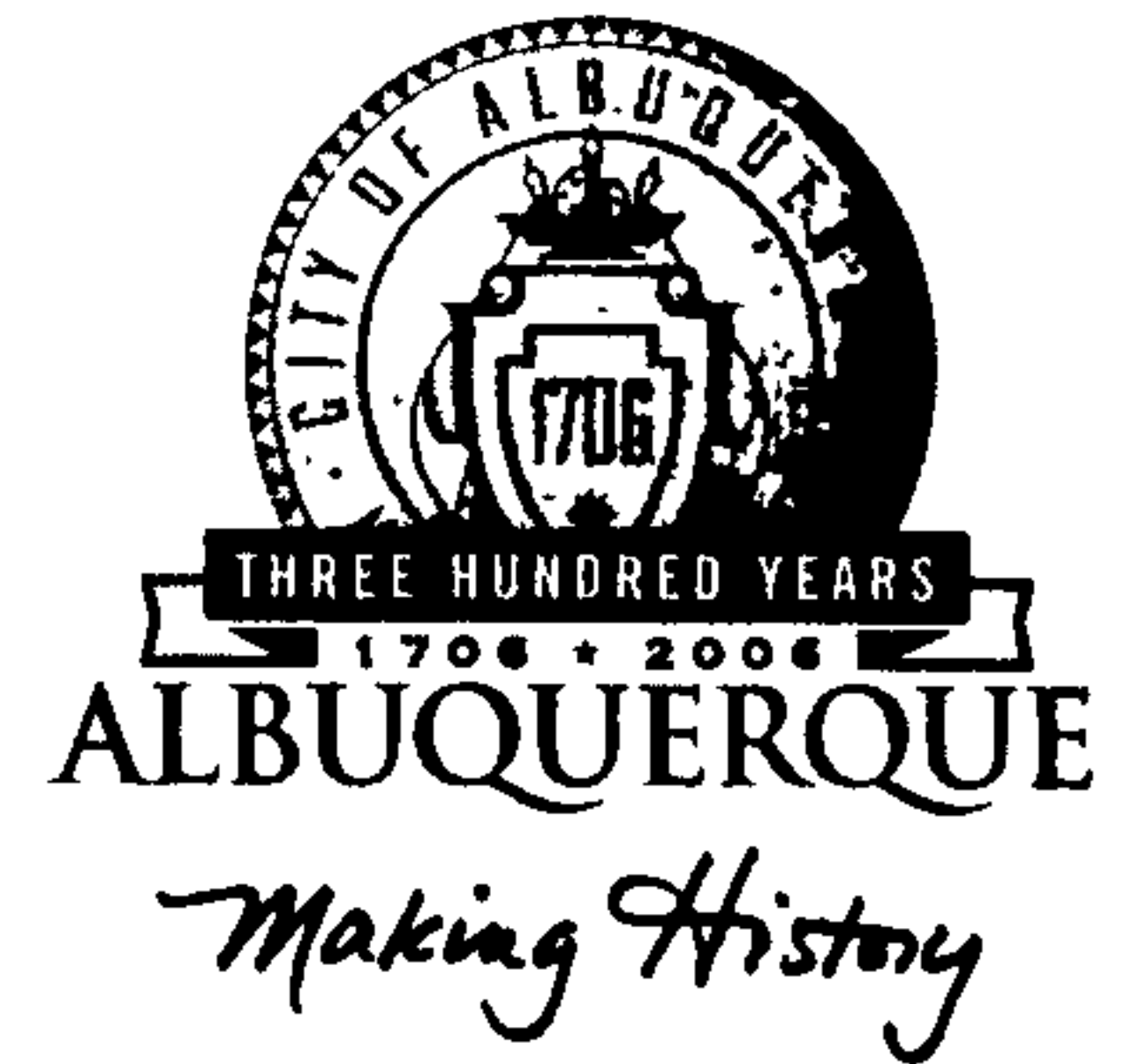


CITY OF ALBUQUERQUE



March 16, 2005

Mr. J. Graeme Means, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: VINYARD COURT ESTATES (C-20/D45)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 08/21/2003
Engineers Certification dated 03/15/2005

Dear Graeme:

P.O. Box 1293

Based upon the information provided in your Engineer's Certification Submittal dated 03/16/2005, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

Albuquerque

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

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: Marilyn Maldonado, COA# 718781
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Vineyard Court Estates ZONE ATLAS/DRNG. FILE #: C20/D45
 DRB #: 1002525 EPC #: _____ WORK ORDER #: 718781

LEGAL DESCRIPTION: Lots 1-48, Vineyard Court Estates
 CITY ADDRESS: Holly Avenue NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hoech Real Estate Corporation CONTACT: Donald Hoech
 ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: JMA CONTACT: Chuck Cala
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: J.R. Hale CONTACT: Owner
 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

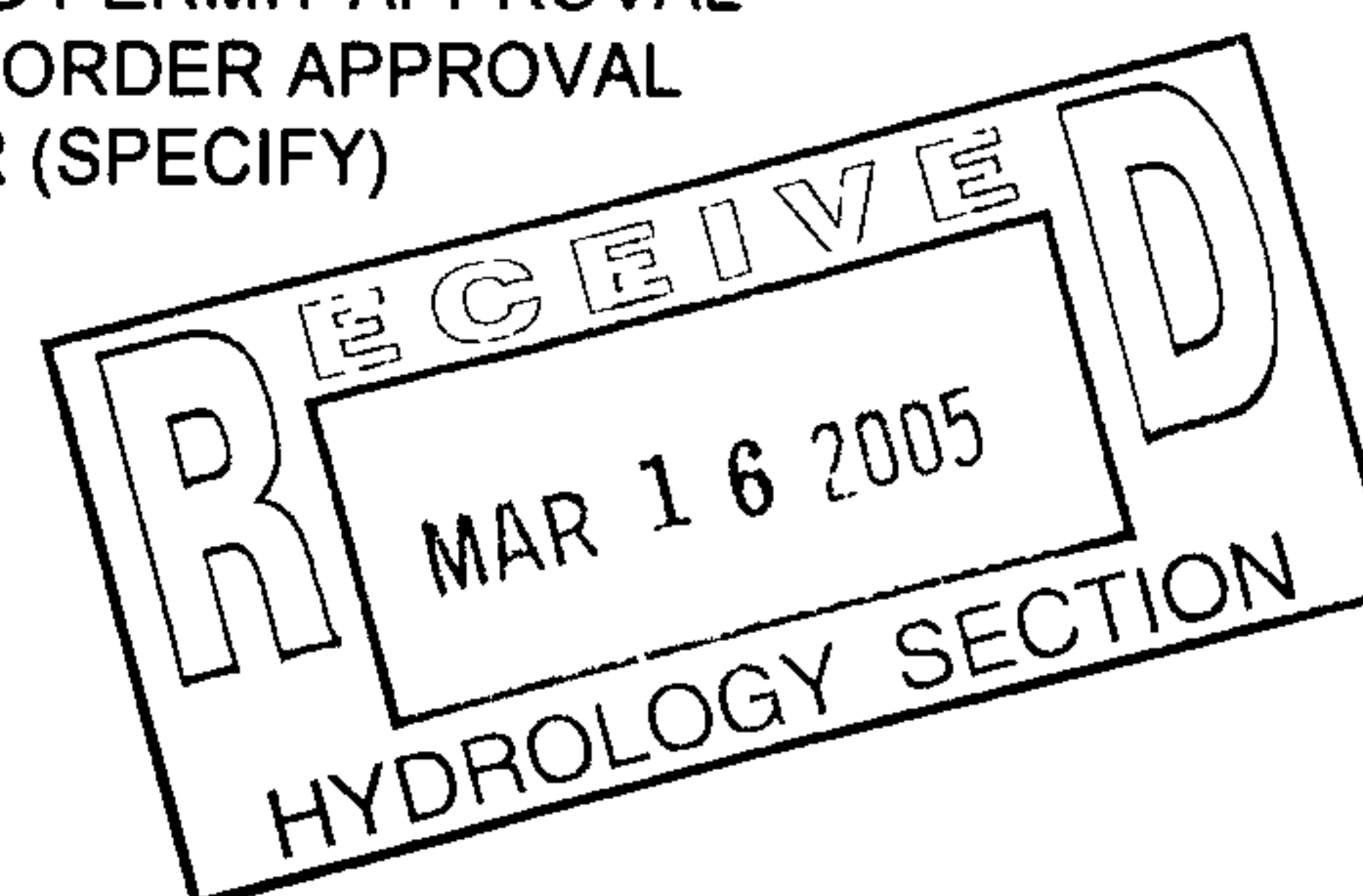
CHECK TYPE OF APPROVAL SOUGHT:

- ☒ 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

DATE SUBMITTED: 03/16/2005 BY: J. Graeme Means



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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 24, 2003

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

**Re: Vineyard Court Estates Subdivision Grading and Drainage Plan
Engineer's Stamp dated 8-21-03 (C20/D45)**

Dear Mr. Means,

Based upon the information provided in your submittal dated 8-21-03, the above referenced plan is approved for Grading Permit. This is now the plan that must be certified for release of Financial Guarantee and SIA.

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Vineyard Court Estates ZONE ATLAS/DRNG. FILE #: C20/045
 DRB #: 1002525 EPC #: _____ WORK ORDER #: 718781

LEGAL DESCRIPTION: Lots 10-23, Block 19, Tract 3, Unit 3, North Albuquerque Acres
 CITY ADDRESS: Holly Avenue NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Desert Ridge Development, LLC CONTACT: Don Hoech
 ADDRESS: 8300 Carmel Ave N.E., Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: Contact Owner CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Jeff Mortensen & Assoc., Inc. CONTACT: Charles G. Cala
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: J.R. Hale CONTACT: Jeff Trainor
 ADDRESS: _____ PHONE: 345-6628
 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

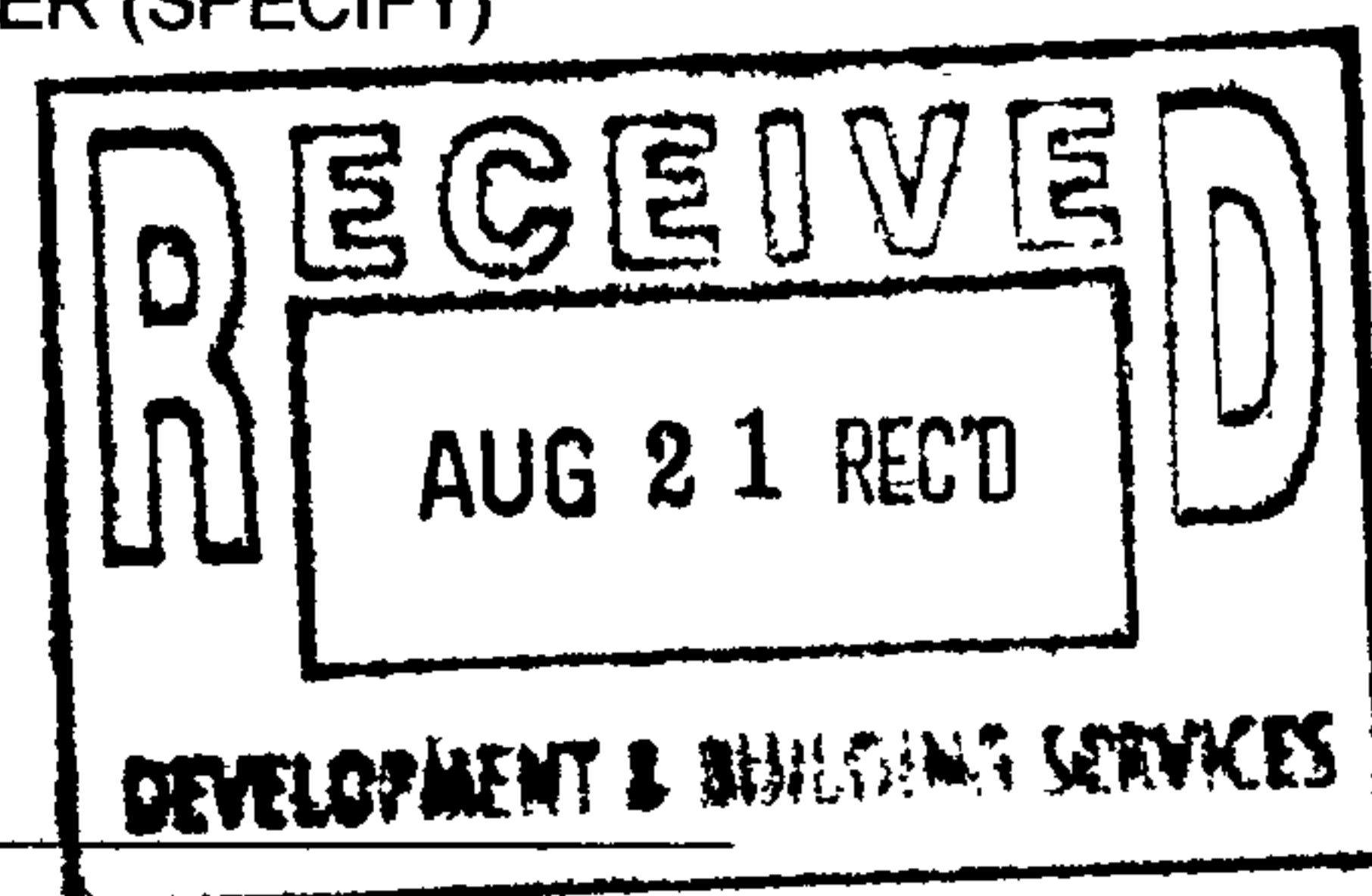
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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: 08/21/03 BY: J. Graeme Means



