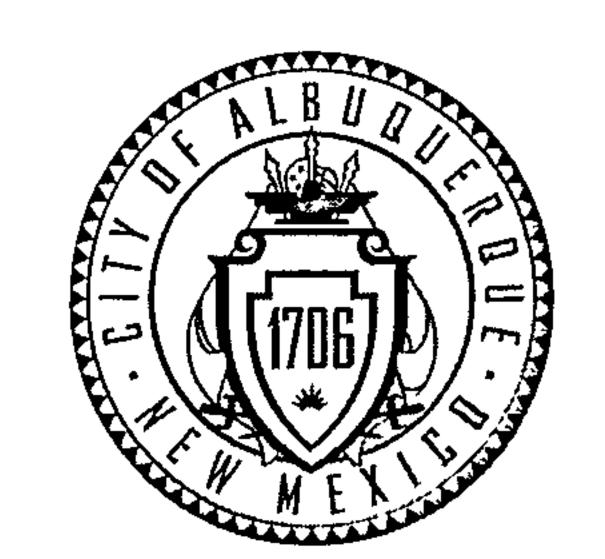
CITY OF ALBUQUERQUE

January 23, 2014



Robert Bookwalter, P.E. Armstrong Group Inc. PO Box 92977 Albuquerque, NM 87199

RE: Painted Sky Elementary
Grading and Drainage Plan
Engineers Stamp Date 1/20/14 (J09D012)

Dear Mr. Bookwalter,

Based upon the information provided in your submittal received 1/21/14, the above referenced Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan to each of the Building Permit sets, prior to seeking approval by Hydrology.

PO Box 1293

If you have any questions, please contact me at 924-3994 or Rudy Rael at 924-3977.

Albuquerque

Sincerely,

New Mexico 87103

Curtis Cherne, P.E.

Principal Engineer, Planning Department

Development and Review Services

www.cabq.gov

RR/CC C: File



Building Envelope, Structural & Civil Engineering 505.235.7596 Fax 505.899.4436 Po Box 92977, Albuquerque, NM 87199 www.agiconsultants.com mail@agiconsultants.com

January 21, 2014

Curtis Cherne, P.E.
City of Albuquerque
Principle Engineer, Planning Department
Development Review Services

Re: Painted Sky Elementary Portable Relocation, Site and Grading Plan and

Drainage Plan

Dear Mr. Cherne

This is in response to your comments dated January 13, 2014 concerning the Painted Sky Elementary Portable Relocation. I have attempted to address all of your additional comments on the revised grading and drainage plan and will also address them with the following written answers shown below. The responses correspond to your numbered comments, 1-6.

- 1.) We believe that the flows from the impervious area have now been address based upon our discussions at your office on January 13. Asphalt paving extends to the low edge of gutter trough and existing dirt patches will also have new asphalt surfacing. In addition, the severity of the existing slope has been lessened with the new contouring. We believe that no additional debris will flow to the adjacent street from the project site.
- 2.) Arrows have been added to the drawing showing the direction of flow from the new portable building roofs.
- 3.) Spot elevations have been located on the site plan. Additionally, a point table has been created identifying X, Y, and Z coordinates of all the spot elevation locations.
- 4.) The plot table has been corrected to aid in the identification of existing and new contour lines with greater contrast.
- 5.) A scale of 1" = 20'-0" has been provided. A scale of 1" = 10'-0" did not provide coverage of the project site.
- 6.) Top of Wall and Bottom of Wall points are shown along the retaining wall. X, Y and Z coordinates of these points are shown on the Point Table.

I appreciate your comments concerning this project and will attempt to incorporate the above information on any future submittal to your office. If there are any questions or additional comments concerning the Painted Sky project, please contact me at your earliest convenience.

Robert E. Bookwalter, P.E. Armstrong Group, Inc.

Sincere



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: PAINTED SKY Elementary Portable Relocate Building Permit #: DRB#:	
DRB#: EPC#: Legal Description:	Work Order#:
City Address: 8101 Gravin PRIVE NW Albuquer Que	NM 87120
Engineering Firm: ARMStrang Carrowp Inc. Address: 20 97977 Albuquerras Nun 82199	Contact: P. Bookwylfor
Address: 20 92977 Albuqueloue, NM 87199 Phone#: 505 470 2895 Fax#:	E-mail: Poberto a AGI consultants. com
Owner: APS	Contact:
Address:	
Phone#: Fax#:	E-mail:
Architect: Studio Southwest Address: ZIOI MOUNTAIN Rd. Albu. NM, 87104	Contact: KIM HOOKER
Phone#: 505 · 843 · 943 943 · 9683	E-mail: KHOOKER @ STUDIOSWARCH COM
Surveyor: Wilson & COMPANY, INC. Address: 4900 (ANG AU., NW AID. NM 87109	Contact: Benjamin ARAGROW
Phone#: 505.348.4067 Fax#:	E-mail: BENJAMIN. ARAGON C WILSON COM
Contractor: 210 CONCHOS COSPORATION	Contact: HECTOR CARRILLO
Address: 5702 Bronown SE Albu. NW 87105	, <u>(1004510</u>
	E-mail: CAPPILLOH @ MSN.com
	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT SIA/FINANCIAL GUARANT	
DRAINAGE PLAN Ist SUBMITTAL PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D A	
CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT	
GRADING PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY) . CERTIFICATE OF OCCUPAN	NCY (PERM)
CLOMR/LOMR CERTIFICATE OF OCCUPAN	•
TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT APP	
ENGINEER'S CERT (TCL) X BUILDING PERMIT APPROV	
ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROV	
ENGINEER'S CERT (ESC) PAVING PERMIT APPROVA	
SO-19 WORK ORDER APPROVAL	
OTHER (SPECIFY) GRADING CERTIFICATION	ESC CERT. ACCEPTANCE OTHER (SPECIFY)
	OTTER (SPECIFF)
	y Provided -
DATE SUBMITTED: By:	
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage scope to the proposed development defines the degree of drainage detail. One or more of the following levels of 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater tha 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than for 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) actions and Section 2.	f submittal may be required based on the followin in five (5) acres and Sector Plans five (5) acres

Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including

project less than 1-acre than are part of a larger common plan of development

Hydrology Summary

<u>For</u>

Painted Sky Elementary

Portable Classroom Additions

December, 2013







LAND DEVELOPMENT SECTION |

PAINTED SKY ELEMENTARY SCHOOL - PORTABLE CLASSROOM ADDITIONS

Background

Painted Sky Elementary School, located at 8101 Gavin Dr., NW, in Albuquerque requires the addition of portable classroom buildings on vacant land within the school property. Three classroom additions will be placed on site as shown in the aerial view of Painted Sky Elementary. Previously, when portable classrooms were positioned on the site, access was gained from the western side of the school. Now this route is no longer available because of obstacles which do not provide enough clearance for the tractor trailors with a full size classroom. Acess for the new and possibly future portable buildings will have to now come from the east off of Tessa Street and negotiate a steep, short slope which exceeds the trailor cleance heights. For this reason, a new grading and drainage plan has been developed to lessen the slope of the access route for the portable placements while maintaining the current flow pattern which currently drains to strom drains located on Tessa Street. In addition to the three portable roofs which are impermeable, a small increase in the paved asphalt surface will also be required to stablize the slope surfasce and also for pathways between the classrooms.



Figure 1 – Aerial photo of site (Google Pro, 2013).

This Drainage Report will estimate the increase of volumetric flow from the new site conditions and describe the grading methods used to achieve this.

PEAK FLOW AND RUNOFF CALCULATION

Procedure per COA DPM (2008), Section2

PROBLEM: Estimate the net change in peak flow and excess precipitation (volumtric runoff) attributable to additional development that includes 3 portable units in NW area of the school property.

Per DPM Figure A-1, property is located in Precipitation Zone 1 (West of Rio Grande)

