HYDROLOGY L17/D8 ONE PLAN

L17-D8

1 PLAN

DRAINAGE COMMENTS FOR 4605 GIBSON S.E. 1-22-81

FJG

1) INDICATE type of EASEMENT to the NORTH OF THE BUILDING.

2) THE DISTANCE BETWEEN EXISTING C.M.U. WALLS IS NOT 20'.

3) THE DEVELOPED STORM RUNOFF MUST BE ROUTED DIRECTLY TO THE CITY RIGHT-OF-WAY AND NOT VIA PRIVATE PROPERTY, UNLESS, PERMISSION IS GRANTED BY OWNER OF PRIVATE PROPERTY.

4) INDICATE LOT LINES.

5) REFERENCE YOUR DATUM TO MEAN SEA LEVEL OR A KNOWN REFERENCE POINT ASSUMING AN ELEVATION of 100' AND NOT 0.0'.

6) SHOW PROPOSED SWALES WITH TOP AND BOTTOM SPOT ELEVATIONS.

4605 Gibson S.E.

1. Swale on westside of building is to close to the adjacent properly line, move swale to mid point between building and adjacant ℄.

2. Show detail of leader to paving area (is it going to be permanent or something temp.)

3. Show more spot elevations on Eastside of building (even if it is just water that falls on the particular area it must be kept away from building.

4. Show detail of how runoff is going to be funneled through existing c.m.u. wall and onto easement, adequated erosion protection must be provided so the wall is not undermined.

5. Show detail of sidewalk cut according to city standards, on Washington, (Construction in the public right of way on Washington requires a construction permit is required

6. Address offsite flows if any from lot 24

2-20-81 Disapproved
B. Montoya

TRI-CON
CORPORATION
GENERAL CONTRACTORS

July 20, 1981

RECEIVED
AUG 03 1981
CITY ENGINEER

Fred J. Aguirre, P.E.
Engineering Division
City of Albuquerque
P.O. Box 1293
Alb., N.M. 87103

Re: 4-Plex at 4605 Gibson Blvd. SE - drainage problem
As discussed with Bernie on 7-13-81 by Skip Fay from Tri-con Corp.

Dear Fred,

I write this letter in response to a drainage approval problem that has arisen in regard to my receiving a Certificate of Occupancy.

At the common property line between my home (4601 Gibson) and my rental 4-plex (4605 Gibson), which Tri-con built for me, we have incorporated a dual drainage system that drains approx. 350 sq. ft. of green area from my home and approx. 200 sq. ft. of graveled area from my 4-plex towards a drainage alley (easement) at the rear of both properties. This was done because any raising of the property line in order to separately drain the 4-plex area would have destroyed the useability of my homes green area and also blocked of any practicle method of draining it.

I ask that you will allow me to do this and in return I hereby release the City of Albuquerque from any future responsibility or liability in regard to drainage of this area.

Respectfully,

Joe M. Sisneros
Lucy Sisneros

Joe Sisneros
Lucy Sisneros
Owners

P. O. Box 8521 • Albuquerque, New Mexico 87198 • 255-5887 • 869-6020

81 9043

GRANT OF EASEMENT FOR DRAINAGE

JOSEPH SISNEROS and LUCY SISNEROS, hereinafter called the "Grantors," grant to Tri-Con Corporation, hereinafter called the "Grantee," its assigns and successors, a permanent easement for surface drainage, maintenance and repair, a strip of land seven feet in width in the County of Bernalillo, State of New Mexico, as described on attached Exhibit A; and as part of the consideration for this grant, the Grantee, its assigns and successors agree to save Grantors harmless from any and all damage or liability that may arise as a result of the construction, maintenance, repair or use of the easement.

Joseph Sisneros
JOSEPH SISNEROS

Lucy Sisneros
LUCY SISNEROS

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

SUBSCRIBED AND SWORN TO BEFORE ME this 19 day of Feb, 1981 by Joseph Sisneros and Lucy Sisneros.

Nina Kennedy
Notary Public

My Commission Expires: 8/24/81

TRI-CON CORPORATION

By: John Craddock
John T. Craddock

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

This instrument was acknowledged before me this 19 day of Feb, 1981, by John T. Craddock, of Tri-Con Corporation, as the act and deed of Tri-Con Corporation.

Nina Kennedy
Notary Public

My Commission Expires: 8/24/81

Acknowledged and accepted for the City of Albuquerque on this _____ day of _____, 1981.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

FEB 19 2 57 PM 1981

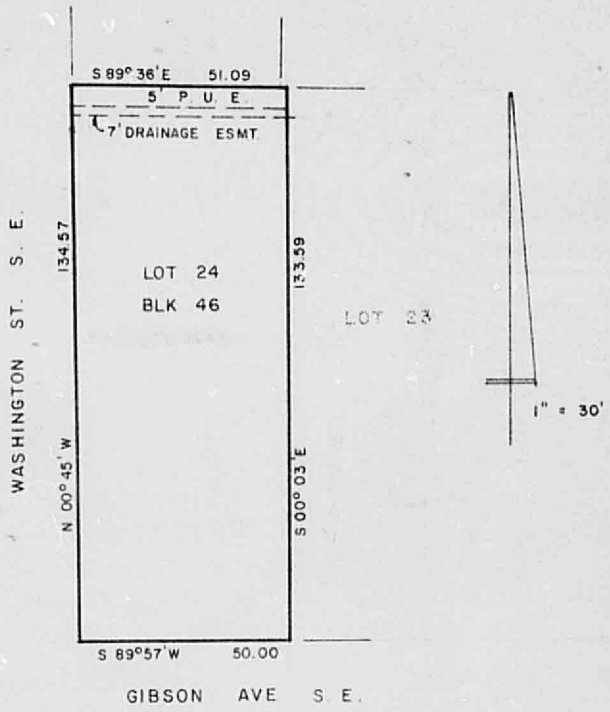
BK _____ PG _____
TENNY C. CULP
CO. CLERK & RECORDER
_____ DEPUTY

_____

Title: _____

Division: _____

DRAWING FOR: TRI-CON CORP.



DESCRIPTION OF A SEVEN FOOT (7') DRAINAGE EASEMENT

A Seven Foot (7') Drainage Easement, being the North Seven Feet (N.7') of Lot numbered Twenty-four (24) in Block numbered Forty-six (46) of RIDGECREST ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of Blocks 45 & 46 of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 16, 1947.

NOTE: Using Plat Bearings and Distances.

Lot 24 does not close.
E-W = .556 N-S = 0.568
Closure S. 44 deg. 23' 00" E. at 0.795'

PREPARED BY:
HALL SURVEYING CO.
2625 PENNSYLVANIA N.E., SUITE 350
ALBUQUERQUE, NEW MEXICO
PHONE: 884-6444 or 884-6200
FEBRUARY 10, 1981