

# CITY OF ALBUQUERQUE



January 23, 2008

Jeff Mulberry, PE  
Bohannon Huston, Inc  
7500 Jefferson NE  
Albuquerque, NM 87109

**Re: Mesa del Sol Elevated Water Reservoir Grading and Drainage Plan**  
**Engineer's Stamp dated 12-19-07, (R16/DA3004)**

Dear Mr. Mulberry,

P.O. Box 1293

Based upon the information provided in your submittal dated 12-21-07, 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.

Albuquerque

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

New Mexico 87103

If you have any questions, you can contact me at 924-3986.

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

R-16/DA3004

PROJECT TITLE: Mesa del Sol Elevated Water Reservoir ZONE MAP/DRG. FILE # R-16  
DRB #: \_\_\_\_\_ EPC#: 07EPC-00110 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT 20 OF BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Jeff Mulbery  
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Forest City Covington, N.M., LLC CONTACT: Mike Castillo  
ADDRESS: 801 University Blvd. SE, Suite 200 PHONE: 505-400-3021  
CITY, STATE: Albuquerque, NM ZIP CODE: 87106

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE MANAGEMENT PLAN  
☐ 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 (DRAINAGE DESIGN ANALYSIS REPORT)  
REVISION

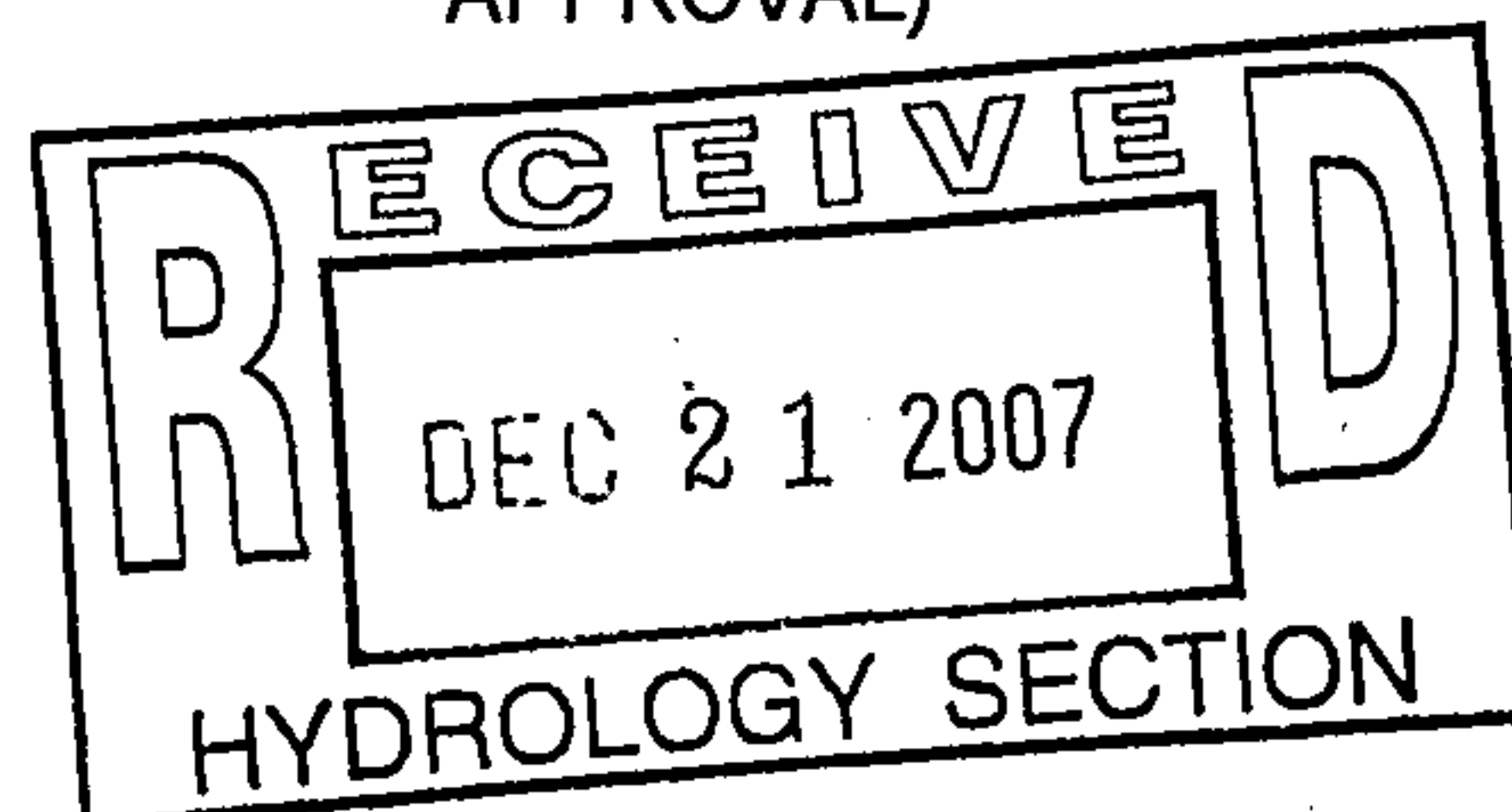
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR DRB APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☐ ROUGH GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER (CHANGE ORDER) APPROVAL  
☒ OTHER (ADMINISTRATIVE AMENDMENT APPROVAL)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED

OWES 50.00  
12/21/07



DATE SUBMITTED: 12-20-07 BY: Jeff Mulbery/mb

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.

