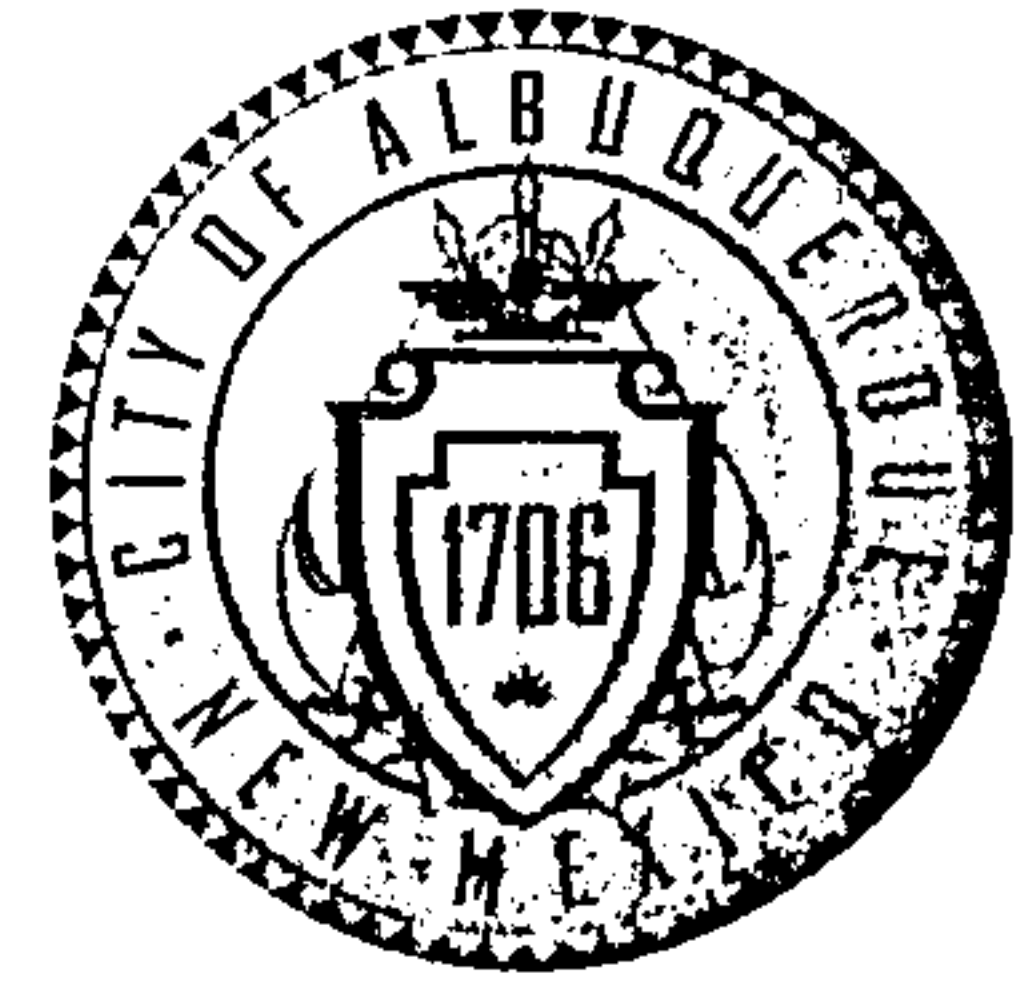


CITY OF ALBUQUERQUE



May 19, 2008

Frank Lovelady, PE
300 Alamosa NW
Albuquerque, NM 87107

**Re: Sonnenberg Residence Addition Grading and Drainage Plan
Engineer's Stamp dated 4-30-08 (C20/D17)**

Dear Mr. Lovelady,

Based upon the information provided in your submittal dated 4-30-08, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

C-20/D017

PROJECT TITLE: SONNENBERG RESIDENCE, NAA ZONE MAP/DRG. FILE # ~~D-20/D~~
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT NO. 5, BLOCK NO. 2, TR. NO. 3, UN. NO. 3, NORTH ALBUQUERQUE ACRES
CITY ADDRESS: 8506 EAGLE ROCK AVENUE, N.E.

ENGINEERING FIRM: FRANK D. LOVELADY, P.E.
ADDRESS: 300 Alamosa Road NE
CITY, STATE: Albuquerque, NM

CONTACT: Frank Lovelady
PHONE: 345-2267
ZIP CODE: 87107

OWNER: GREG SONNENBERG
ADDRESS: 8506 Eagle Rock Ave. NE
CITY, STATE: Albuquerque, NM

CONTACT: Gerry Brown, Arch.
PHONE: 877-2838
ZIP CODE: 87122

ARCHITECT: GERRARD R. BROWN, AIA.
ADDRESS: P.O. Box 12904
CITY, STATE: Albuquerque, NM

CONTACT: Gerry Brown
PHONE: 877-2838
ZIP CODE: 87195

SURVEYOR: Harris Surveying Company
ADDRESS: 2412 Monroe NE
CITY, STATE: Albuquerque, NM

