

Siena

■ ■ Corp

Architecture  
Development  
Construction

August 23, 1999

Mr. Fred Aguirre  
Head of Hydrology Division  
City of Albuquerque  
Plaza Del Sol-2<sup>nd</sup> Floor West  
600 2<sup>nd</sup> Street N.W.

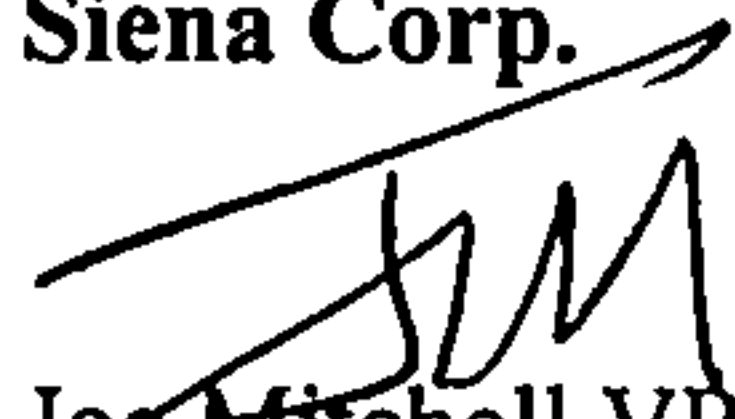
Reference: Engineer change for the Comanche Business Center

Dear Fred:

Please be aware that Siena Corp. has dismissed Chris Weiss as the engineer for Comanche Business Center, and retained Jeff Mortensen.

Should you have any questions or comments, please call.

Sincerely,  
Siena Corp.

  
Joe Mitchell VP

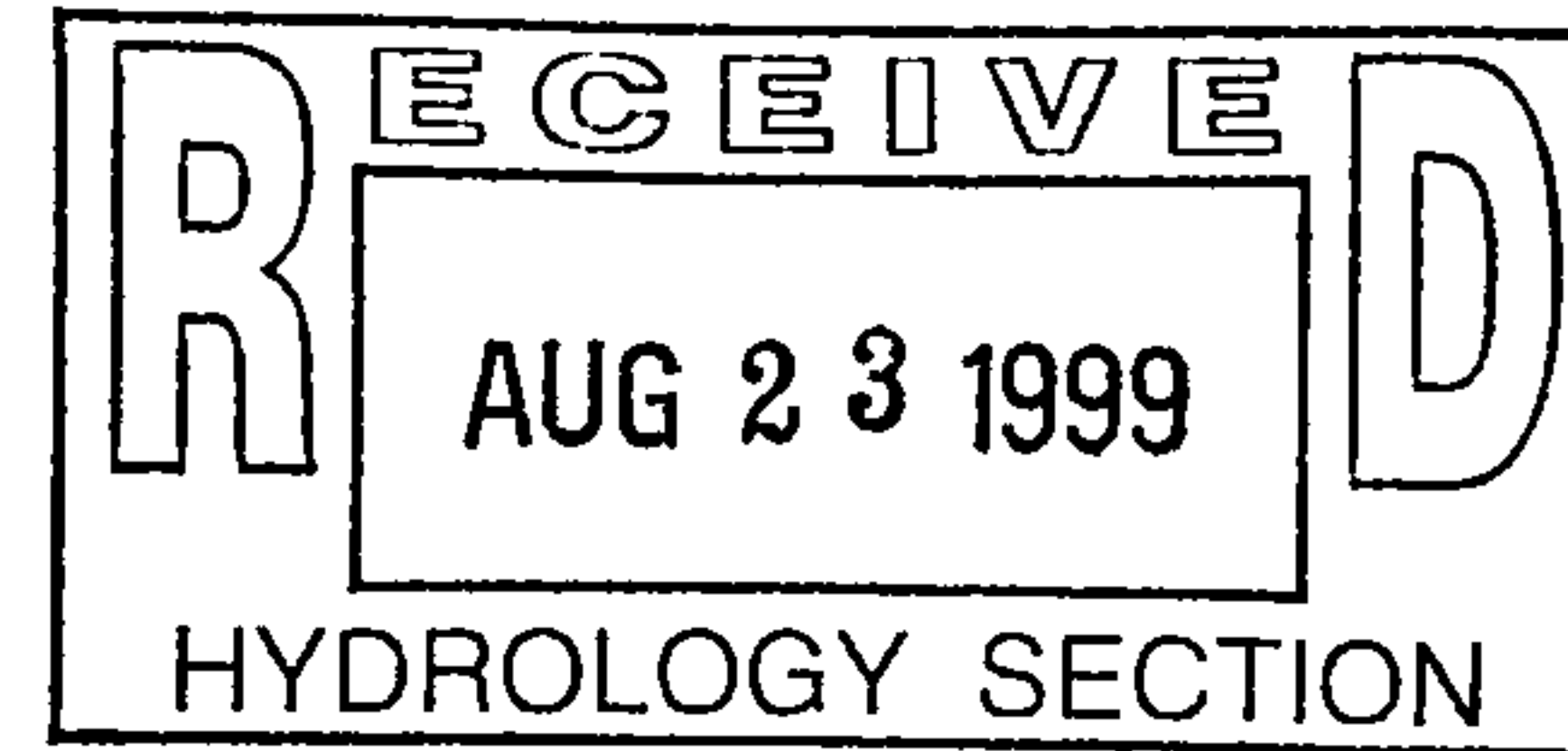
5353 Wyoming NE Ste 9  
Albuquerque, NM 87109  
Phone (505) 797-3540  
Fax (505) 797-2938

White

G-16 D082B

Siena Corporation  
5353 Wyoming Blvd. NE #9  
Albuquerque, NM 97109

Mr. Fred Aquirre  
COA ~ hand delivered





October 26, 1998

Marvin Kortum  
1605 Speakman Dr. SE  
Albuquerque, New Mexico 87123

RE: ENGINEER CERTIFICATION FOR TRACT B-1-A-1 & B-1-B-1 COMANCHE  
BUSINESS PARK (G16-D82B) CERTIFICATION STATEMENT DATED 9/11/98

Dear Mr. Kortum:

Based on the information provided on your September 11, 1998 resubmittal, Engineer  
Certification for the above referenced site is acceptable.

Please be advised that the final Certificate of Occupancy will not be released until a copy of the  
letter of acceptance for the Work Order items has been submitted.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
File ✓

Sincerely

*Bernie J. Montoya*  
Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!





March 17, 1998

Marvin Kortum  
1605 Speakman Dr. SE  
Albuquerque, New Mexico 87123

RE: REVISED DRAINAGE PLAN FOR TRACTS B-1-A-1 & B-1-1-B COMANCHE  
BUSINESS PARK (G16-82B) REVISION DATED 3/16/98

Dear Mr. Kortum:

Based on the information provided on your March 16, 1998 submittal, the above referenced site is approved for Building Permit. In reference to your concern about the common pond. Attached you will find the as-built information provided by Jeff Mortensen and Associates. I tend to believe that the information that you obtained from the owner was incorrect. The attachment also indicates that per the MDP all the developed run-off was suppose to be routed to the inlets on Vassar Pl.. A portion of Tract B-1-K was allowed to discharge into Vassar DR., therefore you will be allowed only that portion to the west to discharge also onto Vassar Dr..

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

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Please be advised that a separate submittal for Tract B-1-C-1 will be required prior to Building Permit release.

If I can be of further assistance, please feel free to contact me at 924-3986.

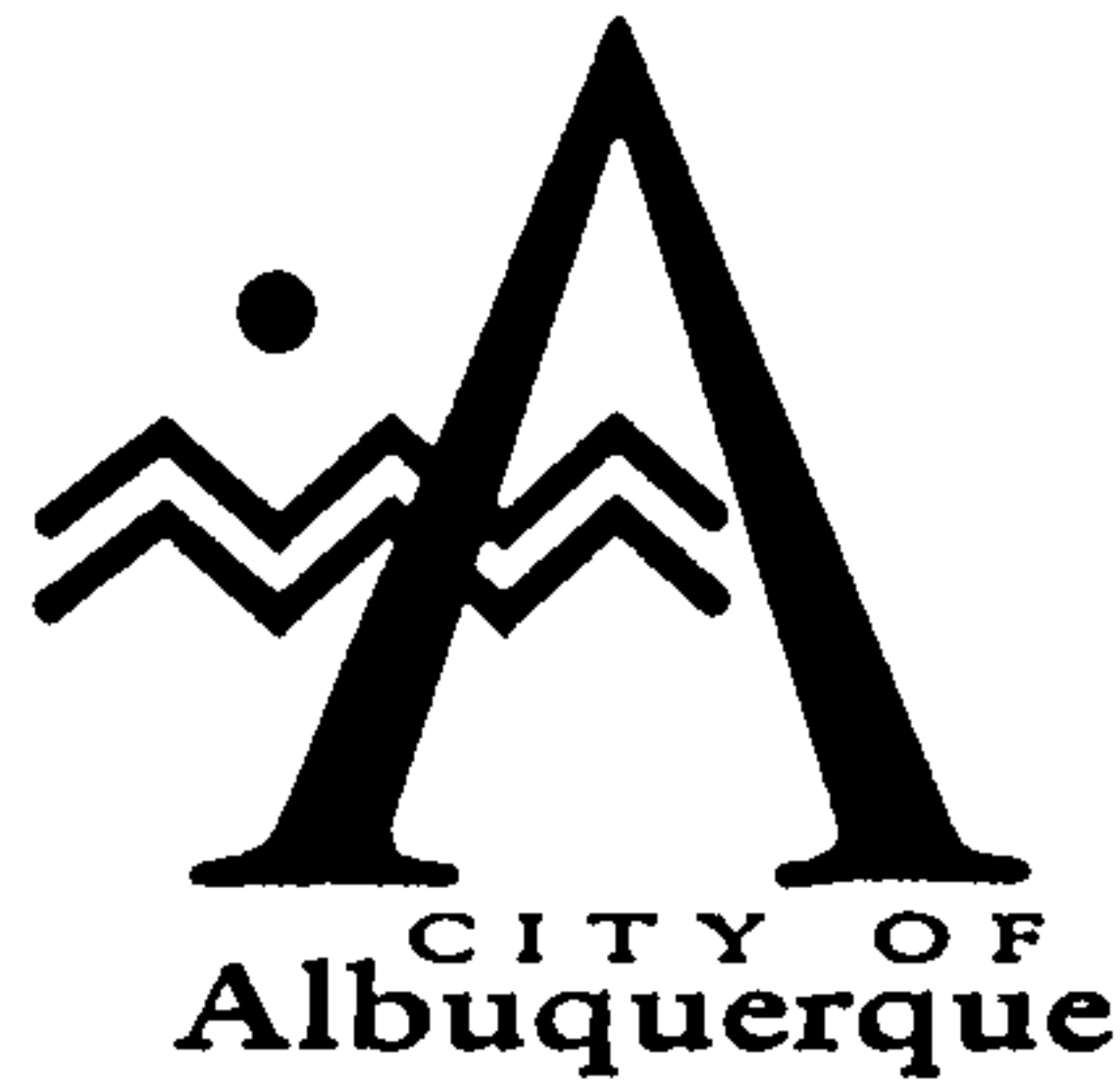
C: Andrew Garcia  
{ File }  
Hap Crawford

Sincerely

*Bernie J. Montoya*  
Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!