# CITY OF ALBUQUERQUE



August 8, 2007

Jeffrey L. Mulberry, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE – Courtyard 1  
Albuquerque, NM 87109

**Re: Mesa Del Sol Elevated Water Reservoir Grading and Drainage Plan  
Engineer's Stamp dated 7-24-07 (R16/DA3004)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal dated 7-25-07, the above referenced plan is approved for Site Development Plan by the DRB, Grading Permit and Foundation Permit.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. You are required to send a copy of your SWPPP on a CD to the following address:

Albuquerque

Department of Municipal Development, Storm Drainage Division, P.O. Box 1293,  
One Civic Plaza, Rm. 301, Albuquerque, NM 87103

New Mexico 87103

If you have any question concerning the SWPPP, please contact Kathy Verhage 768-3654.

[www.cabq.gov](http://www.cabq.gov)

Upon completion of the project, please provide an Engineer Certification for our files.

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

Sincerely,

Curtis A. Cherne, P.E.  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file  
Brad Bingham  
Kathy Verhage, DMD



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Mesa del Sol Elevated Water Reservoir ZONE MAP/DRG. FILE # R-16  
DRB #: 1005355 EPC#: 07EPC-00110 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Future Tract 20, Bulk Land Plat for Mesa del Sol Innovation Park  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bohannon Huston, Inc.  
ADDRESS: 7500 Jefferson NE - Courtyard I  
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery  
PHONE: (505) 823-1000  
ZIP CODE: 87109

OWNER: Forest City Covington, N.M., LLC  
ADDRESS: 801 University Blvd. SE, Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Manny Barrera  
PHONE: 505-400-3021  
ZIP CODE: 87106

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

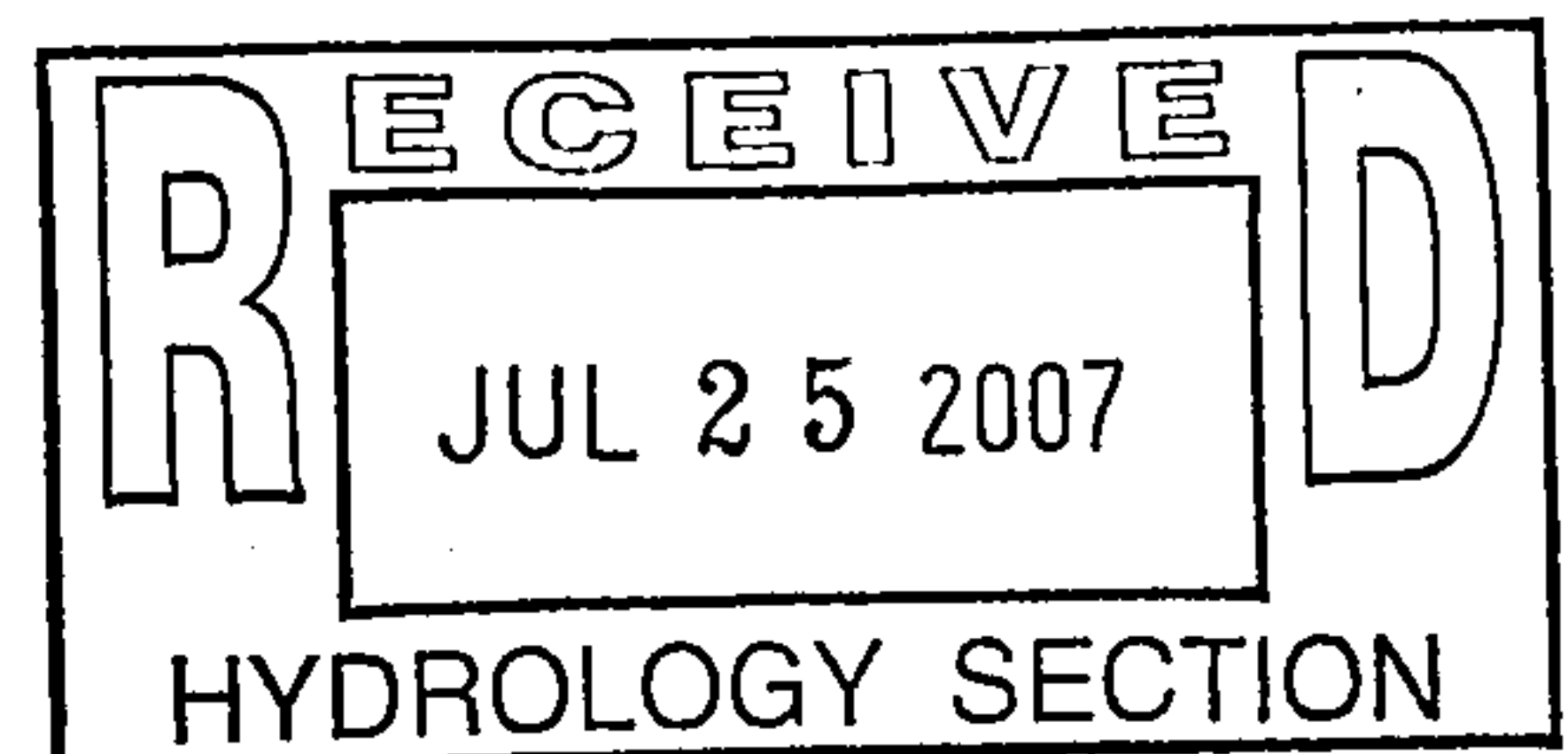
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☒ RESUBMITTAL CONCEPTUAL  
    GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER (DRAINAGE DESIGN ANALYSIS REPORT)  
    REVISION

