

Richard J. Berry, Mayor

March 17, 2017

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

RE: La Luz del Oeste, Unit 4, Tracts M & N

Grading and Drainage Certification Engineer's Certification Date: 2/27/17

Hydrology File: F11D002A

Dear Mr. Thompson:

Based upon the information provided in your submittal received 2/28/17, the above referenced project is approved by Hydrology for Release of Financial Guarantee.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

PO Box 1293

Sincerely,

New Mexico 87103

Dana Peterson, P.E.

www.cabq.gov Senior Engineer, Planning Dept.

Development Review Services

M1-M10 N1-N8

(REV. 1/28/2003rd)

PROJECT TITLE: <u>LA LUZ DEL OESTE, UNIT 4, TRACTS M & N</u>	_ZONE MAP/DRG. FILE #: <u>F11 – D002A</u>
DRB #:EPC #:	WORK ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA L CITY ADDRESS:	UZ DEL OESTE, UNIT 4
ENGINEERING FIRM: Thompson Engineering Consultants, Inc. ADDRESS: P.O. Box 65760 CITY, STATE: Albuquerque, NM	CONTACT: David Thompson PHONE: 271-2199 ZIP CODE: 87193
OWNER: Las Ventanas Homes, LLC ADDRESS: P.O. Box 37438 CITY, STATE: Albuquerque, NM	CONTACT: Scott Ashcraft PHONE: 362-6823 ZIP CODE: 87170
ARCHITECT: ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc. ADDRESS: P.O. Box 44414 CITY, STATE: Rio Rancho, NM	CONTACT: Will Plotner PHONE: 896-3050 ZIP CODE: 87124
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or eq DRAINAGE PLAN RESUBMITTAL CONCEPTUAL GRADING & DRAINAGE RLAN GRADING PLAN EROSION CONTROL PLAN XX ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER	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.)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	
NO COPY PROVIDED	
DATE SUBMITTED: FEBRUARY 27, 2017BY:	Lully -

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Suzanne Lubar, Director



April 29, 2016

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Tracts M & N Unit 4
Pad Certification-Approved
Engineers Stamp Date 11/16/15 (F11-D002A)
Certification Date 4/25/16

Dear Mr. Thompson,

PO Box 1293

Based upon the information provided in your submittal received 4/26/2016, the above referenced Certification for La Luz Del Oeste is acceptable for building permit.

Albuquerque

If you have any questions, please contact me at 924-3986 or Fotten Elliott at 924-3982.

924-3977

New Mexico 87103

Sincerely,

www.cabq.gov

Rita Harmon, P.E.

Senior Engineer, Planning Department Development and Review Services

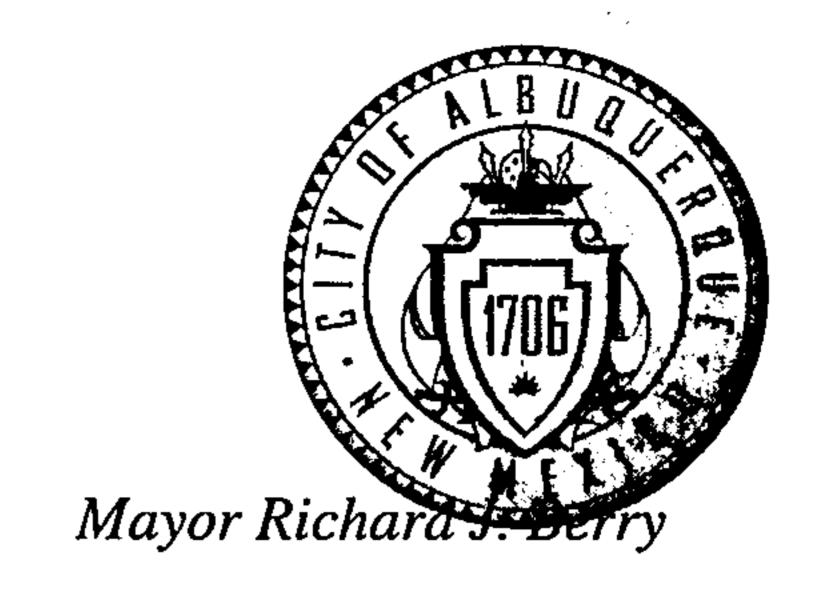
TE/RH C: File

(REV. 1/28/2003rd)

PROJECT TITLE: LA LUZ DEL OESTE, UNIT 4 SUBDIVISION DRB #:EPC #:	_ZONE MAP/DRG. FILE #: <u>F11 - D002A</u> _WORK ORDER#:
LEGAL DESCRIPTION: TRACTS M & N, LA LUZ DEL OESTE, U CITY ADDRESS:	NIT 4
ENGINEERING FIRM: Thompson Engineering Consultants, Inc. ADDRESS: P.O. Box 65760 CITY, STATE: Albuquerque, NM	CONTACT: David Thompson PHONE: 271-2199 ZIP CODE: 87193
OWNER: Las Ventanas Homes, LLC ADDRESS: P.O. Box 37438 CITY, STATE: Albuquerque, NM	CONTACT: Scott Ashcraft PHONE: 362-6823 ZIP CODE: 87170
ARCHITECT: ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc. ADDRESS: P.O. Box 44414 CITY, STATE: Rio Rancho, NM	CONTACT: Will Plotner PHONE: 896-3050 ZIP CODE: 87124
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equival department of the conceptual grading & drainage plan grading 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) XX OTHER (FINISHED PAD ELEVATION CERTIFICATION) WAS A PRE-DESIGN CONFERENCE ATTENDED:	S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL XX BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL
XX YES NO COPY PROVIDED	LAND DEVELOPMENT SECTION
DATE SUBMITTED: April 26, 2016 BY:	Ned Shop

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Planning Department
Suzanne Lubar, Director



December 8, 2015

David Thompson, P.E.
Thompson Engineering Consultants
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Unit 4
Grading and Drainage Plan

Engineers Stamp Date 11/6/15 (F11-D002A)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 11/6/15, this plan is approved for Preliminary Plat and Grading Permit.

PO Box 1293

However, before Building permit can be approved the pad certification must be submitted and approved the ponds must be installed and certified.

Albuquerque

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

New Mexico 87103

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

-

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Hydrology

Planning Department

RR/RH C: File 13

(REV. 1/28/2003rd)

PROJECT TITLE: <u>LA LUZ DEL OESTE, UNIT 4 SUBDIVISION</u> DRB #: EPC #:	ZONE MAP/DRG. FILE #: <u>F11 - D002A</u> _WORK ORDER#:
DRD #EFC #	_ W OKK OKDEK#
LEGAL DESCRIPTION: TRACTS M & N, LA LUZ DEL OESTE, U CITY ADDRESS:	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc. ADDRESS: P.O. Box 65760	CONTACT: David Thompson PHONE: 271-2199
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC ADDRESS:P.O. Box 37438 CITY, STATE: Albuquerque, NM	CONTACT: Scott Ashcraft PHONE: 362-6823 ZIP CODE: 87170
ARCHITECT:	CONTACT:
ARCHITECT: ADDRESS: CITY, STATE:	PHONE: ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc. ADDRESS: P.O. Box 44414 CITY, STATE: Rio Rancho, NM	CONTACT: Will Plotner PHONE: 896-3050 ZIP CODE: 87124
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equival distance plan resubmittal CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN XX 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	S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL XX BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.)
WAS A PRE-DESIGN CONFERENCE ATTENDED: XX YES NO COPY PROVIDED	AND DEVELOPMENT SECTION
DATE SUBMITTED: November 6, 2015 BY:BY:	Ved By

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



October 16, 2015

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Unit 4 Lots L-2, L-3, L-4 & L-5 Pad Certification-Approved Engineers Stamp Date 9/2/14 (F11-D002A) Certification Date 10/14/15

Dear Mr. Thompson,

Based upon the information provided in your submittal received 10/14/2015, the above referenced Certification for La Luz Del Oeste is acceptable for building permit.

PO Box 1293 If you have any

TE/RH

C: File

If you have any questions, please contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

Albuquerque

New Mexico 87103

www.cabq.gov

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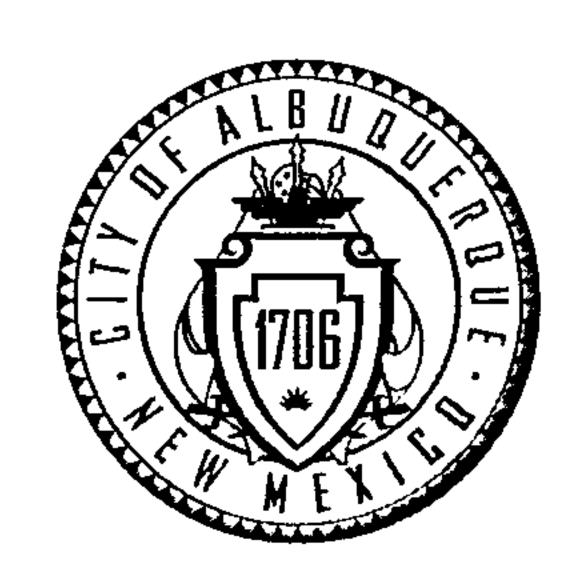
Rita Harmon, P.E.

Senior Engineer, Planning Department Development and Review Services

(REV. 1/28/2003rd)

PROJECT TITLE: <u>LA LUZ DEL OESTE, UNIT 4 SUBDIVISION, I</u>	LOTS L-2 thru L-5 ZONE MAP/DRG. FILE #: F11 - D002A
DRB #:EPC #:	WORK ORDER#:
LEGAL DESCRIPTION: <u>LOT K-1, AND TRACTS L, M, & N, LA I</u>	LUZ DEL OESTE. UNIT 4
CITY ADDRESS:	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	· · · · · · · · · · · · · · · · · · ·
ADDRESS: P.O. Box 65760 CITY, STATE: Albuquerque, NM	· · · · · · · · · · · · · · · · · · ·
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft_
ADDRESS:P.O. Box 37438	PHONE: 362-6823
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87170</u>
A DOLUTEOT.	
ARCHITECT:	CONTACT:
ADDRESS: CITY, STATE:	PHONE:
CIII, SIMID.	ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: <u>896-3050</u>
CITY, STATE: Rio Rancho, NM	ZIP CODE: <u>87124</u>
CONTRACTOR:	CONTRACT.
ADDRESS:	CONTACT: PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
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DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or ed	qual PRELIMINARY PLAT APPROVAL
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CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
XX ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	XX BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP.)
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	16/10
DATE SUBMITTED: October 15, 2015 BY:	100/10 Juy

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



December 18, 2014

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Unit 4 Lots K-6, K-7, K-8, K-9, K-10 & K-11 Grading and Drainage Plan Engineers Stamp Date 9/2/14 (F11-D002A)

Certification Date 12/16/14

Dear Mr. Thompson,

Based upon the information provided in your submittal received 12/16/2014, the above referenced Certification is acceptable for building permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

PO Box 1293

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

Albuquerque

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Department Development and Review Services

RR/RH C: File

(REV. 1/28/2003rd)

PROJECT TITLE: <u>LA LUZ DEL OESTE, UNIT 4 SUBDIVISION, LO</u> DRB #: EPC #:	WORK ORDER#:
	WORK ORDER#.
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA LU	JZ DEL OESTE, UNIT 4
CITY ADDRESS:	·
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: David Thompson
ADDRESS: P.O. Box 65760	PHONE: 271-2199
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193 - 1975</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft
ADDRESS:P.O. Box 37438	PHONE: 362-6823
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87170</u>
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CIII, SIAID.	Zii CODE.
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: 896-3050
CITY, STATE: Rio Rancho, NM	ZIP CODE: <u>87124</u>
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equ	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D. APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
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XX ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	XX BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP.)
ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)	GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
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\mathcal{L}	LAND DEVELOPMENT SECTION
	ILAN .
DATE SUBMITTED: December 16, 2014 BY: ///	1000

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Cherne, Curtis

From:

Cherne, Curtis

Sent:

Tuesday, December 09, 2014 10:33 AM

To:

'Thompson Engineering consultan'

Cc:

scottashcraft@comcast.net; Rael, Rudy E.

Subject:

RE: Lots K-6 through 11

Attachments:

pad-diagram.pdf

Dave,

I have attached a diagram of what the certification shows.

The slab is to be 0.33 feet thick. For Lot K-6, the FF was proposed at 14.85. 14.85-0.33=14.52. The pad is supposed to be at 14.5. The pad ended up at 14.

To match the FF elevation, would require a 10" slab, which will not happen.

It is common for the developer to leave a low spot on the lot for dirt that is generated when the home is constructed. Grades in this are not required or inspected. The four spots that are important for proper lot drainage are: 1. Top of curb/edge of pavement 2. Pad 3. Back corner 4. Other back corner.

The pad grade is low.

did not get an answer on the question - What is the problem with raising them up?

Curtis

From: Thompson Engineering consultan [mailto:tecnm@yahoo.com]

Sent: Monday, December 08, 2014 1:55 PM

To: Cherne, Curtis

Cc: scottashcraft@comcast.net; Rael, Rudy E.

Subject: Re: Lots K-6 through 11

Curtis,

As I understand the process, the home builder (who is the subdivision developer) will match the finished floor elevation of the grading plan when constructing the foundation. As the home builder constructs the foundation for the home, excess dirt excavated from the footers will be used to fill around the foundation to build up the area so that ponding does not occur around the foundation. The builder is well aware that the finished floor elevation on the grading plan needs to be achieved in order for the drainage to work properly. So, once the home is built everything will drain properly. This process was followed for Lots K-4 and K-5. This situation is somewhat unique in that the home builder is the same as the subdivision developer.

Thanks,

David B. Thompson, P.E. Thompson Engineering Consultants, Inc. P.O. Box 65760 Albuquerque, NM 87193

Office: (505) 271-2199 Fax: (505) 830-9248

From: "Cherne, Curtis" < CCherne@cabq.gov>

To: "Dave Thompson (tecnm@yahoo.com)" < tecnm@yahoo.com>

Cc: "scottashcraft@comcast.net" <scottashcraft@comcast.net>; "Rael, Rudy E." <Rael@cabq.gov>

Sent: Monday, December 8, 2014 1:32 PM

Subject: Lots K-6 through 11

The pad certification was not approved because the lots are below the edge of pavement and it appears that water will pond next to the foundation on the uphill side of the lot.

It appears the pads are about 0.5 feet too low.

Are you going to pour a 4" or 6" thick slab for the foundation?

What is the problem with raising them up?

Curtis

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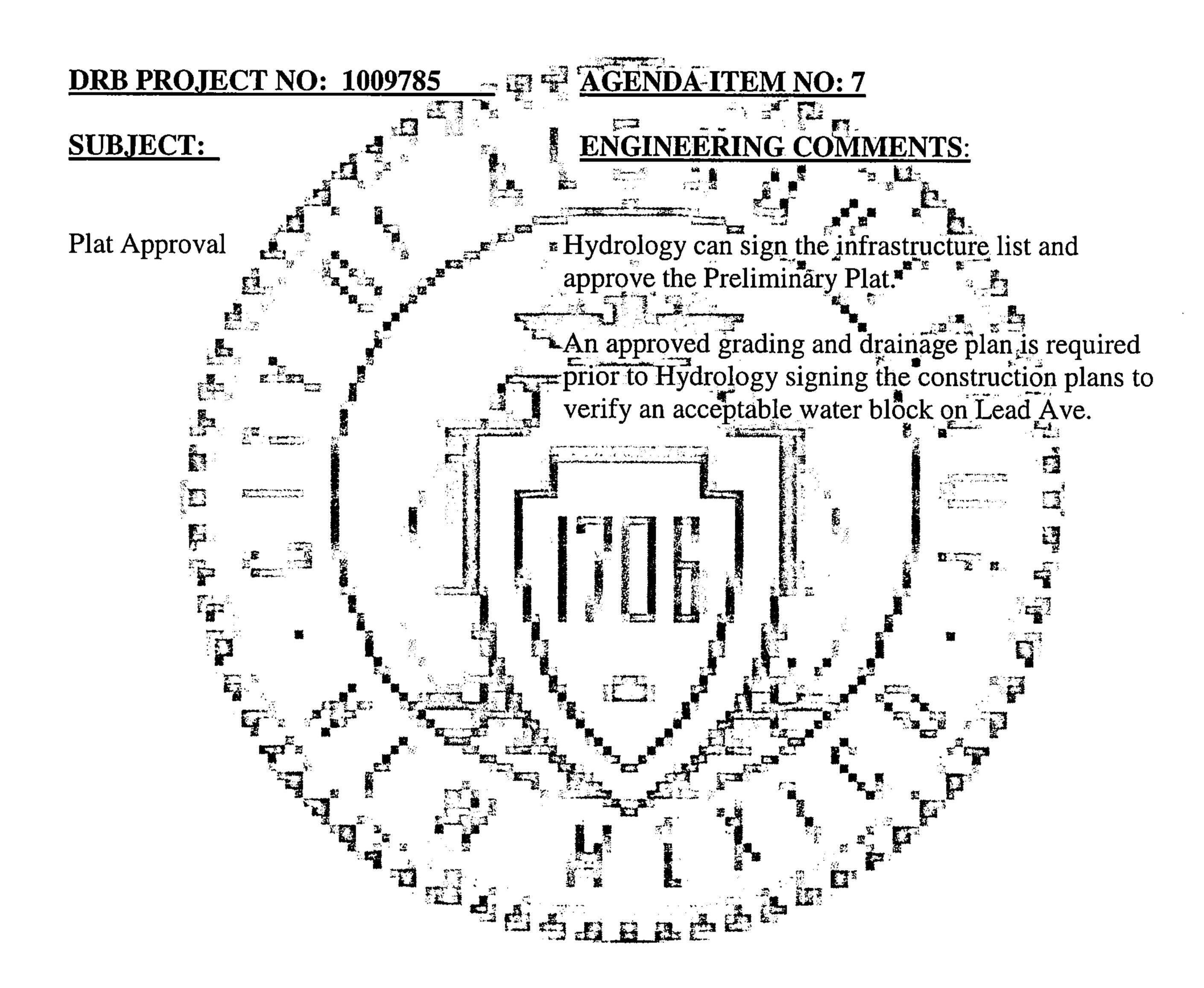
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO



DATE: 12-10-14

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

Cherne, Curtis

From:

Cherne, Curtis

Sent:

Monday, December 08, 2014 1:33 PM

To:

Dave Thompson (tecnm@yahoo.com)

Cc:

scottashcraft@comcast.net; Rael, Rudy E.

Subject:

Lots K-6 through 11

The pad certification was not approved because the lots are below the edge of pavement and it appears that water will pond next to the foundation on the uphill side of the lot.

It appears the pads are about 0.5 feet too low.

Are you going to pour a 4" or 6" thick slab for the foundation?

What is the problem with raising them up?

Curtis



December 3, 2014

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Unit 4 Lots K-6, K-7, K-8, K-9, K-10 & K-11 Grading and Drainage Plan Engineers Stamp Date 9/2/14 (F11-D002A)

Certification Date 12/2/14

Dear Mr. Thompson,

Based upon the information provided in your submittal received 12/2/2014, the above referenced Certification is not acceptable for building permit. The following comments need to be addressed before acceptance.

PO Box 1293

- Lots K-6 & K-7 have a pile of fresh concrete between them.
- Lots K-8, K-9, K-10 & K-11 pads are below the finish grade stake in the field and the FP call out on the plan are below the street elevation.

Albuquerque

New Mexico 87103 If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Department

Development and Review Services

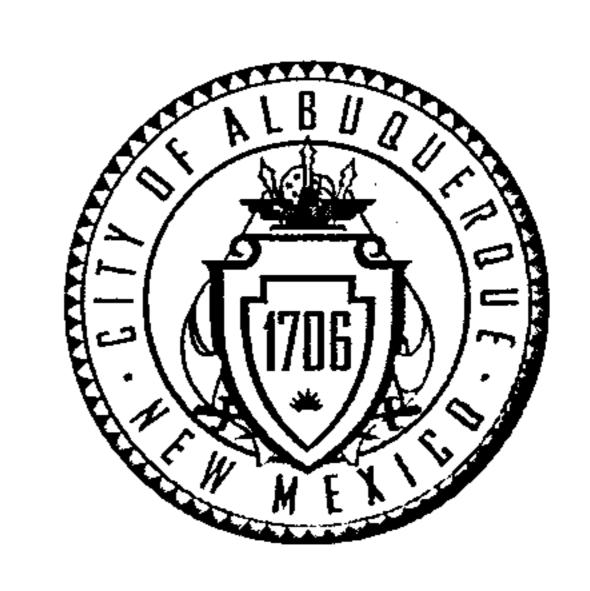
Cut G. Chu

RR/CC C: File

(REV. 1/28/2003rd)

PROJECT TITLE: LA LUZ DEL OESTE, UNIT 4 SUBDIVISION, L	OTS K-6 thru K-11ZONE MAP/DRG. FILE #: F11 – D002A
	WORK ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA L	IIZ DEL OESTE IINIT 4
CITY ADDRESS:	
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ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: David Thompson
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CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC	CONTRACT. Seet Ashonet
ADDRESS:P.O. Box 37438	CONTACT: Scott Ashcraft PHONE: 362-6823
CITY, STATE: Albuquerque, NM	ZIP CODE: 87170
CITT, SIATE. Albuquelque, INIVI	
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc.	CONTRACT. Will Distract
ADDRESS: P.O. Box 44414	CONTACT: Will Plotner PHONE: 896-3050
CITY, STATE: Rio Rancho, NM	ZIP CODE: 87124
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CONTRACTOR:	_ CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	_ ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equival drainage plan resubmittal CONCEPTUAL GRADING & DRAINAGE PLAN GRADING PLAN EROSION CONTROL PLAN XX ENGINEER'S CERTIFICATION (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERTIFICATION (TCL) ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN) OTHER	S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV PLAN FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL XX BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES _X NO COPY PROVIDED DATE SUBMITTED: December 2, 2014 BY:	WORK ORDER APPROVAL OTHER (SPECIFY) DEC - 2 2014 LAND DEVELOPMENT SECTION
DATE SUBMITTED: December 2, 2014 BY:	1 Hay

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



October 30, 2014

David Thompson, P.E.
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Unit 4 Lots K-2 & K-3 Grading and Drainage Plan Engineers Stamp Date 9/2/14 (F11-D002A) Certification Date 10/27/14

Dear Mr. Thompson,

Based upon the information provided in your submittal received 10/27/2014, the above referenced Certification is acceptable for building permit.

PO Box 1293

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.

ant a Chi

Principal Engineer, Planning Department

Development and Review Services

RR/CC C: File

Albuquerque - Making History 1706-2006

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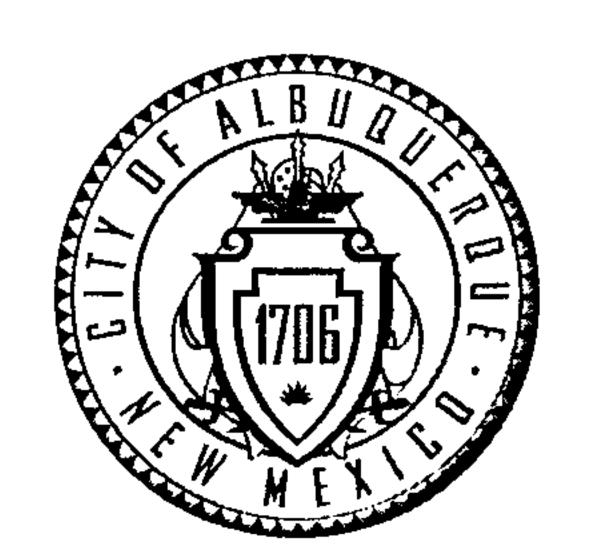
1

(REV. 1/28/2003rd)

PROJECT TITLE: <u>LA LUZ DEL OESTE, UNIT 4 SUBDIVISION, L</u>	OTS K-2 & K-3 ZONE MAP/DRG. FILE #: <u>F11 – D002A</u>
DRB #:EPC #:	_WORK ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA L	UZ DEL OESTE, UNIT 4
CITY ADDRESS:	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: David Thompson
ADDRESS: P.O. Box 65760	
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft
ADDRESS:P.O. Box 37438	PHONE: 362-6823
CITY, STATE: Albuquerque, NM	
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: <u>896-3050</u>
CITY, STATE: Rio Rancho, NM	ZIP CODE: <u>87124</u>
	CONTACT:
CONTRACTOR: ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES _X NO COPY PROVIDED	OCT 2 7 2014 LAND DEVELOPMENT SECTION
DATE SUBMITTED: OCTOBER 27, 2014 BY:	
Requests for approvals of Site Development Plans and/or Subdivision	Plats shall be accompanied by a drainage submittal. The particular

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

October 9, 2014



5%

David Thompson, PE
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

Re: La Luz Del Oeste, Unit 4

Lots K-4, K-5

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 9-2-14 (F11D002A)

Certification dated: 10-8-14

Dear Mr. Thompson,

Based on the Certification received 10/8/2014, the above mentioned lots are acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Sincerely,

Albuquerque

Curtis Cherne, P.E.