June 22, 1998

Marvin Kortum  
1605 Speakman Dr. SE  
Albuquerque, New Mexico 87123

RE: ENGINEER CERTIFICATION FOR TRACTS B-1-A-1 & B-1-B-1 COMANCHE  
BUSINESS PARK (G16 -82B) CERTIFICATION STATEMENT DATED 5/26/98

Dear Mr. Kortum:

Based on the information provided on your May 27, 1998 submittal, a 30 day temporary Certificate of Occupancy will be issued until the Work Order items are completed and the letter of acceptance has been issued.

Also, with your resubmittal, please identify on your legend what the as-built designation is.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely

*Bernie J. Montoya*  
Bernie J. Montoya CE  
Associate Engineer

---

Good for You, Albuquerque!



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: GRADING & DRAINAGE PLAN  
TR. B-1-A-1, B-1-B-1 ZONE ATLAS/DRNG. FILE #: E-16/D82 B  
LEGAL DESCRIPTION: COMMINGLED BUSINESS PARK  
CITY ADDRESS: VASSAR PLACE NG  
ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum  
ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774  
Albuquerque, NM 87123  
OWNER: HAP CRAWFORD CONTACT: \_\_\_\_\_  
ADDRESS: 812 CHAMISAL LANE N.W PHONE: 890-5601  
ARCHITECT: ALBUQUERQUE 87113 CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## PRE-DESIGN MEETING:

☐ YES  
☒ NO  
☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

DRB NO. \_\_\_\_\_  
EPC NO. \_\_\_\_\_  
PROJ. NO. 590381

## TYPE OF SUBMITTAL:

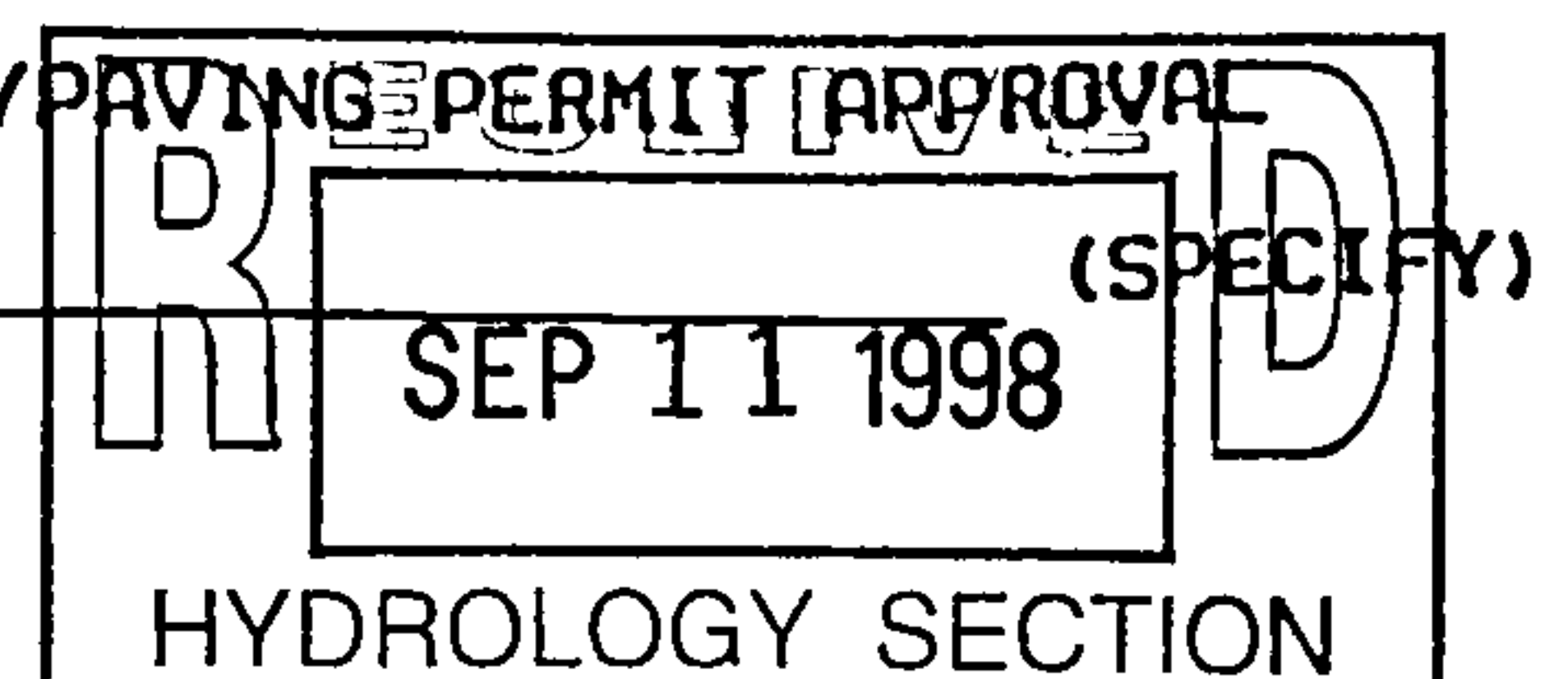
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION PHASE II

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE DEVELOPMENT PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☒ FOUNDATION PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ ROUGH GRADING PERMIT APPROVAL  
☐ GRADING/PAVING PERMIT APPROVAL  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: SEP 11, 1998

BY: MARVIN R KORTUM



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: GRADING & DRAINAGE PLAN  
 LEGAL DESCRIPTION: TR. B-1-A-1, B-1-B-1  
 CITY ADDRESS: COMMUNITY BUSINESS PARK  
 ZONE ATLAS/DRNG. FILE #: F-16/D82 B  
 CITY ADDRESS: VASSAR PLACE NG

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum  
 ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774  
Albuquerque, NM 87123  
 OWNER: HAR CRAWFORD CONTACT: \_\_\_\_\_  
 ADDRESS: 812 CHAMISAL LANE N.W PHONE: 890-5601  
 ARCHITECT: ALBUQUERQUE 87113 CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

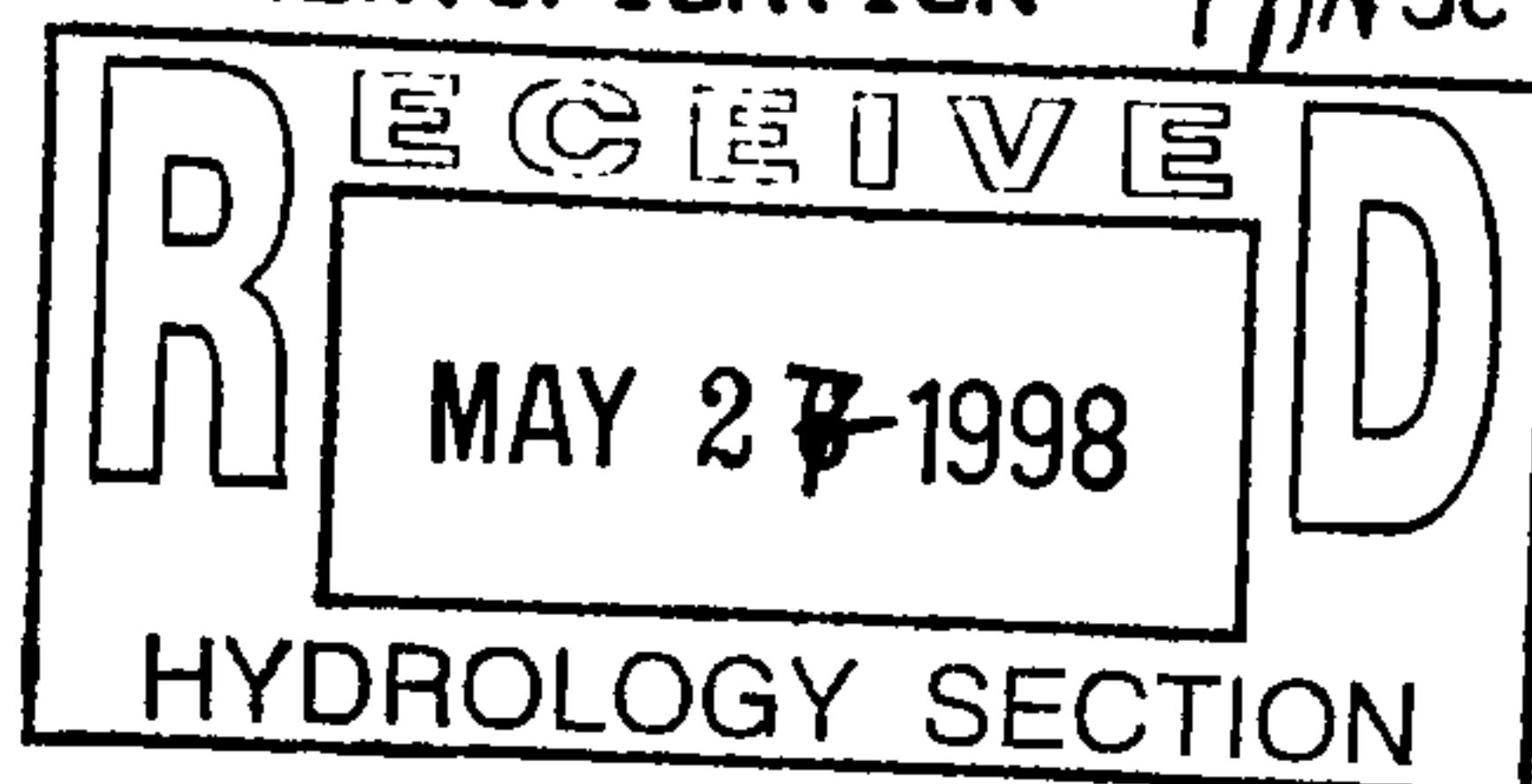
## PRE-DESIGN MEETING:

☐ YES  
☒ NO  
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. \_\_\_\_\_  
 EPC NO. \_\_\_\_\_  
 PROJ. NO. 590381

## TYPE OF SUBMITTAL:

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



## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE DEVELOPMENT PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☒ FOUNDATION PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ ROUGH GRADING PERMIT APPROVAL  
☐ GRADING/PAVING PERMIT APPROVAL  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: MAY 26 1998  
 BY: MARVIN R KORTUM

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: GRADING & DRAINAGE PLAN  
TR. B-1-A-1, B-1-B-1 ZONE ATLAS/DRNG. FILE #: G-16/D82B

LEGAL DESCRIPTION: COMMERCIAL BUSINESS PARK

CITY ADDRESS: VASSAR PLACE NE

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774  
Albuquerque, NM 87123

OWNER: HAP CRUICK CONTACT: \_\_\_\_\_

ADDRESS: 812 CHAMISAL LANE N.W PHONE: 890-5601

ARCHITECT: ALBUQUERQUE 87113 CONTACT: \_\_\_\_\_

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

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

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

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

## PRE-DESIGN MEETING:

\_\_\_\_ YES

X NO

\_\_\_\_ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. \_\_\_\_\_

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_

## TYPE OF SUBMITTAL:

\_\_\_\_ DRAINAGE REPORT

X DRAINAGE PLAN

\_\_\_\_ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

\_\_\_\_ EROSION CONTROL PLAN

\_\_\_\_ ENGINEER'S CERTIFICATION

## CHECK TYPE OF APPROVAL SOUGHT:

\_\_\_\_ SKETCH PLAT APPROVAL

\_\_\_\_ PRELIMINARY PLAT APPROVAL

\_\_\_\_ SITE DEVELOPMENT PLAN APPROVAL

\_\_\_\_ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

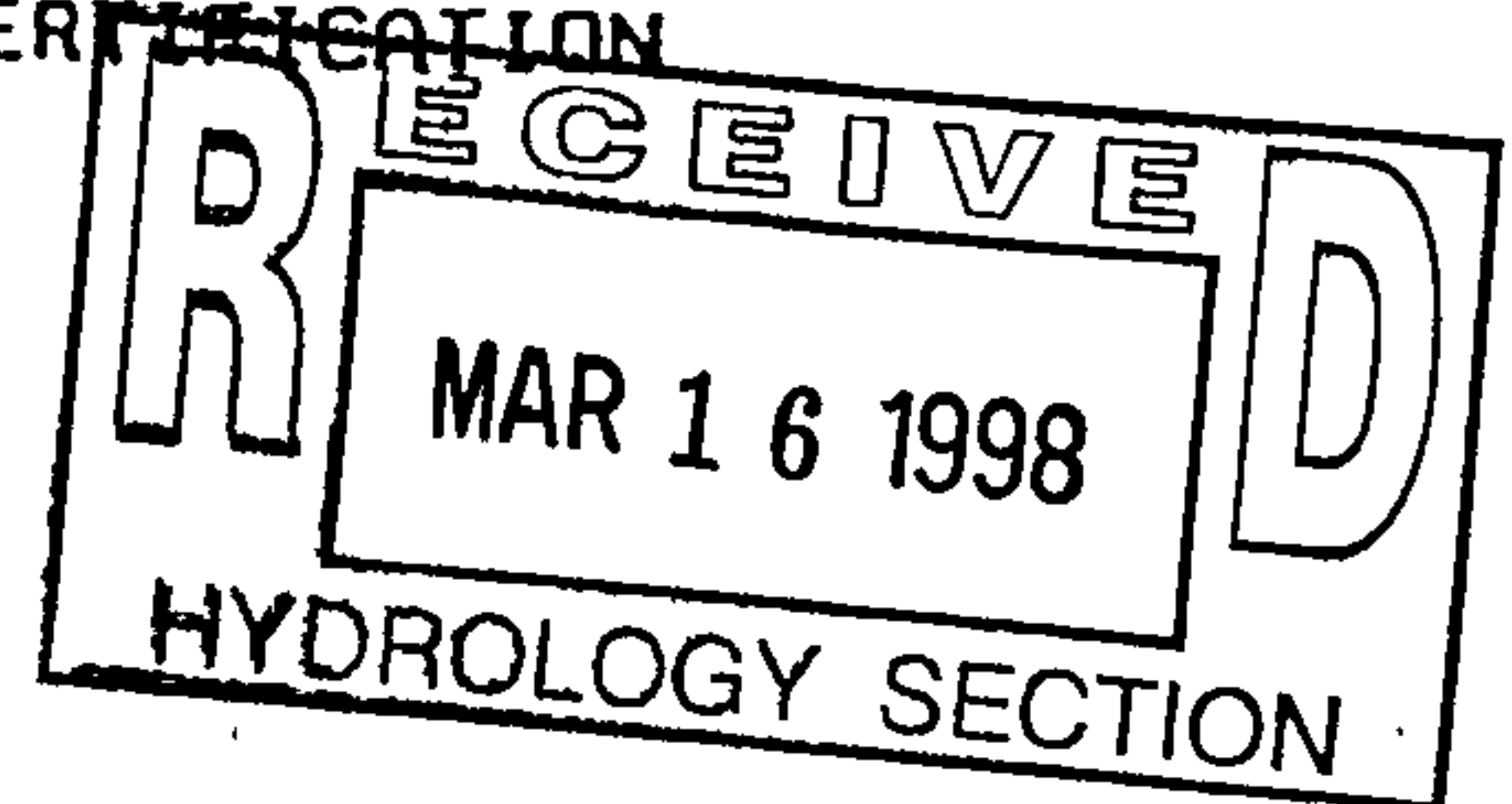
X FOUNDATION PERMIT APPROVAL

\_\_\_\_ CERTIFICATE OF OCCUPANCY APPROVAL

X ROUGH GRADING PERMIT APPROVAL

\_\_\_\_ GRADING/PAVING PERMIT APPROVAL

\_\_\_\_ OTHER \_\_\_\_\_ (SPECIFY)



DATE SUBMITTED: MARCH 16, 1998

BY: MARVIN R KORTUM

Marvin R Kortum  
1605 Speakman Drive SE  
Albuquerque, New Mexico 87123  
NMPE 6519  
(505) 299-0774

March 16, 1998

City of Albuquerque  
Hydrology Section  
ATTN: Mr. Bernie Montoya  
Public Works Department  
Albuquerque, New Mexico 87103  
924-3986

REFERENCE: Grading and Drainage Plan for Tracts B-1-A-1 and  
B-1-B-1, Comanche Business Park, Map G-16 (G16-D82B).

Dear Bernie:

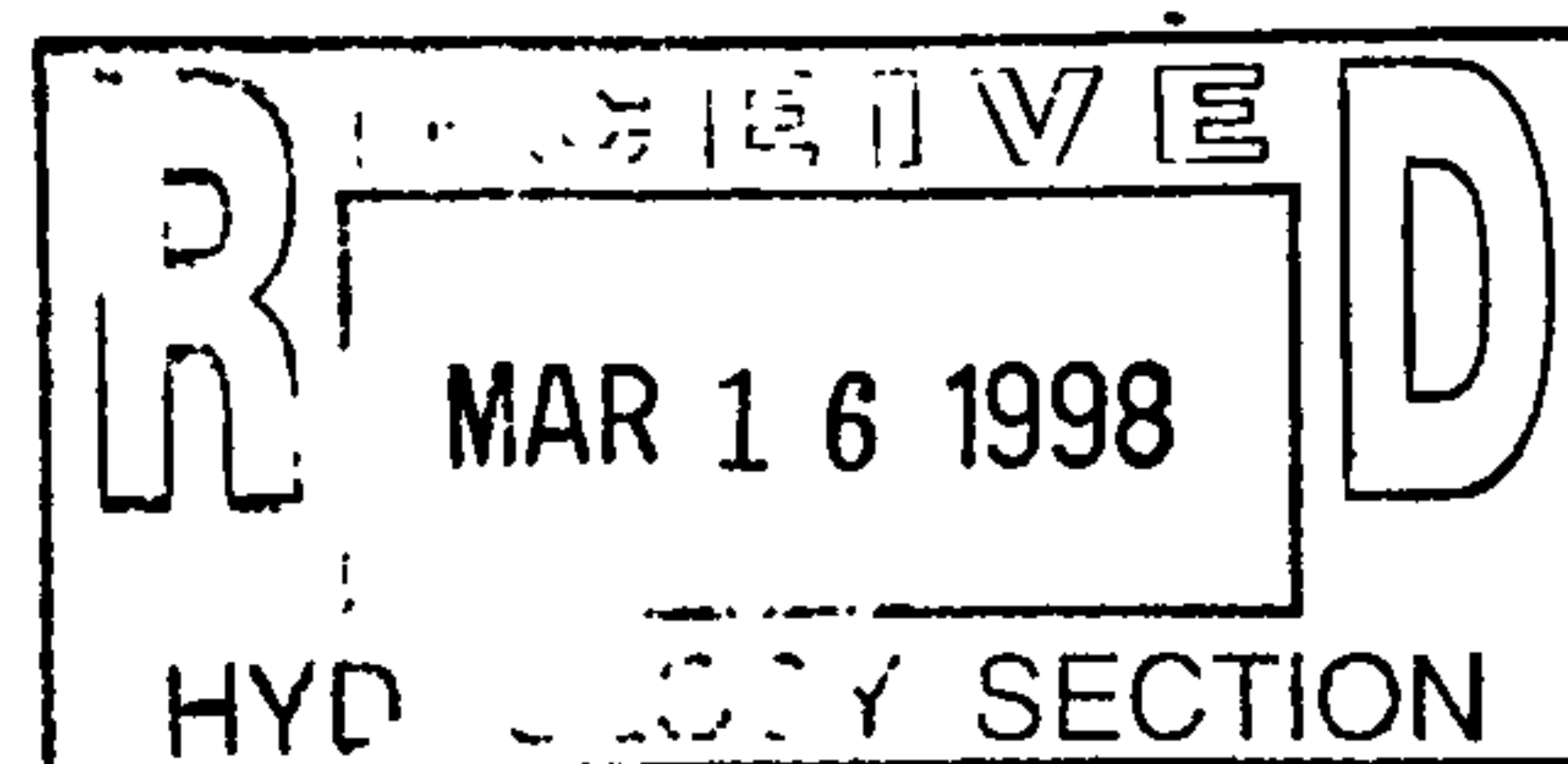
This letter forwards a revised Grading and Drainage Plan for the referenced project with a revision date of March 16, 1998. Specific comments from your letter of March 9, 1998 are discussed below:

Comment 1: The items on the check list are as follows:

A. The street side limits of the pond are placed 3'-4" from the right-of-way line and 13'-4" from the pavement. The check list states that the pond must be ten feet from the pavement if the pond is 18" or less in depth, so the proposed design is now satisfactory.

