

# CITY OF ALBUQUERQUE



November 30, 2009

Joel D. Hernandez, P.E.  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

**Re: Seven Bar Ph 2 and 3 Entry Drive Grading and Drainage Plan  
Engineer's Stamp dated 11-20-09 (A13/D002)**

Dear Mr. Hernandez,

Based upon the information provided in your submittal received 11-20-09, the above referenced plan/report demonstrates that the road can be constructed while maintaining the hydrological characteristics of the pond.

PO Box 1293

The above referenced plan cannot be approved for Grading Permit until the following comments are addressed:

Albuquerque

NM 87103

www.cabq.gov

- An encroachment agreement and access easement are required for the new drive. The drive will not be Right-of-Way as shown on the plan.
- The Site Plan will have to be amended.
- The plans to modify the pond will go through the Work Order process.
- More detail will be required on the construction drawings.

Sincerely,

Curtis A. Cherne, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

A-13 / Doc 2

PROJECT TITLE: Seven Bar Phase 2 & 3 Entry Driveway  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: A-13-2 A-2  
 WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract B-9H-1B-1 Vista Del Parque Subdivision  
 CITY ADDRESS: Cibola Loop Road

ENGINEERING FIRM: TIERRA WEST, LLC  
 ADDRESS: 5571 Midway Park Place NE  
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN, P.E.  
 PHONE: (505) 858-3100  
 ZIP CODE: 87109

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

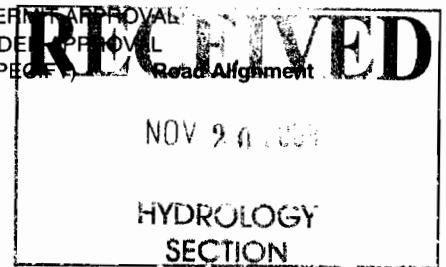
- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SIA / FINANACIAL 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) Road Alignment

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: #### BY: Joel Hernandez

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:

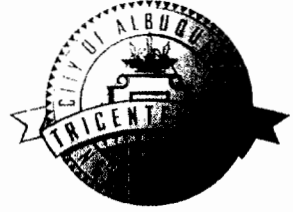
1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

B9 J1 A2

# CITY OF ALBUQUERQUE

*Department of Municipal Development*

Michael J. Riordan, Acting Director



November 20, 2009

Kurt Browning, P.E.  
Argus-Titan Development  
6300 Riverside Plaza Lane NW Suite 200  
Albuquerque, NM 87120

**RE: City Tract B-9H-1B-1**

Dear Mr. Browning,

This letter serves to confirm the City of Albuquerque's position with regard to the above tract. The current use of the tract is a drainage pond that is owned and maintained by the City. The City is receptive to negotiating a subsequent encroachment agreement with modifications to the pond to allow ingress/egress to Tract B-9J-1A-1 with the understanding that the property owner will reconfigure and maintain the new pond. The new pond configuration must retain its current hydrological characteristics. The City will need to have the ability to take over maintenance and terminate the encroachment agreement if the property owner defaults. As such, the current two access easements on Tract B-9J-1A-2 will need to remain in place. The plans for modifications to the pond will also have to be reviewed through the City's DRC Process.

