

PROJECT TITLE: Pathway Office Park ZONE ATLAS/DRNG. FILE #: G-16/D114  
DRB #: 97-417 EPC #: Z-99-115 WORK ORDER #: 595281  
LEGAL DESCRIPTION: TRACTS A-1A, A-2A, A-3A AND A-4A, FLECKING PARK COMPLEX  
CITY ADDRESS: 4100 PAN AMERICAN FREEWAY

ENGINEERING FIRM: JEFF MORTENSEN + ASSOC. CONTACT: GRAEME MEANS

ADDRESS: 6010-B MIDWAY PARK BLVD N.E. PHONE: 345-4250

OWNER: NEW MEXICO EDUCATORS FED. CREDIT UNION CONTACT: ARCHITECT

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

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

ARCHITECT: DEKKER/PERICH/SARATINI

CONTACT: CHRIS LARSEN

ADDRESS: 6801 JEFFERSON NE - SUITE 100 PHONE: 761-9700

SURVEYOR: Jeff Mortensen + Associates

CONTACT: Chuck Cala

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

PHONE: 345-4250

CONTRACTOR: JAYNES CORP.

CONTACT: MIKE SCOTT

ADDRESS: P.O. Box 26841, ALB. NM 87125 PHONE: 345-8591

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

☐ OTHER

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

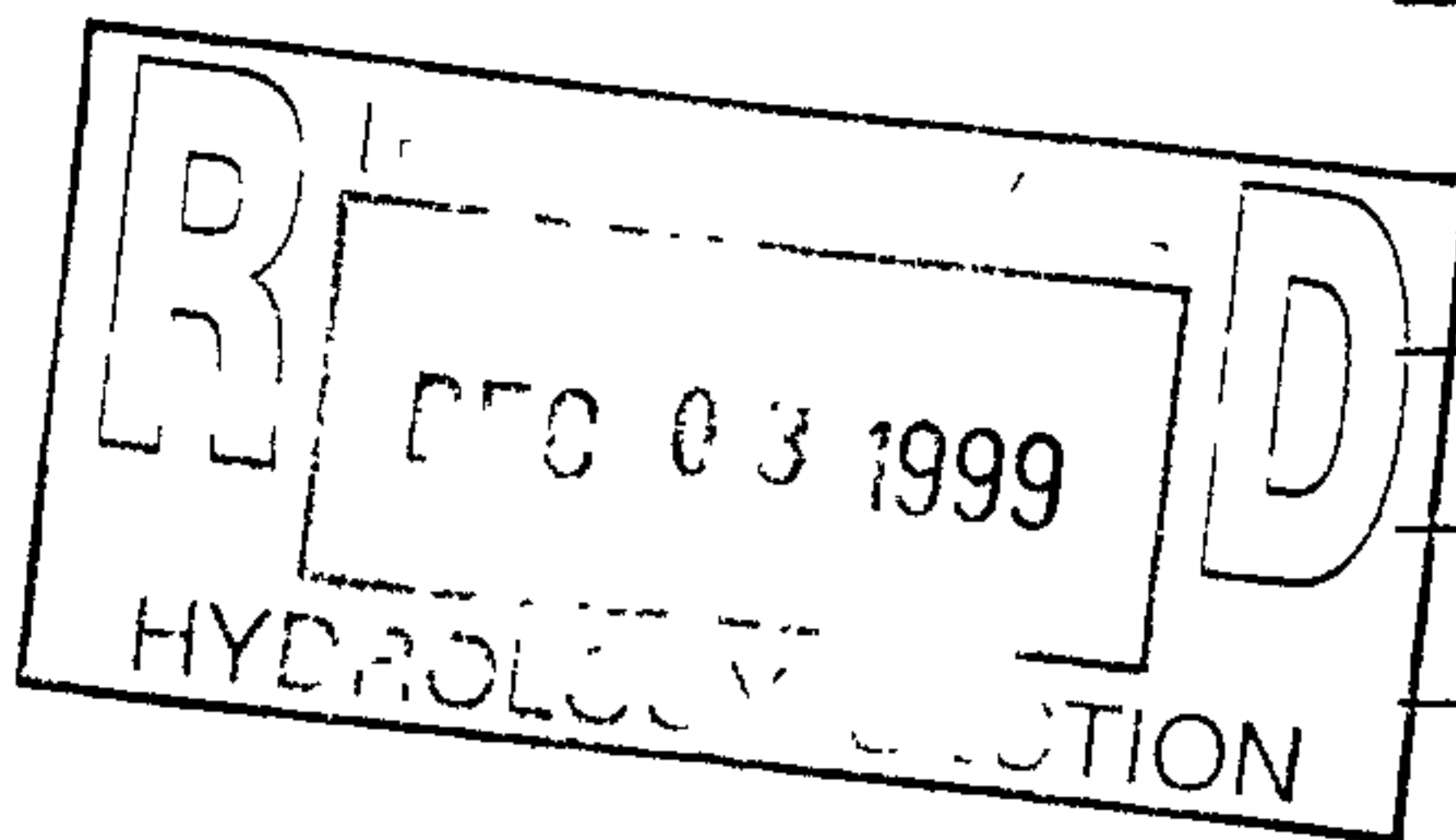
☒ OTHER

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY PROVIDED



RELEASE OF FINANCIAL  
GUARANTY

DATE SUBMITTED:

12-03-1999

BY:

J. GRAEME MEANS

DEVELOPMENT & BUILDING SERVICE CENTER

ONE STOP

600 SECOND ST. N.W./2ND FLOOR

ATTENTION: ALB. REPRO.

505-924-3900

Records Withdrawal Form

Project No. G 16/D114

Date: 2/25/03

Project Title: PATHWAY OFFICE PARK

- a. File    b. Mylars    c. Redlines/Comments  
d. Other Certified Grading Plan & Approval Hr.

Requested By: BHI Phone No.: 823-1000  
Company

Comments: ALB REPRO TO MAKE ONE COPY & deliver copy to BRUCE S. at BHI

Anticipated Return Date: 2/26

Receipt Acknowledged

I here by accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development & Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: FRANK LUCERO Organization: ARG  
Print

Signed: Frank Lucero  
Phone No. \_\_\_\_\_

Date: 2/25/03

Office Use Only

Return Acknowledged

Received by: [Signature] Date: \_\_\_\_\_  
Print



# *City of Albuquerque*

December 10, 1999

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

**RE: *Grading and Drainage Certification for Pathway Office Park, (G16/D114) Submitted for Temporary Certificate of Occupancy Approval, and Release of Financial Guarantees, Engineer's Certification Stamp Dated 12/3/99.***

Dear Mr. Mortensen:

Based on the information provided, the above referenced plan is adequate for release of the Temporary Certificate of Occupancy. Prior to release of the permanent Certificate of Occupancy, the plan certifying that all construction is complete is required.

As you are aware, the Letter of Map Revision (LOMR) from FEMA is required prior to release of the Subdivision Improvements Agreement, or financial guarantees for this project. Please submit the LOMR request as soon as possible so that I may forward it to FEMA.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c:    ↶ File\_\_



DEVELOPMENT & BUILDING SERVICE CENTER  
ONE STOP

600 SECOND ST. N.W./2ND FLOOR  
ATTENTION: ALB. REPRO.  
505-924-3900

Records Withdrawal Form

Project No. G16/D114

Date: 3/1/02

Project Title: PATHWAY OFFICE PARK

- ☒ a. File    b. Mylars    c. Redlines/Comments  
d. Other \_\_\_\_\_

Requested By: BHI - Bruce Snoworthy Phone No.: 823-1000  
Company

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated Return Date: 3/4/02

copy of orig

Receipt Acknowledged

I here by accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development & Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: Michelle Shelton  
Print

Organization: Albug. Reprogr.

Signed: Michelle Shelton  
Phone No. 884-6885

Date: 3/01/02

Return Acknowledged

Office Use Only

Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
Print

## DRAINAGE INFORMATION SHEET

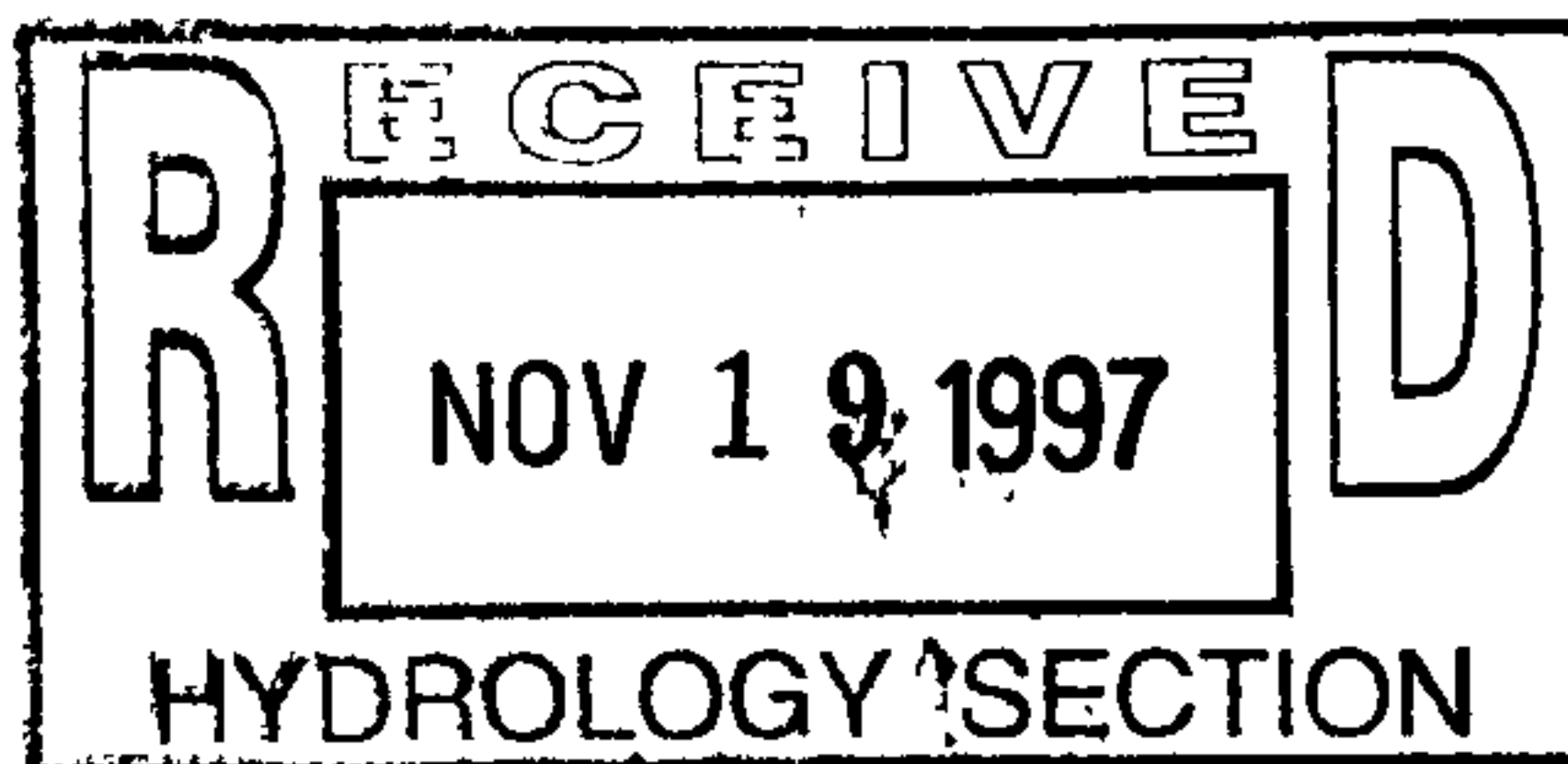
PROJECT TITLE: Pathway Office Park ZONE ATLAS/DRNG. FILE #: G-16/D114  
DRB #: 97-417 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Tracts A-1, A-2 and A-3, Luecking Park Complex No. 2  
CITY ADDRESS: Luecking Park Avenue N.E.  
ENGINEERING FIRM: Jeff Mortensen & Associates CONTACT: Jeff Mortensen  
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: 345-4250  
OWNER: New Mexico Educators Fed. Credit Union CONTACT: Architect  
ADDRESS: (See Architect) PHONE: \_\_\_\_\_  
ARCHITECT: Holmes Sabatini & Associates CONTACT: Scott Prickett  
ADDRESS: 202 Central S.E. PHONE: 247-3705  
SURVEYOR: Jeff Mortensen & Associates CONTACT: Chuck Cala  
ADDRESS: 6010-B Midway Park Blvd. NE PHONE: 345-4250  
CONTRACTOR: Not Determined CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

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

## PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☒ COPY PROVIDED



## CHECK TYPE OF APPROVAL SOUGHT:

☐ 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: 11-19-97BY: Jeffrey G. Mortensen

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO: G16 DATE: 08/20/97  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: PATHWAY OFFICE PARK (LUECKING PARK COMPLEX)  
STREET ADDRESS (IF KNOWN): \_\_\_\_\_  
SUBDIVISION NAME: LUECKING PARK COMPLEX

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
X _____ SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING

WHO

REPRESENTING

ATTENDANCE: <u>FRED J. AGUIRRE</u>	<u>CITY HYDROLOGY</u>
<u>JEFFREY G. MORTENSEN</u>	<u>JEFF MORTENSEN &amp; ASSOCIATES, INC.</u>

FINDINGS:

1. Conceptual Grading and Drainage Plan required for Site Development Plan approval.
2. Project will generate required infrastructure.
3. Provide Draft Infrastructure List with Drainage Submittal.
4. Project will be constructed in phases. Subsequent phases will be deferred until SAD 216 is in place. Only Phase One infrastructure will be required with Phase One approval.
5. All future storm drainage improvements that lie within or under the Phase One development will be built with Phase One.
6. An interim public retention pond is proposed to serve Phase One. The pond shall have capacity for the  $V_{10\text{-Day}}$  storm associated with Phase One. The spillway shall have capacity for the Phase One  $Q_{100}$  and the existing  $Q_{100}$  offsite flows intercepted. The pond will lie in a public drainage easement with an associated Agreement and Covenant. Pond overflow (spillway) shall discharge directly into existing Floodplain.

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL



7. A small portion of the site is impacted by a designated floodplain (FIRM Panel 138). This floodplain is fed by local drainage only which can be handled by the C.O.A. Drainage Ordinance; flows are small (less than 50 cfs). A CLOMR and/or LOMR are not required, however, are suggested to clean-up this situation and to minimize impacts on the future development of the southeasterly portion of the site.
8. Upon completion of SAD 216, the interim retention pond can be eliminated in its entirety and/or reduced in size by converting it to detention.
9. If  $Q_{100, ult} > Q_{SAD\ 216}$  then detention will be required once SAD is in place. If  $Q_{100, ult} < Q_{SAD\ 216}$  then free discharge will be appropriate once SAD is in place. Report must address this issue.
10. Ultimate outfall for the site is an existing 10' x 10' CBC which will not be available until the SAD 216 improvements are in place. The 10' x 10' CBC is located just downstream of the southwest corner of the site.
11. Concurrence from the NMSHTD will be required for Building Permit and Work Order approvals.
12. Report should address offsite flows from the east and any discharge restrictions on the ultimate development of that offsite property which is currently undeveloped. Easements shall be extended to accept these flows.
13. Report should investigate and address possibility of offsite flows from the northeast.
14. All storm drain shall be designed for a fully developed watershed. Public easements shall be granted for all public storm drain lines.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

CITY OF ALBUQUERQUE

APPLICANT:

SIGNED:

TITLE:

DATE:

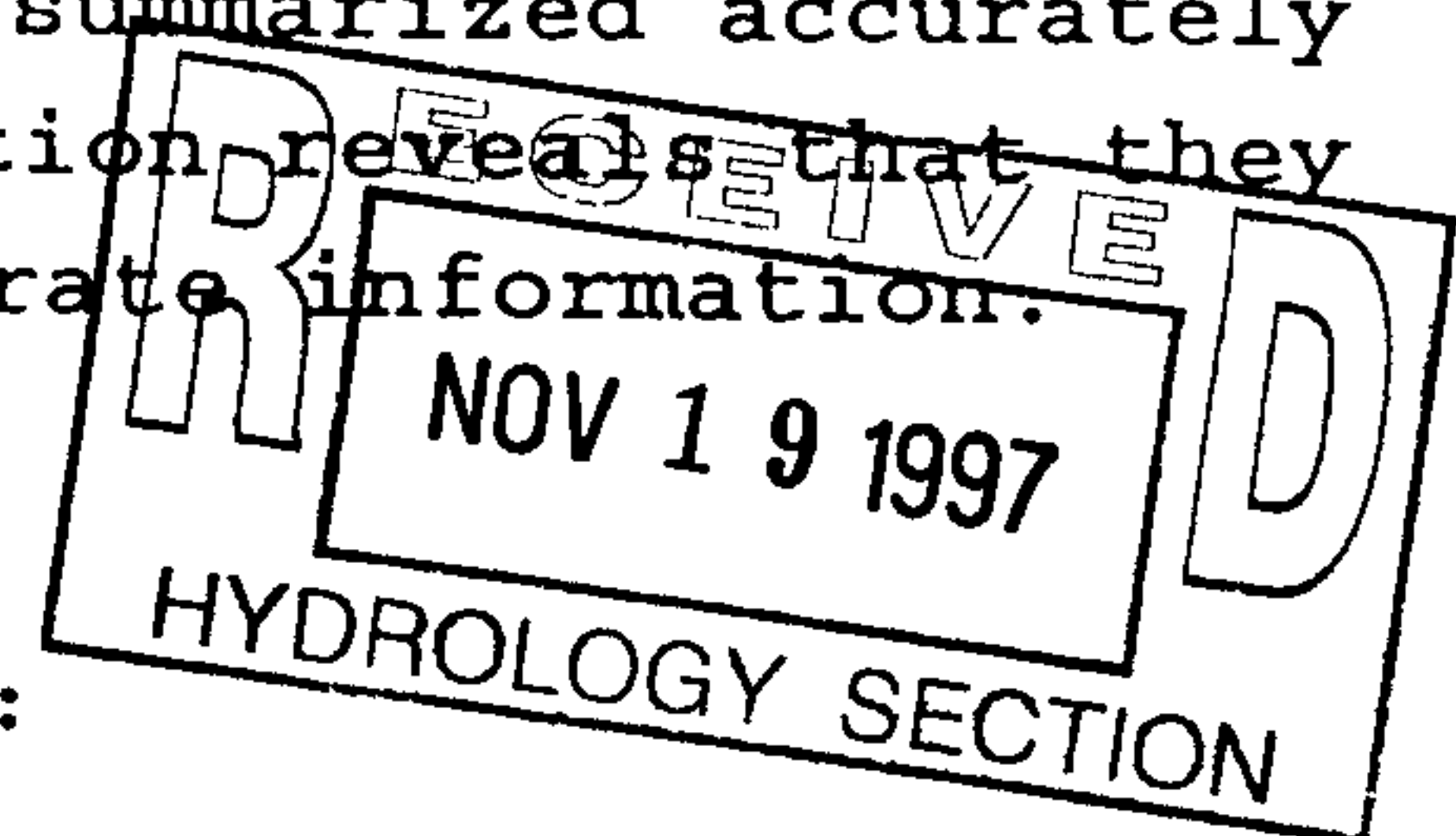
*[Signature]*  
8/28/97

SIGNED:

TITLE: President

DATE:

*[Signature]*  
08/23/97



**\*\*NOTE\*\*** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL



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

970283

November 18, 1997

Lisa Manwill  
City of Albuquerque  
Public Works Department  
Hydrology Section  
600 Second Street N.W.  
Plaza Del Sol - Second Floor  
Albuquerque, NM 87102

Re: Pathway Office Park - Conceptual Grading and Drainage Plan  
(G16/D114)

Dear Lisa:

Submitted herewith is the revised Conceptual Grading and Drainage Plan for the above referenced project. To aid in your review of this resubmittal, we provide the following responses to your comments:

1. Offsite flow quantities and rates are based upon the Grading and Drainage Plan prepared by Chavez-Grievies Consulting Engineers, Inc. for Central Park Apartments Phase II. The intent is to accept ultimate developed flows with the storm drain. An alternate has been explored by which the interim developed  $V_{10 \text{ day}}$  storm could be contained within the temporary retention pond. The Drainage and Grading Plans have been amended to more clearly state this intent.
2. A draft Infrastructure List, for drainage improvements only, has been included for your review. It is the intent that the storm drain be sized for the ultimate developed flows from this site, as well as offsite contributing areas. Preliminary evaluation has generated the sizes of storm drain shown on the Conceptual Plan. We recognize that verification of the storm drain capacity, hence its sizing, will be finalized at DRC level.
3. The SAD 216 location map has been added to the second sheet along with tables indicating hydrologic parameters for the SAD. This information was provided to us by Mr. John Andrews; Andrews, Asbury and Robert.
4. Easements will be granted as part of the plat approval process. As we understand, a replat will be required as a condition for Site Plan approval. Inasmuch, the easements for the public storm drain and the temporary retention pond will be granted prior to Building Permit release. We further recognize that NMSHTD concurrence will be required as a condition for Building Permit approval.



