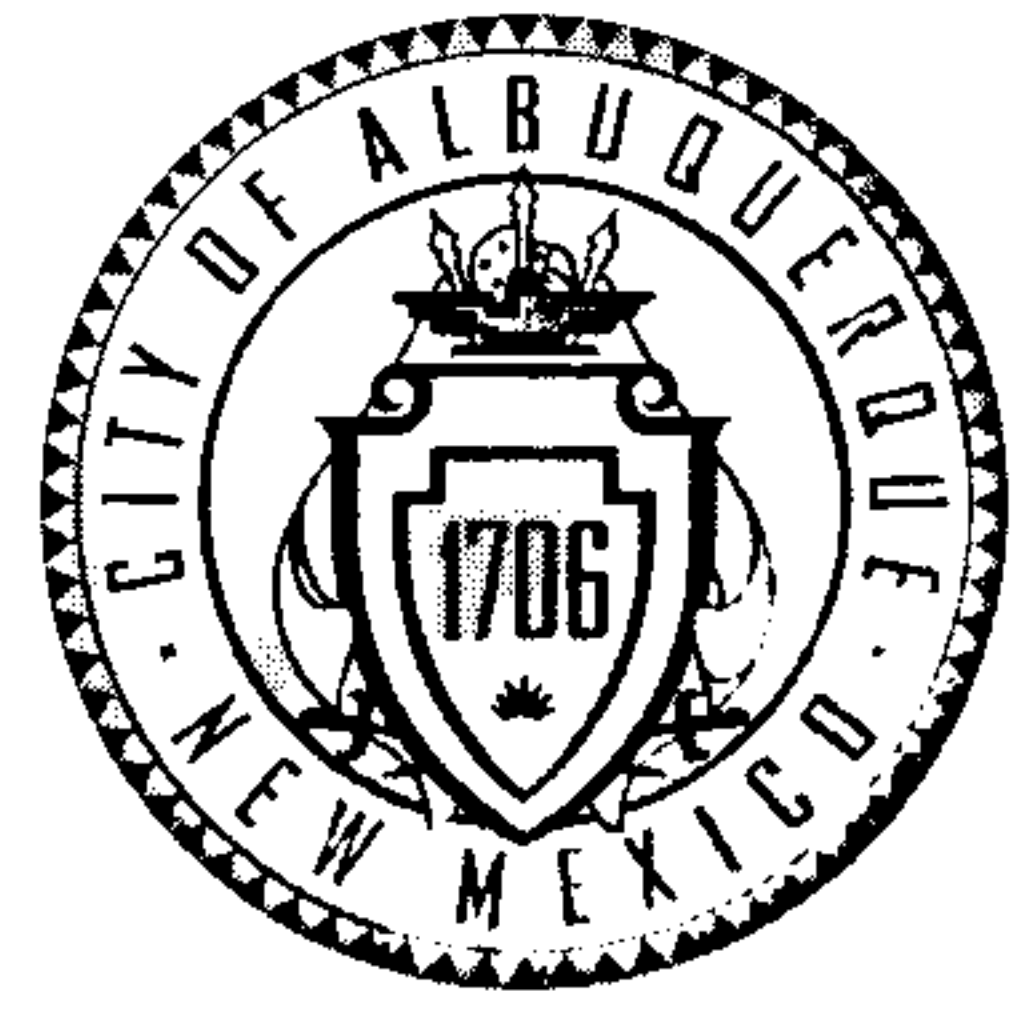


CITY OF ALBUQUERQUE



August 14, 2014

Mr. Jean J. Bordenave
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

**Re: Lovato Residence – Lot 10, Block A, Grande Heights Addition
Grading and Drainage Plan
Engineer's Stamp Date 7-28-14 (G11D070))**

Dear Mr. Bordenave,

Based upon the information provided in your submittal received July 30, 2014, 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.

If you have any questions, you can contact me at 924-3994.