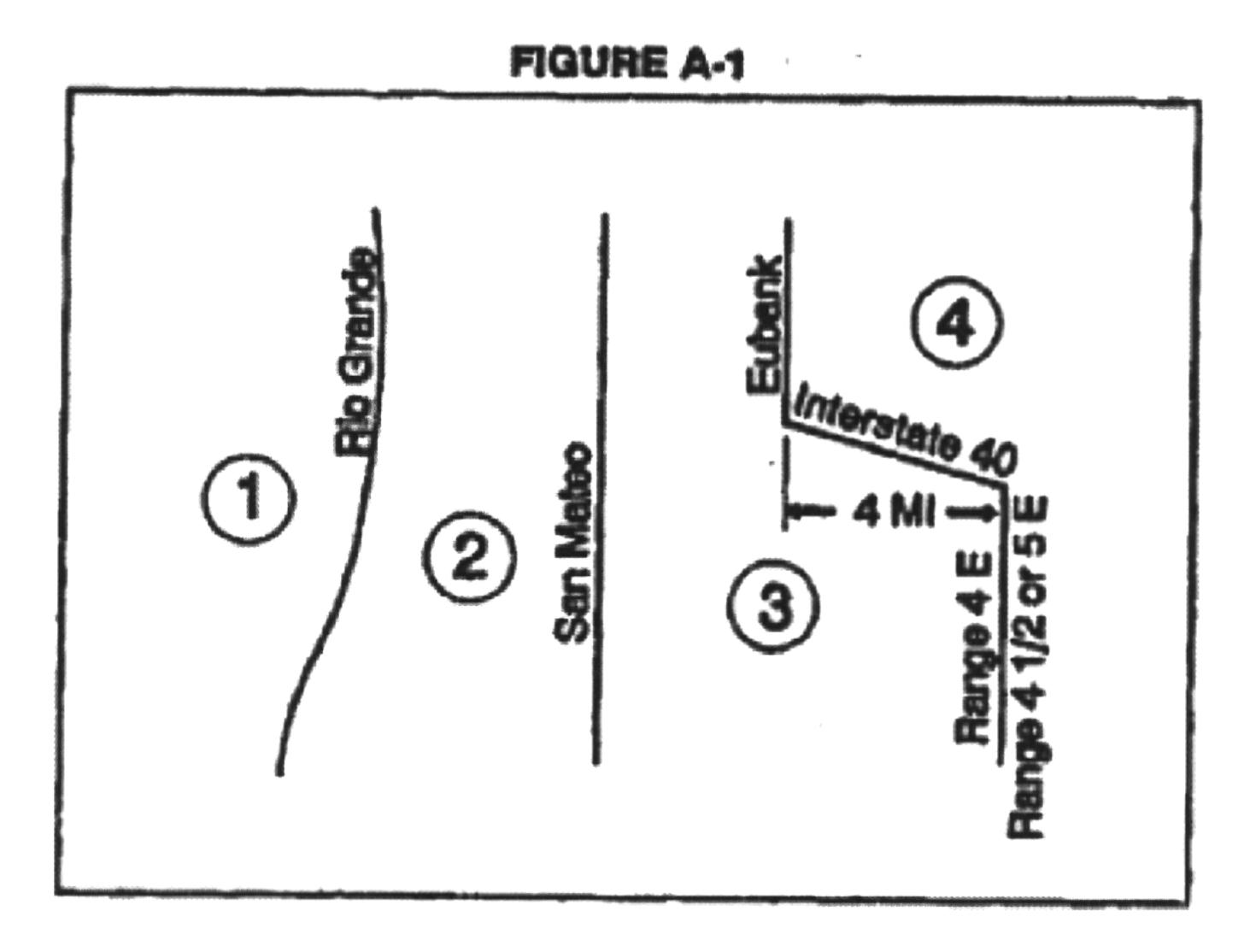


Figure A-1, Precipitation Zone, Albuquerque

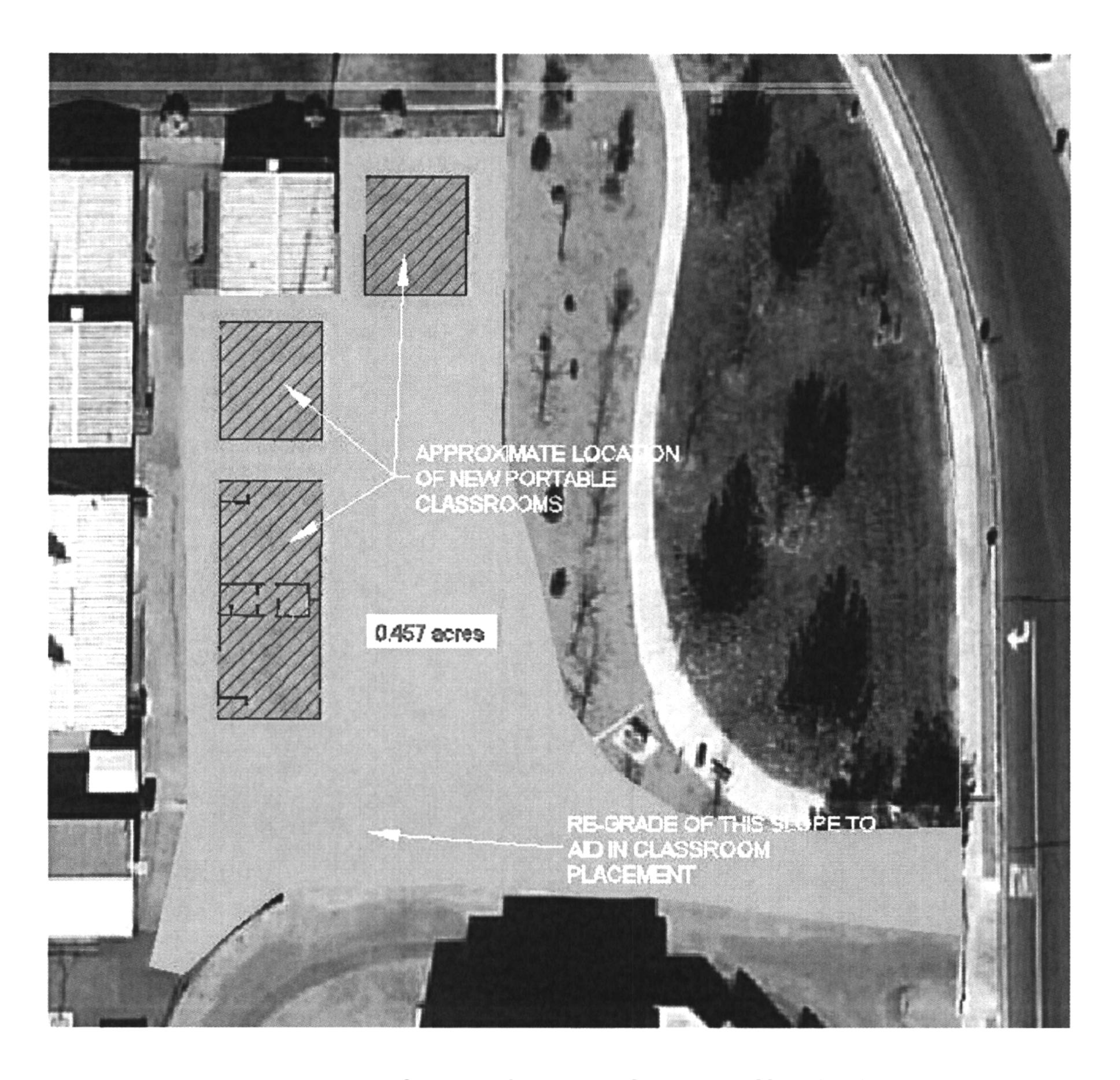


Figure 2, Area of Consideration for Runoff Calculations

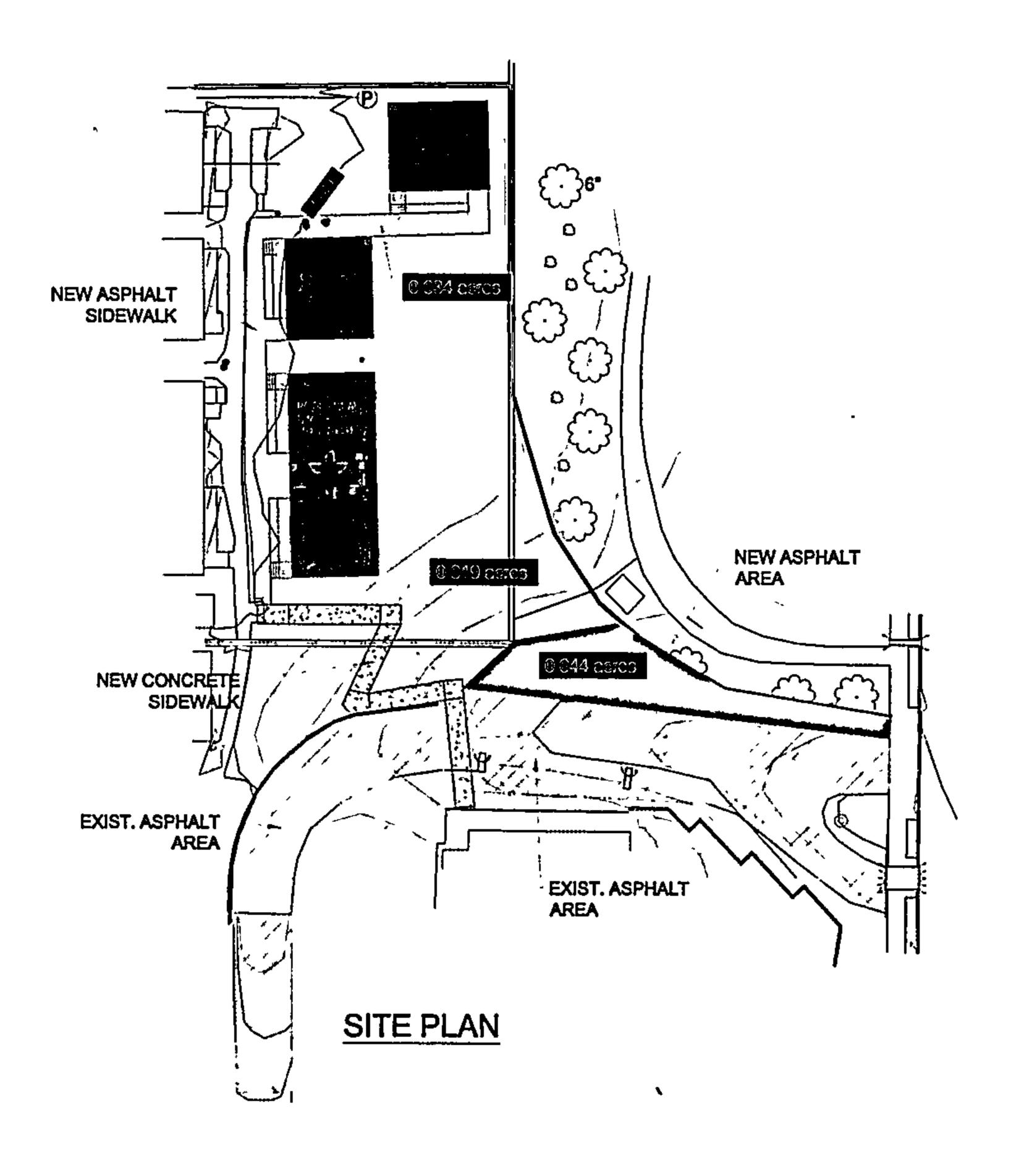


Figure 3. Existing and future structures (impervious areas) in area of consideration.

The area of consideration is 0.457 acres in size as shown in Figure 2. Based on site visits and aerial photos, the land condition of the majority of the area of consideration is closest to Treatment type C, Per Table A-4. Additionally, there is existing asphalt pavement (0.03 AC) and a concrete channel (0.004 currently in the area, which are Treatment type D.

A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal
	disturbance to grading, ground cover and infiltration capacity.
В	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the areal percentages in TABLE A-5 may be employed.

Per Chapter 2, Section A.6, the peak discharge for Land Types C and D, in Area 1 are 2.87 cfs/AC and 4.37 cfs/AC, respectively.

	TABLE A-9. PEAK DISCHARGE (CFS/ACRE)			
Zone 100-YR. Treatment [2-YR., 10-YR.]				
NS	A	В	C	D
1	1.29	2.03	(2.87)	(4.37)
	[0.00, 0.24]	[0.03, 0.76]	[0.47, 1.49]	[1.69, 2.89]
2	1.56	2.28	3.14	4.70
	[0.00, 0.38]	[0.08, 0.95]	[0.60, 1.71]	[1.86, 3.14]
3	1.87	2.60	3.45	5.02
	[0.00, 0.58]	[0.21,1.19]	[0.78, 2.00]	[2.04, 3.39]
4	2.20	2.92	3.73	5.25
	[0.05, 0.87]	[0.38, 1.45]	[1.00, 2.26]	[2.17, 3.57]

PEAK FLOW

Peak flows are estimated by multiplying the contributory area by the peak discharge factor (Table A-9).

PRE-DEVELOPMENT PEAK FLOW

QP = (2.87 cfs/AC * 0.389 AC) + (4.37 cfs/AC * 0.034 AC)

QP = 1.27 cfs

POST-DEVELOPMENT PEAK FLOW

Development will include addition of 3 portable units (0.081 AC total) and two new concrete and asphalt areas (0.097 AC total). Therefore, the final developed condition will include 0.212 AC of impervious area (Treatment Type D) and 0.211 AC of Treatment Type C.