970283

November 18, 1997

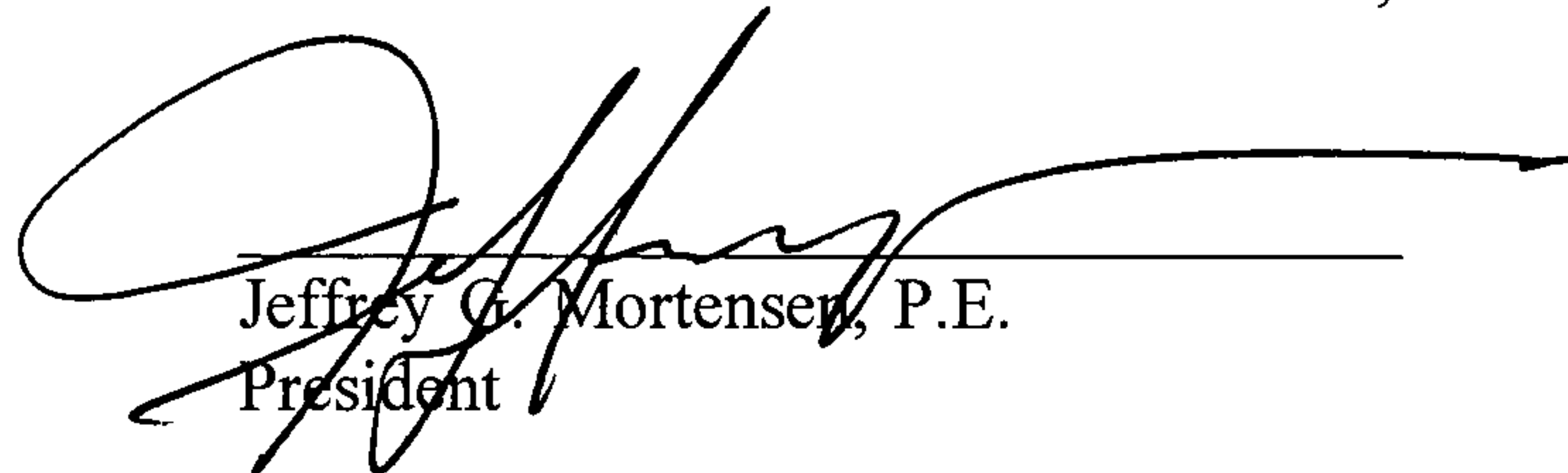
Page 2

5. The floodplain which adjoins this site, and is situated downstream from this site, lies within Tract A, Comanche Business Park. Tract A, Comanche Business Park, is an undeveloped parcel. Consequently, there are no structures downstream from the proposed temporary retention pond which could be impacted by the overflow spillway.

We hope that the above will satisfactorily address your concerns. We fully recognize that subsequent submittals will be required for plat approval, Building Permit and Work Order approvals. If you should have any questions or comments concerning this resubmittal, or any of the information contained above, please do not hesitate to call.

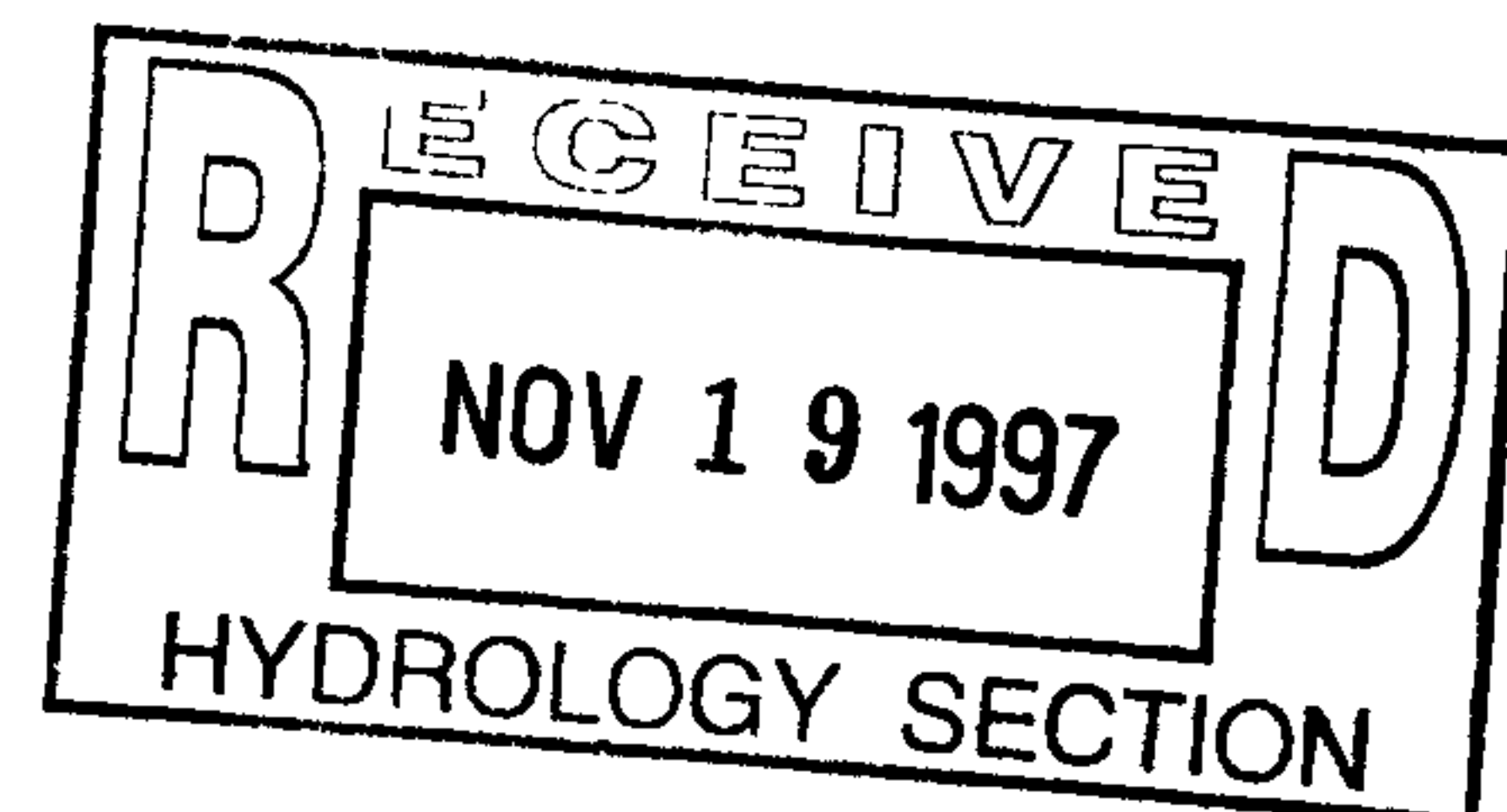
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



Jeffrey G. Mortensen, P.E.  
President

JGM:dsj  
Enclosure



JMA No. 970283  
D.R.B. Case No. 97-417  
D.R.C. Project No. \_\_\_\_\_  
Date Submitted \_\_\_\_\_  
Prelim. Plat Approved \_\_\_\_\_  
Prelim. Plat Expires \_\_\_\_\_

EXHIBIT "A"  
to Subdivision Improvements Agreement

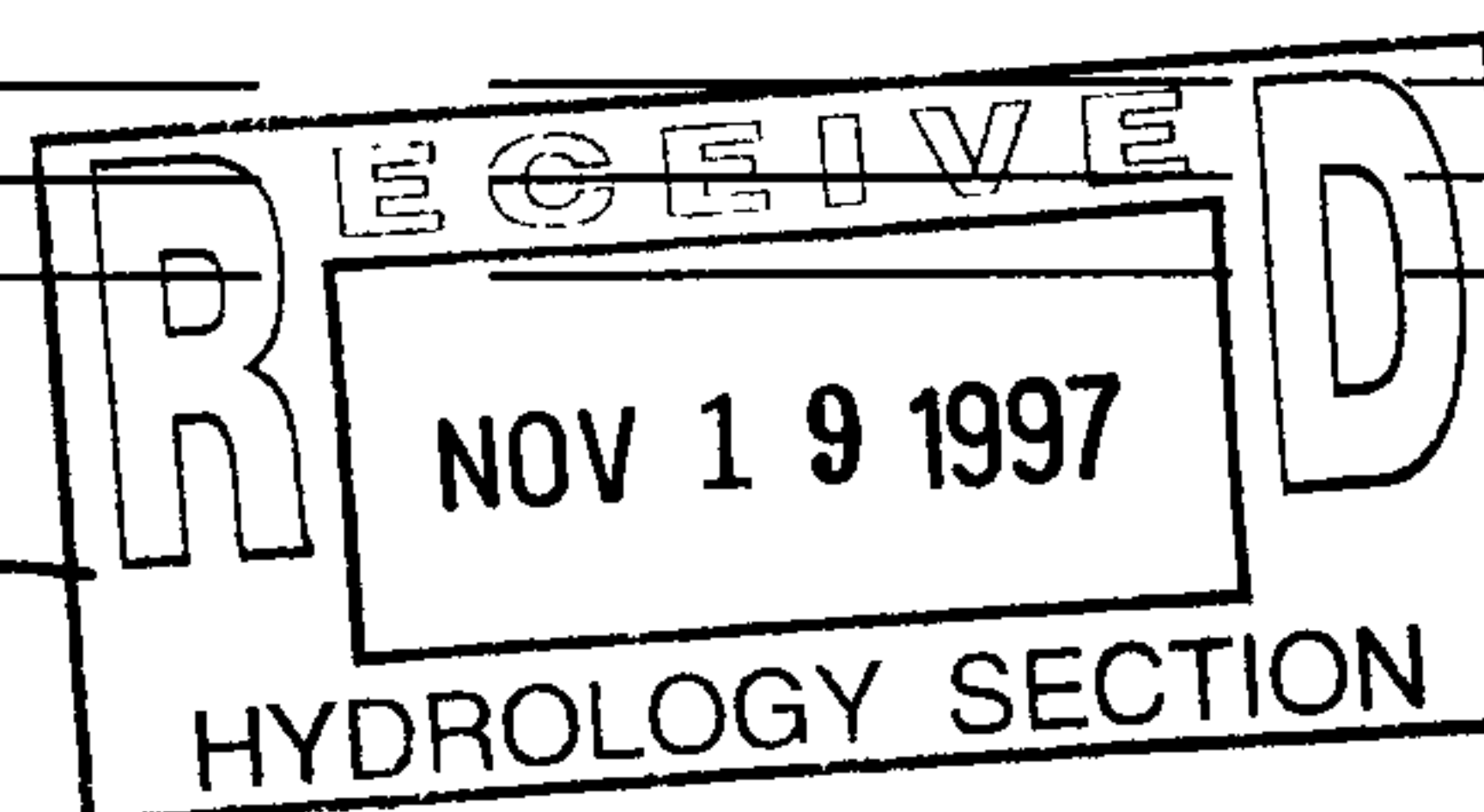
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LISTING  
for PATHWAY OFFICE PARK - PHASE I  
(DRAFT COPY FOR STORM DRAINAGE ONLY)

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

<u>Location</u>	<u>Size</u>	<u>Type Improvement</u>	<u>From</u>	<u>To</u>
Public Storm Drain Easement Parallel to Frontage Road	24"*	Storm Drain	Luecking Park Avenue	Vassar Drive Extension
Public Storm Drain Easement Parallel to South Property Line	36"*	Storm Drain	Tract A-2	Vassar Drive Extension
	42"*	Storm Drain	Vassar Drive Extension	Temporary Retention (Surge) Pond
SW Corner Tract A-1	N/A	Temporary Retention (Surge) Pond Including Inlets, Outlets, Connector Pipes, Spillway and Drainage Covenant		
Vassar Drive	As Req'd*	Storm Inlets, Manholes and Connector Pipes	Low Point	36" RCP Storm Drain*

\* All sizes subject to Verification at DRC.

Prepared by: Jeffrey G. Mortensen, P.E.  
Print Name: Jeffrey G. Mortensen, P.E.  
Firm: Jeff Mortensen & Associates, Inc.



Page 1 of 1

\*\*\*\*\*

Development Review Board Member Approval

Transportation Dev.	Date	Utility Dev.	Date	Parks Design & Development, C.I.P.	Date
City Engineer/AMAFCA	Date	DRB Chairman	Date		

## DRAINAGE INFORMATION SHEET

970286

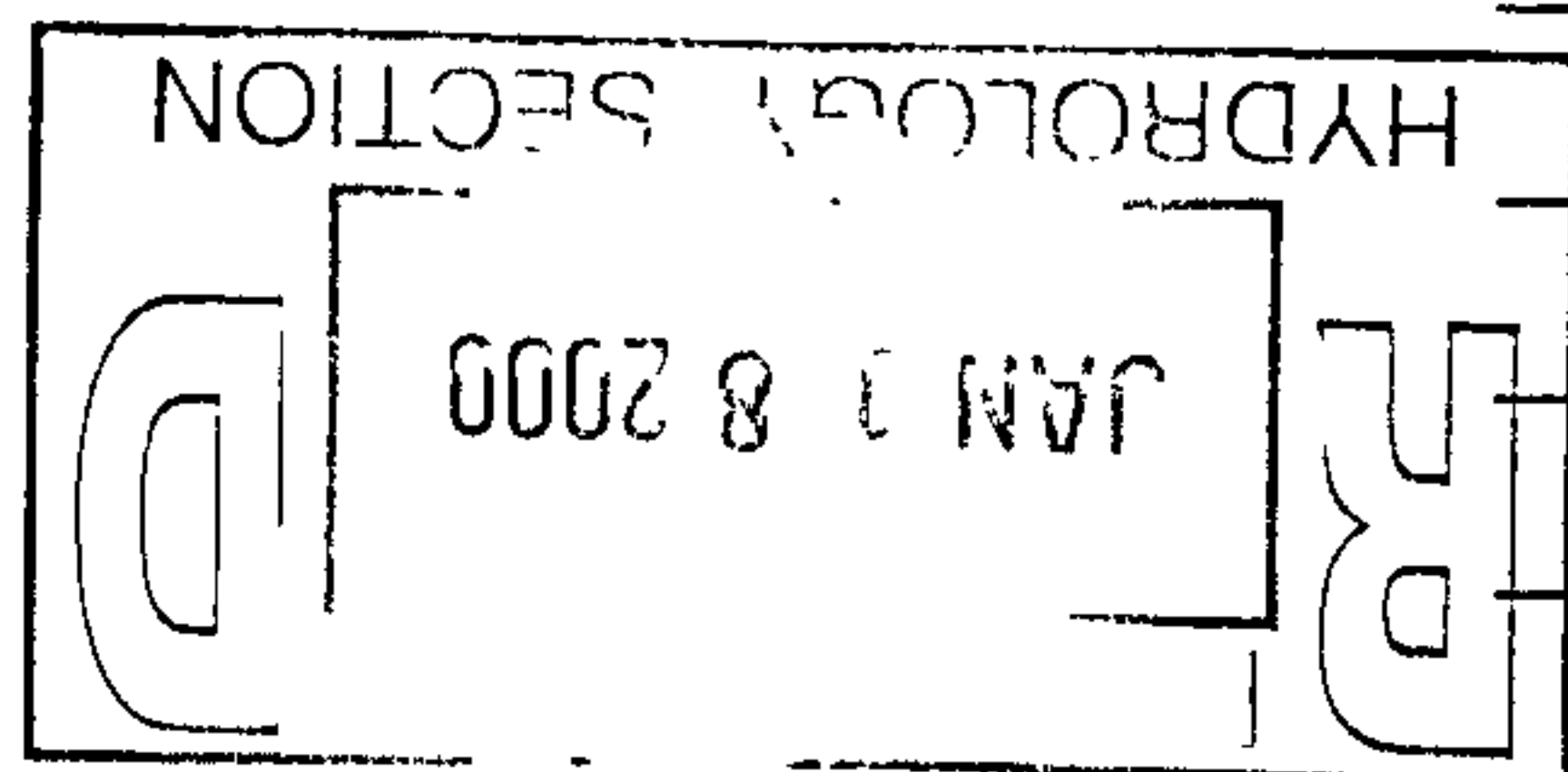
PROJECT TITLE: PATHWAY OFFICE PARK ZONE ATLAS/DRNG. FILE #: G-16/D114  
DRB #: 97-417 EPC #: Z-97-115 WORK ORDER #: 595281  
LEGAL DESCRIPTION: Tracts A-1A, A-2A, A-3A, A-4A, Luecking Park Complex  
CITY ADDRESS: I-25 Frontage Road and Vassar Drive N.E.  
ENGINEERING FIRM: Jeff Mortensen & Associates CONTACT: Michael D. Stephens  
ADDRESS: 6010-B. Midway Park Blvd. NE PHONE: 345-4250  
OWNER: New Mexico Educator's Federal Credit Union CONTACT: Architect  
ADDRESS: 6501 Indian School Road NE PHONE: 889-2511  
ARCHITECT: Dekker/Perich/Sabatini, Ltd. CONTACT: Christopher W. Larsen  
ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700  
SURVEYOR: Jeff Mortensen & Associates (Topographic Survey) CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: Jaynes Corporation CONTACT: Architect  
ADDRESS: P. O. Box 26841 PHONE: 345-8591

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION  
☒ OTHER (L.O.M.R.)