PO Box 1293

Albuquerque

New Mexico 87103

C: e-mail

www.cabq.gov

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

G11D070

PROJECT TITLE: Lovato Residence ZONE MAP: G-11
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lot 10, Block A, Grande Heights Addition
CITY ADDRESS: 3412 Ward Drive NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Dr. Lovato CONTACT: ---
ADDRESS: --- PHONE: ---
CITY, STATE: --- ZIP CODE: ---

ARCHITECT: R. Schalk CONTACT: R. Schalk
ADDRESS: 1606 Old Town Rd. NW PHONE: 845-7227
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYOR: Advantage Surveying CONTACT: ---
ADDRESS: --- PHONE: 255-5577
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Ernest Aragon CONTACT: E. Aragon
ADDRESS: 5021 Cascade Pl. NW PHONE: 907-3773
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

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) ---

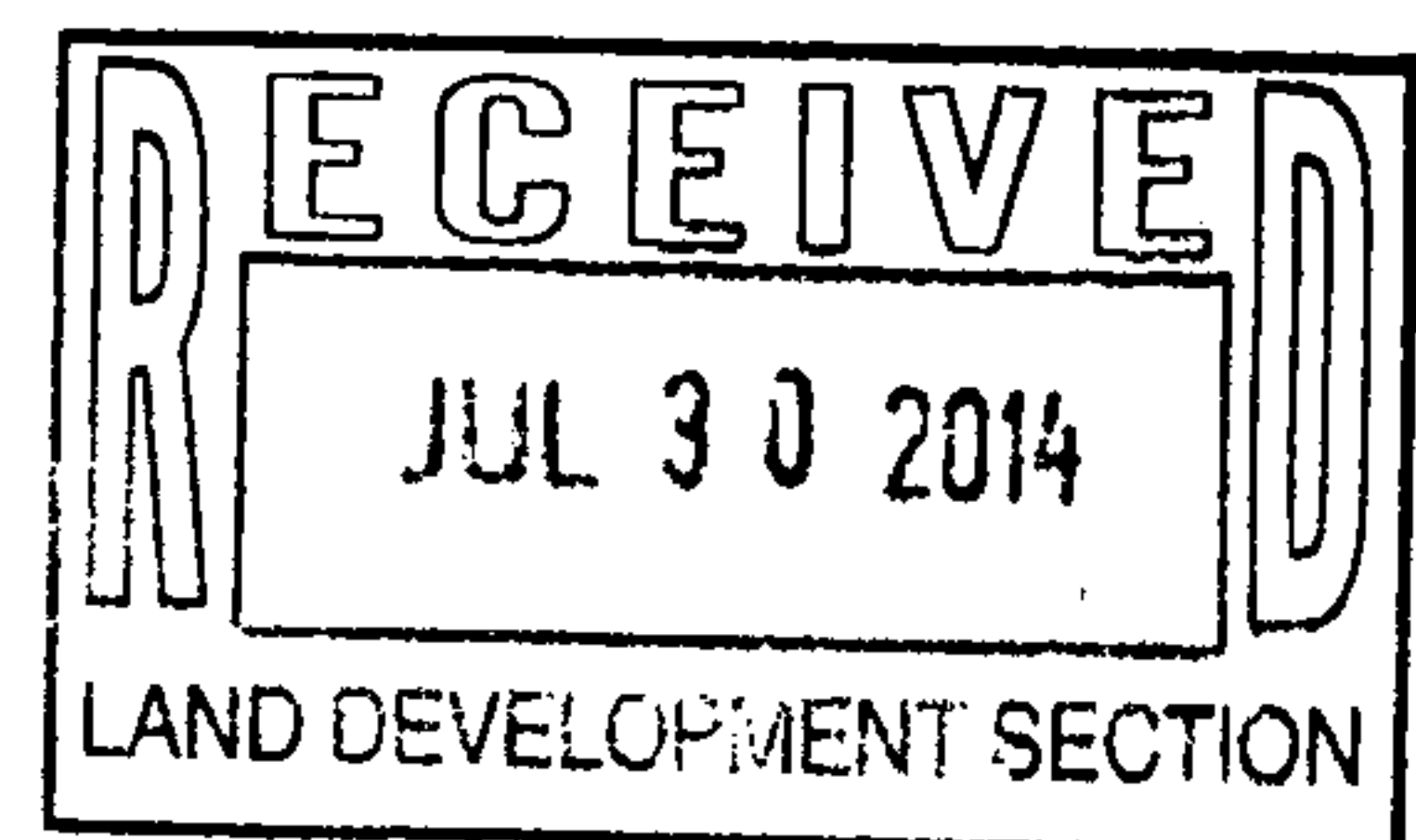
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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

