



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 5, 1994

Ellery A. Biathrow, Jr., P.E.
Sivage Thomas Homes, Inc.
5141 Masthead St. NE
Albuquerque, N.M. 87109

RE: LETTER FOR CARRINGTON SUBDIVISION (C-20/D3B)
DATED MARCH 29, 1994; RECEIVED MARCH 29, 1994
C.O.A. PROJECT NO. 4685.90

Dear Mr. Biathrow:

City Hydrology has no objection to the construction of masonry perimeter walls on the east side of Lot 8, Block 2 and Lot 38, Block 5; if runoff is free to enter the desiltation ponds. Turning every other block along the bottom course is an acceptable method to allow runoff through the wall.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,

John P. Curtin, P.E.
Civil Engineer/Hydrology

WPHYD/7487/jpc



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 24, 1994

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Larry Collins
Sivage Thomas Homes, Inc.
5141 Masthead N.E.
Albuquerque, NM 87109

**RE: PROJECT NO. 4685.80 & 4685.81, CARRINGTON SUBDIVISION
(MAP NO. C-20)**

Dear Mr. Collins:

This is to certify that the City of Albuquerque accepts Project No. 4685.80 and 4685.81 as being completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

The project is described as follows:

- Installation of curbing, residential pavement, sanitary sewer main and services, and water main and services on Hampton Avenue, Brighton Dr., Ashton Place, and Medocino Dr. as shown on the Carrington Subdivision Unit One Plat and Lots A1-P1 and A2-P2, Block 5 Carrington Subdivision Unit One Plat.
- Installation of storm sewer catch basins at Ashton and Hampton Ave., including the 24" storm sewer extension and catch basin on Barstow. Installation of temporary asphalt swale on Barstow south of Green Arbor Road N.E. to the Vineyard Detention Pond.
- Installation of curbing and residential pavement, 8" sanitary sewer, and 8" water line extension on Signal Avenue.
- Installation of 14" water main on Barstow.

RECEIVED
JUN 28 1994



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 28, 1994

Stephen L. Crawford, P.E.
Community Sciences Corp.
P.O. Box 1328
Corrales, N.M. 87048

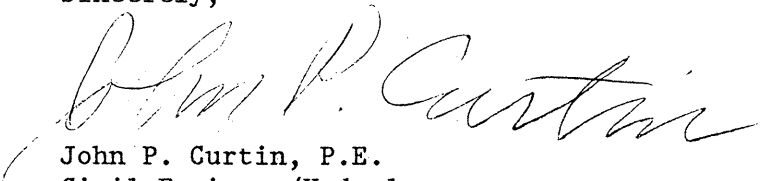
RE: ENGINEER'S CERTIFICATION FOR CARRINGTON SUBDIVISION (C-20/D3B)
RECEIVED JUNE 23, 1994 FOR FINANCIAL GUARANTY RELEASE
ENGINEER'S STAMP DATED 6-22-94

Dear Mr. Crawford:

Based on the information included in the submittal referenced above, City Hydrology accepts the Engineer's Certification of grading & drainage and releases the Financial Guaranty for this project.

If I can be of further assistance, You may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
Civil Engineer/Hydrology

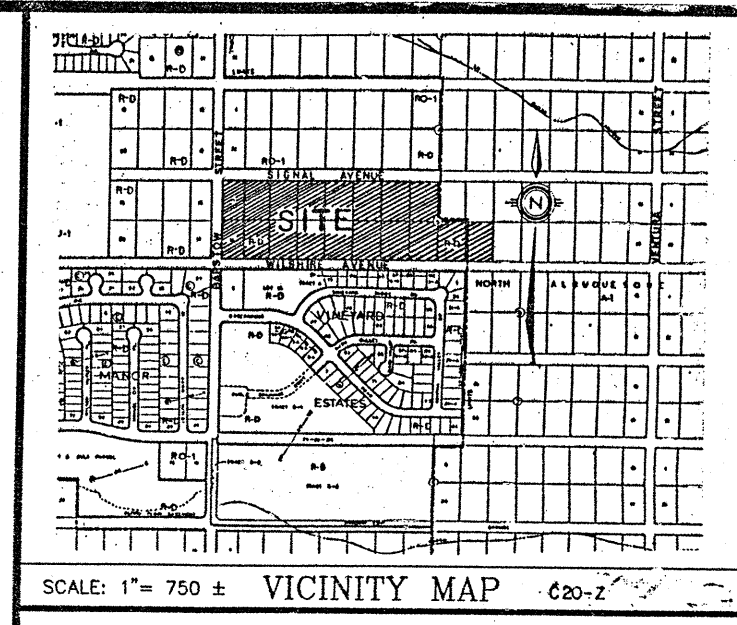
c: Lynda Michelle DeVanti, Project #4685.90

WPHYD/7487/jpc

Mr. Gutierrez
Sivage Thomas
Steve Crawford

CARRINGTON SUBDIVISION

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
GRADING CERTIFICATION



CARRINGTON GRADING AND DRAINAGE INSPECTION NOTES (INSPECTION 5-16-94)

AS BUILT SURVEY WAS CONDUCTED ON MARCH 17, 1994 BY COMMUNITY SCIENCES CORPORATION (CSC) AS INDICATED HEREIN. DRAINAGE INSPECTION WAS CONDUCTED ON MAY 16, 1994 BY CSC. THE FOLLOWING GENERAL OBSERVATIONS WERE MADE DURING THE DRAINAGE INSPECTION:

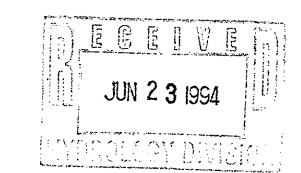
1. THE GRADING OF ALL LOT PADS AND REAR AND SIDE YARD SWALES IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLANS, AND THEY CAN DRAIN TO THE STREET.
2. SUBJECT TO ROUTINE CONSTRUCTION OF BLOCK GARDEN WALLS ON TOP OF DEVELOPER PROVIDED RETAINING WALLS, ALL DEVELOPER REQUIRED PRIVATE RETAINING WALLS ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLAN AND THE LOTS CAN DRAIN TO THE STREET.
3. THE DEVELOPER HAS PROVIDED ADDITIONAL RETAINING WALLS, BUT THEY DO NOT INTERFERE WITH THE APPROVED GRADING PLANS.
4. THE EMERGENCY SPILLWAY AND OUT-FALL POND WAS INSPECTED AND ACCEPTED BY THE CITY'S CONSTRUCTION MANAGEMENT DIVISION.
5. LOT A1-P1 WAS NOT GRADED IN CONFORMANCE WITH THE APPROVED PLAN. HOWEVER, THE GRADING WAS DONE TO SATISFY THE CURRENT OWNER WHO ALSO OWNS LOT 20-P1. THE CURRENT GRADING FOR LOT A1-P1 DRAINS THROUGH LOT 20-P1 ALONG ITS NORTH PROPERTY LINE. THE OWNER OF LOT 20-P1 HAS FILED A DRAINAGE EASEMENT TO ALLOW THIS PRIVATE CROSS LOT DRAINAGE. ACCORDING TO THE SUBDIVISION DEVELOPER (SIVAGE THOMAS HOMES), THE OWNER OF LOT A1-P1 AND LOT 20-P1 DOES NOT WANT LOT A1-P1 GRADED AS DESIGNED, HENCE THE EASEMENT ON LOT 20-P1 (FILED ON MAY 17, 1994, BOOK 94-15, PAGES 8212 TO 8213). ASIDE FROM BEING A VARIANCE TO THE DPM AND HYDROLOGY DIVISION STANDARD PROCEDURES, THERE IS NO ENGINEERING REASON TO FORCE A PROPERTY OWNER TO FOLLOW THE APPROVED DRAINAGE PLAN WHEN HE DOES NOT DESIRE IT. SINCE THE PROPERTY OWNER INITIATED THIS CHANGE, IT IS ASSUMED THAT HE KNOWS ABOUT THIS DEVIATION FROM THE APPROVED PLAN.

