

CITY OF ALBUQUERQUE



February 13, 2013

Laura Vigil
877-6325

201390338

Jeff Mortensen P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

7900 Marquette Ave NE

**Re: Mesa Verde Community Center Phase III
Grading and Drainage Plan
Engineer's Stamp dated 2-06-2013 (K-19/D006)**

city says requires
Hydrology approval
changed permit set
to "ND" not reg'd.
cc
12-9-13

Dear Mr. Mortensen,

PO Box 1293

Based upon the information provided in your submittal received 2-06-2013, the above Grading and Drainage Plan is approved for Grading Permit and Paving Permit.

Albuquerque

Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for building permit.

Upon completion of the project, please provide an Engineer Certification for our files.

NM 87103

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RR/SB
e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MESA VERDE COMMUNITY CENTER PHASE III ZONE ATLAS/DRNG. FILE #: K19 D006
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: BLOCK 34A, MESA VERDE ADDITION
 CITY ADDRESS: 7900 MARQUETTE NE

ENGINEERING FIRM: HIGH MESA CONSULTING GROUP CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CITY OF ALBUQUERQUE CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

ARCHITECT: INTEGRATED DESIGN & ARCHITECTURE CONTACT: JIM MILANO
 ADDRESS: 906 1/2 PARK AVENUE SW PHONE: 505-243-3499
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

SURVEYOR: HIGH MESA CONSULTING GROUP (NMPS 11184) CONTACT: CHARLES G. CALA, JR
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: NOT KNOWN CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER -

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) -

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

RECEIVED
FEB - 6 2013

DATE SUBMITTED: 02-06-2013 BY: JEFFREY G. MORTENSEN
 XC: _____

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 upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: K19/D006 DATE: 12-06-2012
CROSS REFERENCE NUMBERS: EPC _____ DRB _____ DRC _____
SUBJECT: MESA VERDE COMMUNITY CENTER - PHASE III
STREET ADDRESS: 7900 MARQUETTE NE
SUBDIVISION NAME: BLOCK 34A, MESA VERDE ADDITION

TYPE OF APPROVAL

____ PRELIMINARY PLAT
____ SITE DEVELOPMENT PLAN
X OTHER - GRADING & PAVING
____ FINAL PLAT
____ BUILDING PERMIT
____ ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
<u>JEFF MORTENSEN</u>	<u>HMCG</u>	<u>345-4250</u>
<u>CURTIS CHERNE</u>	<u>HYDROLOGY</u>	<u>924-3986</u>

FINDINGS:

1. DRAINAGE SUBMITTAL REQUIRED FOR GRADING AND PAVING PERMIT
2. SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE
3. PROPOSED IMPROVEMENTS CONSIST OF CORRECTING DRAINAGE DEFICIENCIES, EXPANDING THE PLAYGROUND AREA, AND INTERIOR REMODELS
4. CONTINUED FREE DISCHARGE TO ADJACENT CITY STREETS IS APPROPRIATE
5. EXPANDING THE PLAYGROUND AREA WILL REPLACE EXISTING LANDSCAPING WITH PERVIOUS PLAYGROUND SURFACE. AS SUCH, SUPPORTING DRAINAGE CALCULATIONS WILL NOT BE REQUIRED. THE PROPOSED PLAYGROUND EXPANSION WILL HAVE NO APPRECIABLE IMPACT ON SITE HYDROLOGY.
6. INCORPORATING A FRENCH DRAIN INLET INTO THE CENTER LANDSCAPED MEDIAN AT THE CIRCULAR ENTRANCE DRIVE TO THE SITE WILL MITIGATE NUISANCE FLOWS AND CAPTURE MUCH OF THE FIRST FLUSH OFF THE UPSTREAM PAVED PARKING LOT.

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

SIGNED: _____

SIGNED: Curtis Cherne

RECEIVED
FEB - 6 2013

TITLE:CONSULTANT

DATE: 12-06-2012

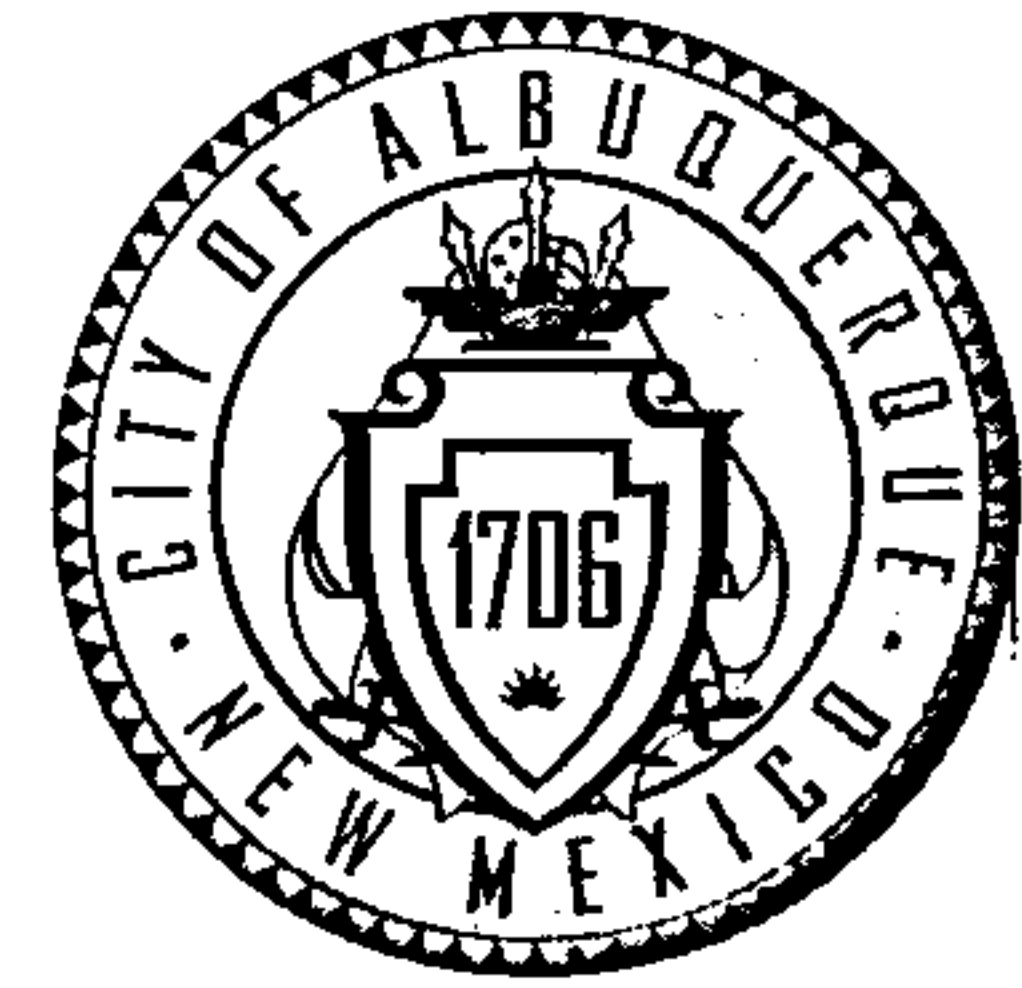
TITLE:CITY HYDROLOGIST

DATE: 12-6-12

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL
HMCG NO: 2012.056.2

RECEIVED
FEB - 6 2013

CITY OF ALBUQUERQUE



February 4, 2014

Jeff Mortensen P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

Re: Mesa Verde Community Center Phase III
Request for Permanent C.O. - Accepted
Engineer's Stamp dated 2-06-2013 (K-19/D006)

Dear Mr. Mortensen,

Based upon the information provided in your Certification received 1-27-2014, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, on .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsins@cabq.gov.

If you have any questions, you can contact me at 924-3986 or Tim Sims at 924-3982.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer – Hydrology Section
Development and Building Services

C: CO Clerk – Katrina Sigala
File
Address via e-mail
MAO

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

K19D004

PROJECT TITLE: MESA VERDE COMMUNITY CENTER PHASE III ZONE ATLAS/DRNG. FILE #: K19 D006
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: BLOCK 34A, MESA VERDE ADDITION
 CITY ADDRESS: 7900 MARQUETTE NE

ENGINEERING FIRM: HIGH MESA CONSULTING GROUP CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CITY OF ALBUQUERQUE CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

ARCHITECT: INTEGRATED DESIGN & ARCHITECTURE CONTACT: JIM MILANO
 ADDRESS: 906 1/2 PARK AVENUE SW PHONE: 505-243-3499
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

SURVEYOR: HIGH MESA CONSULTING GROUP (NMPS 11184) CONTACT: CHARLES G. CALA, JR
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: VIGIL CONTRACTING SERVICES CONTACT: LOREN VIGIL
 ADDRESS: vigilcontracting@comcast.net PHONE: 505-877-6325
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

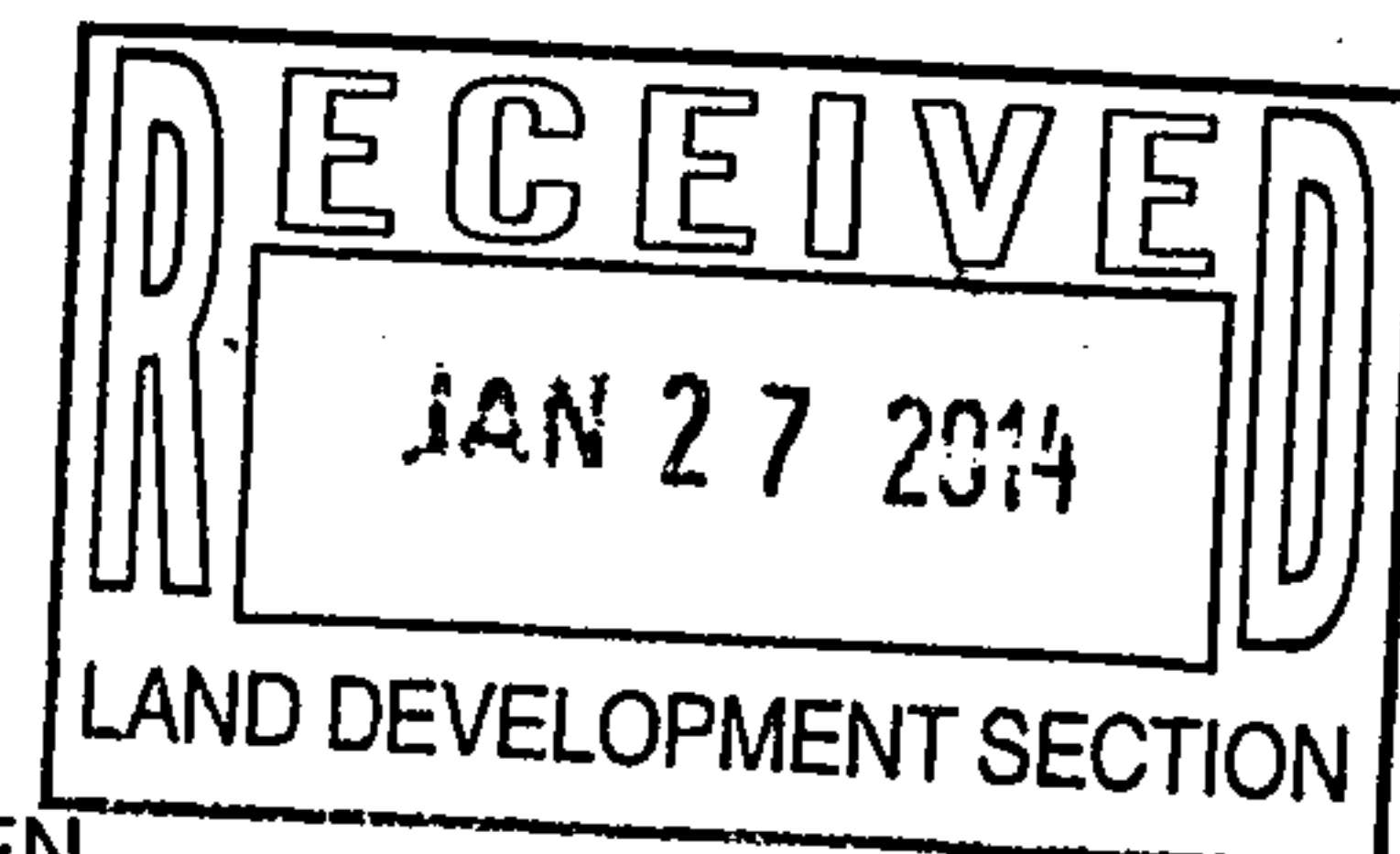
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER -

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) -

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 01-27-2014 BY: JEFFREY G. MORTENSEN

XC: JIM MILANO W/ MYLAR COPY

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 upon the following:

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CITY OF ALBUQUERQUE



May 3, 2006

Mr. Jeff Mortensen, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: MESA VERDE COMMUNITY CENTER, PHASE 1
7900 Marquette Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/03/2002 (K-19/D6)
Certification dated 02/28/2006

P.O. Box 1293

Dear Jeff,

Albuquerque

Based upon the information provided in your submittal received 5/3/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: MESA VERDE COMMUNITY CNTR PHASE 1 ZONE ATLAS/DRNG. FILE #: K19 D6
 DRB #: _____ EPC #: _____ WORK ORDER #: 678691

LEGAL DESCRIPTION: BLOCK 34A, MESA VERDE ADDITION
 CITY ADDRESS: 7900 MARQUETTE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CITY OF ALBUQUERQUE CONTACT: SYLVIA FETTES
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: ISAAC BENTON & ASSOCIATES CONTACT: THOMAS
 ADDRESS: 624 TIJERAS AVENUE NE PHONE: 243-3499
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

SURVEYOR: JEFF MORTENSEN & ASSOC., INC. CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: SIMS GENERAL BUILDING CONTACT: CHARLIE
 ADDRESS: 381 CAMINO CAMPO PHONE: 363-8509
 CITY, STATE: CORRALES, NM ZIP CODE: 87048

TYPE OF SUBMITTAL:

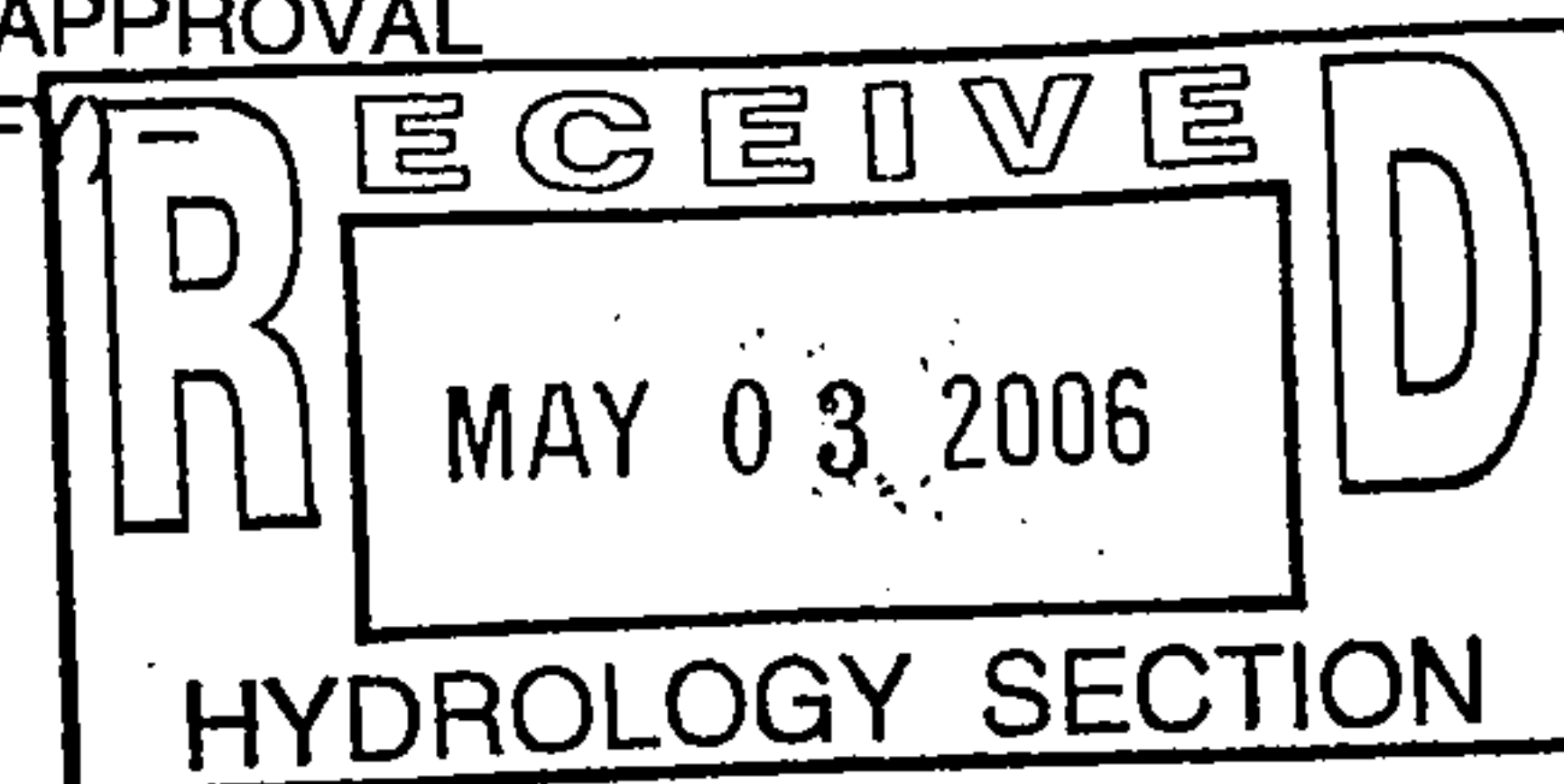
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY _____)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 05/03/2006 BY: JEFFREY G. MORTENSEN

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 upon the following:

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JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE NEW MEXICO 87109

P: 505.345.4250
F: 505.345.4254
ESTABLISHED 1977

2005.032.2
May 03, 2006

Mr. Bradley L. Bingham, P.E., Section Head
Hydrology Development Section
Development & Building Services Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Mesa Verde Community Center – Phases 1 and 2
Engineer's Drainage Certification for Permanent Certificate of Occupancy
Hydrology File No. K19/D6

Dear Brad:

Transmitted herewith are the Final Engineer's Certifications for Phases 1 and 2 of the subject project. Whereas the project has been substantially complete for some time, submission of this Final certification has been withheld pending completion of the landscaping improvements. Key and critical points of the site were previously checked and verified as supplemental site information based upon the original topographic survey of the site prepared by this office dated 04-2001, NMPS 11184. A final walk-through was conducted on the afternoon of May 02, 2006 to visually inspect the completed landscaping and to verify that the finished landscaping did not block the flowlines proposed by the approved Plans. Based upon this final inspection, issuance of the Permanent Certificates of Occupancy is hereby requested for the respective phases.

If you should have any questions or comments concerning this request, or any other aspect of this submittal, please do not hesitate to call.

