1-10-83

LORENTZEN AIRPORT PROP.
DRAINAGE STUDY

DRAINAGE AREA = 10.00 ACRES

(AREA III SEE AREA DRAINAGE MAP ⑥)

SOIL CLASSIFICATION

FROM SHEET 41 - "SOIL SURVEY OF BERNALILLO COUNTY - SCS"

SOIL TYPE = CU = CLASSIFICATION "A"

COEFFICIENT OF RUNOFF

IMPERVIOUS AREA = 8.98 ACRES

% IMPERVIOUS = $\frac{8.98}{10.00}$ = 90%

WITH 90% IMPERVIOUS & SOIL TYPE "A"

C = 0.76 - PLATE 22.2 C-1

TIME OF CONCENTRATION = 10 MINUTES (MINIMUM TIME)

1-10-83

LORENTZEN AIRPORT PROPERTY
DRAINAGE STUDY

RAINFALL INTENSITY

$$i = 6.84\ t_c^{-0.51}$$

$$i = 6.84\ (10)^{0.51} = 2.11$$

$$I = (2.11)(2.3) = \cancel{4.85}\ 4.85$$

$$Q = CIA = (0.76)(4.85)(10.00) = \underline{36.86 \text{ cfs}}$$

MAX ALLOWABLE DISCHARGE FROM SITE

$$Q_o = (10.00)(1.61) = \underline{16.10 \text{ cfs}}$$

FROM XAVIER REPORT BY
ACADEMY - 1-5-83

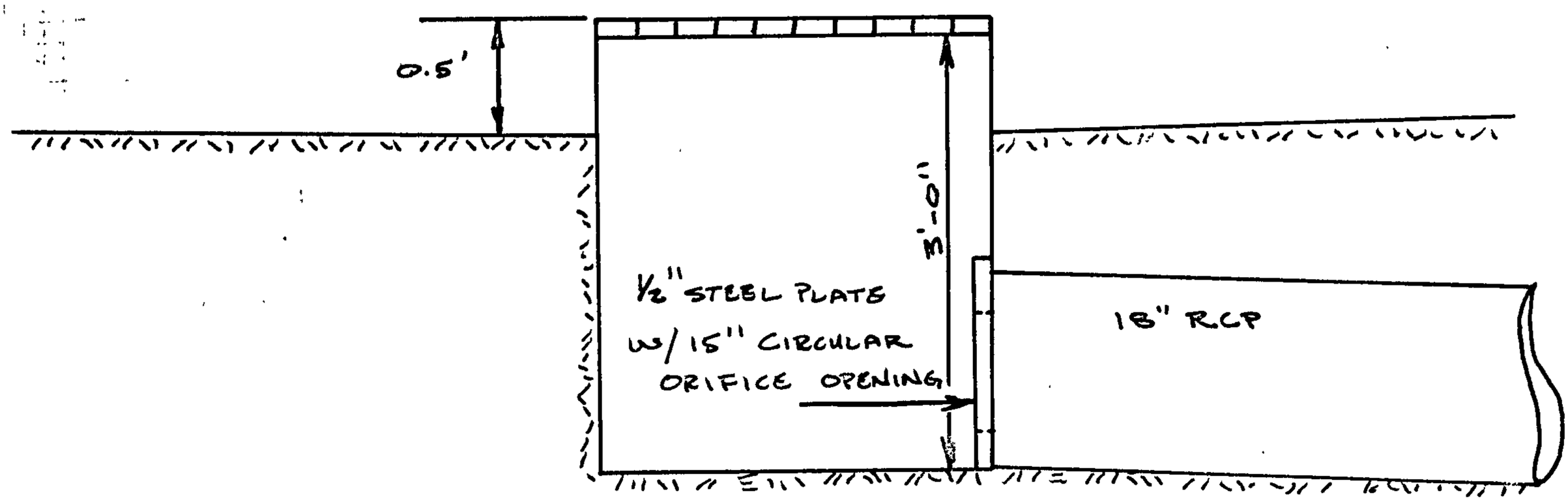
FOR INFLOW HYDROGRAPH

$$qp = QD = 36.86 \text{ cfs}$$

$$\text{Volume} = \left(\frac{2.3}{12}\right)(0.76)(435600) = 63{,}452 \text{ ft}^3$$

$$T_o = \frac{(2)(63{,}452)}{QD * 60} = 57 \text{ MINUTES}$$

DISCHARGE OUTLET



PEAK DISCHARGE = 38 MIN. = 14.83 cfs

V = 29,080 FT^3

H = 3.40'

MAX ALLOWABLE DISCHARGE = 16.10 cfs

ACTUAL DISCHARGE = 14.83 cfs

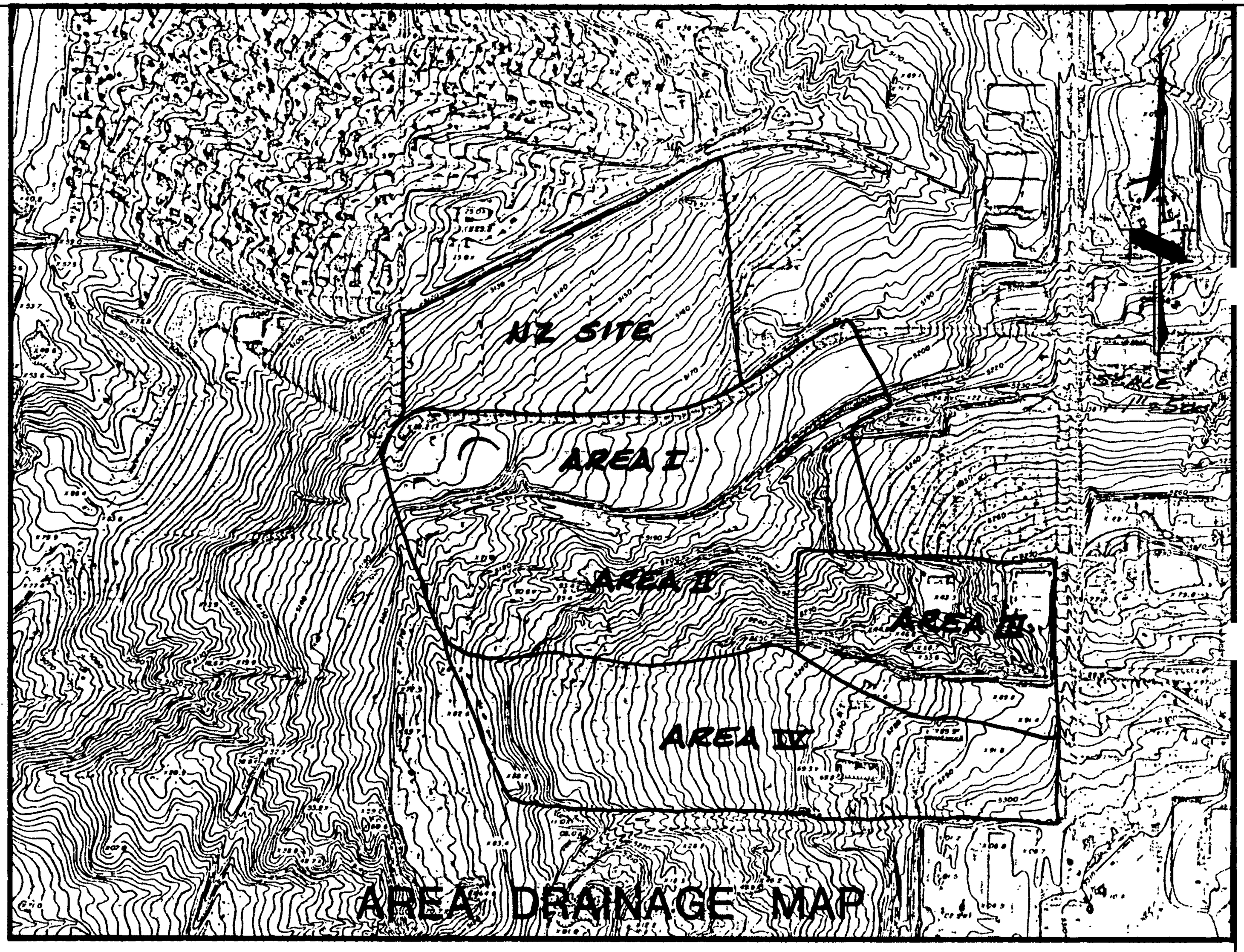
1.27 cfs

THIS DISCHARGE NOT USED WILL BE ALLOCATED TO XAVIER SITE SEE ACADEMY REPORT DATED 1-5-83

OUTLET STRUCTURE = 1- DOUBLE "D" INLET (K-6-1) WITH 18" DISCHARGE PIPE & 15" ORIFICE PLATE - SEE DRAINAGE & GRADING PLAN FOR DETAILS

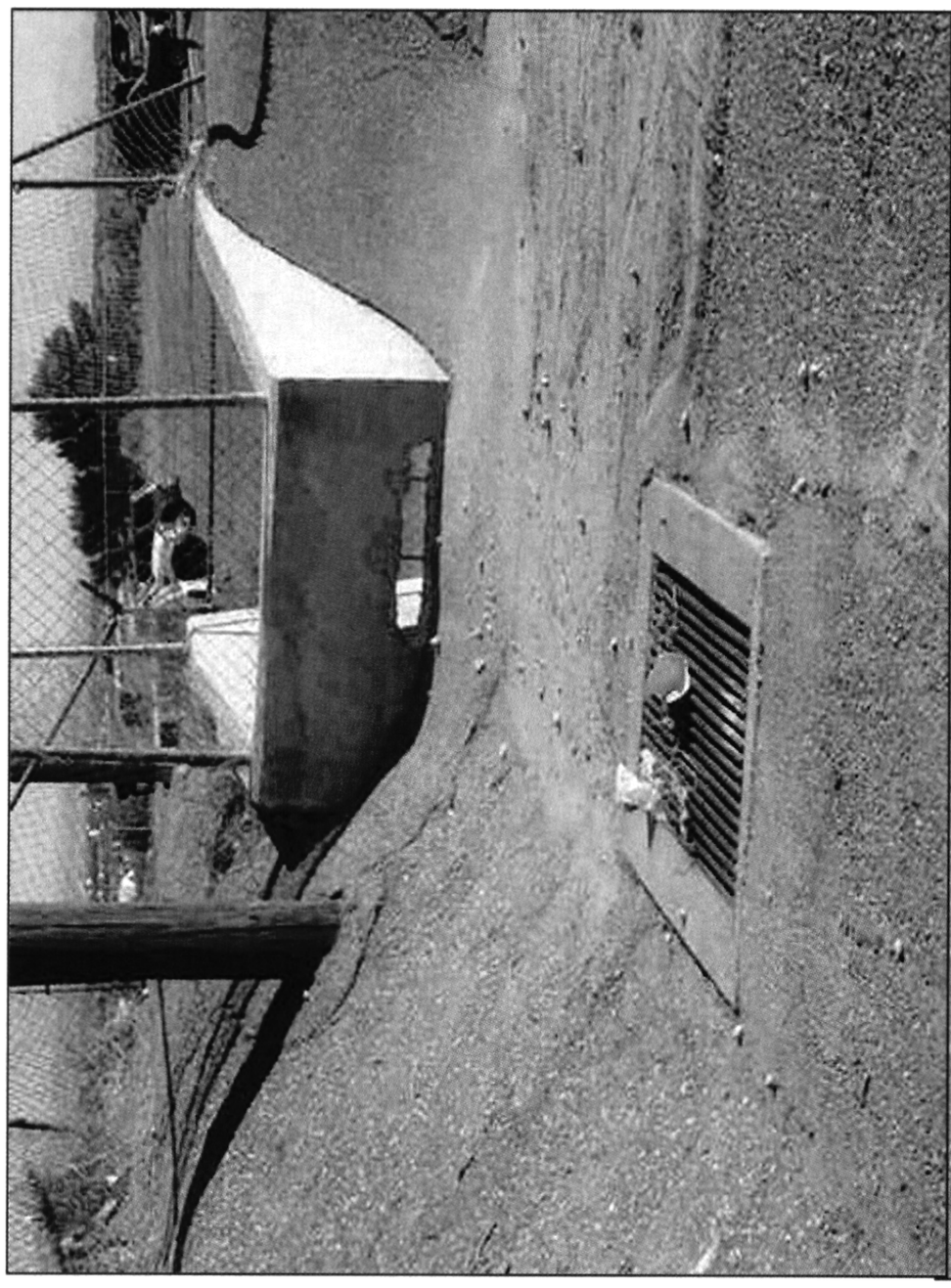
FLOOD ROUTING

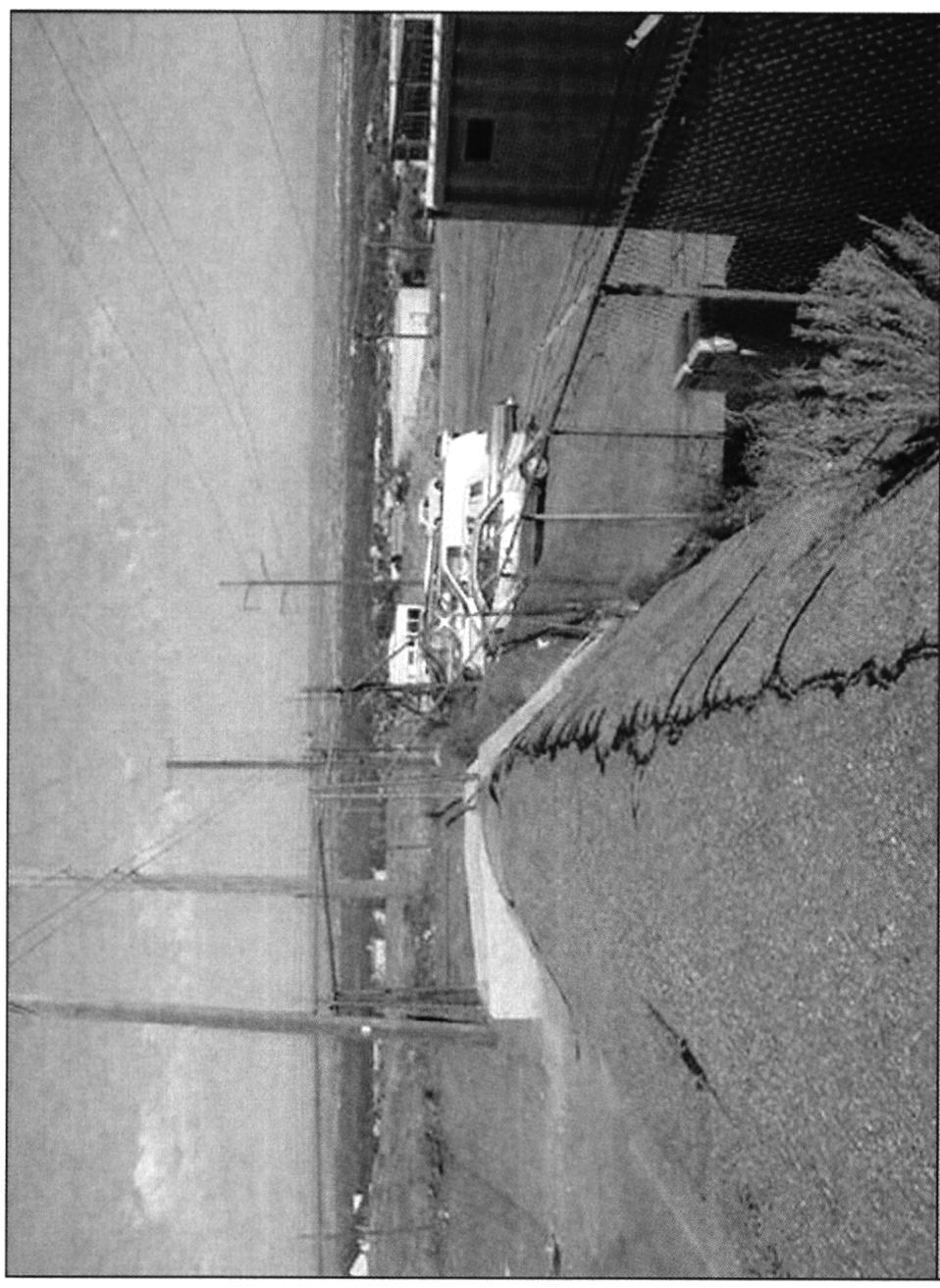
TIME (MIN)	Q_i	V_i	Q_o	V_o	STORAGE $V_i - V_o$	ACCUM. STORAGE	H (FEET)
0	0	0	0	0	0	0	0
1	3.69	110	0	0	110	110	.019
2	7.372	331	0	0	331	441	.073
3	11.06	552	0	0	552	993	.163
4	14.74	774	0	0	774	1767	.286
5	18.43	995	0	0	995	2762	.439
6	22.16	1216	0	0	1216	3978	.619
7	25.80	1437	10.78	323	1114	5092	.778
8	29.49	1658	11.05	655	1003	6095	.917
9	33.17	1879	11.29	670	1209	7304	1.08
10	36.86	2101	11.55	685	1416	8720	1.264
11	36.08	2188	11.85	701	1487	10207	1.451
12	35.30	2141	12.14	719	1422	11629	1.623
13	34.53	2094	12.40	736	1358	12987	1.783
14	33.75	2048	12.64	751	1297	14284	1.931
15	32.97	2001	12.85	764	1237	15521	2.069
16	32.19	1954	13.05	777	1177	16698	2.197
17	31.41	1908	13.23	788	1120	17818	2.316
18	30.64	1861	13.40	798	1063	18,881	2.427
19	29.86	1814	13.55	808	1006	19887	2.530
20	29.08	1768	13.69	817	951	20838	2.626
21	28.30	1721	13.82	825	896	21734	2.715
22	27.52	1674	13.94	833	841	22575	2.798
23	26.75	1628	14.05	839	789	23364	2.874
24	25.97	1581	14.15	846	735	24099	2.944
25	25.19	1534	14.25	852	682	24781	3.008
26	24.41	1488	14.33	857	631	25412	3.068
27	23.63	1441	14.41	862	579	25991	3.121
28	22.86	1394	14.48	866	528	26519	3.170
29	22.08	1348	14.54	870	478	26997	3.213
30	21.30	1301	14.59	873	428	27425	3.252
31	20.52	1254	14.64	877	377	27802	3.286
32	19.75	1208	14.69	879	329	28131	3.316
33	18.97	1161	14.73	882	279	28410	3.341
34	18.19	1114	14.76	884	230	28640	3.361
35	17.41	1068	14.78	886	182	28822	3.377
36	16.63	1021	14.80	887	134	28956	3.389
37	15.86	974	14.82	888	86	29042	3.397
PEAK 38	15.07	927	14.83	889	38	29080	3.400
39	14.30	881	14.83	889	-8	29072	3.399

