



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 26, 2003

Ronald R. Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: NM SPORTS AND WELLNESS (C-13/D12B)
(9190 Coors Blvd NW)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 3/24/2000
ENGINEERS CERTIFICATION DATED 2/25/2003

Dear Mr. Bohannon:

Based upon the information provided in your Engineers Certification submittal dated 2/25/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
Blb

C: Certificate of Occupancy Clerk, COA
✓ drainage file
approval file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 23, 2003

Ronald R. Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: NM SPORTS AND WELLNESS (C-13/D12B)
(9190 Coors Blvd NW)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS CERTIFICATION DATED 1/23/2003

Dear Mr. Bohannon:

Based on the information provided in your submittal dated 1/23/2003, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage issues (installation of the lift station) to be completed within this time scope.

After the outstanding drainage issue has been addressed, a final submittal of the Engineers Certification will be required for issuance of a Permanent Certificate of Occupancy.

If I can be of further assistance, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development and Building Services Division

BUB

c: Certificate of Occupancy Clerk, COA
✓ Drainage file
Approval file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 14, 2000

Ronald R. Bohannon, P.E.
Tierra West, LLC
4421 McLeod NE
Suite D
Albuquerque, NM 87109

04-18-2000 RCVD

**RE: NEW MEXICO SPORTS & WELLNESS/RIVERPOINT (SAN MIGUEL PHASE III).
(C13-D12B). DRAINAGE REPORT AND GRADING PLAN FOR BUILDING
PERMIT AND GRADING PERMIT APPROVALS. ENGINEER'S STAMP DATED
MARCH 24, 2000.**

Dear Mr. Bohannon:

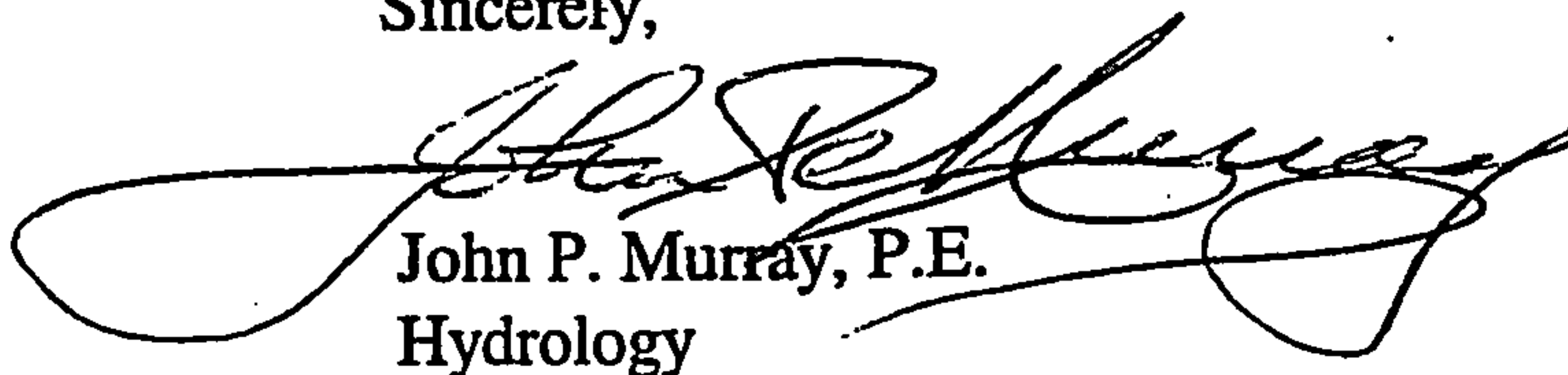
Based on the information provided on your March 28, 2000 submittal, the above referenced project is approved for both Grading and Building Permits. Note that Building Permit covers Grading Permit.

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 call me at 924-3984.

Sincerely,



John P. Murray, P.E.
Hydrology

c: Whitney Reiersen
File

IN ROOM
In coming
cc: Maria R.
Don. Mitch.



June 19, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Shahab Biazar
4421 McLeod Rd. NE
Suite D
Albuquerque, NM 87109

**RE: SAN MIGUEL APARTMENTS - PHASE 111 (C13-D12B) DRAINAGE REPORT
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JUNE
19, 1997.**

Dear Shahab:

Based on the information provided on your June 19, 1997
submittal, the above referenced project is approved for Building
Permit.