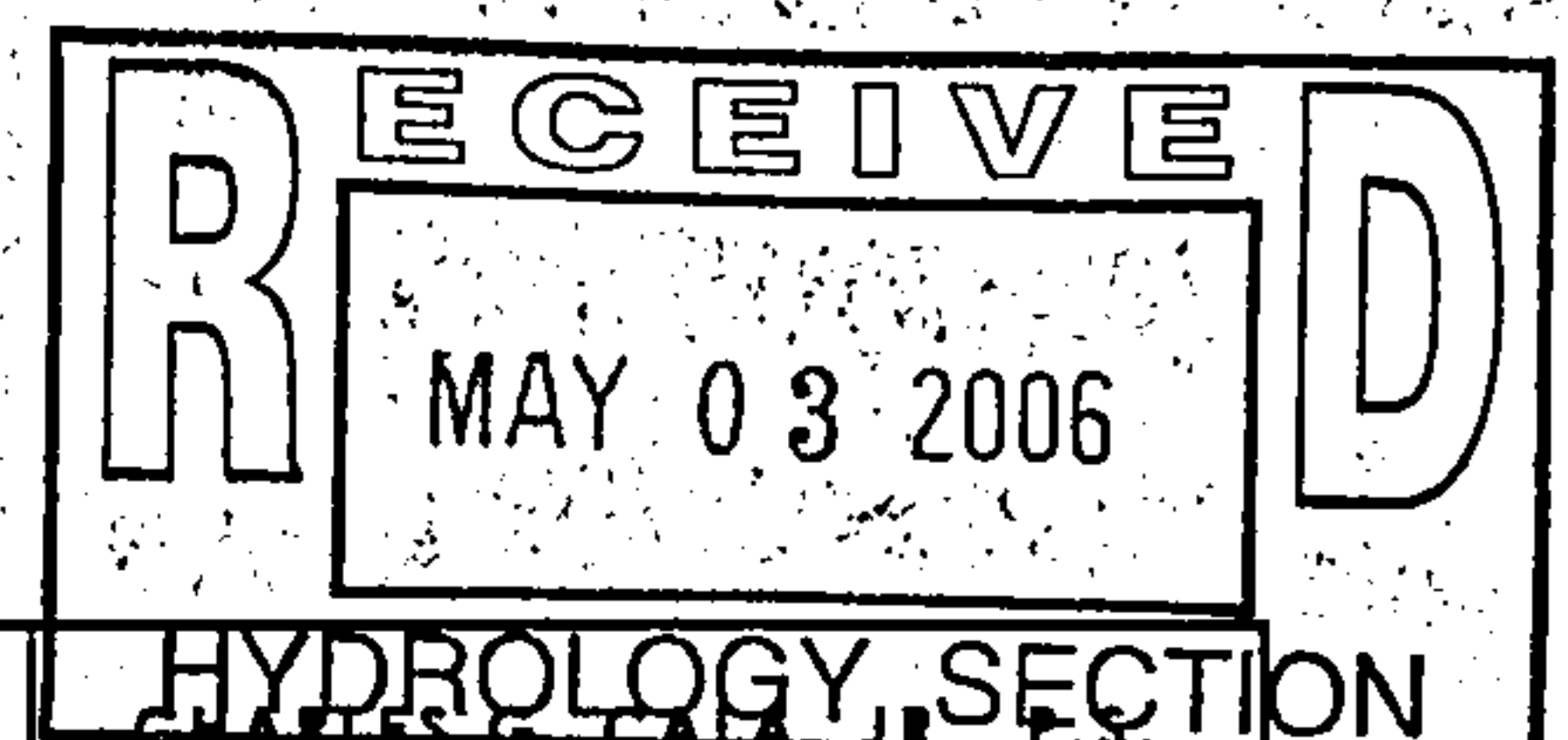
Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.



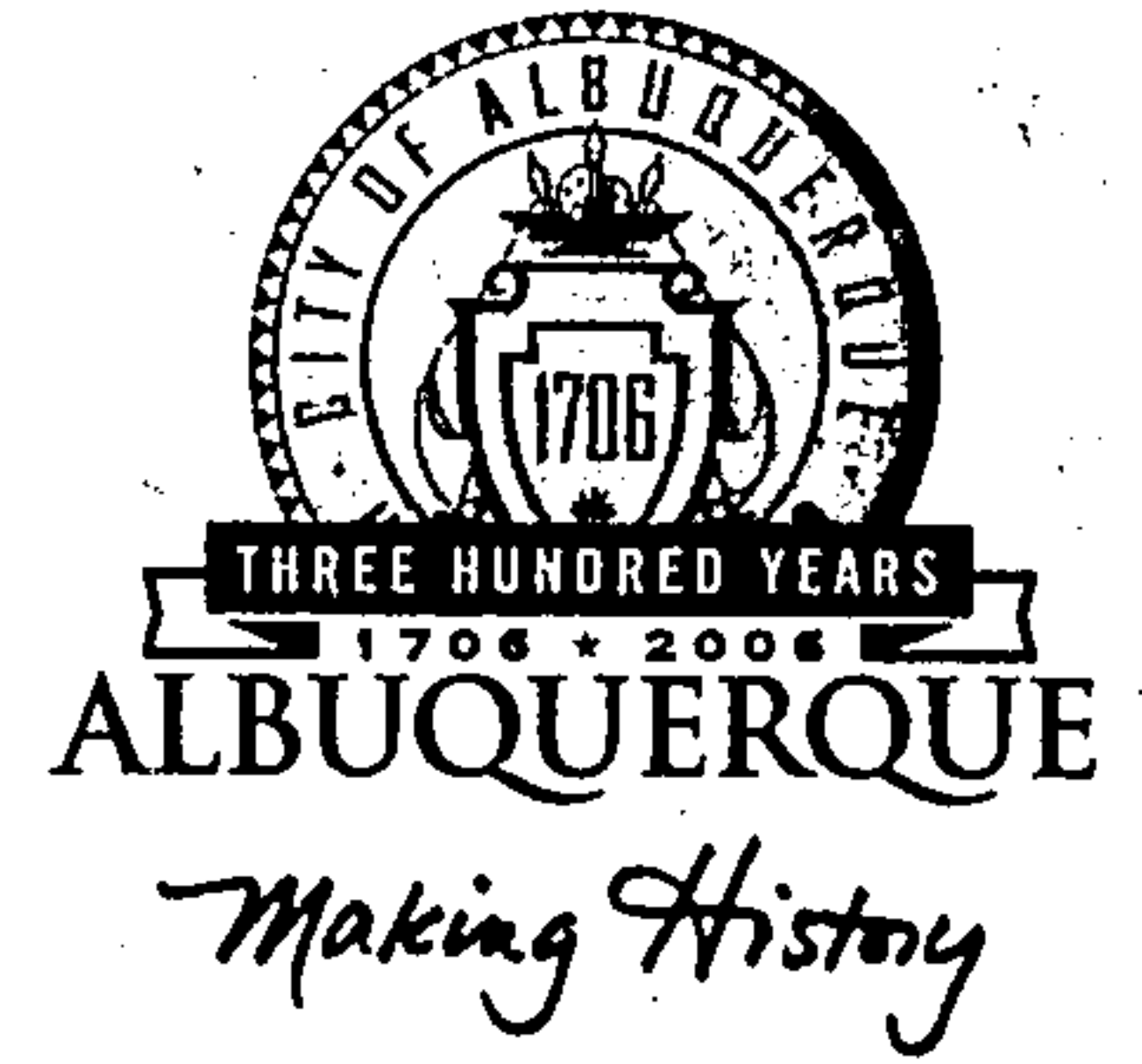
Jeffrey G. Mortensen, P.E.
President

JGM;jgm
Enclosure
Xc: Bob Hall w/ encl.
Mike Sims w/encl.



PRINCIPALS	JEFFREY G. MORTENSEN, P.E.	JUAN M. CALA	CHARLES C. TALL, P.E.
GRADY E. BARRENS	J. GRAEME MEANS, P.E.	RICHARD C. WHITE	JOSEPH M. SOLOMON, JR., P.S.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 24, 2006

Robert Hall, Registered Architect
624 Tijeras Avenue NW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
Mesa Verde Community Center Phase I & II, [K-19 / D6]
7900 Marquette Ave NE
Architect's Stamp Dated 02/08/06

Dear Mr. Hall:

P.O. Box 1293

The TCL / Letter of Certification submitted on February 22, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

www.cabq.gov

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

PROJECT TITLE: MESS VERDE COMMUNITY CENTER PH 1 & 2 ZONE MAP/DRG. FILE # K-19/D6
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION:

CITY ADDRESS: 7900 Marquette Ave. NE

ENGINEERING FIRM:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

OWNER:

CITY OF ALBUQUERQUE

ADDRESS: _____

CITY, STATE: _____

CONTACT: DEMETRIO GREGO

PHONE: _____

ZIP CODE: _____

ARCHITECT:

ISAAC BENTON & ASSOC.ADDRESS: 624 TIJERAS AVE NWCITY, STATE: ALBUQ., NMCONTACT: BOB HALLPHONE: 243 3499ZIP CODE: 87102

SURVEYOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR:

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☒ CERTIFICATE OF OCCUPANCY (TEMP)
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☐ PAVING PERMIT APPROVAL
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☐ OTHER (SPECIFY)

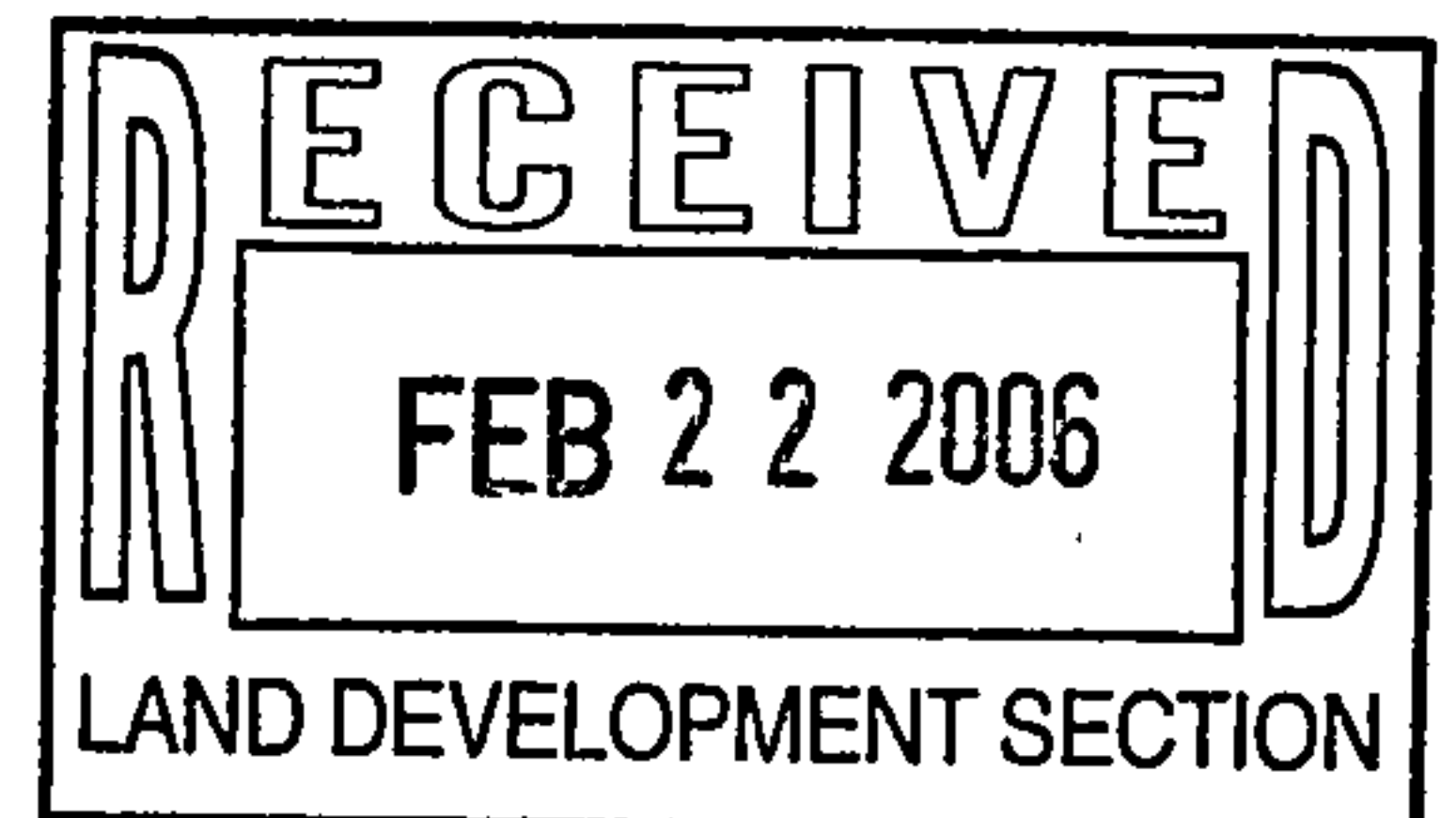
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: [Signature]DATE: 2/15/06

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:

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ISAAC
BENTON &
ASSOCIATES AIA

Wednesday, February 08, 2006

City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

ATTN: Nilo Salgado, Transportation Development Section

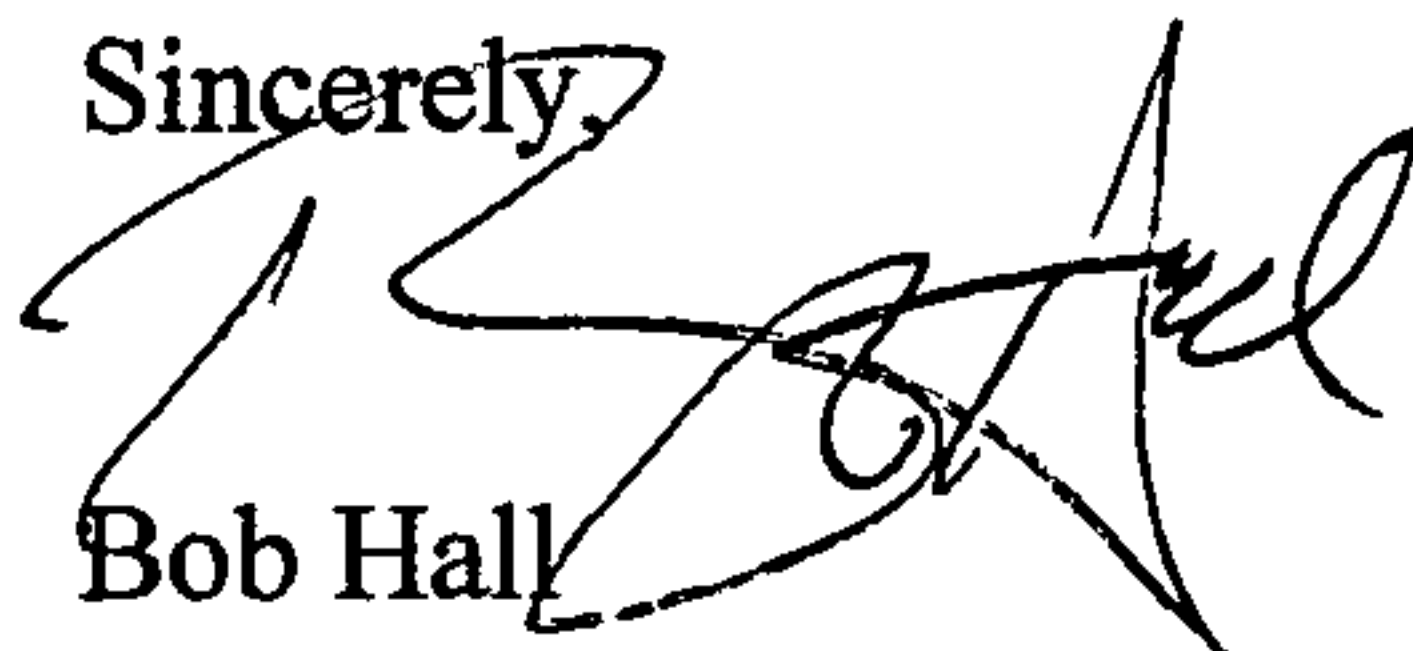
RE: Mesa Verde Community Center Phase I & II
City of Albuquerque Project # 6786.91 & 6786.92
ARCHTITECT'S CERTIFICATION - TRAFFIC CIRCULATION LAYOUT

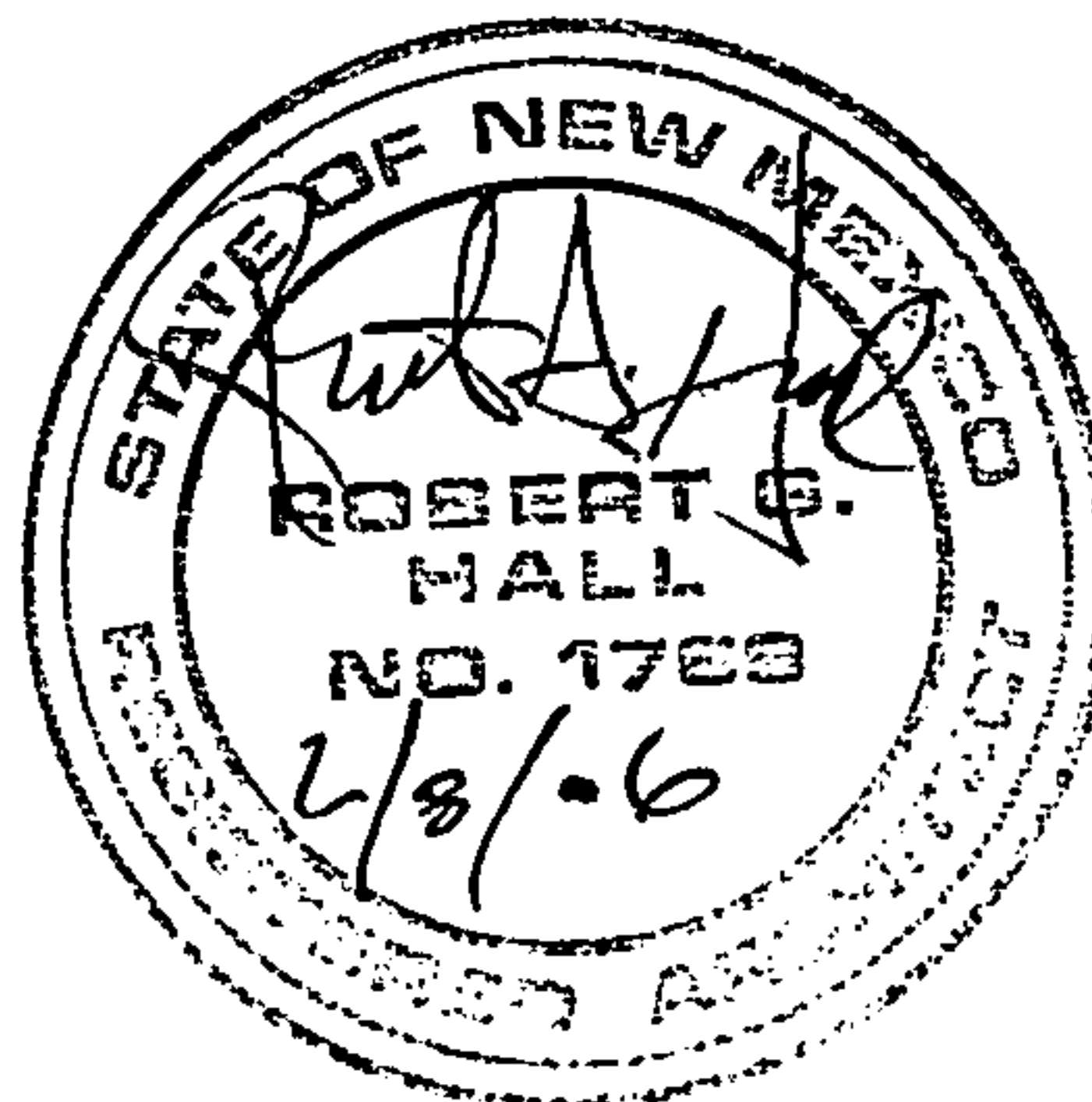
This letter is to certify that at Mesa Verde Community Center the parking lot was built, and signage was installed per the drawings & specifications. The work related to traffic circulation was performed and completed during the Phase I of the construction. No associated traffic work was done for Phase II.

