

## DRAINAGE INFORMATION SHEET

921129

PROJECT TITLE: DOUBLE RAINBOW ZONE ATLAS/DRNG. FILE #: F/21 / D.60  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: 4890.90  
LEGAL DESCRIPTION: LOT 11, MONTGOMERY BUSINESS PARK  
CITY ADDRESS: JUANTABO BLVD NE  
ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN  
ADDRESS: 6010 B MIDWAY PARK BLVD NE PHONE: 345-4250  
OWNER: BERNSTEIN'S CONTACT: CONTRACTOR  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: ED FITZGERALD CONTACT: SAME  
ADDRESS: 2225 LEAD SF. PHONE: 268 9055  
SURVEYOR: BERNIE SEITZ CONTACT: SAME  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: KLINSEN CONSTRUCTION CONTACT: RAY SMITH  
ADDRESS: 8701 WASHINGTON AVE PHONE: 822-9990

## TYPE OF SUBMITTAL:

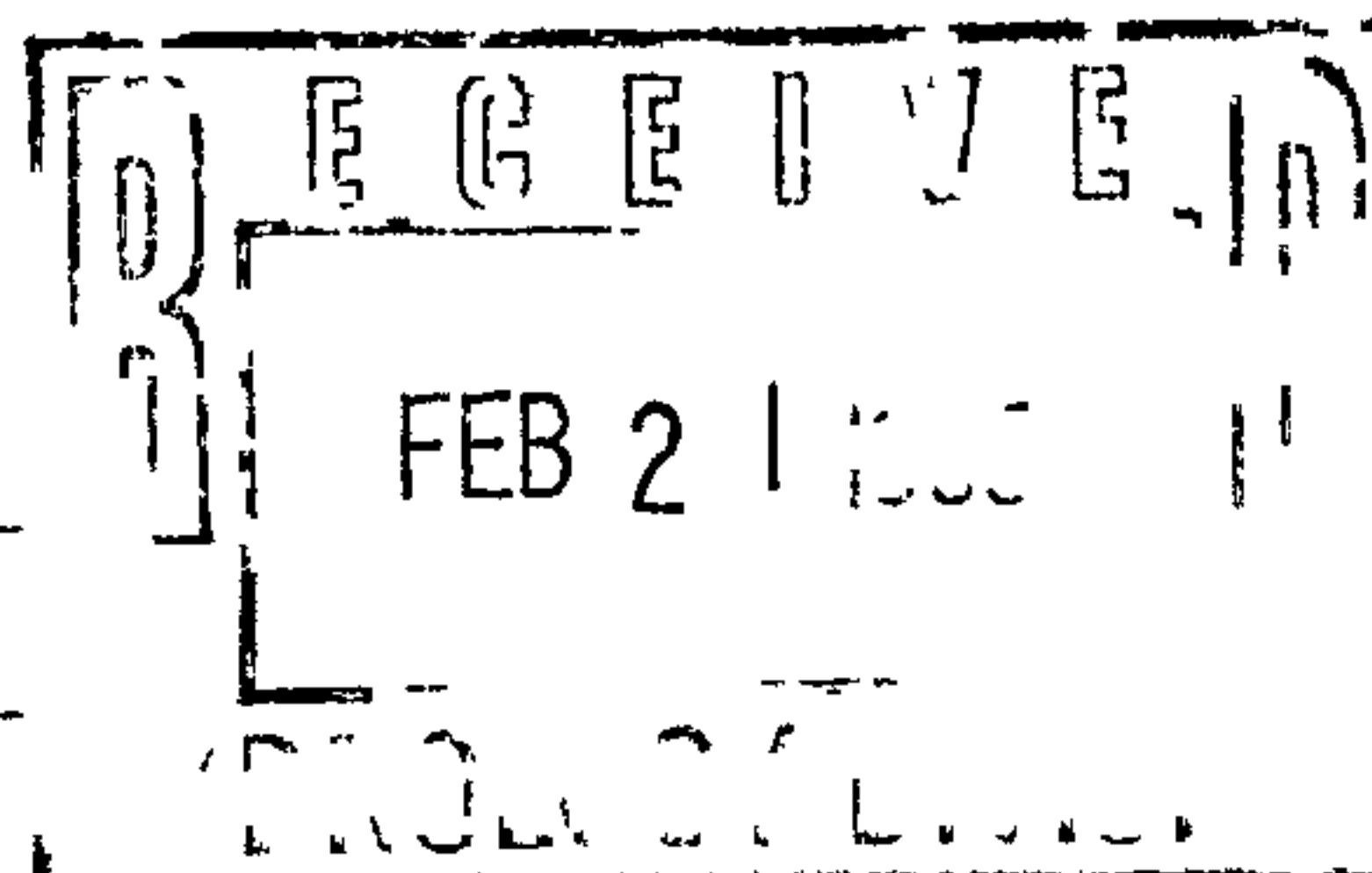
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION  
☐ OTHER

## PRE-DESIGN MEETING:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 2/20/95BY: STUART KAESTNER



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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February 6, 1995

Jeff Mortensen  
Jeff Mortensen & Associates  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: ENGINEER CERTIFICATION FOR TEMPORARY CERTIFICATE OF  
OCCUPANCY RELEASE, @ DOUBLE RAINBOW (F21-D60)  
CERTIFICATION STATEMENT DATED 1/27/95.

Dear Mr. Mortensen:

Based on the information provided on your January 30, 1995  
submittal, Engineer Certification for temporary Certificate of  
Occupancy is acceptable. A thirty (30) day temporary Certificate  
of Occupancy will be issued until the permanent Certification is  
submitted for review.

