HYDROLOGY L21/D10 ONE PLAN

L 21/D10

1 PLAN

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

L21 - D10

June 10, 1983

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

RE: ACOMA MINIWAREHOUSES DRAINAGE PLAN

Dear Chris:

My comments regarding the referenced site:

1. In general, I have no problem with the specific site criteria, but I do feel that the unimproved Britt Rd. N.E. poses some concerns:

a. Have street grades been established for this section?

b. Will traffic require that it be paved?

c. What about sidewalks? Since it is standard practice to design and pave streets abutting properties, this item must be resolved prior to approval.

2. Regardless of how item #1 is resolved, the owner is responsible for seeing that facilities are constructed to acceptable City standards. More specifically, drains must be through curb faces or sidewalk culverts.

3. Please provide this office with a completed copy of the Drainage Information Sheet.

Please call if you have any questions regarding these matters.

Very truly yours,

Brian G. Burnett
Civil Engineer

BGB/tsl

INFORMATION SHEET

PROJECT TITLE ACOMA MAINWIDE HOUSE TYPE OF SUBMITTAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. L21.010 CITY ADDRESS ACOMA ROAD

LEGAL DESCRIPTION LOT 1, BLOCK 12 EAST CENTRAL BUSINESS PARK

ENGINEERING FIRM CTS, Inc. CONTACT CHRIS WEISS

ADDRESS 1100 Alvarado NE PHONE 266-3444

OWNER BOB CLARK CONTACT BOB CLARK

ADDRESS PHONE 846-2130

ARCHITECT SCHLEGAL & LEWIS CONTACT RUTH JACKSON

ADDRESS PHONE 247-1522

SURVEYOR RON FORSTBAUER SURVEYING CONTACT RON FORSTBAUER

ADDRESS PHONE

CONTRACTOR NOT SELECTED CONTACT

ADDRESS PHONE

DATE SUBMITTED MAY, 1983

BY CHRISTOPHER WEISS

RECEIVED
JUN 15 1983
ENGINEERING

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

P.O. Box 142, Sandia Park, New Mexico 87047

June 15, 1983

RECEIVED
JUN 20 1983
CITY ENGINEER

Mr. Brian Burnett
Civil Engineer, Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Acoma Miniwarehouse Drainage Plan
L21-D10

Dear Mr. Burnett:

In response to your June 10, 1983, letter the following information is submitted regarding the status of Britt Road SE, located south of Acoma Road.

1. The developer had a meeting with DRB (No. 83-71) at which time the board approved the vacation concept with the stipulation that drainage and utility easement rights would remain. Therefore, the developer chose to develop this site in such a manner that his construction would not jeopardize this easement path. Since this street will not be built, then grades will not be established. Note also that there is a mobile home park on the west half of Britt Street abutting this property.

2. I talked to David Harmon of the Traffic Section on 6/14/83, who stated that if the road was not used for access, then Traffic would not require paving. He informed me that the City Engineer's office also had input for street improvement requirements. This development will not have any access onto Britt. Note, also that Traffic will review and approve the building set.

3. The developer does not have clear title on this property at this time and can not proceed with the street vacation; however, he has stated that upon completion of this project he will petition for the street vacation. However, development of this R/W property could not occur until the flood plain is alleviated. Hence, this land is not too desirable at this time. Attached hereto is a letter from the developer stating his intent to vacate this street at a later date.

I hope this addresses all your concerns with Britt Road and that you can complete your review of this project.

Very truly,

Andre Houle

Andre Houle
cc: Bob Clark
Enclosure

Apt. 935
3845 Montgomery, N.E.
Albuquerque, N.M. 87109
June 15, 1983

Brian Burnett
Hydrology Department
City of Albuquerque
Albuquerque, New Mexico 87103

Dear Mr. Burnett:

I am in the process of negotiating to buy Lot 1, Block 12, of the East Central Business Addition. As soon as I complete that transaction I will request that the City vacate the southernmost 149 feet of Britt Street adjacent to Lot 1. On February 15, 1983 the City advised me that they would react favorably to that request (reference DRB-83-71), to be made when I actually own Lot 1. I elected to delay the completion of that purchase until the building plans that you are reviewing were approved by the City and bid on by potential contractors. In this way I will be certain that the project will be economically feasable before I complete my purchase of the land. I would appreciate your approval of those plans so that I can move forward with the project. Thank you.

