



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 10, 2001

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

**RE: Grading and Drainage Certification
Strear/Lucas Master Drainage Plan (Comanche NE) (G-16/D124)
Submitted for Release of Financial Guarantees
Engineers Stamp dated 2/11/2000 Rev. 3/31/2000
Engineer's Certification dated 4/5/2001**

Dear Mr. Mortensen:

Based upon the information provided in your submittal dated 4/9/2001, the above referenced plan is adequate to satisfy the Grading and Drainage Certification requirements for Release of Financial Guaranty.

If you have any questions, please call me at 924-3986.

Sincerely,

Bradley L. Bingham, P.E.
Senior Civil Engineer, Hydrology
Public Works Dept., C.O.A.

C: Arlene Portillo, PWD - #~~644781~~
File 640381

DRAINAGE INFORMATION SHEET**PROJECT TITLE:** Strear/Lucas Master Drainage Plan**ZONE ATLAS/DRNG. FILE #:** G16/D124**DRB #:** 1000142**EPC #:****WORK ORDER #:** 640381**LEGAL DESCRIPTION:** Parcel 5B, North Diversion Channel, the remainder of Lot 5, Block C, Indian Acres, the remainder of Block D, Indian Acres**CITY ADDRESS:** Not Yet Determined**ENGINEERING FIRM:** Jeff Mortensen & Associates, Inc.**CONTACT:** Michael D. Stephens**ADDRESS:** 6010-B Midway Pk Blvd N.E., Alb, NM 87109**PHONE:** (505) 345-4250**OWNER:** Leonard Strear, Don Lucas, and the City of Alb.**CONTACT:** Dennis Roberts**ADDRESS:****PHONE:** (505) 797-3540**ARCHITECT:** Siena Corporation**CONTACT:** Dennis Roberts**ADDRESS:** 2420 Comanche Rd NE, Suite H-6, Alb, NM 87109**PHONE:** (505) 797-3540**SURVEYOR:** Jeff Mortensen & Associates, Inc.**CONTACT:** Charles Cala**ADDRESS:** 6010-B Midway Pk Blvd N.E., Alb, NM 87109**PHONE:** (505) 345-4250**CONTRACTOR:** Universal Constructors, Inc**CONTACT:** Dennis Roberts**ADDRESS:****PHONE:** (505) 797-3540**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