## 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  
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☐ SECTOR PLAN APPROVAL  
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☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER Financial Guarantee (SPECIFY)  
Release

DATE SUBMITTED: 12-24-99  
BY: Michael D. Stephens, EI



## DRAINAGE INFORMATION SHEET

970286

PROJECT TITLE: PATHWAY OFFICE PARK ZONE ATLAS/DRNG. FILE #: G-16/D14

DRB #: 97-417 EPC #: Z-97-115 WORK ORDER #: 595281

LEGAL DESCRIPTION: Tracts A-1A, A-2A, A-3A, A-4A, Luecking Park Complex

CITY ADDRESS: I-25 Frontage Road and Vassar Drive N.E.

ENGINEERING FIRM: Jeff Mortensen & Associates CONTACT: Michael D. Stephens

ADDRESS: 6010-B. Midway Park Blvd. NE PHONE: 345-4250

OWNER: New Mexico Educator's Federal Credit Union CONTACT: ~~Architect~~ Joseph Coey

ADDRESS: 6501 Indian School Road NE Alb. PHONE: 889-2511

ARCHITECT: Dekker/Perich/Sabatini, Ltd. CONTACT: Christopher W. Larsen

ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700

SURVEYOR: Jeff Mortensen & Associates (Topographic Survey) CONTACT: \_\_\_\_\_

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

CONTRACTOR: Jaynes Corporation CONTACT: Architect

ADDRESS: P. O. Box 26841 PHONE: 345-8591

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☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

☒ OTHER (L.O.M.R.)

## PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL

☐ S. DEV. PLAN FOR SUB'D. APPROVAL

☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL

☐ SECTOR PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ GRADING PERMIT APPROVAL

☐ PAVING PERMIT APPROVAL

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☒ OTHER Financial Guarantee (SPECIFY)  
Release

DATE SUBMITTED: 12-24-99BY: Michael D. Stephens, EI

**DRAINAGE INFORMATION SHEET****PROJECT TITLE:** Tracts B-2 and C-1, Airport Center**ZONE ATLAS/DRNG. FILE #:** G-16/D114**DRB #:** 97-417**EPC #:** Z99-115**WORK ORDER #:** 595281**LEGAL DESCRIPTION:** TRACT A-1A, LUECKING PARK COMPLEX**CITY ADDRESS:** 4100 PAN AMERICAN FREEWAY**ENGINEERING FIRM:** Jeff Mortensen & Associates, Inc.**CONTACT:** J. Graeme Means**ADDRESS:** 6010-B Midway Pk. N.E., Albuquerque, NM 87109**PHONE:** (505)345-4250**OWNER:** NEW MEXICO EDUCATORS CREDIT UNION**CONTACT:** ARCHITECT**ADDRESS:****PHONE:** 843-7633**ARCHITECT:** DEKKER/PERICH/SABATINI**CONTACT:** CHRIS LARSEN**ADDRESS:** 6801 JEFFERSON NE – SUITE 100**PHONE:** 761-9700**SURVEYOR:** Jeff Mortensen & Associates, Inc.**CONTACT:** Charles Cala**ADDRESS:** 6010-B Midway Pk. N.E., Albuquerque, NM 87109**PHONE:** (505) 345-4250**CONTRACTOR:** JAYNES**CONTACT:** MIKE SCOTT**ADDRESS:** PO BOX 26841, ALBUQ, NM 87125**PHONE:** 345-8591**TYPE OF SUBMITTAL:****CHECK TYPE OF APPROVAL(S) SOUGHT:**

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE  
PLAN

GRADING PLAN

EROSION CONTROL PLAN

☒ **ENGINEER'S CERTIFICATION**

OTHER (LOMR)

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

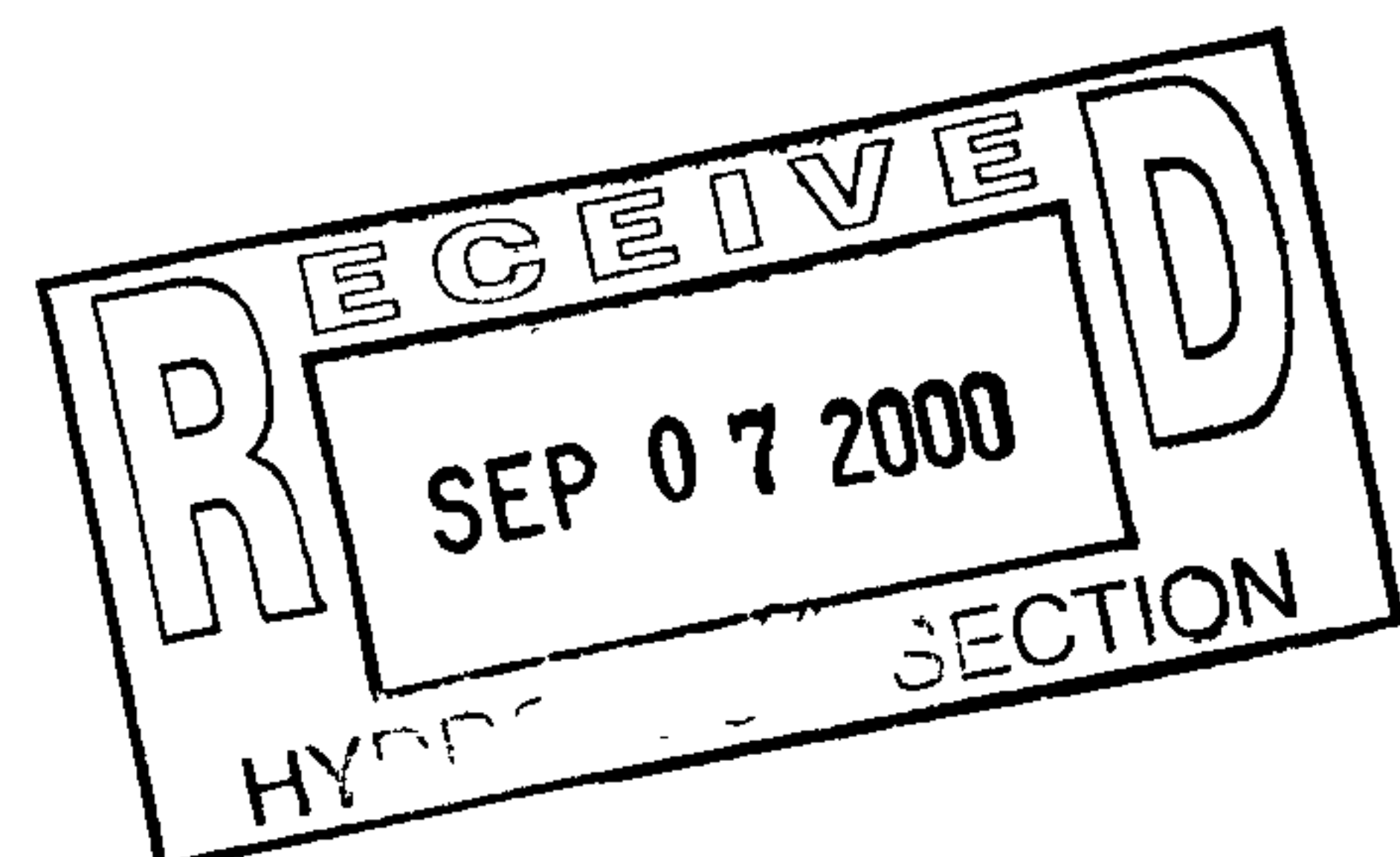
OTHER LOMR (SPECIFY)

**PRE-DESIGN MEETING:**

YES

☒ NO

COPY PROVIDED

**DATE SUBMITTED:** 09-07-2000**BY:** J. Graeme Means, P.E.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 19, 2000

Mr. Monther S. Madanat  
Michael Baker Jr., Inc.  
3601 Eisenhower Avenue, Suite 600  
Alexandria, Virginia 22304-6439

**RE: *Request for a Letter of Map Revision for the Pathway Office Park, City of Albuquerque, New Mexico, FIRM Panel No. 35001C0138D, Effective Date 9/20/96, FEMA Case No. 99-06-173R.***

Dear Mr. Madanat:

The purpose of this submittal is to request a Letter of Map Revision for the above referenced project. This request is in response to the Conditional Letter of Map Revision issued by FEMA on December 1, 1998.

Enclosed with this letter are the Application and Certification forms for requesting revisions to the National Flood Insurance Program maps, along with the As-Built drawings for the improvements. The review fee of \$3400.00 is also included.

As the Community official, I have reviewed and approved this project and the City has accepted the improvements. Our Community would greatly appreciate your prompt response and approval for this Letter of Map Revision. If you have any questions concerning this submittal, please call me at (505) 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

Attachments

c: Jeff Mortensen, P.E., Jeff Mortensen & Associates (Letter only)  
Joseph Coey, New Mexico Educator's Federal Credit Union (Letter only)  
Alan Johnson, FEMA Headquarters (Letter only)  
Jack Quarles, FEMA Region VI (Letter only)  
File



## DRAINAGE INFORMATION SHEET

9710285

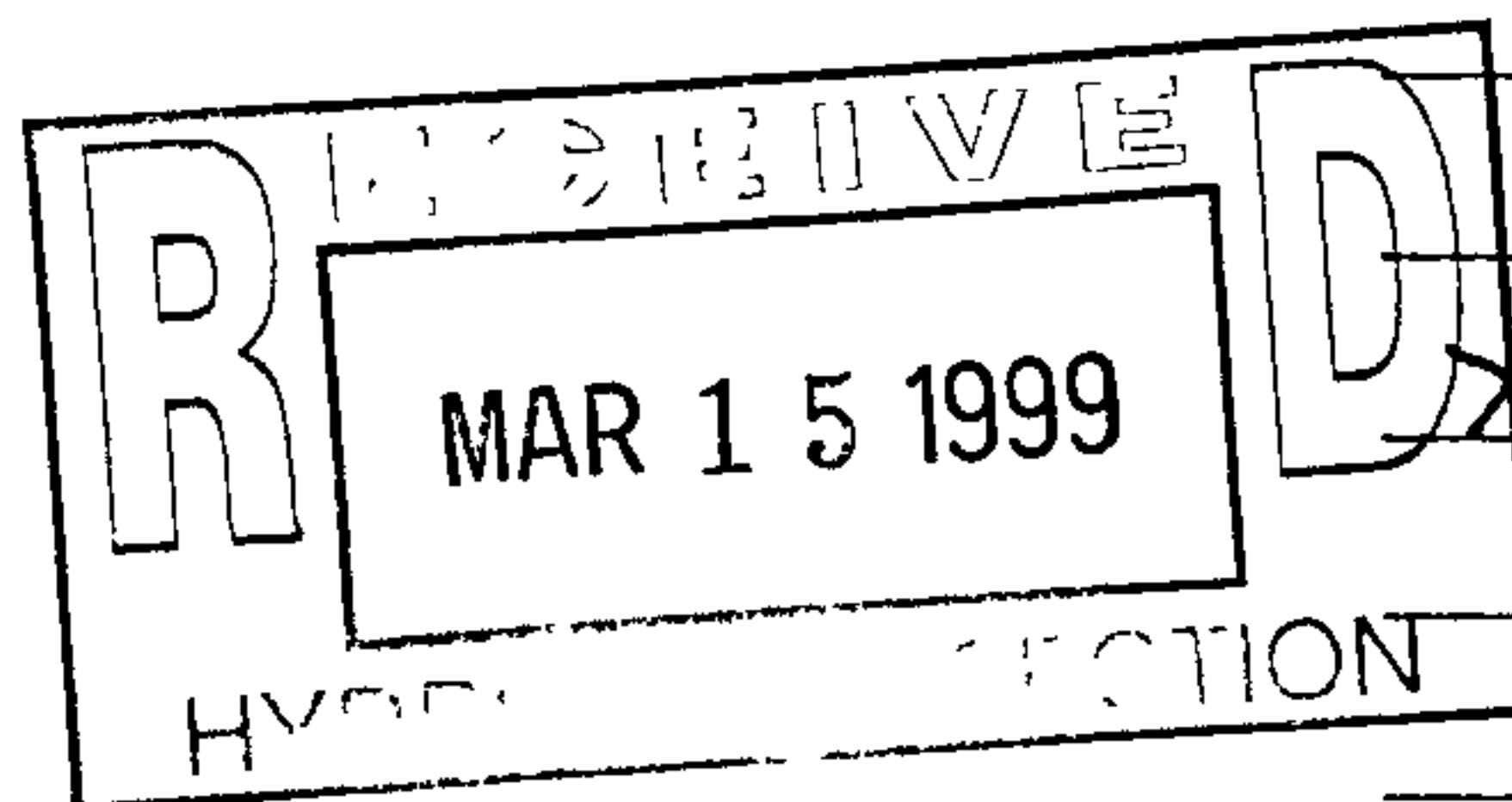
PROJECT TITLE: Pathway Office Park ZONE ATLAS/DRNG. FILE #: G-16/D114  
DRB #: 97-417 EPC #: Z-97-115 WORK ORDER #: 595281  
LEGAL DESCRIPTION: TRACTS A-1A, A-2A, A-3A, A-4A LUECKING PARK COMPLEX  
CITY ADDRESS: I-25 FRONTAGE ROAD + VASSAR DRIVE N.E.  
ENGINEERING FIRM: JMA CONTACT: Graeme Means  
ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250  
OWNER: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION CONTACT: ARCHITECT  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: DEKKER/PERICH/SABATINI CONTACT: DAVE WYZENBEEK  
ADDRESS: 201 CENTRAL S.E. PHONE: 247-3705  
SURVEYOR: JMA CONTACT: ENGINEER  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: WYNES CORP CONTACT: MIKE SCOTT  
ADDRESS: 2906 BROADWAY N.E. PHONE: 345-8591

## 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 (ROUGH)  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER WORK ORDER (SPECIFY)

XC: CHRIS LARSEN w/encl.  
MIKE SCOTT w/encl.  
D. McCall w/encl.

DATE SUBMITTED: 03-15-99BY: J. Graeme Means



**Jeff Mortensen & Associates, Inc.**  
**Engineers & Surveyors**

Jeffrey G. Mortensen, P.E.  
Juan M. Cala  
Charles G. Cala, Jr., P.S.

980614  
March 24, 1999

Via Hand Delivery

Ms. Terri Martin  
Project Review Section  
Public Works Department  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Public Storm Drain Easement - City Project No. 595281

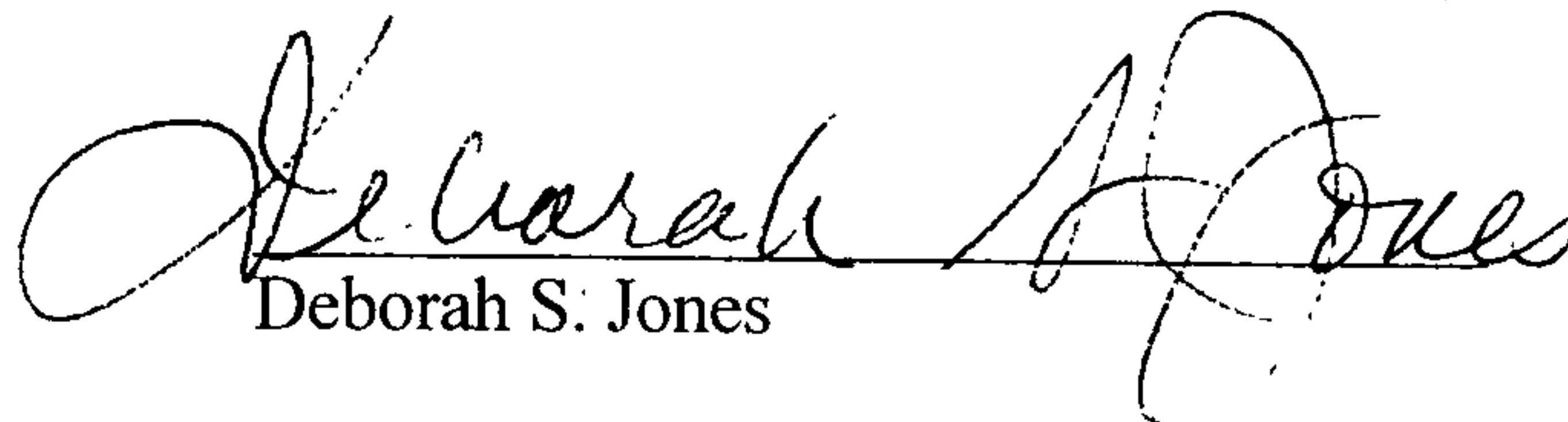
Dear Terri:

Transmitted herewith is the original easement for the above referenced project for recordation by the City. Please contact our office when this easement has been recorded so that we may have the filed copies for our records and our client's records as well.

If you should have any questions or comments regarding this information, or if we can be of further assistance to you, please do not hesitate to call.

