

July 20, 1998

Mike Walla
Chavez-Grievess Consulting Engineers
5639 Jefferson St. NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR FIRST SECURITY BANK-COAL BRANCH (K15-D66)
ENGINEER'S STAMP DATED 6/16/98

Dear Mr. Walla:

Based on the information provided on your June 17, 1998 resubmittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
File

Sincerely

Bernie J. Montoya CE
Associate Engineer



CITY COMMISSION
December 28, 1965
V-537

89384

ORDINANCE NO. 2775

AN ORDINANCE VACATING THE EAST-WEST ALLEY BETWEEN BLOCKS 19 and 21, TERRACE ADDITION, AND DECLARING AN EMERGENCY.

WHEREAS there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a certain easement for alley purposes as described below, and

WHEREAS said alley is not needed for public use except for easements reserved in Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The east-west alley measuring 16 feet in width from north to south and lying between the westerly right-of-way line of Mulberry Street SE and the easterly right-of-way line of Oak Street SE, and located between Blocks 19 and 21, Terrace Addition, as filed in the office of the County Clerk of Bernalillo County, New Mexico on May 24, 1928 is hereby closed and vacated, subject to easements reserved in Section 2 hereof.

SECTION 2. The City hereby reserves all of the right-of-way described in Section 1, as an easement for drainage and public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure because of urgent public need and will be effective five days after publication in full in accordance with the law.

ADOPTED December 28 1965

[Signature]
Chairman, City Commission, Albuquerque, N.M.

ATTEST: [Signature] City Clerk

State of New Mexico
County of Bernalillo

This instrument was filed for record on

204 JAN - 8 1966 Miss
At 10 o'clock AM Recorded in Vol. 54
of records of said County Folio 115

[Signature] Clerk & Recorder
Deputy Clerk

APPROVED AS TO FORM
Date:

FRANK HORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 12-28-65

[Signature]
WILLIAM T. STEVENS, CITY ENGINEER

PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

CITY PLANNING COMMISSION

December 6, 1965

V-537

V-537 Botts, Botts & Mauney, agent for Dale E. & Audrey Tettersington, requests vacation (closing) of the east-west alley adjacent to Lots 9 & 10, Block 19, and Lots 1 & 16, Block 21, Terrace Addition, between I-25 & Mulberry St. SE.

APPLICANTS' REASON FOR THIS REQUEST: "The terrain is such that the alley cannot serve any useful purpose to the property on the south side of it, and, in fact, it is not used for any such service."

"It is understood that there is a sewer line in the alley, and if the vacation is accomplished, an easement for that line will be reserved."

Index Map No.: K-15

Census Tract: 16

Acres: .13

Material Accompanying This Report: Sketch

Aerial Photo Available at the Meeting

COMMENTS FROM OTHER DEPARTMENTS:

City Engineer:

"This alley contains an 8" sanitary sewer, a 48" storm sewer, and also is used for surface drainage for the area bounded by Mulberry, Spruce, Coal, and Hazeldine. If it is vacated, the full width should be retained as both a utility and drainage easement free of encroachments other than its use as a parking lot." 12-1-65

Traffic Engineer:

"The house located on Lot 16, Block 21 uses the east alley entrance for ingress. There is room south of the alley for a driveway on this property. The remainder of the alley is fenced or walled. Traffic Engineering has no objections to this vacation if the adjacent property owners do not." 11-29-65

Fire Dept.:

"Not affected."

Water Dept.:

" " " 11-23-65

Refuse Removal Div.:

"No objection." 11-30-65

Southern Union Gas Co.:

"We object. There is a 2" high pressure gas line in the alley south of the 1000 Block of Coal Avenue SE. We will rescind our objection if an easement is provided for this line and/or other arrangements are made to maintain gas service to 1008 Coal SE." 11-30-65

Public Service Co.:

"There is an existing overhead power line in this alley. Please reserve it as a power and telephone line easement if it is vacated." 11-29-65

Mt. Sts. Tel. & Tel. Co.:

"This is satisfactory provided an easement is established for our existing telephone plant." 11-24-65

PLANNING DEPARTMENT COMMENTS:

A field inspection of the area reveals that the alley is unimproved and does not serve a public need except as an easement for utilities.