RET
A_D = 0.27 AC



DATE SUBMITTED: July 29, 2014 BY: Jake 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.

July 23, 2014

City of Albuquerque
Planning Dept., Development & Building Services
PO Box 1293
Albuquerque, NM 87102

Attn: Rita Harmon, PE
Re: G-11/D70

Dear Rita Harmon,

The following is written in response to your comments (dated 05/27/2014) on the subject project.
The responses are in the same order as your comments.

1. I have included herewith an offsite topo map for Ward Drive and a portion of the lots west of Ward Drive across from the subject site. As you can see, the developed portion of Ward Drive flows westerly toward Vista Grande Drive. The lot on the west side of Ward Drive across from the subject site is vacant and is acting as a retention pond. There is no indication that there has been any runoff from this lot crossing Ward Drive in recent history. Also, when that lot is developed they will be required to provide an outfall or retain their storm water just as the subject property was required to do. The lot to the north (on the west side of Ward Drive is routed by CMU walls to the east-west portion of Ward Drive which flows to the west. Therefore, there are no offsite flows, other than the street surface for the subject site to either impede or divert.

DEPRESSION ONLY

*DEPRESSION RD
BUT NOT ALL
IN RD*

WARD RD?

2.

The property line has been labeled for easier identification. The retaining wall is to be constructed inside of the property line. This will require cantilever walls if they intend to have the face of the wall on the property line. I have added a note that the entire wall is to be built on the subject property.

3. I have added a note regarding the location of the top of the retaining portion of the wall relative to the adjacent ground. I have also added a note to return the earth surface on adjacent properties to their original grade before any onsite grading took place.

4. I don't think I will worry about the 6 cubic feet difference between two SWAG's. Also, since I feel comfortable that the infiltration trenches are effective at the end of a 6 hour storm I feel even more comfortable that they will be able to infiltrate 6 cubic feet over the initial 6 hour period. Are you suggesting that the City of Albuquerque would allow public water to enter private property and cause a flooding problem? The pond (in the public right-of-way) was sized to contain the storm water generated in that area. *CONCESSION*
5. I am submitting soil percolation and conductivity tests prepared by Geo-Test, Inc. I included Mr. Miller's comment on his submittal letter. I would like to add that I designed La Luz del Oeste in the late 70's using a 100 percent retention system. The soils are very similar as to classification, origin and location. There have been two 100 year events at that site with zero flooding. I mention this as a suggestion that it can be, and has been, done successfully in spite of what we were taught or lead to believe.

Thank you for your review and comments.