QP = (2.87 cfs/AC * 0.211 AC) + (4.37 cfs/AC * 0.212 AC)

QP = 1.53 cfs

RUNOFF

Runoff (excess precipitation) can be estimated by the summation of contributory runoff from sub-areas with different Treatment Types. A sub-area's runoff is equal to its excess precipitation multiplied by its area.

TABLE A-8. EXCESS PRECIPITATION, E (INCHES) - 6 HOUR STORM				
100-YR Zone Treatment [2-YR., 10-YR.]				
	A	В	C	D
1	0.44 [0.00, 0.08]	0.67 [0.01, 0.22]	[0.12, 0.44]	[0.72, 1.24]
2	0.53 [0.00, 0.13]	0.78 [0.02, 0.28]	1.13 [0.15, 0.52]	2.12 [0.79, 1.34]
3	0.66 [0.00, 0.19]	0.92 [0.06, 0.36]	1.29 [0.20, 0.62]	2.36 [0.89, 1.50]
4	0.80 [0.02, 0.28]	1.08 [0.11, 0.46]	1.46 [0.27, 0.73]	2.64 [1.01, 1.69]

PRE-DEVELOPMENT RUNOFF

 $V_{6-hr} = 0.99 \text{ in.} * 1/12 (in./ft.) * 0.389 AC + 1.97 in. + 1/12 (in./ft.) * 0.034 AC$

 $V_{6-hr} = 0.038 \text{ AC-ft}$

POST-DEVELOPMENT RUNOFF

 $V_{6-hr} = 0.99 \text{ in.} * 1/12 (in./ft.) * 0.211 AC + 1.97 in. * 1/12 (in./ft.) * 0.212 AC$

 $V_{6-hr} = 0.052 AC-ft$

CONCLUSIONS

The site was evaluated as the 0.423 AC portion of the overall development, as shown in Figure 1. Additional development of the site will increase the estimated 100 year peak runoff from 1.27 cfs (existing developed condition) to 1.53 cfs (post-developed condition). This constitutes an increase of approximately 20 percent, but is minimal in terms of the absolute increase. Estimated runoff volume under the 100-yr, 6-hr storm event will increase from 0.038 AC-ft to 0.052 AC-ft, a 40% increase but an absolute increase of only 0.014 AC-ft.

CITY OF ALBUQUERQUE

December 27, 2013

Robert Bookwalter, P.E. Armstrong Group Inc. PO Box 92977 Albuquerque, NM 87199

Painted Sky Elementary Portable Relocation, Site and Grading Plan and Re: Drainage Plan Engineer's Stamp Date 11-2-13 (J09D012)

Dear Mr. Bookwalter,

Based upon the information provided in your submittal received 12-19-13 and email received 12-27-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Since flows from impervious areas will flow across a dirt area, this will most likely cause erosion and deposit sediment in the public street. This is most evident at the outfall from the valley gutter at the south end of the portables.
- 2. The valley gutter should be continued to the asphalt.
- 3. Provide the direction of roof flows from the proposed portables.
- 4. Should a sedimentation basin be proposed at the southeast corner of the portable area or immediately upstream of the proposed asphalt in the area of the 16 contour?
- 5. Proposed contours suggest the flows will drain over the sidewalk between the $\gamma_{\ell} + \ell \gamma_{\ell} \gamma_{\ell$ sidewalk culverts and the drive pad. Why does the 12 contour tie to the 11 contour in this area?

New Mexico 87103 6. Provide proposed spot elevations in the area mentioned in comment 5.

- 7. Is the valley gutter that crosses the sidewalk ADA accessible?
- 8. Show existing grades and proposed grades on the same plan. The aerial photography can be removed if it improves clarity.
- 9. Include the City benchmark on the grading plan.
- 10. Include a scale and north arrow on the grading plan.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Dept. Development Review Services

e-mail

Albuquerque - Making History 1706-2006

PO Box 1293

Albuquerque

www.cabq.gov

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/19/2013 Issued By: BLDAVM 219754

Permit Number:

2013 060 184

Category Code 970

Application Number:

13REV-60184, Review: Drain Plan-Lomr-Traffic Impact

Address:

Location Description:

8101 GAVIN RD NW - PAINTED SKY ELEMENTARY SCHOOL PORTABLES

Project Number:

PAINTED SKY ELEMENTARY SCHOOL PORTABLES 2013

Applicant

STUDIO SW ARCHITECTS DAVE DEKKER, OR LAUREN JACKSON 2101 MOUNTAIN RD NW ALBUQUERQUE NM 87104 505-843-9639 dbarrett@studioswarch.com

Agent / Contact

STUDIO SW ARCHITECTS DAVE DEKKER, OR LAUREN JACKSON 2101 MOUNTAIN RD NW **ALBUQUERQUE NM 87104**

505-843-9639

DBARRETT@STUDIOSWARCH.COM

Application Fees

REV Actions

\$50.00

TOTAL:

\$50.00

Fermit Fermit Fayment REV A Tip: WSUUUUUS Cashier: TRSCXG
Tip: WSUUUUUS Cashier: TRSCXG
Trans 7: 7
Tayment Total: \$50.00
KEV Actions ... endered



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

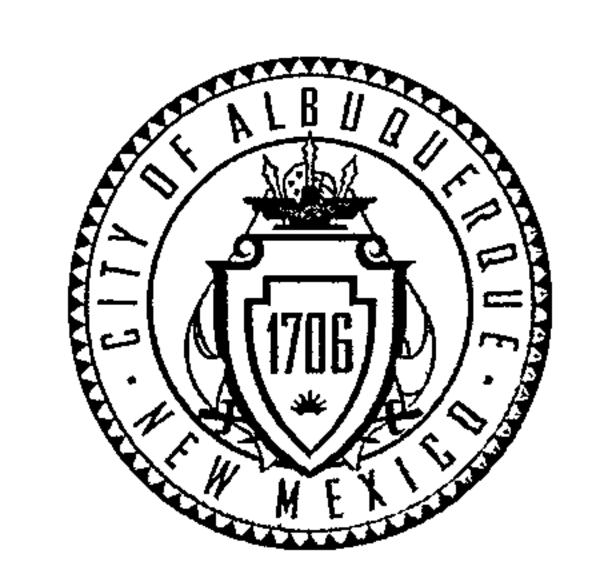
(REV 02/2013) City Drainage #: J09/001Z Project Title: Building Permit#: DRB#: EPC#; Work Order#: Legal Description: City Address: Engineering Firm: Phone#: E-mail: Roberthe asi consultate-Lon Fax#: Owner: Contact: Address: Phone#: Fax#: E-mail: Architect: Contact: Address: Phone#: Fax#: E-mail: Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contractor: Contact: Address: Phone#: Fax#: E-mail: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIA/FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM) CLOMR/LOMR CERTIFICATE OF OCCUPANCY (TCL TEMP) TRAFFIC CIRCULATION LAYOUT (TCL) FOUNDATION PERMIT APPROVAL ENGINEER'S CERT (TCL) BUILDING PERMIT APPROVAL ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL SO-19 APPROVAL ENGINEER'S CERT (ESC) PAVING PERMIT APPROVAL ESC PERMIT APPROVAL SO-19 WORK ORDER APPROVAL ESC CERT. ACCEPTANCE OTHER (SPECIFY) **GRADING CERTIFICATION** OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED: Yes No Copy Provided DATE SUBMITTED: Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and the province of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and the particular nature of Site Development Plans and the Plans an scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including

project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

January 13, 2014

Robert Bookwalter, P.E. Armstrong Group Inc. PO Box 92977 Albuquerque, NM 87199



Re: Painted Sky Elementary Portable Relocation, Site Plan and Grading & Drainage Plan Engineer's Stamp Date 1-2-14 (J09D012)

Dear Mr. Bookwalter,

Based upon the information provided in your submittal received 1-08-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. The flows from the impervious area have not been addressed. It appears the flows will most likely cause erosion and deposit sediment in the public street. Does the new fence line contain a curb to prevent the sediment from leaving the site? Can a small sediment pond be placed in the corner where the new fence and drainage structure meet? This would be done after the barracks are in place.
- 2. In which direction do the flows on the proposed portable buildings head? Are these portables pitched in the middle or drain to the back?
- 3. Provide proposed spot elevations in the extension of the drainage structure. What is the drainage structure composed of? Does the drainage structure prevent debris from leaving the site? Show the existing drive pad with flow lines.
- 4. Show existing grades and proposed grades on the same plan. The standard application is making the proposed line darker than the existing line.
- 5. Include a scale on the grading plan according to standard practices. The standards are given in the City of Albuquerque's Development Process Manual in Chapter's 17, 22 and 27.
- 6. Standard practice is to show Top of Wall (TW) and Bottom of Wall (BW) on retaining walls.

There is a procedure process in the DPM Chapter 17 pertaining to the Grading and Drainage plan submittal with the subsequent chapters addressing standards for drawings and submittals.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.

Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

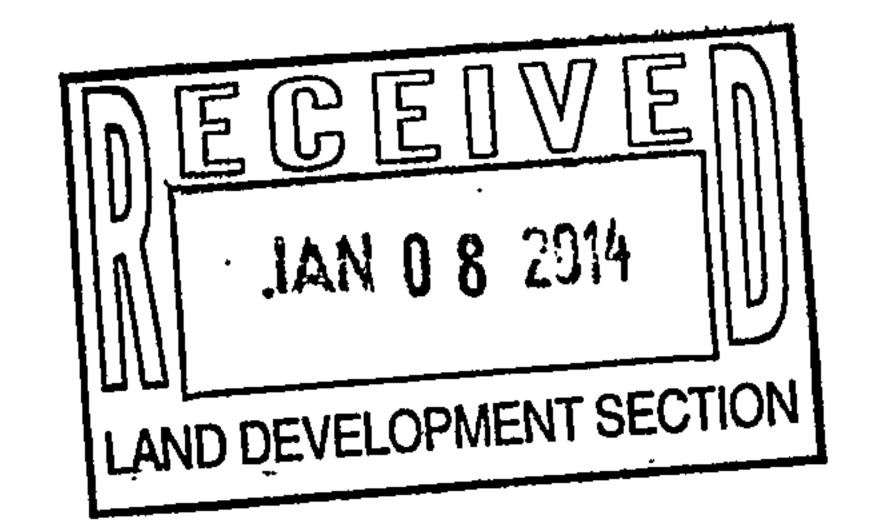


Building Envelope, Structural & Civil Engineering 505.235.7596 Fax 505.899.4436 Po Box 92977, Albuquergue, NM 87199 mail@agiconsultants.com

www.agiconsultants.com

January 2, 2014

Curtis Cherne, P.E. City of Albuquerque Principle Engineer, Planning Department Development Review Services



Painted Sky Elementary Portable Relocation, Site and Grading Plan and Re: Drainage Plan

Dear Mr. Cherne

This is in response to your comments dated December 27, 2013 concerning the Painted Sky Elementary Portable Relocation. I have attempted to address all of your comments on the revised grading and drainage plan set and will also address them with the following written answers shown below. The responses correspond to your numbered comments, 1 - 10.