Principal Engineer, Planning Dept.

Development and Review Services

New Mexico 87103

RR/CC

www.cabq.gov

C:

email

(REV. 1/28/2003rd)

PROJECT TITLE: LA LUZ DEL OESTE, UNIT 4 SUBDIVISION, LOTS DRB #:EPC #:W	S K-4 & K-5 ZONE MAP/DRG. FILE #: <u>F11 – D002A</u> ORK ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA LUZ CITY ADDRESS:	•
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: <u>David Thompson</u>
ADDRESS: <u>P.O. Box 65760</u> CITY, STATE: <u>Albuquerque, NM</u>	PHONE: <u>271-2199</u> ZIP CODE: <u>87193</u>
CITT, CIMIL. Mouqueique, IVIII	2.11 CODE. <u>67173</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft
ADDRESS:P.O. Box 37438	PHONE: 362-6823
CITY, STATE: <u>Albuquerque, NM</u>	ZIP CODE: <u>87170</u>
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: 896-3050
CITY, STATE: Rio Rancho, NM	ZIP CODE: <u>87124</u>
CONTRACTOR:	CONTACT:
ADDRESS: CITY, STATE:	PHONE: ZIP CODE:
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ENGINEER'S CERTIFICATION (TCL)	XX CERTIFICATE OF OCCUPANCY (TEMP.)
ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)	GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	
<u>X</u> NO	
COPY PROVIDED	
DATE SUBMITTED: OCTOBER 6, 2014 BY: No. 1	July .
Requests for approvals of Site Development Plans and/or Subdivision Plat	s shall be accompanied by a drainage submittal. The particular

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

From: "Ortiz, Monica" < mortiz@cabq.gov>

Subject: RE: La Luz del Oeste Lots K-4 & K-5 Drainage Certification Plan

Date: October 6, 2014 9:57:17 AM MDT

To: 'Thompson Engineering consultan' <tecnm@yahoo.com>

Thanks

Monica Ortiz

Planning Department – Transportation & Hydrology Development & Building Services Division 600 2nd St. NW, Suite 201 Albuquerque, NM 87102 t 505-924-3981 f 505-924-3864

From: Thompson Engineering consultan [mailto:tecnm@yahoo.com]

Sent: Monday, October 06, 2014 9:34 AM

To: Ortiz, Monica

Subject: La Luz del Oeste Lots K-4 & K-5 Drainage Certification Plan

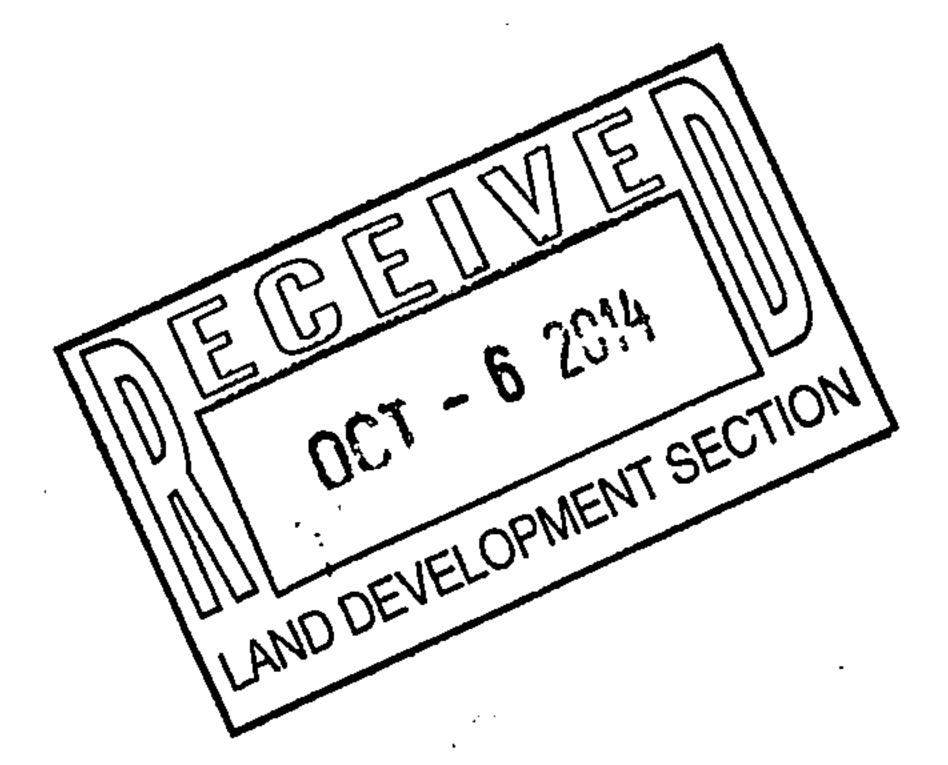
Monica,

Attached is the Drainage Certification Plan for Lots K-4 & K-5 for La Luz del Oeste. We will be submitting this plan later this morning. Please send me confirmation that you received this plan.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193
Office: (505) 271-2199

Fax: (505) 830-9248



PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

September 25, 2014

David Thompson, P.E.
Thompson Engineering Consultants, Inc
PO Box 65760
Albuquerque, NM 87193

Re: La Luz del Oeste, Unit 4 Grading and Drainage Plan

Grading and Drainage Plan

Engineer's Stamp Date 9-2-2014 (File: F11D002A)

Dear Mr. Thompson:

Based upon the information provided in your submittal received 9-3-14, the above referenced Plan is approved for Grading Permit [for the Retaining Wall] with the following conditions/comments:

PO Box 1293

• Ponds in Basin 101 and 106 must maintain a percolation rate of 2.9 min/in. Pond volumes in these basins are considerably smaller than in the previously approved submittal. However, it is noted in the narrative that only the roadway drains to those ponds and a percolation rate of 2.9 min/in is used for the soils. The ponds only seem to be sufficient if the percolation rate is factored in. Therefore, provide percolation test data and note the percolation rate on the As-built Certification Plan.

Albuquerque

- The Pad Elevations are higher than the previously approved submittal
- Distance between double retaining walls changed to 10' (not shown on section detail)

New Mexico 87103

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

www.cabq.gov

recept,

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf Addressee via Email, Monica Ortiz

1 of 1

(REV. 1/28/2003rd)

	E MAP/DRG. FILE #: <u>F11 - D002A</u> K ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA LUZ DE CITY ADDRESS:	L OESTE, UNIT 4
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: David Thompson
ADDRESS: P.O. Box 65760	PHONE: 271-2199
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft
ADDRESS:P.O. Box 37438	PHONE: 362-6823
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87170</u>
ARCHITECT:	CONITACT
ADDRESS:	CONTACT:PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: 896-3050
CITY, STATE: Rio Rancho, NM	ZIP CODE: <u>87124</u>
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERTIFICATION (TCL)	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 CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) CERTIFICATE OF OCCUPANCY (TEMP.) CERTIFICATE OF OCCUPANCY (TEMP.)
WAS A PRE-DESIGN CONFERENCE ATTENDED: XX YES NO COPY PROVIDED	PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) SEP - 3 2014 LAND DEVELOPMENT SECTION
DATE SUBMITTED: September 2, 2014 BY: 1	

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



September 11, 2013

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

Re: La Luz del Oeste, Unit 4 Grading and Drainage Plan Engineer's Stamp dated 08-28-2013 (F-11/D002A)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 08-28-2013, the above referenced plan is approved for Grading Permit approval.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing ¾ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to building permit approval and release of Financial Guarantee and Workorder, Engineer Certification will be required.

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

New Mexico 87103

www.cabq.gov

PO Box 1293

Albuquerque

Shahab Biazar, P.E.

Since Jely,

Senior Engineer, Planning Dept. Development Review Services

C: e-mail

(REV. 1/28/2003rd)

PROJECT TITLE: LA LUZ DEL OESTE, UNIT 4 SUBDIVISION DRB #:EPC #:	ZONE MAP/DRG. FILE #: <u>F11 - g002</u> A WORK ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA LUCITY ADDRESS:	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc. ADDRESS: P.O. Box 65760 CITY, STATE: Albuquerque, NM	CONTACT: <u>David Thompson</u> PHONE: <u>271-2199</u> ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC ADDRESS:P.O. Box 37438 CITY, STATE: Albuquerque, NM	CONTACT: Scott Ashcraft PHONE: 362-6823 ZIP CODE: 87170
ARCHITECT: ADDRESS:	CONTACT: PHONE: ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc. ADDRESS: P.O. Box 44414 CITY, STATE: Rio Rancho, NM	CONTACT: Will Plotner PHONE: 896-3050 ZIP CODE: 87124
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL: XX DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equival 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 XX PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL XX BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) XX GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: XX YES NO COPY PROVIDED	AUG 2 8 2013 LAND DEVELOPMENT SECTION
DATE SUBMITTED: August 28, 2013 BY:	Jed/SH

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

THOMPSON Engineering Consultants, Inc.

August 28, 2013

Mr. Shahab Biazar, P.E.
Senior Engineer, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: RESPONSE TO COMMENTS CONCERNING THE LA LUZ DEL OESTE, UNIT 4 GRADING AND DRAINAGE PLAN DATED JULY 30, 2013 (F-11-D002A)

Dear Mr. Biazar:

This letter summarizes our responses to your comments on the La Luz del Oeste, Unit 4 Grading and Drainage Plan dated August 15, 2013. These responses summarize how we addressed each comment in this re-submittal.

Response to Comment No. 1

The location of the temporary turnaround area has been added to the grading plan with grades.

Response to Comment No. 2

The slopes behind Lots K-2 and K-3 have been revised. The slopes are now less than 3:1. No slope protection is proposed except landscaping.

Response to Comment No. 3

The grades around all proposed ponds have been checked and revised to ensure that the proposed contours tie into the existing contours.

Response to Comment No. 4

The existing topography and retaining wall elevations have been checked in Basin 107. I believe the existing topography and retaining wall elevations are correct.

P.O. Box 65760 • Albuquerque, NM 87193 • (505) 271-2199 • Fax (505) 830-9248

Response to Comment No. 5

Mill Road is crowned, so runoff from the south half of the road will drain to the pond the pond the pond to the pond and runoff from the north half of the road will drain to the pond in Resign 110.

Mr. Shahab Biazar, P.E. August 28, 2013 Page 2

Response to Comment No. 6

Existing top of curb and flow line elevations in Dellyne Ave. have been added. There is an adequate water block at the entrance in Basin 111 as the concrete driveway is the same as a driveway for a residential lot.

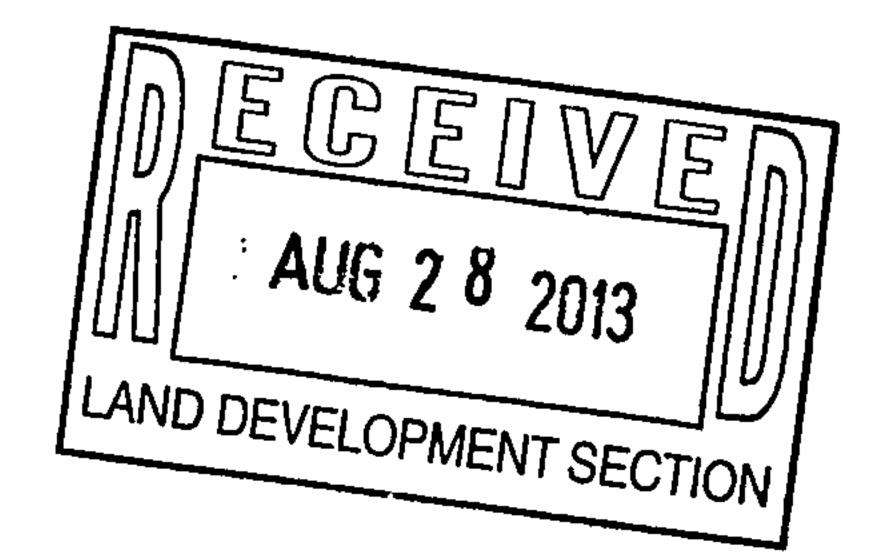
Response to Comment No. 7

Basin 113 was removed from the table. It was eliminated with the last submittal.

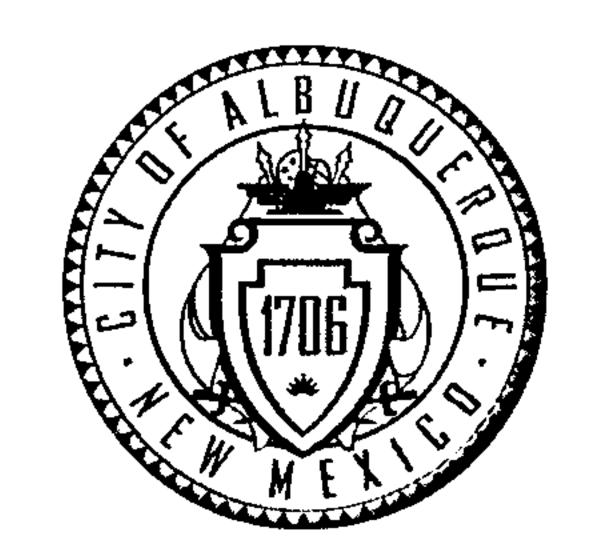
If you should have any questions about these responses to comments, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E



May 28, 2014



David Thompson, P.E.
Thompson Engineering Consultants Inc.
PO Box 65760
Albuquerque, New Mexico 87193

RE: La Luz Del Oeste Unit 4
Grading and Drainage Plan
Engineers Stamp Date 8/28/13 (F11-D002A)
Certification Date 5/14/14

Dear Mr. Thompson,

Based upon the information provided in your submittal received 5/14/2014, the above referenced Certification of the Grading and Drainage Plan cannot be approved for Building Permit until the following comments are addressed.

- Paving improvements need to be in place.
- Certification of as-built was not provided on the approved G&D. Ponds are not shown.
- Access was not available at time of inspection.

PO Box 1293

Albuquerque

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

New Mexico 87103

www.cabq.gov

Curtis Cherne, P.E.

Principal Engineer, Planning Department

Development and Review Services

RR/CC C: File

(REV. 1/28/2003rd)

PROJECT TITLE: <u>LA LUZ DEL OESTE, UNIT 4 SUBDIVISION</u>	ZONE MAP/DRG. FILE #: <u>F11 - D002A</u>
DRB #:EPC #:	_WORK ORDER#:
TECAT DECEDIDETONATOREZ 1 AND TOACTOT NA GANTA TA	TO DEL OECTE LINITA
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA LUCITY ADDRESS:	JL DEL CESTE, UNIT 4
CIT ADDICEOU.	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: David Thompson
ADDRESS: P.O. Box 65760	PHONE: <u>271-2199</u>
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft
ADDRESS:P.O. Box 37438	PHONE: 362-6823
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87170</u>
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ARCHITECT:	CONTACT:
ADDRESS:	_ PHONE:
CITY, STATE:	_ ZIP CODE:
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: 896-3050
CITY, STATE: Rio Rancho, NM	GID CODE AGIOA
	CONTRACT
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE: ZIP CODE:
CIII, SIMIE.	
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DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equ	ual PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D. APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
XX ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	XX BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP.)
ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)	GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL
OTHER	WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: XX YES	MEGELVE
NO NO	10 - 1 4 2014
COPY PROVIDED	
	LAND DEVELOPMENT SECTION
DATE SUBMITTED: May 14, 2014BY:	Vad/549
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- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

Cherne, Curtis

From:

Cherne, Curtis

Sent:

Thursday, May 15, 2014 4:57 PM

To:

'Guy Jackson'

Subject:

RE: La Luz del Oeste Track K COA Project # 676386

Guy,

Normally, the curb is required to be built so the grade change between the pad and the top of curb is evident. I am surprise there is no curb. What is to keep the edge of asphalt from unraveling?

You did not mention whether the ponds were constructed. The ponds are required to protect the residents downhill.

Curtis

From: Guy Jackson [mailto:gjackson708@comcast.net]

Sent: Monday, May 12, 2014 4:18 PM **To:** Metro, Kristal D.; Cherne, Curtis **Cc:** Sims, Timothy E.; Rizvi, Shabih A.

Subject: La Luz del Oeste Track K COA Project # 676386

Hello Kristal & Curtis.

In speaking with Tim Simms earlier today, he indicated to me that two of the building permits for 2 new homes on lots K-4 (52 Wind Rd.) and K-5 (62 Wind Rd) had comments regarding the need of pad (grading) certifications and paving certifications. I spoke with Dave Thompson who is the author of the approved grading plan for building permit and he's preparing a certification for the Track K pads (lots K-2 thru K-10 per the recorded final plat).

Concurrently, the utility and roadway improvements are under construction. This Work Order (676386) is for the phase I of Tracts K-N, which is for public water services, private sanitary sewer and private roads. The sanitary sewer mains and services are complete and the waterline services are complete pending the installation of the water meter service boxes, lids and covers. We are awaiting the completion of the dry utilities (PNM, NMGCo, Century Link and Comcast) to complete their work before setting the water meter service boxes and to complete the private paving. The paving will have no curb, gutter or sidewalk. Wind Road is currently graded to plan and there are existing fire hydrants within the entire roadway alignment from Tracts K-N.

On behalf of Las Ventanas Homes, who is trying to break ground on the two referenced homes on lots K-4 & K-5, I am requesting that the paving certifications be provided with the Work Order close out package as required for City acceptance when the work is completed and that the building permits for Lots K-4 & K-5 be released for approval once Tim Simms receives the pad certifications from Dave Thompson.

Please let me know if this is acceptable. Also, call or write if you have any questions.

Best regards,

Guy Jackson, PE

Guy Jackson & Associates, LLC

10522 Florence Avenue NE

Albuquerque, NM 87122

505-235-1426(c)

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1		
		This email is free from viruses and malware because <u>avast! Antivirus</u> protection is active.

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August 15, 2013

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

Re: La Luz del Oeste, Unit 4 Grading and Drainage Plan Engineer's Stamp dated 07-30-2013 (F-11/D002A)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 07-30-2013, the above referenced plan is approved for Preliminary Plat. However, the following comments should be addressed prior to Grading Permit approval:

- Show the location of the temporary turnaround area on the plans including the grades.
- Check the grades behind Lots K-2 and K-3. The slopes appear to be steeper than 3:1. Are there any slope protection proposed?
- Check the grades around all the ponds. The proposed topography does not tie to the existing topography.
- Existing topography within Basin 107 close to the ponding area does not appear correct. Check the retaining wall elevation on the west side of the Basin 107.
- How will the runoff within basins 108 and 110 enter the pond along Mill NW.
- Show existing grades along Dellyne Ave. Is there adequate water block at the entrance located within Basin 111 to Dellyne Ave.?
- Where is Basin 113?

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

www.cabq.gov

New Mexico 87103

PO Box 1293

Albuquerque

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept. Development Review Services

C: Email

Mr. Shahab Biazar, P.E. July 30, 2013
Page 2

Response to Comment No. 6

Additional spot elevations along the boundary lines have been added.

Response to Comment No. 7

All streets have been labeled on the grading plan. All streets within the subdivision are private.

Response to Comment No. 8

An Erosion Control Plan is included with this submittal. The Erosion Control Plan includes silt fence along the eastern boundary of the eastern most ponds to help reduce erosion.

If you should have any questions about these responses to comments, please call me at 271-2199.

Sincerely,

David B. Thompson, P.E.

THOMPSON Engineering Consultants, Inc.

July 30, 2013

Mr. Shahab Biazar, P.E.
Senior Engineer, Planning Department
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: RESPONSE TO COMMENTS CONCERNING THE LA LUZ DEL OESTE, UNIT 4 GRADING AND DRAINAGE PLAN DATED JULY 16, 2013 (F-11-D002A)

Dear Mr. Biazar:

This letter summarizes our responses to your comments on the La Luz del Oeste, Unit 4 Grading and Drainage Plan dated July 16, 2013. These responses summarize how we addressed each comment in this re-submittal.

Response to Comment No. 1

A copy of the current plat for Tract K-1 and the plat for the previous project are included for information.

Response to Comment No. 2

Basin 105 drains to a low area between roads. We have included a small earthen berm to help retain the runoff within Basin 105. Basin 110 or the Mill Road Basin has been eliminated and the runoff from Mill Road now drains to the basins on both sides of the road (Basin 108 and the new Basin 110). A copy of the original grading plan has been included for reference.

Response to Comment No. 3

Runoff from the eastern edge of Basins 111 and 113 drain to the ponds in each basin since the road is sloped to the west and a small portion of each existing home drains to the west. A copy of the original grading plan has been included for reference.

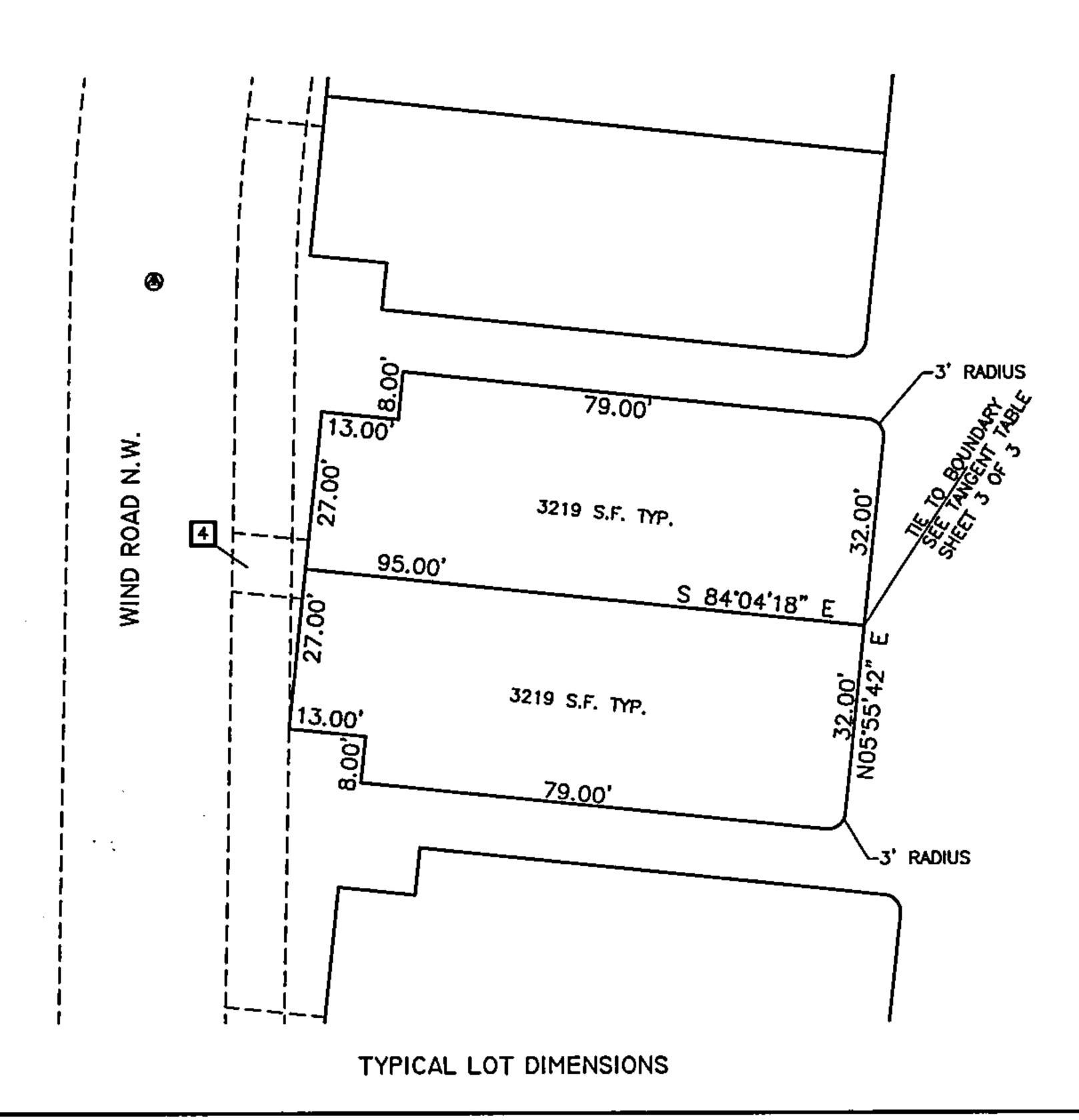
Response to Comment No. 4

All existing contours have been labeled.

