

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Juan Tabo Hills Unit 3B ZONE MAP/DRG. FILE M-22/D016B
DRB#: 1007139 EPC#: _____ WORK ORDER#: 756186

LEGAL DESCRIPTION: Juan Tabo Hills Unit 3B
CITY ADDRESS: _____

ENGINEERING FIRM: Mark Goodwin & Associates, PA CONTACT: Diane Hoelzer, PE
ADDRESS: PO Box 90606 PHONE: 828-2200
CITY, STATE: ABQ, NM ZIP CODE: 87199

OWNER: Juan Tabo Hills LLC CONTACT: Scott Grady
ADDRESS: PO Box 1443 PHONE: 892-5533
CITY, STATE: Corrales, NM ZIP CODE: 87048

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

SURVEYOR: Surv Tek CONTACT: Russ Hugg
ADDRESS: 9384 Valley View Drive PHONE: 897-3377
CITY, STATE: Albuquerque NM ZIP CODE: 87114

CONTRACTOR: Salls Brothers CONTACT: Erich Elhert
ADDRESS: 7301 Reading Ave. SE PHONE: 873-8780
CITY, STATE: Albuquerque, NM ZIP CODE: 87105

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 st SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN (revised 4-14-14)	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER/ARCHITECT CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER/ARCHITECT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input checked="" type="checkbox"/> OTHER <i>Release of Financial Guaranty</i>	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

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

SUBMITTED BY: Diane Hoelzer, PE DATE: June 30, 2015

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 define 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.

RELEASE OF FINANCIAL GUARANTY

Project Name: Juan Tabo Hills 3B, City Project No. 756187
SUBDIVIDER: JTH, LLC

THIS RELEASE IS EXECUTED THIS 3 DAY OF April, 20 15.

WHEREAS, Subdivision Improvements Bond No. 109 9852 ("Financial Guaranty") dated December 19, 2013, in the amount of \$2,568,298.42 was issued by Lexon Insurance Company ("Financial Institution") to insure JTH, LLC ("Subdivider's") performance under the terms of the 1st Extension to Subdivision Improvement Agreement, Procedure ("Agreement"), dated January 3, 2014, as amended, which Agreement was recorded on January 6, 2014, in the records of the Clerk of Bernalillo County, State of New Mexico, at Doc# 2014000903, pages 1 through 3; and

WHEREAS, Rider to Subdivision Improvements Bond No. 109 9852 ("Financial Guaranty") dated November 21, 2014, in the amount of \$256,829.86 was issued by Lexon Insurance Company ("Financial Institution") to insure JTH, LLC ("Subdivider's") performance under the terms of the Amendment to Subdivision Improvement Agreement, Procedure ("Agreement"), dated December 15, 2014, as amended, which Agreement was recorded on December 19, 2014, in the records of the Clerk of Bernalillo County, State of New Mexico, at Doc# 2014101063, pages 1 through 2; and

WHEREAS, the Subdivider has fully performed all of its obligations under the above mentioned Agreement.

NOW THEREFORE, in consideration of the above, the City of Albuquerque hereby releases the specified Financial Guaranty and amendments thereto.

APPROVED BY:



Shahab Biazar, P.E., City Engineer
City of Albuquerque

Dated: 4/13/15

CITY OF ALBUQUERQUE

April 8, 2015



CERTIFICATE OF COMPLETION AND ACCEPTANCE

Scott Grady, Managing Member
JTH, LLC
PO Box 1443
Corrales, NM 87048

RE: **Juan Tabo Hills 3B**, Project Number: **756187**

Dear: Mr. Grady


This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. **756187**. The work was completed pursuant to the required infrastructure listed in the Subdivision Improvements Agreement (SIA) Procedure B, between **JTH, LLC** and the City of Albuquerque executed on **September 26, 2013**.

Having satisfied the requirements referenced above, the SIA and any associated Financial Guaranty, held by the City, can now be released. Any performance warranty bond and the indemnity and hold harmless provisions of the SIA in favor of the City shall remain in effect. The contractor's warranty period will begin **April 8, 2015**, and is effective for a period of one (1) year.

Please be advised this Certificate of Completion and Acceptance shall only become effective upon final plat approval and filing in the Bernalillo County Clerk's office.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3996.

