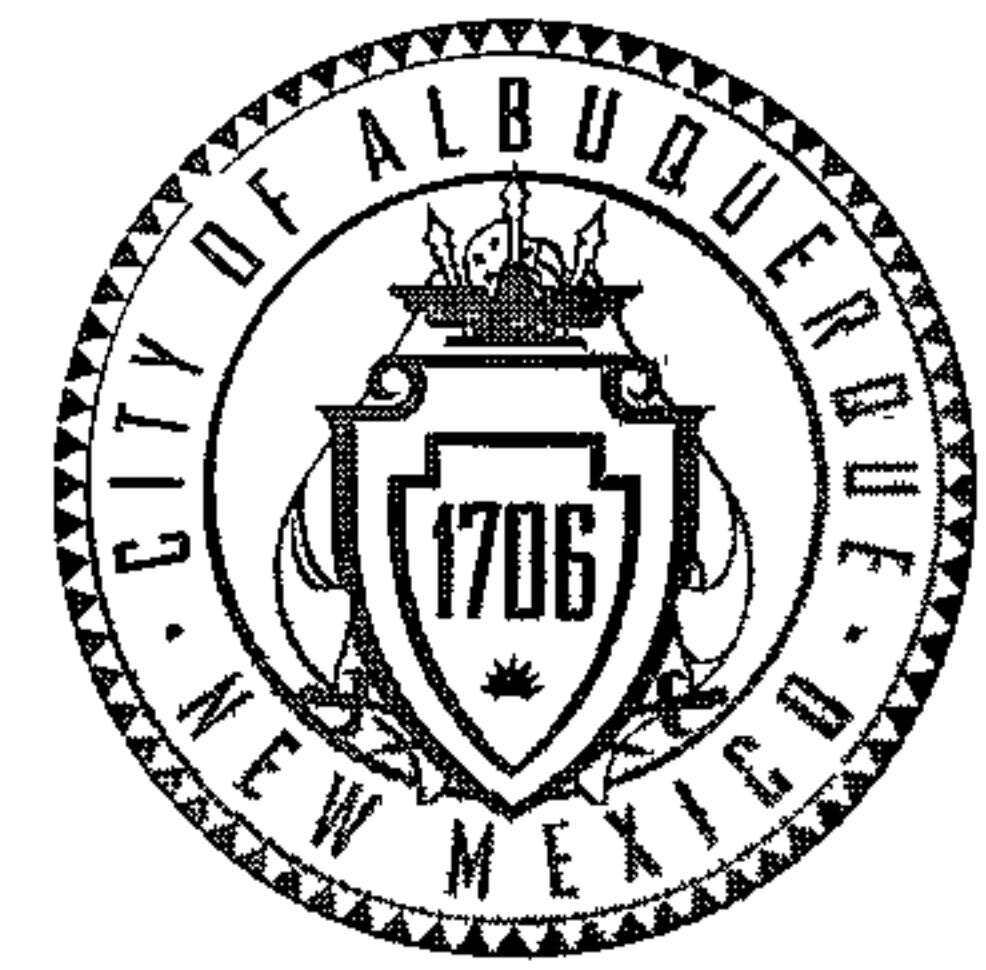


CITY OF ALBUQUERQUE



May 7, 2013

Mike Walla, PE
Walla Engineering
6100 Indian School Rd NE
Albuquerque, NM 87110

Re: John 23 Kitchen, 4831 Tramway Ridge Dr NE,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 9-24-12, (F22/D011A1)
Certification dated: 5-6-13

Dear Mr. Walla,

Based upon the information provided in the Certification received 05-06-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

Albuquerque

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

NM 87103

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

www.cabq.gov

RR/CC
C: CO Clerk—Katrina Sigala
e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

F22 D011A1

PROJECT TITLE: JOHN 23 KITCHEN ADD'N. ZONE MAP/DRG. FILE #: F-22-7
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 12, CORRECTED PLAT FOR TRAMWAY RIDGE, AS SHOWN ON
PLAT FILED FEBRUARY 12, 1987, BOOK C32, PAGE 189
 CITY ADDRESS: 4831 TRAMWAY RIDGE, ALBUQUERQUE, NM 87111

ENGINEERING FIRM: WALLA ENGINEERING LTD
 ADDRESS: 6100 INDIAN SCHOOL RD NE
 CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: MIKE WALLA PE
 PHONE: 505-3008
 ZIP CODE: 87110

OWNER: ARCHDIOSESE OF SANTA FE
 ADDRESS: 4000 ST JOSEPH PL NW
 CITY, STATE: ALBUQ. NM

CONTACT: TOM MACKEN
 PHONE: 505-8241
 ZIP CODE: 87120

ARCHITECT: FBT ARCHITECTS
 ADDRESS: 6100 INDIAN SCHOOL RD NE
 CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: TED GRIMBLATT
 PHONE: 505-35200
 ZIP CODE: 87110

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: KLINGER CONSTRUCTORS
 ADDRESS: 8701 WASHINGTON NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: TOM NOVAK
 PHONE: 505-9990
 ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

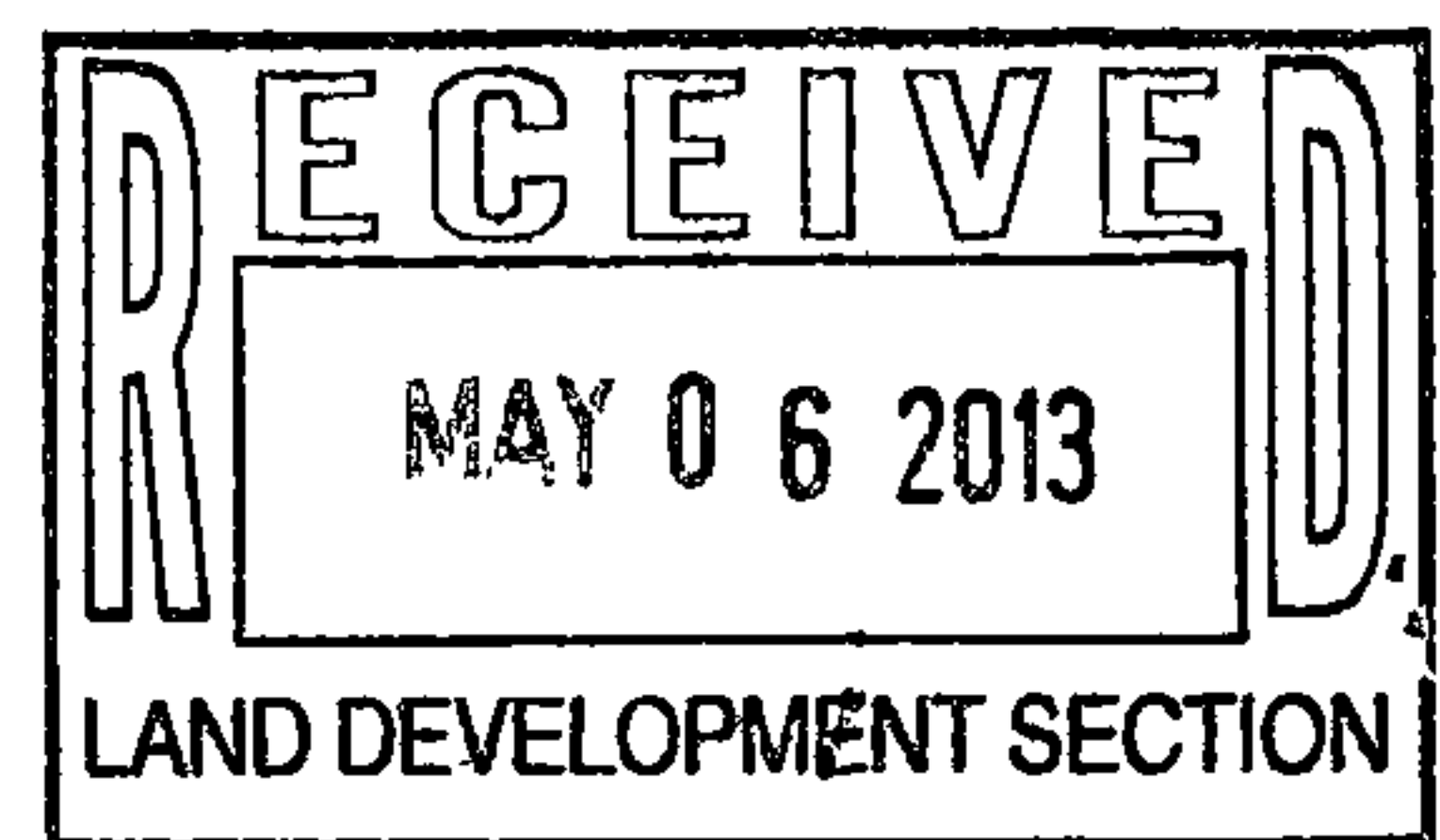
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

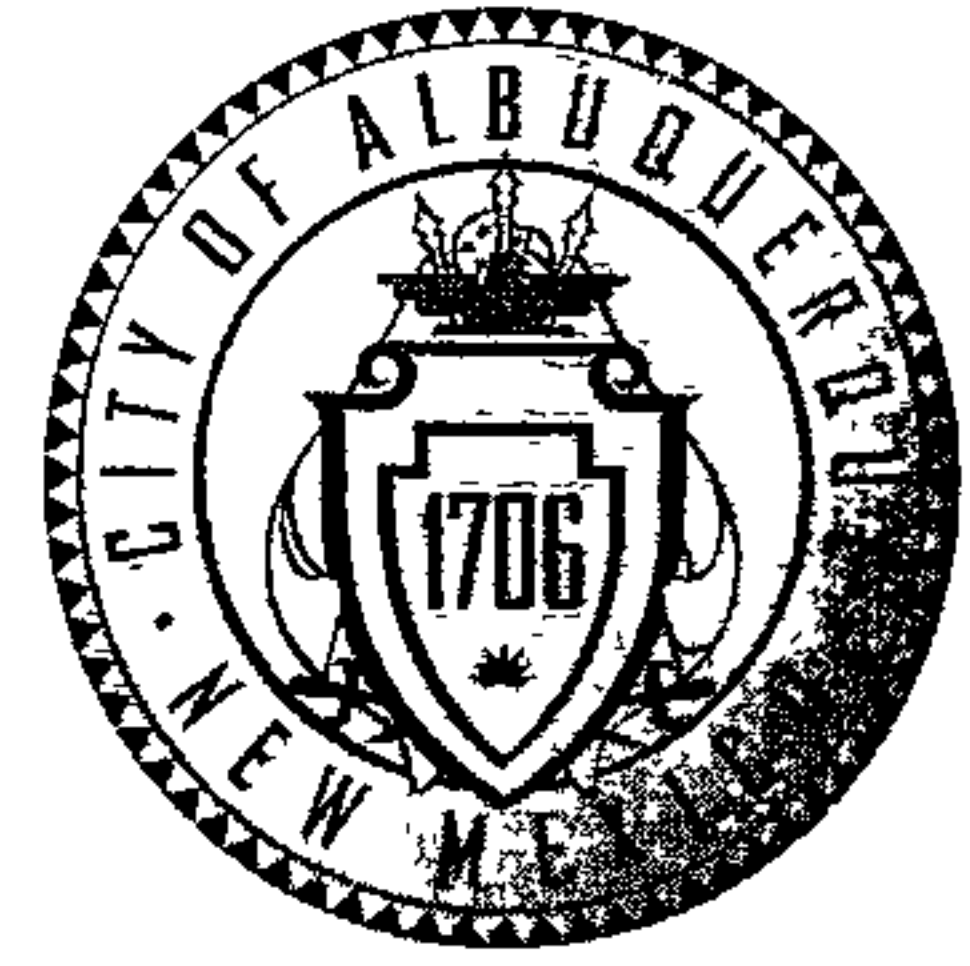


DATE SUBMITTED: 5/6/13 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



October 10, 2012

David Jesse Pacheco, R.A.
P.O. Box 25022
Albuquerque, NM 87125-0022

**Re: Johndhi's Commercial Kitchen, 3851 Rio Grande Blvd. NW,
Traffic Circulation Layout
Architect's Stamp dated 09-24-12 (F22-D011A1)**

Dear Mr. Pacheco,

Based upon the information provided in your submittal received 09-28-12, a Traffic Circulation Layout is not required for the above referenced site.

If you have any questions, you can contact me at 924-3991.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 02/2012)

PROJECT TITLE: Johndis Kitchen ZONE MAP: F-22/D011A1
DRB#: _____ EPC#: _____ WORK ORDER#: _____
LEGAL DESCRIPTION: Lot 3 Lands of Judy Ann Jacobs Tract 107-A-8 MRBCD Map 31
CITY ADDRESS: 3851 Rio Grande Blvd NW

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____
EMAIL: _____

OWNER: John Nelos CONTACT: John
ADDRESS: 3851 Rio Grande Blvd PHONE: 321-7002
CITY, STATE: _____ ZIP CODE: 87107

ARCHITECT: David Pacheco CONTACT: same
ADDRESS: P.O. Box 25022 PHONE: 899-1920 M239-9595
CITY, STATE: ABQ, NM 87125-0022 ZIP CODE: _____
EMAIL: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

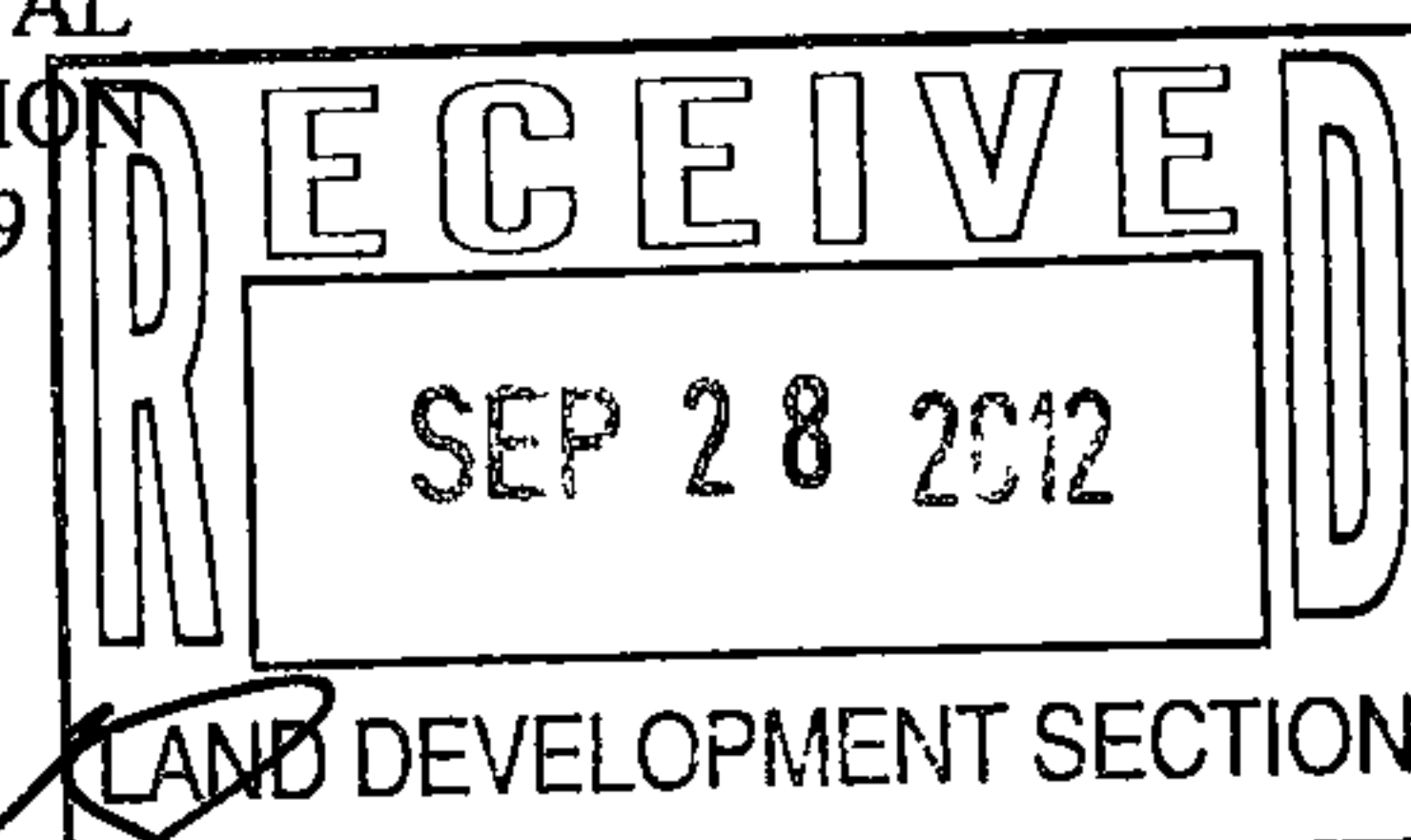
CONTRACTOR: Douglas Simms CONTACT: Doug
ADDRESS: _____ PHONE: 263-2513
CITY, STATE: ABQ, NM ZIP CODE: 87107

TYPE OF SUBMITTAL:
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
____ YES
____ NO
____ COPY PROVIDED

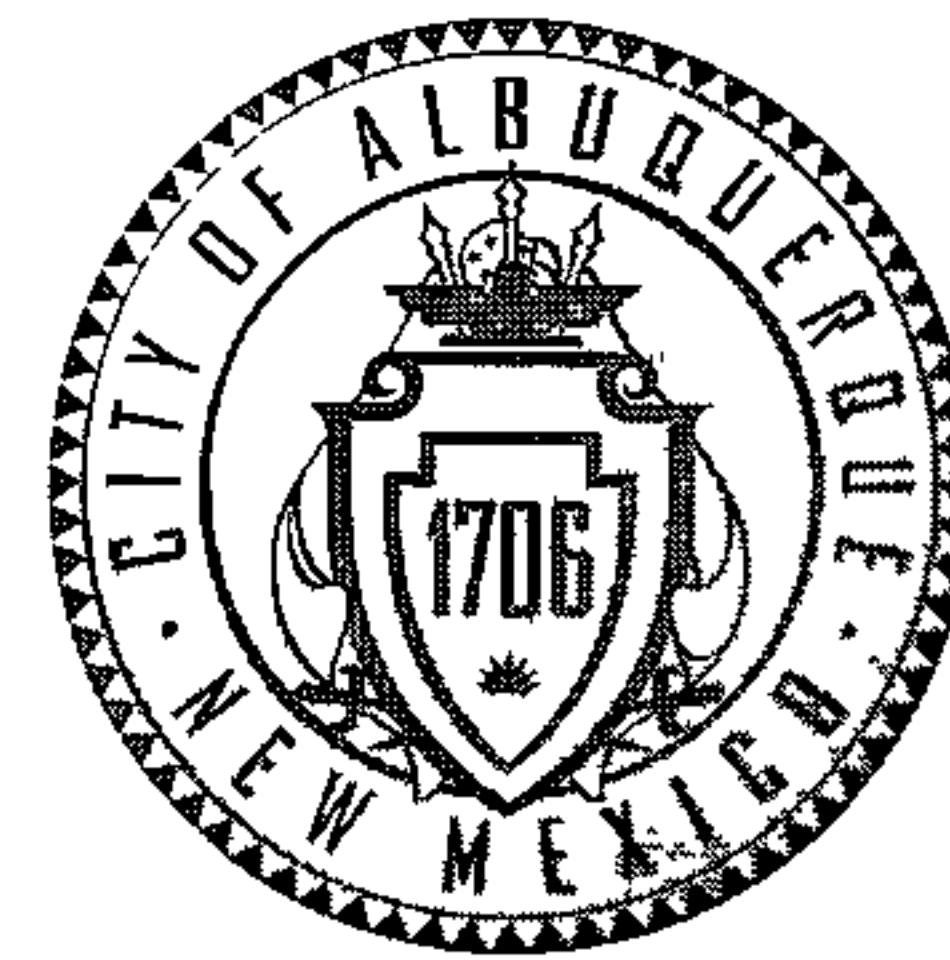
DATE SUBMITTED: 9-28-12 BY: [Signature]



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



October 2, 2012

Mike J. Walla, P.E.
Walla Engineering, LTD
6100 Indian School NE, Suite 105
Albuquerque, NM 87110

**Re: John XXIII Catholic Community
Grading and Drainage Plan
Engineer's Stamp dated 9-24-12 (F22/D11A1)**

Dear Mr. Walla,

Based upon the information provided in your submittal received 9-24-12, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/Hydrology.html>).