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☒ S. DEV. PLAN FOR DRB APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☒ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☒ ROUGH GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER (CHANGE ORDER) APPROVAL  
☐ OTHER (DRC HYDROLOGY APPROVAL)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 7-24-07 BY: Jeff Mulbery/mb

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:

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- 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.

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

June 25, 2007

Curtis A Cheme, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services  
City of Albuquerque  
P. O. Box 1293  
Albuquerque, NM 87103

Re: Mesa del Sol Elevated Water Tank Grading and Drainage Plan (R16/D096)  
Engineer's Stamp dated 7-9-07 (Resubmitted Engineer's Stamp dated 7-24-07)

Dear Curtis:

Based upon the comments provided in your letter dated July 16, 2007, the Grading and Drainage plan for the above referenced project has been updated to meet the requirements for Site Development action by the DRB, Rough Grading and Foundation Permit approval. The following revisions have been addressed:

1. The access road to the site has been revised on all sheets. The access road is currently located east of the trail. In addition the power pole has been shown correctly on the Site Access Plan. The Grading Plan shows this pole in the correct location.
2. A maintenance agreement will be obtained by PNM/ABCWAU for the access road.
3. Inverts for the 2-36" RCP storm drain connecting the regional retention pond together was provided.
4. The rip rap specification call-out was revised and corrected.
5. An invert for the rundown in the south pond was provided.
6. Volumes for the design volume required and the volume provided have been shown on sheet

If you have questions or require further information, please contact me at 823-1000.