Sincerely,

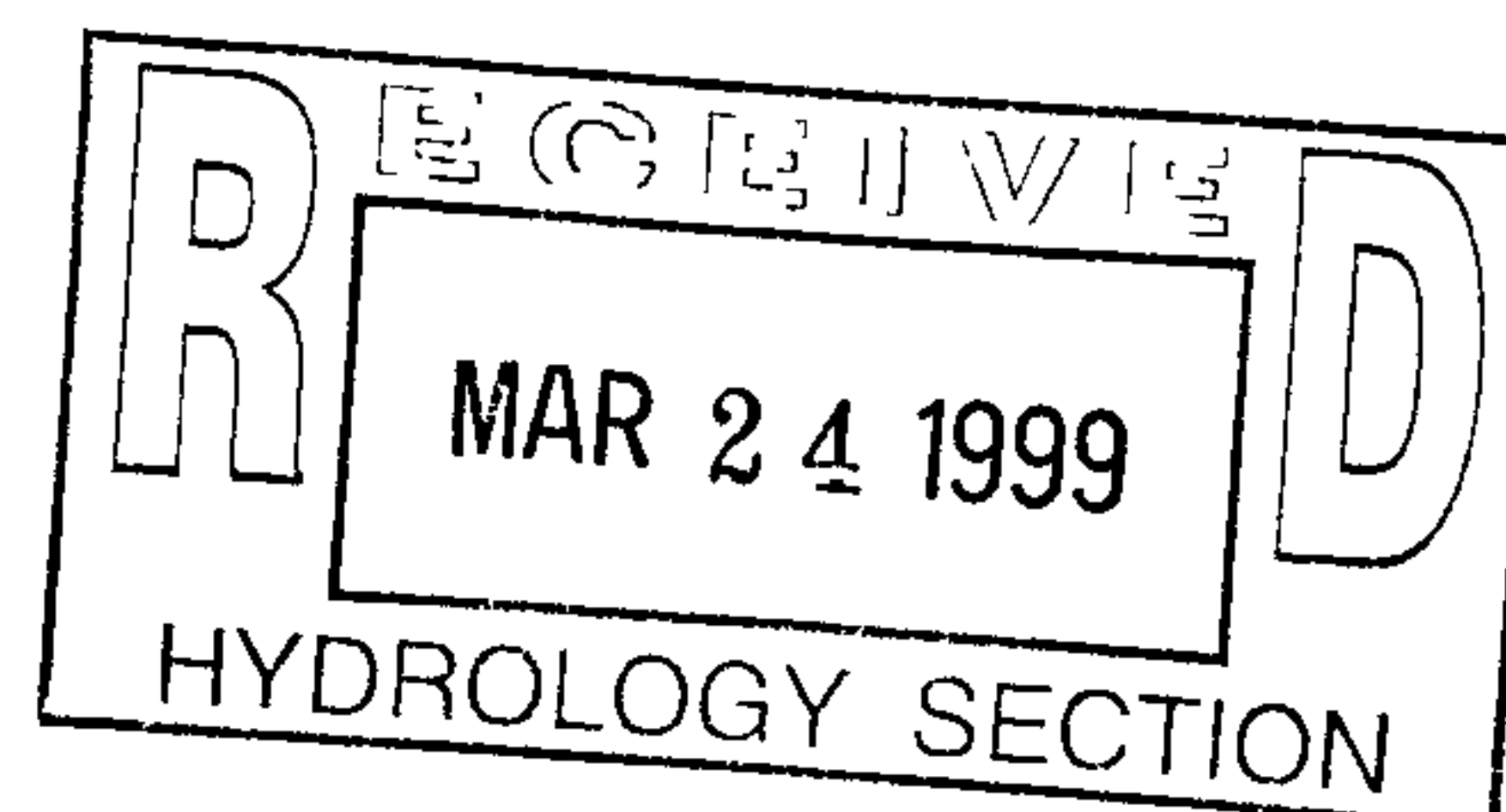
JEFF MORTENSEN & ASSOCIATES, INC.

  
Deborah S. Jones

DSJ:dsj

Enclosures

xc: Susan M. Calongne w/enclosure  
(for informational purposes)



PERMANENT EASEMENT

Grant of Permanent Easement, between New Mexico Educators Federal Credit Union ("Grantor"), whose address is 6501 Indian School Road N.E., Albuquerque, NM 87110, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public storm drain together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 23<sup>rd</sup> day of March, 1999.

GRANTOR:

\_\_\_\_\_  
(Individual)

\_\_\_\_\_  
(Individual)

GRANTOR: NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION

By: \_\_\_\_\_

Joseph S. Coey

Its: President

(Corporation or Partnership)



INDIVIDUAL

STATE OF New Mexico )  
 ) SS  
COUNTY OF Bernalillo )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 199\_\_, by \_\_\_\_\_  
husband and wife.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
\_\_\_\_\_

CORPORATION

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me this 23 day of March, 1999, by Joseph S. Coey, President, New Mexico Educators Federal Credit Union.

Barbara L. Monte  
Notary Public

My Commission Expires:  
July 12, 2002

PARTNERSHIP

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 199\_\_, by \_\_\_\_\_,  
partner(s), on behalf of \_\_\_\_\_,  
a partnership.

\_\_\_\_\_  
Notary Public  
My Commission Expires:  
\_\_\_\_\_

(EXHIBIT 'A' ATTACHED)

**EXHIBIT 'A'**  
**PUBLIC STORM DRAIN EASEMENT SURVEY**

EASEMENT DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising a portion of Tract A-2A, Luecking Park Complex No. 2 & No. 3 as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 11, 1999, Book 99C, Page 55 and being more particularly described as follows:

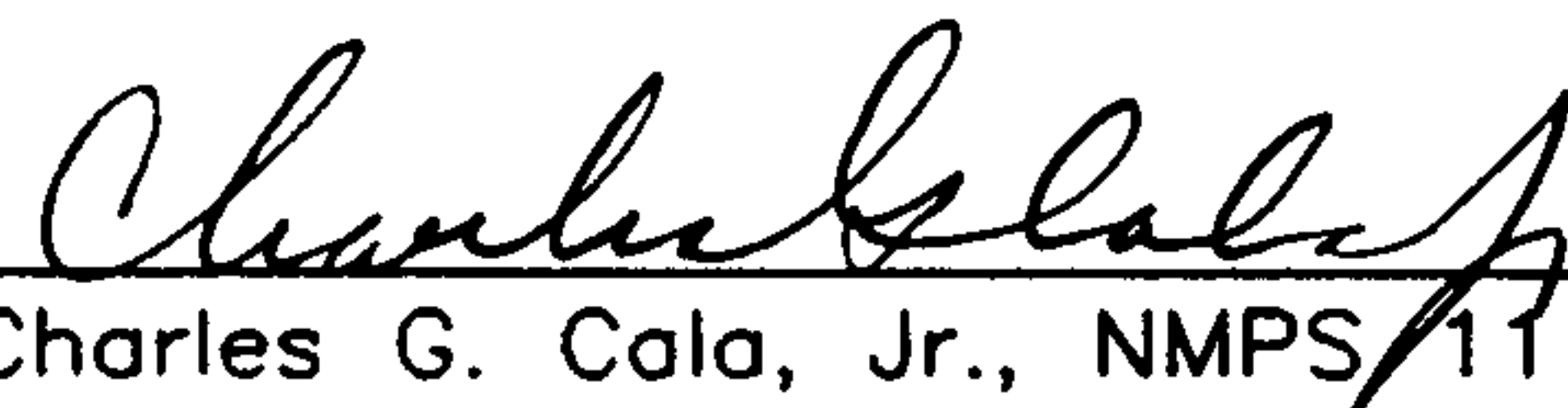
Beginning at the southeast corner of the easement herein described, being a point on the south boundary of said Tract A-2A, also being a point on the north boundary of Tract B-1-E-1, Comanche Business Park as the same is shown and designated on said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 15, 1997, Book 97C, Page 277, whence the southeast property corner of said Tract A-2A bears N 89°54'54" E a distance of 10.30 feet; thence S 89°54'54" W a distance of 30.89 feet to the southwest corner of the easement herein described, thence N 13°43'42" E a distance of 296.83 feet to the northwest corner of the easement herein described; thence S 76°16'18" E a distance of 30.00 feet to the northeast corner of the easement herein described, being a point on the west line of an existing 20' public sanitary sewer easement; thence S 13°43'42" W a distance of 289.46 feet to the point of beginning and containing 0.2019 acres more or less.

Notes:

1. An easement survey was performed in March, 1999. Property corners were found as indicated.
2. Site located within Section 3, Township 11 North, Range 3 East, N.M.P.M.
3. All distances are ground distances.
4. Bearings and distances shown hereon are based upon the plat of Tracts A-1A, A-2A, A-3A & A-4A, Luecking Park Complex No. 2 & No. 3, filed March 11, 1999, Book 99C, Page 55.
5. Purpose of this document is to define the new public storm drain easement.

CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico, do hereby certify that I conducted and am responsible for this easement survey; I further certify that the survey complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

  
Charles G. Cala, Jr., NMPS 11184



3.23.1999  
Date



**EXHIBIT 'A'**  
**PUBLIC STORM DRAIN EASEMENT SURVEY**

KEYED NOTES

- ① 25' UTILITY EASEMENT GRANTED BY PLAT C17-9
- ② 20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT C12-31
- ③ 20' PUBLIC STORM DRAIN EASEMENT GRANTED BY PLAT 99C-55
- ④ 40' PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT 99C-55
- ⑤ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-55
- ⑥ 20' PUBLIC WATERLINE EASEMENT GRANTED BY PLAT 97C-233
- ⑦ 5' U.S. WEST COMMUNICATIONS EASEMENT GRANTED BY PLAT 97C-233
- ⑧ 20' PUBLIC SANITARY SEWER EASEMENT GRANTED BY PLAT 93C-35

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 89°54'54" W	421.00'
L2	N 53°35'54" E	292.97'
L3	N 36°24'02" W	86.91'
L4	N 62°39'59" E	246.06'
L5	S 26°56'30" E	48.85'
L6	S 13°43'42" W	578.80'

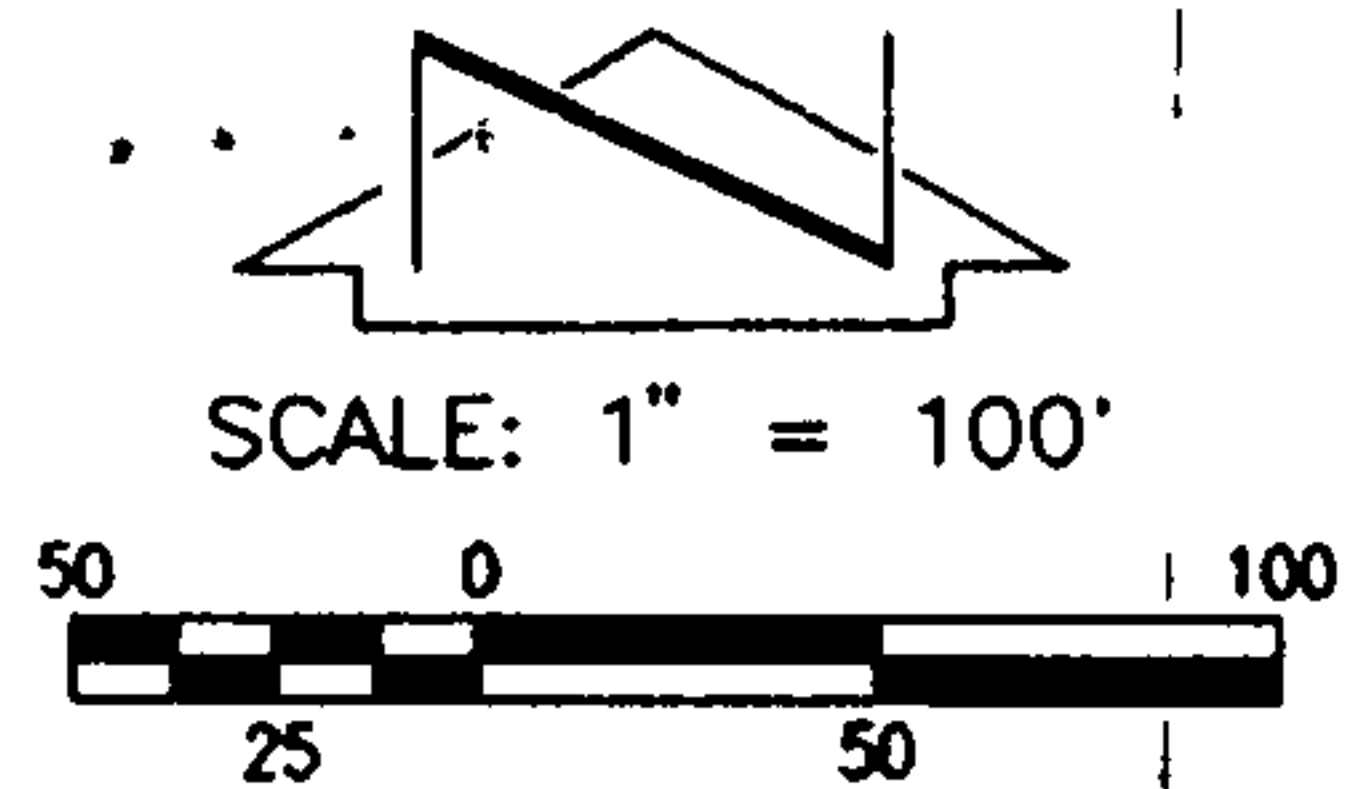
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	110.50'	173.57'	156.27'	N 08°35'56" E	89°59'56"
C2	30.00'	51.87'	45.65'	N 13°07'58" E	99°04'01"
C3	25.00'	21.03'	20.41'	N 87°09'00" E	48°11'23"
C4	50.00'	84.11'	74.54'	N 63°03'19" E	96°22'46"
C5	25.00'	21.03'	20.42'	N 38°57'51" E	48°11'50"

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S89°54'54"W	30.89'
E2	N13°43'42"E	296.83'
E3	S76°16'18"E	30.00'
E4	S13°43'42"W	289.46'
T1	N89°54'54"E	10.30'

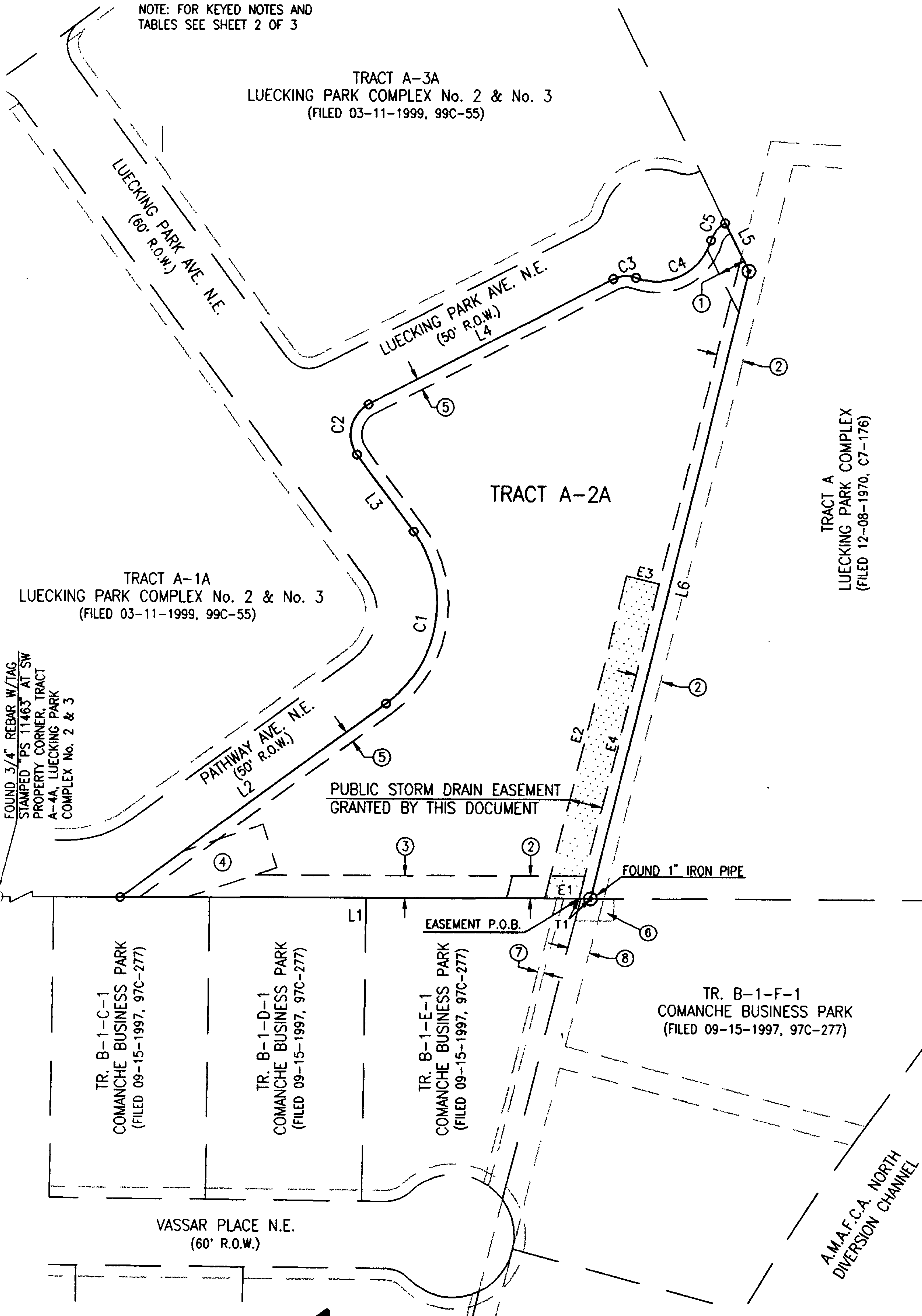


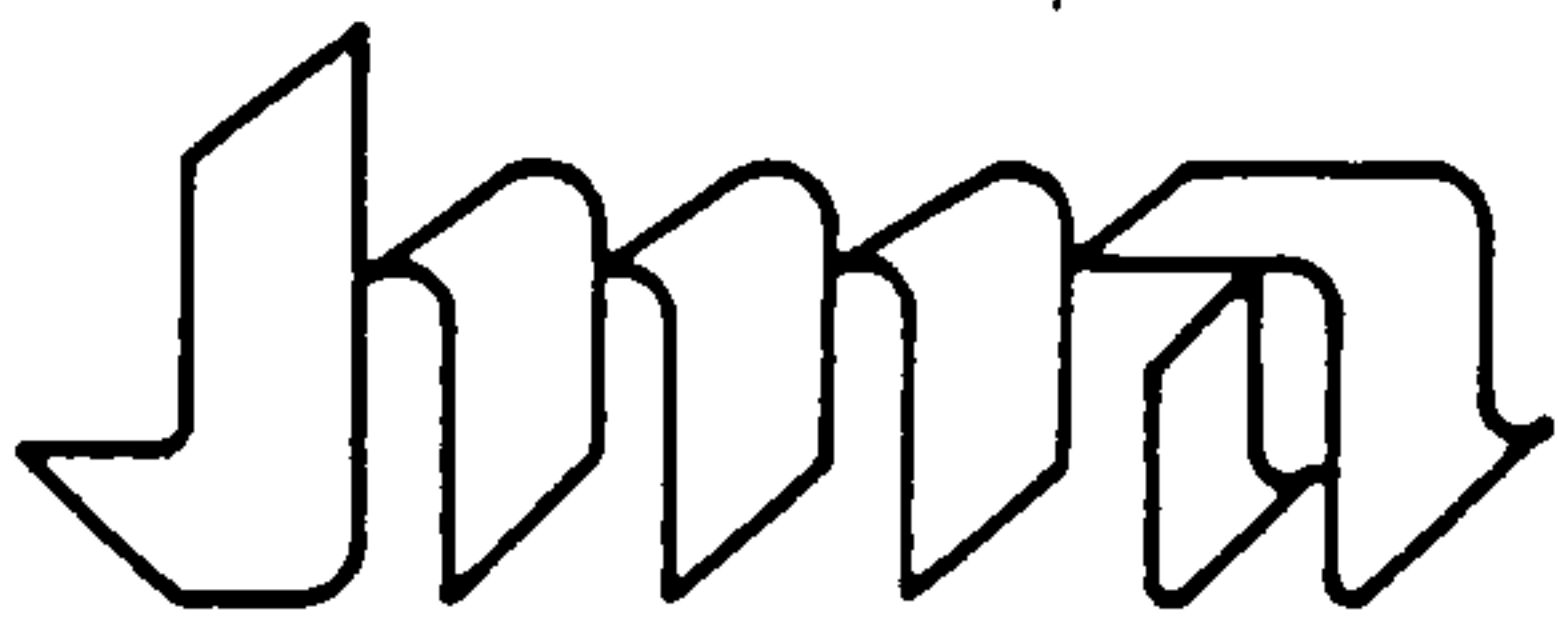




**EXHIBIT 'A'**  
**PUBLIC STORM DRAIN EASEMENT SURVEY**

NOTE: FOR KEYED NOTES AND  
TABLES SEE SHEET 2 OF 3





JEFF MORTENSEN & ASSOCIATES, INC.