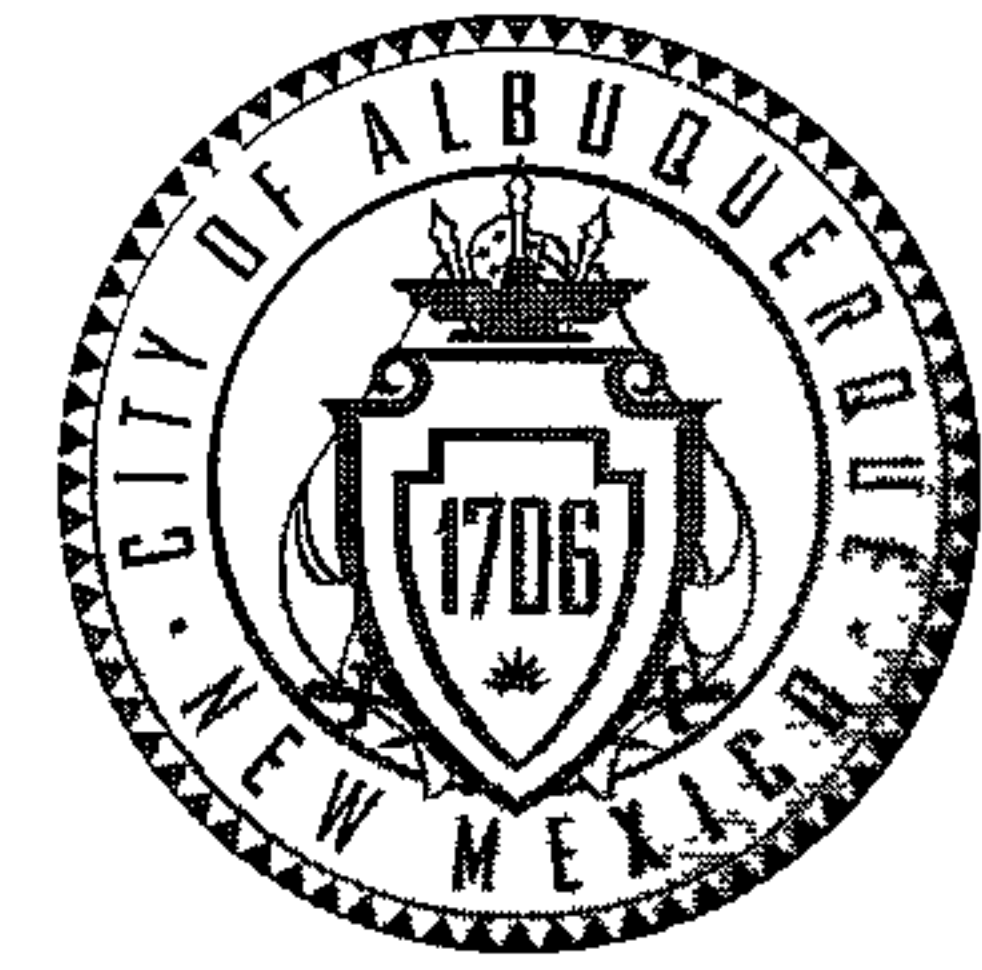
If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

CITY OF ALBUQUERQUE



September 26, 2012

Mike J. Walla, P.E.
Walla Engineering, LTD
6100 Indian School NE, Suite 105
Albuquerque, NM 87110

Re: John XXIII Catholic Community
Grading and Drainage Plan
Engineer's Stamp dated 9-24-12 (F22/D11A1)

Dear Mr. Walla,

Based upon the information provided in your submittal received 9-24-12, the above referenced plan can not be approved for Building Permit until the following comments are addressed.

- Hydraulic calculations are needed for the site. How will this addition affect the flow of the pond?
- It appears that the pond has been filled and the outflow 6" pipe and emergency overflow are no longer present. Please verify.
- What type of addition is this?

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Rudy E. Rael at 924-3977.

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Shahab Biazar, PE.
Senior Engineer, Planning Dept.
Development and Building Services

C: RER/SB
Email

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, August 02, 2012 5:03 PM
To: 'Mike Walla'
Subject: RE: John 23

Mike,

I've reviewed the .pdf you sent and pulled the drainage file.

A grading and drainage plan will be required for building permit approval for the following reasons:

1. There is a detention pond on-site due to limited downstream capacity.
2. The project is adding an impervious surface on existing turf/dirt.
3. Fill will be required.
4. The addition is over 500 square feet.

Curtis

From: Mike Walla [mailto:mikew@wallaengineering.com]
Sent: Monday, July 30, 2012 5:48 PM
To: Cherne, Curtis
Subject: FW: John 23

Curtis,

I stopped by after DRC today and I guess you were in a staff meeting. Enclosed is a drawing showing where the new 900 SF addition will be going at the John 23rd Catholic Community Church facility. Please have a look and confirm for me that we will need a new Grading and Drainage Plan for this project or not. I am more than happy to meet with you to discuss the project if you'd like.

Thanks,

 **Michael J. Walla, P.E.**
President

mikew@wallaengineering.com
6100 Indian School Rd. NE Suite 210
Albuquerque, NM 87110
505-881-3008 (p) 505-881-4025 (f)

8/2/2012

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: JOHN 23 KITCHEN ADD'N. ZONE MAP/DRG. FILE #: F-22-12011A1
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 12, CORRECTED PLAT FOR TRAMWAY RIDGE, AS SHOWN ON
PLAT FILED FEBRUARY 12, 1987, BOOK C32, PAGE 189
CITY ADDRESS: 4831 TRAMWAY RIDGE, ALBUQUERQUE, NM 87111

ENGINEERING FIRM: WALLA ENGINEERING LTD
ADDRESS: 6100 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: MIKE WALLA PE
PHONE: 881-3008
ZIP CODE: 87110

OWNER: ARCHDIOSESE DE SANTA FE
ADDRESS: 4000 ST JOSEPH PL NW
CITY, STATE: ALBUQ. NM

CONTACT: TOM MACKEN
PHONE: 831-8241
ZIP CODE: 87120

ARCHITECT: FBT ARCHITECTS
ADDRESS: 6100 INDIAN SCHOOL RD NE
CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT: TED GRIMBLATT
PHONE: 883-5200
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: KLINGER CONSTRUCTORS
ADDRESS: 9701 WASHINGTON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TOM NOVAK
PHONE: 822-9990
ZIP CODE: 87113

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

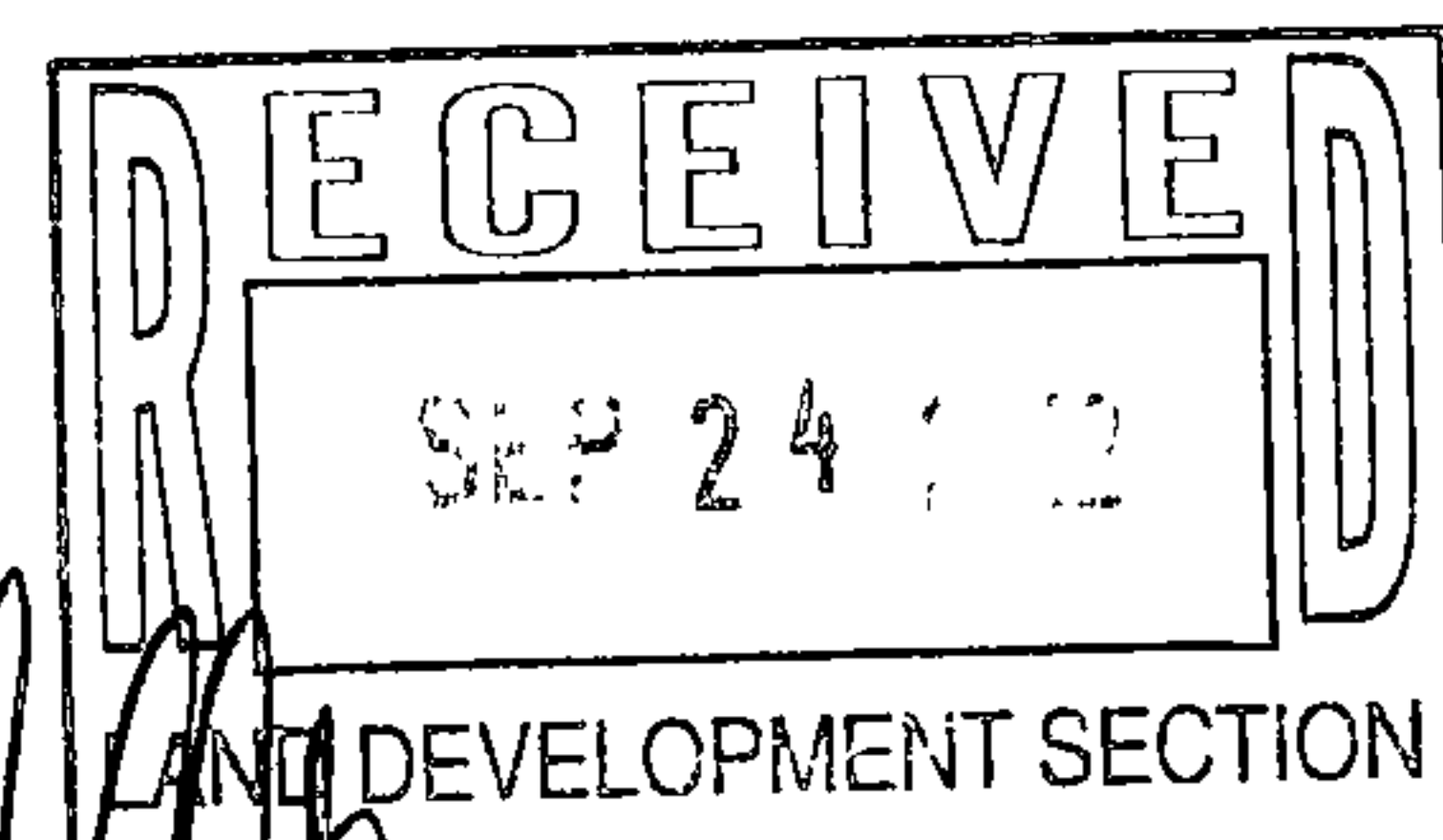
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

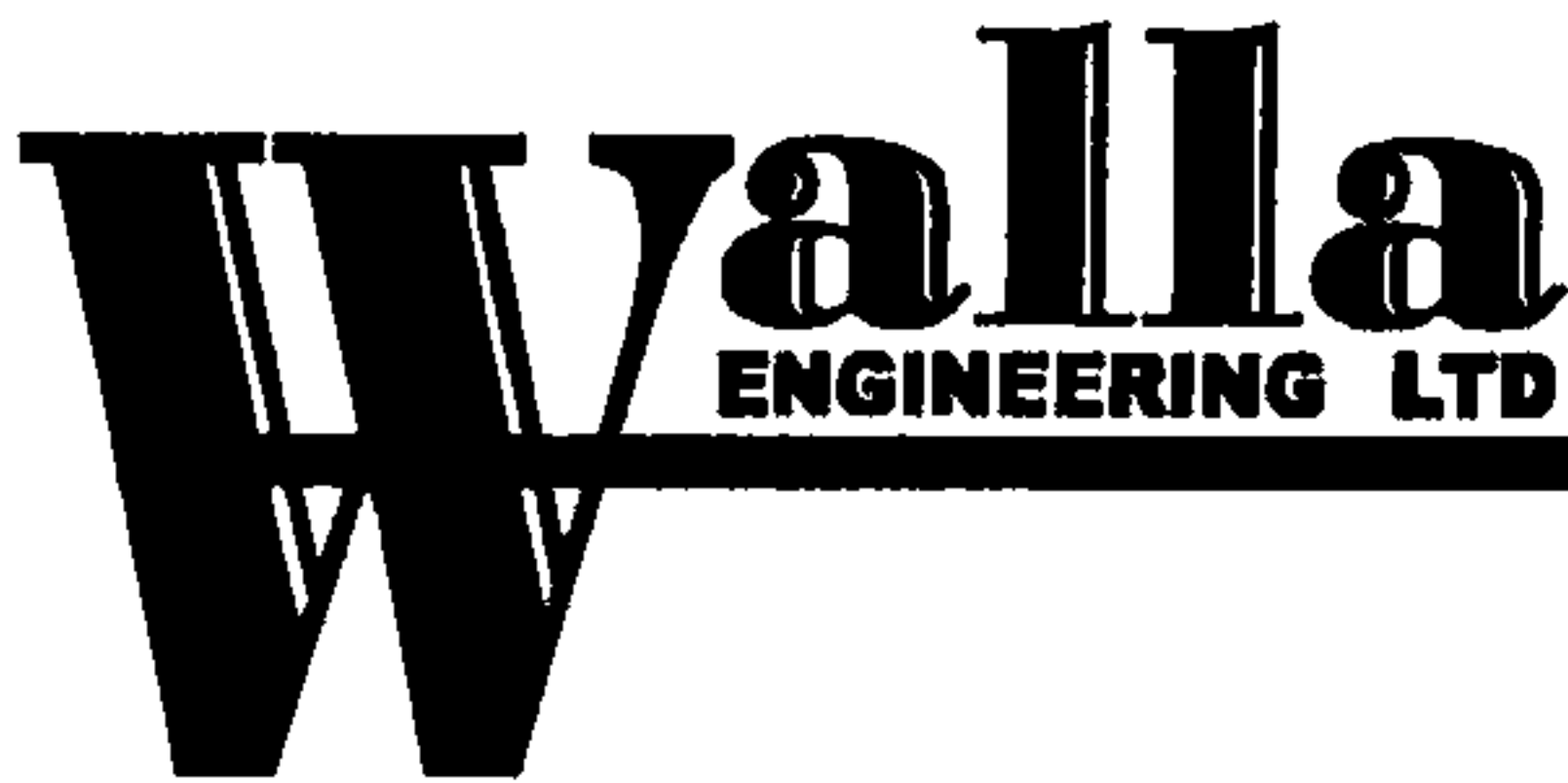
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/24/12 BY: [Signature]



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Structural Engineering • Civil Engineering

LETTER OF TRANSMITTAL

TO COA

DATE 9/24/12 JOB NO. _____
ATTENTION HYDROLOGY
RE: JOHN 23RD KITCHEN ADDN

WE ARE SENDING YOU ☒ Attached ☐ Under Separate Cover Via _____ the following items:

☐ Plans ☐ Prints ☐ CD ☐ Specifications ☐ Calculations

☐ Report ☐ Copy of Letter ☐ Shop drawings ☐ Proposal Information

☐ Samples ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			INFORMATION SHEET
2			GRADING & DRAINAGE PLAN

THESE ARE TRANSMITTED as checked below:

☒ For Your Use ☒ For Review and Comment ☐ Returned After Loan To Us

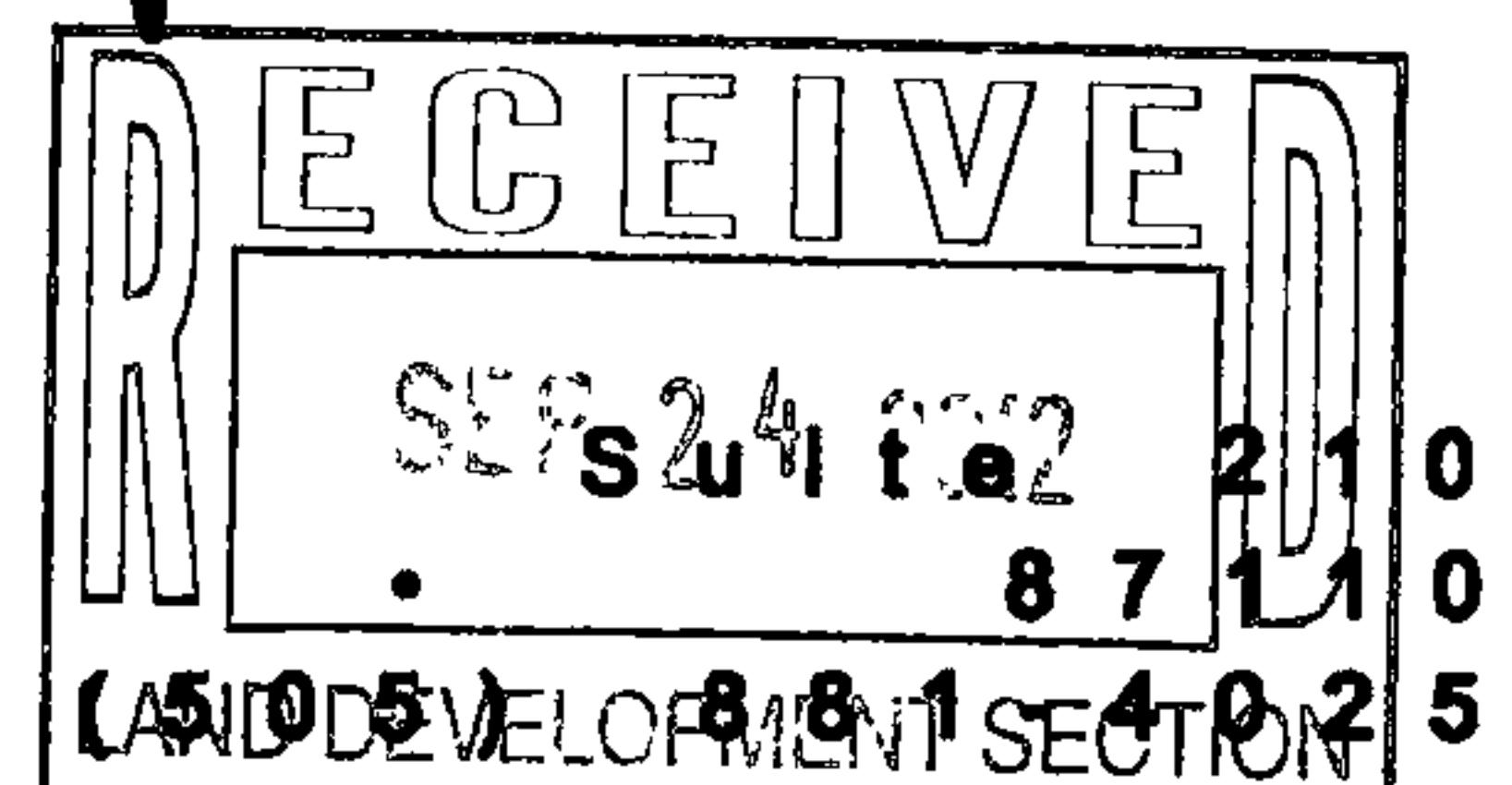
☐ As Requested ☐ Correct and Resubmit ☐ Resubmittal Not Required, Revise Per Corrections Noted, If Any

REMARKS BUILDING PERMIT SUBMITTAL

COPIES TO: FILE SIGNED: [Signature]

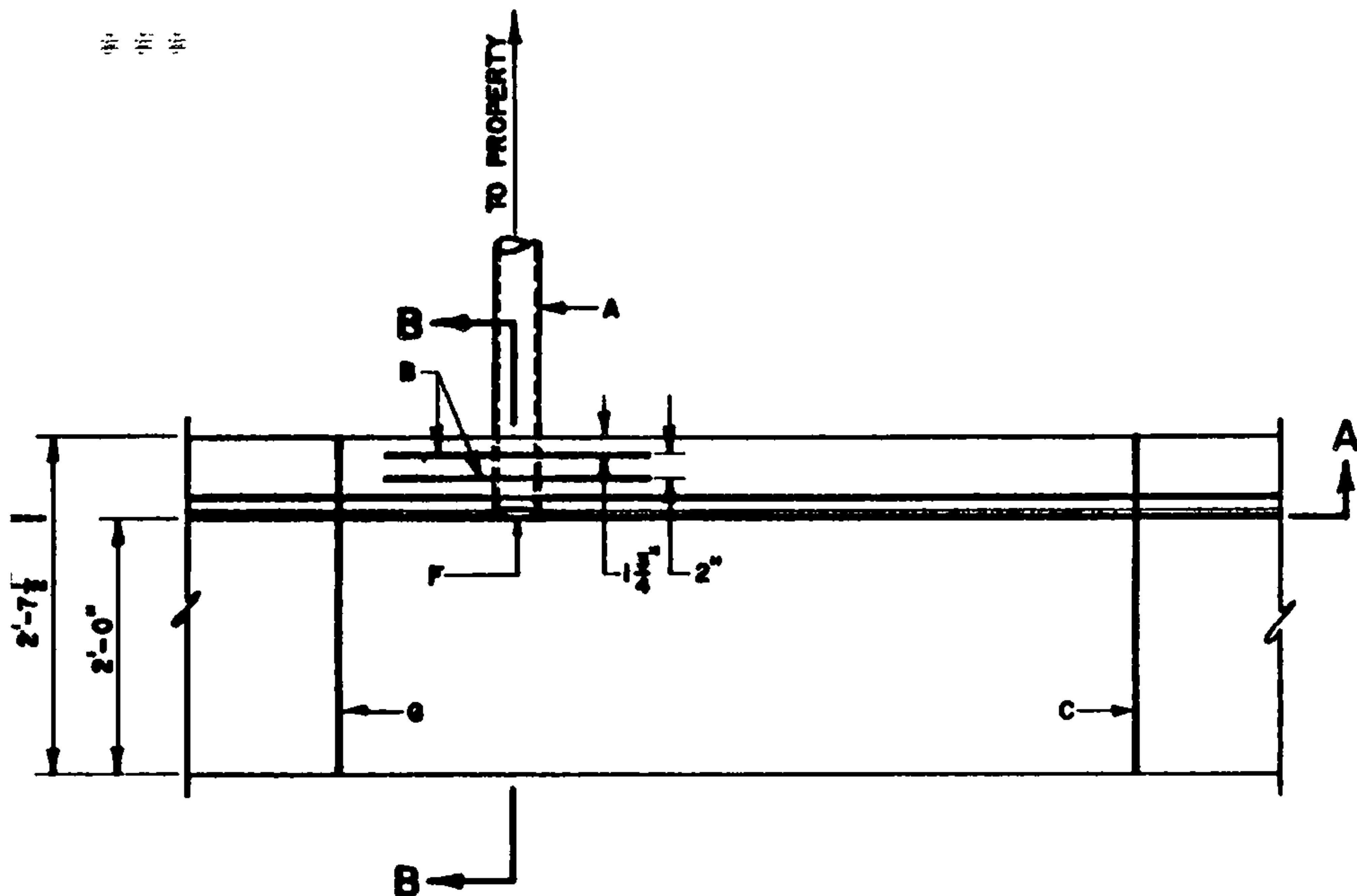
If enclosures are not as noted, kindly notify us at once

6100 Indian School Road NE
Albuquerque New Mexico
(505) 881-3008 Facsimile

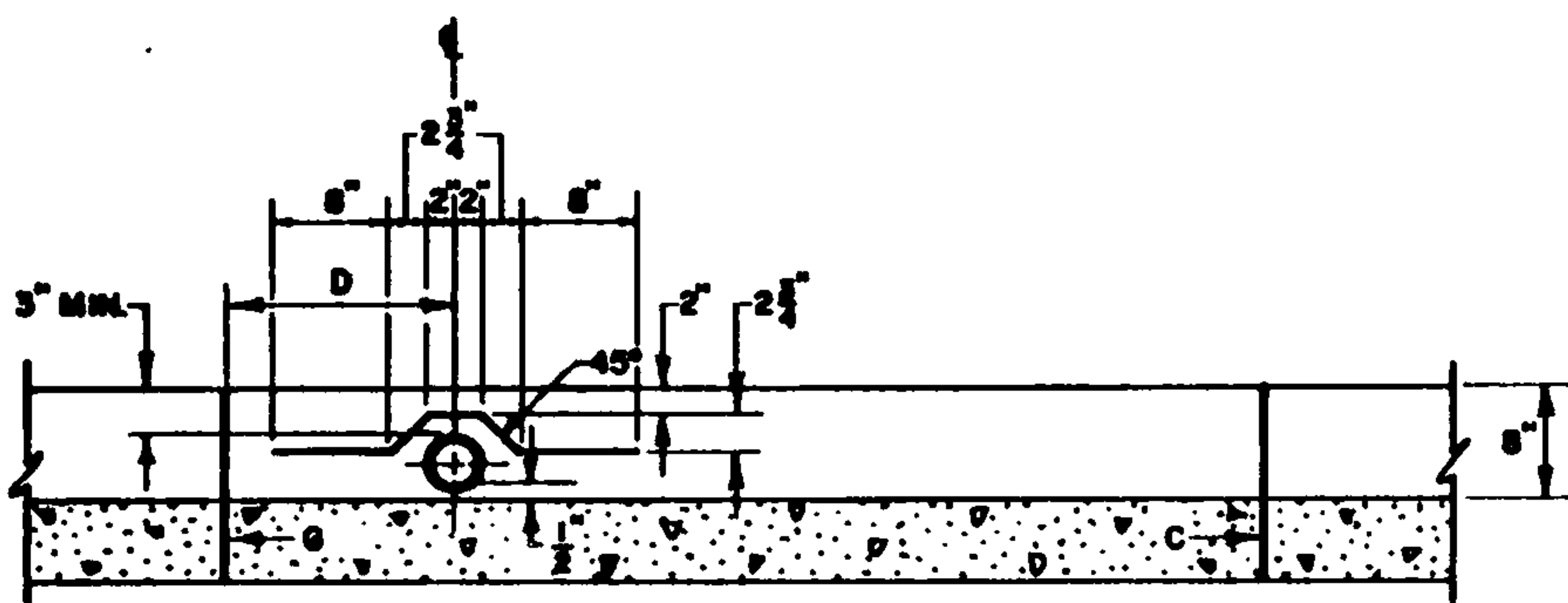


Mike J. Walla P.E.

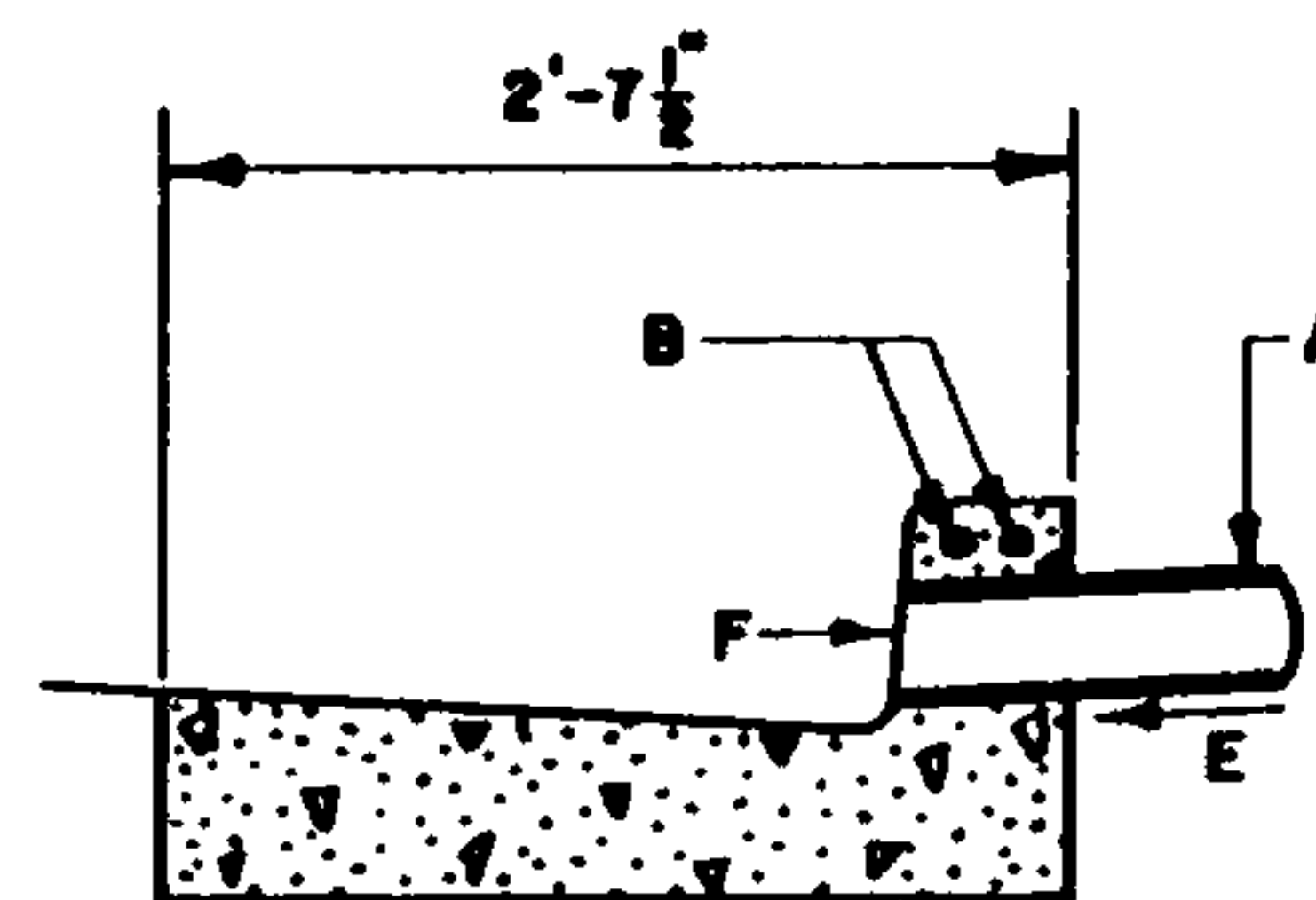
Larry E. Kennedy



PLAN



SECTION A-A



SECTION B-B

GENERAL NOTES:

1. WHEN PLACING DRAIN THROUGH EXISTING CURB, REMOVE AND REPLACE ENTIRE STONE OF CURB AND GUTTER.
2. THE CITY DOES NOT ACCEPT RESPONSIBILITY FOR MAINTENANCE FOR ANY DRAIN LINES INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:

- A. DRAIN, D.I. OR SCH. 40 P.V.C. PIPE, 4" NOM. SIZE (MAX.) TO PROPERTY.
- B. 2-NO. 3 BARS, 2'-4" LONG, PLACED AS SHOWN.
- C. COLD JOINT.
- D. DISTANCE FROM C OF DRAIN TO NEAREST JOINT, VARIABLE WITH 16" MIN.
- E. SLOPE $\frac{1}{4}$ " PER FT. WITHIN R.O.W.
- F. DRAIN PIPE NOT TO PROTRUDE BEYOND CURB FACE.
- G. JOINT NEAREST TO DRAIN TO BE AN EXPANSION JOINT.

CITY OF ALBUQUERQUE	
DRAINAGE	
DRAIN LINE THROUGH CURB	
DWG. 2235	
AUG. 1986	
REVISIONS	

Jerry Luikens
Sidewalk Inspector
1 (505) 252-1222



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 19, 2002

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd NE
Albuquerque, New Mexico 87109

RE: JOHN XXIII CATHOLIC COMMUNITY PHASE 3 (F-22/D11A1)
(4831 Tramway Ridge Dr NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 11/8/2000 Rev. 12/18/2001
ENGINEERS CERTIFICATION DATED 4/17/2002

Dear Mr. Mortensen:

Based upon the information provided in your Engineers Certification submittal dated 4/18/2002, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department

JB

C: Vickie Chavez, COA
drainage file
approval file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 19, 2001

Jeffrey G. Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd NE
Albuquerque, New Mexico 87109

RE: JOHN XXIII CATHOLIC COMMUNITY PHASE 3 (F-22/D11A1)
(4831 Tramway Ridge Dr NE)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS CERTIFICATION DATED 12/182001

Dear Mr. Mortensen

Based on the information provided in your December 18 2001 submittal, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for ~~30~~ ^{90 DAYS} days, allowing the remaining drainage issues in your 12/182001 Engineers Certification to be completed within this time scope.

Upon completion of the remaining drainage issues, final certification will be required for a Permanent Certificate of Occupancy.

