Barbara

DATE: 5/30/86
JOB NO.
RE: Edwards/Rogers
K15/D30B

GENTLEMEN:

We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
__ COPY OF LETTER __ PLANS
X PRINTS __ SAMPLES

RECEIVED
MAY 30 1986
HYDROLOGY SECTION

COPIES	DATE	NO.	DESCRIPTION
1			letter in response to comments.
1			letter from your office of approval of master plan.
1			survey sketch of storm sewer @ 100' easement.
1			asphalt dwg. for ponds.
1			sub layout for west property.
1			info sheet

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
__ FOR YOUR USE
__ AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED

__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19__

REMARKS:

COPY TO: file

SIGNED: Jackie S. McDowell

If enclosures are not as noted, kindly notify us at once.

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 19, 1986

Jackie McDowell
Chavez-Grieves Consulting Engineers
4600 Montgomery Blvd., NE Building C #101
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN SUBMITTAL OF EDWARDS/ROGERS BUILDING
RECEIVED MAY 9, 1986, FOR BUILDING PERMIT APPROVAL
(K-15/D30B)

Dear Jackie:

I have reviewed the above referenced submittal, dated April 39, 1986, and have the following items to be addressed before Building Permit approval:

1. Locate the existing 96" RCP storm drain referred to in Master Plan.

2. Provide design details and improvements required to pick up the runoff from the parking areas and discharge to the intended outlet.

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

Cordially,

Roger A. Green, PE

Roger A. Green, P.E.
C.E./Hydrology Section

Standard Form Letter to:
Glen Fellows; SMPC, Architects

RAG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Edwards/Rogers Bldg ZONE ATLAS/DRNG.FILE #: K-15 #230B

LEGAL DESCRIPTION: Block 25 A, Tract "B-1", Terrace Addition, Albuquerque, New Mexico

CITY ADDRESS: 1100 Load Ave SE.

ENGINEERING FIRM: Chavez-Grieves CONTACT: Jackie McDowell

ADDRESS: 4600 Montgomery Blvd C #101 PHONE: (505) 881-7376

OWNER: Drs. Edwards & Rogers CONTACT:

ADDRESS: PHONE:

ARCHITECT: SMPC CONTACT: Glen Fellows

ADDRESS: 115 Amherst Drive SE PHONE: (505) 255-8668

SURVEYOR: Albuquerque Surveying CONTACT: Fred Sanchez

ADDRESS: 2119 Menaul PHONE: (505) 884-2036

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAY 09 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-234 3/26/85

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: 5/9/86

BY: Jackie S. McDowell

CHAVEZ GRIEVES / CONSULTING ENGINEERS, INC.
4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Public Works Dept.
Hydrology Section
2nd & Central
Attn: Barbara

DATE: 5/9/86
JOB NO.
RE: Edwards/Rogers

GENTLEMEN:

We are sending you X ATTACHED ___ UNDER SEPARATE COVER the following items:

__ SHOP DRAWINGS __ CHANGE ORDER __ SPECIFICATIONS
__ COPY OF LETTER __ PLANS __
X PRINTS __ SAMPLES

RECEIVED MAY 09 1986 HYDROLOGY SECTION

COPIES	DATE	NO.	DESCRIPTION
1			Info. Sheet
1			Drainage & Grading Plan

THESE ARE TRANSMITTED as checked below:

X FOR APPROVAL
X FOR YOUR USE
__ AS REQUESTED
__ FOR REVIEW AND COMMENT
__ APPROVED AS SUBMITTED
__ APPROVED AS NOTED
__ RETURNED FOR CORRECTIONS
__ RESUBMIT ___ COPIES FOR APPROVAL
__ SUBMIT ___ COPIES FOR DISTRIBUTION
__ RETURN ___ CORRECTED PRINTS
__ PRINTS RETURNED AFTER LOAN TO US
__ FOR BIDS DUE _____ 19__

REMARKS:

COPY TO: File

SIGNED: Jackie S. McDonald

If enclosures are not as noted, kindly notify us at once.

