Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

January 30, 2017

David Soule, P.E. Rio Grande Engineering PO Box 93924 Albuquerque, New Mexico 87199

RE: Chavez Residence 6323 Blueberry Lane NW Grading and Drainage Plan Engineers Stamp Date 12/19/19 (E12D023)

Dear Mr. Soule,

Based upon the information provided in your submittal received 12/19/19, this plan is approved for Building Permit.

PO Box 1293

Please inform the owner/contractor to attach a copy of this approved plan dated 8/7/19 to the construction sets in the permitting process prior to sign-off by Hydrology. Also inform the owner/contactor that a separate permit will be required for any future wall/fence, etc.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

NM 87103

If you have any questions, please contact me at 924-3999 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely.

Shahab Biazar, P.E. City Engineer, Planning Division Manager

RR/SB C: File

FLOODPLAIN DEVELOPMENT PERMIT AELEVATION CERTIFICATECLOMR/LOMRTRAFFIC CIRCULATION LAYOUT (TCL)TRAFFIC IMPACT STUDY (TIS)TREET LIGHT LAYOUTOTHER (SPECIFY)PRE-DESIGN MEETING? IS THIS A RESUBMITTAL?: _XYesNG DATE SUBMITTED:	SO-19 APP PAVING PI GRADING/ WORK ORD CLOMR/LC FLOODPLA OTHER (SI	PERMIT APPROVAL PROVAL ERMIT APPROVAL PAD CERTIFICATION DER APPROVAL DMR AIN DEVELOPMENT PERMIT PECIFY)
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CONCEPTUAL G & D PLAN		FOR BLDG. PERMIT APPROVAL
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TRAFFIC/ TRANSPORTATION		
<u>×</u> HYDROLOGY/ DRAINAGE	TYPE OF APPR	ROVAL/ACCEPTANCE SOUGHT: PERMIT APPROVAL
Check all that Apply: DEPARTMENT:PLAT		
TYPE OF DEVELOPMENT:PLAT		
	We want the second s	E-mail: david@riograndeengineering.com
Address: PO BOX 93924 ALB NM		
Other Contact: RIO GRANDE ENGINE	ERING	Contact: DAVID SOULE
Phone#:	_Fax#:	E-mail:
Address:		
		Contact:
City Address: 6323 Blueberry lane	2	
Legal Description: lot 5-P1 Plaza	Escondita	
DRR#·	FPC#·	Work Order#:
Project Title:	Building Permit #:	Hydrology File #.
		(· · · · · · · · · · · · · · · · · · ·
DRAINAGE AND	TRANSPORTATION INFORM	ATION SHEET (REV 6/2018)
B AA Developin	ent & Building Services Divisi	ion
Developm	Planning Department	
	of Albuquerque	

December 19, 2019

Hydrology department Senior Engineer, Planning Department City of Albuquerque 600 2nd street NW Albuquerque, NM 87102

RE: Grading plan 6323 Blueberry Lane NW Lot 5P- Plaza Escondido- (E12D23) Albuquerque, New Mexico

Dear Sir:

Rio Grande Engineering has reviewed the grading plan as prepared by Graeme Means of High Mesa. The Report provides for free discharge of this lot to private roadway. The flow then enters into a privately maintained pond via a rundown. The pond has a drainage covenant for the maintenance by the Homeowners association. The Grading was completed with the pads certified by Mr. Means and accepted by the city. I have reviewed the plan and agree with the design criterion. The site has been visited and the pad is in substantial compliance with the grading certification.

Therefore we request release of building permit based upon the previous approval of the enclosed grading plan and pad Certification by Mr. Means. The purpose of this letter is to allow the grading plan and pad certification requirement for building permit release to be issued based upon previous submittals and publicly available documents prepared by others.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

David Soule, PE RIO GRANDE ENGINEERING PO Box 93924 ALBUQUERQUE, NM 87199 321-9099

Enclosures

2 ENGINEER'S CERTIFICATION

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE DRB APPROVED PLAN DATED 02/01/2006. THE RECORD SURVEY ELEVATION INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED AUGUST 4, 2008 UNDER THE RESPONSIBLE CHARGE OF CHARLES G. CALA, NMPS 11184, ALSO OF THE FIRM HIGH MESA CONSULTING GROUP. I FURTHER CERTIFY THAT I HAVE VISITED THE SITE AND THE DATA PROVIDED APPEARS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINANCIAL GUARANTY RELEASE.

THE FOLLOWING IS A BRIEF DESCRIPTION OF THE VARIOUS PROJECT ELEMENTS:

1) HOUSE PADS

THE HOUSE PAD ELEVATIONS WERE CHECKED AND THE CENTERS OF THE PADS WERE FOUND TO BE WITHIN 0.3 FEET OF THE APPROVED PLAN ELEVATIONS AND IN SUBSTANTIAL COMPLIANCE WITH THE INTENT OF THE DRB APPROVED PLAN. BECAUSE THE INITIAL PAD GRADING WAS ACCOMPLISHED MANY MONTHS AGO, SOME OF THE PAD CORNERS HAVE BEEN ALTERED DUE TO CONSTRUCTION ACTIVITY AND WERE FOUND TO VARY AS INDICATED ON THE PLAN. THIS IS ACCEPTABLE BECAUSE BUILDING SLAB CONSTRUCTION WILL EXCAVATE FOOTINGS, INCORPORATE SMALL STEPS AND GARAGES, AND WILL NOT TAKE UP THE ENTIRE PAD. AS SUCH, "FINE TUNING" WILL ADDRESS ANY IRREGULARITIES. NO HOMES WERE UNDER CONSTRUCTION AT THE TIME OF CERTIFICATION.

2) LOT GRADES

INDIVIDUAL YARD GRADES AND SIDE YARD FLOWLINES HAVE BEEN GRADED IN A MANNER THAT WILL ALLOW YARD RUNOFF TO DRAIN TO THE STREETS (ALL POINTS LOWER THAN PAD AND NO ADVERSE SLOPES). FINISHED GRADING FOR ALL LOTS SHALL BE SHALL BE COMPLETED UPON LOT DEVELOPMENT AND LANDSCAPING OF EACH LOT BY THEIR RESPECTIVE BUILDERS. THE FINISHED LOT ELEVATIONS AND SLOPES MUST CONFORM TO THE INTENT OF THE APPROVED PLAN.

GRADES WERE NOT SHOT AT THE BACK OF THE PROPOSED (DEFERRED) SIDEWALKS THAT WILL BE CONSTRUCTED CONCURRENT WITH NEW HOME CONSTRUCTION AND WILL BE INSTALLED MATCHING THE BACK OF CURB ELEVATIONS. THE FUTURE SIDEWALK AREA HAS BEEN LEFT "LOW" IN THE INTERIM CONDITION TO ALLOW FOR SIDEWALK AND DRIVEWAY PLACEMENT, TO ALLOW AN AREA TO PLACE EXCESS FOOTING EXCAVATION MATERIAL, AND TO PROVIDE AN INTERIM AREA FOR NUISANCE FLOWS AND SEDIMENT TO ACCUMULATE FOR COMPLIANCE WITH THE SWPPP.

3) REQUIRED INFRASTRUCTURE

THE PROJECT INFRASTRUCTURE LIST REQUIRED PRIVATE PAVING AND CURB AND GUTTER, PRIVATE DRAINAGE IMPROVEMENTS, AND PRIVATE DRAINAGE CHANNEL CONSTRUCTION THAT WAS ACCOMPLISHED UNDER CITY PROJECT NO. 776681. THIS WORK ORDER ALSO INCLUDED SIDEWALK CULVERTS ON WINTERHAVEN. AS INDICATED BY THE AS-BUILT DRAWINGS AND FINAL INSPECTION FOR THAT PROJECT, THESE ITEMS WERE FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN.