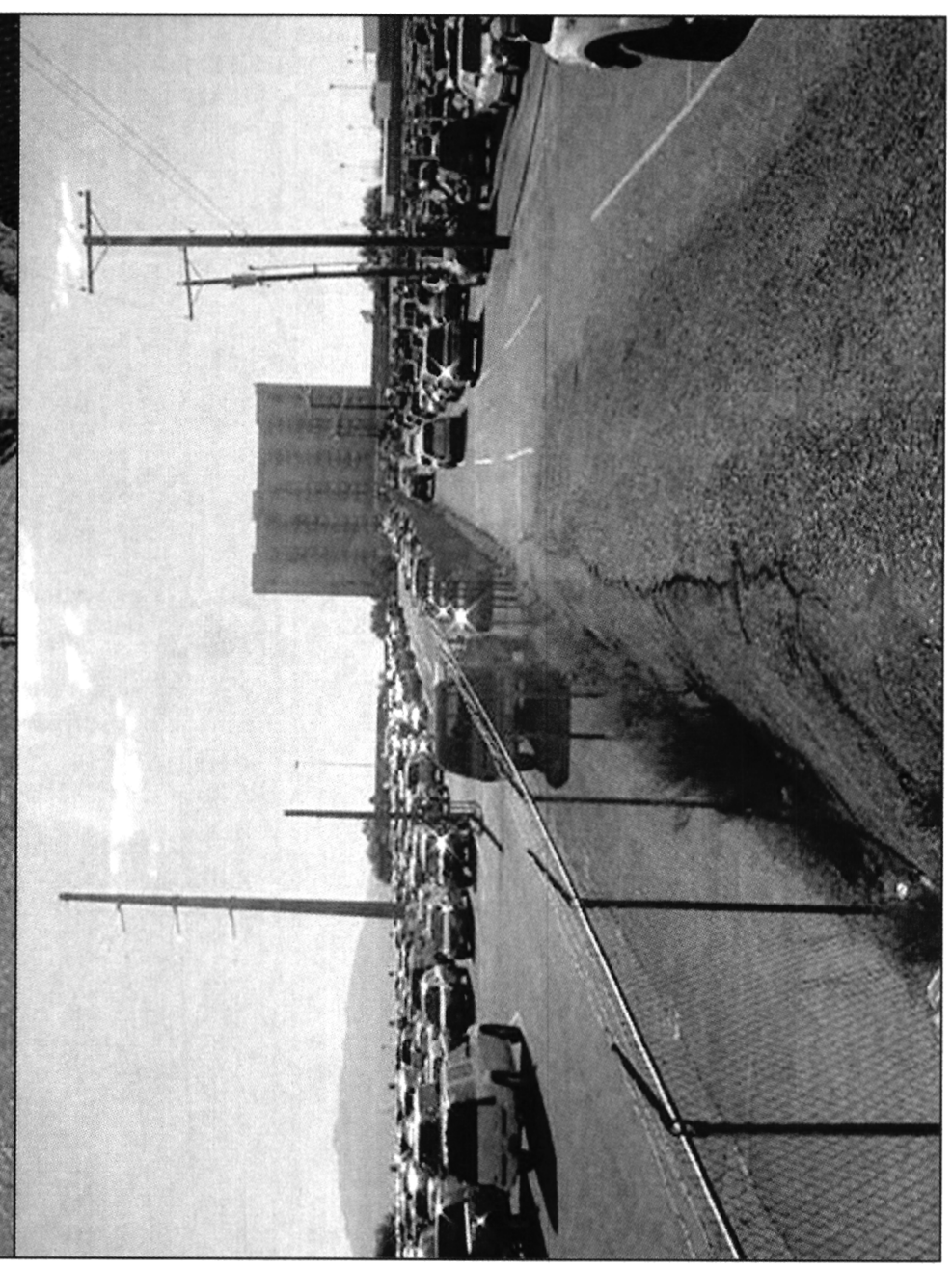


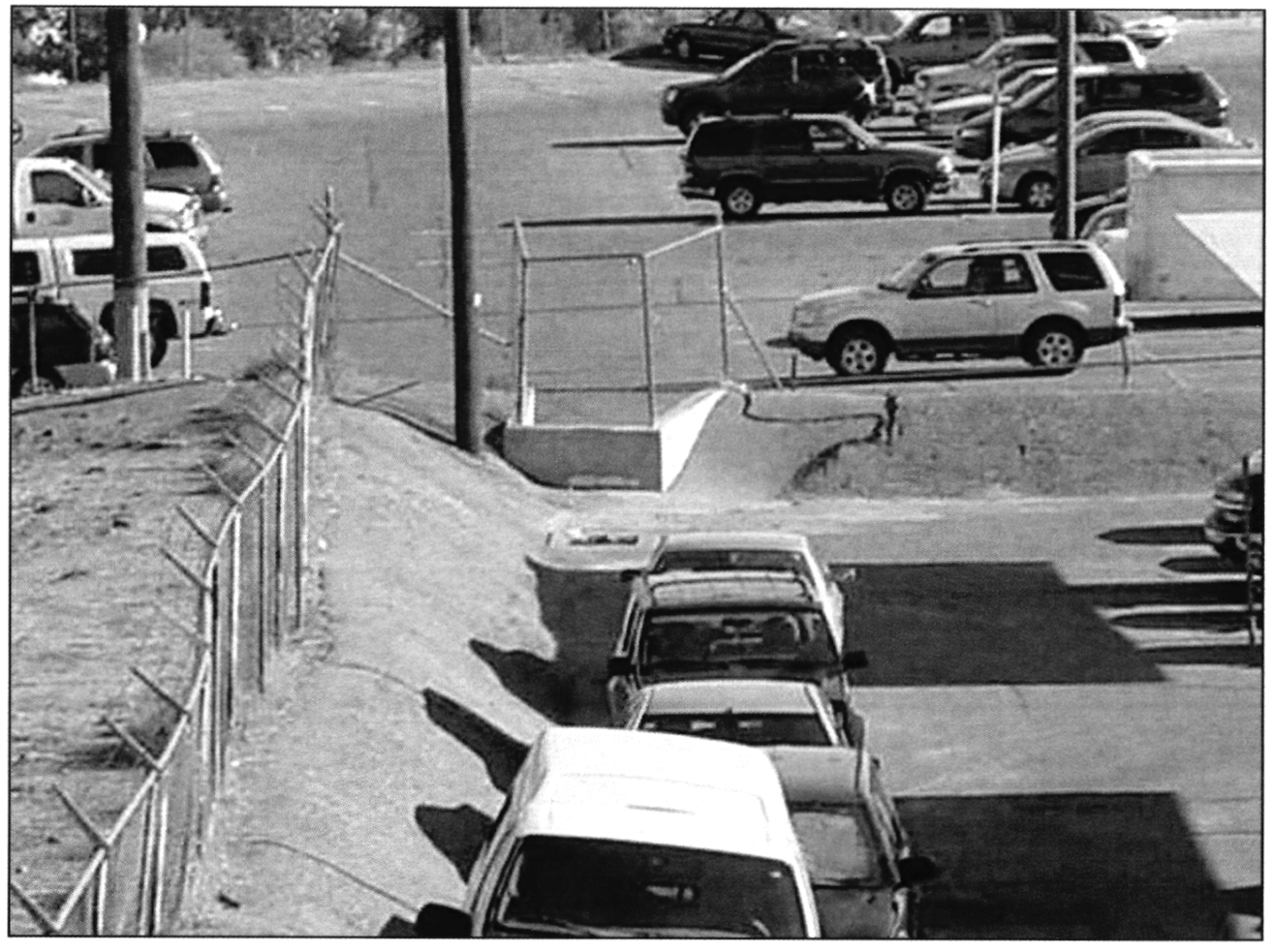
AREA DRAINAGE MAP

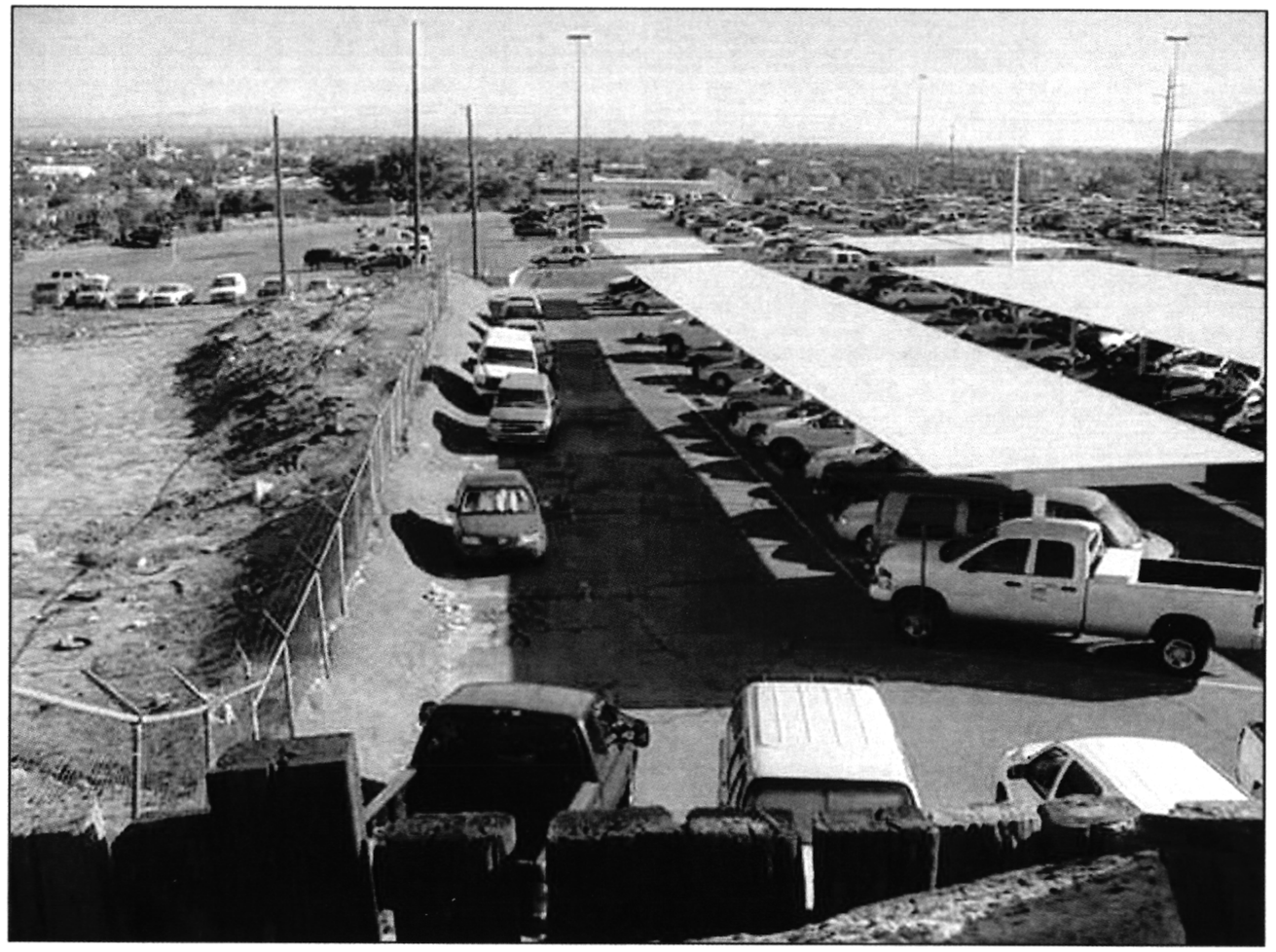
SITE VISIT 7/13/06

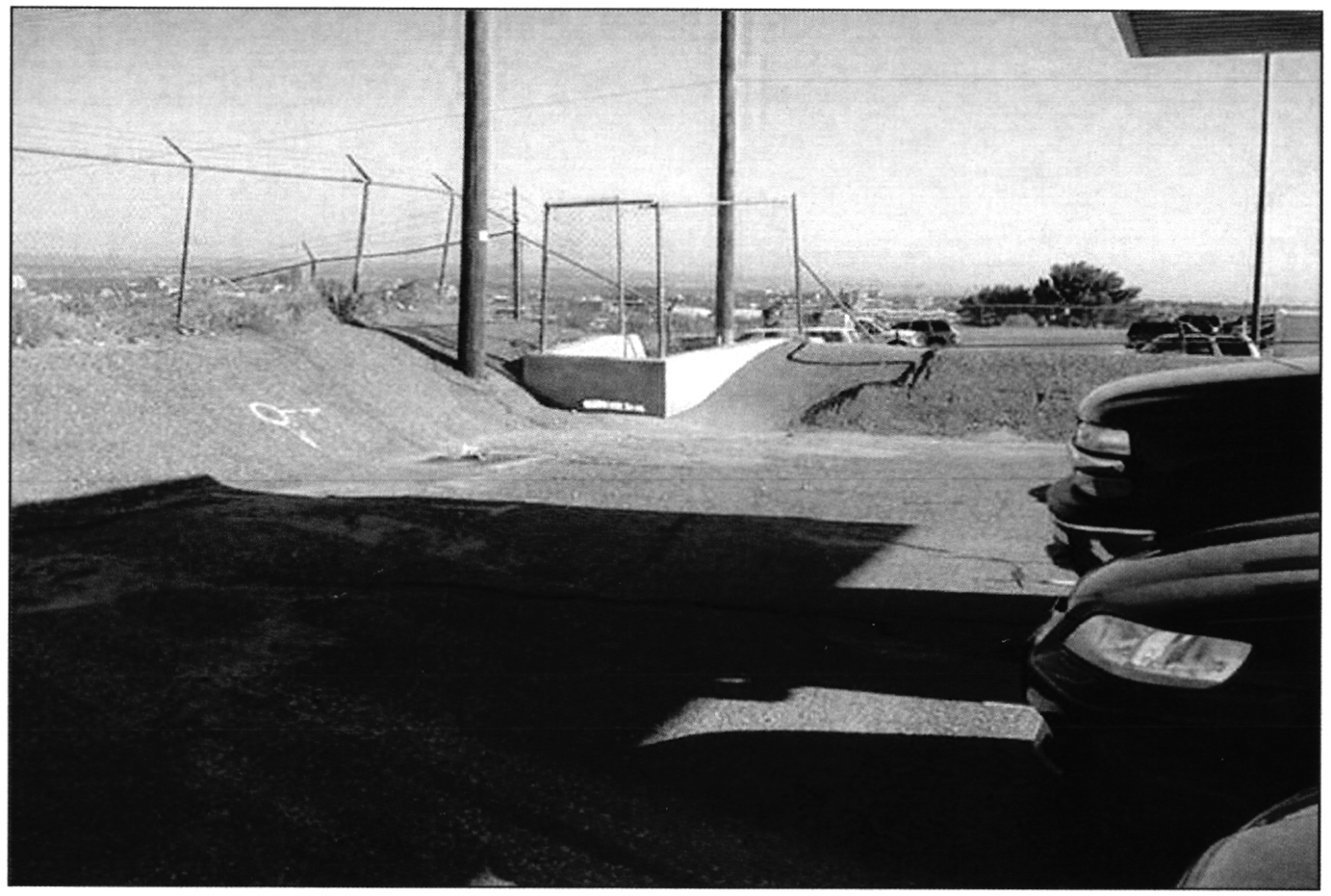


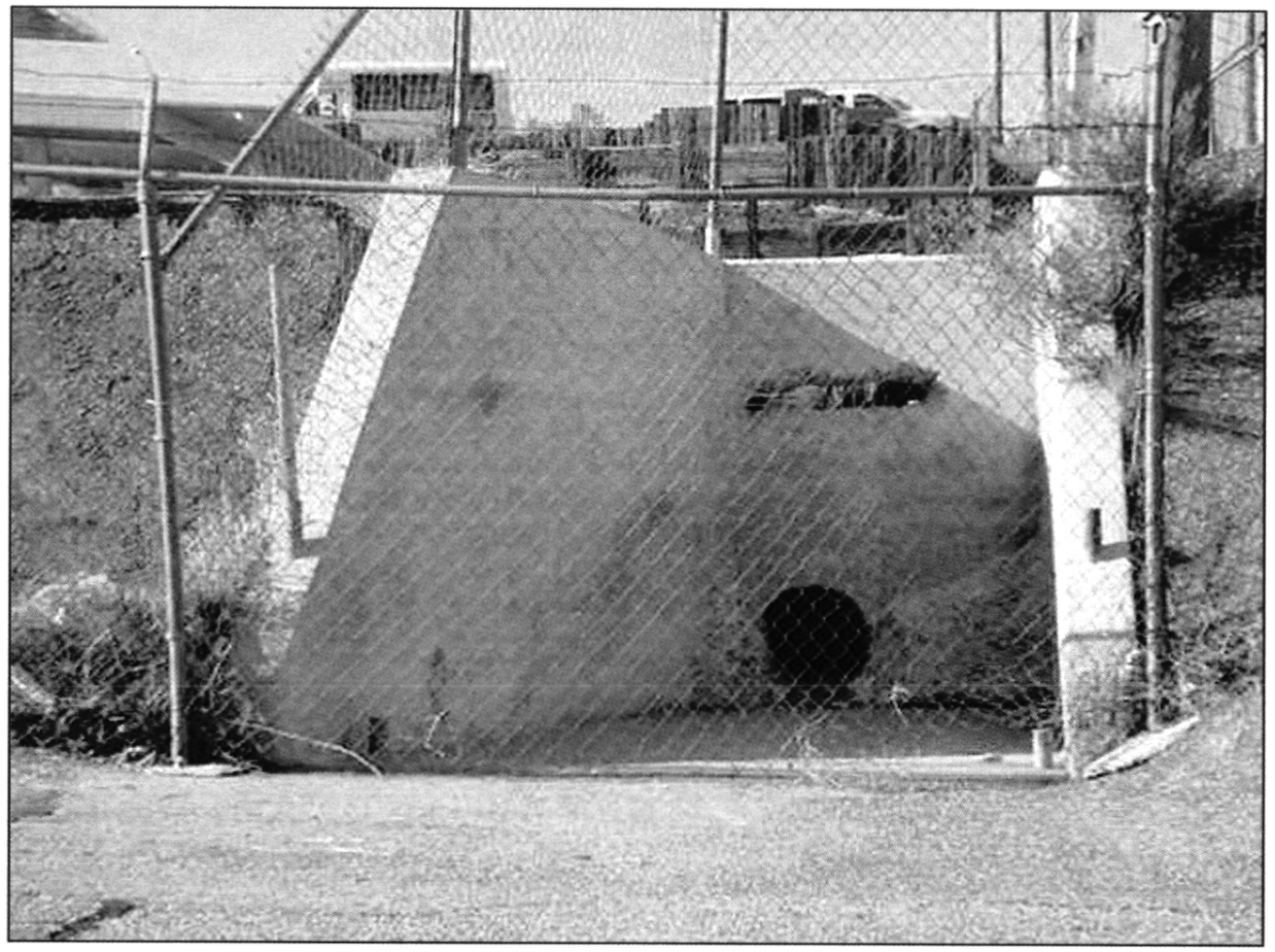


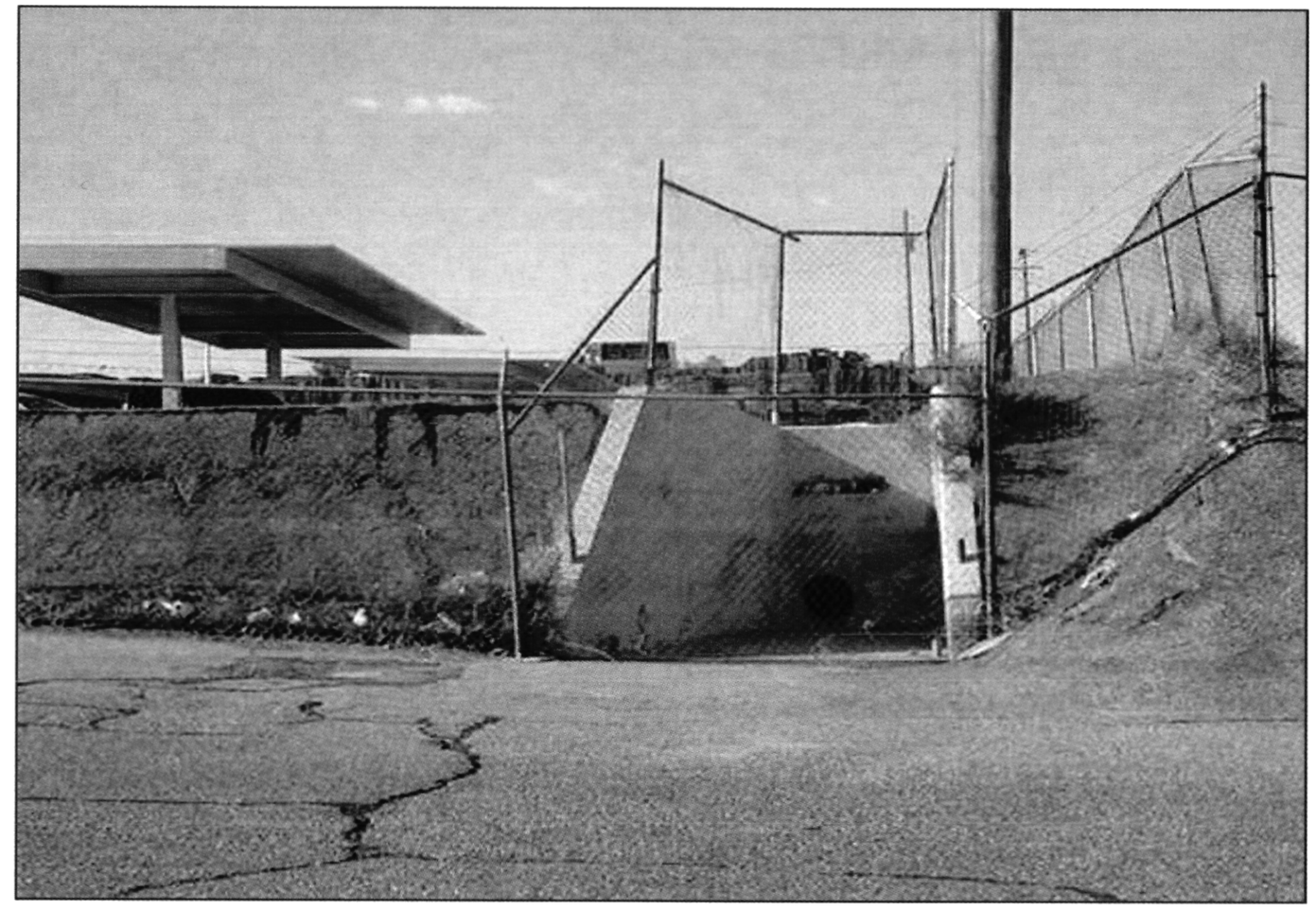


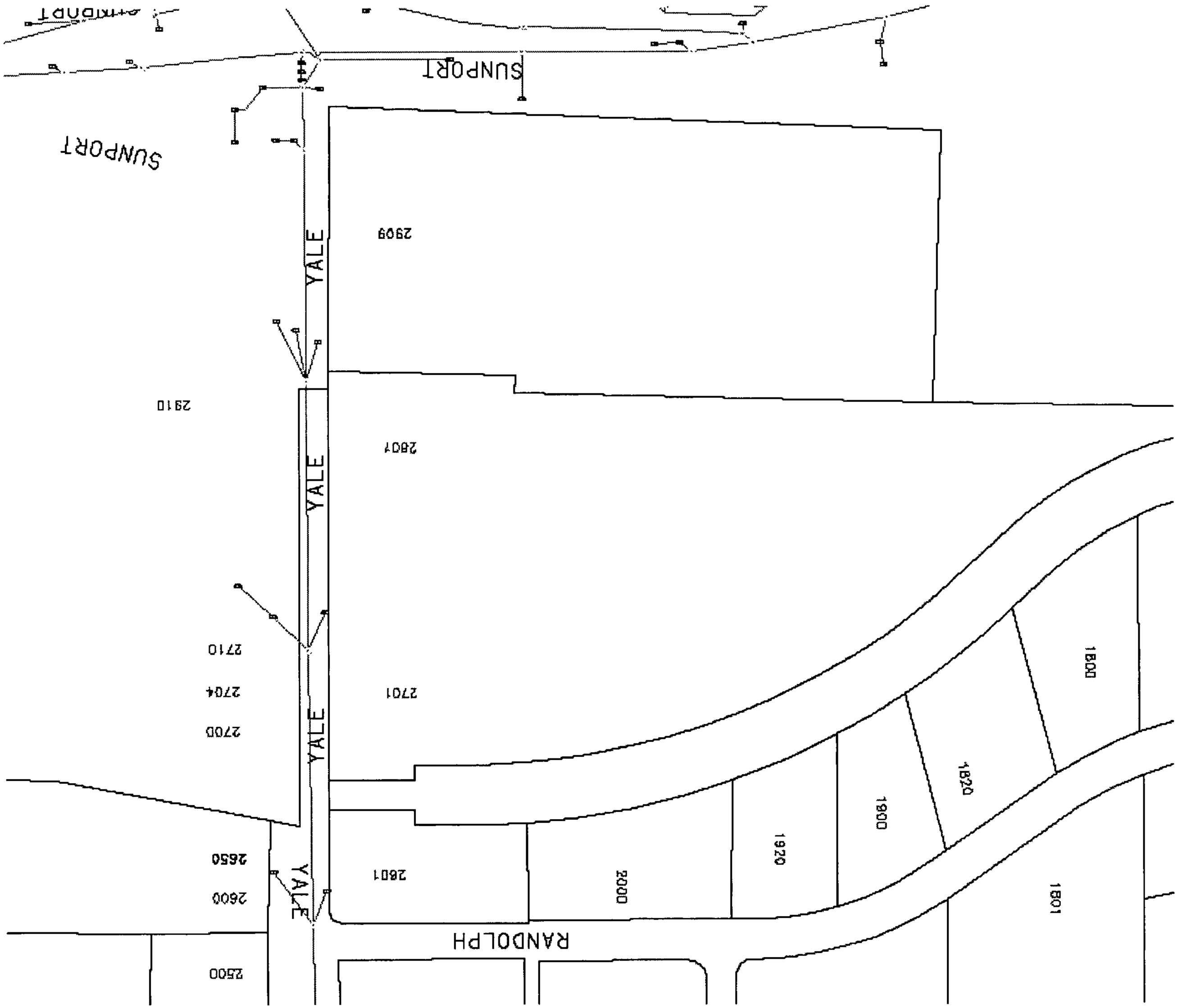




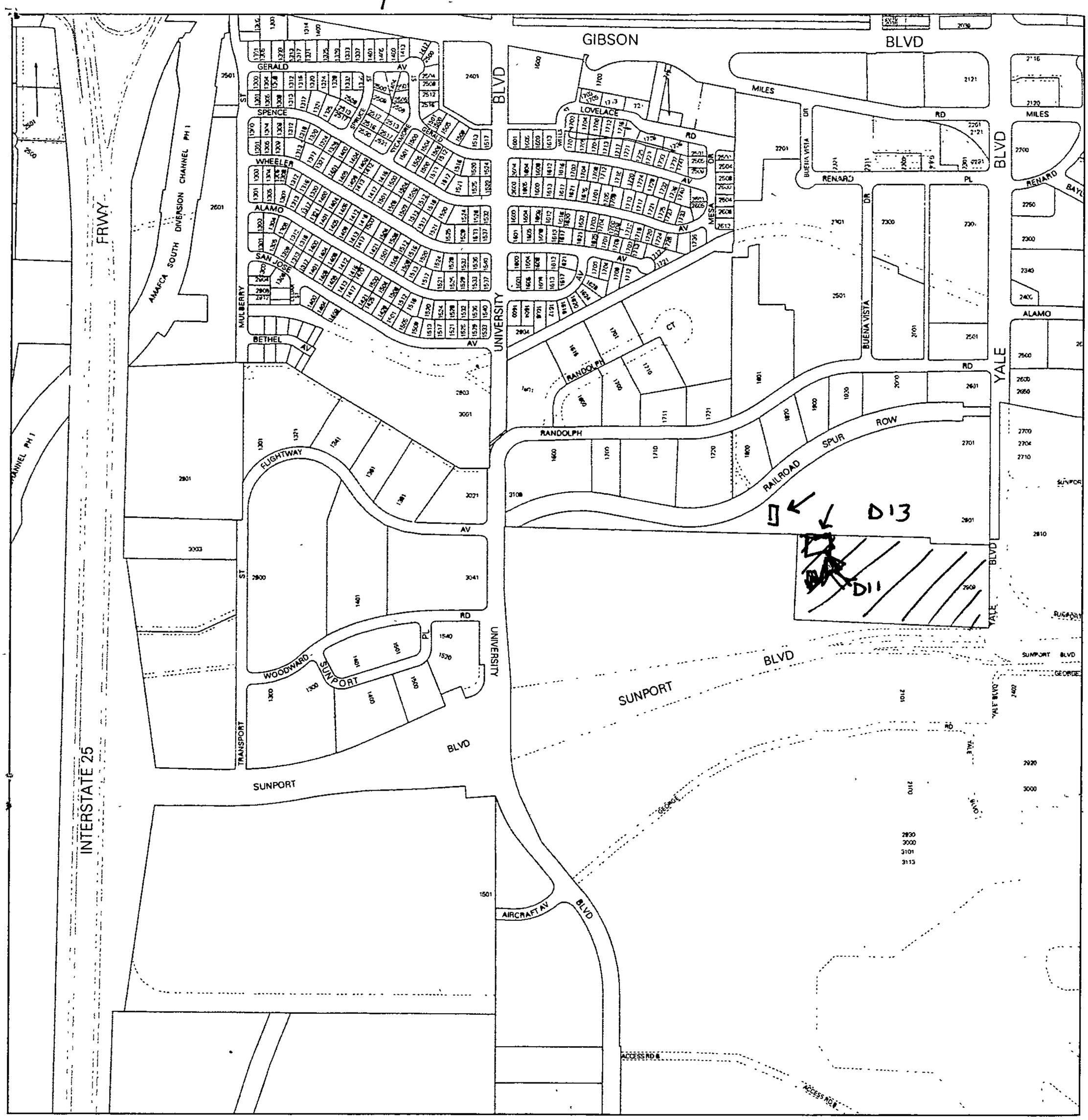


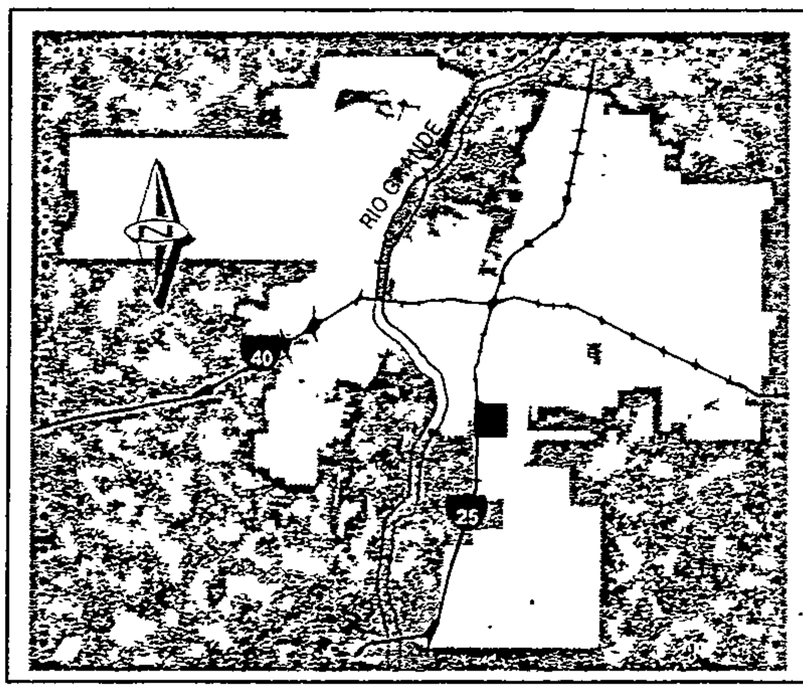





2500
2600
2650
2700
2704
2710
2910
2909
2801
2701
2801
2000
1920
1800
1820
1800
1801
YALE
YALE
YALE
YALE
RANDOLPH
SUNPORT
SUNPORT

M-15/D11





Address Map Page:

M-15

Symbol Legend

Unincorporated Areas

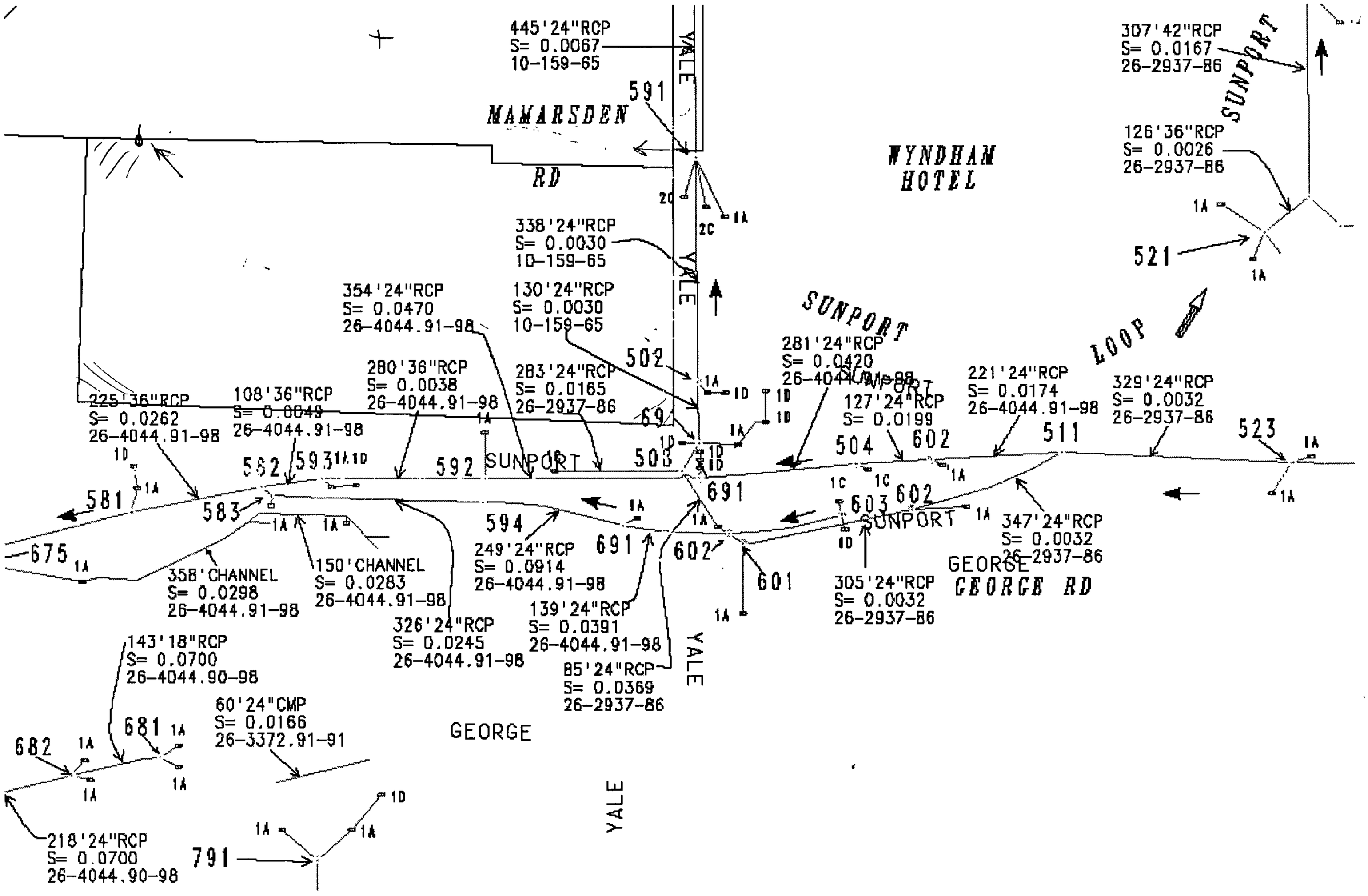
Easement Lines

0 750 1,500 Feet

These addresses are for information purposes only and are not intended for address verification.