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

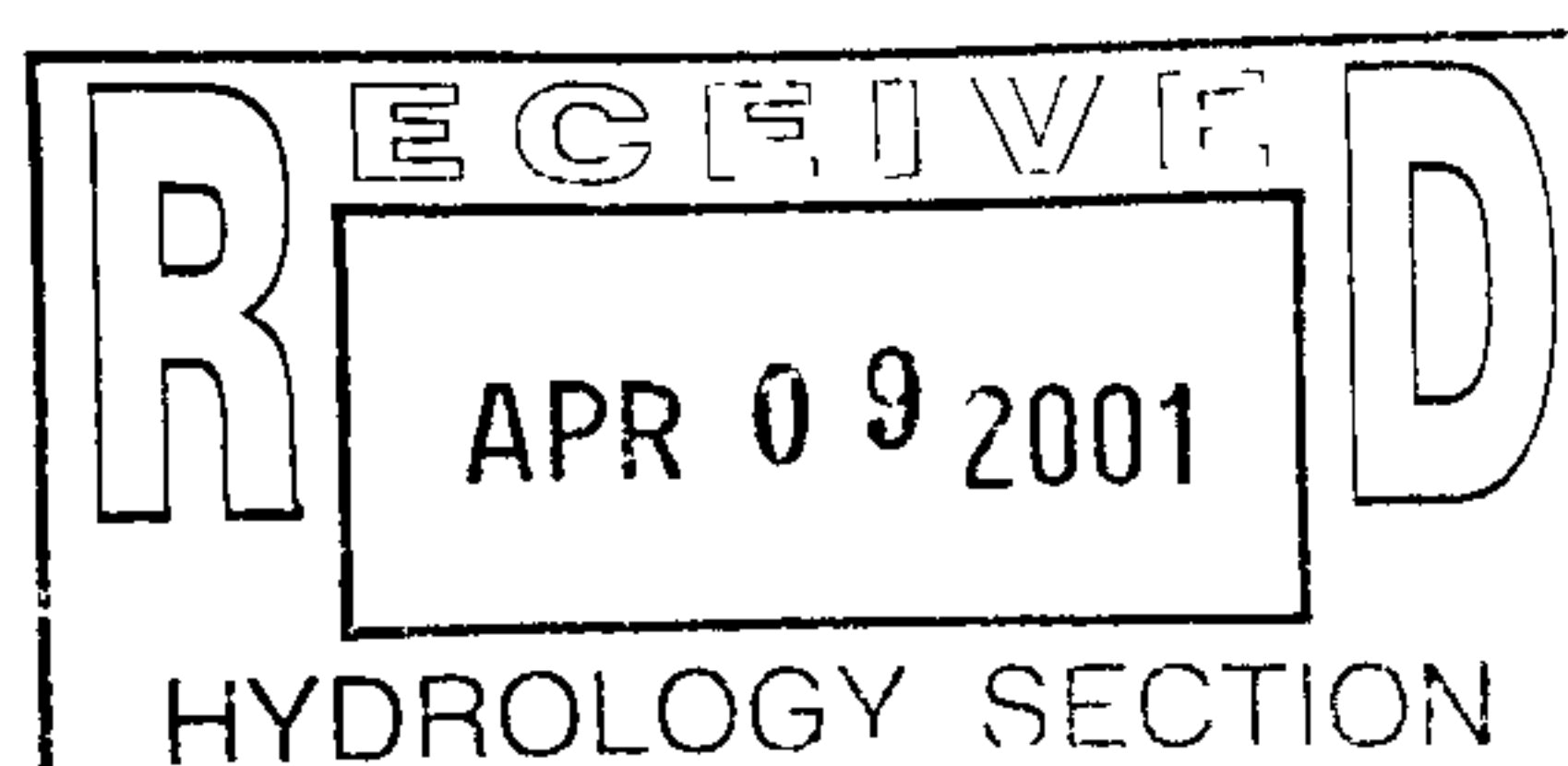
DRAINAGE REQUIREMENTS

PRE-DESIGN MEETING:

YES

NO

COPY PROVIDED

☒ OTHER Financial Guaranty Release**DATE SUBMITTED:** April 9, 2001**BY:** Michael D. Stephens, EI



City of Albuquerque

April 5, 2000

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

Re: Strear /Lucas Master Drainage Plan
Engineer's Stamp dated 3-31-00 (G16/D124)

Dear Mr. Mortensen,

Based upon the information provided in your resubmittal dated 4-3-00, the above referenced site is approved for Preliminary Plat and Final Plat. Please be advised that a separate submittal (adhering to this Master Plan) will be required for Building Permit.

If you have any questions about my comments, you can contact me at 924-3986

Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

"Draft "

JMA No. 990855

EXHIBIT A_ (REVISED 5/10/99)
TO SUBDIVISION IMPROVEMENT AGREEMENT
DEVELOPMENT REVIEW BOARD
REQUIRED INFRASTRUCTURE LISTING
(LEGAL DESCRIPTION OF SUBDIVISION)
Tracts A, B, and C, Indian Acres Business Park
(NAME and UNIT OF SUBDIVISION)

DRB Case No.: _____
DRC Project No.: _____
Prelim. Plat Approved: _____
Prelim. Plat Expires: _____
Site Plan Approved: _____

Date Submitted: _____

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

<u>SIZE</u>	<u>TYPE IMPROVEMENT</u>	<u>LOCATION</u>	<u>FROM</u>	<u>TO</u>
4"	Curb Drain (per C.O.A. Std. Dwg. 2235)	Girard Blvd. NE (East Side)		
N/A	Residential Asphalt Paving (20' half-width and cul-de-sac) 4' Temporary Asphalt Paving (widening to full width at cul-de-sac), Standard Curb and Gutter (on east side and at cul-de-sac)	Girard Blvd. NE	South boundary of Girard Blvd. Improvements	Cul-de-sac Terminus
N/A	Extruded Asphalt Curb (100 lf)	Girard Blvd. NE	West cul-de-sac return	To half-width paving section
4'	Sidewalk (east side)	Girard Blvd. NE	South boundary of Girard Blvd. Improvements	North property line of Lucas Property
26'	Residential Asphalt Paving, 4' concrete valley gutter	Drainage Easement	Girard Blvd. NE	West property line of Strear Property
18'	Residential Asphalt Paving, Standard Curb and Gutter	Along west property line Strear Property	Centerline of 26' Drainage Easement	Comanche Road NE

Engineer's Certification for the private grading and drainage improvements are required for each unit per the DPM as shown on the DRB approved grading plan, prior to the release of the Subdivision Improvements Agreement (SIA) and the Financial Guarantees.