Approval of this request is recommended subject to retention of the entire right-of-way as an unobstructed utility easement and replacement of the curb returns at each end of the vacated alley with stand-up curbs or drive pads at the applicant's expense.

Jan Van Erven, Planner
JCVE:new

George L. Carruthers, Associate Director

cc: Robt. W. Botts, First Nat'l Bank Bldg. West
Mr. & Mrs. D. E. Tettersington, 4224 Coe Dr. NE

December 10, 1965

Mr. Robert W. Betts
Betts, Betts & Mounsey
First National Bank Building West
Albuquerque, New Mexico

Dear Mr. Betts:

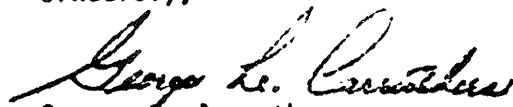
The following action was taken on the requested vacation of the east-west alley adjacent to Lots 9 & 10, Block 19, and Lots 1 & 16, Block 21, Terrace Addition, between I-25 & Mulberry Street SE (Case No. V-537):

BE IT RESOLVED THAT V-537 be recommended to the City Commission for approval subject to retention of the entire right-of-way as an unobstructed utility easement and replacement of the curb, returns at each end of the vacated alley with stand-up curbs or ~~drive~~ ^{drive} pads at the applicant's expense.

This item has been scheduled for hearing by the City Commission on December 28.

If we may assist you further in this matter, please let us know.

Sincerely,


George L. Carruthers
Associate Director

C:new

cc: Mr. & Mrs. D. E. Tetterington, 4224 Coe Dr. NE

RECEIVED
JUN 17 1998
HYDROLOGY SECTION

DRAINAGE INFORMATION

PROJECT TITLE: 1ST SECURITY BANK - COAL ZONE ATLAS/DRNG. FILE #: K-15-Z *20*

DRB#: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lots 3 Thru 12, Block 19 Of The Terrace Addition, Albuquerque, Bernalillo County, New Mexico