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

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

October 10, 1985

Mr. Victor Chavez
Chavez-Grieves Engineers
4520 Montgomery Boulevard NE, Suite 3
Albuquerque, NM 87107

RECEIVED
MAY 30 1986
HYDROLOGY SECTION

REF: DRAINAGE PLAN FOR PRESBYTERIAN MEDICAL PLAZA (K15-D30) SUBMITTAL
RECEIVED SEPTEMBER 11, 1985

Dear Mr. Chavez:

Based on the information received in the above referenced submittal, the plan dated July 23, 1985 is approved in concept.

For Building Permit purposes or for further platting approvals, please provide a detailed drainage plan for review and approval and for inclusion in any construction sets.

Also, please be advised that prior to Hydrology sign-off the appropriate "Private Drainage Facilities Within City Right-of-Way/Easement" documents will have to be submitted to City Design Section for review and approval and to be attached to the construction sets.

Should you have any questions or comments, please call this office.

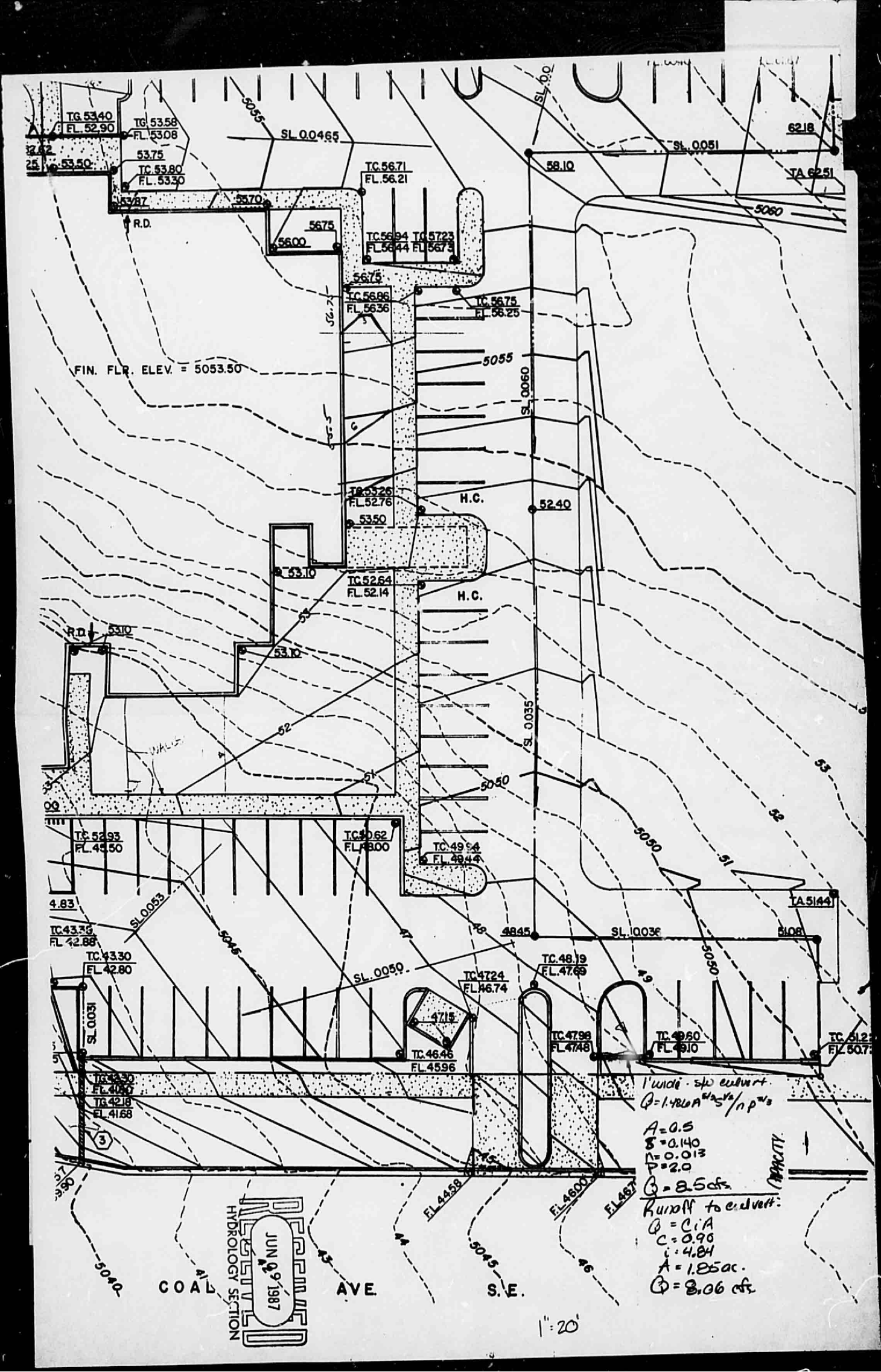
Cordially,

Billy J. Goolsby

Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

RECEIVED OCT 15 1985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SL 0.0050
SL 0.031
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FL 48.44
TC 43.38
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TC 47.98
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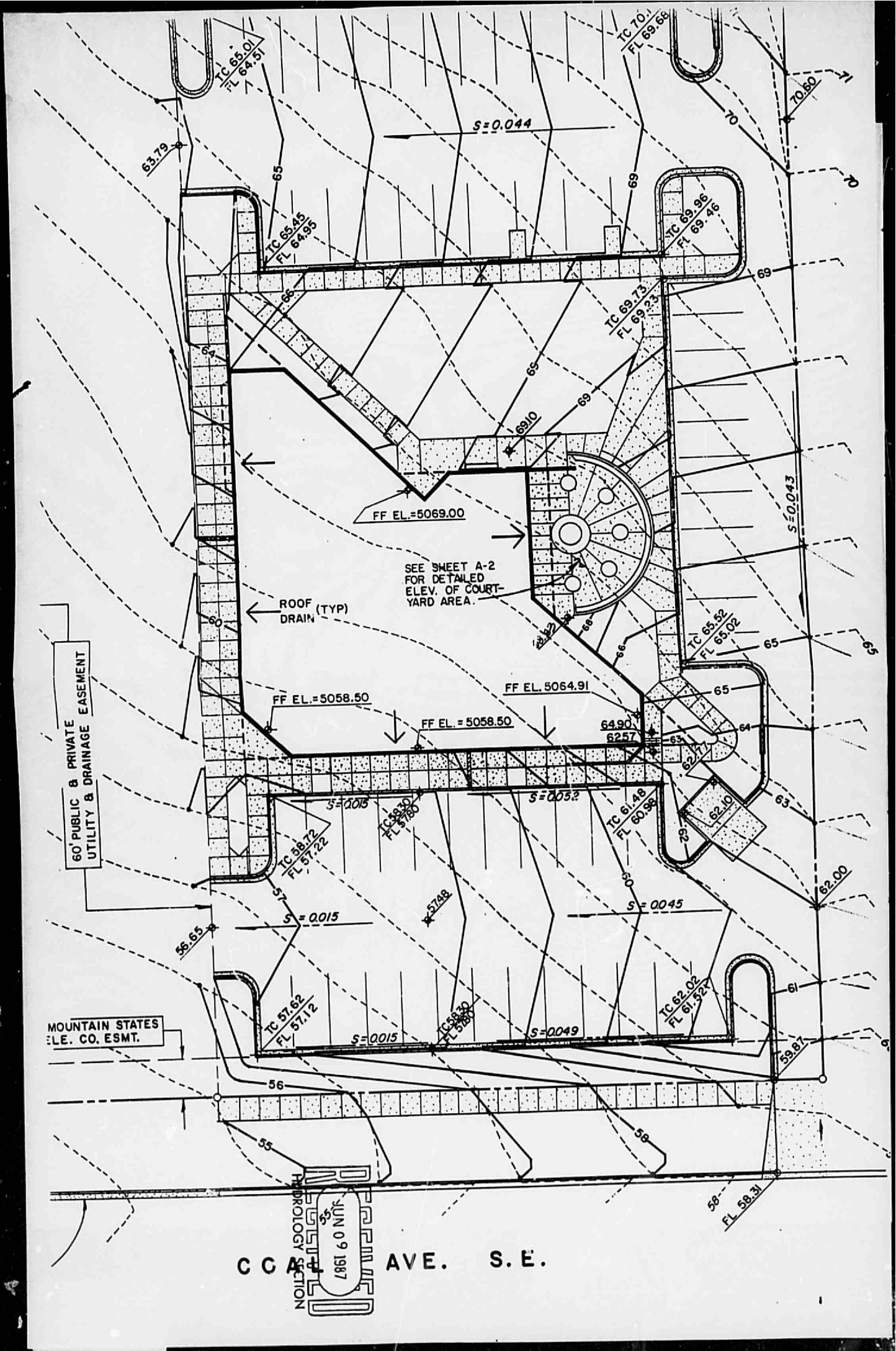
FL 49.10
TC 46.46
FL 45.96
TG 53.40
FL 52.90
TG 53.58
FL 53.08
TC 53.80
FL 53.30
TG 43.30
FL 40.80
TG 42.18
FL 41.68
H.C.
R.D.
FL 44.58
FL 46.00
FL 48.7
1" = 20'
JUN 09 1987
HYDROLOGY SECTION
