

CITY OF ALBUQUERQUE



September 11, 2007

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

RE: The Boulevard @ Rio Grande, (H-13/D028)
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 4/8/05, W.O. # 764981
Engineers Certification dated 9/06/07

Based upon the information provided in your Engineer's Certification Submittal dated 9/10/07, the above referenced plan is adequate to satisfy the Grading and Drainage Certification for Release of Financial Guaranty.

P.O. Box 1293

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

Sincerely,

Timothy Sims
Plan Checker-Hydrology
Development and Building Services

Albuquerque

New Mexico 87103

C: Marilyn Maldonado
File
WO # 764981

www.cabq.gov

H-13/D28

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: THE BOULEVARD @ RIO GRANDE ZONE MAP/DRG. FILE #: H13
DRB #: _____ EPC #: _____ WORK ORDER#: 764981

LEGAL DESCRIPTION: THE BOULEVARD @ RIO GRANDE SUBDIVISION
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: 87193

OWNER: Infill 505 CONTACT: Amber Kennington
ADDRESS: 314 Hermosa NE PHONE: 255-1338
CITY, STATE: Albuquerque, NM ZIP CODE: 87108

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

SURVEYOR: Surveys Southwest CONTACT: Dan Graney
ADDRESS: 333 Lomas Blvd. NE PHONE: 998-0303
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

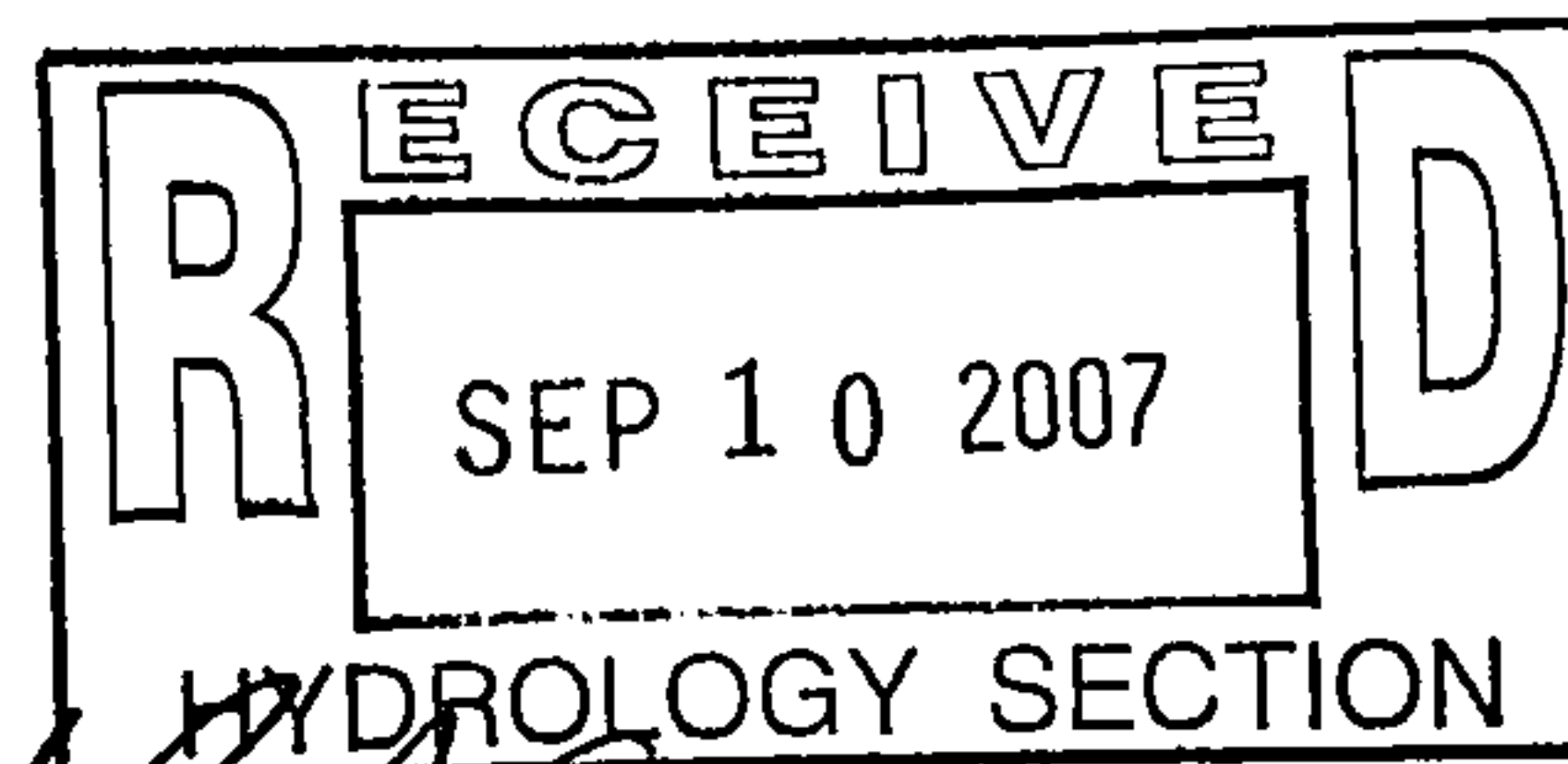
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION(TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: September 7, 2007 BY: [Signature]

