



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 24, 2003

J. Graeme Means, PE
Jeff Mortensen & Associates, Inc
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

Re: Vineyard Estates Unit 4B Subdivision Grading and Drainage Plan
Engineer's Stamp dated 8-28-03 (C20/D49)

Dear Mr. Means,

Based upon the information provided in your submittal dated 8-28-03, the above referenced plan is approved for Preliminary Plat action by the DRB.

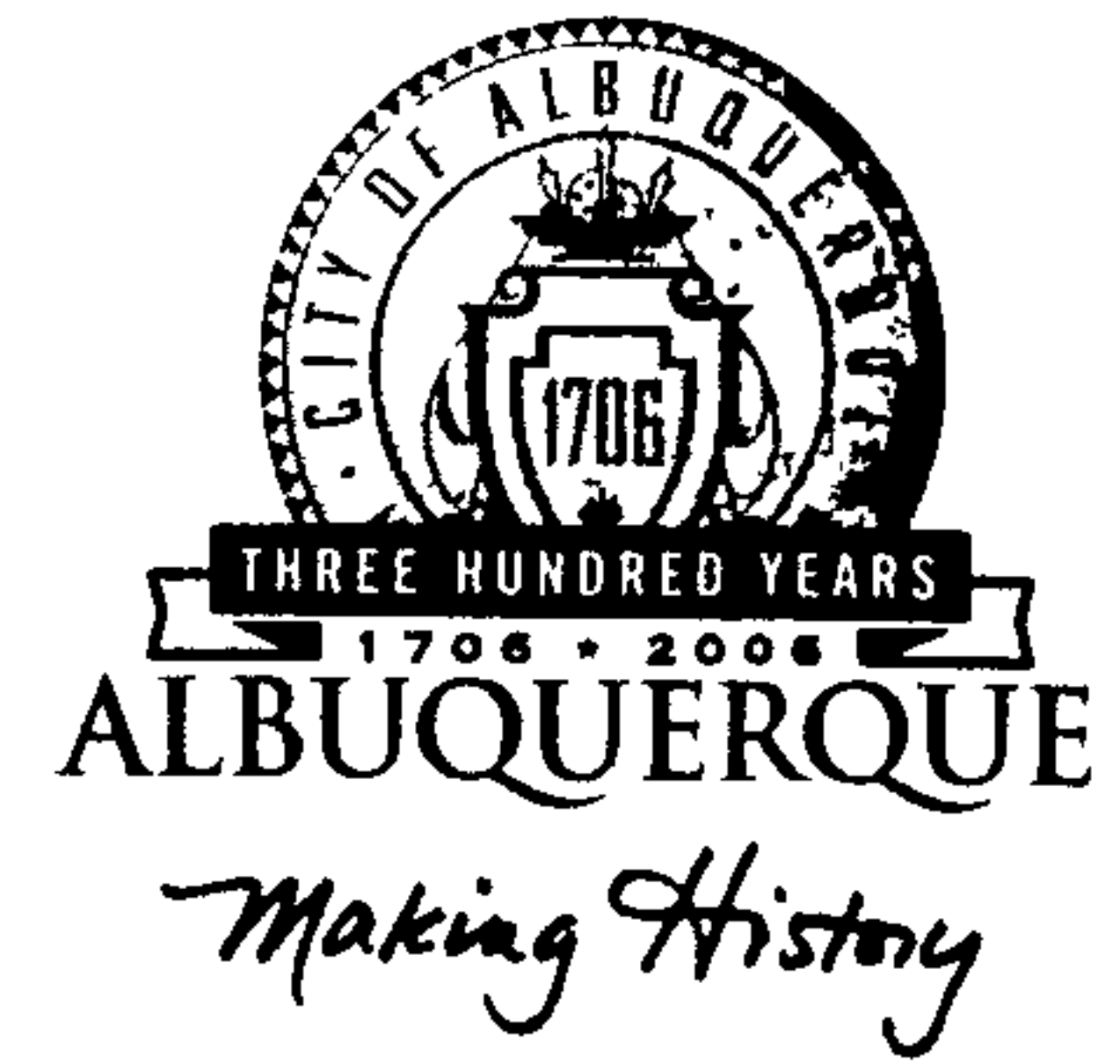
If you have any questions, you can contact me at 924-3986.