THIS CERTIFICATION EVALUATES GRADING AND DRAINAGE ISSUES ONLY AND DOES NOT ADDRESS COMPLIANCE WITH A.D.A. GUIDELINES. THE RECORD INFORMATION IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF GRADING AND DRAINAGE ASPECTS OF THIS PLAN. THOSE RELYING ON THIS PLAN ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

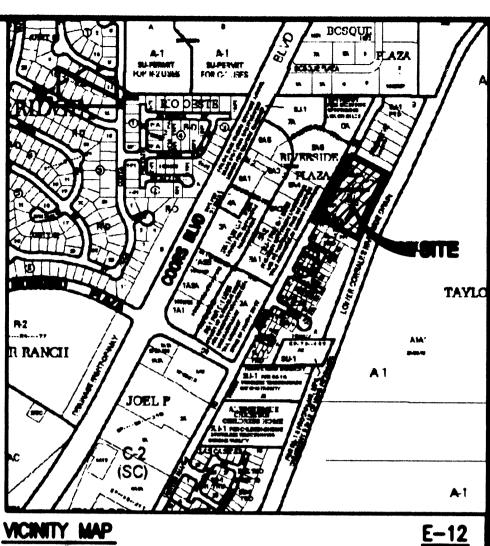
MEANS, NMPF 13676



Plot Date: 08-07-2008 Plot Time: 09:01 am

ENGINEER'S CERTIFICAT PLAZA ESCONDID





VICINITY MAP SCALE: 1"=750'

LEGAL DESCRIPTION

LOTS 1-P1 THROUGH 10-P1 AND TRACT A. PLAZA ESCONDIDO (FILED 8/30/2007, 2007C-241)

PROJECT BENCHMARK

A STANDARD USC&GS BRASS TABLET, STAMPED "HUGHES, 1954". SET IN TOP OF A CONCRETE POST LOCATED WEST OF COORS RD. APPROXIMATELY 6.1 MILES NORTH OF THE INTERSECTION OF COORS AND CENTRAL AVENUE. ELEVATION = 5049.93 FEET (NGVD 1929)

T.B.M.

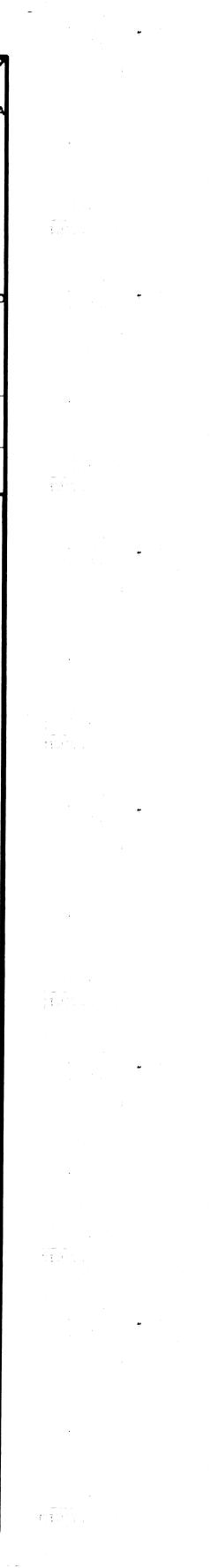
T.B.M. #1: A SPIKE WITH JMA CONTROL CAP LOCATED APPROXIMATELY 240' SOUTH OF THE PL AND 16' (EAST) OF THE BACK OF THE CURB. $\mathsf{ELEVATION} = 4994.96 \ \mathsf{FEET}$

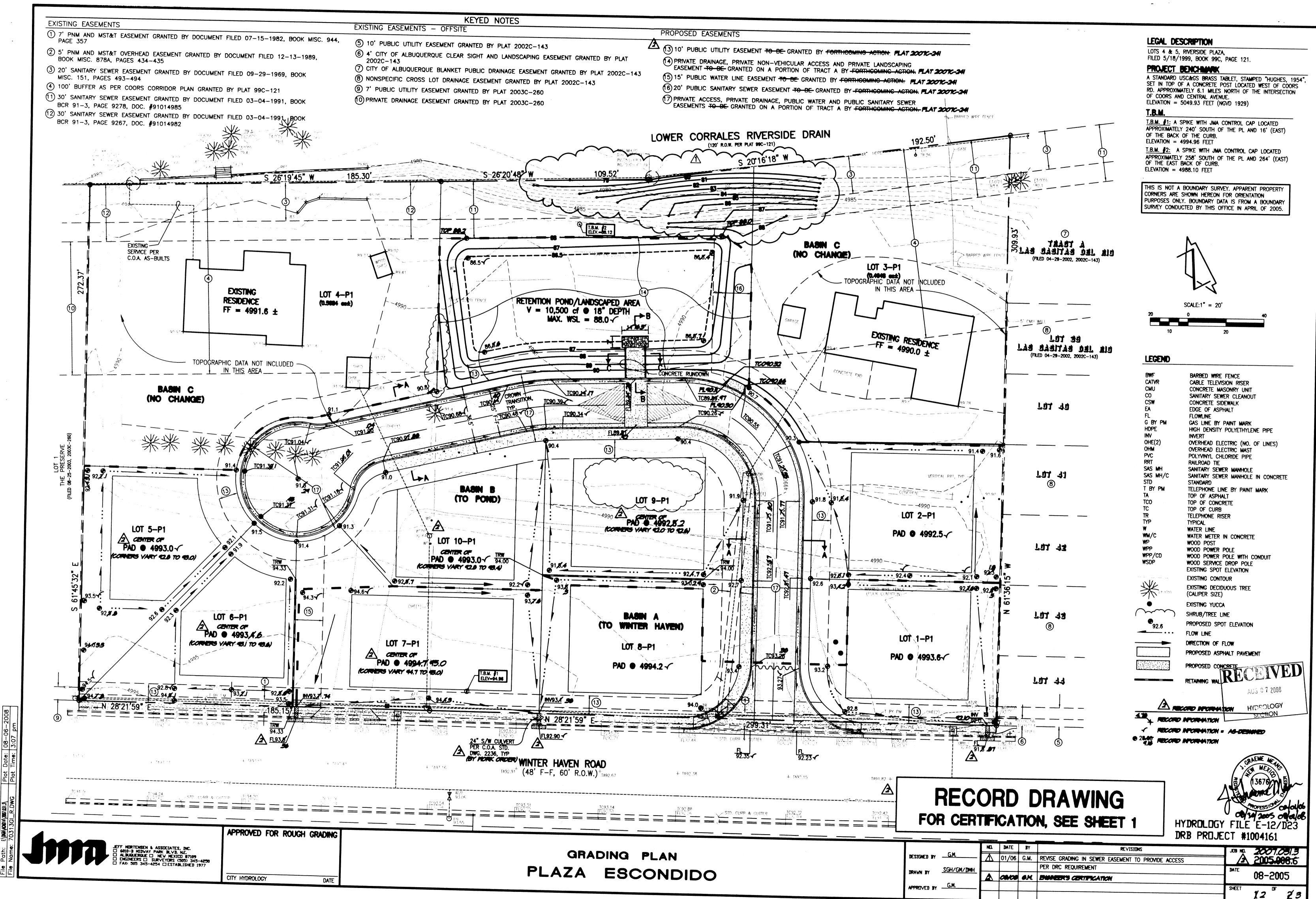
T.B.M. #2: A SPIKE WITH JMA CONTROL CAP LOCATED APPROXIMATELY 258' SOUTH OF THE PL AND 264' (EAST) OF THE EAST BACK OF CURB. ELEVATION = 4988.10 FEET