If you have any questions, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin

Teresa A. Martin

Hydrology Plan Checker

Public Works Department

BUB

c: Vickie Chavez, COA
Drainage file
Approval file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: John XXIII Catholic Community, Phase 3 ZONE ATLAS/DRNG. FILE #: F-22/D11A1
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 12, Corrected Plat for Tramway Ridge
 CITY ADDRESS: 4831 Tramway Ridge Drive NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: Christian J. Sholtis
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: John XXIII Catholic Community CONTACT: Architect
 ADDRESS: 4831 Tramway Ridge Drive NE PHONE: _____
 CITY, STATE: Albuquerque, NM ZIP CODE: 87111

ARCHITECT: The Sierra Architects CONTACT: David Callahan
 ADDRESS: 429 Sierra Drive SE PHONE: 239-0788
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

SURVEYOR: Jeff Mortensen & Assoc, Inc. CONTACT: Charles Cala
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Klinger Constructors, Inc. CONTACT: Fred Malcolm
 ADDRESS: 8701 Washington NE PHONE: 822-9990
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

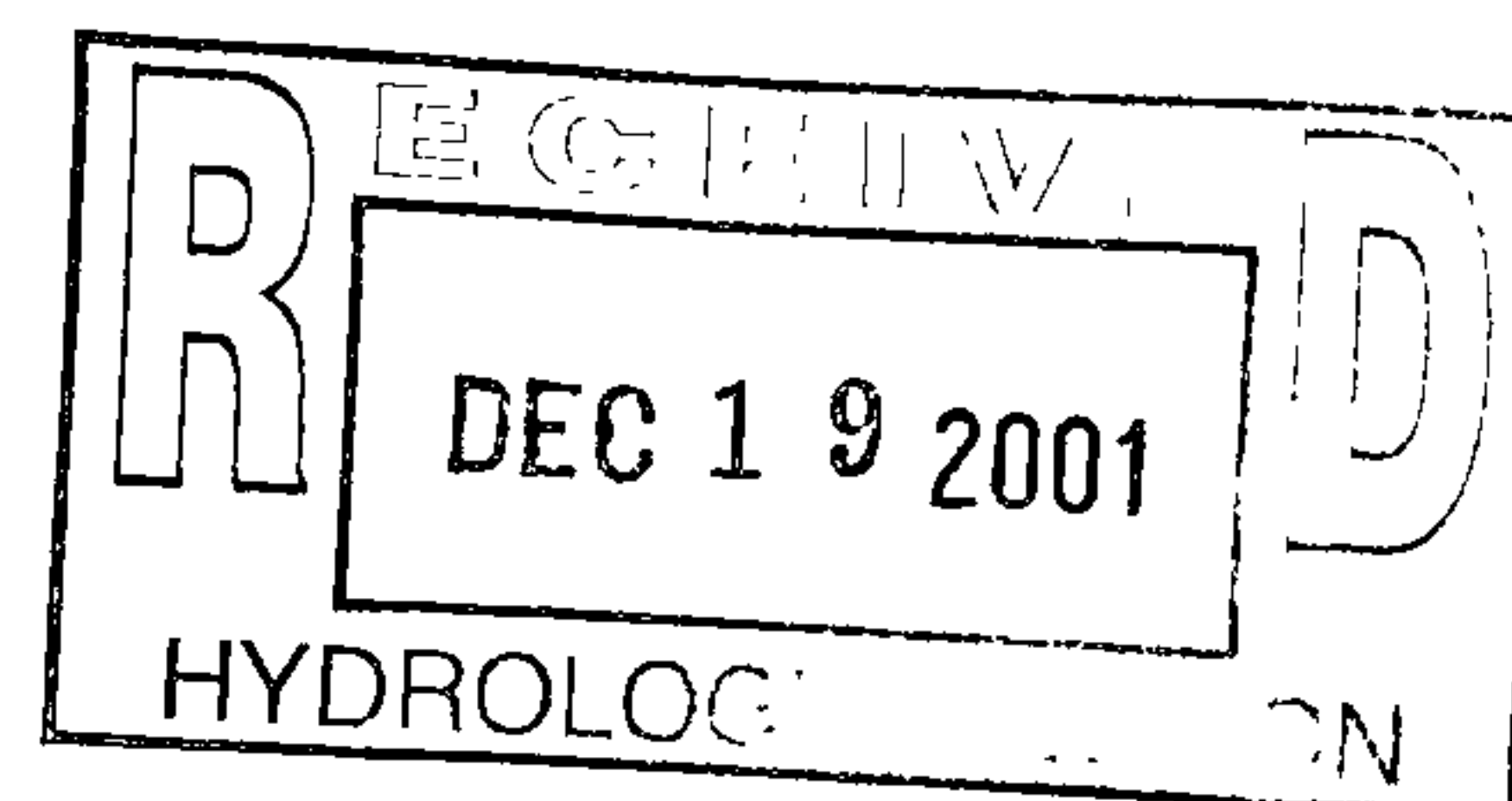
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☒ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 12-18-01 BY: Chris Sholtis



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: John XXIII Catholic Community, Phase 3 ZONE ATLAS/DRNG. FILE #: F-22/D11A1
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 12, Corrected Plat for Tramway Ridge
 CITY ADDRESS: 4831 Tramway Ridge Drive NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: Jeff Mortensen
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: John XXIII Catholic Community CONTACT: Architect
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: The Sierra Architects CONTACT: David Callahan
 ADDRESS: 429 Sierra Drive SE PHONE: 239-0788
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

SURVEYOR: Baseline Field Services, Inc. CONTACT: Jean J. Bordenave
 ADDRESS: 208 3rd St SW PHONE: 244-3326
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

CONTRACTOR: Klinger Constructors, Inc. CONTACT: Fred Malcolm
 ADDRESS: 8701 Washington NE PHONE: 822-9990
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

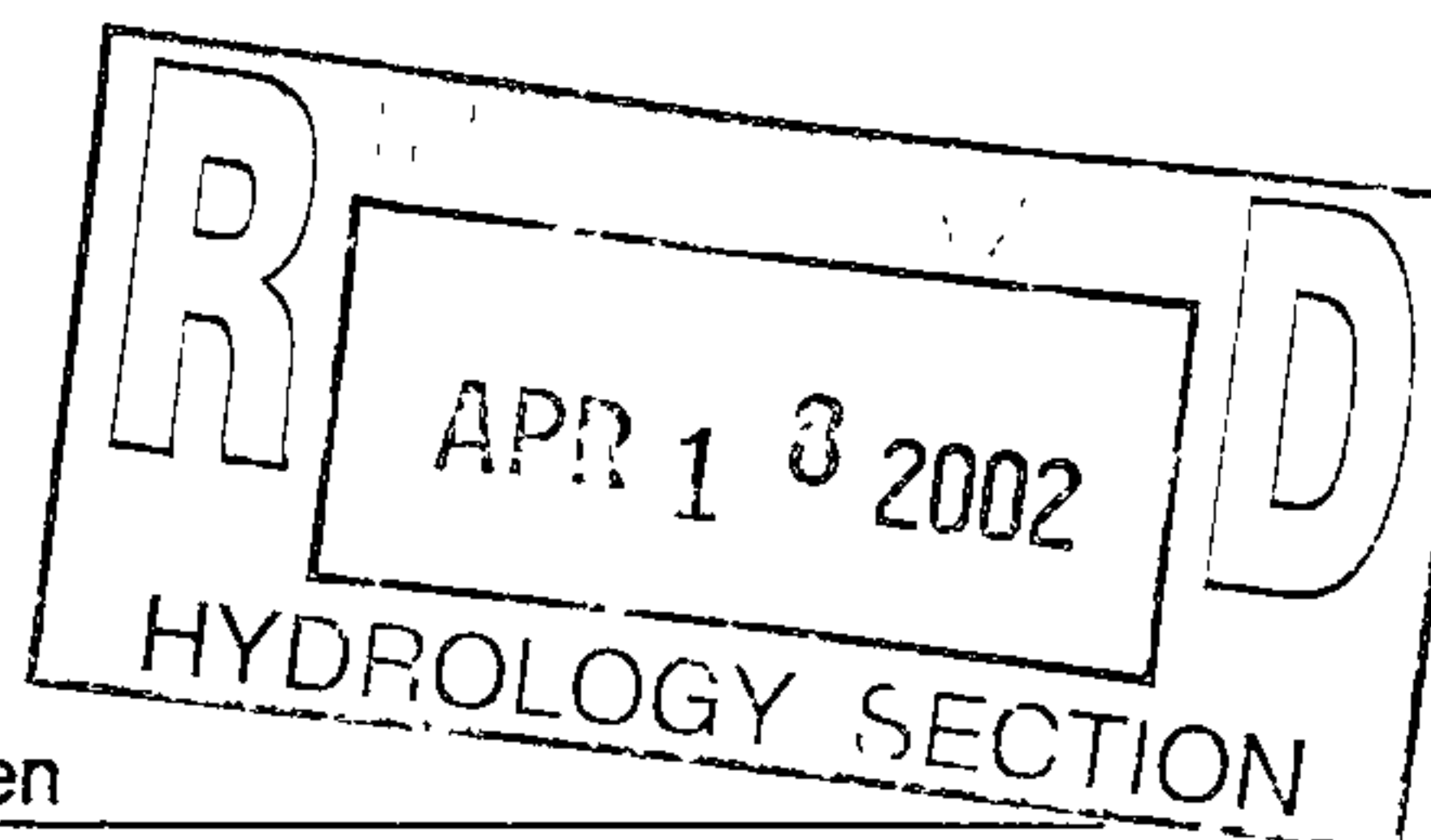
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 4-17-02 BY: Jeff Mortensen



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

December 19, 2001

David Callahan, Registered Architect
Sierra Architects
429 Sierra Dr. S.E.
Albuquerque, NM 87108

Re: Certification Submittal for Final Building Certificate of Occupancy for
John XXIII Catholic Community-Phase 3, [F22 / D11A1]
4831 Tramway Ridge Rd. N.E.
Architect's Stamp Dated 12/12/2001

Dear Mr. Callahan:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Terri Martin, Hydrology
Mike Zamora – Trans./Hydro.

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

F-22/D11A1

PROJECT TITLE: JOHN XXIII CATHOLIC COMM, PHASE 3 ZONE MAP/DRG. FILE #: F-22
 DRB #: 1000549 EPC#: 2-71-31-2 WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 12, CORRECTED PLAT FOR TRAMWAY RIDGE, 2/12/87, BOOK C32, p. 189
 CITY ADDRESS: _____

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: JOHN XXIII CATHOLIC COMMUNITY ARCH. OF S.F.
 ADDRESS: 9831 TRAMWAY RIDGE RD NE
 CITY, STATE: ALB, NM

CONTACT: FATHER ARK BISHOP
 PHONE: 293-0088
 ZIP CODE: 87111

ARCHITECT: SIERRA ARCHITECTS
 ADDRESS: 429 SIERRA DR SE
 CITY, STATE: ALB, NM

CONTACT: DAVID CALLAHAN, ARCHITECT
 PHONE: 255-8630
 ZIP CODE: 87108

SURVEYOR: BASILINE FIELD SERVICES, INC
 ADDRESS: P.O. BOX 27589
 CITY, STATE: ALB, NM

CONTACT: WALT
 PHONE: 294-3326
 ZIP CODE: 87125

CONTRACTOR: KLINGER CONSTRUCTORS
 ADDRESS: P.O. BOX 90850
 CITY, STATE: ALB, NM

CONTACT: FRED MALCOM
 PHONE: 822-9990
 ZIP CODE: 87199

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

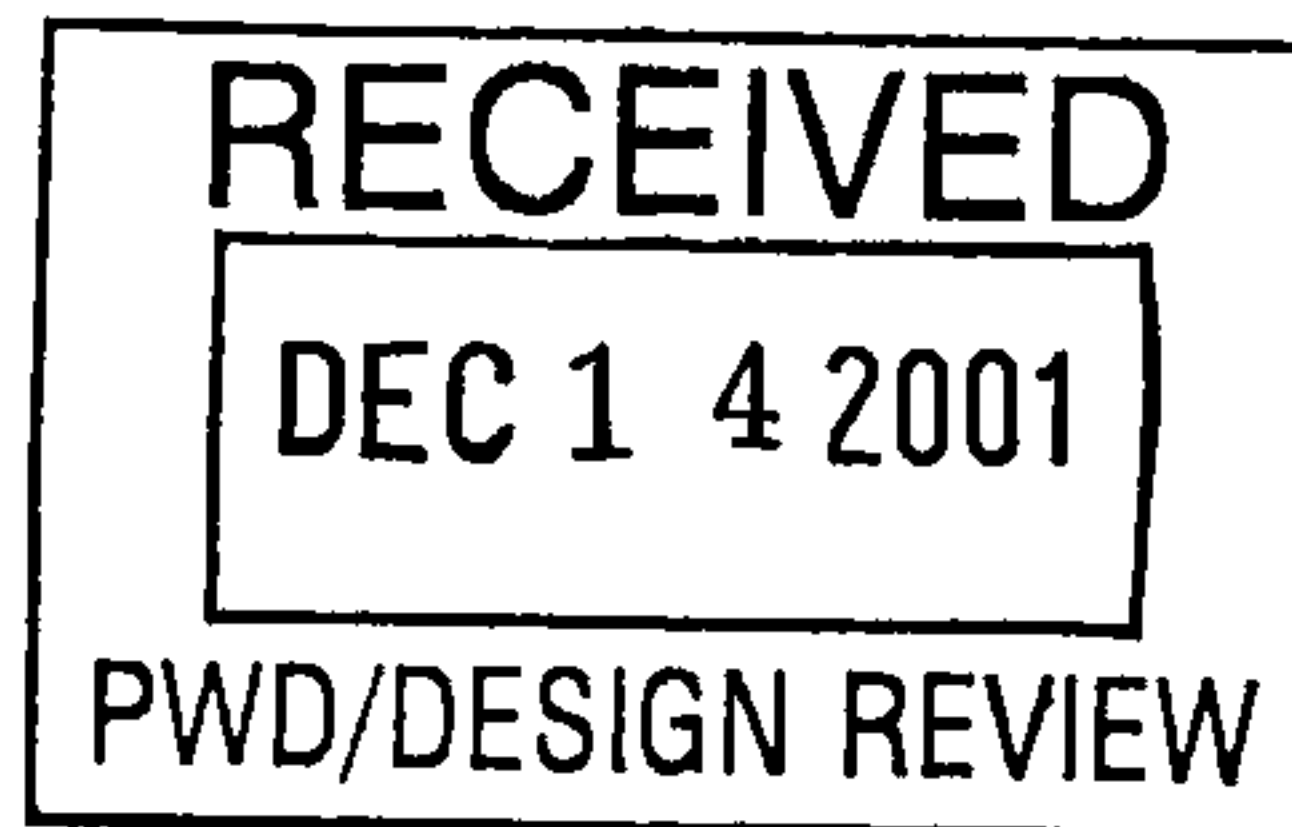
→ ARCHITECTS

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 12/13/01 BY: [Signature]

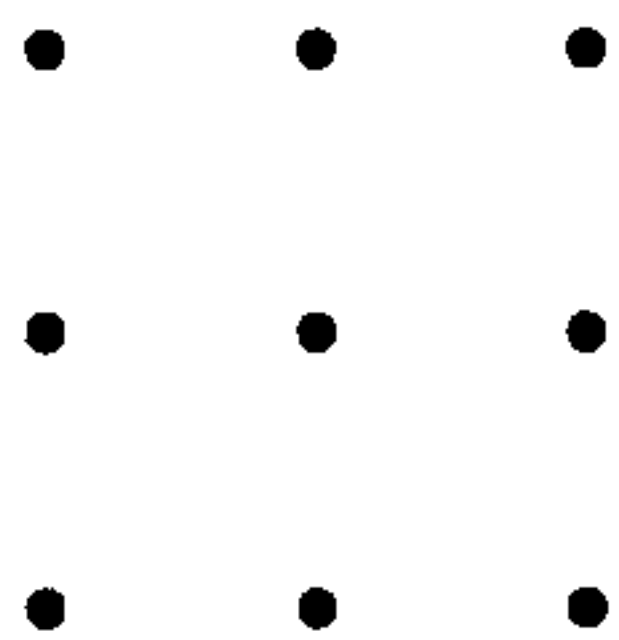
DAVID CALLAHAN

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

12/19/01 old in GT; Sent letter dated 12/19/01; logged in TM - 12/19/01

THE SIERRA



ARCHITECTS

December 13, 2001

○ ARCHITECTURE

RE: Site Certification for Transportation Office, Albuquerque Planning Department
Phase 3, John 23 Catholic Community Church
DRB Project # 1000549, approved 9/5/2000
Construction Permit date 3/17/2001

○ FACILITIES
MANAGEMENT

Building & Safety Division Administration/ Permits
Attn: Mike Zamora
600 2nd NW.
Albuquerque, New Mexico 87102

○ COMPUTER
CONSULTANT

To Whom It May Concern:

As the Architect who designed and received DRB approval and Construction Permit, I have reviewed the surveyed Site "As-Built". The survey was done by a licensed and registered survey company, Baseline.

I hereby certify that based on their survey the parking and drive areas are consistent with my design.

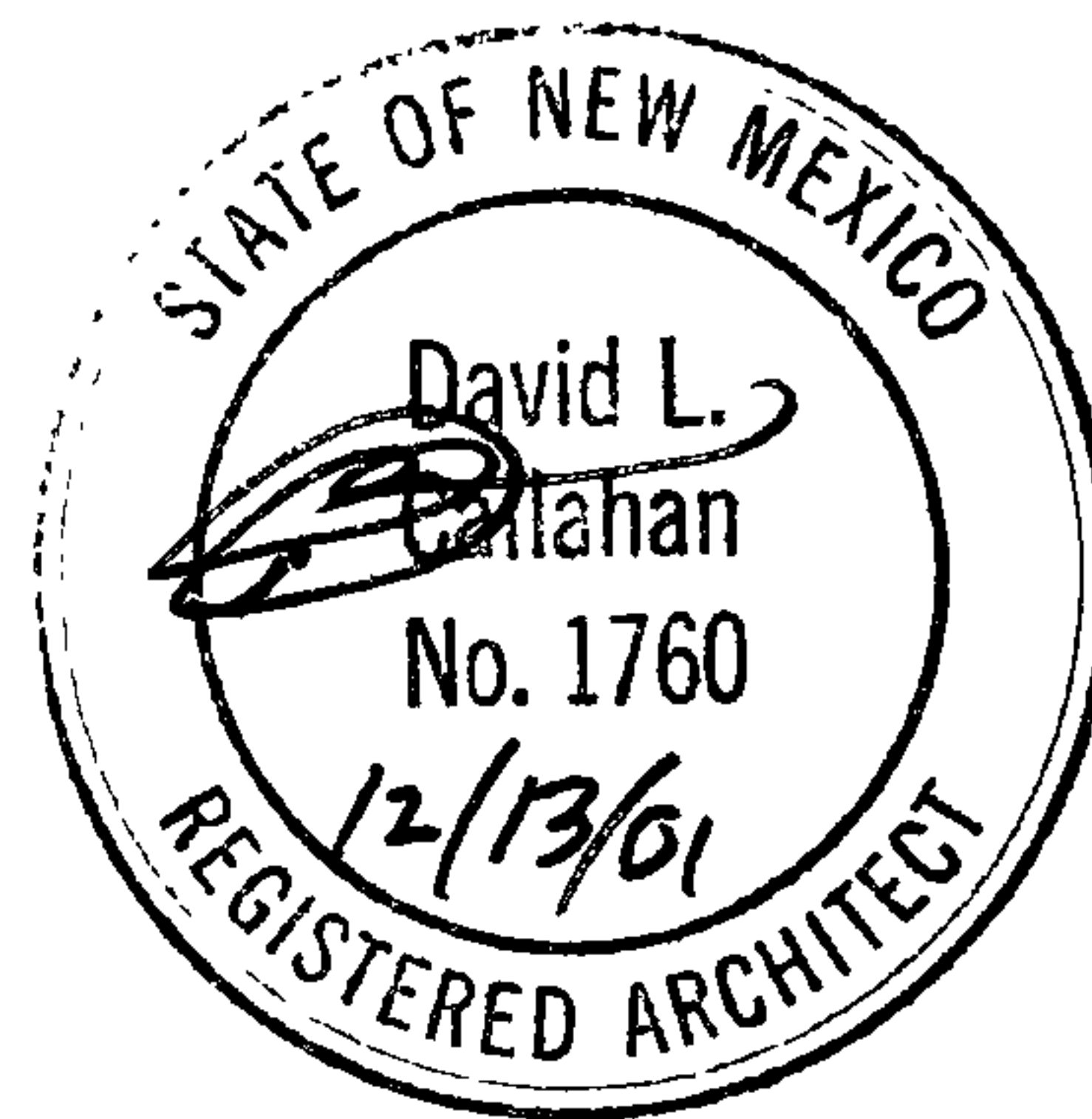
If you have any questions regarding this or any other matter, please feel free to call me.

