

DRAINAGE INFORMATION SHEET

PROJECT TITLE: BOWDEN PROPERTY
MODULAR-HOME DEVELOPMENT ZONE ATLAS/DRNG. FILE #: L-19/1155

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

LEGAL DESCRIPTION: LOTS 1, 2, & 3, BOWDEN ADDITION & TRACT "A", LANDS OF HIGHFILL

CITY ADDRESS: WYOMING BLVD. S.E.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E.
GEORGE T. RODRIGUEZ CONTACT: MR. VALDEZ
DEVELOPMENT CONSULTANT MR. RODRIGUEZ

ADDRESS: 12800 SAN JUAN BLVD. N.E. PHONE: 294-0320
87123

OWNER: GREG P. CARABATAL CONTACT: MR. CARABATAL
QUALITY HOMES

ADDRESS: 105 JUAN TABO N.E. PHONE: 237-1450
87123

ARCHITECT: ? CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: TORRES SURVEYING COMPANY CONTACT: MR. JIM TORRES

ADDRESS: 1570 BRIDGE BLVD. S.E. PHONE: 220-9213 (MOBILE #)
87105

CONTRACTOR: ? CONTACT: _____

ADDRESS: _____ 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:

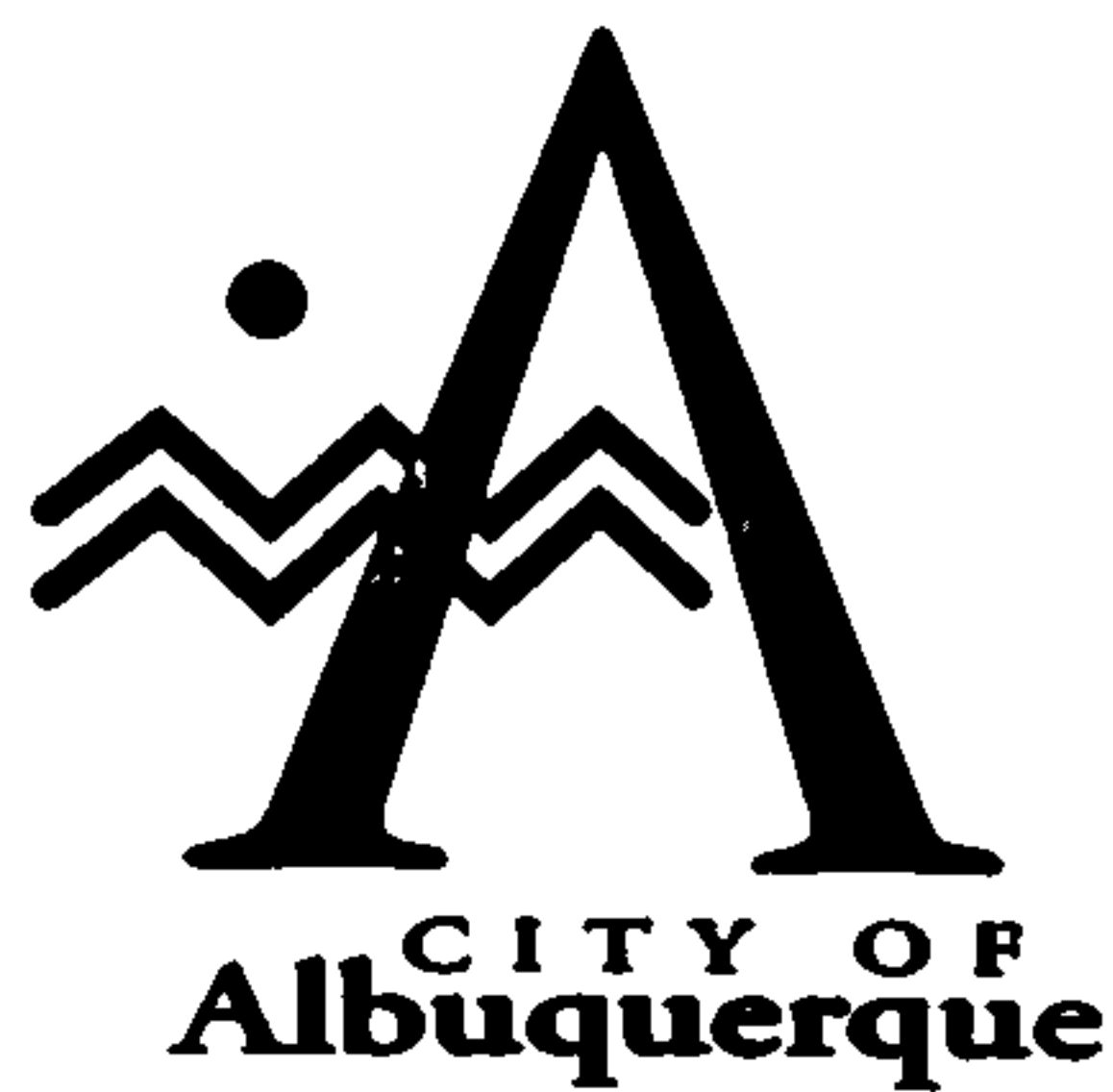
- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☒ GRADING PERMIT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