1. & 2.) The valley gutter has been extended on the plans to be continued to the new limits of the asphalt paving. A final turn down has been shown to direct the outflow from the gutter to the paved slope.

Arrows have been added to the drawing showing the direction of flow from the 3.) new portable buildings.

We submit that a sedimentation basin at the 5216 contour would create a 4.) depression on the asphalt slope that would create an unnecessary depression and obstacle for the placement of these portables and any additional portable buildings that may be required by the school in the future. For this reason and because of the small increase in runoff from the site, we would prefer to not have a sedimentation basin on the slope.

And at the existing pipe inverts from the Wilson survey dated October 1, 2013. An additional contour line showing the 5212 elevation has been added to the drainage will and the the drainage will not flow over the sidewalk in normal runoff events. As an additional comment, the 12 contour does not tie into the 11 contour from the survey data provided. The contour lines are very close together from the survey but do not actually tie together.

> A detail has been added to the structural sheets that show the valley gutter crossing to be ADA accessible. I can provide this detail if necessary separate from the structural drawings.

The existing and proposed contours have been shown on the same sheet. If they are not clear enough for your use, please contact me and I will provide a color drawing differentiating the different contours.

I have provided the City benchmarks used by Wilson on the plans in the General notes section of the drawing. The actual locations of the benchmarks are located far enough away from the site to preclude showing them on the plan set.

Proper scale. 1=20'

40.) A north arrow was shown on the plan set. A scale will be added to the drawing.

I appreciate your comments concerning this project and will attempt to incorporate the above information on any future submittal to your office. If there are any questions or additional comments concerning the Painted Sky project, please contact me at your earliest convenience.

Sincerely,

Robert E. Bookwalter, P.E.

Armstrong Group, Inc.



City of Albuquerque

Planning Department

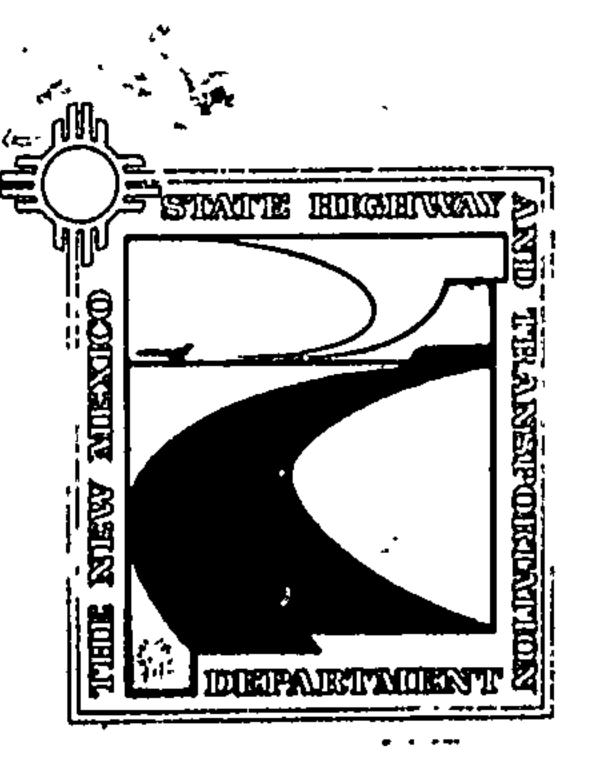
Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Painted Sky Elem	Building Permit #:	City Drainage #: 1090012
DRB#:	P('#;	Work Order#:
Legal Description:		
City Address: 8/0/ GAVIN	Dr NW	
Engineering Firm:		Contact:
Address:		
Phone#: Fa	nx#:	E-mail:
Owner: <u>A-PS</u>		Confact:
Address:		
Phone#: Fa	1x#:	E-mail:
Architect: ArmStrace Gron	OZNC	Contact:
##***	x#:	E-mail:
Surveyor:	——————————————————————————————————————	Contact:
Address:		
Phone#: Fa	x#:	E-mail:
Contractor:		Contact:
Address:		
Phone#: Fa	x#:	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANT	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D A	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	T APPROVAL
K GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC) FINAL PLAT APPROVAL	i 1
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CLOMR/LOMR	CERTIFICATE OF OCCUPAN	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APP	PROVAL //0//
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	VAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROV	AL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	L ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Con	y Provided
DATE SUBMITTED: 1/8/14	D.:. 0 - 1	
	By: Howstry Comp	

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

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



GARY E. JOHNSON GOVERNOR

COMMISSION

Holm Bursum, III Chairman, Socorro

Edward T. Begay Vice-Chairman, Gallup

Peter T. Mocho, Sr. Secretary, Albuquerque

Sherry Galloway Member, Farmington

Albert N. Sanchez Member, Santa Rosa

Sidney G. Strebeck Member, Portales

DEPARTMENT

Secretary Pete K. Rahn

General Office P.O. Box 1149 Santa Fe, NM 87504-1149 505-827-5100

District One Office P.O. Box 231 Deming, NM 88031-0231 505-546-2603

District Two Office P.O. Box 1457 Roswell, NM 88202-1457 505-624-3300

District Three Office P.O. Box 91750 Albuquerque, NM 87199-1750 505-841-2700

District Four Office P.O. Box 30 Las Vegas, NM B7701-0030 505-454-3600

District Five Office P.O. Box 4127 Coronado Station Santa Fe, NM 87502-4127 505-827-9500

District Six Office P.O. Box 2159 Milan, NM 87021 505-285-3200

NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT

AN EQUAL OPPORTUNITY EMPLOYER

September 18, 1997

R600R

Fred Aguirre
City Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Westland Development Company, Inc./Tract 95 Sale

Dear Mr. Aguirre:

This letter is written to inform you that the New Mexico State Highway and Transportation Department ("Department") intends to sell a property in Albuquerque known as Tract 95 to Westland Development Company, Inc.

The Department has received a letter signed by the City and AMAFCA which provides that Westland will validate the easements formerly conveyed by Westland. That letter is attached hereto.

Before the Department can transfer Tract 95, approval to sell must be obtained from several Department sections. If there are no objections to selling the property, the sale can then be consumated.

Thank you for your assistance in resolving this matter.

Sincerely,

Anne Lovely

Assistant General Counsel

Attachment

pc: Mi

Mike Barnes

Chris Parks

Larry Blair, Executive Engineer, AMAFCA

Fred Ambrosi, Project Coordinator, Westland Development, Inc.

[CHRISTYP]R600RWESTLAND.3120

101 Chars Blvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
PAX (505) 831-4865
1-800-726-3250

. . .

September 15, 1997

Ms. Anne Lovely
Assistant General Counsel
New Mexico State Highway & Transportation Department
P. O. Box 1149, Room 123
Santa Fe, New Mexico 87504-1149

Re: Letter of Understanding, Tract 95, Town of Atrisco Airport Unit, Land Transfer to Westland Development Co., Inc.

Dear Anne:

We appreciated your taking the time on short notice to conference with us during our recent meeting.

As has been previously discussed, Westland Development Co., Inc., (Westland), believing at the time that it was the legal owner, has created drainage structures and granted easements on Tract 95 which is property owned by the New Mexico State Highway and Transportation Department (NMSHTD). It is Westland's understanding that NMSHTD may be agreeable to selling Tract 95 to Westland provided Westland makes provisions for meeting the concerns of the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA).

The unfortunate discovery of title / ownership discrepancies with the referenced parcel of land has adversely affected two current development projects on adjacent lands. The first is an Albuquerque Public Schools (APS) elementary school which is scheduled to open for the fall '98 school term, and the other is a residential subdivision development which will be submitted for preliminary plat approval next week. In an effort to move these projects forward, we have appealed to AMAFCA and the City of Albuquerque (City) for cooperation in arriving at a mutually acceptable solution. During our meeting with these parties, which was also attended by representatives of APS and the residential subdivision developer, we called you for suggestions. Pursuant to that conference call conversation on Thursday, September 11, 1997, we are submitting the following statements of commitment:

- (1.) Following the land transfer of Tract 95 from NMSHTD to Westland (Land Transfer), the Temporary Public Drainage Easement as recorded in Book 95-30, Pages 1668-1690 on December 12, 1995 in the records of the Bernalillo County Clerk and the Agreement And Covenant as recorded in Book 95-30, Pages 8047-5052 on December 19, 1995 in the records of the Bernalillo County Clerk, both executed by Westland in favor of the City and encumbering Tract 95, will be re-validated or re-recorded, as the case may be, by Westland. This statement is made to preserve all of the existing drainage rights of the property to the benefit of the City, and maintenance responsibilities.
- (2.) By signature below, AMAFCA has no adverse opinion regarding the land transfer to Westland, subject to Paragraph (1.) above.
- (3.) By signature below, The City concurs with the land transfer to Westland, subject to Paragraph (1.) above.

Anne Lovely September 15, 1997 Page 2

Westland understands that NMSHTD intends to transfer Tract 95 if the property is not needed for highway purposes and that the Department is in the process of determining if Tract 95 is needed for highway purposes. Westland further understands that upon receipt of this letter NMSHTD will submit a letter to the City of Albuquerque confirming NMSHTD's intent to complete the transfer of Tract 95 to Westland in due course.

In order to meet imminent planning and construction deadlines, we respectfully request your expeditious attention to this matter. Thanks again for your time, courtesy and all of your assistance.

If we can answer any questions, please feel free to call me, Kurt Browning at AMAFCA, 884-2215, or Fred Aguirre at the City, 924-3980.

Sincer	ely.	1
Fr.	ed As	stronge
Fred A	mbrogi, t Coordinate	
	•	

CC;

> James Topmiller, Bohannan-Huston Inc. Pat McMurray, Albuquerque Public Schools



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 13, 2001

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

RE: Grading and Drainage Certification- Painted Sky Elem. School Ph. 2

(J-9/D012) (701 Tessa Dr NW)

Engineer's Stamp dated 4/19/1999, revised 6/29/1999

Engineers Certification dated 2/6/2001

Dear Mr. Mortensen:

Based upon the information provided in your Engineers Certification submittal dated 2/9/2001, the above referenced site is approved for Permanent Certificate of Occupancy.

