PUBLIC WORKS/HYDROLOGY

B13/D2A

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B13/D2A

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

RECEIVED
SEP 11 1992
HYDROLOGY DIVISION

September 10, 1992

PROJECT ACCEPTANCE LETTER

Mr. Mike Mechenbier
Sundance Mechanical
5920 Midway Park Boulevard N.E.
Albuquerque, NM 87109

RE: U.S. NEW MEXICO FEDERAL CREDIT UNION, PROJECT NO. 4296.90

Dear Mr. Mechenbier:

The above referenced project has been completed according to the plans and specifications. The project consisted of water and paving improvements on Irving Boulevard; water, sanitary sewer, storm drain and paving improvements on Eagle Ranch Road; construction of bus shelter on Irving Boulevard along with median revisions.

The City of Albuquerque accepts the referenced project as a whole and the contractual correction period began August 18, 1992. The correction period on this project is for one (1) year.

Sincerely,

Russell B. Givler

Russell Givler, P.E.
City Engineer
Public Works Department

RG:kj

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

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cc: U.S. New Mexico Federal Credit Union
Jim Hicks, Engineering Group, PWD
Denise Wilcox, Engineering Group, PWD
Fred Aguirre, Engineering Group, PWD
Lynda Michelle DeVanti, Engineering Group, PWD
Terri Martin, Engineering Group, PWD
Martin Barker, Engineering Group, PWD
Steve Gonzales, Special Assessments
A. N. Gaume, Operations Group, PWD
Sam Hall, Operations Group, PWD
Jim Fink, Operations Group, PWD
Ray Chavez, Engineering Group, PWD
Greg Olson, Water/Wastewater Group, PWD
Dave Parks, Engineering Group, PWD
Tom Kennerly, Engineering Group, PWD
Josie Gutierrez, New Meter Sales, Finance Group, PWD
Claudia Gallegos, Standby Clerk, Finance, PWD
Richard Zamora, Engineering Group, PWD
f/Project No. 4296.90
f/Readers
f/Warranty:Contract
(INP 140777)

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

April 2, 1992

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR U.S. NEW MEXICO FEDERAL CREDIT UNION (B-13/D2A) ENGINEER'S PLAN DATED FEBRUARY 8, 1991, WORK ORDER NO. 4296.90

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received February 27, 1991 the plan is approved for Certificate of Occupancy release, based on your statement that the plan is in substantial compliance with the approved plan dated August 6, 1991.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Alan Martinez

GA
wp+2419

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

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910652
B13/D2A

DRAINAGE INFORMATION SHEET

PROJECT TITLE: USNMFCU WESTSIDE FACILITY ZONE ATLAS/DRNG. FILE #: ~~C13/D11~~

DRB #: 91-0118 EPC #: _____ WORK ORDER #: 4296.90

LEGAL DESCRIPTION: TRACT D-1, A DOBS WELLS SUBDIVISION

CITY ADDRESS: 4401 IRVING BLVD NW

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: USNMFCU CONTACT: THEO YEITRAKIS

ADDRESS: PO BOX 129, 87103 PHONE: 292-8800

ARCHITECT: GREGORY T. HICKS & ASSOC CONTACT: JIM DAVIS

ADDRESS: 112 2ND ST. SW PHONE: 243-7492

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: DAVIS & ASSOC CONTACT: C.T. MURPHY

ADDRESS: PO BOX 2184 PHONE: _____

SANTA FE, NM 87504-2184

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- X ENGINEER'S CERTIFICATION
- ___ OTHER

PRE-DESIGN MEETING:

- X YES
- ___ NO
- ___ COPY PROVIDED

FEB 27 1992

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- ___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- X OTHER TEMP. C.O. (SPECIFY)

DATE SUBMITTED: 02-27-92

BY: JEFFREY G. MORTENSEN

25 X

0000 0000 1146

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

August 19, 1991

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR U.S. NEW MEXICO FEDERAL CREDIT UNION (B-13/D2A) ENGINEER'S PLAN DATED AUGUST 8, 1991, WORK ORDER NO. 4296.90

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received August 6, 1991, the plan is approved for Building Permit.