Sincerely,



Michael Balaskovits, E.I.  
Engineer  
Community Development and Planning

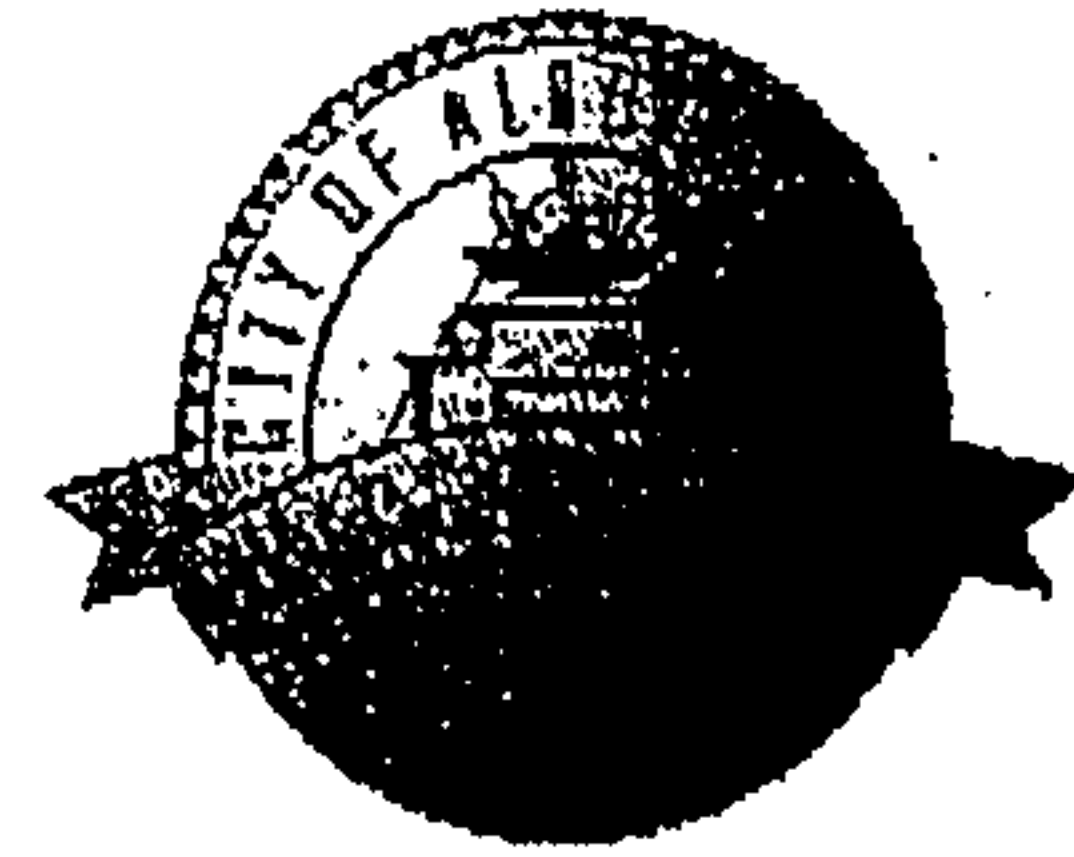
MJB/cc  
Enclosures

ENGINEERING ▲

SPATIAL DATA ▲

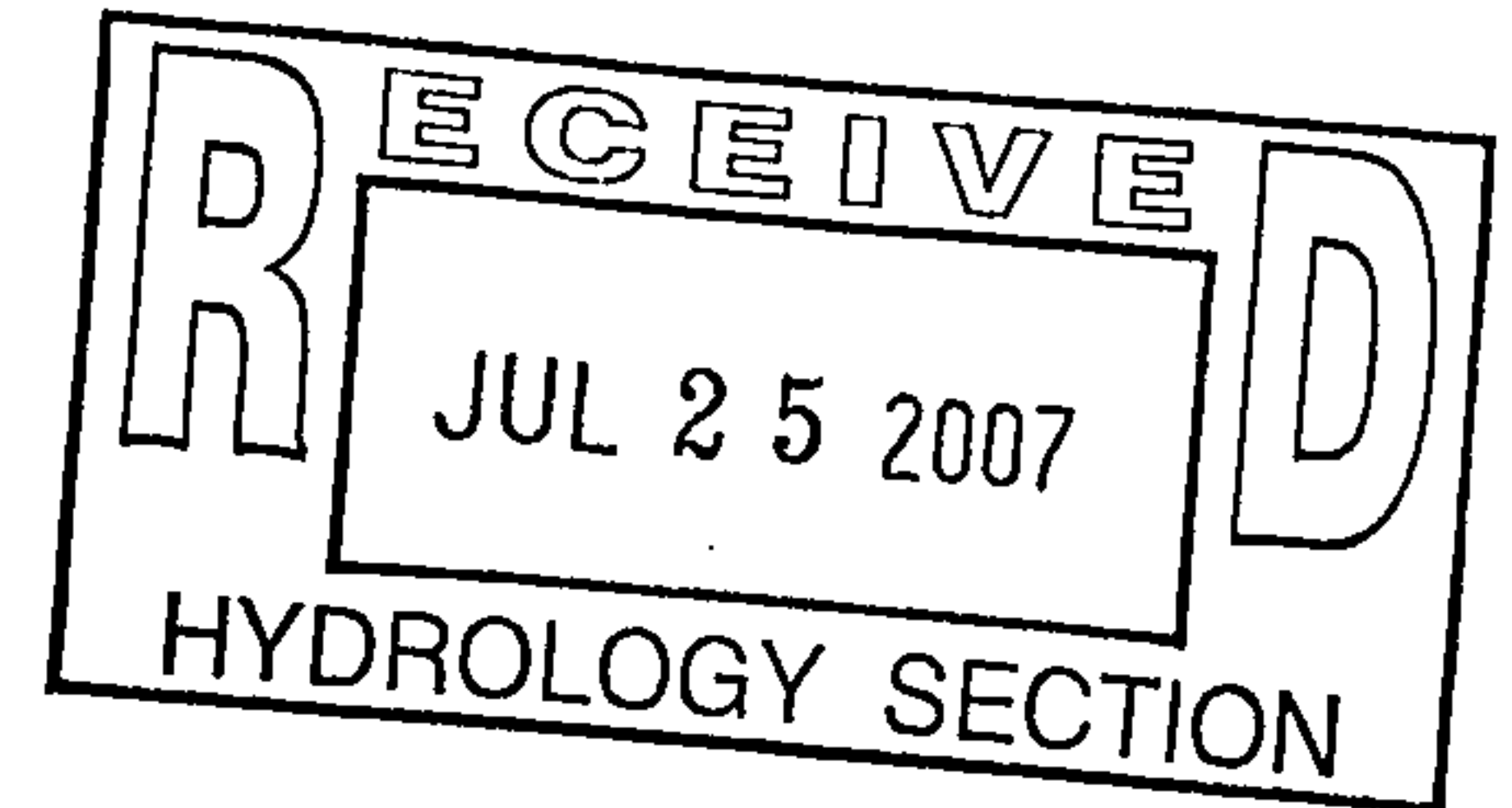
ADVANCED TECHNOLOGIES ▲

# CITY OF ALBUQUERQUE



July 16, 2007

Jeffrey L. Mulberry, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE – Courtyard 1  
Albuquerque, NM 87109



**Re: Mesa Del Sol Elevated Water Tank Grading and Drainage Plan**  
**Engineer's Stamp dated 7-9-07 (R16/D096)**

Dear Mr. Mulberry,

Based upon the information provided in your submittal dated 7-9-07, the above referenced plan cannot be approved for Site Development action by the DRB, Rough Grading Permit or Foundation Permit.