CONTACT: Tony Harris
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: Angelo Turiciano, General Contractor
ADDRESS: 7816 Academy Trail NE
CITY, STATE: Albuquerque, NM

CONTACT: Angelo Turiciano
PHONE: 881-7934
ZIP CODE: 87109

TYPE OF SUBMITTAL:

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

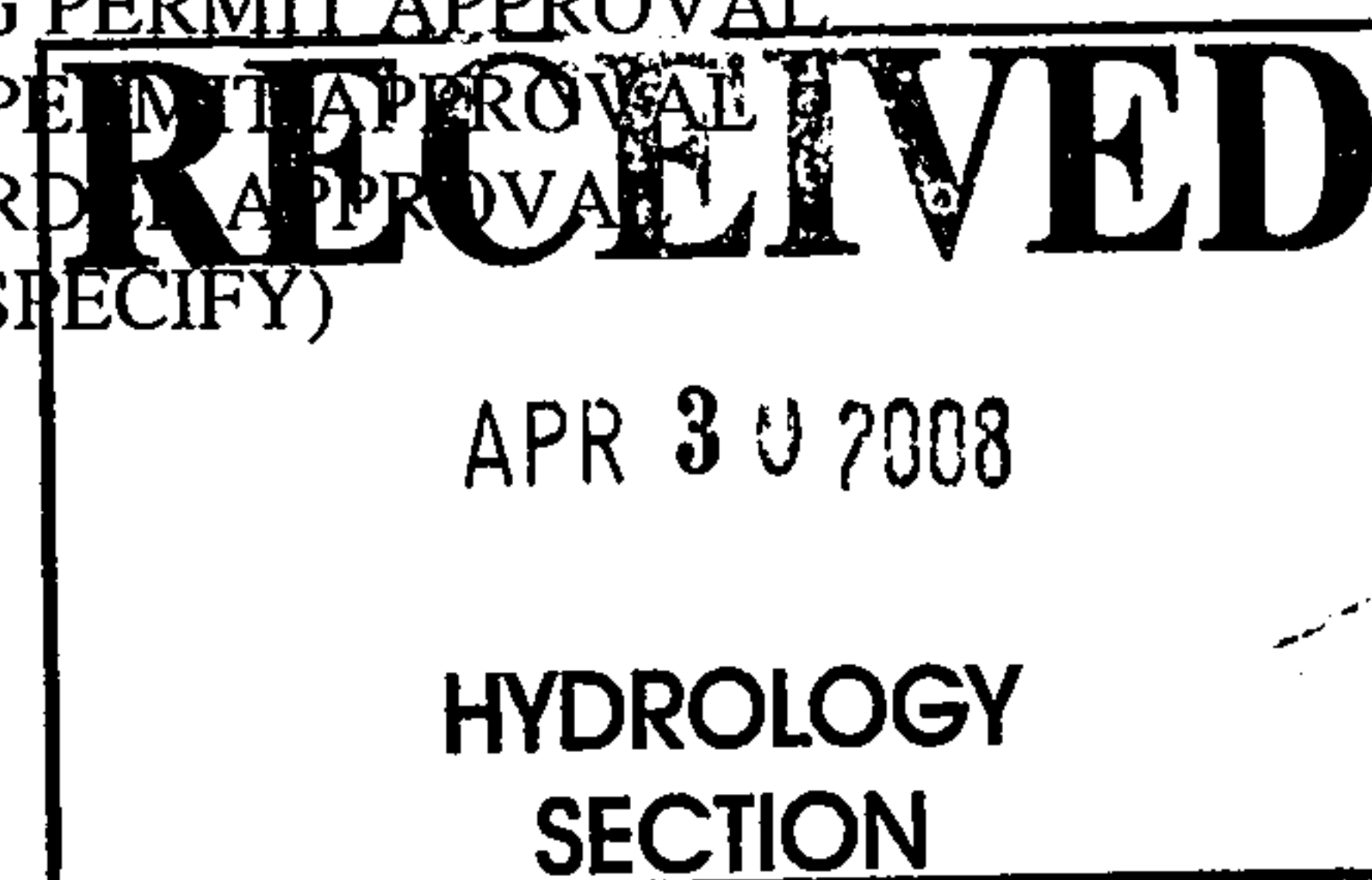
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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
☐ 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

