

CITY OF ALBUQUERQUE



August 4, 2017

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: SECU
 3521 Montgomery Blvd, NE
 Request Permanent C.O. - Accepted
 Engineer's Stamp Dated 10/19/16 (F16D001)
 Certification dated: 6-1-17**

Dear Mr. Soule,

Based on the Certification received 5/24/2017, e-mail received from AMAFCA, and subsequent Drainage Covenant recorded 6/28/2017, the site is acceptable for release of Certificate of Occupancy by Hydrology.

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

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development Review Services

DH

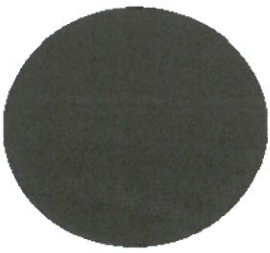
C: email Serna, Yvette; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SECU MONTGOMERY **Building Permit #:** _____ **City Drainage #:** FI6D001
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TRACT G2A1 MONTGOMERY COMPLEX
City Address: 3521 MONTGOMERY BLVD NE

Engineering Firm: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE
Address: PO BOX 93924, ALBUQUERQUE, NM 87199
Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** DAVID@RIOGRANDEENGINEERING.COM

Owner: SECU **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: LORN TRYK **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____



IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 5/23/17 By: DAVID SOULE

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

Hughes, James D.

From: David Soule <david@riograndeengineering.com>
Sent: Friday, July 21, 2017 1:36 PM
To: Hughes, James D.
Cc: Elliott, Stanice; Dixonjk1@hotmail.com
Subject: RE: Secu montgomery revised drainage certification
Attachments: SECU-3521 MONTGOMERY POND COVENENT.pdf; F16D001_CO_Temp_Apr.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Please find the pond covenant for this project. May we obtain final Certification of occupancy?
David Soule

From: Mazur, Lynn [<mailto:lmazur@amafca.org>]
Sent: Friday, June 02, 2017 9:50 AM
To: David Soule; 'Hughes, James D.'
Cc: 'Elliott, Stanice'; Dixonjk1@hotmail.com
Subject: RE: Secu montgomery revised drainage certification

AMAFCA will not hold up the CO for the minor remaining work. See attached approval letter.

Albuquerque Metropolitan Arroyo Flood Control Authority

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
2600 Prospect Ave NE
Albuquerque, NM 87107
Office: (505) 884-2215
Mobile: (505) 362-1273

The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

From: David Soule [<mailto:david@riograndeengineering.com>]
Sent: Friday, June 2, 2017 6:28 AM
To: 'Hughes, James D.' <jhughes@cabq.gov>; Mazur, Lynn <lmazur@amafca.org>
Cc: 'Elliott, Stanice' <staniceelliott@cabq.gov>; Dixonjk1@hotmail.com
Subject: RE: Secu montgomery revised drainage certification

Lynn, i am following up on your approval of this site improvements. The city is looking for your concurrence prior to the release of certificate of occupancy.
David Soule

From: Hughes, James D. [<mailto:jhughes@cabq.gov>]
Sent: Friday, May 26, 2017 8:39 AM
To: Lynn M. Mazur
Cc: 'david@riograndeengineering.com'; Elliott, Stanice
Subject: FW: Secu montgomery revised drainage certification

Lynn,
Please see attached as-built certification and let me and David know the results of your inspection. I will not respond to the request for CO until I hear back.
Sincerely
James D. Hughes PE CFM
Principal Engineer Planning Dept.
jhughes@cabq.gov 924-3986

From: Elliott, Stanice
Sent: Friday, May 26, 2017 8:28 AM
To: Hughes, James D.
Subject: FW: Secu montgomery revised drainage certification

Here you go.

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax

From: David Soule [<mailto:david@riograndeengineering.com>]
Sent: Thursday, May 25, 2017 11:34 AM
To: Elliott, Stanice
Subject: RE: Secu montgomery revised drainage certification

[please find attached](#)

From: Elliott, Stanice [<mailto:staniceelliott@cabq.gov>]
Sent: Thursday, May 25, 2017 10:07 AM
To: David Soule
Subject: RE: Secu montgomery revised drainage certification

David
Thank you for bring that in this AM however there is no date on the certification stamp. Would you please resend that and the next time you come in you can put the date on the paper copy. Thank you.