2 **RECORD DRAWING**

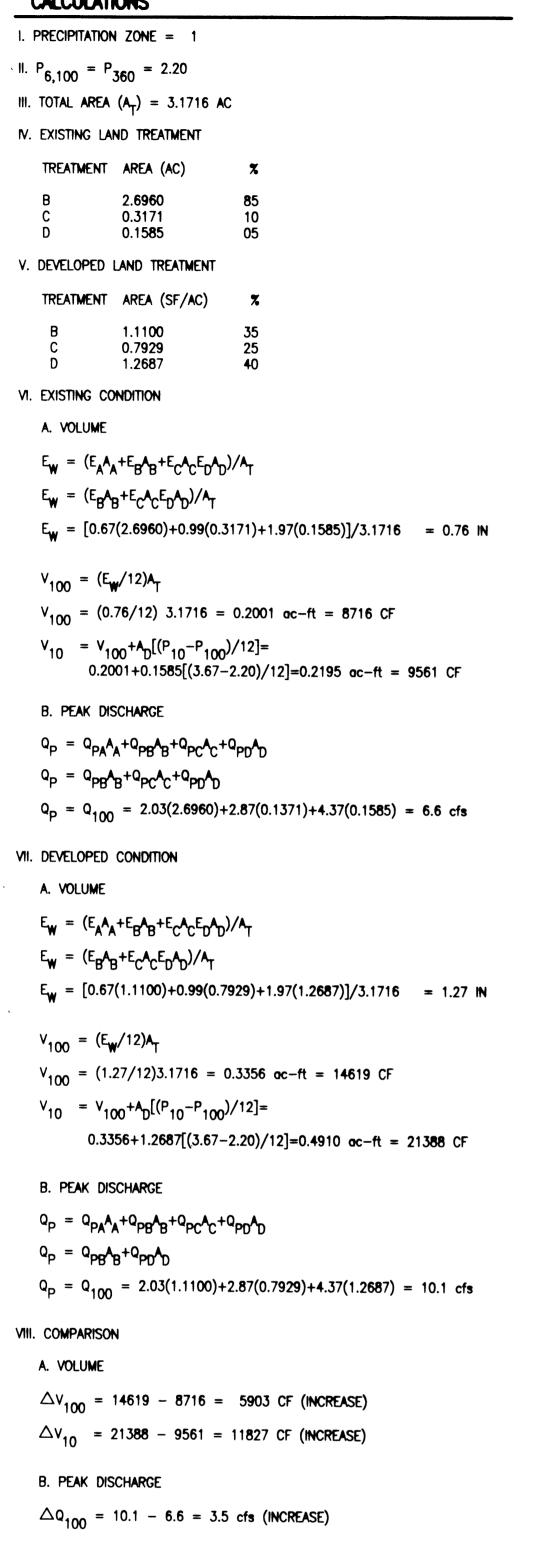
HYDROLOGY FILE E-12/D23 DRB PROJECT #1004161

	•	NC.	DATE	BY	REVISIONS	JUB NO.	0007.074.7
DESIGNED BY	G.M		08/08	6M.	ENDINERS CERTIFICATION (ADDED SHEET)		2007.031.3
BRAVN BY						DATE	08-2008
	G.M.					- SHEET	00-2000
APPRUVED BY							1 5
	BRAVN BY	BRAVN BY	DESIGNED BY G.M.	BESIGNED BY <u>G.M.</u> <u>A</u> OBYCO BRAVN BY <u>D.M.H.</u>	BESIGNED BY <u>G.M.</u> BRAVN BY <u>D.M.H.</u>	DESIGNED BY G.M CONCOLOGM. ENDINEER'S CERTIFICATION (ADDED SHEET) DRAVN BY D.M.H	BESIGNED BY G.M. G.M. CONCO G.M. ENGINEER'S CERTIFICATION (ADDED SHEET) DRAVN BY D.M.H. DATE









POND VOLUME CALCULATIONS

LOTS 1, 7 AND 8 WILL DRAIN TO WINTER HAVEN. EXISTING HOMES (LOTS 3 & 4) WILL NOT BE DISTURBED AND WILL CONTINUE TO DRAIN TO BOSQUE. REMAINING SITE AREA IS 1.52 oc (BASIN B) 1.52 ac/3.17 ac = 0.48% OF SITE Q_{100} (POND) = (0.48)(Q_{100}) = (10.1) = 4.8 cfs $V_{10 \text{ DAY}}$ (POND) = (0.48)($V_{10 \text{ DAYS}}$) = (0.48)(21,388) = 10,270 cf

AY PARK BLVD. N.E. C NEV MEXICO 87109 1 SURVEYORS (505) 345-4250

II. PROJECT DESCRIPTION:

AS SHOWN BY VICINITY MAP E-12 HEREON, THE SITE IS LOCATED IN THE RIVERSIDE PLAZA SUBDIVISION ON THE EAST SIDE OF WINTER HAVEN ROAD NW. THE SITES TO THE NORTH AND SOUTH ARE DEVELOPED RESIDENTIALLY. TO THE EAST OF THE SITE IS MRGCD RIGHT OF WAY AND THE RIO GRANDE BOSQUE. THE EXISTING LEGAL DESCRIPTION IS LOTS 4 AND 5, RIVERSIDE PLAZA. THE SITE IS ZONED SU-1/PRD 8DU/ACRE REQUIRING LANDSCAPE AND OPEN SPACE BUFFERS. AS SHOWN BY PANELS 116 AND 118 OF 825 OF THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS. BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, DATED NOVEMBER 19, 2003. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD ZONE.

III. BACKGROUND DOCUMENTS

THE FOLLOWING IS A LIST OF DOCUMENTS RELATED TO THE SITE AND SURROUNDING AREA. THIS LIST MAY NOT BE INCLUSIVE, HOWEVER, REPRESENTS A SUMMARY OF RELEVANT PLANS AND DOCUMENTS WHICH ARE KNOWN TO THE ENGINEER AT THE TIME OF PLAN PREPARATION.

A. GRADING AND DRAINAGE PLANS FOR BOSQUE MONTANO BY TIERRA WEST DATED 9/14/2000 (FILE E12/D12), LAS CASITAS DEL RIO, UNITS 1 AND 2 BY ISAACSON & ARFMAN DATED 12/18/2001 AND 6/02/2003 (FILES E12/D17 AND E12/D17A), AND THE PRESERVE SUBDIVISION BY ISAACSON & ARFMAN DATED 06/02/03 (FILE E12/D21). THESE FOUR RECENT SUBDIVISIONS, LOCATED ON THE SAME WEST SIDE OF WINTER HAVEN RD NW NORTH AND SOUTH OF THE SUBJECT SITE, ARE SIMILARLY IMPACTED BY THE 100 FOOT BOSQUE BUFFER AND ESTABLISHED THE DRAINAGE CONCEPT FOR THE AREA WHEREBY FLOWS THAT CAN BE DIRECTED TO WINTER HAVEN, SHOULD BE, AND THE BALANCE IS RETAINED WITHIN LANDSCAPED RETENTION PONDS WITHIN THE 100 FT BUFFER.

IV. EXISTING CONDITIONS:

THE SITE IS DEVELOPED WITH TWO SINGLE FAMILY RESIDENCES. ONE ON EACH LOT. THE RESIDENCES HAVE RELATED LANDSCAPING AND APPURTENANCES. THE LOTS TAKE ACCESS FROM WINTER HAVEN ROAD NW, A 48 FT FACE-FACE PAVED PUBLIC STREET WITH CURB AND GUTTER. THERE ARE RESIDENTIAL SUBDIVISIONS TO THE NORTH AND SOUTH. THE RIO GRANDE BOSQUE AND THE MRGCD LOWER CORRALES RIVERSIDE DRAIN LIE TO THE EAST.

V. DEVELOPED CONDITIONS

IN ADDITION TO THE TWO EXISTING HOMES TO REMAIN. 8 NEW RESIDENTIAL SINGLE FAMILY LOTS ARE PROPOSED WITH A PRIVATE INTERNAL STREET AND A COMMON AREA LANDSCAPING AND RETENTION POND AREA WITHIN THE BUFFER ZONE. THE SITE WILL BE DIVIDED INTO THREE BASINS. BASIN A WILL DRAIN TO THE EAST TO WINTER HAVE ROAD NW. BASIN B IS THE LARGEST BASIN AND IT WILL DRAIN TO THE ONSITE RETENTION POND. BASIN C IS THE EXISTING HOMES WHICH WILL CONTINUE TO DRAIN TO THE MRGCD RIGHT-OF-WAY IN HISTORIC FASHION. THE PRIVATE STREET AND POND TRACT WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

VI. GRADING PLAN

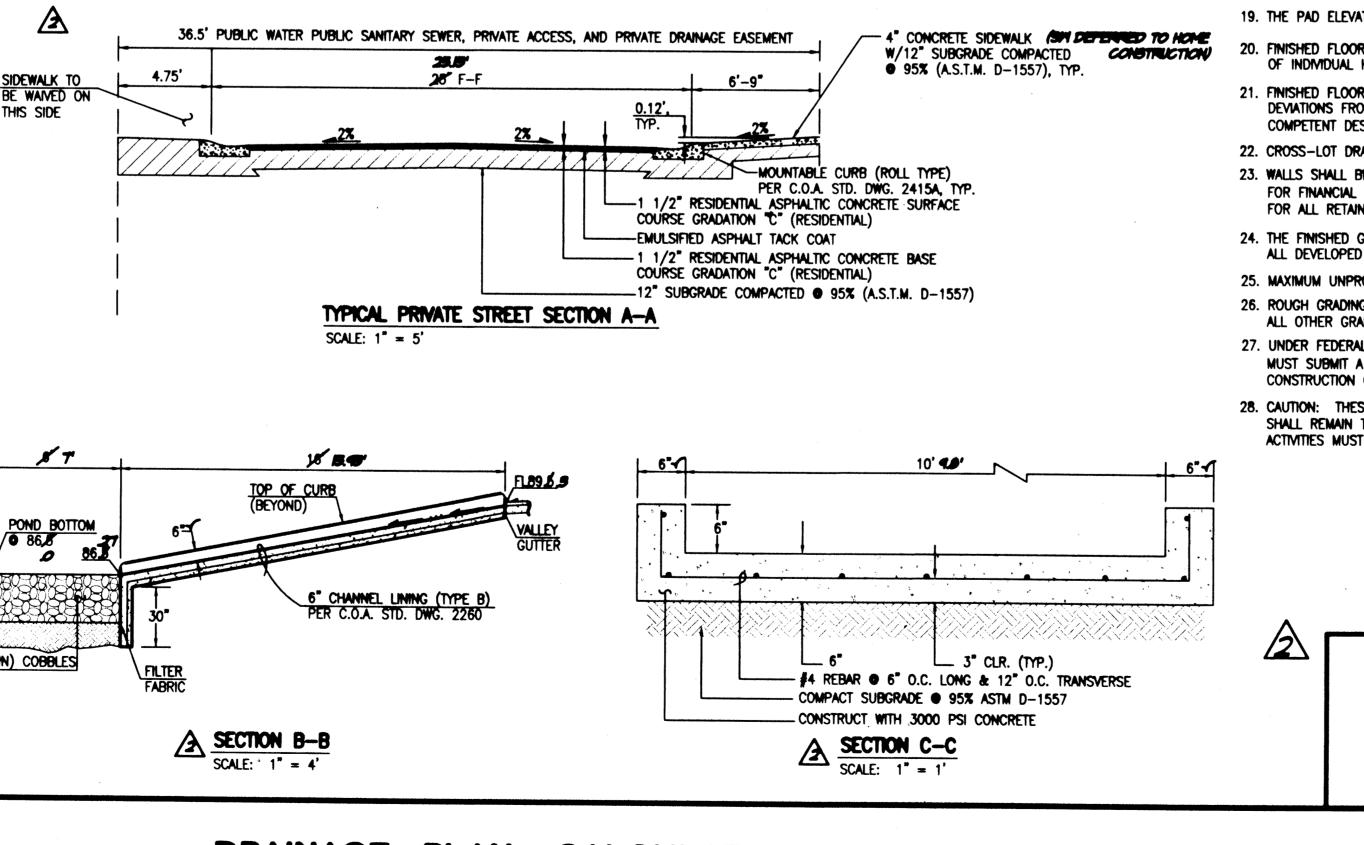
PROPOSED IMPROVEMENTS.