Response to Comment No. 5

An Erosion Control Plan is included with this submittal. The Erosion Control Plan includes silt fence along the eastern boundary of the eastern most ponds to help reduce erosion.

FIRE HYDRANT EASEMENT



PRELIMINARY PLAT OF LOTS K-I-A & K-2 THRU K-II LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO JULY, 2013

NOTES

- 1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.0000
- 2. CURRENT ZONING OF ALL LOTS: SU-1 PRD.
- 3. TOTAL NUMBER OF LOTS CREATED: 11
- 4. BASIS OF BEARINGS (NEW MEXICO STATE PLANE, CENTERAL ZONE, NAD1988, NGVD 1983)
 ACS NM448-N6A

X = 1,506,886.591Y = 1,507,370.768

MAPPING ANGLE - 00'15'25.58" GROUND TO GRID

ELEVATION = 5061.638 FACTOR - 0.999682224

ACS 1-E11

X = 1,507,287.119Y = 1,509,268.080

MAPPING ANGLE - 00'15'22.98" GROUND TO GRID

ELEVATION = 5116.831 FACTOR - 0.999679470

KOAT TVTT

X = 1,580,452.068

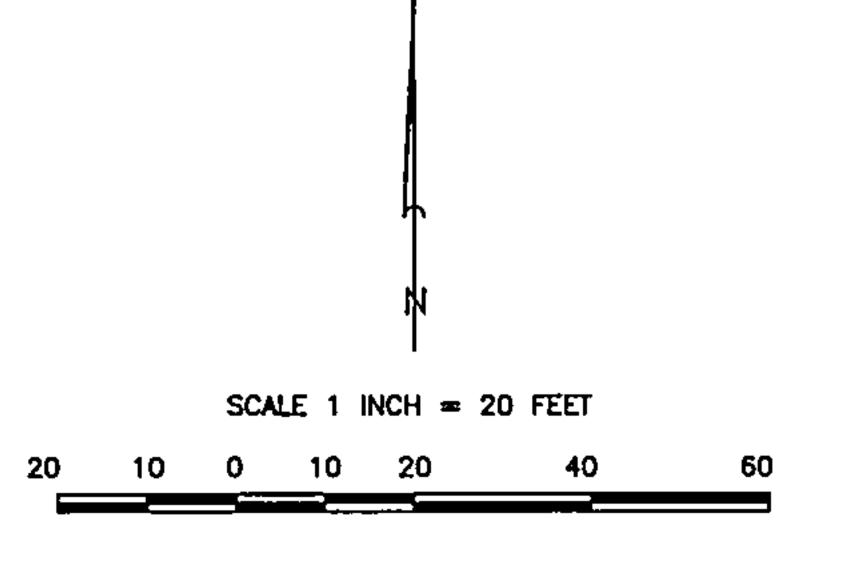
ELEVATION = NA

MAPPING ANGLE - NA

Y = 1,533,533.274 GR

GROUND TO GRID FACTOR — NA

- 5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- 6. FOUND MONUMENTS ARE DESCRIBED ON THE PLAT DRAWING.
- 7. MONUMENTS SET ON TRACT CORNERS ARE %" REBARS WITH RED OR YELLOW PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE ON THE PLAT DRAWING.
- 8. STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND POINTS OF CURVATURE. MONUMENT ARE SHOWN THUS ③ ON THE PLAT DRAWING. MONUMENTS ARE 4" AMUMINUM DISCS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB, LS 5110".
- 8. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITYING SOLAR COLLECTORS FROM BEING INSTALLED ON THE BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.



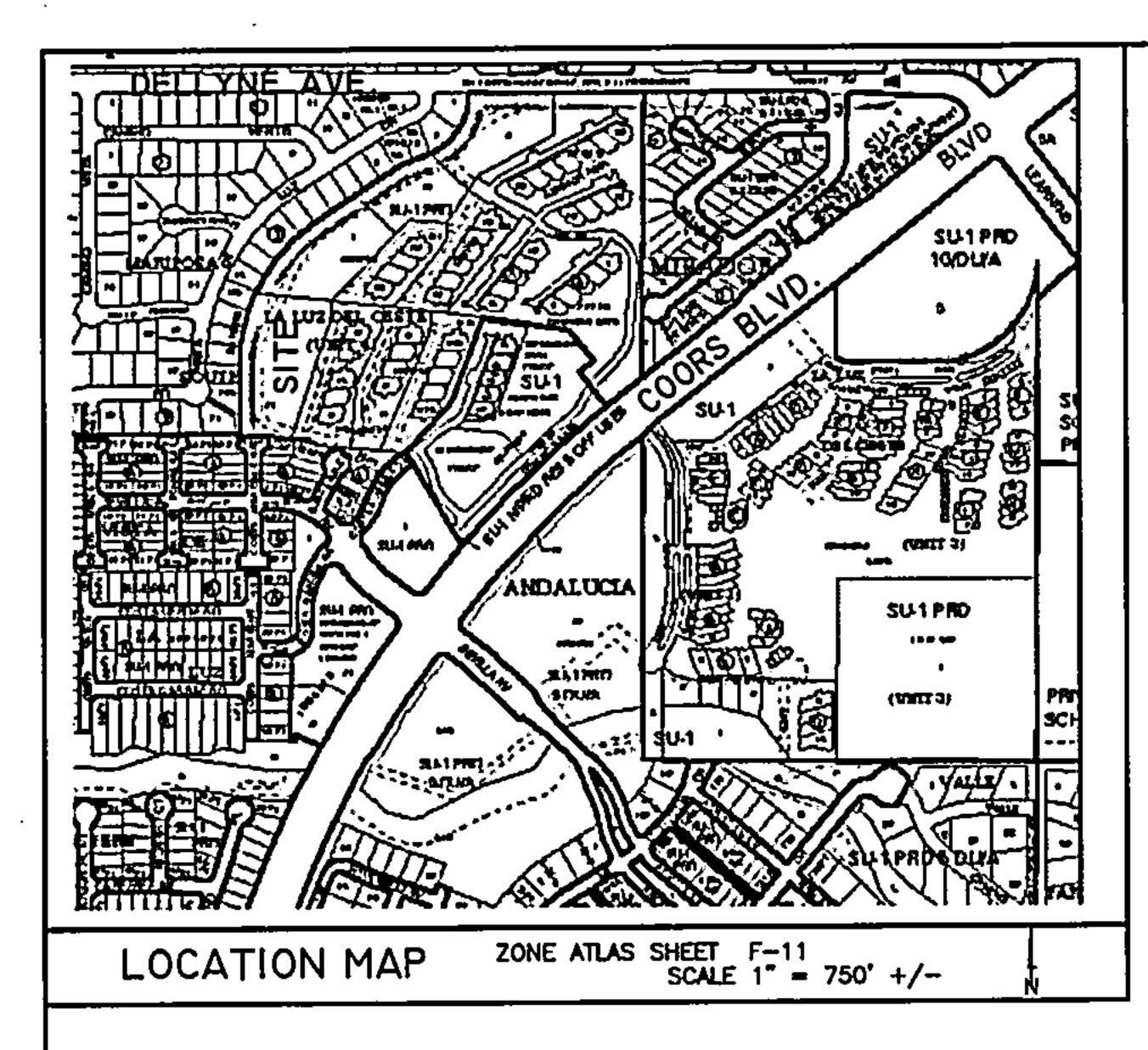
DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

	ONE MAP/DRG. FILE #: <u>F11 - 0002</u> ORK ORDER#:
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA LUZ CITY ADDRESS:	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc. ADDRESS: P.O. Box 65760 CITY, STATE: Albuquerque, NM	CONTACT: <u>David Thompson</u> PHONE: <u>271-2199</u> ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC ADDRESS: P.O. Box 37438 CITY, STATE: Albuquerque, NM	CONTACT: Scott Ashcraft PHONE: 362-6823 ZIP CODE: 87170
ARCHITECT: ADDRESS: CITY, STATE: SURVEYOR: Cartesian Surveys, Inc. ADDRESS: P.O. Box 44414	CONTACT:
CITY, STATE: Rio Rancho, NM CONTRACTOR: ADDRESS: CITY, STATE:	ZIP CODE: 87124 CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL: XX DRAINAGE REPORT DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equal XX 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 XX 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 CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) XX GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: XX YES NO COPY PROVIDED DATE SUBMITTED: July 30, 2013 BY:	JUL 3 0 2013 LAND DEVELOPMENT SECTION

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 Plan: Required for approval of Site Development Plans greater than five acres
- 2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or



PUBLIC UTILITY EASEMENT APPROVALS

QWEST COMMUNICATIONS	DATE	
PUBLIC SERVICE CO. OF NEW MEXICO	DATE	
ED	DATE	
	<u></u> . <u> </u>	

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED FOR COMMON AND JOINT USE OF:

1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

- 2. NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- 3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, OR WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#_______
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN SECTION 35, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOT K-1 OF LA LUZ DEL OESTE, UNIT 4 FILED IN THE OFFICE OF THE COUTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 29, 2011 IN BK. 2011C. PG. 30 AND MOR PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE BEARINGS (CENTRAL ZONE) AND HORIZONTAL GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE MONUMENT ACS 1_E11 BEARS N44'58'42"E A DISTANCE OF 1387.61 FEET; THENCE,

S05'58'32"W, 74.99 FEET TO A POINT; THENCE,

S18'03'35"W, 411.30 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE LOT; THENCE,

N74'50'09"W. 13.44 FEET TO A POINT; THENCE,

S89'42'48"W, 12.75 FEET TO A POINT: THENCE,

NO0'22'46"E, 3.77 FEET TO A POINT; THENCE,

89'38'27"W, 113.71 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF THE LOT; THENCE,

N00'26'21"E, 232.82 FEET TO A POINT; THENCE.

NORTHEASTERLY, 576.93 FEET ALONG THE ARC OF A CURVE RIGHT, SAID CURVE HAVING A RADIUS OF 585.25 FEET AND A CHORD BEARING N28'35'11"E A DISTANCE OF 553.86 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE LOT, THENCE,

S84'00'32"E, 253.74 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGNING.

SAID PARCEL CONTAINS 2.5911 ACRES MORE OF LESS.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS SUBDIVIDE LOT K-1 INTO 11 LOTS AND GRANT PUBLIC WATER LINE AND PRIVATE ACCESS EASEMENTS.

ALBUQUERQUE PUBLIC SCHOOLS

THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED WITH THE BERNALILLO COUNTY CLERK ON ________.

2013 IN 8K NO._____ PAGE NO. _____.

SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT: WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO; MEETS THE MINIMUM REQUIREMENTS FO MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIMISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON THE TITLE COMMITMENT FILE NO. 1302157 ISSUED BY OLD REPUBLIC TITLE CO. ON MAR. 27, 2013 AND/OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



PRELIMINARY PLAT OF LOTS K-I-A & K-2 THRU K-II LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO JULY, 2013

APPROVALS

PROJECT NO: 1006902 APPLICATION NO:	130KB—
CITY OF ALBUQUERQUE SURVEYOR	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
ABCWUA	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
DRR CHAIRPERSON PLANNING DEPARTMENT	DATE

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED,

GRANT SPECIFIC SURFACE AND SUBSURFACE WATER LINE ACCESS EASEMENTS AS DELINEATED ON THIS PLAT:

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS K-2 THRU K-11, AS DELINEATED ON THIS PLAT AS 'LIMING UNITS';

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIVING UNITS' IN LA LUZ DEL OESTE, UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MISC 758, PG. 768–783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION'. THESE 'COMMON AREAS ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER; THESE 'COMMON AREAS' ARE HEREBY SUBJECTED TO PEDESTRIAN AND VEHICULAR ACCESS EASEMENTS FOR THE BENEFIT OF THE OWNERS OF 'LIVING UNITS', ACROSS SUCH PORTIONS OF THE 'COMMON AREAS' AS ARE IMPROVED FOR SUCH PURPOSES, AND

STATE THAT THIS SUBDIMSION LIES WITHIN THE SUBDIMSION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

		, , , , , ,
T. SCOTT ASHCRAFT, GENERALMANAGER		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
STATE OF NEW MEXICO) SS	U 15	,
THIS INSTRUMENT WAS ACKNOWLEDGED	BEFORE ME ON/	BY
	GENERAL MANAGER OF LAS VENTANAS HON	IES, L.L.C.
NOTARY PUBLIC:		
MY COMMISSION EXPIRES:		

FAX (505)821-9105



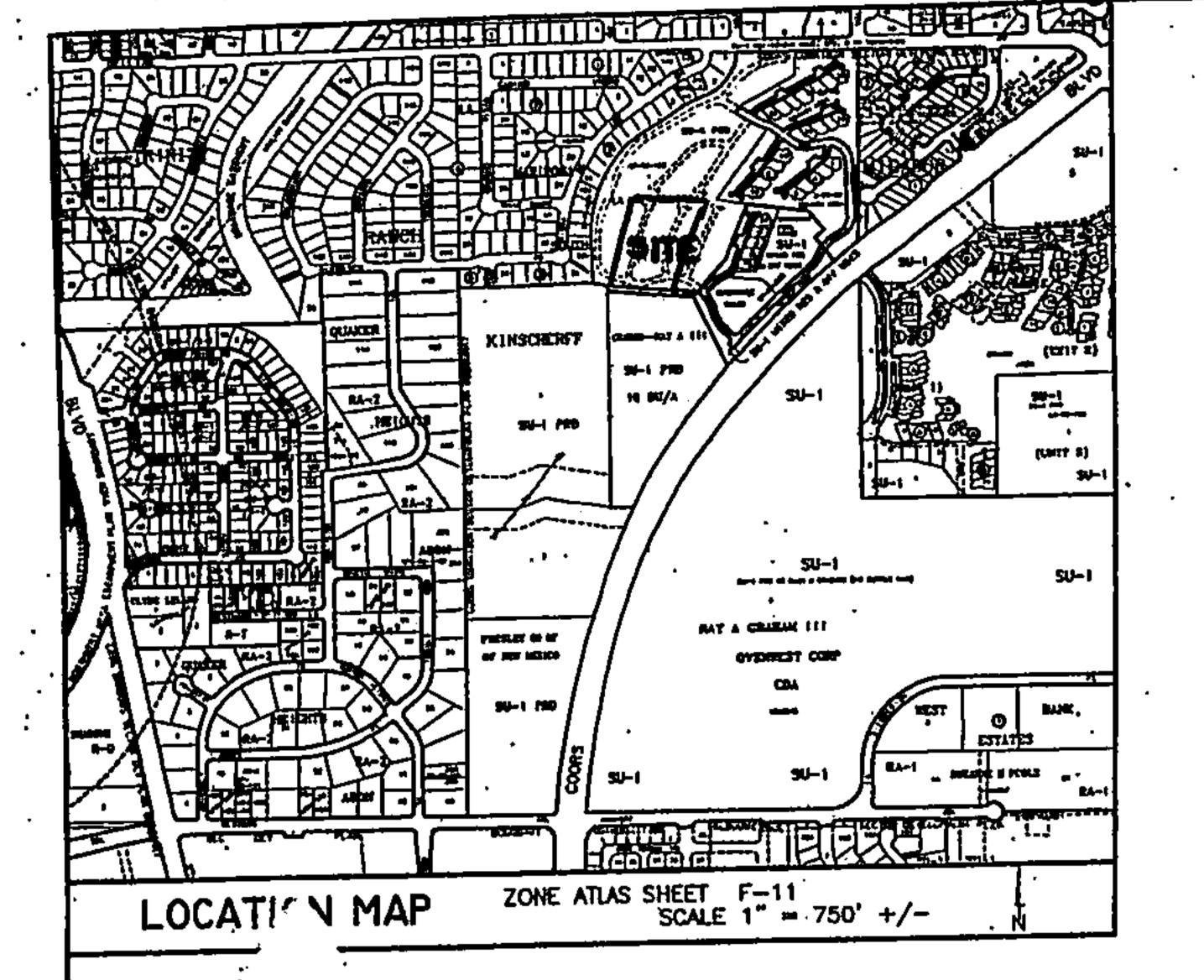
LAS VENTANAS HOMES, L.L.C.

BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199

(505)823-1344

SHEET 1 OF 3





TREAUJRER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#____ PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

PUBLIC UTILITY EASEMENTS

QWEST COMMUNICATIONS	DATE
PNM ELECTRIC SERVICES	DATE .
PNM GAS SERVICES	DATE
COMCAST CABLE	DATE

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND
- AND JOINT USE OF: 1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROMCE ELECTRICAL SERVICE.
- 2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL CAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- 3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINESAND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- . _ 4_ COMCAST CABLE FOR THE INSTALLATION, MUNITENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RICHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICHINTERFERE WITH THE PUPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING, ANY VIOLATIONS OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS. DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, FROM WHENCE THE ACS MONUMENT ACS, NM448-6A BEARS 559'49'29'E A DISTANCE OF 785.49 FEET;

N85'12'39"W, 298.11 FEET TO A POINT; THENCE, N18'00'00"E, 427.75 FEET TO A POINT: THENCE, NO5'54'57"E, 75.00 FEET TO A POINT; THENCE, \$84'05'03"E, 335.26 FEET TO A POINT; THENCE, \$23'00'00"E, 431.45 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.5892 ACRES MORE OR LESS.

The property on this plat is subject to a Pre-Development Facilities Fee "" Agreement with the Albuquerque Public Schools recorded at 5-18.07

BK-4137 PG-3702 NOTES

- , MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS PLAT: 0.1502 MILES
- 2. CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1 PRD
- 3. TOTAL NUMBER OF LOTS CREATED: 11
- 4. BASIS OF BEARINGS (MOUNUMENT DATA SHOWN IS NEW MEXICO STATE PLANE . CENTRAL ZONE.) ACS NM448-N6A (NAD 1927 & NGVD 1929)

X = 366640.72DELTA ALPHA - 00'15' 24" Y = 1507308.30GROUND TO GRID ELEVATION = 5058.889 FACTOR - 0.9996784 ACS 1-E11 (NAD 1927 & NGVD 1929)

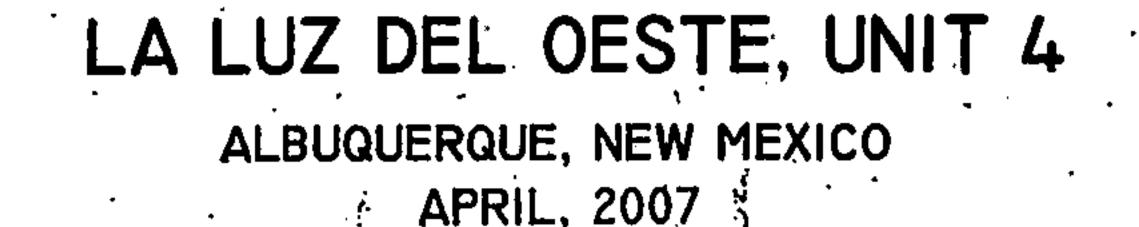
 $X = 367041.31 \dots$ DELTA ALPHA - 00 15' 22" Y = 1509205.47GROUND TO GRID ELEVATION = 5113.93FACTOR - 0.99967536

NGS KOAT TVTT (NAD 1927) X = 440206.79DELTA ALPHA - 00'06'56" Y = 1533471.33ELEVATION - NA

- GROUND TO GRID FACTOR -
- 5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. 8. ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT- 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00'03'17" CLOCKWISE.
- 7. ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS SHOWN OTHERWISE.
- 8. STREET CENTERLINE MONUMENTATION IS INSTALLED AT STREET INTERSECTIONS AND ANGLE POINTS AND IS SHOWN THUS. ON THIS PLAT. MONUMENTS ARE 4" ALUMINUM DISKS STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENT, DO NOT DISTURB LS5110".

SURVEYOR'S CERTIFICATION.

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO. DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERMSION: MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBOMISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NIMO3-- 255537-ALO2, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER: , AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



PLAT OF LOTS I-I THRU I-5 & J-I THRU J-6

Her Tucky Aco. THA

TALOS LOG NO._2007090699

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIMDE TRACTS I AND J INTO 5 LOTS AND 6 LOTS RESPECTIVELY AND GRANT PUBLIC AND PRIVATE EASEMENTS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY: WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIMDED,

GRANT SPECIFIC SURFACE AND SUBSURFACE POWER, GAS, WATER AND COMMUNICATION EASEMENTS AS DELINEATED ON THIS PLAT;

ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;

DESIGNATE NUMBERED PARCELS 1-2-THRU 1-5 AND J-2 THRU J-6 AS DELINEATED ON THIS PLAT AS "LIVING"

DESIGNATE ALL AREAS SHOWN ON THIS PLAT WHICH ARE NOT 'LIVING UNITS' AS 'COMMON AREAS' AND CERTAIN PORTIONS OF THE 'COMMON AREAS' AS 'ACCESS EASEMENTS'. THESE 'COMMON AREAS' ARE INTENDED FOR USE BY THE OWNERS OF 'LIMING UNITS' IN LA LUZ DEL CESTE," UNIT 4 AS SET FORTH IN THE 'DECLARATION OF PLANNED RESIDENTIAL COMMUNITY' FILED MARCH 11, 1980 IN BK. MISC 758, PG. 768-783 IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, NEW MEXICO. AND, STATE THAT MAINTENANCE OF THESE 'COMMON AREAS' IS THE RESPONSIBILITY OF THE 'HOMEOWNERS ASSOCIATION', THESE 'COMMON AREAS ARE NOT DEDICATED TO ANY MUNICIPALITY OR TO THE GENERAL PUBLIC FOR ANY PURPOSE BUT ARE SUBJECT TO EASEMENTS GRANTED BY THIS FREE CONSENT AND DEDICATION OF THE OWNER: AND

STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

NO LAND SHOWN ON THIS PLAT IS DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS OF PARCELS FRONTING OR ADJACENT TO THE LAND SHOWN ON THIS PLAT EXCEPT AS INDICATED IN THE AFOREMENTIONED DECLARATION OF PLANNED RESIDENTIAL COMMUNITY'.