Yours truly,

R. L. Clark

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

L21 - D10

June 23, 1983

Mr. Andre Houle
Consultants Terra-Sol
P.O. Box 142
Sandia Park, N.M. 87047

RE: ACOMA MINIWAREHOUSE DRAINAGE PLAN

Dear Andre:

The referenced plan is approved based on information contained in your submittal of June 15, 1983. Please see that the plans dated 5/3/83 are placed in the City construction sets.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Boydston Warehouse ZONE ATLAS/DRNG. FILE #: L-21 / D10

LEGAL DESCRIPTION: Lot 1, Blk 12, East Central Business Add.

CITY ADDRESS: 10701 Acoma Rd. S.E.

ENGINEERING FIRM: Burton Engineering CONTACT: Dick Burton

ADDRESS: P.O. Box 75310 PHONE: 836-6580 884-1330

OWNER: D.K. Boydston CONTACT: Keith Boydston

ADDRESS: 12453 Towner Avenue NE PHONE: 293-5155

ARCHITECT: Donald A. Mitchell Arch. CONTACT: Don Mitchell

ADDRESS: 600 First St. NW - Eastwing PHONE: 242-4304

SURVEYOR: Alpha Surveying CONTACT: Harry Work

ADDRESS: P.O. Box 26193 PHONE: 265-5533

CONTRACTOR: Not Selected CONTACT:

ADDRESS: PHONE:

RECEIVED FEB 24 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. V-85-100 / DRB-85-858 12/30/85 DRB-85-757 11/19/85

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

XX DRAINAGE REPORT

XX 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

XX BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 2/24/86

BY: Donald A. Mitchell

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

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

February 27, 1986

Dick Burton
Burton Engineering
Post Office Box 75310
Albuquerque, New Mexico 87196

RE: DRAINAGE PLAN FOR BOYDSTON WAREHOUSE
RECEIVED FEBRUARY 24, 1986 (L-21/D10)

Dear Mr. Burton:

A preliminary review of your submittal for Building Permit approval has shown that the following information is required for this section to begin the review process:

1. Please re-stamp, sign, and date your Professional Engineer's stamp on the drawing.

2. A field trip to the site indicated that public flows are being conveyed through your property. Existing off-site runoff needs to be conveyed through your site and they cannot be blocked by the use of berms. We will require dedication of the existing floodplain on your property and no improvements allowed in this floodplain.

3. A temporary retention pond will be necessary till appropriate downstream drainage easements are obtained. The temporary retention pond will need to contain 100% of the total developed runoff from your site. When easements and improvements are made downstream from your site, then the retention can be converted to free discharge or detention ponding.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 2, 1986

Don Mitchell
600 First, NW East Wing
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR BOYDSTON WAREHOUSE
RECEIVED FEBRUARY 24, 1986 (L-21/D10)

Dear Mr. Mitchell:

This letter is to re-confirm our phone conversation and meeting.

1. We will release a "foundation only" after the drainage plan is reviewed. The Building Permit will be released after the public drainage easement is finalized and the drainage plan is approved.

2. A 20 foot drainage easement would be minimum width the total length of the lot. The easement language should indicate the owner is responsible for maintenance.

3. A retention pond will not be needed for the site becuase this lot is one of the last to develop in the watershed. Therefore, free discharge to the historic flow is approprite.

If you have any questions regarding these requirements, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Boydston Warehouse ZONE ATLAS/DRNG. FILE #: L-21/D10

LEGAL DESCRIPTION: lot 1, Block 12, East Cent. Business add.

CITY ADDRESS: 17,000 Acoma Rd S.E.

ENGINEERING FIRM: Burton Engr. CONTACT: Dick Burton

ADDRESS: P.O. Box 75310 PHONE: 836-0540

OWNER: D.K. Boydston CONTACT: Keith Boydston

ADDRESS: 12543 Towner N.E PHONE: 293-5155

ARCHITECT: Donald A. Mitchell CONTACT: Don Mitchell

ADDRESS: 600 1st St N.W. PHONE: 242-4304

SURVEYOR: Alpha Survey. CONTACT: Harry Work

ADDRESS: PHONE:

CONTRACTOR: owner CONTACT:

ADDRESS: PHONE:

RECEIVED APR 22 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. V-85-100

EPC NO.

