Current DRC		
Project Number:	559083	

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted
Date Site Pian Approved:
Date Preliminary Plat Approved 2 - 18 - 15
Date Preliminary Plat Expires 2 - 18 - (6
DRB Project No . 1009730
DRB Application No.: 15 - 700 44

(Rev. 9-65) EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Vista Oakland Subdivision

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing required as a condition of project acceptance and close out by the City

Financially Constructed	Size	Type of Improvement	••			Const	ruction Cer	tification
Guaranteed Under			Location	From	To	Priva		City Cnst
DRC# DRC#	22' FF	Private Paving Res. Pvmt. C & G (Both Sides & Cul De Sac)	Vista Oakland Ct.	Oakland Ave.	144' South	Inspector	P.E	Engineer
	18"	Sterm Drain Storm Drain W/ Type C Inlet	Vista Oakland Ct.	Oakland Ave.	40' South		/	
	6"	Water Water Line W/ Fire Hydrant and Appurtances	Oakland Ave.	Connection	Vista Oakland Ct		/	f
	4"	Water Line W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South		/	
	8"	Sanitary Sewer SAS W/ Appurtances and Services	Vista Oakland Ct.	Oakland Ave.	144' South		<i>j</i>	
	42' FF	Paving Art. Pvmt.W/6' Sidewalk C & G, Median Curb	Louisiana Blvd.	Oakland Ave.	South PL		/	
	40' FF	Res. Pvmt W/6' Sidewalk C & G	Oakland Ave,	Louisiana Blvd.	East PL		1	
							1	

nancially Constructed						Cons	truction Cer	tification
DRC # DRC #	Size	Type of Improvement	Location	From	То	Priv	/ate	City Cns
DRC# DRC#						Inspector	P.E.	Enginee
				**************************************		-		
	: 	······································					1	1
				Approval of Creditable	Items:	Approval of	Creditable I	tems:
				Impact Fee Admistrato	r Signature Date	City Hear I	Dept. Signat	ure Da
			NOTES		· orginatore bate	Oity Oser i	Jept. Jigitat	uie L/c
2								
3 AGENT/OWNER			DEVELOPMENT RE	VIEW BOARD MEMBER AS	PPROVALS			
				VIEW BOARD MEMBER AN	<u> </u>			
Ron E. Hensley P			1 2-18-1	Carol	5. Dumos		5~/5	
Ron E. Hensley P NAME (print)		DRB CHA	1 2-18-1	Carol	<u> </u>		8-15	
Ron E. Hensley P NAME (print) THE Group			2-/8'-/ R-date	Caro Caro Caro Caro Caro Caro Caro Caro	5. Dumo, ENERAL RECREATI		<i>S</i> -/5	
Ron E. Hensley P NAME (print) THE Group FIRM FIRM THE GROUP	7/4/5	DRB CHA	IR - date OZ-18 EVELOPMENT - date	PARKS & G	5. Dumos		8-15	
Ron E. Hensley P NAME (print) THE Group	7/4/5		IR - date OZ-18 EVELOPMENT - date A 2 19	PARKS & G	5. Dumo, ENERAL RECREATI		<i>S</i> -/5	
Ron E. Hensley P NAME (print) THE Group FIRM FIRM THE GROUP	7/4/5	TRANSPORTATION OF LITTY DEVELO	IR - date OZ-18 EVELOPMENT - date A 2 19	PARKS & G	S. Dumos EMERAL RECREATI AMAFCA - date		8-15	
Ron E. Hensley P NAME (print) THE Group FIRM FIRM THE GROUP	7/4/5	TRANSPORTATIONO	IR - date OZ-18 EVELOPMENT - date DPMENT - date D-18-15	PARKS & G	S. Dumos EMERAL RECREATI AMAFCA - date		8-15	
Ron E. Hensley P NAME (print) THE Group FIRM FIRM Manual THE GROUP THE GROUP	7/4/5	TRANSPORTATION OF CULT CULT CLEAN CITY ENGINE	IR - date OZ-18 EVELOPMENT - date DPMENT - date D-18-15	PARKS & G	S. Dumo, EMERAL RECREATI AMAFCA - date - date		87-75	
Ron E. Hensley P NAME (print) THE Group FIRM FIRM Manual THE GROUP THE GROUP	7/4/5	TRANSPORTATION OF CULT CULT CLEAN CITY ENGINE	IR - date OZ-18 EVELOPMENT - date DPMENT - date D-18-15 EER - date	PARKS & G	AMAFCA - date - date - date		8775	

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 29, 2016

Ron Hensley, P.E.
The Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

Richard J. Berry, Mayor

RE: Vista Oakland Subdivision (File: C19D059)

Grading and Drainage Plan, Engineer's Stamp Date 8-30-2013

Engineer's Certification Date: 7-26-16

Dear Mr. Hensley:

Based upon your Engineer's Certification submitted on 7-27-2016, the above referenced plan is adequate and satisfies the Grading and Drainage Certification for Release of Financial Guaranty.

