HYDROLOGY K15/D30c 1 PLAN

K15/D30C

1 PLAN

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 5, 1986

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

RE: DRAINAGE REPORT FOR PRESBYTERIAN MEDICAL PLAZA MULBERRY MEDICAL (K-15/D30C) RECEIVED OCTOBER 15, 1986

Dear Jake:

I have reviewed the above referenced submittal for building permit approval request. The plan dated October 14, 1986, is hereby approved for the subject request.

Please be advised that prior to Hydrology sign-off for building permit, you will need to provide this office with a copy of an executed encroachment agreement for the development across the 60 foot drainage and utility easement.

If I can be of further assistance, please call me at 768-2650.

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
C.E./Hydrology Section

cc: Rick Duran, Hydrology
Martin Mondlick, Owner

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Presbyterian Medical Plaza / Mulberry Medical ZONE ATLAS/DRNG. FILE #: K-15-Z/D30C

LEGAL DESCRIPTION: Block 25A, Tract C1, Terrace Addition

CITY ADDRESS: 1010 Lead Avenue S.E.

ENGINEERING FIRM: DMJM CONTACT: Steve Fowler

ADDRESS: 5700 Harper Drive N.E. PHONE: 822-7955

OWNER: Mulberry Ltd. CONTACT: Martin Mondlick

ADDRESS: 7801 Academy N.E. PHONE: 823-9022

ARCHITECT: Van H. Gilbert Architect CONTACT: Van H. Gilbert

ADDRESS: 319 Central Ave. N.W., Suite 201 PHONE: 247-9955

SURVEYOR: Albuquerque Surveying Co. CONTACT:

ADDRESS: 2119 Menaul Blvd. N.E. PHONE: 884-2036

CONTRACTOR: Unknown CONTACT: -

ADDRESS: - PHONE: -

PRE-DESIGN MEETING:

X YES

___NO

RECEIVED OCT 15 1986 HYDROLOGY SECTION

DRB NO. 85-520

EPC NO.

PROJ. NO.

Yes COPY OF CONFERENCE RECAP SHEET PROVIDED

See attached letter of transmittal.

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: October 15, 1986

BY: Van H. Gilbert

Van H. Gilbert Architect-AIA

October 15, 1986

RECEIVED
OCT 15 1986
HYDROLOGY SECTION

City of Albuquerque
Public Works Department/Engineering Group
Hydrology Section
P.O. Box 1293
Albuquerque, New Mexico 87103

RE. Drainage Plan for Mulberry Medical
1010 Lead Ave. S.E.

Dear Mr. Goolsby:

We are submitting the attached drainage plan for your review prior to the building permit submittal.

As you will note from the preliminary drainage conference comments, two legal documentations are required for this property. Attached is a copy of the easement for drainage. The other encroachment agreement is in the process of being drawn up by the parties concerned and will be forwarded to you as soon as it is available.

Thank you for your help with this project.

Sincerely,

Van H. Gilbert, AIA

VHG:las

Attachments

Architecture
Planning
319 Central Ave NW
Suite 201
Albuquerque
New Mexico 87102
Telephone: 505 247 9955

86 09398

RECEIVED OCT 15 1986 HYDROLOGY SECTION

92

DECLARATION OF PRIVATE

RECIPROCAL ACCESS AND DRAINAGE EASEMENT

THIS DECLARATION OF PRIVATE RECIPROCAL ACCESS AND DRAINAGE EASEMENT is made and executed this 7th 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 Frederick Sherman MD
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
M5374 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 31st day of March, 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:

_____

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-15 DATE: 9/2/86 @ 3:30

PLANNING DIVISION NOS: EPC: _____ DRB: _____

SUBJECT: Preliminary

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Block 15 & 35 Terrace Addition Tracts C1 & C2

APPROVAL REQUESTED:

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

	WHO	REPRESENTING
ATTENDANCE:	J.J. Bordenave	DMJM (822-7955)
	Billy Goolsby	Hydrology section

FINDINGS:

- Discharge shall comply with overall Master Plan.
- Encroachment agreement will be required for development in the 60' drainage & public & private utility easement.
- Discharge across lot lines will require appropriate legal documentation.

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 Goolsby	SIGNED:	J.J. Bordenave
TITLE:	CE / Hydrology	TITLE:	Pr. Man.
DATE:	9/2/86	DATE:	9/2/86

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