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

Sincerely,

Bradley L. Bingham, PE

Senior Civil Engineer Hydrology Section, PWD

C: Vickie Chavez, COA
Teresa Martin, COA

DRAINAGE INFORMATION SHEET

PROJECT TITLE:

PAINTED SKY ELEMENTARY SCHOOL

ZONE ATLAS/DRNG. FILE #:

J9/D12

PHASE II IMPROVEMENTS

DRB #:

EPC#:

WORK ORDER #:

LEGAL DESCRIPTION:

TRACT C PARKWAY SUBDIVISION

CITY ADDRESS:

701 TESSA DR. NW

ENGINEERING FIRM:

Jeff Mortensen & Associates, Inc.

CONTACT:

JEFFREY A. PETERSON

ADDRESS:

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

PHONE:

(505)345-4250

OWNER:

ALBUQUERQUE PUBLIC SCHOOLS

MYRON JOHNSON

CONTACT:

FACILITIES PLANNING & CONSTRUCTION

ADDRESS:

912 OAK SE

PHONE:

(505) 265-3641

ARCHITECT:

GREER STAFFORD SJCF

ALBUQUERQUE, NM 87106

CONTACT:

CHRIS RASMUSSEN

ADDRESS:

6020 ACADEMY BLVD NE SUITE 205

PHONE:

821-0235

SURVEYOR:

Jeff Mortensen & Associates, Inc.

ALBUQUERQUE, NM 87109

CONTACT:

Charles Cala

ADDRESS:

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

PHONE:

(505) 345-4250

CONTRACTOR:

T.A. COLE & SONS

CONTACT:

TOM COLE

ADDRESS:

10143 4TH STREET NW

PHONE:

898-8698

ALBUQUERQUE, NM 87114

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

(SPECIFY)

PRE-DESIGN MEETING:

YES

NO

COPY PROVIDED

DATE SUBMITTED:

02/07/01

BY:

Jeffrey A. Peterson, E.I.

XC: Myron Johnson, APS

Chris Rasmussen, Greer Stafford SJCF

HYDROLOGY SECTION



October 30,1998

Jeff Mortensen & Associates

6010-B Midway Park Blvd. NE

Albuquerque, New Mexico 87109

RE: ENGINEER CERTIFICATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY RELEASE FOR PAINTED SKY ELEMENTARY (J9-D12) CERTIFICATION STATEMENT DATED 10/6/98

Dear Mr. Mortensen:

Based on the information provided on your October 7,1998 submittal, the above referenced site is approved for a temporary C.O..

Please be advised that after the items that are lacking are completed, a new Certification must be submitted.

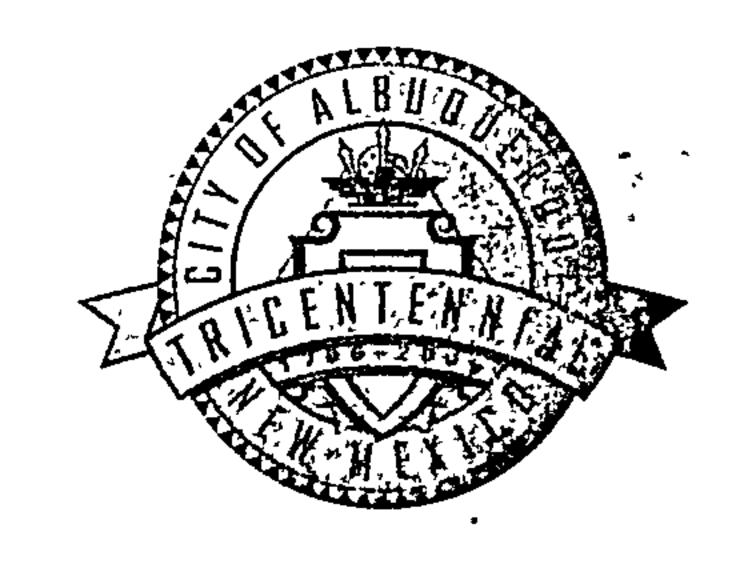
If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

Sincerely

Bernie J. Montoya CE Associate Engineer

CITY OF ALBUQUERQUE



November 9, 2006

Scott M. McGee, P.E. Isaacson & Arfman, P.A. 128 Monroe NE Albuquerque, NM 87108

Re: Painted Sky Elementary Addition, 8101 Gavin NW Engineer's Stamp dated 10-27-06, (J9/D12)

Dear Mr. McGee,

Based on the information contained in your submittal received on October 30, 2006, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar with the DMD Storm Drainage Design section at 768-3654 or 768-3645.

If you have any questions or need additional information, feel free to contact me at 924-3990.

New Mexico 87103.

P.O. Box 1293

Albuquerque

Sincerely,

www.cabq.gov

Jeremy Hoover, P.E. Senior Engineer Hydrology Section

Development and Building Services

cc: file (J9/D12)

SERTIL KANDAR, DMD STORM MAINT.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

1 × 6

(REV. 1/28/2003rd)

PROJECT TITLE: PAINTED SKY ELEMENTARY S	SCHOOL	ZONE MAP / DRG. FILE #J-9/12
DRB #:EPC #:	·	WORK ORDER #:
LEGAL DESCRIPTION: TRACT C-1 PARKWAY AI CITY ADDRESS: 8101 GAVIN DRIVE NW	DDITION, ALBUQUE	RQUE, NEW MEXICO.
ENGINEERING FIRM: Isaacson & Arfman, P.A.	- · · · - · - · - · · · · · · · · · · ·	CONTACT: SCOTT MCGEE
ADDRESS: 128 Monroe St. NE		PHONE: 268-8828
CITY, STATE: <u>Albuquerque, NM</u>		ZIP CODE: 87108
OWNER: APS		CONTACT:
ADDRESS:	······································	PHONE:
CITY, STATE:		ZIP CODE:
ARCHITECT: NCA Architects		CONTACT: TOM WILBER
ADDRESS1306 RIO GRANDE BLVD NW_		PHONE: 255-6400
CITY, STATE: Albuquerque, New Mexico	<u> </u>	ZIP CODE: <u>87104</u>
SURVEYOR: JMA		CONTACT: CHUCK CALA LS# 11184
ADDRESS:		PHONE:
CITY, STATE:		ZIP CODE:
CONTRACTOR:		CONTACT:
ADDRESS:	 	PHONE:
CITY, STATE:		ZIP CODE:
		•
CHECK TYPE OF SUBMITTAL:		CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT		SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 ST REQUIRES TCL or equal		PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL		S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN		S. DEV. PLAN FOR BLDG. PERMIT APPR.
X_GRADING PLAN		SECTOR PLAN APPROVAL
EROSION CONTROL PLAN		FINAL PLAT APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)		FOUNDATION PERMIT APPROVAL
CLOMR / LOMR		X BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)		CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERTIFICATION (TCL)		CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERTIFICATION (DRB APPR, SITE	E PLAN)	GRADING PERMIT APPROVAL
OTHER		PAVING PERMIT APPROVAL
-		V/ E WORK ORDER APPROVAL
WAS A DDE DESIGNI CONIEEDENICE ATTENDED.		
WAS A PRE-DESIGN CONFERENCE ATTENDED:	III OCT 3	0 2006
YES		
NO	HVDBOLOG	VECTION
COPY PROVIDED	HIDDULUG	Y SECTION .
DATE SUBMITTED: Friday, October 27, 2006		BY: SCOTT M McGEE
		Isaacson & Arfman, P.A.

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

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

CITY OF ALBUQUERQUE



October 31, 2007

Scott McGee, P.E. Isaacson & Arfman P.A. 128 Monroe Street NE Albuquerque, NM 87108

Re: Painted Sky Elementary School, 8101 Gavin Drive NW, Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 10/27/06 (J-09/D012)

Certification dated 10/31/07

Based upon the information provided in your submittal received 10/31/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

If you have any questions, you can contact me at 924-3982.

Sincerely,

Albuquerque

Timothy Sims

New Mexico 87103 Plan Checker, Planning Dept.

Development and Building Services

www.cabq.gov

C: Katrina Sigala

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: <u>PAINTED_SKY_ELEMENTARY_SCHOOL</u> ORB #:_ EPC #:	ZONE MAP / DRG. FILE #J-9 / D-12_ WORK ORDER #:
,	
LEGAL DESCRIPTION: TRACT C-1 PARKWAY ADDITION, A	LBUQUERQUE, NEW MEXICO.
CITY ADDRESS: 8101 GAVIN DRIVE NW	
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: SCOTT MCGEE
ADDRESS: 128 Monroe St. NE	PHONE: 268-8828
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87108</u>
OWNER: APS	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
• • • • • • • • • • • • • • • • • • •	
ARCHITECT: NCA Architects	CONTACT: TOM WILBER
ADDRESS1306 RIO GRANDE BLVD NW	PHONE: 255-6400
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: 87104
SURVEYOR: HMCG	CONTACT: CHUCK CALA LS# 11184
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
•	
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 ST REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPR.
GRADING PLAN	SECTOR PLAN APPROVAL FINAL PLAT APPROVAL
EROSION CONTROL PLAN XX ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR / LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	XXCERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)	GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL
OTHER [] CD []	
	WORK ORDER APPROVAL OTHER
WAS A PRE-DESIGN CONFERENCE ATTENDED: OCT 3 1	2007
NEC TO THE REPORT OF THE REPOR	
NO HYDROLOGY	Y SECTION .
COPY PROVIDED	
DATE SUBMITTED: Wednesday, October 31, 2007	BY: SCOTT M McGEE
	Isaacson & Arfman, P.A.

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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 11, 1999

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

PAINTED SKY ELEMENTARY SCHOOL, PHASE II (J2-Ð2). GRADING AND RE: DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED APRIL 19, 1999.

Dear Mr. Mortensen:

Based on the information provided on your submittal of April 19, 1999, the above referenced project is approved for Building Permit. Please note that the correct Drainage File reference for this project is 12-D2 not D12 as cited in some previous correspondence.

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

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

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

Sincerely,

John P. Murray, P.E.

Hydrology

C.O. Issued 8/9/00 Ju.