P.O. Box 1293

Concerning Site Development approval by the DRB:

Albuquerque

New Mexico 87103

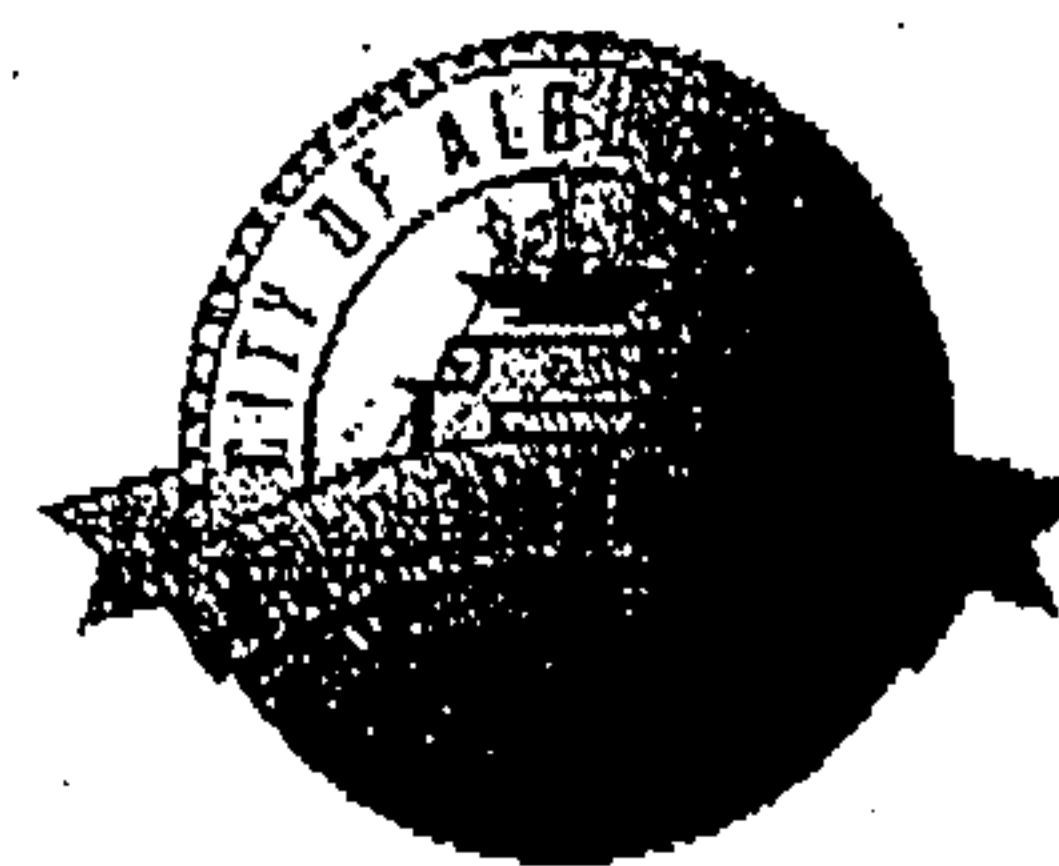
[www.cabq.gov](http://www.cabq.gov)

- The Site Access Plan shows the access road in the bottom of the swale leading to the regional pond, while the grading plan shows the access road on the east shoulder of the swale. The location east of the swale is preferable. The Site Access Plan also shows the power pole in the drainage tract, whereas the Grading Plan depicts it outside of the drainage tract.
- The access road in the drainage tract should be maintained by PNM/ABCWAU. A maintenance agreement is required.

Concerning Rough Grading and Foundation Permits:

- More information is required before the ponds can be graded and related infrastructure can be built.
  - Inverts are required for the 2-36" RCP storm drain connecting the two ponds. In addition show the pipe ends in both ponds.
  - Which COA STD SPEC are you planning on using for the Rip Rap rundowns? What is Type VL? Is "1" thick" a typo?
  - Provide an invert for the rundown into the south pond.
  - Provide new volumes of the two ponds.
- It appears that grading of the site is integral with grading of the ponds and since more information is required before grading the ponds, the site should not be graded until approval is given to grade the ponds.

# CITY OF ALBUQUERQUE



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

Sincerely,

A handwritten signature in cursive script, appearing to read "Curtis A. Chene".

