HYDROLOGY

L17/D10

DENTIST OFFICE

L17-D10

1 PLAN

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dentist Office ZONE ATLAS/DRNG. FILE #: L-17/D10

LEGAL DESCRIPTION: Lot No. 6 and 7, Block 50, Parkland Hills, Alog. N.M. (area = 7,152 ft²)

CITY ADDRESS:

ENGINEERING FIRM: Weiss - Hines Eng. CONTACT: Chris Weiss

ADDRESS: Chris Weiss PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: Weller - Coppedge CONTACT: Leo

ADDRESS: PHONE: 255-8870

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED MAY 42 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

✓ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO.

PROJ. NO.

RECEIVED MAY 24 1985 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

✓ DRAINAGE REPORT

✓ 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

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5-15-85

BY: Weiss - Hines Eng

Date Received: _____ Received By: _____

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

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

May 29, 1985

Mr. Chris Weiss
Weiss-Hines Engineering Inc.
1100-B Alvarado NE
Albuquerque, N.M. 87110

REF: DRAINAGE PLAN FOR DENTIST OFFICE AT LOT 6 & 7 BLOCK 50, PARKLAND HILLS (L17/D10) RECEIVED 5/24/85

Dear Chris,

Based on the information provided on your May 24, 1985 submittal, listed you will find certain concerns that will need to be addressed before final approval is granted:

1. New information sheet with resubmittal designation.

2. Engineer's stamp with signature and revision date.

3. Please indicate where the property line is located between lot 7 & 6 (If developed flows are crossing lot lines, replatting or a paper easement will be required).

4. Cross-section or detail of swale that will convey the run-off around the west of the building.

5. What type of erosion protection do you propose along the swale on the west side of building.

6. T.B.M. will need to be referenced in the field by either a curb notch or painted.

7. Finish floor elevation must have complete mean sea level designation.

8. "Drainage Facilities Within City Right-of-Way" document must be submitted to City Design Section for review.

9. Please note on plan that Engineer certification of finish floor elevation will ge required after completion of project because of the Flood Plain Encroachment.

If you have any problems or concerns, please feel free to call me at 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/BJM/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Dentist Office ZONE ATLAS/DRNG. FILE #: L-17 / D10

LEGAL DESCRIPTION: Lot No. 6 & 7 Block 50, Parkland Hills, Albq., N.M. (area = 7,152 ft^2)

CITY ADDRESS: 5124 Zunie S.E.

ENGINEERING FIRM: Weiss-Hines Engineering CONTACT: Chris Weiss

ADDRESS: 1100 Alvarado N.E. PHONE: 266-3444

OWNER: CONTACT:

ADDRESS: PHONE:

ARCHITECT: Weller-Coppedge CONTACT: Les

ADDRESS: PHONE: 255-8270

SURVEYOR: CONTACT:

ADDRESS: PHONE:

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

RECEIVED JUN 12 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

___ YES

_X_ 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: DATE RECEIVED:

BY: RECEIVED BY:

WEISS-HINES ENGINEERING, INC.

June 10, 1985

RECEIVED
JUN 12 1985
HYDROLOGY SECTION

Mr. Carlos Montoya
Design Hydrology Section
123 Central N.W.
Albuquerque, New Mexico 87102

Re: Dentist Office D/G Plan (L17/D10)

Dear Carlos:

This letter is in response to your review comments and corresponds to your letter of May 29, 1985.

1. New information sheet submitted

2. Resubmittal note added to plan. One engineer's stamp on the plan will cover both signatures because I prepared the original as well as the revisions.

3. The owner had both Lots 6 & 7 rezoned for the office use. Because his aunt presently owns Lot 6, he used 1 1/2' of lot 6 for his office building. We are submitting a copy of the easement documents to cover the joint use for drainageway.

4. Cross section of swale added to plan.

5. The architect has proposed gravel ground cover to provide erosion protection for the swale.

6. TBM reference note added to plan.

7. Sea level index added to FF elevation.

8. Approved SO #19 documents enclosed w/resubmittal.

9. Flood plan certification note added to plan.

The resubmitted plan reflects these comments. We respectfully request approval of this plan as revised. Thank you.