Albuquerque Geographic Information System

Map amended through: **Apr 20, 2005**


445'24"RCP
S= 0.0067
10-159-65
591
MAMARSDEN
RD
YALE
WYNDHAM
HOTEL
307'42"RCP
S= 0.0167
26-2937-86
SUNPORT
126'36"RCP
S= 0.0026
26-2937-86
521
338'24"RCP
S= 0.0030
10-159-65
354'24"RCP
S= 0.0470
26-4044.91-98
130'24"RCP
S= 0.0030
10-159-65
SUNPORT
LOOP
502
281'24"RCP
S= 0.0420
26-4044.91-98
280'36"RCP
S= 0.0038
26-4044.91-98
283'24"RCP
S= 0.0165
26-2937-86
127'24"RCP
S= 0.0199
221'24"RCP
S= 0.0174
26-4044.91-98
329'24"RCP
S= 0.0032
26-2937-86
225'36"RCP
S= 0.0262
26-4044.91-98
108'36"RCP
S= 0.0049
26-4044.91-98
69
504
602
511
523
562
593
592
SUNPORT
503
691
581
583
603
602
SUNPORT
347'24"RCP
S= 0.0032
26-2937-86
594
675
249'24"RCP
S= 0.0914
26-4044.91-98
691
602
601
GEORGE
GEORGE RD
305'24"RCP
S= 0.0032
26-2937-86
358'CHANNEL
S= 0.0298
26-4044.91-98
150'CHANNEL
S= 0.0283
26-4044.91-98
326'24"RCP
S= 0.0245
26-4044.91-98
139'24"RCP
S= 0.0391
26-4044.91-98
YALE
143'18"RCP
S= 0.0700
26-4044.90-98
85'24"RCP
S= 0.0369
26-2937-86
60'24"CMP
S= 0.0166
26-3372.91-91
681
682
GEORGE
YALE
218'24"RCP
S= 0.0700
26-4044.90-98
791

CITY OF ALBUQUERQUE

JohnLABQ@aol.com
07/10/2006 05:55 PM

To bbingham@cabq.gov, Lorentzenfam@aol.com
cc
bcc
Subject Drain Culvert Plugup on Private property

Brad,

Arlene said to give you a call but your box was full and I wanted to report what has hapopened at Park & Shuttle 2909 Yale SE at the Airport.

On 6-29-06 We had a down pour one inch in just a short time!

Our lot drain plugged up because of debris that ran down the hill, ie tumble weeds, plastic sacks, etc. Even though our driver got it unplugged with water up to his stomach, it was too late and about four cars had damage in the thousands.

This happened about 10 years ago with the same results.

I took a hammer drill and modified the existing concrete wing wall of the drop inlet making a hole about 18 inchs by 6 inchs so that the water would not back up but rather go in the spillway where it was designed to go. When the drain does not plug all the water we get still drains with no back-up, even the heavy rain like the one we just got.

My neighbor says he would like to sue me because of the work i did on my own property, but then we are competitors and have been in 6 lawsuits already with them already.

I would like to cut the wing wall down altogether or modify it so i would not ever get this type of back-up again--Any comments from your office would be gratly appreciated.

Thanks,

John Lorentzen
401-1717

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

October 24, 1990

John Lorentzen, President
Park & Shuttle Airport Parking
2909 Yale Boulevard, SE
Albuquerque, New Mexico 87106

RE: OCTOBER 23, 1990 LETTER

Dear Mr. Lorentzen:

In response to your letter dated October 23, 1990, I submit the following comments. According to Mr. Aguirre's letter dated June 13, 1990 to C.A. Coonce, which you provided a copy of, a replat was required that included the tract of land you purchased from the City and not just a Quit Claim Deed as you indicated in your letter. The requirements for replat are a DRB function and should be addressed to this board, consequently, I would urge you to contact Jack Cloud who is the DRB Chairman to schedule you for a hearing with the board.

Regarding the Certification, Mr. Aguirre is requiring an as-built certification per the DPM for the entire site and not just an as-built certification of the pond which was the only certification submitted by your engineer.

I hope this will clarify our position on the replat and the certification requirements.

Cordially,

Daniel W. Hogan, P.E.
Division Manager/Hydrology

xc: Fred J. Aguirre, Hydrologist
Jack Cloud, DRB Chairman

DWH/bsj
(WP+758)

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

October 23, 1990

Mr. Dan Hogan
Engineering Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: June 13, 1990 Letter to C. A. Coonce

Dear Mr. Hogan:

I have complied with #1 with a Quit Claim Deed from the City of Albuquerque to myself. (Copy attached.)

I have complied with #2. Enclosed is the "As-Built" signed by Rex King, 10-3-89 (Z-82-70-3). This is the final and most current plan on file. (The City has the original.)

The plan dated June 21, 1988, is not valid.

The above complied with the contents of the June 13 letter; however, now you tell me that I must survey an area (Tract A-1) of approximately 172 acres owned by the City before my plan can be approved. This has never been a condition in the past. It is not been sent to me in writing--only communicated orally; and I would hope, after you review Mr. Coonce's October 11, 1990 letter to me regarding this entire transaction, that you would find it in your heart to issue a Certificate of Occupancy immediately.

Park & Shuttle is simply not in a financial condition to expend the amount of money required to comply with a suggestion that was never part of our original site plan and the City's responsibility.

Please advise.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

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

June 13, 1990

C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 87112

RE: CERTIFICATE OF OCCUPANCY RELEASE FOR AIRPORT PARK & SHUTTLE (M-15/D11) RECEIVED JUNE 1, 1990

Dear Mr. Coonce:

We are in receipt of your submittal of June 11, 1990. The certification for the pond and pond outfall submittal on November 29, 1989 is acceptable. Please be advised that the reason that the Certificate of Occupancy has not been issued is for the following reasons:

1. A replat showing the amount of property that was quit claimed to Mr. Lorentzen by the City is required prior to Certificate of Occupancy release.

2. The as-built Development plan that you have submitted is not acceptable, because it is not an as-built drainage plan for the entire site. The plan dated June 21, 1988 is the plan that must be certified following the D.P.M. certification check list.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

for Bernie J. Montoya
Fred Aguirre, PE
Hydrology Division

cc: John Lorentzen
Park & Shuttle
2909 Yale S.E.

BJM:FJA:jc
WP+758

1 - Copy

9000512

9047481

QUITCLAIM DEED

4014

CITY OF ALBUQUERQUE, a municipal corporation

to JOHN LORENTZEN & LOIS LORENTZEN, his wife, as to an 11.9% interest; JOHN LORENTZEN, a married man, as his sole and separate estate, as to a 61.1% interest; and E. J. LORENTZEN & DOROTHY C. LORENTZEN, his wife, as to a 27% interest, as Tenants in Common

whose address is c/o Park & Shuttle, 2909 Yale, SE
Albuquerque, NM 87106

the following described real estate in Bernalillo County, New Mexico:

Legal description attached hereto as Exhibit "A" and by reference made a part hereof.

Subject to reservations, restrictions and easements of record.

WITNESS _____ hand _____ and seal _____ this _____ day of _____, 19____

_____ (Seal) CITY OF ALBUQUERQUE, a municipal corporation _____ (Seal)

_____ (Seal) Clarence V. Lithgow _____ (Seal)

Clarence V. Lithgow, Chief Administrative Officer

ACKNOWLEDGEMENT FOR NATURAL PERSONS

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

The foregoing instrument was acknowledged before me this _____ day of _____,

by _____
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal)

_____

ACKNOWLEDGEMENT FOR CORPORATION

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

The foregoing instrument was acknowledged before me this 2nd day of November, 1989,

by Clarence V. Lithgow, Chief Administrative Officer,
(Name of Officer)
_____ of the City of Albuquerque,
(Title of Officer) (Name of Corporation Acknowledging)

a municipal corporation, on behalf of
(State of Incorporation)
said corporation.

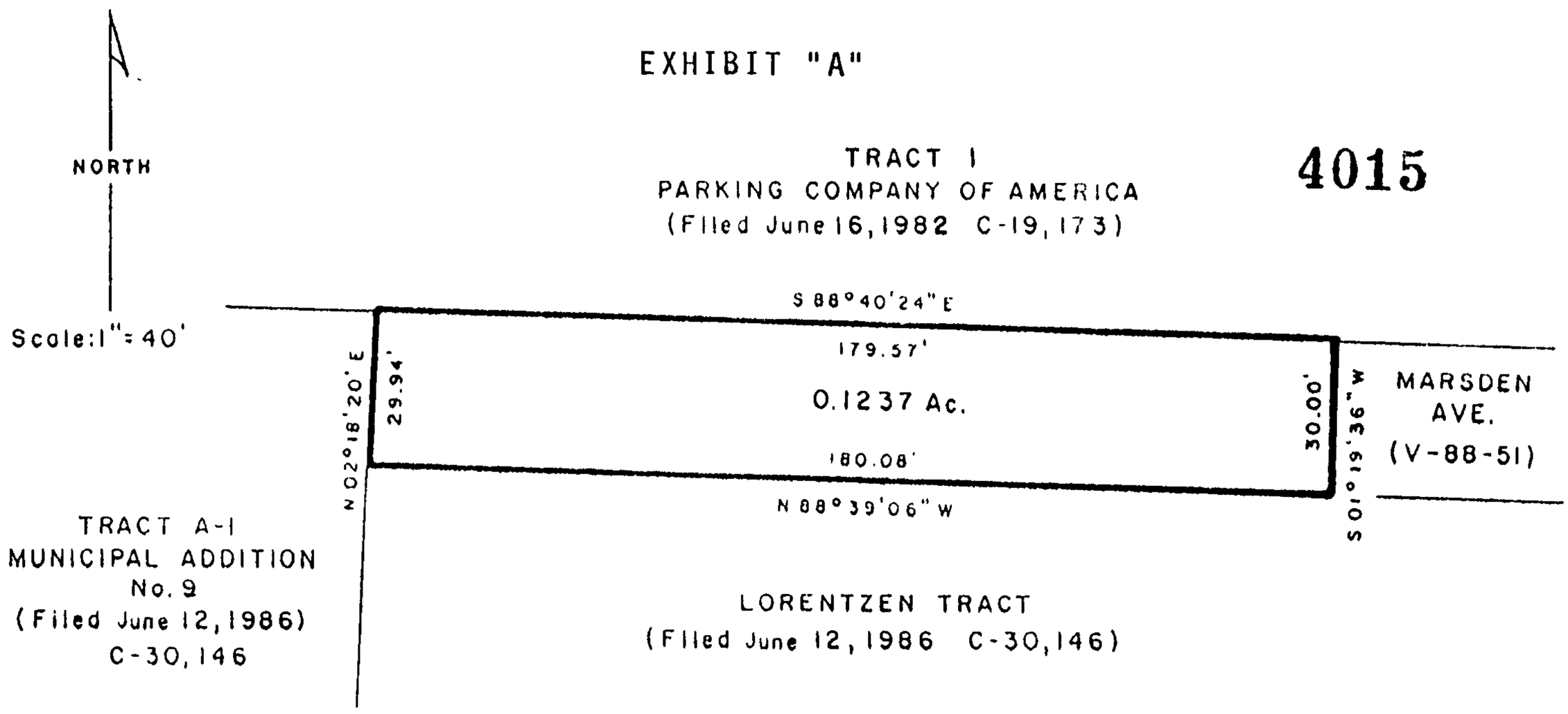
My commission expires:
(Seal) 3-26-90

Christine M. Lovato
Notary Public

6/20/90
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1990 JUN 20 AM 11:41

CLERK 90-10494-
CLARYS H. DAVIS
CLERK & RECORDER 4015



Public Works Department
Engineering Group
Albuquerque, New Mexico

A Parcel of Land situated within Tract A-1 of the Municipal Addition No. 9 as shown on the plat of the replatting of Tract A, Municipal Addition No. 9 in Section 33, Township 9 North, Range 3 East and within Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southwest corner of said Parcel, a point common to the Northwest corner of the Lorentzen Tract as shown and designated on said Plat, filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on June 12, 1986, Book C-30, Page 146;

Thence, N 02°18'20" E, a distance of 29.94 feet to the Northerly boundary of said Tract A-1;

Thence, S 88°40'24" E along said Northerly boundary, a distance of 179.57 feet to the Westerly Terminus of the now vacated Marsden Avenue, as vacated by Vacation Ordinance V-88-51;

Thence, S 01°19'36" W along the Westerly boundary of said Marsden Avenue, a distance of 30.00 feet to the Northerly boundary of said Lorentzen Tract.

Thence, N 88°39'06" W along the Northerly boundary of said Lorentzen Tract, a distance of 180.08 feet to the point of beginning and containing 0.1237 acres, more or less.

6/19/90
Date

LaMonte J. Urban
P.S. No. 4257

C

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

June 13, 1990

C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 87112

RE: CERTIFICATE OF OCCUPANCY RELEASE FOR AIRPORT PARK & SHUTTLE (M-15/D11) RECEIVED JUNE 1, 1990

Dear Mr. Coonce:

We are in receipt of your submittal of June 11, 1990. The certification for the pond and pond outfall submittal on November 29, 1989 is acceptable. Please be advised that the reason that the Certificate of Occupancy has not been issued is for the following reasons:

1. A replat showing the amount of property that was quit claimed to Mr. Lorentzen by the City is required prior to Certificate of Occupancy release.

2. The as-built Development plan that you have submitted is not acceptable, because it is not an as-built drainage plan for the entire site. The plan dated June 21, 1988 is the plan that must be certified following the D.P.M. certification check list.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

for Bernie J. Montoya
Fred Aguirre, PE
Hydrology Division

cc: John Lorentzen
Park & Shuttle
2909 Yale S.E.

BJM:FJA:jc
WP+758

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

June 8. 1990

John Lorentzen
Park & Shuttle
2909 Yale SE
Albuquerque, New Mexico 87106

RE: CERTIFICATE OF OCCUPANCY FOR PARK & SHUTTLE (M-15/D11)

Dear Mr. Lorentzen:

We are in receipt of your letter dated June 4, 1990. Attached for your information you will find copies of the last two letters written to your Engineer (Pat Coonce). As you can see, our letters indicate what is needed in order to issue a final Certificate of Occupancy to Park & Shuttle.

Evidently, there must be a break down in communication between yourself and Mr. Coonce. I recommend that you meet with Mr. Coonce and evaluation the situation, so that this issue will be put to rest.

If I can be of further assistance, please feel free to contact me at 768-2650.

Sincerely,

Bernie J. Montoya
for Fred Aguirre, PE
Hydrology Division

BJM:FJA:jc
WP+758

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
JUN - 6 1990
HYDROLOGY DIVISION

June 4, 1990

Mr. Fred Aguirre
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

RE: Certificate of Occupancy on Storage Area Converted to Rental Car Office, Park & Shuttle's Property

Dear Mr. Aguirre:

I have been advised by Mr. Larry Zack from Zoning that I need approvals and/or sign-offs from Hydrology and Transportation approving this storage conversion area so that he may issue me a Certificate of Occupancy, Ha! Ha!

I have talked with Bernie in your office, and he says that no water change has occurred since the roof is the same; however, Larry Zack wants something more.

If you are satisfied that the Hydrology plan has not changed since the building itself has not changed, you would need to inform Larry Zack so that he can issue whatever permits he feel appropriate.

Please advise.

Sincerely,

John Lorentzen
President

JL/dr

cc: Larry Zack

February 28, 1990

RECEIVED
MAR 0 1 1990
HYDROLOGY SECTION

Mr. Bernie Montoya, C.E.
Engineering Assistant
Engineering Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Drainage Complaint at 2801 Yale Blvd S.E., Fast Park
(M-15/D6)

Dear Mr. Montoya:

I talked with Sylvia from the Legal Department this morning, and she affirmed that she has made the corrections needed on your Notice of Order and that you should be sending it out to the owners of Fast Park at this time. This letter is a request that we be copied with said Notice of Order.

At this time, we would also like to advise Hydrology that the dam on Fast Park's property to block our water outflow has been reconstructed in the form of additional sand bags stacked to the top of our berm--thereby preventing any water to discharge from my property.

I would also like to once again state (previously stated in two other letters) that liabilities arising from flooded cars on Park & Shuttle's property and damages caused by such flooding will be the sole responsibility of the City of Albuquerque as we have put you on record now for the third time.

We hope that you can expedite the handling of this matter; and, if there is anything that we can do to help you, please let us know.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

Bernie J. Montoya

Memo to the File (M15-D11)

On February 28, 1990 I spoke to John Atencio from Property Management and advised him that the replat for the portion of vacated street (Marsden Ave) is what is holding back the issuance of the Certificate of Occupancy for Mr. Lorentzen.

Mr. Atencio has advised me that he has but a hold on the required replat until Mr. Loentzen files for vacation of the remainder of the street right-of-way so that he will be able to purchase and replat the complete portion.

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
JAN 0 2 1990
HYDROLOGY SECTION

December 29, 1989

Mr. Fred Aguirre
Hydrology Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

RE: Dirt Obstruction of Park & Shuttle's Northwest Corner Draining onto Fast Park's Property

Dear Mr. Aguirre:

I have not heard from you in response to my December 11th letter wherein you have been advised that Fast Park has dumped a load of dirt to block the drainage of my new drop inlet facility. It is raining and snowing and my drainage facility is plugged causing damage to my lot. I have notified your office this date, and they have informed me that you are on vacation; Carlos is unavailable; and no one can help in the removal of this dirt before the New Year--which does me no good.

This letter is to advise you that, if you allow them to continue to plug my inlet after I have met all of your requirements for a drainage facility, then Park & Shuttle will hold the City 100% liable for damages.

Knowing that the City might have to take legal action against Fast Park in order to resolve the problem, it would seem only appropriate to "Red Tag" their parking operation until the dirt is removed in order to eliminate your liability to patron's cars parked on Park & Shuttle's property being damaged by water backing up.

I request, at this time, from your office what the City intends to do about my predicament in writing. Please advise.

Please advise,

John Lorentzen
PRESIDENT

JL/dr

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
DEC 1 9 1989
HYDROLOGY SECTION

December 11, 1989

Mr. Fred Aguirre
City of Albuquerque
Hydrology Department
P. O. Box 1293
Albuquerque, NM 87103

RE: Dirt Obstruction, NW Corner Park & Shuttle's New Ponding Facility

Dear Mr. Aguirre:

On or about the 7th of December, 1989, Fast Park has dumped a four-yard load of dirt on their property and their side of the fence to obstruct the water flow from my new drainage outlet facility. The water is now ponding between my drop inlet and the dirt berm; that is to say, I have a mini-pond within my outflow because of their dirt.

Park & Shuttle has gone to a tremendous amount of effort, time, and expense to satisfy your requirements for drainage to the letter, not to mention an encroachment which was not even our problem in the beginning (caused by Universal Constructors). All of these items have been corrected and/or repaired with an "as-built" submitted to your office for Park & Shuttle's property. We have complied.

We demand that you enforce Fast Park to remove their dirt and allow our water to flow in its historical path. We have now done all that we can do, and we hold the City responsible for further damages incurred to Park & Shuttle.

We would like, in writing, a response from your office stating what you intend to do about the problem and what your time frame is, since we cannot trespass to remove the dirt. Look forward to hearing from you soon.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Louis Saavedra
MAYOR

December 12, 1989

C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 871

RE: CERTIFICATION FOR AIRPORT PARK & SHUTTLE
(M-15/D11) RECEIVED NOVEMBER 29, 1989

Dear Mr. Coonce:

Based on the information provided on your resubmittal of November 29, 1989, listed are some concerns that will need to be addressed prior to final approval:

1. Replat will be required showing the amount of property that was quit claimed to your client by the City. This replat must be on hand prior to final release of the Certificate of Occupancy.

2. Total Engineer Certification of the full amount of area designated on the plan dated June 21, 1988.

3. Address all comments from my letter of November 8, 1989.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+758)

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

November 15, 1989

RECEIVED
NOV 22 1989
HYDROLOGY SECTION

Bernie Montoya
Engineering Group
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

RE: Park & Shuttle Northwest Corner Pond

Dear Mr. Montoya:

We now have completed reasphalting the pond, drainage pipe, and berm and have removed our encroachment from our neighbor Fast Park's property. Mr. Pat Coonce is now surveying the area to draw an as-built for your office.

The acquisition of the 30' from the City of Albuquerque has been approved by Property Management, and the documents have been drawn and are awaiting signature at this time. (For questions, call: John Atencio, Right-of-Way Department at 768-3314.) We will advise you when the 30' acquisition has been recorded so that we can proceed toward a Certificate of Occupancy.

The pond is now ready for City inspection.

If you have any questions, please feel free to give me a call.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

cc: Pat Coonce
Terry Nighbert
Sylvia Fettes

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

November 8, 1989

C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 871

RE: REVISED DRAINAGE PLAN FOR PARK & SHUTTLE
(M-15/D11) RECEIVED OCTOBER 16, 1989

Dear Mr. Coonce:

Based on the information provided on your resubmittal October 16, 1989, listed are some concerns that will need to be addressed prior to final approval.

1. Please eliminate the original outfall detail. Grades shown do not correspond to the outfall modification (rim elevation and pond invert, etc.).

2. Please indicate your steel on all the sections.

3. The berm must be moved back to the property line. Total portion of the berm that is encroaching into the adjacent property must be redesigned to fit the proposed modification.

4. Please indicate all the as-built conditions on the other portions of your plan drawing and not just on the outfall modification.

If I can be of further assistance, please feel free to call me at 768-2650.

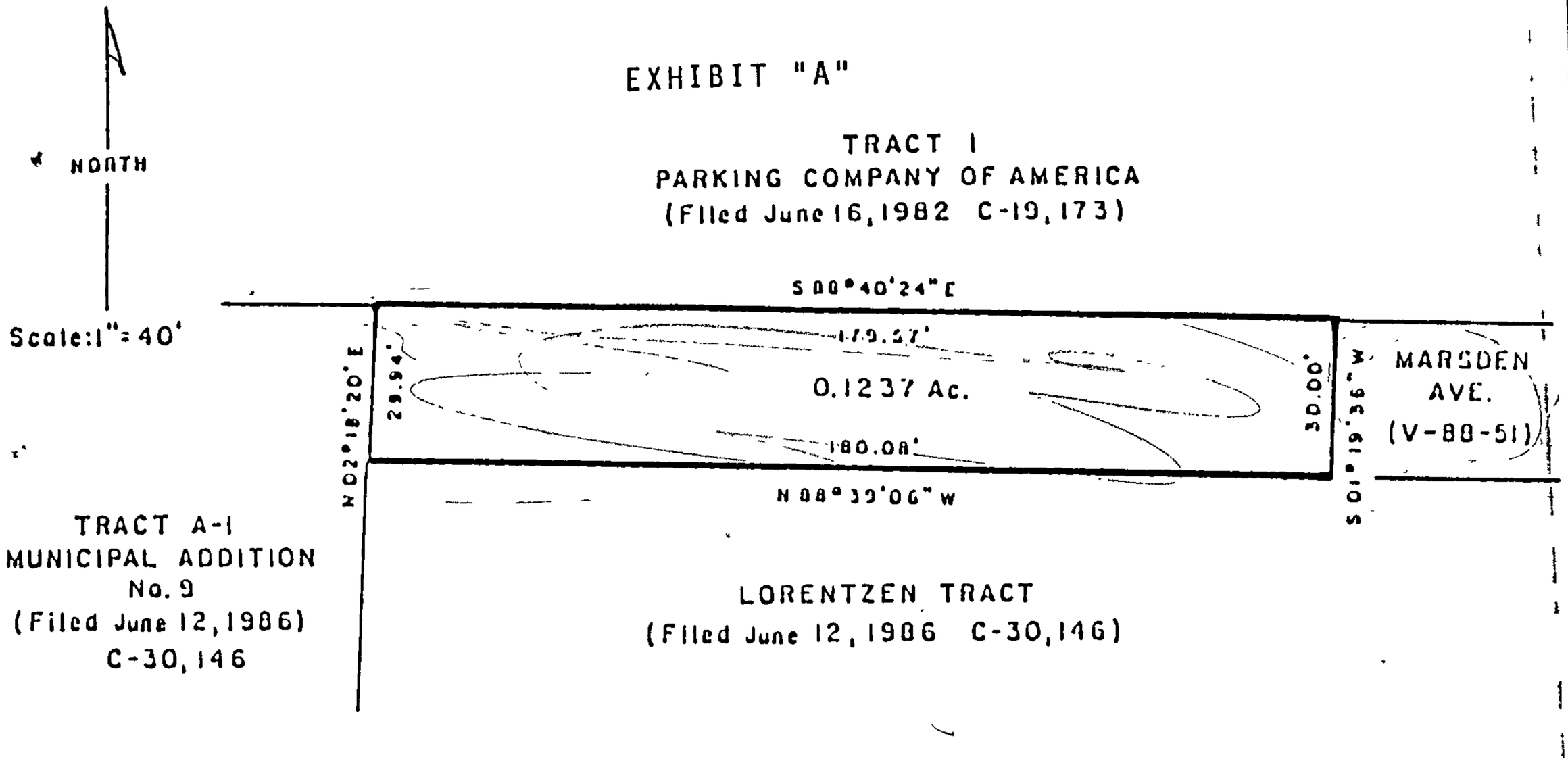
Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+758)

EXHIBIT "A"



A Parcel of Land situated within Tract A-1 of the Municipal Addition No. 9 as shown on the plat of the replatting of Tract A, Municipal Addition No. 9 in Section 33, Township 9 North, Range 3 East and within Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the Southwest corner of said Parcel, a point common to the Northwest corner of the Lorentzen Tract as shown and designated on said Plat, filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on June 12, 1986, Book C-30, Page 146;

Thence, N 02°18'20" E, a distance of 29.94 feet to the Northerly boundary of said Tract A-1;

Thence, S 88°40'24" E along said Northerly boundary, a distance of 179.57 feet to the Westerly Terminus of the now vacated Marsden Avenue, as vacated by Vacation Ordinance V-88-51;

Thence, S 01°19'36" W along the Westerly boundary of said Marsden Avenue, a distance of 30.00 feet to the Northerly boundary of said Lorentzen Tract.

Thence, N 88°39'06" W along the Northerly boundary of said Lorentzen Tract, a distance of 108.08 feet to the point of beginning and containing 0.1237 acres, more or less.