Sincerely,

Michael J. Riordan, P.E.  
Acting Director

P.O. Box 1293

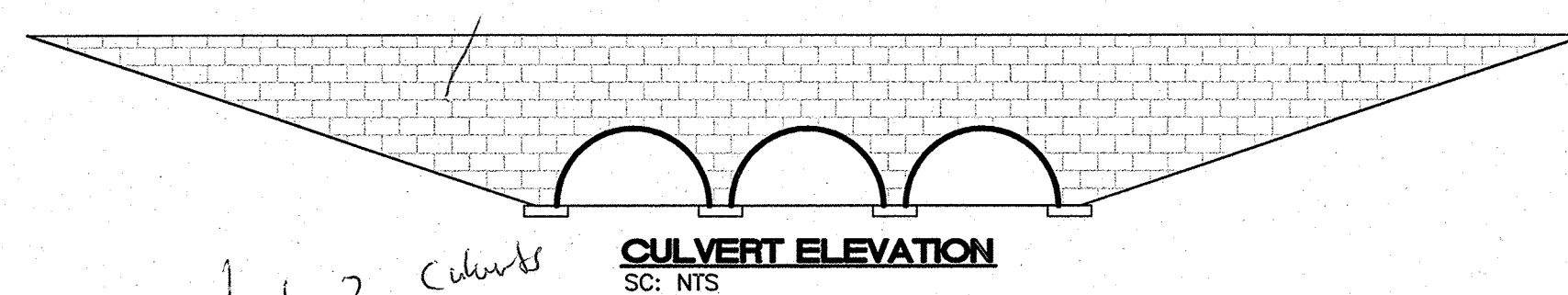
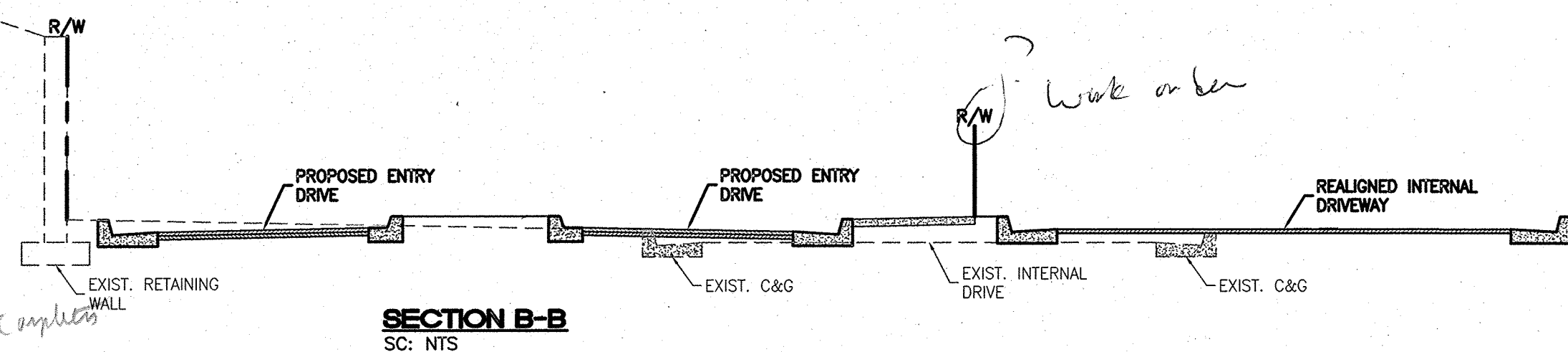
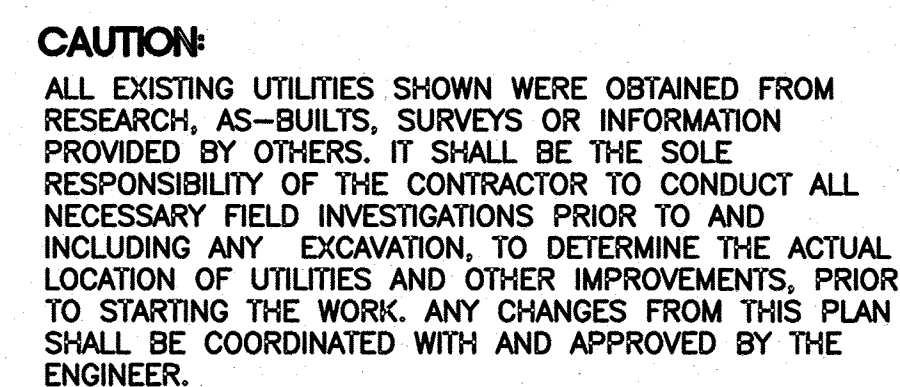
Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

c: John Kolessar, P.E., Acting Deputy Director  
Wilfred Gallegos, P.E., Streets-Storms Division Manager