Sincerely,

Christopher Weiss

Christopher Weiss
President
Weiss-Hines Engineering

CIVIL ENGINEERING / HYDROLOGY / ENVIRONMENTAL DESIGN
1100 ALVARADO N.E. SUITE B ALBUQUERQUE, NEW MEXICO 87110 (505) 266-3444

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

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

July 3, 1985

Mr. Chris Weiss
Weiss-Hines Engineering
1100-B Alvarado NE
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR DENTIST OFFICE (L17/D10) RECEIVED JUNE 12, 1985

Dear Mr. Weiss:

The above referenced plan dated June 10, 1985 is approved for building permit. Prior to final C.O. sign-off the following item must be completed:

1. Submit a copy of the easement.

2. Engineers Certification of finish floor elevation.

If you have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

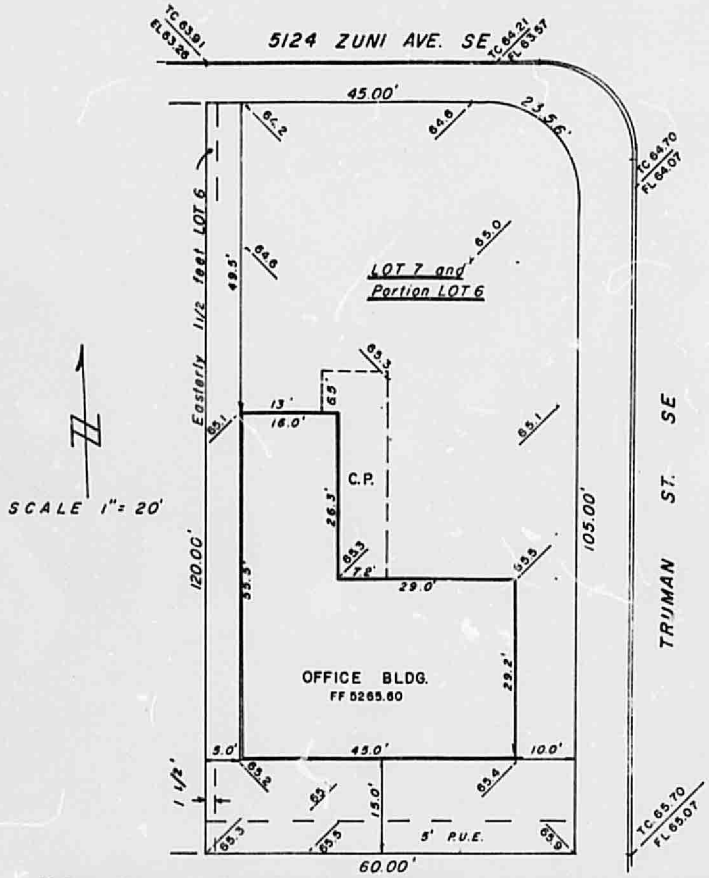
ORDER NO 9521
REORDER NO. S-2993

ROBERT HAGGERTY

HALL SURVEYING CO.

2625 Pennsylvania N.E., Suite 350
Albuquerque, New Mexico
Phone: (505) 884-6200

LOCATION OF IMPROVEMENT



Unless otherwise indicated, unrecorded easements, overhang of eaves, private and community walls, driveways, steps and other improvements subject to confirmation, but not shown on the plat of record, are not covered by this Location of Improvement. This Location of Improvement does not constitute a boundary or corner survey.

I, VERLON E. HALL **, New Mexico Registered Land Surveyor No.** 3241 **, do hereby certify that I have checked the location of the buildings and improvements on the following described real estate:**

Lot numbered Seven (7) together with the East One and One-Half Feet (E.1.5') of Lot numbered Six (6) in Block numbered Fifty (50) of the Plat of Blocks 47 to 60, inclusive, Blocks A & B of PARKLAND HILLS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1946.

I further certify that the location of said buildings and improvements on said real estate are as shown on the above drawing and that the location of the utility easements as shown on the plat of the above addition are also as shown on the above drawing and that there are NO **encroachments on the above described real estate and the same is true and correct to the best of my belief and knowledge.**

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this 30th **day of** December **19** 85

Verlon E. Hall

Fred Aguirre 4/7/010

701

4/7/010

85 54678 DRAINAGE COVENANT

THIS COVENANT made this 27th day of June, 1985, by and between the City of Albuquerque, a municipal corporation, (City) and Dr. Robert Haggerty (Owner, which term includes successors and assigns.)

RECITAL

The Owner is owner of certain real property located at 5124 Zuni S.E. in Albuquerque, New Mexico, (the Property) and more particularly described as follows:

Lot numbered Six (6), except the East One and One-Half Feet (E.1.5'), and Lot numbered Seven (7) together with the East One and One-Half Feet (E.1.5') of Lot numbered Six (6) in Block numbered Fifty (50) of the Plat of Blocks 47 to 60, inclusive, Blocks A & B of PARKLAND HILLS, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 28, 1946.