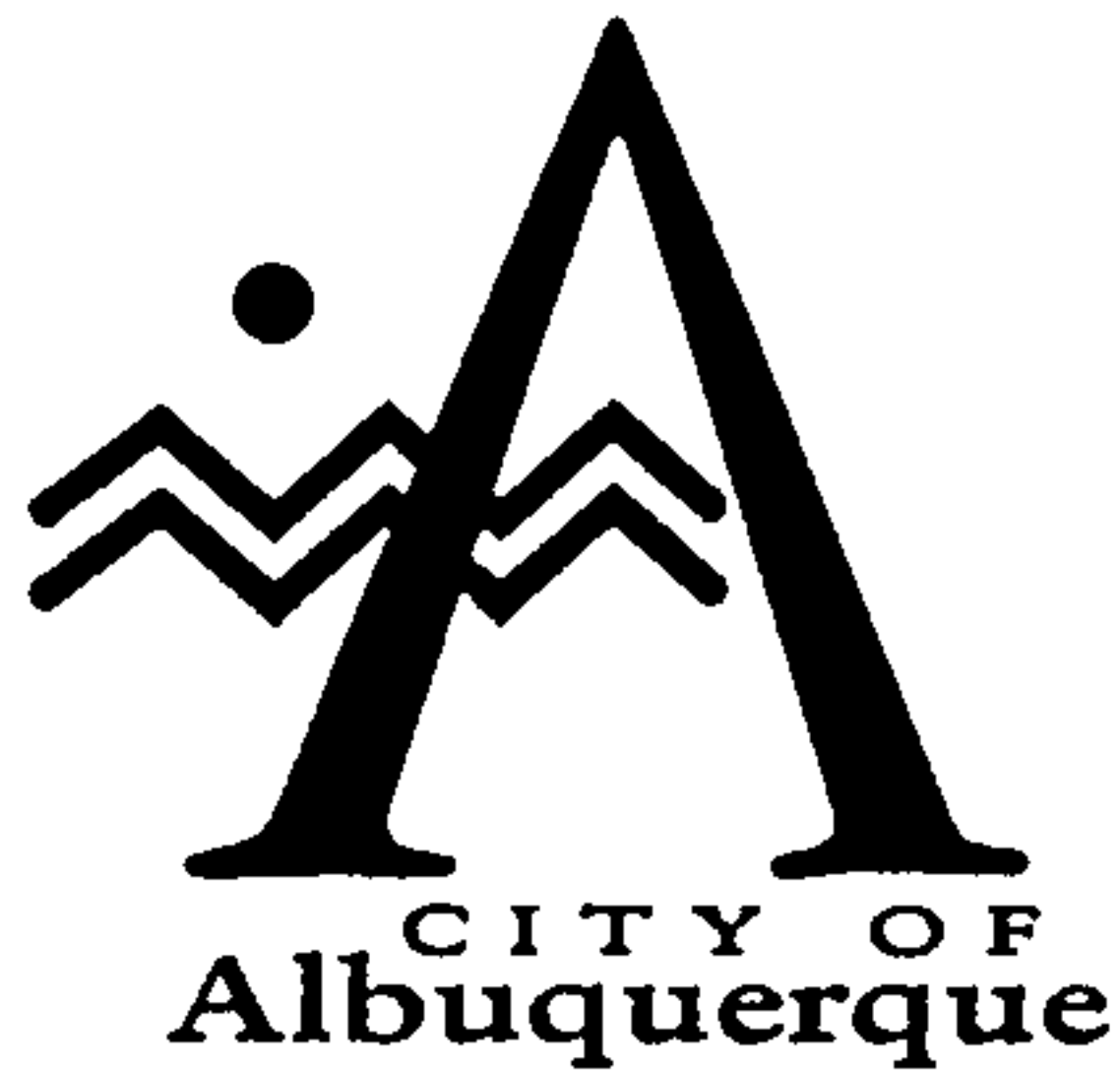
\$50.00



SUBMITTED BY: Frank D. Lovelady, P.E. DATE: April 30, 2008

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.



February 2, 1998

Daniel S. Aguirre, P.E.
7705 Raymond NE
Albuquerque, New Mexico 87109

**RE: Grading and Drainage Plan for Sonnenburg Residence, Lot 5, Block 2, Tract 3, Unit 3, NAA (C20/D17) Submitted for Building Permit Approval, Engineer's Stamp
Dated 12/22/97.**

Dear Mr. Aguirre:

Based on the information provided in the submittal of December 22, 1997, the above referenced plan is acceptable for Building Permit release, however, the Building Permit may not be issued until the easement for the floodplain is in place. Please provide a copy of the recorded easement to this office.

As you are aware, the Grading and Drainage Certification, per the D.P.M. is required for this residence.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File

Good for You, Albuquerque!



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五
三

Drainage

Need easement
for floodplain
called Dan 1-23-98

**WILSON
& COMPANY**

Fax Transmission

C 20-17

WILSON & COMPANY, ENGINEERS & ARCHITECTS

4775 Indian School Road, Suite 200

Albuquerque, New Mexico 87110

(505) 254-4000

Fax: (505) 254-4055

Approved 2-2-98

To: Susan Cologne, P.E.

Date: 25 February 1998

Fax #: 924-3864

Pages: 5

including this page

From: Daniel S. Aguirre, P.E.

Project #:

Task #:

Subject:

Here is the recorded plat for the Sonnenburg residence in north Albuquerque Acres. Please release this project for Building permit.

