



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 16, 1992

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

RE: DRAINAGE PLAN FOR PINNACLE VIEW ESTATES, UNIT II
(J-23/D9C3) ENGINEER'S STAMP DATED NOVEMBER 12, 1992

Dear Mr. Mortensen:

Based on the information provided on the referenced submittal received November 13, 1992 for Grading Certification, the only outstanding concern Hydrology has prior to acceptance is that your developer committed to construct the low flow channel when he began development of Unit III. The attached City's letter dated March 2, 1992 identified the requirements for construction of the low flow channel.

It has come to my attention from the Engineer of Unit III, that the developer of Unit III is not the same developer of Unit II. Since we are dealing with a different developer on Unit III it appears that the fair way to resolve this issue would be that the total cost for the low flow channel be prorated per the number of lots on Unit II and Unit III.

The City would like to ask that both developers work out an agreement and provide a copy of this agreement to the City so we can approve your Certification. It is my understanding that there may be some other construction items that the developers will have to share costs, I would hope that this item could be included.

If you should have any questions, please do not hesitate to call me at 768-2666.

PUBLIC WORKS DEPARTMENT

Jeff Mortensen, P.E.
Jeff Mortensen & Associates
6010-b Midway Park boulevard, NE
Albuquerque, NM 87109
Page 2

Cordially,

A handwritten signature in black ink, appearing to read "Gilbert Aldaz", written in a cursive style.

Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Dan Hogan , Hydrology Division Manager
Fred Aguirre, City Hydrologist
Lynda Michelle DeVanti, DRC
Scott McGee, Issacson & Arfman

file

GA/wp+3143



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 11, 1992

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

RE: DRAINAGE PLAN FOR PINNACLE VIEW ESTATES, UNIT II
(J-23/D9C3) ENGINEER'S STAMP DATED DECEMBER 20, 1991

Dear Mr. Mortensen:

Dan Hogan, Hydrology Division Manager, identified a problem that me and you overlooked. The problem is that the concrete portion of the Lomas Channel does not connect with the bottom of the desilting basin, resulting in ponding between the end of the channel and the pond bottom. The real concern is that the channel does not carry nuisance flows, meaning this new subdivision will aggravate this ponding situation.

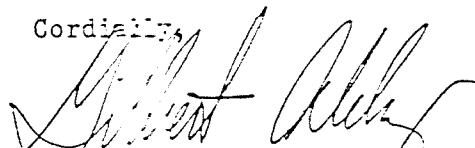
It is my understanding you and Dan agreed to construct this low flow channel to eliminate the ponding as part of Unit III, and that you will include it in the infrastructure list for that phase. To be sure this is your intent could you please submit a letter of commitment signed by the owner to build this in the future with Unit III.

The other concern I have is Certification of Grading should have been included in the infrastructure list. Due to both our oversights, Fred has requested that you amend the infrastructure list and get new signatures at DRB.

I would like to request that the letter of commitment and revised infrastructure list be submitted prior to me signing off on Work Order plans.

If you should have any questions, please do not hesitate to call me at 763-2650.

Cordially,


Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Dan Hogan, Hydrology Division Manager
Fred Aguirre, City Hydrologist
Roger Green, DRC Chairman

GA
wp-3143

PUBLIC WORKS DEPARTMENT

920552

PINNACLE VIEW

PROJECT TITLE: ESTATES IIZONE ATLAS/DRNG. FILE #: J23/09C3DRB #: 92-32 EPC #:WORK ORDER #: 3467.91LEGAL DESCRIPTION: PINNACLE VIEW ESTATES, UNIT II

CITY ADDRESS:

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSENADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250OWNER: NEWMAN HOMES CONTACT: PAUL NEWMANADDRESS: PHONE: 294-7789ARCHITECT: N/A CONTACT:

ADDRESS: PHONE:

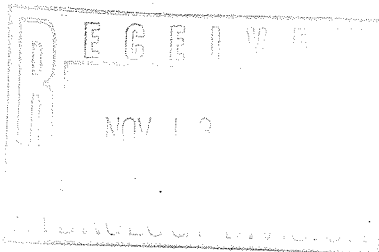
SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSENADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250CONTRACTOR: SUNDANCE MECHANICAL CONTACT: CARLOS SPIESSADDRESS: PHONE: 345-2694

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

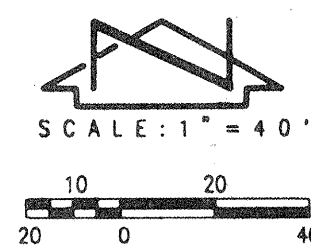
- ☒ YES
☐ NO
☐ COPY PROVIDED



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 (i.e. S.I.A.)
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-13-92BY: JEFFREY G. MORTENSEN