That pursuant to City ordinances, regulations, and other applicable laws, the Owner is required to install and/or maintain certain drainage facilities on the Property, and the parties wish to provide for an agreement as to the obligations and responsibilities for same.

DESCRIPTION OF FACILITIES

The following facilities are to be constructed and/or maintained by the owner:

Gravel lined drainage swale on Lot 7 adjacent to and on a portion (1'-6") of Lot 6.

CONSTRUCTION OF DRAINAGE FACILITIES

The Owner shall construct the drainage facilities in accordance with standards, plans, and specifications prescribed and approved by the City.

MAINTENANCE OF FACILITIES

The Owner shall, at his cost in accordance with the standards, plans, and specifications prescribed by the City, maintain said drainage facility. The City shall have the right to enter periodically upon the Property to inspect the drainage facility.

FAILURE TO COMPLY AND LIEN

In the event that the Owner shall fail to construct the drainage facility in accordance with standards, plans, and specifications prescribed and approved by the City or fail to adequately maintain said facilities, the City shall give the Owner notice in writing to construct, correct, or maintain

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1985 JUL -8 PM 2:07

Rec. 3464 Fee 701-703

DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

facilities, and if the Owner fails to comply therewith within 30 days, the City may enter upon said property to perform the necessary construction or maintenance. The cost of the City's performing such construction of maintenance shall be paid by the Owner. In the event the Owner fails to pay said cost within thirty (30) days after being billed for same, the City may file a lien against the Property.

LIABILITY

The City shall not be liable for any damages to the Owner resulting from its construction, modification, or maintenance of said facilities.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to:

Dr. Robert Haggerty
13216 Bluecorn Maiden Trail, N.E.
Albuquerque, New Mexico 87112

The Owner may change said address by giving written notice, certified mail, return receipt requested by the City Engineer, City Hall, at 505 Marquette Street, Albuquerque, New Mexico 87103.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Owner's failure to construct, maintain, or modify the drainage facility under this Covenant.

COVENANT RUNNING WITH THE PROPERTY

The obligation of the Owner set forth herein shall be binding upon the Owner, his heirs, and assigns, and the property of the Owner as described herein and will run with said property until released by the City.

OWNER

By: Robert W. Haggerty M.D.

Title: President

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

Approved As To Form

City Attorney

Date: 6/24/85

CITY OF ALBUQUERQUE

Bob V. Stover

Chief Administrative Office

6/20/85

ATTEST:

City Clerk

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1985 by _____, _____
(Name of Officer) (Title)
_____, a _____
(Name of Corporation) (State of incorporation)
corporation, on behalf of said corporation.

_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1985, by _____
(Name of Acknowledging Partner of Partners)
on behalf of _____,
(Name of Partnership)
a partnership.

_____
Notary Public

My Commission Expires:
_____

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

The foregoing instrument was acknowledged before me by Dr. Robert Haggerty, on this 12th day of June, 1985.

Notary Public

My Commission Expires:
09-20-86

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

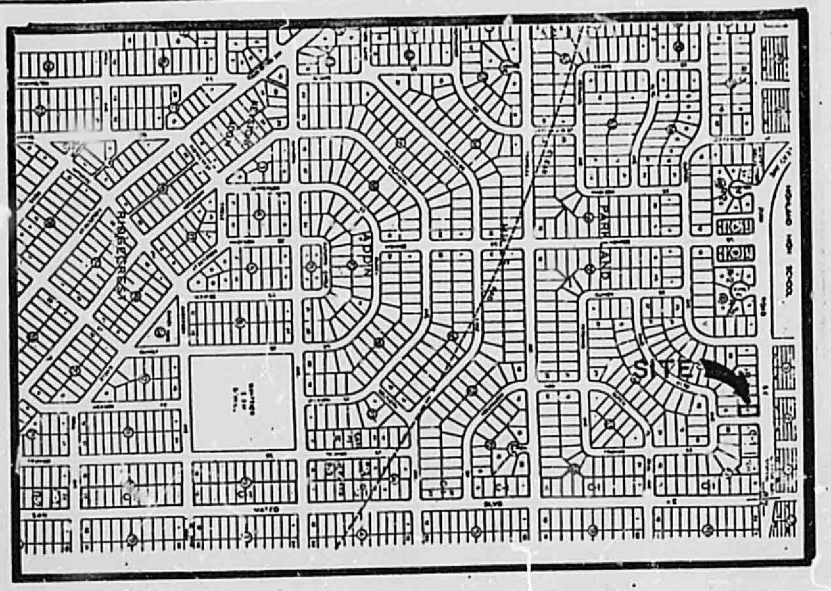
The foregoing instrument was acknowledged before me this 1st day of July, 1985, by Bob D. Stover Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

Dola L. Grant
Notary Public

My Commission Expires:
12/18/88

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



Scale: 1"=800'

VICINITY MAP L-17

LEGAL: Lots #6 and 7, Block 50, Parkland Hills
Albuquerque, New Mexico

CHRISTOPHER L. WEISS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with Public Works Contract No. 85-1
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to Residential street use.