Stanice 'Totten' Elliott
Planning Department
Hydrology Section
City of Albuquerque
505-924-3982
505-924-3864 fax

From: David Soule [<mailto:david@riograndeengineering.com>]
Sent: Thursday, May 25, 2017 8:15 AM
To: 'Academt Repro'; Elliott, Stanice
Subject: Secu montgomery revised drainage certification

FILED
709082

**PRIVATE FACILITY
DRAINAGE COVENANT**

#1

This Drainage Covenant ("Covenant"), between -STATE EMPLOYEES CREDIT UNION, ("Owner"), whose address is 813 SAINT MICHAELS DRIVE, SANTA FE, NM 87505, and the City of Albuquerque, a New Mexico municipal corporation ("City") whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at LOT G2A1 MONTGOMERY COMPLEX (FILED 1/12/17- DOCUMENT#2017003071) in Bernalillo County, New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City: DETENION/RETENTION POND AS SHOWN APPROVED GRADING PLAN FILE F16/D001

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

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

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

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

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

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents



and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

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

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

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

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

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

ACCEPTED: CITY OF ALBUQUERQUE

By: [Signature]
Robert J. Perry
Chief Administrative Officer
Dated: 6/21/17

OWNER: State Employees Credit Union
By: [Signature]
[print name] Harold H. Dixon
Title: President/CEO
Dated: 6-1-2017

RECOMMENDED:
By: [Signature]
Shahab Biazar, P.E. City Engineer

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 21st day of June 2017, by Robert J. Perry, Chief Administrative Officer of the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

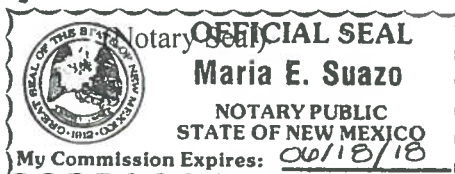
(Notary Seal)

[Signature]
Notary Public
My Commission Expires: 03/27/21

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 1 day of June 2017, by Harold Dixon (name of person signing), President/CEO (title of person signing), on behalf of State Employees Credit Union (name of company).