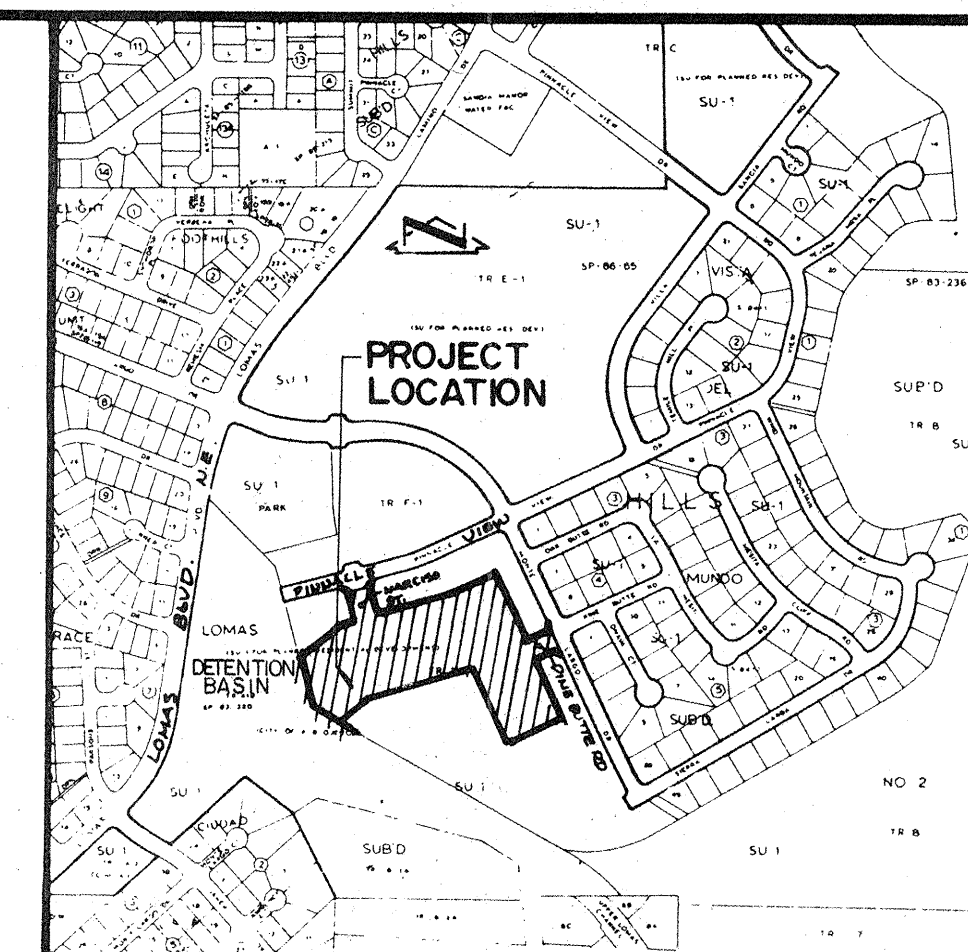
PINNACLE VIEW DR. NE

PROJECT BENCHMARK

A SQUARE, CHISELED ON THE TOP OF CONCRETE CURB LOCATED ON THE NORTH SIDE OF PIERCE ARROW RD, NE ABOUT 100 FEET EAST OF THE INTERSECTION WITH STUTZ DR. ELEVATION = 5836.90 FEET (M.S.L.D.)