OK. to ROFG
9/10/07

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

Current DRC
Project Number: _____

Figure 12

Date Submitted: 5-3-05
Date Site Plan Approved: _____
Date Preliminary Plat Approved: 5/4/05
Date Preliminary Plat Expires: 5/11/06
DRB Project No.: 1003861
DRB Application No.: 05-00731

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

THE BOULEVARD @ RIO GRANDE SUBDIVISION
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACTS 60-A-2, 60-B, & 86-A, MRGCD MAP 35
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. The Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require the approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<u>Paving</u> 24' wide	Residential Paving w/curb and gutter, sidewalks <i>both sides*</i> <i>6 one side</i>	Rio Grande Cul-de-Sac	Rio Grande Boulevard	End of Cul-de-Sac			
		<u>Utilities</u> 6"	<i>Fire Hydrant</i> Waterline	<i>Rio Grande @ Access</i> Rio Grande Boulevard	<i>Easement</i> El Nido Court	South Subdivision Boundary			
		4"	Waterline	Rio Grande Cul-de-Sac	Rio Grande Boulevard	End of Cul-de-Sac			
		8"	<i>Relocate existing water meter service</i> Sanitary Sewer Line	Rio Grande Cul-de-Sac	Rio Grande Boulevard	End of Cul-de-Sac			

ORIGINAL


NOTES

- 1) Paving Items include Residential street lights per DPM
- 2) Paving Items include *Residential sidewalks to be deferred
- 3) Grading and Drainage Certification is required prior to release of Financial Guarantees
- 4) Waterlines include valves, fittings and services
- 5) Storm Drain includes catch basins, connector pipes, manholes and outlet structures
- 6) Sanitary Sewer Lines include manholes and services
- 7) Landscape Maintenance Agreement for Landscaping in the public right-of-way
- 8) Perimeter walls per DRB approved perimeter wall design
- 9) Wall & landscaping certification from registered engineer and/or registered landscape architect required prior to release of financial guarantees

AGENT/OWNER

David B. Thompson
NAME (print)