CITY ADDRESS: _____

ENGINEERING FIRM: CHAVEZ-GRIEVES

ADDRESS: 5639 JEFFERSON NE

OWNER: 1ST SECURITY BANK

ADDRESS: 40 1ST PLAZA NW

ARCHITECT: DCSW ARCHITECTS

ADDRESS: 320 CENTRAL AVENUE SW

SURVEYOR: SOUTHWEST SURVEY

ADDRESS: 333 LOMAS NE

CONTRACTOR: N/A

ADDRESS: _____

CONTACT: MIKE WALLA

PHONE: 344-4080

CONTACT: _____

PHONE: 765-4000

CONTACT: RON BURSTEIN

PHONE: 843-9639

CONTACT: _____

PHONE: FRANK WILSON

CONTACT: 247-4444

PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
- ☐ NO
- ☒ COPY PROVIDED

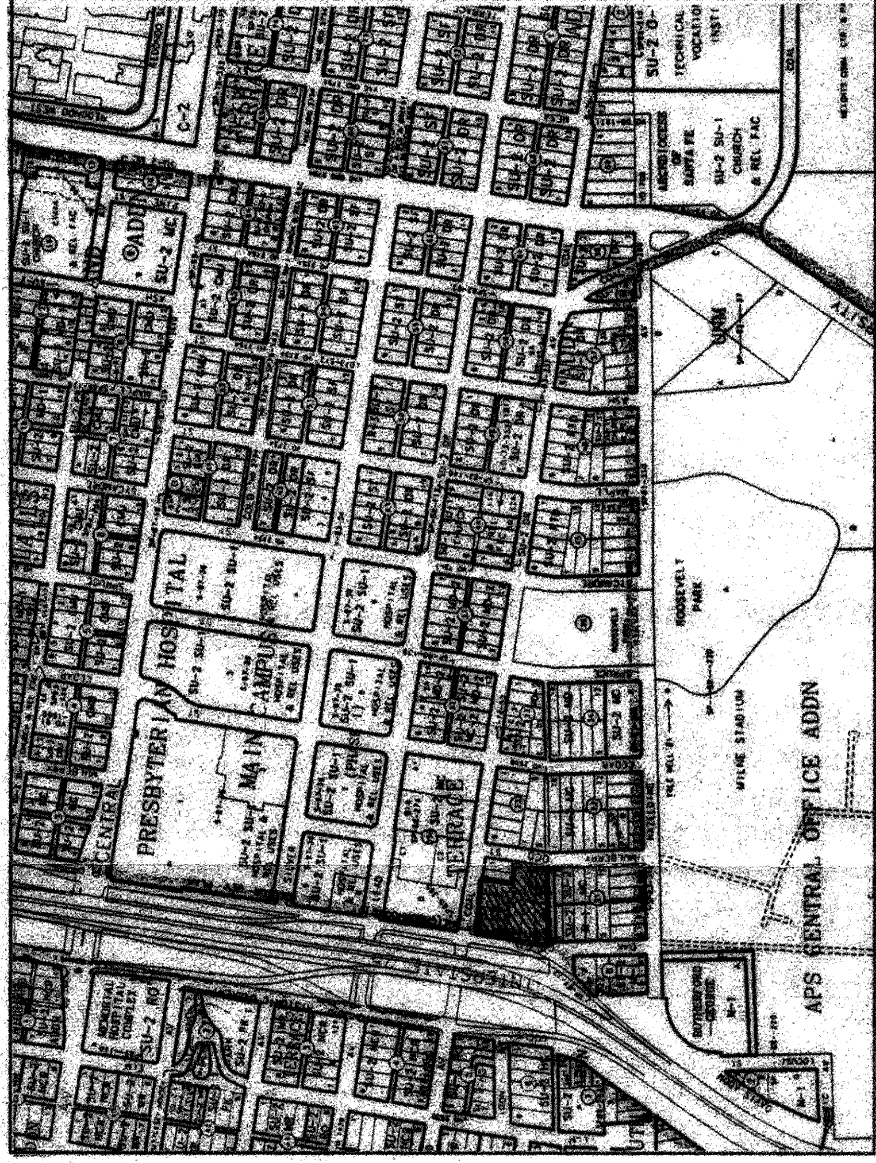
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUBDIVISION APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

RECEIVED
JUN 17 1998
HYDROLOGY SECTION

DATE SUBMITTED: 6/16/98

BY: *Mike Walla*



VICINITY MAP

ZONE MAP: K-15-Z

TBM (TEMPORARY BENCHMARK)

SANITARY SINKER MANHOLE AT INTERSECTION OF MULBERRY STREET AND ALLEY R/W ELEVATION = 47.40.

ACS BENCHMARK

THIS STATION IS LOCATED ABOUT 1 MILE SOUTHEAST OF DOWNTOWN ALBUQUERQUE, AT THE SE CORNER OF THE HWY. 1-25 NORTH BOUND BRIDGE OVER LEAD AVENUE.

TO REACH THE STATION FROM THE INTERSECTION OF CENTRAL AVENUE AND UNIVERSITY BLVD., GO SOUTH ON UNIVERSITY BLVD. 0.2 MILES TO THE INTERSECTION OF CENTRAL AVENUE AND UNIVERSITY BLVD. GO WEST ON CENTRAL AVENUE TO THE INTERSECTION OF CENTRAL AVENUE AND UNIVERSITY BLVD. GO WEST ON CENTRAL AVENUE TO THE SE CORNER OF THE BRIDGE.

THE STATION MARK IS A STANDARD NASHCO BRASS TABLET, STAMPED "STA. 1-25-27". SET IN TOP OF CONCRETE POST LOCATED ABOUT 1 FOOT SOUTH OF THE SE CORNER OF AN ELECTRIC PULL BOX, AND IS FLUSH WITH THE GROUND.