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

Sincerely,

Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
File

PROJECT TITLE: DOUBLE RAINBOW ZONE ATLAS/DRNG. FILE #: F21/060

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 11, MONTGOMERY BUS. PARK

CITY ADDRESS: JUAN TABO BLVD NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

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

OWNER: BERNSTEIN'S CONTACT: CONTRACTOR

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: ED FITZGERALD CONTACT: SAME

ADDRESS: 2225 LEAD SE PHONE: 248-9055

SURVEYOR: BERNIE SEITZ CONTACT: SAME

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: RAY SMITH

ADDRESS: 8701 WASHINGTON NE PHONE: 822-9990

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION  
☐ OTHER

PRE-DESIGN MEETING:

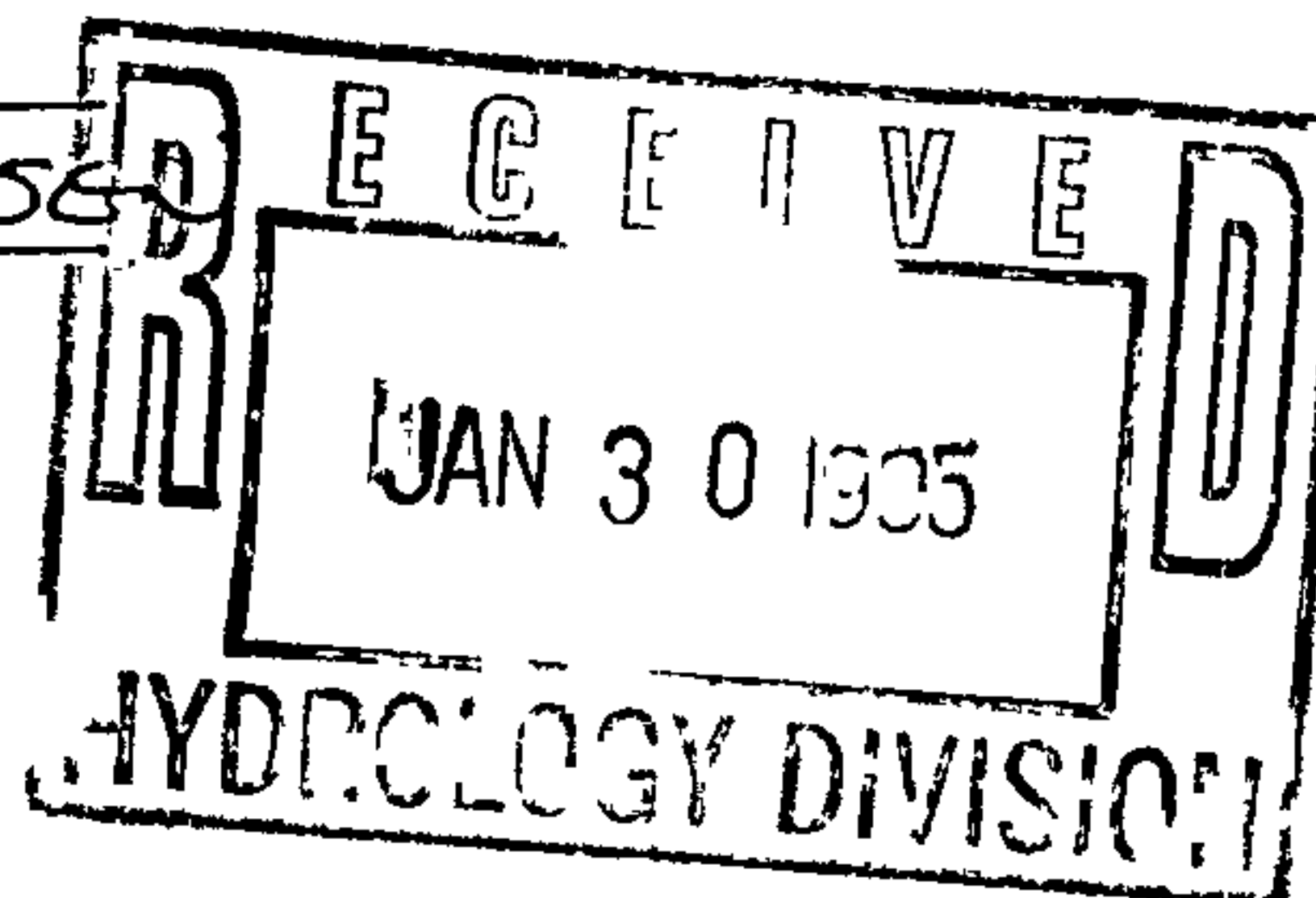
- ☐ YES  
☐ NO  
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 01/27/95

BY: JEFFREY G. MORTENSEN





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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February 23, 1995

Jeff Mortensen  
Jeff Mortensen & Associates Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: ENGINEER RECERTIFICATION FOR DOUBLE RAINBOW (F21-D60)  
CERTIFICATION STATEMENT DATED 2/18/95.

Dear Mr. Mortensen:

Based on the information provided on your February 21, 1995 resubmittal, Engineer Certification for the above referenced site is acceptable.