Very truly yours,

A handwritten signature in black ink, appearing to read "David Callahan".

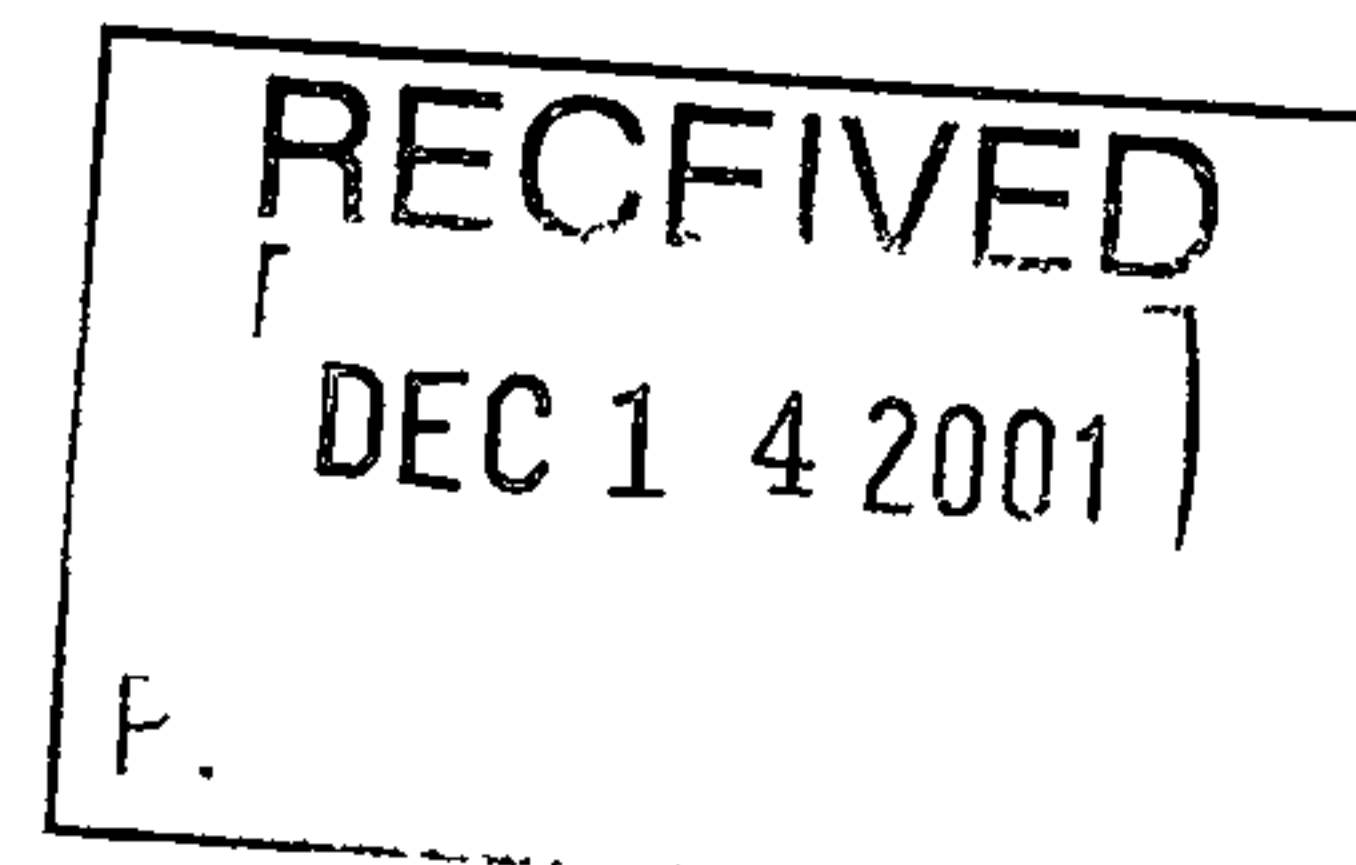
David Callahan, Architect

DC/dcc



CC: Klinger Constructors, Archdiocese of Santa Fe, Father Ark, gov. approvals, readers

Attachments: DRB Site Plan, Construction Site Plan



• Fax: 266-1095

• Mobile phone: 263-6809

08730421

DRAINAGE COVENANT

680

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] LOVELACE INVESTMENT GROUP, A New Mexico general partnership

 ("Owner"), whose address is P.O. Box 278
Albuquerque, N.M. 87103, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Easement.

1. Recital. Owner is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Lot 10, Tramway Ridge Sudivision, City of Albuquerque, in Bernalillo County, New Mexico (the "Property"). *FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON 8/14/87 BOOK C 31 PAGE 67* **HH**

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this agreement to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standards, plans and specifications approved by the City: Construction plans for Tramway Ridge Business Park, City Project No. 2989.

~~The Drainage Facility is more particularly described in the attached Exhibit A.~~ **HH** The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at Owner's cost in accordance with the approved Drainage Report and plans.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within 5 days ("Deadline") of receipt of the Notice, as provided in Section 12, and the Owner will comply promptly with the requirements of

the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the Owner for the cost of the work and for any other expenses or damages which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.

8. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Owner harmless from any and all liability arising from the City's negligent use of the Drainage Facility. The City does not agree to save Owner harmless from any liability which may arise from Owner's use of the Drainage Facility and the Property.

9. Cancellation of Agreement and Release of Covenant. This agreement may be cancelled and Owner's covenants released by the City following by the City's mailing to the Owner notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or in the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

10. Assessment. Nothing in this agreement shall be construed to relieve the Owner, his heirs, assigns and successors from an assessment against Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the (Drainage Facility) will not reduce the amount assessed by the City.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

P.O. Box 278

Albuquerque, NM 87103

Notice may be given to the Owner either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within 6 days after the notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by certified mail, return receipt requested, to the City Public Works Department, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This agreement shall continue until terminated by the City pursuant to Section 7 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, his heirs, assigns and successors and on Owner's Property and constitute covenants running the Owner's Property until released by the City.

14. Entire Agreement. This agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. Changes to Agreement. Changes to this agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

18. Form Not Changed. Owner agrees that changes to the wording of this form are not binding upon the City unless initiated by the Owner and approved and signed by the City Legal Department in writing on this form.

Dated: August 25, 1986

OWNER:

LOVELACE INVESTMENT GROUP

By: 

Its: Partner

Dated: _____

(Approved by Legal Dept.
as to form only-5/28/86)

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

The foregoing instrument was acknowledged before me this 16 day of MARCH, 1987, by [name of person signing:] JAMES A. W. CLIMATIC, [title or capacity, for instance, "President" or "Owner":] PARTNER of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] ADVANCE INVESTMENT GROUP.

Elaine Aragon
Notary Public

My Commission Expires:
1-9-91

CITY OF ALBUQUERQUE:

Approved:

By: [Signature]
Title: CITY ENGINEER
Dated: 19 MARCH 1987

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1987 MAR 26 PM 1:36
680-683
467A
CLARENCE M. DAVIS
CO CLERK & RECORDER



OFFICIAL SEAL
ELAINE ARAGON
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 1-9-91

(EXHIBIT A ATTACHED)

(Approved by Legal Dept.
as to form only-5/28/86)

08742216

DRAINAGE COVENANT

8756

975

This Drainage Covenant, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":]

Archdiocese of Santa Fe, a corporation sole
 ("Owner"), whose address is 202 Morningside SE
Albuquerque, New Mexico 87108, and the City
 of Albuquerque, a New Mexico municipal corporation ("City"),
 whose address is P. O. Box 1293, Albuquerque, New Mexico 87103,
 is made in Albuquerque, Bernalillo County, New Mexico and is
 entered into as of the date Owner signs this Easement.

1. Recital. Owner is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Lot 12 of the
Tramway Ridge Subdivision in Bernalillo County,
 New Mexico (the "Property"). *FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERKS OFFICE ON AUG. 19, 1987 BOOK C31 PAGE 67*

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this agreement to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standards, plans and specifications approved by the City:
Facilities to be constructed by Lovelace Investment Group
per agreement with the City of Albuquerque, Project No. 2989.
Filed with the Office of the Bernalillo County Clerk on Aug. 19, 1987 Misc. BK 383A PAGES 546 THRU 585
~~The Drainage Facility is more particularly described in the attached Exhibit A.~~ The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at Owner's cost in accordance with the approved Drainage Report and plans.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Respond for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within 5 days ("Deadline") of receipt of the Notice, as provided in Section 12, and the Owner will comply promptly with the requirements of

the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the Owner for the cost of the work and for any other expenses or damages which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's repair or maintenance following notice to the Owner as required in this agreement or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City.

8. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Owner harmless from any and all liability arising from the City's negligent use of the Drainage Facility. The City does not agree to save Owner harmless from any liability which may arise from Owner's use of the Drainage Facility and the Property.

9. Cancellation of Agreement and Release of Covenant. This agreement may be cancelled and Owner's covenants released by the City following by the City's mailing to the Owner notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or in the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.

10. Assessment. Nothing in this agreement shall be construed to relieve the Owner, his heirs, assigns and successors from an assessment against Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the (Drainage Facility) will not reduce the amount assessed by the City.

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

87 APR 24 PM 2:39

BY Ms 478A PG 975-978

GLADYS M. DAVIS
CO. CLERK & RECORDER

DEPUTY

(Approved by Legal Dept.
as to form only-5/28/86)

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

Archdiocese of Santa Fe
202 Morningside SE
Albuquerque, NM 87108

Notice may be given to the Owner either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within 6 days after the notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by certified mail, return receipt requested, to the City Public Works Department, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This agreement shall continue until terminated by the City pursuant to Section 7 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, his heirs, assigns and successors and on Owner's Property and constitute covenants running the Owner's Property until released by the City.

14. Entire Agreement. This agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

15. Changes to Agreement. Changes to this agreement are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this agreement is held to be invalid or unenforceable, the remainder of the agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this agreement are not part of this agreement and will not affect the meaning or construction of any of its provisions.

18. Form Not Changed. Owner agrees that changes to the wording of this form are not binding upon the City unless initiated by the Owner and approved and signed by the City Legal Department in writing on this form.

OWNER: Archdiocese of Santa Fe

x *Robert F. Sanchez*
 By: Robert F. Sanchez
 Its: Archbishop/President
 Dated: August 20, 1986

REVIEWED AND APPROVED
 AS TO LEGAL FORM for Archd.

DATE 8/20/86

BY *Charles Ruyold*

Robert F. Sanchez
 2/19/87

(Approved by Legal Dept.
 as to form only-5/22/86)

STATE OF New Mexico)
COUNTY OF Bernalillo) ss

The foregoing instrument was acknowledged before me this 20th day of August, 1986, by [name of person signing:] Robert F. Sanchez, [title or capacity, for instance, "President" or "Owner":] Archbishop - President of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] Roman Catholic Church, Archdiocese of Santa Fe

Leta Perry
Notary Public

My Commission Expires:
July 25, 1989

CITY OF ALBUQUERQUE:

Approved:

By: [Signature]
Title: CITY ENGINEER
Dated: 4/21/87

(EXHIBIT A ATTACHED)

(Approved by Legal Dept.
as to form only-5/28/86)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 6, 2000

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

RE: GRADING & DRAINAGE PLAN FOR JOHN XXIII CATHOLIC
COMMUNITY, PHASE 3 (F-22 /D011A1) ENGINEER'S STAMP DATED
NOVEMBER 8, 2000, SUBMITTED FOR BUILDING PERMIT APPROVAL

Dear Mr. Mortensen,

Based upon the information provided in your November 8, 2000, submittal, the project referred to above is approved for Building Permit. Please attach copies of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer's Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Stuart Reeder, P.E.

Stuart Reeder, P.E.
Hydrology Division

xc: Whitney Reiersen
File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: JOHN XXIII CATHOLIC COMMUNITY
PHASE 3

ZONE ATLAS/DRNG. FILE #: (F22/D11A1)

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: LOT 12, CORRECTED PLAT FOR TRAMWAY RIDGE

CITY ADDRESS: 4831 TRAMWAY RIDGE DRIVE NE

ENGINEERING FIRM: Jeff Mortensen & Associates, Inc.

CONTACT: Jeffrey A. Peterson

ADDRESS: 6010-B Midway Pk. N.E., Albuquerque, NM 87109

PHONE: (505)345-4250

OWNER: JOHN XXIII CATHOLIC COMMUNITY

CONTACT: Architect

ADDRESS: 4831 TRAMWAY RIDGE DRIVE NE

PHONE: (505) 265-3641

ARCHITECT: The Sierra Architects

CONTACT: David Callahan

ADDRESS: 429 Sierra Drive SE

PHONE: 239-0788

Albuquerque, NM 87108

SURVEYOR: Jeff Mortensen & Associates, Inc.

CONTACT: Charles Cala

ADDRESS: 6010-B Midway Pk. N.E., Albuquerque, NM 87109

PHONE: (505) 345-4250

CONTRACTOR: Not yet determined

CONTACT: Architect

ADDRESS:

PHONE:

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

DRAINAGE REPORT

☒ **DRAINAGE PLAN**

**CONCEPTUAL GRADING & DRAINAGE
PLAN**

☒ **GRADING PLAN**

EROSION CONTROL PLAN

ENGINEER'S CERTIFICATION

OTHER

PRE-DESIGN MEETING:

YES

☒ **NO**

COPY PROVIDED

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

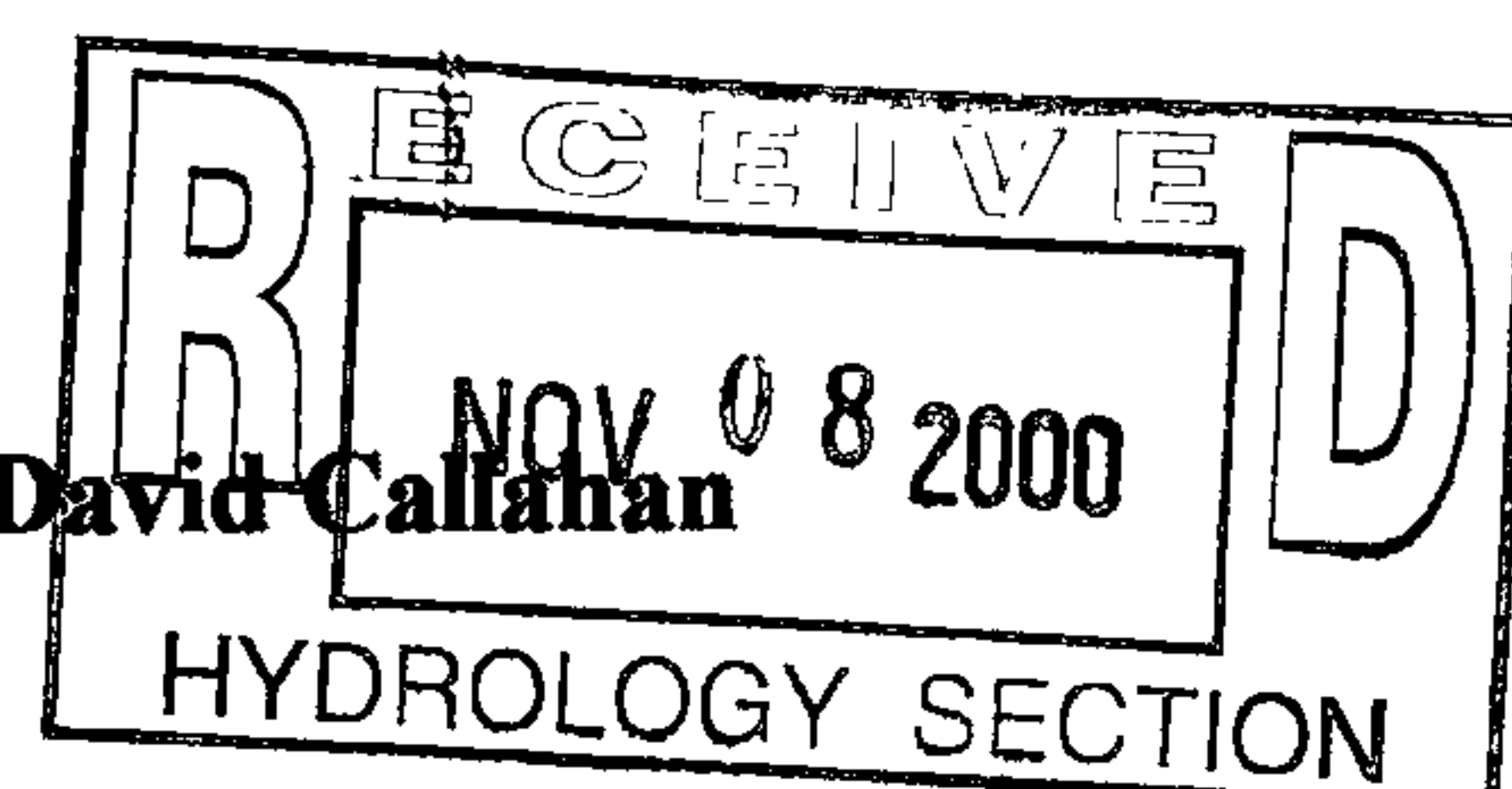
OTHER

(SPECIFY)