*From the Desk of ...
Dan*

02/18/98 WED 14:34 FAX 5059243864

PWD/1 STOP SHOP

003

PERMANENT EASEMENT

C 20003

Grant of Permanent Easement, between GREG SONNENBERG (SINGLE INDIVIDUAL) ("Grantor"), whose address is 8506 GARFIELD BLVD NE #112 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of SEWER & DRAINAGE, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements within the easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the work effects any improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee; has a good lawful right to convey the Property or any part thereof and to defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute cover benefit of the City and its successors and assigns until terminated.

WITNESS my hand and seal this 4 day of FEB

GRANTOR:

* (Individual)

GRANTOR:

By: _____

Its: _____

(Corporation or Partnership)

For
Angelo
Turiano

for
nd

10



Judy D. Woodward

Barn. Co. EASE

R 13.88

1998/1735

Page 1 of 4

82/17/1998-10:37A

BX-8885 Pg-5922

02/18/98 WED 14:36 FAX 5050243864

PWD/1 STOP SHOP

INDIVIDUAL

STATE OF New Mexico
COUNTY OF Bernalillo

This instrument was acknowledged before me on 17th day of February 1998 by

GREG SANDENBERG

[Signature]
Notary Public

My Commission Expires:

10-12-98

CORPORATION

STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me on _____ day of _____ 19____ by

Of _____ a _____ corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

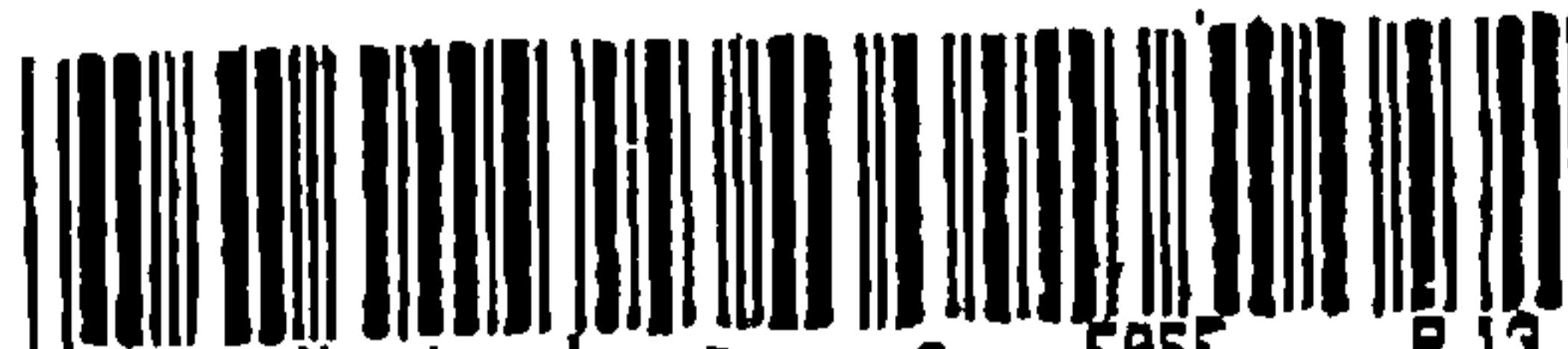
PARTNERSHIP

STATE OF _____)
COUNTY OF _____)

This instrument was acknowledged before me on _____ day of _____ 19____ by
_____, partner(s), on behalf of _____ a partnership.

Notary Public

My Commission Expires:



Judy D. Woodward Bern. Co. EASE

R 13.68

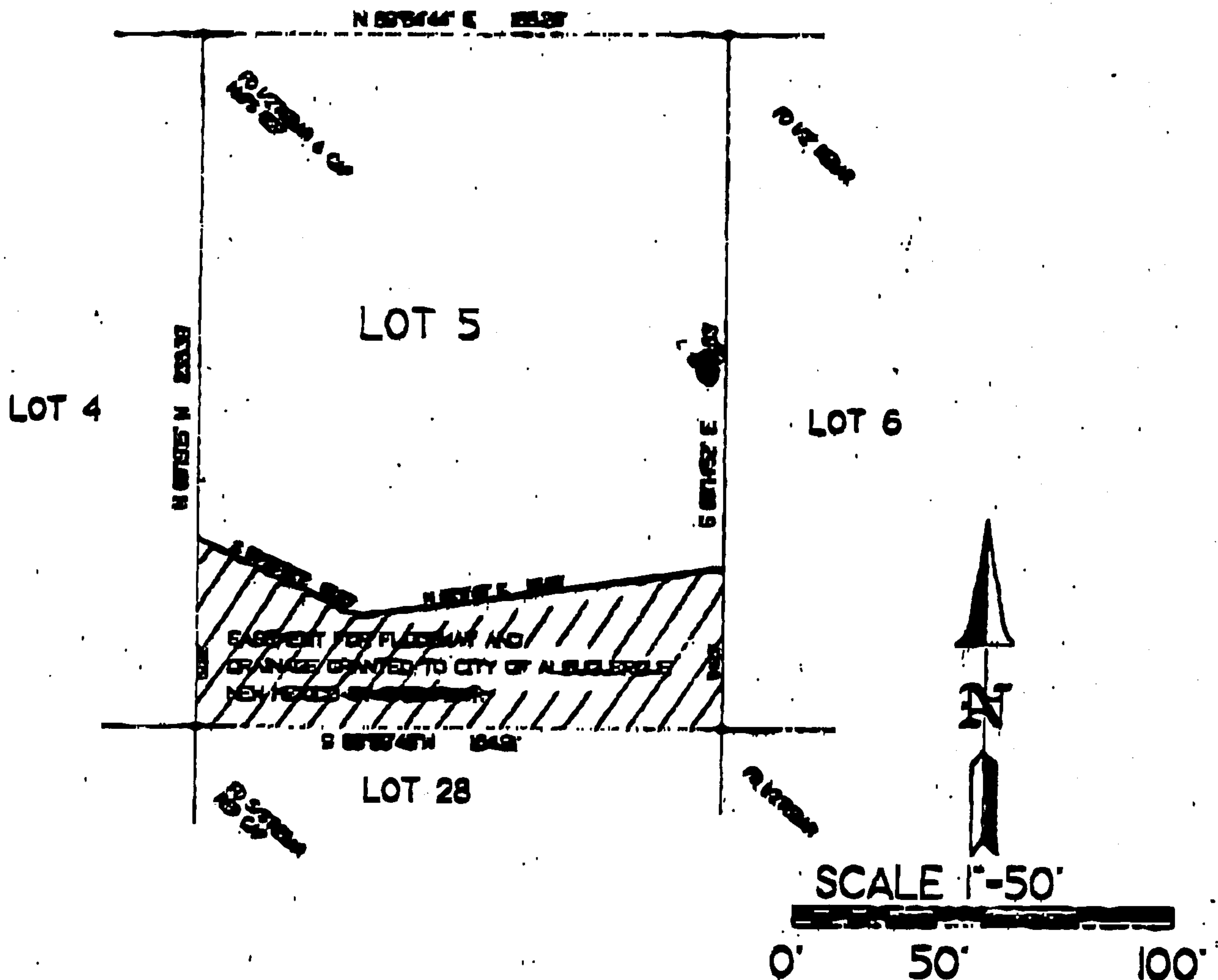
1998017365
5605898
Page: 2 of 4
02/17/1998 10:37A
Bk-S203 Pg-5922

(EXHIBIT "A" ATTACHED)

EXHIBIT "A"

EASEMENT FOR FLOODWAY AND DRAINAGE TO CITY OF ALBUQUERQUE,
NEW MEXICO, OVER AND ACROSS LOT 5, BLOCK 2, TRACT 3, UNIT 3,
NORTH ALBUQUERQUE ACRES, ELENA GALLEGOS LAND GRANT, ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO SURVEY JULY 17, 1997

EAGLE ROCK AVENUE, N. E.



BASIS OF BEARINGS:

LIST OF DOCUMENTS USED TO DEFINE BOUNDARY AND TO
PREPARE THIS PLAT:

PLAT OF TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, RECORDED SEPT 10, 1931

SURVEYOR'S CERTIFICATION

I, EDWARD M. DOAK, A NEW MEXICO LICENSED SURVEYOR, DO HEREBY CERTIFY THAT A
RECORD SURVEY OF THE REAL PROPERTY DESCRIBED HEREIN HAS BEEN MADE, CONDUCTED AND
PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO,
AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM RESPONSIBLE FOR THE SURVEY AND THE
CONTENTS OF THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT DO NOT MEET THE REQUIREMENTS OF THE BERNALILLO
COUNTY, NEW MEXICO SUBDIVISION ORDINANCE, AND IS NOT INTENDED TO SUBMIT ANY SUCH FILING.

EDWARD M. DOAK N.M.S. # 8127

DATE

FEBRUARY 3, 1998

DATE: 2/3/98

SCALE: 1"=50'

DRAWING BY:

PROJ. # 08-014

E. MAXWELL DOAK

TOPOGRAPHIC MAPPING
LAND SURVEYING
CADD

PROFESSIONAL SURVEYOR
NEW MEXICO - ARIZONA

637 SOLAR ROAD, N.W.
ALBUQUERQUE, NEW MEXICO
505-344-4492 87107



Judy D. Woodward

Bern. Co. ERSE

R 13.00

1998/7365

Page 3 of 4

02/17/1998 10:37A

0X-8805 Pg-5922

DRAINAGE INFORMATION SHEET

New 0017

PROJECT TITLE: SONNENBURG RESIDENCE ZONE ATLAS/DRNG. FILE #: C-20
 DRB #: N/A EPC #: N/A WORK ORDER #: N/A
 LEGAL DESCRIPTION: LOT 5, BLOCK 2, TRACT 3, UNIT 3 NORTH ALBQ ACRES
 CITY ADDRESS: 8506 EAGLE ROCK AVE, N.E.
 ENGINEERING FIRM: _____ CONTACT: DANIEL S. AGUIRRE
 ADDRESS: 7705 RAYMOND NE ALBQ NM PHONE: 254-4007
 OWNER: GREG SONNENBURG 87109 CONTACT: GERRY BROWN
 ADDRESS: _____ PHONE: 877-2838
 ARCHITECT: GERRY BROWN CONTACT: GERRY BROWN
 ADDRESS: PO Box 12904, ALBQ NM 87195 PHONE: 877-2838
 SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CONTRACTOR: _____ 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:

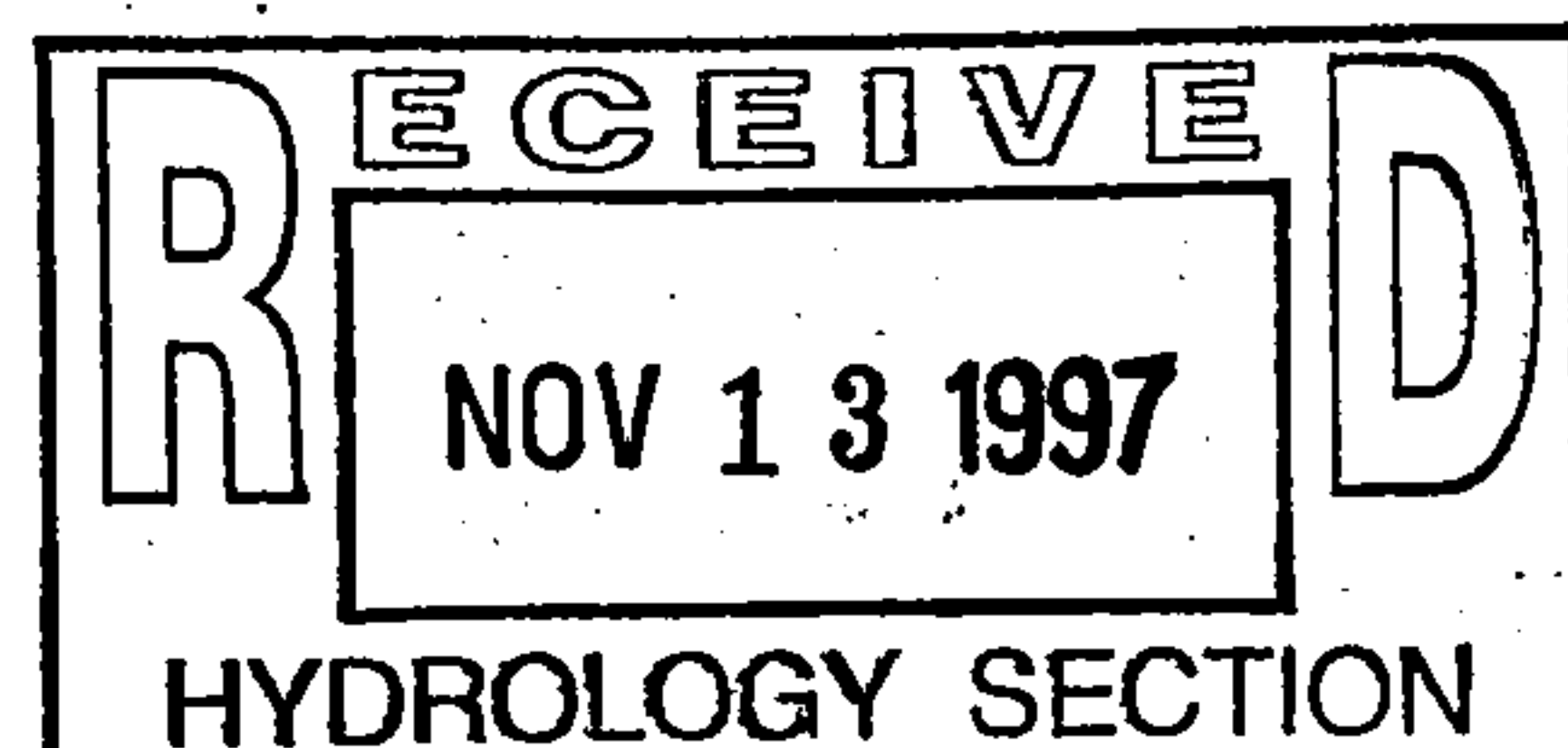
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