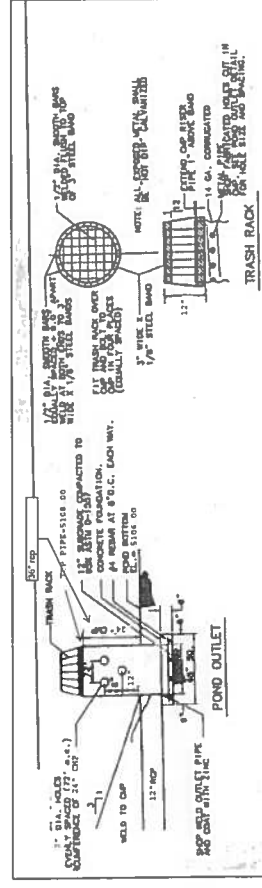
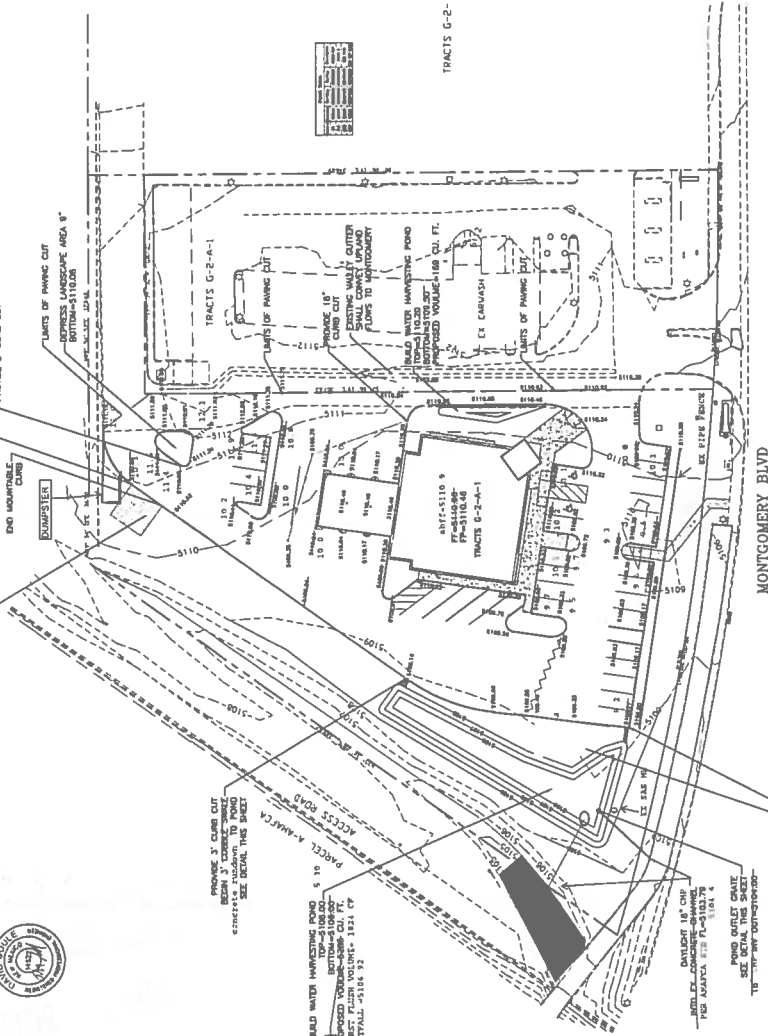
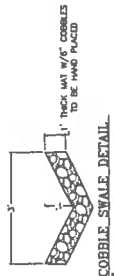
[Signature]
Notary Public
My Commission Expires: 06/18/18

(EXHIBIT A ATTACHED)

I, David Seale, NRIPE 14522, of the firm Rie Grafe Engineering, hereby certify that this project has been graded and will remain in substantial compliance with and in accordance with the plans and specifications of the Montgomery County Department of Public Works, and that the information on the original design document has been prepared by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by Rie Grafe Engineering, NRIPE #12451. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information provided herein is not necessarily complete and intended only to rely on this record document as advised to obtain independent verification of its accuracy before being used for any other purpose.

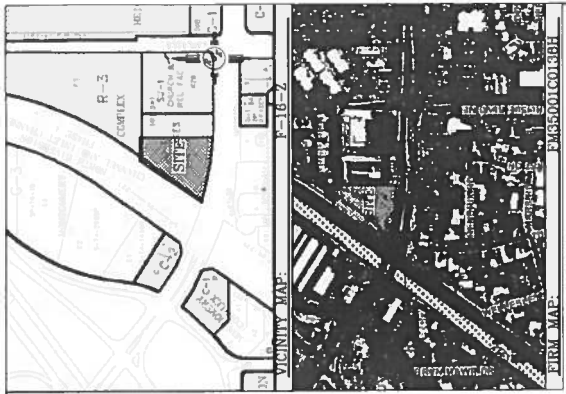


EROSION CONTROL NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS OF ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



CAUTION:
 THESE ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY CONSTRUCTION. NO ANY LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

EXHIBIT A



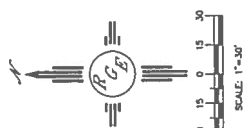
LEGAL DESCRIPTION:
 TRACTS G-2-A-1, MONTGOMERY COUNTY

NOTES:
 ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED INDEX CONTOUR
- 3:1 SLOPE TO THE WALL
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED LOT LINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- DESIGN BY OTHERS

