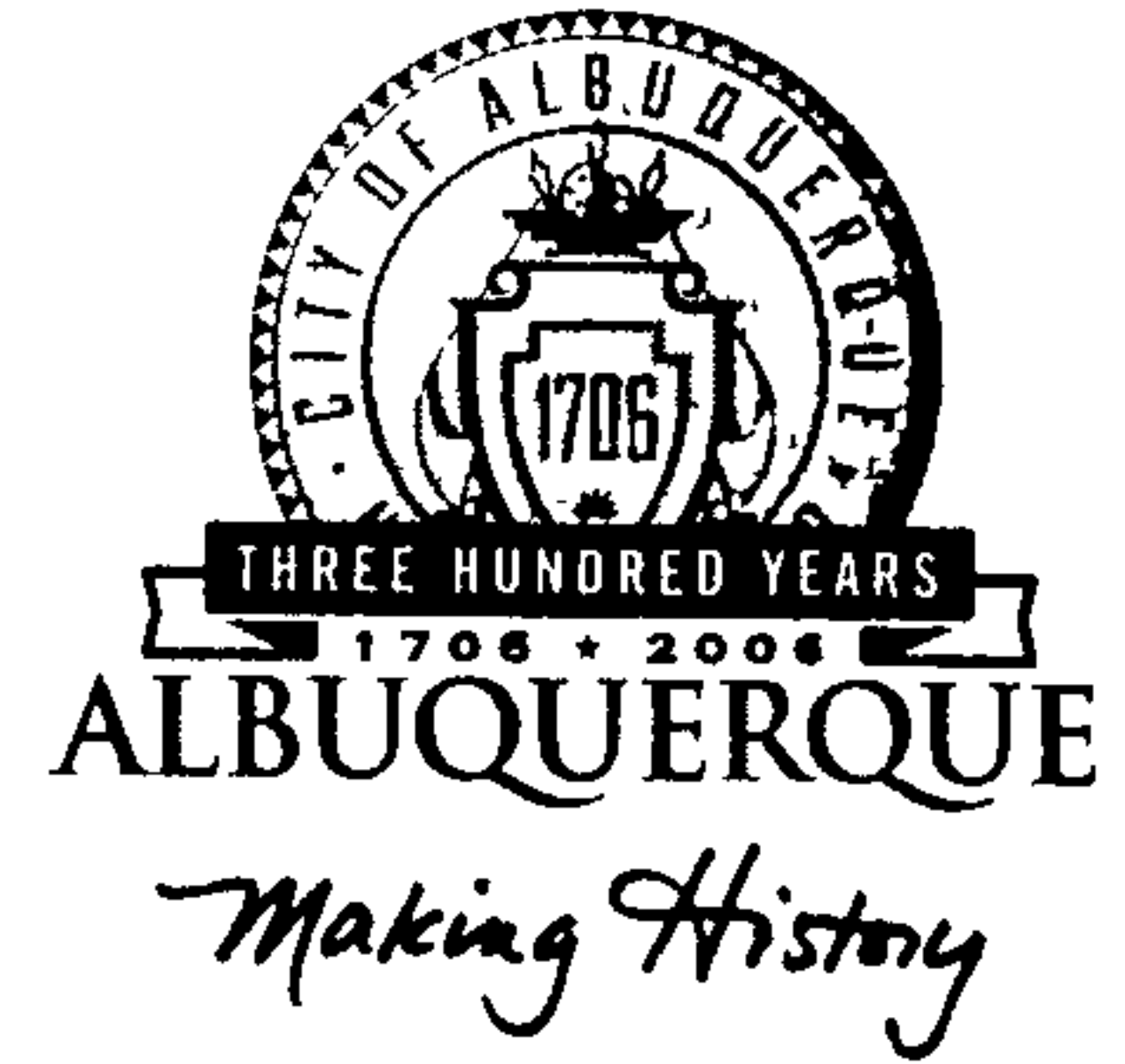


CITY OF ALBUQUERQUE



July 13, 2005

Jake Bordenave, P.E.
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

**Re: Tracts 90A, 90B & 90C MRGCD Map No. 35, Grading & Drainage Plan
Engineer's Stamp dated 6-27-05 (H13-D49)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal dated 7-7-05, the above referenced plan is approved for Preliminary Plat and Final Plat action by the DRB. Once that board has approved the plan, please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O. Box 1293

If you have any questions, you can contact me at 924-3990.