I, STEPHEN L. CRAWFORD, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE GRADING AND DRAINAGE OF THIS SUBDIVISION IS IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED GRADING PLAN, SUBJECT TO THE CONSIDERATIONS IN THE NOTES ABOVE.



Stephen L. Crawford
STEPHEN L. CRAWFORD

6-22-94
DATE



LEGEND
AS BUILT = 62-4 01.7
TBC TOP BACK CURB
BSW BACK SIDE WALK

1	REV.	SHEETS	CITY ENGINEER	DATE	USER	DEPARTMENT	DATE	USER	DEPARTMENT	DATE
ENGINEER'S SEAL				DATE	community sciences corporation		APPROVED FOR CONSTRUCTION			
PROJECT NO. 4685.90				DATE	CITY ENGINEER		DATE			
SHEET 1 OF 4										

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

14313/635/GRAD CERT.

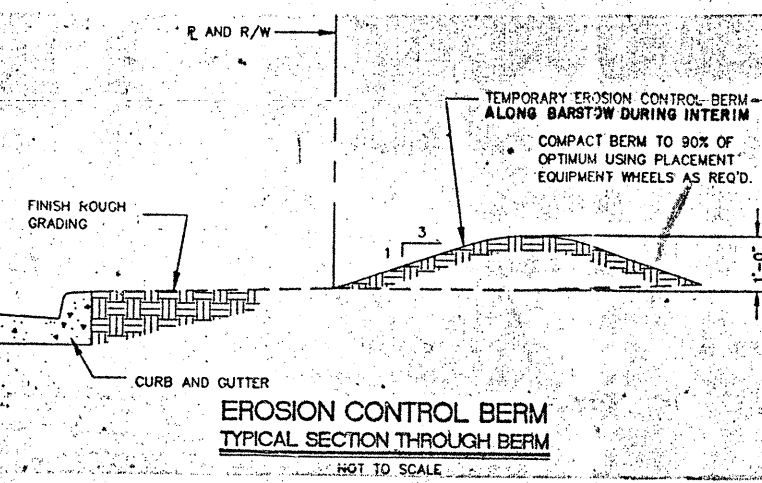
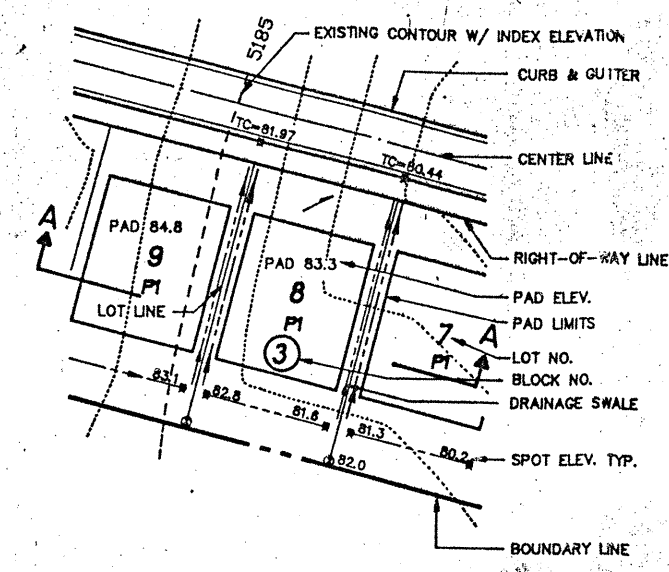
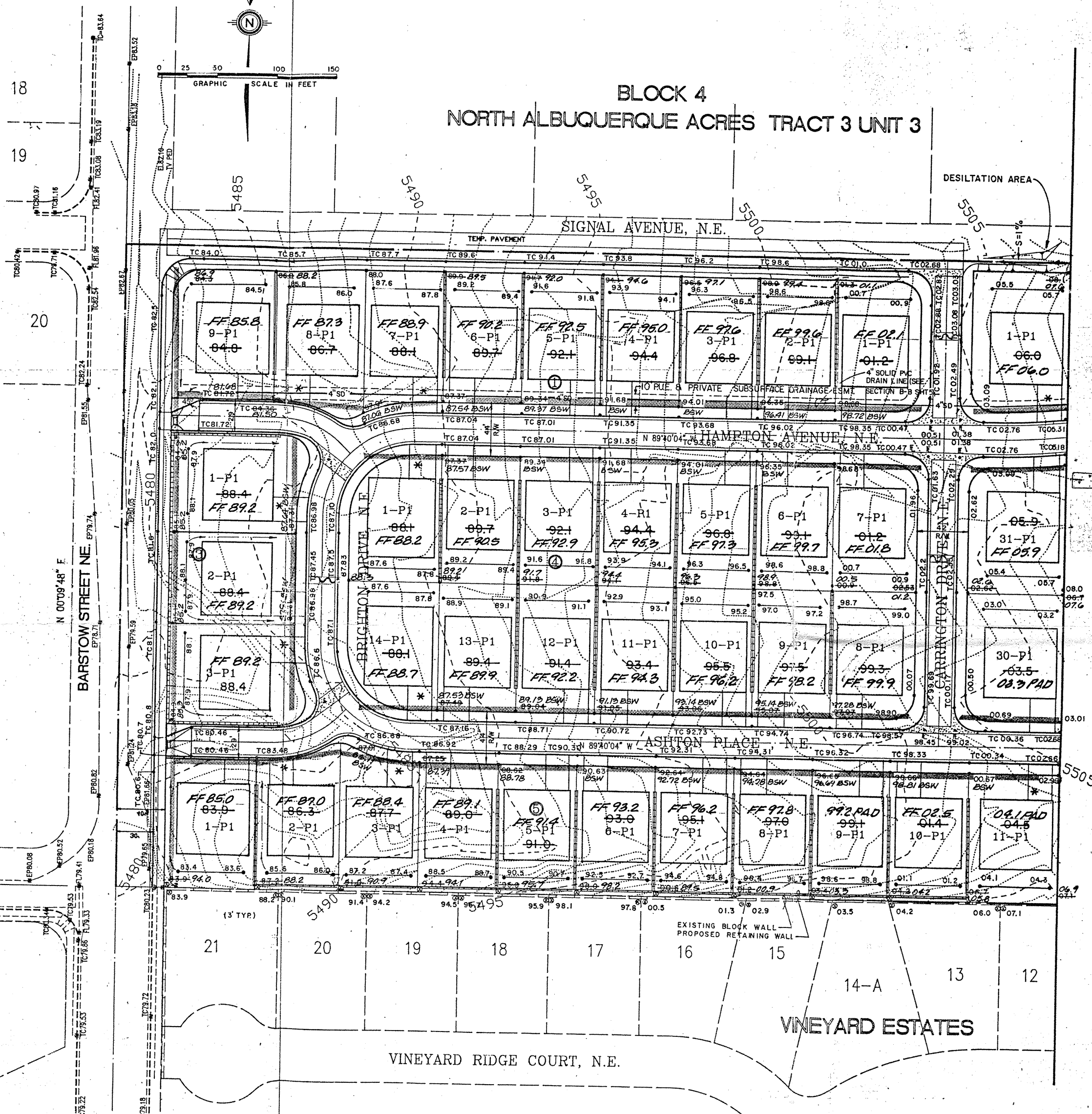
2621-182