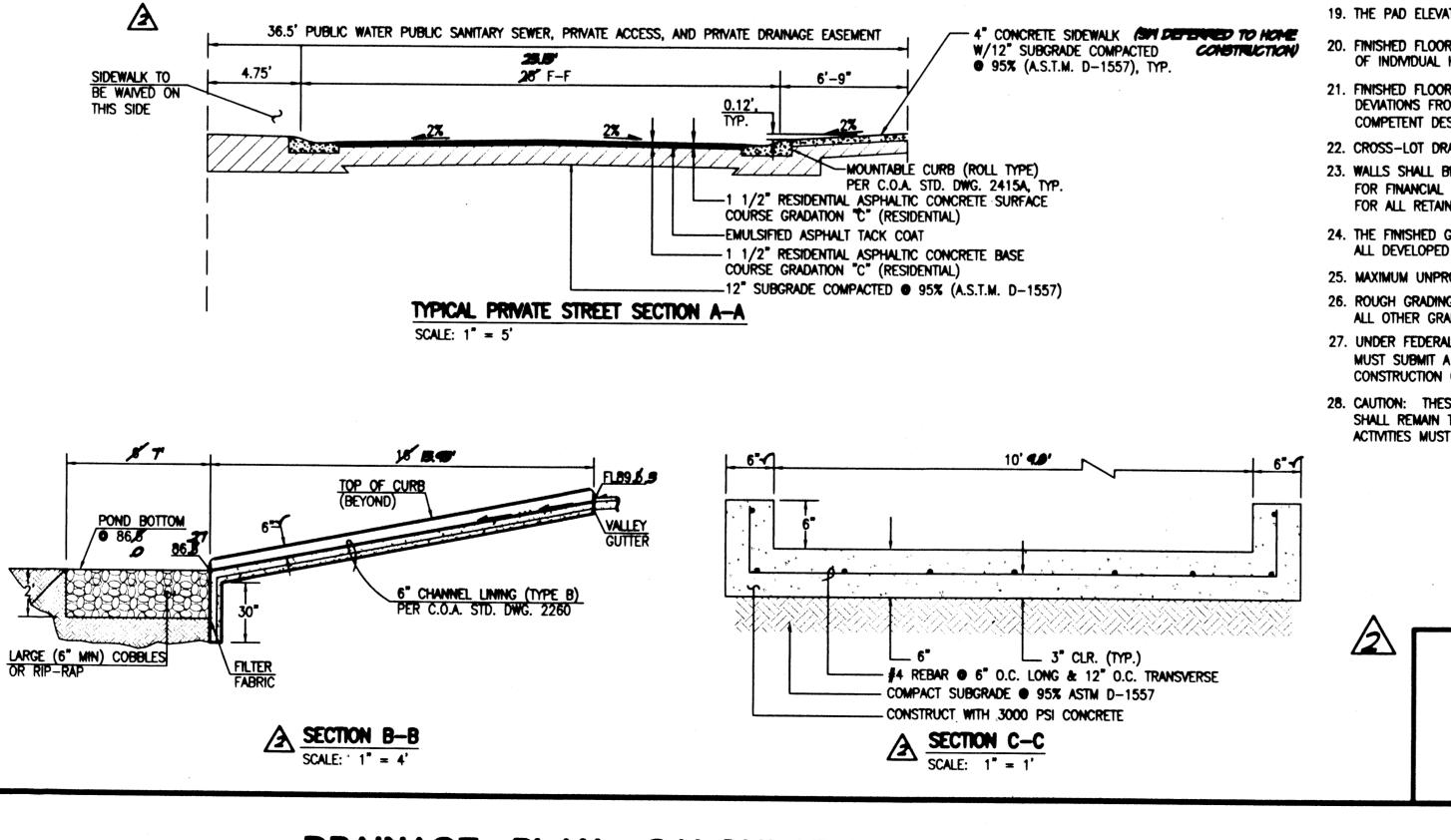
VII. CALCULATIONS

THE CALCULATIONS, WHICH APPEAR HEREON, ANALYZE BOTH THE EXISTING AND DEVELOPED CONDITIONS FOR THE 100-YEAR, 6-HOUR RAINFALL EVENT. THE PROCEDURE FOR 40-ACRE AND SMALLER BASINS, AS SET FORTH IN THE REVISION OF SECTION 22.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA, DATED JANUARY, 1993, HAS BEEN USED TO QUANTIFY THE PEAK RATE OF DISCHARGE AND VOLUME OF RUNOFF GENERATED.

VIII. CONCLUSIONS

HOMEOWNER?S ASSOCIATION.





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I. EXECUTIVE SUMMARY AND INTRODUCTION

THE PROPOSED DEVELOPMENT IS LOCATED IN ALBUQUERQUE'S NORTH COORS CORRIDOR WITHIN THE RIVERSIDE PLAZA SUBDIVISION AND REQUIRES SITE DEVELOPMENT PLAN APPROVAL THROUGH EPC AND DRB. THE SITE CURRENTLY CONSISTS OF TWO EXISTING HOMES ON TWO ADJACENT LOTS. 8 ADDITIONAL RESIDENTIAL HOME SITES ARE PROPOSED ALONG WITH A NEW PRIVATE GATED STREET AND A COMMON AREA TRACT LOCATED WITHIN A 100 FT BUFFER ZONE ALONG THE EASTERN BOUNDARY OF THE SITE. A PORTION OF THE REDEVELOPED SITE WILL DISCHARGE FREELY TO AN EXISTING DOWNSTREAM PUBLIC STORM DRAIN WITHIN WINTER HAVEN ROAD NW. THE TWO EXISTING HOMES WILL CONTINUE TO DRAIN TO MGRCD RIGHT-OF-WAY IN HISTORIC FASHION. THE REMAINDER OF THE SITE, CURRENTLY DRAINING TO MRGCD RIGHT-OF-WAY, WILL NOW DRAIN TO A PROPOSED ONSITE RETENTION POND. OFFSITE FLOWS DO NOT IMPACT THE SITE. THE PURPOSE OF THIS DRAINAGE PLAN IS TO OBTAIN PRELIMINARY PLAT, ROUGH GRADING

B. CONCEPTUAL GRADING PLAN FOR PLAZA ESCONDIDO BY JMA DATED 05/02/2005 (HYDROLOGY FILED E-12/D23). THIS PLAN WAS APPROVED FOR SITE PLAN APPROVAL BY THE DRB. THIS PLAN IS CONSISTENT WITH THAT PLAN.

THE PROPOSED CONSTRUCTION DRAINING TO A LANDSCAPED RETENTION POND LOCATED WITHIN THE 100 FT BOSQUE BUFFER AS PROPOSED AND DESCRIBED HEREIN IS IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE ABOVE LISTED DOCUMENTS.

