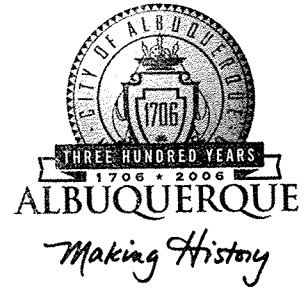


CITY OF ALBUQUERQUE



March 8, 2006

Jean Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87199

**Re: CAS Addition, Coors Blvd at Calabacillas Arroyo, Grading Plan
Engineer's Stamp dated 2-14-06 (B13-D21)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received 2-15-06, the above referenced plan is approved for Work Order. This is now the plan that must be certified for release of SIA and Financial Guarantee.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Albuquerque

New Mexico 87103

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 01/06 - KDM)

B-13 / D21

PROJECT TITLE: CAS ADDITION ZONE MAP: B13/14
DRB#: 1002529 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: CAS ADDITION
CITY ADDRESS: COORS BLVD AT CALABACILLAS ARROYO

ENGINEERING FIRM: BORDENAVE DESIGNS CONTACT: J. BORDENAVE
ADDRESS: PO BOX 91194 PHONE: 823-1344
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: CAS, LLC CONTACT: T. REILLY
ADDRESS: 5704 LOMAS BLVD. NE PHONE: 263-6100
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87110

ARCHITECT: NA CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYING FIRM: BASELINE FIELD SERVICES LICENSED SURVEYOR: J. BORDENAVE
ADDRESS: PO BOX 27589 PHONE: 244-3326
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87125

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: <u>NA</u>	CONTACT: _____
ADDRESS: _____	PHONE: _____
CITY, STATE: _____	ZIP CODE: _____

TYPE OF SUBMITTAL:

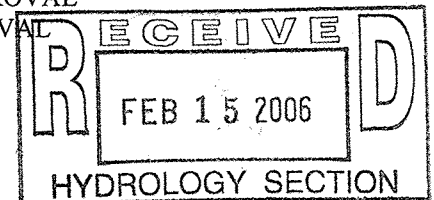
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

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
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☒ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 02/14/06 BY: J. BORDENAVE

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.