An Encroachment Agreement must be executed with DRC for the proposed parking lot over the storm drain easement prior to release of work order.

Please be advised that an Engineer's Certification must be approved prior to release of the Certificate of Occupancy by this office.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Roger Green, DRC Chairman

GA
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DRAINAGE INFORMATION SHEET

JMA#900755

PROJECT TITLE: U.S.N.M. FEDERAL CREDIT UNION/IRVING BLVD & EAGLE RANCH RD ZONE ATLAS/DRNG. FILE #: C13/D2a

DRB #: 91-0118 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT D, ADOBE WELLS SUBDIVISION

CITY ADDRESS: 4410 IRVING BLVD NW

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC'S CONTACT: JOE KELLEY

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: U.S.N.M. FEDERAL CREDIT UNION CONTACT: THEO YEITRAKIS

ADDRESS: P.O. BOX 129 ALBQ, NM 87103 PHONE: 292-8800

ARCHITECT: GREGORY T. HICKS & ASSOC'S CONTACT: ROLF EVENSON

ADDRESS: 112 2ND ST. NW PHONE: 243-7492

SURVEYOR: ENGINEER CONTACT: SEE ABOVE

ADDRESS: _____ PHONE: _____

CONTRACTOR: DAVIS & ASSOCIATES CONTACT: C.T. MURPHY

ADDRESS: P.O. BOX 2184 SANTA FE, NM 87504-2184 PHONE: 1-988-2894

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- X DRAINAGE PLAN
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER

PRE-DESIGN MEETING:

- ___ YES
- X NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- ___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- ___ OTHER _____ (SPECIFY)

RECEIVED AUG 6 1991 HYDROLOGY DIVISION

DATE SUBMITTED: AUG. 6, 1991

BY: JOE KELLEY

25 x

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

July 31, 1991

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR U.S. NEW MEXICO FEDERAL CREDIT UNION B13/D2A (~~C-13/D11~~) ENGINEER'S PLAN DATED JULY 15, 1991, WORK ORDER NO. 4296.90

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received July 17, 1991, the plan is approved for Building Permit.

An Encroachment Agreement must be executed with DRC for the proposed parking lot over the storm drain easement prior to release of work order.

Please be advised that an Engineer's Certification must be approved prior to release of the Certificate of Occupancy by this office.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Roger Green, DRC Chairman

GA
wp+2419

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0000 0000 1149

A MEMBER OF CONSULTING
ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. ▫ ENGINEERS
6010-B MIDWAY PARK BLVD. N.E. ▫ ALBUQUERQUE ▫ NEW MEXICO 87109 ▫ (505) 345-4250

900754
July 16, 1991

Mr. Gilbert Aldaz, P.E. & P.S.
Hydrology Section
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Grading & Drainage Plans for U.S.N.M. Federal Credit Union (C13/D11), Engineer's Stamp dated July 15, 1991, C.O.A. Project No. 4296.90

Dear Mr. Aldaz:

Submitted herewith is the referenced Plan for Building Permit approval. We address your comments of June 1, 1991 as follows:

1. The storm inlet on Eagle Ranch Road was designed to discharge the ultimate runoff as computed by the revised Drainage Management Plan for Adobe Wells Subdivision by Bohannan Huston, dated 7/30/85 and 9/14/88. Appropriate street and storm drain hydraulics are shown.

2. Drainage Basin A-1 will ultimately drain into the new private storm drain manhole and 30" RCP. In the interim, Basin A-1 will drain into the new Eagle Ranch Road storm inlet. The appropriate calculations are provided to show this.

3. The runoff from each drainage basin will be contained within basin boundaries and discharged into storm drains as shown.

4. The manhole has been moved to provide a 45 degree angle of discharge.

5. The grading on Eagle Ranch Road has been revised to accommodate a future sidewalk. Seeding, erosion control measures, and maximum slopes have been specified.