WILSHIRE AVE. NE

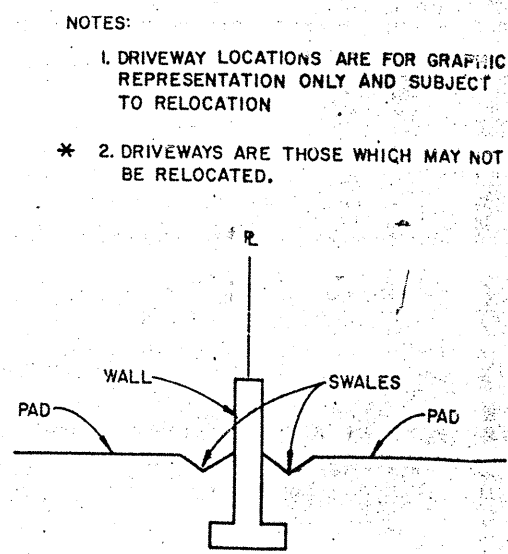
TERRA LA CUEVA - UNIT 1

LOT 40

SIGNAL AVE. NE



NOTES:
A. EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
B. TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.



LEGEND

- FL-74.11 PROPOSED CURB FLOWLINE ELEVATION
- 75.05 PROPOSED SPOT ELEVATION
- 73.6 @ EXISTING SPOT ELEVATION (GRND & TC)
- 497.3 EXISTING CONTOUR W/ INDEX ELEVATION
- PROPOSED CONCRETE VALLEY GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STANDARD CURB & GUTTER
- PROPOSED DEPRESSED MOUNTABLE C & G
- TEXTURED CONCRETE
- SWALE
- FLOW ARROW
- PROPOSED RETAINING WALL
- WATER STOP
- TEMPORARY EROSION CONTROL BERM

Note: The City of Albuquerque is not responsible and will not be held liable for the construction or maintenance of the subsurface drainage system installed in the Carrington Subdivision.

SURVEY INFORMATION			
FIELD NOTES		BY	DATE
1.	C.S.C.		11/92

ENGINEER'S SEAL

6-22-94

For certification, see notes on page 1.