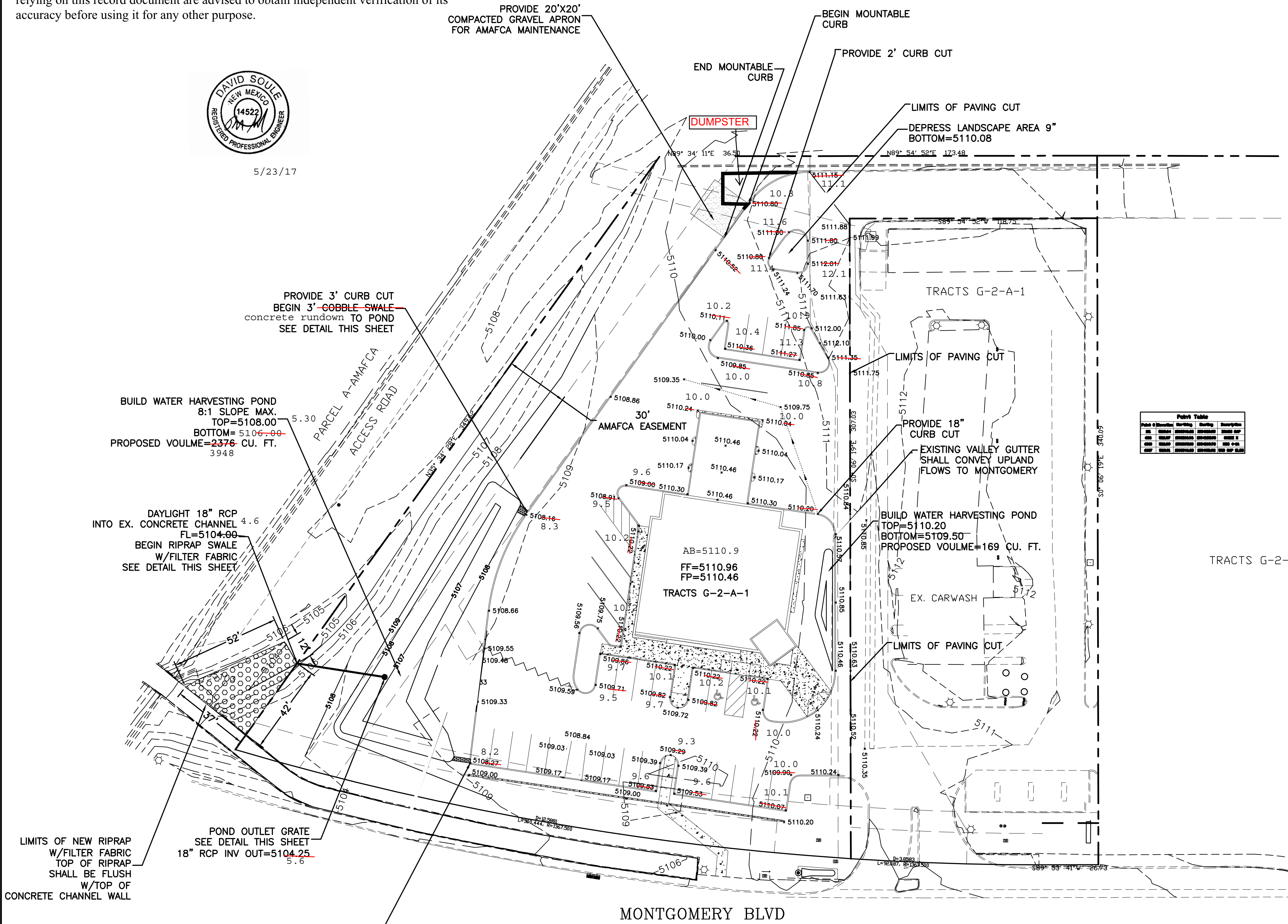
DESIGNER'S SEAL	STATE EMPLOYEE FEDERAL CREDIT UNION
DATE 10-19-16	GRADING AND DRAINAGE PLAN
FILED-10-19-16	4
SHEET 1	Rie Grafe Engineering
JOB #	21423



I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 11/8/16 The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided DEAN SHRADER #12451. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