☐ 6010-B MIDWAY PARK BLVD. N.E.  
☐ ALBUQUERQUE ☐ NEW MEXICO 87109  
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250  
FAX 345-4254

## TRANSMITTAL

VIA: ☒ DELIVERY

☐ PICKUP

☐ FAX

TO: COA	DATE: 12/27/99
Hydrology Section	PROJECT: Parkway Office
	PARK - LOMR
	JOB NO: 970286
ATTN: Susan Calongne	
RE: LOMR	

WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1 COPIES	LOMR	your file & FEMA
	HYDROLOGY SECTION	

REMARKS: SUSAN: HAVE CONTACTED OWNER FOR FEMA check (\$400.00) WHEN YOU HAVE REVIEWED THE LOMR PLEASE CALL & I WILL GET THE check from the owner & attach to LOMR to FEMA & SEND TO YOU. IF YOU HAVE ANY questions please call me @ 345-4250.

BY:

Mike Stephens

RECEIVED:

*[Signature]*

DATE: 12-27-99

PROJECT TITLE: Pathway Office Park Phase 1 ZONE ATLAS/DRNG. FILE #: G-16/D114DRB #: 97-417EPC #: 2-99-115WORK ORDER #: 595281LEGAL DESCRIPTION: TRACT A-1A, LUECKING PARK COMPLEXCITY ADDRESS: 4100 PAN AMERICAN FREEWAYENGINEERING FIRM: JEFF MORTENSEN + ASSOC.CONTACT: GRAEME MEANSADDRESS: 6010-B MIDWAY PARK BLVD N.E.PHONE: 345-4250OWNER: NEW MEXICO EDUCATORS FED. CREDIT UNIONCONTACT: ARCHITECT

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

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

ARCHITECT: DEKKER/PERICH/SARATINICONTACT: CHRIS LARSENADDRESS: 6801 JEFFERSON NE - SUITE 100PHONE: 761-9700SURVEYOR: Jeff Mortensen + AssociatesCONTACT: Chuck Cala

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

PHONE: 345-4250CONTRACTOR: JAYNES CORP.CONTACT: MIKE SCOTTADDRESS: P.O. Box 26841, ALB. NM 87125PHONE: 345-8591

## TYPE OF SUBMITTAL:

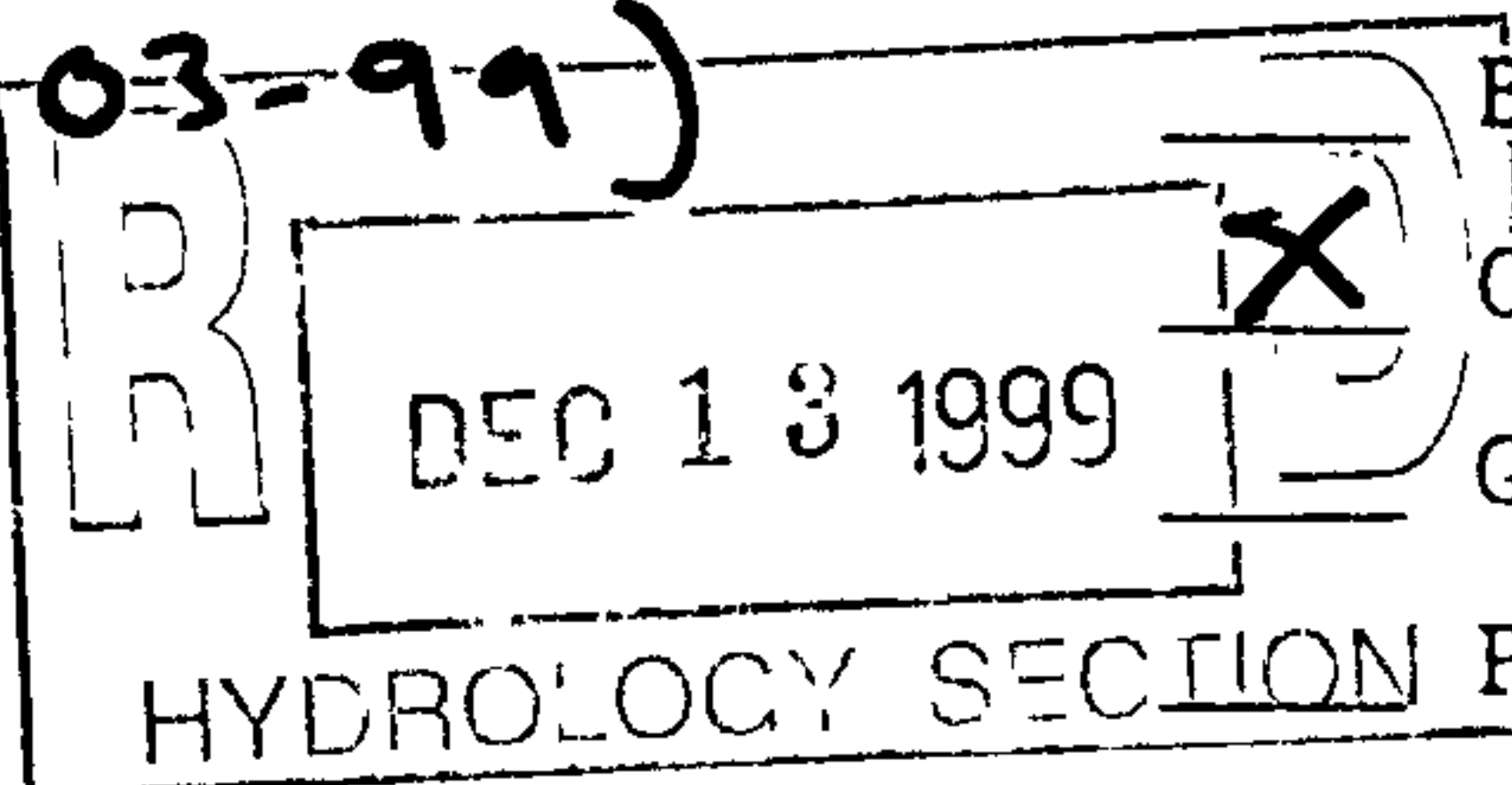
☐ DRAINAGE REPORT☐ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAINAGE PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☒ ENGINEER'S CERTIFICATION☐ OTHER (Followup to Submittal

Made 12-03-99)

## 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. -1999BY: J. GRAEME MEANS





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 18, 2000

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

**RE: Engineer's Certification for Pathway Office Park (G16/D114) Engineer's  
Certification Stamp Dated 9/6/00.**

Dear Mr. Mortensen:

Based on the information provided, the above referenced plan is adequate for release of the permanent Certificate of Occupancy for the Pathway Office Park located at 4100 Pan American Freeway.

The above referenced site has also received the Letter of Map Revision from FEMA dated February 29, 2000, therefore all requirements have been met for the release of the SIA, or financial guarantees, for this development.

If you have any questions, or if I may be of further assistance to you please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c: Terri Martin, Work Order #595281  
File



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 25, 1999

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

***RE: Revised Grading and Drainage Plan for Pathway Office Park, (G16/D114) Submitted  
for Grading Permit and Work Order Approval, Engineer's Stamp Dated 3/4/99.***

Dear Mr. Mortensen:

Based on the information provided with the submittal of March 15, 1999, the above referenced revised plan is approved for Grading Permit and Work Order Approval.

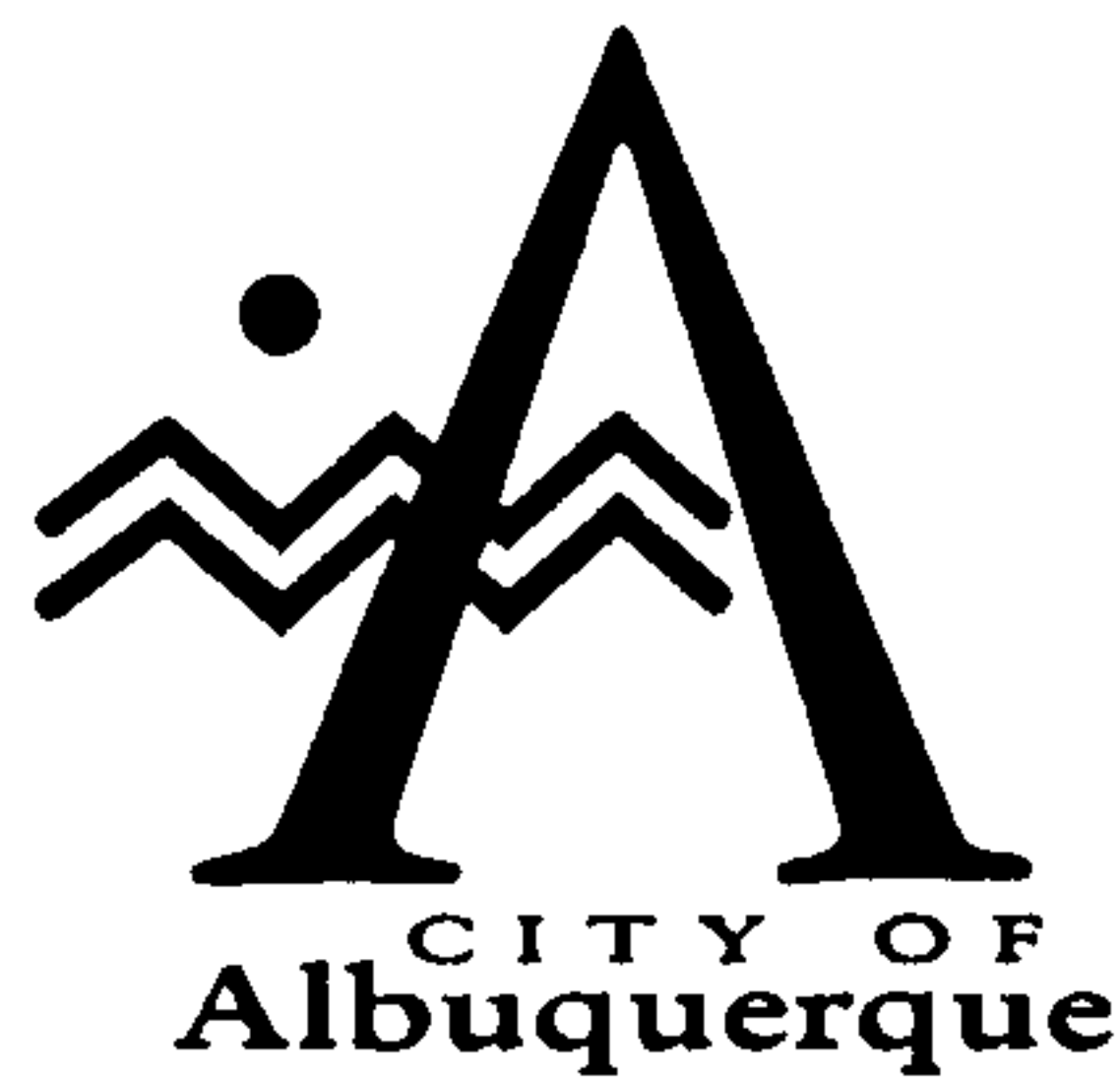
As you are aware, the Letter of Map Revision (LOMR) from FEMA is required prior to release of the Subdivision Improvements Agreement (SIA) for this project. The request for the LOMR should be prepared after construction is complete.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c: Billy Goolsby, DRC Chairman  
File



October 27, 1998

Mr. Monther S. Madanat  
Michael Baker Jr., Inc.  
3601 Eisenhower Avenue, Suite 600  
Alexandria, Virginia 22304-6439

**RE: Request for a Conditional Letter of Map Revision for The Pathway Office Park, City of Albuquerque, New Mexico, Community No. 350002, FIRM Panel 0138.**

Dear Mr. Madanat:

The purpose of this letter is to request a Conditional Letter of Map Revision for the above referenced project. This request consists of the elimination a portion of the floodplain in the Pathway Office Park complex due to the construction of a storm drain system.

Enclosed with this letter are the Application forms for requesting revisions to the National Flood Insurance Program (NFIP) maps. Along with the forms are the analyses, and other NFIP-related information which should facilitate an efficient review. These have been enclosed along with the initial review fee of \$3,100.00.

The City of Albuquerque has reviewed and approved the hydrologic and hydraulic calculations and storm drain design submitted in this report. Our Community would greatly appreciate your prompt response and approval for this Conditional Letter of Map Revision. If you have any questions concerning this submittal, please call me at (505) 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

Attachments

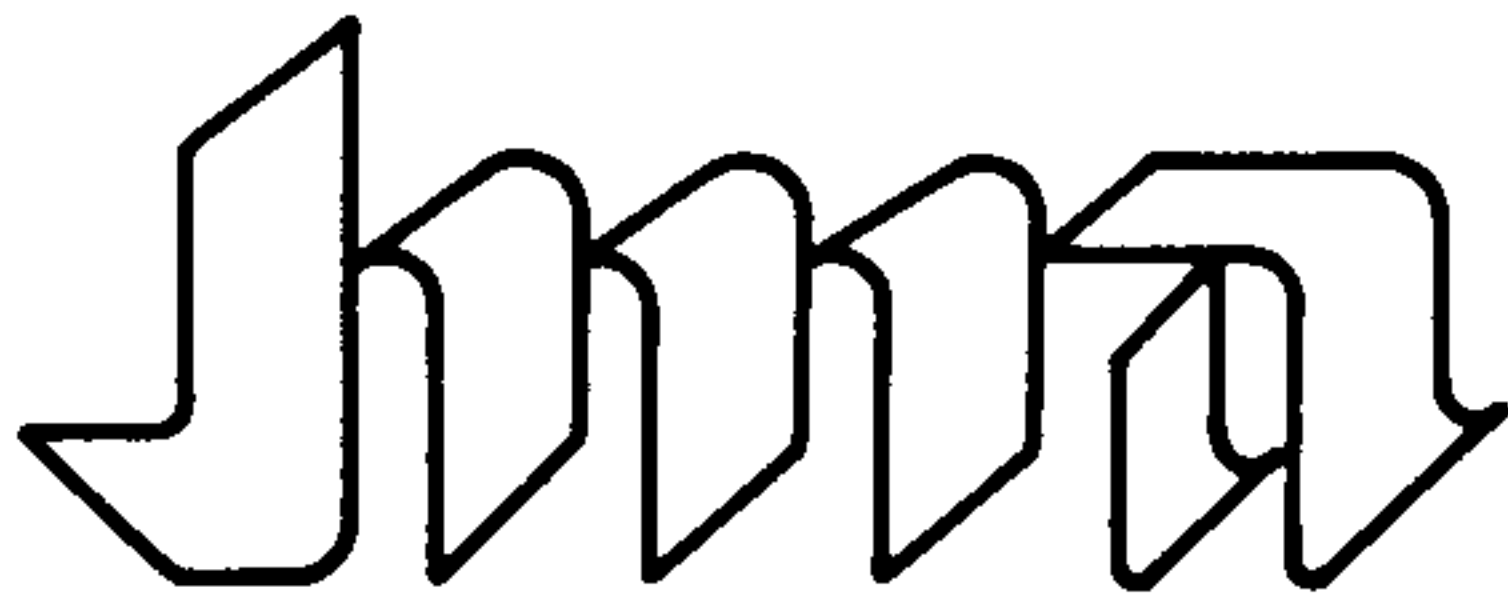
c: Jeffrey G. Mortensen, P.E., Jeff Mortensen & Associates (Letter only)



Good for You, Albuquerque!







JEFF MORTENSEN & ASSOCIATES, INC.

☐ 6010-B MIDWAY PARK BLVD. N.E.  
☐ ALBUQUERQUE ☐ NEW MEXICO 87109  
☐ ENGINEERS ☐ SURVEYORS (505) 345-4250  
FAX 345-4254

## TRANSMITTAL

VIA: ☒ DELIVERY ☐ PICKUP ☐ FAX

TO: Susan Calangue	DATE: 10/14/95
City/County Floodplain Administrator	PROJECT:
Plaza del Sol	
	JOB NO: 970285
ATTN:	
RE: Pathway Office Park	

### WE ARE SENDING:

QTY.	DESCRIPTION	FOR
1	CLMIR (ORIGINAL SUBMITTAL)	Forward to FEMA
1	CLMIR (COPY)	Your Records
1	Grading Plan	Your Records
1	Submitted Fee Check	FEMA

REMARKS: Transmitted herewith are the above listed items relative to the subject project.

Please Call with any questions ~~or~~ or Comments

BY: J. Graeme Means

RECEIVED: \_\_\_\_\_ DATE: \_\_\_\_\_

# Transmittal Letter

Project Number: 9612.00

File Code: 3.4

Date: 10/14/98, 1:38 PM

To: Graeme Means  
Jeff Mortensen & Associates  
6010-B Midway Park Blvd. NE  
Phone: (505)345-4250

Via: Pickup

From: Cameron Erdmann AIA, Proj. Arch. # of pgs: 1 (including this page)

Re: Pathway Office Park / NMEFCU  
Albuquerque, New Mexico



---

## We are sending you:

☒ Attached

☐ Under separate cover via

Copies	Date	Number	Description
1	10/14/98		Check for CLOMR Fee of \$3,100

## The following items:

- ☐ Shop Drawings
- ☐ Prints
- ☐ Slides
- ☐ Plans
- ☐ Samples
- ☐ Original Documents
- ☐ Specifications
- ☐ Copy of Letter
- ☐ Change Order
- ☐ Diskettes
- ☒ Other Check

---

## Comments:

- ☐ For approval
- ☐ For your use
- ☒ As requested
- ☐ For review and comment
- ☐ For Bids Due
- ☐ Return Disks when finished
- ☐ Revise and resubmit
- ☐ Furnish as corrected
- ☐ Reviewed
- ☐ For your records
- ☐ Rejected
- ☐ Return corrected prints
- ☐ Submit copies for distribution
- ☐ Prints Returned After Loan to Us
- ☒ Other Fee

Signed

Please call (505) 247-3705 to report any transmission difficulties.