1' wide sp culvert
Q = 1.486 A R^2/3 S^1/2 / n P^2/3
A = 0.5
S = 0.140
n = 0.013
P = 2.0
Q = 8.5 cfs
Runoff to culvert:
Q = CiA
C = 0.90
i = 4.84
A = 1.85 ac.
Q = 8.06 cfs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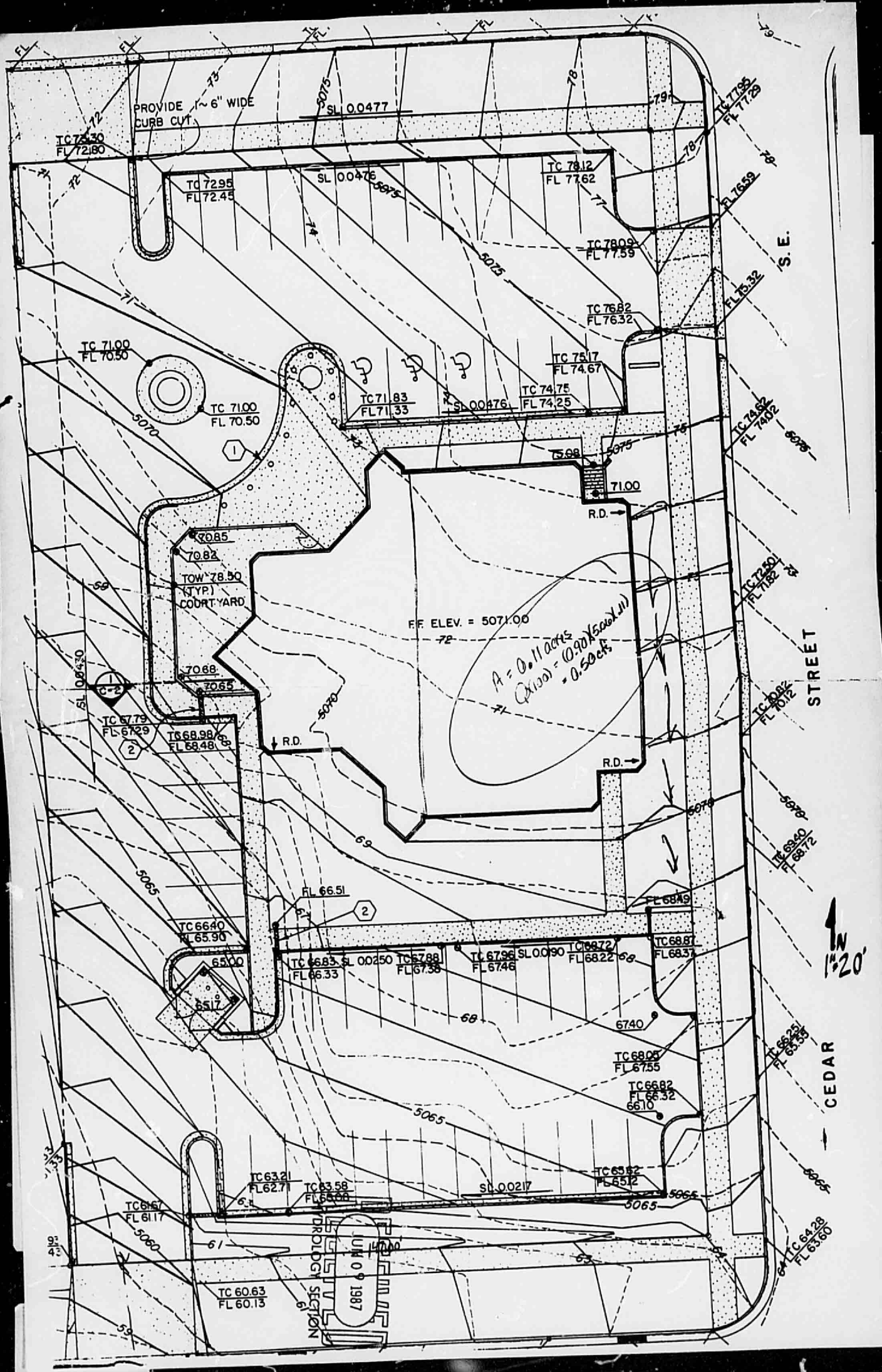
TC 65.01
FL 64.51
TC 70.1
FL 69.68
70.60
63.79
TC 65.45
FL 64.95
TC 69.96
FL 69.46
TC 69.73
FL 69.23
69.10
FF EL.=5069.00
SEE SHEET A-2
FOR DETAILED
ELEV. OF COURT-
YARD AREA.
ROOF (TYP)
DRAIN
S=0.043
TC 65.52
FL 65.02
FF EL. 5064.91
FF EL.=5058.50
FF EL. = 5058.50
64.90
62.57
62.10
S=0.015
S=0.052
TC 61.48
FL 60.98
TC 58.72
FL 57.22
60' PUBLIC & PRIVATE
UTILITY & DRAINAGE EASEMENT
5748
S=0.045
62.00
56.65
S=0.015
TC 57.62
FL 57.12
S=0.015
S=0.049
TC 62.02
FL 61.52
59.87
MOUNTAIN STATES
ELE. CO. ESMT.
FL 58.31
HYDROLOGY SECTION
JUN 09 1987
C C A L AVE. S.E.