DATE SUBMITTED: AUGUST 27, 1996

BY: GEORGE T. RODRIGUEZ

AUG 30 1996

165
44
24



September 3, 1996

Martin J. Chávez, Mayor

Levi Valdez
George T. Rodriguez Development Consultant
12800 San Juan NE
Albuquerque, NM 87123

RE: DRAINAGE PLAN FOR BOWDEN PROPERTY MODULAR HOME
DEVELOPMENT (L19-D55) ENGINEER'S STAMP DATED 8/27/96.

Dear Mr. Valdez:

Based on the information provided on your August 30, 1996 submittal, the above referenced site is approved for Rough Grading, Grading/Paving and Building Permit.

Please be advised that prior to Building Permit release, easements for cross-lot-line drainage must be submitted.

Also, after the asphalt work is completed, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
Greg Carabajal

File





105 Juan Tabo NE • Albuquerque, NM 87123
(505) 237-1450

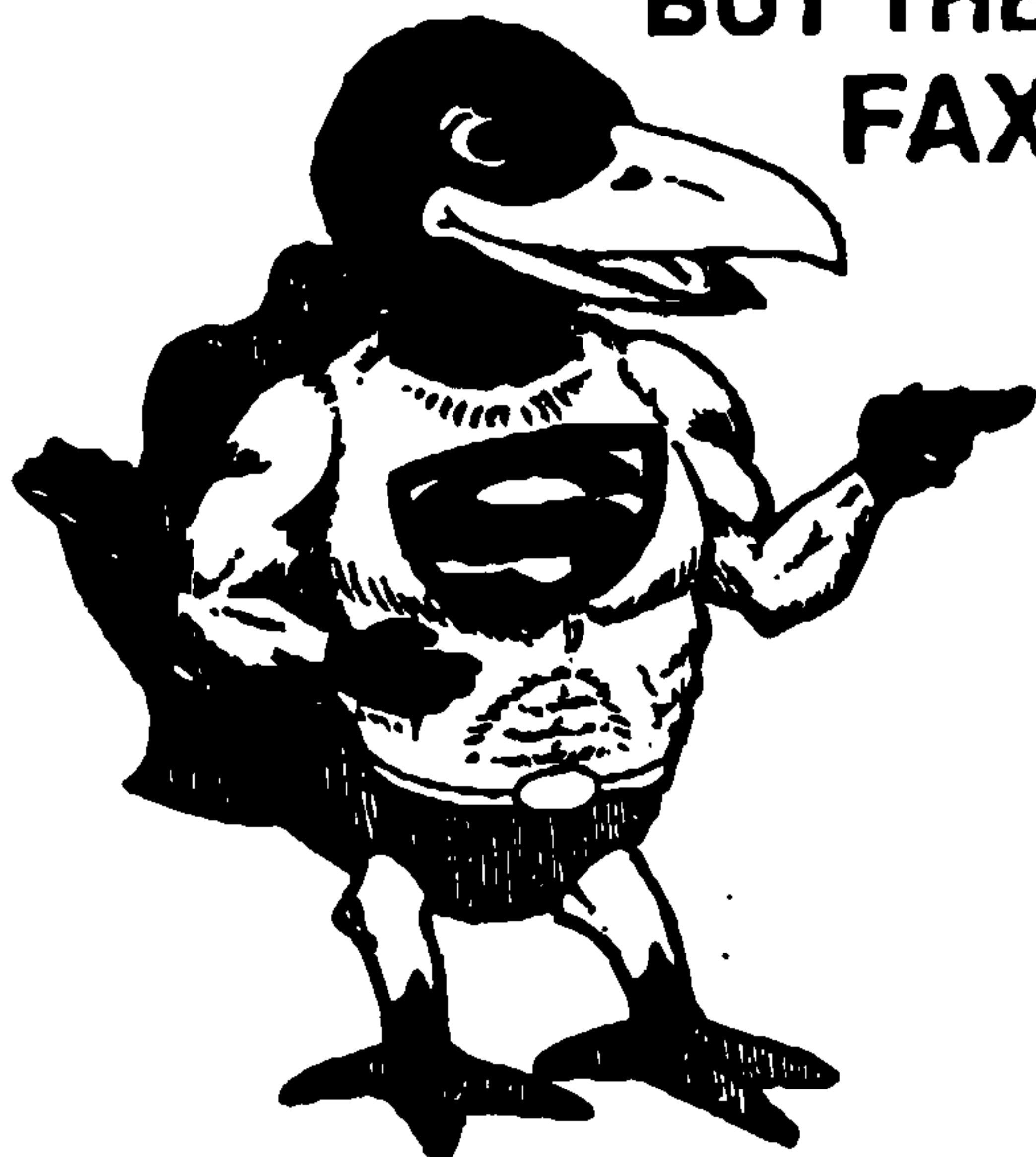
DATE: 8-30-96

THIS IS PAGE 1 OF (4) PAGES

ATTENTION: Bernie Montoya

REMARKS: Drainage Easement

NOTHING
BUT THE
FAX




Greg P. Carabajal

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AGREEMENT ESTABLISHING DRAINAGE EASEMENT

AGREEMENT made this 19th day of March, 1984, between Burton Newmark and M. Karen Newmark, his wife, and A. Frank Bowden and JoEllen Bowden, his wife.

RECITAL

1. Burton Newmark and M. Karen Newmark, his wife, are the owners of the premises in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as:

The northerly 130 feet of the following described real estate, to wit:

A tract of land located in the south one-half (S 1/2) of the north one-half (N1/2) of the northeast one-quarter (NE1/4) of the northeast one-quarter (NE1/4) of Section Thirty (30), Township Ten (10) North, Range Four (4) East, NMPM, which is described as follows:

BEGINNING at the northwest corner of the tract herein described, which is a point 1,996.5 feet east of the quarter corner common to Sections 19 and 30, Township 10 North, Range 4 East, and 330 feet south of the north boundary of said Section 30; thence, east 257.5 feet to the northeast corner; thence, south 220 feet to the southeast corner; thence, west 257.5 feet to the southwest corner; and thence, north 220 feet to the northwest corner and the point of beginning. Excluding the westerly twenty (20) feet thereof, heretofore and on January 3, 1964, Quitclaimed by said Arthur F. Current and Dorothy O. Current, his wife, to the City of Albuquerque, for use as a portion of the public street

and hereinafter called the Newmark Property.

2. A. Frank Bowden, is the owner of the premises in the City of Albuquerque, County of Bernalillo, State of New Mexico, described as Lot One (1) of the Bowden Addition, and A. Frank Bowden and JoEllen Bowden, his wife, are the owners of Lot Two (2) of the Bowden Addition to the City of Albuquerque, N.M., as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, N.M., on May 11, 1973; and A. Frank Bowden and JoEllen Bowden, his wife, are the owners of Lot Three (3) of the Bowden Addition to the City of Albuquerque, N.M., as the same is shown and designated on the plat of said addition filed in the office of the Clerk of Bernalillo County, N.M., on November 9, 1983, and hereinafter called the Bowden Property, and which immediately joins the Newmark Property to the west.