THE GRADING PLAN ON SHEET 2 SHOWS: 1) EXISTING GRADES INDICATED BY CONTOURS AT 1 FT, 0 IN INTERVALS FROM AN APRIL, 2005 TOPOGRAPHIC SURVEY BY THIS OFFICE, 2) PROPOSED GRADES INDICATED BY PAD ELEVATIONS, SPOT ELEVATIONS, CURB ELEVATIONS AND FLOWLINES, 3) THE LIMIT AND CHARACTER OF THE EXISTING IMPROVEMENTS AS SHOWN BY THE AFOREMENTIONED SURVEY, AND 4) THE LIMIT AND CHARACTER OF THE

1) THE PROPOSED SITE IMPROVEMENTS AND DRAINAGE CONCEPT ARE CONSISTENT WITH THE DEVELOPMENT CRITERIA ESTABLISHED BY PREVIOUSLY APPROVED PLANS IN THIS AREA AND THE CONCEPTUAL PLAN FOR THIS SITE. 2) DEVELOPED RUNOFF FROM A PORTION OF THIS SITE WILL DRAIN FREELY TO EXISTING PERMANENT PUBLIC STORM DRAINAGE IMPROVEMENTS IN WINTER HAVE. THE REMAINING RUNOFF WILL BE RETAINED IN A PRIVATE RETENTION POND TO BE OWNED OPERATED AND MAINTAINED BY THE

3) THERE ARE NO DRAINAGE RELATED DPM DESIGN VARIANCES ANTICIPATED AT THIS TIME.
4) THE PROPOSED RETENTION POND WILL REQUIRE A DRAINAGE EASEMENT AND AN AGREEMENT AND COVENANT.

GRADING NOTES

- SYSTEM, 260-1990 FOR LOCATION OF EXISTING UTILITIES.

3. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS. THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFORE. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.

4. SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.

6. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.

7. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.

8. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

9. WHEN APPLICABLE, THE CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" PRIOR TO BEGINNING CONSTRUCTION. AN EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN PUBLIC RIGHT-OF-WAY.

10. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION MATERIAL (CONTAMINATED OR OTHERWISE), ASPHALTIC PAVING, CONCRETE PAVING, ETC. SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.

11. A BORROW SITE FOR IMPORT MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE REGULATIONS. ALL COSTS INCURRED IN OBTAINING A BORROW SITE AND IN HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT SHALL BE MADE.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY OBTAINING THE REQUIRED COMPACTION. THE CONTRACTOR SHALL SELECT AND USE METHODS WHICH SHALL NOT BE INJURIOUS OR DAMAGING TO THE EXISTING FACILITIES AND STRUCTURES WHICH SURROUND THE WORK AREAS.

13. THE CONTRACTOR SHALL CONFINE HIS WORK WITHIN THE CONSTRUCTION LIMITS IN ORDER TO PRESERVE THE EXISTING IMPROVEMENTS AND SO AS NOT TO INTERFERE WITH THE OPERATIONS OF THE EXISTING FACILITIES.

14. ALL DIMENSIONS AND RADII OF CURB, CURB RETURNS, AND WALLS ARE SHOWN TO THE FACE OF CURB AND/OR WALL

15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

16. ALL FILL SHALL BE FREE FROM VEGETATION, DEBRIS, AND OTHER DELETERIOUS MATERIALS.

17. ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% ASTM D-1557 UNLESS A GREATER COMPACTION REQUIREMENT IS OTHERWISE SPECIFIED. ALL EARTHWORK FOR BUILDING PADS SHALL BE PERFORMED IN ACCORDANCE WITH THE STRUCTURAL AND GEOTECHNICAL SPECIFICATIONS WHERE AVAILABLE.

18. ALL EXISTING UTILITIES ENCOUNTERED WITHIN THE WORK LIMITS SHALL BE ADJUSTED TO GRADE AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

19. THE PAD ELEVATIONS SHOWN HEREON ARE FOR ROUGH GRADING PURPOSES.

20. FINISHED FLOOR ELEVATIONS MAY VARY FROM THE PAD ELEVATIONS AND WILL BE DETERMINED AS A FUNCTION OF INDIVIDUAL HOUSE DESIGN.

21. FINISHED FLOOR ELEVATIONS SHOULD BE ESTABLISHED AT A MINIMUM OF FOUR INCHES ABOVE PAD ELEVATIONS: DEVIATIONS FROM THESE GUIDELINES MUST BE BASED ON THE RECOMMENDATIONS AND/OR DESIGN OF A COMPETENT DESIGN PROFESSIONAL.

22. CROSS-LOT DRAINAGE WILL NOT BE ALLOWED. 23. WALLS SHALL BE CONSTRUCTED BY THE DEVELOPER PRIOR TO DRAINAGE CERTIFICATION FOR FINANCIAL GUARANTY RELEASE. A SEPARATE PLAN REVIEW AND PERMIT PROCESS IS REQUIRED

FOR ALL RETAINING AND GARDEN WALLS.

ALL DEVELOPED RUNOFF SHALL BE DIRECTED TO THE STREETS.

25. MAXIMUM UNPROTECTED SLOPES SHALL BE 3:1; MINIMUM SLOPES SHALL BE 1%. 26. ROUGH GRADING TOLERANCES SHALL BE \pm 0.1 FT FOR BUILDING PADS AND STREETS AND \pm 0.33' FOR ALL OTHER GRADING PROVIDED THE GRADES MEET THE INTENT OF THIS GRADING PLAN. 27. UNDER FEDERAL LAW, THE OPERATOR(S) OF CONSTRUCTION SITES WHERE 1 OR MORE ACRES ARE DISTURBED

MUST SUBMIT A NOTICE OF INTENT (N.O.I.) TO OBTAIN COVERAGE UNDER AN NPDES STORM WATER CONSTRUCTION GENERAL PERMIT.

28. CAUTION: THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926, SUBPART P-EXCAVATIONS

DRAINAGE PLAN, CALCULATIONS, SECTIONS AND DETAILS PLAZA ESCONDIDO

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - 1986, UPDATE 7.

2. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL

24. THE FINISHED GRADING OF EACH LOT SHALL BE ACCOMPLISHED BY THE LOT OWNER OR ITS BUILDER.

2 RECORD INFORMATION

RECORD INFORMATION

DESIGNED BY ______G.M.

DRAVN BY

APPROVED BY

RECORD INFORMATION = AG-DESIGNED @ 28.00 RECORD INFORMATION

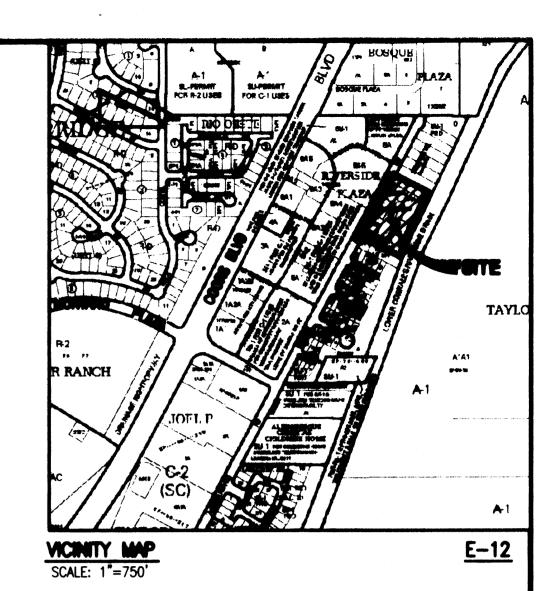
R.R.V/D.M.H

RECORD DRAWING FOR CERTIFICATION, SEE SHEET

ND. DATE BY

1 01/06 G.M. NO CHANGES THIS SHEET

CONCO O.M. ENDINEER'S CERTIFICATION



ZONE X The newsyl SUR NW THL NW **STEL**

RECE

AUG 07-2008

HYDROLOGY

CRAEME

SECTION

1.200

JUB NO. 2007.031.3

A 2005.008.6

08-2005

23 23

0**4**/01/2008

FIRM SCALE: 1"=500'

REVISIONS

PANELS 116, 118

August 7, 2008

• E

J. Graeme Means, P.E. High Mesa Consulting Group 6010-B Midway Park Blvd. NE Albuquerque, NM 87109



Plaza Escondido, (E-12/D023) RE: **Engineers Certification for Release of Financial Guaranty** Engineers Stamp dates 2-1-06 & 8-30-05 Engineers Certification dated 08/07/2008

Mr. Means,

PO Box 1293

Based upon the information provided in your Engineer's Certification submittal dated 8/07/2008, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

Albuquerque

NM 87103

www.cabq.gov

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

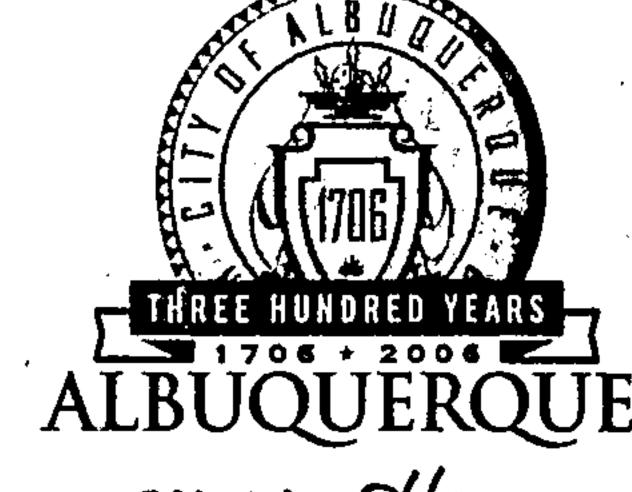
Sincerely, Timothy E. Sinhs Plan Checker, Planning Dept. - Hydrology Development and Building Services

Marilyn Maldonado, COA# 776681 **C**: File

Albuquerque - Making History 1706-2006

March 31, 2006

J. Graeme Means, P.E.





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

Plaza Escondido, 6260 & 6282 Winter Haven Rd. NW Re: Grading Plan-Engineer's Stamp dated 2-1-06 (E12-D23)

Dear Mr. Means,

Based upon the information provided in your submittal dated 3-2-06, the above referenced plan is approved as amended. This will be the plan that must be certified for Release of Financial Guaranty.