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

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1/1

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

Development Review Services

Orig.

Drainage file

c.pdf via Email: Recipient, Rudy Archuleta



July 26, 2016

Hydrology Development City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: C19D059 – Vista Oakland Subdivision Drainage Certification

The as built Grading Plan for the above site is attached. The subdivision is a replat of "Lot 1 Block 3 Unit 3 Tract 2 of North Albuquerque Acres". The drainage from and within the subdivision perform as designed, and all grades inside the subdivision do not deviate by more than 18" of the DRB approved grades within 50 feet of the subdivision's perimeter. The pad elevations of all lots have been verified.

We are requesting a review for Grading Certification Approval. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc

Land Development

Office: 505-410-1622



DATE SUBMITTED: 7/26/2016

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

	e: Vista Oakland Subdivisi	on	Building Permit #:	City Drainage #: C19D059
DRB#: <u>7</u>	, , '' , , , , , , , , , , , , , , , , 	EPC#:		Work Order#:
Legal Descr	ription: LOT 1, BLOCK 3, 1	<u>UNIT 3, TRA</u>	CT 3, NORTH ALBUQU	ERQUE ACRES
City Addres	ss: 6900 Oakland Ave. NE		·····	
	g Firm: THE Group	D: D1	NTN 4 07104	Contact: Ron Hensley
_	300 Branding Iron Rd. SE.			
Phone#:	05-410-1622	Fax#:	- · · · · · · · · · · · · · · · · · · ·	E-mail: ron@thegroup.cc
	Nazish LLC	4 11	TR 6 07100	Contact: Shakeel Rizvi
	8504 Waterford Pl. N.E., A		NM, 87122	. '' ¯ _ ' . . '
Phone#: 5	05-315-6563	_ Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
Architect:				Contact:
Address:				· · · · · · · · · · · · · · · · · · ·
Phone#:	· · · · · · · · · · · · · · · · · · ·	Fax#:		E-mail:
Surveyor:	Terrametrics	······································	· · · · · · · · · · · · · · · · · · ·	Contact: Philip Turner
-	4175 Montgomery Blvd., 1	NE, Albuquero	que, NM 87105	
Phone#: 5	<u>05-379-4301</u>	Fax#:		E-mail:
Contractor		•·····································		Contact:
Address:Phone#:		Fax#:		E-mail:
TVDE OF	SUBMITTAL:		CHECK TYPE OF APPOXA	I /A CCEDTANCE COLICIET.
	INAGE REPORT		CHECK TYPE OF APPROVA SIA/FINANCIAL GUARANT	/ }
	INAGE REFORMATION IN SUBMITTAL		PRELIMINARY PLAT APPR	
	INAGE PLAN RESUBMITTAL	-	S. DEV. PLAN FOR SUB'D A	
	CEPTUAL G & D PLAN	 -	S. DEV. FOR BLDG. PERMIT	
	DING PLAN		SECTOR PLAN APPROVAL	
	SION & SEDIMENT CONTROL PI	LAN (ESC)	FINAL PLAT APPROVAL	
	NEER'S CERT (HYDROLOGY)		CERTIFICATE OF OCCUPAN	NOW PERM) Z / ZJ 5
· · · · · · · · · · · · · · · · · · ·	MR/LOMR		CERTIFICATE OF OCCUPAT	NCX (TCL TEMP)
	FFIC CIRCULATION LAYOUT (T	CL)	FOUNDATION PERMIT APP	CX (TCL TEMP) CAND DEVELOPMENT SECTION ROYAL
	INEER'S CERT (TCL)	- ·· /	BUILDING PERMIT APPRO	WAL ().
	INEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROV	
الاستار نوما باليزي	NEER'S CERT (ESC)	-	PAVING PERMIT APPROV	
SO-19			WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHI	ER (SPECIFY)		GRADING CERTIFICATION	
WAS A PRI	E-DESIGN CONFERENCE ATTEN	NDED:	Yes No X Cop	by Provided

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

By: Ron Hensley

- 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



October 4, 2013

Ron Hensley, P.E.
THE Group
300 Branding Iron Rd SE
Rio Rancho, NM 87122

Re: Vista Oakland Subdivision, Grading and Drainage Plan Engineer's Stamp Date 8-30-13 (C19D059)

Dear Mr. Hensley,

Based upon the information provided in your submittal received 8-30-13, the above referenced plan is approved for Preliminary Plat action by the DRB with the following comment as discussed 10-4-13.