PROVIDE 1~6" WIDE CURB CUT
SL 0.0477
TC 73.30
FL 72.80
TC 72.95
FL 72.45
SL 0.0476
TC 78.12
FL 77.62
TC 77.95
FL 77.29
TC 78.09
FL 77.59
TC 76.82
FL 76.32
TC 75.17
FL 74.67
TC 74.75
FL 74.25
TC 71.83
FL 71.33
SL 0.0476
TC 71.00
FL 70.50
TC 71.00
FL 70.50
TC 74.62
FL 74.02
71.00
R.D.
70.85
70.82
TOW 78.50
(TYP.)
COURT YARD
F.F. ELEV. = 507.00
A = 0.11 acres
Q(100) = (0.90)(5.00)(.11)
= 0.50 cfs
TC 72.50
FL 71.82
70.68
70.65
SL 0.0430
TC 67.79
FL 67.29
TC 68.98
FL 68.48
R.D.
R.D.
TC 69.40
FL 68.72
FL 66.51
FL 68.49
TC 66.40
FL 65.90
65.00
65.17
TC 66.83
FL 66.33
SL 0.0250
TC 67.88
FL 67.38
TC 67.96
FL 67.46
SL 0.0190
TC 68.72
FL 68.22
TC 68.87
FL 68.37
67.40
TC 68.05
FL 67.55
TC 66.82
FL 66.32
66.10
TC 66.25
FL 65.75
TC 63.21
FL 62.71
TC 63.58
FL 63.08
SL 0.0217
TC 65.62
FL 65.12
TC 61.67
FL 61.17
TC 60.63
FL 60.13
TC 64.28
FL 63.60
1 IN = 20'
S.E.
CEDAR
STREET
JUN 09 1987
PLANNING SECTION