6. Splash blocks have been provided for roof drains.

7. An Encroachment Agreement will be provided with the Work Order paperwork.

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8. The Plan and Profile of the existing onsite storm drain can be found in City Project No. 2204. Hydraulic grade line calculations made at that time, accompanying the storm drain, are in a "Design Report for Eagle Ranch Storm Drain" by Easterling & Associates dated January 1985 Calculations of the impact on the hydraulic grade line for this line are shown, as well as inlet hydraulics.

9. A double "A" inlet and stubbed out "Y" have been provided.

10. The existing manhole will handle the new proposed storm drain configuration.

We appreciate your timely consideration of the subject Plan for final approval. If you have any questions or comments, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Joe Kelley

Joe P. Kelley, P.E.

JPK:dj
Enclosures

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DRAINAGE INFORMATION SHEET

JMA#900755

PROJECT TITLE: U.S.N.M. Federal Credit Union/ Irving Blvd & Eagle Ranch Rd ZONE ATLAS/DRNG. FILE #: ~~C13~~ B13/D2a

DRB #: 91-0118 EPC #: WORK ORDER #:

LEGAL DESCRIPTION: TRACT D, ADOBE WELLS SUBDIVISION

CITY ADDRESS: 4410 IRVING BLVD NW

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC'S CONTACT: JOE KELLEY

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: U.S.N.M. FEDERAL CREDIT UNION CONTACT: THEO YEITRAKIS

ADDRESS: P.O. BOX 129 ALBQ, NM 87103 PHONE: 292-8800

ARCHITECT: GREGORY T. HICKS & ASSOC'S CONTACT: ROLF EVENSON

ADDRESS: 112 2ND ST. NW PHONE: 243-7492

SURVEYOR: ENGINEER CONTACT: SEE ABOVE

ADDRESS: PHONE:

CONTRACTOR: DAVIS & ASSOCIATES CONTACT: C.T. MURPHY

ADDRESS: P.O. BOX 2184 SANTA FE 87504-2184 PHONE: 1-988-2894

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- X YES
- ____ NO
- ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SKETCH PLAT APPROVAL
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (SPECIFY)

RECEIVED JUL 17 1991 HYDROLOGY DIVISION

DATE SUBMITTED: JULY 17, 1991

BY: Joe Kelley - JMA

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

June 1, 1991

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR U.S. NEW MEXICO FEDERAL CREDIT UNION, RECEIVED JUNE 18, 1991 FOR BUILDING PERMIT AND WORK ORDER APPROVAL NO. 4296.90, (~~C-13/D11~~)
B13/D2A

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received June 18, 1991, the following comments should be addressed prior to approval of Building Permit or Work Order approval:

1. Show the appropriate future drainage basin that will drain into Eagle Ranch Road, since we are now proposing to construct half the roadway and its outfall. Please include the appropriate street hydraulics and storm drain hydraulics.

2. Where is drainage Basin "A" suppose to drain when it develops. Will the inlet proposed in Eagle Ranch Road handle basin "A" in its undeveloped condition?

3. It appears that a portion of drainage basin "A" on the south end drains across into basin "B" in its existing condition?

4. I recommend that the proposed manhole be moved downstream to where it will intersect your minor drain line at 45 degrees, this should ease the effects of the hydraulics to the main storm drain. Please provide the hydraulic grade line effects you are creating at the connections into the main line.

5. The grading proposed along Eagle Ranch Road should be set back to include future sidewalk. Please include the maximum slope proposed. A seeding specification should be applicable for grading at all undeveloped areas.

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6. How are you proposing to convey runoff from the roof drains?

7. An Encroachment Agreement is needed so that the owner of this site understands that the City has the right to maintain or replace the storm drain on their property. They also need to understand that this may create an inconvenience to their business during this maintenance or replacement of storm drain, if needed.

8. Please include a plan and profile for the onsite storm drain. Include the hydraulics for the inlet and the hydraulic grade line for the storm drain.