PER SUBSTANTIAL
COMPLETION.

728
2/24/06

Sincerely,


Bob Hall



CITY OF ALBUQUERQUE



May 3, 2006

Mr. Jeff Mortensen, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: MESA VERDE COMMUNITY CENTER, PHASE 2
7900 Marquette Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 06/16/2004 (K-19/D6)
Certification dated 02/28/2006

P.O. Box 1293

Albuquerque

New Mexico 87103

Dear Jeff,

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

www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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 DRB #: _____ EPC #: _____ WORK ORDER #: 678691

LEGAL DESCRIPTION: BLOCK 34A, MESA VERDE ADDITION

CITY ADDRESS: 7900 MARQUETTE NE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC., INC.

ADDRESS: 6010-B MIDWAY PARK BLVD. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JEFF MORTENSEN

PHONE: (505) 345-4250

ZIP CODE: 87109

OWNER: CITY OF ALBUQUERQUE

ADDRESS: _____

CITY, STATE: _____

CONTACT: SYLVIA FETTES

PHONE: _____

ZIP CODE: _____

ARCHITECT: ISAAC BENTON & ASSOCIATES

ADDRESS: 624 TIJERAS AVENUE NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: THOMAS

PHONE: 243-3499

ZIP CODE: 87102

SURVEYOR: JEFF MORTENSEN & ASSOC., INC.

ADDRESS: 6010-B MIDWAY PARK BLVD. NE

CITY, STATE: ALBUQUERQUE, NM

CONTACT: JEFF MORTENSEN

PHONE: (505) 345-4250

ZIP CODE: 87109

CONTRACTOR: SIMS GENERAL BUILDING

ADDRESS: 381 CAMINO CAMPO

CITY, STATE: CORRALES, NM

CONTACT: CHARLIE

PHONE: 363-8509

ZIP CODE: 87048

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

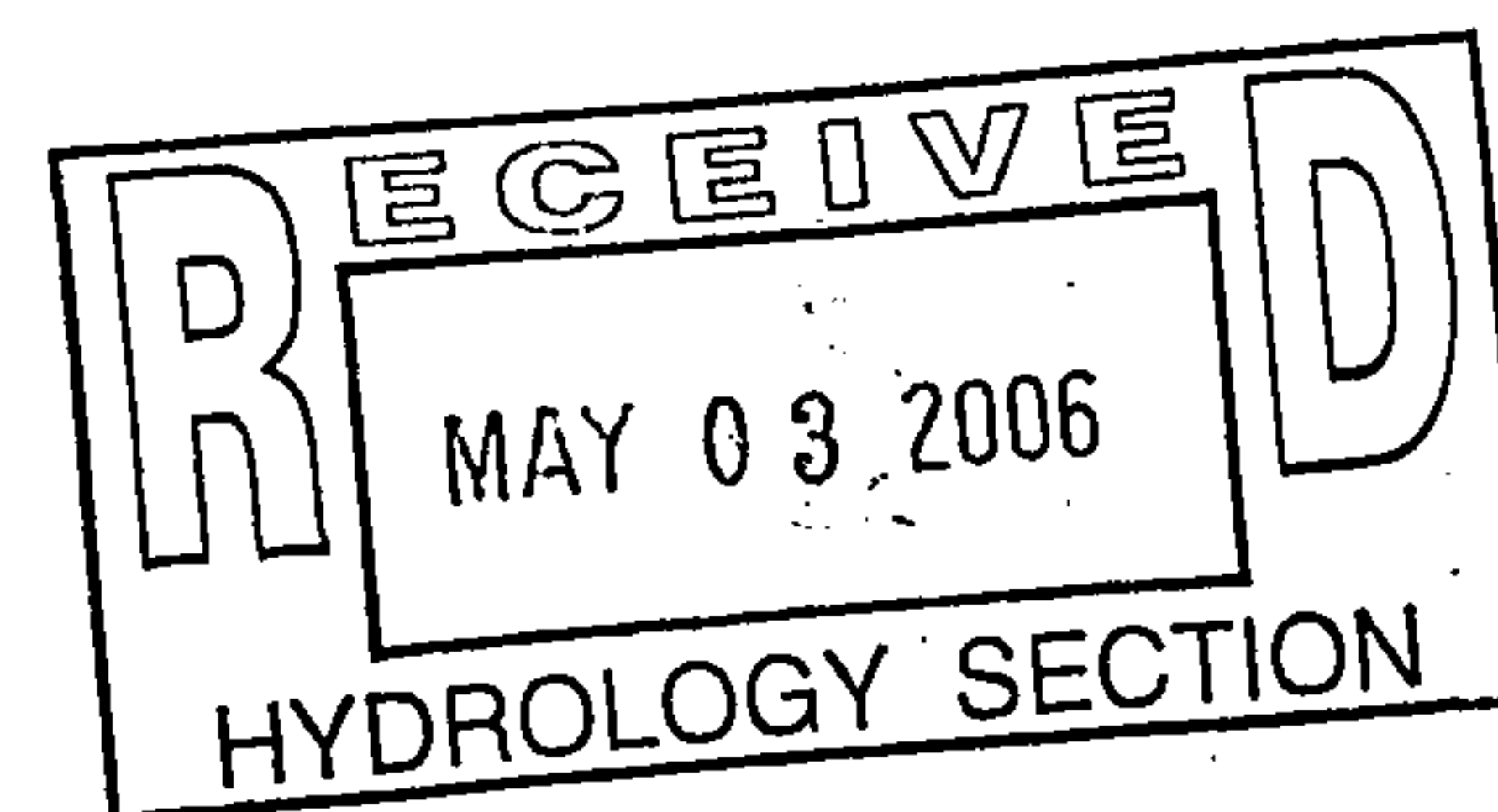
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ 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 (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) -

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

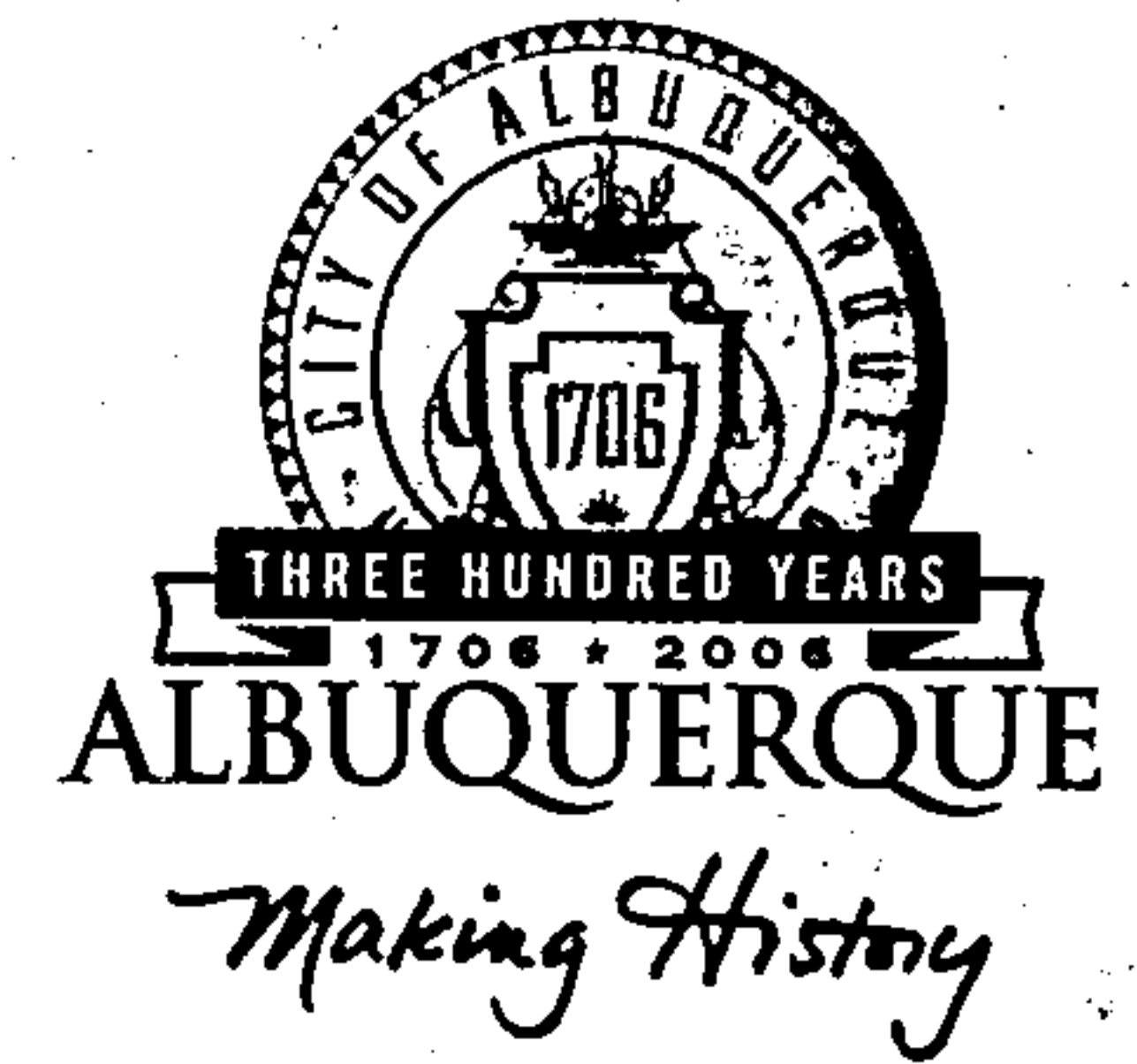
DATE SUBMITTED: 05/03/2006 BY: JEFFREY G. MORTENSEN



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 upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



March 30, 2006

Mr. Jeff Mortensen, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: MESA VERDE COMMUNITY CENTER, PHASE 2
7900 Marquette Avenue NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/03/2002 (K-19/D6)
Certification dated 02/23/2006

P.O. Box 1293

Dear Jeff,

Albuquerque

Your request, via e-mail, for a 30-day Extension to 04/23/2006 to the Temporary Certificate of Occupancy (C.O.) has been granted by Hydrology.

New Mexico 87103

Upon completion of noted exception(s) listed in the Drainage Certification, dated 02/23/2006, please resubmit an updated Certification for Permanent C.O.

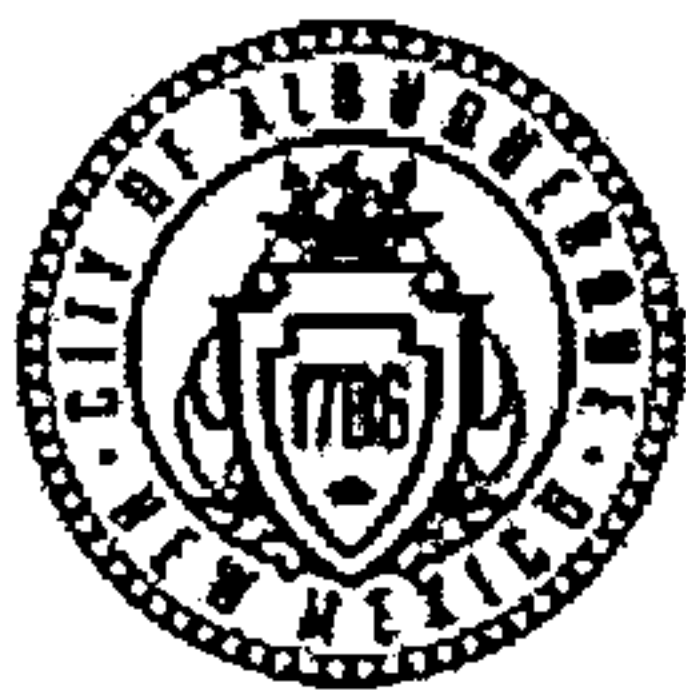
www.cabq.gov

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

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File



"Jeffrey G. Mortensen"
<JMortensen@jmainc.org>

03/30/2006 03:07 PM

To <aportillo@cabq.gov>

cc

bcc

Subject Mesa Verde CC Phases 1 and 2 (K19/D6)

Arlene,

As a follow-up to our telephone conversation earlier this afternoon, we hereby request a 30-day extension to the Temporary Certificate of Occupancy for the subject project. The work is substantially complete with the exception of the landscaping. We have already been to the site to verify the "hard" improvements and find those to be in substantial compliance with the approved plan. We have withheld the final certification, however, pending completion of the landscaping which we verified on March 19, 2006 to be in progress.

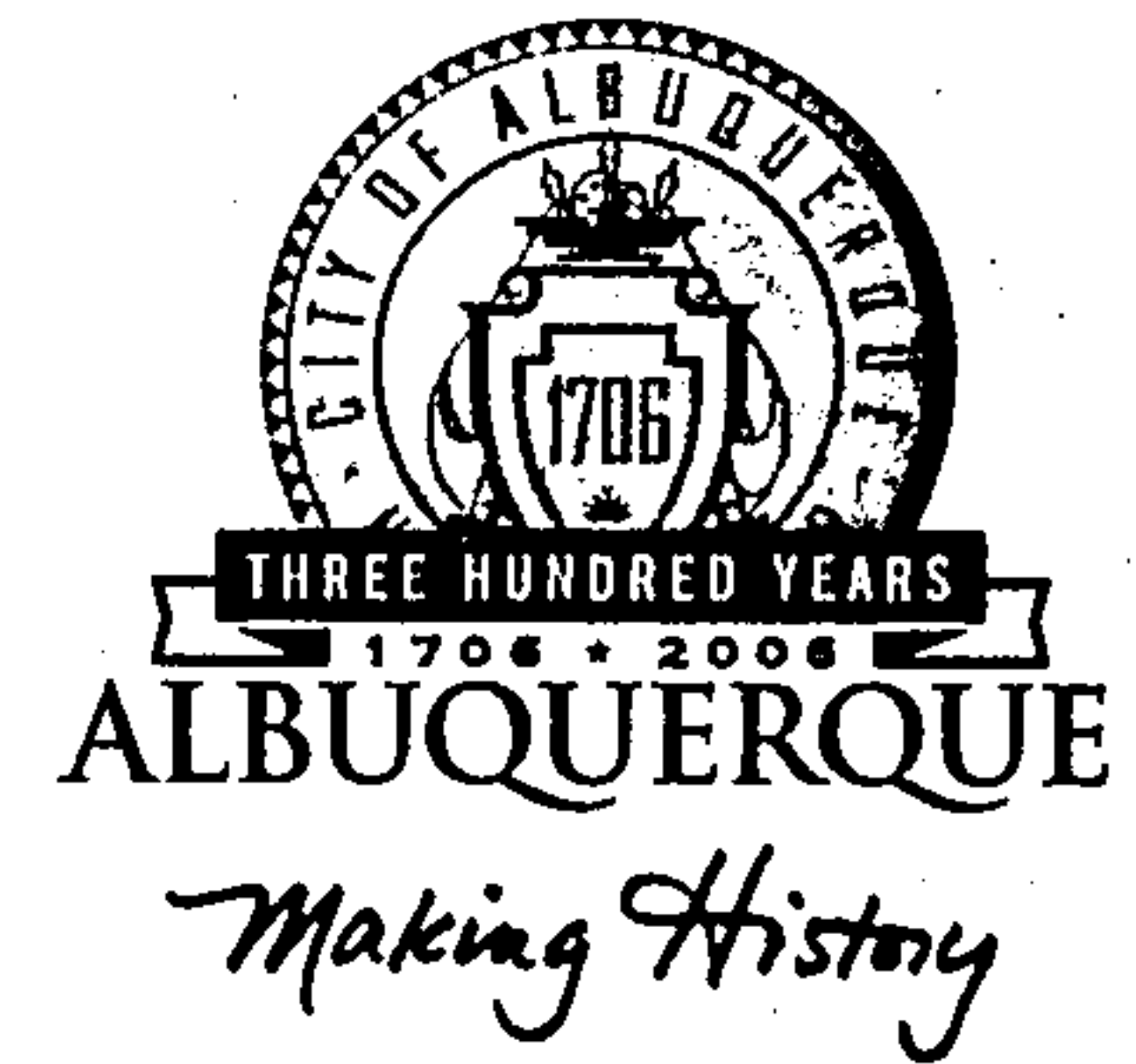
As always, thanks for being part of the solution. If you have any questions, please do not hesitate to call.

Jeffrey G. Mortensen, PE

JEFF MORTENSEN & ASSOCIATES, INC.

345-4250

CITY OF ALBUQUERQUE



March 30, 2006

Mr. Jeff Mortensen, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: MESA VERDE COMMUNITY CENTER, PHASE 1
7900 Marquette Avenue NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/03/2002 (K-19/D6)
Certification dated 02/23/2006

P.O. Box 1293

Dear Jeff,

Albuquerque

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New Mexico 87103

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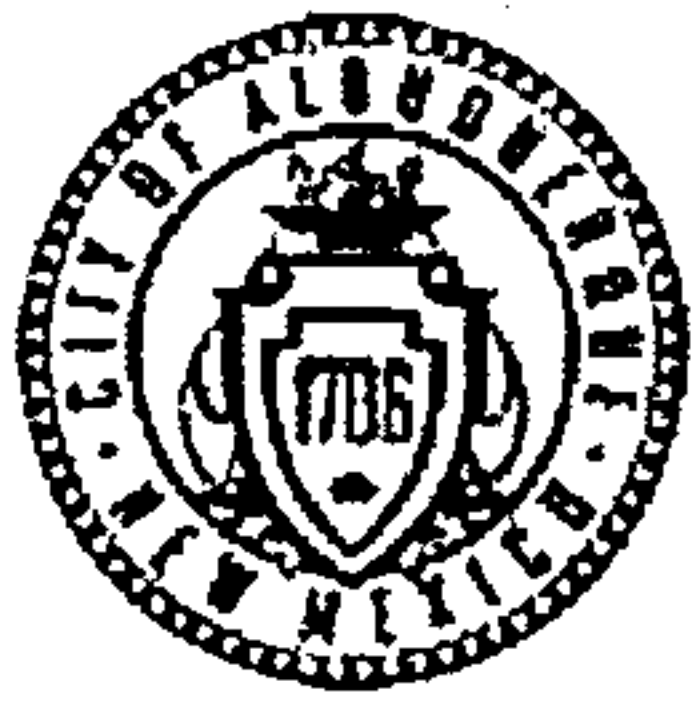
www.cabq.gov

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

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File



"Jeffrey G. Mortensen"
<JMortensen@jmainc.org>

03/30/2006 03:07 PM

To <aortillo@cabq.gov>

cc

bcc

Subject Mesa Verde CC Phases 1 and 2 (K19/D6)

Arlene,

As a follow-up to our telephone conversation earlier this afternoon, we hereby request a 30-day extension to the Temporary Certificate of Occupancy for the subject project. The work is substantially complete with the exception of the landscaping. We have already been to the site to verify the "hard" improvements and find those to be in substantial compliance with the approved plan. We have withheld the final certification, however, pending completion of the landscaping which we verified on March 19, 2006 to be in progress.