Thompson Engineering Consultants, Inc.
FIRM

 5-3-05
SIGNATURE Date

MAXIMUM TIME ALLOWED TO
CONSTRUCT THE IMPROVEMENTS
WITHOUT A DRB EXTENSION: _____

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS


DRB CHAIR

5/11/05
Date

Christina Sandoral
PARKS & GENERAL SERVICES

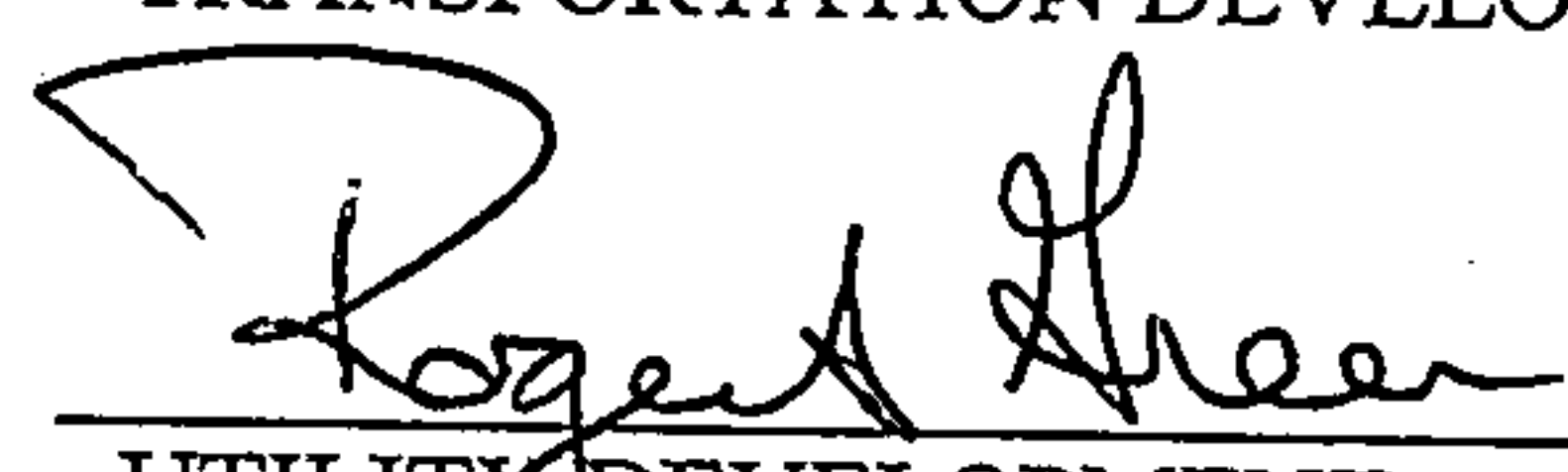
5/11/05
Date


TRANSPORTATION DEVELOPMENT

5-11-05
Date

AMAFCA

Date


UTILITY DEVELOPMENT

5/11/05
Date

Date


CITY ENGINEER

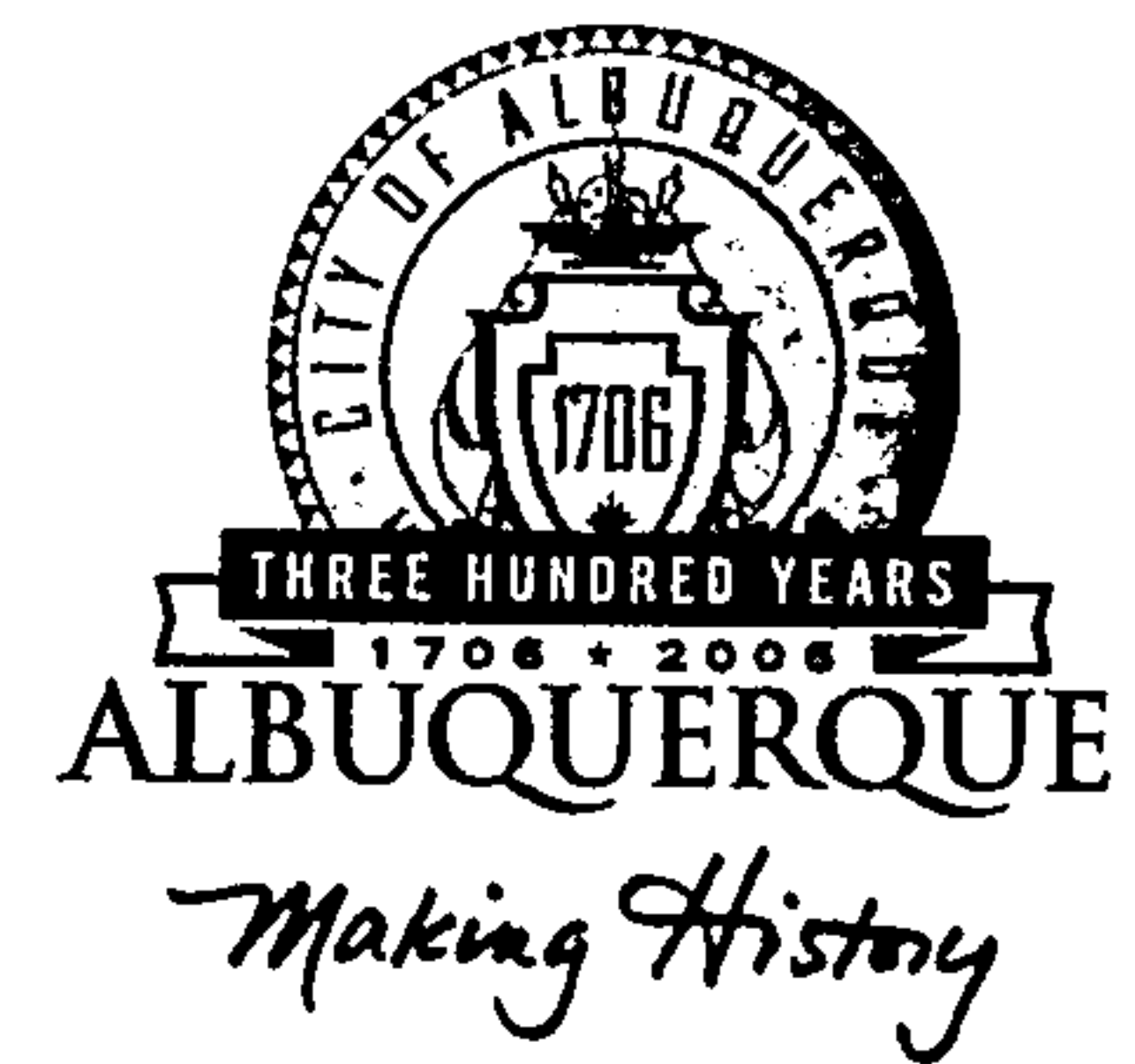
5/11/05
Date

Date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

CITY OF ALBUQUERQUE



April 25, 2005

David B. Thompson, P.E.
Thompson Engineering Consultants, Inc.
4800 Juan Tabo NE – Suite C
Albuquerque, NM 87111

**Re: The Boulevard @ Rio Grande Subdivision – Grading & Drainage Plan
Engineer's Stamp dated 4-8-05 (H13-D28)**

Dear Mr. Thompson,

Based upon the information provided in your submittal dated 4-8-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board has approved the plan, please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

P.O. Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

Albuquerque

New Mexico 87103

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

Sincerely,

Phillip J. Lovato, E.I.
Associate Engineer, Planning Department
Development and Building Services

www.cabq.gov

C: Charles Caruso, DMD
file

H-13/D28

DRAINAGE INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: THE BOULEVARD @ RIO GRANDE SUBDIVISION ZONE MAP/DRG. FILE #: H-13
DRB #: _____ EPC #: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS 60-A-2, 60-B, 86-A, MRGCD MAP 35
CITY ADDRESS: _____

ENGINEERING FIRM: Thompson Engineering Consultants, Inc.
ADDRESS: 4800 Juan Tabo NE, Suite C
CITY, STATE: Albuquerque, NM