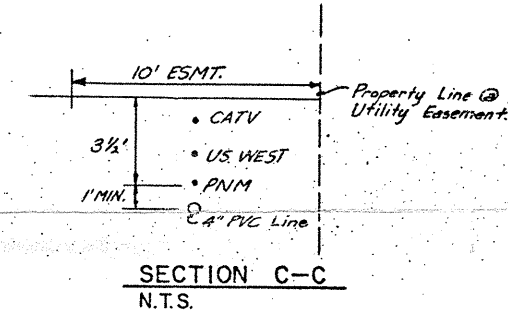
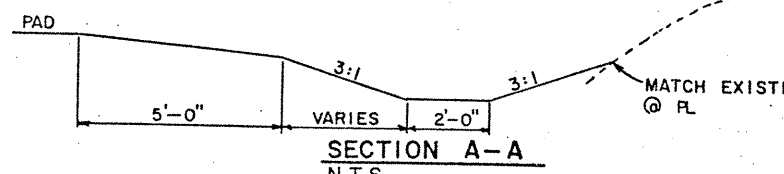
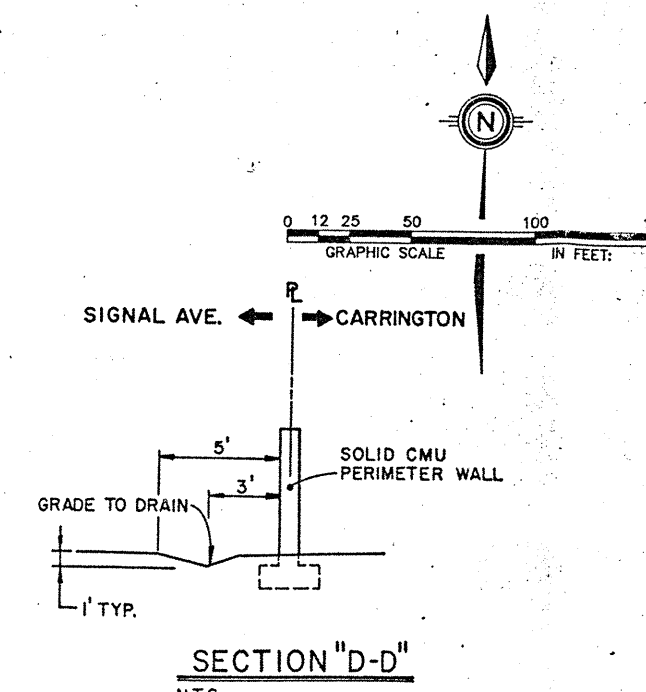
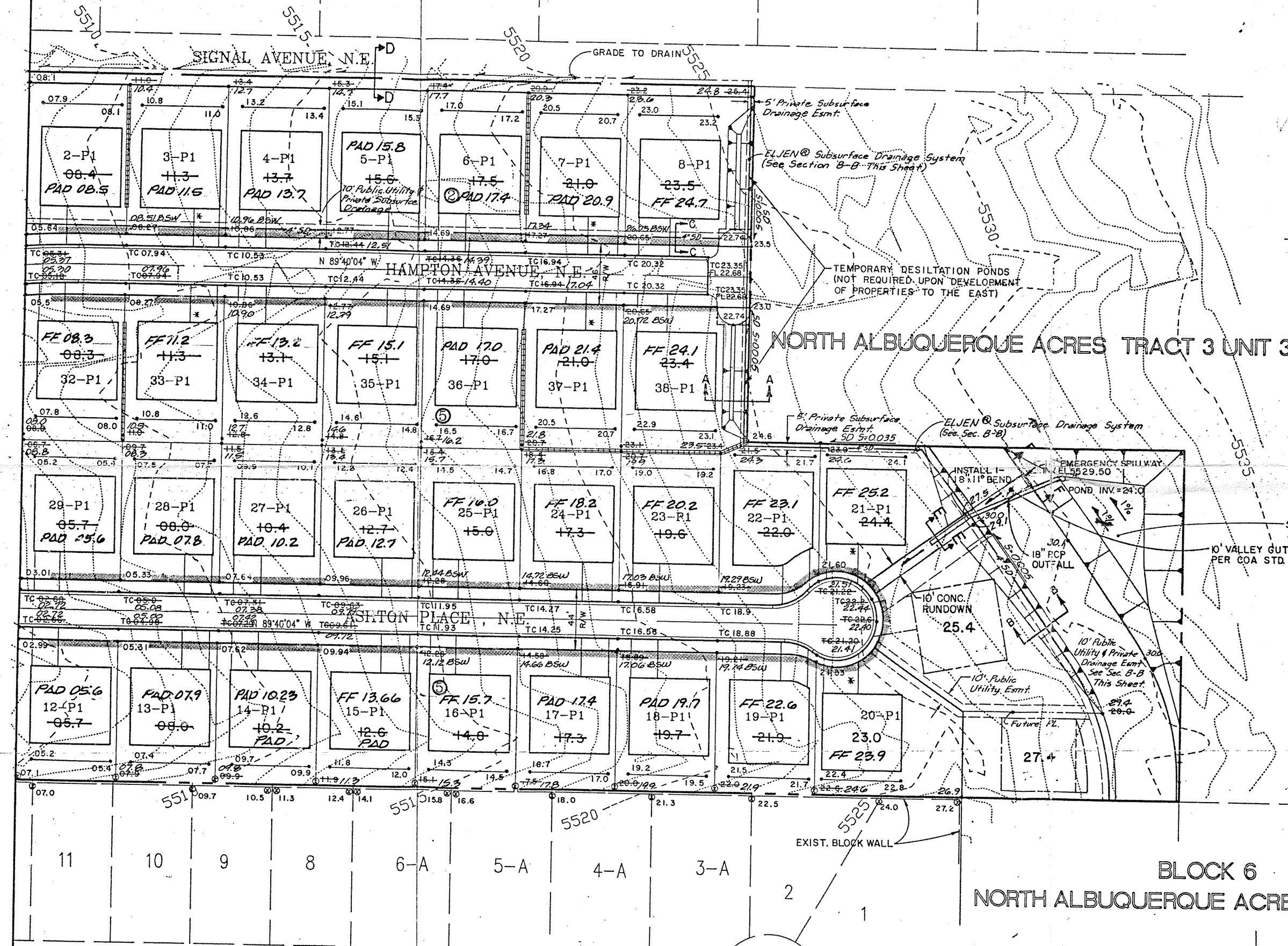
JUN 23 1994

APPROVALS

ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	6-21-93	WATER	NIA RWK	6-4-93
TRANSPORTATION	6-21-93	WASTE WATER	NIA RWK	6-4-93
HYDROLOGY	6-21-93			

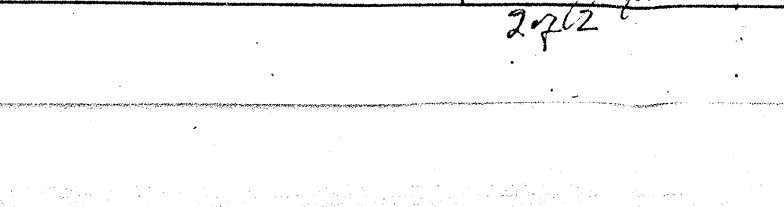
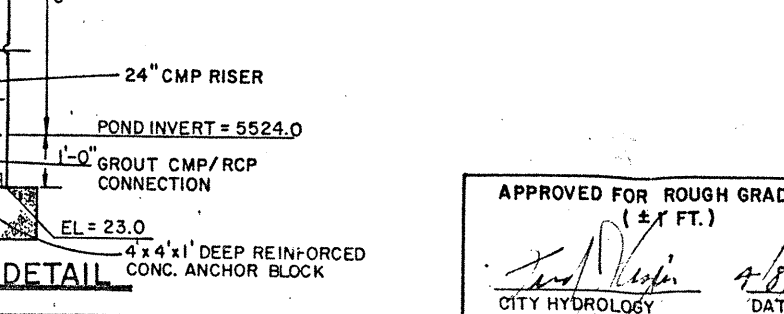
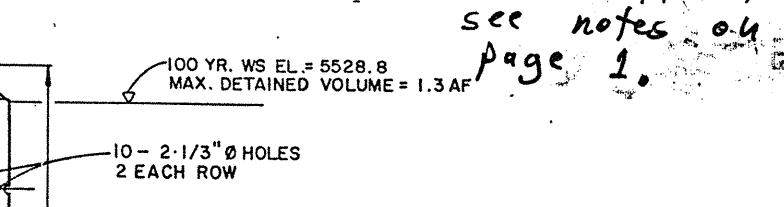
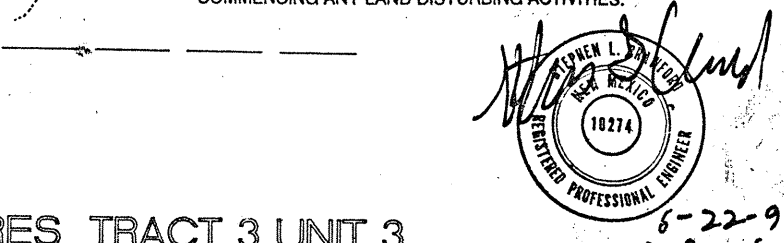
PROJECT NO. 4685.90 **MAP NO.** C-20 **SHEET** 2 **OF** 4

BLOCK 4
NORTH ALBUQUERQUE ACRES TRACT 3 UNIT 3
 (FILED 9-10-31; D-121)



BLOCK 5

- NOTES:**
- EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
 - TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.



NOTES:

- DRIVEWAY LOCATIONS ARE FOR GRAPHIC REPRESENTATION ONLY AND SUBJECT TO RELOCATION.
- DRIVEWAYS ARE THOSE WHICH MAY NOT BE RELOCATED.

Note: The City of Albuquerque is not responsible and will not be held liable for the construction or maintenance of the subsurface drainage system installed in the Carrington Subdivision.