Agent: _____
Jeffrey A. Peterson, E.I.

Firm: Jeff Mortensen & Associates, Inc.
Page 1 of 2

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Transportation Dev. Date

Utility Dev. Date

Parks & Recreation Date

City Engineer Date

AMAFCA Date

DRB Chair Date

DRC REVISIONS

REVISIONS	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER
1				
2				

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Strear / Lucas Mater Drainage Plan **ZONE ATLAS/DRNG. FILE #:** G16/D124
DRB #: **EPC #:** **WORK ORDER #:**
LEGAL DESCRIPTION: Parcel 5B, North Diversion Channel, the remainder of Lot 5, Block C, Indian Acres, the remainder of Block D, Indian Acres
CITY ADDRESS: Not Yet Determined
ENGINEERING FIRM: Jeff Mortensen & Associates, Inc. **CONTACT:** Jeffrey A. Peterson, EI
ADDRESS: 6010-B Midway Pk. N.E., Albuquerque, NM 87109 **PHONE:** (505)345-4250
OWNER: Leonard Strear, Don Lucas, and the City of Albuquerque **CONTACT:** Engineer
ADDRESS: 6010-B Midway Pk. N.E., Albuquerque, NM 87109 **PHONE:** (505) 345-4250
ARCHITECT: N/A **CONTACT:** Engineer
ADDRESS: **PHONE:** (505) 345-4250
SURVEYOR: Jeff Mortensen & Associates, Inc. **CONTACT:** Charles Cala
ADDRESS: 6010-B Midway Pk. N.E., Albuquerque, NM 87109 **PHONE:** (505) 345-4250
CONTRACTOR: Not yet determined **CONTACT:** Engineer
ADDRESS: **PHONE:** (505) 345-4250

