



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 17, 2004

Sara Lavy, PE  
Tierra West LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Quail Spring Subdivision Pond Reclamation Grading Plan Certification  
Engineer's Stamp dated 6-8-04 (C19/D15A)**

Dear Ms. Lavy,

Based upon the information provided in your submittal dated 6-8-04, the above referenced plan is approved for Final Plat.

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

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Quail Springs Subdivision (formerly Pond)  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: C-19/D15A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 58, 59, 60 Quail Springs Subdivision  
CITY ADDRESS: South of Oakland between Louisiana and Wyoming

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: Newman Homes  
ADDRESS: PO Box 21490  
CITY, STATE: Albuquerque, NM

CONTACT: Paul Newman  
PHONE: 294-7789  
ZIP CODE: 87154

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

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

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

CONTACT: Leonard Martinez  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: Sparling Construction  
ADDRESS: PO Box 90548  
CITY, STATE: Albuquerque, NM

CONTACT: JC Ketchum  
PHONE: 821-1034  
ZIP CODE: 87199-0548

## 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

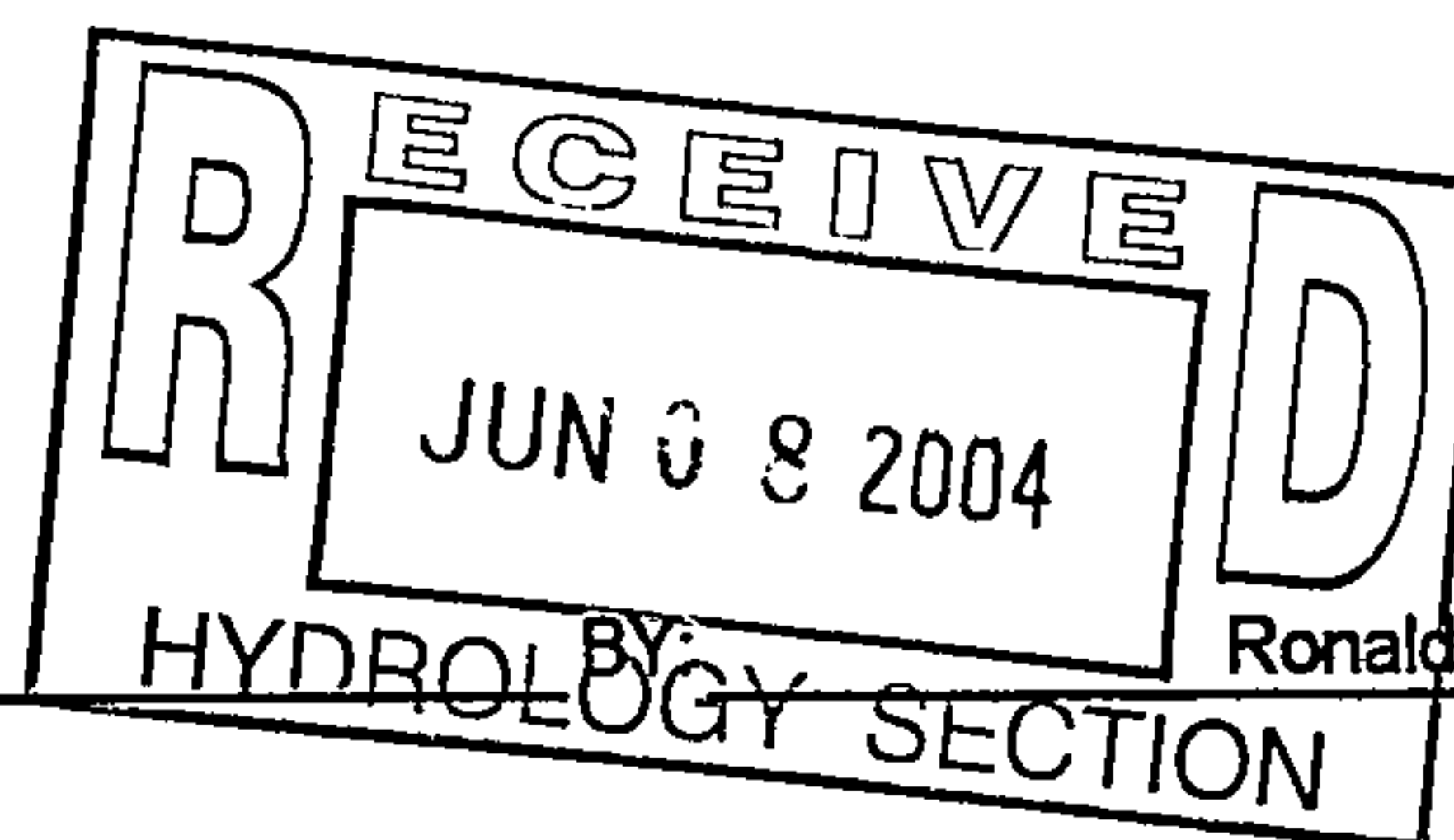
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL 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: 5/8/2004