AS BUILT INFORMATION

CONTRACTOR	DATE	INSPECTOR	DATE	FIELD	DATE	REVISIONS	DATE

ENGINEER'S SEAL

REVISIONS

NO.	DATE	REVISIONS
1	APRIL 1993	DESIGN

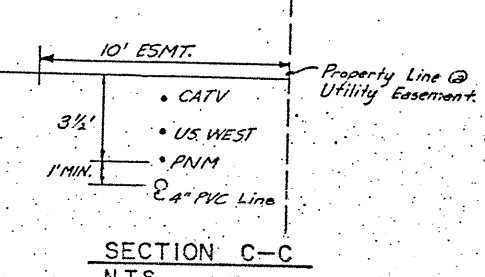
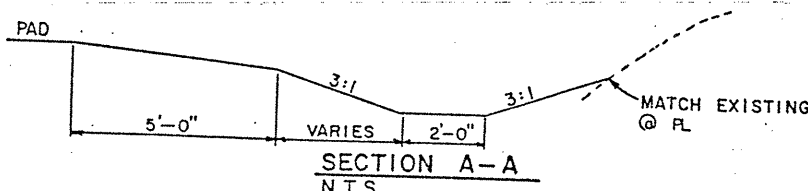
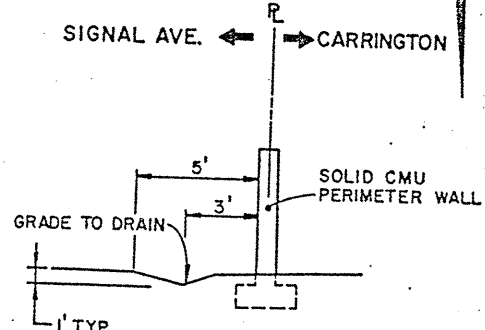
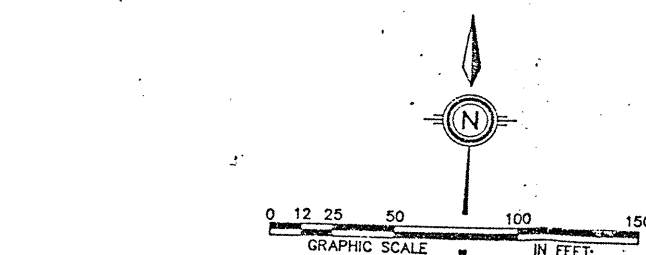
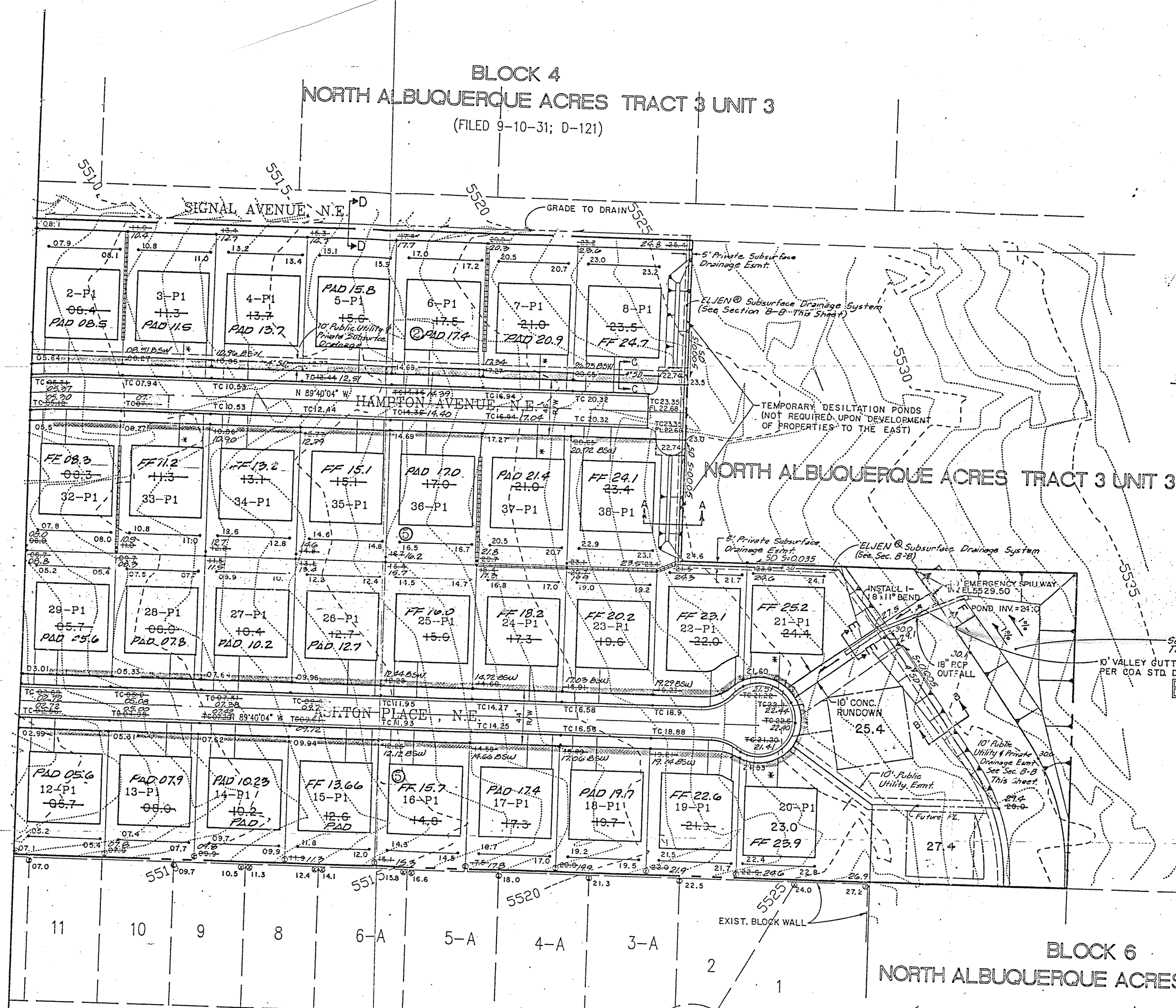
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: CARRINGTON SUBDIVISION
GRADING & EROSION CONTROL PLAN

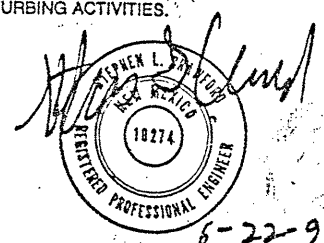
APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	B. J. Sandoval	6-21-93	WATER	N/A	6-21-93
TRANSPORTATION	N/A	6-21-93	WASTE WATER	N/A	6-21-93
HYDROLOGY	N/A	6-21-93			