Prior to Certificate of Occupancy approval, you will need to
provide the City with easements and covenants for the ponds.
Also, an Engineer's Certification will be required before
Certificate of Occupancy approval.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

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



DRAINAGE REPORT
FOR
SAN MIGUEL APARTMENTS
PHASE III

Prepared for:

San Miguel del Bosque Ltd. Co.

Prepared By:

Tierra West Development Management Services

September 1995
Revised October 1995
Revised November 1995

**I certify that this report was prepared under my supervision,
and I am a registered professional engineer in the
State of New Mexico in good standing.**

Ronald R. Bohannon P.E. #7868

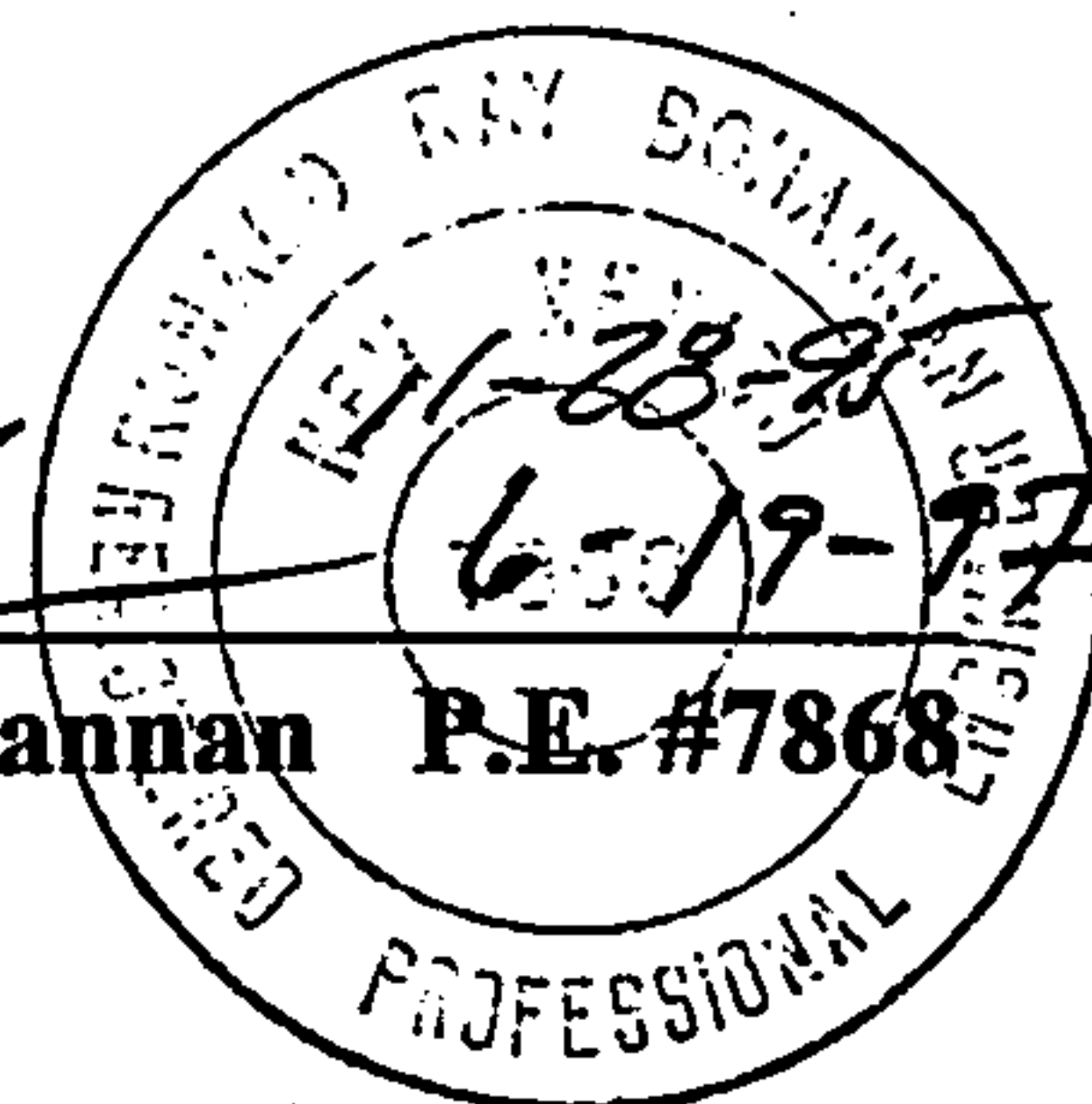
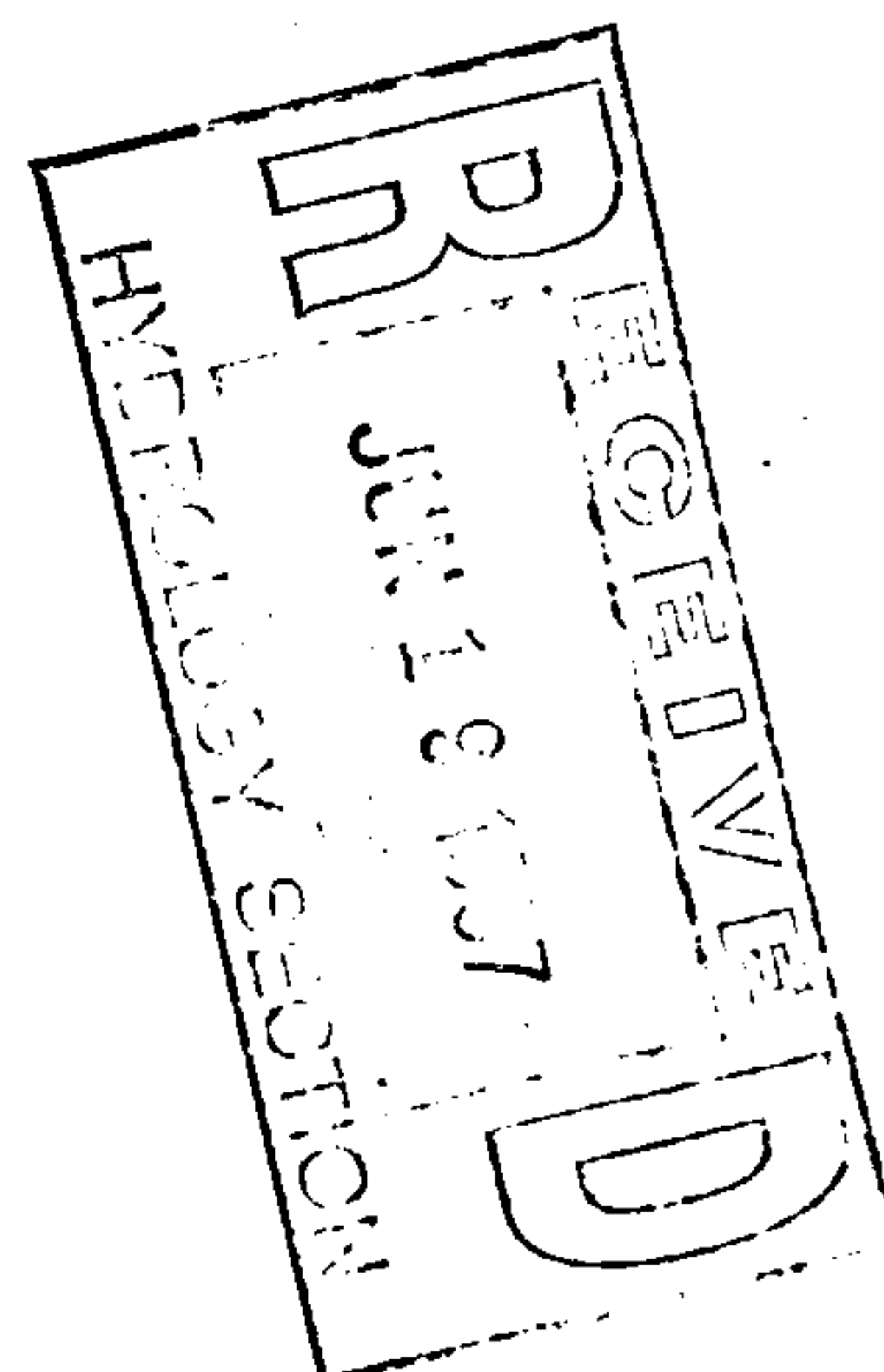


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Purpose & Statement

The purpose of the Drainage Plan is to submit Phase III of the San Miguel Apartments at River Point and to allow the expansion of the existing River Point Health Facility. This submittal is for approval of grading and building permit purposes. The original Plan (Phase I) was submitted by Easterling & Associates under City Drainage File C13/D12. Phase II and modification of Phase I of San Miguel Apartments was submitted by our office under the same City Hydrology number C13/D12 and approved on July 12, 1995. The drainage report for "River Point Health Facility" was originally studied by Isaacson & Arfman under the project name of "Renovated Nautilus Fitness Center" and City Hydrology drainage number C13/D4.