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

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 21, 2003

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

**Re: Vineyard Court Estates Subdivision Grading and Drainage Plan
Engineer's Stamp dated 7-23-03 (C20/D45)**

Dear Mr. Means,


Based upon the information provided in your submittal dated 7-23-03, the above referenced plan is approved for Preliminary Plat action by the DRB.

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

 ENGINEERS & SURVEYORS	JEFF MORTENSEN & ASSOCIATES, INC. 6010-B MIDWAY PARK BLVD. NE ALBUQUERQUE NEW MEXICO 87109	P: 505.345.4250 F: 505.345.4254 JMAINC@SWCP.COM
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2002.049.4

August 21, 2003

Brad Bingham, P.E.
 Planning Department
 Development and Building Services
 City of Albuquerque
 600 Second Street N.W.
 Plaza Del Sol -Second Floor
 Albuquerque, NM 87102

Re: Vineyard Court Estates - DRB 10002525, Hydrology File C20/D45

Dear Brad:

Transmitted herewith is a revised Grading and Drainage Report for the subject project which includes an upstream temporary retention pond on Lot 16, Block 18 to intercept offsite flows from the remaining reach of the NDBA until such time as the Holbrook storm drain and inlet pipe is constructed by our upcoming work order for this project. As shown by the calculations on the revised report, the pond is sized to hold the 10-Day volume with more than 2 feet of freeboard. A temporary public drainage easement and an Agreement and Covenant will be transmitted under separate cover to the project review section for the temporary pond.

In addition to adding the new pond, I also revised the existing offsite flow rate impacting Holbrook at the pond location. In the course of performing the pond volume calculations, I discovered that the area of the contributing basin (919.12) from my existing conditions AHYMO model from the NBBA/Carmel CLOMR was much greater than the actual basin area (actual size 15.5 ac/0.028 sq mi as opposed to 24.3 ac/0.038 sq mi in the CLOMR). Attached herewith is a copy of the revised printout for the existing conditions AHYMO model, and a copy of the basin map from the CLOMR. This change only concerns the existing flow rate at this one location, and the future developed conditions models, flow rates, and pipe sizes are not changed.

The purpose of this submittal is to obtain rough grading approval for the entire subdivision. Please review this information at your earliest convenience. If you should have any questions or comments concerning this transmittal or any other aspect of this project, please do not hesitate to call. We will transmit advance copies of the easement and Agreement and Covenant directly to you for your information at the same time they are submitted to the Project Review Section.

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

2002.049.4

August 21, 2003

Page 2 of 2

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "J. Graeme Means", is written over a horizontal line.

J. Graeme Means, P.E.

Principal

GM:*

Enclosures

xc: Don Hoech w/encl