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

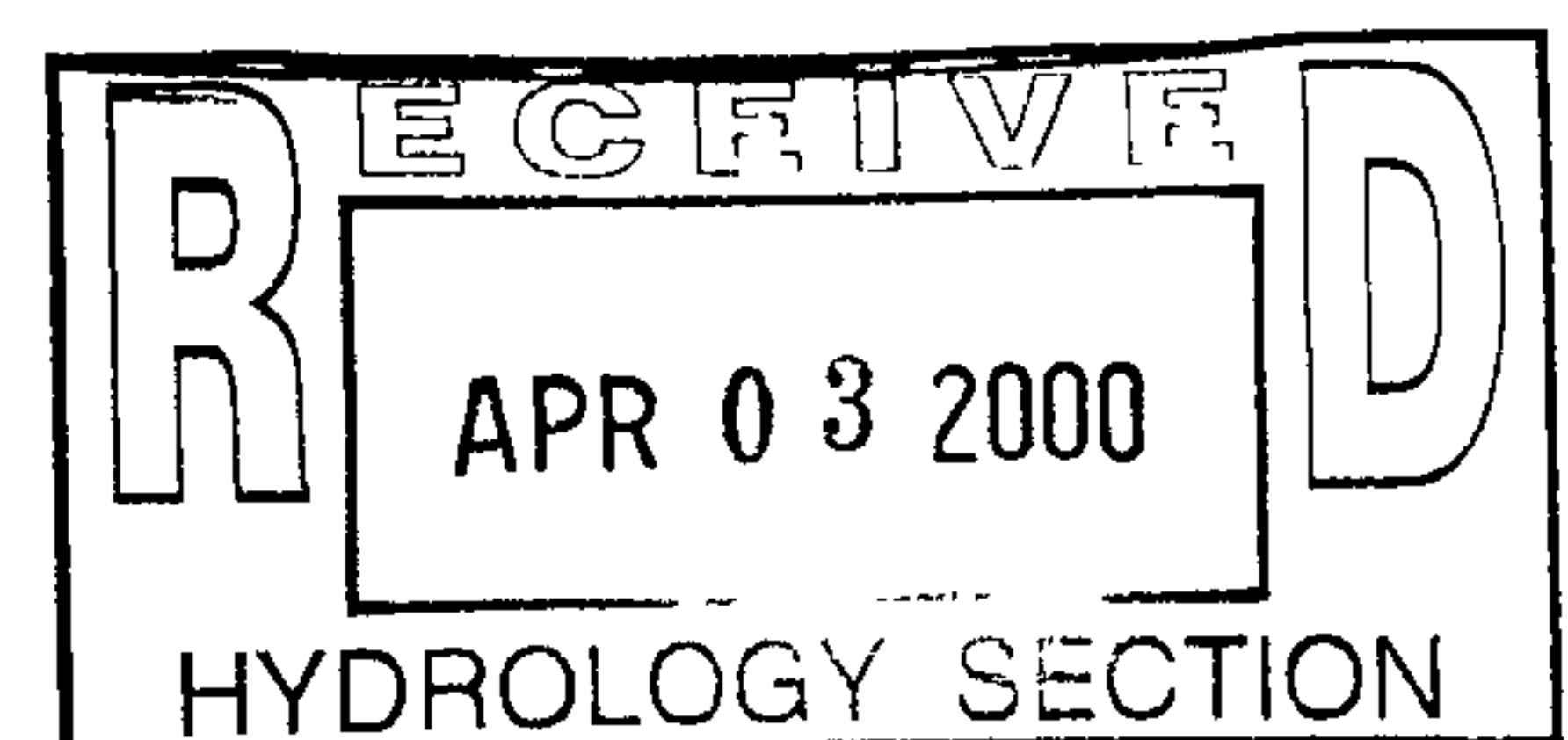
☒ YES
 NO
 COPY PROVIDED

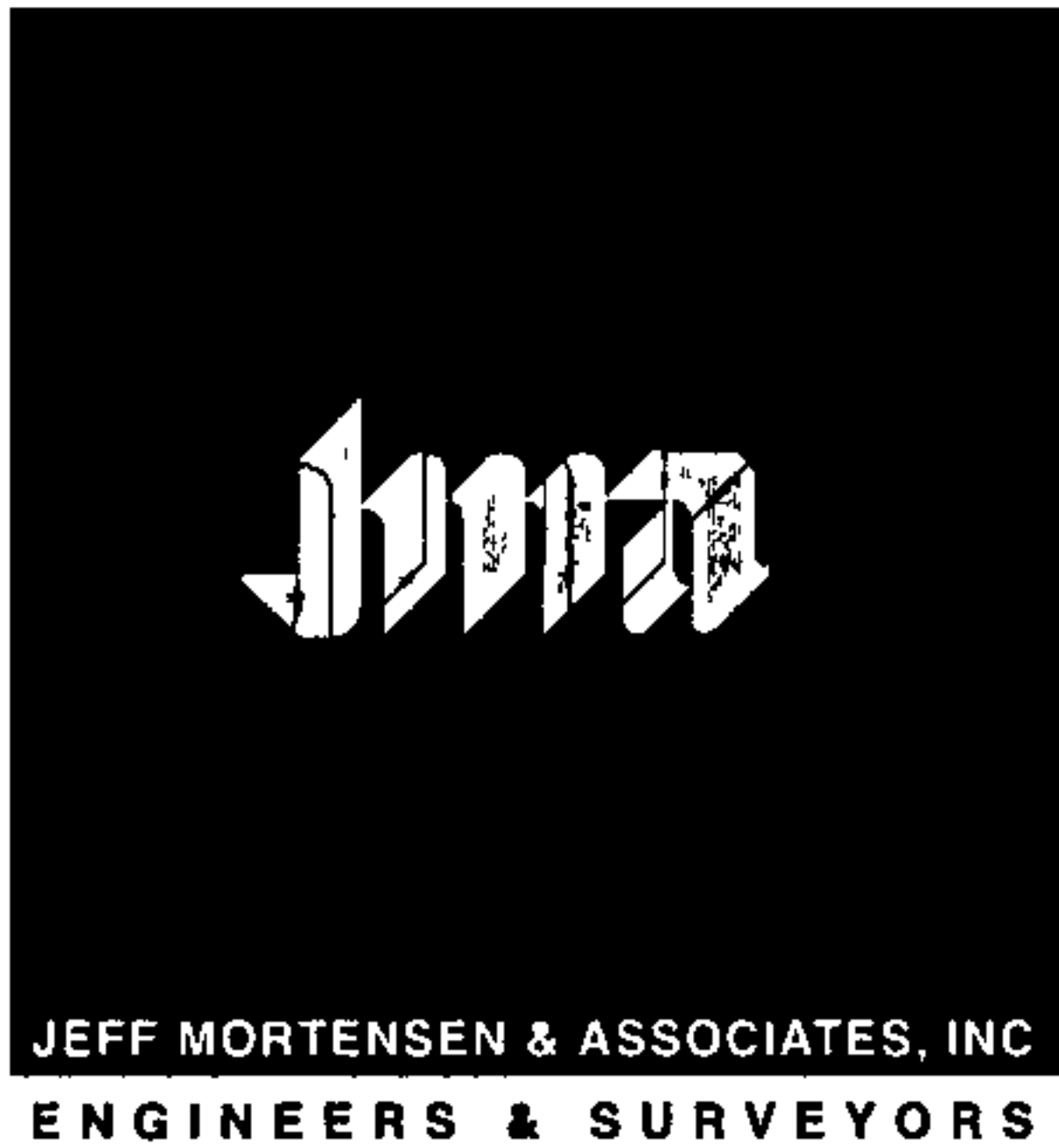
CHECK TYPE OF APPROVAL SOUGHT:

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: 04/03/00

BY: Jeffrey A. Peterson, EI





6010-B MIDWAY

PARK BLVD. NE

ALBUQUERQUE

NEW MEXICO

8 7 1 0 9

P R I N C I P A L S

JEFFREY G. MORTENSEN, P.E.

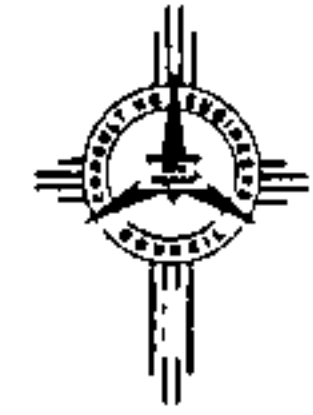
CHARLES G. CALA, JR., P.S.

J U A N M . C A L A

TEL:505-345-4250

FAX:505-345-4254

jmainc@swcp.com



990854

April 3, 2000

Mr. Bradley L. Bingham, PE
Hydrology Review Engineer
Hydrology Division
City of Albuquerque
600 2nd Street N.W.
Albuquerque, NM 87103

RE: Strear / Lucas Master Drainage Plan Re-Submittal (Drainage File G16/D124)

Dear Mr. Bingham:

Pursuant to your comments dated March 16, 2000 (copy enclosed), transmitted herewith is the revised Mater Drainage Plan for the above referenced project. Your comments will be addressed in the order in which they appear, as follows:

- 1 A plat and infrastructure list were delivered to you on Tuesday March 21, 2000 under separate cover. I apologize that I was not able to get it to you earlier in your review, but you should have received it as of the 21st.
- 2 The narrative now includes a brief description of how the loading docks will be drained in the future. As stated in the text, the grades of this site will require the use of submersible pumps which will be designed under a future, separate submittal for building permit.
- 3 General Note number 12 on the plat reads "A private drainage easement is granted by this plat on Tract B to serve Tract C for conveyance of private runoff from the retention pond located on the north portion of Tract C to Comanche Road N.E. The specific location of the easement shall be limited to paved surfaces and/or drainage swales to be constructed in conjunction with the development of Tract B. Maintenance shall be the responsibility of the owner of Tract B." A public drainage easement should not be necessary as the majority of AMAFCA runoff passes through the Lucas property and will thus be served by the Private Blanket Drainage Easement. The small portion of AMAFCA's property which drains to Basin S is currently, and will remain as an existing condition. This undeveloped runoff will be accepted and conveyed across the Strear property upon development of Tract B.