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 Plans:** 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

April 22, 2004

Ron Bohannon, PE  
Tierra West LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Quail Spring Subdivision Pond Reclamation Revised Grading Plan  
Engineer's Stamp dated 2-11-04 (C19/D15A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 2-12-04, the above referenced plan is approved for Grading Permit and SO#19 Permit. Prior to Final Plat signoff by City Engineer, please submit the following items. The previous plan dated 7-28-03 is voided

- Written concurrence from Matt Cline of the City's Storm Drain Maintenance section of the modifications to the SD system.
- Engineer's Certification of the above referenced grading plan.

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

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

C-19/D15A

PROJECT TITLE: Quail Springs Subdivision  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: C-19/D15  
 WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 58, 59, 60 Quail Springs Subdivision  
 CITY ADDRESS: South of Oakland between Louisiana and Wyoming

ENGINEERING FIRM: Tierra West, LLC  
 ADDRESS: 8509 Jefferson NE  
 CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY  
 PHONE: (505) 858-3100  
 ZIP CODE: 87113

OWNER: Newman Homes  
 ADDRESS: PO Box 21490  
 CITY, STATE: Albuquerque, NM

CONTACT: Paul Newman  
 PHONE: 294-7789  
 ZIP CODE: 87154

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

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

SURVEYOR: Precision Surveys  
 ADDRESS: 8414-D Jefferson Street NE  
 CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano  
 PHONE: 856-5700  
 ZIP CODE: 87113

CONTRACTOR: \_\_\_\_\_  
 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

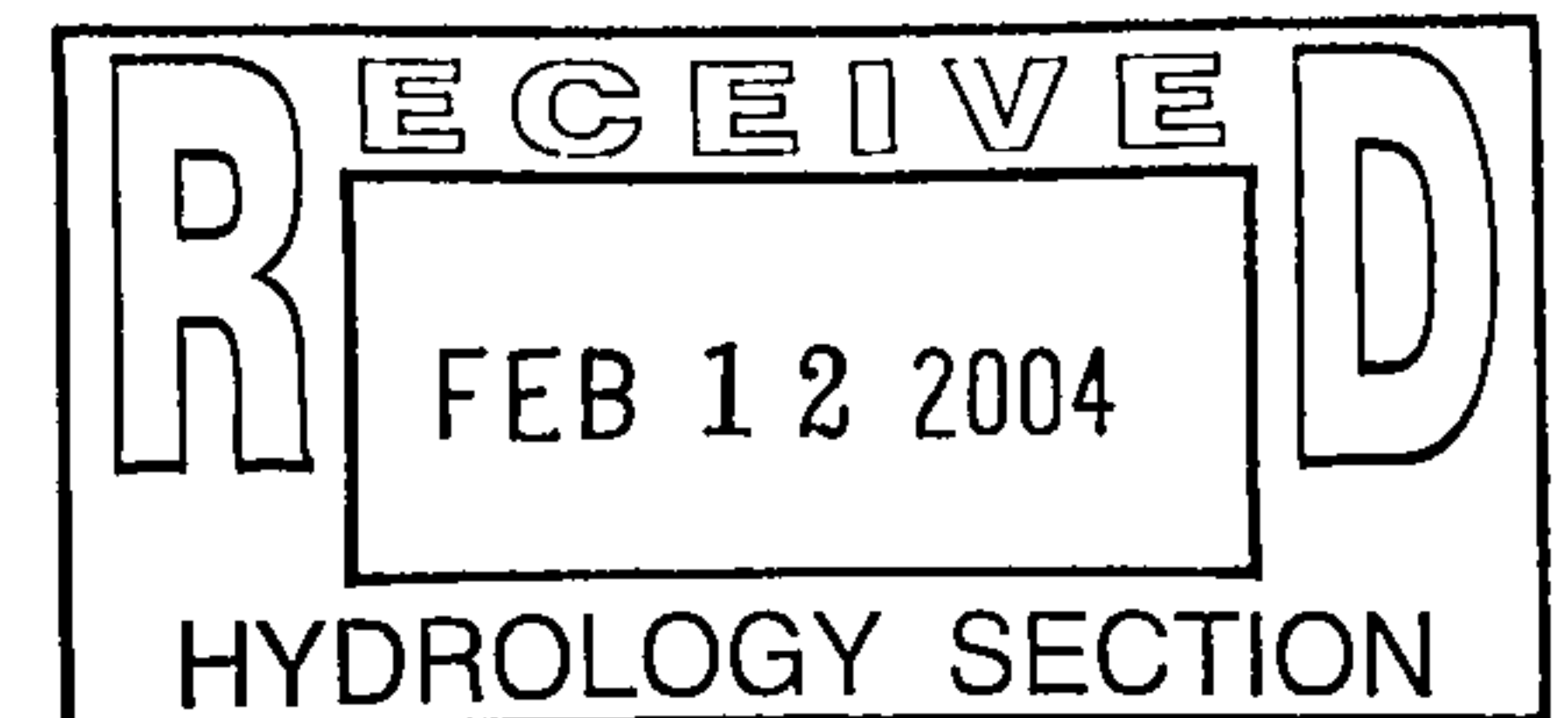
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- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