Location

The site is located off of Coors Road, just south of the frontage road, adjacent to Paseo del Norte. The legal description is Tracts 1-A and 3-A of River Point, recorded in Book 93-C, Page 337. Tracts 1 through 6 are being developed under three phases. Phase I has been complete and is awaiting certificate of its construction. Phase II construction of the apartments should begin the end of September.

Existing Conditions

Phases I and II have a combined drainage management plan. Phase II drains to Phase I. The runoff from Phases I & II are ponded and drained, at a rate of 0.75 cfs, to State Highway ROW. All of the ponds and the pump station are in place, and were constructed as part of Phase I construction. Phase II construction of the apartments should begin at the end of September. All the runoff from Phase II at the present time sheet flows east and south. Phase III of the San Miguel project consists of an existing River Point Health Facility. The northern portion of Phase III drains to an existing pond on the west end of the project. The southerly portion of this Phase drains south and west to SIPI and then to the Corrales Main Canal.

There are no off-site flows entering the site. The runoff from the north and west are intercepted by the Frontage Road. The east side, drains to Phases II, then to Phase I and further to the east. All the runoff from the south side continues south into SIPI.

Flood Plain

According to Panel 8 of the FEMA Flood Boundary and Floodway Map for Albuquerque, NM, dated October, 1983, the site does not lie within a designated 100-Year Flood Hazard Zone. The site partially falls within the 500-year flood plain.

Developed Conditions

Tracts 1, 2, and 3 of Phase III will consist of a new road alignment being extended from SIPI entrance road to Phase II of San Miquel Apartments, modifying a portion the existing parking lot on the west section of the health facility. The proposed modification includes a new building site by the health facility, a future building and parking spaces for a Youth Center, and a future building and parking lot on the south side of proposed driveway. The site is subdivided in three basins. Basins 1 and 2 are designed to hold the entire 100-year runoff, and the interior ponds are designed based on 10-day volume. Basin 3 is analyzed under 100-year 24-hour storm.

Basin 1 with a runoff of 8.17 cfs drains south and west to two ponds; one within the parking area and another one at the southwest end of the site. In the event of a 100-year storm the ponds will act as one pond. The 100-year 10-day parking lot ponding depth is at 4988.68'. In case of an emergency the water backs up within the parking lot and then out to the SIPI entrance road. Basin 2 with a runoff of 13.20 cfs drains to two ponds as well. These two ponds will act as a single pond in the event of a 100-year storm. The 100-year 10-day ponding depth is at 4988.70'. In case of emergency the water backs up into the parking lot and out the proposed road way to Basin 3. Basin 3 with a runoff of 13.00 cfs is designed based on 100-year 24-hr storm. The pond drains to pond #3 on Phase I through a 6" PVC. The calculations are done to

check the capacity of the existing pond within Phase I. In the event of 100-year storm the water depth will come up to 4983.20'. In case of an emergency the water backs up into the parking lot and out to SIPI entrance road over the curb.

Ponding Volume & Runoff Calculation

The runoff and pond volume were computed using the AHYMO program, revision January, 1994. The pond volume was checked for the total storage. See the following sheet for summary tables and calculations.

DRAINAGE CALCULATIONS

The site is @ Zone 1

LAND TREATMENT

D = 90%

B = 10%

DEPTH (INCHES) @ 100-YEAR STORM

P₆₀ = 1.87 inches

P₃₆₀ = 2.20 inches

P₁₄₄₀ = 2.66 inches

DEPTH (INCHES) @ 10-YEAR STORM

P₆₀ = 1.87 x 0.667
= 1.25 inches

P₃₆₀ = 1.47

P₃₆₀ = 1.77

See the following Tables.