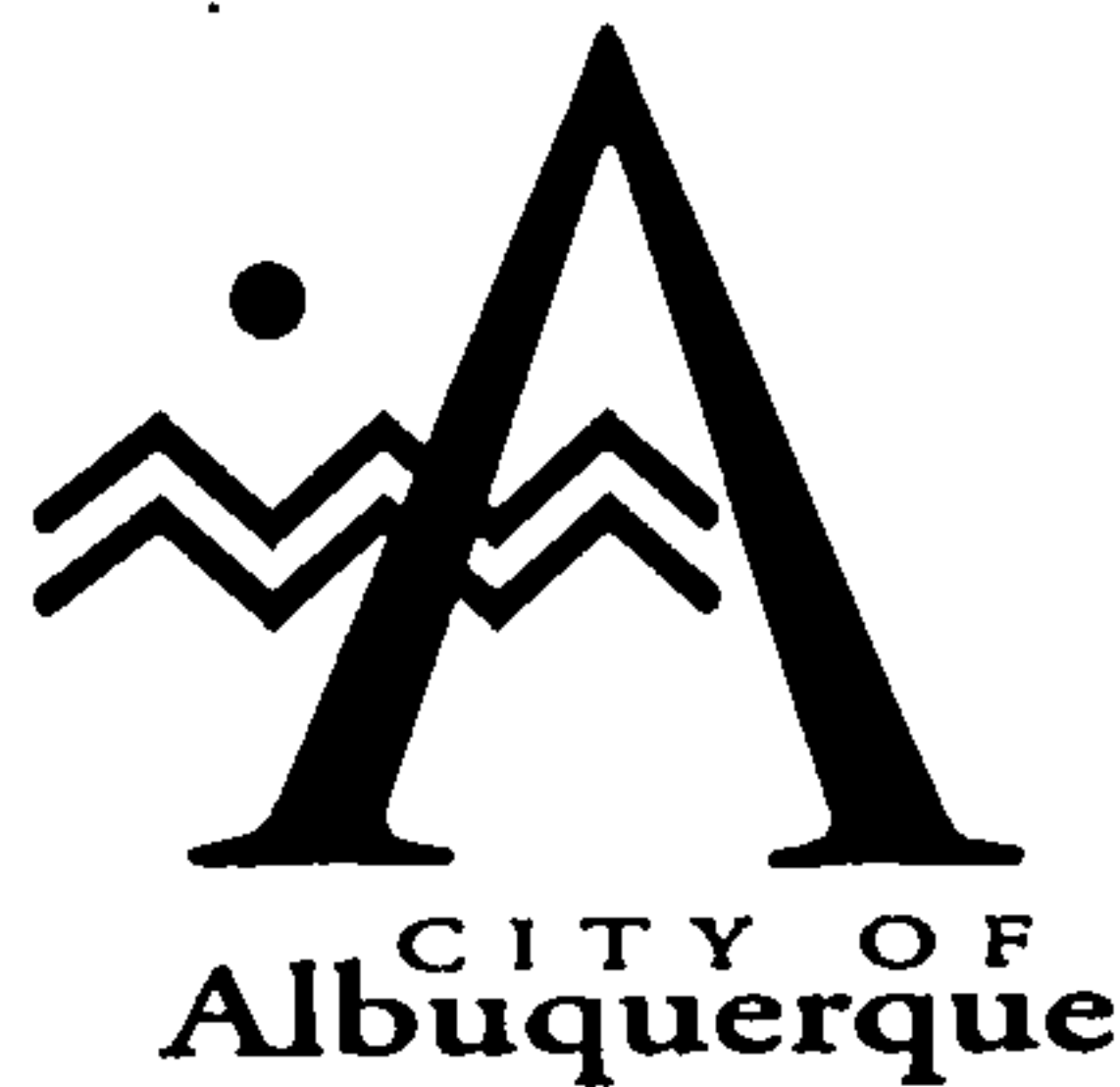
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 _____ (SPECIFY)

DATE SUBMITTED: 11-13-97

BY: [Signature]





November 26, 1997

Martin J. Chávez, Mayor

Daniel S. Aguirre, P.E.
7705 Raymond NE
Albuquerque, New Mexico 87109

RE: Grading and Drainage Plan for Sonnenburg Residence, Lot 5, Block 2, Tract 3, Unit 3, NAA (C20/D17) Submitted for Building Permit Approval, Engineer's Stamp Dated 11/12/97.

Dear Mr. Aguirre:

Prior to approval for Building Permit release for the above referenced residence, the following comments must be addressed:

1. Please show the limits of the existing FEMA floodplain on the plan. Since this lot has been annexed into the City, the easement for the floodplain will go to the City instead of AMAFCA. The limits of this proposed easement should be based on EGL or existing FEMA floodplain limit, whichever is larger. The easement shown appears to be adequate.
2. Show the limits of the offsite and onsite drainage basins on the plan. Provide the offsite runoff calculations on the plan.
3. Include a cross-section of the floodwall on the plan. What will it be made of? Typically the scour depth is measured from the thalweg of the arroyo, therefore, please revise the bottom of wall elevations. The top of wall elevations should be at EGL plus freeboard. The floodwall must be certified with the engineer's certification.
4. This plan proposes to put culverts within the City's right-of-way. This will require a license to construct private improvements within public property. Are the culverts sized to convey the entire 102 cfs?
5. Is Eagle Rock Avenue paved? Please look at the existing street grades to see that there are no dip sections. When this road is ultimately improved, will the finish floor elevation still be above the street grade?