*revision, as requested*



DATE SUBMITTED: 2/11/2004 BY: Sara Lavy *by Brod...* *RA.*

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 Plans** 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.



# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

February 12, 2004

Mr. Brad Bingham  
Hydrology Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Quail Springs; C19/D15 A**

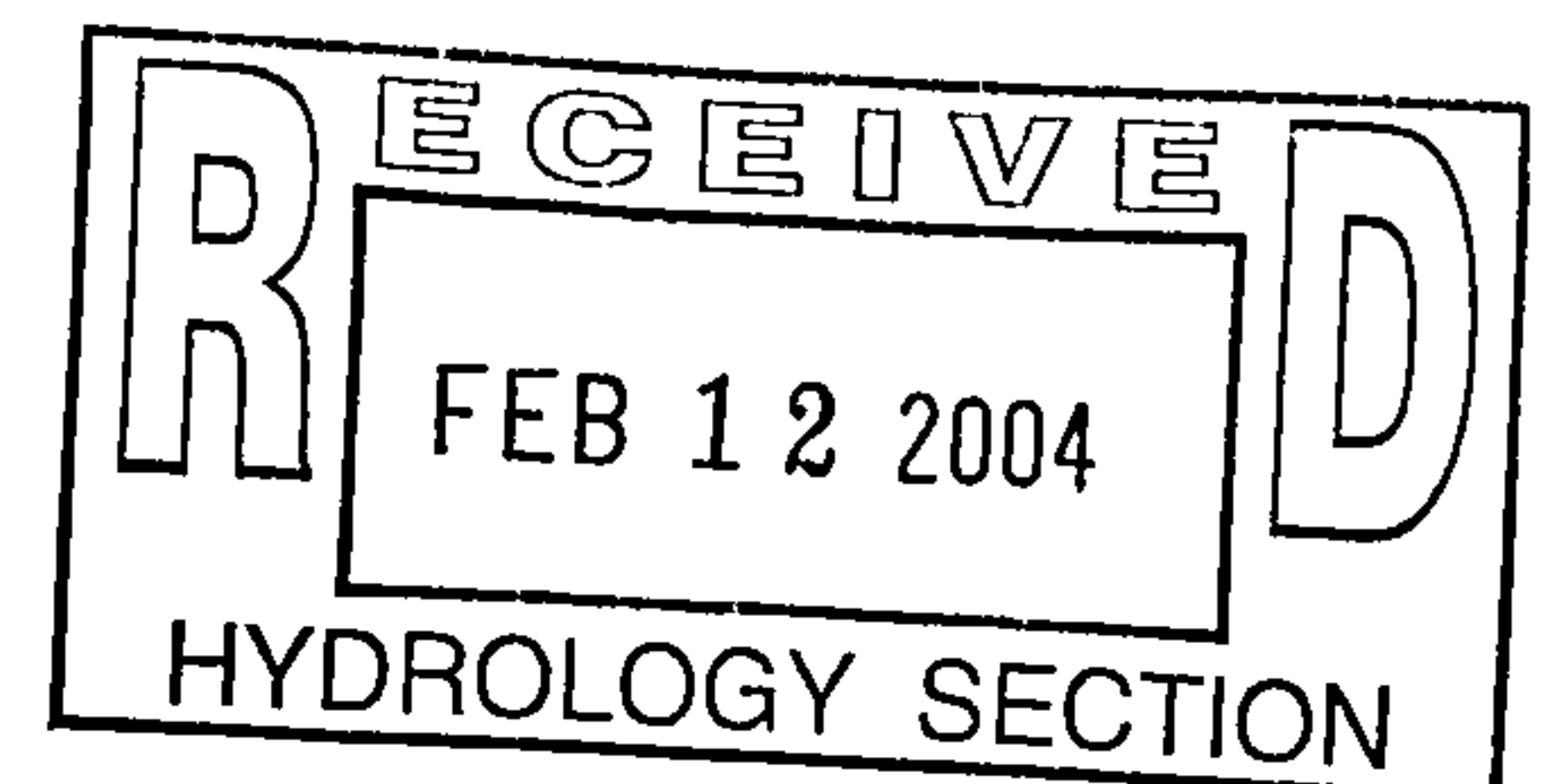
Dear Mr. Bingham:

Tierra West, LLC, on behalf of Newman Homes requests approval of the enclosed grading plan. Quail Springs Subdivision was constructed several years ago with a temporary retention pond covering three lots of the subdivision. The storm drain is now complete and drainage is being accepted into the La Cueva Arroyo. The retention pond is no longer necessary and the owner wants to develop the three lots. A vacation action and final plat were approved by DRB to remove the public drainage easement that encumbers the lots. The grading plan for the three lots was previously approved in a letter dated August 26, 2003. At the request of the owner, a cross-lot drainage easement was added to the rear of the lots, along with a three-foot wide concrete drainage swale. The swale will daylight under the existing wall to new sidewalk culverts in Oakland Avenue. The cross-lot drainage easement is necessary due to the existing retaining wall and the grades of the existing house to the south of the lots.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

  
Sara Lavy, P.E.



Enclosure/s

cc: Paul Newman

JN: 220105  
scl



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

→ JW 220105  
Incoming  
Drainage  
Staff

August 26, 2003

Ron Bohannon, PE  
Tierra West LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Quail Spring Subdivision Pond Reclamation Grading Plan**  
**Engineer's Stamp dated 7-28-03 (C19/D15)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 7-29-03, the above referenced plan is approved for Grading Permit and SO#19 Permit. Prior to Final Plat signoff by City Engineer, please submit the following items.

- Written concurrence from Matt Cline of the City's Storm Drain Maintenance section of the modifications to the SD system.
- Engineer's Certification of the above referenced grading plan.