PROJ. NO.

TYPE OF SUBMITTAL:

X DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

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___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: APR 22, 1986

BY: Mirella Gonzales

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 23, 1986

Dick Burton
Burton Engineering
Post Office Box 75310
Albuquerque, New Mexico 87194

RE: DRAINAGE PLAN FOR BOYDSTON WAREHOUSE (L-21/D10)
RECEIVED APRIL 22, 1986

Dear Mr. Burton:

The above referenced plan dated April 7, 1986, is approved for Building Permit.

However, prior to Certificate of Occupancy release, the public drainage easements needs to be finalized.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

L21/D10

86 66174

RECEIVED JUL 23 1986 HYDROLOGY SECTION

61

GRANT OF DRAINAGE EASMENT

This easement grant is made and executed this 16th day of April, 1986, by and between D.K. Boydston, hereinafter called the "Grantor" and the City of Albuquerque, New Mexico, a municipal corporation, herinafter called the "City".

1. The Grantor is the Owner of the following described real property within the City of Albuquerque: Lot 1A, Block 12, East Central Business Addition, Bernalillo County, City of Albuquerque, New Mexico, recorded January 13, 1986, Vol. C29, of said county folio 68.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the City of Albuquerque a perpetual easement over and across a portion of Grantor's property for the purpose of permitting the flow, conveyance, and discharge of storm water run-off.

3. The land affected by the grant of this easement and right-of-way is more particularly described as follows: The west 20' of the said property.

4. Grantor shall construct a paved drainage swale in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the drainage report entitled 10,701 Acoma Rd. S.E., submitted by Burton Engineering on April 4, 1986, and approved by the City of Albuquerque Engineer on April 23 1986, together with the amendments approved on April 23, 1986, which report and amendments are on file in the office of the City Engineer.

5. The easement and any drainage facilities constructed thereon shall be maintained by the Grantor, at his cost, in accordance with standards prescribed by the City. The City shall have the right to enter periodically upon the premises to inspect the drainage facilities.

6. In the event that the Grantor should fail to construct the drainage facilites contemplated herein or fail to adequately and properly maintain the easement and any facilities constructed thereon, the City of Albuquerque, or its agents, at any time following fifteen (15) days written notice to the Owner of record of said property, may enter upon said property to perform necessary construction or maintenance. The cost of performing such construction or maintenance shall be paid by the property

owner. In the event that the property owner fails to pay the costs of such construction or maintenance within thirty (30) days after being notified in writing if the cost of the same, the City may file a lien therefore against the real property described in paragraph 1.

7. No fence, wall, planting, building or other obstruction may be placed or maintained in the easement without the written approval of the City Engineer of the City of Albuquerque, and there shall be no alteration of the grades or contours in said easement after the drainage facilities are constructed without the written approval of the City Engineer. Any violation of this provision will be promptly corrected upon receipt of notice from the City, or the City shall have the right to remove or otherwise eliminate such violation and assess the cost to the owner as provided in paragraph 6 above.

8. Said easement is intended to be permanent in nature for the uses and purposes recited above to the City, its successors and assigns, until such time as the City releases said easement in writing.

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

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

The Grantor 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 Grantor's failure to construct, maintain, or modify the drainage facility under this coveyance.

11. The written notice provided for herein shall be accomplished by mailing the same to: D.K. Boydston, 12453 Towner Rd., N.E., Albuquerque, New Mexico 87112.

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

IN WITNESS WHEREOF, the parties have set their hands and seals this 16th day of April, 1986.

REVIEWED BY
HYDROLOGY DEPARTMENT

Carlos Montoya

GRANTOR

By: Donald K. Brydston

Title: Owner

REVIEWED BY THE
LEGAL DEPARTMENT

Approved as to Form:

Asst. City Attorney

Date: 7/9/86

CITY OF ALBUQUERQUE

N/A

Chief Administrative
Officer

Approved As To Form

City Attorney

Date: 7/9/86

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledge befor me this 22nd day of April, 1986, by Donald K. Boydston.
(Name of Grantor)

Notary Public

My Commission Expires:

OFFICIAL SEAL
Signature Nancy L. Hamilton
NANCY L. HAMILTON
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 6/2/86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 JUL 21 AM 10:57
M5374A 61-64
DOLORES C. WALLER
CO. CLERK & RECORDER
DEPUTY

