HYDROLOGY L21/D9 ONE PLAN.

L 21/09

1 PLAN

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE An office-WAREHOUSE

ZONE ATLAS PAGE NO. L-21-19 CITY ADDRESS 11208 COCHITI RD SE

LEGAL ADDRESS Lots 15 & 16 BLK 10 East Central Business addit

ENGINEERING FIRM CTS, INC. CONTACT CHRIS WEISS

ADDRESS _____ PHONE 266-3999

OWNER AL SWANKE CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT/SURVEYOR Fred Berglon / Fred Sanchez Surveyor CONTACT 265-9612

ADDRESS _____ PHONE _____

DATE SUBMITTED 12-7-82

BY Fred Berglon

RECEIVED

DEC 09 1982

ENGINEERING

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

L21 - D9

December 21, 1982

Mr. Chris Weiss
Consultants Terra Sol, Inc.
1100 Alvarado N.E., Suite B
Albuquerque, N.M. 87110

RE: DRAINAGE REPORT FOR 11208 COCHITI RD. S.E.

Dear Chris:

A review of the referenced report has resulted in the comments listed below:

1. Please provide pond volume calculations, by using the average area method a volume of only 512 ft.^{3} was calculated.

2. Please provide a detail of the entrance structure of the 4 in. pvc that drains the pond.

3. A special order #19 must be submitted to allow the placing of the 4 inc. pvc through the curb.

4. The drain on the loading ramp cannot be connected to the sanitary sewer system.

5. The wall south of the south west corner of the proposed build appears to be greater than 18 inches. If this is correct a retaining wall will be necessary and design details must be shown.

6. It is not clear how grading along the south property line will be achieved without grading on the property to the south. If grading is done on the south property then a letter from the property owner will need to be submitted allowing grading on his property. If not please provide a cross-section and details showing how grading will be accomplished.

7. The 5512 proposed contour line stops at the rear parking lot, this should be continued until it intersects the existing 5512 contour.

If you have any questions please call.

Sincerely,

Jim Fink
Civil Engineer/Hydrology

JF/tsl

December 22, 1982

Hydrology Department
City of Albuquerque
Albuquerque, NM

RE: Drainage grading plan for 11208 Cochiti SE

To whom it may concern:

I, Al Schwanke, own all four lots 13 thru 16 of the East Central business addition. We are planning on developing lots 15 and 16 at this time and I intend to extend my building to the west in 1983 on lots 13 and 14, adjacent to my proposed building. In the meantime, I intend to extend fill materials out beyond the limits of this site to accomodate the construction of this project.

Thank you,

Al Schwanke

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

L21 - D9

January 4, 1983

Mr. Chris Weiss
Consultants Terra Sol, Inc.
1100 Alvarado N.E., Suite B
Albuquerque, N.M. 87110

RE: DRAINAGE REPORT FOR 11208 COCHITI RD. S.E.

Dear Chris:

The referenced drainage report is accepted based on your revised drawing dated January 3, 1983 and the letter from the property owner stating his ownership of the adjacent land to the west, and allowing fill on his land for this project.

If I can be of any further help, please call.

Sincerely,

Jim Fink
Civil Engineer/Hydrology

JF/tsl

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

L21-D9

April 19, 1983

Mr. Al Schwanke
117 General Stillwell N.E.
Albuquerque, New Mexico 87123

RE: LOTS 15 & 16 BLOCK 10, EAST CENTRAL BUSINESS ADDITION

Dear Mr. Schwanke:

Regarding the proposed easement (attached) for the proposed storm runoff across property lines, I submit the following comment: The required easement for the subject site is for a private one and not an easement dedicated to the City as proposed.

Please provide this office with the required private easement for the proposed drainage scheme.

An alternative to this easement requirement is to remove the common lot line between the lots by replatting.

If you have any questions regarding the requirement, please feel free to call me at 766-7644.

Very truly yours,

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA/fs
Attachment

City of Albuquerque

May 3, 1983

Mr. Al Schwanke
117 General Stillwell, NE
Albuquerque, NM 87123

REF: 11208 Cochiti, SE L21-D9

Dear Mr. Schwanke:

Based on the information from our field survey which was conducted on April 12, 1983, the above referenced site is in non-compliance to the original approved drainage plan. Our survey reveals that there is a discrepancy on the average of a 1.5 on the majority of the grades within the site as compared to the approved proposed grades. Also, the drainage facilities within the City Right-of-way document has to be inspected by Bill Hearny's office (766-4900) and signed off, with a copy routed to our office.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Bernie J. Montoya

Bernie J. Montoya,
Hydrologic Engineering Tech.

mrk

cc: Fred Aragon
Architectural Services
1428 Lafayette, NE
Albuquerque, NM 87106

GRANT OF DRAINAGE
EASEMENT

THIS INDENTURE made and executed this 12th day of January, by and between Mr. Al Schwanke and the City of Albuquerque Hydrology Department in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation.

WITNESSETH, that the Grantors have this day conveyed and delivered unto the City of Albuquerque a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair a drainage system over and across the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said easement.

The land affected by the grant of this easement and right-of-way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

Lots numbered Fifteen (15) and Fourteen (14) in Block numbered Ten"(10) of East Central Business Addition in Albuquerque, New Mexico, Zone Atlas Z-21.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its sucessors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid drainage easement.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant or Grantors do hereby release any and all claims for damages for what ever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 13 day of January, 1983.