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

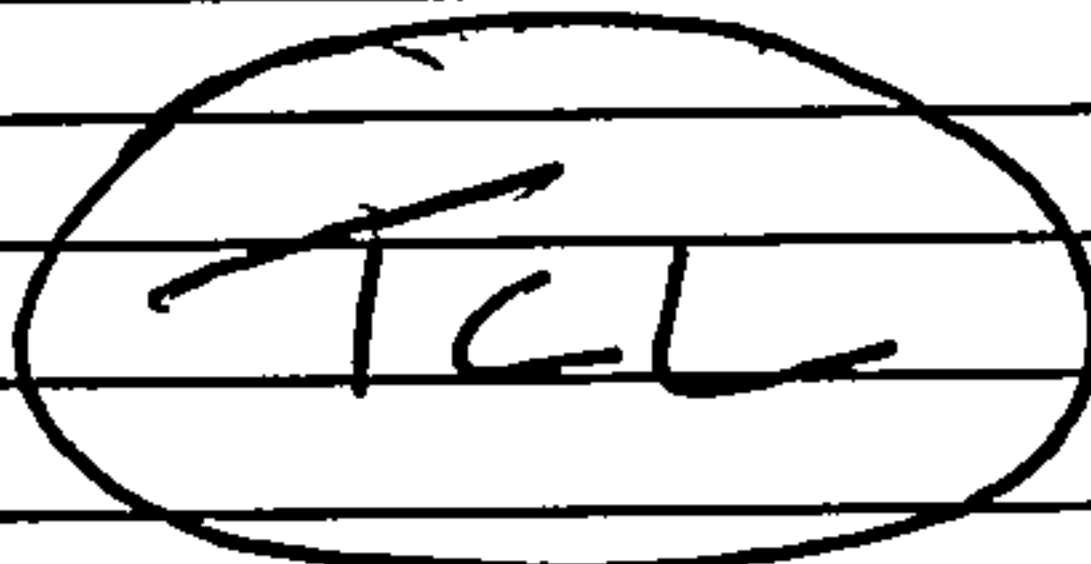
Sincerely,

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

C: file

*Tierra West LLC*

TO: CABQ  
PLAZA DEL SOL -- 2ND FLR  
PHONE: 924.3994

DATE	12-Feb-04	JOB NO:	230085
ATTN: TONY LOYD			
RE: BRAKE MASTERS			
2925 COORS BLVD NW			

☒ Attached

☐ Prints☐ **Change order**

☐ Under Separate cover via \_\_\_\_\_ the following items:

## Plans

## Samples

## Specifications

[illegible]

**XX** For approval

☐ Approved as submitted

**FOR SIGNATURE(S)**

**For your use**

☐ Approved as noted

**XX** As requested

☐ Returned for corrections

☐ For review & comments ☐ For Payment

**FOR BIDS DUE** \_\_\_\_\_ **20** \_\_\_\_\_

☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

RECEIVED  
DAN TO US  
FEB 12 2004  
HYDROLOGY SECTION

COPY TO

RECEIVED BY

SIGNED KAREN KLINE

**If enclosures are not as noted, kindly notify us at once.**

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

January 20, 2003

Mr. Carlos A. Montoya, Sr. Engineer  
City Floodplain Administrator  
CITY OF ALBUQUERQUE  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Quail Springs; C19/D15; Release of Ponds**

Dear Carlos:

Tierra West, LLC requests a release by the City of Albuquerque to reclaim the temporary ponds on Quail Springs. This project is located north of Alameda between Wyoming and Louisiana. The ponds were installed to control the runoff while the lower collection system was built. We understand the downstream collection system is in place and we should be able to move forward and release the drainage easement.

In addition, the property south of our site is developing as well. Their agent is Isaacson & Arfman. Please advise us when they make application to your office to ensure the flood plain is removed in this area.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Paul Newman

JN: 220105  
RRB/ba





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 27, 2003

Ron Bohannon  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque New Mexico 87113

**RE: Release of Ponds for Quail Springs Subdivision (J15-D51) Letter dated  
January 20, 2003**

Dear Mr. Bohannon:

I have reviewed your request to reclaim the existing retention ponds at the Quail Springs Subdivision. Prior to the release of the retention ponds we will need the following information.

1. Written approval from AMAFCA allowing the runoff to enter the La Cueva concrete channel from Wyoming Boulevard.
2. Submittal of the as-builts for the downstream storm drains system in Wyoming Boulevard.
3. Drainage and Grading Plan for the proposed lots to be converted from the pond. Please address if there are any public improvements that will need to be constructed such as curb and gutter.
4. I have spoken to Genny Donart from Isaacson & Arfman concerning the floodplain problems at Quail Ridge. I will try to review for this problem when they submit for a LOMR.
5. We will have to receive the above information prior to the release of the public easement at DRB for Quail Springs.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

C: Lynn Mazur, AMAFCA  
Genevieve Donart



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

C-19/D15A

August 26, 2003

Ron Bohannon, PE  
Tierra West LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Quail Spring Subdivision Pond Reclamation Grading Plan

Engineer's Stamp dated 7-28-03 (~~C-19/D15~~)

C-19/D15A

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 7-29-03, the above referenced plan is approved for Grading Permit and SO#19 Permit. Prior to Final Plat signoff by City Engineer, please submit the following items.

- Written concurrence from Matt Cline of the City's Storm Drain Maintenance section of the modifications to the SD system.
- Engineer's Certification of the above referenced grading plan.

