

CITY OF ALBUQUERQUE



May 26, 2016

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

**Re: Spuhler-Lasaster
5001 Grey Hawk Court
Requested for Permanent C. O. - Accepted
Engineers Stamp Date 3/31/15 (G11D014D32)
Certification dated: 5-3-16**

Dear Mr. Soule,

Based on the Certification received 5/24/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

TE/RH

C: email

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,
Lois

June 7, 2016

Abiel Carrillo, P.E.
Senior Engineer
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

RE: Grading and Drainage Certification for Lot 32 Oxbow Bluff Subdivision

Dear Abiel:

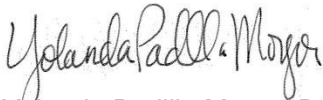
The purpose of this letter is to provide you with a copy of the individual grading and drainage certification for Lot 32 of Oxbow Bluff Subdivision

Per the letter agreement, dated December 16, 1997, from Tom Keleher with Altura West Ltd, Company (the developer of Oxbow Bluff Subdivision) to Fred Aguirre, City Hydrologist for the City of Albuquerque, the developer agreed to submit drainage certifications for those individual lots with the review and approval from Bohannon Huston Inc. Please note that the original letter indicated that the letters would be submitted to the city on an annual basis or the completion of every 15 houses whichever came first. Due to the number of lots being constructed or lack thereof, I am submitting as I receive final certification from the engineer of record to not lose track of which homes have been completed.

I have reviewed the above mentioned lot prepared by David Soule of Rio Grande Engineering and concur that the lot is in substantial compliance with the approved grading and drainage plan as well as to the drainage report prepared by Bohannon Huston, Inc. dated December 11, 1997. Also, enclosed is a copy of the Engineer of record's certification of the latest Grading Plan stamp date 03-31-15 certification date 05-03-16.

I would appreciate a letter from you indicating that you have received the certification and any comments you might have concerning the submittal. If you have any questions or require any additional information be feel free to contact me at 823-1000.

Sincerely,



Yolanda Padilla Moyer, P.E.
Senior Project Manager
Bohannon Huston, Inc

YP/cc
Enclosures

cc: Stephen Dixon, ACC Liaison

- ⑫ A ten foot (10') Public Utility Easement, and incidental purposes thereto, reserved along the front lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 99C, Page 32, records of Bernalillo County, New Mexico.
- ⑬ A one hundred foot (100') Public Storm Drain and Sanitary Sewer Easement and Access and Landscape Easement, and incidental purposes thereto, reserved along the easterly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 99C, Page 32, records of Bernalillo County, New Mexico.
- ⑭ A seventeen and one-half foot (17.5') Public Storm Drain and Sanitary Sewer Easement and Access and Landscape Easement, and incidental purposes thereto, reserved along the southerly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 99C, Page 32, records of Bernalillo County, New Mexico.
- ⑮ Conservation, Landscape and Walkway Easement recorded February 18, 1999, in Book 9903, Page 1985, as Doc. No. 1999022047, records of Bernalillo County, New Mexico.
- ⑯ Landscape and Signage Easement recorded February 18, 1999, in Book 9903, Page 1986, as Doc. No. 1999022048, records of Bernalillo County, New Mexico. (Does Not Affect Property - Off Site)
- ⑰ Access and Landscape Easement recorded February 18, 1999, in Book 9903, Page 1987, as Doc. No. 1999022049, records of Bernalillo County, New Mexico.

EASEMENT LEGEND

- ④ 10' Building setback for heated portions of any dwelling unit. Privacy walls, patios and porches are allowed within this 10' area.