HYDROLOGY L21/D10 ONE PLAN

L 21/D10

1 PLAN

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

L21 - D10

June 10, 1983

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

RE: ACOMA MINIWAREHOUSES DRAINAGE PLAN

Dear Chris:

My comments regarding the referenced site:

1. In general, I have no problem with the specific site criteria, but I do feel that the unimproved Britt Rd. N.E. poses some concerns:

   a. Have street grades been established for this section?

   b. Will traffic require that it be paved?

   c. What about sidewalks? Since it is standard practice to design and pave streets abutting properties, this item must be resolved prior to approval.

2. Regardless of how item #1 is resolved, the owner is responsible for seeing that facilities are constructed to acceptable City standards. More specifically, drains must be through curb faces on sidewalk culverts.

3. Please provide this office with a completed copy of the Drainage Information Sheet.

Please call if you have any questions regarding these matters.

Very truly yours,

Brian G. Burnett
Civil Engineer

BGB/tsl

INFORMATION SHEET

PROJECT TITLE ACOMA MINIWAREHOUSE TYPE OF SUBMITTAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. L21.010 CITY ADDRESS ACOMA ROAD

LEGAL DESCRIPTION LOT 1, BLOCK 12 EAST CENTRAL BUSINESS PARK

ENGINEERING FIRM CTS, Inc. CONTACT CHRIS WEISS

ADDRESS 1100 Alvarado NE PHONE 266-3444

OWNER BOB CLARK CONTACT BOB CLARK

ADDRESS PHONE 846-2130

ARCHITECT SCHLEGAL & LEWIS CONTACT RUTH JACKSON

ADDRESS PHONE 247-1529

SURVEYOR RON FORSTBAUER SURVEYING CONTACT RON FORSTBAUER

ADDRESS PHONE

CONTRACTOR NOT SELECTED CONTACT

ADDRESS PHONE

DATE SUBMITTED MAY, 1983

BY CHRISTOPHER WEISS

RECEIVED JUN 15 1983 ENGINEERING

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

P.O. Box 142, Sandia Park, New Mexico 87047

June 15, 1983

RECEIVED
JUN 20 1983
CITY ENGINEER

Mr. Brian Burnett
Civil Engineer, Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Acoma Miniwarehouse Drainage Plan
L21-D10

Dear Mr. Burnett:

In response to your June 10, 1983, letter the following information is submitted regarding the status of Britt Road SE, located south of Acoma Road.

1. The developer had a meeting with DRB (No. 83-71) at which time the board approved the vacation concept with the stipulation that drainage and utility easement rights would remain. Therefore, the developer chose to develop this site in such a manner that his construction would not jeopardize this easement path. Since this street will not be built, then grades will not be established. Note also that there is a mobile home park on the west half of Britt Street abutting this property.

2. I talked to David Harmon of the Traffic Section on 6/14/83, who stated that if the road was not used for access, then Traffic would not require paving. He informed me that the City Engineer's office also had input for street improvement requirements. This development will not have any access onto Britt. Note, also that Traffic will review and approve the building set.

3. The developer does not have clear title on this property at this time and can not proceed with the street vacation; however, he has stated that upon completion of this project he will petition for the street vacation. However, development of this R/W property could not occur until the flood plain is alleviated. Hence, this land is not too desirable at this time. Attached hereto is a letter from the developer stating his intent to vacate this street at a later date.

I hope this addresses all your concerns with Britt Road and that you can complete your review of this project.

Very truly,

Andre Houle

Andre Houle
cc: Bob Clark
Enclosure

Apt. 935
3845 Montgomery, N.E.
Albuquerque, N.M. 87109
June 15, 1983

Brian Burnett
Hydrology Department
City of Albuquerque
Albuquerque, New Mexico 87103

Dear Mr. Burnett:

I am in the process of negotiating to buy Lot 1, Block 12, of the East Central Business Addition. As soon as I complete that transaction I will request that the City vacate the southernmost 149 feet of Britt Street adjacent to Lot 1. On February 15, 1983 the City advised me that they would react favorably to that request (reference DRB-83-71), to be made when I actually own Lot 1. I elected to delay the completion of that purchase until the building plans that you are reviewing were approved by the City and bid on by potential contractors. In this way I will be certain that the project will be economically feasable before I complete my purchase of the land. I would appreciate your approval of those plans so that I can move forward with the project. Thank you.