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

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Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

July 29, 2003

Mr. Brad Bingham  
Hydrology Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

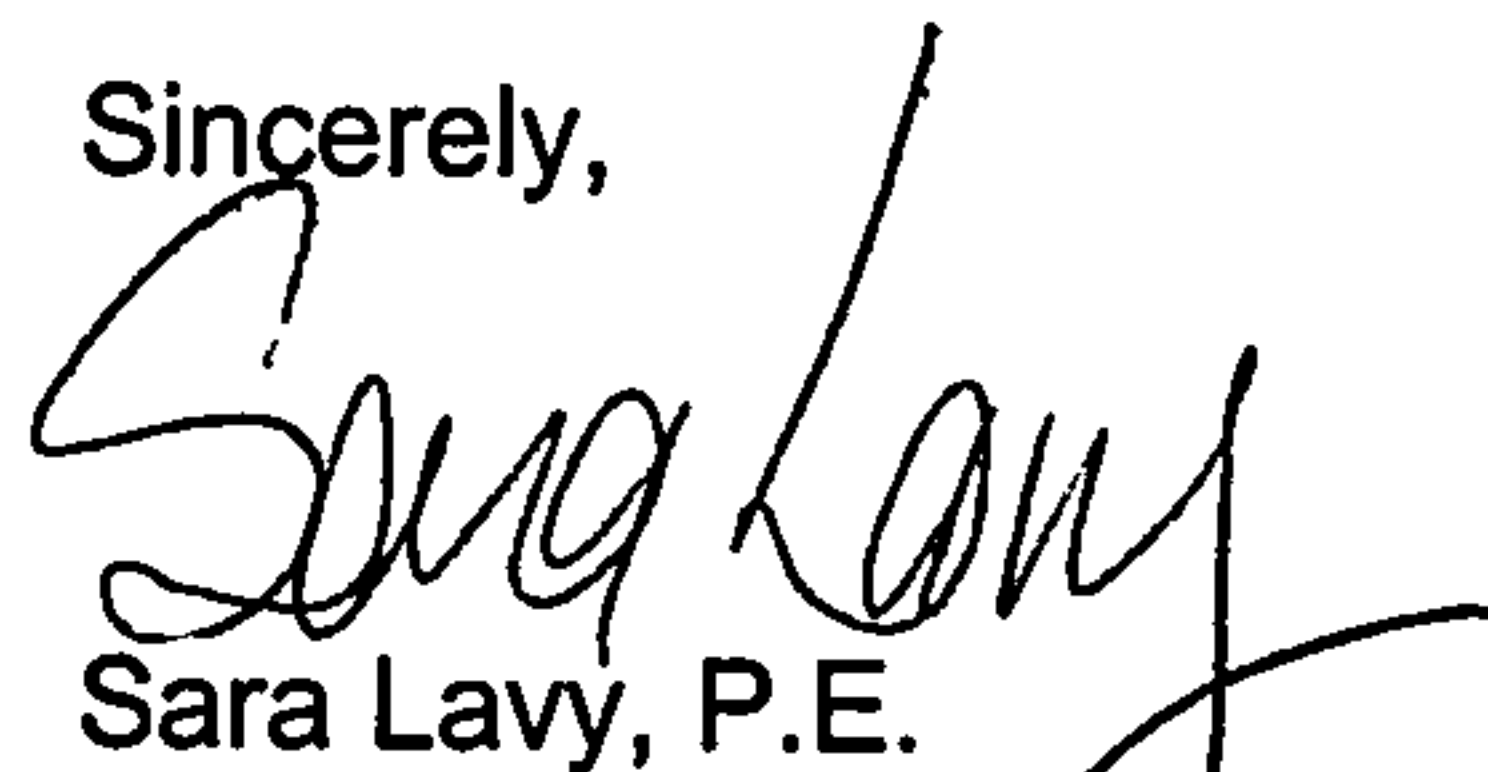
**RE: Quail Springs; C19/D15**

Dear Mr. Bingham:

Tierra West, LLC, on behalf of Newman Homes requests approval of the enclosed grading plan. Quail Springs Subdivision was constructed several years ago with a temporary retention pond covering three lots of the subdivision. The future storm drain was constructed in Quail Springs Place and in Oakland adjacent to the subdivision. The retention pond was necessary until the downstream storm drain and connection to the La Cueva Arroyo was complete. The storm drain is now complete and drainage is being accepted into the La Cueva Arroyo. The retention pond is no longer necessary and the owner wants to develop the three lots. We are also requesting a vacation action at DRB to remove the public drainage easement that encumbers the lots and will replat after the vacation is approved.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