5/23/17



PROVIDE 20'X20' COMPACTED GRAVEL APRON FOR AMAFCA MAINTENANCE

END MOUNTABLE CURB

BEGIN MOUNTABLE CURB

PROVIDE 2' CURB CUT

DUMPSTER

LIMITS OF PAVING CUT

DEPRESS LANDSCAPE AREA 9" BOTTOM=5110.08

PROVIDE 3' CURB CUT

BEGIN 3'-COBBLE SWALE

concrete rundown TO POND

SEE DETAIL THIS SHEET

BUILD WATER HARVESTING POND

8:1 SLOPE MAX.

TOP=5108.00

BOTTOM=5106.00

PROPOSED VOULME=2376 CU. FT.

3948

PARCEL A-AMAFCA

ACCESS ROAD

DAYLIGHT 18" RCP

INTO EX. CONCRETE CHANNEL

FL=5104.00

BEGIN RIPRAP SWALE

W/FILTER FABRIC

SEE DETAIL THIS SHEET

LIMITS OF NEW RIPRAP

W/FILTER FABRIC

TOP OF RIPRAP

SHALL BE FLUSH

W/TOP OF

CONCRETE CHANNEL WALL

POND OUTLET GRATE

SEE DETAIL THIS SHEET

18" RCP INV OUT=5104.25

5.6

PROVIDE 2' CURB CUT

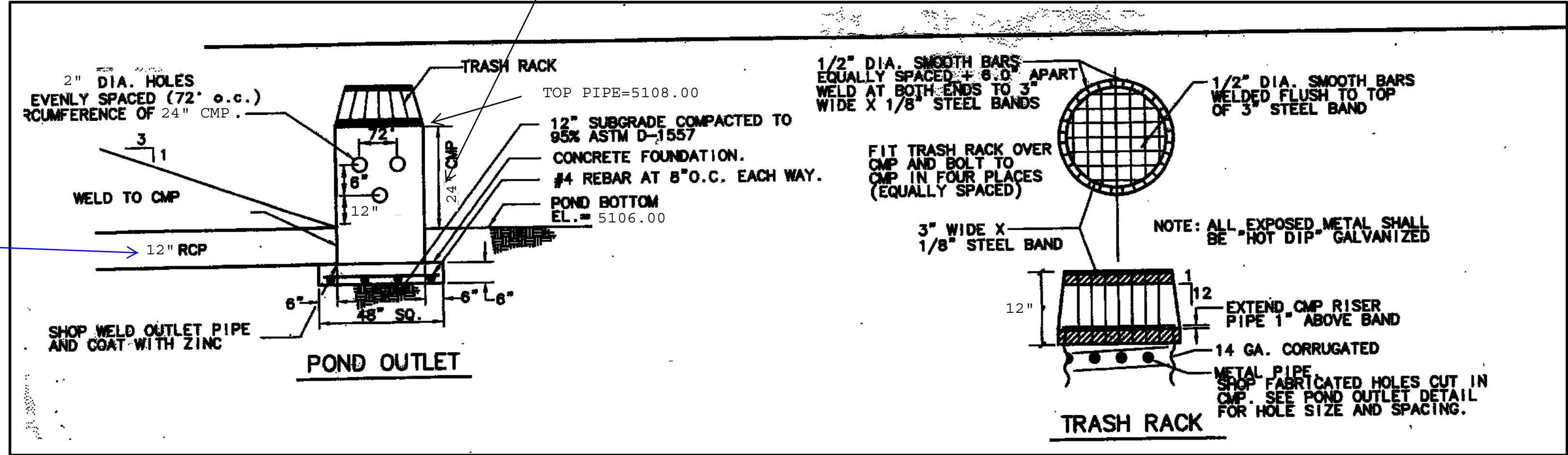
BEGIN 2'-COBBLE SWALE

TO POND

SEE DETAIL THIS SHEET

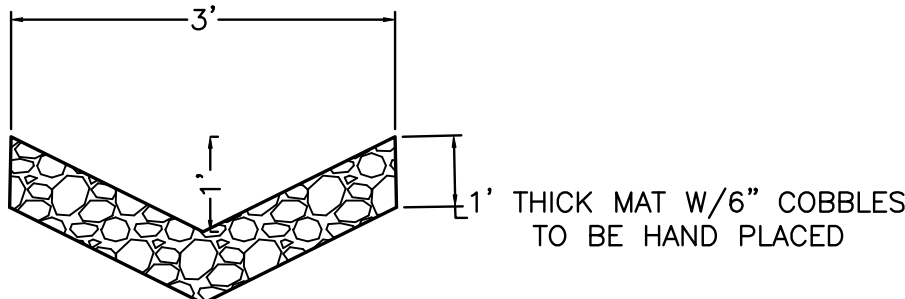
concrete rundown

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

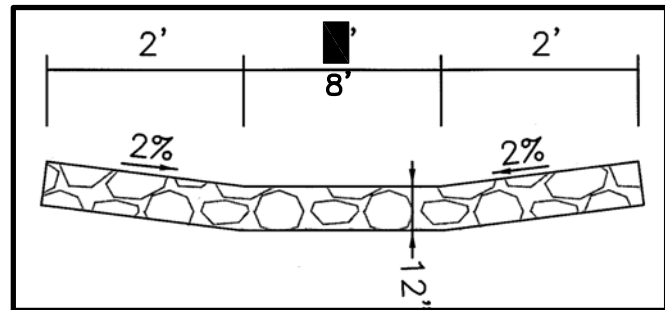


EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



COBBLE SWALE DETAIL



RIPRAP SWALE DETAIL D50=4"