---

202 Central S.E., West Courtyard, Albuquerque, New Mexico 87102 PHONE: (505) 247-3705 FAX: (505) 247-4506

*A Professional Corporation*

970284

EXHIBIT A  
**TO SUBDIVISION IMPROVEMENT AGREEMENT**  
**DEVELOPMENT REVIEW BOARD**  
**REQUIRED INFRASTRUCTURE LISTING**  
**LEUCKING PARK COMPLEX NO. 2 & NO. 3**  
**PLAT AND SITE PLAN**

DRB Case No.: 97-417  
DRC Project No.:  
Prelim. Plat Approved: 5/12/98  
Prelim. Plat Expires: 5/25/99  
Site Plan Approved: 5/12/98  
Date Submitted: 5/12/98

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, or the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided the City, County, and/or AMAFCA.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
8"	Sanitary Sewer Pipe	Vassar Drive Extension	West end of Vassar Drive	East to existing 8" SAS
10"	Waterline	Vassar Drive Extension	I-25 Frontage Road	East to existing 10" WL
10"	Waterline	Development site along I-25 Frontage Road	Vassar Drive	Leucking Ave.
24"*	Storm Drain	Public Storm Drain Easement Parallel to Frontage Road	Leucking Ave.	Vassar Drive Extension
36"*	Storm Drain	Public Storm Easement Parallel to South Property Line	Tract A-2A	Vassar Drive Extension
42"*	Storm Drain***	Tract A-4A	24" Storm Drain at west end of Vassar Drive	Temporary Retention (Surge) Pond
***	Temporary public retention (surge) pond including inlets, outlets, connector pipes, spillway and temporary public drainage easement with an Agreement and Covenant	Tract A-4A		



As req'd*	Storm drain inlets, manholes and connector pipes	Vassar Drive Extension	Low Point	36" RCP Storm Drain*
As req'd*	Sanitary sewer manholes and storm drain catch basins	Vassar Drive Extension and Pathway Loop		
	Intersection Signalization****	Vassar Drive at Comanche, NE		
66' F-F	Collector Pavement, std curb & gutter both sides, 16' wide median	Vassar Drive Extension	100' South of Property Line	I-25 Frontage Road
36' F-F	Pavement, std. curb & gutter both sides	Pathway Loop	Vassar Drive Extension	Leucking Ave.
As req'd	Deceleration lanes**	I-25 Frontage Road	Approaching Vassar Drive Extension and Leucking Ave.	

\*All sizes subject to verification at DRC.

\*\*Deceleration lane to be built in accordance with NMSHTD requirements.

\*\*\*Letter of Map Revision (LOMR) is required for release of SIA and financial guarantees related to the storm drain and pond.

\*\*\*\*To be bonded with separate SIA. To be constructed when warranted by traffic operations.

Signed By: Kent Freier

Print Name: Kent Freier, P.E.

Firm: Molzen-Corbin & Associates

#### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Traffic

Date

Utility Dev.

Date

Parks & G.S.

Date

City Engineer/AMAFCA

Date

DRB Chairman

Date



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 2, 1998

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

***RE: Grading and Drainage Plan for Pathway Office Park, Phase I, (G16/D114) Submitted for Foundation Permit, and Building Permit Approval, Engineer's Stamp Dated 10/29/98.***

Dear Mr. Mortensen:

Based on the information provided, the above referenced plan is approved for Foundation Permit and Building Permit release.

As you are aware, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this site.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c:

File

PROJECT TITLE: Pathway Office Park Phase 1 ZONE ATLAS/DRNG. FILE #: G-16/D114  
DRB #: 97-417 EPC #: Z-97-115 WORK ORDER #: 595281  
LEGAL DESCRIPTION: TRACT A-1A, LUECKING PARK COMPLEX  
CITY ADDRESS: I-25 FRONTAGE RD & VASSAR DRIVE N.E.

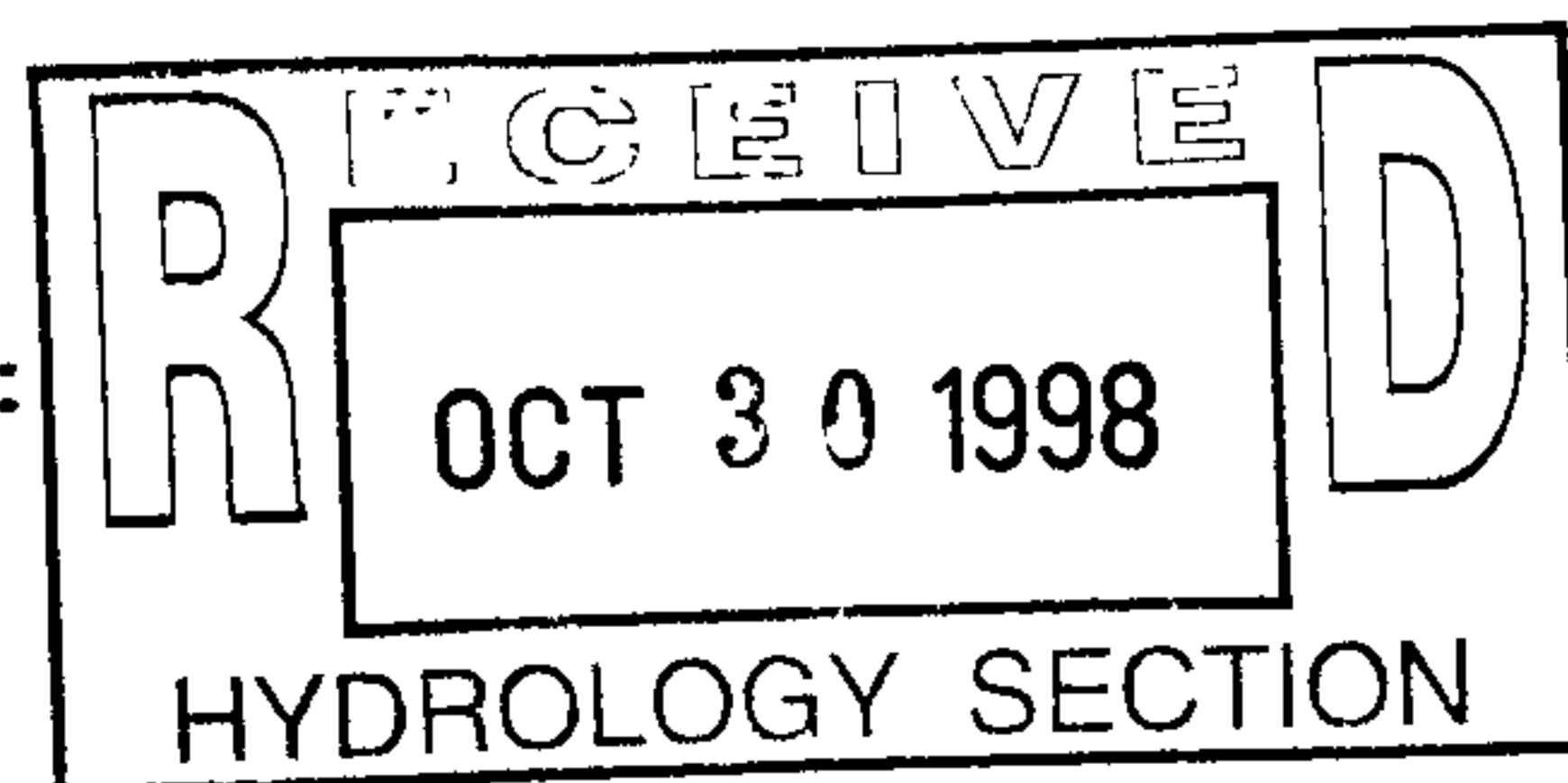
ENGINEERING FIRM: JMA CONTACT: GRAEME MEANS  
ADDRESS: 6010-B MIDWAY PARK BLVD NE. PHONE: 345-4250  
OWNER: NEW MEXICO EDUCATOR'S FED. CREDIT UNION CONTACT: ARCHITECT  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: DEKKER - PERICH - SABATINI CONTACT: CAMERON ERDMAN  
ADDRESS: 201 CENTRAL S.E. WESTCOURT PHONE: 241-3705  
SURVEYOR: JMA CONTACT: CHARLES G. CALA  
ADDRESS: \_\_\_\_\_ PHONE: 345-4250  
CONTRACTOR: JAYNES CORP. CONTACT: MIKE SCOTT  
ADDRESS: P.O. Box 26841, Albg, NM 87125 PHONE: 345-8591

## 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:

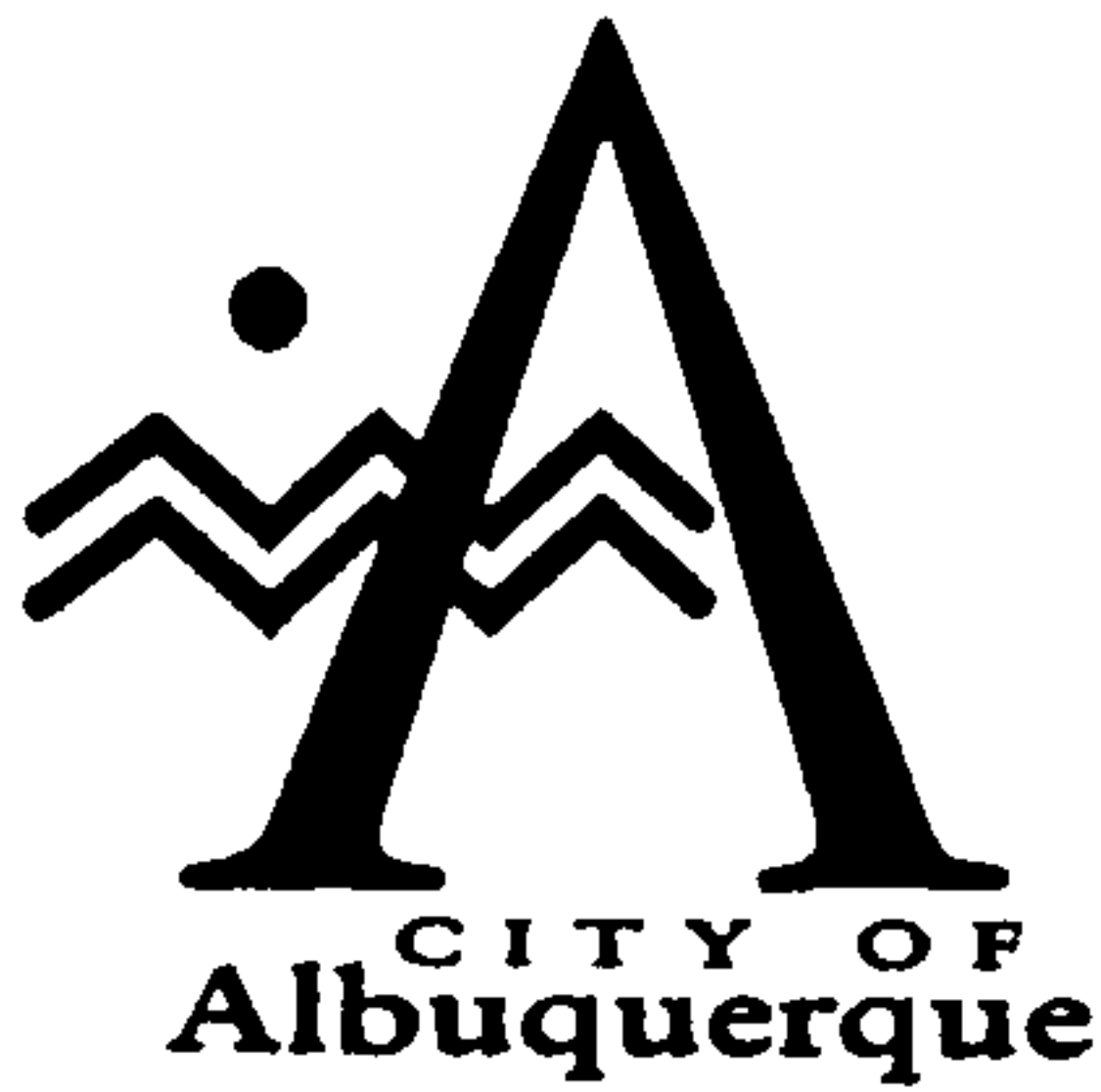
- ☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☒ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT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

XC: CAMERON ERDMAN (MYLARS INCLUDED)

DATE SUBMITTED: 10/30/98

BY: J. Graeme Means





October 6, 1998

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

***RE: Grading and Drainage Plan for Pathway Office Park, (G16/D114) Submitted for Final Plat, Foundation Permit, Grading Permit, and Work Order Approval, Engineer's Stamp Dated 9/18/98.***

Dear Mr. Mortensen:

Based on the information provided with the submittal of September 21, 1998, the above referenced plan is approved for Final Plat, Foundation Permit, Grading Permit, and Work Order Approval.

Prior to Final Plat sign-off, the SIA must be in place. Prior to Building Permit approval, site specific grading and drainage plans will be required. Prior to release of financial guarantees, the Letter of Map Revision (LOMR) from the Federal Emergency Management Agency is required.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.  
City/County Floodplain Administrator

c: DRB 97-417  
File

Good for You, Albuquerque!



PROJECT TITLE: Pathway Office Park ZONE ATLAS/DRNG. FILE #: G-16/D114  
DRB #: 97-417 EPC #: Z-97-115 WORK ORDER #: 595281  
LEGAL DESCRIPTION: Tracts A-1A, A-2A, A-3A, A-4A, Luecking Park Complex  
CITY ADDRESS: I-25 Frontage Road and Vassar Drive N.E. (proposed)  
ENGINEERING FIRM: Jeff Mortensen and Assoc. CONTACT: J. Graeme Means  
ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 354-4250  
OWNER: New Mexico Educator's Federal Credit Union CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: Holmes Sabatini Associates CONTACT: Cameron Erdman  
ADDRESS: 201 Central S.E. West Courtyard PHONE: 247-3705  
SURVEYOR: JMA (topo) Harris Surveying (plat) CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: Jaynes CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## TYPE OF SUBMITTAL:

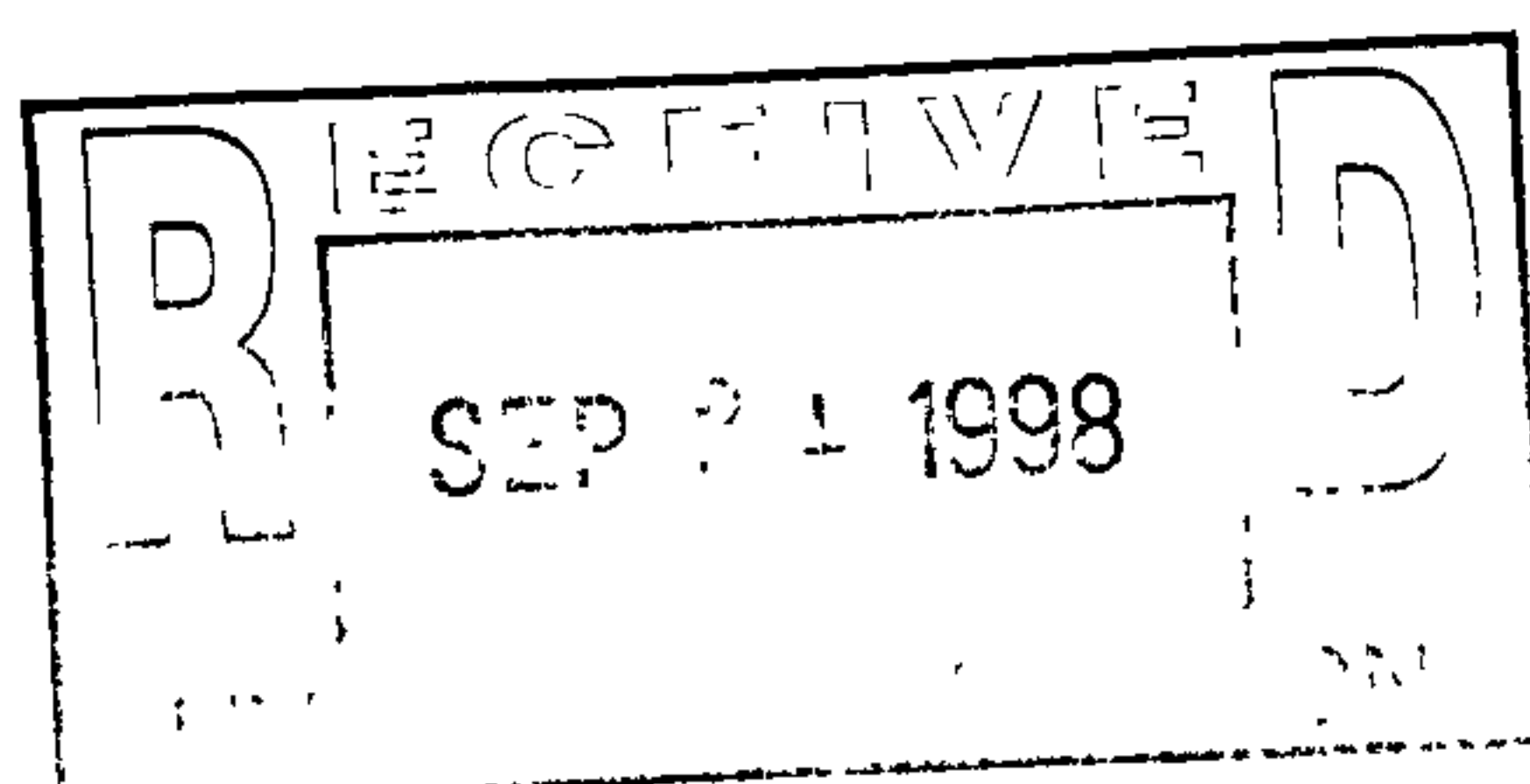
☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☒ OTHER (CLOMR)

## 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 (Rough)  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER CLOMR (SPECIFY)  
☒ Work Order

DATE SUBMITTED: 09-21-98BY: J. Graeme Means

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO: G16 DATE: 08/20/97  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: PATHWAY OFFICE PARK (LUECKING PARK COMPLEX)  
STREET ADDRESS (IF KNOWN): \_\_\_\_\_  
SUBDIVISION NAME: LUECKING PARK COMPLEX

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
<u>X</u> SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING

WHO

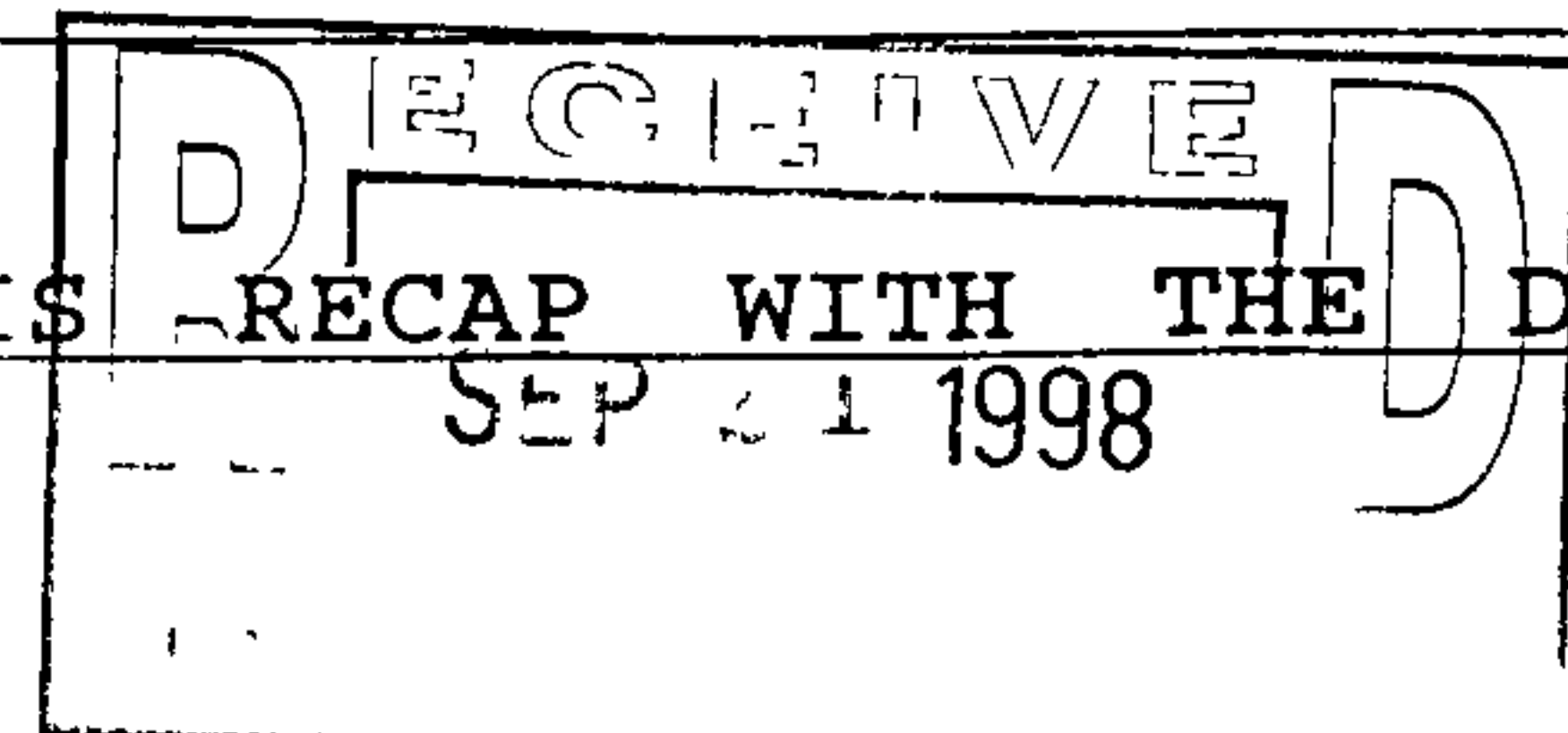
REPRESENTING

ATTENDANCE: <u>FRED J. AGUIRRE</u>	<u>CITY HYDROLOGY</u>
<u>JEFFREY G. MORTENSEN</u>	<u>JEFF MORTENSEN &amp; ASSOCIATES, INC.</u>

FINDINGS:

1. Conceptual Grading and Drainage Plan required for Site Development Plan approval.
2. Project will generate required infrastructure.
3. Provide Draft Infrastructure List with Drainage Submittal.
4. Project will be constructed in phases. Subsequent phases will be deferred until SAD 216 is in place. Only Phase One infrastructure will be required with Phase One approval.
5. All future storm drainage improvements that lie within or under the Phase One development will be built with Phase One.
6. An interim public retention pond is proposed to serve Phase One. The pond shall have capacity for the  $V_{10\text{-Day}}$  storm associated with Phase One. The spillway shall have capacity for the Phase One  $Q_{100}$  and the existing  $Q_{100}$  offsite flows intercepted. The pond will lie in a public drainage easement with an associated Agreement and Covenant. Pond overflow (spillway) shall discharge directly into existing Floodplain.

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL





7. A small portion of the site is impacted by a designated floodplain (FIRM Panel 138). This floodplain is fed by local drainage only which can be handled by the C.O.A. Drainage Ordinance; flows are small (less than 50 cfs). A CLOMR and/or LOMR are not required, however, are suggested to clean-up this situation and to minimize impacts on the future development of the southeasterly portion of the site.
8. Upon completion of SAD 216, the interim retention pond can be eliminated in its entirety and/or reduced in size by converting it to detention.
9. If  $Q_{100, ult} > Q_{SAD 216}$  then detention will be required once SAD is in place. If  $Q_{100, ult} < Q_{SAD 216}$  then free discharge will be appropriate once SAD is in place. Report must address this issue.
10. Ultimate outfall for the site is an existing 10' x 10' CBC which will not be available until the SAD 216 improvements are in place. The 10' x 10' CBC is located just downstream of the southwest corner of the site.
11. Concurrence from the NMSHTD will be required for Building Permit and Work Order approvals.
12. Report should address offsite flows from the east and any discharge restrictions on the ultimate development of that offsite property which is currently undeveloped. Easements shall be extended to accept these flows.
13. Report should investigate and address possibility of offsite flows from the northeast.
14. All storm drain shall be designed for a fully developed watershed. Public easements shall be granted for all public storm drain lines.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

CITY OF ALBUQUERQUE

APPLICANT:

SIGNED:

TITLE:

DATE:

*[Signature]*  
*8/28/97*

SIGNED:

TITLE: President

DATE:

*[Signature]*  
*08/23/97*

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL



**EXHIBIT A**  
**TO SUBDIVISION IMPROVEMENT AGREEMENT**  
**DEVELOPMENT REVIEW BOARD**  
**REQUIRED INFRASTRUCTURE LISTING**  
**LEUCKING PARK COMPLEX NO. 2 & NO. 3**  
**PLAT AND SITE PLAN**

DRB Case No.: 97-417  
DRC Project No.:  
Prelim. Plat Approved: 5/12/98  
Prelim. Plat Expires: 5/25/99  
Site Plan Approved: 5/12/98  
Date Submitted: 5/12/98

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This summary is not necessarily a complete listing. During CPC, BCC, or the design process and/or in the preparation of the construction drawings, if the City, County, and/or AMAFCA determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are the Subdivider's responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided the City, County, and/or AMAFCA.

<u>SIZE</u>	<u>IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
8"	Sanitary Sewer Pipe	Vassar Drive Extension	West end of Vassar Drive	East to existing 8" SAS
10"	Waterline	Vassar Drive Extension	I-25 Frontage Road	East to existing 10" WL
10"	Waterline	Development site along I-25 Frontage Road	Vassar Drive	Leucking Ave.
24"*	Storm Drain	Public Storm Drain Easement Parallel to Frontage Road	Leucking Ave.	Vassar Drive Extension
36"*	Storm Drain	Public Storm Easement Parallel to South Property Line	Tract A-2A	Vassar Drive Extension
42"*	Storm Drain***	Tract A-4A	24" Storm Drain at west end of Vassar Drive	Temporary Retention (Surge) Pond
***	Temporary public retention (surge) pond including inlets, outlets, connector pipes, spillway and temporary public drainage easement with an Agreement and Covenant	Tract A-4A		

As req'd*	Storm drain inlets, manholes and connector pipes	Vassar Drive Extension	Low Point	36" RCP Storm Drain*
As req'd*	Sanitary sewer manholes and storm drain catch basins	Vassar Drive Extension and Pathway Loop		
	Intersection Signalization****	Vassar Drive at Comanche, NE		
66' F-F	Collector Pavement, std curb & gutter both sides, 16' wide median	Vassar Drive Extension	100' South of Property Line	I-25 Frontage Road
36' F-F	Pavement, std. curb & gutter both sides	Pathway Loop	Vassar Drive Extension	Leucking Ave.
As req'd	Deceleration lanes**	I-25 Frontage Road	Approaching Vassar Drive Extension and Leucking Ave.	

\*All sizes subject to verification at DRC.

\*\*Deceleration lane to be built in accordance with NMSHTD requirements.

\*\*\*Letter of Map Revision (LOMR) is required for release of SIA and financial guarantees related to the storm drain and pond.

\*\*\*\*To be bonded with separate SIA. To be constructed when warranted by traffic operations.

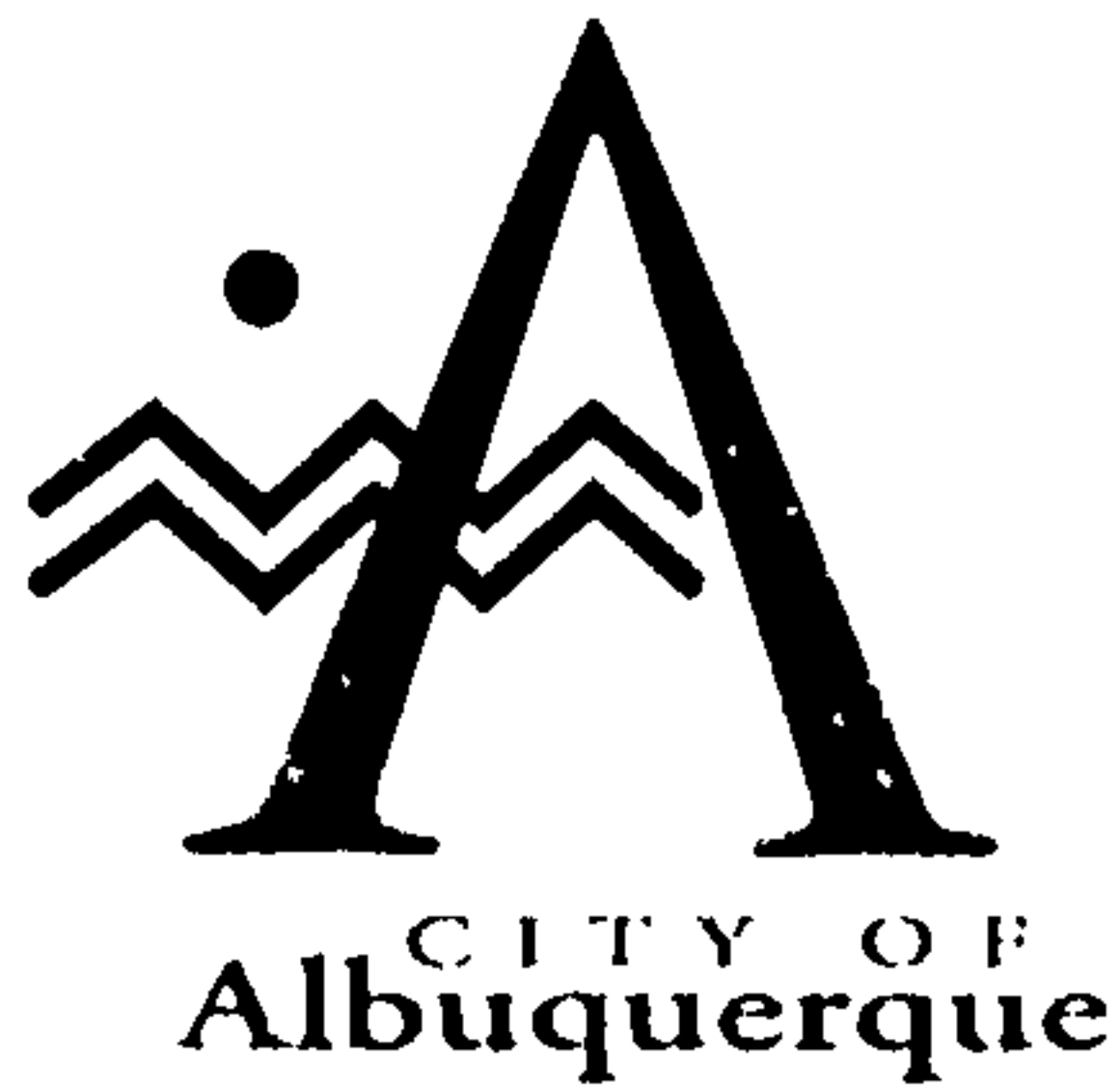
Signed By: Kent Freier

Print Name: Kent Freier, P.E.

Firm: Molzen-Corbin & Associates

#### DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<u>[Signature]</u> 5-12-98	<u>Roger A. Green</u> 5-12-98	<u>[Signature]</u> 5-12-98
Traffic Date	Utility Dev. Date	Parks & G.S. Date
<u>[Signature]</u> 5-12-98	<u>[Signature]</u> 5-12-98	<u>[Signature]</u> 5/12/98
City Engineer/AMAFCA Date		DRB Chairman Date



Martin J. Chávez, Mayor

November 25, 1997

Jeff Mortensen, P.E.  
Jeff Mortensen & Assoc.  
Albuquerque, NM 87109

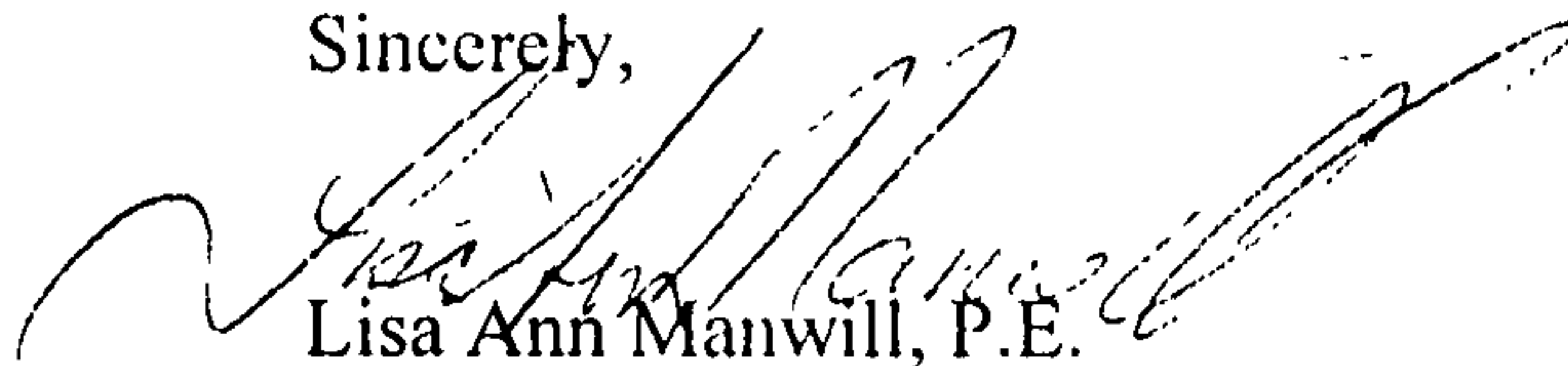
**RE: *PATHWAY OFFICE PARK (G16-D114). CONCEPTUAL GRADING AND DRAINAGE  
PLAN FOR SITE DEVELOPMENT FOR SUBDIVISION AND SITE DEVELOPMENT  
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 11-18-97.***

Dear Mr. Mortensen:

Based on the information provided on your November 19, 1997 submittal, the above referenced project is approved for Site Development Plan for Subdivision and Site Development Plan for Building Permit.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.  
Hydrology

c: Andrew Garcia  
File 





## DRAINAGE INFORMATION SHEET

970285

PROJECT TITLE: Pathway Office Park ZONE ATLAS/DRNG. FILE #: 616/D114  
DRB #: 97-417 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: TRACTS ~~A-1A~~ A-1A, A-2A, A-3A, A-4A, Lucking Park Complex  
CITY ADDRESS: I-25 FRONTIER ROAD  
ENGINEERING FIRM: JMS CONTACT: Graeme Means  
ADDRESS: 6010 B Midway Park Blvd. N.E. PHONE: 345-4250  
OWNER: New Mexico Educators Federal Credit Union CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ARCHITECT: Dexter, Perich, Subatini CONTACT: Chris Larsen  
ADDRESS: 201 Central ave S.E. PHONE: 241-3105  
SURVEYOR: JMA (topo) Harris Surveying (Platting) CONTACT: Architect  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CONTRACTOR: Jaynes CONTACT: Mike Scott  
ADDRESS: 2906 Broadway NE PHONE: 345-8591

## 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

XC: MIKE SCOTT  
CHRIS LARSEN

## 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 (Rough Grading)  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)

grading  
approved  
signed 12-22-98  
GMC

DATE SUBMITTED: 12-22-98BY: J. Graeme Means



970283 New M

PROJECT TITLE: PATHWAY OFFICE PK ZONE ATLAS/DRNG. FILE #: G-16DRB #: 97-417 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_LEGAL DESCRIPTION: TRACTS A-1, A-2 & A-3 LUECKING PARK Complex No. 2CITY ADDRESS: LUECKING PARK AVE. N.E.ENGINEERING FIRM: JEFF MORTENSEN & ASSOCIATES CONTACT: JEFF MORTENSENADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 343-4250OWNER: NEW MEXICO EDUCATORS FCU CONTACT: architectADDRESS: contact architect PHONE: \_\_\_\_\_ARCHITECT: Holmes SABATINI & ASSOC. CONTACT: Scott PrickettADDRESS: 202 CENTRAL S.E. PHONE: 247-3705SURVEYOR: JEFF MORTENSEN & ASSOCIATES CONTACT: CHUCK CALAADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 343-4250CONTRACTOR: NOT DETERMINED CONTACT: -ADDRESS: - PHONE: -

## TYPE OF SUBMITTAL:

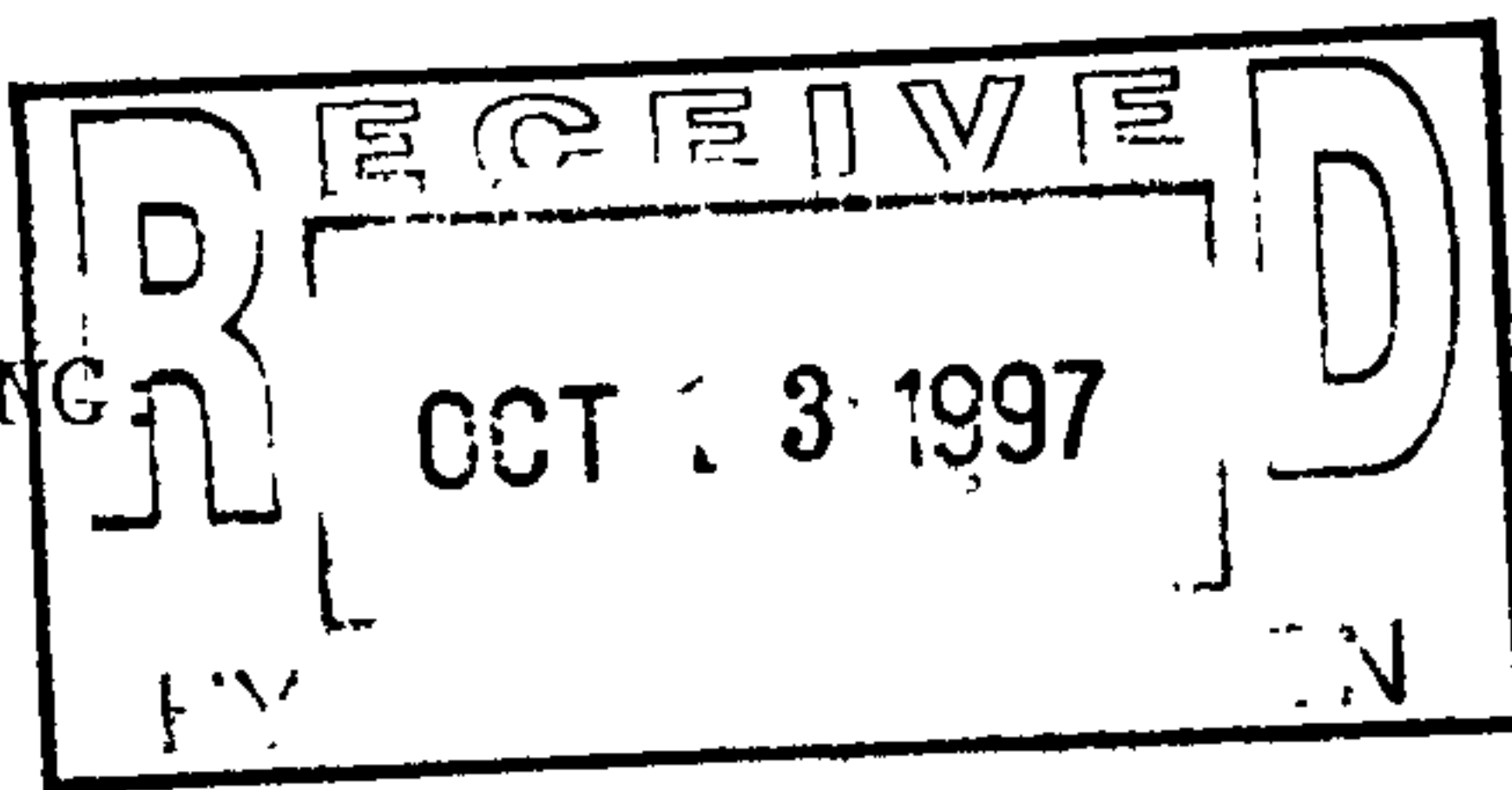
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER

## 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  
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☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)

## PRE-DESIGN MEETING:

- ☒ YES  
☐ NO  
☒ COPY PROVIDED

DATE SUBMITTED: 10/13/97

BY:

A handwritten signature in black ink, appearing to read "Jeff Peterson".