Curtis A. Chene, P.E.  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file  
Brad Bingham

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)



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7500 Jefferson St. NE  
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87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne  
600 Second St.  
Albuquerque, NM 87102

Requested by: Mike Balaskovits

Date: July 25, 2007

Time Due: ☒ This A.M.  
☐ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

Phone: 924-3695

Job No.: 070204

Job Name: Elevated Water Reservoir

### DELIVERY VIA

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

### PICK UP

Item: \_\_\_\_\_

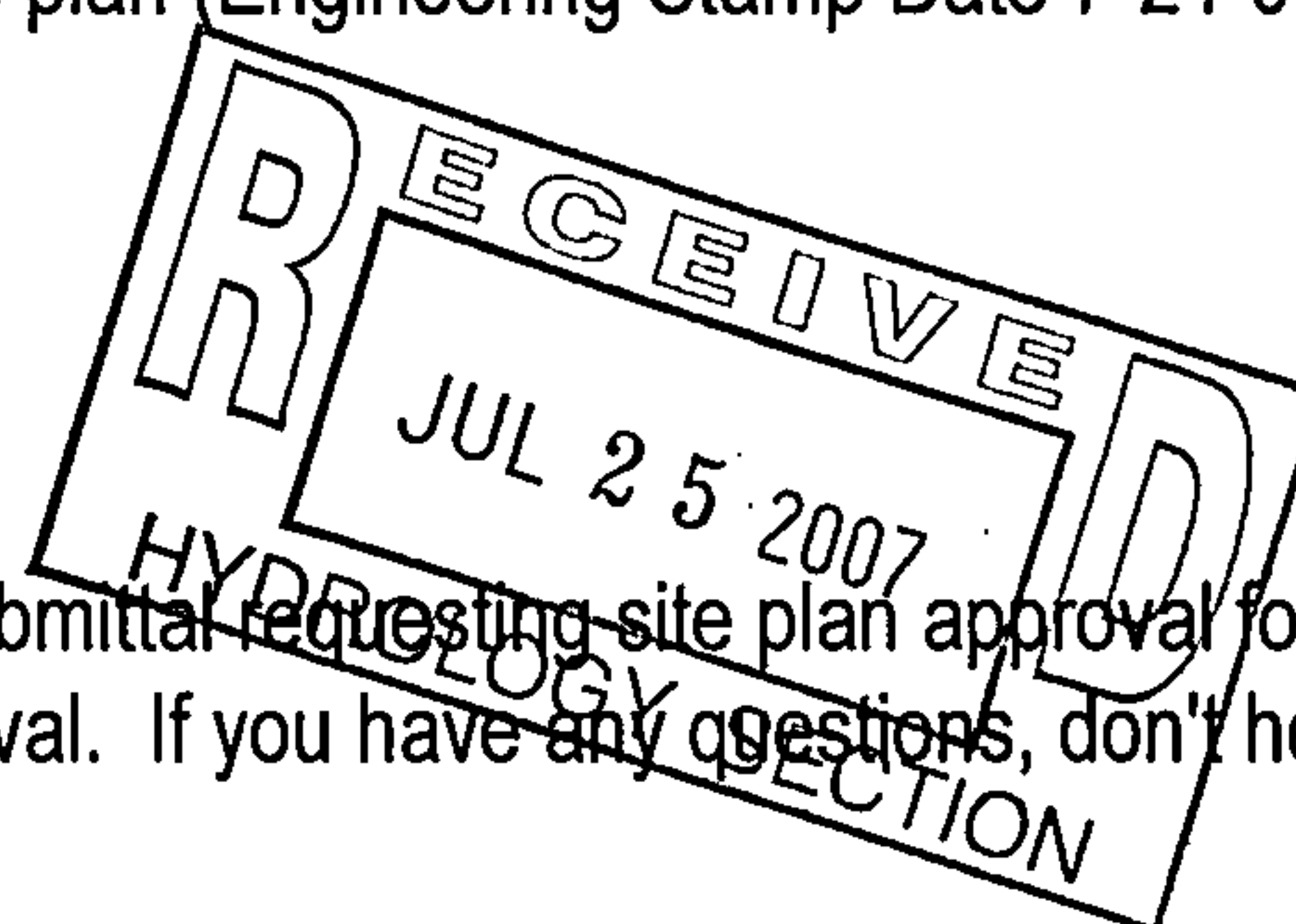
<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Information Sheet
2	1	COA Comment Letter Sent 7-16-07
3	1	Reply to COA Comment Letter (Dated 7-25-07)
4	3 Sheets	Resubmittal of grading and drainage plan (Engineering Stamp Date 7-24-07)

### COMMENTS / INSTRUCTIONS

Curtis,

Attached is the resubmittal for the Elevated Water Reservoir submittal requesting site plan approval for DRB action approval, Foundation permit approval and rough grading approval. If you have any questions, don't hesitate to contact Jeff Mulbery or myself Thanks.