11/2/89

9000512

QUITCLAIM DEED

CITY OF ALBUQUERQUE, a municipal corporation

to JOHN LORENTZEN & LOIS LORENTZEN, his wife, as to an 11.9% interest; JOHN LORENTZEN, a married man, as his sole and separate estate, as to a 61.1% interest; and E. J. LORENTZEN & DOROTHY C. LORENTZEN, his wife, as to a 27% interest, as Tenants in Common

whose address is c/o Park & Shuttle, 2909 Yale, SE
Albuquerque, NM 87106

the following described real estate in Bernalillo County, New Mexico:

Legal description attached hereto as Exhibit "A" and by reference made a part hereof.

Subject to reservations, restrictions and easements of record.

WITNESS_____ hand_____ and seal_____ this_____ day of_____, 19____

_____ (Seal) CITY OF ALBUQUERQUE, a municipal corporation _____ (Seal)

_____ (Seal) Clarence V. Lithgow _____ (Seal)

Clarence V. Lithgow, Chief Administrative Officer

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
)ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this_____ day of_____,

by_____
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal)

_____

ACKNOWLEDGEMENT FOR CORPORATION

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

The foregoing instrument was acknowledged before me this 2nd day of November, 1989,

by Clarence V. Lithgow, Chief Administrative Officer,
(Name of Officer)
_____ of the City of Albuquerque,
(Title of Officer) (Name of Corporation Acknowledging)

a municipal corporation, on behalf of
(State of Incorporation)
said corporation.

My commission expires:
(Seal) 3-26-90

Christine M. Lovato
Notary Public

C.A. (PAT) COONCE & ASSOC., INC
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

October 16, 1989

City of Albuquerque
Public Works Department
Engineering Group, Hydrology
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
OCT 16 1989
HYDROLOGY SECTION

Attn: Bernie J. Montoya
Re: Airport Park & Shuttle M-15/D11

Dear Mr. Montoya:

In response to your letter dated 10/02/89, the items are addressed as follows:

1. (a) The master drawing of 05/14/88 was made from a computer plot of the existing conditions. A large "TO BE PAVED" is shown to the left of the computer printed "dirt".
(b) The outfall detail is the original design. All of the recommended changes are within the heavy line at the right of the drawing. Both fences are shown there.

2. I have added # 4 re-bar @ 12" O.C. both horizontally and vertically.

3. As indicated within the heavy line, it will be necessary to recontour and repave so that a sharp discontinuity does not exist.

4. No comment. The survey is my reference.

5. The berm is adequate in thickness so that any appreciably thinned portion is behind the retaining wing wall.

Yours truly,

C.A. Coonce

cc: Airport Park and Shuttle, John Lorentzen

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
OCT 1 1 1989
HYDROLOGY SECTION

October 10, 1989

Mr. Fred Aguirre, P. E.
City of Albuquerque
Hydrology Department
P. O. Box 1293
Albuquerque, NM 87103

RE: Your October 6, 1989, Letter

Dear Mr. Aguirre:

In response to your letter dated October 6th, let me address your comments one at a time.

Before Item #1 (complete your drainage improvements as per your approved drainage plan), this cannot be done until Item #3 (obtaining the necessary property on which to place the permanent retention pond) has been completed. This is currently in process with John Atencio in Property Management. Contracts are being drawn; title search is being done; and the 30' has been declared surplus. It is simply a waiting game at this point, but we anticipate completion by October 30, 1989.

Item #2 requests an inspection by Code Administration to final. The building and drainage system obviously will be done upon completion of Item #3.

Item #4 was provided to you by Mr. Pat Coonce; you should have all amendments required by your office as reflected in your request of your October 2nd letter...more specifically: as-built conditions, paved pond vs. dirt pond, encroachment of fence and pipe, etc.

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

We still have not received any additional comments from your office on the revised plan submitted to you by Mr. Coonce, so we are proceeding under the assumption that all is well. We anticipate completion by November 15, 1989.

If you have any additional comments, please feel free to give myself or Mr. Coonce a call.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

cc: Pat Coonce

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

October 2, 1989

C.A. Coonce
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 871

RE: REVISED DRAINAGE PLAN FOR PARK & SHUTTLE
(M-15/D11) REVISION DATE OF SEPTEMBER 1, 1989

Dear Mr. Coonce:

Based on the information provided on your submittal of September 7, 1989, listed are some concerns that will need to be addressed prior to final approval.

1. Resubmittal sheet 1 of 1 does not reflect the complete as-built conditions on the site.

   a. Plan indicates a dirt pond field conditions show a paved pond, please indicate.

   b. Outfall detail does not reflect the encroachment of both the fence and pipe that you identify on your topo survey.

2. Outfall modification detail does not indicate the structural components of the structure rebar etc.

3. The outfall modification detail shows the outfall being moved south towards the property line. What will happen with the remainder of the berm?

4. Resubmittal indicates that you are encroaching with your pipe and berm 11.5' into the adjacent property and not 2.5 to 3.0 as indicated by Mr. Lorentzen on his September 25, 1989 letter.

5. What will be the stability of the remainder of the berm?

6. Delay in the review was caused by the fact that Barbara was advised that it was not for review and only for information.

7. Please indicate your findings from the topo onto your submittal.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+758)

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

October 6, 1989

John Lorentzen
Park & Shuttle
2909 Yale, SE
Albuquerque, New Mexico 87106

RE: YOUR LETTER DATED SEPTEMBER 25, 1989
(M-15/D11)

Dear Mr. Lorentzen:

In response to your letter dated September 25, 1989, I submit the following comments:

1. On December 5, 1988, a certified letter was mailed to you regarding a drainage violation at the Park & Shuttle site, copy attached. As of this date we have not received a response, nor have you made the necessary corrections.

2. Our records indicate that you have been occupying the recently constructed maintenance facility without a Certificate of Occupancy.

3. This office did not approve the encroachment of an outlet pipe onto the property of Airport Fast Park, nor do we have the authority to approve such an encroachment. This encroachment will require an easement from the Airport Fast Park owners. I recommend that you contact the owner of Airport Fast Park to obtain the required easement or relocate the outlet pipe.

4. Additionally, you are also encroaching upon the City's property without benefit of an easement or other authority to do so. The drainage facilities must either be relocated or the property purchased from the City as you committed to do in your letter dated August 5, 1988.

5. Regarding your engineer's submittal dated September 7, 1989 please find attached comments that have been forwarded to your engineer for response.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

You are hereby ordered to comply with the following:

1. Complete the drainage improvements in accordance with your approved Drainage Plan;

2. Provide certification by a New Mexico Registered Professional Engineer that the site grading and drainage improvements have been constructed in accordance with the plan dated June 21, 1988 approved by this office;

3. Request a final inspection of the building by Code Administration;

4. Purchase the necessary property upon which to locate your permanent detention pond; and

5. Complete each of the above items within 30 days of the receipt of this letter.

Alternately, you can relocate the pond and outlet to within your property. The relocation of the pond within your property will require an updated drainage plan. Please advise this office of your decision by October 23, 1989.

Cordially,

Fred J. Aguirre, P.E.
City Hydrology

xc: Pat Coonce
Terry Nighbert
Sylvia Fettes

FJA/bsj
(WP+758)

C.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

10-11-90

October 11, 1990

Mr. John Lorentzen
Park & Shuttle
2909 Yale Blvd., S.E.
Albuquerque, NM 87106

Re: Park & Shuttle City Land Purchase

Dear John:

This will summarize for your information negotiations concerning the purchase of the 30 foot wide strip (Quitclaim Deed No. 9047481) from the City of Albuquerque from the standpoint of engineering and drainage and grading. I cannot, of course, comment on financial or legal negotiations which might have a bearing on the matter.

1. Fred Aguirre, City of Albuquerque Hydrology, stated that he could not approve a permanent drainage structure on city owned land, even though you had a lease on the property.

2. You negotiated with the city and bought the strip of land in question on a quitclaim deed.

3. The City requested that you not file the quitclaim deed because they had forgotten to obtain FAA approval.

4. Bernie Montoya, City Hydrology, stated that he could not approve the as-built drainage and grading plan because the deed was not filed and he needed a survey showing the new tract.

5. You filed the quitclaim deed.

6. Jerry Nickels, Surveyor, prepared a certificate of survey that is a not-for-filing legal document showing the tract of land with filing data on its constituents.

7. Fred Aguirre stated that he could not give an occupancy permit without a replatting of the entire tract.

8. I informed you of the above, and the fact that it was a surveying problem, and that you could save money by having the original plat prepared and doing the leg work yourself.

9. Jerry Nickels prepared the plat and I delivered the original to you.

10. You took the plat to Fred Aguirre, and he stated correctly that it had to go the the Development Review Board.

11. You called me and asked that I take the plat through the DRB process.

12. I took the required copy to the City of Albuquerque Surveyor,

Danny Montano, filled out the form, and on the same day submitted the required seven (7) copies to the DRB, along with the DRB form, which I also filled out.

13. I picked up the checked copy from the city surveyor, Mr. Montano, and had the changes he requested made. I then returned and got his signature on Monday October, 1, 1990.

14. I attended the DRB meeting on October 2, 1990, where Mr. Fred Aguirre stated that the Lorentzen tract could not be replatted without also doing a replat ofthe City of Albuquerque tract A-1, from which the 0.1237 acre tract you acquired was purchased.

15. Tract A-1 is a city-owned tract of approximately 172.2917 acres. It is irregular in shape and is in three sections of land (33, 34 and 4). Its plat was prepared in 1986 from existing recorded plats and involved no field work. (Today plats require that all corners be monumented.) The tract contains approximately 30 corners, the monuments of most of which have probably been destroyed in the construction around the airport and along University Blvd. in recent years. It is estimated that a new plat of Tract A-1 would cost a minimum of $5,000.00.

16. It is my opinion, and that of Jerry Nickels, that if the City of Albuquerque can deed to you the property with a quitclaim deed and an exhibit A survey of the tract, you should be able to incorporate that property into your tract by a plat, and that the city should be responsible for furnishing their own new plat of tract A-1. This is, of course, not a legal opinion.

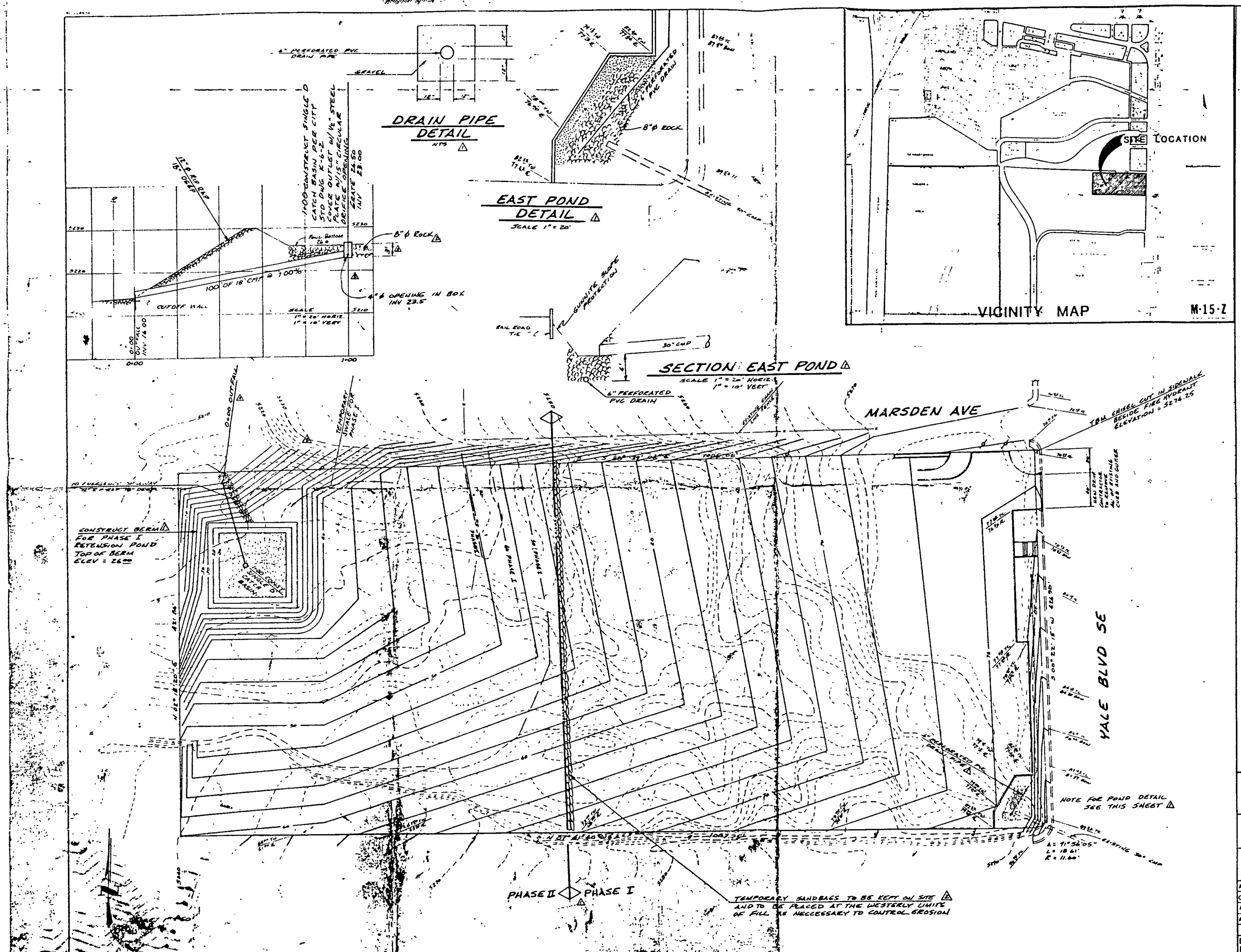
17. I talked to Danny Montano, city surveyor, about who should be responsible for a replat of Tract A-1, and he stated that it would depend on the wording of the sales contract. I read him the warranty deed, and he said "Oh, that's a large tract !" and had no further comment on the matter.

18. Regarding the other comments made at the DRB meeting, everything has been changed on the plat except for the width of Yale Blvd. right-of-way because there is no right-of-way shown on the plat of tract A-1.

Yours truly,

C.A. Coonce

C.A. Coonce



SURVEY BY LEVERTON ENGINEERING
2-82

AS BUILT INFORMATION

CONTRACTOR	DATE
WORK STAKED BY	
INSPECTORS	
ACCEPTANCE BY	DATE
FIELD CHANGES BY	DATE
CERTIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	
RECORDED BY	DATE
NO.	

BENCH MARKS

ACS BENCH MARK 6-L15

LOCATED AT THE INTERSECTION OF GIBSON BLVD AND MULBERRY ST. SE. A SQUARE ☒ CHISLED ON THE TOP CURB AT THE MIDDLE CURB RETURN

ELEVATION = 5039.814

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

EB-52-2

NO.	DATE	REVISIONS	BY
3	5-1-83	REVISIONS PER CITY COMMENTS	TRW
2	4-15-83	REVISIONS PER CITY COMMENTS	TRW
1	3-16-83	REVISIONS PER CITY COMMENTS	TRW

REMARKS

REVISIONS

DESIGN

DESIGNED BY TED WITEK DATE FEB., 1983
DRAWN BY TED WITEK DATE FEB., 1983
CHECKED BY JAMES BLACKWELL DATE FEB., 1983

Academy Engineering, Inc.
5353 Wyoming Boulevard NE Suite 3
Albuquerque New Mexico 87109
(505) 821-8008

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: PARKING CO. OF NEW MEXICO DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A C E - Design			Traffic		
A C E - Hydrology			Water		

DRAWING NO M-15, D-11

MAP NO M-15

SHEET OF

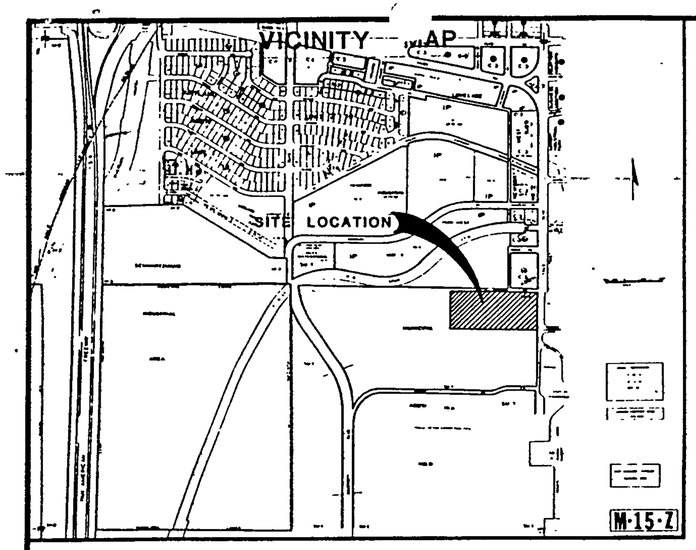
EB-52-01

PARK + SHUTTLE DRAINAGE

AMENDED C-2 & SIGNAGE

A DEVELOPMENT PLAN OF

PARKING COMPANY OF NEW MEXICO



SITE DATA:

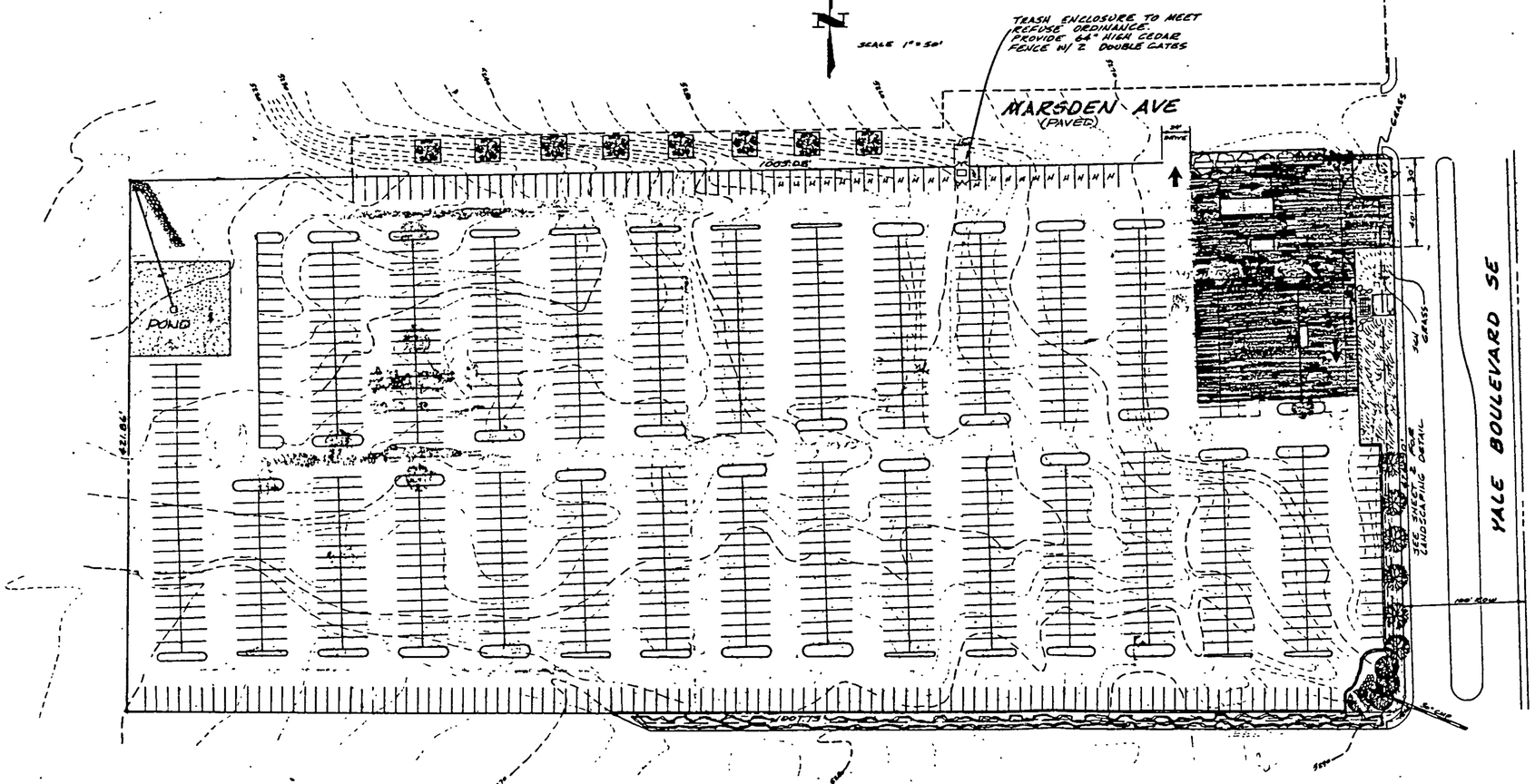
ZONING - SU-1 FOR AIRPORT USE NOW C-2

10.0 TOTAL ACRES
2.1 ACRES LANDSCAPED
1080 PARKING PLACES
22 HANDICAP PARKING

OWNER: JOHN LORENTZEN
1020 CENTRAL SW
ALBUQUERQUE, NEW MEXICO

TYPICAL PLANTER

TYPICAL PLANTER



Notes: If retaining walls are required, their exact location and height will be included in the engineering construction drawings.

Z - 82-70

I certify that this area is zoned SU-1 and this plan is consistent with the specific development plan approved by the Environmental Planning Commision on 2-17, 1983

Eugene Horne — Planning Director — Date 10/25/83

Approved as to requirements:

Robert A. Tommy — Traffic Engineer — Date 10/25/83

Fred J. Cagni — City Engineer — Date 10/25/83

Marty Cobb — PARKS & REC — Date 10-25-83

Water Resources — Date 10/25/83

1-12 bicycle racks required

LEGEND

LONDON PLANE	PLATANUS ACERIFOLIA
MODESTO ASH	FRAXINUS VELOTINA MODESTO
PONDEROSA PINE	PINUS PONDEROSA
NANDINA	NANDINA DOMESTICA
SANTOLINA	SANTOLINA CHAMAECYPARISSUS
TAM JUNIPER	J. CHINENSIS TAMARISCIFOLIA
BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA
BARK	
MIXTURE	SEE SHEET 2
CONCRETE	

POND VOLUME

$V_H = \frac{2.4}{12}(10)(43560)(.4) = 34848$

$V_D = \frac{2.4}{12}(10)(43560)(.9) = 78408$

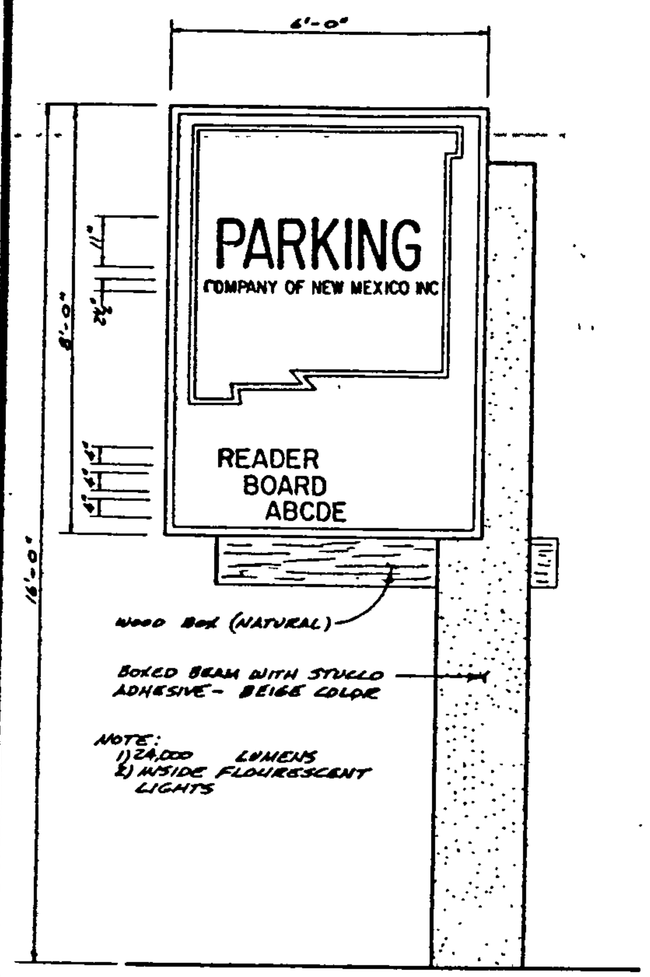
$V_{POND} = V_D - V_H = 43560\ ft^3$

Roadarmy Engineering, Inc.
5353 Wyoming Boulevard NE Suite 3
Albuquerque, New Mexico 87109
(505) 821-9008

82-0501

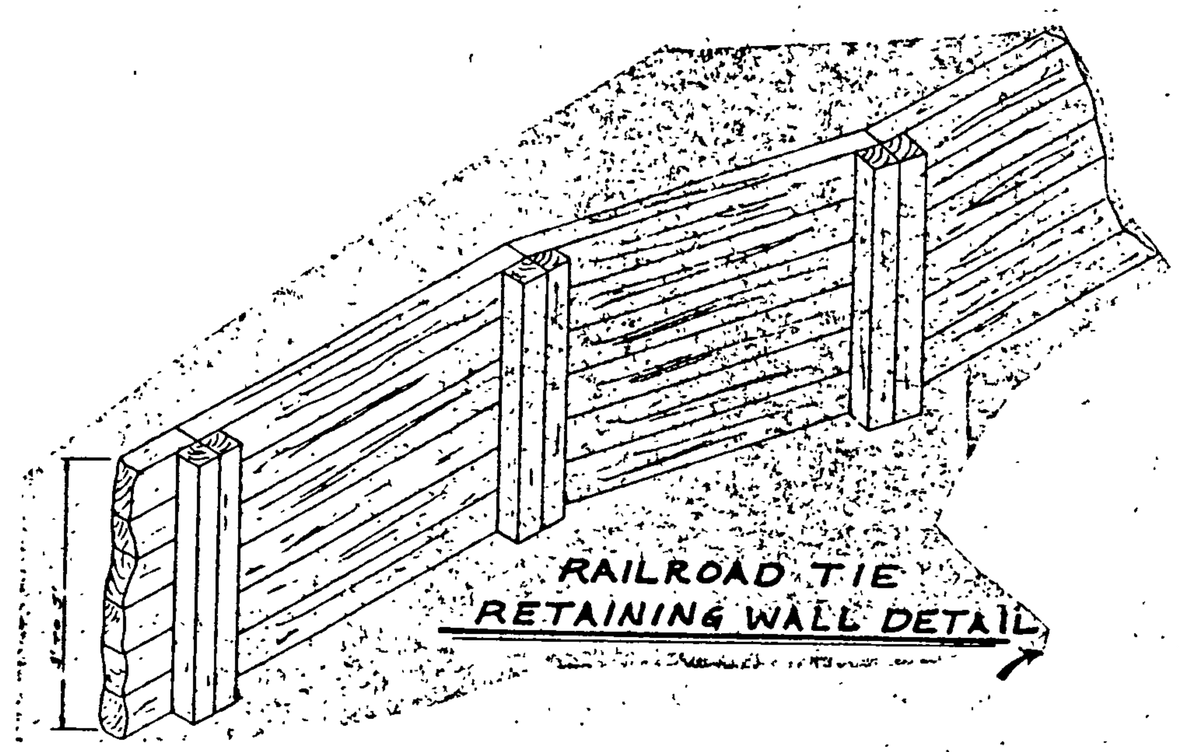
SHEET 1

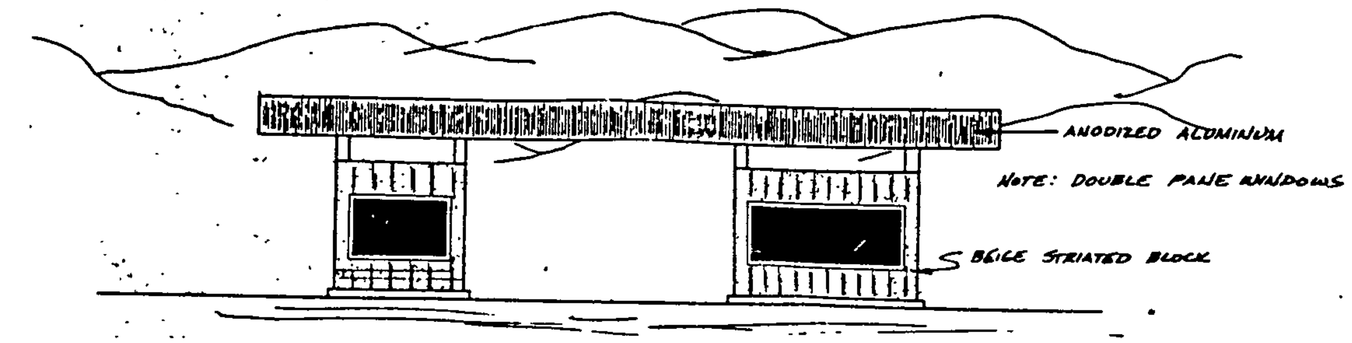
PARK & SHUTTLE
PARKING COMPANY OF NEW MEXICO
AMENDMENT: SITE PLAN FOR C-2 ZONING & SIGNAGE REQUIREMENTS