CONTACT: David Thompson
PHONE: 271-2199
ZIP CODE: 87111

OWNER: Infill 505
ADDRESS: 314 Hermosa NE
CITY, STATE: Albuquerque, NM

CONTACT: Amber Kennington
PHONE: 255-1338
ZIP CODE: 87108

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Surveys Southwest
ADDRESS: 333 Lomas Blvd. NE
CITY, STATE: Albuquerque, NM

CONTACT: Dan Graney
PHONE: 998-0303
ZIP CODE: 87102

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

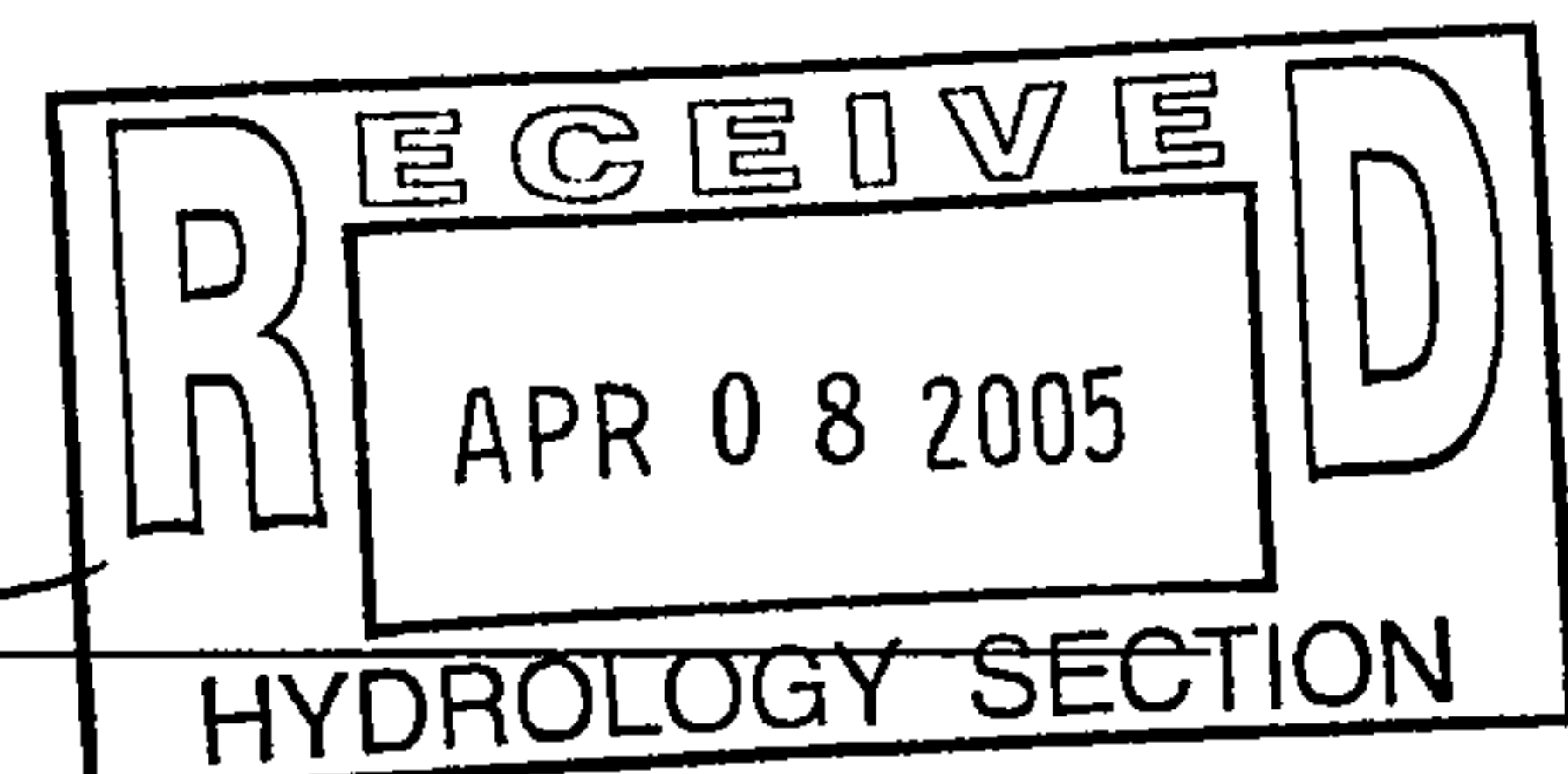
CHECK TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION(TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☒ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: April 8, 2005