B. A waterproof membrane is specified to be placed to a depth of 3 feet below the invert of the pond, adjacent to the ponds limit closest to the building, effectively creating a water block between the pond and the building foundation. The material specified is similar to that used to waterproof lagoons or waterproof subsurface basements. The three feet depth is below the depth of percolation for the pond within the required holding period for the pond, which is less than 24 hours for the 100 year storm. Lesser storms will have much less of a holding period.

Comment 2: The area of the pond has been increased so that the pond will be less than 18" deep with the runoff from the 100-year design storm. For a storm with greater runoff than the 100-year storm there is an overflow provided that will permit the pond to overflow without significant increase in the depth of the pond over the 18" design depth. A fence will not be required for the pond as now designed.



Comment 3 and 4: You state that the design should take into consideration an interim concept that can be adopted to the final solution. The design as presented is to meet the final solution, which is a limitation of 3.61 CFS peak discharge per acre for the fully developed tracts. The Master Drainage Plan for the site verbally states that... "pending completion of SAD.216, on-site retention is proposed for this site. It is proposed to collectively pond the entire runoff volume from the 100-year 10-day rainfall event for the entire site in a 'community' pond". The attached grading scheme and proposed pond with the Master Drainage Plan does not fully support the verbal proposal. The grading scheme shows a divide along Vassar Place located about 75 feet east of the east right-of-way line of Vassar Drive, showing that runoff along Vassar Place west of the divide flows into the right-of-way of Vassar Drive. Also, the apparent ponding requirement for the 100-year, 10 day runoff for the "community" is as follows:

Basin B-3A	developed	141,660	CF
Basin B-2A-1	developed	6,615	CF
Off-site Basin 1	undeveloped	2,710	CF
Off-site Basin 2	undeveloped	7,340	CF
Off-site Basin 3	undeveloped	1,970	CF
Total		170,295	CF

The designed pond in the Master Drainage Plan is stated to contain a volume of 146,475 CF (the true volume is 142,128 CF, using the design dimensions of 9 feet deep, top area of 24000 SF, and bottom area of 8556 SF, with 3:1 side slopes). Using the true volume, a deficit exists in the required pond volume of 28,167 CF (170,295-142,128). There is no discussion on the copy of the Master Drainage Plan that I have concerning this deficit or how it is to be overcome. (My copy of the Master Drainage Plan may be outdated. It was obtained from the owner as a condition of the sale of the property).

I have graded the tract B-1-A-1 according to the Master Drainage Plan, with that portion of the tract generally west of the proposed divide on Vassar Place being directed to the west, and the rest of the tract having runoff going to the interim pond by way of the sub-surface drain in Vassar Place. This proposed grading scheme does provide partial relief for the interim pond, reducing the deficit within the pond by 5310 CF (see attached table A-3 for runoff from the west portion of the tract B-1-A-1).

An alternative argument can be made that the portion of tract B-1-A-1 that has runoff going to Vassar Drive is but a small portion of the historic, undeveloped flow. The Master Drainage Plan shows that the historic undeveloped flow to Vassar Drive is 54.3 CFS from the community of basins. About one-half of this would cross tract B-1-A-1 going from east to west, or about 25 CFS. The proposed grading on tract B-1-A-1 reduces this runoff to 1.94 CFS (see attached table A-3) for the developed condition and the 100-year storm, or a reduction of about 23 CFS from the historic flow, which is now being directed to the interim pond.

Another fact entering the discussion of the scheme of drainage during the interim period before SAD 216 is constructed is what is the time frame for the construction. I have talked to the SAD project engineer, Mr. Lunsford, who said that the City of Albuquerque portion of the project is funded, but that the County of Bernalillo portion is unfunded, and there is no definite date available at this time when such funding is to be scheduled. I do not know how the County decides on the priority for project funding, I imagine it has something to do with anticipated downstream hazards. At any rate, the diversion of the estimated 23 CFS into the interim pond from the 25 CFS for the undeveloped site should definitely reduce the risk to downstream properties.

Comment 5: Mr. Glenn Jurgensen's signature indicating approval is shown on the set of drawings for the movement of the inlet. Please clarify your request that a sign-off block be provided for Mr. Jurgensen on the plan drawing. Do you mean a sign-off block on the Work Order Plans to be submitted for the construction of the inlet and the driveway? Do you want a sign-off block on both the title sheet and the detail sheet? I ask these questions because it does take time for both Mr. Jurgensen and myself to obtain his signature, and I would appreciate guidance on what you want.

Thank you.

Sincerely,

Marvin R Kortum

cc: Hap Crawford

# DRAINAGE INFORMATION SHEET

city

PROJECT TITLE: GRADING & DRAINAGE PLAN  
TR. B-1-A-1, B-1-B-1 ZONE ATLAS/DRNG. FILE #: E-16/D82B  
 LEGAL DESCRIPTION: COMMUNITY BUSINESS PARK

CITY ADDRESS: VASSAR PLACE NE

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum  
 ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774  
Albuquerque, NM 87123

OWNER: HAP CRAWFORD CONTACT: \_\_\_\_\_  
 ADDRESS: 812 CHAMISAL LANE N.W PHONE: 890-5601

ARCHITECT: ALBUQUERQUE 87113 CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

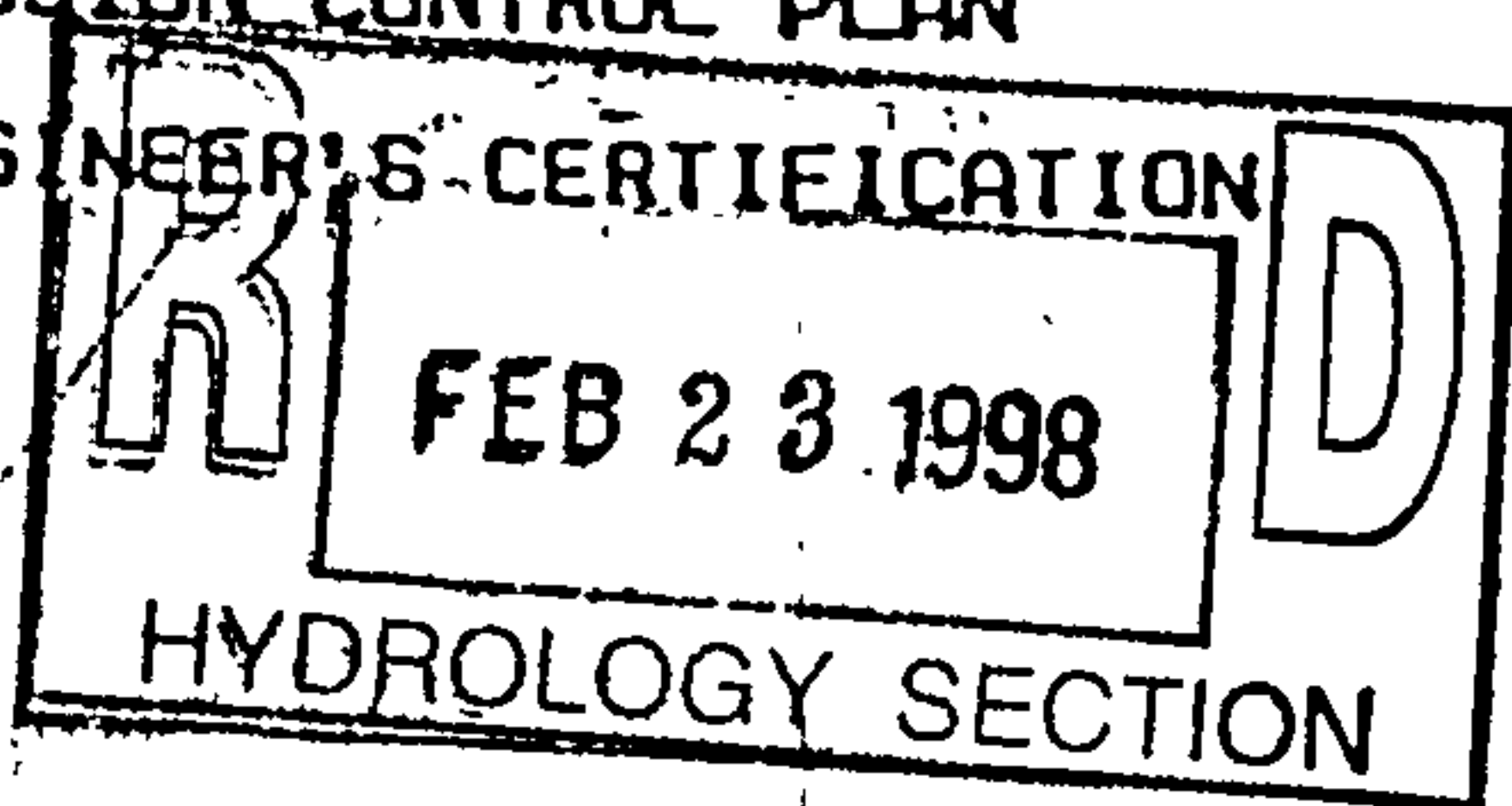
## PRE-DESIGN MEETING:

☐ YES  
☒ NO  
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. \_\_\_\_\_  
 EPC NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_

## TYPE OF SUBMITTAL:

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



## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE DEVELOPMENT PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
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☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☒ ROUGH GRADING PERMIT APPROVAL  
☐ GRADING/PAVING PERMIT APPROVAL  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: FEB 20 1998  
 BY: MARVIN R KORTUM

Marvin R Kortum  
1605 Speakman Drive SE  
Albuquerque, New Mexico 87123  
NMPE 6519  
(505) 299-0774

February 20, 1998

City of Albuquerque  
Hydrology Section  
ATTN: Mr. Bernie Montoya  
Public Works Department  
Albuquerque, New Mexico 87103  
924-3986

REFERENCE: Grading and Drainage Plan for Tracts B-1-A-1 and B-1-B-1, Comanche Business Park, Map G-16 (G-16/D82B).