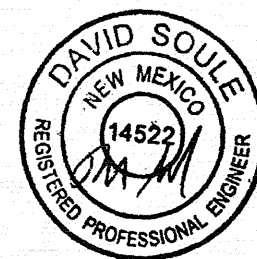
KEYED INVERT DATA

- | | |
|---|--|
| A Sanitary Sewer MH
Rim= 5038.90'
Inv.= 5028.65' (W)
Inv.= 5028.60' (E)
Inv.= 5028.75' (N) | D Storm Drain Inlet
Top of Grate= 5036.61'
Inv.= 5031.36' |
| B Sanitary Sewer MH
Rim= 5027.40'
Inv.= 5019.50' (W)
Inv.= 5019.30' (N)
Inv.= 5019.60' (S) | E Storm Drain MH
Rim= 5029.60'
Inv.= 5014.30' (W)
Inv.= 5012.00' (N)
Inv.= 5012.10' (S) |
| C Sanitary Sewer MH
Rim= 5023.95'
Inv.= 5018.55' (NM)
Inv.= 5018.75' (S) | F Storm Drain Inlet
Top of Grate= 5022.60'
Inv. Full of Trash |

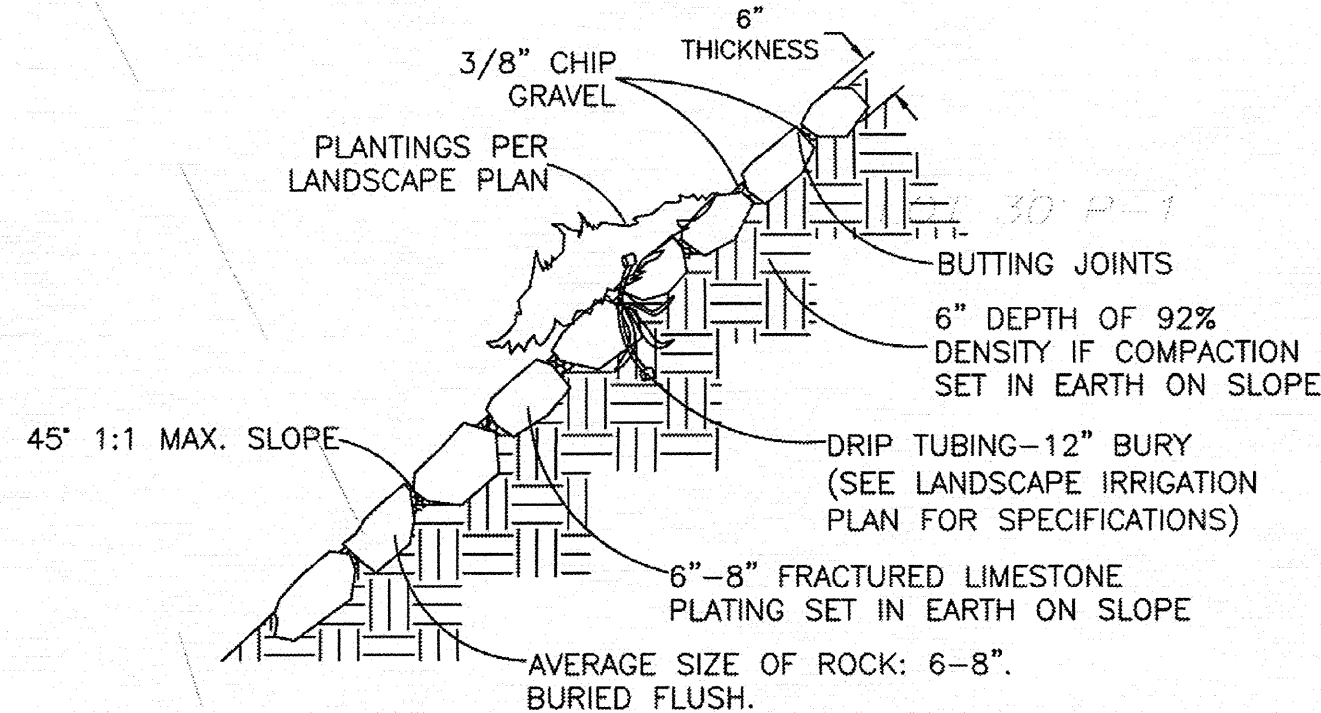
I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 3/31/15. The record information edited on the original design document has been 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 DAVID ACOSTA NMPS 21082. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented herein 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.