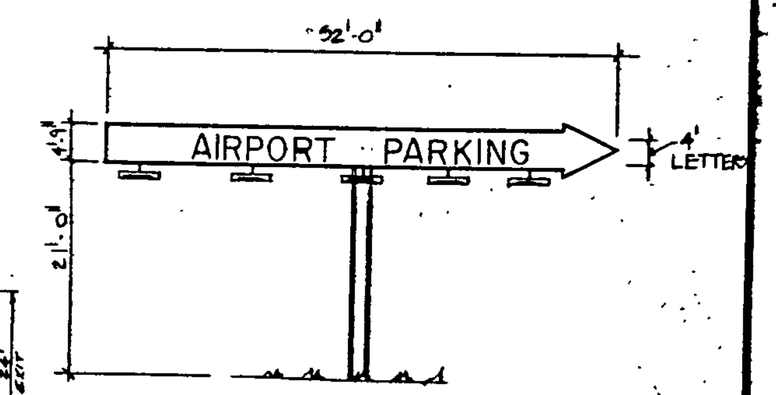
SIGN DETAIL A

SCALE 1" = 2'





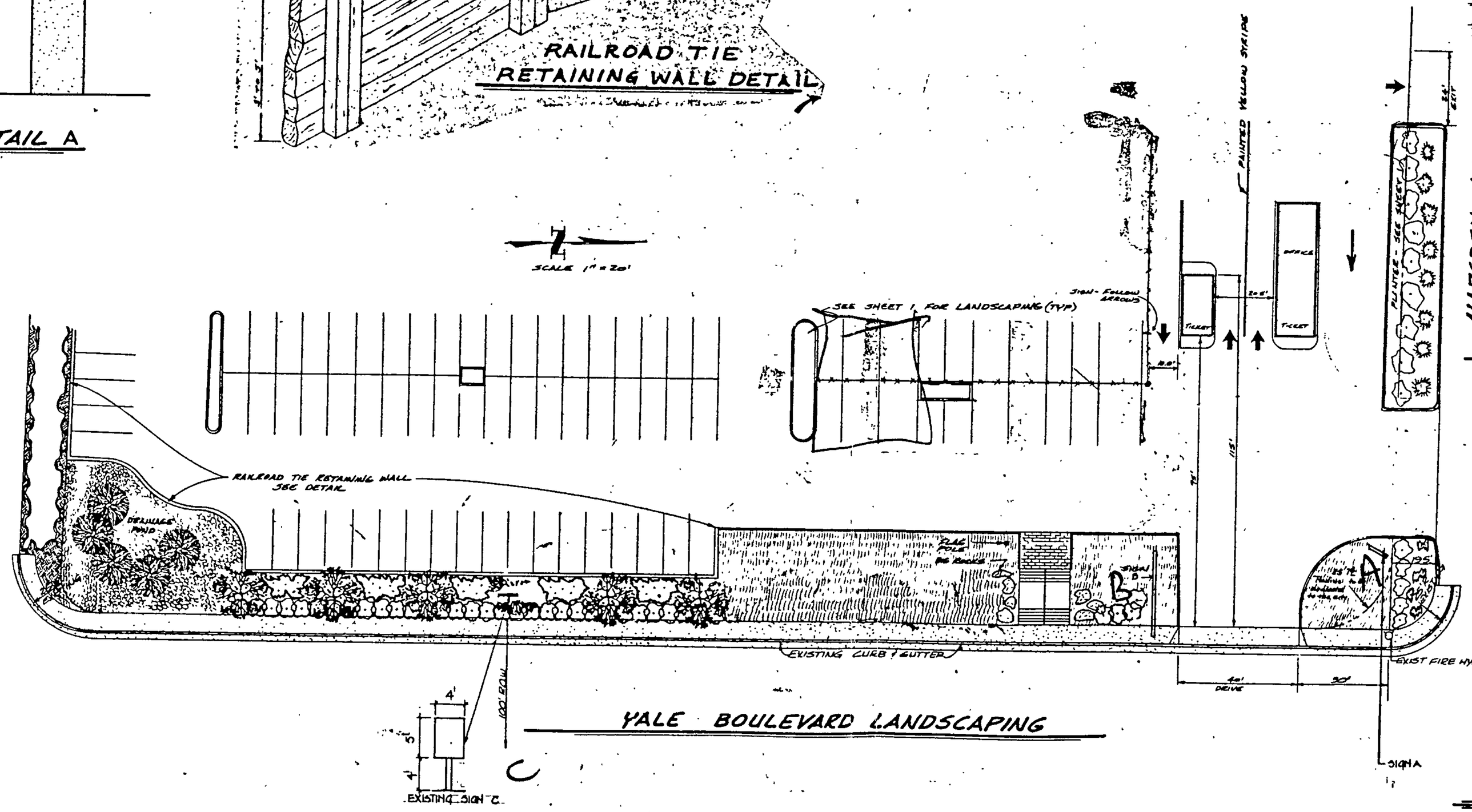
EAST ELEVATION



SIGN "B"

SCALE 1/8" = 1'-0"

SCALE 1" = 20'



YALE BOULEVARD LANDSCAPING

LEGEND

LONDON PLANE	PLATANUS ACERIFOLIA
PONDEROSA PINE	PINUS PONDEROSA
NANDINA	NANDINA DOMESTICA
BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA
BARK	
KENTUCKY BLUE GRASS	POA PRATENSIS
ROCK (5"ø)	
MIXTURE OF THE FOLLOWING	
JAPANESE BARBERRY	BERBERIS THUNBERGII
NANDINA	NANDINA DOMESTICA
TAM JUNIPER	JUNIPERUS CHINENSIS TAMARISCIFOLIA
SANTOLINA	SANTOLINA CHAMAECYPARISSUS
HOLLY	ILEX ACTACLAREENSIS WILSONII

Academy Engineering, Inc.
5353 Wyoming Boulevard NE Suite 3
Albuquerque, New Mexico 87109
(505) 821-9009

SHEET 2

P 261 028 332

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL

(See Reverse)

★ U.S.G.P.O. 1985-480-794

Sent to John Lorentzen	
Street and No Park & Shuttle 2909 Yale Blvd SE	
P.O., State and ZIP Code Alb. NM 87106	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, June 1985

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1 If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier (no extra charge)

2 If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article

3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number

4 If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article

5 Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.

6. Save this receipt and present it if you make inquiry

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address.
2. ☐ Restricted Delivery.

3. Article Addressed to:

Mr. John Lorentzen
Park & Shuttle
2909 Yale Boulevard, SE
Albuquerque, New Mexico 87106

4. Article Number
P 261 028 332

Type of Service:

- ☐ Registered
- ☒ Certified
- ☐ Express Mail
- ☐ Insured
- ☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature — Addressee
X

6. Signature — Agent
X

7. Date of Delivery
10-7-89

8. Addressee's Address *(ONLY if requested and fee paid)*

RECEIVED
OCT 1 (1989
HYDROLOGY SECTION

PS Form 3811, Feb. 1986 DOMESTIC RETURN RECEIPT

UNITED STATES POSTAL SERVICE

OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- **Complete items 1, 2, 3, and 4 on the reverse.**
- **Attach to front of article if space permits, otherwise affix to back of article.**
- **Endorse article "Return Receipt Requested" adjacent to number.**

U.S.MAIL

PENALTY FOR PRIVATE USE, $300

RETURN TO

Print Sender's name, address, and ZIP Code in the space below.

City Of Albuquerque - Hydrology Section

Post Office Box 1293

Albuquerque, New Mexico 87109

PARK & SHUTTLE

Airport Parking

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
SEP 25 1989
HYDROLOGY SECTION

September 22, 1989

Mr. Manuel Chavez
200 Fairlie Poplar Center
90 Fairlie St. NW
Atlanta, GA 30303

RE: Drainage Park & Shuttle/Fast Park

Dear Manuel:

It rained last week, and our lot was totally trashed by water backing up; the clean-up is still in progress. We have been pumping for three days trying to get the water over our berm since our inlet has been concreted in. (I'm sure this breaks your heart.)

I have attempted to try to solve this problem with Universal Constructors and Bender & Company as they are the contractors who have done all the work. However, Gilbert Luna of Universal Constructors assures me that he is only willing to pay 1/3 of the repair to the damaged asphalt if Park & Shuttle and Fast Park also pay 1/3 each. Bender claims no liability.

In exchange for an easement of our pipe, I am willing to pay up to $5,000 toward the repair to the asphalt and correction of our drop inlet facility with Universal Constructors doing all of the work. However, Universal feels that only 1/3 is in order for them; and Park & Shuttle is not willing to pay 2/3. I feel we have sincerely bent over to resolve a problem created by other contractors or circumstances. It is now, however, causing Park & Shuttle much difficulty in terms of water backing up, damage to patrons vehicles, and clean-up; we must, therefore, proceed. In a final attempt to resolve this matter, Park & Shuttle once again is willing to participate up to $5,000 for the completion and repair of your asphalt and reconstruction of our drop inlet facility if an encroachment is granted.

If this can be completed prior to October 15th, I think we will have reached a mutually beneficial solution to a common problem. Otherwise, we will commence immediate construction

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

September 25, 1989

RECEIVED
SEP 27 1989
HYDROLOGY SECTION

Fred Aguirre
City of Albuquerque
Hydrology Department
P. O. Box 1293
Albuquerque, NM 87103

RE: Park & Shuttle's Northwest Corner and Facility

Dear Mr. Aguirre:

On September 1st, Patrick Coonce submitted to your office a revised pipe section for my pond for your inspection and/or comments and review. As you are aware, my drainage pipe encroaches upon my neighbor, Fast Park, by approximately 2.5 to 3'; and they have concreted in my drainage outlet.

I have asked Pat Coonce, my engineer, to get comments from Hydrology and have not heard anything of this date. In addition, I have requested your approval, comments, or suggestions on the proposed new structure also.

Park & Shuttle seems to have a dilemma: our neighbors are not allowing our water any way to drain (by concreting in our outlet); the City, in effect, is not letting us proceed because our modification has not been blessed by the Hydrology Department as of this date. In the meantime, we have had a severe downpour; our pond has backed up into the cars on our lot; our lot is filthy; and we are pumping water over the bank with 1" pumps which require days to drain the pond. If this continues to happen (since we cannot proceed without approval and our pond physically cannot drain), it stands to reason that the City will ultimately have a liability of some kind, as the water must flow somewhere--and that somewhere is presently onto City property.

Your immediate response is requested.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

PARK & SHUTTLE

Airport Parking

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
SEP 1 1 1989
HYDROLOGY SECTION

September 11, 1989

Mr. John Hall
Airport Fast Park
618 Petersburg Road
Hebron, KY 41048

HAND DELIVERED

RE: Drainage Fast Park/Park & Shuttle

Dear John:

I am enclosing, for your convenience, a survey in the field, done at my expense, showing exactly what exists. Your fence encroaches approximately 3' to 4' on my property; my plugged outlet encroaches on your property approximately 3' to 4'; and both of our fences encroach upon the City property at some point. Before we correspond with your attorney, Melvin Barron, I would like to make one last attempt to resolve this matter.

Mr. Gilbert Luna of Universal Constructors stated that, should this be litigated, it will simply be a "story-telling contest" as no one (now that the inlet has been plugged) could ever hope to prove fault. Among the many possibilities are:

It was caused by improper subgrade compaction.

It was caused by improper culvert drain inlet.

It was caused by the City repair job done on 6" line on east end of Fast Park's property.

Universal blames Bender; Bender blames Universal.

Park & Shuttle blames Universal and Bender.

Fast Park blames Universal, Bender and Park & Shuttle.

...and so on and so forth.

Circumstances surrounding this problem are so vast that I doubt that anyone will accept the blame, yet everyone can point the finger. However, we do have parties who are willing to cooperate; and this seems to be the most important asset going for us at this time.

PARK & SHUTTLE Airport Parking

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

Gilbert Luna has expressed that the $11,997 bid on the asphalt could be reduced to approximately $10,000 to include reconstruction of the damaged drain pipe and berm as well as recompacting and reasphalting the damaged area. He is willing to pay one third and Park & Shuttle is willing to pay one third. This seems to be an equitable solution, as Park & Shuttle would have to pay the same amount of money to reconstruct the drainage facility without an encroachment agreement.

Park & Shuttle and Fast Park could have a common encroachment agreement whereby we allow the fence encroachment and Fast Park allows the pipe encroachment. We could expedite this matter by having Universal do all the work (the repair of the drainage pipe, along with all the compaction, subgrade, and asphalt) so that there would be only one party to deal with. Park & Shuttle would pump all water around the disturbed asphalt until such construction has been completed to eliminate any further undermining of Fast Park's lower lot.

Park & Shuttle has already submitted a revised pipe outlet structure to Hydrology. We are most anxious to either complete this agreement with Fast Park or immediately start construction of the new outlet as we are on borrowed time...it's the rainy season.

I have put my outlet reconstruction plans on hold until I hear from you regarding this matter. Please advise as soon as possible.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr

cc: Gilbert Luna, Universal Constructors
Manuel Chavez Sr.
Fred Aguire, Hydrology Department

C.A. (PAT) COONCE & ASSOC., INC

ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

RECEIVED
SEP 07 1989
HYDROLOGY SECTION

September 6, 1989

Mr. Fred Aguirre
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Mr. Aguirre:

As you have been informed, a comedy of errors has occurred in the placement of the outfall structure of the Park and Shuttle facility. The outfall daylights onto the Airport Fast Park property , and their personnel have plugged the end of the outfall with concrete. The same contractor did the fill, grading and paving work on both properties, and evidently did not survey and place the structures as designed and approved by your office. Mr. Lorentzen called me for advice upon learning of the plugged pipe. My advice was that his property should first be surveyed, and as-built elevations should be provided, before any design modifications were accomplished. A copy of the survey and elevations is enclosed for your records.

The best solution I could provide is the construction of an outlet structure with header and wing walls located within the Park and Shuttle property. This must be accomplished with re-contouring the asphalt surface to the existing flow line on the Airport Fast Park property. I have overlapped the asphalt onto the concrete outfall to provide a better seal and prevent water from getting under the downstream asphalt. A copy of the re-designed outfall is also included for your records. Should you take exception to this design or have any questions, please advise me as soon as possible.

It is my understanding from reading the correspondence that Airport Fast Park denies that their drainage and grading plan, approved by your office, requires that they accept the traditional 16 (sixteen) CFS flow. This flow was included in the design by Mr. Jeff Mortenson for Airport Fast Park. I am concerned that, given the substantial and apparently non-productive correspondence between these two businesses, additional problems will arise in resolving these problems.

Sincerely,

C.A. Coonce

C.A. Coonce

cc: Park and Shuttle

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
SEP 01 1989
HYDROLOGY SECTION

August 30, 1989

Mr. John Hall
AIRPORT FAST PARK
618 Petersburg Road
Hebron, KY 41048

RE: Drainage Park & Shuttle and Fast Park
Albuquerque, New Mexico

Dear John:

I am in the process of rebuilding our drainage pipe so that it ends on our property line. I have also gone to the trouble to have our property resurveyed which showed a 3' encroachment of your fence on the berm. It also put our property line a littler further to the north.

Before I proceed in reconstructing my outflow pipe to correspond to my property line, I would like to have the parties responsible for surveying Fast Park's property to verify that this survey is either correct or incorrect so that there will be absolutely no point of contention in the future as to where the property line is. If your surveyor agrees with our new survey; then I will proceed; if not; we should bring in a third surveyor so that (before any work is done) the property line has been established once and for all.

My work will commence approximately the 12th of September. If I have not had confirmation that you agree with the survey as marked in the field by that date, I will proceed on the basis that my survey is not contested and is accurate, and I will rework my drainage outflow accordingly.

I would suggest that, if you all want a longer splash pad area than my plan calls for, you coordinate with my contractor to have him extend it onto your parking lot (your option).

As our work continues and is being completed, I would strongly suggest that you remove the concreted end portion of the pipe which you have plugged up, as I am not authorized to do

PARK & SHUTTLE Airport Parking

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

any work on your property. Otherwise what we will have is a newly completed outflow ending on my property with approximately 3' to 5' of space and then a concrete blob and pipe which will undoubtedly cause a rather unique water pattern, possibly damaging your asphalt in another way. I hope to see this removed (your option).

If you have any questions concerning the coordination of our efforts to comply to the letter with our drainage, please feel free to give me a call.

Sincerely,

John Lorehtzen
PRESIDENT

JL/dr

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
SEP 01 1989
HYDROLOGY SECTION

August 25, 1989

Mr. John Hall
Airport Fast Park
618 Peterburg Rd
Hebron, KY 41048

RE: Drainage at Southwest Corner of Park & Shuttle's Property onto Airport Fast Park's Property

Dear John:

As of August 23rd, I noticed that you have concreted in our drainage outlet for our parking lot as witnessed by Pat Coonce, Kurt Bender, and myself as well as other Park & Shuttle employees. As I understand it, you were instructed by Robert Chavez to carry out this operation. What you have done is changed the historical flow of water should my pond fill and overflow. Hydrology assures me that this is illegal and violates my approved drainage plan.

This letter is to put you on notice that should damage occur to Park & Shuttle's property and/or cars of patrons because water has backed up into our surface pond because it has not been allowed to drain due to the fact that you have plugged it, we will hold you totally responsible for damages.

It is unfortunate that we are having such a difficult time communicating about this problem, as my father has spent numerous hours of his own time trying to help you resolve your problem--stemming from either your subgrade not being compacted properly, and/or your surface material.

Since all of our correspondence has apparently fallen on deaf ears, we will remove our 5' encroaching pipe to our side of the property line and reinforce the berm accordingly at our expense. All work done to reinforce the berm on the north side of the property line shall be at your expense. I suggest we coordinate with the contractor.

Sincerely,

John Lorentzen
PRESIDENT

JL/dr
cc: Fast Park, Albuquerque
Manuel Chavez Sr.

Complaint File

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

July 20, 1989

John A. Semerjibashian
Airport Fast Park
2801 Yale Boulevard, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE COMPLAINT
2801 YALE BOULEVARD, SE

Dear Mr. Semerjibashian:

On July 14, 1989, a complaint was filed with our office. The nature of the complaint pertains to cross-lot-line drainage from Park & Shuttle draining onto Airport Fastpark.

In reviewing our files, Airport Fastpark drainage plan was designed to accept the off-site flows from the Park & Shuttle lot. The inlet within the Airport Fastpark lot was also designed to accommodate the internal developed runoff along with the offsite flows.

If the explanation is still unclear, we suggest that you contact the engineer who designed the Airport Fastpark drainage plan.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Alan D. Martinez

Alan D. Martinez
Drainage Inspector

ADM/bsj
(WP+75)

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
MAR 2 7 1989
HYDROLOGY SECTION
REF. NO.

INTER-OFFICE CORRESPONDENCE March 23,1989

375
125
230

TO: Lowell Pratte, Aviation Department

FROM: Rosie Elwell, Real Estate Supervisor - Real Property Division

SUBJECT: MARSDEN, AVENUE SE

Park and Shuttle has applied for a vacation of Marsden Ave., SE, which has been approved under V-88-51. There is a small portion that is not part of Marsden abutting Tract A, Municipal Addition #9, which looks like part of the right-of-way. However, after extensive research, it is not part of the right-of-way, as Marsden Avenue goes west from Yale 825 feet and the tract extends 1005.08 feet, which leaves an area 180.08 feet in length by 30 feet in width across the north end of Tract A.

If Aviation has no objection, and if it is feasible to dispose of this sliver of land, it could be declared non-essential for municipal use and sold to abutting owners. I have highlighted the area in question on the plat.

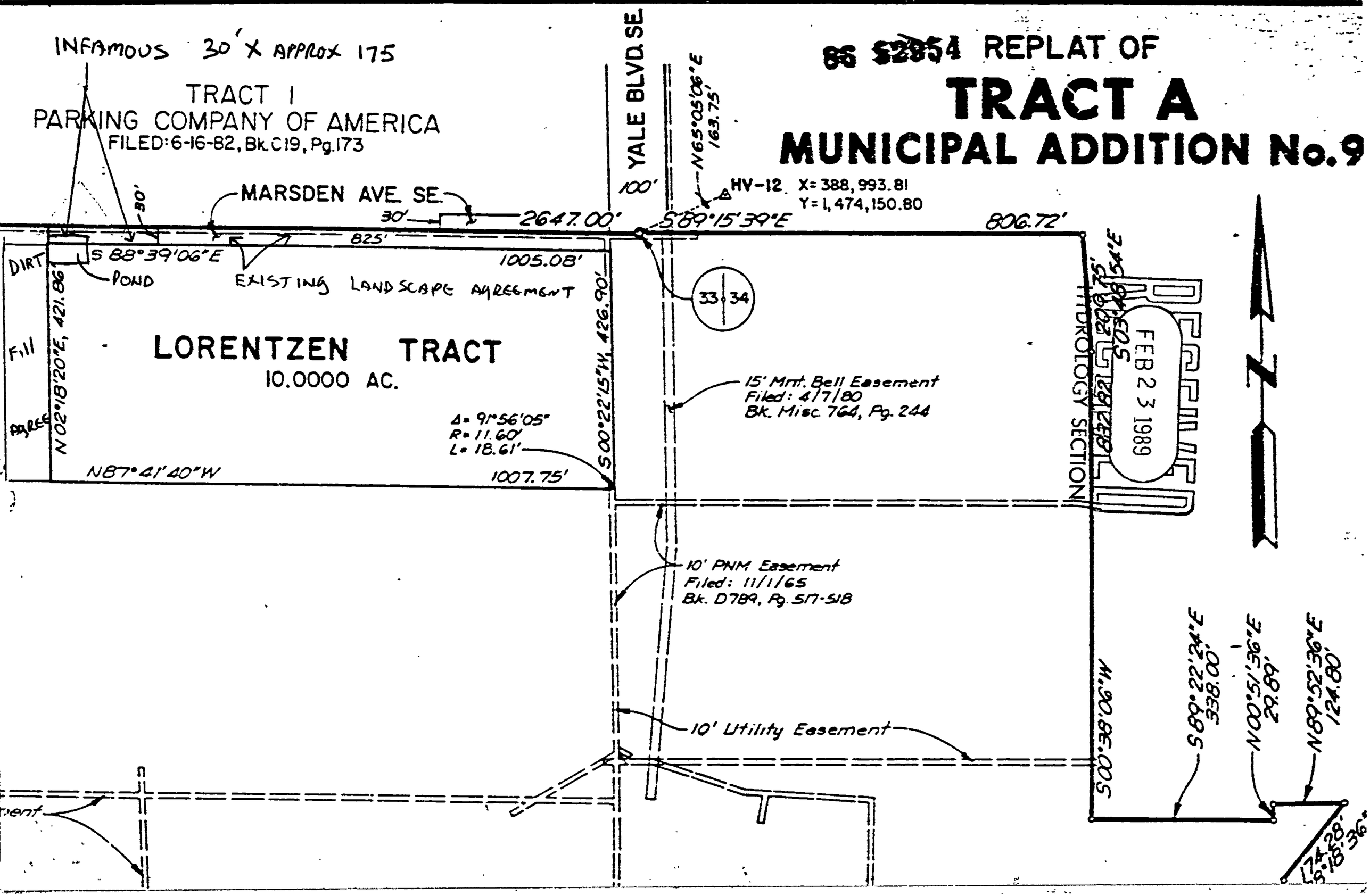
Your comments are appreciated.

RE/pc

cc: Walt Nickerson Asst. Director - Engineering Public Works Dept.
Fred Aguirre, Hydrologist - Public Works Dept.
John Lorentzen
Park & Shuttle
2909 Yale, SE
Albuquerque, NM 87106

Carlos, where do this? we stand with no project / c.o.
6/8/89

VACATION 7-26-88 V-88-51 DRB-88-379 (SE)



PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

May 19 12 meeting

February 21, 1989

RECEIVED
FEB 23 1989
HYDROLOGY SECTION

Mr. Walter H. Nickerson
Assistant Director
Engineering Group
Public Works Department
P. O. Box 1293
Albuquerque, NM 87103

RE: Your December 28, 1988 Letter:
Park & Shuttle Municipal Addition #9

Dear Mr. Nickerson:

I am enclosing for you some recent correspondence to Mr. Lowell Pratte which directly effects the mentioned letter.

I have made it abundantly clear to everyone involved that I have various rights already to this 30' that my pond is apparently slightly encroaching upon. I have made numerous attempts to resolve this in the most convenient way for everyone involved (an encroachment agreement for perpetuity).

It seems, however, that it is not going to be quite this easy. I am, therefore, going to request that this 30' be declared surplus and abandoned by the City of Albuquerque. I will proceed to work out a trade with Property Management. I am simply keeping you apprised on this issue, as it seems that it will still take some time to resolve the matter.

If you have any questions, please feel free to give me a call anytime at 843-7633.

Sincerely yours,

John Lorentzen
President

JL/dr

cc: Pat Coonce
Rosy Elwell, Property Management
David Steele, Assistant Director Code Administration
Frank Dickson
Carlos Montoya

DUBOIS, CAFFREY, COOKSEY, BISCHOFF & DICKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW
2040 FOURTH STREET N W
ALBUQUERQUE, NEW MEXICO 87102

GERALD E BISCHOFF
JOHN F CAFFREY *
WILLIAM J COOKSEY
FRANK P DICKSON JR **
GEORGE A DUBOIS*
JANELLE G STAMPER
* ALSO LICENSED IN COLORADO
** ALSO LICENSED IN TEXAS

TELEPHONE
AREA CODE 505
243-6721

FAX (505) 243 6725

February 16, 1989

CERTIFIED MAIL

Lowell Pratt, Director
Aviation Department
City of Albuquerque
P.O. Box 9022
Albuquerque, NM 87119

Dear Mr. Pratt:

This letter is written in my capacity as attorney for Park & Shuttle, Inc. As you know, Park & Shuttle owns a parking lot near the entrance to Albuquerque International Airport on Yale Boulevard, S.E.