1. The curb along the eastern side of the street should be standard curb and gutter and depressed standard curb and gutter. Depressed standard and standard curb and gutter will help since access is not required along the eastern curb line and the taller curb will help prevent sediment from entering the street and storm drain as well as help to not disturb the footer of the existing wall.

PO Box 1293

2. The transition from mountable to depressed standard curb and gutter can occur within Lot 1-A.

Albuquerque

Grading Permit can be approved after DRB has approved the Preliminary Plat.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Dept.

Development Review Services

C: e-mail

CITY OF ALBUQUERQUE



August 5, 2013

Sheldon Greer, P.E. THE Group 300 Branding Iron Rd SE Rio Rancho, NM 87124 ron@thegroup.cc segreer@swcp.com

Lots 1-a, 1-B, 1-C, 3 Lot Subdivision SE corner of Oakland and Louisiana Re: Grading and Drainage Plan

Engineer's Stamp date – no stamp-(C19D059)

Dear Mr. Greer,

Based upon the information provided in your submittal received 7-1-13, the above referenced plan cannot be approved for Preliminary Plat approval by the DRB until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The Quail spring Subdivision Pond Reclamation grading plan, C19D015A, shows 2-6"(?, not extremely clear) SDR 35 drain pipes extending to the face of curb in the area where the east curb return is proposed. How will drainage from these pipes be accommodated? Show relevant grade information.

2. Hydrology could not determine the bottom of wall elevation for the existing flood wall, not retaining wall, along the eastern edge of this subdivision. Since you are proposing lowering the grade on the downhill side, the footer may be exposed. Provide information regarding the elevation of the wall footer.

3. The plan is to be sealed by a licensed PE.

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

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Dept. Development and Building Services

File



City of Albuquerque

Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Lots 1-A, 1-B & 1-C, Block 3, NA	A Tract 2, Ur Building Permit #:	City Drainage #:
DRB#: 1009730 EPC#:		Work Order#:
Legal Description: Lot 1, Block 3, North Albuque	erque Acres Tract 2, Unit 3	
City Address: 6900 Oakland Ave. NE		
Engineering Firm: THE Group		Contact: Ron Hensley
Address: 300 Branding Iron Rd. SE, Rio Ranc	ho, NM 87124	
Phone#: 505-410-1622 Fax#:	·	E-mail: ron@thegroup.cc
Owner: Oakland Investments		Contact: Shakeel Rizvi
Address: 8504 Waterford Pl. N.E., Albuquerqu	e, NM 87122	
Phone#: 505-315-6563 Fax#:		E-mail:
Architect: N/A Address:	· · · · · · · · · · · · · · · · · · ·	Contact:
Phone#:		E-mail:
	<u> </u>	11164111.
Surveyor: Terrametrics		Contact: Philip Turner
Address: 4175 Montgomery Blvd., NE Albuqu	erque, NM 87109	
Phone#: 505-379-4301 Fax#:	· · · · · · · · · · · · · · · · · · ·	E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANT	TEE RELEASE
X DRAINAGE PLAN 1st SUBMITTAL	X PRELIMINARY PLAT APPR	OVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	T APPROVAL
X GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	NCY (PERM) NCY (TCL TEMP)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT API	PROVAL S / S
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	VAL WILL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-NARROYAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	AL ESC PERMIT X PPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	X Yes No Co	py Provided // //
DATE SUBMITTED: 7/1/3	By: Ron E. Hens	es misseus

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
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Figure 6: Notice of DRC Session		Processing	Date	ept	enbe	<u> 520/3</u>
Project#: <u>55 9083</u>	Zone Atlas:	19	DRB	# :	19	1/
Project Name: //sta Oc	ekland Subd	<u> </u>				
□ No DRC Meeting So		nments by			1:30	<u></u>
Project Location: 5EC	of Oakland.	Louis	siana		···	
TYPE OF PROJECT: X-AH	BA D-CIP D-S	AD/PID	□-AE	CWU.	A	
PROJECT COORDINATOR:	Ros E. Hensl	ey_	P	none: _	5 14-	0995
Company: THE 51	300P					<u> </u>
Design Engineer:			Phone	• •		
Company:			<u> </u>			<u></u>
Preliminary Plan Review	□- Final Plan Review□- Signature Review	□- □-R	loute for S	Signatı	ıre	
The Project Relates to City Infras Water San. Sewer The Attached Package Includes:	<u> </u>	orm Drainage	□			
The Attached Package Includes: Indicated below are the Department attend. (It will be the Project Coord time of scheduled DRC meetings).	s/Divisions that have receive	_				
D- Drawings MU- Markups	M- Memo Only	E- Estimate	R- Repo	rt		
DRC Chairman Stephen Traffic Dev Nilo Utility Dev. Jeremy/Alan Utility Des. (CIP)Nancy	Design Review Section Transportation Developm Utility Development Utility Design	ent 文	MU	M	E	R
Hydr. Des. (CIP) Paul Olson	Hydrology Development Hydrology Design Construction Division					
Const. Div. (CIP)Dave Harrison Martin Carrasco/Matt Yannoni Bret Frauenglass Stephen James	 Construction Division Traffic Operations Division Risk Management City Architect 	n Z				
Parks & RecProject Manager	Parks & Recreation Depar	tment \Box				
Notified Ron of DRC	meeting date & time on	5-/7/15	at		via <u>C</u>	ounter