DATE SUBMITTED: 11/08/00

BY: Jeffrey A. Peterson, EI

Xc: David Callahan





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 6, 1994

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: ENGINEER'S CERTIFICATION FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED AUGUST 25, 1994 FOR CERTIFICATE OF OCCUPANCY APPROVAL
ENGINEER'S STAMP DATED 08-24-94 (F-22/D11A1)

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, City Hydrology approves a Permanent Certificate of Occupancy for Phase 2 of John XXIII Catholic Community at 4831 Tramway Ridge Drive NE.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

WPHYD/3342/JPG

920274

DRAINAGE INFORMATION SHEET

PROJECT TITLE: JOHN 23 RD ZONE ATLAS/DRNG. FILE #: F22
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Lot 12, Tramway Ridge
 CITY ADDRESS: 4831 Tramway Ridge Dr. S.E.
 ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN
 ADDRESS: 6010 B MIDWAY PARK BLVD NE PHONE: 345-4250
 OWNER: Church CONTACT: Contractor
 ADDRESS: _____ PHONE: _____
 ARCHITECT: Sierra Architects CONTACT: David Callahan
 ADDRESS: 429 Sierra Dr. S.E. PHONE: 255-8630
 SURVEYOR: Professional Contracting Services CONTACT: Bernard Seitz
 ADDRESS: 2705 Juan Tabo NE PHONE: 294-2609
 CONTRACTOR: Klinger Constructors CONTACT: Ray Smith
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

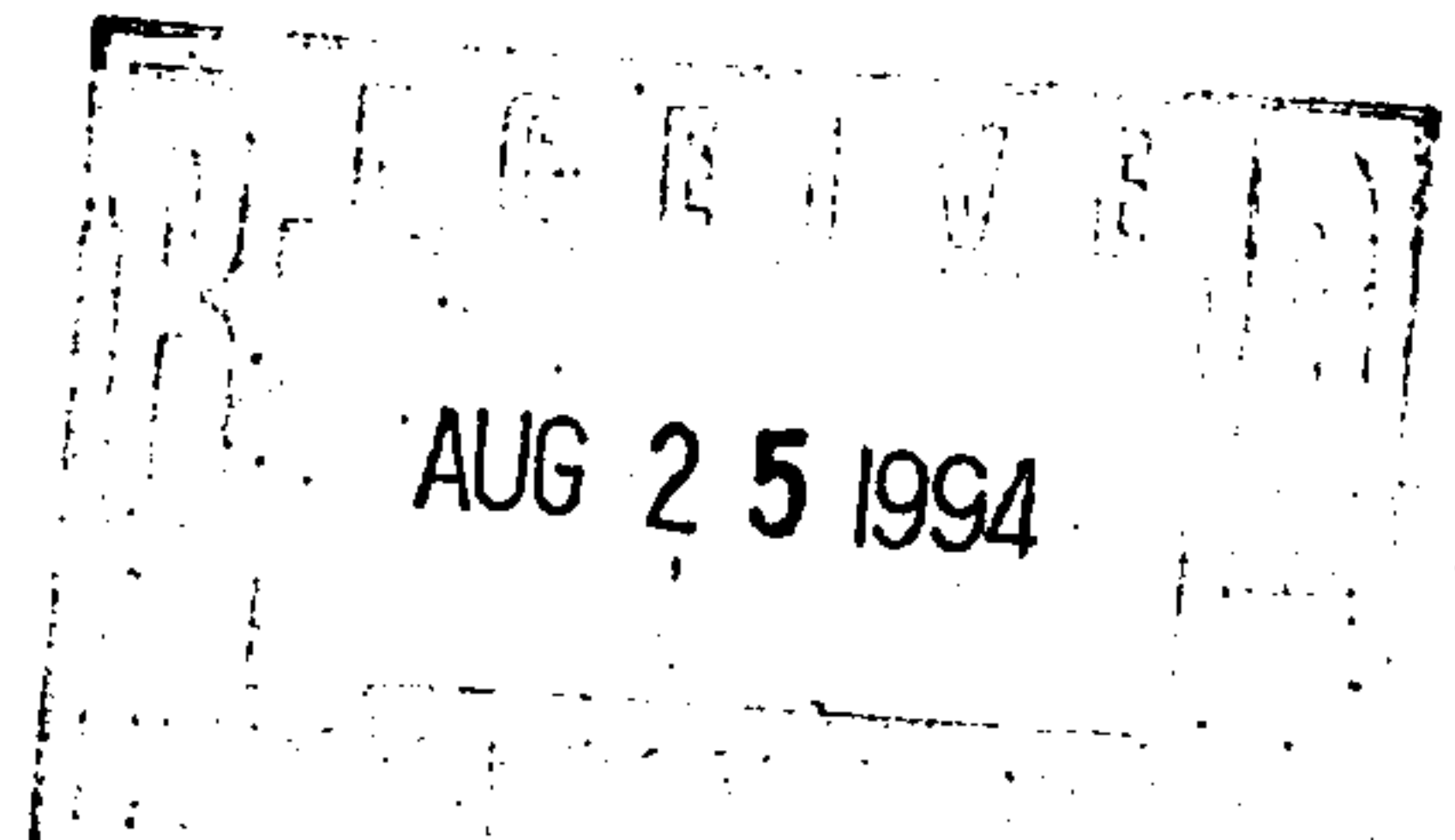
PRE-DESIGN MEETING:

- ☐ 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: 08/25/94
 BY: JEFFREY G. MORTENSEN





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

920274

August 25, 1994

Mr. John P. Curtin, P.E.
Hydrology Section
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: John XXIII Catholic Community (F-22/D11A1)

Dear John:

Upon receipt of your review comments for the Drainage Certification for the above referenced project, we promptly notified the Contractor of your concerns. In response, the Contractor has regraded the bottom of the pond so as to eliminate and/or minimize standing water which may occur within the pond. The bottom of the pond has been raised to the invert of the pipe as suggested by your comments. Secondly, the Contractor has made a reasonable attempt to re-establish the flowline along the existing CMU wall which separates the Church property from the adjacent residential development to the west. By doing so, it appears that the concerns of the neighbor, Mr. Gerry Garner, have been addressed.

We visited the site on August 24, 1994 to visually observe that the corrections outlined in the Contractor's letter dated August 18, 1994, have been performed. We noted that the additional work outlined in the Contractor's correspondence has been satisfactorily completed. We also noted, however, that construction is in progress immediately north of the site which may or may not have an adverse impact on the private drainage easement which runs through the Church property adjacent to the residential development. It appears that the recent grading has the potential of mobilizing significant amounts of sediment that might possibly enter the private easement, thereby diminishing the capacity of the existing earthen ditch.

AUG 25 1994

920274

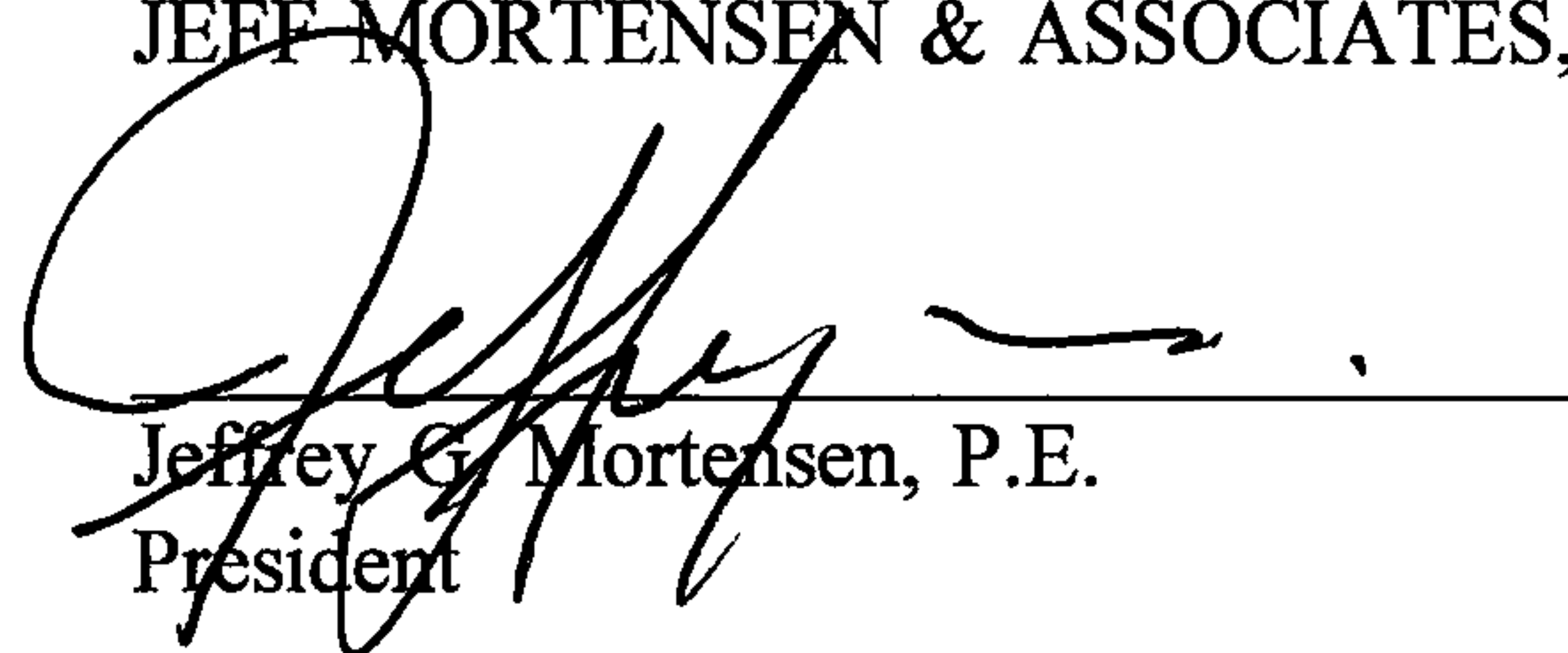
August 25, 1994

Page 2

Attached is our recertification for the project. We believe that your comments have been satisfactorily addressed and that a Permanent Certificate of Occupancy can be issued. If you should have any questions or comments regarding this information, or any other aspect of this project, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Jeffrey G. Mortensen, P.E.
President

JGM:dsj

Enclosures

xc: Ray Smith

AUG 25 1994

920274



Klinger Constructors, Inc.
NM License #20545

8701 Washington NE
Albuquerque, NM 87113

Phone (505) 822-9990

P.O. Box 90850
Albuquerque, NM 87199

Fax (505) 821-0439

August 18, 1994

Jeff Mortensen, P.E.
Jeff Mortensen & Associates
6010-B Midway Park NE #8
Albuquerque, NM 87109-5830

Dear Mr. Mortensen:

Further to the attached letter from the City of Albuquerque, we have raised the bottom of the pond to match the invert of the pipe outlet and we have regraded the existing swale to the west which was dammed by sediment and not by Klinger.

If you have any questions, please call me at 856-8206.

Sincerely,

KLINGER CONSTRUCTORS, INC.


Raymond J. Smith
Project Manager

RJS/lhm

AUG 25 1994





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 9, 1994

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: ENGINEER'S CERTIFICATION FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED AUGUST 1, 1994 FOR CERTIFICATE OF OCCUPANCY APPROVAL
ENGINEER'S STAMP DATED 07-29-94; (F-22/D11A1)

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, City Hydrology approves a Temporary Certificate of Occupancy for Phase 2 of John XXIII Catholic Community.

The following comments must be addressed before a Permanent Certificate of Occupancy will be approved:

1. City Hydrology has received a complaint from Gerry Garner at 4804 Yucatan that the Contractor has blocked the existing swale along the west side of the Site. Identify the off-site flows from the North. Label the 10' Private Drainage Easement along the west side of the Site. Provide an outfall for the existing swale through the curb to the asphalt rundown.
2. The invert of the 6"pvc pipe outlet for the pond is 0.9' above the SE corner. Regrade the bottom of the pond so that the pipe invert is the lowest spot to minimize mosquito breeding.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

c: Andrew Garcia

WPHYD/3342/JPC

DRAINAGE INFORMATION SHEET

920274

PHASE 2: JOHN XXIII

PROJECT TITLE: CATHOLIC COMMUNITY ZONE ATLAS/DRNG. FILE #: F22/W11A1

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

LEGAL DESCRIPTION: LOT 12 TRAMWAY RIDGECITY ADDRESS: 4831 TRAMWAY RIDGE DR NEENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSENADDRESS: 6010 B MIDWAY PARK BLVD NE PHONE: 345-4250OWNER: CHURCH CONTACT: CONTRACTOR

ADDRESS: _____ PHONE: _____

ARCHITECT: SIERRA ARCHITECTS CONTACT: DAVID CALAHANADDRESS: 429 SIERRA DR SE PHONE: 255-8630SURVEYOR: PROFESSIONAL CONTRACTING SERVICES CONTACT: BERNARD SEITZADDRESS: 2705 JUAN TABO NE PHONE: 294-2609CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: RAY SMITH

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN

- ☒ ENGINEER'S CERTIFICATION
☒ OTHER SURVEYOR'S CERT.

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: 07-29-94BY: JEFFREY G. MORTENSEN

AUG 1 1994

COMPLAINT FORM

PUBLIC WORKS DEPARTMENT
HYDROLOGY DIVISION
DEVELOPMENT SECTION
768-2650

Date Complaint Received: 8-9-94

Zone Atlas/Drainage File No.: F-22/DHA1 Complaint File No.: _____

Complainant: Gerry Garner Phone #: 293-7644

Address/Location: 4804 Yucatan NE

Complaint: Gerry's house is one lot North of the Drainage ROW. After last night's rain water was ponding next to his fence. John XIII has put a curb across the ^{ex.}swale that conveys runoff from the North.

Referred to: John Curtin

Investigation-Comments: Off-site flows on John 23 are ~~do~~ not identified. ~~off~~ There is no curb opening for the runoff to enter the Drainage Run down to Yucatan Dr NE.

Follow-up: Notified Jeff Mortensen of Problem. He said that he & the Contractor will check the site. Explained the situation to Gerry & suggested that he contact Jeff.

Resolved by: John N Curtin Date: 8-9-94



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 13, 1993

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: GRADING & DRAINAGE PLAN FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED DECEMBER 1, 1993 FOR BUILDING PERMIT APPROVAL
ENGINEER'S STAMP DATED 12-01-93; (F-22/D11A1)

Dear Mr. Mortensen:

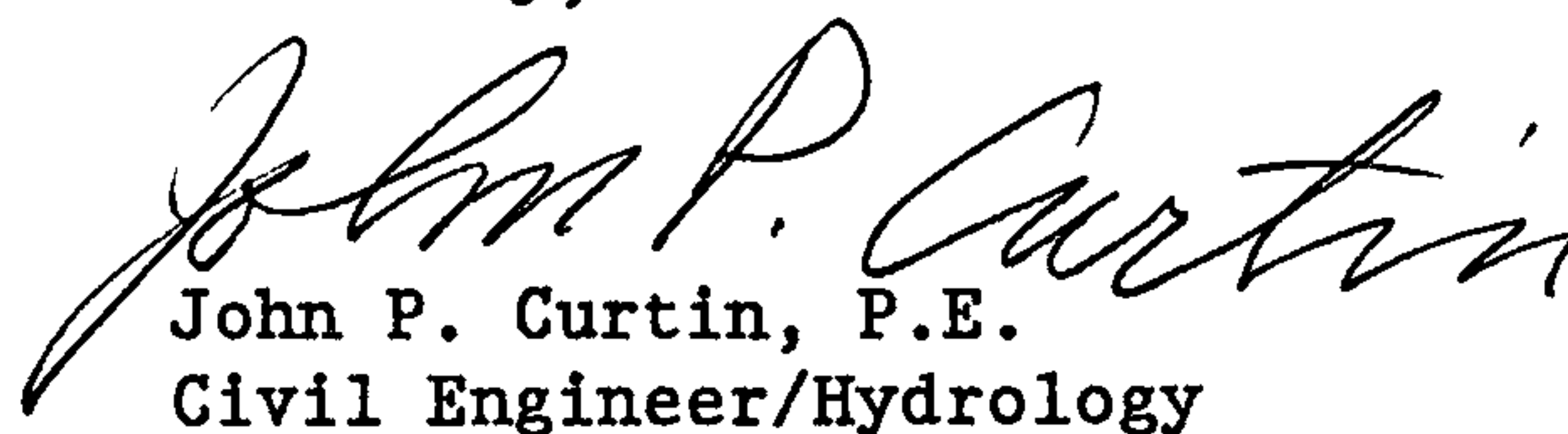
Based on the information included in the submittal referenced above, City Hydrology APPROVES Phase 2 of this project for Building Permit.

Include a copy of the Grading & Drainage Plan in the set of construction documents submitted to the "One-Stop" for the Building Permit.

Engineer's Certification of grading & drainage per DPM checklist must be approve before any Certificate of Occupancy will be released.