Vertical Datum is based on Albuquerque Control Survey Monument "B-G11", elevation = 5116.009, as published.

INFORMATION PROVIDED BY SURVTEK DATED 2011



5/3/16



ROCK PLATING DETAIL

NTS

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 (CITY) ACCEPTANCE OF ANY PROJECT.

Station	Elevation	Notes
1+00	5038.90	Sanitary Sewer MH
1+10	5038.90	Sanitary Sewer MH
1+20	5038.90	Sanitary Sewer MH
1+30	5038.90	Sanitary Sewer MH
1+40	5038.90	Sanitary Sewer MH
1+50	5038.90	Sanitary Sewer MH
1+60	5038.90	Sanitary Sewer MH
1+70	5038.90	Sanitary Sewer MH
1+80	5038.90	Sanitary Sewer MH
1+90	5038.90	Sanitary Sewer MH
2+00	5038.90	Sanitary Sewer MH

Station	Elevation	Notes
1+00	5038.90	Sanitary Sewer MH
1+10	5038.90	Sanitary Sewer MH
1+20	5038.90	Sanitary Sewer MH
1+30	5038.90	Sanitary Sewer MH
1+40	5038.90	Sanitary Sewer MH
1+50	5038.90	Sanitary Sewer MH
1+60	5038.90	Sanitary Sewer MH
1+70	5038.90	Sanitary Sewer MH
1+80	5038.90	Sanitary Sewer MH
1+90	5038.90	Sanitary Sewer MH
2+00	5038.90	Sanitary Sewer MH

Station	Elevation	Notes
1+00	5038.90	Sanitary Sewer MH
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1+20	5038.90	Sanitary Sewer MH
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1+40	5038.90	Sanitary Sewer MH
1+50	5038.90	Sanitary Sewer MH
1+60	5038.90	Sanitary Sewer MH
1+70	5038.90	Sanitary Sewer MH
1+80	5038.90	Sanitary Sewer MH
1+90	5038.90	Sanitary Sewer MH
2+00	5038.90	Sanitary Sewer MH

Station	Elevation	Notes
1+00	5038.90	Sanitary Sewer MH
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1+50	5038.90	Sanitary Sewer MH
1+60	5038.90	Sanitary Sewer MH
1+70	5038.90	Sanitary Sewer MH
1+80	5038.90	Sanitary Sewer MH
1+90	5038.90	Sanitary Sewer MH
2+00	5038.90	Sanitary Sewer MH

WATER QUALITY POND
TOP=26.75
BOTTOM=25.50
VOLUME 2705 OF
51 SIDES OPEN
POND SIDES SHALL BE COMPACTED
TO 90% OF OPTIMUM
SIDES SHALL
RE SEED WITH GRAMA AND CHAMISA

LOT 32 P-1

12" HDPE N-12 WATER TIGHT
STORM DRAIN @ 1.00%

TRAFFIC RATED

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

9110014D32

Project Title: SPUHLER-LASASTER Building Permit #: _____ City Drainage #: E11-P014G
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: LOT 32P1
 City Address: 5001 GREY HAWK COURT #1948

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: PANARAMA HOMES Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Architect: MIKE GRAHSUIS Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS
 Address: _____
 Phone#: 917.8921 Fax#: _____ E-mail: _____

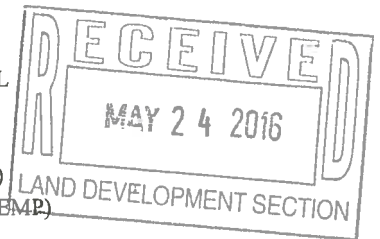
Contractor: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 5/23/16 By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to 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 (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development