9. The inlet proposed in Eagle Ranch Road should be specified as a type "A" inlet with a double throat, also use a minimum 24 inch storm drain for ease of maintenance. You might want to consider using a stubbed out "Y" one joint upstream from the existing manhole for the future inlet proposed at the north bound lanes of Eagle Ranch Road.

10. Will the existing manhole be large enough to handle a stub out for the inlets proposed on Eagle Ranch Road, please include details.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Roger Green, DRC Chairman

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B13/D2A

DRAINAGE INFORMATION SHEET

PROJECT TITLE: U.S.N.M. FEDERAL CREDIT UNION ZONE ATLAS/DRNG. FILE #: B-13 & C-13

DRB #: 91-0118 EPC #: Z-91-6 WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT D, ADOBE WELLS SUBDIVISION

CITY ADDRESS: 4910 IRVING BLVD NW

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC'S CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD ALBQ 87109 PHONE: 345-4250

OWNER: U.S.N.M. FEDERAL CREDIT UNION CONTACT: THEO YEITRAKIS

ADDRESS: P.O. BOX 129 ALBQ 87103 PHONE: 292-8800

ARCHITECT: GREGORY T. HICKS & ASSOC'S CONTACT: ROLF EVENSON

ADDRESS: 112 2ND ST. SW ALBQ 87102 PHONE: 243-7492

SURVEYOR: ENGINEER CONTACT: SEE ABOVE

ADDRESS: _____ PHONE: _____

CONTRACTOR: NOT KNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- X DRAINAGE PLAN
- ____ CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- X YES
- ____ NO
- ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SKETCH PLAT APPROVAL
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D. APPROVAL
- ____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (SPECIFY)

JUN 18 1991
HYDROLOGY DIVISION

DATE SUBMITTED: 6-17-91

BY: JOE KELLEY, P.E. (JEFF MORTENSEN & ASSOC.)

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A MEMBER OF CONSULTING ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. ▫ ENGINEERS
6010-B MIDWAY PARK BLVD. N.E. ▫ ALBUQUERQUE ▫ NEW MEXICO 87109 ▫ (505) 345-4250

900754
June 14, 1991

RECEIVED
JUN 18 1991

Mr. Gilbert Aldaz
Hydrology Section
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: U.S. New Mexico Federal Credit Union - ~~C13/D11~~ B13/D2A

Dear Gilbert:

Transmitted herewith is the Final Grading and Drainage Plan for the subject project. This is the plan which is being submitted for Building Permit approval. I believe that you will find that we have addressed the majority of your concerns expressed in your May 1, 1991 correspondence. We would like to respond to those concerns as follows:

1. The drainage basin boundary for the new storm inlet has been shown. Calculations have been provided.

2. The new manhole and inlet will not adversely impact the hydraulics of the existing 60" public storm drain. Additional modifications are proposed for Eagle Ranch Road N.W. Those improvements will be constructed by separate permit (Work Order) to be submitted for DRC review and comment within the next week. The 36" stub to which you have referred is a "CMP" culvert which daylights onto the property. The CMP will be removed in conjunction with the construction of Eagle Ranch Road N.W. The 36" RCP stubs into a 60" x 30" wye. Because of this, we will replace the 36" CMP with 30" RCP. Lastly, we fully realize that the manhole will require Work Order approval, hence it is shown for information only on this sheet. Its design has been incorporated into the Work Order drawings. As stated above, the Work Order drawings will follow this submittal within a very short period of time.

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3. We have not, in the past, had to execute an Encroachment Agreement for the construction of a private surface improvement upon an existing public easement. The construction of buildings, of course, require an Encroachment Agreement, but we have not been required to execute such an agreement for parking lots. Please reconsider this requirement as to its appropriateness. If it becomes absolutely necessary to execute an Encroachment Agreement, we need to discuss the timing of that document. As stated above, there will be a Work Order issued for this project. There is also an approved Infrastructure List attached to the Site Development Plan for the property. The Work Order items will be constructed in order to satisfy the SIA. Lastly, the Work Order drawings require the preparation of a plat for the purpose of dedicating additional right-of-way along Irving Boulevard N.W. Perhaps the Encroachment Agreement could be coordinated with the platting effort as well. Please review this requirement in more detail and provide us with your response.