PROJECT NO. 4685.90
MAP NO. C-20
SHEET 34

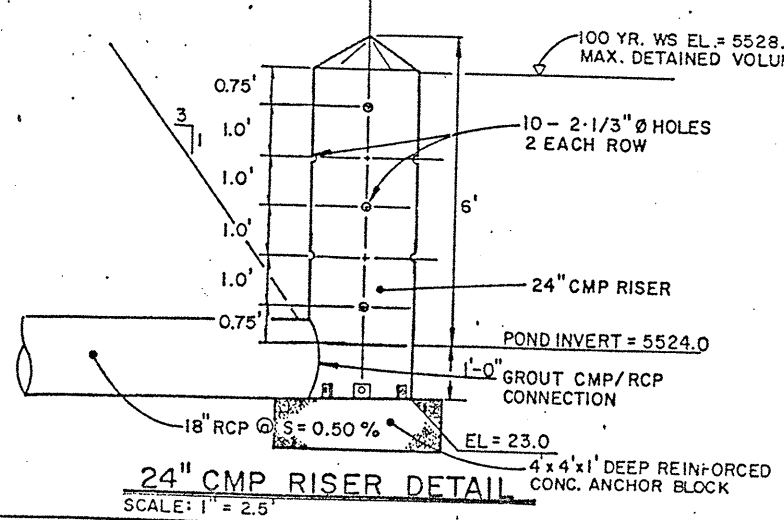
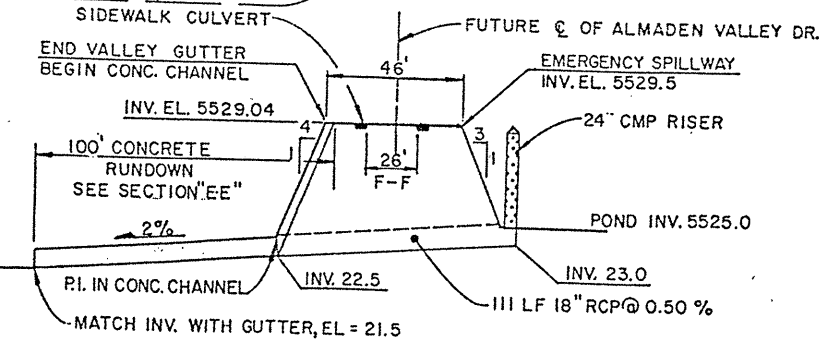
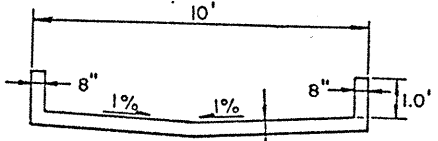
BLOCK 4
NORTH ALBUQUERQUE ACRES TRACT 3 UNIT 3
(FILED 9-10-31; D-121)



- NOTES:
- EROSION CONTROL - DURING CONSTRUCTION, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTROL OF EXCESSIVE AIRBORNE DUST AND RUNOFF SEDIMENT. THAT CONTRACTOR SHALL ALSO ENSURE THAT NO SOIL ERODES FROM SITE INTO PUBLIC RIGHT-OF-WAY OR ON TO PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERM AT THE PROPERTY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO IT IS NOT "CERTIFIABLE TO BE WASHED DOWN THE STREET."
 - TOP SOIL DISTURBANCE PERMIT - THE CONTRACTOR SHALL OBTAIN A TOP SOIL DISTURBANCE PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

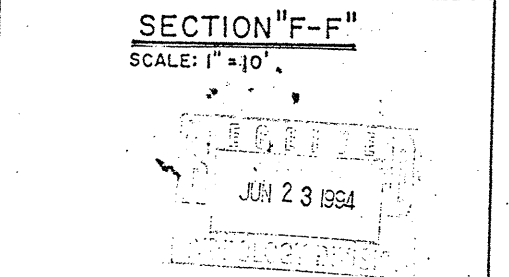
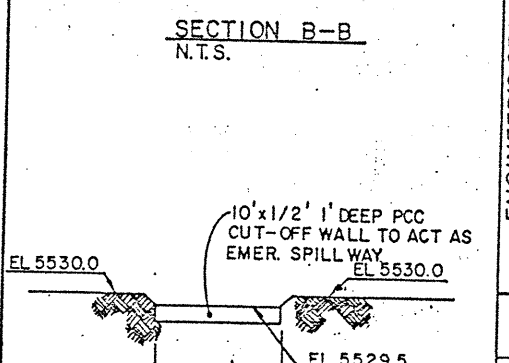
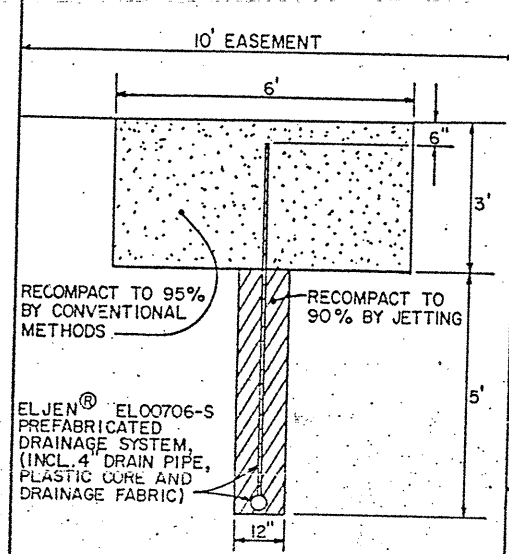


For certification, see notes on page 1.