X=384362.56 Y=1484341.85 Z ELEV.=5067.45

LEGAL DESCRIPTION

LOTS 3 THRU 12, BLOCK 19 OF THE TERRACE ADDITION INCLUSIVE OF THE VACATED ALLEY BETWEEN BLOCK 19 AND BLOCK 21 SITUATED WITHIN SECTION 21, T 10 N, R 3E, NMPH ALBUQUERQUE, NEW MEXICO.

KEYED NOTES

1. 3" ASPHALT PAVING PER SECTION 1/C2.
2. CONCRETE CURB PER SECTION 2/C2.
3. CONCRETE STAR-SEE SECTION 4/C2.
4. EXISTING ASPHALT PAVING TO REMAIN.
5. CORNER HANDICAP RAMP PER C.O.A. STANDARD DETAIL #2441.
6. CONCRETE WALL EXPANSION JOINT-SEE 3/C2 FOR SECTION.
7. CONCRETE RAMP-SEE STRUCTURAL DRAWINGS 3/S2.

- LEGEND
- = DROP INLET
 - = DUMPSTER
 - = FIRE HYDRANT
 - = FLAG POLE
 - = GAS METER
 - = LIGHT POLE
 - = MANHOLE
 - = POWER POLE
 - = TELEPHONE RISER
 - = TRANSFORMER
 - = WATER METER
 - = WATER VALVE
 - FF = FINISH FLOOR
 - TW = TOP OF WALL
 - TC = TOP OF CURB
 - FL = FLOW LINE
 - BRND = GROUND
 - BSW = BACK OF SIDEWALK
 - TSW = TOP OF SIDEWALK
 - CL = CENTER LINE
 - TA = TOP OF ASPHALT
 - ASP = ASPHALT
 - FG = FINISHED GRADE
 - ± = EXISTING ELEVATION
 - ± = PROPOSED ELEVATION
 - = FLOW DIRECTION ARROW

RECEIVED
JUN 11 1998
HYDROLOGY SECTION

DESIGN NARRATIVE
FIRST SECURITY BANK-COAL BRANCH
C-3 Project Number: D06-150-0098

This 1.655 acre site is almost 100 percent impervious surface with existing asphalt on both the west and east sides of the property, providing parking and drive access to the existing building. The new construction proposes to remove a small portion of the roof area on the site and provide some landscaping on the east side of the building. In the process, this project will renovate and replace some worn paving and eliminate a depressed dock area on the east side of the building.

The renovation construction only serves to provide new bathrooms and some tenant improvements inside the existing building shell. The exterior construction will provide approximately 2800 square feet or .065 acres of landscaped area on the east side of the property, thereby reducing the impervious area by that amount of landscaping. However, this change is minimal as it relates to the entire drainage flow on the site. Most of the runoff from the east side of the site, as well as from offsite site. This variation describes a drainage easement of a vacant alley on the southern perimeter of the site. This variation describes a drainage easement of a vacant alley on the southern perimeter of the site. This variation describes a drainage easement of a vacant alley on the southern perimeter of the site. This variation describes a drainage easement of a vacant alley on the southern perimeter of the site.

The new construction will replace the drive access at the east edge of the property with concrete paving, however, this will not create a water block and offsite flows can continue to enter the site. The new construction will not create a water block and offsite flows can continue to enter the site. The new construction will not create a water block and offsite flows can continue to enter the site. The new construction will not create a water block and offsite flows can continue to enter the site.



C1 GRADING AND DRAINAGE PLAN

SCALE: 1"=30'-0"

GENERAL NOTES

contractor to coordinate architecture plans with structural, plumbing, mechanical, and electrical plans for roofing, blockouts, studs, blocking, and other details.

If any conflicts in the construction documents arise, the larger scale detail takes precedence, and the specifications govern over drawings.

The contractor shall verify the existing conditions immediately at any error or omission on the drawings and report the same to the architect immediately.

contractor to verify all dimensions prior to construction.

contractor to verify all existing site conditions prior to construct.