4. Calculations have been provided for sizing the new double "D" storm inlet.

We hope that you will find this letter of transmittal informative and helpful in explaining the other elements in progress for this project. If you should have any questions or comments concerning this information, or if we can be of further assistance to you, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
President

JGM:dj
Attachments

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FIGURE 6

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING

6-18-91
(DATE)

PROJECT NO: 4296.90
ZONE ATLAS B-13

PROJECT NAME: N.M. FEDERAL CREDIT UNION
(IRVING BLVD + EAGLE RANCH RD)

TYPE OF PROJECT: CIP ____ PWC ____ SAD ____ PRIVATE XX

Contact Person: JEFF MOLTENSEN Phone: 345-4250
Firm: ____

Scheduled with the D.R.C. on 6-27-91 at 3:30 in Conf. Room 302 on the 3rd Floor of the old City Hall Building.

The Project Is Scheduled For:
/ / Design Report Review / / Final Plan Review (Appr. Infra. List)
/ / Pre-Design Meeting / / Signoff of Plans (Mylars Required)
/X/ Preliminary Plan Review / / ____

The Project Relates To:
/X/ Water /X/ San. Sewer /X/ Paving /X/ Storm Drainage / / ____

The Attached Package Includes:
/D/ Drawings / / Spec's / / Estimate / / Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and are invited to attend. It will be the Project Managers responsiblity to notify consulting engineering firms of date and time of scheduled meetings on all CIP projects.

On Private Plans: First 8 Receive Prel. Plans--First 5 Receive Final Plans

/D/ Roger Green	Project Review	All
/D/ Richard Dourte	Transportation Dev.	All
/D/ Greg Olson	Utility Design	All
/D/ Hydro Repres.	Hydrology	All
/D/ Brian Speicher	Construction	All FINAL
/D/ Bill Coleman	Traffic Operations	All
/ / Rick Roybal	Construction Coordinator	ALL FINAL
/D/ Ray Chavez	Street Maint.	All
/D/ Sergio Miranda	Water -Shutoff Plan: Yes/No	All WATER
/M/ Diane Scena	Parks & Rec.	ALL LANDSCAPING
/ / Sheryl Germack	Transit Dept.	CIP/Memos
/M/ Joe Luehring	Utility Coordinator	PWC & CIP
/ / Jim Fink	Line Maintenance	CIP/SAS
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD
/ / Brett Locke	Transportation Dev.	CIP/TRANS.
/ / Billy Goolsby	Utility Design	CIP/WATER & SAS
/ / Gene Frey	Project Coordinator	CIP/Memos
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Mark Shoesmith	PWD/City Attorney	SPECIFICATIONS
/ / Cynthia Bruce	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memos
/ / ____	____	____

RG/tm (WP+123400) Rev. 05/28/91

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900755

D Case No. 91-0118
D.R.C. Project No. 4296.90
Date Submitted

EXHIBIT "D"
to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.)
REQUIRED INFRASTRUCTURE LISTING
for Tract D, Adobe Wells Subdivision

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

Size	*Type Improvement	Location	From	To
6'	Sidewalk	Irving Blvd.	Eagle Ranch	N.W. Prop. Corner
6'	Sidewalk	Eagle Ranch	Irving	N.E. Prop. Corner
100'	Turnbay	Irving	@ Congress Avenue	
100'	Turnbay + Median Cut	Irving	@ 350' N. of Congress Avenue	
50'	Busbay	Irving	Per Site Plan	
80'	Decel Lane	Irving	Per Site Plan	
N/A	Std. C & G	Eagle Ranch (w. Side)	Irving	N.W. Property Corner
N/A	Median C & G	Eagle Ranch (one side)	Irving	N.W. Property Corner
25'FF (min.)	JGM Arterial Paving w/ Drainage appurtenances	Eagle Ranch	Irving	N.W. Property Corner
N/A	Bus Shelter	Irving	@ S. End of Busbay	
1	Water Service	Irving	(As Required)	
1	Sanitary Sewer Service	Irving	(As Required)	
1	Fire Hydrant	Irving	(Per Fire Marshall's Office)	
JGM 8"	SANITARY SEWER	EAGLE RANCH	IRVING TO 600LF± FROM EXIST. MH	
JGM 8"	WATERLINE **	EAGLE RANCH	IRVING TO NE PROP. COR.	