If you have any other questions, you can contact me at 924-3990.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely, Phill Phillip J. Lovato, E.I., C.F.M. Engineering Associate, Hydrology,

Development and Building Services, Planning Department

file CC:

Albuquerque - Making History 1706-2006

l: -

September 5, 2005

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

ALBUQUERQUE Making History

Plaza Escondido, 6260 and 6282 Winter Haven Road NW, Grading Plan Re: Engineer's Stamp dated 8-30-05 (E12-D23)

Dear Mr. Means,

Based upon the information provided in your submittal received 8-31-05, the above referenced plan is approved for Work Order and Grading Permit. This is now the plan that must be certified for release of SIA and Financial Guarantee.

P.O. Box 1293

If you have any questions, you can contact me at 924-3981.

Sincerely,

Albuquerque

New Mexico 87103

www.cabq.gov

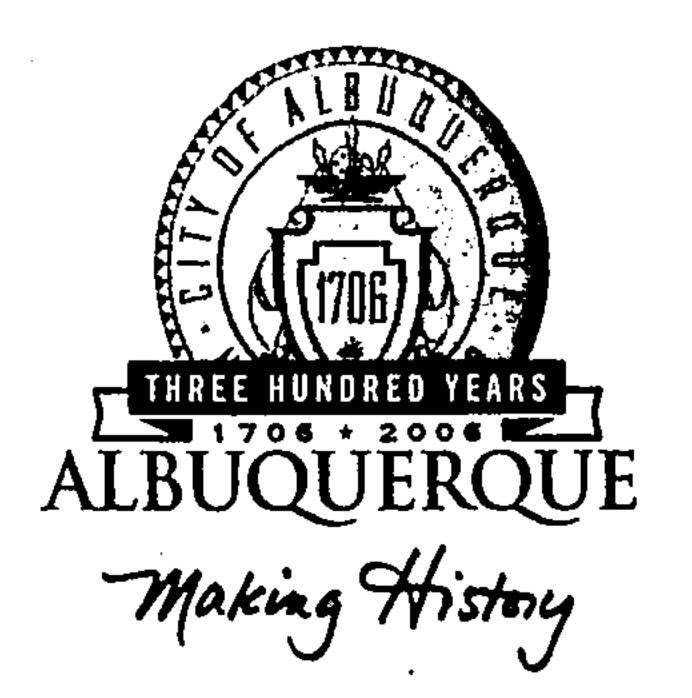
file

Kristal D. Metro, P.E. Senior Engineer, Planning Dept. Development and Building Services

Albuquerque - Making History 1706-2006

June 9, 2005

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



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j. i:

Re: Plaza Escondido, 6260 and 6282 Winter Haven Road NW, Site Development Plan

•

Engineer's Stamp dated 5-02-05 (E12-D23)

Dear Mr. Means,

Based upon the information provided in your submittal received 6-08-05, the above referenced plan is approved for Site Development Plan for Subdivision action P.O. Box 1293 by the DRB.

If you have any questions, you can contact me at 924-3981.

!

Albuquerque

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New Mexico 87103

www.cabq.gov

C: file

Sincerely,

Kristal D. Metro Engineering Associate, Planning Dept. Development and Building Services

Albuquerque - Making History 1706-2006

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractor or subcontractors to perform any act or duty required of the Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. <u>Assessment</u>. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's Property and constitute covenants running with the Owner's Property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with the concurrence of the City Engineer.

10. <u>Entire Covenant</u>. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. <u>Changes to Covenant</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. <u>Effective Date of Covenant</u>. This Covenant shall be effective as of the date of signature of the Owner.

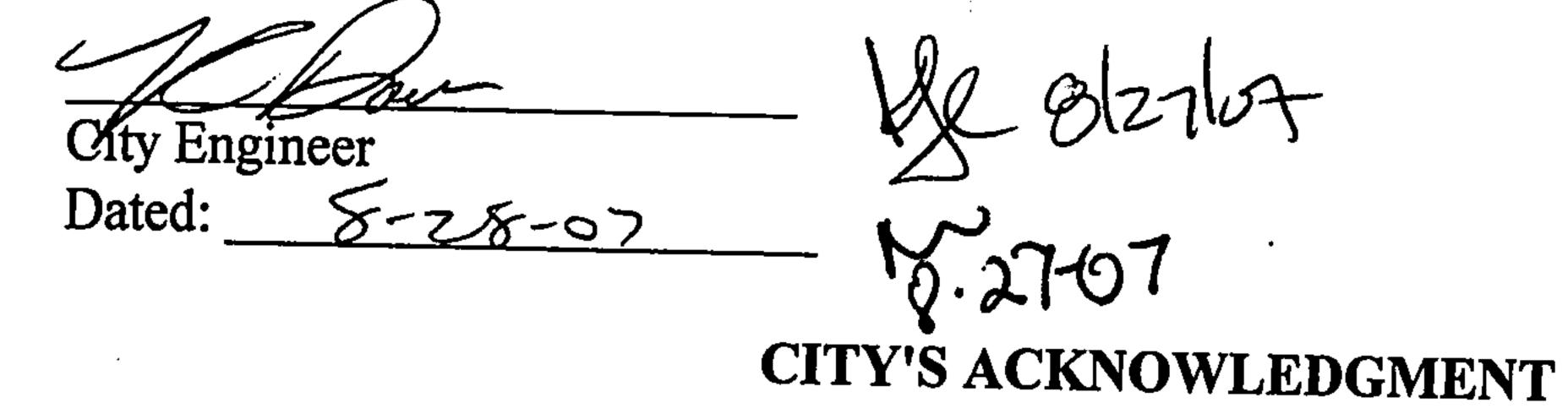
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CITY OF ALBUQUERQUE: ACCEPTÉD: By: Bruce J. Perlman, Ph Chief Administrative Officer Dated: ·F·-3-

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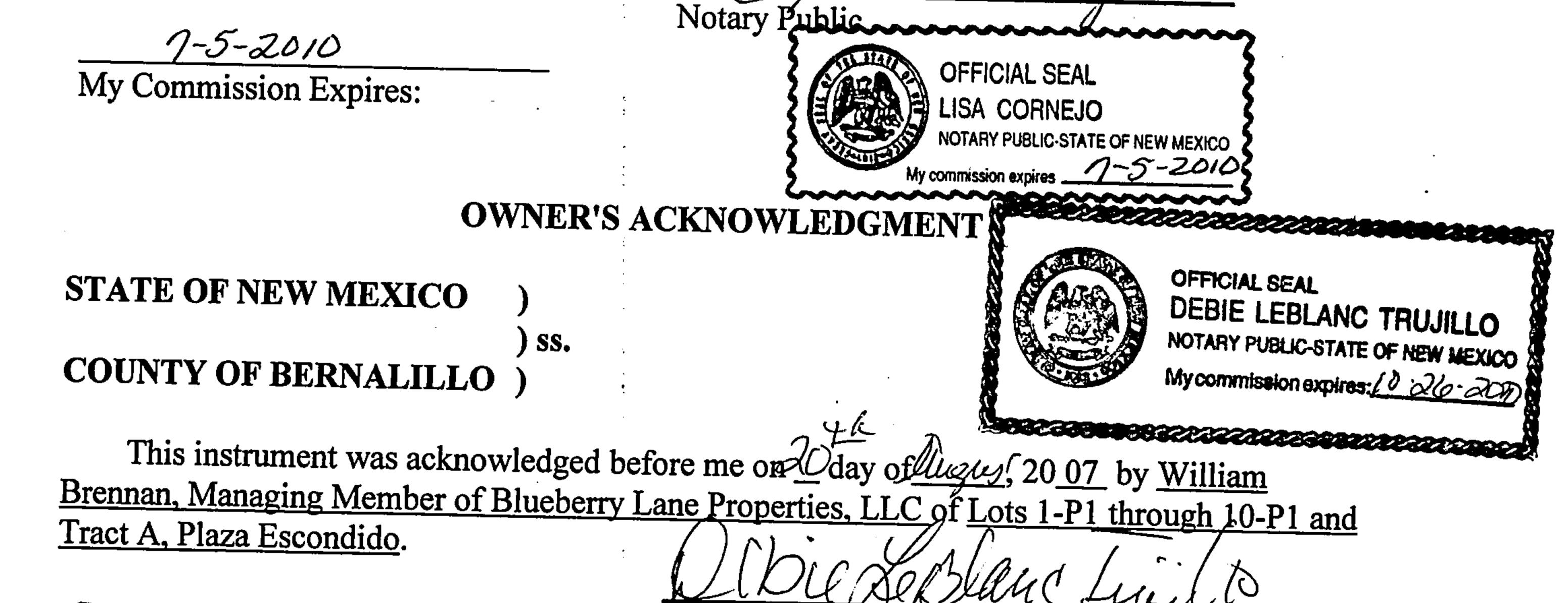
APPROVED:

OWNER: By: William Brennan Title: Managing Member Dated:



STATE OF NEW MEXICO)) ss COUNTY OF BERNALILLO

Dour te This instrument was acknowledged before me on <u>August 28</u>, 20<u>07</u>, by Bruce J. Perlman, Ph.D/, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.





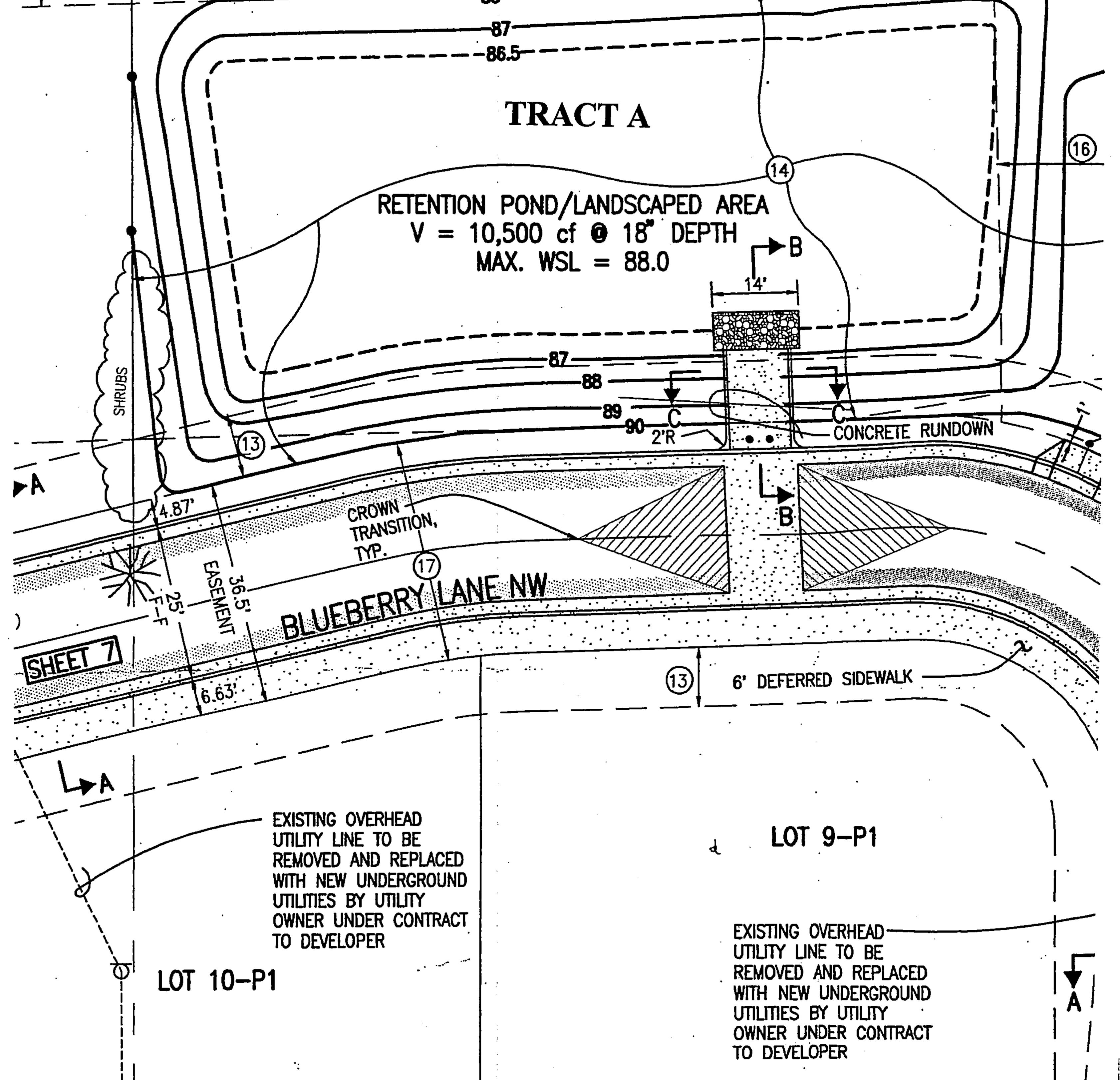


[EXHIBIT A ATTACHED]

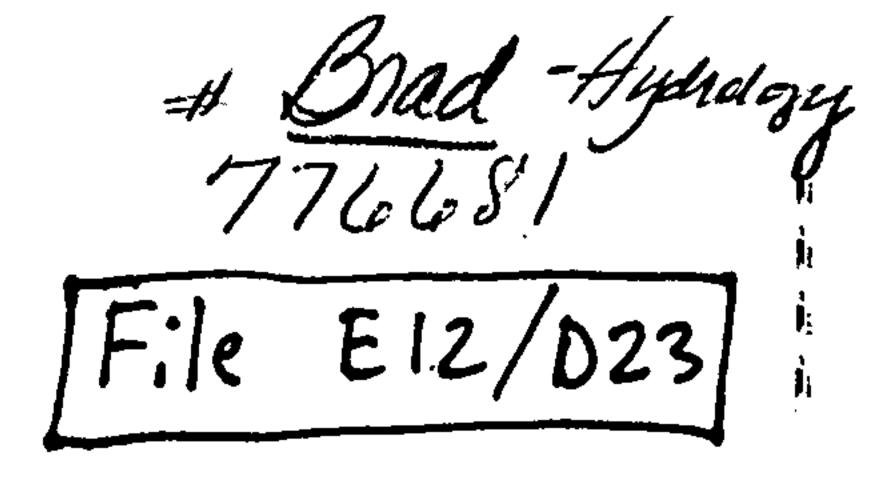
-3-

rpd4\pfdrain1.cov (Revised by Legal 8/97)

LOWER CORRALE (120' R.O.₩ EXHIBIT "A" PAGE Jof 2 SAS MH/C RIM=4985.74 INV(IN)=68.40 INV(OUT)=67.79 S 26'20'48" W 1<u>09.52'</u> TOE PLAZA ESCONDIDO DRB PROJECT NO. 1004161 CPN: 776681 (12) τne T.B.M. **#**2 ELEV.=88.12 • • •







PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant, between <u>Blueberry Lane Properties, LLC a New Mexico Limited</u> <u>Liability Corporation (</u>"Owner"), whose address is <u>6282 Winterhaven Road, NW, Albuquerque, New</u> <u>Mexico 87120</u>, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. <u>Recital</u>. The Owner is the owner of the following described real property located at <u>Lots 1-P1 through 10-P1 and Tract A, Plaza Escondido</u> in Bernalillo County, New Mexico (the "Property"). <u>Document # 2007126086</u> <u>Book 2007C</u> <u>PaqE0241</u> <u>Recorded on 101707</u> Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. <u>Description and Construction of Drainage Facility</u>. The Owner shall construct the following "Drainage Facility" within the Property at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City: <u>Tract A, Plaza Escondido</u> Document # 2007126067 Page 1 +013 Records on 10.17.2007

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. <u>Maintenance of Drainage Facility</u>. The Owner shall maintain the Drainage Facility at the Owner's sole cost in accordance with the approved Drainage Report and plans.