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

Sincerely,

*Bernie J. Montoya*

Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
File





# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 13, 1995

## **CERTIFICATE OF COMPLETION AND ACCEPTANCE**

Mark & Jean Bernstein  
3416 Central Ave S.E.  
Albuquerque, NM 87106

**RE: DOUBLE RAINBOW - BAKERY PROJECT NO. 4890.80  
(MAP NO. F-21)**

Dear Sir:

This is to certify that the City of Albuquerque accepts Project No. 4890.80 as being completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

- The work included the new construction of a turn-bay in the median and a new 10" waterline. The 10" waterline was tapped into the city line in the east lane of Juan Tabo and run to the west side of the Double Rainbow site for future use by neighboring properties.

The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

*Rick Roybal* for  
Rick Roybal, P.E. 3-13-95  
City Engineer,  
Engineering Group  
Public Works Department

Sincerely,

*Russell B. Givler*  
Russell B. Givler, P.E.  
Chief Construction Engineer,  
Engineering Group  
Public Works Department

Ltr. Double Rainbow

March 13, 1995

Page 2

cc: Jeff Mortensen, Jeff Mortensen & Associates  
Raymond Smith, Klinger Constructors  
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, DFM  
Sam Hall, Operations Group, PWD  
Jim Fink, Operations Group, PWD  
Dean Wall, Engineering Group, PWD  
Stuart Reeder, Water/Wastewater Group, PWD  
Ray Chavez, Engineering Group, PWD  
Josie Gutierrez, New Meter Sales, Finance Group, PWD  
Richard Zamora, Engineering Group, PWD  
f/Project No. 4890.80  
f/Readers  
f/Warranty:Contract



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 25, 1994

Jeff Mortensen  
Jeff Mortensen & Associates  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: REVISED DRAINAGE PLAN FOR DOUBLE RAINBOW (F21-D60) REVISION  
DATED 5/20/94.

Dear Mr. Mortensen:

Based on the information provided on your May 23, 1994 resubmittal, the above referenced site is approved for Building Permit & S.O. 19.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, a separate permit is required for construction within City Right-of-Way. A copy of this approval letter must be on hand when applying for the excavation permit.

Please be advised that prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist is required. Keep in mind that the water proofing of the walls adjacent to the ponding area is critical and must be a part of the Engineer Certification.

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

Sincerely,

Bernie J. Montoya, CE  
Engineering Associate

BJM/d1/WPHYD/7447

c: Andrew Garcia  
Ed Fitzgerald  
Arlene Portillo  
File

**CITY OF ALBUQUERQUE**  
**PARKS & GENERAL SERVICES DEPARTMENT**

Interoffice Memo

May 19, 1994

To: Bernie Montoya, Engineer, Hydrology Dept.

From: Sandy Zuschlag, Division Manager, Design & Development Division 

Re: Double Rainbow Site

This is to inform you that Karl Kruger of the Edward Fitzgerald Architect Firm has been in contact with us regarding improvements to an access road which lies adjacent to Roadrunner Little League Park. It is our understanding that the offsite grading in this area will minimally affect the lot we own. We have requested that Mr. Kruger notify us when grading begins so we can further evaluate the situation.

At this time, we do not see the need for an encroachment agreement. However, if the limits of grading are increased, we may then require the encroachment agreement.

  
MAY 23 1994

cc: Karl Kruger, Edward Fitzgerald Architect



## DRAINAGE INFORMATION SHEET

121122

PROJECT TITLE: Double Rainbow ZONE ATLAS/DRNG. FILE #: F21/260  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot 11, Montgomery Business Park  
CITY ADDRESS: Juan Tabo N.E. North of Montgomery Blvd N.E.  
ENGINEERING FIRM: Jeff Mortensen & Assoc, Inc. CONTACT: Mike De Lilla  
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: 345-4250  
OWNER: Double Rainbow CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: Ed Fitzgerald CONTACT: SAME  
ADDRESS: 2225 Lead S.E. PHONE: 268-9055  
SURVEYOR: See Architect CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: N/A CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER

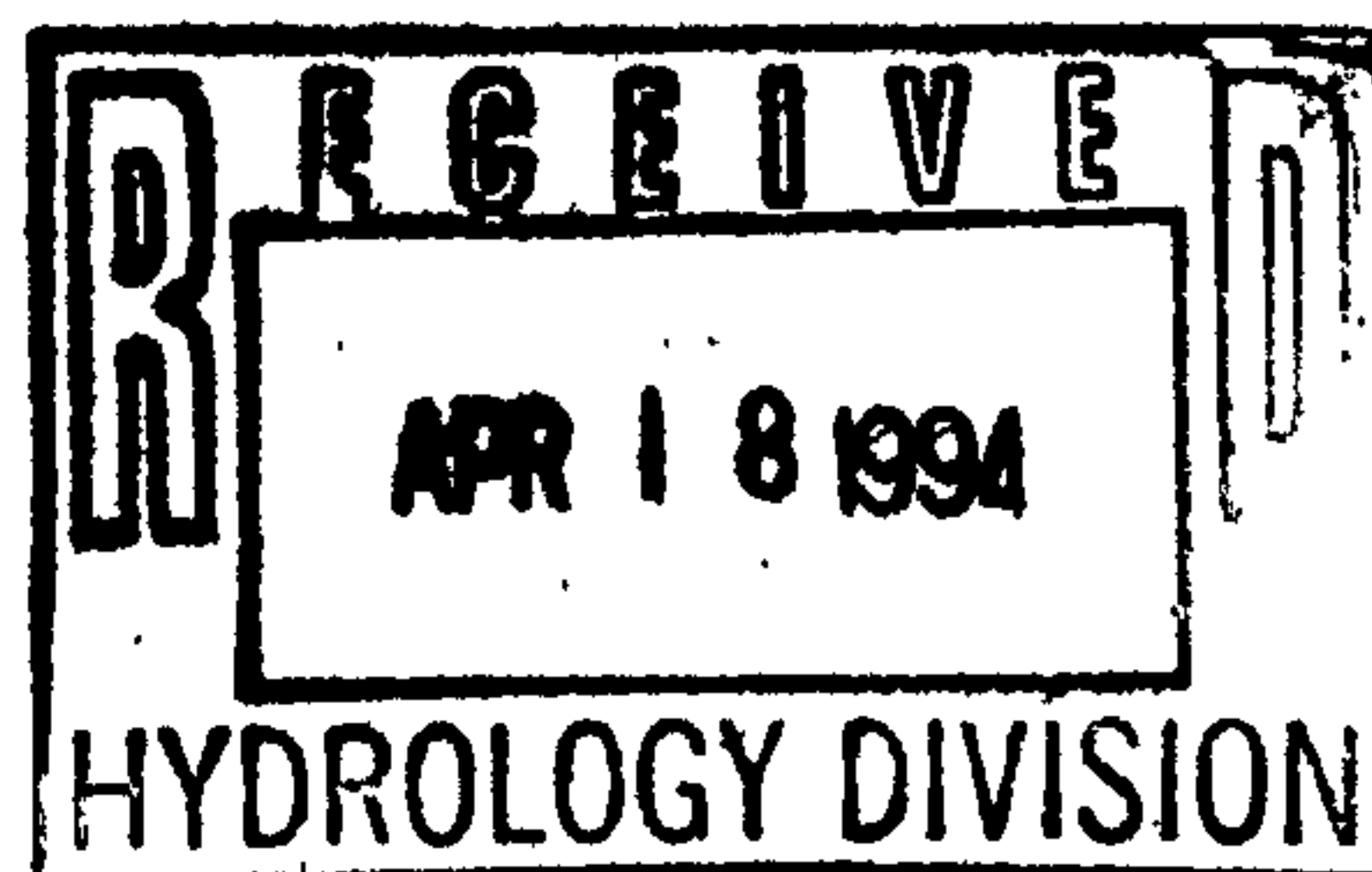
## PRE-DESIGN MEETING:

☐ YES  
☒ NO  
☐ COPY PROVIDED

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☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER 50-19 (SPECIFY)

DATE SUBMITTED: 4/18/1994  
BY: Michele F. De Lilla





JEFF MORTENSEN & ASSOCIATES, INC. □ ENGINEERS & SURVEYORS □ (505) 345-4250  
6010-B MIDWAY PARK BLVD. N.E. □ ALBUQUERQUE □ NEW MEXICO 87109 □ FAX (505) 345-4254

921122

May 12, 1994

Mr. Bernie J. Montoya  
City of Albuquerque  
Hydrology Section  
Public Works Department  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Review Letter for Grading & Drainage Plan for Double Rainbow (F21-D60)  
Dated May 04, 1994

Dear Mr. Montoya:

This letter is written in response to Comment No. 3, as set forth in your review letter of May 04, 1994.

The north and south private access and utility easements were vacated on August, 1984 per Vacation No. V-84-77. The east private utility and access easement never existed. Private access and utility easement still exists and has now been shown on the Grading and Drainage Plan.

If you have any questions or comments regarding this information, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

  
Michele (Mike) F. DeLilla, E.I.T.

MFD:dsj

# SANTA FE BUILDING PARTNERS

May 19, 1994

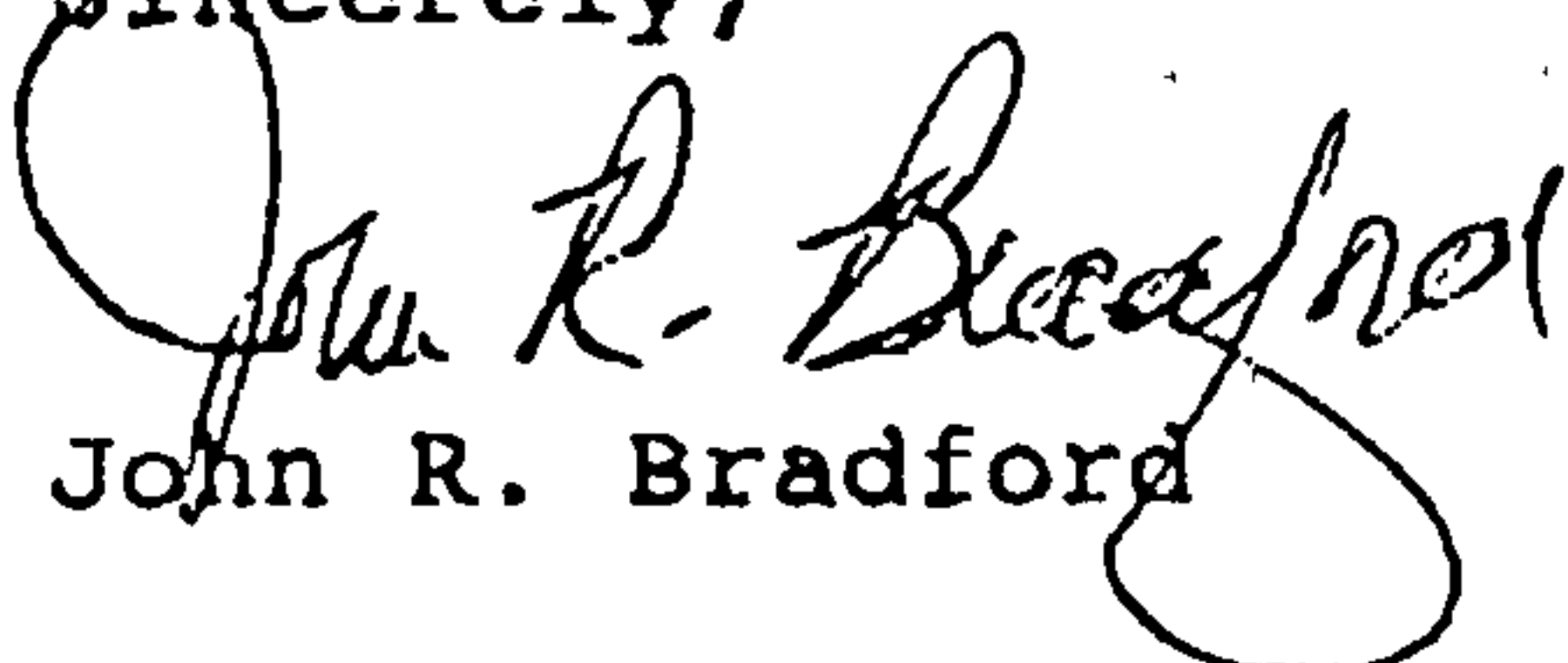
Mr. Edward Fitzgerald  
Edward Fitzgerald/Architect  
2225 Lead Ave. SE  
Albuquerque, New Mexico 87106