Good for You, Albuquerque!



Daniel S. Aguirre, P.E.

November 26, 1997

If you should have any question, please call me at 924-3982.

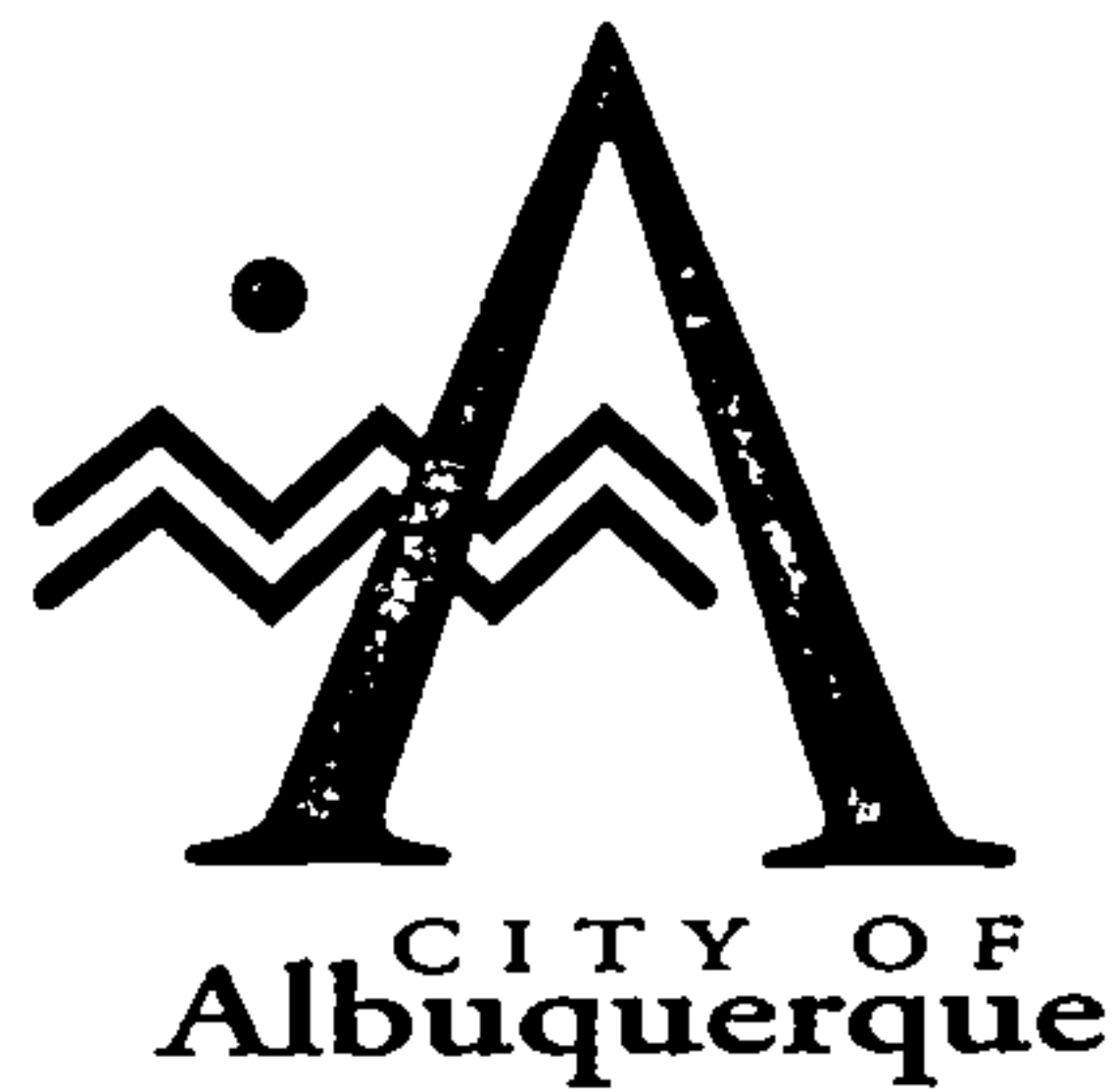
Sincerely,



Susan M. Calongne, P.E.

City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File



November 26, 1997

Martin J. Chávez, Mayor

Daniel S. Aguirre, P.E.
7705 Raymond NE
Albuquerque, New Mexico 87109

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Daniel S. Aguirre, P.E.

November 26, 1997

If you should have any question, please call me at 924-3982.

Sincerely,

A handwritten signature in cursive script, reading "Susan Calongne".

Susan M. Calongne, P.E.

City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
File