4. <u>Benefit to Property</u>. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. <u>Inspection of Drainage Facility</u>. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successor's and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. <u>Liability of City</u>. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

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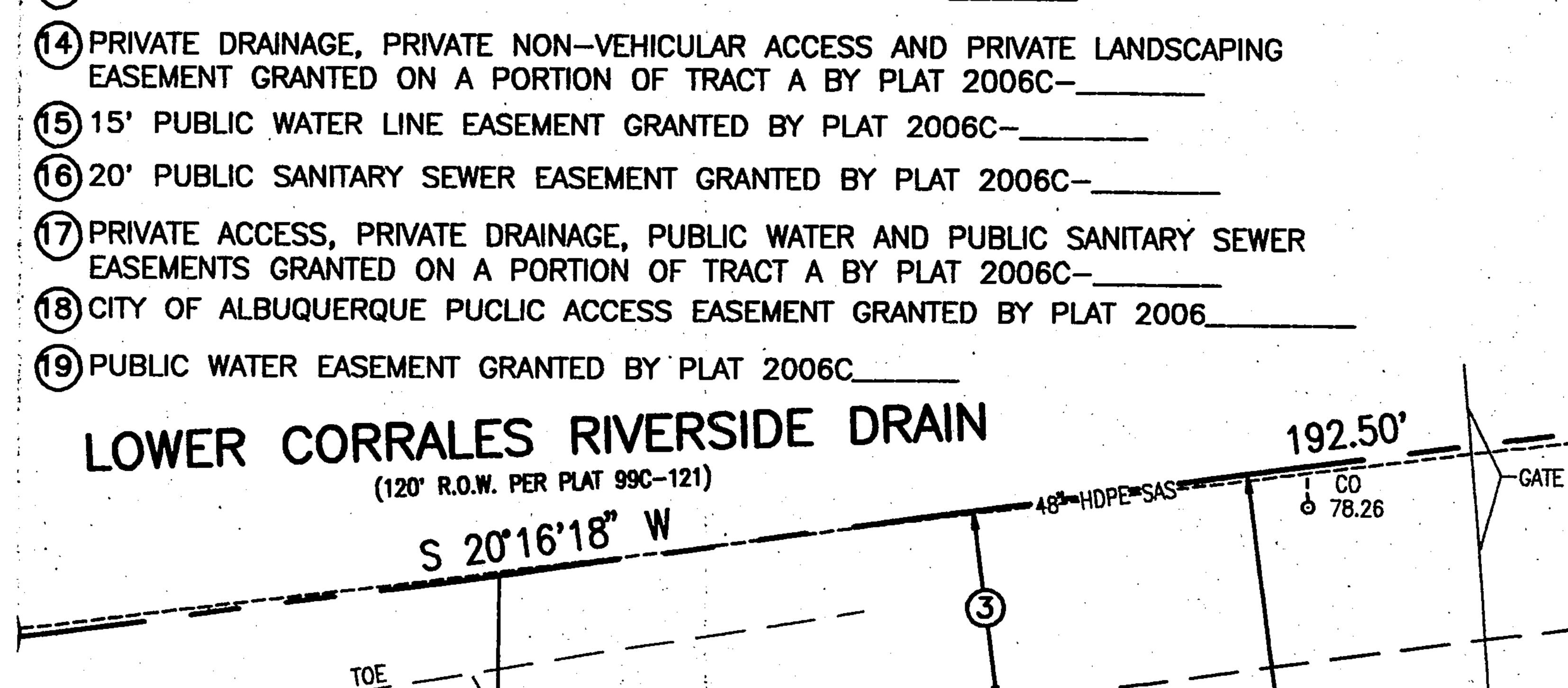
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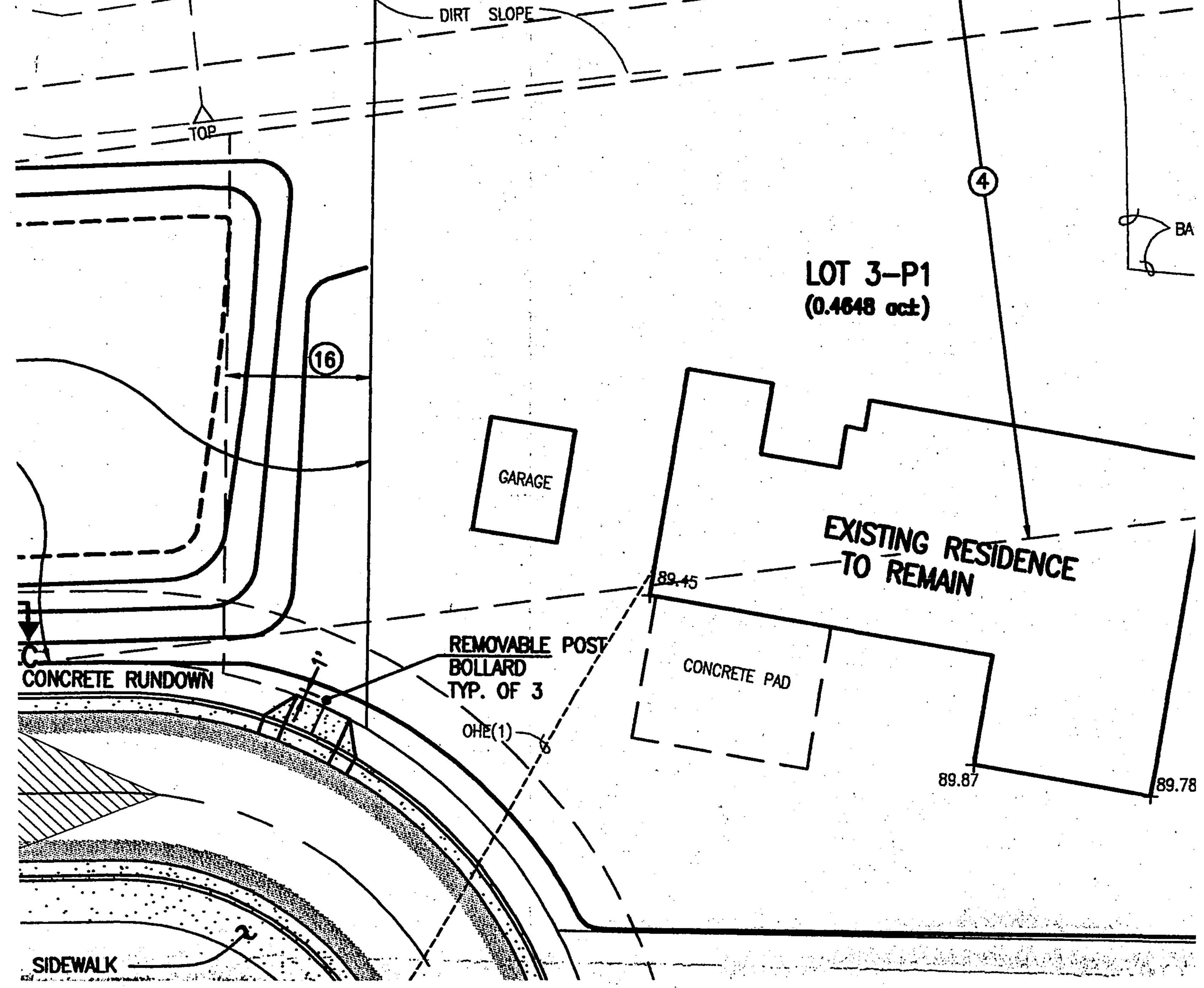
10/24/2007 02:37 PM Page: 1 of 5 COV R:\$17.00 M. Toulouse, Bernalillo County

Ihibit A

PROPOSED EASEMENTS (SEE SUBDIVISION PLAT, SHEETS 2-3)

(13) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2006C-____





December 19, 2019

Hydrology department Senior Engineer, Planning Department City of Albuquerque 600 2nd street NW Albuquerque, NM 87102

RE: Grading plan 6323 Blueberry Lane NW Lot 5P- Plaza Escondido- (E12D23) Albuquerque, New Mexico

Dear Sir:

Rio Grande Engineering has reviewed the grading plan as prepared by Graeme Means of High Mesa. The Report provides for free discharge of this lot to private roadway. The flow then enters into a privately maintained pond via a rundown. The pond has a drainage covenant for the maintenance by the Homeowners association. The Grading was completed with the pads certified by Mr. Means and accepted by the city. I have reviewed the plan and agree with the design criterion. The site has been visited and the pad is in substantial compliance with the grading certification.

Therefore we request release of building permit based upon the previous approval of the enclosed grading plan and pad Certification by Mr. Means. The purpose of this letter is to allow the grading plan and pad certification requirement for building permit release to be issued based upon previous submittals and publicly available documents prepared by others.

Should you have any questions regarding this matter, please do not hesitate to call me.

Sincerely, Dry Sal

David Soule, PE RIO GRANDE ENGINEERING PO Box 93924 ALBUQUERQUE, NM 87199 321-9099

Enclosures