DRAINAGE BASINS

SUB-BASIN	AREA (SF)	AREA (SF)	AREA (MI ²)
1	85930.05	1.9727	0.003082
2	137047.36	3.1462	0.004916
3	136797.30	3.1404	0.004907

BASINS RUNOFF CALCULATION RESULTS *

BASIN	Q-100** CFS	Q-10** CFS	Q-100*** CFS	Q-10*** CFS
1	8.17	5.29	4.01	1.51
2	13.02	8.43	6.38	2.41
3	13.00	8.42	6.37	2.41

*SEE AHYMO OUTPUTS FOR FLOW OUTPUTS

**UNDER PROPOSED CONDITIONS

***UNDER EXISTING CONDITIONS

POND VOLUME NEEDED

POND VOLUME PROVIDED

BASIN	V-1440 AC-FT	V-10 DAY AC-FT	V AC-FT
1	0.3580	0.5200	0.8409
2	0.5710	0.8293	0.9122

ALSO SEE THE FOLLOWING SHEET FOR SAMPLE CALCULATION ON THE PONDING

Basin 1 Ponding requirements

The site is @ Zone 1

Basin 1 Area = 1.9727 Acre

Land Treatment:

D = 90%, B = 10%

Weighted E For The Runoff

$$E = \frac{10(0.67)}{100} + \frac{90(1.97)}{100}$$

E = 1.84 inches.

$V_{360} = 1.84/12 \times 1.9727 = 0.3025 \text{ Ac-Ft}$

$$V_{10 \text{ DAY}} = V_{360} + A_D \cdot \frac{(P_{10} - P_{360})}{12}$$

$$\begin{aligned} V_{10\text{-DAY}} &= 0.3025 + 1.7754 \times (3.67 - 2.2)/12 \\ &= 0.5200 \text{ Ac-Ft} = 22650.70 \text{ CF} \end{aligned}$$

See the following spreadsheet for calculations.

POND # 1

ELEV. FT	SURFACE AREA SF	VOLUME CF	VOLUME AC-FT
84.00	1027.75	0.00	0.0000
84.50	1027.75	513.88	0.0118
85.00	1027.75	1027.75	0.0236
85.50	1027.75	1541.63	0.0354
86.00	1674.35	2055.50	0.0472
86.50	1674.35	2892.68	0.0664
87.00	1674.35	3729.85	0.0856
87.50	1674.35	4567.03	0.1048
88.00	2458.62	5404.20	0.1241
88.10	3932.85	5723.77	0.1314
88.20	5407.08	6190.77	0.1421
88.30	6881.32	6805.19	0.1562
88.40	8355.55	7567.03	0.1737
88.50	9829.78	8476.30	0.1946

VOLUME @ ELEV. 86 = $1027.75 \times 2 = 2055.50$ CF

VOLUME @ ELEV. 88.5 = $5404.20 + (9829.78 + 2458.62) / 2 \times (88.5 - 88) = 8476.30$ CF

POND # 2

ELEV. FT	SURFACE AREA SF	VOLUME CF	VOLUME AC-FT
84.00	32.07	0.00	0.0000
85.00	139.54	85.81	0.0020
86.00	318.54	314.85	0.0072
87.00	1600.06	1274.15	0.0293
88.00	5772.69	4960.52	0.1139
88.10	7079.47	5603.13	0.1286
88.20	8386.26	6376.41	0.1464
88.30	9693.04	7280.38	0.1671
88.40	10999.83	8315.02	0.1909
88.50	12306.61	9480.34	0.2176

VOLUME @ ELEV. 87.0 = $314.85 + (5772.69 + 1600.06) / 2 \times (87 - 86) = 1274.15$ CF

TOTAL VOLUME @ ELEV 88.5 = $0.2176 + 0.1946 = 0.4122$ AC-FT = 17,956.64 CF

TOTAL SURFACE AREA @ ELEV. 88.5 = $12306.61 + 9829.78 = 22,136.39$ SF

SURFACE ELEVATION @ ELEV 89.0 = 52,557.48 SF

VOLUME @ ELEV. 89.0 = $17956.64 + (52557.48 + 22136.39) / 2 \times (89.0 - 88.5) = 36,136.39$ CF = 0.8409 AC-FT

VOLUME @ ELEV. 89.0 = 0.8409 AC-FT (PROVIDED VOLUME) >> 0.5200 AC-FT (REQUIRED VOLUME)