PLAT OF LOTS I-I THRU I-5 & J-I THRU J-6

LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO

APRIL, 2007

HARVEST LAND, LLC! RHETT WATERMAN, OWNER/MANAGER

STATE OF NEW MEXICO COUNTY OF BERNALILLO) 'SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

NOTARY PUBLIC: POLL M. ACRESIO MY COMMISSION EXPIRES: 6-7-2008 " HOTARY PUBLIC . STATE OF NEW MEXICO tary Bond Filed with Secretary of Biole



BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 FAX (505)821-9105 (505)823-1344

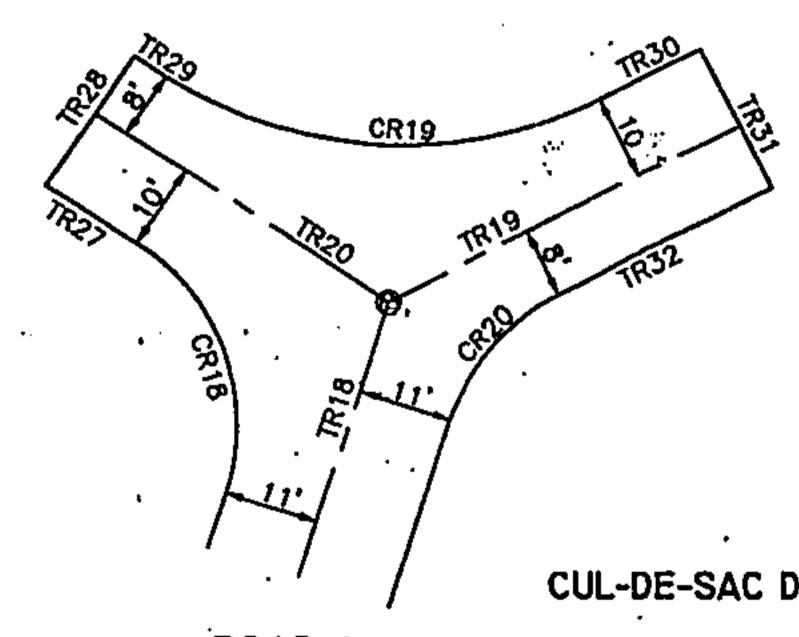
SHEET 1 OF 3

ACCESS EASEMENT NOTE: ACCESS EASEMENTS IN LA LUZ DEL OESTE ARE FOR THE BENEFIT OF HOMEOWNERS IN THE SUBDIVISION AND ARE SUBJECT TO PROVISIONS IN THE HOMEOWNERS ASSOC. DOCUMENTS FOR THE SUBDIVISION (FILED IN THE OFFICE OF BERNAULLO COUNTY CLERK ON MARCH 11, 1980 IN BOOK MISC. 758, PAGES 768-783).

SURVEY NOTES: PLAT BEARINGS SHOWN, TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00'03'17" CLOCKWISE.

RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN (). FOUND TRACT POINTS ARE 5/8" REBARS WITH YELLOW PLASTIC CAPS MARKED BORDENAVE, LS 5110 AND SHOWN THUS .

SANITARY SEWER EASEMENT NOTE: EXISTING BLANKET SANITARY SEWER EASEMENT ON TRACT D CREATED BY PLAT (FILED IN THE OFFICE OF BERNALILLO COUNTY CLERK ON NOV. 12, 2003 IN BOOK 2003C, PAGES 342).



TRACT L

20' WATER LINE ESMT .--

COUNTY WATER UTILITY

10' POWER, COMMUNICATION -

AND GAS EASEMENT GRANTED

GRANTED BY THIS PLAT.

22' PRIVATE ACCESS ESMT

ALBUQUERQUE BERNALILLO

AUTHORITY (ABCWUA) BY THIS PLAT.

GRANTED TO THE

BY THIS PLAT.

TRACT K

PLAT OF TRACTS C. D. H.

I, J, K, L, M & N LA LUZ DEL CESTE, UNIT 4

(FILED 11/12/2003

BK 2003C, PG 342

PLAT OF TRACTS C, D, H,

I, J, K, L, M & N

(FILED 11/12/2003

BK 2003C, PG 342

/ TR25+/-

LA LUZ DEL OESTE, UNIT 4

CUL-DE-SAC DETAILS ROAD I

S84*05'03"E 206.58"

J--Ø

4833 S.F

CR6+18

CR9

95.21

175.31

LOT J-1

1.3942 AC.

LOT J-/5 4690 s.f.

LOT J-4

4833 S.F.

LOT J-3

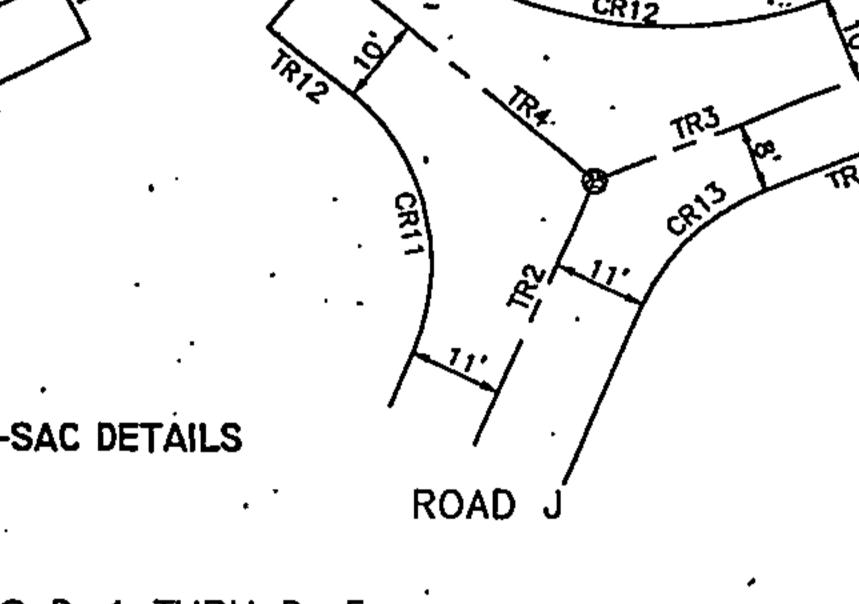
4517 S.F.

LOT J-2

4690 S.F.

(FILED 05/23/2005

BK 2005C, PG 169



S84'05'03"E 177.32"

4782 S.F.

4517 S.F.

LOT 1-3 4517 S.F.

′LOT 1−2**∟**

4525 S.F.

LOT I-1

1.2331 AC,

PLAT OF LOTS D-1 THRU D-5 LA LUZ DEL OESTE, UNIT 4

PLAT OF LOTS C-1 THRU C-7 LA LUZ DEL OESTE, UNIT 4 (FILED 02/25/2005 BK 2005C, PC 79

20' WATER LINE ESMT.

ALBUQUERQUE BERNALILLO

AUTHORITY (ABCWUA) BY THIS PLAT.

COUNTY WATER UTILITY .

-10' POWER, COMMUNICATION

AND GAS EASEMENT GRANTED

-22' PRIVATE ACCESS ESMT

GRANTED BY THIS PLAT.

GRANTED TO THE

BY THIS PLAT.

PLAT OF LOTS H-1A THRU H-6A

LA LUZ DEL OESTE, UNIT 4

(FILED 06/18/2004

BK 2004C, PG 187

4-5' WIDE x 13.28' LONG WATER

SERVICE LINE ESMTS GRANTED TO

THE ABOWUA BY THIS PLAT.

TO THE CITY OF ALBUQUERQUE (FILED

N85'27'0

-EXISTING 10' WATER LINE EASEMENT GRANTED

08/28/1987, BK MISC 528A, PG 636-640.

NOTE: SEE SHEET 3 OF 3 FOR LIVING UNIT BEARINGS AND DISTANCES. ACS MONUMENT ACS 1-E11

Y = 1509205.47

X = 367041.31

TANGENT TABLE

CURVE TABLE

LINE BEARING DISTANCE UNE BEARING DISTANCE ROAD MONUMENT TIES ACCESS EASEMENTS TR17 TR18 TR19 TR20 TR21 S71'13'15 W N29'20'57 W 124.73' 77.95' N51'00'00 W 12.11 N18'00'00"E N63'00'00"E N57'00'00"W 398,16' 45,00' 40,00' N82'01'14"E 61.09¹ 148.28¹ 567'48'19"W N18'00'00"E N72'00'00"W N18'00'00"E ACCESS EASEMENTS S72'00'00"E N18'00'00"E S18'00'00"W TR25
TR26
TR27
TR28
TR29
TR30
TR31
TR32
TLU1
TLU2
TLU3
TLU4
TLU5
TLU6 NO5'00'00"W 218.45¹ 45.00¹ N24'00'00"E \$63'00'00'W N69'00'00"E N51'00'00"W \$27'00'00"E 18.00 NE3.00,00,A S05'00'00"E \$57.00'00"E N33'00'00"E N57'00'00"W NO5'00'00'W \$85'00'00"W \$05'00'00"E 15,00° 29,00° 14,92° S85'03'28'E \$33'14'24'W N03'17'49"E N45'55'58"E 542'15'51"W \$32'06'11"E N01'03'26"E N24'00'00"E 64.10 182.29' 109.18 \$24'00'00"W \$69'00'00"W 207.79° 27.09° 80,07 18.00' 12.67' 4.20' 18.00' S21'00'00"E N69'00'00"E S51'00'00"E ,238.97 291.02 N39'00'00"E

والمستوارة فرادات					. <u>.</u>
CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
ROAD					
CR1	46'27'00"	200.00*	162,14	157.74	N71'46'30'W
CR2	14'00'00"	200.00	48.87*	48.75	N78'00'00"E
CR3	29.00,00	180.00	91.11	90.14	₩09.30,00 E
CR4	83'28'51"	15.00	21.85	19.97'	N45'44'25"W
CR5	83'28'51"	15,00	21.86	1 9.97 * .	N36"44"25"E
CR6	29'00'00"	180.00	91.11	90.14	N09'30'00"E
CR7	30.00,00	5.00	7.85'	7.07'	N40"00"00"E
CR8	09'56'32"	149,00	25.86*	25.82'	N00'01'44'W
CR9	91'44'50"	5.00'	8.01	7.18'	M39"11'03"W
CR10	17"18"38"	169.00'	51.06'	50.87"	N15'20'41"E
CRII	45'00'00"	25.00'	19.64	19.13'	S46'30'00'W
CR12	60'00'00"	50.00'	52.36'	50.00'	S81'00'00"E
CR13	75'00'00"	25.00*	32.72	30.44'	N13'30'00'W
CR14	83.00,00.	15.00'	24.35'	21.76'	N28'30'00"W
CR15	87'00'00*	15.00'	22.78'	20.65	N61'30'00"E
CR16	90'00'00"	5.00'	7.85'	7,07	N27"00"00"W
CR17	90.00,00 .	5.00'	7.65'	7.07'	NB3'00'00"E
CR18	75'00'00 "	25.00'	32.72'	30.44	N19'30'00'W
CR19	60'00'00°	50.00'	52.38'	50.001	587'00'00"E
CR19	45'00'00"	25,00'	19.64	19.13'	S40'30'00'W



SCALE 1 INCH = 50 FEET

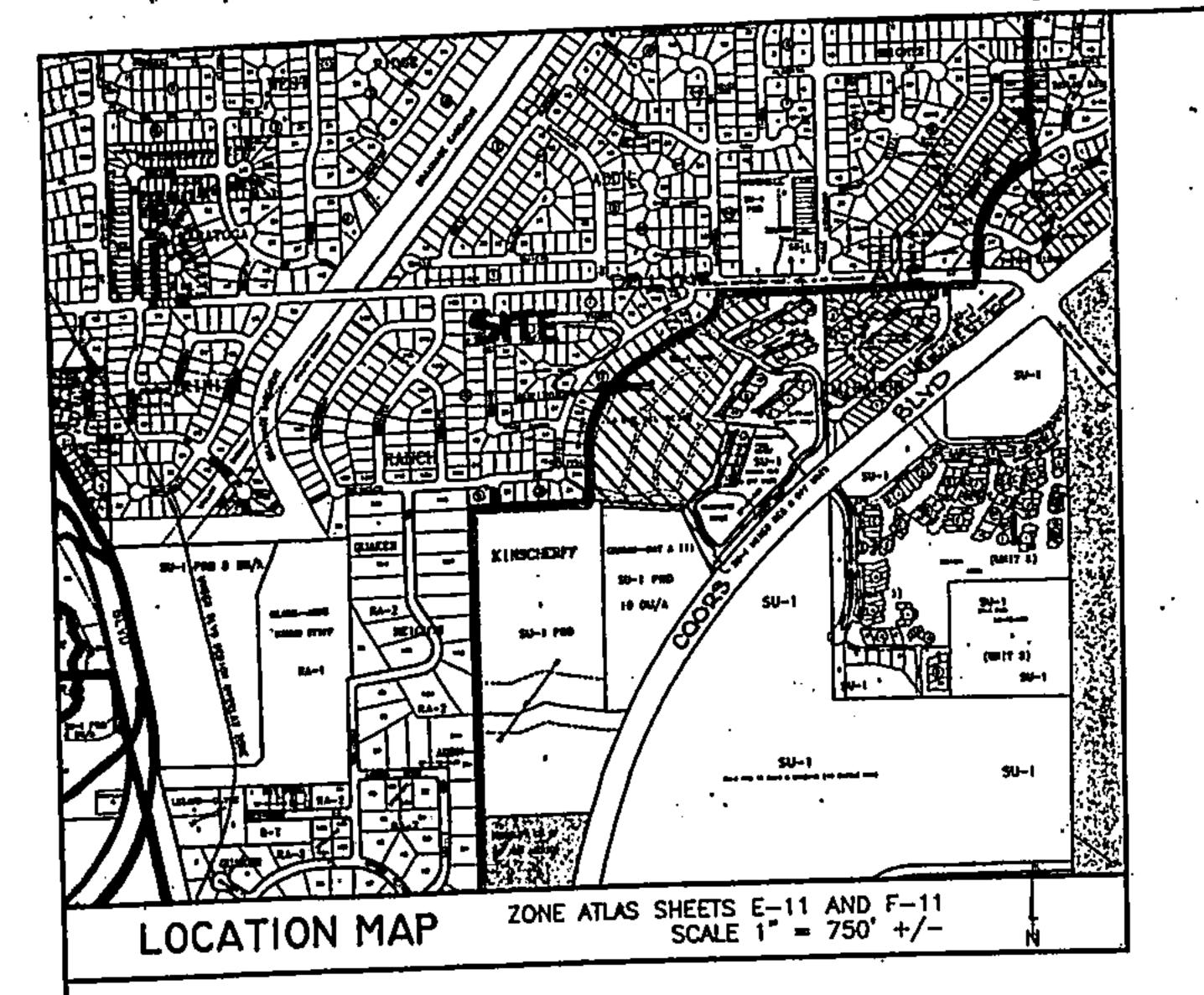
ACS MONUMENT NM448-N6-AY = 1507308.30 X = 366640.72ELEV = 5058.889

BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 (505)823-1344 FAX (505)821-9105

5-5' WIDE x 13.28' LONG WATER -THE ABOWUA BY THIS PLAT.

EXISTING 38' WATER, POWER, COMMUNICATION, —
GAS AND PRIVATE ACCESS EASEMENTS (WIND ROAD) GRANTED BY PLAT (FILED 11/12/2003, BK 2003C, PG 342) ROAD

N8572'39"W 440.14' UNPLATTED LANDS OF RAY A. GRAHAM, III



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDMOE REMAINING PORTIONS OF TWO EXISTING TRACTS INTO NINE NEW TRACTS, DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND AND JOINT USE OF: 1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION,

MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVICE ELECTRICAL SERVICE.

2. PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR THE INSTALLATION. MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINESAND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH

LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES

FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICHINTERFERE WITH THE PUPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SURVEYOR'S CERTIFICATION

1, JEAN J. BORDENAVE, A RECISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS ESTABLISHED BY THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS SHOWN ON TITLE COMMITMENT NMO3-255537-ALO2, VC ISSUED BY FIRST AMERICAN TITLE CO. ON AUG. 14, 2003 AND/OR MADE KNOWN TO ME BY THE OWNER: AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JEAN J. BORDENAVE, NM PE & PLS NO. 5110



BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER BEING LOCATED ON THE SOUTH RIGHT OF WAY (ROW) OF DELLYNE AVENUE, FROM WHENCE THE ACS MONUMENT ACS NM448-6A BEARS \$15'55'48'E A DISTANCE OF 1164.98 FEET;

THENCE DEPARTING DELLYNE AVENUE. SO0'36'58"E, 140.00 FEET TO A POINT; THENCE, S62'00'00 W. 285.00 FEET TO A POINT: THENCE, \$34'00'00 W. 56,96 FEET TO A POINT: THENCE, \$56'00'00"E, 84.15" TO A POINT; THENCE, N34'00'00'E, 10.00 FEET TO A POINT; THENCE, S56'00'00"E, 114.23 FEET TO A POINT; THENCE, \$39'00'00 W, 388.30 FEET TO A POINT; THENCE, S81'08'52"E, 121.75 FEET TO A POINT; THENCE, \$20'00'00 W. 298.95 FEET TO A POINT; THENCE, S41'27'07"W, 211.13 FEET TO A POINT; THENCE,

SOUTHEASTERLY, 112.78 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 187.00 FEET AND A LONG CHORD BEARING \$31'16'28"E A DISTANCE OF 111.Q6 FEET TO A POINT: THENCE

S14"00"00"E, 11.34 FEET TO A POINT; THENCE, POINT: THENCE, SOUTHEASTERLY, 114.53 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS

OF 193,00 FEET AND A LONG CHORD BEARING S31'00'00"E A DISTANCE OF 112.86 FEET; THENCE, S48'00'00E, 34.53 FEET TO A POINT; THENCE,

SOUTHEASTERLY, 39:04 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD BEARING SOJ'16'23'E A DISTANCE OF 35.19 FEET: THENCE.

S48'34'47"E, 66.00 FEET TO A POINT; SAID POINT BEING ON THE WESTERLY ROW OF COORS BOULEVARD, THENCE, SOUTHWESTERLY, 34.76 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 3894.72 FEET AND A LONG CHORD BEARING S41'11'53"W A DISTANCE OF34.78

FEET; THENCE DEPARTING COORS BOULEVARD, N31'00'00'W, 367.04 FEET TO A POINT; THENCE, N85'12'39"W, 440.14 FEET TO A POINT; THENCE, NOO'16'15"E, 27.50 FEET TO A POINT: THENCE. NB9'45'39"W. 113.61 FEET TO A POINT; THENCE,

NO0'20'44"E. 232.60 FEET TO A POINT; THENCE. NORTHEASTERLY, 576.93 FEET ALONG THE ARC OF A CURVE_RIGHT, HAVING A RADIUS OF 585.25 FEET AND A LONG CHORD BEARING N28'35'11"E A DISTANCE OF 553.86

TO A POINT: THENCE. N56'49'38"E, 325.00 FEET TO A POINT; THENCE, N68'33'00"E. 104.50 FEET TO A POINT; THENCE,

NORTHEASTERLY, 248.11 FEET ALONG THE ARC OF A CURVE_LEFT, HAVING A RADIUS OF 206.69 FEET AND A LONG CHORD BEARING N34'26'18"E A DISTANCE OF 231.83 FEET TO A POINT; THENCE,

NOO'19'36"E. 10.00 FEET TO A POINT; SAID POINT BEING ON THE SOUTHERLY ROW OF DELLYNE AVENUE. THENCE. N89'40'25"E, 131.97 FEET ALONG THE SOUTH ROW OF DELLYNE AVENUE TO A POINT;

N89'43'41"E, 150.51 FEET ALONG THE SOUTH ROW OF DELLYNE AVENUE TO A POINT, SAID! POINT BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 15.8466 ACRES MORE OR LESS.

NOTES

1. MILES OF FULL WIDTH PRIVATE STREETS CREATED BY THIS

PLAT = 0.4232 MILES. 2. TOTAL NUMBER OF TRACTS - 9

3. BASIS OF BEARINGS

ACS NM448-N6A (NAD 1927 & NGVD 1929) X = 366640.72DELTA ALPHA - 00'15' 24"

Y = 1507308.30GROUND TO GRID ELEVATION = 5058.889 FACTOR - 0.9996784 ACS 1-E11 (NAD 1927 & NGVD 1929)

X = 367041.31Y = 1509205.47ELEVATION = 5113.93

Y = 1533471.33

ELEVATION = NA

GROUND TO GRID FACTOR - 0.99967536 NGS KOAT TVTT (NAD 1927) X = 440206.79

DELTA ALPHA - 00'06'56" **GROUND TO GRID** FACTOR - -

DELTA ALPHA - 00'15' 22" 🔍

4. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES. 5. ALL BEARINGS ARE PLAT BASED ON THE WESTERLY TRACT LINE OF THE PLAT OF GROUP G, LA LUZ DEL OESTE, UNIT 4. TO OBTAIN NEW MEXICO STATE PLANE (CENTRAL ZONE) GRID BEARINGS ROTATE PLAT BEARINGS 00'03'17" CLOCKWISE.

6. ALL TRACT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND YELLOW PLASTIC CAP STAMPED "BORDENÁVE, LS 5110" UNLESS SHOWN OTHERWISE.

PLAT OF TRACTS C, D, H, I, J, K, L, M & N LA LUZ DEL OESTE, UNIT 4

ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2003

APPROVALS

APPLICATION NO:03DRB-00989

9-10-03 CHIEF CITY SURVEYOR 11/07/03 muses DEVELOPMENT DIVISION

U-7-03 PNM ELECTRIC SERVICES 4-7-03 9/24/03

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE . ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE 14 OF CHAPTER 14 THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

ALBUQUERQUE PLANNING DIVISION

TALOS LOG NO. 2003351529

R 12.00 B1-2903C Pg-342 Bern. Co. PLff.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES, OF THE UNDERSICNED OWNERS THEREOF AND SAID OWNERS DO HEREBY DEDICATE ALL PUBLIC RIGHT-OF—
WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO
HEREBY GRANT WATER EASEMENTS, AS SHOWN, TO THE CITY OF ALBUQUERQUE, PRIVATE ACCESS EASEMENTS
AND PUBLIC UTILITY EASEMENTS AS SHOWN, BLANKET PRIVATE SANITARY SEWER AND ORAINAGE EASEMENTS ON
ALL TRACTS AND A BLANKET PRIVATE ACCESS EASEMENT ON TRACT C FOR THE USE OF TRACT D. MAINTENANCE
OF THE PROPERTY ON WHICH THE EASEMENTS ARE LOCATED SHALL BE THE RESPONSIBILITY OF THE UNDERLYING
PROPERTY OWNER. EXISTING PUBLIC AND PRIVATE EASEMENTS SHOWN HEREON REMAIN UNCHANGED BY THIS PLAT.

ALL TRACTS (OVENWEST CORP. STATE OF NEW MEXICO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _C9/_C9/_C3/ BY RAY A. GRAHAM. III.