Re: Double Rainbow Bakery/Cafe

Dear Mr. Fitzgerald:

Pursuant to your letter of May 10 and our conversation earlier today, please be advised that I will approve the privacy fence and extension to my retaining wall subject to the Bernstein's execution of an easement and encroachment agreement to be prepared by my attorney, Will Jeffrey. The agreement will specify that the Double Rainbow owners or their successors in interest will be responsible for the maintenance of the proposed improvements and modifications. Additionally, the Bernsteins will be responsible to pay my attorney for the preparation of the necessary documents.

Sincerely,

  
John R. Bradford

May 13, 1994

Mark & Jean Bernstein  
Double Rainbow Bakery / Cafe  
3416 Central Ave SE  
Albuquerque, NM 87106

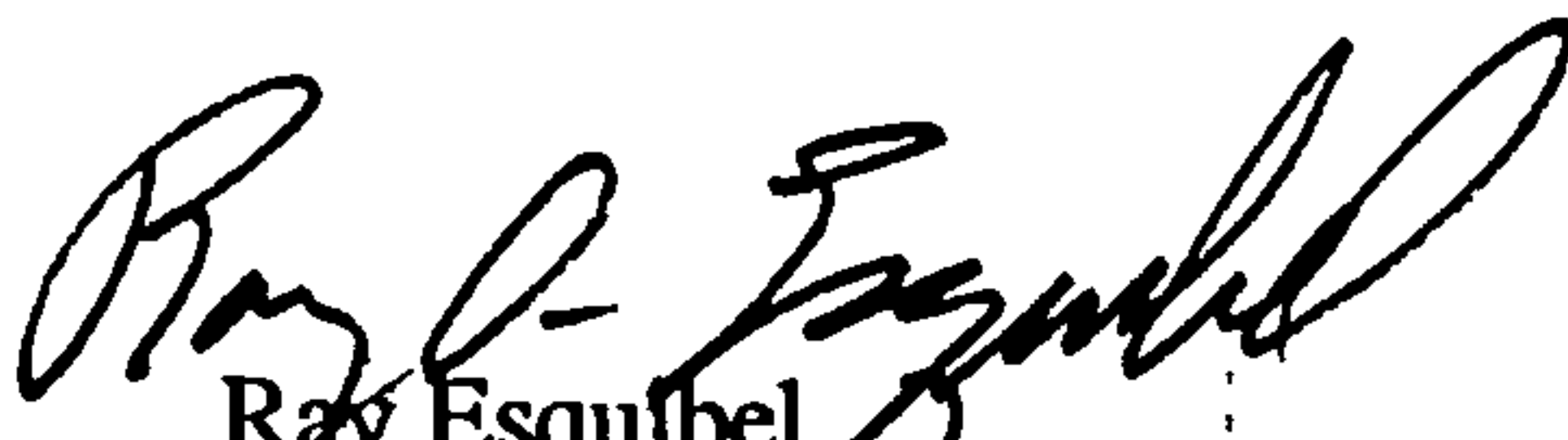
RE: Double Rainbow Drainage & Grading Plan