Sincerely,


Shahab Biazar, P.E., City Engineer
Development Review Services
Planning Department
City of Albuquerque

md 04/08/15

cc: **Mark Goodwin and Associates** (e-mail)
Salls Brothers Construction, Inc. (e-mail)
Vincent Paul, DMD Maps & Records (e-mail)
David Zamora, DMD Street Maintenance (e-mail)
Phillip Romo, DMD Street Maintenance (e-mail)
Jason T. Rodriguez, DMD Street Maintenance (e-mail)
John Kolessar, DMD Traffic Operations (e-mail)
David Rodriguez, ABCWUA Maps & Records (e-mail)
Martin Sanchez, ABCWUA Maps & Records (e-mail)
Rachel Lopez, ABCWUA Finance Department (e-mail)
Robert Nunez, DMD IT (e-mail)
SIA File, City Project Number **756187**



LETTER OF FINAL PROJECT ACCEPTANCE

March 12, 2015

Dr. Jane E. Rael, P.E., PhD
DRC / Construction Section Head
600 2nd St. NW
Albuquerque, NM 87102

Re: Juan Tabo Hills Unit 3B, CPN 756187

Dr. Rael,

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has received a Certification of Substantial Compliance from Mark Goodwin, P.E. of the firm Mark Goodwin and Associates for the above referenced project. The Water Authority has reviewed the testing and final inspection documents for the water and/or sanitary sewer infrastructure.

These facilities meet the requirements of the Water Authority and the developer has met all obligations with the Water Authority concerning said project. The Water Authority recommends project acceptance by the City Engineer and will take ownership and maintenance responsibilities for these facilities contingent upon City of Albuquerque acceptance of the project. The contractor's one (1) year warrantee period will begin from the date of that acceptance.

Sincerely,

Kristopher Cadena, P.E.
Senior Engineer
Utility Development
ABCWUA

cc: file CPN 756187 (Christiana Montoya)
Mark Goodwin, P.E., Mark Goodwin and Associates

RELEASE OF AGREEMENT

Project Name: Juan Tabo Hills 3B, City Project No. 756187
SUBDIVIDER: JTH, LLC

This Release is Executed This 13 DAY OF April 2015.

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and JTH, LLC ("Subdivider"), entered into a Subdivision Improvement Agreement, Procedure ("Agreement"), dated the 26th day of September 2013 recorded on September 30, 2013, in the records of the Clerk of Bernalillo County, State of New Mexico at Document # 2013108922, pages 1 through 11 whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and JTH, LLC ("Subdivider"), entered into a 1st Extension to Subdivision Improvement Agreement, Procedure ("Agreement"), dated the 3rd day of January 2014 recorded on January 6, 2014, in the records of the Clerk of Bernalillo County, State of New Mexico at Document # 2014000903, pages 1 through 3 whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the City of Albuquerque, New Mexico, a municipal corporation ("City") and JTH, LLC ("Subdivider"), entered into an Amendment to Subdivision Improvement Agreement, Procedure ("Agreement"), dated the 15th day of December 2014 recorded on December 19, 2014, in the records of the Clerk of Bernalillo County, State of New Mexico at Document # 2014101063, pages 1 through 2 whereby the Subdivider agreed to complete certain infrastructure improvements; and

WHEREAS, the Subdivider has completed the improvements to the satisfaction of the City and has otherwise fully performed all of its obligations under the above-mentioned Agreement.

NOW THEREFORE, in consideration of the above, the City does hereby release and discharge Subdivider from all obligations and covenants contained in the above-mentioned Agreement. The indemnity provisions of the Subdivision Improvements Agreement in favor of the City shall remain in effect. Any performance warranty bond or labor and material payment bond provided by the Subdivider shall remain in effect according to the terms of those bonds.

APPROVED BY:


Shahab Biazar, P.E., City Engineer
City of Albuquerque

4/13/15
Dated

STATE OF NEW MEXICO)

) ss.

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 13th day of April, 2015, by Shahab Biazar, City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Notary Public: 

My Commission Expires: 10-17-16

Doc# 2015030127

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REL R \$25.00 M Toulouse Oliver, Bernalillo County