August 30, 2013

Curtis Cherne Principal Engineer City of Albuquerque 600 2nd Street N.W. Albuquerque, NM 87102

Re: DRB# 1009730 – Vista Oakland Subdivision Grading and Drainage Plan (C19D059) Lots 1-A, 1-B, 1-C being a replat of "Lot 1 Block 3 Unit 3 Tract 2 of NAA"

Attached is a revised grading plan for the proposed subdivision. We have received the comments of August 5, 2013. The plan has been revised with the following:

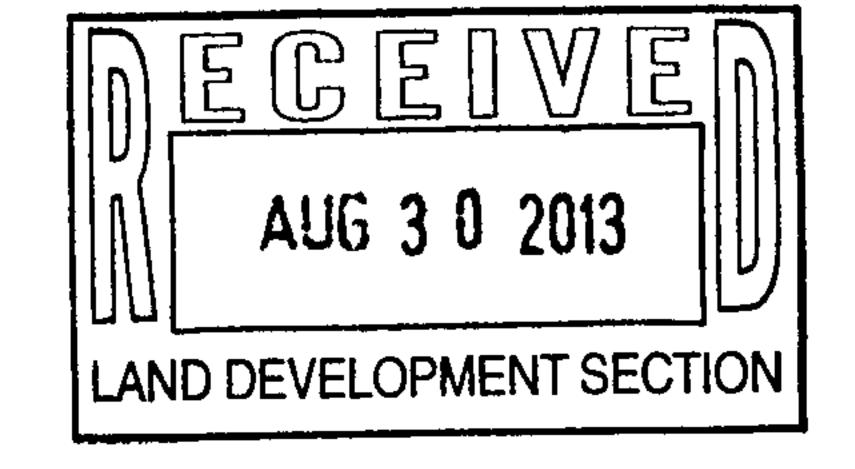
- 1. There is a sidewalk culvert approximately 1 foot from the eastern property line which conflicts with the construction of the standard curb return radius. A curb return with a radius of 15' is proposed for construction. It is desirable to develop the private entrance utilizing curb returns. The sidewalk culvert will not be disturbed or its operation affected.
- 2. The grading of the site will maintain the existing cover on the existing wall and will not affect its stability.
- 3. The plan has been sealed by a licensed PE

contact me at 410-1622 or via email if you have any questions or comments. Thank you for your review of this matter.

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc



DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: VISTA OAKLAND SUBDIVISION	ZONE MAP/DRG. FILE # C-19 / C19D059
DRB#: 1009730 EPC#:	WORK ORDER#:
TECAT PERCENTANT Let 4 Dieck 2 Niedh Albud	warene Aeroo Troot 2 Init 2
LEGAL DESCRIPTION: Lot 1, Block 3, North Albud CITY ADDRESS: 6900 Oakland Ave. NE	querque Acres Tract 2, Unit 3
CITT ADDRESS:	
ENGINEERING FIRM: THE Group	CONTACT: Ron Hensley
ADDRESS: 300 Branding Iron Rd. SE	PHONE: 505-410-1622
CITY, STATE: Rio Rancho, NM	ZIP CODE: 87124
	でいってくりいり、とし CONTACT: Shakeel Rizvi
OWNER: Oakland Investments	CONTACT: Shakeel Rizvi
ADDRESS: 8504 Waterford Pl. N.E.	PHONE: 505-315-6563
CITY, STATE: Albuquerque, NM	ZIP CODE: 87122
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR: Terrametrics	CONTACT: Philip Tumer
ADDRESS: 4175 Montgomery Blvd., NE	PHONE: 505-379-4301
CITY, STATE: _Albuquerque, NM	ZIP CODE: <u>87109</u>
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	X PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL
X DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB D'AFFROVAL S. DEV. FOR BLDG. PERMIT APPROVAL
X GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT (DRB SITE PLAN)	X GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER (SPECIFY)
*****	10,10
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES NO	
NO COPY PROVIDED	AUG 3 0 2013
SUBMITTED BY: 100 c. Nowy	11 FANTORMERT CECTION 30/1
	THE WILLIAM OF OUR AND

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 define 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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