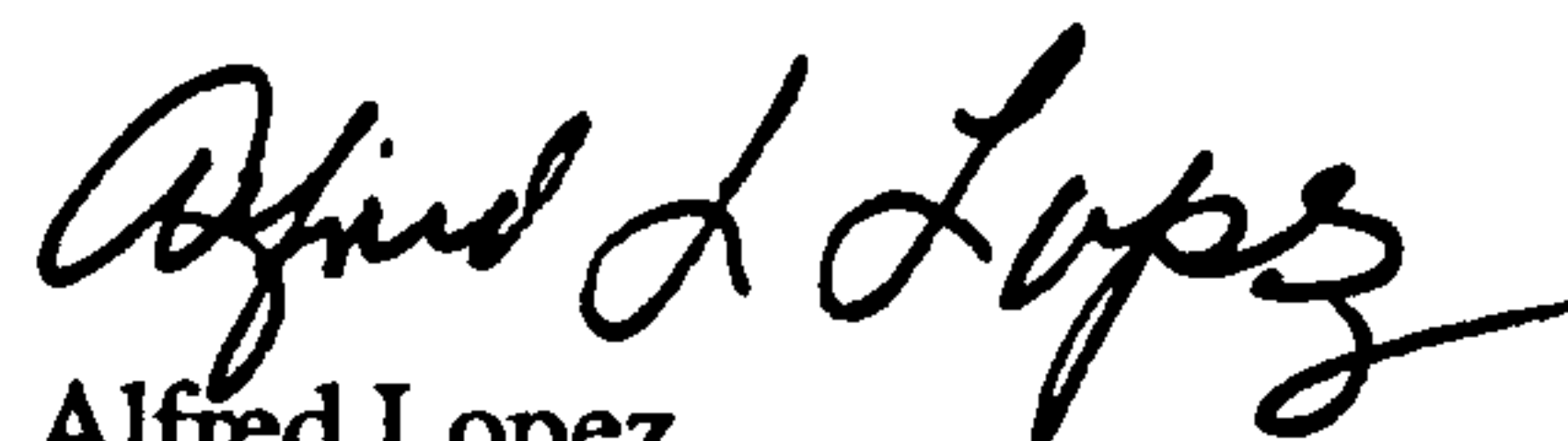
Dear Mark & Jean Bernstein,

After reviewing the proposed grading of your property at your new restaurant location, at Juan Tabo north of Montgomery, we find no objection to the grading next to our property. We realize that some incidental grading might be required on our property to make acceptable finished grade transitions between our respective properties.

This letter will act as our agreement and concurrence with your Grading & Drainage plan for the new Double Rainbow Restaurant.

Sincerely,

  
Ray Esquilbel  
(Co-owner of Lot 12)

  
Alfred Lopez  
(Co-owner of Lot 12)

May 13, 1994

Mark & Jean Bernstein  
Double Rainbow Bakery / Cafe  
3416 Central Ave SE  
Albuquerque, NM 87106


RE: Double Rainbow Drainage & Grading Plan

Dear Mark & Jean Bernstein,

After reviewing the proposed grading of your property at your new restaurant location, at Juan Tabo north of Montgomery, I find no objection to the grading on my property as shown in drawing C-1 dated 12-1993. I realize that the grading is as required to make an acceptable finished grade transition to allow vehicular access between Lot 11 and Lot 21.

This letter will act as my agreement and concurrence with your Grading & Drainage plan for the new Double Rainbow Restaurant.

Sincerely,

  
Roseanne Palmer LaFon  
(Owner of Lot 21 to the west)

*This will be performed according to Easement Agreement*

*#2 Existing Contain etc etc*

*"Parking not to exceed \$4,000.00 etc etc"*

*"But not cost of grading, sub base etc etc"*



Stewart Title - 93050114mc

93053842

## EASEMENT AGREEMENT

3817

NO NO

THIS AGREEMENT made and executed this 21 day of May 1993, by and between ROSEANNE PALMER, a married woman dealing in her sole and separate estate (hereinafter "PALMER"), and MARK BERNSTEIN and JEAN BERNSTEIN, husband and wife (hereinafter "BERNSTEINS").

WHEREAS, PALMER is the Owner of that certain real property being more particularly described as follows:

Lot 21 within a Replat of LANDS OF FERRARI-ESQUIBEL-PALMER for Vacation Ordinance No. V-84-77 within Sec. 33 of the S.E./4, T.11N., R.4E., N.M.P.M., Albuquerque, New Mexico, August 1984 as filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 1985.

(hereinafter "Lot 21"); and

WHEREAS, BERNSTEINS are the Owners of that certain real property to the east of Lot 21, described as follows:

Lot 11 within a Replat of LANDS OF FERRARI-ESQUIBEL-PALMER for Vacation Ordinance No. V-84-77 within Sec. 33 of the S.E./4, T.11N., R.4E., N.M.P.M., Albuquerque, New Mexico, August 1984 as filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 11, 1985.

(hereinafter "Lot 11"); and

WHEREAS, BERNSTEINS desire to grant certain easements to PALMER for the benefit of Lot 21 over, under and across what part of Lot 11 is described as follows and is hereafter referred to as the "Easement Premises":

(1.) An easement forty feet wide extending from the easterly boundary of Lot 11 to the westerly boundary of Lot 11 and being the northerly forty feet of Lot 11 (the "Visibility Easement Premises");



3818

An easement, within the Visibility Easement Premises, twenty-four feet wide, extending from the easterly boundary of Lot 11 to the westerly boundary of Lot 11 and whose northerly boundary is parallel to and six feet south of the northerly boundary of Lot 11 (the "Access/Waterline Easement Premises"); and

A floating easement to be located within the Visibility Easement Premises, but not in the Access/Waterline Easement Premises adjacent to Juan Tabo Boulevard, sufficient in size and configuration to construct a free standing, lighted monument sign of an area equal to one-half the signage area allowed or allowable by the City for Lot 11, together with appurtenant electrical service (the "Signage Easement Premises").

NOW, THEREFORE, in consideration of the above and other good and valuable consideration, the receipt of which is hereby acknowledged, it is agreed as follows:

1. Grant of Access/Waterline Easement. BERNSTEINS hereby grant to PALMER, as an easement appurtenant to Lot 21, a perpetual easement over, under and across the Access/Waterline Easement Premises for ingress and egress to, from and between Lot 21 and Juan Tabo Boulevard, and for the installation, use, maintenance, repair and replacement of an underground waterline and any other underground utilities which are necessary or convenient to serve Lot 21 from Juan Tabo Boulevard. BERNSTEINS reserve the right to use the Access/Waterline Easement Premises for ingress and egress to and from Lot 11 and Juan Tabo Boulevard and Lot 21 and for installation, maintenance, repair and replacement of underground utilities; otherwise exclusive use of the Access/Waterline Easement for ingress and egress is hereby granted to PALMER.