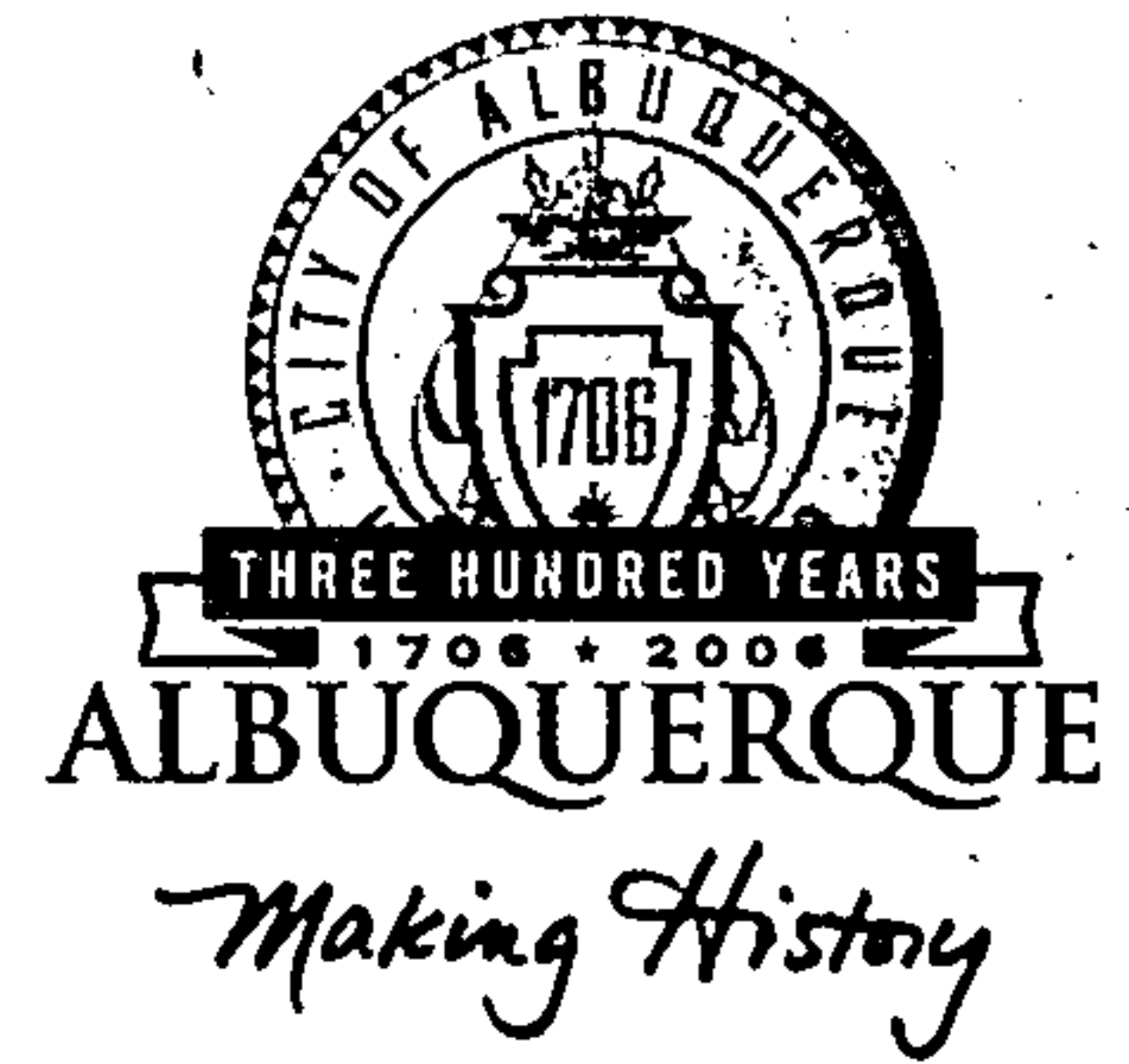
As always, thanks for being part of the solution. If you have any questions, please do not hesitate to call.

Jeffrey G. Mortensen, PE

JEFF MORTENSEN & ASSOCIATES, INC.

345-4250

CITY OF ALBUQUERQUE



February 23, 2006

Mr. Jeff Mortensen, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: MESA VERDE COMMUNITY CENTER, PHASE 1
7900 Marquette Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 10/03/2002 (K-19/D6)
Certification dated 02/23/2006

P.O. Box 1293

Dear Jeff,

Albuquerque

Based upon the information provided in your submittal received 02/23/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon completion of the exceptions listed in your Drainage Certification, please resubmit an updated certification for Permanent C.O.

www.cabq.gov

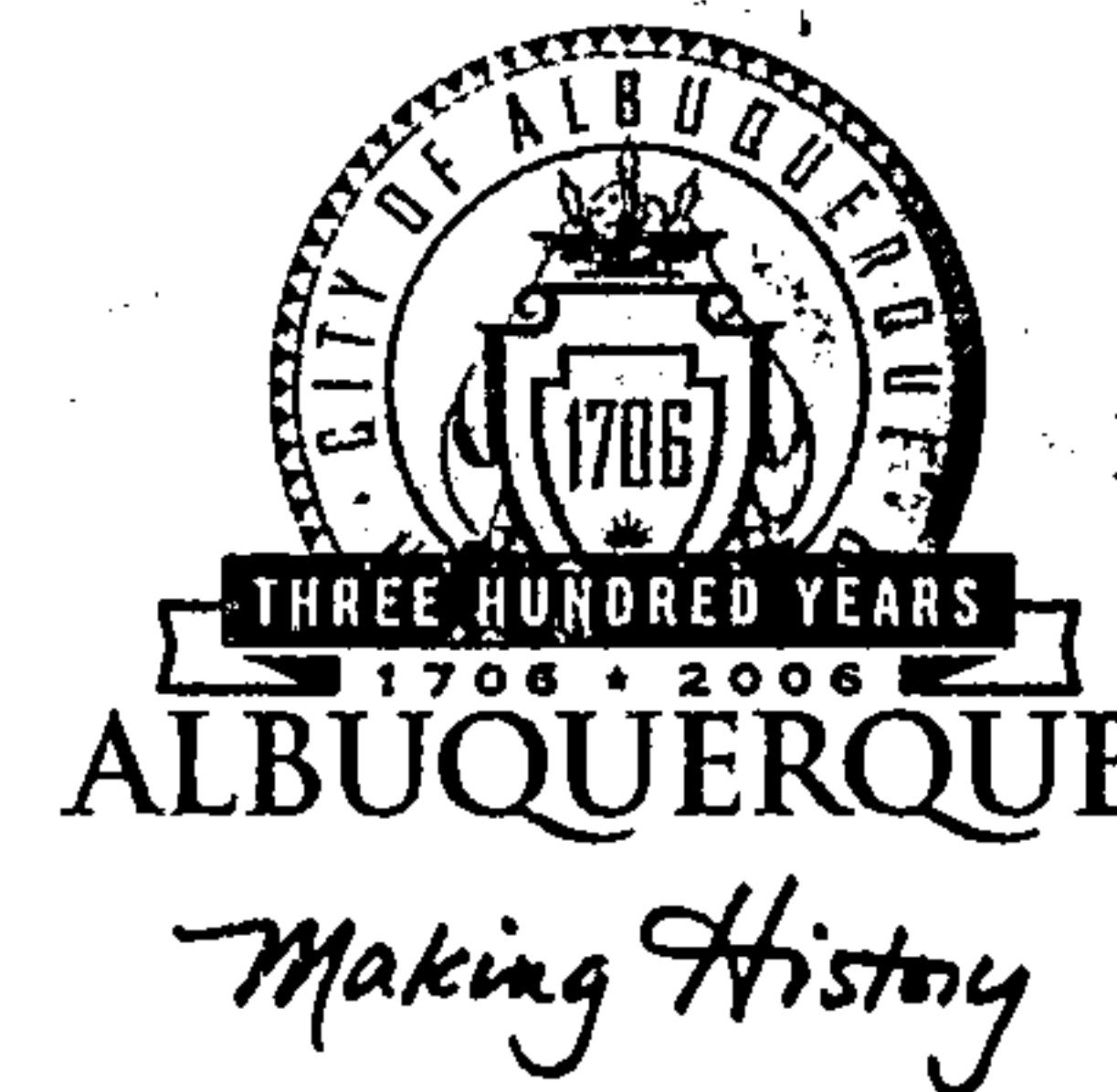
If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File

CITY OF ALBUQUERQUE



February 23, 2006

Mr. Jeff Mortensen, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: MESA VERDE COMMUNITY CENTER, PHASE 2
7900 Marquette Avenue NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 06/16/2004 (K-19/D6)
Certification dated 02/23/2006

P.O. Box 1293

Dear Jeff,

Albuquerque

Based upon the information provided in your submittal received 02/23/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon completion of the exceptions listed in your Drainage Certification, please resubmit an updated certification for Permanent C.O.

www.cabq.gov

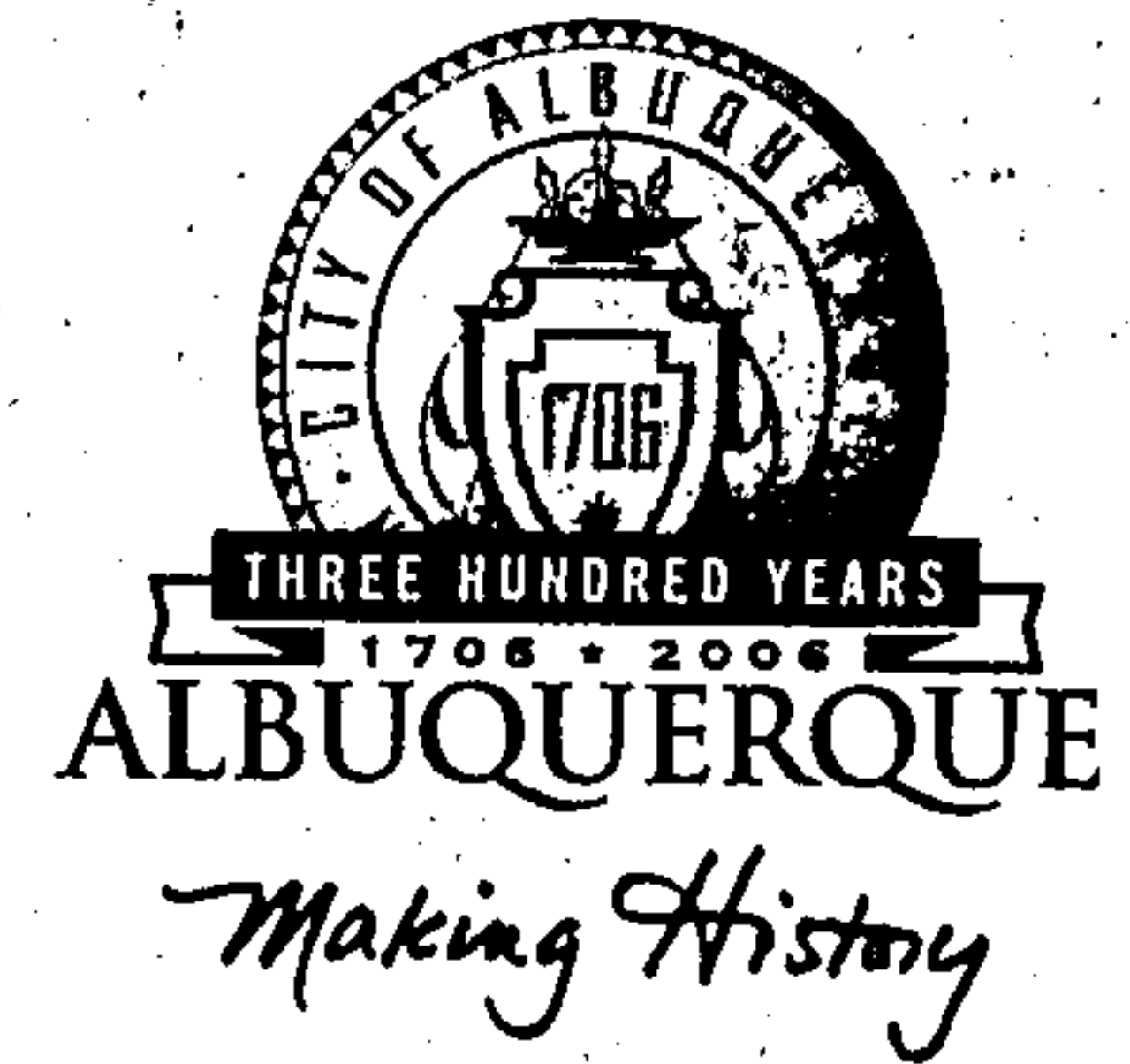
If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: C.O. Clerk
File

CITY OF ALBUQUERQUE



November 5, 2004

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

**Re: Mesa Verde Community Center Phase 2 Grading and Drainage Plan
Engineer's Stamp dated 9-16-04 (K19/D6)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 9-17-04, the above referenced plan is approved for Building Permit and Work Order. 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.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

3001.019.3

**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 4, 2002

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

Re: Mesa Verde Community Center Grading and Drainage Plan
Engineer's Stamp dated 10-3-02 (K19/D6)

Dear Mr. Mortensen,

Based upon the information provided in your submittal dated 10-4-02, 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.

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

XC: Bob Hall
(Via Fax)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 6, 2001

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

**Re: Mesa Verde Community Center Drainage Summary
Engineer's Stamp dated 7-24-01, (K-19/D6)**

Dear Mr. Mortensen:

Based upon the information provided in your July 24, 2001 submittal of the summary exhibit of the area, the above referenced site is approved for Site Development Plan for building Permit action by the DRB.

Prior to issuance of Building Permit, please provide quarter points for the driveway returns. It appears that you'll be relocating the overhead electric.

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

Sincerely,

Nilo E. Salgado-Fernandez, PE
Sr. Engineer, Hydrology Section

CC: file

DRAINAGE INFORMATION SHEET 2001.019.2

K-19/D6

PROJECT TITLE: MESA VERDE COMMUNITY CENTER ZONE ATLAS/DRNG FILE #K-19

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: BLOCK 34A, MESA VERDE ADDITIONCITY ADDRESS: 7900 MARQUETTE NEENGINEER: JEFF MORTENSEN & ASSOCIATES, INC. CONTACT: JEFF MORTENSENADDRESS: 6010B MIDWAY PARK BLVD NE 87109 PHONE: 345-4250OWNER: CITY OF ALBUQUERQUE CONTACT: ARCHITECTADDRESS: X PHONE: XARCHITECT: ISAAC BENTON & ASSOCIATES CONTACT: BRETT BEATTYADDRESS: 624 TIJERAS AVENUE NW PHONE: 243-3499SURVEYOR JEFF MORTENSEN & ASSOCIATES, INC CONTACT: JEFF MORTENSENADDRESS: 6010B MIDWAY PARK BLVD NE 87109 PHONE: 345-4250CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

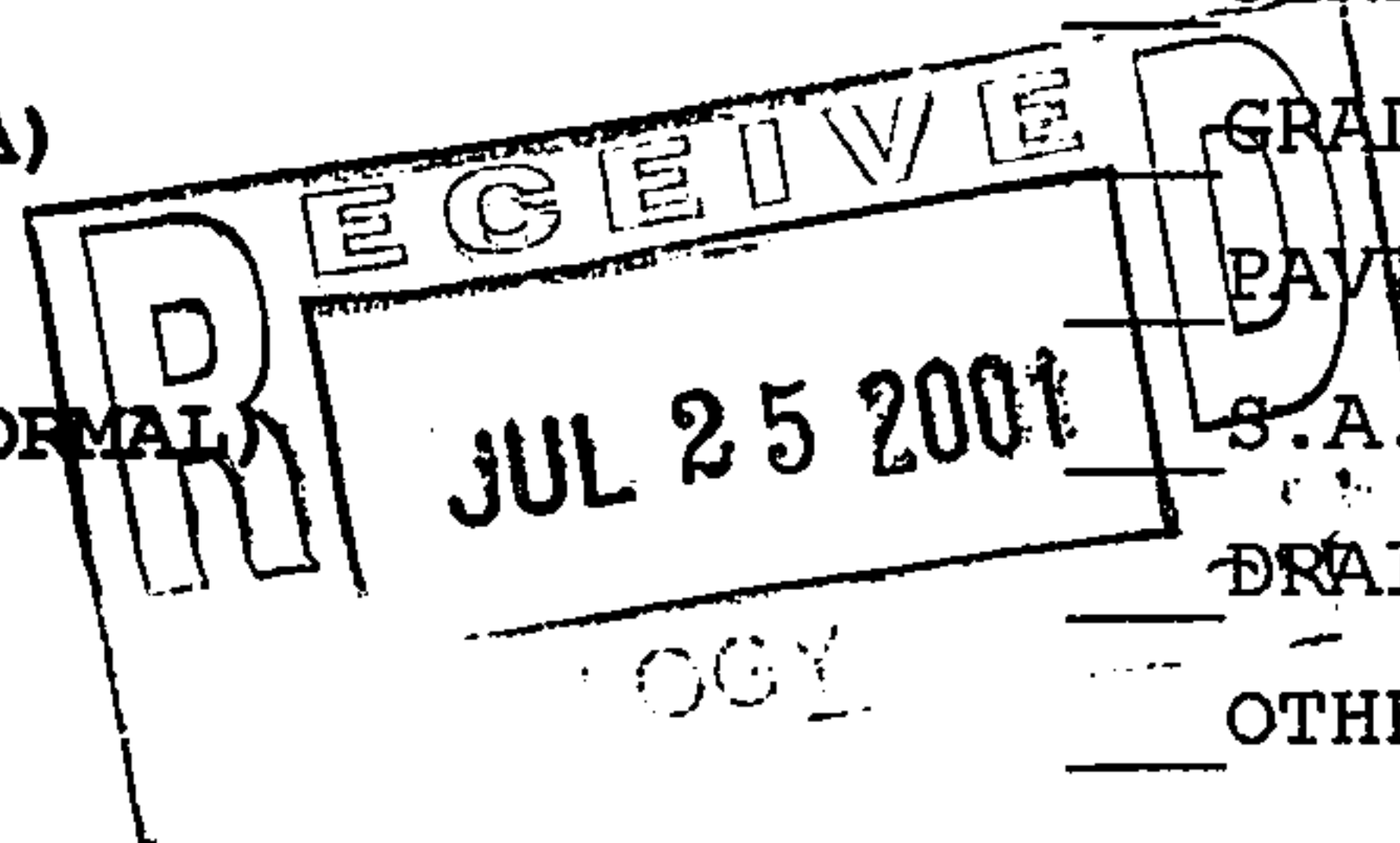
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER _____

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
☐ 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 (CARLOS MONTOYA)
☒ NO
☐ COPY PROVIDED (INFORMAL)

DATE SUBMITTED: 07-23-2001BY: JEFF MORTENSEN



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 2, 2001

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

**Re: Mesa Verde Community Center Drainage Summary
Engineer's Stamp dated 7-24-01, (K-19/D6)**

Dear Mr. Mortensen:

Based upon the information provided in your July 24, 2001 submittal of the summary exhibit of the area, the above referenced site is approved for Site Development Plan for Subdivision action by the DRB.