If you have any questions about this project, You may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Alan Martinez

WPHYD/3342/JPC

PUBLIC WORKS DEPARTMENT

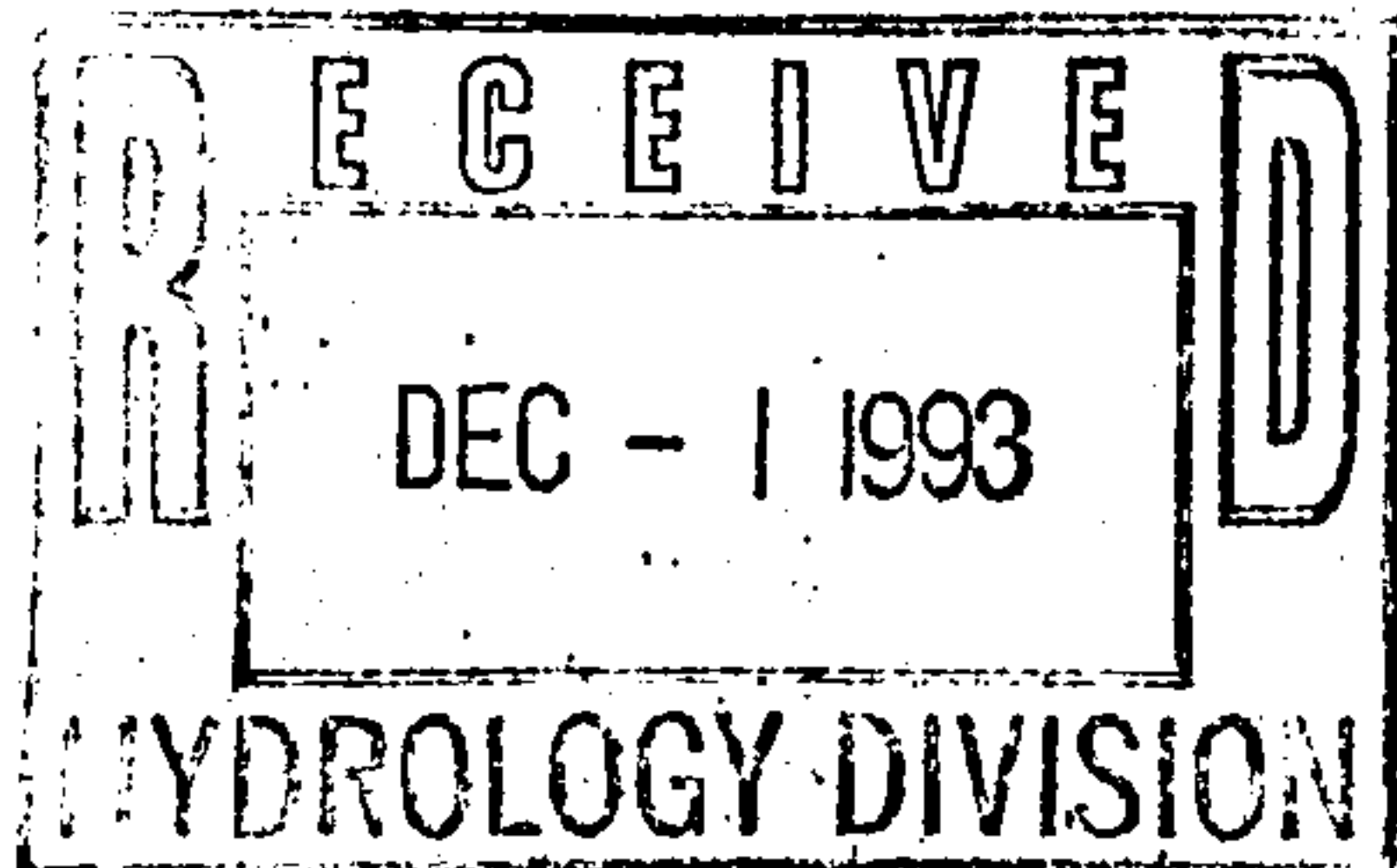
PROJECT TITLE: JOHN XXIII CATHOLIC COMMUNITY ZONE ATLAS/DRNG. FILE #: F-22/DAI
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Lot 12 TRAMWAY RIDGE
CITY ADDRESS: 4841 Tramway Ridge N.E.
ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN
ADDRESS: 6010-B MIDWAY PARK BLVD. N.E. PHONE: 345-4250
OWNER: JOHN XXIII CATHOLIC COMMUNITY CONTACT: ARCHITECT
ADDRESS: 4841 TRAMWAY RIDGE N.E. PHONE: _____
ARCHITECT: SIERRA ARCHITECTS CONTACT: DAVID CALLAHAN
ADDRESS: 429 SIERRA DRIVE S.E. PHONE: 263-6809
SURVEYOR: BERNIE SEITZ CONTACT: ARCHITECT
ADDRESS: _____ PHONE: _____
CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: RAY SMITH
ADDRESS: 8701 WASHINGTON N.E. 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: 12/1/93BY: Michele (Mike) F. De Lilla



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 8, 1993

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: CON. GRADING & DRAINAGE PLAN FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED NOVEMBER 4, 1993 FOR FOUNDATION PERMIT APPROVAL
ENGINEER'S STAMP DATED 10-11-93; (F-22/D11A1)

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, City Hydrology APPROVES this project for Foundation Permit.

Include a copy of the Conceptual Grading & Drainage Plan in the set of construction documents submitted to the "One-Stop" for the Foundation Permit.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Alan Martinez

WPHYD/3342/JPC

PUBLIC WORKS DEPARTMENT

PROJECT TITLE: John XXIII Catholic Church ZONE ATLAS/DRNG. FILE #: F22/D11A1
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Lot 12, Tramway Ridge
CITY ADDRESS: 4841 Tramway Ridge N.E.
ENGINEERING FIRM: Jeff Mortensen & Associates CONTACT: Jeff Mortensen
ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 345-4250
OWNER: John XXIII Catholic Community CONTACT: Architect
ADDRESS: 4841 Tramway Ridge N.E. PHONE: _____
ARCHITECT: Sierra Architects CONTACT: David Callahan
ADDRESS: 429 Sierra Drive S.E. PHONE: 263-6809
SURVEYOR: Bernie Seitz CONTACT: Architect
ADDRESS: _____ PHONE: _____
CONTRACTOR: Klinger Constructors CONTACT: Ray Smith
ADDRESS: 8701 Washington N.E. PHONE: 822-9990

TYPE OF SUBMITTAL:

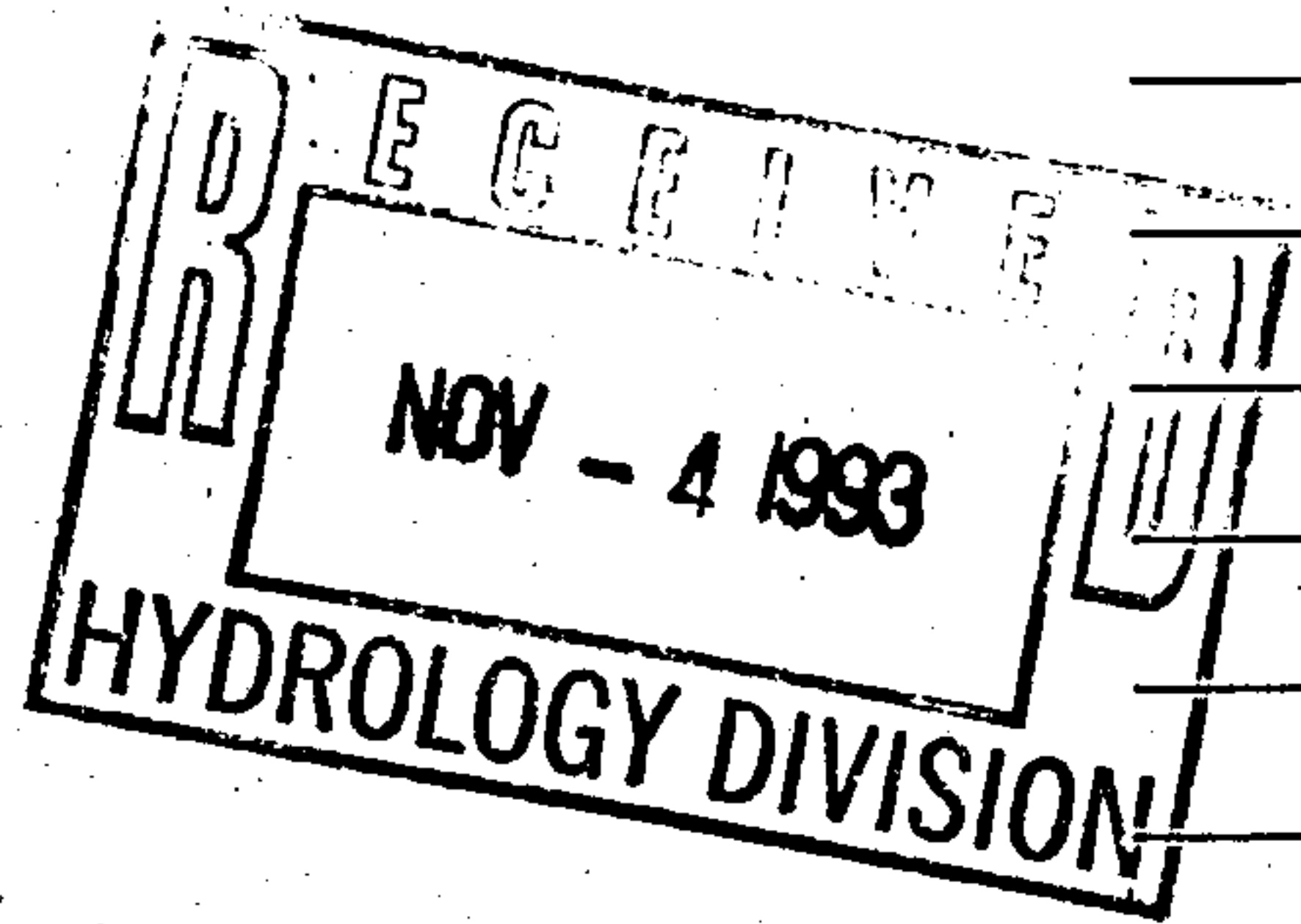
____ DRAINAGE REPORT
XX DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
XX GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERTIFICATION
____ OTHER

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
XX 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: 11-04-93
BY: Jeffrey G. Mortensen



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

920273

November 04, 1993

Mr. John Curtin
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: John XXIII Phasing - F22/D11A1

Dear John:

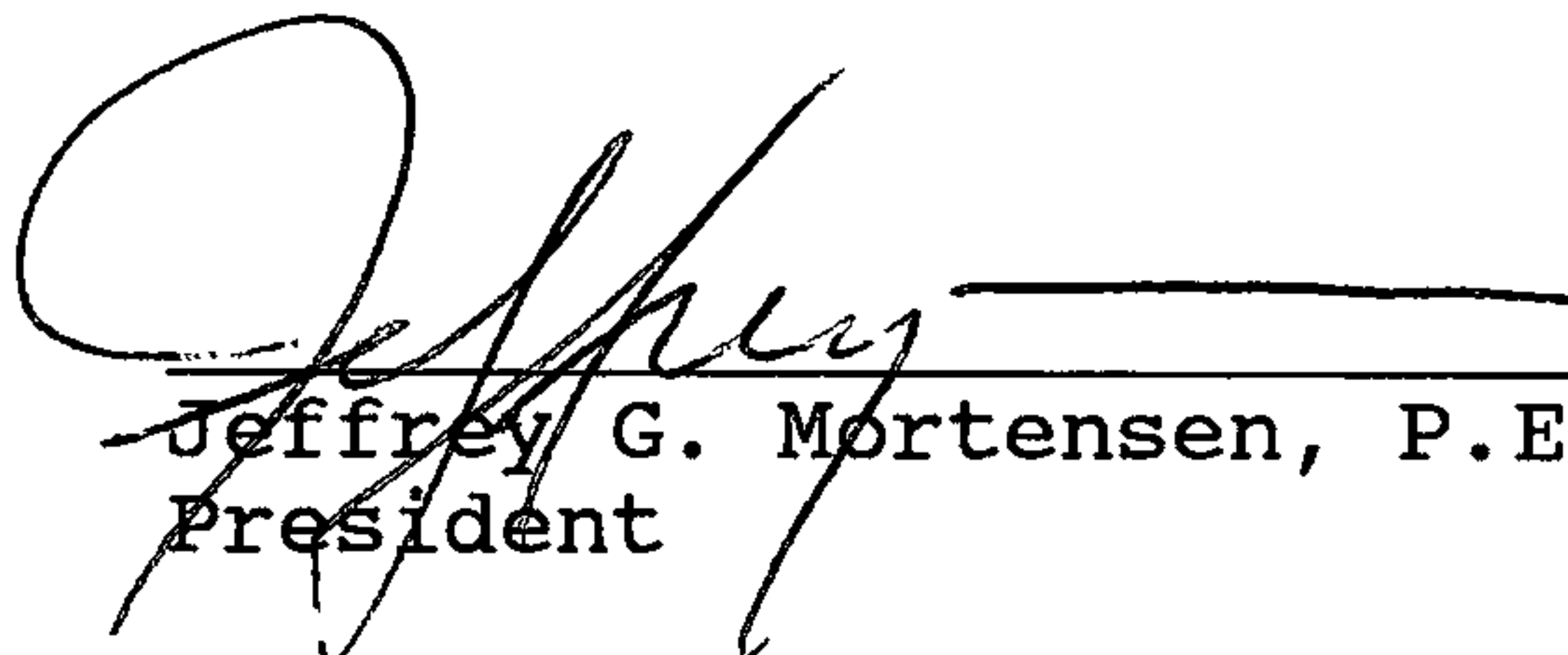
Transmitted herewith is one Drainage Information Sheet for the subject project requesting approval for Foundation Permit. We request that this Information Sheet be attached to our previous submittal. The Conceptual Drainage Plan has sufficient detail to construct the Phase II building foundation. The relationship between the existing building and Phase II is firmly established by the building designs.

A final Grading and Drainage Plan for Building Permit will be submitted at a later date. The Contractor and Owner wish to begin construction, hence we are requesting Foundation Permit approval at this time. The final Grading and Drainage Plan will address your comments at set forth in your letter dated October 27, 1993. Sufficient land area will remain undeveloped such that if additional ponding is required, it can be incorporated into the undeveloped land which will be developed in subsequent phases.

Your cooperation in this matter will be greatly appreciated. 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
Enclosure
xc: David Callahan



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 27, 1993

Jeff Mortensen, P.E.
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: CON. GRADING & DRAINAGE PLAN FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED OCTOBER 12, 1993 FOR SITE DEVELOPMENT PLAN APPROVAL
ENGINEER'S STAMP DATED 10-11-93; (F-22/D11A1)

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, City Hydrology APPROVES this project for Site Development Plan.

Please submit a separate Phase II Grading & Drainage Plan for Building Permit approval. Include verification that Phase II will not exceed existing downstream capacity.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

xc: Fred Aguirre

WPHYD/3342/JPC

PUBLIC WORKS DEPARTMENT

DRAINAGE INFORMATION SHEET

PROJECT TITLE: JOHN XXIII CATHOLIC CHURCH ZONE ATLAS/DRNG. FILE #: 920273 F22/D11A1

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

LEGAL DESCRIPTION: LOT 12, TRAMWAY RIDGE

CITY ADDRESS: 4841 TRAMWAY RIDGE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

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

OWNER: JOHN XXIII CATHOLIC COMMUNITY CONTACT: ARCHITECT

ADDRESS: 4841 TRAMWAY RIDGE NE PHONE: _____

ARCHITECT: SIERRA ARCHITECTS CONTACT: DAVID CAULAHAN

ADDRESS: 429 SIERRA DR SE PHONE: 263-6809

SURVEYOR: BERNIE SEITZ CONTACT: ARCHITECT

ADDRESS: _____ PHONE: _____

CONTRACTOR: KLINGER CONSTRUCTORS CONTACT: RAY SMITH

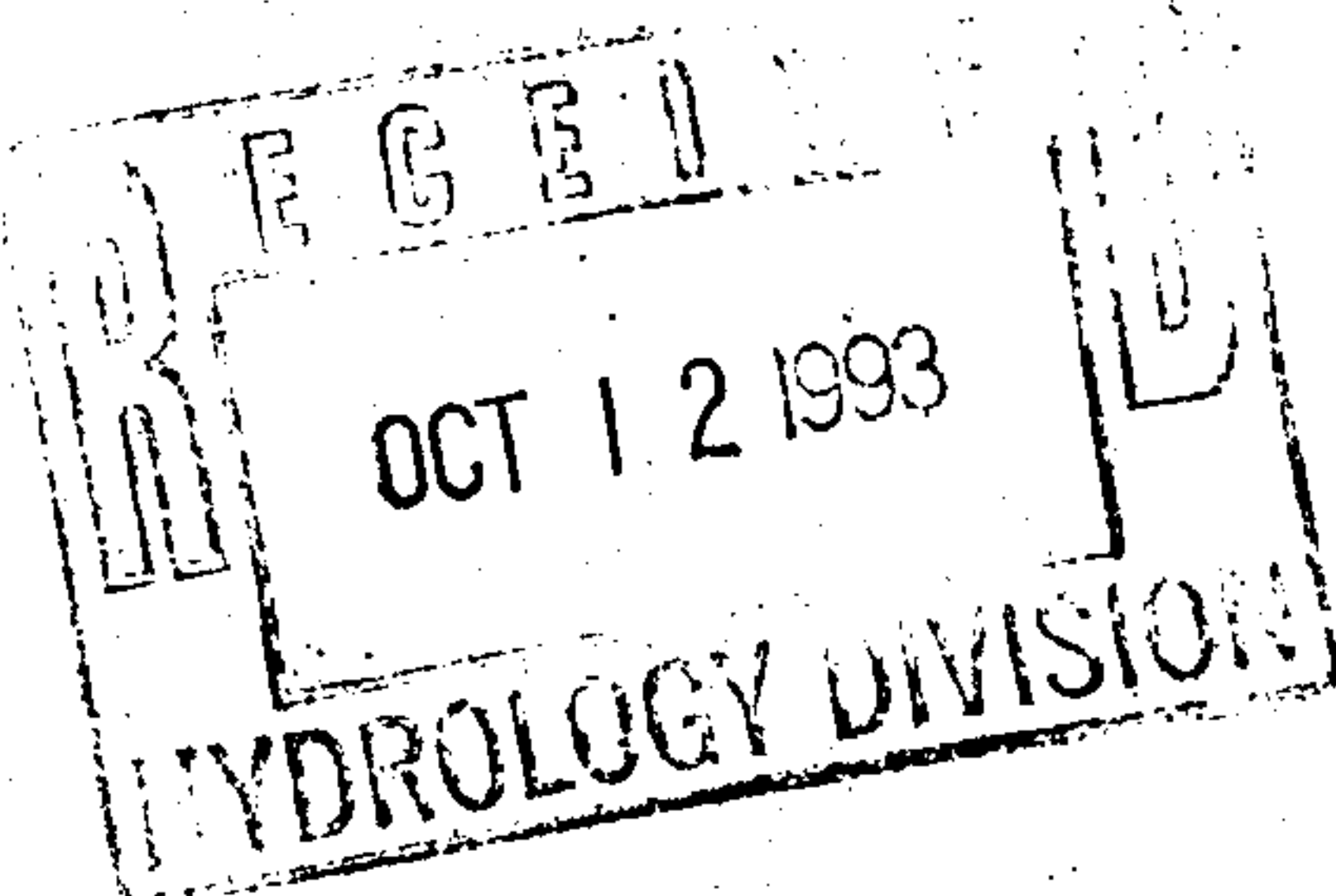
ADDRESS: 8701 WASHINGTON NE PHONE: 822-9990

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:

- ☐ 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: 10/12/93
 BY: JEFFREY G. MORTENSEN



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 10, 1992

Martin Lewis
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR JOHN XXIII CATHOLIC COMMUNITY (F-22/D11A1)
RECEIVED SEPTEMBER 2, 1992 FOR BUILDING PERMIT APPROVAL
STAMPED & DATED 09-01-92 -

Dear Mr. Lewis

Based on the information included in the submittal referenced above, this project is approved for building Permit. The Grading and Drainage Plan must be included in the construction documents for this project. Certification of grades in accordance with the DPM checklist will be required before Certificate of Occupancy is issued.