- Page 2
- April 3, 2000

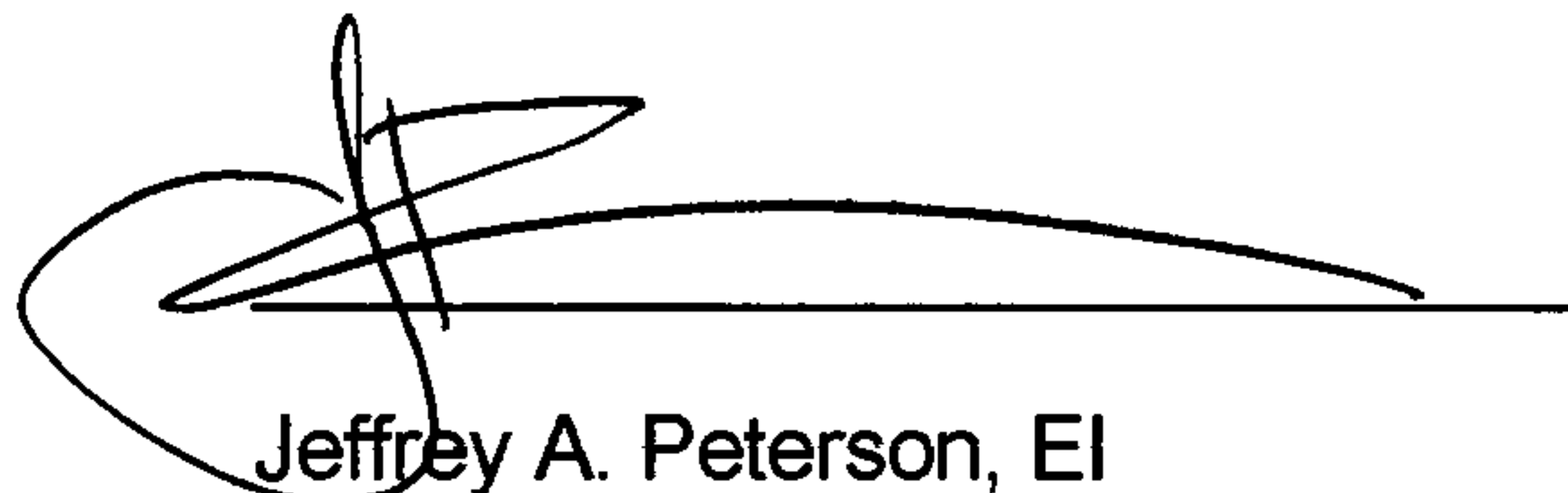
Mr. Bradley L. Bingham

- 4 A callout has been added to the Grading Plan which reads "REMOVE AND DISPOSE OF CONCRETE RUNDOWN AND RIP-RAP BLANKET CONCURRENT WITH DEVELOPMENT OF STREAR PROPERTY." The narrative also now includes text which describes how in conjunction with the removal of the rundown, the pond will be filled and graded to convey developed and undeveloped runoff via a rock lined channel or similar structure, to the northwest corner of the Lucas property and into the previously discussed Private Blanket Drainage Easement.

I believe all of your comments have been addressed. Please note that this submittal should replace the previous submittal with Engineer's Stamp dated 02/11/00. Please note, as part of the Lucas Warehouse submittal, the location of the refuse pad on the Lucas property has been modified. If you have any questions or comments regarding this information, or if I can be of further assistance, please feel free to contact me regarding this matter.