Building Permit

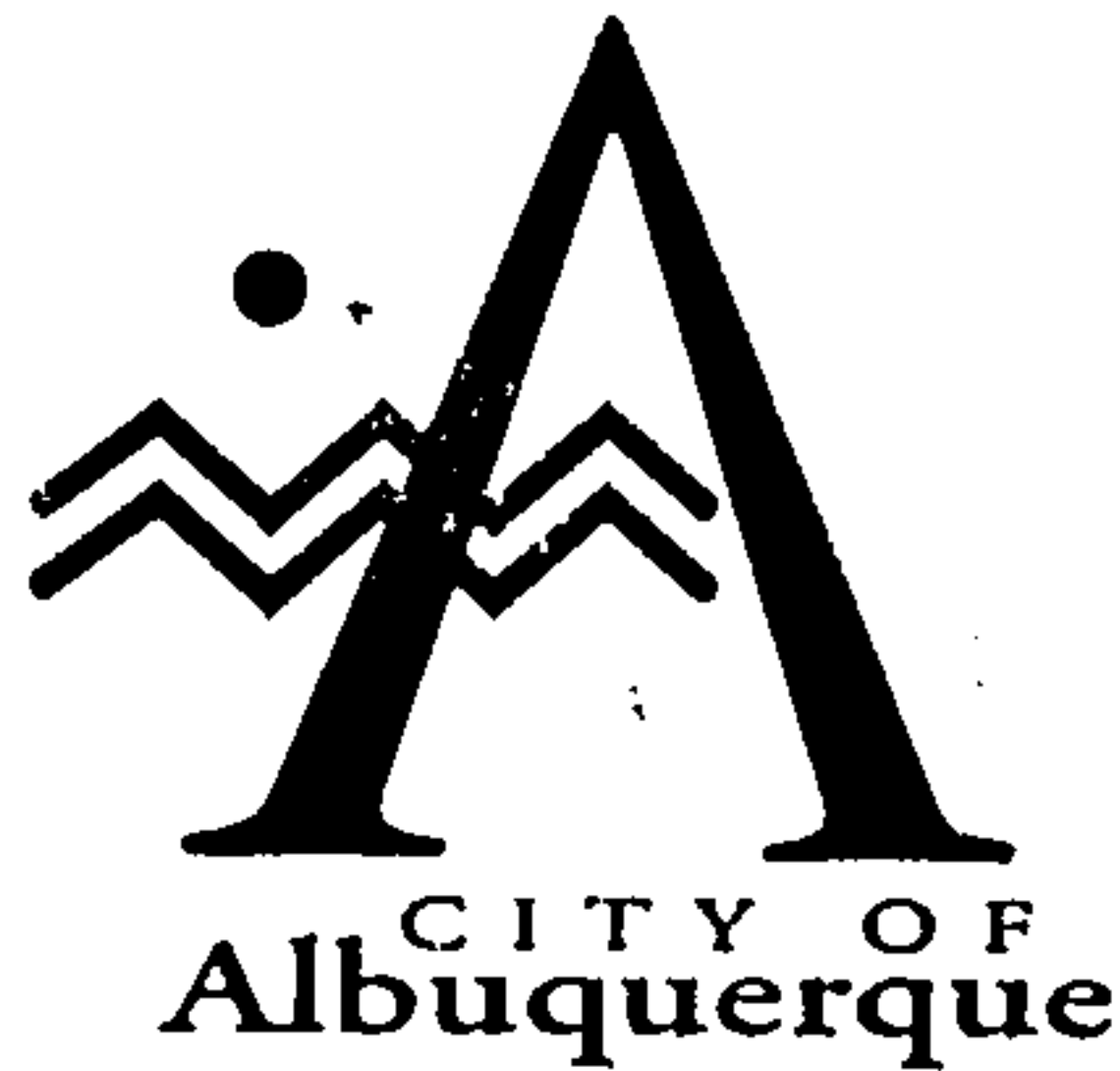
Prior to issuance of Building Permit, please provide quarter points for the driveway returns. It appears that you'll be relocating the overhead electric.

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

Bred Bingham
Sincerely,

Nilo E. Salgado-Fernandez, PE
Sr. Engineer, Hydrology Section

CC: file



July 28, 1997

Martin J. Chávez, Mayor

Joseph L. DeFronzo, P.E.
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109

**RE: MESA VERDE COMMUNITY CENTER 9K19-D6). GRADING AND DRAINAGE PLAN
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 17,
1997.**

Dear Mr. DeFronzo:

Based on the information provided on your July 9, 1997 submittal, the
above referenced project is approved for Building Permit.

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.

Sincerely,


Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

P.O. Box 1203, Albuquerque, New Mexico 87103



DRAINAGE INFORMATION

PROJECT TITLE: Mesa Verde Community Center

ZONE ATLAS/DRNG. FILE #: K-19-Z / D 6

DRB#: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: A parcel of land consisting of Lots 1-40, Block 33 & 34, Mesa Verde Addition located in Sec. 19, T10 N, R4 E, NMPM Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico

CITY ADDRESS: 7900 Marquette Ave. NE, Alb., NM 87104

ENGINEERING FIRM: Chavez-Grieves

CONTACT: Joseph L. DeFronzo, P.E.

ADDRESS: 5639 Jefferson NE Alb. NM 87109

PHONE: 344-4080

OWNER: City of Albuquerque

CONTACT: John Rupley

ADDRESS: _____

PHONE: 768-3964

ARCHITECT: Gamelsky Benton

CONTACT: Isaac Benton, A.I.A.

ADDRESS: 622 Tijeras Ave. NW Alb. NM 87102

PHONE: 842-8865

SURVEYOR: City of Albuquerque

CONTACT: Ronald A. Forstbauer, P.S.

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

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. PRMT. 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:

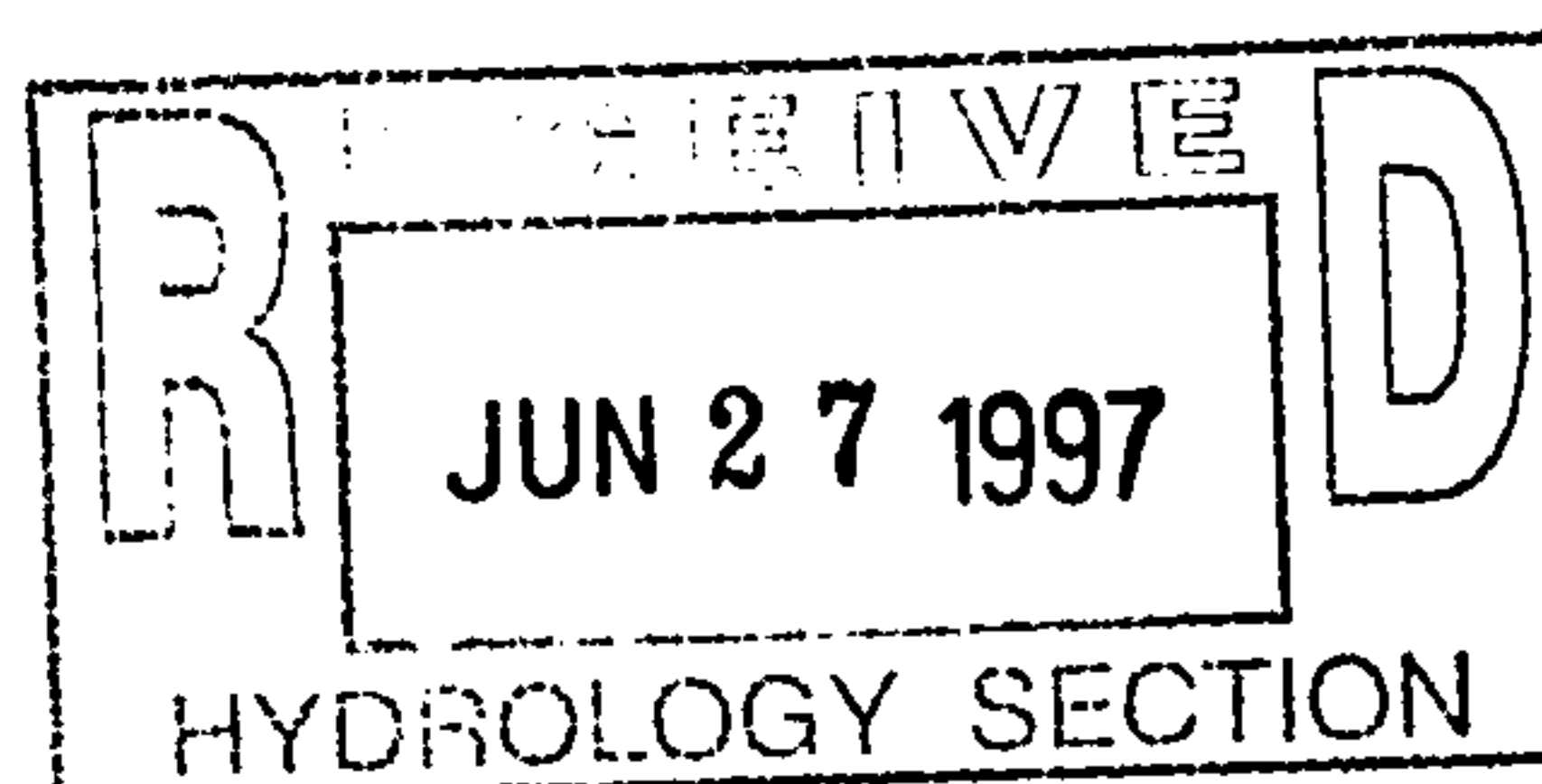
☐ YES

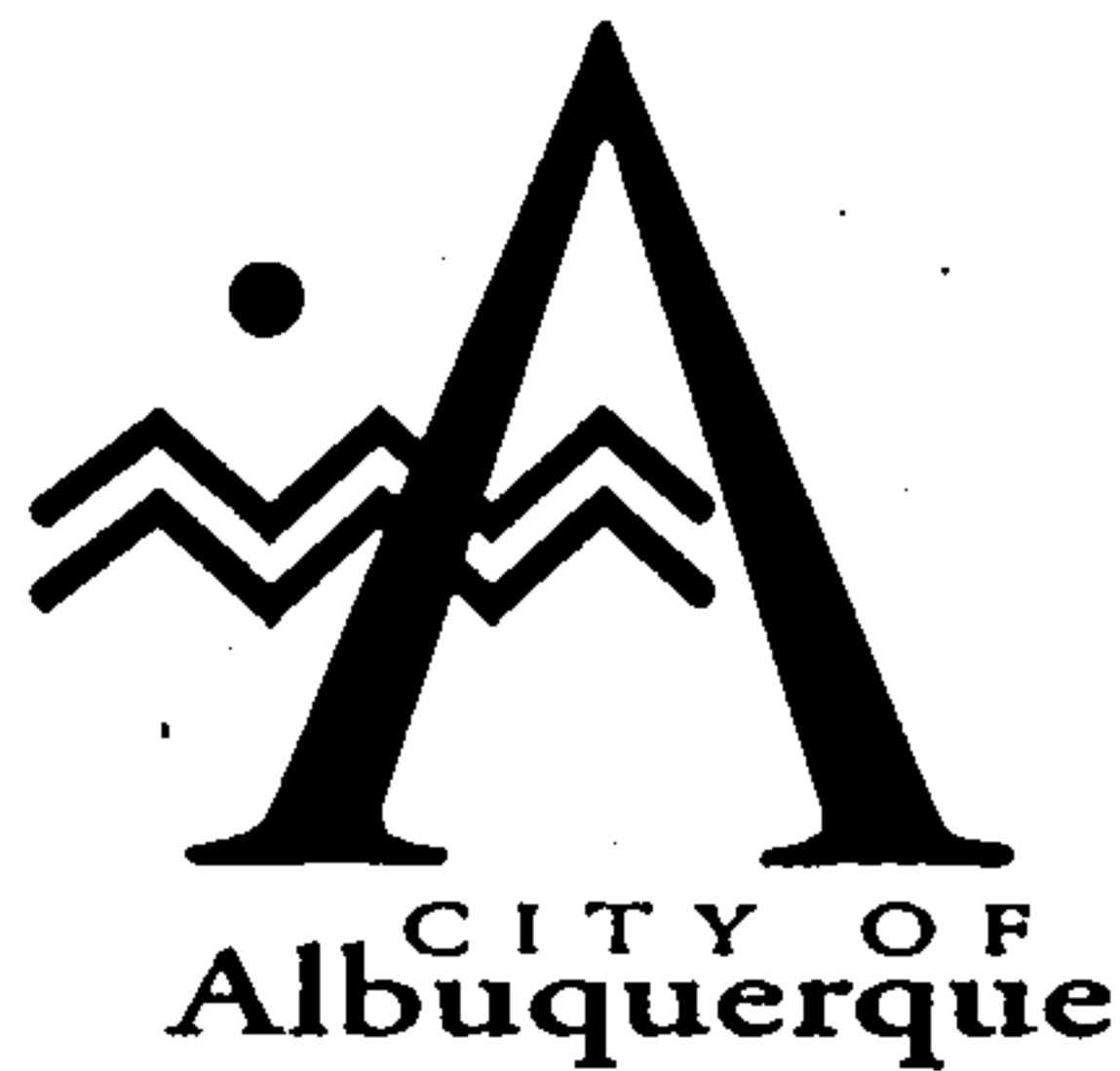
☒ NO

☐ COPY PROVIDED

DATE SUBMITTED: June 27, 1997

BY: Joseph L. DeFronzo, P.E.





July 7, 1997

Martin J. Chávez, Mayor

Joseph DeFronzo, P.E.
Chavez-Grieves
5639 Jefferson NE
Albuquerque, NM 87109

RE: MESA VERDE COMMUNITY CENTER (K19-D6). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JUNE 27, 1997.

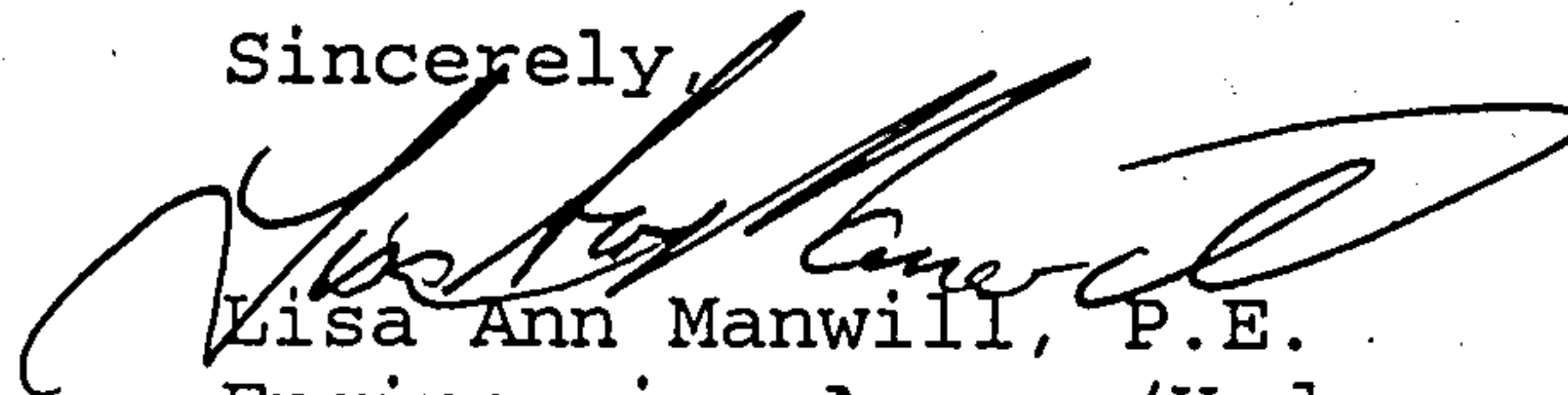
Dear Mr. DeFronzo:

Based on the information provided on your June 27, 1997 submittal, City Hydrology has the following comments:

1. Please provide a copy of the portion of the approved master plan that discussed allowable discharge.
2. Why does this project require no "runoff control measures?"
3. It may be within the approved master plan to discharge at the rate you propose. However, comparing the existing park and its discharge to the old drive-in seems insignificant. This site has been a park for a very, very long time. The discharge rate from the old drive-in is not particularly relevant.
4. Are you including the future gymnasium in your flow calculations?

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

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



DRAINAGE INFORMATION

PROJECT TITLE: Mesa Verde Community Center ZONE ATLAS/DRNG. FILE #: K-19-Z

DRB#: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: A parcel of land consisting of Lots 1-40, Block 33 & 34, Mesa Verde Addition located in Sec. 19, T10 N, R4 E, NMPM Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico

CITY ADDRESS: 7900 Marquette Ave. NE, Alb., NM 87104

ENGINEERING FIRM: Chavez-Grieves CONTACT: Joseph L. DeFronzo, P.E.

ADDRESS: 5639 Jefferson NE Alb. NM 87109 PHONE: 344-4080

OWNER: City of Albuquerque CONTACT: John Rupley

ADDRESS: _____ PHONE: 768-3964

ARCHITECT: Gameisky Benton CONTACT: Isaac Benton, A.I.A.

ADDRESS: 622 Tijeras Ave. NW Alb. NM 87102 PHONE: 842-8865

SURVEYOR: City of Albuquerque CONTACT: Ronald A. Forstbauer, P.S.

ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ 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:

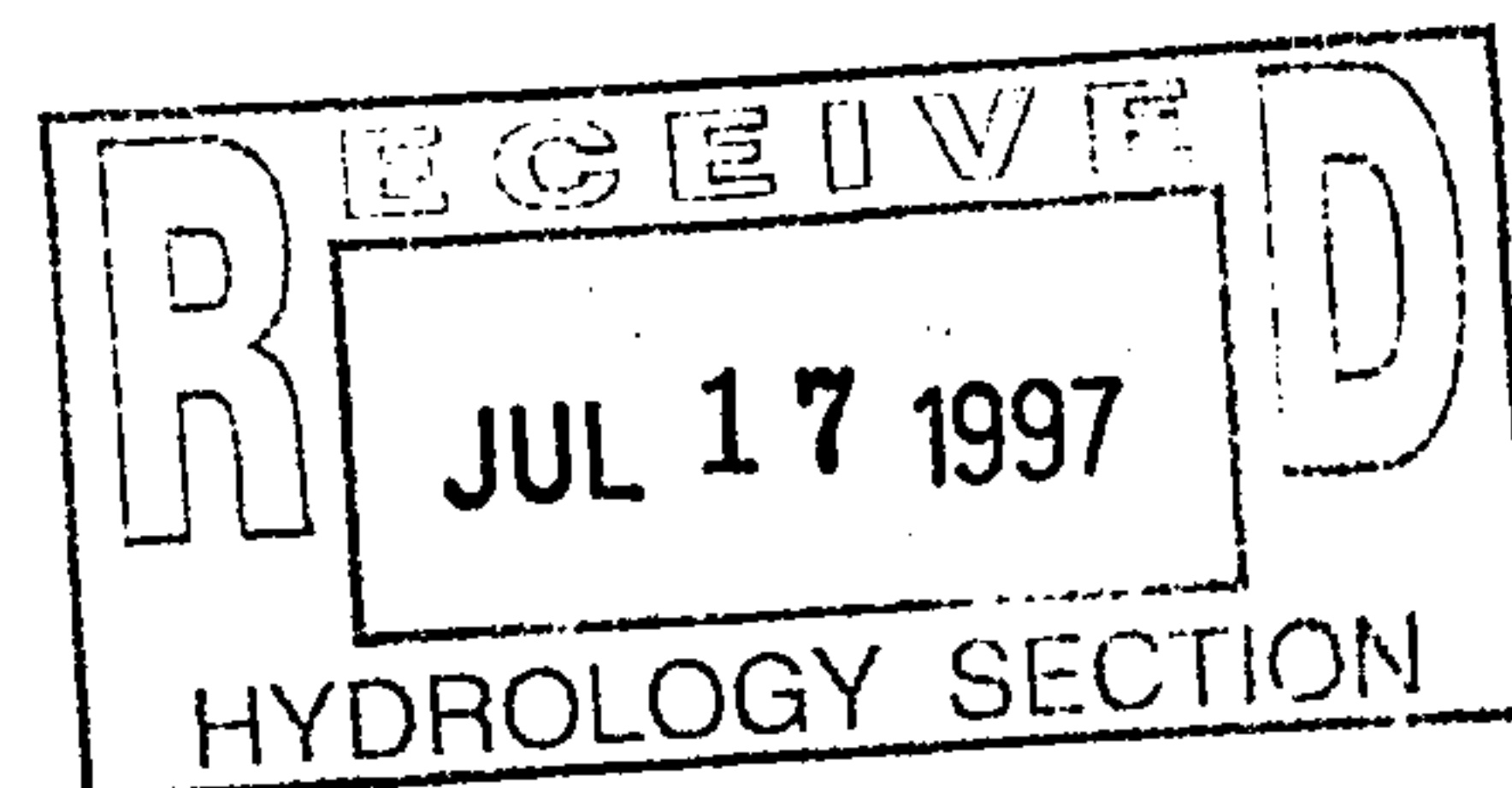
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PRMT. 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: July 17, 1997

BY: Joseph L. DeFronzo, P.E.

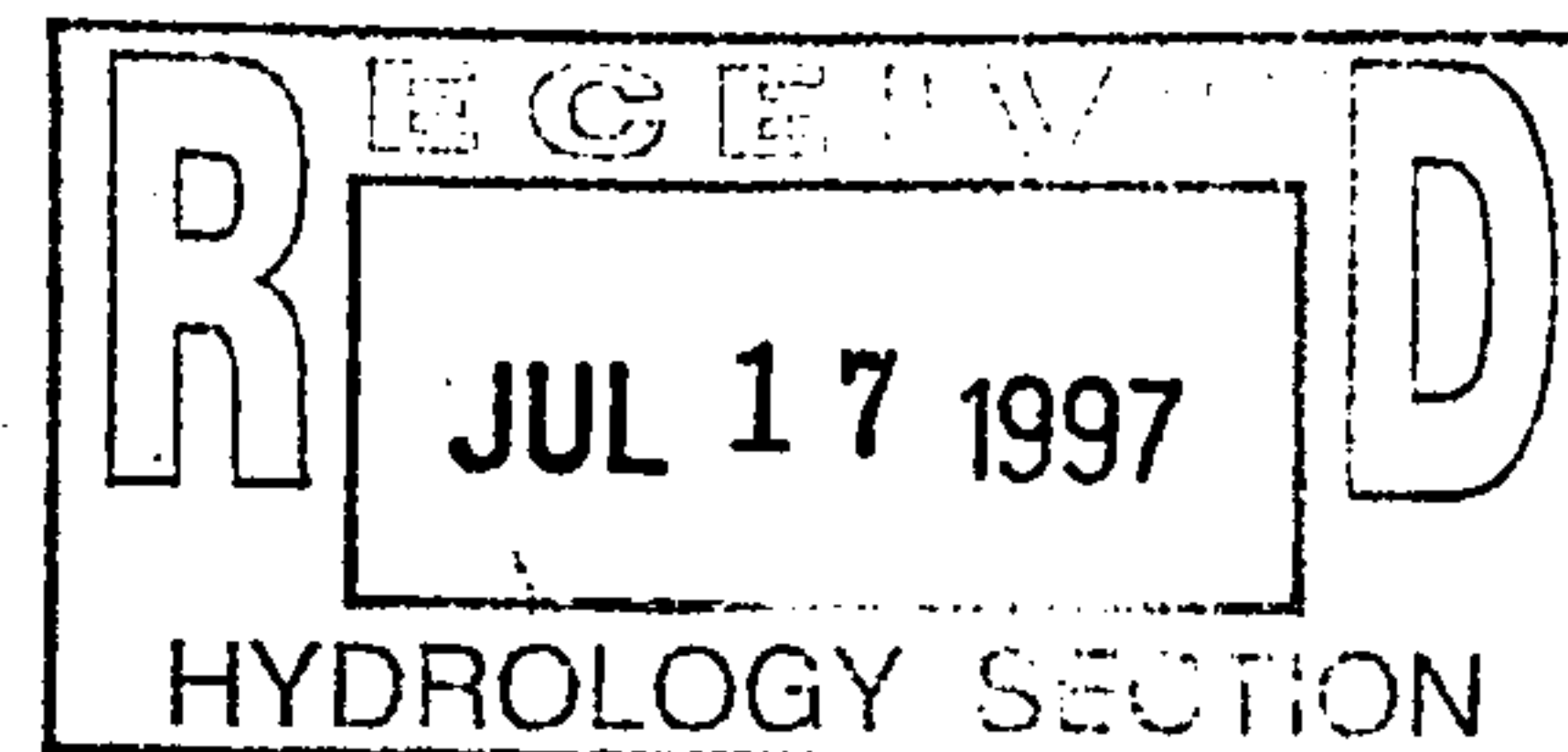




5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

July 17, 1997

Ms. Lisa Ann Manwill, P.E.
City of Albuquerque Public Works Department
P.O. Box 1293
Albuquerque, NM 87103



**RE: Grading and Drainage Plan for Mesa Verde Community Center Portable Building
(K19-D6) Albuquerque, New Mexico**

Dear Ms. Manwill:

Transmitted herewith for approval is the grading and drainage plan revised per your comments dated July 7, 1997. Your comments are addressed as follows:

Comment 1: Please provide a copy of the portion of the approved master plan that discussed allowable discharge.

The overall drainage report for the park and community center did not specifically discuss allowable discharge. The conclusions discussed diverting the runoff from the parking area and building area into a pond and ponding would not be required for the remainder of the site. The calculations included the size of the impervious area, the required ponding area, and the pond volume. Therefore, providing a copy of the portion that discussed allowable discharge is not possible. However, we have provided a copy of the entire report (see Appendix A).

Comment 2: Why does this project require no "runoff control measures?"

The paragraph under previous reports referenced the proposed drainage conditions in the approved master plan report that stated "runoff control measures normally required for a project will not be required." This information was only provided as background information and was not meant to suggest that this project would not require "runoff control measures."

Comment 3: It may be within the approved master plan to discharge at the rate you propose. However, comparing the existing park and its discharge to the old drive-in seems insignificant. This site has been a park for a very, very long time. The discharge rate from the old drive-in is not particularly relevant.

Comparing the existing park and its discharge to the old drive-in is probably insignificant as it pertains to this project. The discharge rate from the old drive-in is also not particularly relevant. Therefore, only the relevant information has been provided in the paragraph under previous reports.

Comment 4: Are you including the future gymnasium in your flow calculations?

The future gymnasium expansion is not being addressed in this report and was not included in the flow calculations.

Ms. Lisa Ann Manwill, P.E.

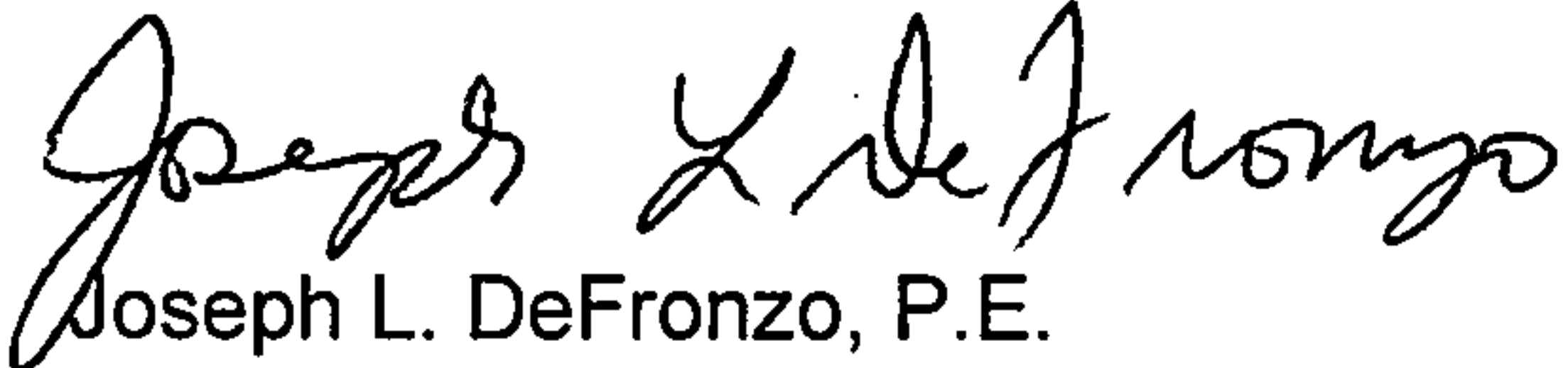
July 17, 1997

Page 2

If you have any questions or wish to discuss this in more detail, please call me.

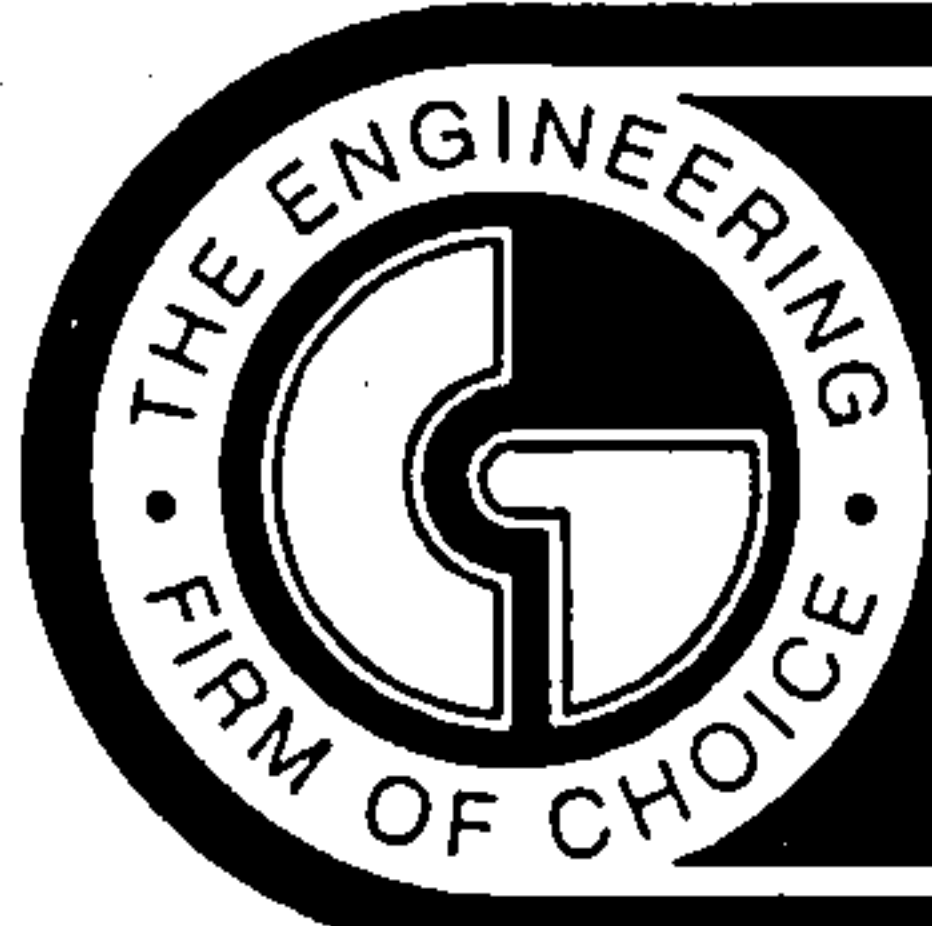
Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

A handwritten signature in black ink, reading "Joseph L. DeFronzo". The signature is written in a cursive, flowing style.

Joseph L. DeFronzo, P.E.
Senior Engineer

xc: Project File



CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING & DRAINAGE PLAN

FOR

MESA VERDE

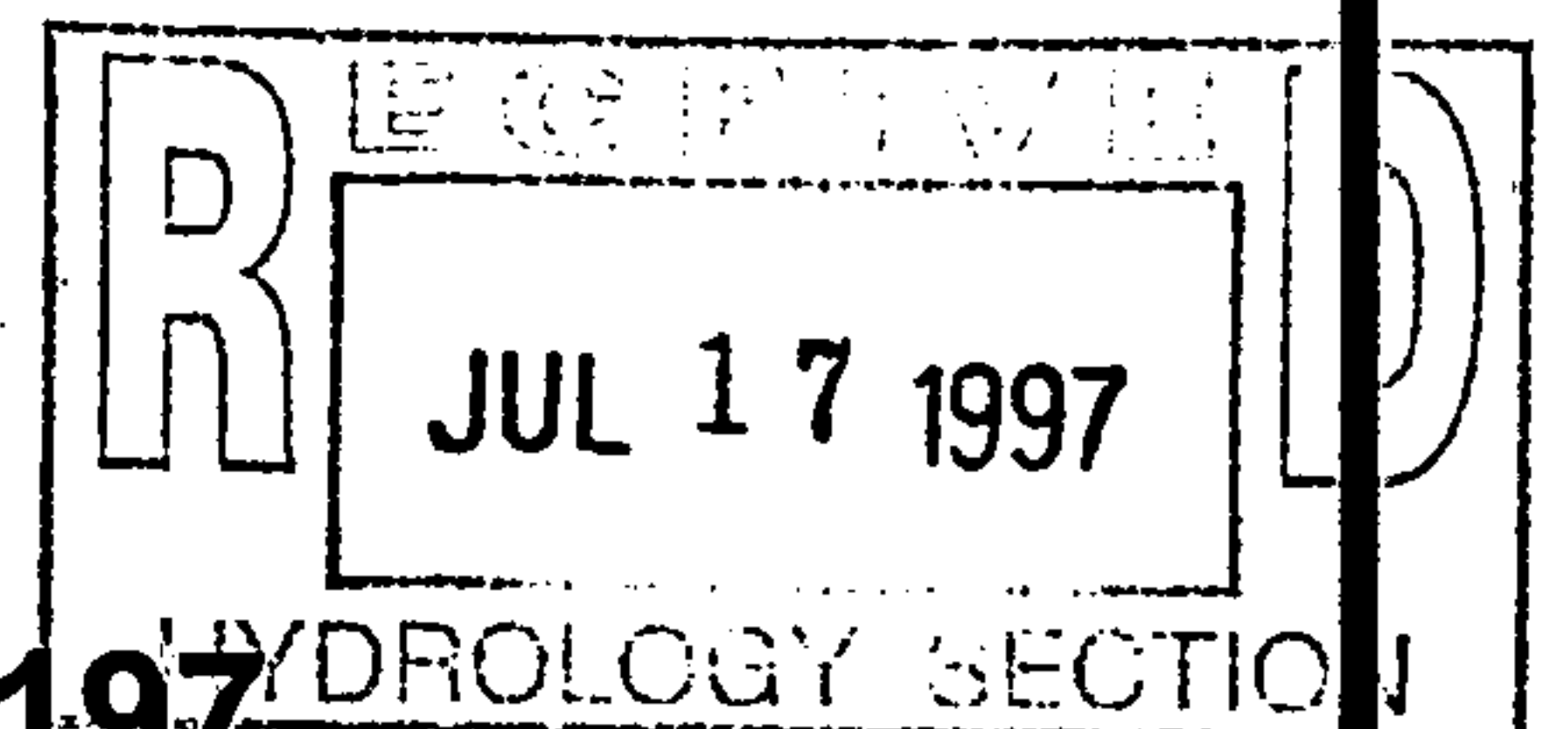
COMMUNITY CENTER

PORTABLE BUILDING

ALBUQUERQUE, NEW MEXICO

JULY, 1997

C-G PROJECT NO. G21-111-5197





5639 JEFFERSON STREET NE · ALBUQUERQUE, NEW MEXICO 87109 · PHONE (505) 344-4080 · FAX (505) 343-8759

GRADING & DRAINAGE PLAN

FOR

MESA VERDE

COMMUNITY CENTER

PORTABLE BUILDING



Joseph L. DeFRONZO
7-17-97

ALBUQUERQUE, NEW MEXICO

July, 1997

LOCATION AND SURROUNDING AREA

Mesa Verde Community Center is located on the south side of Marquette Avenue between Pennsylvania Street and Tennessee Street. The new portable building will be located on the west side of the existing community center. The area surrounding the community center is Mesa Verde Park which is fully landscaped and primarily consists of lawn with some concrete sidewalks, a concrete paved basketball court, tennis courts, and a small asphalt pavement parking lot. While the entire site consists of approximately 9 acres, only 3,750 square feet of new development is being addressed by this report. The future gymnasium expansion, as shown on the grading and drainage plan, is not being addressed by this report.

LEGAL DESCRIPTION

A parcel of land consisting of lots 1-40, Block 33 and 34, Mesa Verde Addition, located within Section 19, Township 10 North, Range 4 East, New Mexico Principal Meridian, The Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico.

FLOOD HAZARD ZONES

As shown by Community - Panel Number 3500020030C of the National Flood Insurance Rate Maps for the City of Albuquerque, dated October 14, 1983, the entire site is in a designated flood hazard zone C. Zone C designates "areas of minimal flooding". Therefore, no special design considerations were required.

EXISTING SITE CONDITIONS AND DRAINAGE PATTERN

The existing site conditions are as follows: the area directly west and north of the existing community center is relatively flat with some lawn, dirt, trees and concrete sidewalk. The existing drainage pattern is as follows: runoff from the area directly west and north of the existing community center flows in a southwesterly direction and discharges to Pennsylvania Street at the driveway and sidewalk culvert.

PROPOSED SITE CONDITIONS AND DRAINAGE PATTERN

The proposed site conditions consist of a new 2,000 square foot portable building and approximately 1,750 square feet of additional concrete sidewalk directly west and north of the existing community center. The proposed drainage pattern is identical to the existing drainage pattern because the 100 year storm runoff from Basin A and B will continue to flow in a southwesterly direction and drain to Pennsylvania Street via the driveway and sidewalk culvert.