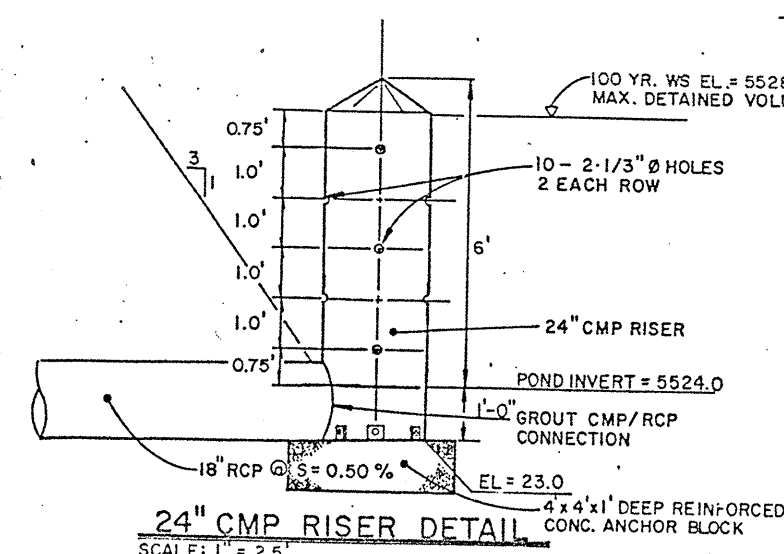
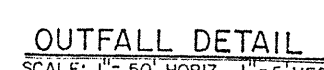
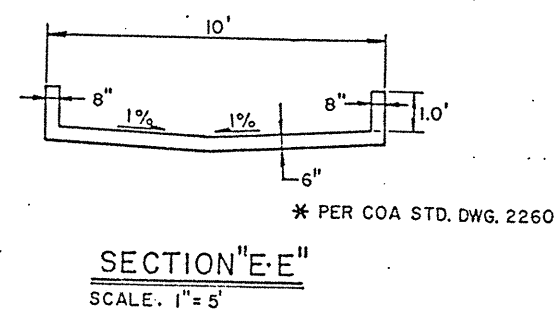
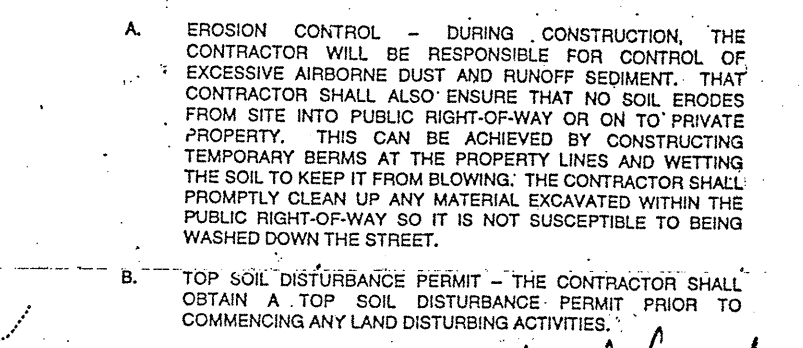
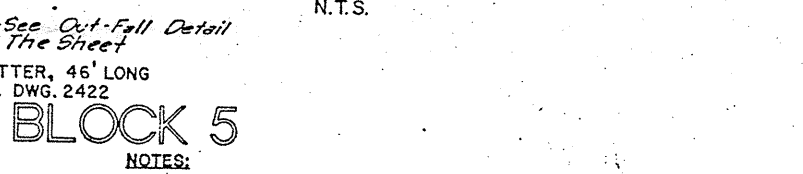
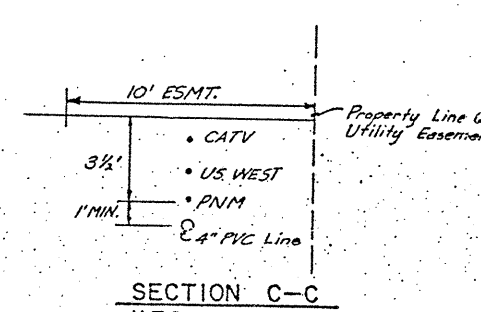
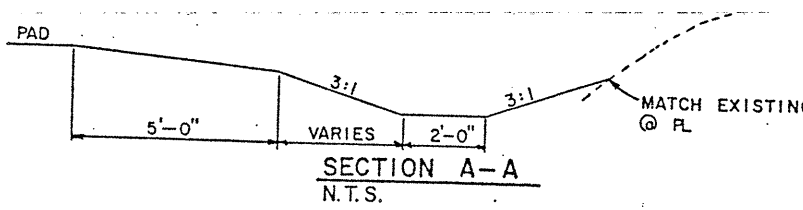
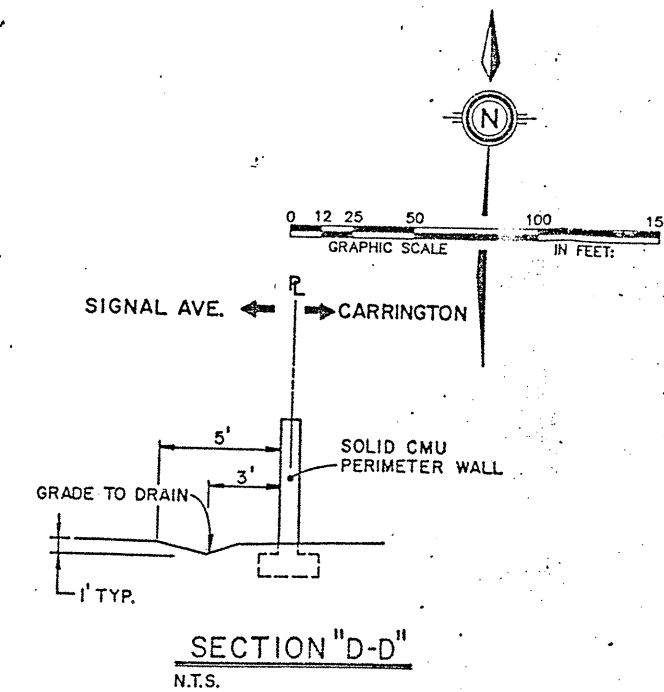
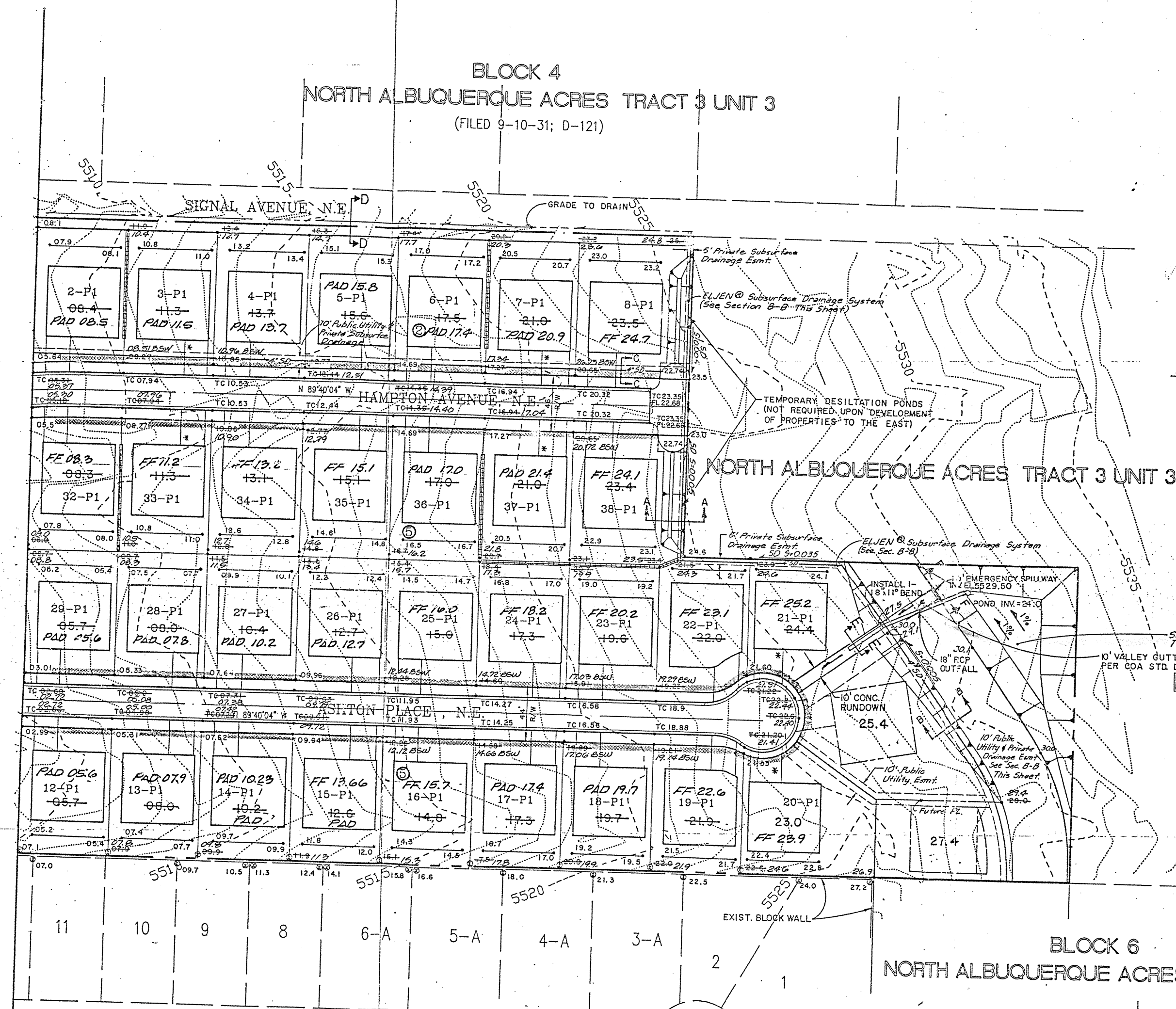
- NOTES:
- DRIVEWAY LOCATIONS ARE FOR GRAPHIC REPRESENTATION ONLY AND SUBJECT TO RELOCATION.
 - DRIVEWAYS ARE THOSE WHICH MAY NOT BE RELOCATED.