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 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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 29, 1992

Jeff Mortensen, P.E.
6010-B Midway Park Blvd NE
Albuquerque, N.M. 87109

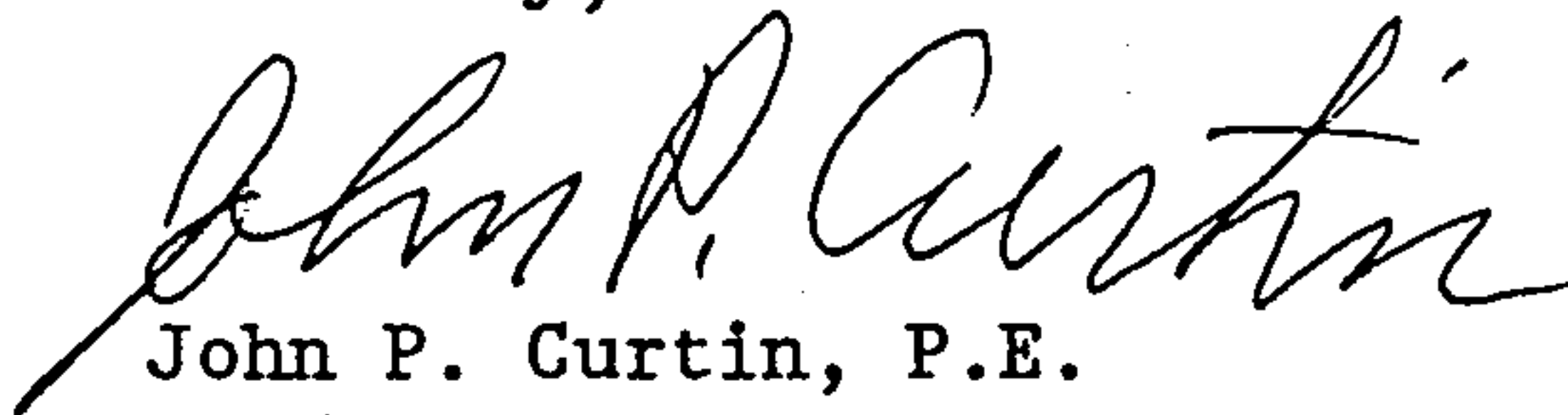
RE: DRAINAGE & GRADING PLAN FOR LANDS OF JOE PEREA, LOTS 1-4
STAMPED & DATED JUNE 23, 1992 FOR PRELIMINARY PLAT & WORK ORDER APPROVAL

Dear Mr. Mortensen:

Based on the information included in the submittal referenced above, this project is approved for Preliminary Plat & Work Order. Fred Aguirre requested that you include the perimeter yard walls on the Infrastructure List. The Drainage & Grading plan must be included in the set of construction document that you submit for Work Order.

If I can be of further assistance, you may contact me at 768-2727.