Dear Bernie:

This letter forwards a revised Grading and Drainage Plan for the referenced project with revisions based on your letter of February 2, 1998. Specific comments are listed below:

Comment 1: Your denial of the waiver is noted.

Comment 2: A copy of the joint access and drainage easement for the driveway and drainage along the property line between lots B-1-A-1 and B-1-B-1 is attached.

Comment 3: The location of the relocated single "A" inlet has been discussed with Mr. Glenn Jurgensen, Arroyo Maintenance Section, as you suggested. Mr. Jurgensen agrees with me that placing the inlet west of the proposed drivepad does not appear practical inasmuch as there would be less than 100 feet of street runoff to be intercepted. Mr. Jurgensen agrees that placing the relocated double "C" inlet between the other two existing inlets would not adversely impact on the capacity of the system. The primary reason for requiring a seven feet separation between inlets is that on a downhill run there is a tendency for the flow within the gutter to divert around an inlet if the inlet becomes clogged with debris. The amount of diversion is partially dependent on the gutter slope. All three inlets at the location on Vassar Place are in the sag line of the vertical curve, and are in a sump condition, and not on a slope. Mr. Jurgensen's agreement on the suggested location is shown on the attached drawings.

Comment 4: A one foot water block at the right-of-way line is now shown on the drawings.

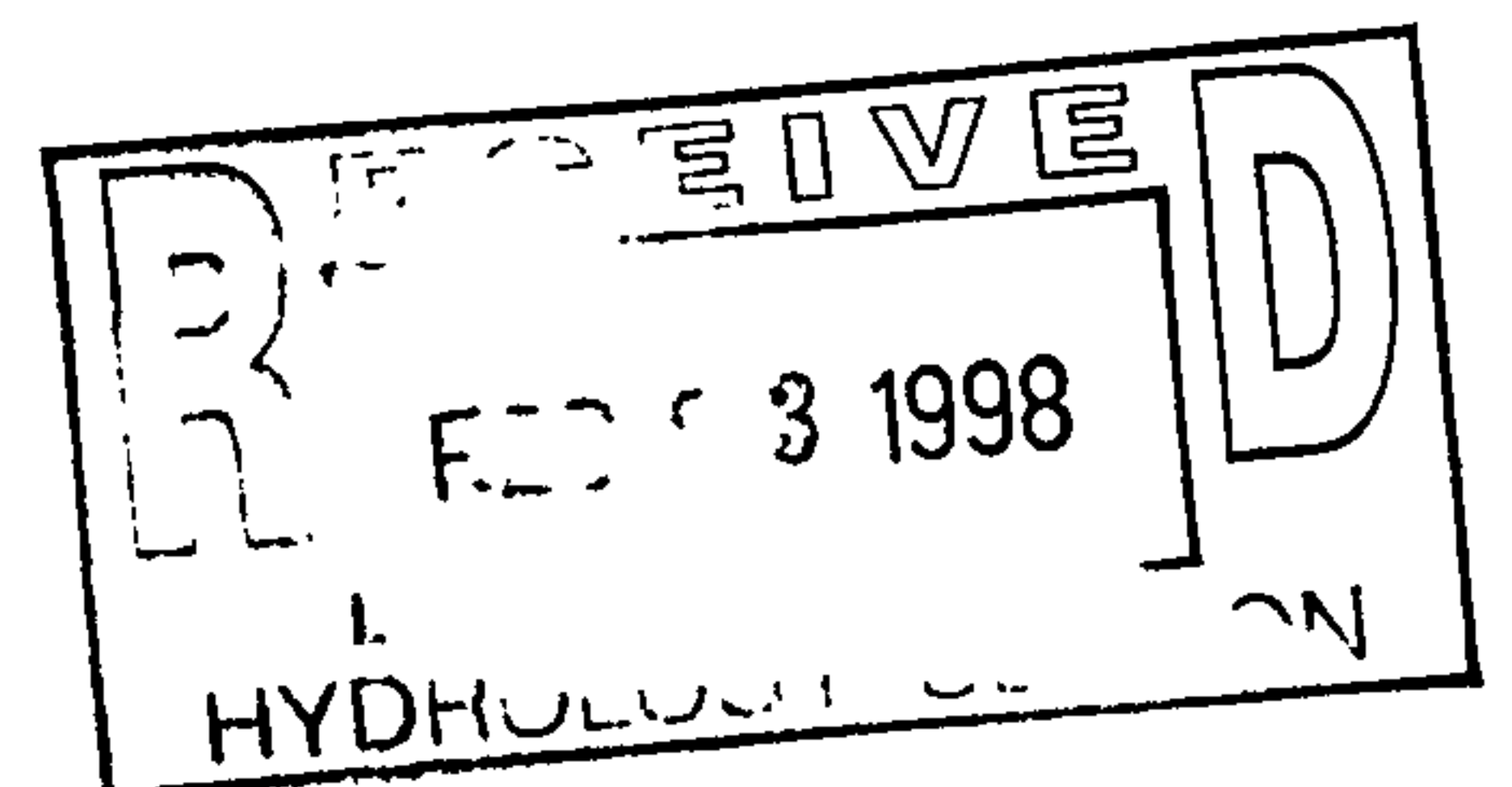
Comment 5: The tanks which were proposed on the original drawings have been replaced by landscaped ponds, with a controlled release rate such that free runoff plus the controlled release are less than the 3.61 CFS per Acre allowed by SAD 216.

Thank you.

Sincerely,

  
Marvin R Kortum

cc: Hap Crawford



This Access and Drainage Easement Agreement (Agreement) is executed as of the date or dates set forth below by the undersigned parties.

### **RECITALS**

A. CCM Ltd., Co., a New Mexico Limited Liability Company, is the owner of Tract B-1-A-1 as the same as shown and designated on the subdivision replat of Tracts B-1-A-1 through B-1-K-1 Comanche Business Park, City of Albuquerque, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 15, 1997, in Plat Book 97C, folio 277 (the Plat).

B. 4915 Paseo Ltd., Co., a New Mexico Limited Liability Company, is the owner of Tract B-1-B-1 as the same is shown and designated on the Plat.

C. The undersigned owners desire to create and reserve the easement described below for their mutual benefit.

### **AGREEMENT**

1. **Easement.** The parties hereto reserve unto themselves and grant to each other a reciprocal access and drainage easement described as follows:

A certain tract of land being a reciprocal access drive and drainage easement within Tracts B-1-A-1 and B-1-B-1 of the plat of the tracts B-1-A-1 through B-1-K-1, Comanche Business Park, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 15, 1997 in Volume 97C, folio 277, said easement being more particularly described as follows: Beginning at the southwest corner of the herein described easement, being a point on the north line of Vassar Place N.E., whence the south corner common to Tracts B-1-A-1 bears S. 89° 32' 01" E., a distance of 12.00 feet, running

Thence as an easement N. 00° 27' 59" E., a distance of 272.41 feet to the northwest corner, being a point on the north line of the said Comanche

line of Vassar Place N.E., a distance of 24.00 feet to the southwest corner and place of beginning.

2. **Construction and Maintenance.** The costs of the initial construction of the road in the access and drainage easement and the costs of maintaining the road, drainage and appurtenant structures shall be equally divided between the owner of Tract B-1-A-1 and the owner of Tract B-1-B-1.

3. **Rules of Construction.** The language used in the this Agreement shall be construed according to the fair and usual meaning of the language, and shall not be strictly construed for or against any party.

4. **Binding Effect.** The burdens and benefits of the easement and covenants granted herein shall run with the land and shall be binding upon the owners and all successor owners of Tracts B-1-A-1 and B-1-B-1.

**Owner of Tract B-1-B-1:**

4915 Paseo Ltd., Co., a New Mexico  
Limited Liability Company

By: Hap Crawford, Member  
Hap Crawford, Member

By: Charlyne Crawford, Member  
Charlyne Crawford, Member

By: James G. Mocho, Member  
James Mocho, Member

By: Jill C. Mocho, Member  
Jill C. Mocho, Member

**Owner of Tract B-1-A-1:**

CCM Ltd., Co., a New Mexico Limited  
Liability Company

By: Hap Crawford, Member  
Hap Crawford, Member

By: Charlyne Crawford, Member  
Charlyne Crawford, Member

By: Steve Chavez, Member  
Steve Chavez, Member

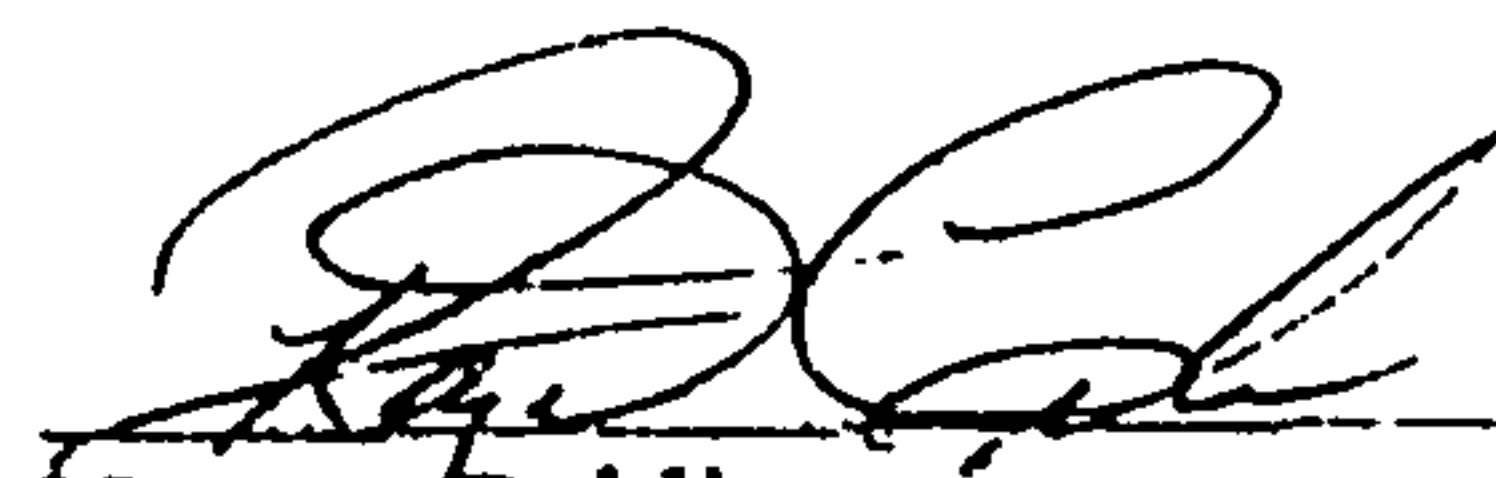
By: Rhonda R. Chavez, Member  
Rhonda R. Chavez, Member