Paul M human 6-05-2004

PRESIDENT OF OVENWEST CORRECTED WITH Mosey Bond Fled with Secrober of State



COUNTY OF BERNALILLO)

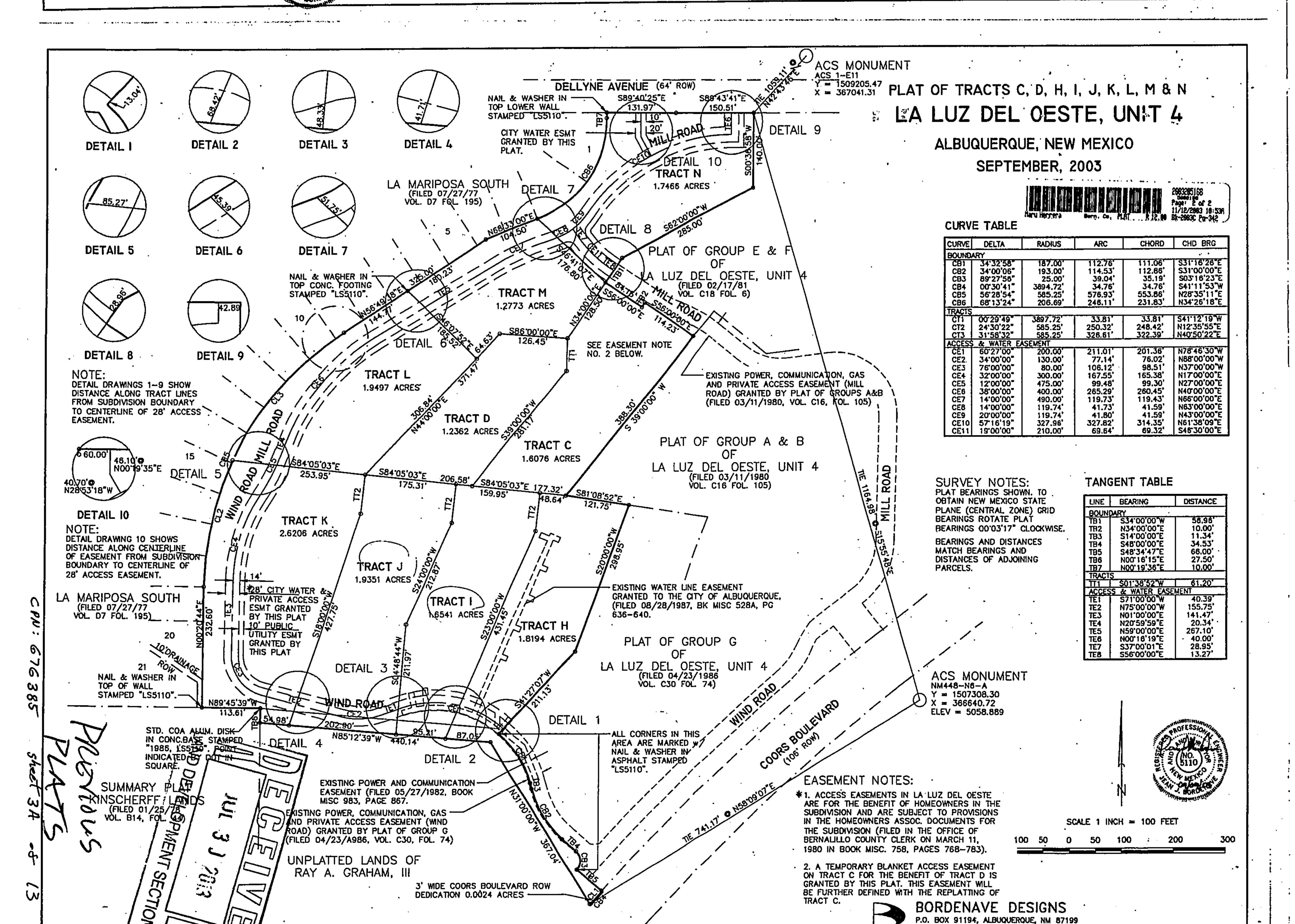
BORDENAVE DESIGNS P.O. BOX 91194, ALBUQUERQUE, NM 87199 (505)823-1344 FAX (505)821-9105

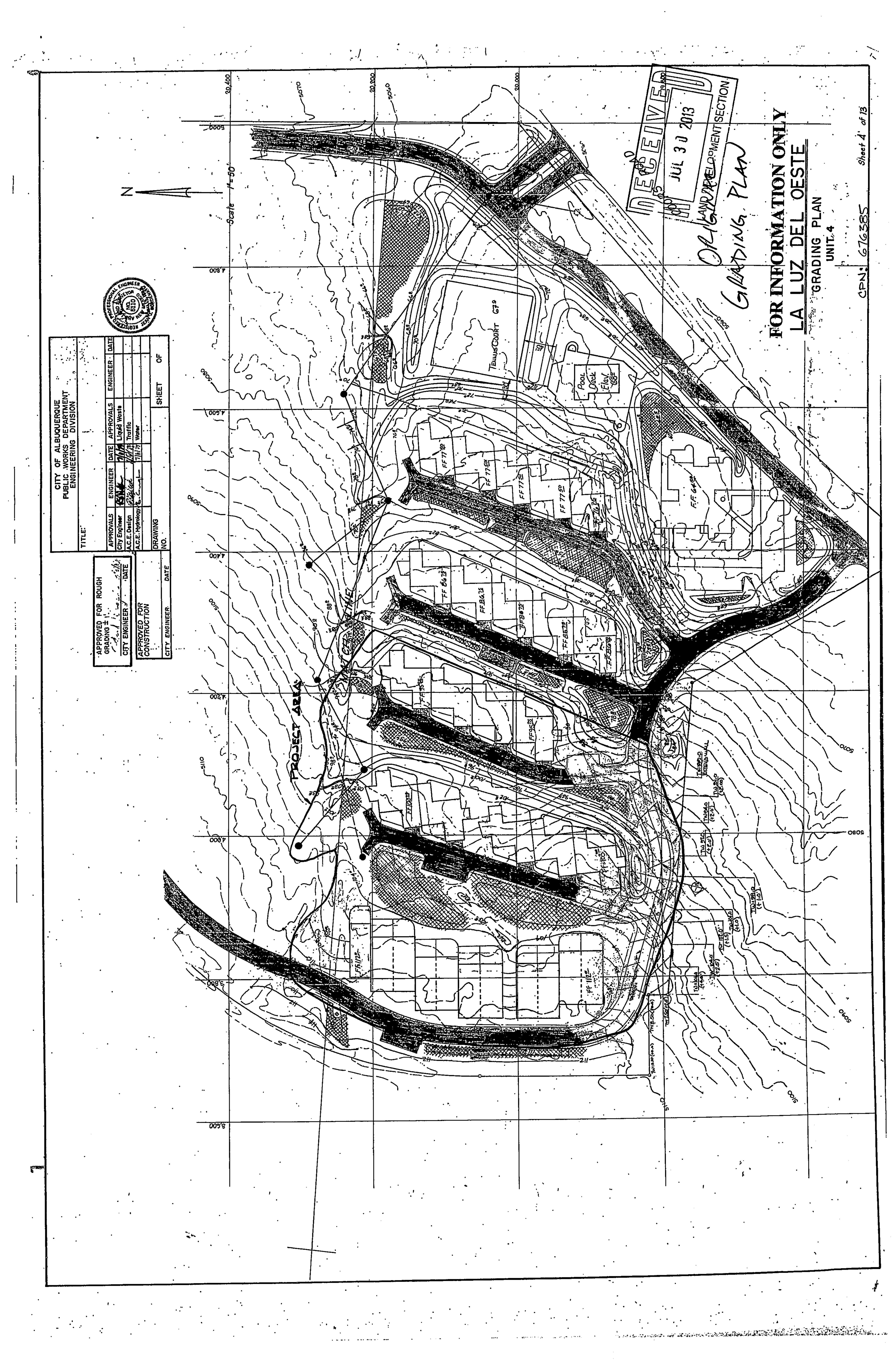
SHEET 1 OF 2

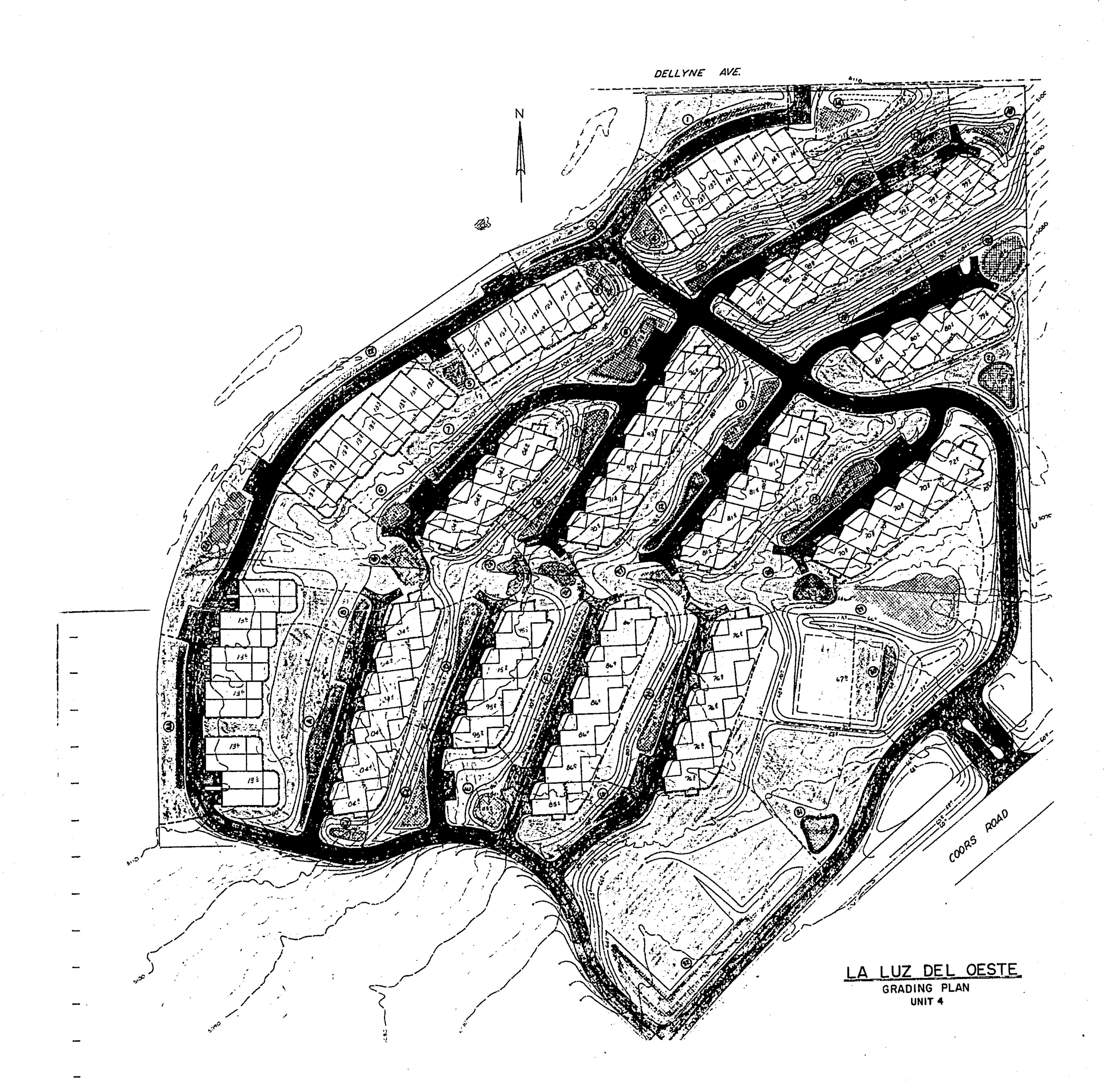
SHEET 2 OF 2

FAX (505)821-9105

(505)823-1344

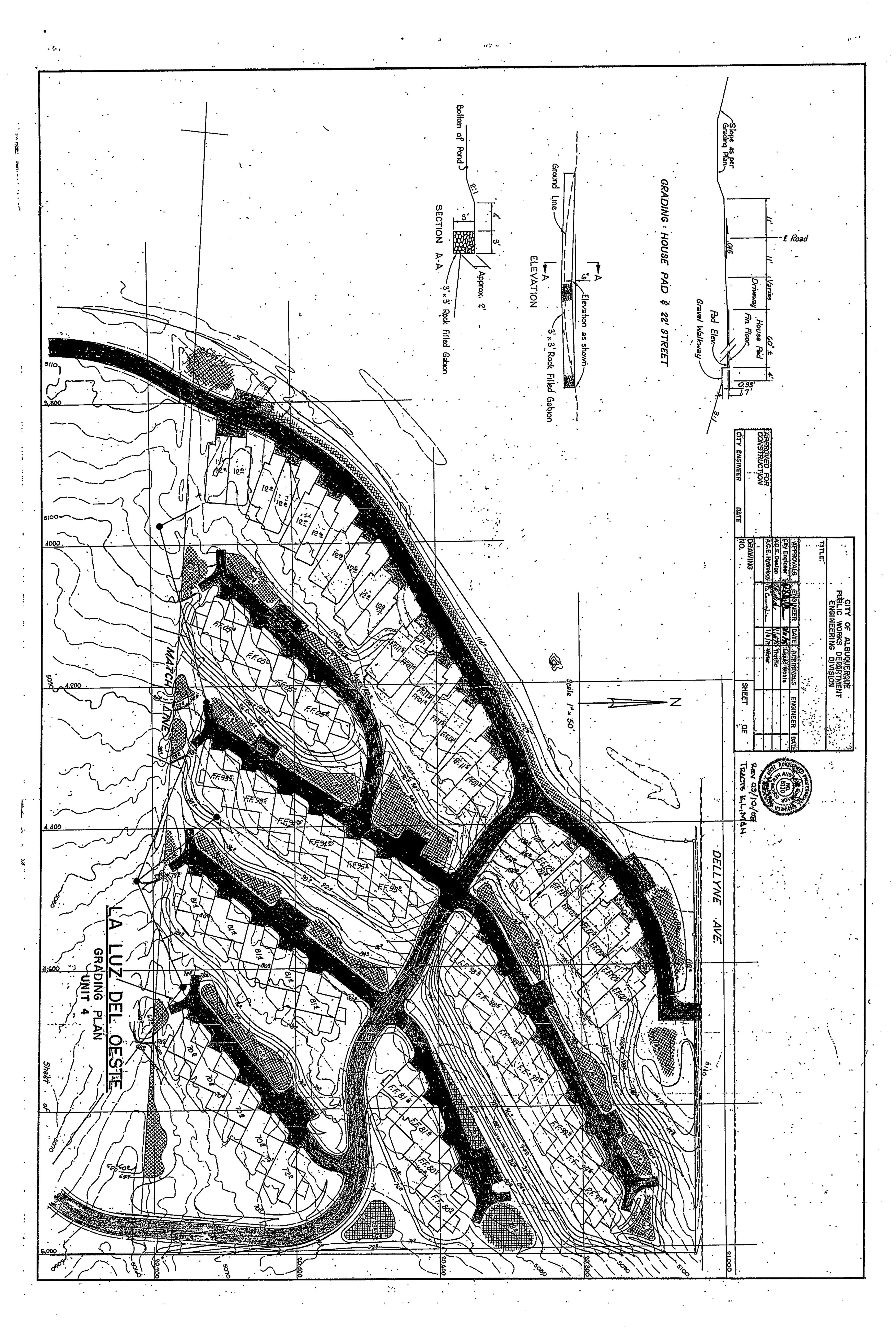






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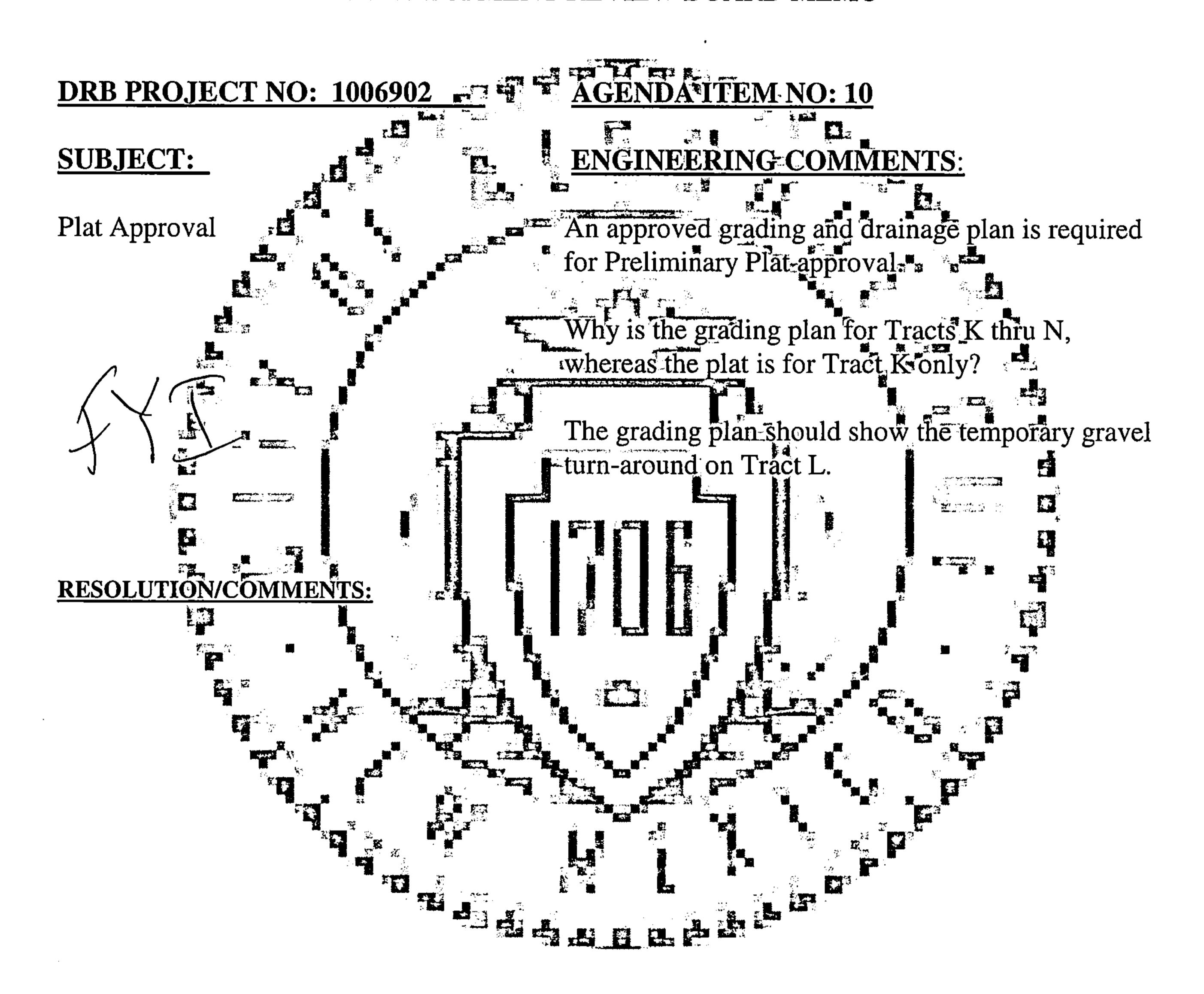
OPLICION MAND DEVELOPMENT SECTION



The items list	ed below are on th	ne CCIP and app	proved for impact Fee c	redits. Signatures	s from the Impact Fee Ad	ministrator and the Cit	y User Departme	nt is requi	red prior to E	ORB approva	al of this
Financially	Constructed	are subject to th	ne standard SIA require		,,,			<u> </u>	Cons	truction Cer	tification
Guaranteed	Under	Size	Type of Impro	vement	Location	From	То		Priv	/ate	City Cnst
DRC #	DRC#			<u>-</u>					Inspector	P.E.	Engineer
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	-					Impact Fee Admi:	strator Signatura	 Date	City User	Dept. Signat	ture Date
	<u> </u>	<u> </u>		<u></u>	NOTES	Impact res Aum	Judor Orgitalite		, 0001		
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	AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS										
{	\	7									
上田タス	JEAN J. WAKE) BORDENAVE		VE	DDB CU	AIR - date	<u></u>	PARKS & RECREATION - date				
	NAME (print)			DKB CM	MIN - Uale		* * ** ** *** *** *** *** *** *** ***				
Boan	ENDUE DE	SIGNS									
	FIRM		TR	TRANSPORTATION DEVELOPMENT - date			AMAFCA - date				
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				CITY ENIC	NEER - date		<u> </u>	- date	 -	_ 	
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				DESIGN	REVIEW COMMITTEE RE	VISIONS					
	REVISION	DATE	DRC CI	HAIR	USER D	EPARTMENT	<u> </u>	AGEN	IT /OWNER		
	L/T-AIDIOM										
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW BOARD MEMO



SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 8-7-13

F1/D002A

From:

Thompson Engineering consultan

To:

<u>Harmon Rita T.</u>

Cc:

Biazar, Shahab

Subject:

La Luz del Oeste Lots K-4 & K-5 Drainage Certification Plan

Date:

Monday, October 06, 2014 1:45:15 PM

Attachments:

LA LUZ LOTS K-4 & K-5 GRADING CERT 10-6-14.pdf

Rita,

This morning we submitted the Drainage Certification Plan for the first 2 lots, K-4 & K-5, in the La Luz del Oeste subdivision (attached). We are trying to get a CO for these 2 lots by tomorrow if at all possible so that the builder can open the homes for the Parade of Homes event this week. The road is built, the ponds are constructed and have sufficient capacity to hold the required volume, and the elevations near the duplex homes show that the drainage works. The percolation rate is slower than the grading plan states, but the ponds in Basins 101, 102, 103, and 104 all have enough volume to hold the 100-year, 6-hour storm volume. Calculating the infiltration of the ponds using the percolation rate, the ponds all drain within the 6-hour storm duration.

I know that the ponds shown in Basin 106 of the grading plan are under sized to hold the runoff volume. I would like to propose addressing this before the next phase of the project is constructed since Basin 106 is on the next phase. I have already talked to the developer and Guy Jackson about determining a fix for this area.

I copied Shahab on this email as he was the first reviewer of the grading plan and I spoke to him about this before I knew who was taking over the review. Your help is greatly appreciated.

.

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

Office: (505) 271-2199 Fax: (505) 830-9248

Rita Harmon, P.E.

Planning Department 505-924-3695

From: Thompson Engineering consultan [mailto:tecnm@yahoo.com]

Sent: Tuesday, September 30, 2014 2:49 PM

To: Harmon Rita T. Cc: Guy Jackson

Subject: La Luz del Oeste Percolation Rate

Rita,

You are correct concerning the percolation rate. A higher number is actually a lower percolation rate. I was confused. The 2.9 minutes/inch came from the original drainage plan back in the 1970's. I did not know we had new percolation rates until I was sent the Geotechnical report. The pond volumes and sizes do not change. I sized the ponds to hold the 100-year, 6-hour storm volume. The proper calculation would be to see if the ponds infiltrate (or percolate) into the ground within the 6-hour storm duration. The ponds in the subdivision range in depth from 0.52 feet to 1.86 feet. The slowest percolation rate from the Geotechnical Report is 6.5 minutes per inch.

So, the deepest pond on the site is 1.86 feet or 22.32 inches. Multiplying 22.32 inches by 6.5 minutes per inch gives 145 minutes, which is 2.42 hours. Therefore, the deepest pond in the subdivision will infiltrate into the ground in 2.42 hours, which is less than the total storm duration of 6 hours. If we account for the time to peak the total time within the 6 hour duration will be longer than 2.42 hours. Assuming a time to peak of 1.5 hours (which is what AHYMO uses) then the total time to percolate into the ground is about 3.92 hours, which is still less than the 6 hour storm duration. The percolation rate of 6.5 minutes/inch allows the deepest pond to drain within the 6 hour storm duration. And therefore, if the deepest pond drains within the 6 hour storm duration all ponds will drain within the 6 hour storm duration.

Thanks,

David B. Thompson, P.E. Thompson Engineering Consultants, Inc. P.O. Box 65760 Albuquerque, NM 87193 Office: (505) 271-2199

Fax: (505) 830-9248

From: To: <u>David Thompson</u> <u>Harmon Rita T.</u>

Subject: Date:

Re: La Luz del Oeste Percolation Rate Wednesday, October 01, 2014 11:05:35 PM

Rita,

I have rechecked all of the planned ponds in the revised grading plan west of the road and they all have enough volume to hold the runoff from the road except for those in Basin106, which will be constructed sometime in the future. The depth of the water in these ponds is anywhere from 0.5 feet to about 1 foot not accounting for the percolation rate. We are under the gun to get a grading certification completed for the first 2 homes in Basin 101, which has the capacity to hold the runoff from the road. I would like to propose that we get an approval for the grading certification for the first 2 lots (K-4 and K-5) once we submit the certification plan and work on Basin 106 in the near future.