Al Schwanke

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 13th day of January, 1983 by Al Schwanke

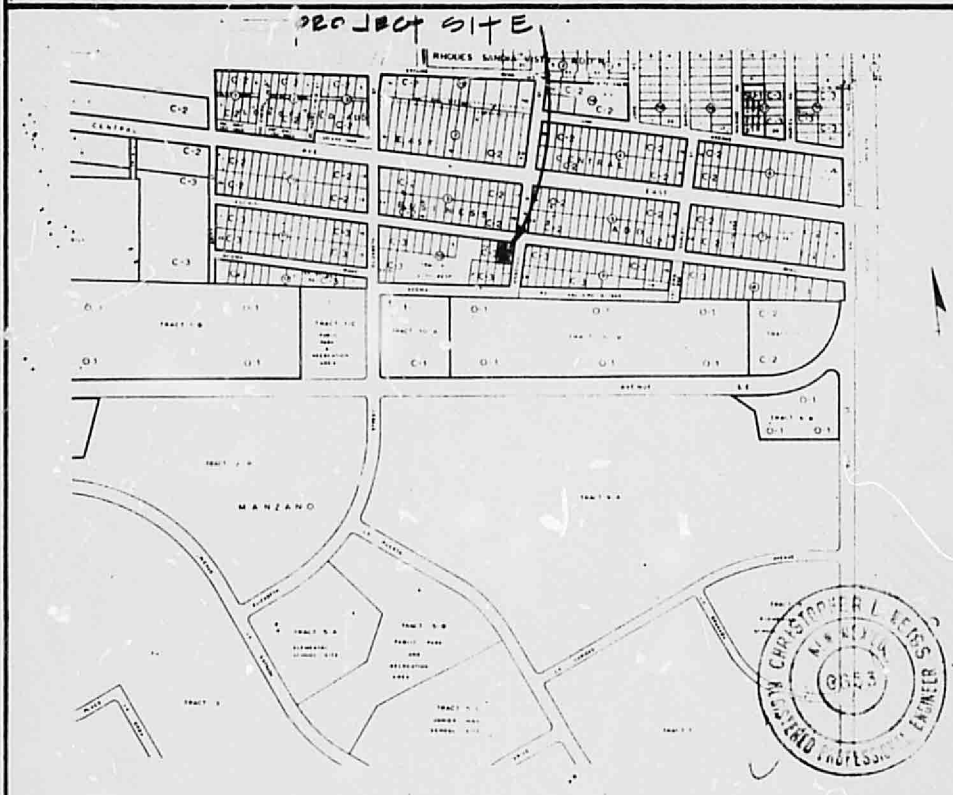
Jan Jo Nidi
Notary Public

My Commission Expires:
February 25, 1986

OFFICIAL SEAL
JAN JO NIDI
NOTARY PUBLIC NEW MEXICO
My Commission Expires

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP L-21

L-21-Z

NOTICE TO CONTRACTOR

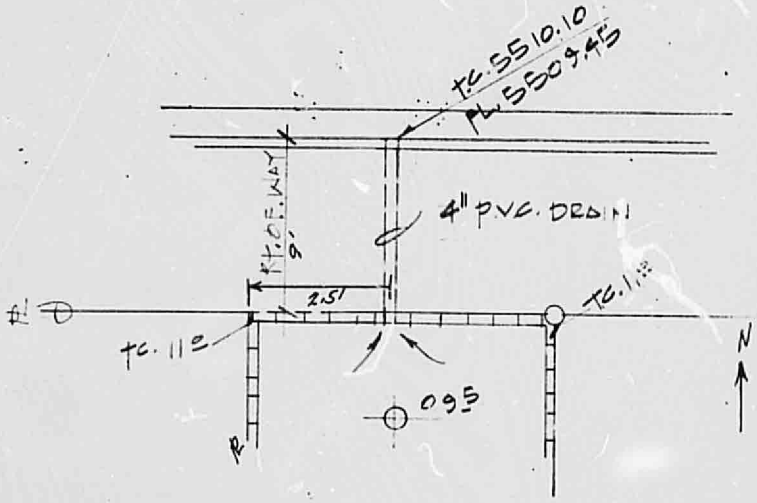
1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 31 "
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 B-65 street use.

APPROVALS	NAME	DATE	TITLE: AN OFFICE-WAREHOUSE 6120B COCHITI RD S.E.
A.C.E./DESIGN	[illegible]	9Dec82	
INSPECTOR			PERMIT NO.
A.C.E./FIELD			SHEET 1 OF 2 — MAP NO. L-21

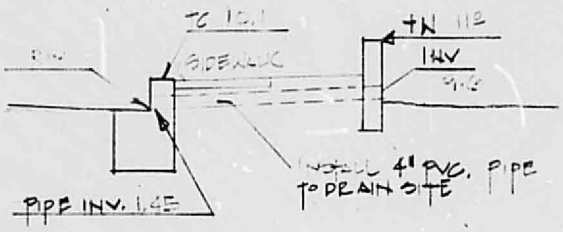
CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

COCHITI RD S.E.



PLAN



SECTION AT PIPE

B-65

APPROVALS	NAME	DATE	TITLE: AN OFFICE-WAREHOUSE @ 11208 COCHITI RD S.E.
A.C.E./DESIGN	[signature]	9 Dec 82	
INSPECTOR			
A.C.E./FIELD			PERMIT NO. SHEET 12 OF 12 / MAP NO. L-21