JEFF PETERSON

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO: G16 DATE: 08/20/97  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: PATHWAY OFFICE PARK (LUECKING PARK COMPLEX)  
STREET ADDRESS (IF KNOWN): \_\_\_\_\_  
SUBDIVISION NAME: LUECKING PARK COMPLEX

APPROVAL REQUESTED:

_____ PRELIMINARY PLAT	_____ FINAL PLAT
X _____ SITE DEVELOPMENT PLAN	_____ BUILDING PERMIT
_____ OTHER	_____ ROUGH GRADING

WHO

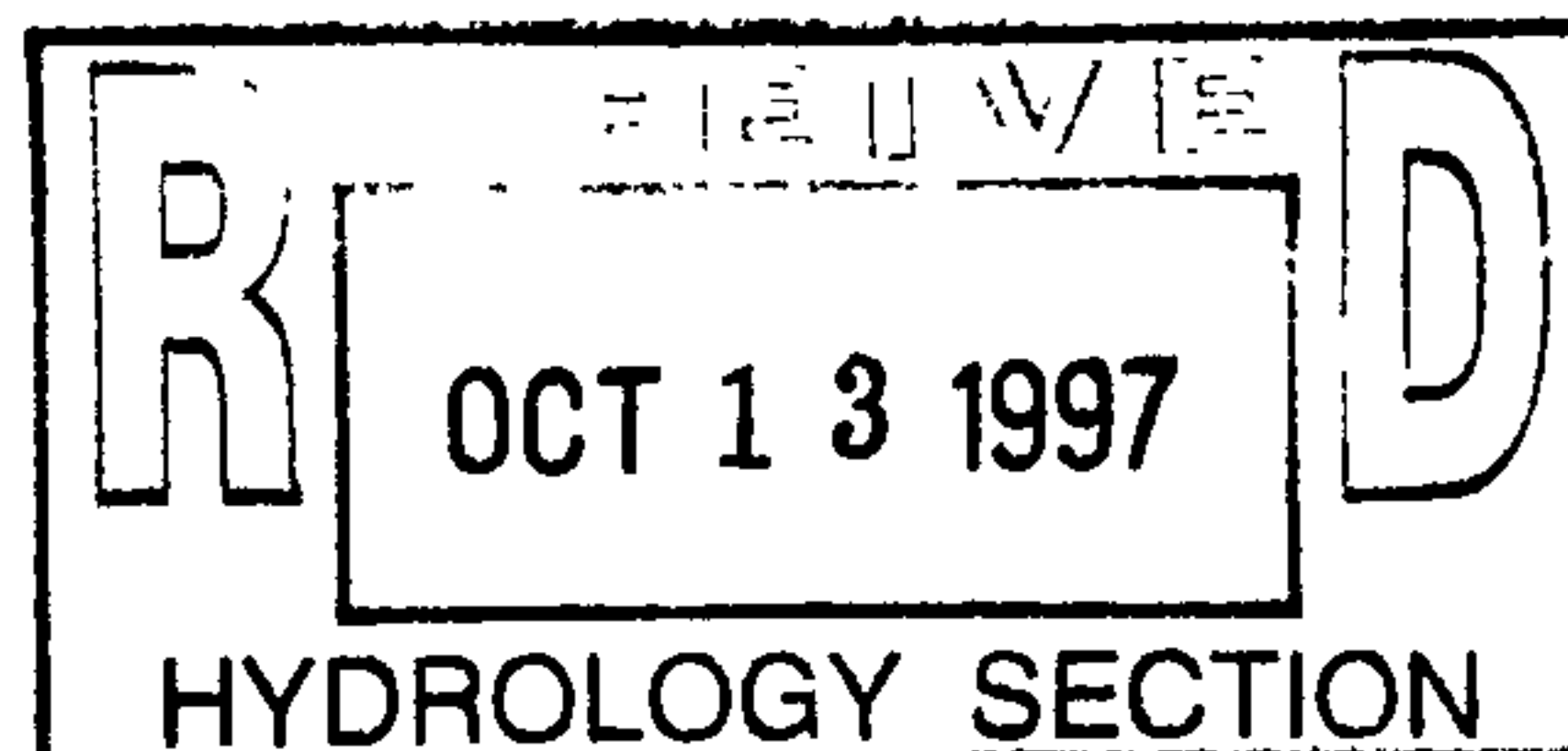
REPRESENTING

ATTENDANCE: <u>FRED J. AGUIRRE</u>	<u>CITY HYDROLOGY</u>
<u>JEFFREY G. MORTENSEN</u>	<u>JEFF MORTENSEN &amp; ASSOCIATES, INC.</u>

FINDINGS:

1. Conceptual Grading and Drainage Plan required for Site Development Plan approval.
2. Project will generate required infrastructure.
- ~ 3. Provide Draft Infrastructure List with Drainage Submittal.
4. Project will be constructed in phases. Subsequent phases will be deferred until SAD 216 is in place. Only Phase One infrastructure will be required with Phase One approval.
5. All future storm drainage improvements that lie within or under the Phase One development will be built with Phase One.
6. An interim public retention pond is proposed to serve Phase One. The pond shall have capacity for the  $V_{10\text{-Day}}$  storm associated with Phase One. The spillway shall have capacity for the Phase One  $Q_{100}$  and the existing  $Q_{100}$  offsite flows intercepted. The pond will lie in a public drainage easement with an associated Agreement and Covenant. Pond overflow (spillway) shall discharge directly into existing Floodplain.

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL



7. A small portion of the site is impacted by a designated floodplain (FIRM Panel 138). This floodplain is fed by local drainage only which can be handled by the C.O.A. Drainage Ordinance; flows are small (less than 50 cfs). A CLOMR and/or LOMR are not required, however, are suggested to clean-up this situation and to minimize impacts on the future development of the southeasterly portion of the site.
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- ~ 11. Concurrence from the NMSHTD will be required for Building Permit and Work Order approvals.
- ~ 12. Report should address offsite flows from the east and any discharge restrictions on the ultimate development of that offsite property which is currently undeveloped. Easements shall be extended to accept these flows.
- ✓ 13. Report should investigate and address possibility of offsite flows from the northeast.
14. All storm drain shall be designed for a fully developed watershed. Public easements shall be granted for all public storm drain lines.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

CITY OF ALBUQUERQUE

APPLICANT:

SIGNED:

TITLE:

DATE:

*[Signature]*  
8/28/97

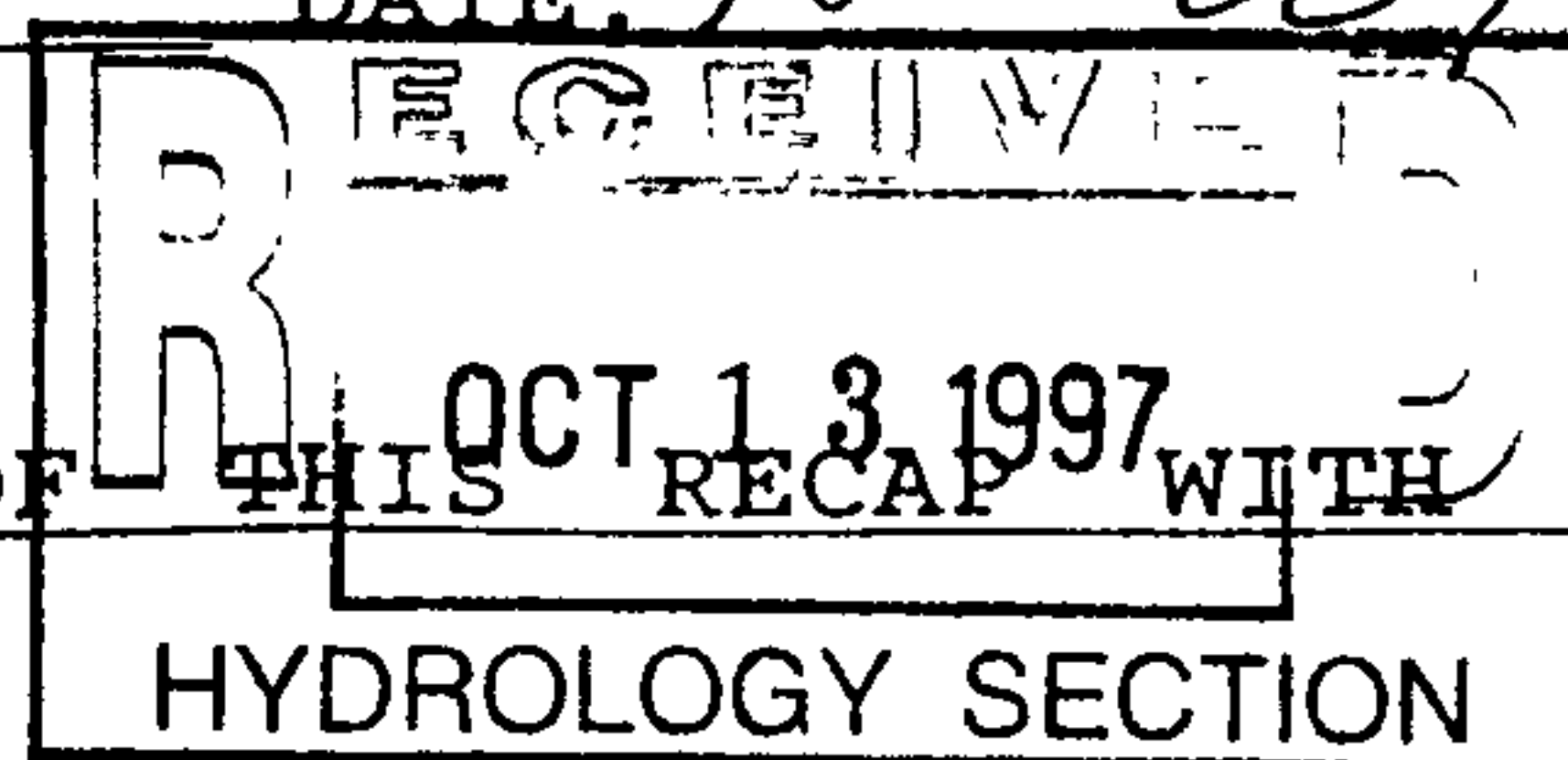
SIGNED:

TITLE: President

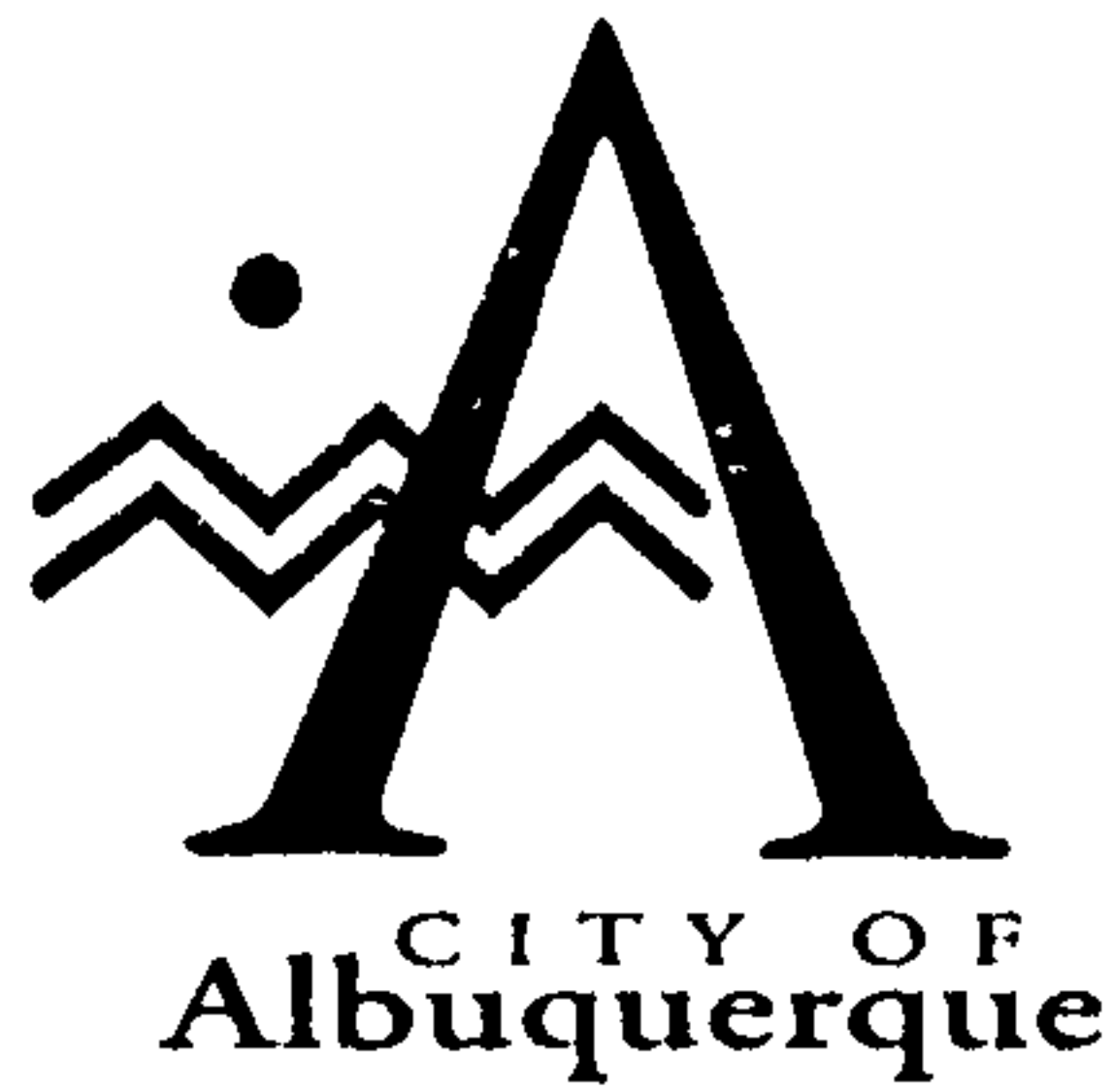
DATE:

*[Signature]*  
08/28/97

**\*\*NOTE\*\*** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL







November 4, 1997

Martin J. Chávez, Mayor

Jeff Mortensen, P.E.  
Jeff Mortensen & Assoc.  
Albuquerque, NM 87109

**RE: *PATHWAY OFFICE PARK (G16-D114). CONCEPTUAL GRADING AND DRAINAGE PLAN FOR SITE DEVELOPMENT FOR SUBDIVISION AND SITE DEVELOPMENT FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 10-10-97.***

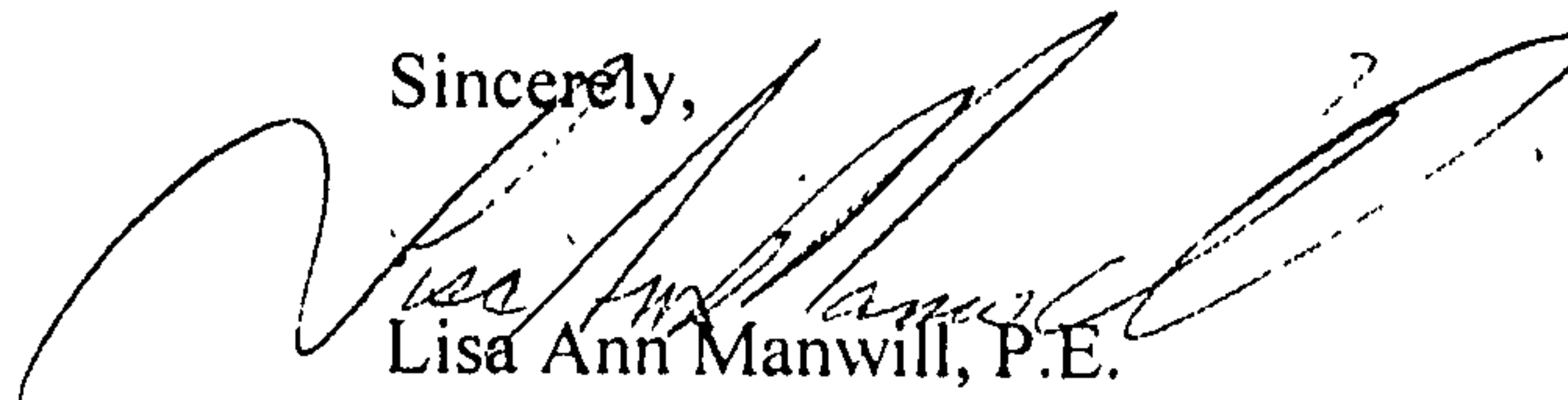
Dear Mr. Mortensen:

Based on the information provided on your October 13, 1997 submittal, City Hydrology has the following comments:

1. Where did you determine developed and offsite flow quantities? I am unsure of your intent, but you will be required to accept the developed off site flows.
2. Provide an infrastructure list. All storm drain shall be designed for a fully developed watershed.
3. The SAD 216 location map was inadvertently left out of your submittal.
4. Prior to Plat approval or Building Permit, easement will need to be granted and NMSHTD concurrence will be required.
5. Is there any structure in the floodplain where your pond spills over?

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

  
Lisa Ann Manwill, P.E.  
Hydrology

c: Andrew Garcia  
File

Good for You, Albuquerque!