Sincerely,

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

C: file

CITY OF ALBUQUERQUE



March 14, 2005

Mr. J. Graeme Means, PE
JEFF MORTENSEN & ASSOCIATES
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

RE: VINYARD ESTATES, UNIT 4-B SUBDIVISION (C-20/D49)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 08/28/2003
Engineers Certification dated 03/09/2005

Dear Graeme:

Based upon the information provided in your Engineer's Certification Submittal dated 03/11/2005, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, you can contact me at 924-3982

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept.- Hydrology
Development and Building Services

C: Marilyn Maldonado, COA# 705283
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Vineyard Estates, Unit IV-B ZONE ATLAS/DRNG. FILE #: C20/D49
 DRB #: 1002933 EPC #: _____ WORK ORDER #: 705283

LEGAL DESCRIPTION: Lots 1-4, Vineyard Estates, Unit IV-B
 CITY ADDRESS: Carmel Avenue NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hoech Real Estate Corporation CONTACT: Justin Hoech
 ADDRESS: 8300 Carmel NE, Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: N/A CONTACT: I
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: JMA CONTACT: Chuck Cala
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: J.R. Hale CONTACT: Owner
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

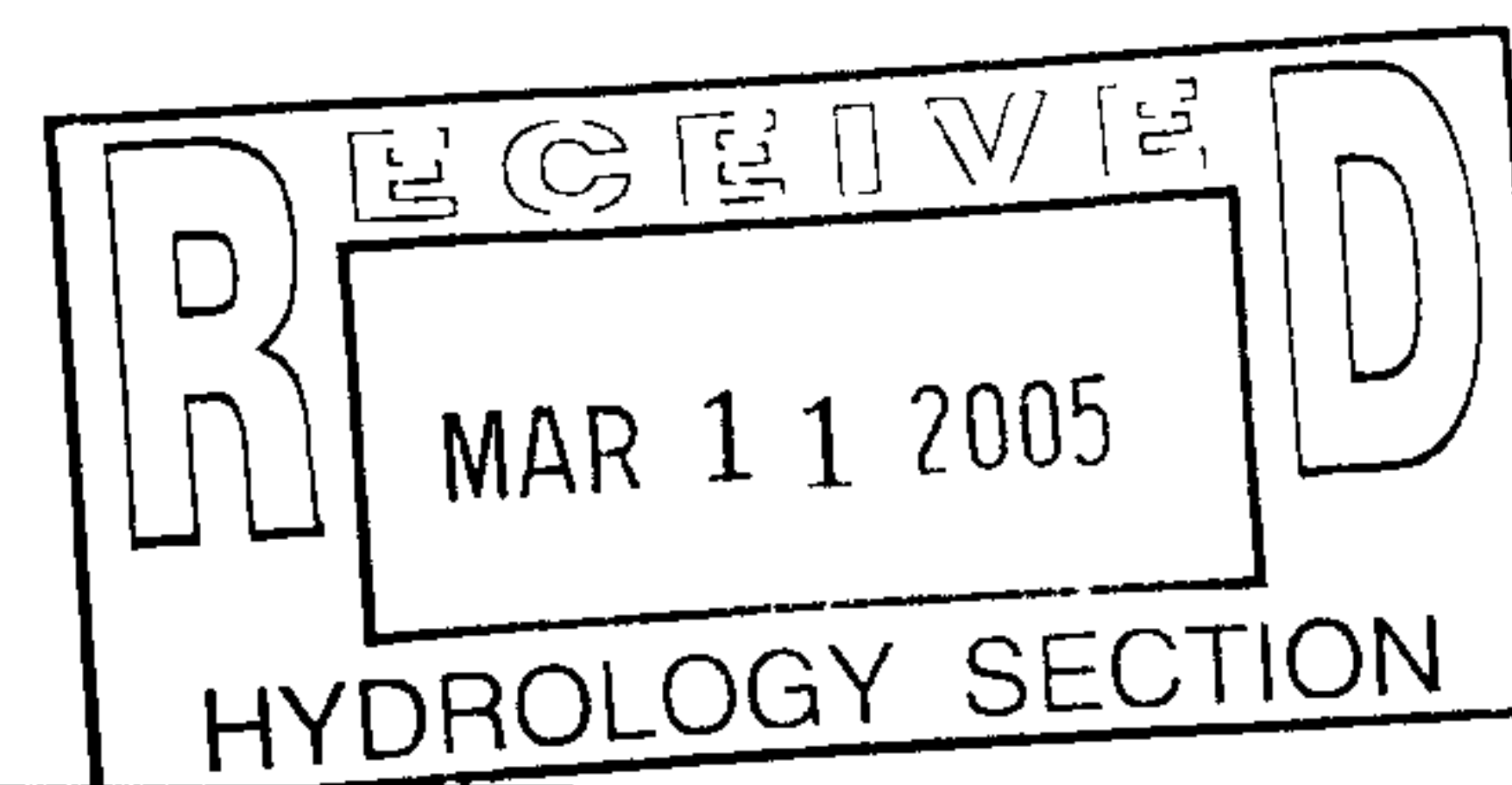
CHECK TYPE OF APPROVAL SOUGHT:

- ☒ 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: 03/11/2005 BY: J. Graeme Means



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 upon 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.



2003.044.1
City of Albuquerque
Albuquerque, NM 87102
Planning Department

September 17, 2004

Certificate of Work Order Completion

City Engineer
600 Second St.
Plaza Del Sol
Albuquerque, NM 87102

Re: Vineyard Estates 4B Project No.: 7052.83 Map No. C-20

Dear Sir,

This is to certify that Project No. 6917.81 has been completed according to approved plans and construction specifications. Please be advised this Certificate of Work-Order Completion does not constitute acceptance of the city infrastructure until all requirements of the subdivision improvements agreement have been satisfied and a Certificate of Completion and Acceptance is issued by the City Engineer.

Transmitted herewith is the following:

1. Certificate of Substantial Compliance stamped by J. Graeme Means, Jeff Mortensen & Associates
Inspector was Mike Stephens (MAS)
2. Initialed infrastructure list by the City's Project Manager James Pung (JAP)
City Inspector Ron Rutledge (RBR)

The contractor's correction period will begin the September 17, 2004 and is effective for a period of one (1) year.

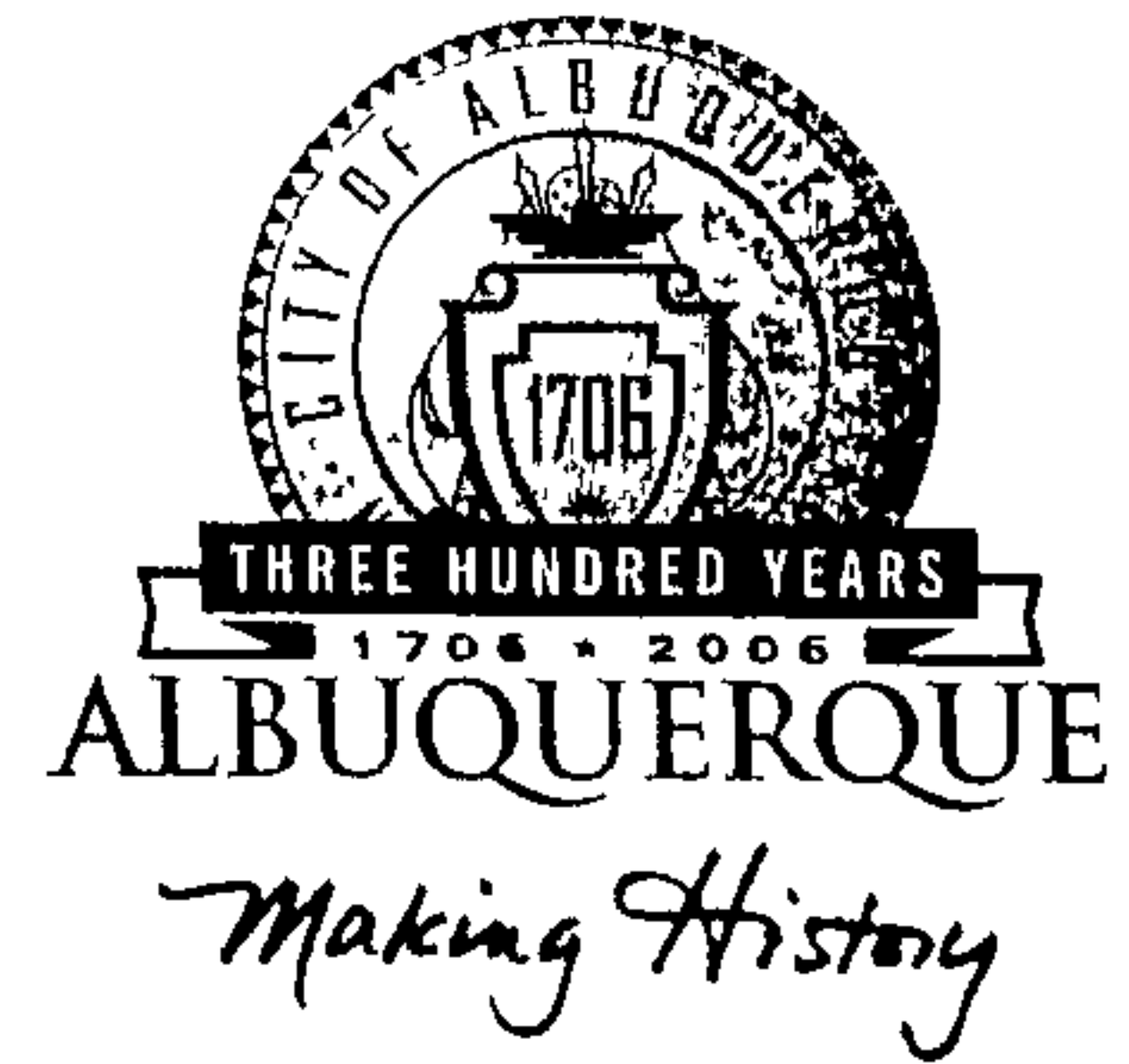
Sincerely,

Kevin Broderick
Development & Bldg Services
Planning Department

C: Jeff Mortensen & Associates
J.R. Hale Contracting
Master Scheduler
Project Administrator
Ruben Ortega, Construction Coordination
Orvis Bartow, Water Systems
Dave Harmon, Traffic Engineering, PWD
Jack Placencio, Street Maintenance
George King, Maps & Records, PWD
Project No. 7052.83
Warranty: Contract

XC: Don Hoech

CITY OF ALBUQUERQUE



PUBLIC WORKS DEPARTMENT CONSTRUCTION MANAGEMENT DIVISION SURVEY SECTION

August 3, 2004