3819

2. Construction of Access/Waterline Easement. BERNSTEINS covenant to improve the Access/Waterline Easement with an 8 inch underground waterline serving Lot 11 and Lot 21 and a 24 foot wide paved roadway (the "Roadway"), all as required by the City of Albuquerque (the "City") pursuant to its Official Notification of Decision dated February 19, 1993, File Z-93-16 and in accordance with plans and specifications approved by the City. The Roadway shall be graded and paved to the existing contour of the Easement Premises so that there are no barriers to vehicular access between Lot 11 and Juan Tabo Boulevard. PALMER agrees to reimburse BERNSTEINS for the cost of paving the Roadway, but not the cost of the grading, sub-base, curb, gutter, stripping or any landscaping, such cost not to exceed \$4,000 plus tax. PALMER also shall reimburse BERNSTEINS for one-half of the cost of the waterline. Reimbursement shall be made upon presentation of a certificate of completion approved by the City and a statement of the contractor certifying the cost of such improvements.

3. Recoupment of Waterline Costs. At such time as any property other than Lot 21 or Lot 11 makes use of water from the waterline or any other utility in the Access/Waterline Easement serving properties other than Lot 21 or Lot 11, any monies paid as reimbursement for a prorata cost of the waterline or such other utility shall be divided and paid equally to PALMER and BERNSTEINS.

4. Maintenance of Access/Waterline Easement. BERNSTEINS, at BERNSTEINS' sole cost, shall maintain the Roadway, waterline and any other utilities in the Access/Waterline Easement and all appurtenant curbs, gutters, sidewalks and landscaping in a clean, orderly, safe condition and in good repair, free of potholes or other conditions which would inhibit ingress or egress to, from or between Lot 11 and Juan Tabo Boulevard.

**CITY OF ALBUQUERQUE**  
**PARKS & GENERAL SERVICES DEPARTMENT**

Interoffice Memo

May 19,1994

To: Bernie Montoya, Engineer, Hydrology Dept.

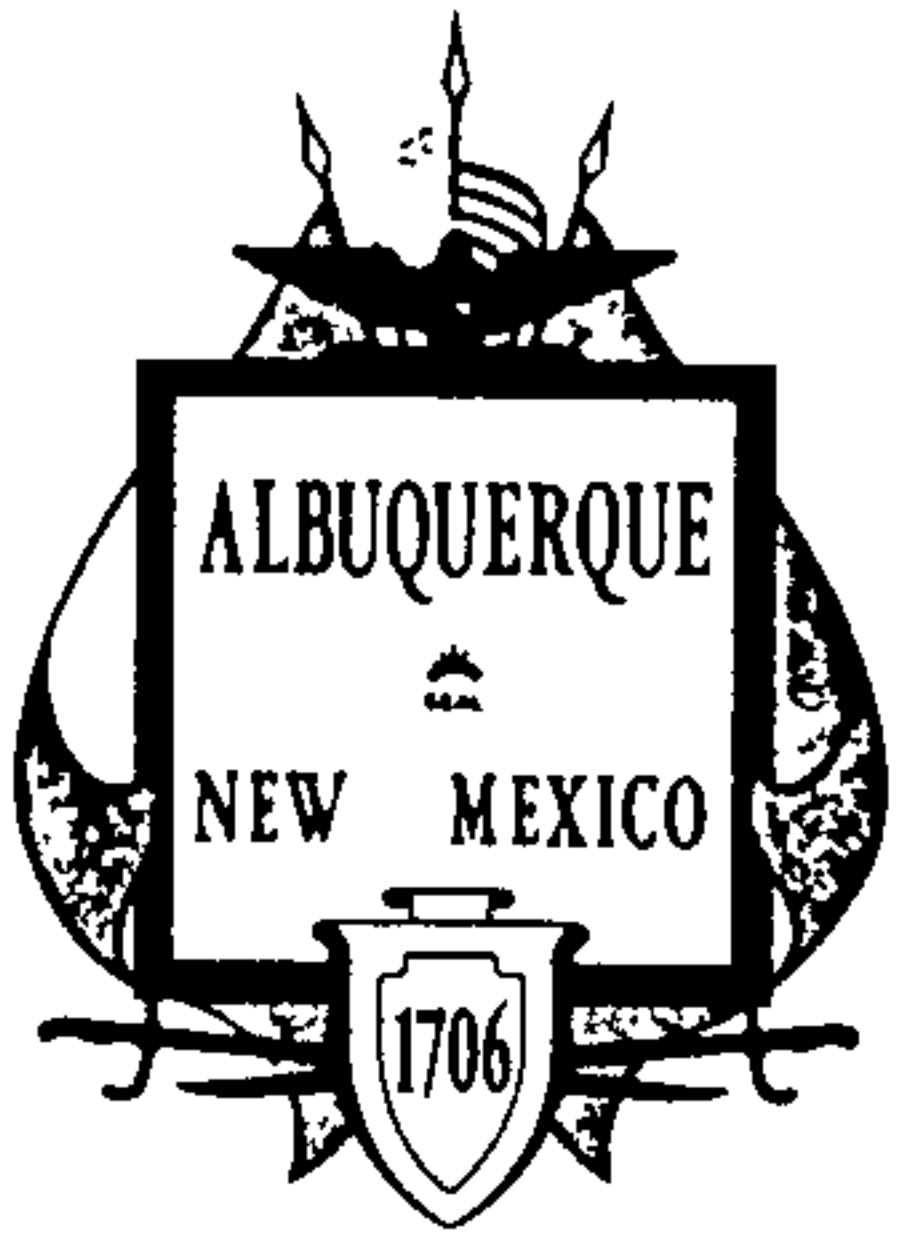
From: Sandy Zuschlag, Division Manager, Design & Development Division *SZ*