POND #1 + #2

ELEV. FT	VOLUME AC-FT
84.00	0.0000
85.00	0.0256
86.00	0.0544
87.00	0.1149
88.00	0.2379
88.10	0.2600
88.20	0.2885
88.30	0.3234
88.40	0.3646
88.50	0.4122
88.60	0.4700
88.61	0.4766
88.62	0.4833
88.63	0.4901
88.64	0.4971
88.65	0.5042
88.66	0.5114
88.67	0.5188
* 88.68	0.5263
88.69	0.5340
88.70	0.5418
88.80	0.6275
88.90	0.7272
89.00	0.8409

* 100-year water surface elevation

Basin 2 Ponding requirements

Basin 2 Area = 3.1462 Acre

Land Treatment:

D = 90%, B = 10%

$$V_{360} = 1.84/12 \times 3.1462 = 0.4824 \text{ Ac-Ft}$$

$$\begin{aligned} V_{10\text{-DAY}} &= 0.4824 + 2.8316 \times (3.67 - 2.2)/12 \\ &= 0.8293 \text{ Ac-Ft} = 36124.45 \text{ CF} \end{aligned}$$

See the following spreadsheet calculations.

POND # 3

ELEV. FT	SURFACE AREA SF	VOLUME CF	VOLUME AC-FT
84.00	5358.59	0.00	0.00000
84.50	5358.59	2679.30	0.06151
85.00	5358.59	5358.59	0.12302
85.50	5358.59	8037.89	0.18452
86.00	5358.59	10717.18	0.24603
86.50	5358.59	13396.48	0.30754
87.00	5469.72	16242.47	0.37287
87.50	5497.52	18991.23	0.43598
88.00	5525.32	21739.99	0.49908
88.50	5612.66	24546.32	0.56350
89.00	5700.00	27352.65	0.62793

VOLUME @ ELEV. 87 = $(5469.72+5358.59)/2 * (87-84) = 16242.47$ CF

POND # 5

ELEV. FT	SURFACE AREA SF	VOLUME CF	VOLUME AC-FT
85.00	1491.00	0.00	0.00000
85.50	1892.13	845.78	0.01942
86.00	2293.25	1892.13	0.04344
86.50	2694.38	3139.03	0.07206
87.00	3095.50	4586.50	0.10529
87.50	3496.63	6234.53	0.14312
88.00	3897.75	8083.13	0.18556
88.50	4298.88	10132.28	0.23260
89.00	4700.00	12382.00	0.28425

VOLUME @ ELEV. 89 = $(4275.00+1491.00)/2 * (89-85) = 12382.00$ CF

VOLUME @ ELEV. 89.0 = $0.6279 + 0.2843 = 0.9122$ AC-FT

VOLUME = 0.9122 AC-FT (PROVIDED VOLUME) >> 0.8293 AC-FT (REQUIRED VOLUME)

POND #3 + #5

ELEV. FT	VOLUME AC-FT
84.00	0.00000
84.50	0.06151
85.00	0.12302
85.50	0.20394
86.00	0.28947
86.50	0.37960
87.00	0.47817
87.50	0.57910
88.00	0.68464
88.50	0.79611
88.60	0.81932
* 88.70	0.84254
88.80	0.86575
88.90	0.88897
89.00	0.91218

* 100-year water surface elevation

Basin 3 Ponding Calculation

Pond #4

Pond bottom (Elev. @ 5482) = $106 \times 56 = 5936$ SF

Pond Top (Elev. @ 5486) = $130 \times 80 = 10400$ SF

Volume @ a give Depth "D":

$$V = \left(\frac{106 \times 56 + (106 + 2 \times 3 \times D)(56 + 2 \times 3 \times D)}{2} \right) D$$

$$V = 5936 D + 486 D^2 + 18 D^3$$

$$\text{Volume @ Elev. 5486} = 5936(4) + 486(4)^2 + 18(4)^3 = 32672.00 \text{ SF}$$

Pond Section

See Grading & Drainage Plan for all the pond sections.

Also see the following Table for ponding volume calculations spreadsheet for AHYMO input file.