In the fall and early winter, Mr. John Lorentzen, President of Park & Shuttle, was under the impression that the City, acting through the Aviation Department, and Park & Shuttle were about to reach an agreement on an encroachment for a drainage pond on the easement for the abandoned Marsden Avenue on the north side of Park & Shuttle's facility.

At the present time, Park & Shuttle has three (3) different agreements which relate directly or indirectly to the Marsden Avenue right of way which are itemized as follows:

1. There is a landscape agreement dated December 13, 1982, whereby Mr. Lorentzen has agreed to plant and maintain landscaping on the Marsden Avenue easement in accordance with a Site Development Plan (Z-82-70); and

2. A "Real Property Encroachment Agreement" for a portion of the drainage pond which is now the subject of the current dispute; and

3. A dirt fill agreement relating to some land behind the Park & Shuttle facility.

Mr. Lorentzen, in order to solve an urgent and pressing problem of drainage went ahead and installed the pond which encroaches on Marsden Avenue further than had originally been anticipated or planned; however, based on earlier discussions, he was under the impression that the City of Albuquerque was going to approve an encroachment agreement that would permit the existing pond.

In light of the existing encroachment agreement and the landscaping agreement, all of which impose affirmative obligations on Park & Shuttle, it would seem to be a very reasonable thing to allow the existing ponding so as to accomplish the desired result of improving the drainage and preventing flooding below the area. With the landscaping agreement and the existing encroachment agreement, this could be done without any prejudice to the City and in a way that would be of maximum benefit to all concerned.

Mr. Lorentzen was of the opinion that the final resolution of this issue was a matter of form until some time in December, 1988. After the meeting of the Airport Advisory Board in December, it became apparent to him that the negotiations or consideration of this further encroachment agreement has some how come on hard times. Mr. Lorentzen and a number of interested persons were active participants in a meeting of the Airport Advisory Board in December, 1988. It is certainly our hope that their expression of ideas and complaints at that meeting is not forming the basis of a change in the Aviation Department's position with respect to this encroach agreement. Under all of the circumstances, we believe that it is in the interest of all concerned that something be done immediately to formalize an encroachment agreement with respect to the pond so that this matter can be resolved once and for all.

We would appreciate hearing from you with respect to this issue at your earliest possible time. We would like to have the opportunity to meet with representatives of your office to try to see if there are some arrangements that can be made to formalize ths request.

Please let us hear from you. Thank you.

Very truly yours,

DUBOIS, CAFFREY, COOKSEY,
BISCHOFF & DICKSON, P.A.

FRANK P. DICKSON, JR.

Frank P. Dickson, Jr.

FPD:wc

cc: Park & Shuttle
Ted Kircher, P.N.M.

P 261 028 320

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

★ U.S.G.P.O. 1985-480-794

Sent to John Lorentzen	
Street and No 2909 Yale Blvd, SE	
P.O., State and ZIP Code Alb., NM 87106	
Postage	$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	$
Postmark or Date	

PS Form 3800, June 1985

Fold at line over top of envelope to the right of the return address

STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE, CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)

1 If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier (no extra charge)

2 If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article

3 If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits Otherwise, affix to back of article Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number

4 If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article

5 Enter fees for the services requested in the appropriate spaces on the front of this receipt If return receipt is requested, check the applicable blocks in item 1 of Form 3811

6 Save this receipt and present it if you make inquiry

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☑ Show to whom delivered, date, and addressee's address.
2. ☐ Restricted Delivery.

3. Article Addressed to:

John Lorentzen
Park & Shuttle
2909 Yale Blvd., SE
Albuquerque, NM 87106

4. Article Number

P261 028 320

Type of Service:

☐ Registered
☑ Certified
☐ Express Mail
☐ Insured
☐ COD

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature – Addressee

X Dalita Reno

6. Signature – Agent

X

7. Date of Delivery

1-4-89

8. Addressee's Address *(ONLY if requested and fee paid)*

PS Form 3811, Feb. 1986

DOMESTIC RETURN RECEIPT

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS
Print your name, address, and ZIP Code in the space below.
- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

ALBUQUERQUE, NM 87101 1989

U.S.MAIL

PENALTY FOR PRIVATE USE, $300

RETURN TO

RECEIVED JAN 11 1989 HYDROLOGY SECTION

Print Sender's name, address, and ZIP Code in the space below.

City of Albuquerque
Hydrology Section
P.O. Box 1293 - 4th Floor - OCH - #402

Albuquerque, NM 87103

KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

FILE COPY

December 28, 1988

John Lorentzen
Park & Shuttle
2909 Yale Boulevard, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE VIOLATION - PARK & SHUTTLE
MUNICIPAL ADDITION NO. 9 LORENTZEN TRACT (M-15/D11)

NOTICE AND ORDER

Pursuant to Chapter 7, Article IX, City of Albuquerque Revised Ordinances, 1974, as amended, this Notice and Order is being issued on the property located at 2909 Yale Boulevard, SE, which is more particularly described as Municipal Addition No. 9 Lorentzen Tract as filed in Bernalillo County Clerk's Office, June 12, 1986.

FINDINGS

This property was inspected 12 December 1988 by personnel of this Department. This inspection revealed that the property is in violation of the Drainage Ordinance for the following reason:

1. You have failed to complete construction of drainage facilities required pursuant to your Drainage Plan approved August 10, 1988.

2. In addition you have violated the conditions upon which your Building Permit was issued in that you agreed in your August 5, 1988 memo to Fred Aguirre, City Hydrologist, to either relocate the existing temporary detention pond, or to acquire the necessary easements or fee simple title to permit continued usage of the current location.

3. You are also in violation of City Uniform Building Code Section 307 in that the structure located upon the subject real property is being occupied without a Certificate of Occupancy.

ORDER

You being the owner, are hereby ordered to:

1. Complete your drainage improvements per your approved Drainage Plan.

2. Request an inspection by Code Administration to final the building and drainage system.

3. Obtain the necessary property upon which to place your permanent detention pond.

4. Provide certification from your Engineer that the pond was built properly, in accordance with the certification check list in the Development Process Manual.

5. The above four items need to be completed within 30 days of the receipt of this letter.

If you have any questions, please call Carlos Montoya at 768-2650.

for Walter H. Nickerson, Assistant Director
Engineering Group/Public Works Department

xc: Pat Coonce
Rosie Elwell, Property Management
David Steele, Assistant Director; Code Administration

CAM/bsj

CERTIFIED MAIL RECEIPT NO. P 261 028 320

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

August 10, 1988

C.A. "Pat" Coonce, P.E.
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE PLAN FOR PARK & SHUTTLE
(M-15/D11)

Dear Mr. Coonce:

The following plans have been approved for building permit purposes:

1. Drainage and Grading Plan dated June 21, 1988;

2. Interim Downstream Flow dated June 29, 1988;

These drawings need to be part of the building permit set for Hydrology sign-off.

Prior to Certificate of Occupancy release, the following items need to be finalized:

In accordance with your August 5, 1988 letter there needs to be vacation action and purchase of city property for the site's pond. Also, we need to inspect the property to check for compliance with the above plans.

Cordially,

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

CAM/bsj

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

August 5, 1988

RECEIVED
AUG 05 1988
HYDROLOGY SECTION

Mr. Fred Aguirre
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

RE: Park & Shuttle's Drainage/Pond/and Certificate of Occupancy

Dear Fred:

As we discussed today, the vacation apparently of Marsden Avenue was not necessary because it has been determined that the Aviation Department owns the 30' due north of Park & Shuttle's northwest corner where our new pond is currently being constructed.

This letter is to inform you that we will make all attempts to purchase this 30' and/or acquire the necessary permanent easements or agreements to construct our drainage pond facility on this 30'.

If, in the normal course of trying to complete this purchase and/or access agreement, we find that it is impossible to purchase the 30' on which our pond encroaches, we shall then go to the alternative plan of moving our pond back 30' to the south and comply as per drawings and specs submitted to your office in order to receive our Certificate of Occupancy.

If you have any questions regarding this letter, please feel free to give me a call.

Sincerely,

John Lorentzen
President

JL/dr

July 11, 1988

C.A. "Pat" Coonce, P.E.
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 87112

RE: DRAINAGE PLAN FOR PARK & SHUTTLE
(M-15/D11) RECEIVED JUNE 21, 1988

Dear Mr. Coonce:

I have reviewed the referenced plan and forward the following comments:

1. Encroachment of the pond's pipe and grading is a permanent facility. The parking lot will always need this pipe and pond. Therefore, you are placing a permanent facility on City property. We cannot allow permanent facilities on City property. If the property is bought from the City, you can grade and place your pipe on your property. Another alternative is to move the pond back into your property.

2. This should be a temporary riprap design for the pipe outfall until the downstream facility is constructed.

3. The encroachment problem and the vacation of Marsden Avenue need to be finalized prior to the release of the building permit.

4. Please set up a meeting with me so that we can research the file M-15/D7 on downstream capacities.

Should you have any questions, please call me at 768-2650.

Letter was sent out to Engineer & Owner However, we did not keep a copy. Barbara pulled this unsigned letter from the computer letters CAM 8-3-88

Cordially,

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

CAM/bsj

.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

June 29, 1988

Mr. Carlos Montoya
City of Albuquerue
Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
JUN 29 1988
HYDROLOGY SECTION

Re: Interim Drainage for Park and Shuttle (M15/D11)

Dear Mr. Montoya:

As an interim measure to allow Airport Park and Shuttle to complete its facilities to the city standards I am proposing a 6 inch diameter orifice in the outfall pipe. This orifice will result in a maximum discharge, at overflow level 5235. 75' MSL, of 2.6 CFS. This discharge rate I believe will reduce sediment transport from the adjacent recently filled property to an acceptable level.

The retention pond at the overflow level contains 51,943 CF. The total time for emptying the pond is approximately 6.3 hours. When the adjacent property is developed the orifice will be opened to a 15" diameter to allow a maximum discharge of 16.1 CFS, as was approved in the original design and building permit.

Enclosed for your files is a current plan with elevations of the city's RR spur ROW to the north. These measurements were made on June 25, 1988. Based upon this plan and elevations, and also field inspections, I recommend that the owner of Airport Park and Shuttle be allowed to place a swale and hump at the location indicated on the haul road. This will route the runoff from this temporary 6" diameter orifice to the original SFRR spur line drainage system and to the recently completed silt pond and outlet weir at University Avenue, SW.

The existing 24" culvert under the old roadbed is clean; however, the south end has been partially collapsed by a heavy machine and needs opening with a hydraulic jack. This improvement will help prevent further erosion which is taking place on the indicated asphalf drain across the Newport Industrial Park Subdivision.

The owners of Airport Park and Shuttle on June 27, 1988 filed the necessary forms to request vacation of the south half of the old Marsden Ave., S.E. and to obtain title to the land from the City of Albuquerue.

I believe that the above interim solution is in the best interest of the City of Albuquerque and the owners of Airport Park and Shuttle, and will provide an equitable permanent solution should the adjoining property not be improved as is currently planned.

Yours truly,

C.A. Coonce

cc: Airport Park and Shuttle

.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

June 21, 1988

Mr. Carlos A. Montoya, P.E.
Hydrology Department, City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
JUN 21 1988
HYDROLOGY SECTION

Re: Drainage plan for Park and Shuttle (M15/ D11), 2909 Yale Blvd., S.E. and letter dated June 10, 1988.

Dear Mr. Montoya:

ITEM 1. In utilizing the method suggested for determining the Qin as a function of time, the Max Qin increases to 63.56 CFS from 35.89 CFS, the max storage increases to 30,578 CF from 25,352 CF and the total runoff decreases to 50.948 CF from 61,783 CF. You will note that the depth above the grate on the catch basin is 2.99 ' or 3.0'. This is lower than the original depth estimate due to an error in the calculation of volume vs. depth. The total volume to the 5236 ft. level is 63,940 CF. This allows for safety should the grate become plugged. However this eventuality should not occur since the entire drainage is controlled by the owner, and in order to attract customers no significant debris can be allowed to accumulate on the premises.

ITEM 4. On design layout.

ITEM 6. The owner has decided to pave the entire basin to his property line, and to initiate the procedure to vacate and acquire the South 1/2 of Marsden Ave., S.E. Airport Fast Park has already acquired the North 1/2. Steve Schrolle of Tom Mann and Associates has designed the extension of Airport Fast Park to accept this flow at the property line and convey it in a sheet flow fashion across the Airport Fast Park property.

ITEM 7. The downstream capacities were taken from the report in your department files (M15/ D7) by Roberts, Andrews and Asbury for the Newport Industrial Park.

ITEMS 2,3 and 5 are being addressed by Mr. John Lorentzen of the Airport Park and Shuttle organization.

Yours truly,

C. A. Coonce
NMPE # 2934

cc: John Lorentzen

MEE VG JUNE 22, 1988

CARLOS A. MONTOYA P.E.
CITY/COUNTY FLOODPLAIN ADMINISTRATOR
P.O. BOX 1293
ALBUQUERQUE, NEW MEXICO 87103

RECEIVED
JUN 21 1988
HYDROLOGY SECTION

RE Letter Dated 6-10-88

DEAR MR. MONTOYA:

PAT COONCE WILL ADDRESS ITEMS #1, #4, #6, #7 OF YOUR LETTER.

JOHN LORENTZEN WILL ADDRESS ALL OTHER ITEMS:

#2. STATES THAT GRADING CONSTITUTES A "PERMANENT GRADING" AND THAT ENCROACHMENT WILL NOT BE PERMITTED

ANSWER
- GRADING IS TEMPORARY IN THE FACT THAT ASPHALT CAN BE READILY REMOVED.
- ENCROACHMENT NOT PERMITTED IS A LEGAL ISSUE. OUR AGREEMENT CLEARLY GIVES US THE RIGHT FOR A POND OR BURM. IF THE CITY GIVES 1 YEARS NOTICE TO MOVE IT, ASSUMING THAT ALL VACATIONS AND OTHER APPROVALS HAVE NOT BEEN GRANTED - WE WILL REGRADE & MOVE POND BURM BACK 30'.

SOLUTIONS
- VACATION APPLICATION FOR SUBJECT PROPERTY APPLIES FOR THIS DAY.
- PROPERTY MANAGEMENT "ROSIE" ALREADY AWARE OF PROBLEM.

REG T

#3. STATES NO OFF-SITE FLOWS ENTERING SITE.

- OFF SITE FLOWS HAVE NOT BEEN ENTERING SUBJECT PROPERTY FOR THE LAST SIX YEARS.

- A RECENT SWALE JUST CUT REDIRECTING OFF-SITE FLOWS WAS A REDO OF AN EXISTING SWALE CUT SOME 8 YEARS AGO & SHOWN ON OLD TOPO'S.

SOLUTION

- OLDER MAPS SHOW THAT ACROSS THE S.W. CORNER OF THIS LAND A HISTORIC FLOW HAS DISCHARGED THEREFORE "WE MUST ACCEPT THIS WATER". WITH OR WITHOUT THE GRANTING OF AN EASEMENT.

#5. ENCROACHMENT FOR 18" OUTLET PIPE NOT PERMITED.

- ENCROACHMENT IS PERMITED UNTIL 1 YEARS NOTICE IS GIVEN BY CITY TO REMOVE.

SOLUTION

- VACATION APPLICATION FOR SUBJECT PROPERTY APPLIED FOR THIS DAY

- SOULD APPLICATION BE REJECTED OR VACATION NOT GRANTED WE WILL MOVE PIPE UPON NOTICE FROM CITY AS PER AGREEMENT.

WE HAVE DONE ALL THAT IS POSSIBLE TO COMPLY WITH YOUR REQUIREMENTS & REQUEST ISSUANCE OF BUILDING PERMIT BEFORE MONTH END.

SINCERELY -

FILE COPY

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

June 10, 1988

REF. NO. M15/D11

TO: Roland Fletcher, Property Control Manager

FROM: Fred J. Aguirre, Hydrology Section

SUBJECT: ENCROACHMENT AGREEMENT

Per our discussion, please find attached copies of executed agreements which permits Mr. John Lorentzen use of City right-of-way to satisfy his development requirements. I would appreciate your review of these agreements with respect to todays policies.

The policy as I under stand it, prohibits the use of City right-of-way for the purpose of satisfying development requirements. The only exception to this policy is the landscaping that is permitted adjacent to roadways.

xc: Terence L. Nighbert, CIP

FJA/bsj

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO PUBLIC SERVICES
FRANK MARTINEZ

DEPUTY CAO PLANNING/DEVELOPMENT
BILL MUELLER

June 10, 1988

C.A. "Pat" Coonce, P.E.
C.A. Coonce & Associates
12324 Pineridge, NE
Albuquerque, New Mexico 8711

RE: DRAINAGE PLAN FOR PARK & SHUTTLE
(M-15/D11) RECEIVED MAY 17, 1988

Dear Mr. Coonce:

I have reviewed the referenced plan and forward the following comments:

1. Please use the "Notice of Emergency Rule" dated February 19, 1986 (copy attached) to determine Rational Method's "C" values. Also, review the notice for determining volumes.

2. Encroachment into City right-of-way by slope grading of the pond at the north and west property line will not be permitted. The grading constitutes a permanent grading condition on public right-of-way. Regarding the existing Encroachment Agreement with the City, I have requested Property Management to comment on the use of City right-of-way for private use.

3. The report states that there are no off-site flows entering the site. A site visit indicates the possibility of off-site flows entering at the south property line. It is apparent that a recent swale has just been cut redirecting the off-site flows to a westerly direction, therefore, bypassing the site. The site is responsible to accept historic off-site flows, safely convey the flows through the site, and discharge those flows at its historic location.

4. Please provide in the legend symbols that represent existing outlet pipes and ground cover.

5. Encroachment within City right-of-way for the 18 inch outlet pipe is not permitted.

6. Please submit the design for the rip-rap at the pipe outlet to mitigate erosion.

7. Please address downstream capacity, as well as easements, capacity, erosion, and alignment of the pond outfall flow.

Should you have any questions regarding these comments, please call me at 768-2650.

Cordially,

Carlos A. Montoya

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

CAM/bsj

C.A. (PAT) COONCE & ASSOC., INC
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505) 296-1089

May 15, 1988

Mr. Fred Aguirre
Director Hydrology Dept., C. of A.
One Civic Plaza
Albuquerque, NM 87103

RECEIVED
MAY 17 1988
HYDROLOGY SECTION

Re: M15-D11

Dear Mr Aguirre:

This letter and accompanying submittals are to update the drainage and grading plan and to reflect the as-built condition of Park and Shuttle, 2902 Yale Blvd., S.E. The field measurements for the as-built data were done on 5/10/1988.

Since the report and design contained in M15-11 was approved, the elevation of the outfall has been changed on the down stream property by filling from an elevation of 5216 to 5226 and the outfall was buried 10 feet and is completely useless. The runoff from the city airport park area and a portion of the old airport parking lot was diverted by a drop inlet and 36 inch line to this property. The improvements to Yale Blvd and its storm drain system resulted in this flow being routed to the Yale Blvd. storm drain and no longer through the property. There is currently no off-site flow through this property or any need to allow for runoff in the future, since the area to the South is an old city sanitary land fill and is graded to University Blvd. to the west.

The drainage and grading plan for the Newport Industrial Park (M15/D7) built downstream allowed 54.23 CFS as the capacity for runoff through the two eastern drainage easements. The only upstream areas from which runoff can go through the easements are approximately 13 acres of Airport Fast Park and the 10 acre Park and Shuttle site. This results in a capacity of 2.36 CFS per acre. The capacity used for this design study is 1.61, the same as the original approved plan. The 2.36 CFS per acre flow could be approximated by removing the 15 inch orifice from the 18 inch CMP outflow.

Not surprisingly, using the same input and output, the recommended design has essentially the same characteristics as the original design. This design will only work if the downstream elevations are stabilized per this design. This is not to infer that changes should not occur or might not even be preferred; however, any changes must be coordinated so that the over all drainage scheme is compatible with the city's capacity downstream. Copies of the agreements between the City of Albuquerque and John Lorentzen are included for your files.

Yours truly,

C.A. Coonce

C.A. Coonce

cc: John Lorentzen, Park and Shuttle
Steve Schrulle, Tom Mann & Assoc.

RECEIVED
MAY 17 1988
HYDROLOGY SECTION

5-13-88

LORENTZEN

PARK & SHUTTLE DRAINAGE

DRAINAGE AREA 10.00 AC.

SOIL CLASSIFICATION

SH. 41 " SOIL Survey of Bernalillo, County, SCS"

Hydrology Gp. A

Coefficient of Runoff

IMPERVIOUS AREA 8.79 AC. = 88%

Pervious AREA 1.21 AC.

With 88% Impervious & Gp A Soils

C = 0.74 plate 22.2 C-1

Time of concentration

10 min. (minimum)

RAINFALL Intensity.

$i = 6.84\ t_c^{-0.51}$

$i = 2.11$

$I = 2.3\ (i) = 4.85$ in/HR

$Q_{max} = C\ I_{max}\ A$

$= (0.74)(4.85)(10.0$

$= 35.89$ CFS

Allowable Discharge $= (1.61)(10) = 16.1$ CFS

1-5-83 XAVIER REPORT

(1)

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

July 7, 1982

Mr. John Lorentzen
SW Realty Investment, Inc.
1020 Central SW, Suite 110
Albuquerque, N.M. 87102

RE: MEETING OF JULY 6, 1982 CONCERNING THE LANDS OF LORENTZEN TRACT - YALE BLVD.

Dear Mr. Lorentzen:

This letter is a recap of our meeting concerning drainage for the Lorentzen Tract. Those in attendance were:

Mr. John Lorentzen, SW Realty Investment, Inc.
Mr. E. J. Lorentzen, SW Realty Investment, Inc.
Mr. John Leverton, Leverton Engineering
Mr. Bob Gill, Airport Administrator
Mr. Brian Burnett, City Engineering/Hydrology

It is my understanding that the dumping of fill material in the arroyo will stop and that a revised drainage plan will be submitted in the near future.

It is imperative that this matter be resolved before the heavy rains begin. We, therefore, request that contact be made with this office by July 14, 1982 to update the status of the project.

If you have any questions, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Mr. Bob Gill, Airport Administrator
Mr. John Leverton, Leverton Engineering

SW Realty Investment, Inc.

1020 Central SW, Suite 110
Albuquerque, New Mexico 87102
505 843-7633

7-2-82

Chuck Easterling
P.O.Box 1293
Albu., N.M. 87103

RE: 10 acres across from Amfac Hotel

Dear Mr. Easterling:

It is hereby requested to modify the above referred to drainage report in the following manner:

1. Permission to fill arroyo.

2. Construct a vertical reinforced steel and concrete sump to elevate City water to surface drain to ponding area.

3. Develope South portion of land in same manner as the North portion as approved in Drainage Report.

After lengthly study and consideration, we have concluded that the approved plan is an eyesore, monestrosity and does absolutely nothing for the character of the area.

Mr. Leverton has stated I could surface drain at a higher elevation to the ponding area.

The above modification will provide full utilization of land and eliminate the eyesore that the present plan creates.

REALTOR

SW Realty Investment, Inc.

1020 Central SW, Suite 110
Albuquerque, New Mexico 87102
505 843-7633

Lastly, you have acheived a distinction of sorts.

In over thirty years of building, this is my initial experience with a red tag. Surely, we can communicate better than that. Suggest you change the color of tag from yellow to red.

Your department has received our cooperation in the past, you will receive it in the future.

Let's settle this--time is of the essence.

Sincerely,

John Lorentzen
E.J. Lorentzen

REALTOR

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

April 23, 1982

Mr. John Leverton
Leverton Engineering, Inc.
5629 Paradise Blvd. N.W.
Albuquerque, N.M. 87114

RE: LAND OF LORENTZEN DRAINAGE REPORT

Dear John:

The referenced report is approved based on your submittal of April 20, 1982.

Thank you for your cooperation with this office.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

LEVERTON ENGINEERING, INC.

5629 Paradise Blvd. N.W.
Albuquerque, New Mexico 87114
(505) 898-8021

Please log in - Pr
Return to - Pr

RECEIVED
APR 19 1982
ENGINEERING

April 14, 1982

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

Re: Land of Lorentzen Drainage Report

Dear Mr. Burnett;

In response to your review comments on the subject drainage report we offer the following: The numbers fefer to your paragraphs in your letter of review.

1. The offsite draiange area is not confined to the small park area NW of the terminal building but is much larger and the watershed does embrace some amount of paved surface. As mentioned to you in recent conversation I will comment on this point further when the opportunity of observing the runoff from a rain in this area occurs.

2. Positive discharge from the retention pond was not contemplated by our plan for the following reasons which I felt were compelling: The soil is very permeable with a rate of from 6" to greater than 20" per hour according to SCS. This is confirmed by personal observation in general dimension of rate. With a design depth of the pond of 4' it would discharge by exfiltration in less than 8 hours. Storm water reaching the pond will be relatively clean. Even if the pond's ground surface area is sealed to some degree by siltation, say to the point where infiltration is reduced to only 1" per hour then full discharge will occur after only 48 hours. You will note that the ground surface contact area of the pond and the contributing arroya is relatively larger than usually encountered in similar designs which doea contribute to the stability of the percolation rate. And, as noted in the report, this pond, featuring a somewhat extravagant use of the land, must be regarded as a temporary expedient to allow the developer to immediately begin the use of his land for commercial activity while planning the future use of the remaining 2/3 of his land.

3. Rundown changed to concrete as shown on the revised drawings attached. The 100 year storm Q generated by the proposed paved parking area containing an area of 3.3 acres is calculated as; Q= 3.3 x 0.95 (coefficient of runoff) x 189/35 (189/ t+25with t set at 10 minutes) = 17 cfs. The hydraulic capacity of the throat section of the proposed rundown, using Manning depth of flow 50% of that avaiable or 3", s = 0.33, and n = 0.013, is 17 cfs. No attempt is made to analyze the entrance conditions to this rundown which are complex. From experience and observation of similar rundowns it can be predicted that the one at hand will not be overtopped, or, even if it were, the result would not be severe nor endander downstream properties.

4. The suggested erosion control plan has been added to the construction drawings and appears on the cover sheet thereof.

5. Slopes of pond sides changed to 3:1 as required. Please see revised construction plans attached.

6. A set of full size plans attached as requested.

John Leverton

John Leverton PE

cc: Mr. E. J. Lorentzen

RECEIVED
APR 19 1982
ENGINEERING

SW Realty Investment, Inc.