3. A recent topographical survey indicates that surface water from rainfall and snow on the Bowden Property drains to the northwest corner of the Bowden Property and

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then across the Newmark Property toward Virginia Street. In order to better control this natural runoff, the parties agree that the Bowdens may lay out a subterranean drainageway from the northwest corner of the Bowden Property across the most northerly five feet of the Newmark Property to drain into Virginia Street, S.E.

FOR THE REASONS set forth above, and in consideration of the mutual covenants and promises set forth herein, the parties agree as follows:

SECTION I. ESTABLISHMENT OF EASEMENT

Burton Newmark and M. Karen Newmark, his wife, hereby grant to A. Frank Bowden and JoEllen Bowden, his wife, a drainage easement extending five feet (5 feet) south from the northern boundary line of the Newmark Property and running in an east-west direction for approximately 237.5 feet from the east boundary line of the Newmark Property to Virginia Street, S.E.


SECTION II. BUILDING OF DRAINAGEWAY


A. Frank Bowden and JoEllen Bowden, his wife, agree that construction of the drainageway will be done using principles of good workmanship and that after completion of the work, the Newmark Property will be restored as nearly as possible to the same condition as before construction began.

SECTION III. BINDING EFFECT

Benefits and obligations of the covenants herein shall run with the land herein described so long as the drainageway continues to exist, and shall bind the respective parties hereto, their heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, the parties have executed this Agreement at Albuquerque, New Mexico, the day and year first above written.


BURTON NEWMARK


M. KAREN NEWMARK


A. FRANK BOWDEN


JO ELLEN BOWDEN

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ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 21st day of March, 1984, by BURTON NEWMARK and M. KAREN NEWMARK, his wife.

Marjorie Arrington
NOTARY PUBLIC

My commission expires:

7/6/85



OFFICIAL SEAL
MARJORIE ARRINGTON
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 7/6/85

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this 19th day of March, 1984, by A. FRANK BOWDEN and JO ELLEN BOWDEN, his wife.

Julian E. Huber
NOTARY PUBLIC

My commission expires:

2-21-87

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 MAR 21 PM 2:19

PG 116-118
DOLORES C. WALLER
CO. CLERK & RECORDER

J. Waller DEPUTY