Mike Balaskovits



REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲





July 16, 2007

Jeffrey L. Mulberry, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson NE – Courtyard 1  
Albuquerque, NM 87109

**Re: Mesa Del Sol Elevated Water Tank Grading and Drainage Plan  
Engineer's Stamp dated 7-9-07 (R16/D096)**

Dear Mr. Mulberry,

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P.O. Box 1293

Concerning Site Development approval by the DRB:

Albuquerque

New Mexico 87103

www.cabq.gov

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# CITY OF ALBUQUERQUE



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

Sincerely,

Curtis A. Cherne, P.E.

Engineering Associate, Planning Dept.  
Development and Building Services

C: file  
Brad Bingham

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

DA3004  
/gk

PROJECT TITLE: Mesa del Sol Elevated Water Reservoir ZONE MAP/DRG. FILE # R-16  
DRB #: \_\_\_\_\_ EPC#: 07EPC-00110 WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bohannon Huston, Inc.  
ADDRESS: 7500 Jefferson NE - Courtyard I  
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery  
PHONE: (505) 823-1000  
ZIP CODE: 87109

OWNER: Forest City Covington, N.M., LLC  
ADDRESS: 801 University Blvd. SE, Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Mike Castillo  
PHONE: 505-400-3021  
ZIP CODE: 87106

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
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CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

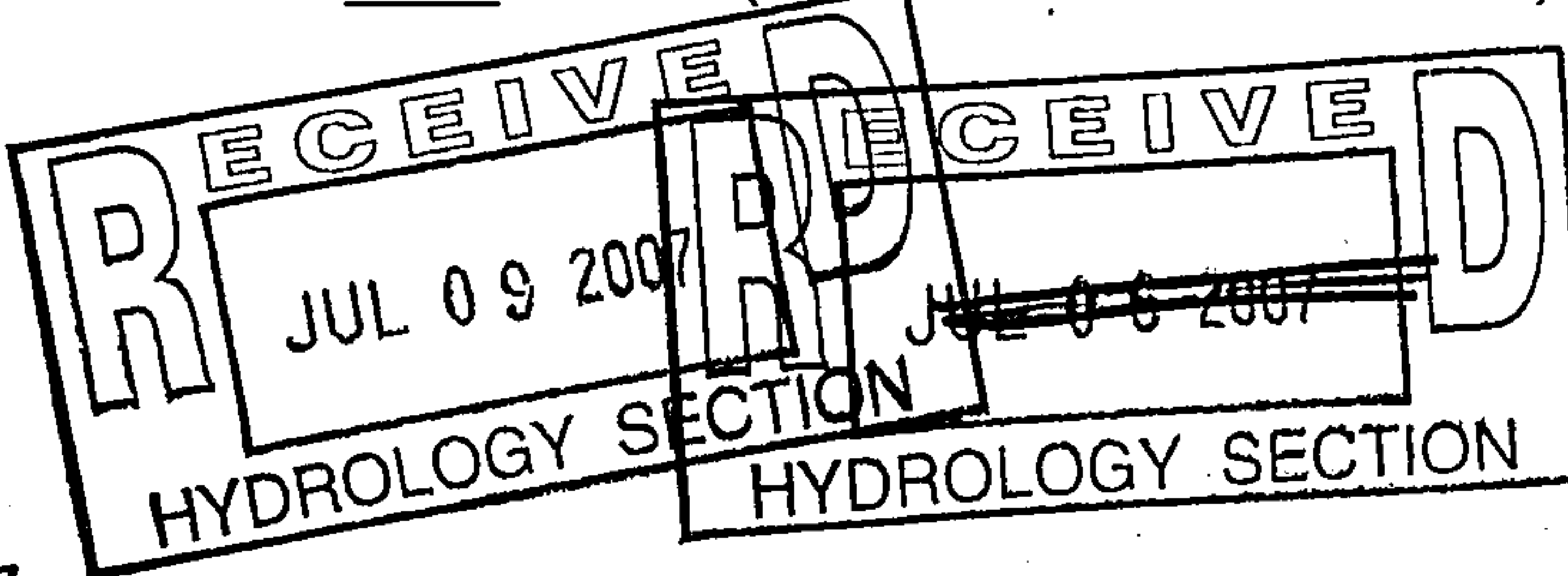
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☐ DRAINAGE PLAN  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
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REVISION

## CHECK TYPE OF APPROVAL SOUGHT:

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☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☒ S. DEV. PLAN FOR DRB APPROVAL  
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☐ BUILDING PERMIT APPROVAL  
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☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☒ ROUGH GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER (CHANGE ORDER) APPROVAL  
☐ OTHER (DRC HYDROLOGY APPROVAL)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 7-6-07 7.9.07 BY: Jeff Mulbery/mb

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:

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ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

PAID RECEIPT

APPLICANT NAME

AGENT

ADDRESS

PROJECT & APP #

PROJECT NAME

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 100.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ☒ ) Site Development Plan ( ) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 100.00 TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