SHOW GRADES BY POOL

Sincerely,

Jean J. (Jake) Bordenave

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 27, 2014

Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Lovato Residence- Lot 10, Block A, Grande Heights Addition
Grading and Drainage Plan
Engineer's Stamp Date 5-5-2014 (File: G11D070)**

Dear Jean Bordenave:

Based upon the information provided in your submittal received 5-6-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. From contour map it appears that all flows from Ward Drive (and maybe from Grande Dr.) flow both through this property and the lot directly north. Where is said pond that contains flows from west half of Ward Drive? Does small pond in ROW have the capacity to contain runoff from Ward Drive which historically ran through this property? If not, will overflow run into water quality basin located at SW corner of lot? This additional flow is not accounted for in pond volume and peak discharge calculations.
2. Show property line extents. If retaining wall is on property line, then there appears to be some grading outside of property limits.
3. Show retaining wall elevations.
4. Total runoff for the 6 hr. storm is 2317 CF, and the total pond volume is 2311 CF – for both subsurface and surface ponding, which indicates the ponding capacity is already insufficient. Once the runoff from Ward Road is accounted for, will the ponding capacity be significantly insufficient?
5. The Runoff volume between the 6 hr. and the 24 hr storms is 2910 CF – 2317 CF = 593 CF. How will this additional volume be managed if the infiltration trenches are saturated from the 6 hr. storm? Include calculations proposed method.

PO Box 1293

Albuquerque

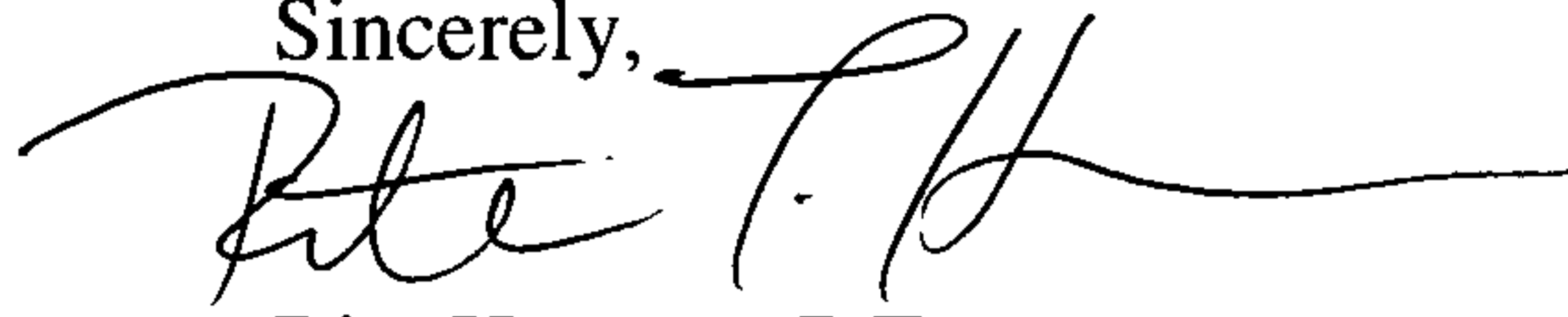
New Mexico 87103

www.cabq.gov

A separate Excavation/Barricading Permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the permit. To obtain a C.O., work in the City ROW must be inspected and accepted. Please contact Jason Rodriguez, 857-8074, to schedule an inspection.

If you have any questions, you can contact me at 924-3695.

Sincerely,

A handwritten signature in black ink, appearing to read "Rita T. H.", with a long horizontal flourish extending to the right.

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

c.pdf: via Email: Recipient, Tim Sims, Monica Ortiz

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Lovato Residence ZONE MAP: 6-11
DRB#: --- EPC#: --- WORK ORDER#: ---

LEGAL DESCRIPTION: Lot 10, Block A, Grande Heights Addition
CITY ADDRESS: 3412 Ward Drive NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave
ADDRESS: PO Box 91194 PHONE: 823-1344
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Dr. Lovato CONTACT: ---
ADDRESS: --- PHONE: ---
CITY, STATE: --- ZIP CODE: ---

ARCHITECT: R. Schalk CONTACT: R. Schalk
ADDRESS: 1606 Old Town Rd. NW PHONE: 845-7227
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYOR: Advantage Surveying CONTACT: ---
ADDRESS: --- PHONE: 255-5577
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