FIRST SECURITY
BANK-COAL

DCSW

ARCHITECTS
Grading and Drainage Plan

Revisions:

Design

Collaborative

Southwest Inc.

320 Central Ave SW

albuquerque, nm

87102

job no: 9739

date: APRIL 98

sheet

CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.
5639 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87108
PHONE (505) 344-4000 • FAX (505) 345-9799

C1 of

STUDY AREA

APPROX. 13 ACRES



CITY OF ALBUQUERQUE PLANNING DEPARTMENT

By:	Date:	Checked:	Scale:
RWD	11-16-65	L.S.	1" = 200'
Zoning:	RWD	11-16-65	Air Photo: K-15
Land Use:	RWD	11-16-65	Source: K-15

Description:

EAST WEST ALLEY BETWEEN

BLOCKS 19 & 21

TERRACE ADD

ORD NO 2775

Title: VACATION

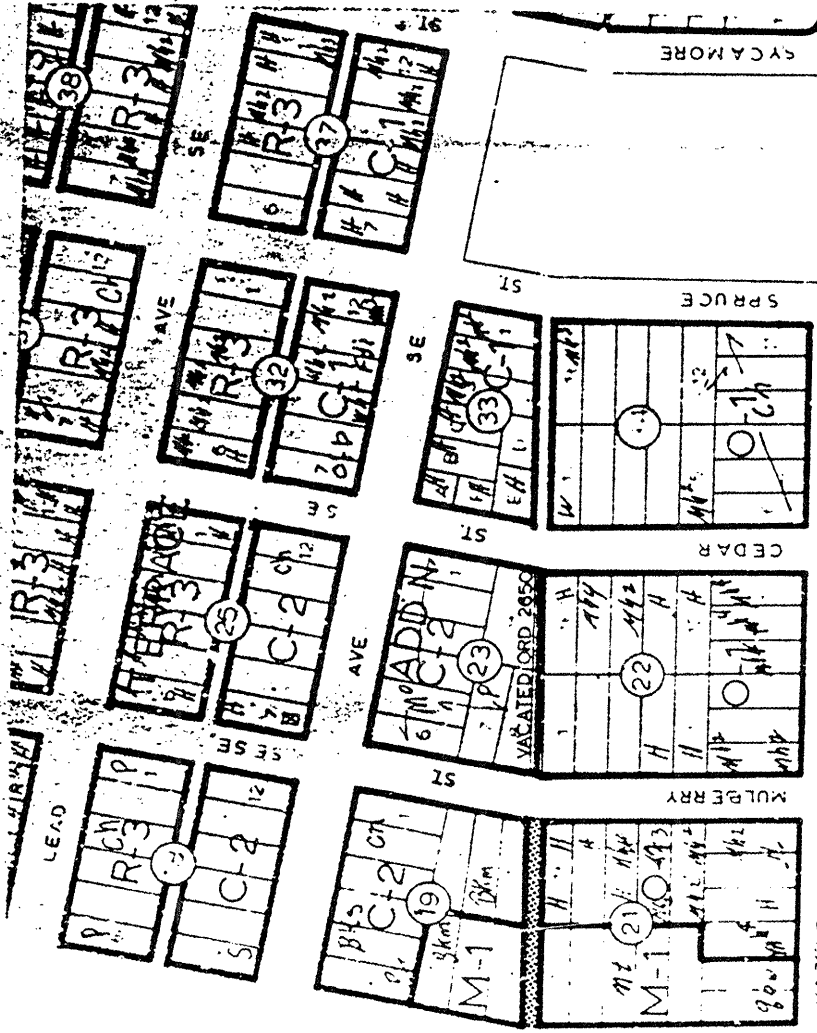
Applicant
or Agent: BOTTIS, BOTTIS & MAUNEY

File Number:

CPC Hearing: 12-6-65

V-537

CC Hearing: 12-28-65



LANDS OF
BOARD
OF HYDROLOGY SECTION
EDUCATION