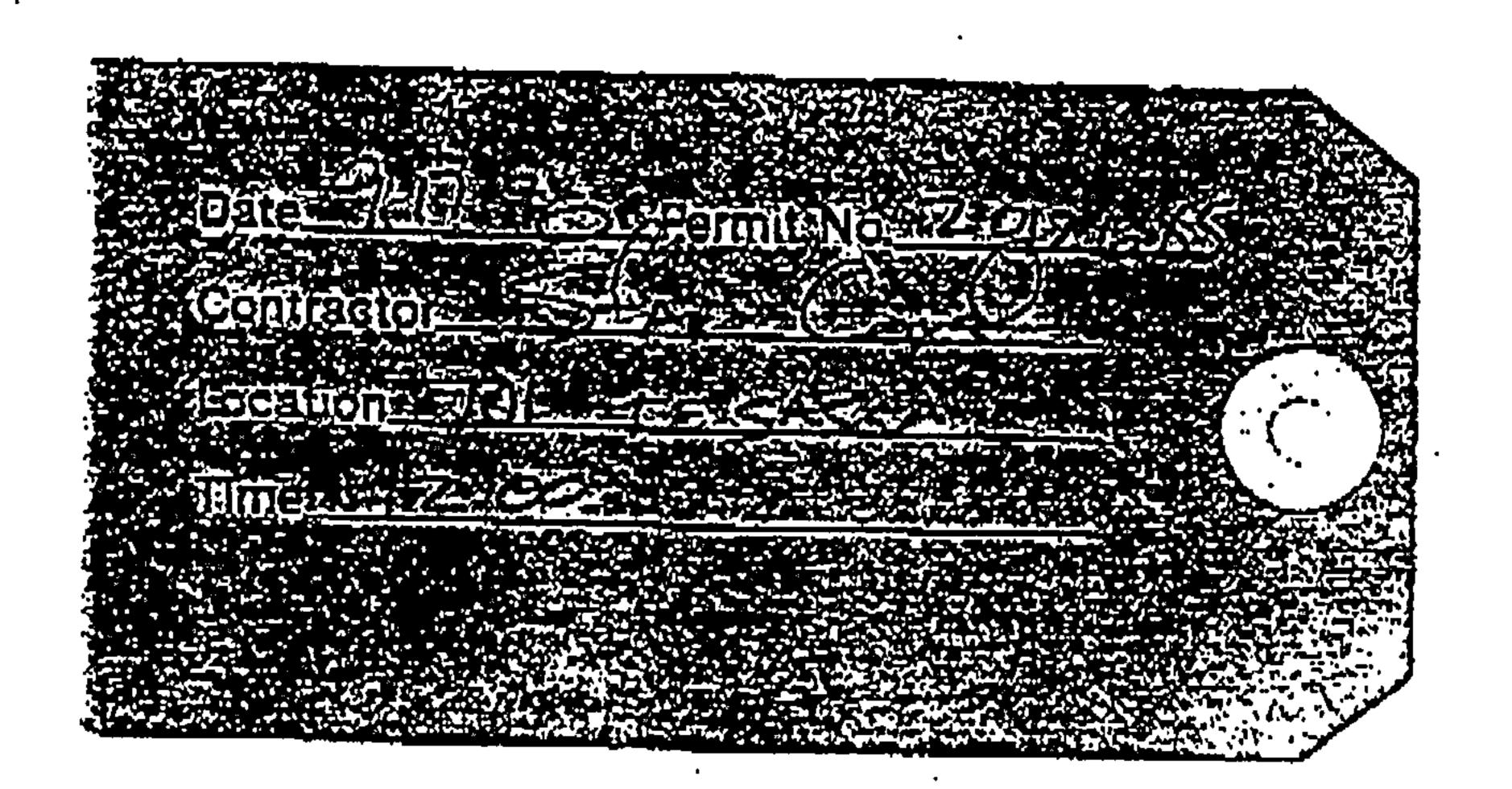
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PROJECT TITLE: CRONGSTARY	ZONE ATLAS/DRNG. FILE #: \(\frac{19}{\D} \frac{1}{\D} \)
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: TRACT	ARKWAY SENSOIVISTON
CITY ADDRESS: 70/7ES	5SA NW
ENGINEERING FIRM: JEFF MOETENSEN & AS	EOC. CONTACT: JEFF MORTENSEN
ADDRESS: 6010-B MIDWAY PARK BLVC	
OWNER: APS DEPC	CONTACT: MRON JOZMSON
ADDRESS:	PHONE: 242-5665
ARCHITECT: GREER STATISTES	CONTACT: FRANK MACKAY
ADDRESS: 4020 ALOUEMY	MS PHONE: <u>82/-0235</u>
SURVEYOR: JEFE MORTENSEN & ASSOC	CONTACT: SEA MORTENSEN
ADDRESS: 4010-B MIDWAY PARK BLV.	0 NG PHONE: 345-4250
CONTRACTOR: 57M2 Construction	
ADDRESS: 8912 ADAMS	AC PHONE: 823-1100
8711	ソラ .
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
X OTHER 50#19 (SICE)	FOUNDATION PERMIT APPROVAL
7455	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL TEMPO
YES \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	GRADING PERMIT APPROVAL
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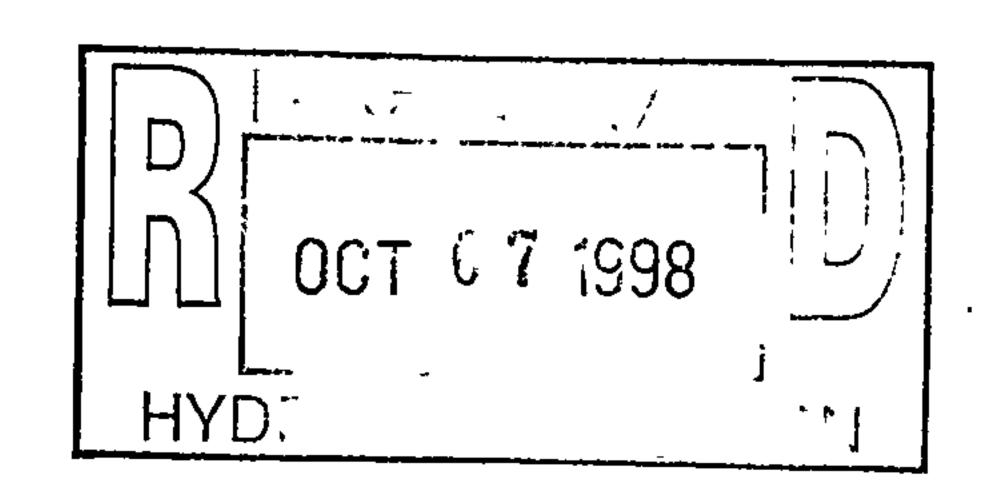
DATE SUBMITTED:

AMAN FAY MACKAY

Post-it* Fax Note 7671	Date 7.0.98 # of pages
TO JEFF M.	From Freshk F1
Co./Dept.	Co.
Phone #	Phone #
Fax #	Fax #
Fax#	

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	4857-80365XXXXXX





Anne Lovely September 15, 1997 Page 2

Westland understands that NMSHTD intends to transfer Tract 95 if the property is not needed for highway purposes and that the Department is in the process of determining if Tract 95 is needed for highway purposes. Westland further understands that upon receipt of this letter NMSHTD will submit a letter to the City of Albuquerque confirming NMSHTD's Intent to complete the transfer of Tract 95 to Westland in due course.

In order to meet imminent planning and construction deadlines, we respectfully request your expeditious attention to this matter. Thanks again for your time, courtesy and all of your assistance.

If we can answer any questions, please feel free to call me, Kurt Browning at AMAFCA, 884-2215, or Fred Aguirre at the City, 924-3980.

Sincerely,			
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Feed	Un	Nri	7
P A A A A A A A A A A A A A A A A A A	_;		U

Project Coordinator

Concurrence:

~~

Larry Blair. Executive Engineer, AMAFCA

9/17/97 Daté

Fréd Aguirre, City Hydrologist, City of Albuquerque

Date /

Barbara Page, President & CEO, Westland Development Co.

Date

James Topmiller, Bohannan-Huston Inc.
Pat McMurray, Albuquerque Public Schools



401 Coors Hlvd. N.W.
Albuquerque, New Mexico 87121
(505) 831-9600
FAX (505) 831-4865
1-800-726-3250

September 15, 1997

Ms. Anne Lovely
Assistant General Counsel
New Mexico State Highway & Transportation Department
P. O. Box 1149, Room 123
Santa Fe, New Mexico 87504-1149

Re: Letter of Understanding, Tract 95, Town of Atrisco Airport Unit, Land Transfer to Westland Development Co., Inc.

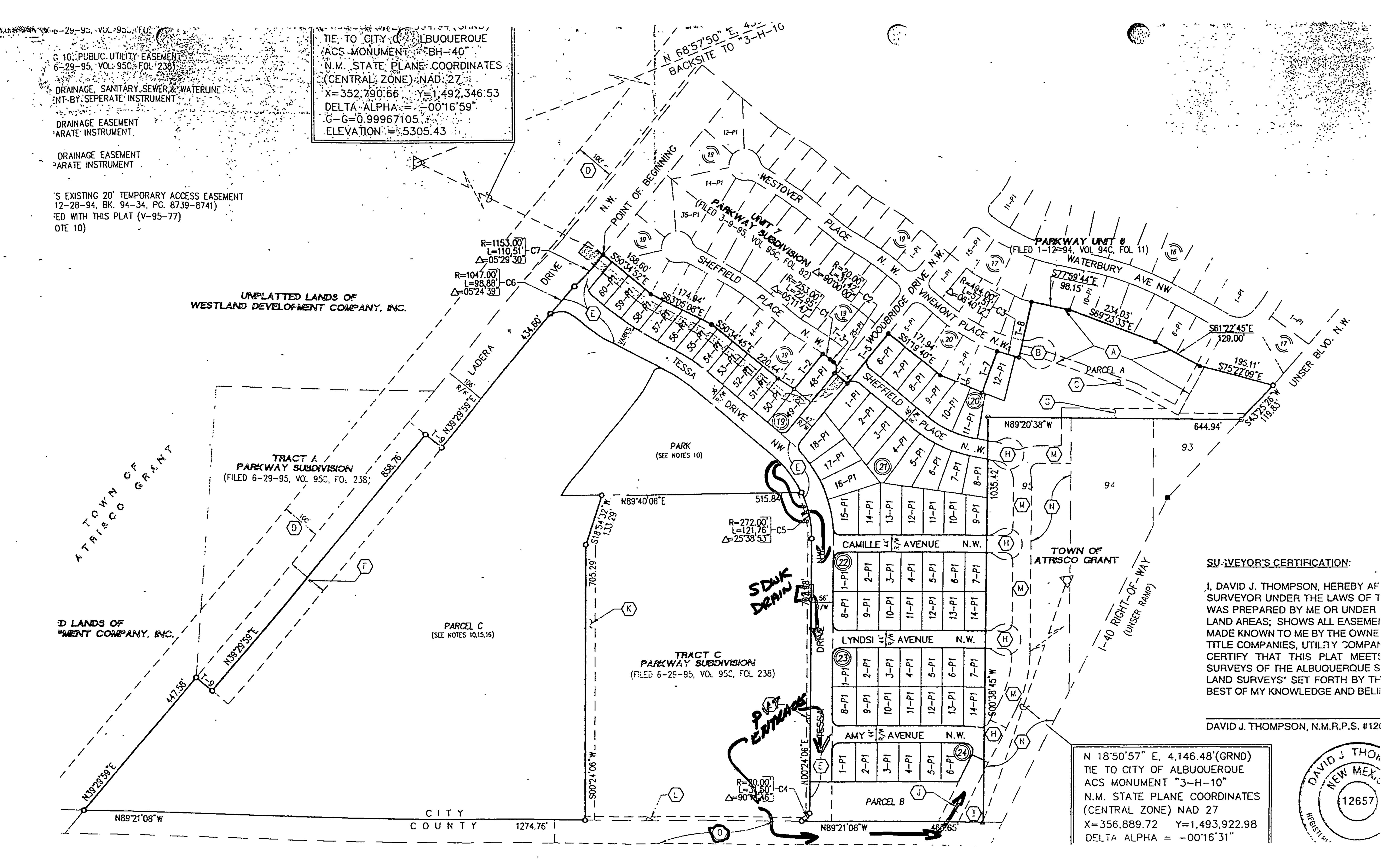
Dear Anne:

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The unfortunate discovery of title / ownership discrepancies with the referenced parcel of land has adversely affected two current development projects on adjacent lands. The first is an Albuquerque Public Schools (APS) elementary school which is scheduled to open for the fall '98 school term, and the other is a residential subdivision development which will be submitted for preliminary plat approval next week. In an effort to move these projects forward, we have appealed to AMAFCA and the City of Albuquerque (City) for cooperation in arriving at a mutually acceptable solution. During our meeting with these parties, which was also attended by representatives of APS and the residential subdivision developer, we called you for suggestions. Pursuant to that conference call conversation on Thursday, September 11, 1997, we are submitting the following statements of commitment:

- (1.) Following the land transfer of Tract 95 from NMSHTD to Westland (Land Transfer), the Temporary Public Drainage Easement as recorded in Book 95-30, Pages 1688-1690 on December 12, 1995 in the records of the Bernalillo County Clerk and the Agreement And Covenant as recorded in Book 95-30, Pages 8047-8052 on December 19, 1995 in the records of the Bernalillo County Clerk, both executed by Westland in favor of the City and encumbering Tract 95, will be re-validated or re-recorded, as the case may be, by Westland. This statement is made to preserve all of the existing drainage rights of the property to the benefit of the City, and maintenance responsibilities.
- (2.) By signature below, AMAFCA has no adverse opinion regarding the land transfer to Westland, subject to Paragraph (1.) above.
- (3.) By signature below, The City concurs with the land transfer to Westland, subject to Paragraph (1.) above.



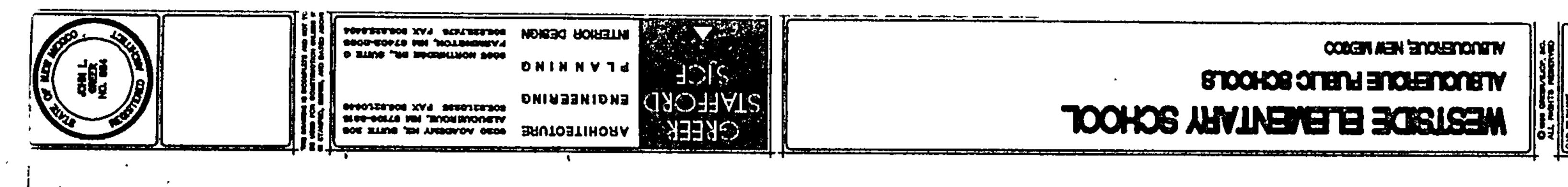
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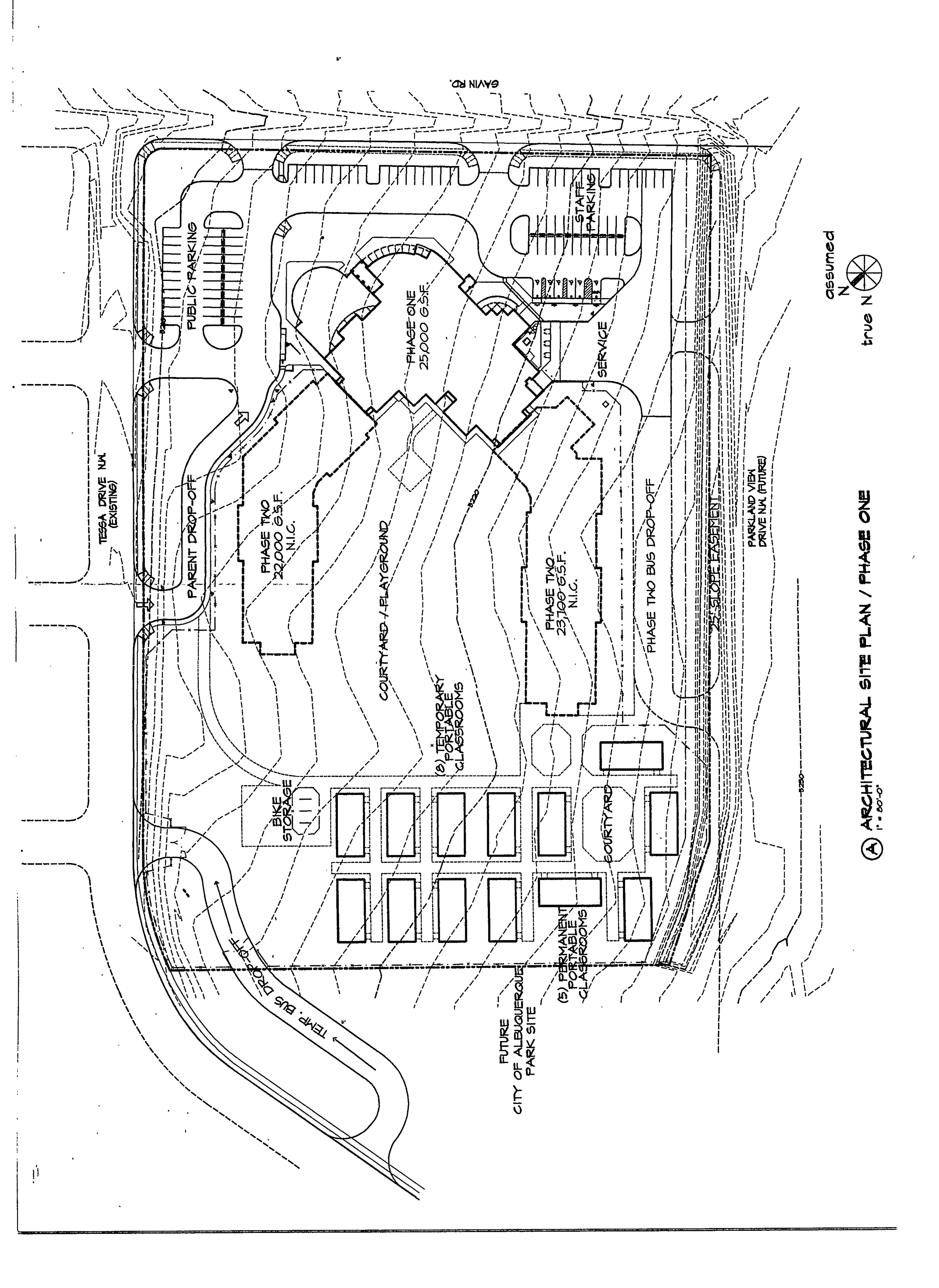
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EVER FINALIZED
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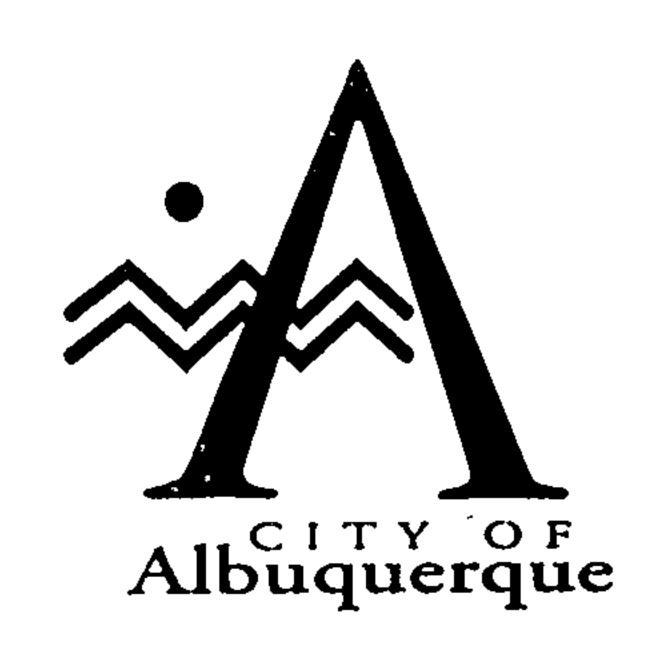
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VESISOE HERNI

STATE OF THE PARTY OF THE PARTY







October 3, 1997

Martin J. Chávez, Mayor

Mike Stephens Jeff Mortensen & Assoc. 6010-B Midway Park Blvd NE Albuquerque, NM 87109

WESTSIDE ELEMENTARY SCHOOL (J9-D12). GRADING AND DRAINAGE RE: PLAN FOR BUILDING AND SO #19 PERMITS. ENGINEER'S STAMP DATED SEPTEMBER 4, 1997.

Dear Mr. Stephens:

Based on the information provided on your September 29, 1997 submittal, the above referenced project is approved for Building and SO #19 Permits.

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

A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, the ownership of the retention pond tract must be resolved and an Engineering's Certification will be required.

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

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

Hydrology

Arlene Portillo C: Andrew Garcia

Good for You, Albuquerque!



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

October 3, 1997

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO:

Desiderio Salas, Street Maintenance Division

FROM: Lisa Ann Manwill, P.E. Engineering Associate, PWD

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY

DRAINAGE FILE NUMBER J9-D12.

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

TILE.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 28, 2000

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

RE: PAINTED SKY ELEMENTARY SCHOOL, PHASE II (J9-D12), ENGINEERS CERTIFICATION APPROVAL FOR CERTIFICATE OF OCCUPANCY.

Dear Mr. Mortensen:

In review of our drainage files regarding Painted Sky Elementary School Phase 2, it was discovered that a Certificate of Occupancy was issued on August 9, 2000.

As per the City's letter dated June 11, 1999, "Prior to Certificate of Occupancy approval, an Engineers Certification per the DPM is required.

In an effort to clarify this oversight with both our records, please submit an Engineer's Certification for the above named project, indicating substantial compliance with the approved drainage plan, for building permit approval, engineers stamp dated April 19, 1999. This certification will assure final approval of the Certificate of Occupancy.