If I can be of further assistance, you may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
PWD/Hydrology

xc: Alan Martinez

WP+HYD3342;jpc

PUBLIC WORKS DEPARTMENT

JOHN XXIII CATHOLIC COMMUNITY

PROJECT TITLE: PHASE II ZONE ATLAS/DRNG. FILE #: F-22/D11-A1
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOT 12, TRAMWAY RIDGE
CITY ADDRESS: 4831 TRAMWAY RIDGE DR NE 87111
ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. INC. CONTACT: MARTIN LEWIS
ADDRESS: 6010-B MIDWAY PK BLVD NE 87109 PHONE: 345-4250
OWNER: JOHN XXIII CATHOLIC COMMUNITY CONTACT: _____
ADDRESS: 4831 TRAMWAY RIDGE DR NE PHONE: 293-0088
ARCHITECT: DAVID CALLAHAN CONTACT: DAVID CALLAHAN
ADDRESS: 429 SIERRA DR. NE 87108 PHONE: 255-8630
SURVEYOR: PROFESSIONAL CONTRACTING SERVICES CONTACT: BERNARD SEITZ
ADDRESS: 2705 JUAN TABO NE 87112 PHONE: 294-2609
CONTRACTOR: (ARCHITECT TO FURNISH NAME) CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER Resubmittal
(See change No. 13)

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 SEP - 2 1992 (SPECIFY)

DATE SUBMITTED: 9-2-92BY: MARTIN LEWIS



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 29, 1992

Martin Lewis
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED JUNE 25, 1992 FOR BUILDING PERMIT APPROVAL
(F-22/D11A1)

Dear Mr. Lewis

Based on the information included in the submittal referenced above, this project is approved for building Permit. The Grading and Drainage Plan need to be included in the construction documents for this project.

If I can be of further assistance, you may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
PWD/Hydrology

WP+HYD3342;jpc

PUBLIC WORKS DEPARTMENT

JOHN XXIII CATHOLIC COMMUNITY

PROJECT TITLE: PHASE II ZONE ATLAS/DRNG. FILE #: F-22/DHAI
DRB #: _____ EPG #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOT 12, TRAMWAY RIDGE
CITY ADDRESS: 4831 TRAMWAY RIDGE DR NE 87111
ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. INC. CONTACT: MARTIN CENIS
ADDRESS: 6010-B MIDWAY PK BLVD NE 87109 PHONE: 345-4250
OWNER: JOHN XXIII CATHOLIC COMMUNITY CONTACT: -
ADDRESS: 4831 TRAMWAY RIDGE DR NE PHONE: 293-0088
ARCHITECT: DAVID CALAHAN CONTACT: DAVID CALAHAN
ADDRESS: 429 SIERRA DR. NE 87108 PHONE: 255-8630
SURVEYOR: PROFESSIONAL CONTRACTING SERVICES CONTACT: BERNARD SEITZ
ADDRESS: 2705 JUAN TABO NE 87112 PHONE: 294-2609
CONTRACTOR: (ARCHITECT TO FURNISH NAME) CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

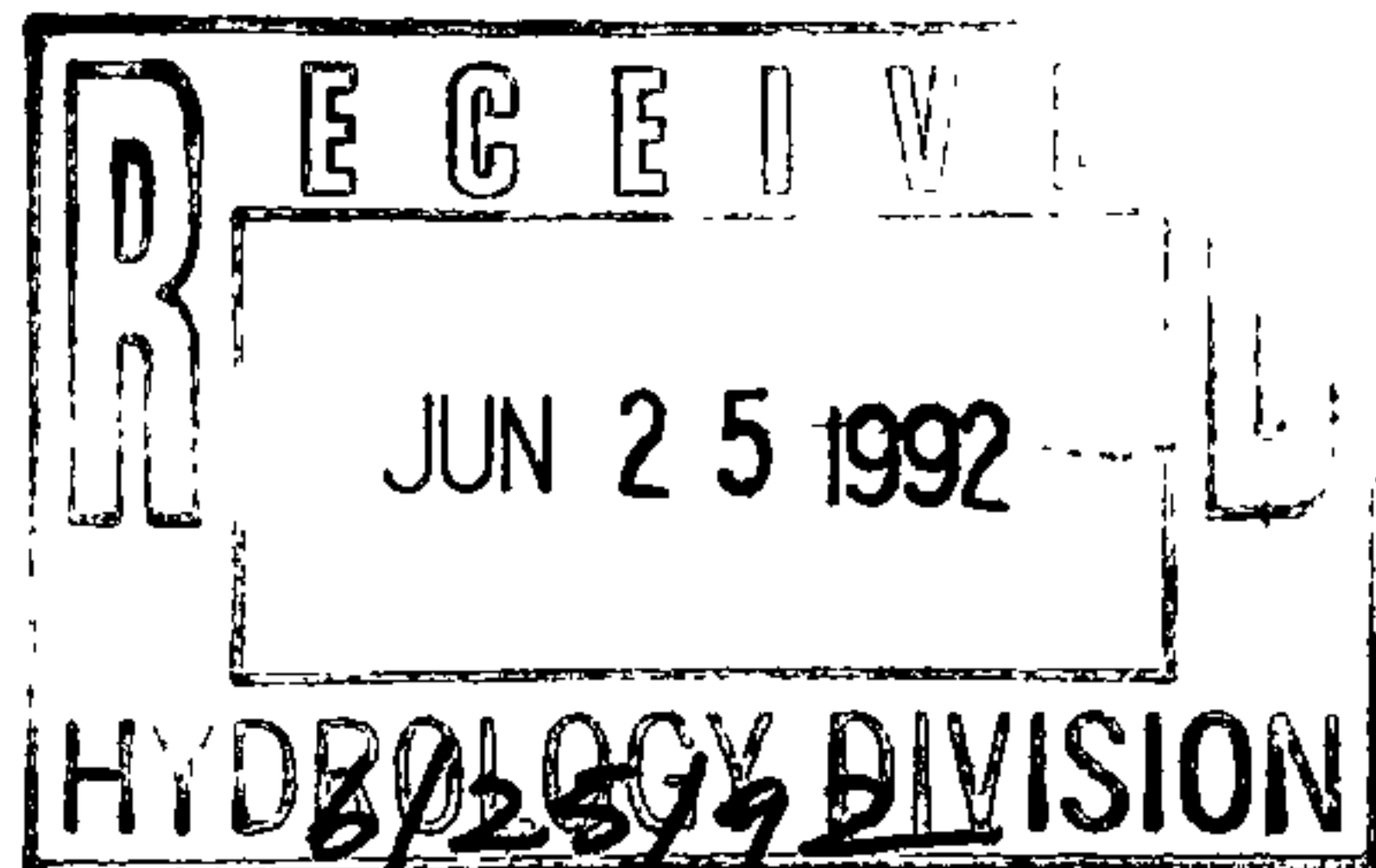
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER - RESUBMITTAL

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 RESUBMITTAL (SPECIFY)



DATE SUBMITTED:

BY:

MARTIN CENIS



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 26, 1992

Martin Lewis
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: DRAINAGE REPORT FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED MAY 22, 1992 FOR BUILDING PERMIT APPROVAL
(F-22/D11A1)


Dear Mr. Lewis

I have reviewed the information provided in your submittal, the Conceptual Drainage Plan by Espey-Huston, and the Tramway Ridge Plat. From these sources I have reached the following conclusions:

1. The Conceptual Drainage Plan used an intensity of 4.16 instead of 5.39 which you used. Therefore the percent impervious for the entire subdivision needs to be reduced by that ratio to 52%. Street R.O.W. makes up 15% of the area of the subdivision. This will reduce the percent impervious for each lot to 44%. The proposed lot plan is 59% impervious. Therefore a portion of the runoff from Lot 12 will need to be detained on site.
2. Assume that Lots 1, 6, 8, 9, & 12 and 0.96 Acres of Street R.O.W. drain to the Drainage Easement between Lots 6 & 7 of the New Holiday Park, Parts 5 & 6. Runoff from Tramway Ridge Drive and Tramway Blvd total 5.3 cfs. This public runoff must be drained before any private runoff can be drained. Based on the ratio of areas, Lot 12 is allowed to discharge 18.3 cfs. The proposed plan for Lot 12 will discharge 19.9 cfs. This also indicates that ponding will be required.
3. The City can not take responsibility for the survey. You shall include a copy of the survey stamped by the surveyor or the surveyor shall stamp your grading plan.

Address the preceding comments and submit the revised plans for Building Permit approval. If you have any questions, you may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
PWD/Hydrology

WP+HYD3342;jpc

PUBLIC WORKS DEPARTMENT

DRAINAGE INFORMATION SHEET

JMA # 420271

JOHN ~~XXII~~ CATHOLIC COMMUNITY

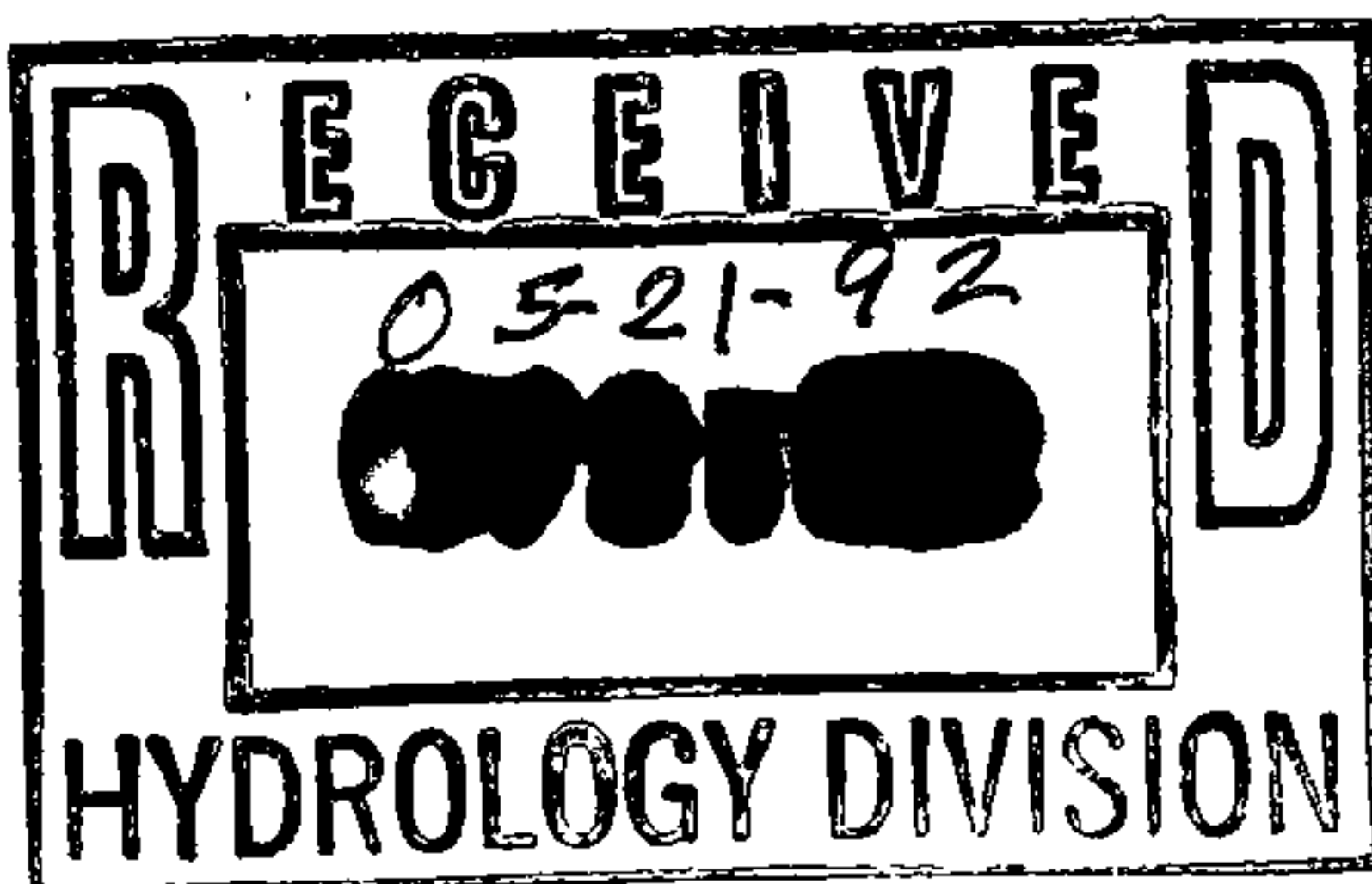
PROJECT TITLE: PHASE II ZONE ATLAS/DRNG. FILE #: F-22/D11A1
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOT 12, TRAMWAY RIDGE
CITY ADDRESS: 4831 TRAMWAY RIDGE DR NE 87111
ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. INC. CONTACT: MARTIN LEWIS
ADDRESS: 6010-B MIDWAY PK BLVD NE 87109 PHONE: 8 345-4250
OWNER: JOHN ~~XXII~~ CATHOLIC COMMUNITY CONTACT: -
ADDRESS: 4831 TRAMWAY RIDGE DR NE PHONE: 293-0088
ARCHITECT: DAVID CALLAHAN CONTACT: DAVID CALLAHAN
ADDRESS: 429 SIERRA DR. NE 87108 PHONE: 255-8630
SURVEYOR: PROFESSIONAL CONTRACTING SERVICES CONTACT: BERNARD SEITZ
ADDRESS: 2705 JUAN TABO NE 87112 PHONE: 294-2609
CONTRACTOR: (ARCHITECT TO FURNISH NAME) CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

- ☐ YES
☒ NO
☐ COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
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☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5/24/92
BY: MARTIN LEWIS



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 12, 1992

Martin Lewis
Jeff Mortensen & Assoc.
6010-B Midway Pk Blvd NE
Albuquerque, New Mexico 87109

RE: DRAINAGE REPORT FOR JOHN XXIII CATHOLIC COMMUNITY
RECEIVED APRIL 28, 1992 FOR BUILDING PERMIT APPROVAL
(F-22/D11A1)

Dear Mr. Lewis

I have reviewed your submittal for the referenced project and I have the following comments:

1. Indicate off-site flows entering drainage easements at northwest and southeast corners of the property.
2. Calculations dated 7/29/86 by Espey, Huston & Assoc. (F22/D11A) checked section H-H for 36.1 cfs. How much do you propose to discharge through this drainage easement channel?
3. North end of retaining curb appears to retain 4' of dirt. Is this safe? I do not believe that Section C-C would be stable. In fact, I calculate that the Factor of Safety for Overturning would be less than One.
4. Is the 11.50 elevation on the walkway by the Office and Meeting Spaces correct? It does not relate well to the F.F. elevation of 21.00.

Address the preceding comments and submit the revised plans for Building Permit approval. If you have any questions, you may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
PWD/Hydrology

WP+HYD3342;jpc

PUBLIC WORKS DEPARTMENT

DRAINAGE INFORMATION SHEET

JMA # 920271

JOHN XXIII CATHOLIC COMMUNITY

PROJECT TITLE: PHASE II ZONE ATLAS/DRNG. FILE #: F-22/D11A1
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOT 12, TRAMWAY RIDGE
CITY ADDRESS: 4831 TRAMWAY RIDGE DR NE 87111
ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. INC. CONTACT: MARTIN LEWIS
ADDRESS: 6010-B MIDWAY PK BLVD NE 87109 PHONE: 8345-4250
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ADDRESS: 2705 JUAN TABO NE 87112 PHONE: 294-2609
CONTRACTOR: (ARCHITECT TO FURNISH NAME) CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

APR 28 1992

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
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- ☐ SKETCH PLAT APPROVAL
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☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 4-28-92BY: MARTIN LEWIS