PREVIOUS REPORTS

An overall drainage study for the park and community center, which was prepared by Goldberg, Mann & Associates, was approved by the City on February 8, 1979. This report identified that the proposed drainage conditions would reduce the amount of impervious surface from 80-90 percent to approximately 10 percent. In addition, the runoff would be "considerably less than the present runoff." The proposed drainage conditions also stated that "runoff control measures normally required for a project will not be required". The conclusions stated that runoff from the parking area and building area would be diverted into a pond and ponding would not be required for the remainder of the site. The pond was sized to retain approximately 50 percent of the runoff from a 100 year frequency storm. Allowable discharge was not discussed in the report (see Appendix A).

HYDROLOGY/HYDRAULICS

The runoff calculations and design were prepared in accordance with Volume 2, Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993 (see Appendix B).

SUMMARY AND CONCLUSIONS

Based on the runoff calculations provided in Appendix B, the developed rate of runoff is 0.2 cfs higher than the existing rate. Upon reviewing the previous report for this site, it appears that with the development of the park and community center, the runoff from the impervious areas was supposed to be diverted into a pond. Based on a site visit, most of the runoff from the impervious areas is presently discharging to Pennsylvania Street via the existing driveway and sidewalk culvert and is not being diverted into a pond. Therefore, since the slight increase in runoff is almost negligible and presently most of the runoff from the impervious areas is not being diverted to a pond, free discharge to Pennsylvania Street is acceptable.

APPENDIX A

PREVIOUS REPORTS



City of Albuquerque

P.O. BOX 12013 ALBUQUERQUE, NEW MEXICO 87112

MAYOR
David Rusk

February 8, 1979

Mr. Thomas T. Mann, Jr.
President
Goldberg-Mann & Associates
911 Pennsylvania N.E.
Albuquerque, New Mexico 87110

Re: La Mesa Community Center and Park Drainage Plan

Dear Mr. Mann:

I have reviewed the drainage report for the above-mentioned Community Center and find that the report is in compliance with the requirements of the AMAFCA Resolution 72-2 and is hereby approved.

Very truly yours,

Bruno Conegliano
Assistant City Engineer-Hydrology

BC/fs

cc - Dick Heller
Drainage File

AN EQUAL OPPORTUNITY EMPLOYER

~~LA~~ MESA VERDE
COMMUNITY CENTER
DRAINAGE STUDY



Goldberg · Mann & Associates

Engineers-Planners

811 Pennsylvania N.E.

Albuquerque, New Mexico 87109

July 12, 1978

Mr. Joe Long
Long & Waters, Architects
8009 Mountain Road Place N.E.
Albuquerque, New Mexico 87110

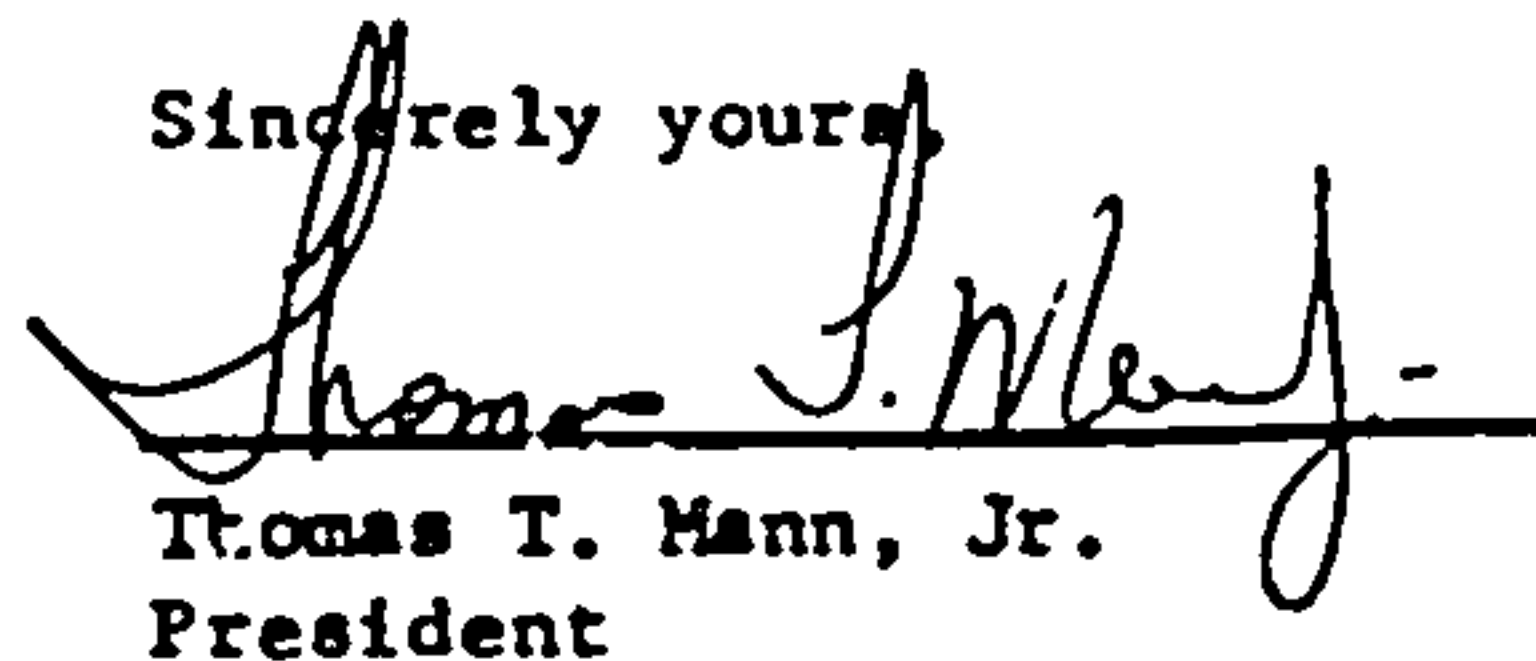
Re: La Mesa Community Center and Park Drainage Plan

We are herewith transmitting five (5) copies of the drainage plan for the La Mesa Community Center and Park.

This plan is in accordance with the requirements of the City of Albuquerque, Resolution 1972-2 and the Albuquerque Metropolitan Arroyo Flood Control Authority.

We have enjoyed working with you on this project and look forward to future opportunities to assist you.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Thomas T. Mann, Jr.", is written over a horizontal line.

Thomas T. Mann, Jr.
President

TTM:pm

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LOCATION AND DESCRIPTION
DESIGN CRITERIA
EXISTING DRAINAGE CONDITIONS
PROPOSED DRAINAGE CONDITIONS
CONCLUSIONS
CALCULATIONS

LIST OF FIGURES

FIGURE 1. LOCATION MAP
FIGURE 2. INTENSITY/DURATION/FREQUENCY CURVES
FIGURE 3. DRAINAGE PLAN

PURPOSE AND SCOPE

The purpose of this drainage plan is to establish the criteria for controlling surface runoff from a particular development in a manner that is acceptable to the City of Albuquerque and to the Albuquerque Metropolitan Arroyo Flood Control Authority.

This plan will determine the runoff resulting from a 100 year frequency storm falling on the site under existing and developed conditions.

The scope of this plan is to insure that the proposed project will be protected from storm runoff and that the construction of this project will not increase the flooding potential of the adjacent properties.

LOCATION AND DESCRIPTION OF PROJECT

The La Mesa Community Center and Park is located within the corporate limits of the City of Albuquerque, in the northeast quadrant. The project will occupy an entire block that is bounded by Marquette Avenue, Tennessee Street, Grand Avenue, and Pennsylvania Street. The location of the project is shown in Figure 1.

The parcel is approximately 9 acres in size and will be developed as a park, with associated parking, community center, and athletic fields. The parcel is currently used as a drive-in theater. Approximately 80 to 90 percent of the ground surface is covered with an asphalt/chip seal type coating thereby making it relatively impermeable. There is no ponding and very little landscaping to retard runoff. All stormwater runoff exits the site at the southwest corner. The existing site slopes from northeast to southwest at approximately 1 percent.

DESIGN CRITERIA

In analyzing the storm runoff, The Rational Formula, $Q = CIA$ is used.

Where:

Q = Runoff quantity in cubic feet/second.

A = Contributing area in acres.

I = Intensity in inches/hour for a duration equal in minutes and obtained from Figure 2, Intensity Duration Frequency Curves, Albuquerque Area 1961. (Note: Where a Time of Concentration $[T_c]$ is less than ten minutes, the intensity value derived from a T_c of ten minutes is employed.)

C = Runoff Coefficient (no units). This coefficient represents the integrated effects of infiltration, detention storage, evaporation, retention, flow routing, and interception which all affect the time distribution and peak rate of runoff.

EXISTING DRAINAGE CONDITIONS

As noted earlier, the project will occupy an entire block. The approximate existing contours are shown in Figure 3. The site is generally above the adjacent streets. The one exception is about mid-block on Tennessee Street. The high point of a vertical curve occurs about mid-block and runoff will flow north and south from that point. Since there will be little or no flow at the high point of the vertical curve, runoff will not exceed the curb height.

At present all stormwater drains from the site at the southwest corner of the site.

PROPOSED DRAINAGE CONDITIONS

The proposed drainage plan is shown in Figure 3. The proposed development will reduce the amount of impervious surface from 80-90 percent to approximately 10 percent. Therefore, runoff from the proposed development will be considerably less than the present runoff. Runoff control measures normally required for a project will not be required.

However, the runoff from the parking lot and the impervious surfaces surrounding the community center will be diverted into a ponding area. The pond will retain approximately 50 percent of the runoff from a 100 year frequency storm.

CONCLUSIONS

1. Divert runoff from parking area and building area into a pond.
2. Ponding will not be required for the remainder of the site.

CALCULATIONS

Impervious Area

$$\begin{array}{rcl} 110 \times 120 & = & 13,200 \\ 43 \times 400 & = & \underline{17,200} \\ & & 30,400 \text{ square feet} \end{array}$$

Required Bonding Area

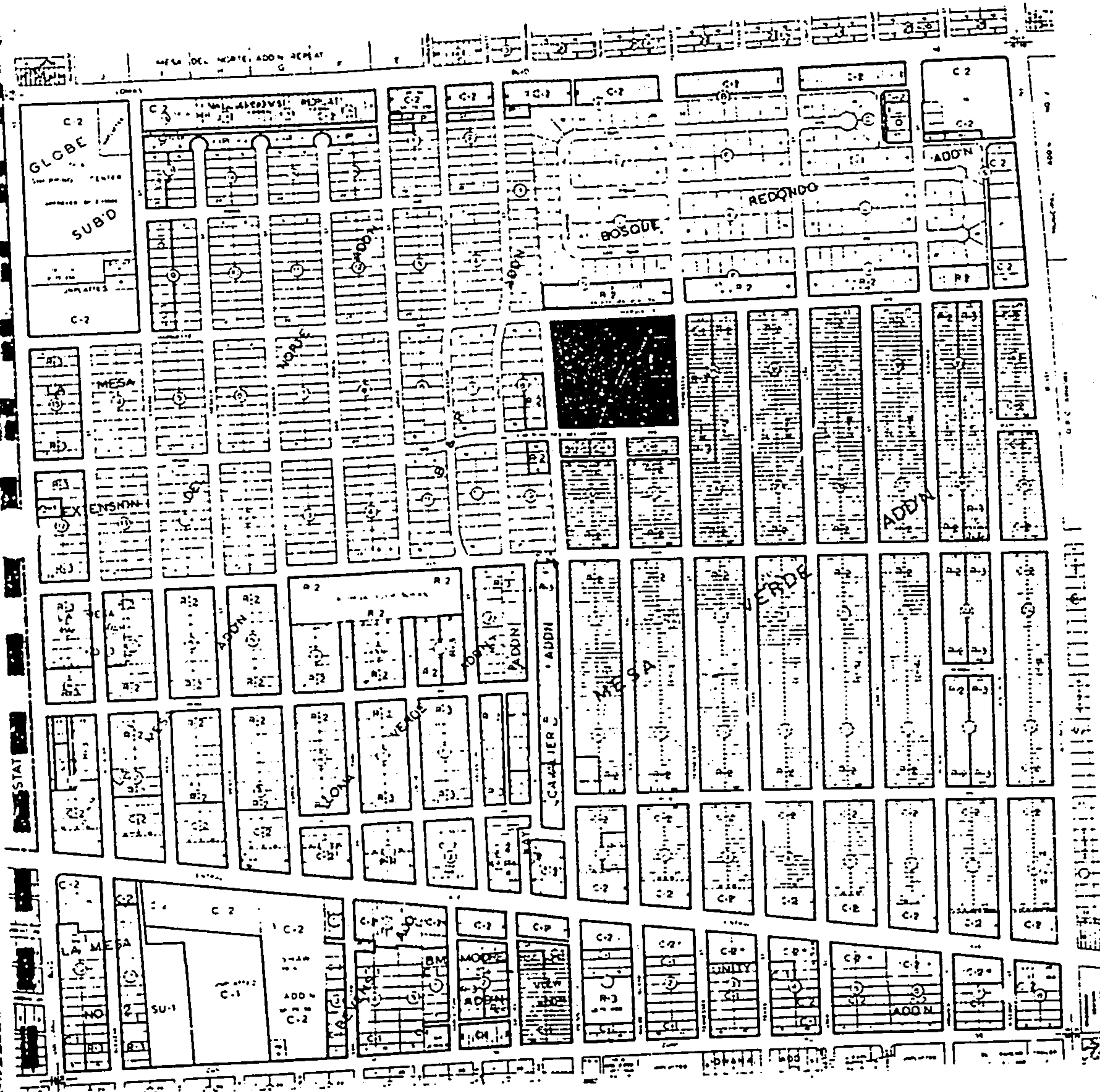
$$30,400 \times 0.1 = 3,040 \text{ cubic feet}$$

Pond Volume

$$16.2(400)1\left(\frac{1}{2}\right) = 3,240 \text{ cubic feet}$$

FIGURE 1.
LOCATION MAP

DATE
RECEIVED _____



K-19-Z

APPLICANT

NAME: Long & Waters, Architects
ADDRESS: 8009 Mountain Rd. Pl. NE
Albuquerque, NM 87110
PHONE: 265-5775
SIGNATURE: _____

LOCATION OF PARCEL

LOT NO: 1-40, 1-40B BLOCK NO: 33 & 34
SUBDIVISION: Mesa Verde Addition
STREET ADDRESS: Marquette, Grand,
Penn. & Tennessee
CURRENT ZONING: SU-1

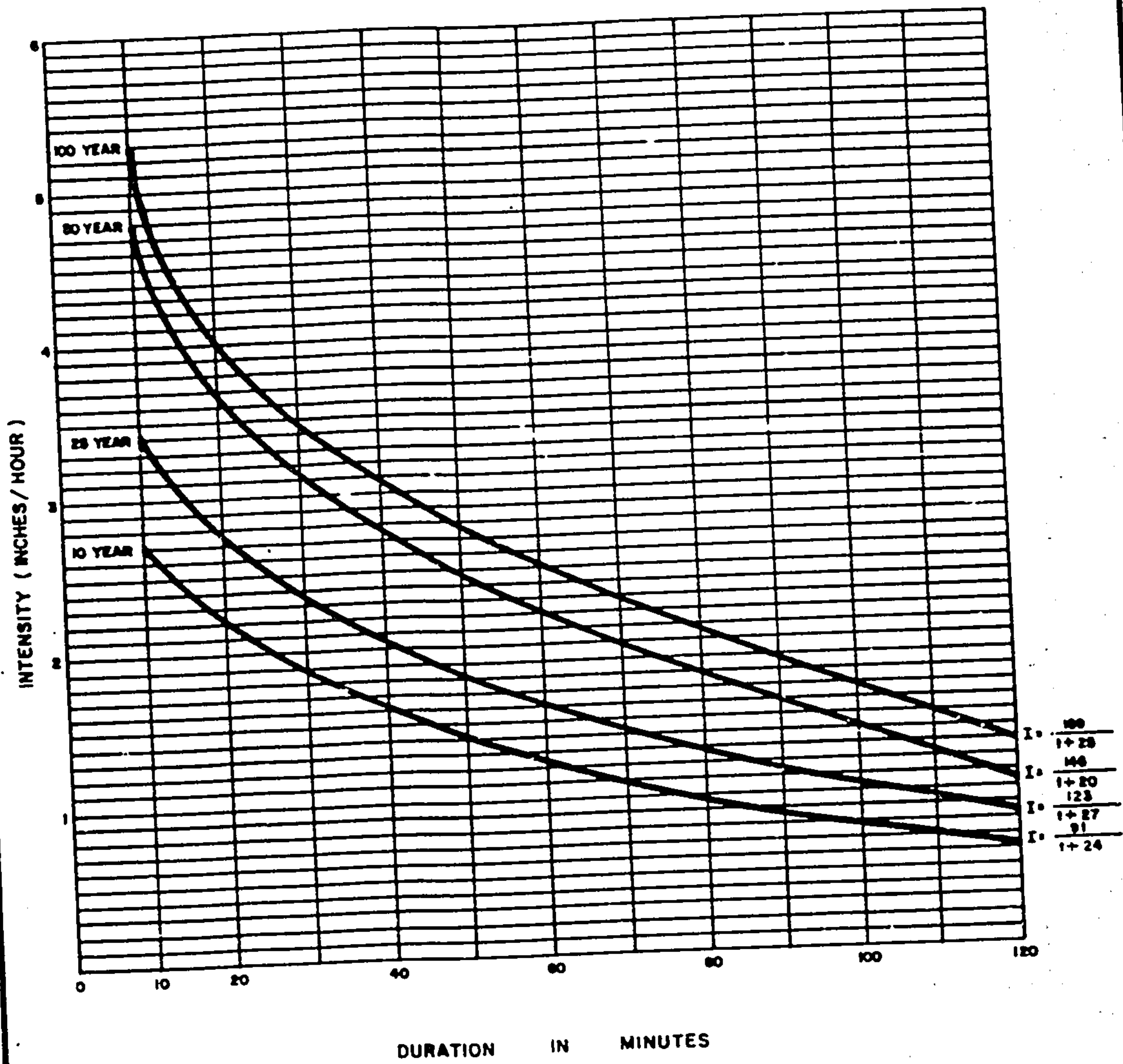
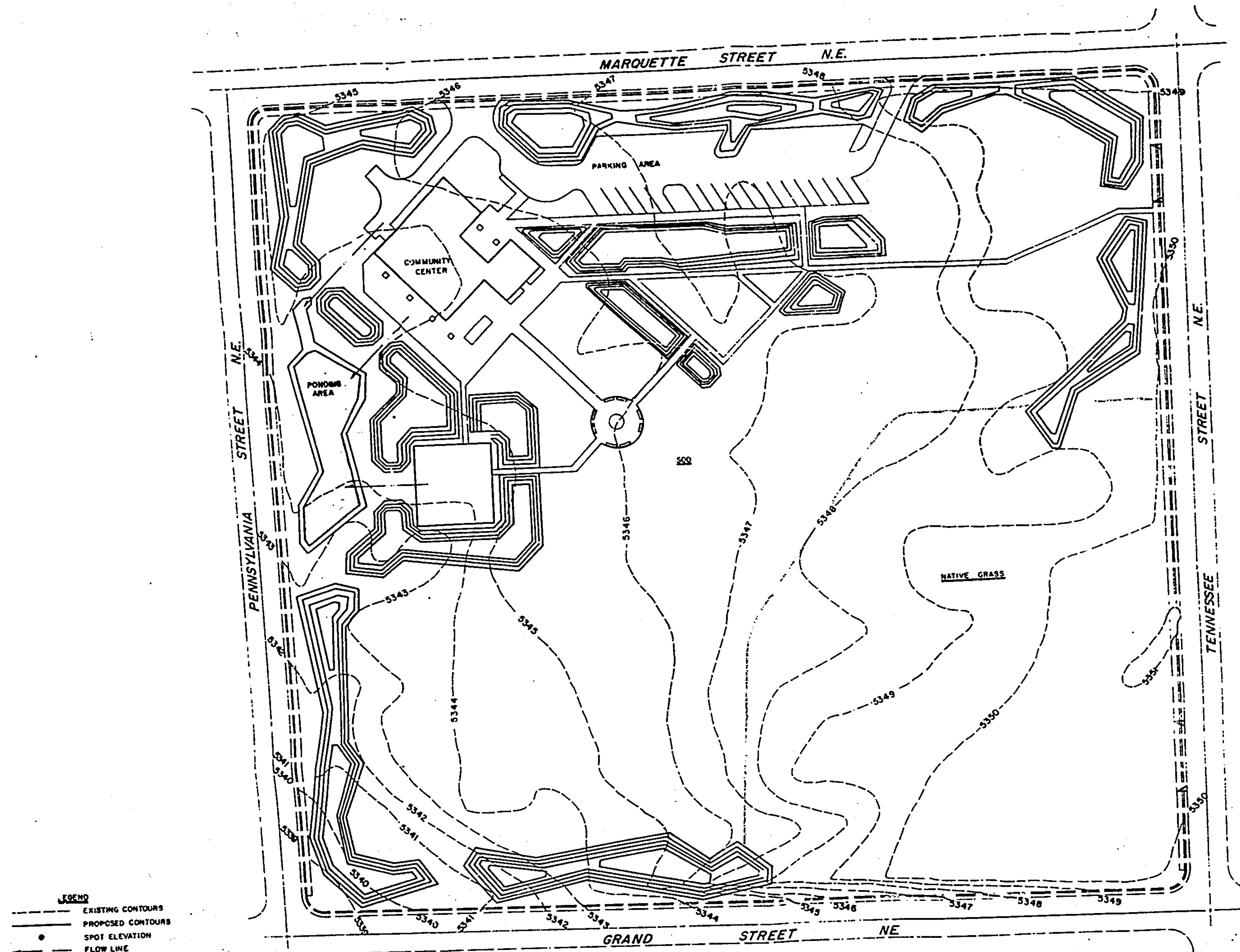