Sincerely,

If I can be of further assistance, please feel free to contact me at 924-3980.

Loren D. Meinz, P.E.

Senior Civil Engineer, Hydrology

Public Works Department

c: File

Albuquerque Public Schools



August 28, 1997

Martin J. Chávez, Mayor

Mike Stephens Jeff Mortensen 6010-B Midway Park Blvd. NE Albuquerque, NM 87109

RE: WEST SIDE ELEMENTARY SCHOOL (J9-D12). GRADING AND DRAINAGE PLAN SUBMITTAL FOR BUILDING AND SO #19 PERMITS. ENGINEER'S STAMP DATED 8-13-97.

Dear Mr. Stephens:

Based on the information included on your August 13, 1997 submittal, City Hydrology has the following comments:

- 1. I am unsure if your total developed flow is 35.1 cfs or if it is 35.1 cfs + 33.3 cfs = 68.4 cfs.
- 2. Create a phasing diagram. An 8.5" X 11" will suffice.
- 3. The temporary retention facility to the east is owned by the State of New Mexico. Therefore, there is no legal agreement between Westland Development and the City of Albuquerque for maintenance.
- 4. Apparently, the ultimate storm drain system that ties into the I-40 interceptor and eliminates the retention pond has not yet been designed. You will be required to design and possibly bond this system.
- 5. Clearly identify all drainage easements. Show flow path to the temporary retention pond.

If I can be of further assistance, please call me at 924-3984.

Sincerely

Lisa Ann Manwill, P.E,

Hydrology

C:

Andrew Garcia

Good for You, Albuquerque!

11 Hamil



August 28, 1997

Martin J. Chávez, Mayor

Mike Stephens
Jeff Mortensen
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

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Sincerely

Lisa Ann Manwill, P.E,

Hydrology

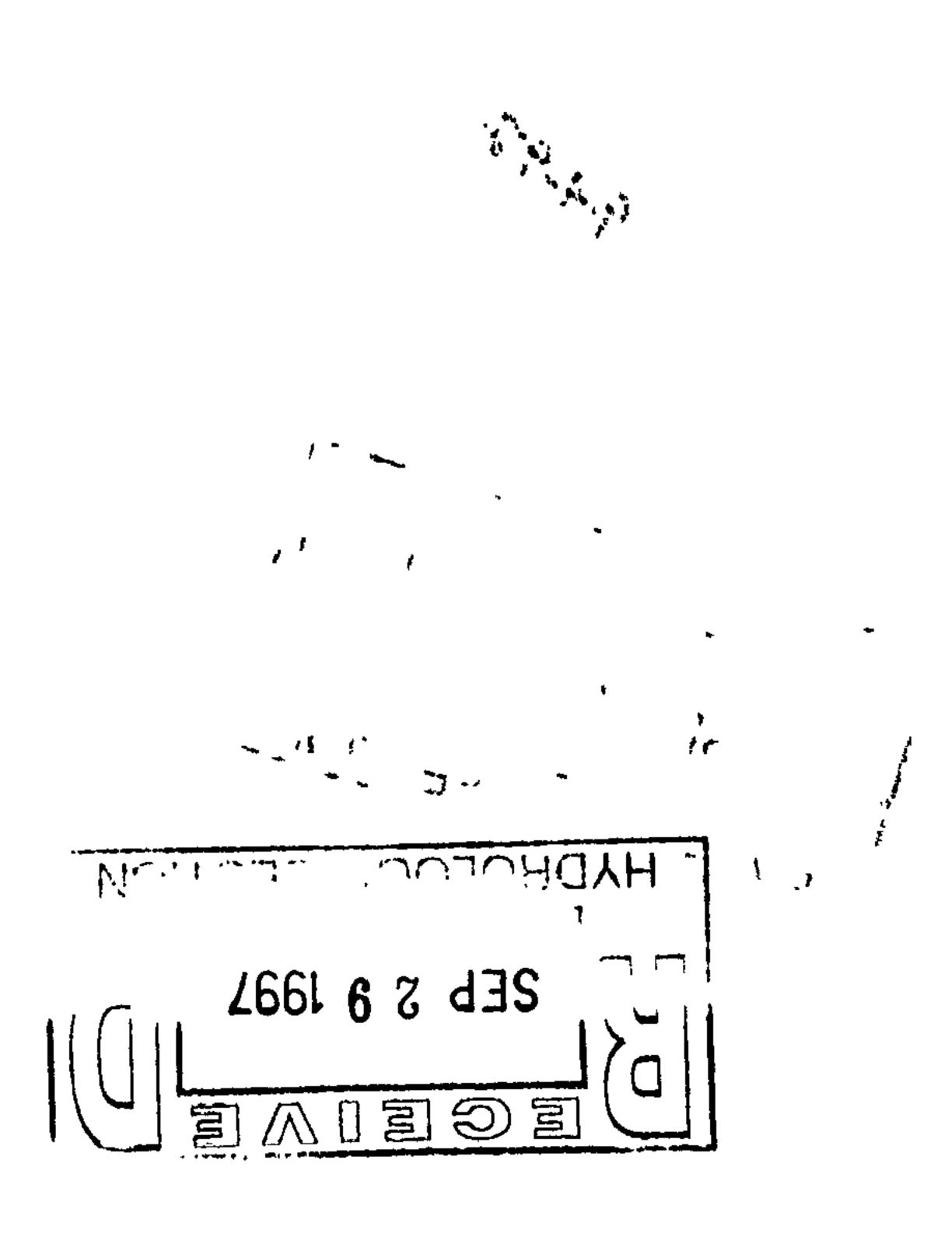
c: Andrew Garcia

File

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ELEMENT ARM School 201	-DIZ
DRB #:	WORK ORDER #:
LEGAL DESCRIPTION: TRACT C PARKWAY	Zubelision.
CITY ADDRESS:	
ENGINEERING FIRM: JEPP. Mortense is these	CONTACT: Mike Shookers
ADDRESS: ALL, NM 27109	PHONE: 345-4250
OWNER: APS/FACILITIES PLANING CONST	CONTACT: Myrandeliasou
ADDRESS: 912-0AK-SE. ALL, NAE75	
ARCHITECT: GREER STAFFORD JCF 6020 A CA DEMY BLVE N.E ADDRESS: ALL, N.M. 87709	CONTACT: Chr. Rassaussen
ADDRESS: ALL, N.M. 87709	PHONE: 821-6235
SURVEYOR: LEPP MOCHEDBEN & ASSOC 6010 - B MIDWAY PARK BL ADDRESS: ALL, NW 87109	CONTACT: Chuck Cala
ADDRESS: ALL, NUL B7109	PHONE: 345-4250
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	K TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL
DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL
GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION	FINAL PLAT APPROVAL
OTHER	FOUNDATION PERMIT APPROVAL
SEP SECTION	BUILDING PERMIT APPROVAL
DDD DDGTGT	CERTIFICATE OF OCCUPANCY APPROVAL
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COPY PROVIDED	S.A.D. DRAINAGE REPORT
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	OTHER SD-19 (SPECIFY)

DATE SUBMITTED: 0223/97/
BY: UNIVERSE







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

970311 September 18, 1997

Ms. Lisa Manwill, P.E.
Hydrology Section
Public Works Department
City of Albuquerque
One Stop - Plaza Del Sol
Albuquerque, NM

Re: Westside Elementary School - J9/D12

Review Comments

Dear Lisa:

Transmitted herewith are a revised Grading and Drainage Plan and the additional materials you requested. We have addressed your comments as follows:

- 1. We have revised the Drainage Plan to reflect these flow amounts more clearly.
- 2. A Phase Diagram is included.
- 3. Discussions are still being conducted between the New Mexico State Highway and Transportation Department (NMSHTD) and WestLand over the referenced tract. See the attached copy of a letter from WestLand Development Corporation and Ms. Anne Lovely, Assistant General Counsel to NMSHTD.
- 4. Mr. Fred Aquirre waived this requirement when he met with Mr. Jeffrey G. Mortensen at the meeting held at AMAFCA on September 11, 1997.
- 5. All drainage easements are reflected on the revised Grading and Drainage Plan. Flow directions to the Temporary Retention Pond are indicated as requested.

SEP SEP

970311 September 18, 1997 Page 2

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

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Michael D. Stephens E.I.T

MDS:reg Enclosures

FAX MEMO

Date:

September 17, 1997

From:

Fred Ambrogi

Westland Development Co., Inc.

Fax No. 831-4865

To

Mr. Fred Aguirre
City of Albuquerque

Fax No. 924-3864

Mr. Kurt Browning

Albuquerque Metropolitan Arroyo Flood Control Authority

Fax No. 884-0214

Mr. Pat McMurray

A.P.S. Facilities and Planning

Fax No. 246-9020

Mr. Jeff Mortenson

Jeff Mortenson and Associates

Fax No. 345-4254

Mr. Bill Muller

Sivage Thomas Homes, Inc.

Fax No. 821-3973

Mr. James Topmiller Bohannan-Huston Inc.

Fax No. 821-0892

Subject:

I am transmitting herewith for your information, a fully executed copy of the Letter of Understanding regarding the Tract 95 drainage/ownership issue pursuant to our September 11th meeting regarding same at AMAFCA.

PROJECT TITLE: WESTSICKE School	J9/112
	ZONE ATLAS/DRNG. FILE #:
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: Tract C Parku	JAY Subdivision
CITY ADDRESS:	· — · · · · · · · · · · · · · · · · · ·
ENGINEERING FIRM: JEFE MOCHENSEN &	ASSETTLE CONTACT: Mike Shephens
ADDRESS: 6010-B Michael Pack ?	
OWNER: APS/FACILITIES PLANNING	FGUS + CONTACT: MYron Johnson
ADDRESS: F. ALD 87/06	PHONE: 272 2565
ARCHITECT: GREEK/SJCF/STAFFOIT	CONTACT: White Rassius sew Lidne Phone: 821-0235
ADDRESS: 6020 - ALADemy &	LIANG PHONE: 821-0235
SURVEYOR: JEFF Mostensent Assoc.	Jue CONTACT: Chuck Cala
	-Brudn. 6345-4250
ADDRESS: 6010 - 15 ITICAMAGI MUS	-ALVANIGHORE: STOTES
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SKETCH PLAT APPROVAL -
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OTHER	FOUNDATION PERMIT APPROVAL
	BUILDING PERMIT APPROVAL
PRE-DESIGN MEETING:	CERTIFICATE OF OCCUPANCY APPROVAL
YES .	GRADING PERMIT APPROVAL
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	MOTHER SO-19 (SPECIFY)

DATE SUBMITTED: 08/13/97
BY: Muchael Stephens