1020 Central SW, Suite 110
Albuquerque, New Mexico 87102
505 843-7633

8-16-82

RECEIVED
AUG 18 1982
ENGINEERING

Brian Burnett
P.O. Box 1293
Albu., N.M. 87103

RE: 2909 Yale S.E. Proposed Parking Lot 10 acres

Dear Mr. Burnett:

As you are probably are aware, Amafca's rules and regulations mandate a 2 to 1 ratio of our South Bank. Obviously, the discharge culvert will be completely covered over if this mandate is carried out.

I have suggested that the Airport Athority raise the evevation of this discharge outlet so that their water will flow over our surface.

This will aliviate the necessity of our having to construct a ponding area and eliminate and unnecessary work project.

However the Airport Authority does not have sufficient funds at this time to complete their drainage in this area, but have agreed that the problem is theirs and not ours (conversation 8-16-82 Bob Gill). Completion time approximately 4-7 years to tie existing culvert into Yale as per their master Plan.

At this juncture I would like to raise or turn the culvert up approximately 3 feet so that the water will flow over our surface rather than pond on it. This could be accomplished by a simple U-joint in the culvert with a 6" PVC down the center to remove any water standing in the culvert. Also I will take full responsibility to remove any silt that could form in the U-joint.

REALTOR

HYDROGRAPH COMPUTATION WORKSHEET
& Flood Routing

DATE _____
COMPUTED BY _____
CHECK BY _____

PROJECT Airport Park & Shuttle

LOCATION 2909 Yale Blvd. S.E.

ANALYSIS POINT # N W Corner

(DR. AREA) A = 10 ACRES

T_c 10 MIN (Assumed)

POINT RAINFALL 2.3 IN. FROM PLATE 22.2 D-1

CN = 90 FROM PLATES 22.2 C-2, 22.2 C-3

RUNOFF VOLUME R = 1.4 IN. FROM PLATE 22.2 C-4

COMPUTED T_p = 10 MIN. $T_p = T_c$
(Rounded to even minute)

$q_p = \frac{45.4A}{T_p}$ = 45.4 CFS./INCH OF RUNOFF

$(R \times q_p) = Q_{peak}$ = 63.56 CFS

t(COLUMN)=(t/T_p) $t=T_p(t/T_p)$

$y = \frac{Q}{Q_{peak}}$ $Q = y(Q_{peak})$

i = in
o = out

Total Runoff 50,948 CF

RECEIVED
JUN 21 1988
HYDROLOGY SECTION

	(t/T_p)	t (min.)	y	Qi (cfs)	Qo (cfs)	STORAGE (CF)	Depth (f)	
1	0	0	0	0	0	0	0	
2	.1	1	.03	1.9	0	57	0.08	
3	.2	2	.10	6.4	1.7	254	0.2	
4	.3	3	.190	12.1	2.5	682	0.3	
5	.4	4	.310	19.7	11.5	1217	0.4	
6	.5	5	.470	29.9	11.6	2013	0.5	
7	.6	6	.660	41.9	11.8	3467	0.9	
8	.7	7	.820	52.1	12.4	5564	1.1	
9	.8	8	.930	59.1	12.8	8146	1.3	
10	.9	9	.990	62.9	13.1	11031	1.5	
11	1.0	10	1.00	63.56	13.4	14032	1.7	
12	1.1	11	.990	62.9	13.6	17018	1.8	
13	1.2	12	.930	59.1	13.8	19858	2.0	
14	1.3	13	.860	54.7	14.0	22438	2.4	
15	1.4	14	.780	49.6	14.6	24710	2.6	
16	1.5	15	.680	43.2	14.8	26612	2.8	
17	1.6	16	.560	35.6	15.0	28083	2.9	
18	1.7	17	.460	29.2	15.1	29126	2.9	
19	1.8	18	.390	24.8	15.2	29838	2.95	
20	1.9	19	.330	21.0	15.2	30300	2.98	
21	2.0	20	.280	17.8	15.2	30550	2.99	Peak storage
22	2.2	22	.207	13.2	15.25	30578	2.99	
23	2.4	24	.147	9.3	15.25	30097	2.97	
24	2.6	26	.107	6.8	15.23	29237	2.92	
25	2.8	28	.077	4.9	15.2	28115	2.9	
26	3.0	30	.055	3.5	15.1	26803	2.8	
27	3.2	32	.040	2.5	15.0	25359	2.7	
28	3.4	34	.029	1.8	14.9	23830	2.6	
29	3.6	36	.021	1.3	14.7	22244	2.4	
30	3.8	38	.015	1.0	14.5	20625	2.1	
31	4.0	40	.011	0.7	14.1	19003	1.9	
32	4.5	45	.005	0.3	13.9	14947	1.8	
33	5.0	50	.000	0.0	13.7	10861	1.5	
		64	.000	0.0	11.5	172	0.1	≈ EMPTY

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

M15 - D11

April 29, 1983

Mr. John Block
Academy Engineering
5353 Wyoming Blvd. NE Suite 3
Albuquerque, N.M. 87109

RE: PARKING CO. OF NEW MEXICO DRAINAGE PLAN

Dear John:

My comments regarding your submittal of April 25, 1983:

1. Statement #1 of my March 9, 1983 letter still applies. Permission to grade off-site must be granted by the adjacent property owner and all facilities constructed outside the property boundaries must be protected by an easement.

2. I like the idea of the sand bags as a means of erosion control. To prevent sediment from filling the rock area, it still seems like a good idea to provide a temporary conveyance system between Phase 1 and the pond.

3. 1400 CY of gravel is alot. The gravel bed can be reduced to 3 ft.

4. Due to the nature of the construction, I would still like to see your firm certify the project. The DPM contains a checklist you can use.

Progress is being made. Let's see if we can't tie up the loose ends.

Call if you have any questions.

Very truly yours,

Brian Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

I realize that this project has a rather involved and lengthy history. However, the above requirements are standard for a project of this nature and I believe them to be necessary to insure a quality development.

Please call if you have any questions.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

M15 - D11

March 9, 1983

RECEIVED

MAR 1 7 1983

ENGINEERING

Mr. James Blackwell
Academy Engineering
5353 Wyoming Blvd. N.E.
Albuquerque, N.M. 87109

RE: PARKING COMPANY OF NEW MEXICO DRAINAGE PLAN

Dear Jim:

I forward the following comments in regards to your drainage submittal of March 7, 1983 for the referenced project.

1. Grading and the placing of drainage facilities outside the property boundary will not be permitted unless written permission is obtained by the adjacent owner. Also, drainage facilities off-site must be protected by a drainage easement.

2. On several occasions you have mentioned that Mr. Lorentzen wishes to phase the project. What interim solutions are suggested? A layout of the phased construction should be submitted at this time.

3. Please supply more detail for the vicinity where the RCP storm sewer impacts the site. As I understand it, an infiltration pond is to be placed at this location.

4. This office requests that your firm certify the construction of the facility referenced in #3 above.

5. In the original plan, the pond was to be drained by means of a 4" PVC pipe. Since we are dealing with a mush larger discharge pipe and rate, I'm more concerned with the impact on the downstream dike ~~setup~~. The developed discharge could adversely impact the system. Maybe some retention storage would help mitigate downstream problems? What are your thoughts on this?

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

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

M15 - D11

May 23, 1983

Mr. John Block
Academy Engineering
5353 Wyoming Blvd. NE Suite 3
Albuquerque, N.M. 87109

RE: PARKING CO. OF NEW MEXICO DRAINAGE PLAN

Dear John:

Thank you for providing me with the plats indicating property boundaries for the referenced property. It appears that there is no reason to pursue permission since the City has issued the Landscape Agreement for this area.

By means of this letter I am forwarding an approval based on the revised plan dated 5/1/83. This approval, however, is contingent on you informing me whether Academy Engineering will be responsible for certification or whether this function is left for the City to carry out. When City certification is requested, Mr. Bernie Montoya must be contacted prior to the construction of each facility; in this case the catch basin, pipe, and gravel material. A failure to coordinate Bernie's schedule such that he actually monitors installation will require either a follow-up certification by your firm or the removal of the construction for him to assess compliance with the approved plan. I would also like to point out that Bernie's schedule is such that "instantaneous" inspections are not feasible. It's possible that without proper planning, site construction could come to a stand-still while waiting for his inspection.

Would you please check with your client to confirm how he wishes to handle this matter. I'd appreciate an answer early this week so that Bernie's schedule can be arranged accordingly.

Thank you for your continued patience and work on this project. If you have any further questions, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Bernie Montoya, Hydrology Inspector

Academy Engineering, Inc.

5353 Wyoming Blvd. N.E., Suite 3 • Albuquerque, New Mexico 87109 • (505) 821-8008

May 5, 1983

Brian Burnett
Civil Engineer/Hydrology
Engineering Division
City of Albuquerque

M15 - D11

Dear Brian,

In response to the requirement of off-site grading permission, according to Bud Ervien, the landscape agreement between the City and Mr. Lorentzen grants such permission. If this creates difficulty, Mr. Ervien has suggested that you call him. Also, rather than process an easement for the off-site drainage facilities, we propose to relocate the facilities on-site.

I feel that if the erosion control sand bags are placed on the top of the slope at the westerly limits of construction, and moved as construction moves, that sedimentation in the pond will not be a problem.

I hope that this information will help to tie up the loose ends.

Respectfully,

John Block

JB/dh

RECEIVED
MAY 05 1983
ENGINEERING

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

M15 - D11

March 31, 1983

Mr. James Blackwell
Academy Engineering
5353 Wyoming Blvd. N.E.
Albuquerque, N.M. 87109

RE: PARKING COMPANY OF NEW MEXICO DRAINAGE PLAN - YOUR SUBMITTAL OF MARCH 17, 1983

Dear Jim:

The following comments are in reference to your submittal of 3/17/83:

1. Item #1 of my letter of 3/9/83 requested that written permission must be obtained from adjacent land holders to grade off-site and that facilities outside the property boundaries must be protected by drainage easements. What is the status of this request? Also, a recently filed plat for the area indicates that Masda Ave. is dedicated from Yale Blvd., westward 300 ft. What is the status of this street? Encroachment of City Right-of-Way requires the proper agreements and any grading should not hinder future use of the roadway.

2. Item #2 of my letter dealt with how runoff was conveyed from Phase 1 to the pond. It may be appropriate to provide an asphalt curb along the west boundary of Phase 1 to insure that the runoff is concentrated at one location. A rundown may also be necessary at the edge of the Phase 1 paving.

3. Item #5 of my letter was referring to the pond outlet located in the northwest corner of the site. Another site inspection has convinced me that the downstream dike system is quite unstable. It is my feeling that the flows from the 15" RCP could cause damage downstream. Could the outlet pipe be downgraded in size? Maybe some retention storage would help mitigate downstream problems? Your thoughts on this item are appreciated.

I am especially concerned about the downstream conveyance system and feel that this item must be investigated further. Please call me after you have formulated responses to my concerns so that the project can be finalized.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer ENGINEERING DIVISION Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

Bill Coolsby 766-7646

DIRT FILL AGREEMENT

July 11, 1983

By and between the City of Albuquerque and John Lorentzen to Dirt Fill area marked in BLUE (shaded area) on attached exhibit, an area approximately 100x421 in size.

The subject area will match grade of the 10 acre parcel due East and also included in the attached Exhibit.

John Lorentzen

The foregoing instrument was acknowledged before me this 11 day of July 1983 by John Lorentzen.

Rose P Elwell
Notary Public

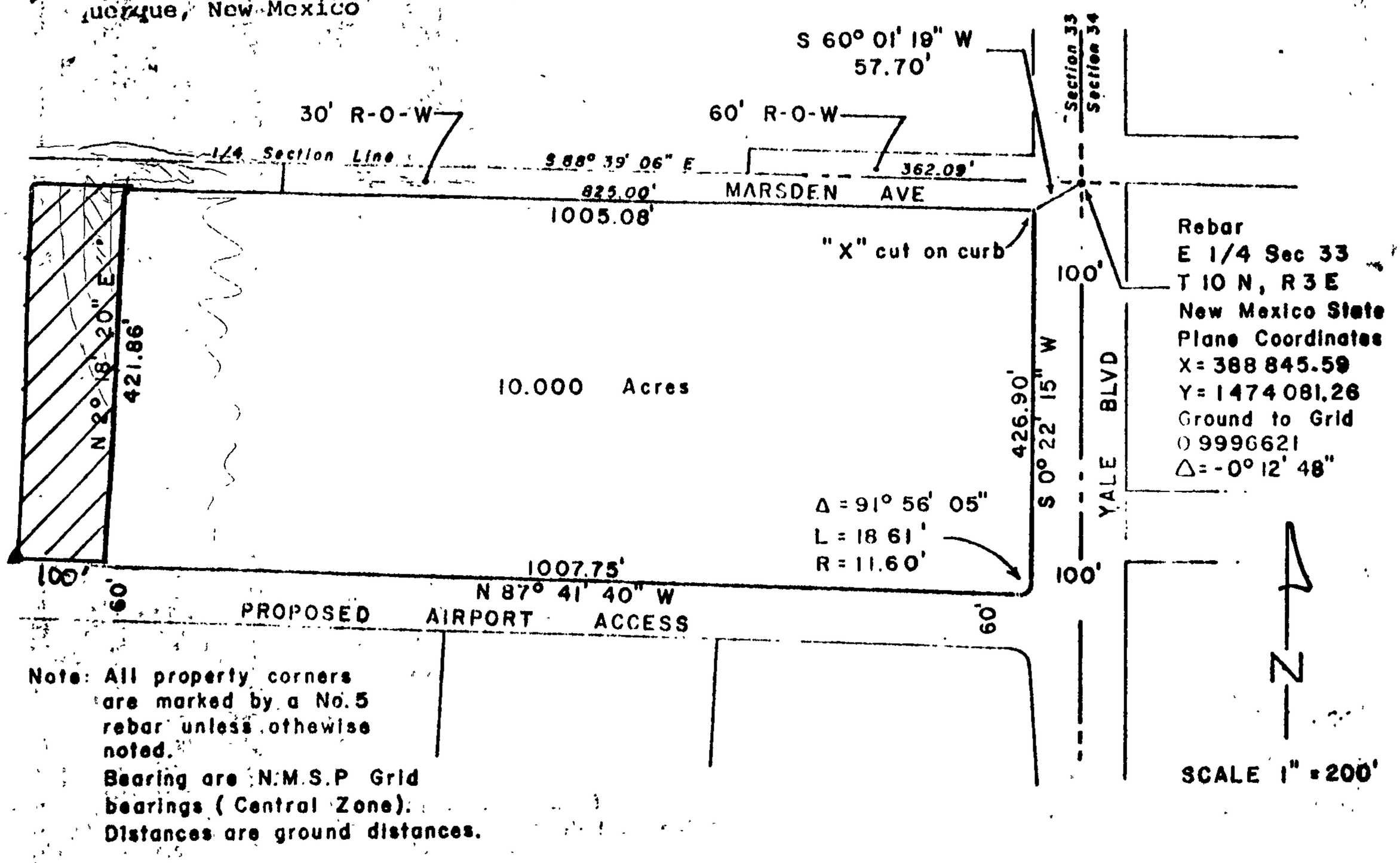
My commission expires:
4-14-85

Howell G. Ervien

The foregoing instrument was acknowledged before me this 11 day of July 1983 by Howell G. Ervien

Rose P Elwell
Notary Public

My commission expires:
4-14-85



Note: All property corners are marked by a No. 5 rebar unless othewise noted.
Bearing are N.M.S.P Grid bearings (Central Zone).
Distances are ground distances.

A parcel of land situate within the Southeast Quarter of Section 33, Township 10 North, Range 3 East of the New Mexico Principle Meridian; also being within the boundry of the Albuquerque International Airport and being more particularly described by ground distances and New Mexico State Plane Grid bearings as follows:

Beginning at the Northeast corner of said parcel of land (marked by a chisel cut on sidewalk) from which point a No. 4 rebar (marking the East Quarter Corner of said Section 33 having New Mexico State Plane coordinates (Central Zone) of X= 388 845.59 and Y= 1474 081.26) bears N60°01'19"E a distance of 57.70 feet;

thence, S0°22'15"W a distance of 426.90 feet to a point of curvature marked by a No. 5 rebar;

thence, Southwesterly along said curve (said curve being concave to the Northwest, having a radius of 11.60 feet, a central angle of 91°56'05" and a chord which bears S46°20'18"W a distance of 16.68 feet) a distance of 18.61 feet to a point marked by a No. 5 rebar;

thence, N87°41'40"W a distance of 1007.75 feet to a point marked by a No. 5 rebar;

thence, N02°18'20"E a distance of 421.86 feet to a point marked by a No. 5 rebar;

thence, S88°39'06"E on a line parallel with and 30 feet South of the East West Centerline of said Section 33 a distance of 1005.08 feet to the Point of Beginning and containing 10.000 acres more or less.

DATE: May 12, 1982

LaMonte Urban
New Mexico LS #4257

11-7-83

SW Realty Investment, Inc.

1020 Central SW, Suite 110
Albuquerque, New Mexico 87102
505 843 7633

11-4-83

RECEIVED
NOV 7 1983
AVIATION DEPT.

R.L. Pratte, A.A.E.
Director of Aviation
P.O. Box 9022
Albuquerque, New Mexico
87119

RE: 10 acres NW corner of Airport Road & Yale--Drainage Culvert

Dear Mr. Pratte:

We have constructed a temporary Drainage Pond at our corner to handle the flow of Airport Water flowing under Yale to the NW corner.

At the present time we welcome all water until our rear land has been settled by it. As you are aware we have brought in over 1,500,000. cubic yards of fill dirt and the water is a great help at this time.

Your plans as I understand them, are to flow the Airport Water into a Storm Sewer located in Yale Blvd. at shuch time when that funding is made available.

We are entertaining serveral options in regars to future development of this corner and will need to know your time-table for the Yale Storm Sewer tie-in.

"Parking Company of New Mexico" will open for the summer seasons of 1984.

Please advise.

Sincerely,

John Lorentzen

John Lorentzen

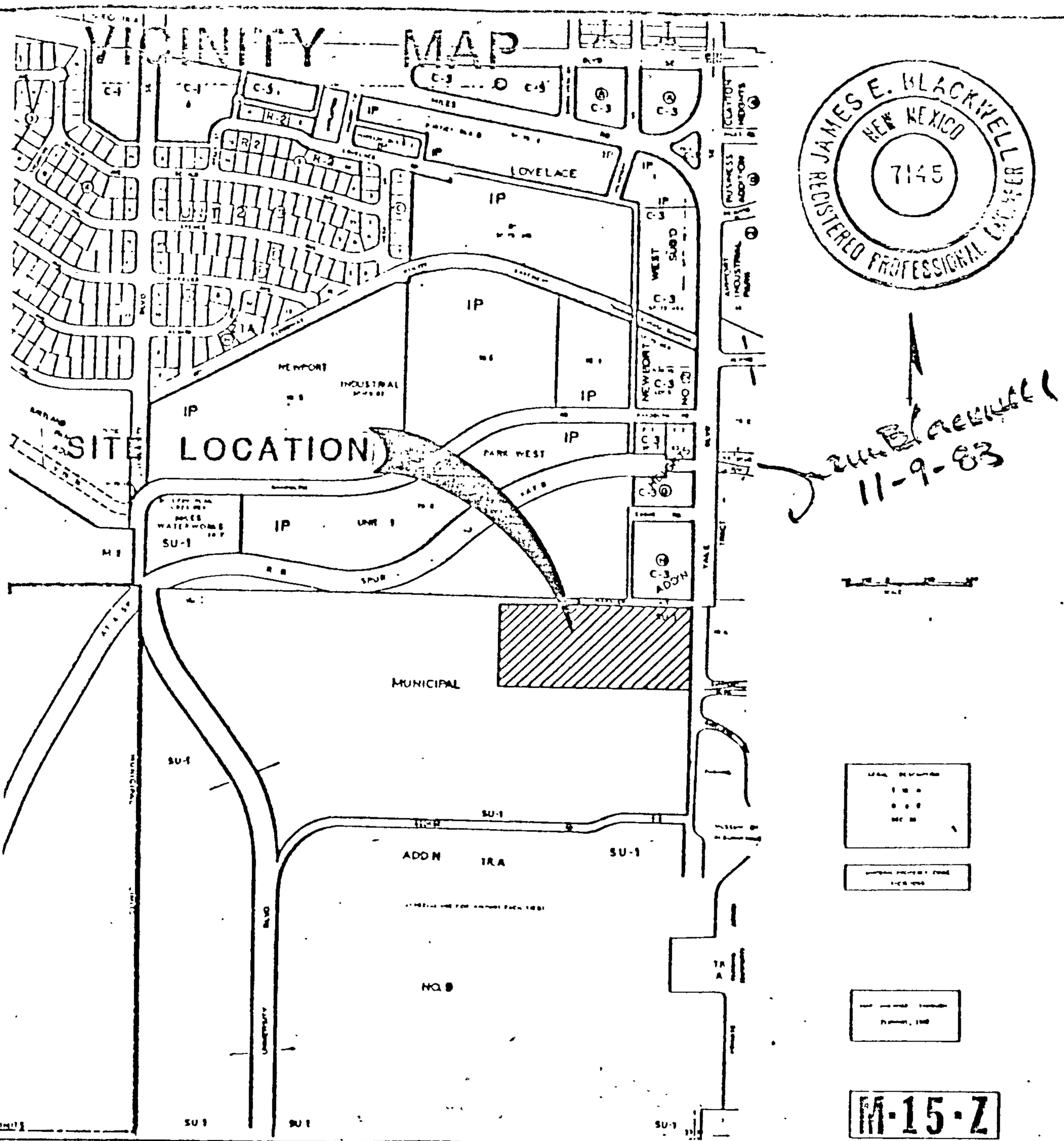
MB -
I need a copy of this and also give this to
[redacted]

P

REALTOR®

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



M15-D11

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. _____"

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.

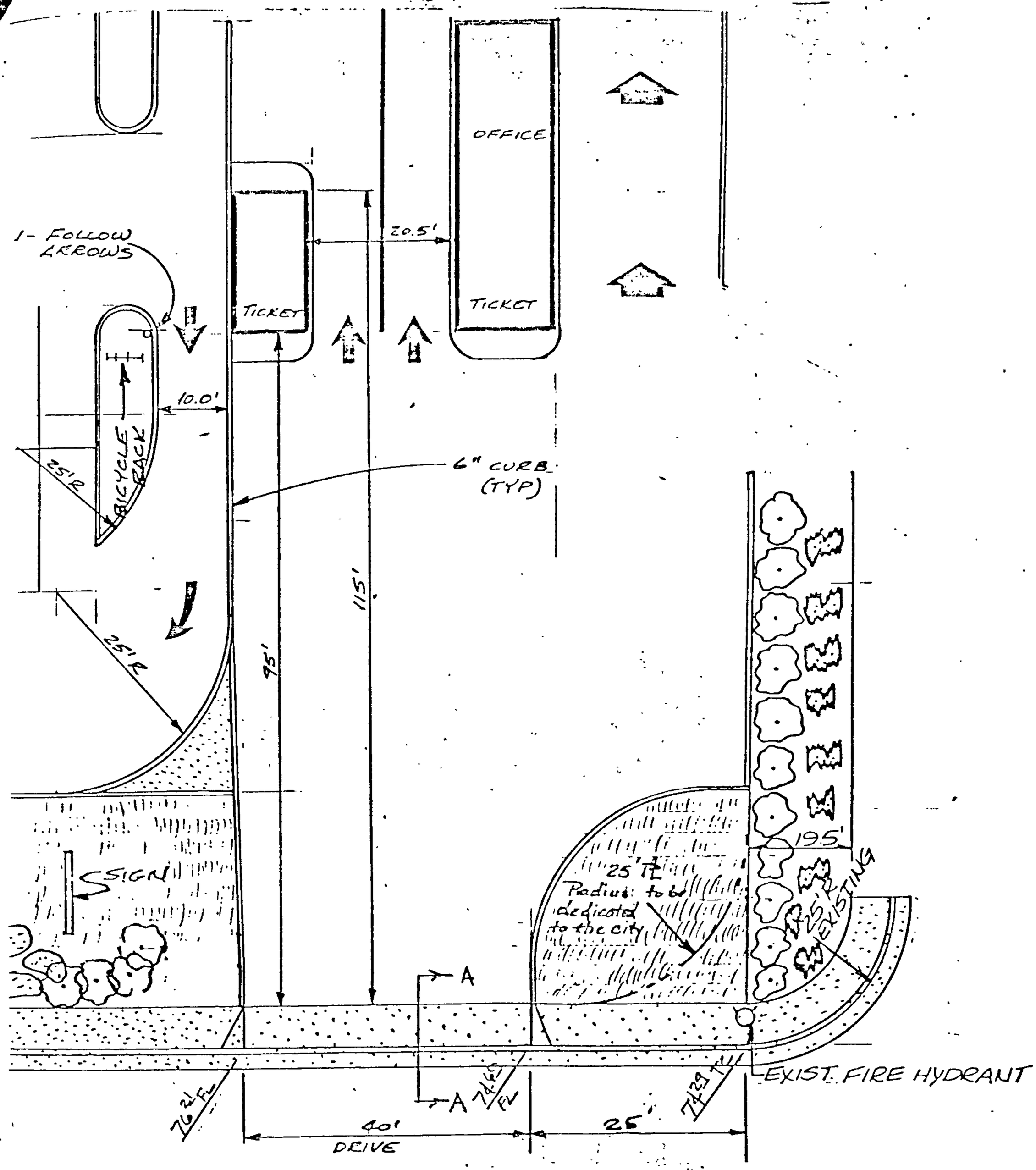
5. Backfill compaction shall be according to ARTERIAL street use.

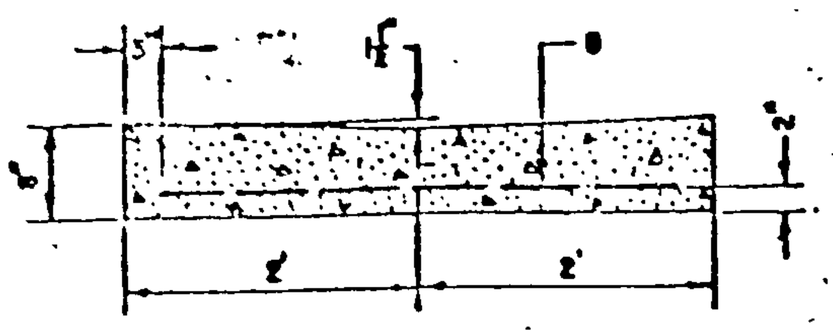
P-08159 L&P Const C-144

APPROVALS	NAME	DATE	TITLE: PARKING CO. OF NEW MEXICO 2909 Yale SE DRIVEWAY CUT
A.C.E./DESIGN	[illegible]	9/12/83	
INSPECTOR	[illegible]	11/23/83	PERMIT NO. 11-23-83
	[illegible]	11-23	MAP

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY





SECTION A-A

JAMES E. BLACKWELL NEW MEXICO 7145 REGISTERED PROFESSIONAL ENGINEER

James Blackwell 11-9-83

C-144

APPROVALS	NAME	DATE
A.C.E./DESIGN	[illegible]	9/16/83
INSPECTOR	[illegible]	[illegible]
[illegible]	[illegible] 11-23-83	

TITLE: PARKING CO. OF NEW MEXICO 2909 Yale SE DRIVEWAY CUT

PERMIT NO. [illegible]

MAP NO. [illegible]

Blackwell Engineering

1620 Central SE·Albuquerque, New Mexico 87106·(505) 247-9761

October 11, 1984

Billy J. Goolsby
Hydrology Department
City of Albuquerque
505 Marquette NW
Albuquerque, New Mexico

RE: Parking Company of New Mexico

Dear Billy:

The construction of the Phase I improvements for the above referenced project has been completed.