Sincerely,

Albuquerque

New Mexico 87103

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Hydrology,
Development and Building Services,
Planning Department

www.cabq.gov

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

49
H-13/D ~~49~~

PROJECT TITLE: Tracts 90A, 90B & 90C, MRGCD Map No 35
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: H12/13
WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 90, MRGCD Map No 35
CITY ADDRESS: N/A

ENGINEERING FIRM: Bordenave Designs
ADDRESS: P O Box 91194
CITY, STATE: Albuquerque, NM

CONTACT: Jake Bordenave
PHONE: 823-1344
ZIP CODE: 87199

OWNER: Ed Haddaway
ADDRESS: _____
CITY, STATE: _____

CONTACT: Ed Haddaway
PHONE: _____
ZIP CODE: _____

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Harris Surveying
ADDRESS: 2412D Monroe NE
CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

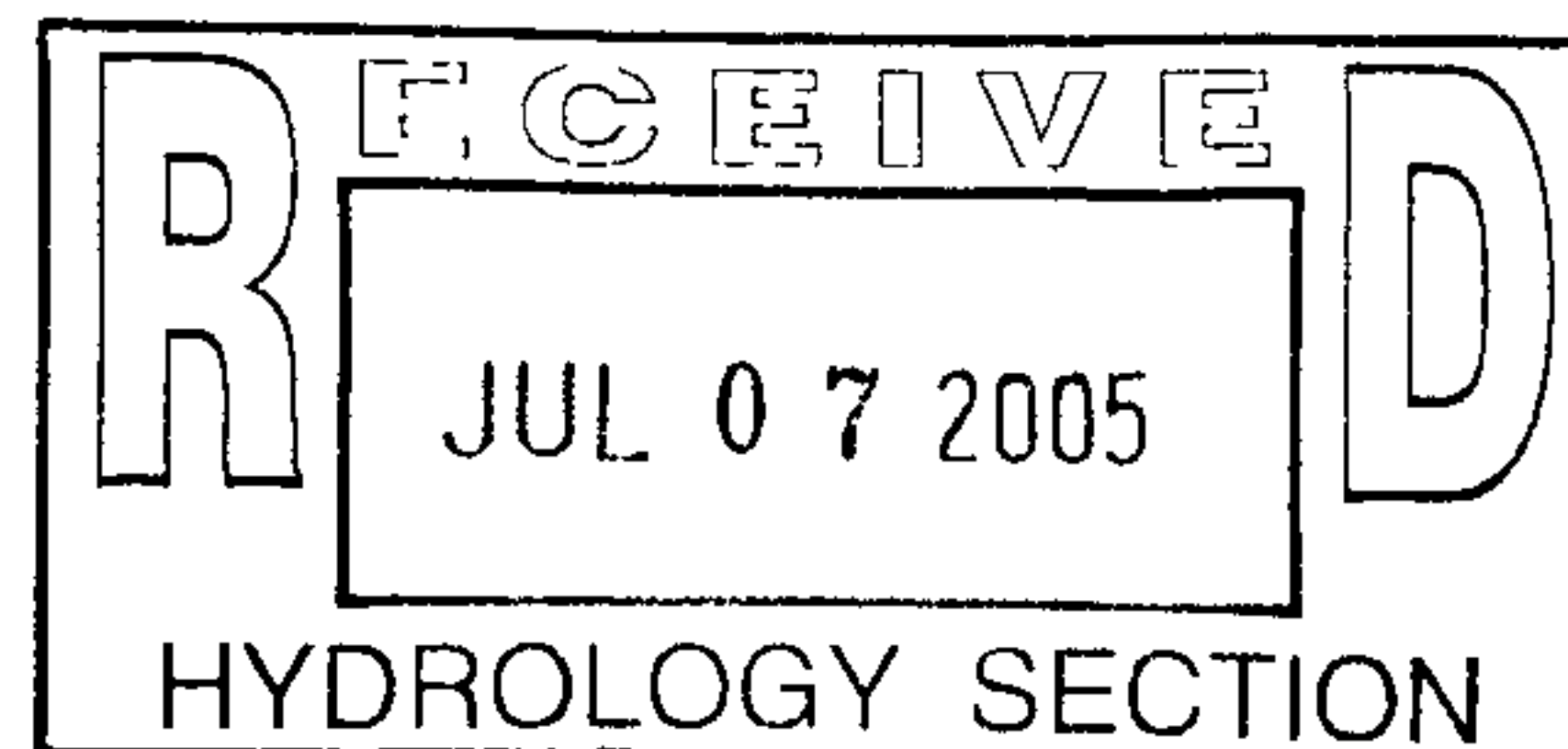
- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS 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: 07/07/05

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 of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



July 7, 2005

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Attn: Mr. Bradley Bingham, PE
Re: Project No. H13/D49

The following is written in response to your comments dated June 08, 2005. The responses are in the same order as the comments.