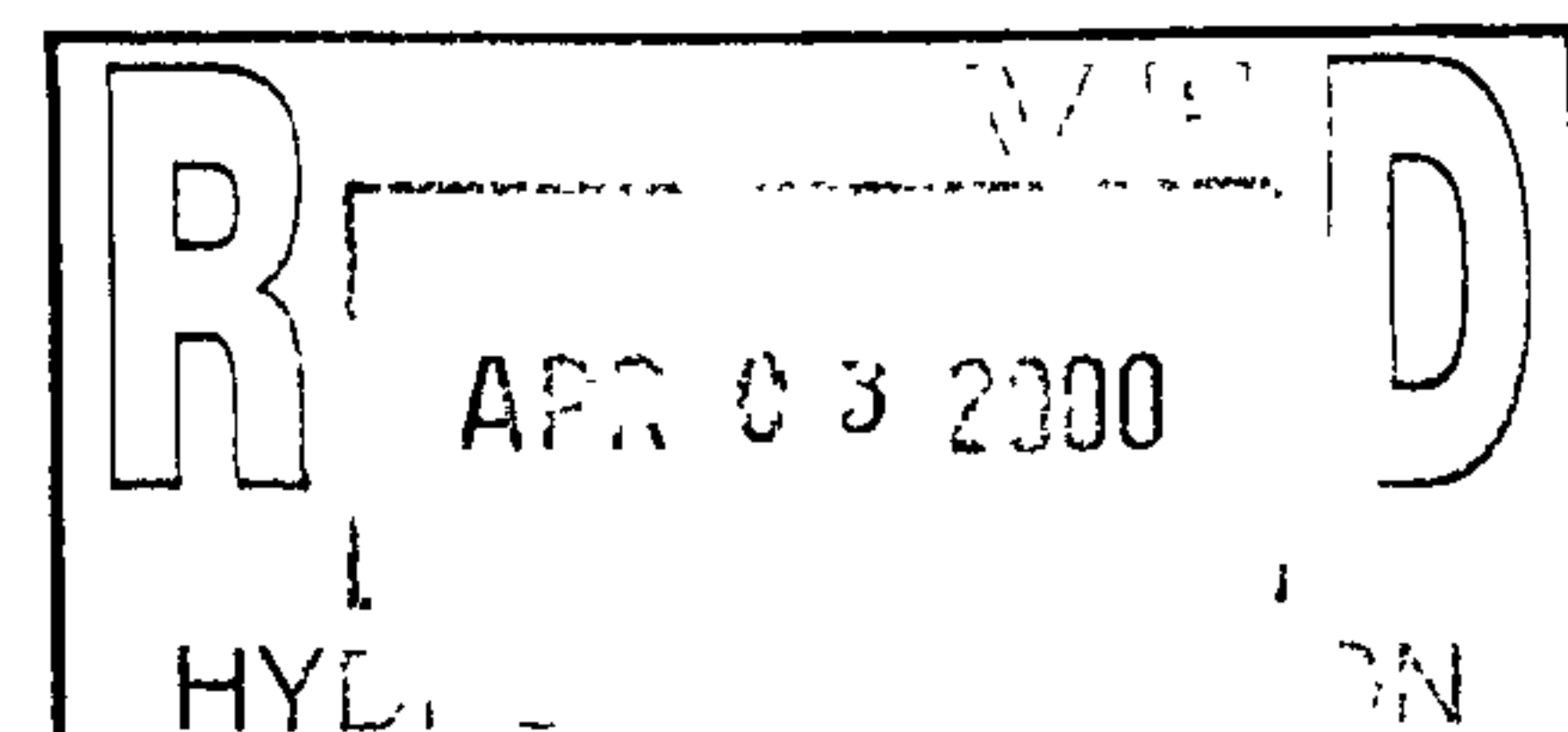
Sincerely,

Jeff Mortensen & Associates, Inc.



Jeffrey A. Peterson, EI

jap:JAP
Enclosures
XC Mr. Dennis Roberts
Mr. Don Lucas
990854 File



990854



City of Albuquerque

March 16, 2000

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

Re: Strear /Lucas Master Drainage Plan
Engineer's Stamp dated 2-11-00 (G16/D124)

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 2-11-00, the above referenced site cannot be approved for Preliminary Plat or Final Plat until the following minor comments are addressed:

- Please submit the plat and infrastructure list.
- Please provide in your narrative how you will drain the loading docks and where this runoff goes.
- Please provide a public drainage easement for the runoff that was in the temporary retention pond to continue on the north side of the project. Add all basin Q's that contribute to Basin S, similar to what you have provided for offsite flows in Girard.
- Show what you are proposing to do with the rundown into the temporary pond to get the runoff to the Strear property.