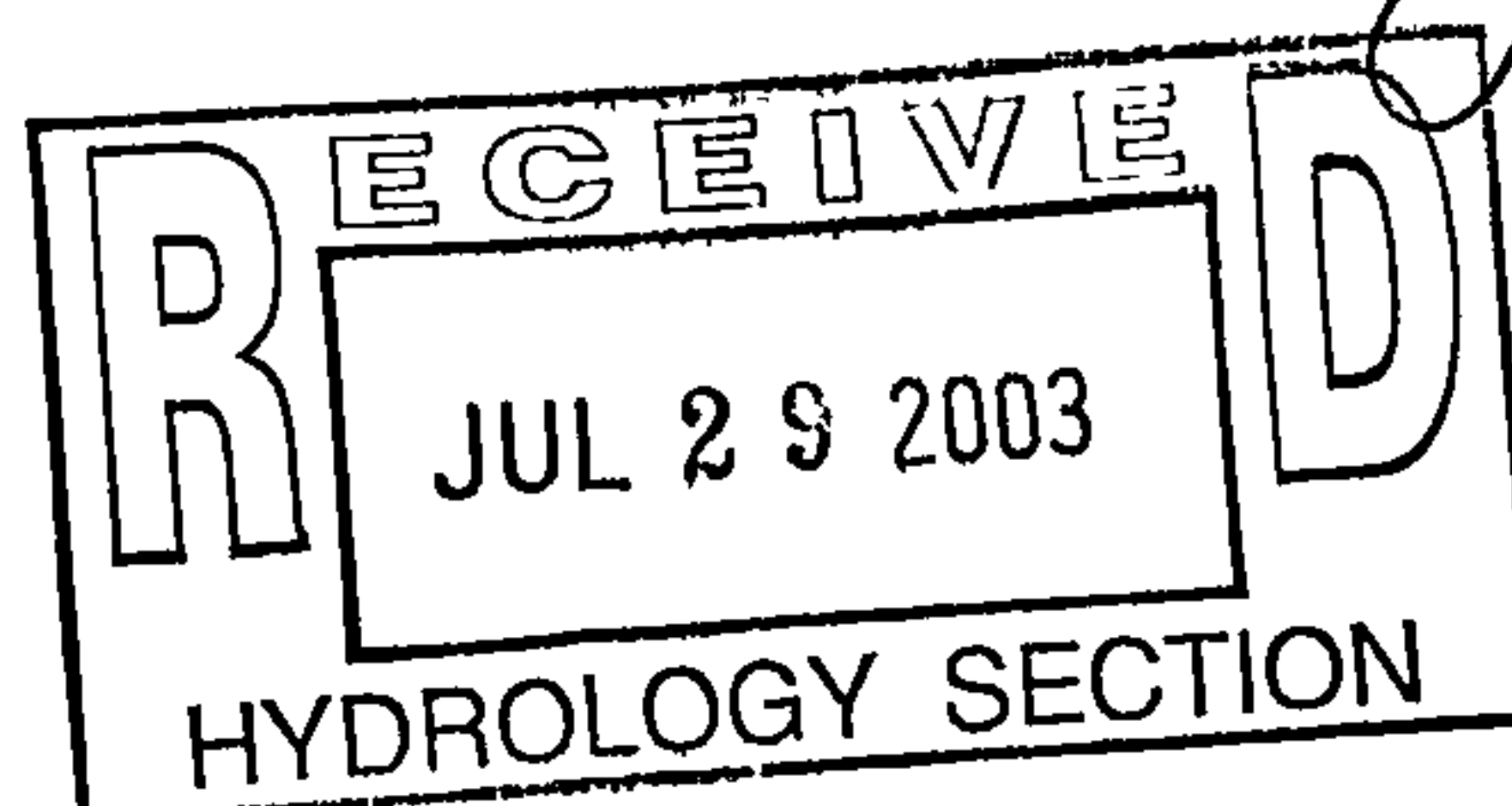
Sincerely,

  
Sara Lavy, P.E.