By: James G. Mocho, Member  
James Mocho, Member

By: Jill C. Mocho, Member  
Jill C. Mocho, Member

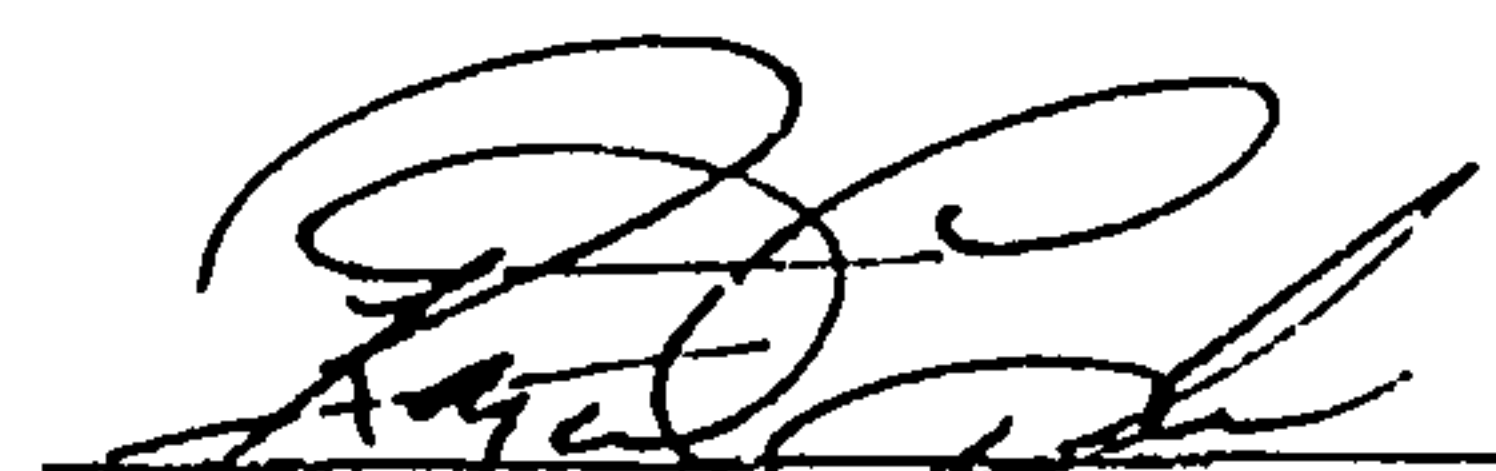
STATE OF NEW MEXICO        }  
   }ss.  
 COUNTY OF BERNALILLO        }

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 1998,  
 by Hap Crawford, as a member of 4915 Paseo Ltd., Co. and CCM Ltd., Co., New Mexico  
 Limited Liability Companies.

  
 Notary Public  
 My Commission Expires: 4/1/2000

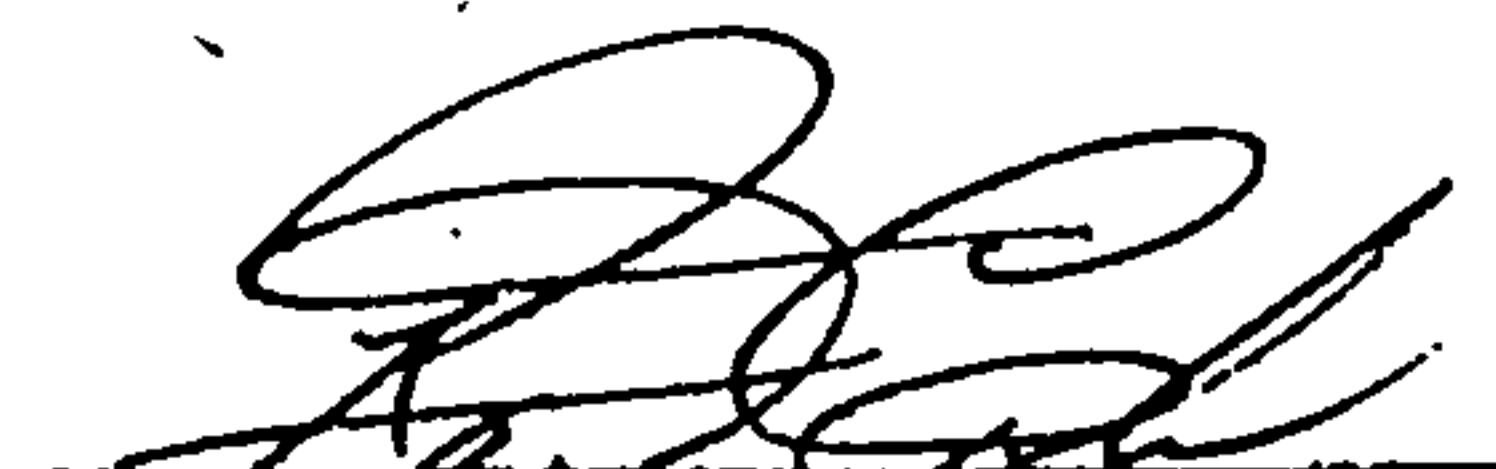
STATE OF NEW MEXICO        }  
   }ss.  
 COUNTY OF BERNALILLO        }

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 1998,  
 by Charlyne Crawford, as a member of 4915 Paseo Ltd., Co. and CCM Ltd., Co., New  
 Mexico Limited Liability Companies.

  
 Notary Public  
 My Commission Expires: 4/1/2000


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

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 1998,  
 by James Mocho, as a member of 4915 Paseo Ltd., Co. and CCM Ltd., Co., New Mexico  
 Limited Liability Companies.

  
 Notary Public  
 My Commission Expires: 4/1/2000

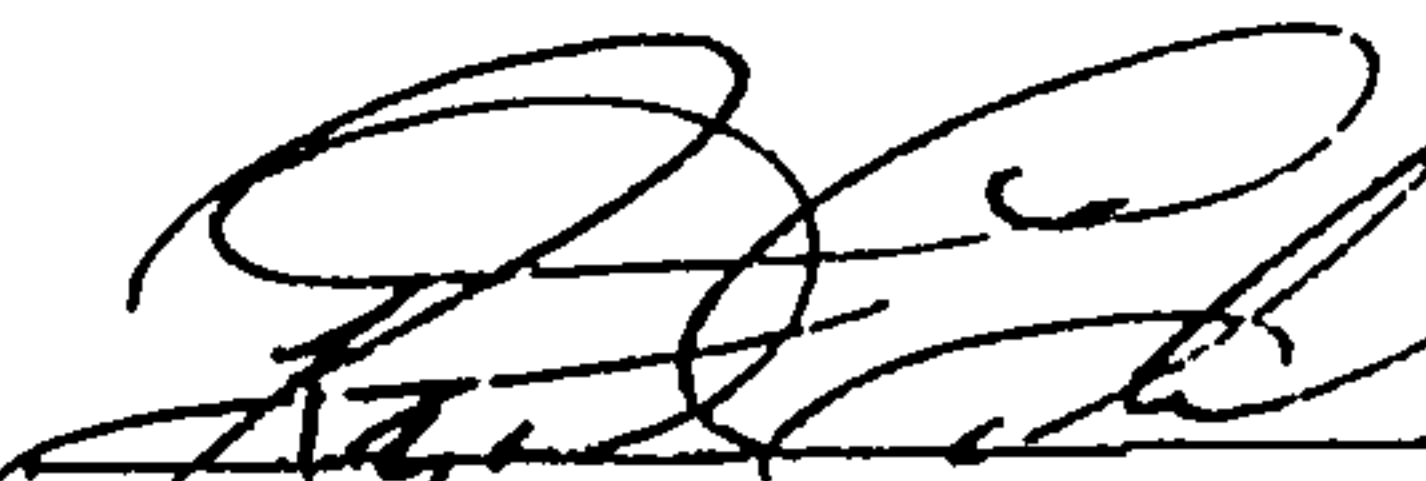
STATE OF NEW MEXICO }  
 } ss.  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 1998,  
 by Jill C. Mocho, as a member of 4915 Paseo Ltd., Co. and CCM Ltd. Co., New Mexico  
 Limited Liability Companies.

  
 Notary Public  
 My Commission Expires: 4-1-2000

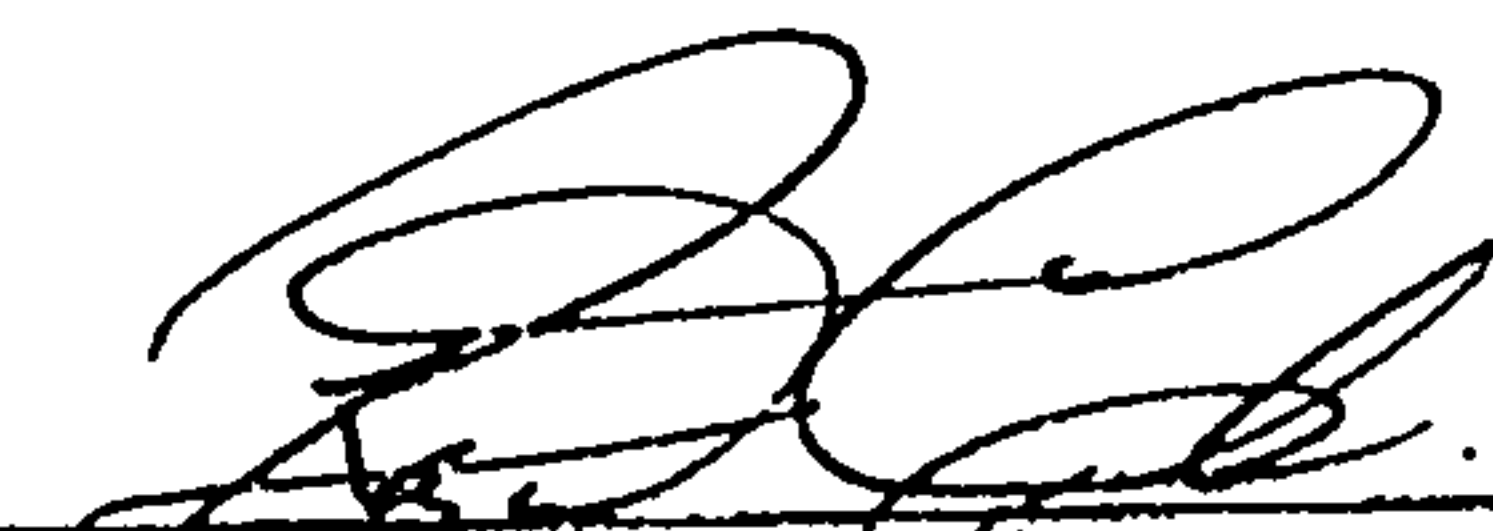
STATE OF NEW MEXICO }  
 } ss.  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 1998,  
 by Steve Chavez, as a member of CCM Ltd., Co., a New Mexico Limited Liability  
 Company.