Re: Double Rainbow Site

This is to inform you that Karl Kruger of the Edward Fitzgerald Architect Firm has been in contact with us regarding improvements to an access road which lies adjacent to Roadrunner Little League Park. It is our understanding that the offsite grading in this area will minimally affect the lot we own. We have requested that Mr. Kruger notify us when grading begins so we can further evaluate the situation.

At this time, we do not see the need for an encroachment agreement. However, if the limits of grading are increased, we may then require the encroachment agreement.

cc: Karl Kruger, Edward Fitzgerald Architect



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 1994

Jeff Mortensen  
Jeff Mortensen & Associates  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: REVISED DRAINAGE PLAN FOR DOUBLE RAINBOW (F21-D60)  
REVISION DATED 4/18/94.

Dear Mr. Mortensen:

Based on the information provided on your April 18, 1994 resubmittal, listed are some concerns that will need to be addressed prior to final approval:

1. Cross section for the proposed pond indicating how you propose to flood proof the adjacent property to the west. Item No. 1 on my letter dated 1/13/93.
- ✓ 2. Recommend that you interconnect all the roof drains and outlet them into the bottom of the pond. If you don't use this concept then identify erosion protection on all the slopes of the pond.
- ✓ 3. Your original plan indicated that there was a 33' foot private access and utility easement within the proposed ponding area. What happened to the easement and why is it not shown on the new plan?
- ✓ 4. Recommend that you compute your required volume using the hydrograph method from the new hydrology criteria.
- ✓ 5. Review and approval of this plan does not approve the future off-site grading, unless concurrence is provided from the adjacent property owner.

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

Sincerely,

Bernie J. Montoya, CE  
Engineering Associate

BJM/d1/WPHYD/7447

c: File





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 1993

Jeff Mortensen  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

RE: CONCEPTUAL DRAINAGE PLAN FOR DOUBLE RAINBOW (F21-D60) ENGINEER'S  
STAMP DATED 12/22/92.

Dear Mr. Mortensen:

Based on the information provided on your December 22, 1992 submittal, the above referenced site is approved for Site Development.

Please be advised that prior to Building Permit release, the following items must be included in your resubmittal:

- ? 1. If you can not meet the requirements for the ponding adjacent to the proposed building and adjacent properties, you must include a section describing how you propose to water proof the building footings and also the adjacent property walls.
2. Please indicate your 100-year water surface elevation on the plan drawing. Also, you will need to indicate an emergency spillway.
- ✓ 3. S.O.19 format from D.P.M. must be included on plan drawing. Sign-off block and six notes to contractor.
- ✓ 4. Pump specifications must be included with the resubmittal.
- ✓ 5. Please include the spec. No. for the 4" pvc pipe through the curb.
6. Indicate all calculations for your proposed concrete rundown. Also, indicate the amount and basin being routed towards the rundown.
7. What is the function of the 33' access and utility easement. I recommend you contact the utility companies and find out if you will be allowed to encroach with your proposed pond.

PUBLIC WORKS DEPARTMENT

Jeff Mortensen  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

8. You may want to continue your concrete rundown into the pond bottom, it will eliminate erosion and sediment problems.
9. Note on plan drawing that Engineer Certification will be required prior to Certificate of Occupancy release.
10. Direction and location of roof drains.

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

Sincerely,



Bernie J. Montoya, Ce  
Engineering Assistant

BJM/d1/WPHYD/7447

xc: File

# DRAINAGE INFORMATION SHEET

921121

60

PROJECT TITLE: DOUBLE RAINBOW ZONE ATLAS/DRNG. FILE #: F21/90A

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 11, MONTGOMERY BUSINESS PARK

CITY ADDRESS: JUAN TABO NC

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

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

OWNER: DOUBLE RAINBOW CONTACT: ARCHITECT

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: ED FITZGERALD CONTACT: SAME

ADDRESS: 2225 LEAD SC PHONE: 268-9055

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: N/A CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

DEC 22 1992

## PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: 12-22-92

BY: JEFFREY G. MORTENSEN

921122

PROJECT TITLE: Double Rainbow Bakery & Cafe ZONE ATLAS/DRNG. FILE #: F21/D60  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot 11, Montgomery Business Park  
CITY ADDRESS: Juan Tabo N.E. North of Montgomery Blvd NE  
ENGINEERING FIRM: Jeff Mortensen & Assoc. Inc. CONTACT: Mike De Lilla  
ADDRESS: 6010-B Midway Park Blvd N.E. PHONE: 345-4250  
OWNER: Double Rainbow CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: Ed Fitzgerald CONTACT: SAME  
ADDRESS: 2225 Lead S.E. PHONE: 268-9055  
SURVEYOR: See Architect CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: N/A CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER

## PRE-DESIGN MEETING:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL  
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☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER SO-19 (SPECIFY)

DATE SUBMITTED: 5/21/94  
BY: Michele F. De Lilla