L17-D10 E-60

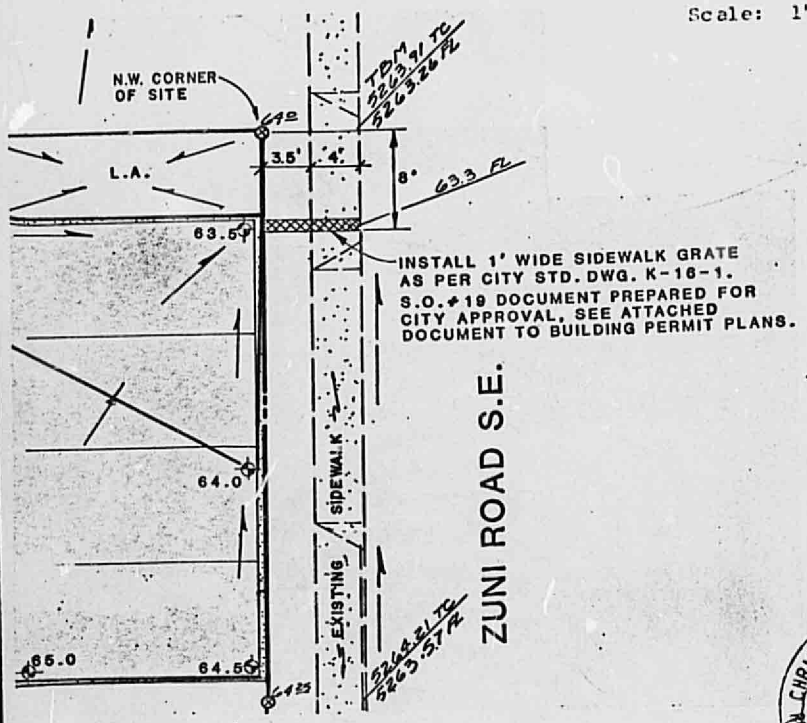
MAX SALAS CONSTRUCTION

APPROVALS	NAME	DATE	TITLE: Dentist Office 5124 Zuni S.E. Albuquerque, New Mexico	
A.C.E./DESIGN		06/04/85		
INSPECTOR			PERMIT NO. 25023	MAP NO. L-17
A.C.E./FIELD		1-6-86	SHEET 1 OF 2	

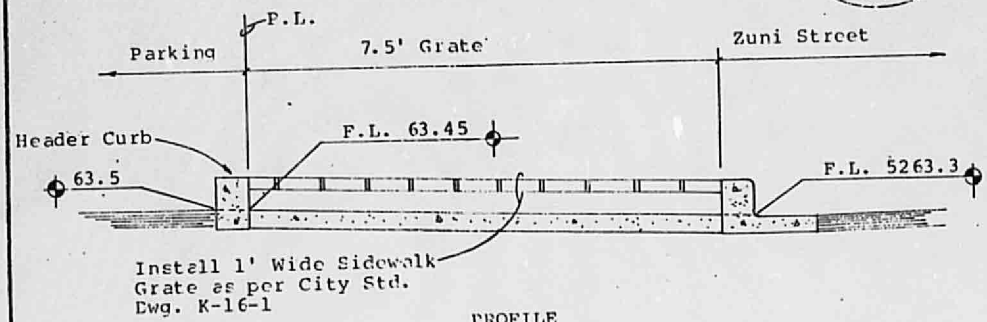
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

Scale: 1" = 10'



PLAN



PROFILE
1" = 2'

BENCH MARK: City Bench Mark 10-117 Located at the NNE Curb Return at the intersection of Monroe Street S.E. and Trumbull Avenue S.E. Elevation = 5260.929

E-60

MAX SALAS CONSTRUCTION

APPROVALS	NAME	DATE	TITLE: Dentist Office 5124 Zuni S.E. Albuquerque, New Mexico	
A.C.E./DESIGN		06/04/85		
INSPECTOR			PERMIT NO. 25023	MAP
A.C.E./FIELD			SHEET 2 OF 2	NO. 1-17