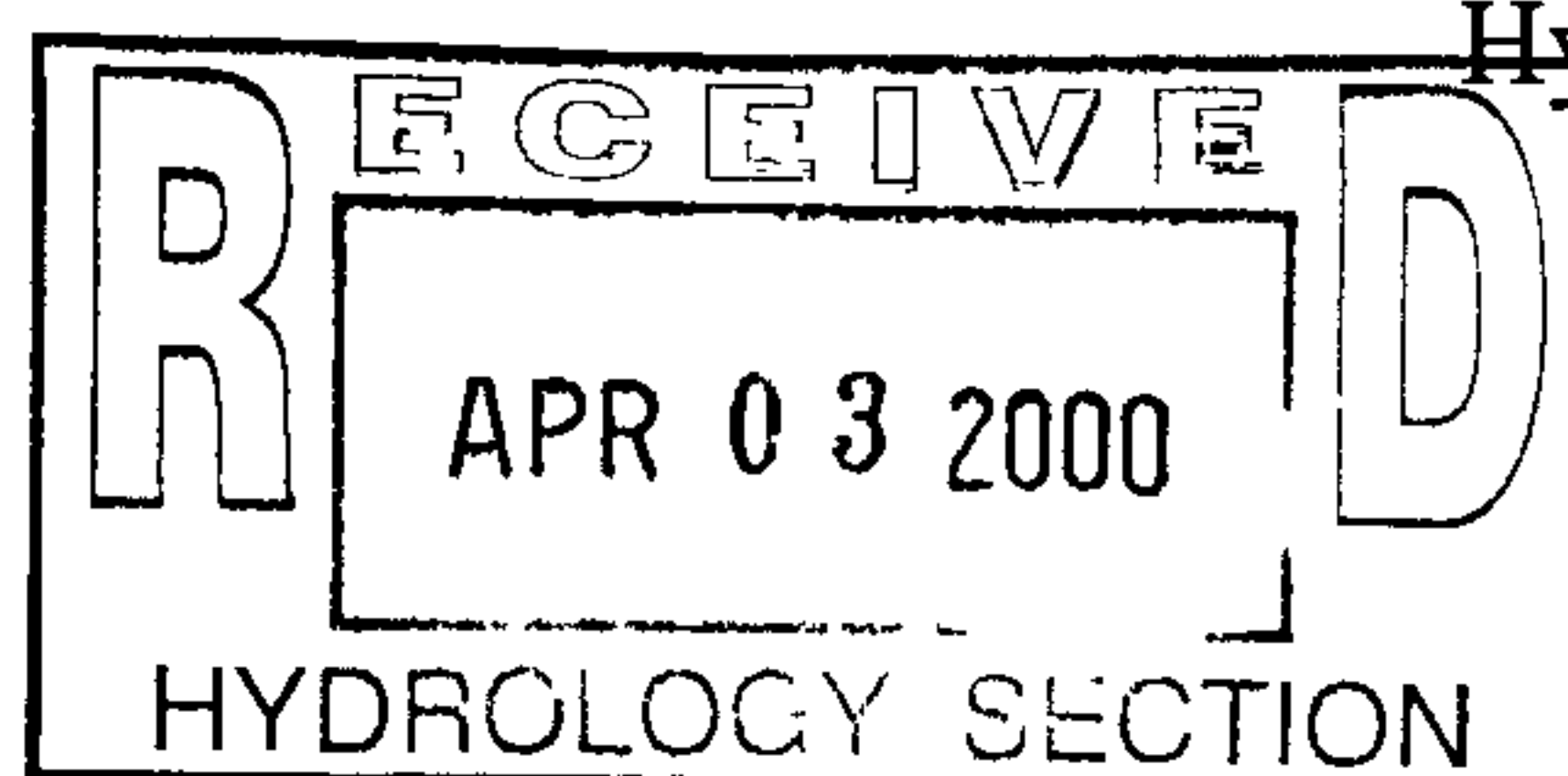
If you have any questions about my comments, you can contact me at 924-3986

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file





City of Albuquerque

March 16, 2000

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

Re: Strear /Lucas Master Drainage Plan
Engineer's Stamp dated 2-11-00 (G16/D124)

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 2-11-00, the above referenced site cannot be approved for Preliminary Plat or Final Plat until the following minor comments are addressed:

- Please submit the plat and infrastructure list.
- Please provide in your narrative how you will drain the loading docks and where this runoff goes.
- Please provide a public drainage easement for the runoff that was in the temporary retention pond to continue on the north side of the project. Add all basin Q's that contribute to Basin S, similar to what you have provided for offsite flows in Girard.
- Show what you are proposing to do with the rundown into the temporary pond to get the runoff to the Strear property.

If you have any questions about my comments, you can contact me at 924-3986

Sincerely,

Bradley L. Bingham, PE
Hydrology Review Engineer

C: file

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Strear / Lucas Mater Drainage Plan

ZONE ATLAS/DRNG. FILE #: G16 / D124

DRB #:

EPC #:

WORK ORDER #:

LEGAL DESCRIPTION: Parcel 5B, North Diversion Channel, the remainder of Lot 5, Block C, Indian Acres, the remainder of Block D, Indian Acres

CITY ADDRESS: Not Yet Determined

ENGINEERING FIRM: Jeff Mortensen & Associates, Inc.

CONTACT: Jeffrey A. Peterson, EI

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

PHONE: (505)345-4250

OWNER: Leonard Strear, Don Lucas, and the City of Albuquerque

CONTACT: Engineer

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

PHONE: (505) 345-4250

ARCHITECT: N/A

CONTACT: Engineer

ADDRESS:

PHONE: (505) 345-4250

SURVEYOR: Jeff Mortensen & Associates, Inc.

CONTACT: Charles Cala

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

PHONE: (505) 345-4250

CONTRACTOR: Not yet determined

CONTACT: Engineer

ADDRESS:

PHONE: (505) 345-4250

TYPE OF SUBMITTAL:

DRAINAGE REPORT

DRAINAGE PLAN

CONCEPTUAL GRADING & DRAINAGE
PLAN

☒ GRADING PLAN ****(MASTER)****

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: 02/11/00

BY: Jeffrey A. Peterson, EI