  
 Notary Public  
 My Commission Expires: 4/1/2000

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

This instrument was acknowledged before me this 14<sup>th</sup> day of January, 1998,  
 by Rhonda R. Chavez, as a member of CCM Ltd., Co., a New Mexico Limited Liability  
 Company.

  
 Notary Public  
 My Commission Expires: 4/1/2000

FileAgreeCCM.ma



March 9, 1998

Marvin Kortum  
1605 Speakman Dr. SE  
Albuquerque, New Mexico 87123

RE: REVISED DRAINAGE PLAN FOR TRACTS B-1-A-1 & B-1-B-1 COMANCHE  
BUSINESS PARK (G16-82B) ENGINEER'S STAMP DATED 2/20/98

Dear Mr. Kortum:

Based on the information provided on your February 23, 1998 resubmittal, listed are some concerns that will need to be addressed prior to final approval:

- ✓ 1. Close proximity of the proposed pond to the building and the street R/W. The checklist indicates that there are certain requirements that you must meet.
- ✓ 2. Ponds greater than 18" inches in depth will require fencing.
3. According to the Master Drainage Plan concept, only after the SAD 216 is completed will you be allowed the 3.61 cfs /acre, until that time you will need to route the total run-off to the common pond.
4. Your design should take into consideration the interim concept that eventually can be adopted to the final solution.
5. Please include a sign-off block for Glenn Jurgensen's approval on the plan drawing.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely,

Bernie J. Montoya CE  
Associate Engineer





February 2, 1998

Marvin R. Kortum  
1605 Speakman Dr. SE  
Albuquerque, New Mexico 87123

RE: DRAINAGE PLAN FOR TRACTS B-1-A-1 & B-1-B-1 COMANCHE BUSINESS PARK  
(G16-D82B) ENGINEER'S STAMP DATED 1/13/98

Dear Mr. Kortum:

Based on the information provided on your January 13, 1998 submittal, listed are some concerns that will need to be addressed prior to final approval:

1. The request for your variance is not granted, you will need to comply with the Master Plan requirements. ✓
2. Cross-lot-drainage will require an easement. ✓
3. You will need to relocate the existing double "A" inlet further to the west if you still propose on locating the drivepad over the inlet. The "D" inlet does not have the capacity. ✓
4. A 1' foot water block at the drivepads is required. ✓
5. The rain barrel method is not acceptable in this situation. Recommend that you place an inlet on the parking area with a control orifice and then tied to the back of the proposed double "A" inlet.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
Hap Crawford  
{File}

Sincerely

*Bernie J. Montoya*  
Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!



# DRAINAGE INFORMATION SHEET

City

G16-D82B

PROJECT TITLE: GRADING & DRAINAGE PLAN

LEGAL DESCRIPTION: TR. B-1-A-1, B-1-B-1

ZONE ATLAS/DRNG. FILE #: E-16

CITY ADDRESS: COMMUNITY BUSINESS PARK

ENGINEERING FIRM: VASSAR PLACE INC

ADDRESS: Marvin R Kortum

CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE  
Albuquerque, NM 87123

PHONE: (505) 299-0774

OWNER: HAP CRANFORD

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

ADDRESS: 812 CHAMISAL LANE N.W

PHONE: 890-5601

ARCHITECT: ALBUQUERQUE 87113

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

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

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

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

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

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

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

CONTRACTOR: \_\_\_\_\_

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

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

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

## PRE-DESIGN MEETING:

☐ YES

DRB NO. \_\_\_\_\_

☒ NO

EPC NO. \_\_\_\_\_

☐ COPY OF CONFERENCE RECAP  
SHEET PROVIDED

PROJ. NO. \_\_\_\_\_

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

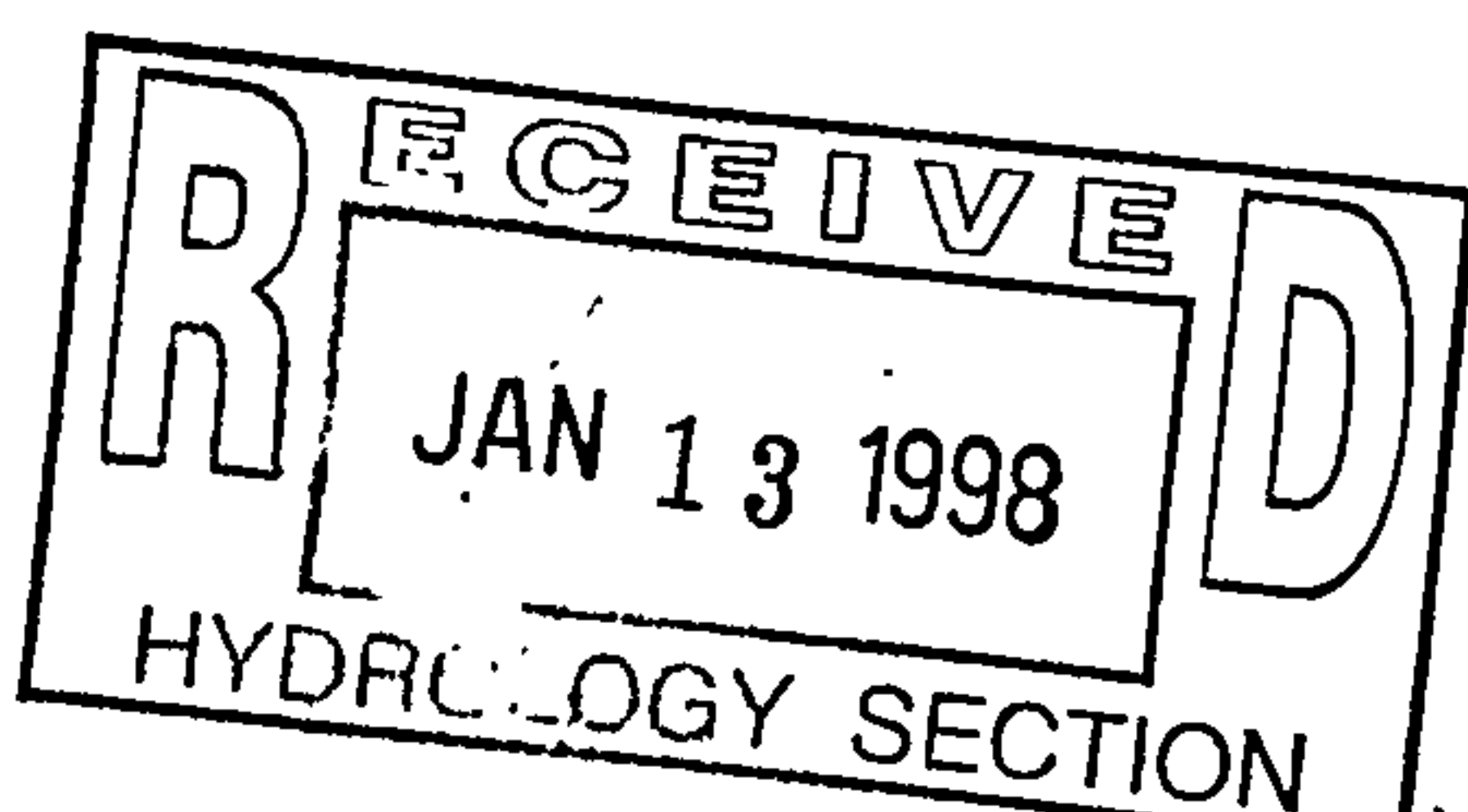
☒ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☒ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER \_\_\_\_\_ (SPECIFY)



DATE SUBMITTED: JAN 13 1998

BY: MARVIN R KORTUM

Marvin R Kortum  
1605 Speakman Drive SE  
Albuquerque, New Mexico 87123  
NMPE 6519  
(505) 299-0774

January 13, 1998

City of Albuquerque  
Hydrology Section  
ATTN: Mr. Bernie Montoya  
Public Works Department  
Albuquerque, New Mexico 87103  
924-3986

REFERENCE: Grading and Drainage Plan for Tracts B-1-A-1 and  
B-1-B-1, Comanche Business Park, Map G-16.

Dear Bernie:

This letter forwards a revised Grading and Drainage Plan for the referenced project. A Phase I and Phase II designation has been added to the plan based on our conversation on the telephone yesterday during which you stated that the building permit for the building on lot B-1-A-1 could not be approved without a provision for completing that portion of the grading and drainage plan so that building and grading could stand alone. The Phase I portion of the Grading and Drainage Plan now includes that portion of the driveway and the entrance drivepad along the common property line between lots B-1-A-1 and B-1-B-1 so that the drainage and access for lot B-1-A-1 will work as designed.

A copy of the joint access and drainage easement for the driveway and drainage along the property line between lots B-1-A-1 and B-1-B-1 will be forwarded to the City of Albuquerque as soon as it is recorded, which is scheduled to be done tomorrow, January 14, 1998.

Thank you.