By the way, if you look at the description of the percolation test procedures on page 8 of the Geotechnical Report you will notice that they saturate the soils before they perform the test. So, the percolation rates are for saturated soils.

Thanks in advance for your help.

Dave Thompson

Thompson Engineering Consultants, Inc.

On Sep 30, 2014, at 5:19 PM, Harmon Rita T. wrote:

Dave,

My comment was in regards to the small ponds on the west side of the roadway. They were much smaller than on the previous plan, apparently to accommodate the foliage. With some scaling and a quick calc of the volume needed to pick up the roadway runoff, they were not big enough. But seemed to be OK when you factored in the percolation rate. Isn't the percolation rate and depth of pond only sufficient if you compare the area of the pond to the runoff area. Otherwise, won't you overtop your ponds if they are very small area? Am I missing something?

On another note, the percolation rate must change with time. There must be a window of time that you can use the percolation rate before the soil gets saturated.

From:

Thompson Engineering consultan

To: Cc: Harmon Rita T.
Guv Jackson

Subject:

Re: Approval for La Luz doe Oeste, Unit 4 GP-Amended

Date:

Monday, September 29, 2014 9:21:37 AM

Attachments:

Geotech Report.pdf

Rita,

Attached is the Geotechnical Report for La Luz del Oeste. Three percolation tests were completed as part of the investigation. The minimum percolation rate is 4.5 minutes/inch (see page 8). Actually in the Tract K pond area the percolation rate is 5.3 minutes/inch.

Thanks,

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
P.O. Box 65760
Albuquerque, NM 87193

Office: (505) 271-2199 Fax: (505) 830-9248

On Thursday, September 25, 2014 12:20 PM, Harmon Rita T. <rharmon@cabq.gov> wrote:

David,

Attached is the Approval letter for the above referenced project for GP.

Sincerely,

Rita Harmon, P.E.

Planning Department
Development Review Services Division
600 2nd St. NW, Suite 400

Albuquerque, NM 87102 t 505-924-3695

f 505-924-3440

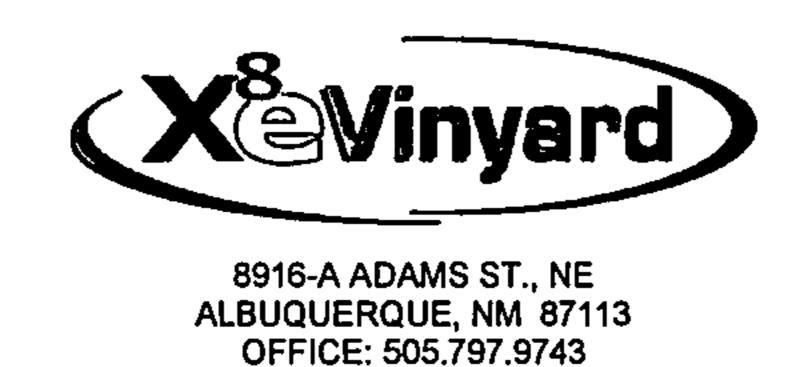
Senior Engineer

Geotechnical Investigation

Tract K-N La Luz Del Oeste Unit 4 Albuquerque, New Mexico

Prepared for: Las Ventanas Homes, LLC

> Project No.: 13-1-110 October 30, 2013



CONTACTUS@X8EVINYARD.COM

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8916-A Adams Street NE Albuquerque, NM 87113

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1.0 INTRODUCTION

This report presents the results of our geotechnical investigation for the proposed Retaining wall changes and retention ponds percolation rates. Vinyard & Associates Geotechnical Investigation Project No. 06-1-341 and dated November 4, 2006 is being used as a reference for this report.

Project No.: 13-1-110

The investigation was performed to determine site subsurface conditions and, based upon the conditions observed in the test holes, to develop geotechnical recommendations for:

Foundation Design;
Slabs-on-Grade;
Lateral Earth Pressures;
Site Grading;
Earthwork Construction; and
Percolation Rates.

The conclusions and recommendations presented are based on information provided to us regarding the proposed development, on subsurface conditions disclosed by the test holes, on laboratory testing, and upon the local standards of our profession at the time this report was prepared.

This investigation was not performed to determine the presence of potentially hazardous waste or radon gas. Determination of the presence of potentially hazardous materials was beyond the scope of this investigation and requires the use of exploration techniques and analytic testing which were not appropriate for this investigation. If desired, X8e Vinyard will perform an environmental audit of the site.

2.0 PROPOSED CONSTRUCTION

We anticipate the site will be developed with single family residences. The proposed buildings will be constructed utilizing wood framed construction. The ground floor will be a conventional concrete slab-on-grade. The maximum column and bearing wall loads (dead plus live) are not anticipated to exceed ten kips and one kip per linear foot, respectively. Changes in retaining wall heights from five feet to eight feet have been proposed. The retaining walls are proposed to be about eight to ten feet beyond the edge of the single family dwellings. Also, retention basins have been proposed to be located near the base of the retaining walls. If structure loads or configuration differ from those indicated in this report, this office should be notified.

Final site grading plans were not available during preparation of this report. We anticipate that a minimum of six feet of cut/fill will be required to develop the site.

3.0 SITE CONDITIONS

The site is bound to the north by Dellyne Avenue, an asphalt paved roadway. To the east of the site is a silt fence beyond were asphalt paved driveways and single family dwellings. To the west of the site are several trees, beyond were single family dwellings. The site is bound to the south by an asphalt paved roadway and several single family dwellings.

The site has been previously graded with a slope descending generally towards the east and extending into relatively level ground surfaces beyond the slope face. There are several stockpiles of soil located near the southern portion of the site. Vegetation consisted of trees towards the west end of the site and a limited amount of weeds and grasses. There were several underground utilities that were on site such as water lines and storm drains.

4.0 SITE SUBSURFACE CONDITIONS

To explore the site subsurface conditions, six test holes were drilled at the approximate locations shown on the Site Plan, Figure 1. As shown on the Logs of Test Holes, Figures 2 through 7 the soils encountered in the test holes consisted of clayey SAND, silty SAND and poorly graded SAND. The SANDS were generally medium dense and slightly moist.

Neither flowing groundwater nor bedrock was encountered in the test holes to a depth of 21 feet, the maximum depth of exploration. However, groundwater conditions may change with time due to precipitation, variations in groundwater level, seepage from ponding areas, or leaking utilities. Further evaluation of the groundwater table and determination of the magnitude of seasonal fluctuation would require installation of piezometers and monitoring over time, which was beyond the scope of this investigation.

The soils encountered in the test holes exhibit a moderate consolidation potential under the anticipated structural loads. Significant consolidation (collapse) occurs when site soils increase in moisture content. Refer to Figures 9 through 14

The test holes allow observation of a very small portion of the soils below the site. Significant variations in subsurface conditions may occur across the site, which were not disclosed by the test holes.

5.0 LABORATORY TESTING

A laboratory testing program was performed on samples obtained during the field investigation which appeared representative of the soils encountered in the test holes. The laboratory testing program was structured to determine the physical properties of the soils encountered in the test holes necessary for development of geotechnical recommendations.

The laboratory testing program included:

- Moisture Content;
- Dry Density;
- Sieve Analysis;
- Atterberg Limits; and
- Consolidation/Collapse.

Moisture Content and Dry Density tests were performed to evaluate the in-place soil density and moisture content. Test results help to evaluate settlement potential. Test results indicate the soils encountered have a consistency, in the test holes, are medium stiff to hard, with an average dry density of approximately 107 pcf. Natural moisture content averaged approximately four percent. Test results are presented on the Logs of Test Holes, Figures 2 through 8, and are summarized on Table 1.

Sieve Analysis and Atterberg Limits tests were performed to confirm field soil classifications and to provide information on general physical soil properties. Test results are presented on Table 1.

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Consolidation/Collapse tests were performed to evaluate structure settlement and to determine the effect of water on site soils. The tests indicate the soils encountered in the test holes are compressible under anticipated loads. Some additional settlement occurs if the site soils are allowed to increase in moisture content. Test results are presented in Figures 9 through 14.

6.0 FOUNDATIONS

The proposed structures may be supported on conventional spread and strip footings bearing on a minimum of six feet of structural fill. Structural fill shall extend a minimum of six feet beyond all footing edges. If it is not feasible to implement the site grading, drainage, and landscaping recommendations presented herein, an alternate foundation system may be required. This office shall be contacted for additional recommendations. Conventional foundations may be designed for an allowable bearing pressure of 1,500 pounds per square foot. This value may be increased by one-third for short-term loads due to wind and earthquakes.

The base of exterior footings shall be embedded a minimum of eighteen inches below lowest adjacent grade. The base of interior footings shall be embedded a minimum of twelve inches below finish pad grade. Spread and strip footings shall be a minimum of twenty-four and eighteen inches wide, respectively. However, local building codes may require greater dimensions.

Lateral foundation loads will be resisted by a combination of passive soil pressure against the sides of footings and friction along the base. A passive soil resistance of 200 pounds per cubic foot may be utilized for design. Frictional resistance may be determined by multiplying foundation dead load by a coefficient of friction of 0.40.

Prior to fill placement and following footing excavation, the natural soils shall be scarified to a minimum depth of eight inches and moistened to near optimum moisture content (±3%). The exposed soils shall then be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557, if vibratory compaction will endanger existing structures, a fully loaded scraper may be utilized. All fill below structures shall be placed and compacted as detailed in the attached Appendix. Prior to placing concrete, footing excavations shall be cleaned of any slough, loose soil, or debris. Footing excavations shall be compacted as detailed in the attached Appendix.

Post-construction settlement of foundations designed and constructed as described herein is not anticipated to exceed 1 inch. Differential settlement between adjacent column footings shall not exceed one-half of the above value. The above settlement estimates are based on the assumption the site soils will not be allowed to increase in moisture content and that the site grading, drainage, earthwork, and landscaping recommendations presented in this report and the applicable building codes will be fully implemented.

The site soils are moderately collapsible if allowed to increase in moisture content. If the soils supporting footings are allowed to increase in moisture content, additional settlement of ½ inch per foot of wetted soil could occur.

Foundations shall be designed and constructed to tolerate the above settlement. Foundations shall be designed by a qualified structural engineer.

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To reduce the effect of settlement on the structure, we suggest that all stucco be fiberglass reinforced. Periodic control joints shall be utilized in the stucco particularly at window and door corners. Periodic control joints shall also be utilized in masonry walls.

Based upon the results of this investigation and our previous experience in the site vicinity, an International Building Code Site Classification of "D" may be utilized for design.

7.0 CONCRETE SLABS-ON-GRADE

Concrete slabs-on-grade may be utilized. Slabs shall be isolated from all foundations, stem walls, and utility lines. Frequent joints shall be scored or cut in slabs to control the location of cracks.

Slabs shall bear on a minimum of six feet of structural fill. Prior to placing slabs on structural fill, the natural soils shall be stripped of vegetation, scarified to a depth of eight inches, and moisture conditioned to near optimum plus or minus three percent moisture content. The exposed soils shall then be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557. All fill below slabs shall be placed and compacted as detailed in the attached Appendix.

Thickened slabs may be utilized to support interior partitions. Thickened slabs shall be a minimum of twelve inches in width and shall be designed to exert a maximum earth pressure of 500 pounds per square foot. Wall loads on thickened slabs shall not exceed 800 pounds per linear foot. The thickness and reinforcement should be determined by a qualified structural engineer.

If moisture-sensitive floor covering is utilized, the flooring manufacturer should be contacted to determine the necessity of a vapor barrier. The moisture barrier may consist of 6-mil polyethylene film of equivalent. The barrier should be overlain with one or two inches of clean sand and provide a working surface and reduce shrinkage cracking.

For structural design of the floor slab, a modulus of subgrade reaction of 300 kips per cubic foot may be utilized. This value is for a 1' x 1' square or a 1' wide strip. The above value may be modified for various effective widths based upon the following equation:

$$K_s = 300 \left[\frac{B+1}{2B} \right]^2$$

K_s = Modulus of subgrade reaction (kips per cubic foot)

B = Effective width of loaded area (feet)

8.0 RETAINING WALLS

Retaining walls constructed in conjunction with this project are not anticipated to exceed eight feet in height. If higher walls or unusual loading conditions such as sloping backfill, slopes below retaining wall footings or surcharges are anticipated, this office shall be contacted for

supplemental recommendations. Foundations for retaining walls shall bear on a minimum of six feet of structural fill. Structural fill shall extend a minimum of six feet beyond all footing edges.

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Foundations for retaining walls may be designed for a maximum toe bearing pressure of 1,500 pounds per square foot. This value may be increased by one-third for short-term loads due to winds and earthquakes. Retaining wall footings shall be embedded a minimum of eighteen inches below lowest adjacent grade. Prior to placing footings, the exposed soils shall be scarified to a depth of eight inches, moisture conditioned to a near optimum (±3%) moisture content, and compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

We recommend that the following equivalent fluid pressures be utilized for design of retaining walls:

Loading Condition	Equivalent Fluid Pressure*
Active Earth Pressure	45 pcf
Passive Earth Pressure	
Undisturbed Natural Soils	300 pcf
Structural Fill	400 pcf
Earth Pressure at Rest	60 pcf

^{*} Does not include a factor of safety or hydrostatic pressure.

The above earth pressures do not include a factor of safety or hydrostatic pressure. If retaining walls are restrained against rotation corners of basements, upper floors, etc. the earth pressure at rest shall be utilized for design.

Lateral retaining wall loads will be resisted by passive earth pressure at the toe and friction along the base of the wall. A coefficient of friction between soil and concrete of 0.4 may be used for design.

Backfill adjacent to retaining walls shall be placed and compacted as detailed in the attached Appendix. Backfill adjacent to walls shall be compacted with relatively light, hand-operated equipment to prevent overstressing the wall and excessive lateral deflections.

To prevent staining of concrete, the back of retaining walls shall be waterproofed prior to backfilling. Weep holes shall be constructed near the base of exterior walls. Perimeter drains may be necessary around interior walls.

9.0 EARTHWORK

9.1 General

The recommendations presented in this report are based upon the assumption that site earthwork will be performed as recommended in this report and the attached Appendix. Presented below is a summary of the site earthwork recommendations. Detailed earthwork procedures are presented in the attached Appendix.

9.2 Clearing and Grubbing

Prior to placing structural fill, all borrow and fill areas shall be stripped of vegetation and deleterious materials. All strippings shall be hauled off-site or utilized in landscaped areas. The stockpile fill on-site to the best of our knowledge was not placed under the observation of a geotechnical engineer and therefore is not suitable for structure support. The existing stockpiled fill appears suitable for reuse as structural fill provided all deleterious material is removed.

Project No.: 13-1-110

All existing fill and disturbed soil shall be removed from below the proposed structures. In addition to this all existing vegetation, such as trees and other landscaping plants must be removed and disposed of offsite. Also, any existing pavements must be removed and disposed of offsite. The resulting excavations shall be backfilled with structural fill as detailed in the attached Appendix.

9.3 Excavation

We anticipate that on-site soils can be excavated with conventional earthwork equipment. Occasional cobbles or boulders may be encountered during excavation. Cobbles and boulders shall be disposed of off-site or utilized for landscaping. Cobbles and boulders shall not be placed within structural fills.

9.4 Natural Ground Preparation

Prior to placing structural fill and subsequent to final grading in cut areas, the exposed soils should be scarified to a minimum depth of eight inches and moisture conditioned to near optimum (±3%) moisture content. The exposed soils shall then be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

9.5 Fill Placement and Compaction

Structural fill shall be placed in horizontal lifts a maximum of eight inches in loose thickness, moisture conditioned to near optimum moisture content, and mechanically compacted. Fill below footings and slabs shall be compacted to a minimum of 95% of maximum dry density as determined by ASTM D-1557.

9.6 Observation and Testing

Placement and compaction of structural fill shall be observed and tested by a qualified geotechnical engineer or his representative. The purpose of the observation and testing is to confirm that the recommendations presented herein are followed and to provide supplemental recommendations, if subsurface conditions differ from those anticipated.

Foundation excavations shall be observed by a qualified geotechnical engineer, or his representative, prior to placement of reinforcement or concrete. The purpose of the observation is to determine if the exposed soils are similar to those anticipated.

9.7 Frequency of Testing

Earthwork shall be tested periodically to confirm the fill is compacted to the criteria presented in this report. Prior to placing fill, the natural ground shall be moisture conditioned, compacted, and

tested to confirm it is properly compacted. Fill areas shall be tested at maximum one-foot vertical intervals. If fill areas are worked at different times, each individual area shall be tested. Following finish grading the final surface shall be tested. Following foundation excavation the footing excavations shall be tested. Utility trench backfill shall be tested as necessary.

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10.0 SITE GRADING AND DRAINAGE

The site soils are moderately collapsible if allowed to increase in moisture content. To reduce the risk of structure settlement, the site shall be graded to rapidly drain away from structures. We suggest a minimum four percent gradient within at least the first ten feet away from structures in areas not protected by sidewalks and pavement. Splash blocks shall be utilized below down spouts and canals.

If ponding areas are required, they shall be located as far away from structures as possible, a minimum of ten feet. If this criteria cannot be met, this office shall be contacted for supplemental recommendations.

Roof gutters and downspouts shall be utilized. Roof gutters shall discharge to the front of the structures. Water should run off rapidly.

11.0 LANDSCAPING

Landscaping adjacent to structures shall be designed and constructed to minimize the potential for wetting of soils supporting the proposed facilities. If soils supporting the proposed facilities are allowed to increase in moisture content, significant localized settlement could occur.

Trees and shrubs within five feet of structures shall be hand watered or watered using controlled drip irrigation. If drip irrigation is used, emitters shall discharge no more than one gallon per hour. If grass must be planted within five feet of structures, watering shall be carefully controlled to prevent overwatering. Grassed areas adjacent to structures shall be sloped so that excess irrigation water will run off promptly. Sprinkler lines and drip irrigation mains shall be located a minimum of five feet away from foundations.

Mowing strips, planters and sidewalks shall not "dam" water adjacent to structures. If necessary, mowing strips shall be perforated to allow water to flow away from structures.

All interior planters and fountains shall be closed-bottom and watertight.

12.0 UTILITIES

The site soils are collapsible if allowed to increase in moisture content. If post-construction water or sewer line leaks occur, localized settlement may result. Following installation, all water and sewer lines shall be pressure checked for leaks. Any leaks found shall be repaired. Backfill in utility line trenches below slabs and pavement shall be compacted to a minimum of 90% of maximum density as determined by ASTM D-1557. To reduce the possibility of breaking utility lines with compaction equipment, heavy compactors should not be utilized.

Utility trenches may not be compacted to the same degree as the remainder of the building pad. Therefore, wall footings and thickened slabs shall not be placed longitudinally over utility lines. Additionally, column footings shall not be placed over utility trenches.

All trenches greater than four feet in depth must be sloped, shored or braced, or otherwise supported according to OSHA Construction and Safety Standards. Material excavated from the trench or spoil must be placed a minimum of two feet from the edge of the excavation. The spoil shall be retained in an effective manner such that no loose material can fall into the excavation.

Project No.: 13-1-110

Temporary construction excavations less than eight feet deep shall be sloped no steeper than 1 ½:1 (horizontal: vertical). If deeper excavations are required, this office shall be contacted for supplemental recommendations. Limited raveling of slopes will occur particularly as the exposed soils dry out. Heavy equipment and material stockpiles shall be located a minimum of five feet from the top of slope.

14.0 RETENTION BASINS

To determine the percolation rate of the site soils, three percolation tests were performed at the approximate locations indicated on the Site Plan, Figure 1. The tests were performed by augering a six-inch diameter hole to a depth of five feet. The sides of the hole were then scored to provide a natural soil-water interface. The holes were then filled with water and the surrounding soils allowed too saturate. The holes were then refilled with water and the percolation rates measured.

The following percolation rates were measured:

Percolation Test Hole Number	Percolation Rate (minutes/inch)
1	6.5
<u>2</u>	4.5
<u>6</u>	5.3

The percolation rate is highly dependent upon soil type. The sandy soils exhibited a higher rate and the siltier soils a lower rate. Due to the soil depositional process and variations in soil type, we suggest all retention basins be designed for the slower percolation rate. Retention basins should be located to the east of the proposed single family dwellings. This is generally down slope from the proposed retaining walls and single family dwellings and will reduce moisture from the retention basins infiltrating into the soils below structures. Retention basins shall be located a minimum of six feet from structures.

15.0 ASPHALTIC CONCRETE PAVEMENT

The pavement recommendations presented herein are based upon City of Albuquerque Standard Specifications for Public Works Construction design procedures.

Traffic is anticipated to consist primarily of automobiles and pickup truck traffic. Very limited delivery and semi-truck traffic are anticipated.



Additional design coefficients utilized in our analysis are:

Design Period*	20 years
Regional Factor	1.5
Serviceability Index	1.4

^{*}Periodic pavement maintenance will be required during this period.

Project No.: 13-1-110

To evaluate the required pavement section, the following structural coefficients were utilized in our analysis:

Material	Coefficient
Asphaltic Concrete	0.40
Aggregate Base Course	0.10

Based upon the above criteria, we recommend the following asphaltic concrete pavement sections:

	Asphaltic Concrete	Aggregate Base Course
Residential Roadways	3"	
Collector Roadways	4"	8"

Pavement subgrade and all fill below paved areas shall be placed and compacted as detailed in the attached Appendix. Aggregate Base Course shall consist of Class I or Class II material as specified in Section 302 of the "City of Albuquerque Standard Specifications for Public Works Construction." Base course shall be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

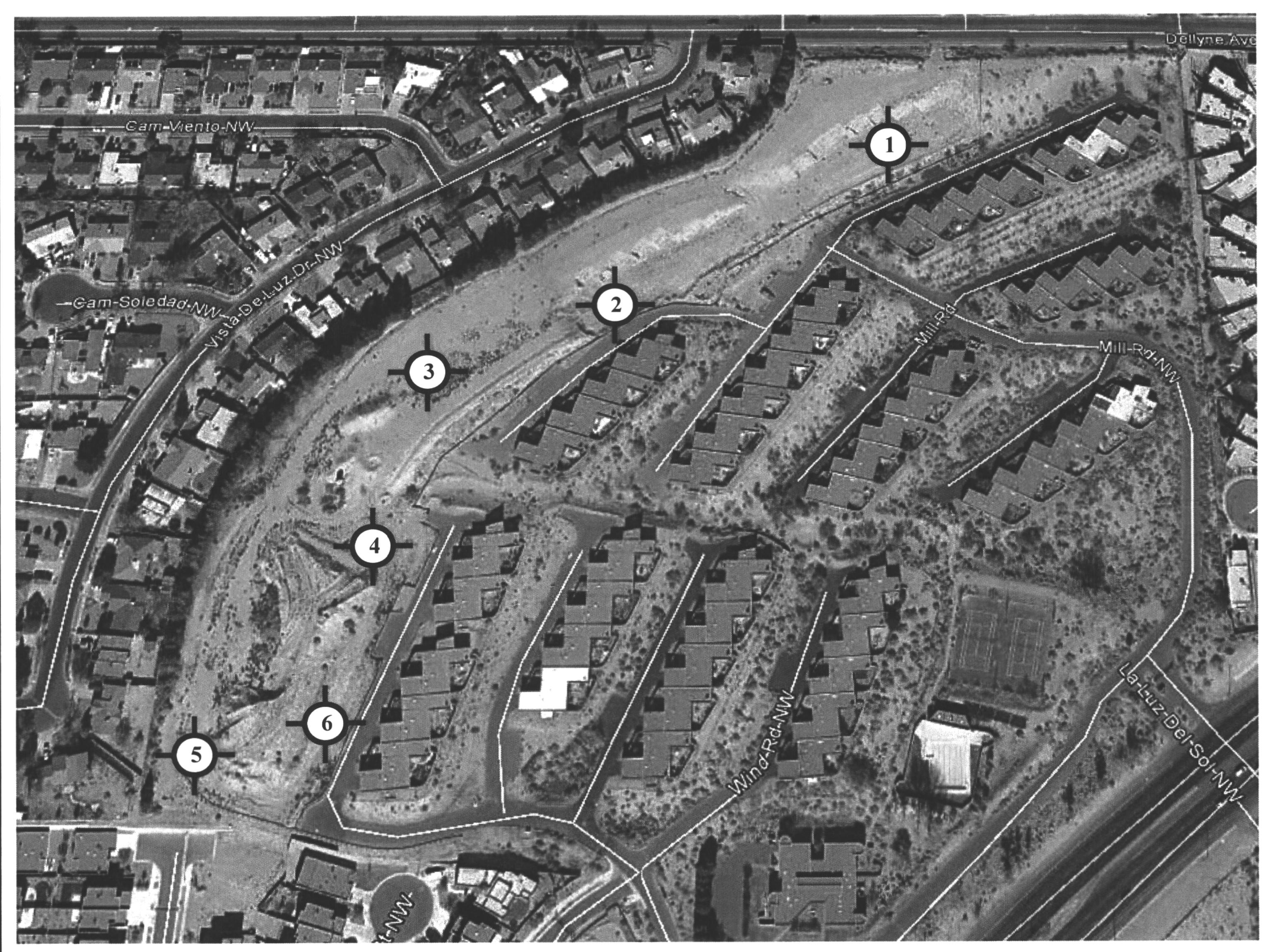
Asphaltic concrete shall be Class SP-B as described in Section 116 of the "City of Albuquerque Standard Specifications for Public Works Construction." Class SP-C Asphaltic Concrete may be utilized if a very smooth surface is desired. However, Class SP-C Asphaltic Concrete tends to be less durable than Class SP-B. Asphaltic Concrete shall be compacted to a range of 93-97% of the maximum Theoretical Unit Weight (ASTM D-2041).