Yours truly,

R. L. Clark

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

L21 - D10

June 23, 1983

Mr. Andre Houle
Consultants Terra-Sol
P.O. Box 142
Sandia Park, N.M. 87047

RE: ACOMA MINIWAREHOUSE DRAINAGE PLAN

Dear Andre:

The referenced plan is approved based on information contained in your submittal of June 15, 1983. Please see that the plans dated 5/3/83 are placed in the City construction sets.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Boydston Warehouse ZONE ATLAS/DRNG. FILE #: L-21 /D10

LEGAL DESCRIPTION: Lot 1, Blk 12, East Central Business Add.

CITY ADDRESS: 10701 Acoma Rd. S.E.

ENGINEERING FIRM: Burton Engineering CONTACT: Dick Burton

ADDRESS: P.O. Box 75310 PHONE: 836-6580 884-1330

OWNER: D.K. Boydston CONTACT: Keith Boydston

ADDRESS: 12453 Towner Avenue NE PHONE: 293-5155

ARCHITECT: Donald A. Mitchell Arch. CONTACT: Don Mitchell

ADDRESS: 600 First St. NW - Eastwing PHONE: 242-4304

SURVEYOR: Alpha Surveying CONTACT: Harry Work

ADDRESS: P.O. Box 26193 PHONE: 265-5533

CONTRACTOR: Not Selected CONTACT:

ADDRESS: PHONE:

RECEIVED FEB 24 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. V-85-100 / DRB-85-858 12/30/85 / DRB-85-757 11/19/85

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

XX DRAINAGE REPORT

XX 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

XX BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 2/24/86

BY: Donald Mitchell

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

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

February 27, 1986

Dick Burton
Burton Engineering
Post Office Box 75310
Albuquerque, New Mexico 87196

RE: DRAINAGE PLAN FOR BOYDSTON WAREHOUSE
RECEIVED FEBRUARY 24, 1986 (L-21/D10)

Dear Mr. Burton:

A preliminary review of your submittal for Building Permit approval has shown that the following information is required for this section to begin the review process:

1. Please re-stamp, sign, and date your Professional Engineer's stamp on the drawing.

2. A field trip to the site indicated that public flows are being conveyed through your property. Existing off-site runoff needs to be conveyed through your site and they cannot be blocked by the use of berms. We will require dedication of the existing floodplain on your property and no improvements allowed in this floodplain.

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If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsi

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 2, 1986

Don Mitchell
600 First, NW East Wing
Albuquerque, New Mexico 87102

RE: DRAINAGE PLAN FOR BOYDSTON WAREHOUSE
RECEIVED FEBRUARY 24, 1986 (L-21/D10)

Dear Mr. Mitchell:

This letter is to re-confirm our phone conversation and meeting.

1. We will release a "foundation only" after the drainage plan is reviewed. The Building Permit will be released after the public drainage easement is finalized and the drainage plan is approved.

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3. A retention pond will not be needed for the site becuase this lot is one of the last to develop in the watershed. Therefore, free discharge to the historic flow is approprite.

If you have any questions regarding these requirements, please call me at 766-7644.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Boydston Warehouse ZONE ATLAS/DRNG. FILE #: L-21/D10

LEGAL DESCRIPTION: lot 1, Block 12, East Cent. Business add.

CITY ADDRESS: 17,000 Acoma Rd S.E.

ENGINEERING FIRM: Burton Engr. CONTACT: Dick Burton

ADDRESS: P.O. Box 75310 PHONE: 836-6540

OWNER: D.K. Boydston CONTACT: Keith Boydston

ADDRESS: 12543 Towner N.E PHONE: 293-5155

ARCHITECT: Donald A. Mitchell CONTACT: Don Mitchell

ADDRESS: 600 1st St N.W. PHONE: 242-4304

SURVEYOR: Alpha Survey. CONTACT: Harry Work

ADDRESS: PHONE:

CONTRACTOR: owner CONTACT:

ADDRESS: PHONE:

RECEIVED APR 22 1986 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

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EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

X 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

X FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: APR 22, 1986

BY: Donald A. Mitchell

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

April 23, 1986

Dick Burton
Burton Engineering
Post Office Box 75310
Albuquerque, New Mexico 87194

RE: DRAINAGE PLAN FOR BOYDSTON WAREHOUSE (L-21/D10)
RECEIVED APRIL 22, 1986

Dear Mr. Burton:

The above referenced plan dated April 7, 1986, is approved for Building Permit.