TEMPORARY BENCHMARK

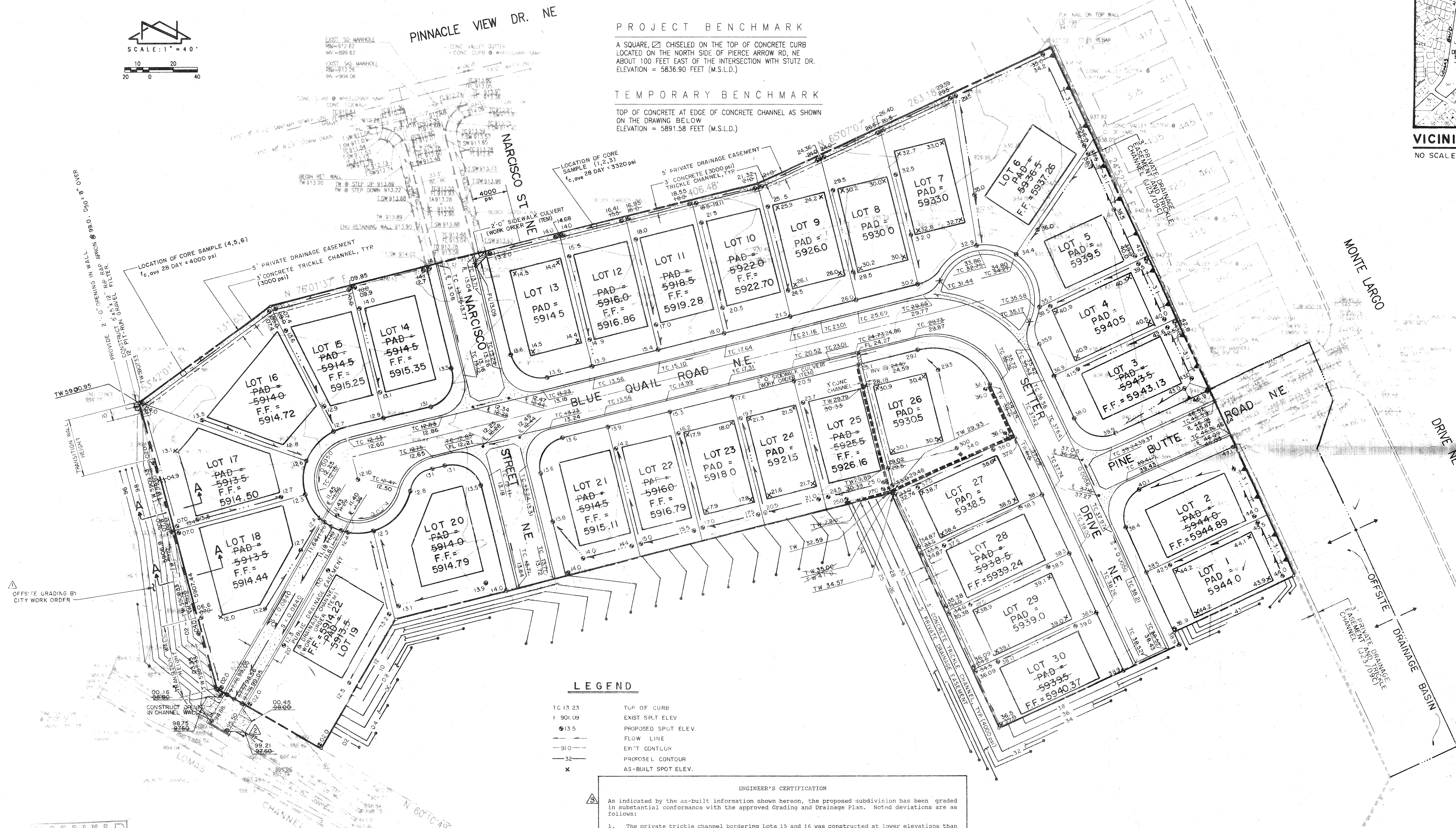
TOP OF CONCRETE AT EDGE OF CONCRETE CHANNEL AS SHOWN ON THE DRAWING BELOW ELEVATION = 5891.58 FEET (M.S.L.D.)



VICINITY MAP

NO SCALE

J-23



LEGEND

- TC 13.23 TOP OF CURB
- 901.09 EXIST. SPT. ELEV.
- 913.5 PROPOSED SPT. ELEV.
- FLOW LINE
- 91.0 EXIST. CONTOUR
- 32 PROPOSED CONTOUR
- x AS-BUILT SPT. ELEV.

ENGINEER'S CERTIFICATION

As indicated by the as-built information shown hereon, the proposed subdivision has been graded in substantial conformance with the approved Grading and Drainage Plan. Noted deviations are as follows:

- The private trickle channel bordering Lots 15 and 16 was constructed at lower elevations than designed so as not to interfere with the existing block wall which lies along the north boundary of the lots. This has increased the slope of the trickle channel, hence the capacity of this drainage facility has not been diminished.
- The as-built top of wall elevations shown hereon are top of retaining wall elevations. The design elevations are top of garden wall elevations. The garden walls will be constructed in conjunction with individual house construction.

The above changes do not alter the drainage concept of the project and the project functions as intended by the approved plan. It is based upon the information presented above that project acceptance for the release of the financial guarantee is hereby recommended.

Jeffrey G. Mortensen
Professional Engineer
11-12-92

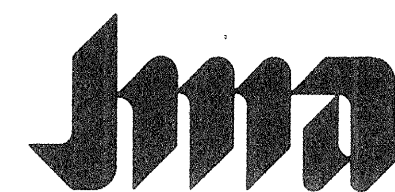
RECORD DRAWING



FINAL GRADING PLAN APPROVAL

HYDROLOGY SECTION

DATE



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

APPROVED FOR ROUGH GRADING

HYDROLOGY SECTION

DATE

GRADING PLAN

PINNACLE VIEW ESTATES - UNIT II

DESIGNED BY J.G.M.

DRAWN BY C.L.B.

APPROVED BY J.G.M.

NO.	DATE	BY	REVISIONS	JOB NO.
1	01/92	J.G.M.	OFFSITE GRADING	910365
2	05/92	J.G.M.	ACCESS RAMP	
3	11/92	J.H.W.	AS-BUILT	
				DATE
				12-1991
				SHEET
				1 OF 2

CITY PROJECT # 346791

SHEET 3 OF 12