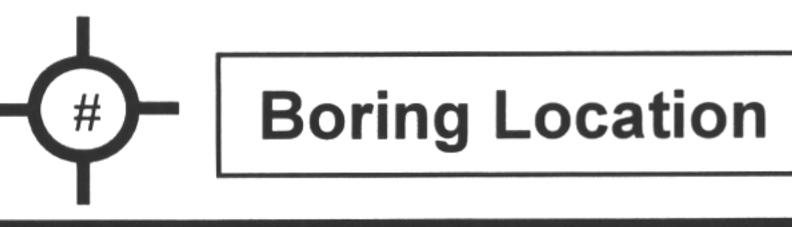
Prior to placing Aggregate Base Course or Asphaltic Concrete, a soil sterilant may be applied. The sterilant shall be applied as per the manufacturer's recommendations.

The above pavement recommendations assume the pavement subgrade will consist of onsite silty SAND, clayey SAND soils. If the subgrade consists of imported soil, the import shall be similar to the on-site soils. If this is not possible, modification of the above pavement sections may be necessary.

Fill in utility line trenches below the pavement must be properly compacted to prevent localized pavement settlement. To minimize settlement and maintenance of the pavement, all trenches shall be backfilled with compacted fill as detailed in the attached Appendix.

X8e Vinyard Project No.: 13-1-110





Percolation tests were performed at borings 1, 2, and 6.

The site shall be graded to prevent saturation of pavement subgrade soils. If soils supporting the proposed pavement increase in moisture content, their ability to support the proposed pavement is significantly reduced.

Periodic pavement maintenance consisting of crack cleaning and sealing should be performed to extend pavement life. Seal coating may also be desired after the pavement has been in service for several years to improve appearances and increase pavement life.

16.0 CLOSURE

The recommendations presented in this report are based upon the subsurface conditions disclosed by the test holes. Soil and groundwater conditions may vary between test holes and with time.

This report reflects our interpretation of the site subsurface conditions. We strongly recommend that prior to bidding all contractors perform their own subsurface investigation to form their own opinion of the site soil, rock, and groundwater conditions. Should contractors elect to use this report for construction, bidding or estimating purposes, they do so at their own risk.

In a southwest climate it is particularly important to protect the soils supporting the proposed structure from an increase in moisture content. If soils supporting the structure increase in moisture content due to any cause such as poor site drainage, ponding areas, or leaking utility lines, significant structural settlement and distress may occur.

Over time site conditions and soils or groundwater conditions may change. If the project is not completed within two years of the date of this report, this office shall be contacted prior to the start of construction to confirm the recommendations presented remain applicable.

If conditions are encountered during construction which differ from those presented herein, this office shall be contacted for supplemental recommendations. The staff of X8e Vinyard is available for supplemental consultation as necessary.

All site earthwork shall be observed by a qualified geotechnical engineer or his representative. X8e Vinyard would be pleased to provide these services.

X8e Vinyard

Joel A. Warriner, Sr., P.E.

X8e Vinyard

30.200



Project: Tract K-N La Luz Del Oeste Unit 4

Elevation: N/A

Project No.: 13-1-110

Date Drilled: 10/22/2013

Depth to Groundwater: Not Encountered Drilling Method: 7" H.S.A.

Depth, feet Blows/Foot Blows/Foot Blows/Foot Additional Testing Unified Classification Additional Testing Unified Classification	tion
SC SAND, clayey, fine grained, medium d	ense, moist, light brown
<u>5</u>	
R 107 6.8 1,2,5 ML SILT, sandy, fine grained, hard, slightly	y moist, light brown
SP SAND, medium grained, medium dense brown	e, slightly moist, light
_ 21 S 1.6	
20 S 23 S 2.2 Medium to coarse grained, trace gravel	
23 3 2.2 Wiedfulli to Coarse grained, frace graves	
Bottom of hole at 21½'	
<u></u>	
L ₃₅	

ADDITIONAL TESTS: 1= Sieve Analysis 2= Atterberg Limits 3=Direct Shear 4=R-Value 5=Other

Figure: 2



Project: Tract K-N La Luz Del Oeste Unit 4

Elevation: N/A
Depth to Groundwater: Not Encountered

Project No.: 13-1-110

Date Drilled: 10/22/2013

Drilling Method: 7" H.S.A.

							noountored printing without 7 minorial.
Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
	24	R	109	3.0	1,2,5		SAND, medium to coarse grained, trace gravel, medium dense, slightly moist, light brown
5	14	R		2.8			Medium grained
10	23	S		4.9			Trace clay, coarse grained, slight gravel, mois Medium grained
<u>15</u>	14	S		5.6			
20	26	S		5.0			
							Bottom of hole at 21½'
30							
35					•		

ADDITIONAL TESTS: 1= Sieve Analysis 2= Atterberg Limits 3=Direct Shear 4=R-Value 5=Other

Figure: 3



Project: Tract K-N La Luz Del Oeste Unit 4

Elevation: N/A

Project No.: 13-1-110 Date Drilled: 10/22/2013

Depth to Groundwater: Not Encountered

Drilling Method: 7" H.S.A.

SP SAND, trace silt, medium grained, medium dense, moist, light brown SIght gravel, medium dense, slightly mois								
13 R 5.3		Blows/Foot	nple Typ	1 c .	'ater tent, º	Additional Testing	Unifi	Material Description
Trace silt 25 S 1.6 SM SAND, silty, fine grained, medium dense, slightly moist, light brown/white Bottom of hole at 21½'		13	R		5.3		1	1
14 S 4.2 Slight gravel, medium dense, slightly mois Trace silt	5	9	R	111	4.2	1,2,5		No silt, medium to coarse grained, loose
25 S 5.4 Trace silt 20 26 S 1.6 SM SAND, silty, fine grained, medium dense, slightly moist, light brown/white Bottom of hole at 21½'		14	S		4.2			Slight gravel, medium dense, slightly mois
SM SAND, silty, fine grained, medium dense, slightly moist, light brown/white Bottom of hole at 21½'		25			5.4			Trace silt
Bottom of hole at 21½'	20	26			1.6		SM	SAND, silty, fine grained, medium dense, slightly moist, light
					į			brown/white
	25							Bottom of note at 21%
	-							
-30 								
	30							
-35								
	35							

ADDITIONAL TESTS: 1= Sieve Analysis 2= Atterberg Limits 3=Direct Shear 4=R-Value 5=Other



Project: Tract K-N La Luz Del Oeste Unit 4

Elevation: N/A

Depth to Groundwater: Not Encountered

Project No.: 13-1-110 Date Drilled: 10/22/2013

Drilling Method: 7" H.S.A.

							
Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
	14	R		3.5			SAND, medium grained, medium dense, slightly moist, light brown
5	15	R	107	3.9	1,2,5		
10	12	S		3.3			
<u></u>	24	S		2.9			
<u>20</u>	20	S		4.8			
— — — 25							Bottom of hole at 21½'
30							
— — 35							
55		1	L	L	J	<u> </u>	<u></u>

ADDITIONAL TESTS: 1= Sieve Analysis 2= Atterberg Limits 3=Direct Shear 4=R-Value 5=Other



Project: Tract K-N La Luz Del Oeste Unit 4

Elevation: N/A

Project No.: 13-1-110 Date Drilled: 10/22/2013

Depth to Groundwater: Not Encountered

Drilling Method: 7" H.S.A.

			_			•	
Depth, feet	Blows/Foot	Sample Type	Dry Density pcf	Water Content, %	Additional Testing	Unified Classification	Material Description
						SP	SAND, medium grained, dense, moist, light brown
	38	R	109	4.3	1,2,5	•	SAND, silty, medium grained, dense, slightly moist, light brown
	16	R		2.7			Slightly moist, medium dense
10	14	S		1.1			
							SAND, silty, fine grained, medium dense, slightly moist, light brown/white
	17	S		0.8		1	SAND, medium grained, medium dense, slightly moist, light brown
						4	SAND, silty, fine grained, medium dense, slightly moist, light brown/white
	21	S		17.5			<u> </u>
							CLAY, slightly sandy, very stiff, moist, brown
							SAND, silty, fine grained, medium dense, slightly moist, light brown
25							Bottom of hole at 21½'
30							
	•						

ADDITIONAL TESTS: 1= Sieve Analysis 2= Atterberg Limits 3=Direct Shear 4=R-Value 5=Other

Figure: 6



Project: Tract K-N La Luz Del Oeste Unit 4

Elevation: N/A
Depth to Groundwater: Not Encountered

Project No.: 13-1-110

Date Drilled: 10/22/2013

Drilling Method: 7" H.S.A.

Material Description SC SAND, clayey, slight gravel, medium dense, moist, light brown SS SAND, slightly, medium grained, medium dense, moist, light brown 15 R 2.3 SAND, slightly silty, medium grained, medium dense, moist, light brown 16 S SAND, slightly silty, medium grained, medium dense, slightly moist, light brown SS SAND, slightly silty, medium grained, medium dense, slightly moist, light brown 15 SAND, slightly silty, medium grained, medium dense, slightly moist, light brown SS SAND, slightly silty, medium grained, medium dense, slightly moist, light brown SS SAND, slightly silty, medium grained, medium dense, slightly moist, light brown SS SAND, slightly silty, medium grained, medium dense, slightly moist, light brown SS SAND, slightly silty, medium grained, medium dense, slightly moist, light brown SS SAND, slightly silty, medium grained, medium dense, slightly moist, light brown								
15 R 2.3 brown	I _ I	ws/F	Typ	D, P	ater ent, %	l 🗖 🕉	Unified ssification	Material Description
15 R 2.3								
brown		15	R		2.3			
brown	5							
10	<u></u>	16	R	100	5.9	1,2,5		
27 S 4.3								
Trace clay Bottom of hole at 21½' Bottom of hole at 21½' Bottom of hole at 21½'	10							
SP SAND, slightly silty, medium grained, medium dense, slightly moist, light brown Trace clay Bottom of hole at 21½' 35		27	S		4.3			
SP SAND, slightly silty, medium grained, medium dense, slightly moist, light brown Trace clay Bottom of hole at 21½' 35								
moist, light brown moist, light brown	15							
20 27 S 2.9 Trace clay	<u> </u>	16	S		5.8			
Bottom of hole at 21½'	20							
		27			2.9			Trace clay
								Bottom of hole at 21½'
	25							
					-			
	30				į			
35								
	35							

ADDITIONAL TESTS: 1= Sieve Analysis 2= Atterberg Limits 3=Direct Shear 4=R-Value 5=Other

Figure: 7



NOTES - LOGS OF TEST HOLES

Test hole locations were determined by compass bearing and pacing distances from known topographic points.

"Drilling Method" refers to the equipment utilized to advance the test hole. A seven-inch outside diameter, continuous flight, hollowstem auger was utilized.

"S" under "Sample Type" indicates a Standard Penetration test (ASTM D-1586). The Standard Penetration sampler is 2 inches in outside diameter and 1 3/8 inches inside diameter.

"R" under "Sample Type" indicates a 3-inch outside diameter by 2.5-inch inside diameter sampler. The sampler is lined with 1-inch high brass rings.

"B" under "Sample Type" indicates a bulk sample.

"Blows Per Foot" indicates the number of blows of a 140-pound hammer falling 30 inches required to drive the indicated sampler 12 inches.

"NR" under "Blows/Foot" indicates that no sample was recovered.

"Dry Density PCF" indicates the laboratory determined soil dry density in pounds per cubic foot.

"Water Content %" indicates the laboratory determined soil moisture content in percent (ASTM D-2216).

"Unified Classification" indicates the field soil classification as per ASTM D-2488. When appropriate, the field classification is modified based upon subsequent laboratory tests.

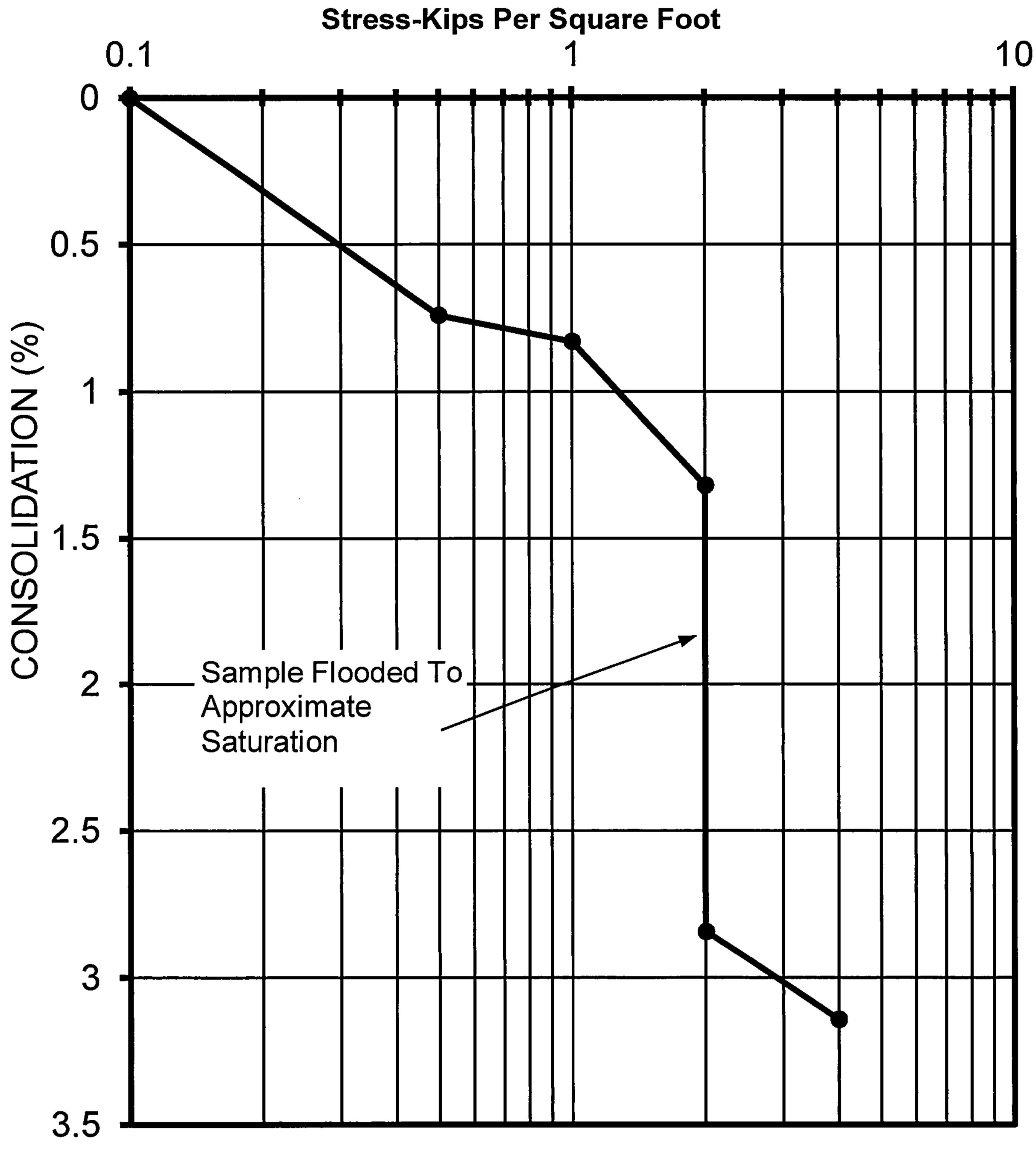
Variations in soil profile, consistency, and moisture content may occur between test holes. Subsurface conditions may also vary between test holes and with time.