However, prior to Certificate of Occupancy release, the public drainage easements needs to be finalized.

If you have any questions, call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

L21/D10

86 66174

RECEIVED JUL 23 1986 HYDROLOGY SECTION

GRANT OF DRAINAGE EASMENT

61

This easement grant is made and executed this 16th day of April, 1986, by and between D.K. Boydston, hereinafter called the "Grantor" and the City of Albuquerque, New Mexico, a municipal corporation, hereinafter called the "City".

1. The Grantor is the Owner of the following described real property within the City of Albuquerque: Lot 1A, Block 12, East Central Business Addition, Bernalillo County, City of Albuquerque, New Mexico, recorded January 13, 1986, Vol. C29, of said county folio 68.

2. For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the City of Albuquerque a perpetual easement over and across a portion of Grantor's property for the purpose of permitting the flow, conveyance, and discharge of storm water run-off.

3. The land affected by the grant of this easement and right-of-way is more particularly described as follows: The west 20' of the said property.

4. Grantor shall construct a paved drainage swale in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the drainage report entitled 10,701 Acoma Rd. S.E., submitted by Burton Engineering on April 4, 1986, and approved by the City of Albuquerque Engineer on April 23, 1986, together with the amendments approved on April 23, 1986, which report and amendments are on file in the office of the City Engineer.

5. The easement and any drainage facilities constructed thereon shall be maintained by the Grantor, at his cost, in accordance with standards prescribed by the City. The City shall have the right to enter periodically upon the premises to inspect the drainage facilities.

6. In the event that the Grantor should fail to construct the drainage facilites contemplated herein or fail to adequately and properly maintain the easement and any facilities constructed thereon, the City of Albuquerque, or its agents, at any time following fifteen (15) days written notice to the Owner of record of said property, may enter upon said property to perform necessary construction or maintenance. The cost of performing such construction or maintenance shall be paid by the property

owner. In the event that the property owner fails to pay the costs of such construction or maintenance within thirty (30) days after being notified in writing if the cost of the same, the City may file a lien therefore against the real property described in paragraph 1.

7. No fence, wall, planting, building or other obstruction may be placed or maintained in the easement without the written approval of the City Engineer of the City of Albuquerque, and there shall be no alteration of the grades or contours in said easement after the drainage facilities are constructed without the written approval of the City Engineer. Any violation of this provision will be promptly corrected upon receipt of notice from the City, or the City shall have the right to remove or otherwise eliminate such violation and assess the cost to the owner as provided in paragraph 6 above.

8. Said easement is intended to be permanent in nature for the uses and purposes recited above to the City, its successors and assigns, until such time as the City releases said easement in writing.

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

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

The Grantor 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 Grantor's failure to construct, maintain, or modify the drainage facility under this coveyance.

11. The written notice provided for herein shall be accomplished by mailing the same to: D.K. Boydston, 12453 Towner Rd., N.E., Albuquerque, New Mexico 87112.

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

IN WITNESS WHEREOF, the parties have set their hands and seals this 16th day of April, 1986.

REVIEWED BY
HYDROLOGY DEPARTMENT

Carlos Montoya

GRANTOR

By: Donald K. Brazelton

Title: Owner

REVIEWED BY THE
LEGAL DEPARTMENT

Approved as to Form:

Asst. City Attorney

Date: 7/9/86

CITY OF ALBUQUERQUE

N/A

Chief Administrative
Officer

Approved As To Form

City Attorney

Date: 7/9/86

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledge befor me this 22nd day of April, 1986, by Donald K. Boydston.
(Name of Grantor)

Notary Public

My Commission Expires:

OFFICIAL SEAL
Signature Nancy L. Hamilton
NANCY L. HAMILTON
NOTARY PUBLIC - NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 6/2/86

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
1986 JUL 21 AM 10:57
MS 374A 61-64
DOLORES C. WALLER
CO. CLERK & RECORDER
Susan
DEPUTY