Charles G. Cala, Jr., PS, Vice President
JMA
6010-B Midway Park Blvd. NE
Albuquerque, NM 87109

City Project No. 705283

NOTICE OF ACCEPTANCE

RE: **CENTERLINE MONUMENTATION – Lots 1 thru 4, Vineyard Estates,**
Unit IV-B

P.O. Box 1293

Dear Mr. Cala:

Albuquerque

This letter is to serve as notice of acceptance of the Centerline Monumentation for the above referenced subdivision.

New Mexico 87103

Field inspection performed by this office shows that centerline monuments have been placed as per approved plan satisfying your commitment to monument the centerline of the streets within the above referenced subdivision.

www.cabq.gov

Thank you for your cooperation in this matter.

Sincerely,

Glen B. Haikin, P.S.
City Surveyor

GBH:et

cc: Mary Sandoval, Engineering Technician
Kathy Jaramillo, DRC
File Centerline Monumentation # 111703

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Vineyard Estates, Unit IV-B ZONE ATLAS/DRNG. FILE #: C20 / 049
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 28, Block 18, Tract 3, Unit 3, North Albuquerque Acres
 CITY ADDRESS: Carmel Avenue NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Hoech Real Estate Corporation CONTACT: Justin Hoech
 ADDRESS: 8300 Carmel Ave N.E., Suite 601 PHONE: 821-4440
 CITY, STATE: Albuquerque, NM ZIP CODE: 87122

ARCHITECT: Contact Owner CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Jeff Mortensen & Assoc., Inc. CONTACT: Charles G. Cala
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

CONTRACTOR: Not Selected CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
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☒ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S 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

DATE SUBMITTED: 08/28/2003 BY: J. Graeme Means

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