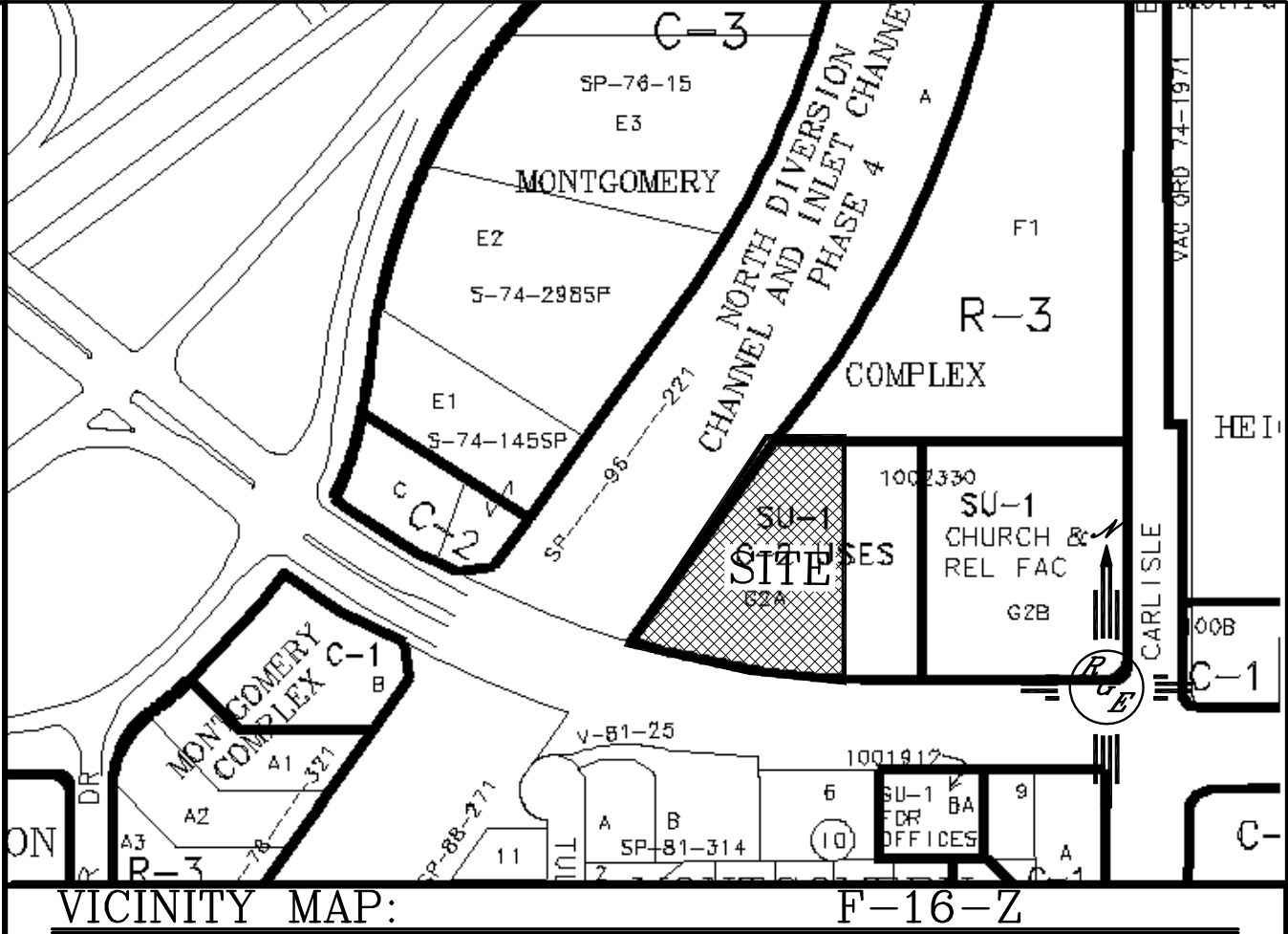
AMAFCA GENERAL NOTES

1. AMAFCA'S PROJECT MANAGER SHALL BE NOTIFIED 48 HOURS PRIOR TO START OF ANY WORK AND PRIOR TO FINAL INSPECTION OF THE WORK WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT. TELEPHONE NUMBER IS 884-2215.
2. NO WORK WILL BE PERFORMED IN THE AMAFCA RIGHT-OF-WAY OR EASEMENT BETWEEN MAY 15 AND OCTOBER 15 WITHOUT WRITTEN PERMISSION FROM AMAFCA.
3. ALL SUBGRADE, BACKFILL AND EMBANKMENT SHALL BE COMPACTED TO 95% (MODIFIED PROCTOR) WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA.
4. CERTIFIED AS-BUILT PLANS MUST BE SUBMITTED TO AMAFCA FOR THE CONSTRUCTION WITHIN THE AMAFCA RIGHT-OF-WAY OR EASEMENT.
5. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF LIABILITY INSURANCE IN THE AMOUNT OF \$2,000,000.00, NAMING AMAFCA AS ADDITIONAL INSURED, PRIOR TO STARTING WORK.
6. ALL DISTURBED GROUND AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
7. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A LICENSED SURVEYOR AT THE OWNER'S EXPENSE.

APPROVED FOR CONSTRUCTION WITHIN AMAFCA RIGHT-OF-WAY / EASEMENT:

(FOR AMAFCA)

DATE



LEGAL DESCRIPTION:
TR. G-2-A-1, MONTGOMERY COMPLEX

NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.

LEGEND

- 5414 --- EXISTING CONTOUR
- 5415 --- EXISTING INDEX CONTOUR
- 5414 --- PROPOSED CONTOUR
- 5415 --- PROPOSED INDEX CONTOUR
- 3:1 SLOPE TIE MAX.
- 1 x 4048.25 EXISTING SPOT ELEVATION
- 1 x 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- PROPOSED LOT LINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL DESIGN BY OTHERS

ENGINEER'S SEAL	STATE EMPLOYEE FEDERAL CREDIT UNION	DRAWN BY WCWJ
DAVID SOULE NEW MEXICO 14522 REGISTERED PROFESSIONAL ENGINEER	GRADING AND DRAINAGE PLAN	DATE 11-08-16
	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	21628-LAYOUT-6-28-16
DAVID SOULE P.E. #14522		SHEET # 4
		JOB # 21628