POND 4 TABLE FOR AHYMO INPUT FILE
FROM PHASE III

	ELEV (FT)	STO CFT	STO AC-FT
82.00	0.00	0.00	0.00000
	0.10	598.48	0.01374
	0.20	1206.78	0.02770
	0.30	1825.03	0.04190
	0.40	2453.31	0.05632
	0.50	3091.75	0.07098
	0.60	3740.45	0.08587
	0.70	4399.51	0.10100
	0.80	5069.06	0.11637
	0.90	5749.18	0.13198
83.00	1.00	6440.00	0.14784
	1.10	7141.62	0.16395
	1.20	7854.14	0.18031
	1.30	8577.69	0.19692
	1.40	9312.35	0.21378
83.50	1.50	10058.25	0.23090
	1.60	10815.49	0.24829
	1.70	11584.17	0.26594
	1.80	12364.42	0.28385
	1.90	13156.32	0.30203
84.00	2.00	13960.00	0.32048
	2.10	14775.56	0.33920
	2.20	15603.10	0.35820
	2.30	16442.75	0.37747
	2.40	17294.59	0.39703
84.50	2.50	18158.75	0.41687
	2.60	19035.33	0.43699
	2.70	19924.43	0.45740
	2.80	20826.18	0.47810
	2.90	21740.66	0.49909
85.00	3.00	22668.00	0.52038
86.00	4.00	32672.00	0.75004

POND 2 TABLE FOR AHYMO INPUT FILE
FROM PHASE II DRAINAGE REPORT

	ELEV (FT)	STO CFT	STO AC-FT
83.00	0.00	0.00	0.00000
	0.10	211.56	0.00486
	0.20	430.44	0.00988
	0.30	656.64	0.01507
	0.40	890.16	0.02044
83.50	0.50	1131.00	0.02596
	0.60	1379.16	0.03166
	0.70	1634.64	0.03753
	0.80	1897.44	0.04356
	0.90	2167.56	0.04976
84.00	1.00	2445.00	0.05613
	1.10	2729.76	0.06267
	1.20	3021.84	0.06937
	1.30	3321.24	0.07624
	1.40	3627.96	0.08329
84.50	1.50	3942.00	0.09050
	1.60	4263.36	0.09787
	1.70	4592.04	0.10542
	1.80	4928.04	0.11313
	1.90	5271.36	0.12101
85.00	2.00	5622.00	0.12906
86.00	3.00	9531.00	0.21880

POND 3 TABLE FOR AHYMO INPUT FILE
FROM PHASE II DRAINAGE REPORT

	ELEV (FT)	OUTFLOW PUMP (CFS)	STO CFT	STO AC-FT	POND 2+3+4 AC-FT
74.00	0.00	0.00	0.00	0.00000	0.00000
75.00	1.00	0.75	5700	0.13085	0.13085
76.00	2.00	0.75	11400	0.26171	0.26171
77.00	3.00	0.75	17100.00	0.39256	0.39256
78.00	4.00	0.75	24450	0.56129	0.56129
79.00	5.00	0.75	31800	0.73002	0.73002
80.00	6.00	0.75	39150.00	0.89876	0.89876
81.00	7.00	0.75	48350	1.10996	1.10996
82.00	8.00	0.75	57550	1.32116	1.32116
	8.1	0.75	58470	1.34228	1.35602
	8.2	0.75	59390	1.36340	1.39111
	8.3	0.75	60310	1.38452	1.42642
	8.4	0.75	61230	1.40564	1.46196
	8.5	0.75	62150	1.42676	1.49774
	8.6	0.75	63070	1.44788	1.53375
	8.7	0.75	63990	1.46900	1.57000
	8.8	0.75	64910	1.49012	1.60649
	8.9	0.75	65830	1.51124	1.64323
83.00	9.00	0.75	66750.00	1.53236	1.68020
	9.1	0.75	67875	1.55819	1.72699
	9.2	0.75	69000	1.58402	1.77420
	9.3	0.75	70125	1.60984	1.82183
	9.4	0.75	71250	1.63567	1.86989
83.50	9.5	0.75	72375	1.66149	1.91836
	9.6	0.75	73500	1.68732	1.96727
	9.7	0.75	74625	1.71315	2.01661
	9.8	0.75	75750	1.73897	2.06638
	9.9	0.75	76875	1.76480	2.11659
84.00	10.00	0.75	78000	1.79063	2.16723
	10.1	0.75	79125	1.81645	2.21832
	10.2	0.75	80250	1.84228	2.26985
	10.3	0.75	81375	1.86811	2.32182
	10.4	0.75	82500	1.89393	2.37425
84.50	10.5	0.75	83625	1.91976	2.42712
	10.6	0.75	84750	1.94558	2.48045
	10.7	0.75	85875	1.97141	2.53423
	10.8	0.75	87000	1.99724	2.58847
	10.9	0.75	88125	2.02306	2.64317
85.00	11.00	0.75	89250	2.04889	2.69834
86.00	12.00	0.75	100500.00	2.30715	3.27600
	13.00	0.75	123187.50	2.82798	2.82798