1. A blanket drainage easement will be created on the largest of the three parcels to accept any pond overflow from the smaller parcels. Therefore, limiting impervious surface on the smaller parcels is not of concern.

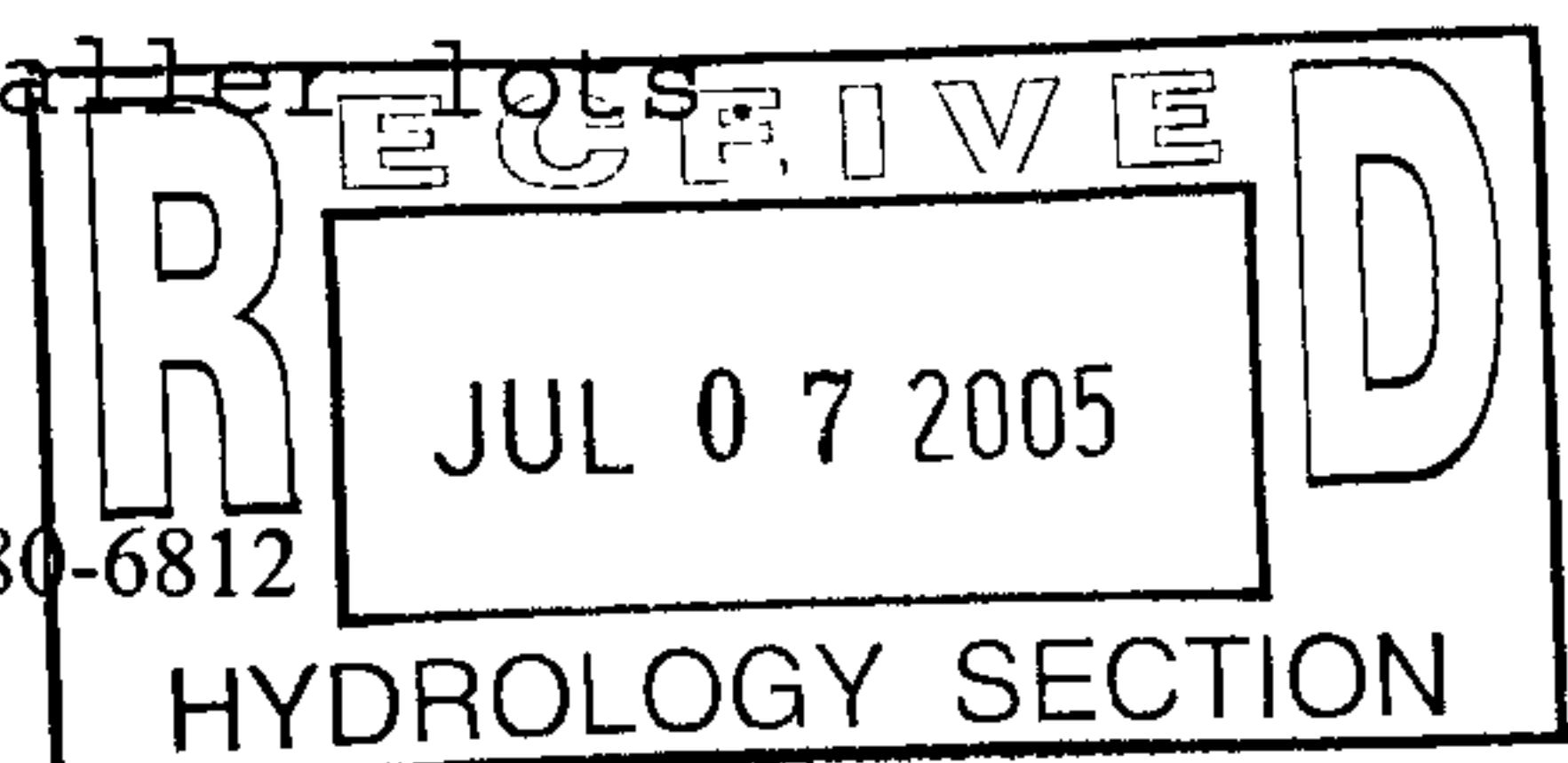
2. Again, a blanket drainage easement will be created on the largest parcel and is to accept excess runoff from the smaller parcels. Therefore, it is requested that the proposed earth berms be accepted.