Note: The City of Albuquerque is not responsible and will not be held liable for the construction or maintenance of the subsurface drainage system installed in the Carrington Subdivision.



ENGINEER'S SEAL			
DATE	BY	REVISIONS	DESIGN
APRIL, 1993	AS SHOWN		
JUN 23 1994			
CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: CARRINGTON SUBDIVISION GRADING & EROSION CONTROL PLAN			
APPROVALS	ENGINEER	DATE	APPROVALS
DRC CHAIRMAN	6-21-93	WATER	N/A
TRANSPORTATION	6-21-93	WASTE WATER	N/A
HYDROLOGY	6-21-93		
PROJECT NO.	4685.90	MAP NO.	C-20
		SHEET	34

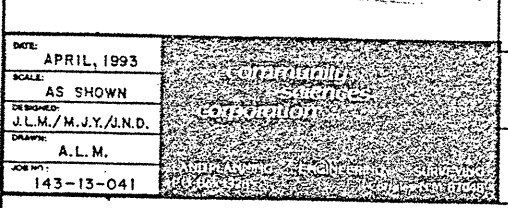
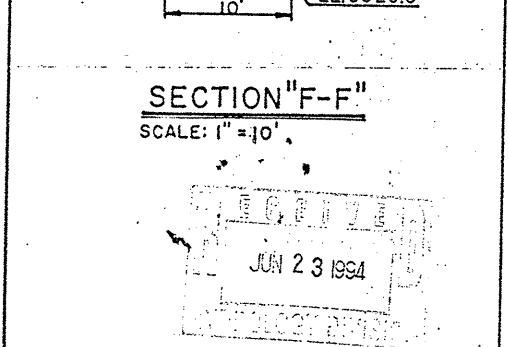
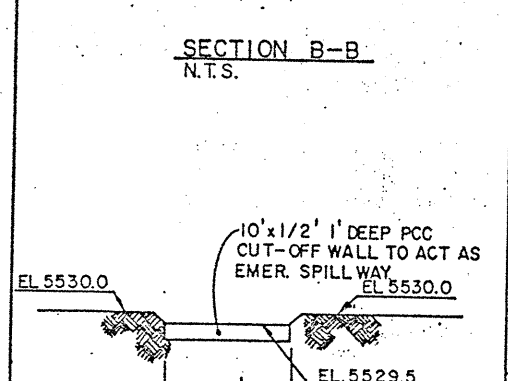
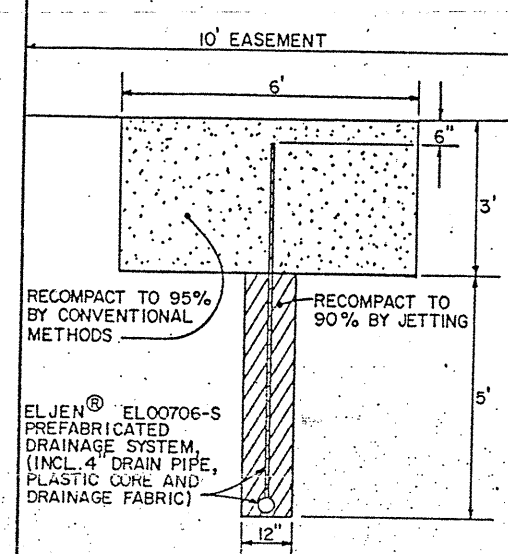
BLOCK 4
NORTH ALBUQUERQUE ACRES TRACT 3 UNIT 3
(FILED 9-10-31; D-121)



APPROVED FOR ROUGH GRADING
(1 FT.)
CITY HYDROLOGY
DATE 6/8/93
2762

NOTES:
1. DRIVEWAY LOCATIONS ARE FOR GRAPHIC REPRESENTATION ONLY AND SUBJECT TO RELOCATION.
2. DRIVEWAYS ARE THOSE WHICH MAY NOT BE RELOCATED.

Note: The City of Albuquerque is not responsible and will not be held liable for the construction or maintenance of the subsurface drainage system installed in the Carrington Subdivision.



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP
TITLE: CARRINGTON SUBDIVISION
GRADING & EROSION CONTROL PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER
DRC CHAIRMAN	B. G. Acosta	6-21-93	WATER	N/A RE-93
TRANSPORTATION	W. P. Pao	6-21-93	WASTE WATER	N/A RE-93
HYDROLOGY	N. G. Gao	6-21-93		

PROJECT NO.	MAP NO.	SHEET
4685.90	C-20	34

CONTRACTOR	DATE
COMMUNITY SCIENCES CORPORATION	6/8/93

ENGINEER	DATE
COMMUNITY SCIENCES CORPORATION	6/8/93

DATE	BY
6/8/93	W. P. Pao

DATE	BY
6/8/93	W. P. Pao

DATE	BY
6/8/93	W. P. Pao

DATE	BY
6/8/93	W. P. Pao

DATE	BY
6/8/93	W. P. Pao

DATE	BY
6/8/93	W. P. Pao

DATE	BY
6/8/93	W. P. Pao