Please be advised that we are presently working on the As-Built plans for this project and that they will be delivered to the City of Albuquerque, along with the certification within 30 days.

Sincerely,

James Blackwell

James E. Blackwell, P.E.

M15-D11

2464

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE November 10, 1983 REF. NO._____

RECEIVED
NOV 15 1983
CITY ENGINEER

TO: Dwayne Sheppard, Acting City Engineer

FROM: R. L. Pratte, Director of Aviation

SUBJECT: Construction of Yale & Sunport

Attached is a letter from John Lorentzen. The letter indicates that he is not planning to allow drainage from the Yale Storm Sewer to enter his property.

The Site Plan for his parking lot was approved with a method to receive the Yale Drain Water.

Please advise me as to whether his Site Plan has been changed or the lot is not being constructed as planned.

RLP/REG/lc
Attachment

RSE _____ DES _____
HRO _____ INSP _____
CME _____ HYDRO _____
JNH _____ SUR _____
SAD _____ ADM _____
_____ FILE _____
RESPONSE BY ASAP

FRED A — Can you Respond

Suspense for One wk.

REAL PROPERTY ENCROACHMENT AGREEMENT

THIS AGREEMENT made this 19 day of October, 19 84 by and between the City of Albuquerque, a New Mexico municipal corporation, (City) and John Lorentzen (User).

RECITAL

The User is the owner of certain real property located at Attached Exhibit "A" in Albuquerque, New Mexico, and more particularly described as follows:

Pond area encroaches 5' as shown in Exhibit "A" on north and west side marked in red ink.

The City is the owner of certain real property, easement, or public right-of-way adjoining or abutting the above described property of the user. The User wishes to encroach upon the City's property by constructing an improvement thereon or has already encroached upon the City property as follows:

ATTACHED EXHIBIT "A"

A sketch of the proposed or existing improvement is attached hereto and made a part of this Agreement.

The City is agreeable to the encroachment of said improvement provided that the User comply with the provisions and covenants contained herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the City and User that the User may construct and/or maintain, at his own expense, the improvement described herein.

RESPONSIBILITY

The User shall be responsible for the construction and/or maintenance of said improvement and it shall conform to all laws and ordinances and administrative regulations applicable thereto. Said improvement shall not constitute a hazard to the health or safety of the general public and shall not interfere with the City's use of the property.

INDEMNIFICATION AND HOLD HARMLESS

The User shall agree 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 encroachment by the User or the User's failure to maintain, modify, or remove the encroachment under this Agreement.

REMOVAL

The User shall remove, modify, maintain, or cause same to be done and cause the premises to be returned to its original condition within One year after receipt of written Notice from the City. Notice shall be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt. In the event the User shall fail to comply with the Notice after the receipt of same, the City may undertake the project, at the expense of the User, and enter upon the property of the User as may be necessary to do so. The City shall assess the charge for same and any other expenses and damages arising therefrom to the User and file a lien therefor on the real property of the User.

LIABILITY

The City shall not be liable for any damages to the User's property or the improvement that may result from the maintenance, removal or any modification of the improvement.

NOTICE

The written notice provided for herein shall be accomplished by mailing same to: John Lorentzen
1020 Central SW
Albuquerque, NM 87102

The User may change said address by giving written notice, certified mail, return receipt requested, to the City Engineer, at 400 Marquette, N.E., Albuquerque, New Mexico 87102.

COVENANT RUNNING WITH THE PROPERTY

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

USER

By: _____

Title: Owner

REVIEWED BY THE LEGAL DEPARTMENT:

_____
Assistant City Attorney

CITY OF ALBUQUERQUE

_____
Chief Administrative Officer

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____day of _____, 1981, by _____, _____, of
(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 _____, 19 __, by

_____
(Name Of Acknowledging Partner or 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 John Lorentzen, on this 22 day of October, 1984.

Rosie P. Ilwell
Notary Public

My Commission Expires:
4-14-85

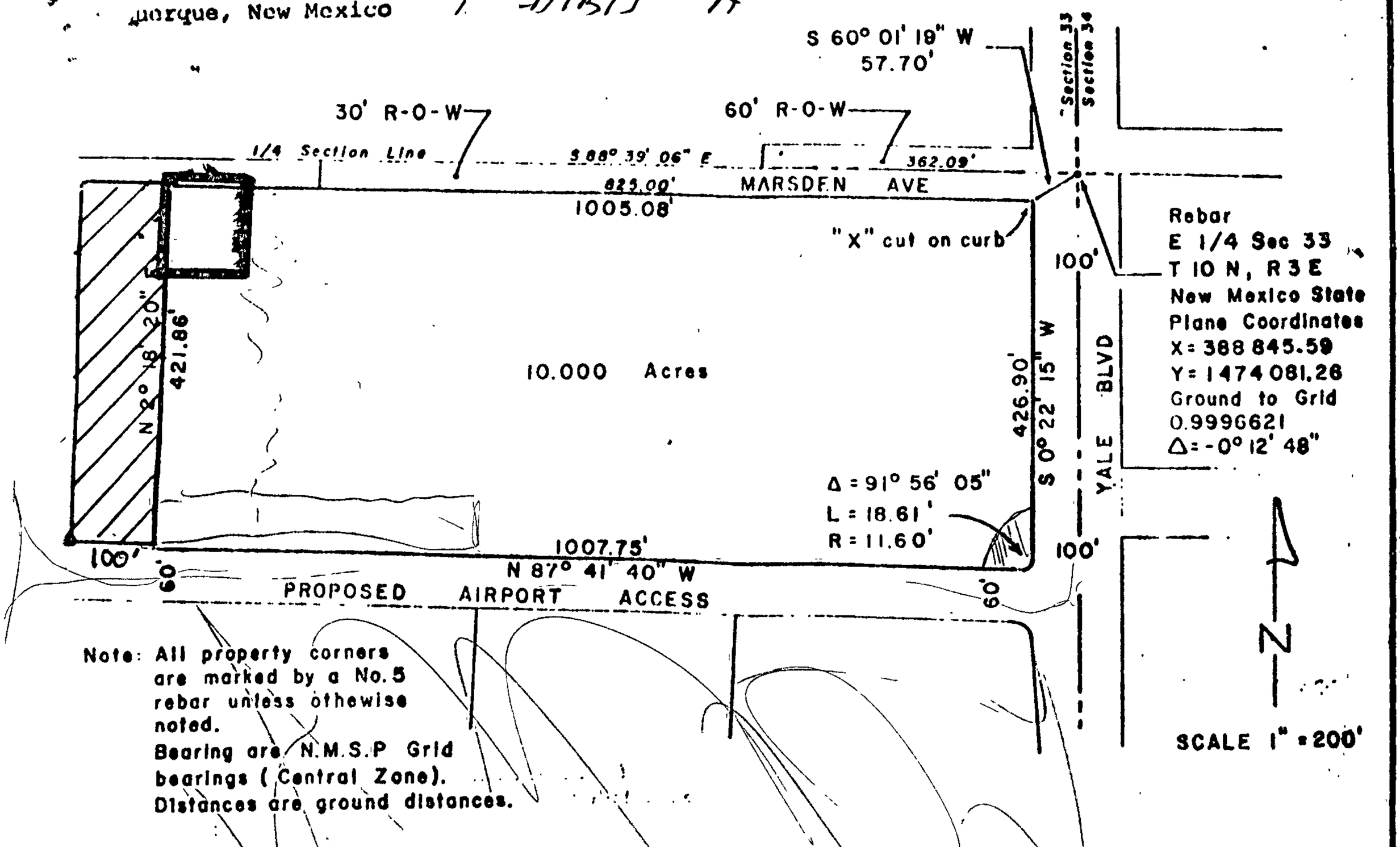
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on this 29 day of October, by Frank A. Kleinberg, Chief Administrative Officer of the City of Albuquerque, municipal corporation, on behalf of said corporation.

Rosie P. Ilwell
Notary Public

My Commission Expires:
4-14-85

EXHIBIT "A"



Note: All property corners are marked by a No. 5 rebar unless othewise noted.
Bearing are N.M.S.P Grid bearings (Central Zone).
Distances are ground distances.

A parcel of land situate within the Southeast Quarter of Section 33, Township 10 North, Range 3 East of the New Mexico Principle Meridian; also being within the boundry of the Albuquerque International Airport and being more particularly described by ground distances and New Mexico State Plane Grid bearings as follows:

Beginning at the Northeast corner of said parcel of land (marked by a chisel cut on sidewalk) from which point a No. 4 rebar (marking the East Quarter Corner of said Section 33 having New Mexico State Plane coordinates (Central Zone) of X= 388 845.59 and Y= 1474 081.26) bears N60°01'19"E a distance of 57.70 feet;

thence, S0°22'15"W a distance of 426.90 feet to a point of curvature marked by a No. 5 rebar;

thence, Southwesterly along said curve (said curve being concave to the Northwest, having a radius of 11.60 feet, a central angle of 91°56'05" and a chord which bears S46°20'18"W a distance of 16.68 feet) a distance of 18.61 feet to a point marked by a No. 5 rebar;

thence, N87°41'40"W a distance of 1007.75 feet to a point marked by a No. 5 rebar;

thence, N02°18'20"E a distance of 421.86 feet to a point marked by a No. 5 rebar;

thence, S88°39'06"E on a line parallel with and 30 feet South of the East West Centerline of said Section 33 a distance of 1005.08 feet to the Point of Beginning and containing 10.000 acres more or less.

DATE: May 12, 1982

LaMonte Urban
New Mexico LS #4257

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 8, 1987

John Lorentzen
SW Realty Investment, Inc.
2909 Yale Blvd., SE
Albuquerque, New Mexico 87106

RE: PARKING COMPANY OF NEW MEXICO - (M-15/D11)

Dear Mr. Lorentzen:

In accordance with our discussion, this office conducted a field inspection of the subject parking site to verify compliance with the approved drainage plan on file with this office. The results of our inspection determined the following discrepancies with the approved drainage plan. They are:

1. A four inch (4") PVC outlet pipe was constructed in lieu of the required 18" CMP.

2. The invert of the outlet pipe was constructed several feet above the required elevation.

3. The required rock lining at the bottom of the pond was not constructed.

4. The required catch basin in the pond was not constructed.

5. The required ten foot (10') emergency spillway was not constructed.

6. The location of the outlet pipe was not constructed per plan.

Given these inconsistencies with the approved drainage plan, I will not be able to sign-off the Site Development Plan that was delegated to me until the on-site conditions are brought into compliance with the approved drainage plan. I recommend that you contact this office to resolve this situation.

Cordially,

Fred J. Aguirre, P.E.
Hydrologist

FJA/bsj

PARK & SHUTTLE *Airport Parking*

2909 Yale SE
Albuquerque, NM 87106
505 242-9694

RECEIVED
FEB 18 1987
HYDROLOGY SECTION

February 17, 1987

Fred J. Aguirre, P.E.
PO Box 1293
Albuquerque, NM 87103

RE: Park & Shuttle, drainage

Dear Mr. Aguirre:

I am in the process of working out a satisfactory drainage solution with Mr. Pat Coonce, and also trying to combine his efforts for Park & Shuttle to coincide with those of Airport Fast Park.

I have just recently drafted a letter, enclosed is a copy for you, to Mr. Manuel Chavez, telling him that I have agreed to comply with your drainage requirements and that I must have a concrete answer soon so as to resolve the issues on my property and Mr. Chavez's property simultaneously.

If I have no authorization in writing from Mr. Chavez to coordinate these drainage efforts with him, then I will comply with my existing drainage plan which would then bring my existing pond back into compliance with your report, RE: 18 inch CMP, 10 foot emergency spill way and so forth.

As you can see, I am trying to coordinate with my neighbor so as to eliminate a double charge. That of bringing my existing pond into compliance only to then turn around and cover it up again.

I hereby agree with the Hydrology Department that on or before February 1, 1988 I will come in to full compliance to one of the two above alternatives, either bringing my existing pond into compliance to meet with your requirements, or joint construction of a box culvert with Airport Fast Park that ties into existing outflows.

I hope this letter is sufficient, to show that I wish to comply to City requirements but in a fashion that makes permenant sense for all parties.

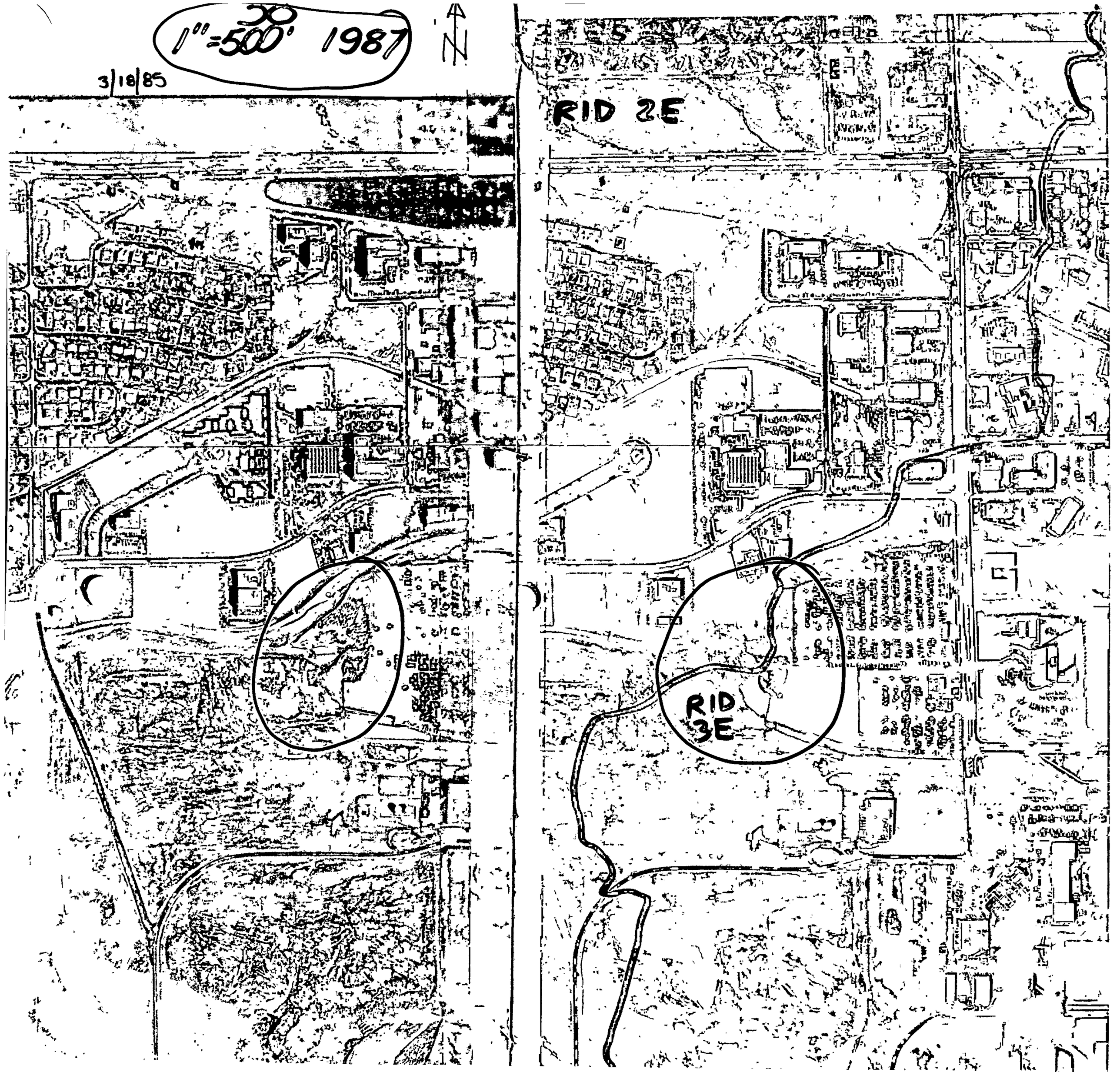
Please advise.

Sincerely,

John Lorentzen, President
Park & Shuttle, Inc.

1" = 500' 1987

3/18/85



RECEIVED
MAY 17 1988
HYDROLOGY SECTION

LANDSCAPE AGREEMENT

By and between the City of Albuquerque and John Lorentzen to landscape the area marked in BLUE on attached Exhibit "A".

1. Property is owned by the City of Albuquerque and is a dedicated 30 foot strip of land for Marsden Ave. S.E.

2. John Lorentzen agrees to plant and maintain subject property in accordance with approved Site Development Plan #Z-82-70 for Parking Company of New Mexico.

3. John Lorentzen is hereby permitted to fill in that portion of Marsden Ave. in order to bring it up to grade of "Parking Co. of Am." and that portion marked in black ink located at NW corner of Parcel

John Lorentzen

The foregoing instrument was acknowledged before me this 13 day of December 1982 by John Lorentzen.

My commission expires:
6/2/85

Notary Public

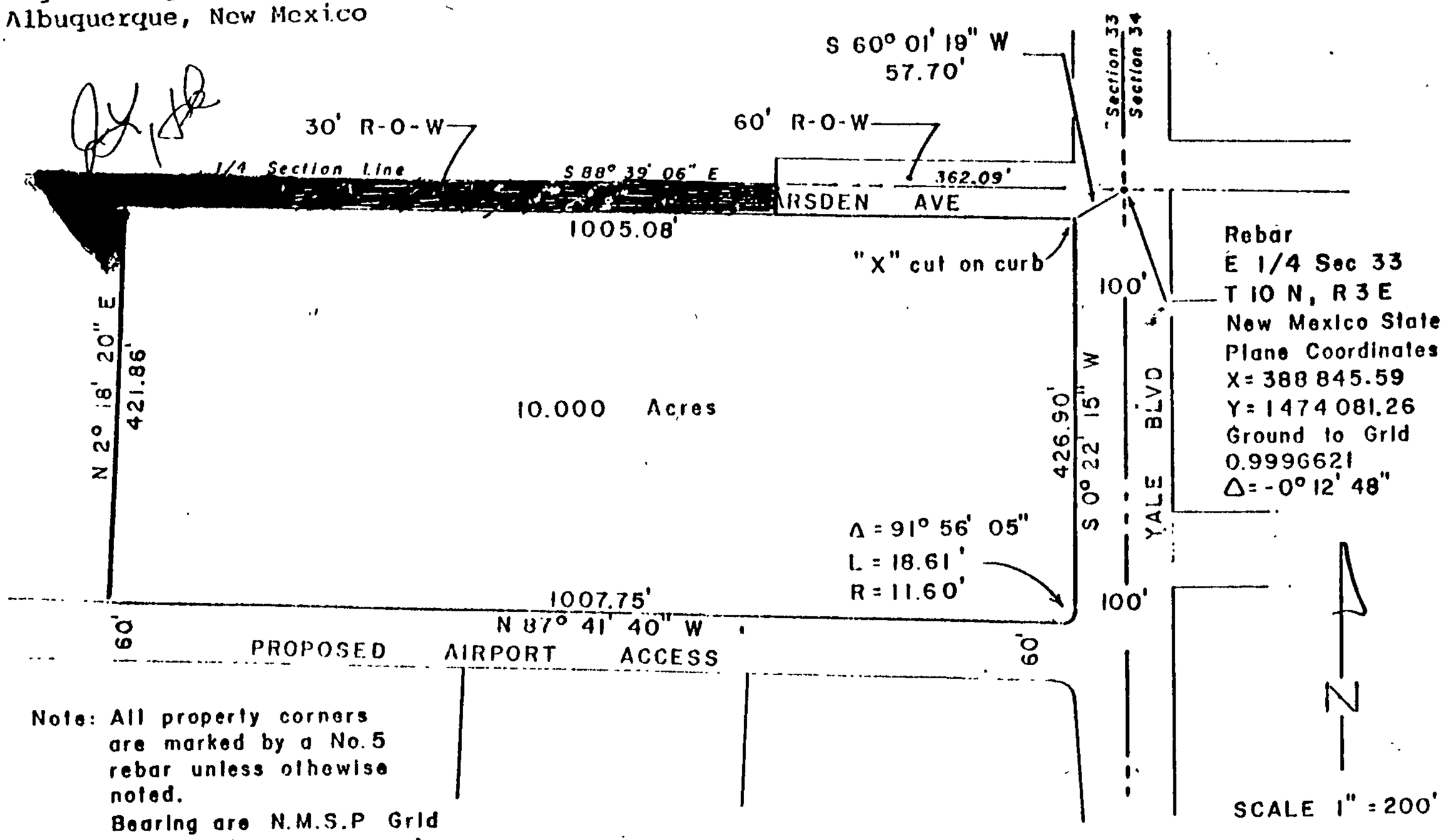
City of Albuquerque

The foregoing instrument was acknowledged before me this 13th day of December 1982 by Howell G. Ervien.

My commission expires:
6/2/85

Notary Public

...al Development Depart.
...neering Division
Albuquerque, New Mexico



Note: All property corners are marked by a No. 5 rebar unless othewise noted.
Bearing are N.M.S.P Grid bearings (Central Zone).
Distances are ground distances.

A parcel of land situate within the Southeast Quarter of Section 33, Township 10 North, Range 3 East of the New Mexico Principle Meridian; also being within the boundry of the Albuquerque International Airport and being more particularly described by ground distances and New Mexico State Plane Grid bearings as follows:

Beginning at the Northeast corner of said parcel of land (marked by a chisel cut on sidewalk) from which point a No. 4 rebar (marking the East Quarter Corner of said Section 33 having New Mexico State Plane coordinates (Central Zone) of X= 388 845.59 and Y= 1474 081.26) bears N60°01'19"E a distance of 57.70 feet;

thence, S0°22'15"W a distance of 426.90 feet to a point of curvature marked by a No. 5 rebar;

thence, Southwesterly along said curve (said curve being concave to the Northwest, having a radius of 11.60 feet, a central angle of 91°56'05" and a chord which bears S46°20'18"W a distance of 16.68 feet) a distance of 18.61 feet to a point marked by a No. 5 rebar;

thence, N87°41'40"W a distance of 1007.75 feet to a point marked by a No. 5 rebar;

thence, N02°18'20"E a distance of 421.86 feet to a point marked by a No. 5 rebar;

thence, S88°39'06"E on a line parallel with and 30 feet South of the East West Centerline of said Section 33 a distance of 1005.08 feet to the Point of Beginning and containing 10.000 acres more or less.

DATE: May 12, 1982

LaMonte Urban
New Mexico LS #4257

FLOOD ROUTING

T (MIN)	Q_i (CFS)	V_i (CF)	Q_o (CFS)	V_o CF	STORAGE ($V_i - V_o$, CF)	ACCUM STO. $\Sigma(V_i - V_o)$	h (F)
0	0	0	0	0	0	0	0
1	3.59	108	0	0	108	108	0.074
2	7.18	323	1.66	50	273	381	0.139
3	10.77	538	2.27	118	420	801	0.201
4	14.36	754	11.34	409	345	1146	0.241
5	17.95	967	11.41	683	286	1433	0.269
6	21.53	1184	11.45	686	499	1931	0.312
7	25.12	1400	11.53	689	710	2642	0.365
8	28.71	1615	11.61	694	921	3563	0.424
9	32.30	1830	11.70	699	1131	4694	0.487
10	35.89	2046	11.80	705	1341	6034	0.934
11	35.13	2263	12.85	760	1503	9094	1.348
12	34.38	2085	13.09	778	1307	10401	1.472
13	33.62	2046	13.27	791	1249	11650	1.578
14	32.86	1994	13.42	801	1194	12844	1.670
15	32.10	1949	13.54	809	1140	13984	1.752
16	31.35	1904	13.66	816	1088	15071	1.825
17	30.59	1858	13.76	822	1036	16107	1.891
18	29.83	1813	13.85	828	985	17092	1.951
19	29.08	1767	13.93	833	934	18026	2.006
20	28.32	1722	14.00	838	884	18910	2.583
21	27.56	1676	14.75	862	814	19724	2.788
22	26.80	1631	15.00	893	738	20462	2.936
23	26.05	1586	15.19	906	680	21142	3.054
24	25.29	1540	15.33	915	625	21767	3.152
25	24.53	1495	15.45	923	571	22338	3.235
26	23.78	1449	15.55	930	519	22857	3.306
27	23.02	1404	15.63	935	468	23325	3.366
28	22.26	1358	15.71	940	418	23744	3.418
29	21.50	1313	15.77	944	369	24112	3.462
30	20.75	1267	15.82	948	320	24432	3.500
31	19.99	1222	15.86	950	272	24704	3.531
32	19.23	1177	15.90	953	224	24927	3.556
33	18.47	1131	15.93	955	176	25104	3.575
34	17.72	1086	15.95	956	129	25233	3.589
35	16.96	1040	15.97	958	83	25316	3.598
Peak storage → 36	16.20	995	15.98	958	36	25352	3.602
37	15.45	949	15.98	959	- 9	25343	3.601

For Inflow Hydrograph

$Q_P = 35.89$ CFS

$V_{TOT.} = (2.3/12)(0.74)(435600) = 61,783$ CF

$T_0 = \frac{2V}{Q_P} = (2)(61,783)/(35.89)(60)$

$= 57.4$ MIN

PEAK DISCHARGE T = 36 MINUTES

V = 25,352 CF

h = 3.602 FT.

Q = 15.98 CFS

OUTFALL STRUCTURE

1- SINGLE "D" INLET

15 IN. ORIFICE W/18" DISCHARGE

SEE DETAILS

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

March 31, 1982

Mr. John Leverton
Leverton Engineering
5629 Paradise Blvd. N.W.
Albuquerque, N.M. 87114

RE: LAND OF LORENTZEN DRAINAGE REPORT

Dear John:

An initial review of the referenced report has resulted in the comments listed below. The numbers refer to the Drainage Report (DR) and Construction Plan (CP) checklists.

1. DR # 10 - DISCUSSION OF OFF-SITE CONDITIONS:

   Tom Mann & Associates recently prepared a Master Traffic and Drainage Plan for the International Airport. It was stated in this report that the small park area, located NW of the terminal building, was the only watershed contributing to the 30" RCP storm sewer. Did your investigation indicate that this line is connected to a large storm system located near the terminal buildings. Although the off-site flows do not directly affect the amount of runoff that must be ponded, any additional information you could supply would be useful for further reference.

2. DR # 15B2 - POSITIVE DISCHARGE OF PONDS:

   Current policy requires that ponds must be designed with a positive discharge. This feature prevents water from standing in the pond for a long period of time. Please provide supporting calculations based on a Q_5 discharge rate and a construction detail of the pond outlet.

3. DR # 15B9 - HYDRAULIC CHARACTERISTICS OF OTHER STORM DRAINAGE FACILITIES:

   Please supply flowrate calculations and a construction detail for the proposed rundown. Also, facilities of this type should be concrete. Asphalt is only being allowed for structures of a temporary nature (ie., less than a year).