3. An approximation of the 100 year, 10 day pond water surface has been added to the plan.

4. The residence's floors on the smaller lots are more than one foot above their respective berms and therefore more than one foot above the ponded water surface of the 100 year, 10 day storm.

5. There is an existing storm drain in Rio Grande Blvd. and a catch basin on the west side of the street north of the northeast corner of the site. It is requested that the construction of storm drain facilities be deferred until the larger parcel is subdivided into several smaller lots.

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



July 7, 2005

Attn: Mr. Bradley Bingham, PE

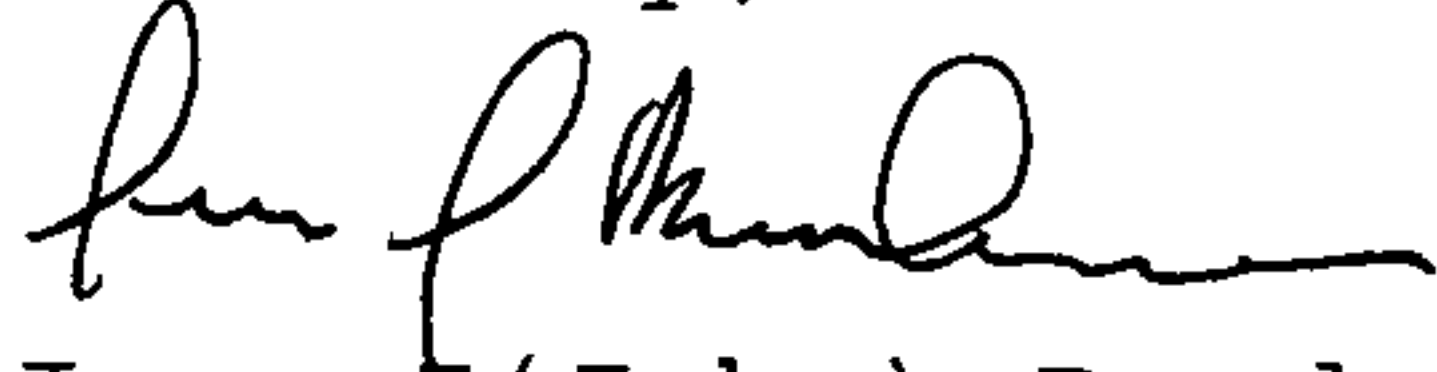
Re: Project No. H13/D49

Page 2 of 2

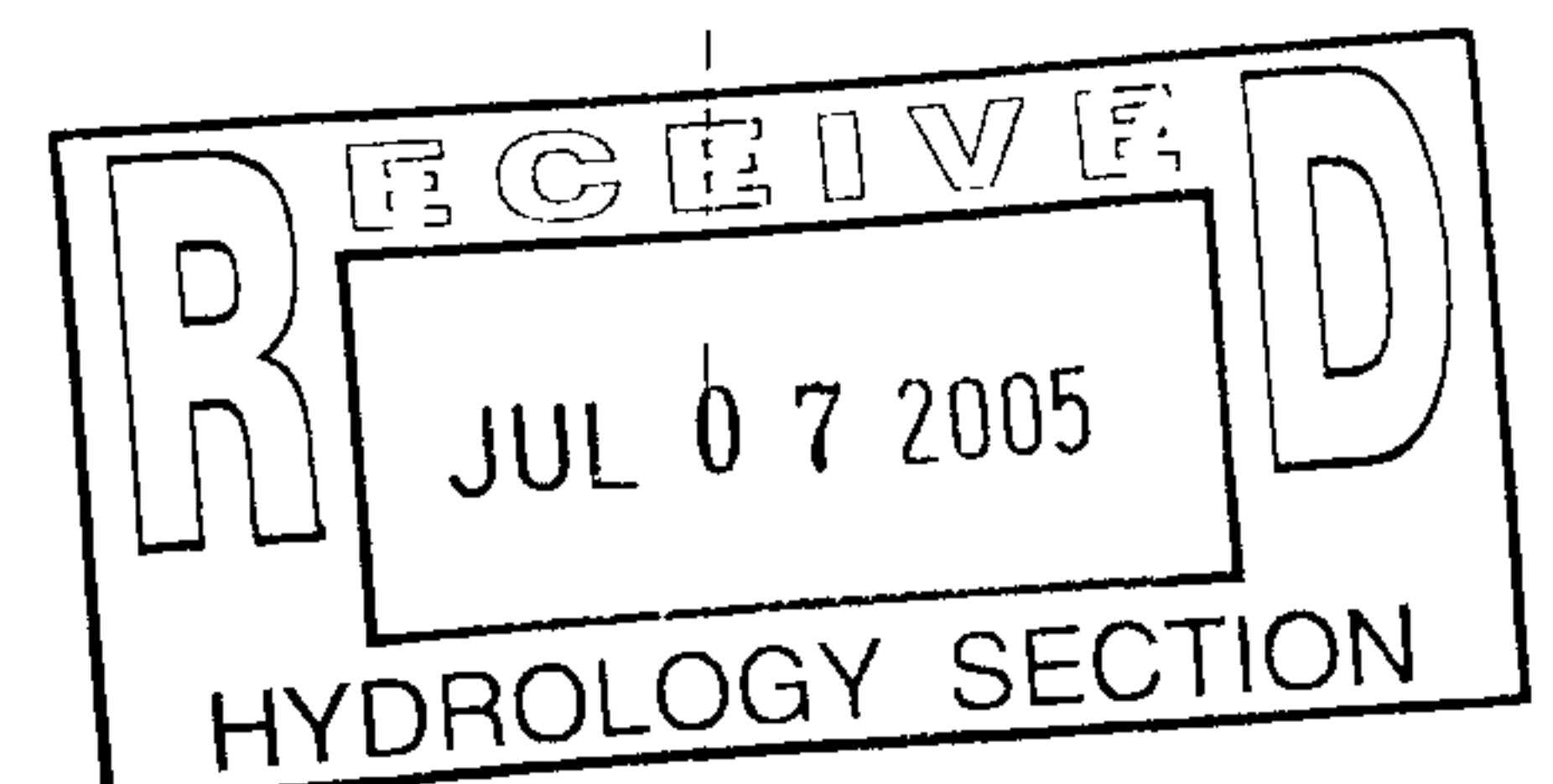
That subdivision will provide offsetting revenues to defray costs for the storm drain. In the meantime the site is more than capable of providing drainage protection for the existing and proposed residences as well as adjoining properties.

Thank you for your review and comments.