Prepared by:
Print Name Jeffrey S. Mortensen
Firm Jeff Mortensen & Associates, Inc.

Page 1 of 1

Development Review Board Member Approvals

Traffic — Date 6-11-91
HUD — Robert W. Kane 6-11-91 — Date
Parks & Rec. — Date 6/11/91
City Engineer/AMAFCA — Date 6/11/91
DRB Chairman — Date 6-11-91
NMUI — Date 6-3-91

Rev. 10/85
ID3901D

5-77

JGM DEF WATERLINE TO INCLUDE FITTINGS, FH'S, SERVICES, AS NECESSARY

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112 Second SW - ... UERQUE, NM 87102 - 505-243-7492 - (FAX 243-1

To JEFF MORTENSEN
From ROLF
Project USNMFCU -9005
Date 5/15/91

FAX TRANSMITTAL LABEL

FIRE HYDRANT AND
FIRE FLOW REQU

Zoning Map Number _____

Site Address 4410 IRVING BLVD

Legal Description: Subject Tract _____

(4296.90)

Number Hydrants Required for Largest Building 1 -2

Instantaneous Flow Required 1119 GPM ← JEFF PLEAS NOTE

Square Footage - Largest Building 6036 ☑

Type Construction IIN

Other Pertinent Data regarding Determination of Instantaneous Flow Required _____

Total Number Hydrants Required for this phase of construction or site 1

Date: 5-15-91

Fire Department Inspector: D. Graham

Received by: [signature] Telephone 243-7492
name

PLEASE ATTACH SITE PLAN IF AVAILABLE
SHOWING REQUIRED FIRE HYDRANTS

NOTES:

1. All hydrants needed to protect an individual building must be able to provide a nimum residual of 20 psi, under required fire flow conditions.
2. Determination of the Water System capacity to provide required flows will be made by the Engineering Division, Water Resources Department (766-7354), based on peak day criteria.
3. Design of private fire protection systems is the responsibility of the developer's consultant. Approval of design must be made by the Engineering Division, Water Resources Department.

Copy one to individual. Copy two to file.

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

May 1, 1991

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: REVISED CONCEPTUAL GRADING & DRAINAGE PLAN FOR U.S. NEW MEXICO FEDERAL CREDIT UNION, ~~(G-13/D11)~~ B13/D2A, ENGINEER'S STAMP DATED APRIL 19, 1991

Dear Mr. Mortensen:

Based on the information provided on the referenced resubmittal received April 22, 1991, the plan is approved for Site Development Plan.

Please be advised that prior to Preliminary Plat approval, an overall master drainage plan will be required for all parcels being proposed. If DRB requires that a portion of Eagle Ranch Road be built, then your plan will need to reflect the street improvements.

As for Building Permit request, please address the following:

1. Show the drainage basin boundary for the proposed inlet.

2. I have some concerns on the hydraulic impacts of the existing 60 inch storm drain with the proposed manhole and inlet. Could you please provide calculations justifying the hydraulic grade line is not impacted with the new manhole and inlet. Is there any reason why you did not use the existing 36 inch stub which ties into the 60 inch storm drain? The proposed manhole will require work order approval.

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25 x

0000 0000 1161

3. An Encroachment Agreement will need to be executed in order to build the parking lot over the 60 inch storm drain easement.