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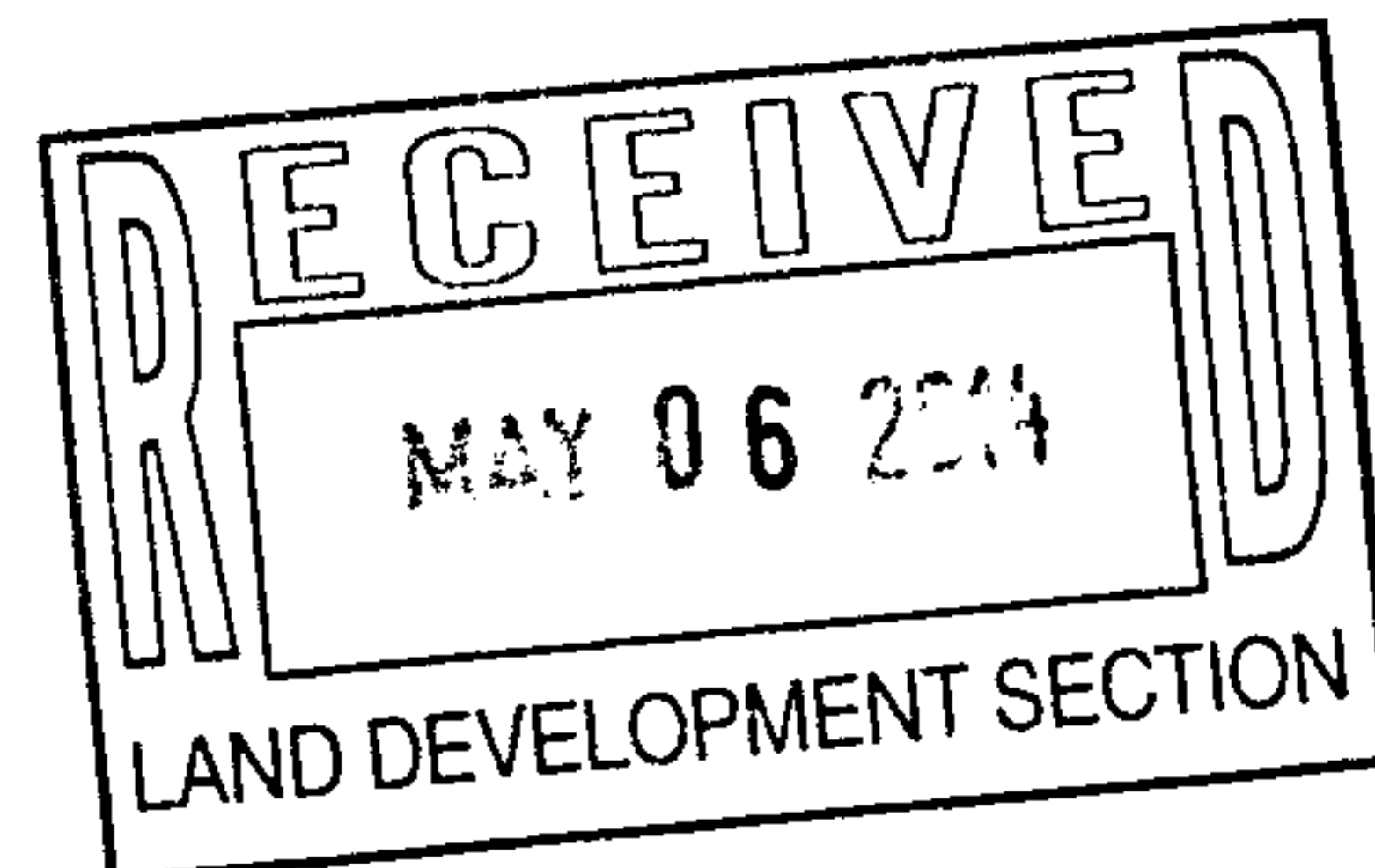
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) ---

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

\$5000



DATE SUBMITTED: May 06, 2014 BY: Jake 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:

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