SEE POND CALCULATIONS AS WELL AS
THE AHYMO OUT PUT RESULTLS



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 1995

Shahab Biazar
4421 McLeod Rd. NE
Suite D
Albuquerque, NM 87109

**RE: SAN MIGUEL APARTMENTS - PHASE 111 (C13-D12B) DRAINAGE REPORT
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED NOVEMBER
28, 1995.**

Dear Shahab:

Based on the information provided on your September 27, 1995
submittal, the above referenced project is approved for Building
Permit.

Please be aware that the type "D" inlet you propose for pond #4 may
be a maintenance problem. The owner is responsible for maintenance
of all on-site storm drain facilities.

Prior to Certificate of Occupancy approval, you will need to
provide the City with easements and covenants for the ponds. Also,
an Engineer's Certification will be required before Certificate of
Occupancy approval.

If I can be of further assistance, please feel free to contact me
at 768-3622.

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Scott Garrett - owner
Andrew Garcia
File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 29, 1995

Shahab Biazar
4421 McLeod Rd. NE
Suite D
Albuquerque, NM 87109

RE: SAN MIGUEL APARTMENTS - PHASE 111 (C13-D12B) DRAINAGE REPORT FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL, FOUNDATION PERMIT APPROVAL, BUILDING PERMIT APPROVAL, AND GRADING PERMIT APPROVAL. ENGINEER'S STAMP DATED 9-25-95.

Dear Shahab:

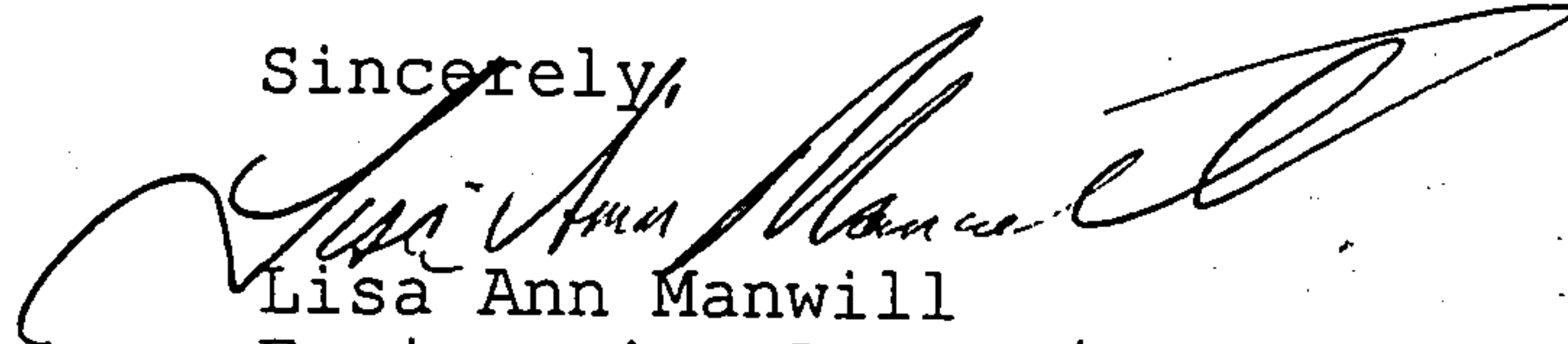
Based on the information provided on your September 27, 1995 submittal, the above referenced project is approved for Site Development Plan for Building Permit and Grading Permit.

Prior to Building Permit approval, please address the following comments:

1. What is the flow rate leaving the 2 foot concrete rundown in pond #1? Do you have free discharge from this pond to SIPI?
2. Please provide elevations for the 2 foot and the 4 foot concrete rundown in pond #1.
3. Is the area between SIPI and pond #1 landscaped to control sediment onto SIPI?
4. How does pond #3 in Basin #2 drain? It appears that pond #5 drains to pond #3 and retains 1.5 feet of water before pond #3 backflows to pond #5. Please clarify.

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,


Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File