Sincerely,


John P. Curtin, P.E.
PWD/Hydrology

WPHYD+3491

xc: Alan Martinez

FILE

PUBLIC WORKS DEPARTMENT

DRAINAGE INFORMATION SHEET

920372

PROJECT TITLE: LOTS 1 THRU 4, LANDS OF JOE PEREA ZONE ATLAS/DRNG. FILE #: H-13/p28
DRB #: 91-294 EPC #: _____ WORK ORDER #: 4488.90
LEGAL DESCRIPTION: LOTS 1-4, LANDS OF JOE PEREA
CITY ADDRESS: _____

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: JOE PEREA CONTACT: SAMS

ADDRESS: 10333 STUART RD NW PHONE: _____

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010-B MIDWAY PARK BLVD NE PHONE: 345-4250

CONTRACTOR: NOT KNOWN CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☒ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☒ OTHER WORK ORDER (SPECIFY)

DATE SUBMITTED:

07-10-92

BY:

JEFFREY G. MORTENSEN

720372

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: H-13 DATE: 5/22/92

EPC NO.: _____ DRB NO.: 91-294 ZONE: _____

SUBJECT: Lots 1-4, Lands of Joe Perca

STREET ADDRESS: _____

LEGAL DESCRIPTION: Tracts 6002, 606 & 862, MRGCD No. 35

APPROVAL REQUESTED: ☒ PRELIMINARY PLAT _____ FINAL PLAT
_____ SITE DEVELOPMENT PLAN _____ BUILDING PERMIT
_____ GRADING/PAVING PERMIT _____ OTHER

WHO	REPRESENTING
ATTENDANCE: <u>Jeff Mortensen</u>	<u>Mortensen & Assoc.</u>
<u>Gilbert Aldaz</u>	<u>C.O.A.</u>
_____	_____
_____	_____

FINDINGS:

1. PROPOSED SUBDIVISION consisting of 4 lots. This area is in a flat area adjacent to Rio Grande Blvd.
2. It appears that the most acceptable drainage scheme is a flat grading system thru-out subdivision.
3. House pads should be elevated 1'-0" above the 100-year w.s., 8" high block walls around perimeter. Check to make sure offsite flows are not being blocked. Water block required at driveway for Rio Grande Blvd.
4. Maintenance & Covenant notes required for pad elevations & no future grading restrictions.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Gilbert Aldaz

TITLE: 5-22-92

DATE: Project Engineer

SIGNED: Jeffrey

TITLE: JMA

DATE: 05/22/92

CITY OF ALBUQUERQUE
NOTICE OF D.R.C. MEETING7-13-92
(DATE)PROJECT NO: 4488.90
ZONE ATLAS: H-13PROJECT NAME: LANDS OF JOE PEREA LOTS 1-4
(E. OF RIO GRANDE, N. OF INDIAN SCH. RD)TYPE OF PROJECT: AHBA ☒ CIP ☐ PWC ☐ SAD ☐ ALL PRIVATE ☐Contact Person: JEFF MONTENSEN Phone: 345-4250
Firm: _____Scheduled with the D.R.C. on 7-21-92 at 3:00 in Conf. Room 302
on the 3rd Floor of the old City Hall Building.The Project Is Scheduled For:

/ / Design Report Review	<input checked="" type="checkbox"/> Final Plan Review (Approved Infra. List)
/ / Pre-Design Meeting	/ / Signoff of Plans (Mylars Required)
/ / Preliminary Plan Review	/ / _____

The Project Relates To:☒ Water ☒ San. Sewer ☒ Paving / / Storm Drainage / / _____The Attached Package Includes:

/D/ Drawings /S/ Spec's /E/ Estimate /R/ Report /M/ Memo Only

Indicated below are the Departments/Divisions that have received project documents and are invited to attend. It will be the Project Managers responsibility to notify consulting engineering firms of date and time of scheduled meetings on all CIP projects.