Figure No.: 8

Office: 505.797.9743

Fax: 505.797.9749

La Luz Oeste Unit 4



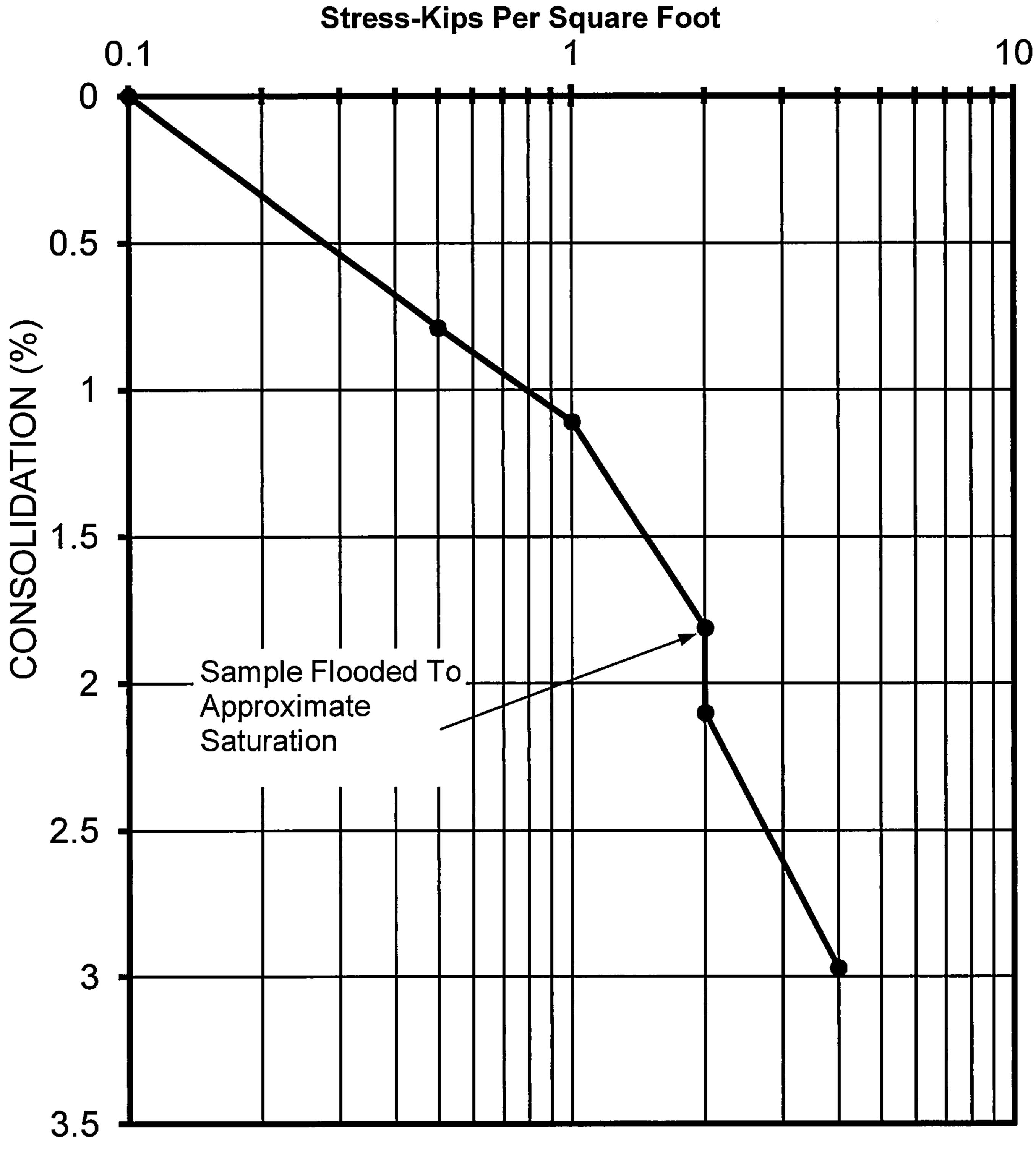
TEST HOLE NUMBER:1 SAMPLE DEPTH: 5 FEET

ML

SOIL DESCRIPTION: Sandy SILT MOISTURE CONTENT (%):6.8 DRY DENSITY:107 lbs/cu ft

X8eVinyard Project No. 13-1-110 Figure Number :9

La Luz Oeste Unit 4



TEST HOLE NUMBER:2 SAMPLE DEPTH: 2 FEET

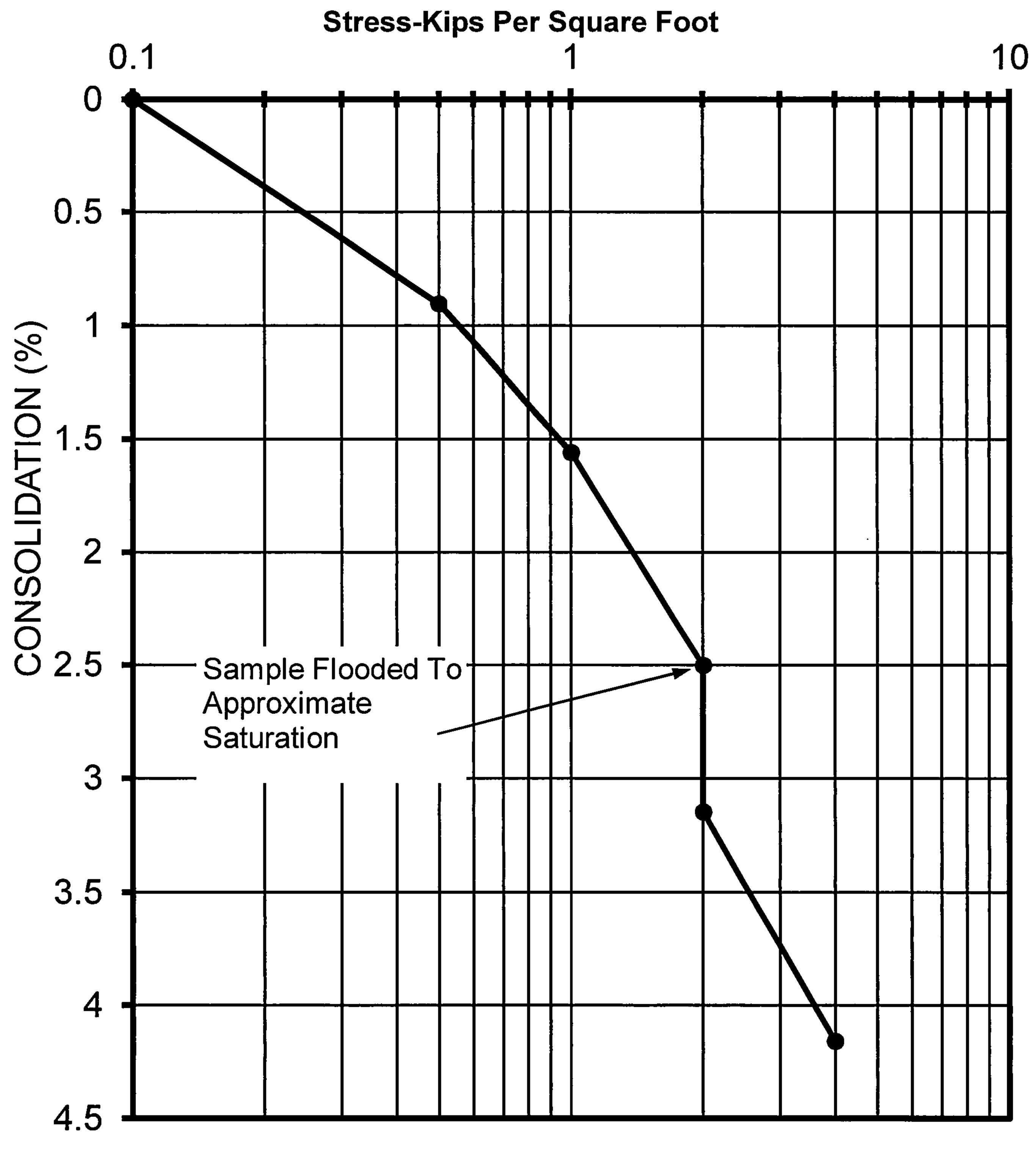
SP

SOIL DESCRIPTION: Poorly Graded SAND

MOISTURE CONTENT (%):3.0 DRY DENSITY:109 lbs/cu ft

X8eVinyard Project No. 13-1-110 Figure Number :10

La Luz Oeste Unit 4



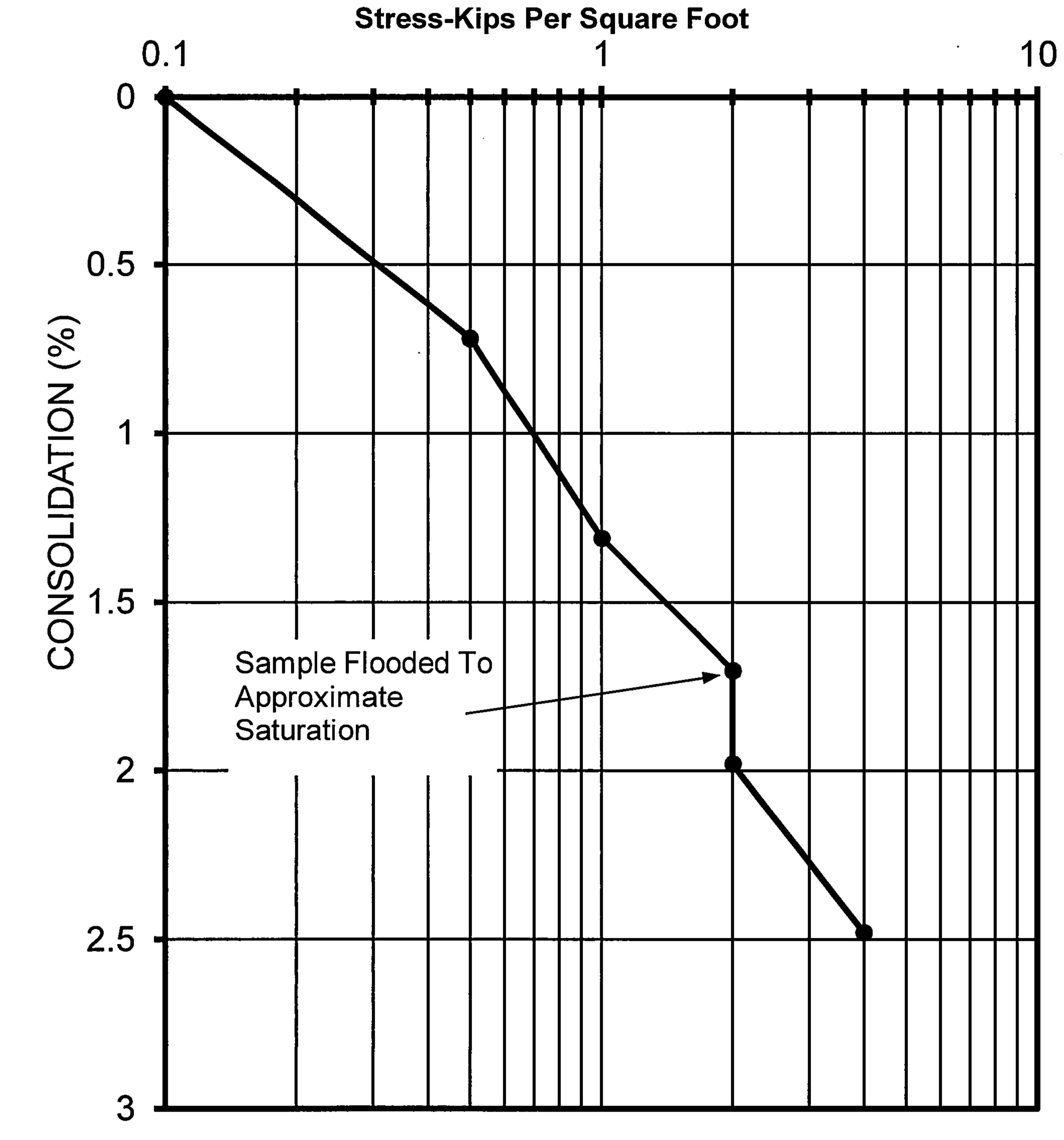
TEST HOLE NUMBER:3 SAMPLE DEPTH: 5 FEET

SP

SOIL DESCRIPTION: Poorly Graded SAND

MOISTURE CONTENT (%):4.2 DRY DENSITY:111 lbs/cu ft X8eVinyard Project No. 13-1-110 Figure Number :11

La Luz Oeste Unit 4



TEST HOLE NUMBER:4 SAMPLE DEPTH: 5 FEET

SP

SOIL DESCRIPTION: Poorly Graded SAND

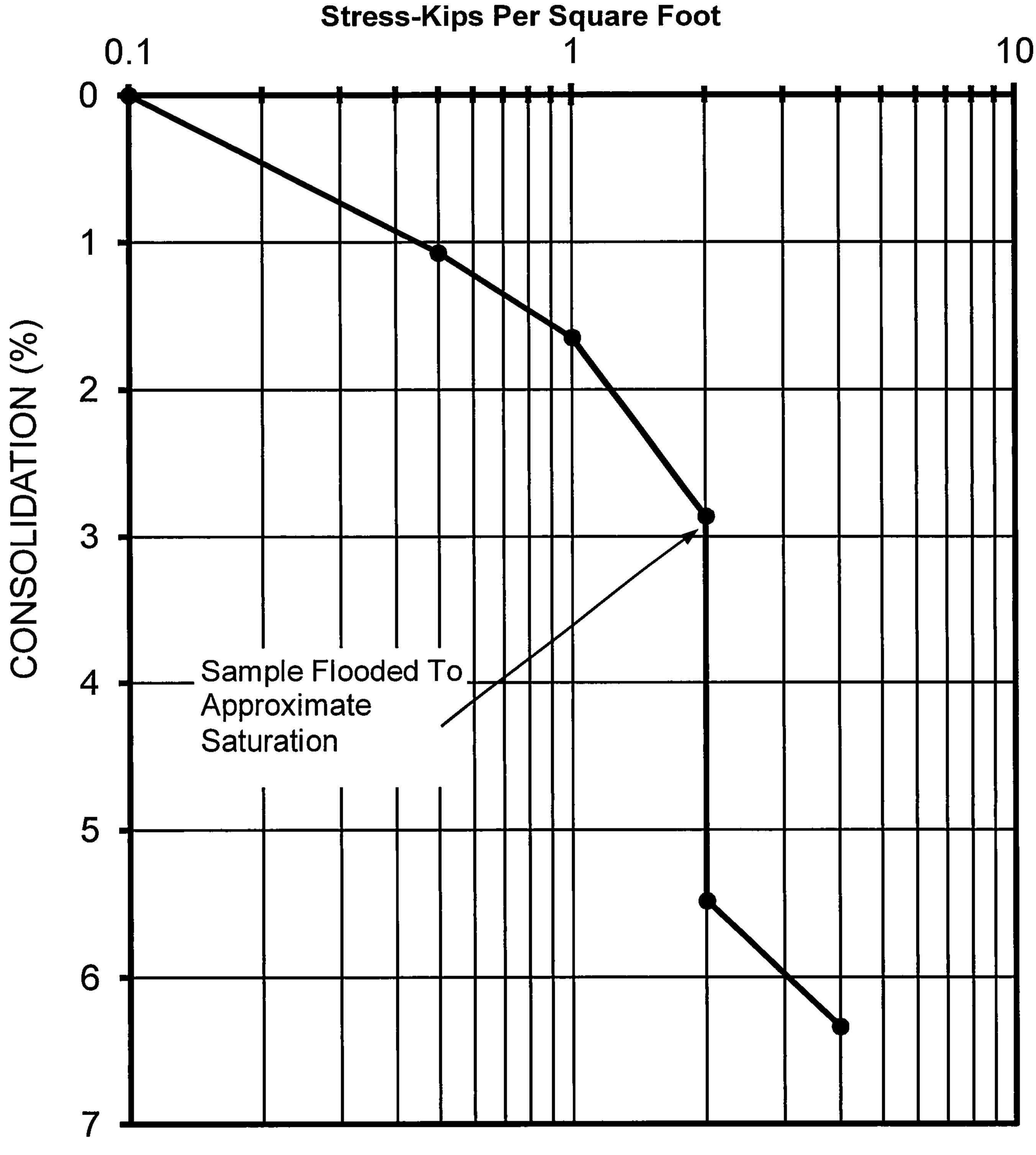
MOISTURE CONTENT (%):.3.9

DRY DENSITY:107 lbs/cu ft

X8eVinyard Project No. 13-1-110

Figure Number :12

La Luz Oeste Unit 4



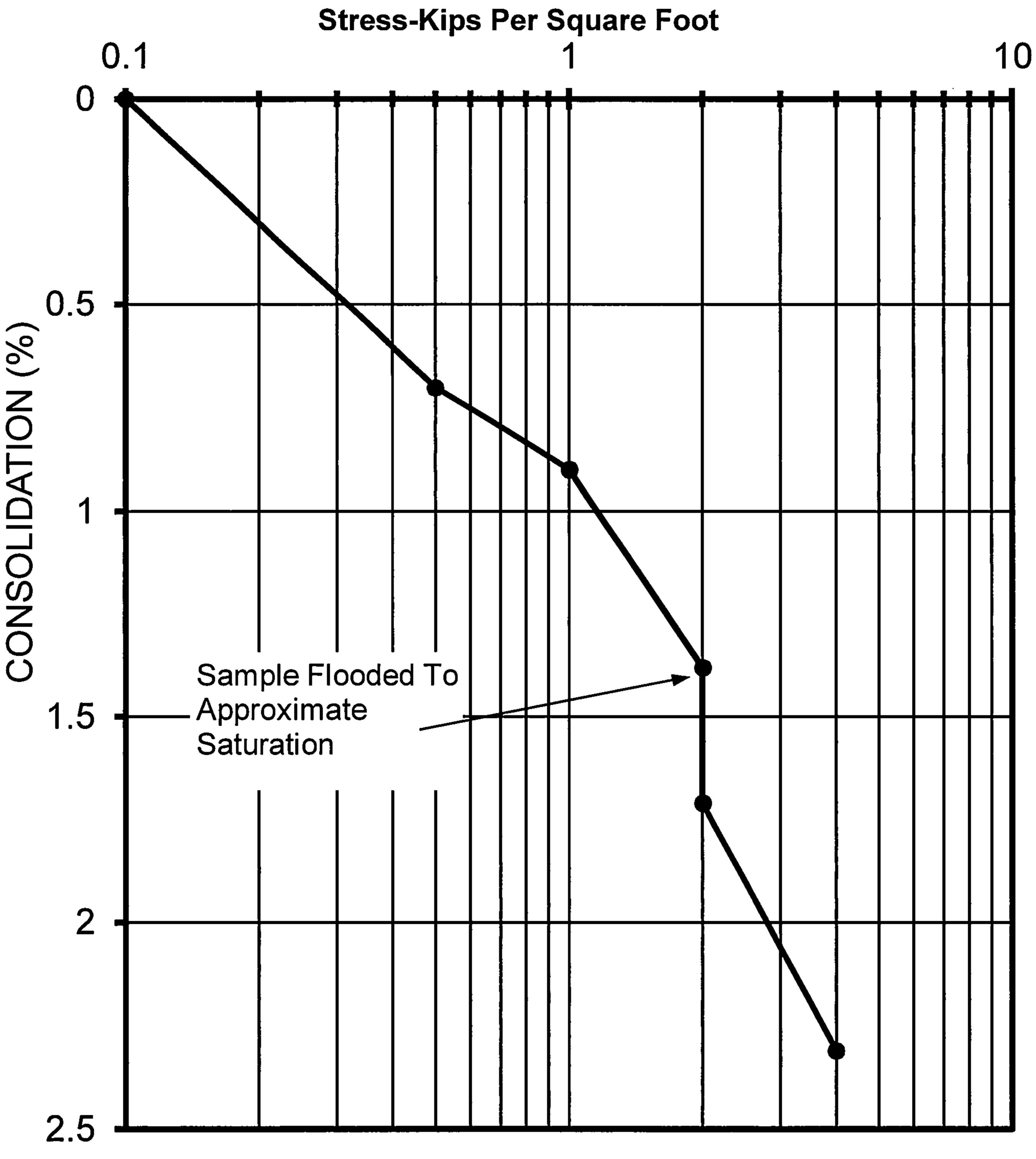
TEST HOLE NUMBER:5 SAMPLE DEPTH: 2 FEET

SM

SOIL DESCRIPTION: Silty SAND MOISTURE CONTENT (%):.4.3 DRY DENSITY:109 lbs/cu ft

X8eVinyard Project No. 13-1-110 Figure Number :13

La Luz Oeste Unit 4



TEST HOLE NUMBER:6 SAMPLE DEPTH: 5 FEET

SM

SOIL DESCRIPTION: Silty SAND MOISTURE CONTENT (%):.5.9 DRY DENSITY:100 lbs/cu ft

X8eVinyard Project No. 13-1-110 Figure Number :14

SUMMARY OF LABORATORY TEST DA

Test Hole	Depth (feet)	Unified Classifica- tion	Natural Dry Density (pcf)	Natural Moisture Content (%)	Atterberg Limits SIEVE ANALYSIS-% PASSING BY									/ WEI	GHT		
					LL	PI	1 1/2"	3/4"	3/8''	No. 4	No. 8	No. 16	No. 30	No. 50	No. 100	No. 200	
1	2	•		8.0													
1	5	ML	107	6.8	NV	NP								100	91	55.1	SIL
1	10			1.4			,										
1	15			1.6													
1	20			2.2													
2	2	SP	109	3.0	NV	NP			100	98	94	85	63	37	11	4.8	SA
2	5			2.8													
2	10			4.9													
2	15			5.6													
2	20			5.0									ı				
3	2			5.3													
3	5	SP	111	4.2	NV	NP		100	99	98	96	92	81	49	17	7.2	SA
3	10			4.2													
3	15			5.4													
3	20			1.6													
4	2		•	3.5													
4	5	SP	107	3.9	NV	NP					100	99	94	58	15	6.3	SA
4	10			3.3													
4	15			2.9													
4	20			4.8													

X8e Vinyard Project No.: 13-1-110

Project: Tract K-N La Luz Del Oeste Unit 4

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SUMMARY OF LABORATORY TEST DA

Test Hole	Depth (feet)	Unified Classifica- tion	Natural Dry Density (pcf)	Natural Moisture Content (%)	Atterberg Limits			SIEV	E ANA	ALYSI	S-% I	PASSI	NG BY	/ WEI	GHT		·
					LL	PI	1 1/2"	3/4"	3/8"	No. 4	No. 8	No. 16	No. 30	No. 50	No. 100	No. 200	
5	2	SM	109	4.3	NV	NP					100	99	94	80	52	35.1	SAÌ
5	5			2.7													
5	10			1.1													
5	15			0.8													
5	20			17.5													-in-
6	2			2.3													
6	5	SM	100	5.9	NV	NP						100	99	92	67	24.1	SA
6	10			4.3													
6	15			5.8													
6	20			2.9												 	
																	401.40
						·											

																	1 4
															-		1
					^								 				
																	

X8e Vinyard Project No.: 13-1-110

Project: Tract K-N La Luz Del Oeste Unit 4

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APPENDIX EARTHWORK PROCEDURES

General

The Geotechnical Engineer shall be the Owner's representative to observe and evaluate the earthwork operations. The Contractor shall cooperate with the Geotechnical Engineer in the performance of the Engineer's duties.

Clearing and Grubbing

Prior to placing structural fill all borrow areas and areas to receive structural fill shall be stripped of vegetation and deleterious materials. Strippings shall be hauled off-site or stockpiled for subsequent use in landscaped areas or nonstructural fill areas as designated by the Owner or his representative and approved by the Geotechnical Engineer.

Site Preparation - Fill Areas

Prior to placing structural fill the areas to be filled shall be scarified to a depth of eight inches and moisture conditioned as described below. The area to be filled shall then be compacted to a minimum of 95 percent of maximum density as determined by ASTM D-1557. If vibratory compaction techniques pose a threat to the structural integrity of nearby facilities a static compactor shall be used. Any soft or "spongy" areas shall be removed as directed by the Geotechnical Engineer and replaced with structural fill as described herein.

Site Preparation - Cut Areas

Following excavation to rough grade, all building and pavement areas shall be scarified to a depth of eight inches and moisture conditioned as described below. All building and paved areas shall be compacted to a minimum of 95 percent of maximum density as determined by ASTM D-1557. If vibratory compaction techniques pose a threat to the structural integrity of nearby facilities, a static compactor shall be used. Any soft or "spongy" areas shall be removed as directed by the Geotechnical Engineer and replaced with structural fill as described herein.

Foundation, Slab and Pavement Subgrade Preparation

Prior to placing reinforcement, footings, slabs, or pavement, the supporting soils shall be prepared, moisture conditioned, and compacted as described herein.

Fill Material

Fill material shall be nonexpansive soil which may be gravel, sand, silt or clay, or a combination there of.

Sieve Size	Percent Passing By Weight
4"	100
1"	90-100
No. 4	70-100
No. 200	10-40

Fill material shall exhibit a plasticity index of ten or less. No organic, frozen or

decomposable material shall be utilized. All fill material shall be approved by the Geotechnical Engineer.

Fill Placement

Fill material shall be blended as necessary to produce a homogeneous material. Fill material shall be spread in horizontal lifts no greater than eight inches in uncompacted thickness, but in no case thicker than can be properly compacted with the equipment to be utilized. If fill is to be placed on slopes steeper than 5:1 (horizontal:vertical) the natural ground shall be benched with minimum three foot wide benches at maximum two foot vertical intervals.

Moisture Conditioning

Fill material shall be dried or moistened as necessary, prior to compacting, to within ± three percent of optimum moisture content as determined by ASTM D-1557. Moisture shall be distributed uniformly throughout each lift.

Compaction

Structural fill shall be mechanically compacted to the following:

	Minimum Compaction ASTM D-1557
Foundation Support	95%
Slab Support	95%
Below Slab Utility Trenches	90%
General Site Grading	90%
Pavement Support	_
Upper 8" of Subgrade	95%
All other fill below pavement	90%

Aggregate Base Course shall be compacted to a minimum of 95% of maximum density as determined by ASTM D-1557.

Asphaltic concrete shall be compacted to a minimum of 96% of maximum Marshall Density (75 Blows).

Compaction by flooding and jetting is specifically prohibited unless authorized in advance by the Owner or his representative and the Geotechnical Engineer.

Observation and Testing

The Geotechnical Engineer or his representative shall perform field density tests with a frequency and at the locations he feels appropriate. The Geotechnical Engineer or his representative will perform Proctor tests on representative samples of all fill material. To minimize delays, the Earthwork Contractor is encouraged to submit soil samples prior to use for proctor testing.

CITY OF ALBUQUERQUE



July 16, 2013

David B. Thompson, P.E. Thompson Engineering Consultants, Inc. P.O. Box 65760 Albuquerque, NM 87193

Re: La Luz del Oeste, Unit 4 Grading and Drainage Plan Engineer's Stamp dated 06-06-2013 (F-11/D002A)

Dear Mr. Thompson,

Based upon the information provided in your submittal received 07-10-2013, the above referenced plan cannot be approved for Preliminary Plat or Grading Permit until the following comments are addressed:

- Please provide a copy of this plat as well as the plats for the adjacent units to ensure proper access and that drainage easements are in place.
- Provide a narrative describing where Basin 105 and Basin 110 drain to.
- It is not clear how developed flows reach the proposed pond in Basin 111 on its eastern edge. Similar issues with the pond that lies in Basin 113.
- Label all existing contours.
- How will erosion control measures around the retention ponds be accomplished?
- Additional spot elevations are needed around all boundary lines.
- Label all streets, both public and private on the grading and drainage plan.
- Be advised that an Erosion and Sediment Control Plan will need to be prepared and approved by Hydrology prior to issuance of Building Permit Approval.

New Mexico 87103

PO Box 1293

Albuquerque

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

www.cabq.gov

Shahab Biazar, P.E.

Sincerely

Senior Engineer, Planning Dept. Development Review Services

C: Email

\$3

DRAINAGE INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: LA LUZ DEL OESTE, UNIT 4 SUBDIVISION	ZONE MAP/DRG. FILE #: <u>F11 - D002</u> A
DRB #:EPC #:	
LEGAL DESCRIPTION: LOT K-1, AND TRACTS L, M, & N, LA L	
CITY ADDRESS:	
ENGINEERING FIRM: Thompson Engineering Consultants, Inc.	CONTACT: David Thompson
ADDRESS: P.O. Box 65760	PHONE: 271-2199
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87193</u>
OWNER: Las Ventanas Homes, LLC	CONTACT: Scott Ashcraft
ADDRESS:P.O. Box 37438	PHONE: <u>362-6823</u>
CITY, STATE: Albuquerque, NM	ZIP CODE: <u>87170</u>
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	• • • • • • • • • • • • • • • • • • •
SURVEYOR: Cartesian Surveys, Inc.	CONTACT: Will Plotner
ADDRESS: P.O. Box 44414	PHONE: <u>896-3050</u>
CITY, STATE: Rio Rancho, NM	ZIP CODE: <u>87124</u>
CONTRACTOR:	CONTACT: PHONE:
ADDRESS:CITY, STATE:	ZIP CODE:
CITI, SIATE.	
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
XX_ DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or eq	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D. APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV PLAN FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.)
ENGINEER'S CERTIFICATION (TCL) ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)	
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
FOBIW	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTEMPED: 1 10 20	
XX_ YES \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	101 x 250
NO	ISECTION JUNE 17 TO TE IN
NO COPY PROVIDED LAND DEVELOPMENT	一局區區豐州
λ	1//////////////////////////////////////
DATE SUBMITTED: June 7, 2013 BY: 1	MINITEGECTION!
	THE DEVELOPMENT SECTION
DATE SUBMITTED: June 7, 2013 BY: Requests for approvals of Site Development Plans and/or Subdivision nature, location and scope of the proposed development defines the desubmittal may be required based on the following:	Plats shall be accompanied by a drainage submittal. The particular
nature, location and scope of the proposed development defines the de	egree 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 acres

2. Drainage Plans: Required for building permits, grading permits, paving permits, and site plans less than five (5)

3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or