City Of Albuquerque  
Treasury Division

Counterreceipt.doc 6/21/04

7/9/2007 10:52AM LOC: ANN  
RECEIPT# 00084596 WSH 007 TRANSH 0009  
Account 441006 Fund 0110  
Activity 4983000 TRSCXG  
Trans Amt \$100.00  
J24 Misc \$100.00  
VI \$100.00  
CHANGE \$0.00

Thank You



Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne  
600 Second St.  
Albuquerque, NM 87102

Requested by: Mike Balaskovits

Date: July 5, 2007

Time Due: ☒ This A.M.  
☐ This P.M.  
☐ Rush  
☐ By Tomorrow

Phone: 924-3695

Job No.: 070204

Job Name: Elevated Water Reservoir

### DELIVERY VIA

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

### PICK UP

Item: \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
-----------------	-----------------	--------------------

1	1	Drainage Information Sheet
2	3 sheets	Elevated Water Reservoir submittal (Engineer Stamp Date 7-5-07)

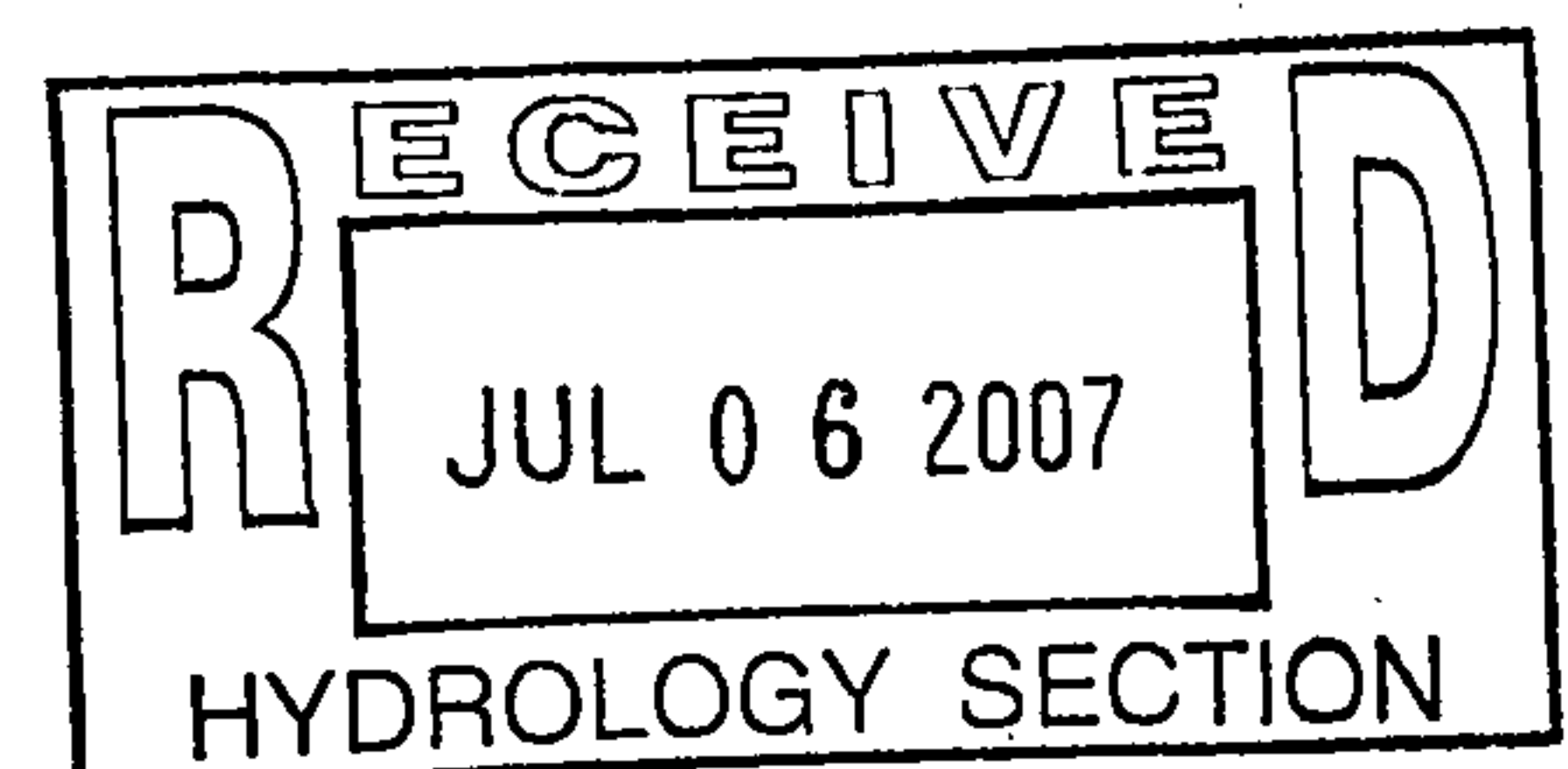
7.9.07 JM

### COMMENTS / INSTRUCTIONS

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Mike Balaskovits



REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

ENGINEERING ▲  
SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