

# CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

July 21, 2017

Ron Rieger  
Area Construction Manager- New Mexico  
LGI Homes  
Albuquerque, NM

**RE: Sunset Farms / Puesta Del Sol Subdivision  
308 Manuel Sanchez Place SW  
Request for Permanent C.O. - Accepted  
Engineer's Certification Dated 7/20/17  
Hydrology File: K12D025**

Dear Mr. Rieger:

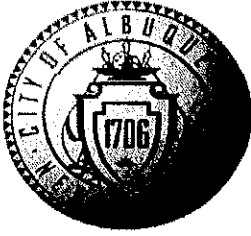
Based on the Certification received 7/20/17 and site visit on 7/21/17, the site is acceptable for permanent release of Certificate of Occupancy by Hydrology.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Reneé C. Brissette*

Reneé C. Brissette, P.E.  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Sunset Farm Building Permit #: \_\_\_\_\_ City Drainage #: \_\_\_\_\_

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: lot 18P

City Address: 308 Manuel Sanchez Place SW

Engineering Firm: Mark Goodwin & Associates Contact: Hiram L. Crook

Address: P.O. Box

Phone#: 505-828-2200 Fax#: 505-797-9539 E-mail: hiram@goodwinengineers.com

Owner: LGI Homes Contact: Mark Kaberlein

Address: 900 Pinetree SE Ste 44955 Rio Rancho NM 87124

Phone#: 505-221-8081 Fax#: \_\_\_\_\_ E-mail: mark.kaberlein@lghomes.com

Architect: \_\_\_\_\_ 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: 07/20/17 By: Mark Kaberlein

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# PLOT PLAN

LOT 18-P1  
SUNSET FARM/ PUESTA DEL SOL  
SUBDIVISION  
308 MANUEL SANCHEZ PLACE SW  
AREA=5006 SF

- NOTE:
1. THERE SHALL BE A DISTANCE OF NOT LESS THAN TEN (10) FEET BETWEEN RESIDENTIAL BUILDINGS.
  2. PROVIDE 18' WIDE DRIVEWAY.
  3. 4' SIDEWALK TO BE CONSTRUCTED WITH THIS PERMIT.
  4. NO PART OF THIS STRUCTURE WILL BE CLOSER THAN 20' FROM FRONT OF PROPERTY LINE.
  5. POND AS REQUIRED BY THE CITY OF ALBUQUERQUE
  6. NO CURBS OR CURB CUTS IN SUBDIVISION



SCALE: 1" = 20'

I, MARK GOODWIN, NMPE 8948, OF THE FIRM MARK GOODWIN & ASSOCIATES, P.A. HEREBY CERTIFY THAT THE ON LOT PONDS HAVE BEEN CONSTRUCTED AT 308 LUIS SANCHEZ PLACE SW AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLOT PLANS. I FURTHER CERTIFY THAT ME OR OTHERS UNDER MY DIRECT SUPERVISION HAVE PERSONALLY VISITED THE PROJECT SITE ON 7/19/2017 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE PONDS HAVE BEEN CONSTRUCTED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON 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.

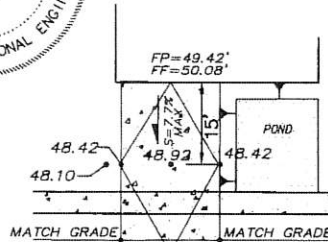
*Mark Goodwin* 7/20/17  
MARK GOODWIN NMPE 8948 DATE



MANUEL SANCHEZ

(C1)  $\Delta=53'50'47''$   
 $L=37.59$   
 $R=40.00$   
 $Tan=20.31$

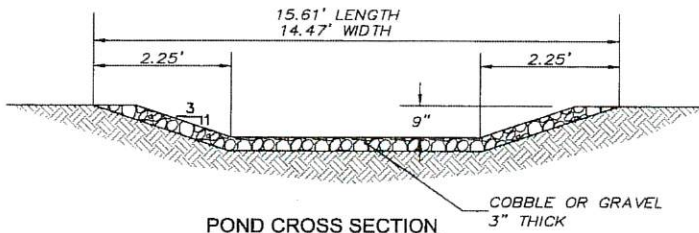
(C2)  $\Delta=23'33'03''$   
 $L=10.28$   
 $R=25.00$   
 $Tan=5.21$



DRIVEPAD ELEVATIONS

## LEGEND

- CABLE TV
- TELEPHONE
- TRANSFORMER
- RETAINING WALL
- BUILDING SETBACK
- 48.78 NEW SPOT ELEVATIONS
- 49.48.75 EXISTING ELEVATIONS



POND CROSS SECTION

P1 VOLUME REQUIRED= 74 cf  
DEPTH = 9" SIDE SLOPES 3:1  
POND BOTTOM: AREA = 40.0 SF @ ELEVATION=47.50'  
POND TOP: AREA = 130 SF @ ELEVATION=48.25'  
VOLUME PROVIDED = 80 CF

**LGI HOMES**

9150 E. DEL CAMINO DRIVE, SUITE 118  
SCOTTSDALE, AZ 85258



MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
OFFICE (505) 828-2200, FAX (505) 797-9539