Sincerely,

  
Marvin R Kortum

cc: Hap Crawford

Marvin R Kortum  
1605 Speakman Drive SE  
Albuquerque, New Mexico 87123  
NMPE 6519  
(505) 299-0774

December 10, 1997

City of Albuquerque  
Public Works Department  
Design Hydrology Section  
P. O. Box 1293  
Albuquerque, New Mexico 871103

REFERENCE: Grading and Drainage Plan for Tracts B-1-A-1 and B-1-B-1,  
COMANCHE BUSINESS PARK (G-16/ )

Dear Sir or Madam:

This letter is a formal request for a variance for the referenced project.

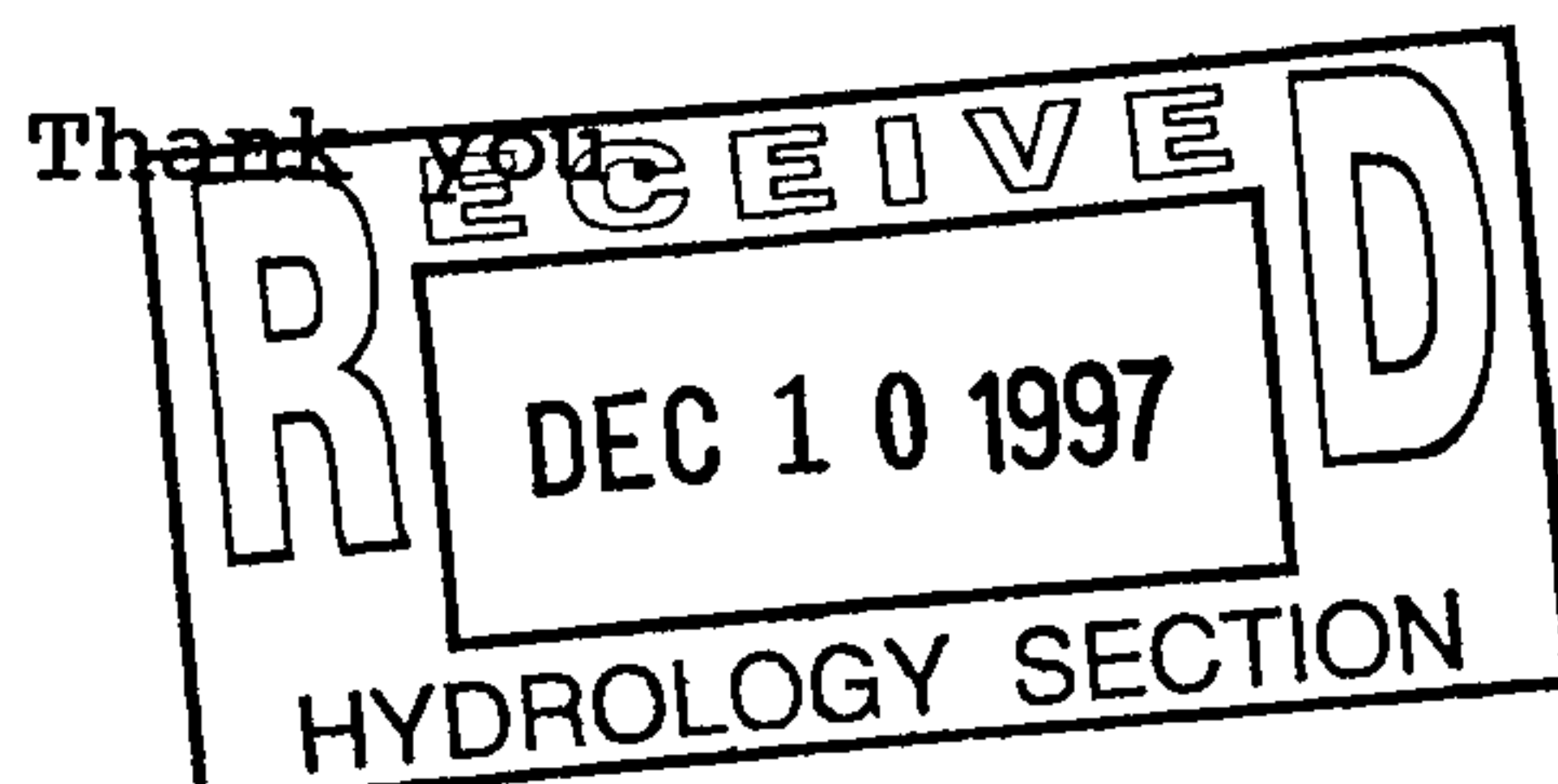
The site is within a Special Assessment District, SAD 216. Based on the Master Drainage Plan for the Comanche Business Park, the permitted peak free flow (for the 100 year 6-hour storm) off of the site of the subdivision is 3.61 CFS per acre, for a total of 3.28 CFS for Tract B-1-A-1, and 3.17 CFS for Tract B-1-B-1. My estimate of runoff for the 100 year design storm is 4.07 CFS, an excess of .79 CFS for Tract B-1-A-1, and 3.93, an excess of .76 CFS for Tract B-1-B-1.

I request that the free discharge of 8.00 CFS be permitted for Tracts B-1-A-1 and B-1-B-1, an excess of 1.55 CFS for the two tracts over the 3.61 CFS per acre allowed by SAD 216 and the Comanche Business Park Master Drainage Plan.

In the event the variance cannot be granted, I have included a plan for detention of the proper amount of runoff, as discussed in the grading and drainage plan. The actual size of the tanks proposed will depend on what sizes are reasonably available. In the event that tanks are required, perhaps you can approve the grading and drainage plan for earthwork permit while the detailed plans for the tanks are being prepared.

If you have any questions please call me.

Thank you



Sincerely,

  
Marvin R Kortum

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: GRADING & DRAINAGE PLAN  
TR. B-1-A-1, B-1-B-1 ZONE ATLAS/DRNG. FILE #: E-16 82B

LEGAL DESCRIPTION: COMMERCIAL BUSINESS PARK

CITY ADDRESS: MASSAZ PLACE NE

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum

ADDRESS: 1605 Speakman Dr. SE  
Albuquerque, NM 87123 PHONE: (505) 299-0774

OWNER: HAR CRUWARD CONTACT: \_\_\_\_\_

ADDRESS: 812 CHAMISAL LANE N.W PHONE: 890-5601

ARCHITECT: ALBUQUERQUE 57113 CONTACT: \_\_\_\_\_

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

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

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

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

PRE-DESIGN MEETING:

☐ YES

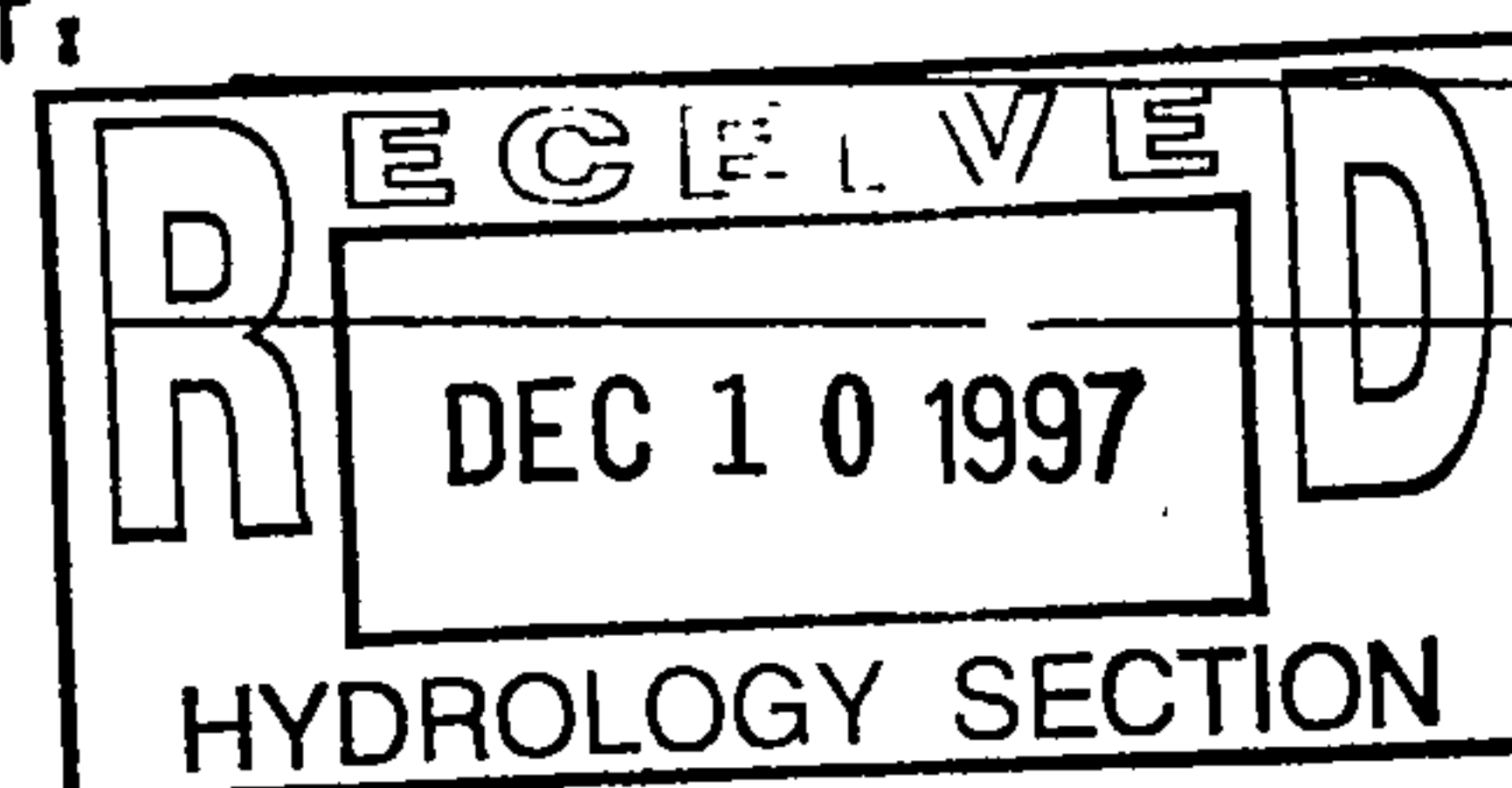
☒ NO

☐ COPY OF CONFERENCE RECAP  
 SHEET PROVIDED

DRB NO. \_\_\_\_\_

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_



TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

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☒ BUILDING PERMIT APPROVAL

☒ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☒ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED:

DEC 10 1997

BY:

MARVIN R KORTUM