On Private Plans: First 8 Receive Prel. Plans--First 5 Receive Final Plans

/D/ Roger Green	Project Review Section	All
/D/ Richard Dourte	Transportation Development	All
/D/ Stuart Reeder	Utility Design	All
/D/ Hydro Repres.	Hydrology	All
/D/ Const. Repres.	Construction	All FINAL
/ / Bill Coleman	Traffic Operations	All
/ / Rick Roybal	Construction Coordinator	ALL FINAL
/ / Dick Salas	Street Maintenance	All
/ / Sergio Miranda	Water -Shutoff Plan: Yes/No	All WATER
/ / Diane Scena	Parks & Recreation	ALL LANDSCAPING
/ / Sheryl Germack	Transit Department	CIP/Memos
/ / Joe Luehring	Utility Coordinator	PWC & CIP
/ / Jim Fink	Line Maintenance	CIP/SAS
/ / Joe Dellalonga	City Architect	ARCHITECTURAL
/ / Lee Lunsford	SAD Engineer	SAD
/ / Brett Locke	Transportation Develop.	CIP/TRANS.
/ / Billy Goolsby	Utility Design	CIP/WATER & SAS
/ / Gene Frey	Project Coordinator	CIP/Memos
/ / Mike Minturn	General Services Dept.	BUILDINGS
/ / Anita Boulton	PWD/Legal Assistant	SPECIFICATIONS
/ / Richard Sertich	Planning Department	CIP/Memos
/ / CIP Manager	CIP	CIP/Memo's
/ /		



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN REVIEW COMMITTEE MEETING

6/04/92

1:30 pm

PROJECT: Lots 1-4 Lands of Joe Perea

Project No. 4488.90

CONSULTANT: Jeff Mortenson & Associates

ATTENDEES: ☒ Richard Dourte, Transportation
☒ Gilbert Aldaz, Hydrology
☒ Jeff Mortensen, Consultant
Carlos Montoya, Project Review
☒ Bob Kane, Water/Wastewater

Roger

Comments:

1. Need to submit drainage report to Hydrology.
2. Marked up prints by Greg Olson.
3. No adverse comments by Traffic.
4. Submit 5 prints sets for a final DRC meeting. Bring mylars to next DRC meeting. Return all marked up plan sets.

RG/cb(WP+125358)

JMA No. 920372
D.R.B. Case No. 91-294
D.R.C. Project No. 4488.90
Date Submitted 07/10/92

EXHIBIT "D"
to Subdivision Improvements Agreement

DEVELOPMENT REVIEW BOARD (D.R.B.)
REQUIRED INFRASTRUCTURE LISTING
for Lots 1 - 4, Lands of Joe Perea

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

<u>Size</u>	<u>*Type Improvement</u>	<u>Location</u>	<u>From</u>	<u>To</u>
<u>1</u>	<u>Fire Hydrant</u>	<u>Rio Grande N.W.</u>		
<u>6"</u>	<u>Water</u>	<u>Rio Grande N.W.</u>	<u>6" main</u>	<u>Fire Hydrant</u>
<u>4"</u>	<u>Water</u>	<u>Private Access</u>		
		<u>Easement</u>	<u>Rio Grande</u>	<u>Cul-de-Sac</u>
<u>8"</u>	<u>Sanitary Sewer</u>	<u>Rio Grande N.W.</u>	<u>Exist. Main</u>	<u>Cul-de-Sac</u>
<u>25'</u>	<u>Private Paving</u>	<u>Private Access</u>		
		<u>Easement</u>	<u>Rio Grande</u>	<u>25' east</u>
<u>4'</u>	<u>Sidewalk</u>	<u>Rio Grande N.W.</u>	<u>NW Prop Cor</u>	<u>SW Prop. Corn</u>
<u>40'R</u>	<u>Gravel (6")</u>	<u>Cul-de-Sac</u>		
	<u>Yard Walls</u>	<u>Around Perimeter of Site</u>		

Prepared by: 
Print Name: Jeffrey G. Mortensen, P.E.
Firm: Jeff Mortensen & Associates, Inc.

Page 1 of 1

Development Review Board Member Approval

<u>Traffic</u>	<u>Date</u>	<u>WUD</u>	<u>Date</u>	<u>Parks & Rec.</u>	<u>Date</u>
<u>City Engineer/AMAFCA</u>	<u>Date</u>	<u>DRB Chairman</u>	<u>Date</u>		