Enclosure/s

cc: Paul Newman

JN: 220105  
scl



220105: 220105 hydrology submittal.doc

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Quail Springs Subdivision  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: C-19/D15  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 58, 59, 60 Quail Springs Subdivision  
CITY ADDRESS: South of Oakland between Louisiana and Wyoming

ENGINEERING FIRM: Tierra West, LLC  
ADDRESS: 8509 Jefferson NE  
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: Newman Homes  
ADDRESS: PO Box 21490  
CITY, STATE: Albuquerque, NM

CONTACT: Paul Newman  
PHONE: 294-7789  
ZIP CODE: 87154

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CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
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SURVEYOR: Precision Surveys  
ADDRESS: 8414-D Jefferson Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano  
PHONE: 856-5700  
ZIP CODE: 87113

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

CONTACT: \_\_\_\_\_  
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## CHECK TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
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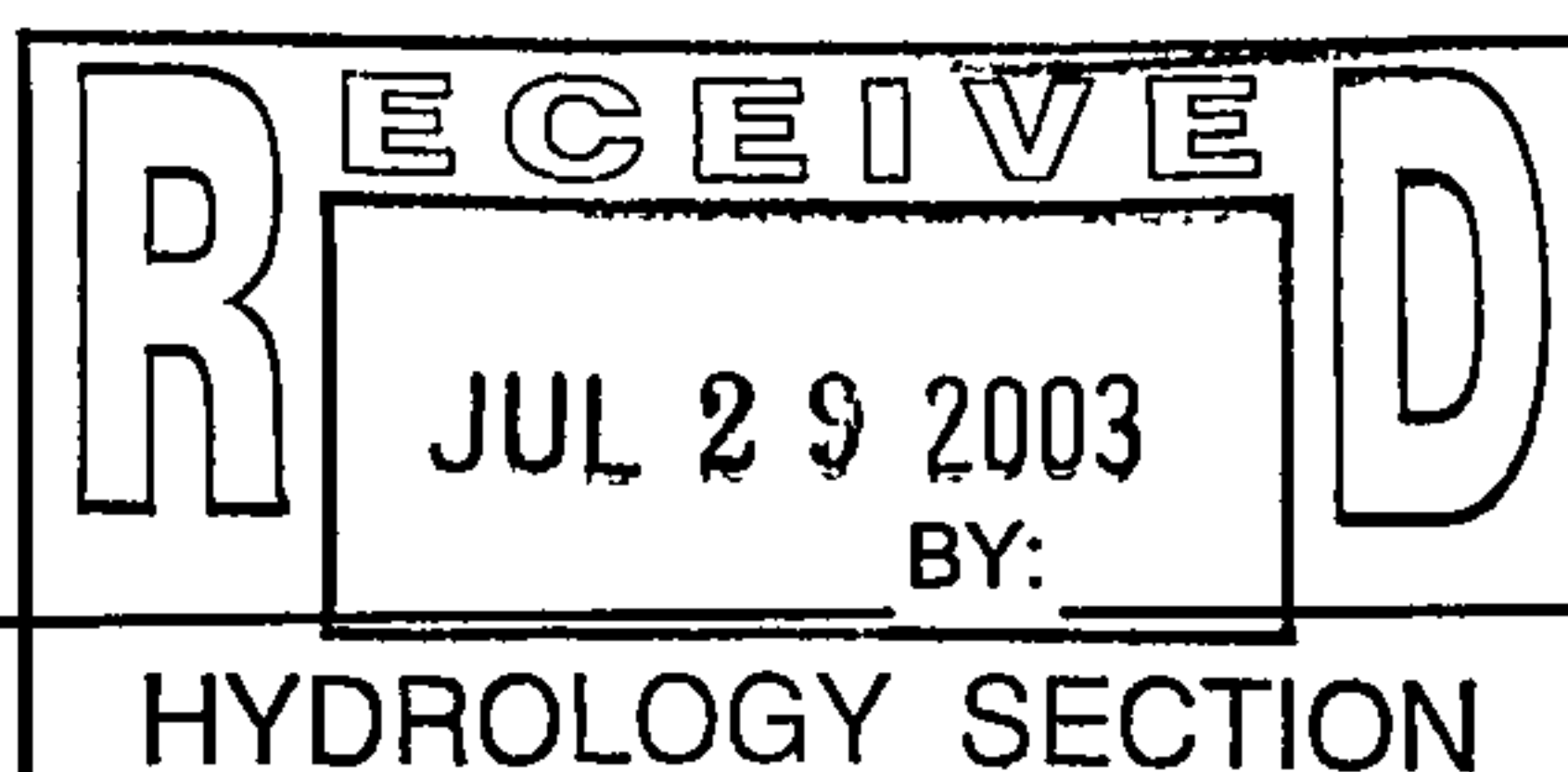
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## WAS A PRE-DESIGN CONFERENCE ATTENDED:

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DATE SUBMITTED: 7/28/2003



Sara Lavy

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