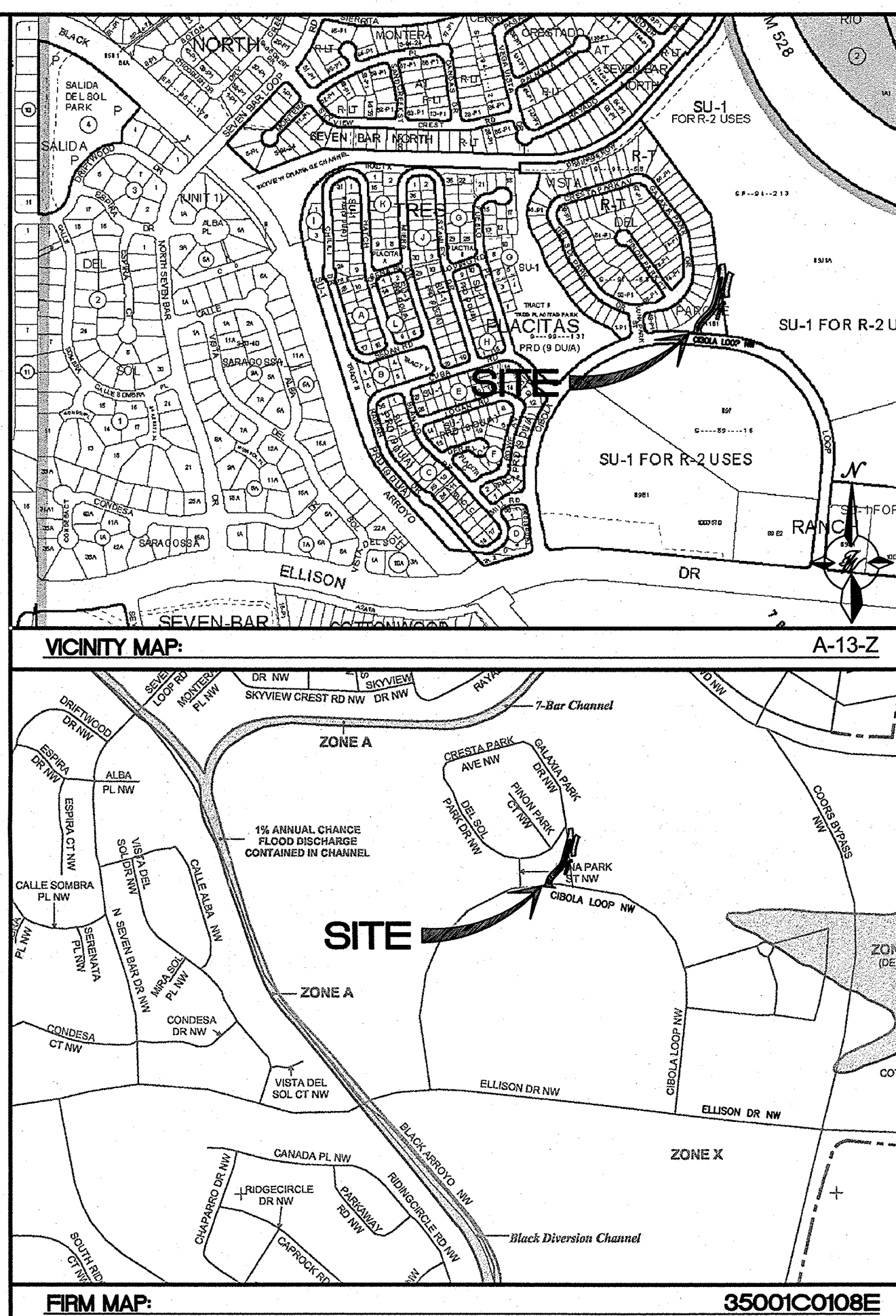


## SPECIAL NOTES

1. GRADING AND DRAINAGE PLAN FOR APPROVAL OF NEW DRIVEWAY ALIGNMENT, PAVING AND SURFACE IMPROVEMENTS SHALL BE CONSTRUCTED WITH SEPARATE PAVING PLAN.
2. SOURCE OF TOPOGRAPHY BASED ON RECORD AS-BUILT DRAWINGS. EXISTING GRADES SHALL BE VERIFIED BY A PROFESSIONAL SURVEYOR PRIOR TO CONSTRUCTION.
3. THE OWNER OF TRACT B-SJ-1A-1 OF SEVEN BAR RANCH SHALL BE RESPONSIBLE FOR MAINTENANCE OF POND, DRAINAGE STRUCTURES, RETAINING WALLS, SIGNAGE, LANDSCAPING, AND SURFACE IMPROVEMENTS PROPOSED TO BE CONSTRUCTED WITHIN TRACT B-9H-18-1.

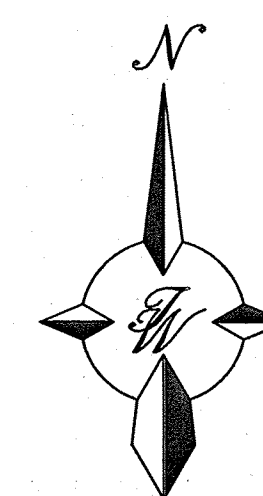
**EROSION CONTROL PLAN, NPDES PERMIT  
AND POLLUTION PREVENTION NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL STORM RUN OFF ON SITE.
4. REPAIR OF DAMAGED FACILITIES AND CLEAN-UP OF SEDIMENT ACCUMULATION 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.
6. ALL SITES OVER 1 ACRE DISTURBANCE REQUIRE FEDERAL NPDES PERMIT.

