

January 19, 2005

Mr. Brad Bingham
City Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Las Lomas Industrial Park (DRB 1002134)
Revised Las Lomas Conceptual Grading and Drainage Plan (D 16 / D 2)

Dear Mr. Bingham;

Accompanying this letter is a revised conceptual grading and drainage plan for the proposed Las Lomas Industrial Park. Following are responses to your comment letter dated December 29, 2004:

1. The westernmost berm has been placed outside of the right-of-way allowing for a maximum 2 percent slope within the Las Lomas Drive R/W.
2. A drainage easement has been placed on Tract 5.
3. The project site will be massed graded as shown on the revised grading and drainage plan so there is no longer a need for an interim plan.
4. Tracts 3-5 will be graded so that runoff now flows into Las Lomas Drive and into the existing sump inlets. Tracts 1, 2 and 3 and Tract U-5 are restricted to 1.0 cfs each which should flush out far in advance of the North Pond runoff spill into the 18" storm outfall.
5. Please refer to the Appendix C Storm Sewer in the previously submitted November 19, 2004 drainage report. A preliminary storm sewer analysis was already done that shows the existing 48" RCP in Las Lomas Drive can adequately convey the peak 100 year runoff of 167 cfs.

6. *Please refer to Table 1: Summary of Hydrology in the November 19, 2004 drainage report. Tract T-4 (aka Tract T-4-A) shows a 100 year peak discharge of 101.84 cfs which was incorporated into the preliminary storm sewer analysis mentioned in #5.*

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

*Diane Hoelzer, PE
Senior Engineer*

*DLH/dlh
f:\3102 las lomas \ dr_ltr2.wpd*

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

| | | | |
|-------------------|---|----------------|-------------------|
| PROJECT TITLE: | Las Lomas Industrial Park | ZONE MAP/DRG # | D 16 / D 2 |
| DRB# | EPC # | W O # | |
| LEGAL DESCRIPTION | Tracts U-2, U-3, U-4, U-6 Vista del Norte | | |
| CITY ADDRESS | | | |
| ENGINEERING FIRM | Mark Goodwin & Associates, PA | CONTACT | Diane Hoelzer, PE |
| ADDRESS | PO Box 90606 | PHONE | 828-2200 |
| CITY, STATE | Albuquerque, NM | ZIP CODE | 87199 |
| OWNER | Vista del Norte LLC | CONTACT | Ron Brown |
| ADDRESS | 3804 Carlisle NE | PHONE | 883-1674 |
| CITY, STATE | ABQ, NM | ZIP CODE | 87190 |
| ARCHITECT | NA | CONTACT | |
| ADDRESS | | PHONE | |
| CITY, STATE | | ZIP CODE | |
| CONTRACTOR | NA | CONTACT | |
| ADDRESS | | PHONE | |
| CITY, STATE | | ZIP CODE | |

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|--|--|
| CHECK TYPE OF SUBMITTAL | |
| DRAINAGE REPORT | |
| DRAINAGE PLAN 1 ST SUBMITTAL, req. TCL or equal | |
| DRAINAGE PLAN RESUBMITTAL | |
| X CONCEPTUAL GRADING & DRAINAGE PLAN (rev 1/19/05) | |
| 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) | |
| X OTHER (supplemental information) | |

| | |
|---------------------------------------|--|
| CHECK TYPE OF APPROVAL SOUGHT | |
| SIA / FINANCIAL GUARANTEE RELEASE | |
| X 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) | |
| X GRADING PERMIT APPROVAL | |
| PAVING PERMIT APPROVAL | |
| WORK ORDER APPROVAL | |
| OTHER (specify) | |

| | |
|---------------------------------------|--|
| WAS A PRE-DESIGN CONFERENCE ATTENDED? | |
| X YES | |
| NO | |
| COPY PROVIDED | |

| | | | |
|----------------|------------------|----|-------------------|
| DATE SUBMITTED | JANUARY 19, 2005 | BY | |
| | | | Diane Hoelzer, PE |