FIGURE 2

INTENSITY DURATION
FREQUENCY CURVES



LEGEND
 — EXISTING CONTOURS
 - - - PROPOSED CONTOURS
 • SPOT ELEVATION
 — FLOW LINE

SCALE 1"=40'

NOTE:
 1. EXISTING CONTOURS ARE APPROXIMATE ELEVATIONS OF GROUND AFTER PARKING AREAS HAVE BEEN REMOVED.
 2. PROPOSED CONTOURS ARE INDICATORS OF MOUNTED OR RAISED AREAS. EXACT ELEVATIONS WILL BE DETERMINED LATER.
 3. NATIVE GRASS WILL BE USED IN THE PONDING AREA.

Goldberg Mann & Associates Engineers/Planners 510 Pennsylvania Ave. N.E. Washington, D.C. 20002	DATE		BY		REVISIONS		DESIGNED BY	T.M.	JOB NO.	7-49	LA MESA COMMUNITY CENTER	FIGURE 3 DRAINAGE PLAN	FILE NO.
							DRAWN BY	R.M.	JATE	7-78			SHEET
							APPROVED	T.M.					OF

CITY OF ALBUQUERQUE
 THIS MICROIMAGE IS THE BEST
 POSSIBLE REPRODUCTION OF
 TO THE POOR QUALITY OF THE
 ORIGINAL DOCUMENT

C

APPENDIX B

HYDROLOGIC COMPUTATIONS

CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

5639 Jefferson Street NE, Albuquerque, New Mexico 87109

Phone (505) 344-4080 - Fax (505) 343-8759

RUNOFF CALCULATIONS - SIMPLIFIED PROCEDURE

By: Joseph DeFronzo

Date: 6-19-97

Project:Mesa Verde Community Center

Zone Atlas: K-19-Z

This procedure is in accordance with the City of Albuquerque Development Process Manual, Volume 2, Section 22.2, "Hydrology", peak discharge rate for small watersheds less than forty acres in size.

Precipitation Zone from Figure A-1: 3

Land treatment descriptions are in Table A-4.

1. RUNOFF RATE COMPUTATION

Use Equation a-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$

Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

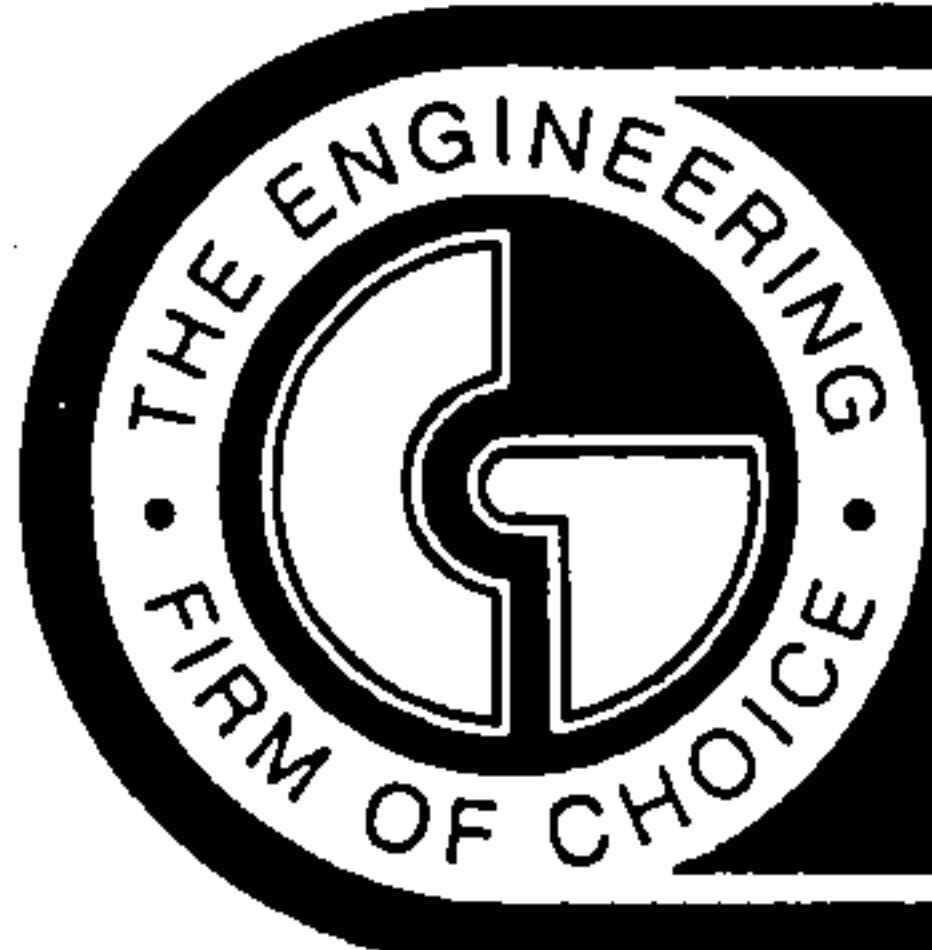
[illegible]

Use Equation a-5 to compute weighted excess precipitation:

Use Equation a-6 to compute the volume:

Values of E_i are from Table A-8, and are in inches. Area values are in acres.

[illegible]



CHAVEZ • GRIEVES
CONSULTING ENGINEERS, INC.

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GRADING & DRAINAGE PLAN

FOR

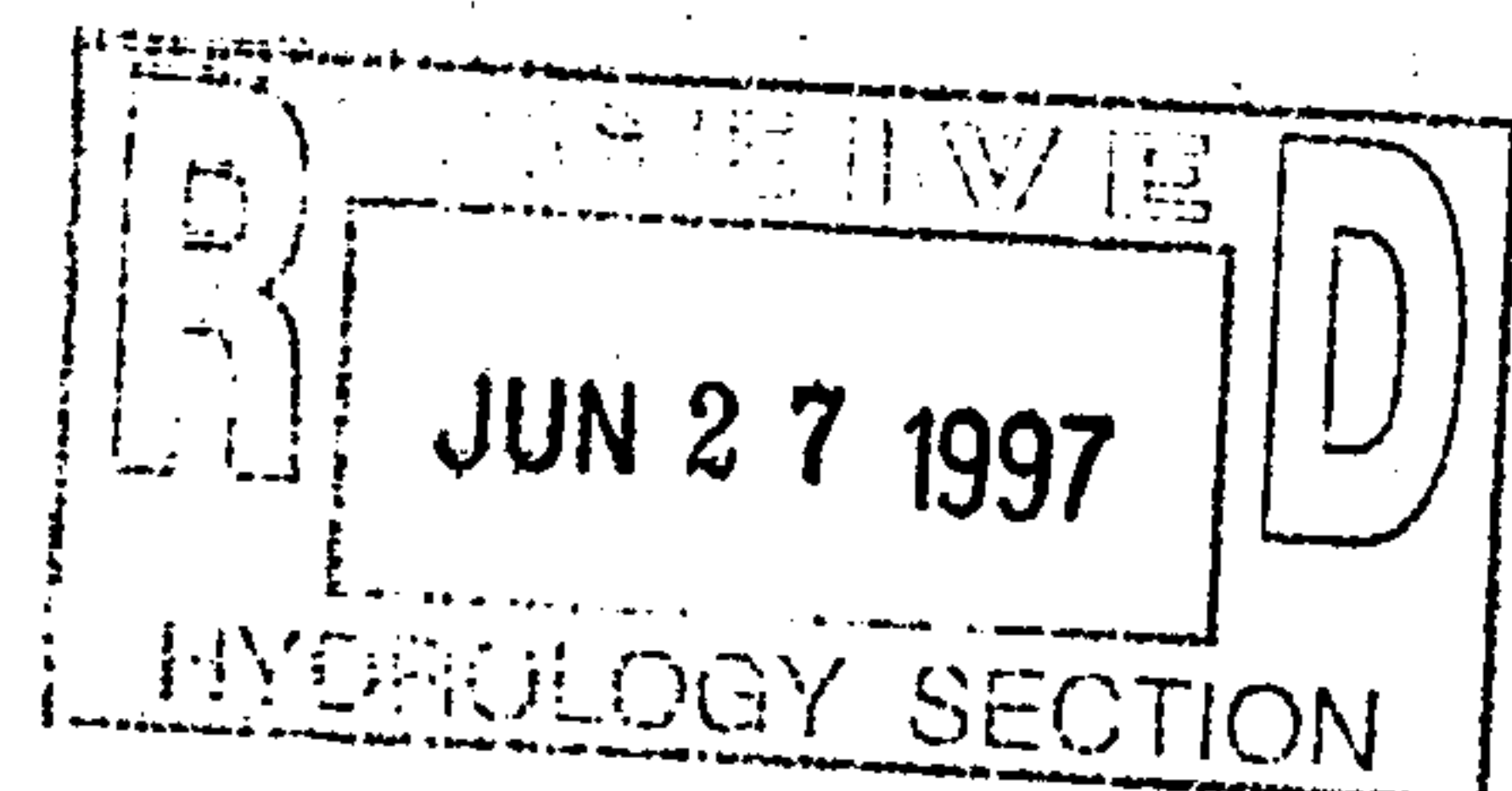
MESA VERDE

COMMUNITY CENTER

PORTABLE BUILDING

ALBUQUERQUE, NEW MEXICO

JUNE, 1997



C-G PROJECT NO. G21-111-5197



5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING & DRAINAGE PLAN

FOR

MESA VERDE

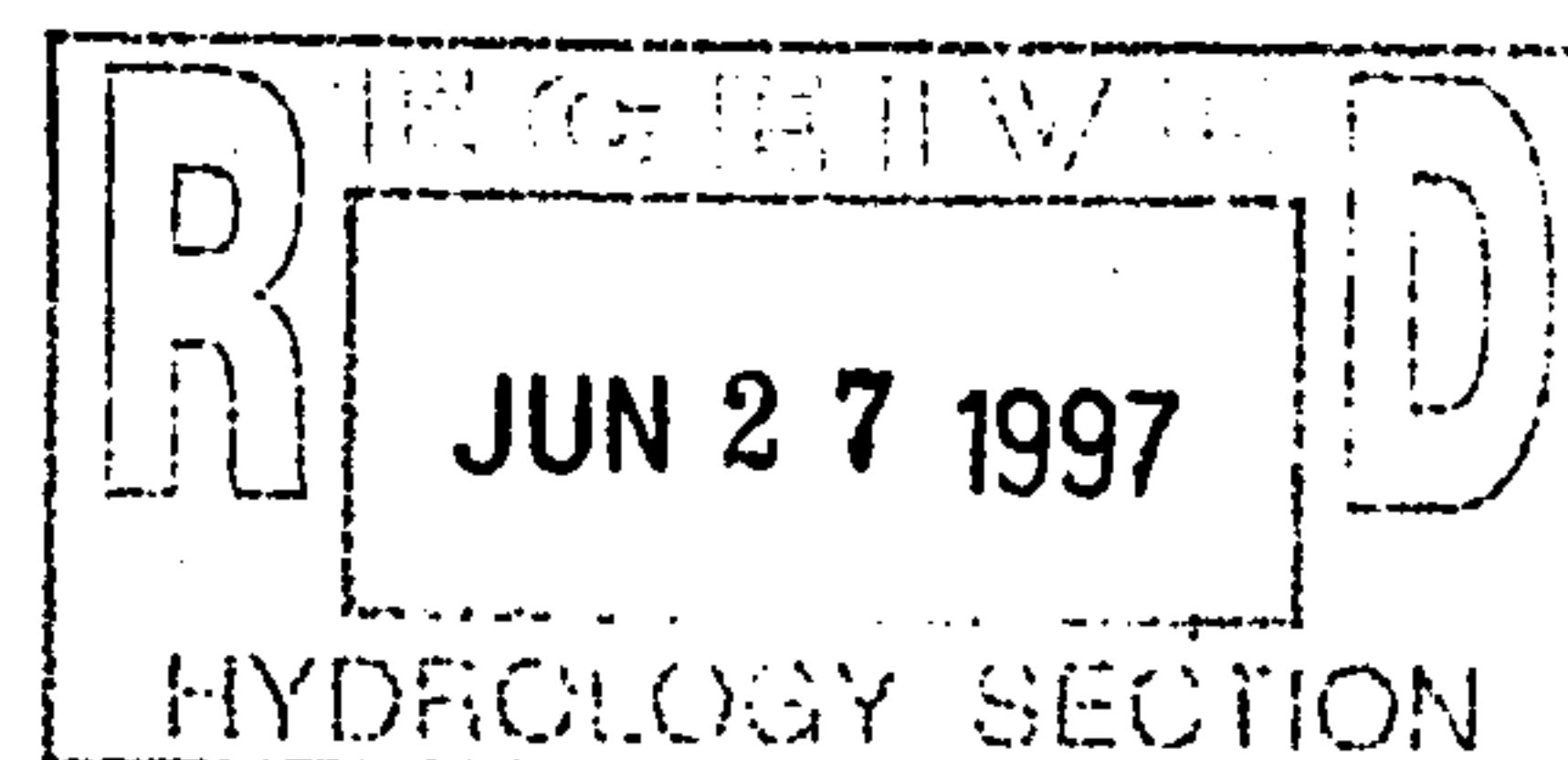
COMMUNITY CENTER

PORTABLE BUILDING



ALBUQUERQUE, NEW MEXICO

June, 1997



LOCATION AND SURROUNDING AREA

Mesa Verde Community Center is located on the south side of Marquette Avenue between Pennsylvania Street and Tennessee Street. The new portable building will be located on the west side of the existing community center. The area surrounding the community center is Mesa Verde Park which is fully landscaped and primarily consists of lawn with some concrete sidewalks, a concrete paved basketball court, tennis courts, and a small asphalt pavement parking lot. While the entire site consists of approximately 9 acres, only 3,750 square feet of new development is addressed by this report.

LEGAL DESCRIPTION

A parcel of land consisting of lots 1-40, Block 33 and 34, Mesa Verde Addition, located within Section 19, Township 10 North, Range 4 East, New Mexico Principal Meridian, The Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico.

FLOOD HAZARD ZONES

As shown by Community - Panel Number 3500020030C of the National Flood Insurance Rate Maps for the City of Albuquerque, dated October 14, 1983, the entire site is in a designated flood hazard zone C. Zone C designates "areas of minimal flooding". Therefore, no special design considerations were required.

EXISTING SITE CONDITIONS AND DRAINAGE PATTERN

The existing site conditions are as follows: the area directly west and north of the existing community center is relatively flat with some lawn, dirt, trees and concrete sidewalk. The existing drainage pattern is as follows: runoff from the area directly west and north of the existing community center drains to Pennsylvania Street in a south-westerly direction.

PROPOSED SITE CONDITIONS AND DRAINAGE PATTERN

The proposed site conditions will consist of a new 2,000 square foot portable building and approximately 1,750 square feet of additional concrete sidewalk directly west and north of the existing community center. The proposed drainage pattern is identical to the existing drainage pattern because the 100 year storm runoff will continue to drain to Pennsylvania Street via overland flow.

RELATED REPORTS

An overall drainage study for the park and community center, which was prepared by Goldberg, Mann & Associates, was approved by the City on February 8, 1979. This

report identified that the proposed drainage conditions would reduce the amount of impervious surface from 80-90 percent to approximately 10 percent. In addition, the runoff would be considerably less than the present runoff that drained from the site at the southwest corner. The proposed drainage conditions also stated that "runoff control measures normally required for a project will not be required."

HYDROLOGY/HYDRAULICS

The runoff calculations and design were prepared in accordance with Volume 2, Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993 (see Appendix A).

SUMMARY AND CONCLUSIONS

Based on the runoff calculations, the developed rate of runoff is 0.2 cfs higher than the existing rate. In addition, the overall drainage study for the park and the community center stated that the parcel was previously a drive-in theater with approximately 80 to 90 percent of the ground surface covered with asphalt. Therefore, since the slight increase in runoff is almost negligible and the amount of runoff under current developed conditions with the park and the community center is considerably less than the runoff under the prior developed conditions with the drive-in theater, free discharge to Pennsylvania Street is acceptable.

↑
Provide
Master plan
that goes over
this

How long ago
was this?

APPENDIX A

HYDROLOGIC COMPUTATIONS

5639 Jefferson Street NE, Albuquerque, New Mexico 87109

Phone (505) 344-4080 - Fax (505) 343-8759

By: Joseph DeFronzo

Date: 6-19-97

Project:Mesa Verde Community Center

Zone Atlas: K-19-Z

Precipitation Zone from Figure A-1: 3

1. RUNOFF RATE COMPUTATION

Use Equation a-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$

Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

[illegible]

Use Equation a-5 to compute weighted excess precipitation:

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[illegible]