Sincerely,

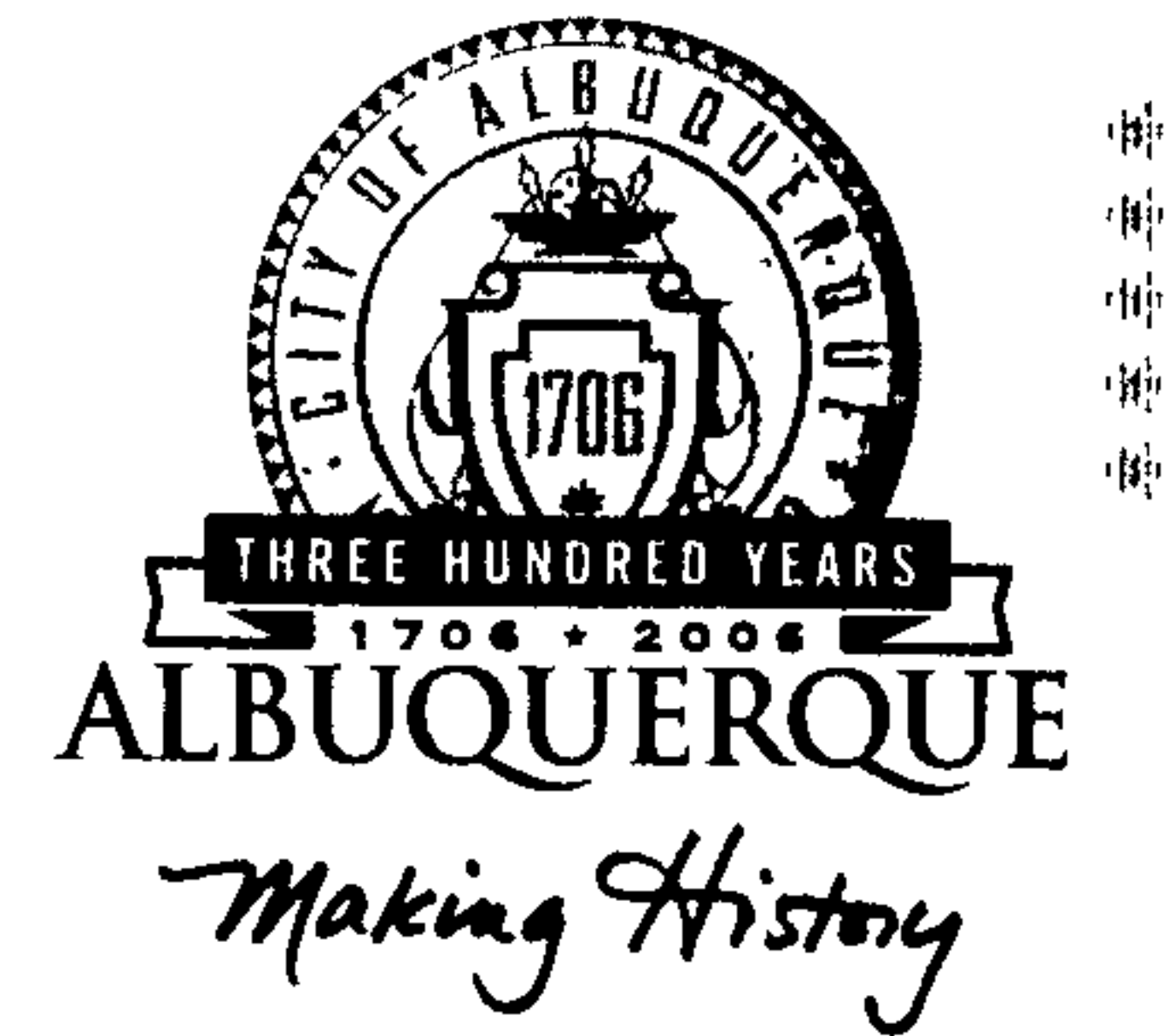


Jean J (Jake) Bordenave



P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com

CITY OF ALBUQUERQUE



June 8, 2005

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

**Re: Tracts 90A, 90B & 90C, MRGCD Map No. 35 - Grading & Drainage Plan
Engineer's Stamp dated 4-22-05 (H13-D49)**

Dear Mr. Bordenave,

Based upon the information provided in your submittal dated 5-9-05, the above referenced plan cannot be approved for Preliminary or Final Plat until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Verify that the maximum percent impervious of the maximum pad size allowed and the contributing area is not greater than 45 percent.
- Provide a permanent wall (CMU or concrete) around lots 90-B and 90-C capable of containing the 100 year 24 hour storm developed runoff (minimum height = 1'-0").
- Show the 100 year 10 day water surface elevation on plan.
- Verify that the pad elevation is a minimum of 1'-0" above the 100 year 10 day water surface elevation.
- Verify that there is no accessible storm drain near the proposed site.

If you have any questions, you can contact me at 924-3990.

Sincerely,

A handwritten signature in black ink, reading 'Bradley L. Bingham'.

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

Cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

H-13/D49

PROJECT TITLE: Tracts 90A, 90B & 90C, MRGCD Map No 35

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE # ~~H12/13~~

WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 90, MRGCD Map No 35

CITY ADDRESS: N/A

ENGINEERING FIRM: Bordenave Designs

ADDRESS: P O Box 91194

CITY, STATE: Albuquerque, NM

CONTACT: Jake Bordenave

PHONE: 823-1344

ZIP CODE: 87199

OWNER: Ed Haddaway

ADDRESS: _____

CITY, STATE: _____

CONTACT: Ed Haddaway

PHONE: _____

ZIP CODE: _____

ARCHITECT: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: Harris Surveying

ADDRESS: 2412D Monroe NE

CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris

PHONE: 889-8056

ZIP CODE: 87110

CONTRACTOR: N/A

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

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- ☐ 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)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

See paid ✓

CHECK TYPE OF APPROVAL SOUGHT:

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- ☒ PRELIMINARY PLAT APPROVAL
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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ 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: 05/09/05

BY: Jake Bordenave

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