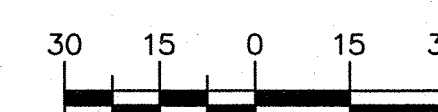


## LEGEND

- |  |                        |
|--|------------------------|
|  | CURB & GUTTER          |
|  | BOUNDARY LINE          |
|  | EASEMENT               |
|  | CENTERLINE             |
|  | RIGHT-OF-WAY           |
|  | SIDEWALK               |
|  | RETAINING WALL         |
|  | CONTOUR MAJOR          |
|  | CONTOUR MINOR          |
|  | FLOW ARROW             |
|  | EXISTING CURB & GUTTER |
|  | EXISTING BOUNDARY LINE |
|  | EXISTING CONTOUR MAJOR |
|  | EXISTING CONTOUR MINOR |





GRAPHIC SCALE



SCALE: 1"=30'

| ENGINEER'S SEAL |  |      |  | SURVEY INFORMATION |  |                        |  | BENCH MARKS |  |    |  | AS BUILT INFORMATION |  |                             |  |      |  |
|-----------------|--|------|--|--------------------|--|------------------------|--|-------------|--|----|--|----------------------|--|-----------------------------|--|------|--|
| NO.             |  | DATE |  | REMARKS            |  | BY                     |  | NO.         |  | BY |  | DATE                 |  | CONTRACTOR                  |  |      |  |
| DESIGN          |  |      |  |                    |  | REVISIONS              |  |             |  |    |  |                      |  | WORK STARTED BY             |  |      |  |
|                 |  |      |  |                    |  | REVISIONS              |  |             |  |    |  |                      |  | INSPECTOR'S FIELD CHANGE BY |  | DATE |  |
|                 |  |      |  |                    |  | REVISIONS              |  |             |  |    |  |                      |  | FIELD VERIFICATION BY       |  | DATE |  |
| DESIGNED BY: JH |  |      |  |                    |  | DATE: 11-20-08         |  |             |  |    |  |                      |  | FIELD CORRECTED BY          |  |      |  |
| DRAWN BY: DY    |  |      |  |                    |  | DATE: 11-20-08         |  |             |  |    |  |                      |  | DATE                        |  |      |  |
| JOB NO.: 26053  |  |      |  |                    |  | DRAWING NAME: 2653-GRC |  |             |  |    |  |                      |  | MICRO-FILM INFORMATION      |  |      |  |
|                 |  |      |  |                    |  | DATE: 11-20-08         |  |             |  |    |  |                      |  | RECORDED BY                 |  |      |  |
|                 |  |      |  |                    |  | DATE: 11-20-08         |  |             |  |    |  |                      |  | NO.                         |  |      |  |

|   |  |                        |  |              |             |   |             |  |
|---|--|------------------------|--|--------------|-------------|---|-------------|--|
|  <p><b>TIERRA WEST, LLC</b><br/>         5571 MIDWAY PARK PL NE<br/>         ALBUQUERQUE, NEW MEXICO 87109<br/>         (505)858-3100<br/>         www.tierrawestllc.com</p> |  |                        |  |              |             | DESIGNED BY _____<br>DRAWN BY: D. _____<br>DRAWING NO. _____<br>SHEET NO. _____       |             |  |
|   |  |                        |  |              |             |   |             |  |
| <p align="center">CITY OF ALBUQUERQUE<br/>         PUBLIC WORKS DEPARTMENT<br/>         ENGINEERING GROUP</p>   |  |                        |  |              |             |   |             |  |
| <p>TITLE: <b>7 BAR PHASE 2 &amp; 3 ENTRY DRIVE</b><br/> <i>GRADING &amp; DRAINAGE PLAN</i></p>  |  |                        |  |              |             |   |             |  |
| DESIGN REVIEW COMMITTEE   |  | CITY ENGINEER APPROVAL |  | LAST<br>DATE | MO./DAY/YR. |   | MO./DAY/YR. |  |
|   |  |                        |  |              |             |   |             |  |
|   |  |                        |  |              |             |   |             |  |
|   |  |                        |  |              |             |   |             |  |
|   |  |                        |  |              |             |   |             |  |
|   |  |                        |  | ZONE MAP NO. |             | SHEET   |             |  |
|   |  |                        |  | 4-13-Z       |             |  |             |  |

RECEIVED  
NOV 20 2009  
HYDROLOGY  
SECTION