4. Provide calculations for sizing the proposed double "C" inlet.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

GA
wp+2419

25×10

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DRAINAGE INFORMATION SHEET

900752
B13/D2A

PROJECT TITLE: USNM FEDERAL CREDIT UNION ZONE ATLAS/DRNG. FILE #: ~~G13/D4~~

DRB #: _____ EPC #: Z-91-6 WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT D ADOBE WELLS SUBDIVISION

CITY ADDRESS: 4410 IRVING BLVD NW

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: USNM FEDERAL CREDIT UNION CONTACT: THEO YEITRAKUS

ADDRESS: _____ PHONE: 292-8800

ARCHITECT: GREGORY T. HICKS & ASSOC CONTACT: ROLF EVENSON

ADDRESS: 112 2ND ST. SW PHONE: 243-7492

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: NOT KNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN
- X CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION
- ___ OTHER

PRE-DESIGN MEETING:

- X YES
- ___ NO
- ___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SKETCH PLAT APPROVAL
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY APPROVAL
- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ S.A.D. DRAINAGE REPORT
- ___ DRAINAGE REQUIREMENTS
- X OTHER REVISION (SPECIFY)

RECEIVED APR 22 1991 HYDROLOGY DIVISION

DATE SUBMITTED: 04-22-91

BY: JEFFREY G. MORTENSEN

25 x

0000 0000 1163

FILE COPY

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

January 14, 1991

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
6010-B Midway Park Boulevard, NE
Albuquerque, New Mexico 87109

RE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR U.S. NEW MEXICO FEDERAL CREDIT UNION, (~~6-13/D11~~), ENGINEER'S STAMP DATED DECEMBER 27, 1990 B13/D2 A

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received December 27, 1990, the plan is approved for Site Development Plan.

Please be advised that prior to Preliminary Plat approval an overall master drainage plan will be required for all parcels being proposed. If DRB requires that a portion of Eagle Ranch Road be built, then your plan will need to reflect the street improvements.

As for Building Permit request, please address the following:

1. Show the drainage basin boundary for the proposed inlet.

2. I have some concerns on the hydraulic impacts of the existing 60 inch storm drain with the proposed manhole and inlet. Could you please provide calculations justifying the hydraulic grade line is not impacted with the new manhole and inlet. Is there any reason why you did not use the existing 36 inch stub which ties into the 60 inch storm drain? The proposed manhole will require work order approval.

PUBLIC WORKS DEPARTMENT

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

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25 x 10

0000 0000 1164

3. An encroachment agreement will need to be executed in order to build the parking lot over the 60 inch storm drain easement.

4. Provide calculations for sizing the proposed double "C" inlet.

If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

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wp+2419

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RECEIVED DEC 27 1990 HYDROLOGY DIVISION

900752

DRAINAGE INFORMATION SHEET

U.S. NEW MEXICO

B13/D2A

PROJECT TITLE: FED. CREDIT UNION ZONE ATLAS/DRNG. FILE #: ~~C13/D11~~

DRB #: _____ EPC #: _____ WORK ORDER #: 2774

LEGAL DESCRIPTION: TRACT D, ADOBE WELLS SUBDIVISION

CITY ADDRESS: 4410 IRVING BLVD NW

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: U.S. NEW MEXICO FED CREDIT UNION CONTACT: THEO YEITRAKIS

ADDRESS: _____ PHONE: _____

ARCHITECT: GREGORY T. HICKS & ASSOC CONTACT: ROLF EVENSON

ADDRESS: 112 SECOND ST. SW PHONE: 243-7492

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN
- X CONCEPTUAL GRADING & DRAINAGE PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERTIFICATION
- ____ OTHER

PRE-DESIGN MEETING:

- X YES
- ____ NO
- ____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ____ SKETCH PLAT APPROVAL
- ____ PRELIMINARY PLAT APPROVAL
- X S. DEV. PLAN FOR SUB'D. APPROVAL
- X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY APPROVAL
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ S.A.D. DRAINAGE REPORT
- ____ DRAINAGE REQUIREMENTS
- ____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12-28-90

BY: JEFFREY G. MORTENSEN

wp+2419

25 X

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PLANS/PLATS ON FILE

FILE DESC: B13/D2A

PLANS/PLATS 4

25 × 10

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25 x 10