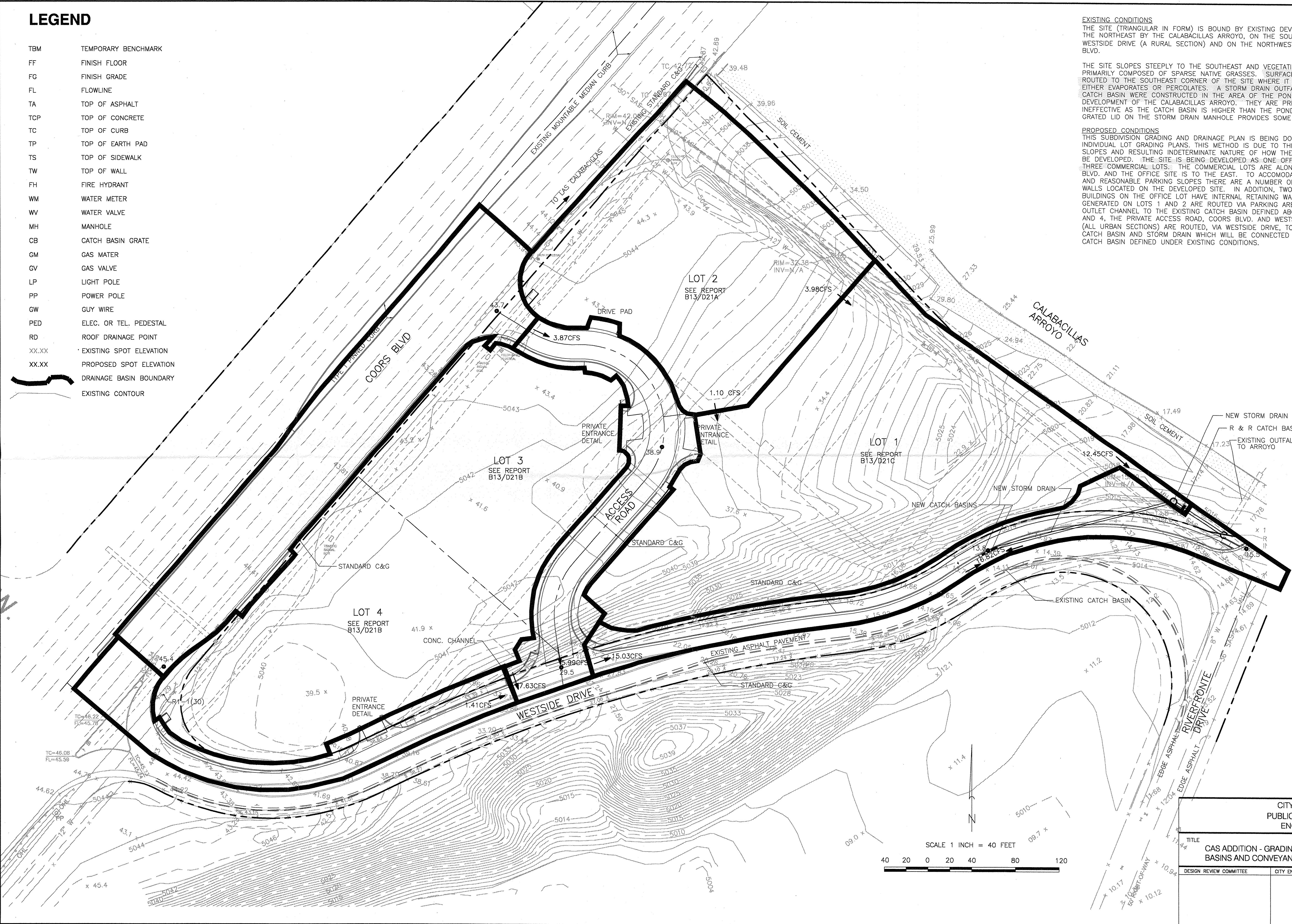
LEGEND

- TBM TEMPORARY BENCHMARK
FF FINISH FLOOR
FG FINISH GRADE
FL FLOWLINE
TA TOP OF ASPHALT
TCP TOP OF CONCRETE
TC TOP OF CURB
TP TOP OF EARTH PAD
TS TOP OF SIDEWALK
TW TOP OF WALL
FH FIRE HYDRANT
WM WATER METER
WV WATER VALVE
MH MANHOLE
CB CATCH BASIN GRATE
GM GAS METER
GV GAS VALVE
LP LIGHT POLE
PP POWER POLE
GW GUY WIRE
PED ELEC. OR TEL. PEDESTAL
RD ROOF DRAINAGE POINT
XX.XX EXISTING SPOT ELEVATION
XX.XX PROPOSED SPOT ELEVATION
DRAINAGE BASIN BOUNDARY
EXISTING CONTOUR

EXISTING CONDITIONS
THE SITE (TRIANGULAR IN FORM) IS BOUND BY EXISTING DEVELOPMENT; ON THE NORTHEAST BY THE CALABACILLAS ARROYO, ON THE SOUTHWEST BY WESTSIDE DRIVE (A RURAL SECTION) AND ON THE NORTHWEST BY COORS BLVD.

THE SITE SLOPES STEEPLY TO THE SOUTHEAST AND VEGETATION IS PRIMARILY COMPOSED OF SPARSE NATIVE GRASSES. SURFACE DRAINAGE IS ROUTED TO THE SOUTHEAST CORNER OF THE SITE WHERE IT PONDS AND EITHER EVAPORATES OR PERCOLATES. A STORM DRAIN OUTFALL AND CATCH BASIN WERE CONSTRUCTED IN THE AREA OF THE POND WITH THE DEVELOPMENT OF THE CALABACILLAS ARROYO. THEY ARE PRESENTLY INEFFECTIVE AS THE CATCH BASIN IS HIGHER THAN THE POND BOTTOM. A GRATED LID ON THE STORM DRAIN MANHOLE PROVIDES SOME POND RELIEF.

PROPOSED CONDITIONS
THIS SUBDIVISION GRADING AND DRAINAGE PLAN IS BEING DONE AFTER THE INDIVIDUAL LOT GRADING PLANS. THIS METHOD IS DUE TO THE STEEP SLOPES AND RESULTING INDETERMINATE NATURE OF HOW THE SITE WAS TO BE DEVELOPED. THE SITE IS BEING DEVELOPED AS ONE OFFICE AND THREE COMMERCIAL LOTS. THE COMMERCIAL LOTS ARE ALONG COORS BLVD. AND THE OFFICE SITE IS TO THE EAST. TO ACCOMMODATE BUILDINGS AND REASONABLE PARKING SLOPES THERE ARE A NUMBER OF RETAINING WALLS LOCATED ON THE DEVELOPED SITE. IN ADDITION, TWO OF THE BUILDINGS ON THE OFFICE LOT HAVE INTERNAL RETAINING WALLS. RUNOFF GENERATED ON LOTS 1 AND 2 ARE ROUTED VIA PARKING AREAS AND AN OUTLET CHANNEL TO THE EXISTING CATCH BASIN DEFINED ABOVE. LOTS 3 AND 4, THE PRIVATE ACCESS ROAD, COORS BLVD. AND WESTSIDE DRIVE (ALL URBAN SECTIONS) ARE ROUTED, VIA WESTSIDE DRIVE, TO A NEW CATCH BASIN AND STORM DRAIN WHICH WILL BE CONNECTED TO THE CATCH BASIN DEFINED UNDER EXISTING CONDITIONS.



AS BUILT INFORMATION				BENCH MARKS				SURVEY INFORMATION				ENGINEER'S SEAL			
CONTRACTOR	WORK	DATE	DATE	CONTRACTOR	ELEVATION	NGVD	NO.	DATE	FIELD	NO.	DATE	NO.	DATE	NO.	DATE
BY	STAMPED BY	DATE	DATE	STANDARD NMSHD BRASS TABLET STAMPED "NM448-N10"	5045.51	NGVD	841498	4/04	NO.	841498	4/04	NO.	4/04	NO.	4/04
BY	ACCEPTANCE BY	DATE	DATE	SET IN TOP OF CONCRETE POST BEHIND RR TIE					BY						
BY	FIELD	DATE	DATE	RETAINING WALL PROJECTING 0.2' ABOVE THE GROUND.					REMARKS						
BY	REVISIONS	DATE	DATE	194' SOUTHWEST OF THE COORS BLVD./WESTSIDE DRIVE INTERSECTION ON THE SOUTHEAST SIDE OF COORS BLVD.					DESIGN						
BY	MICRO-FILM INFORMATION	DATE	DATE						NO.	DATE	NO.	DATE	NO.	DATE	NO.
BY	RECORDED BY	DATE	DATE						DESIGNED BY						
BY	NO.								DRAWN BY						
									CHECKED BY						



CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE CAS ADDITION - GRADING AND DRAINAGE BASINS AND CONVEYANCES			
DESIGN REVIEW COMMITTEE	QTY ENGINEER APPROVAL	MO/DAY/YEAR	MO/DAY/YEAR
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
741581	B13/B14	1	1
FEB 15 2006 HYDROLOGY SECTION			