

County of Bernalillo

State of New Mexico

BOARD OF COUNTY COMMISSIONERS

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2400 BROADWAY, S.E.
ALBUQUERQUE, NEW MEXICO 87102
PUBLIC WORKS (505) 848-1500

MARK CARRILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
IRA ROBINSON, PROBATE JUDGE
JOE BOWDICH, SHERIFF
ORLANDO VIGIL, TREASURER

May 18, 2000

Chris Weiss, P.E.
C. L. Weiss Engineering, Inc.
P. O. Box 97
Sandia Park, New Mexico 87047

RE: *Grading and Drainage Plan for Lot 686, Sandia Heights South (C23/D59) (PWDN-990067) Submitted for Building Permit Approval, Engineer's Stamp Dated 4/13/00.*

Dear Mr. Weiss:

Based on the information provided on April 20, 2000, the above referenced plan is approved for Building Permit release for Lot 686 Sandia Heights South.

As you are aware, the Engineer's Certification is required prior to the County performing the final inspection and prior to release of the Certificate of Occupancy 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,

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

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

c: Lisa Manwill, P.E., Albuquerque Metropolitan Arroyo Flood Control Authority
Brad Catanach, P.E., Bernalillo County Public Works Division
File

ZAP C23

GRANT OF EASEMENT
FLOODWAY AND STORM DRAINAGE WORKS

JAMES E. & JANIS H. RANDALL (name(s)) HUSBAND & WIFE (marital status), Grantor(s), being the owner(s) of the property described herein, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico, (AMAFCA), its successors and assigns, the permanent right and easement for drainage, flood control and the conveyance and storage of storm water, and for the construction, reconstruction, operation and maintenance of, and access to, such appurtenant facilities as may be necessary on, in, under, over and across the following described real estate:

Lot 686, Unit 6, Sandia Heights South, Bernalillo County, New Mexico
The land in which the foregoing rights and easement are granted is described as Bernalillo County, New Mexico, being more particularly described in Exhibit A attached hereto and incorporated herein by reference.

Except with the written approval of AMAFCA, no fence, wall, building, or other obstruction may be placed or maintained in said easement, and there shall be no alteration of the grades or contours in said easement. The granting of this easement shall not obligate AMAFCA to maintain any arroyo, drainage channel or other facility, nor shall this easement require AMAFCA to provide for the protection of property lying outside of the easement granted. AMAFCA shall only maintain property and/or improvements that it specifically agrees, by written agreement filed for public record, to maintain. Unless AMAFCA specifically so agrees to maintain property and/or improvements, all maintenance responsibility shall remain with the Grantor. Landscaping or maintenance work by the Grantor, within the easement hereby conveyed, shall not alter the present flowline, capacity, or permeability of the present flood way area, except in an emergency. If emergency work is performed, Grantor shall notify AMAFCA as soon as practical thereafter. AMAFCA will then determine if the emergency work can remain or must be removed or modified. Safe locations for structures built on lands adjacent to the easement described herein may be substantially outside of the described area.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto AMAFCA, its successors and assigns, to run with the land forever. However, to the extent any portion of the above granted easement area is declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority, said portion of the easement shall revert to the Grantor. Any such reversion shall be accomplished by way of a quitclaim deed to Grantor.

THERE IS RESERVED to the Grantors, their successors and assigns, the right to use said lands for open space and landscaping. Such open space and landscaping shall not

FILED BY: JUDY D. WOODWARD
FILED IN: 8840214



Judy D. Woodward Bernal. Co. EASE R 11.00

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Sheet 1 of 3
JHR
5/3/00

interfere with the rights and easements granted to AMAFCA. Other purposes, which will not interfere with the rights and easements hereby granted, may be permitted, provided that Grantor obtains AMAFCA's written licensed approval for such use, not to be unreasonably withheld.

WITNESS our hands and seal this 3rd day of MAY, 2000.

GRANTORS:

Janis H. Randall

James E. Randall

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
)s.s.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 3rd day of MAY, 2000
by JAMES E. & JANIS H. RANDALL.

My commission expires:

August 11, 2000

Mary Q. Conley
Notary Public

ACKNOWLEDGMENT FOR CORPORATIONS/PARTNERSHIPS

STATE OF NEW MEXICO)
)s.s.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____
by _____, the _____ of _____

My commission expires:



Judy D. Woodward

Bern. Co. EASE

R 11.00

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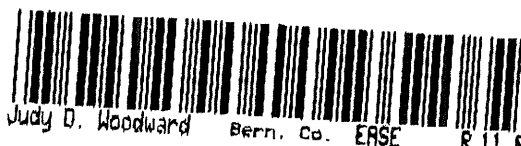
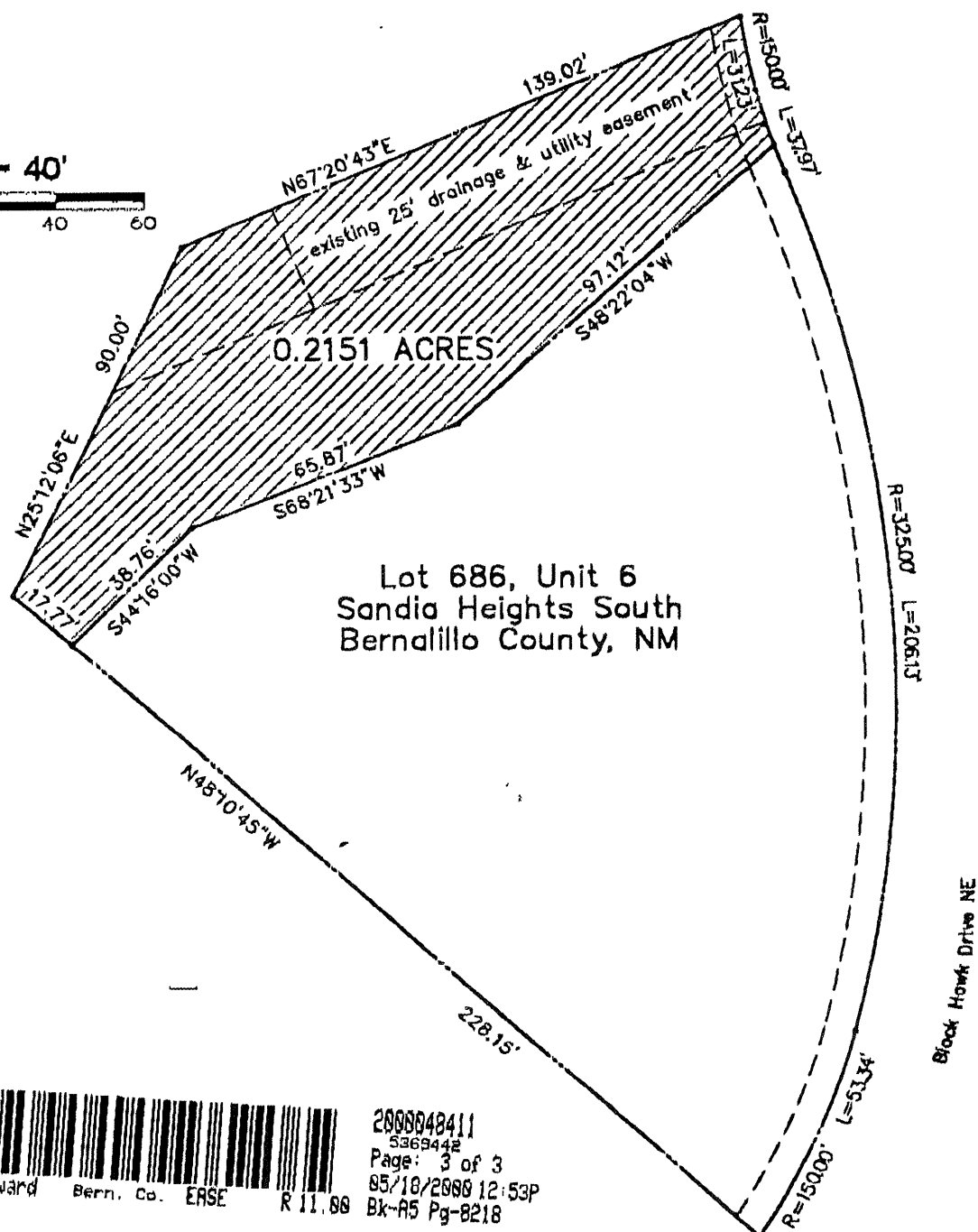
Sheet 2 of 3 gvr
JR
5/3/0

Exhibit 'A'



1" = 40'

0 20 40 60



Judy D. Woodward

Bern. Co. ERSE

R 11.88

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LEGAL DESCRIPTION

A certain parcel of land situate within the exterior boundaries of Lot 686 as the same is shown and designated on the plat entitled "SANDIA HEIGHTS SOUTH, UNIT 6, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 03, 1973 in Volume D5, Folio 81 and being more particularly described by metes and bounds as follows:

Beginning at the westernmost corner of the parcel herein described, said corner being the identical westernmost corner of said Lot 686;

Thence, N25°12'06"E, a distance of 90.00 feet to a point;

Thence, N67°20'43"E, a distance of 139.02 feet to the northernmost corner of the parcel herein described, being the identical northernmost corner said Lot 686, and a point on curve;

Thence, Southeasterly, a distance of 31.23 feet along the arc of a curve bearing to the left (said arc having a radius of 150.00 feet and a chord which bears S13°54'54"E, a distance of 31.18 feet) to a point on curve and the easternmost corner of the parcel herein described;

Thence, S48°22'04"W, a distance of 97.12 feet to a point;

Thence, S68°21'33"W, a distance of 65.87 feet to a point;

Thence, S44°16'00"W, a distance of 38.76 feet to a point;

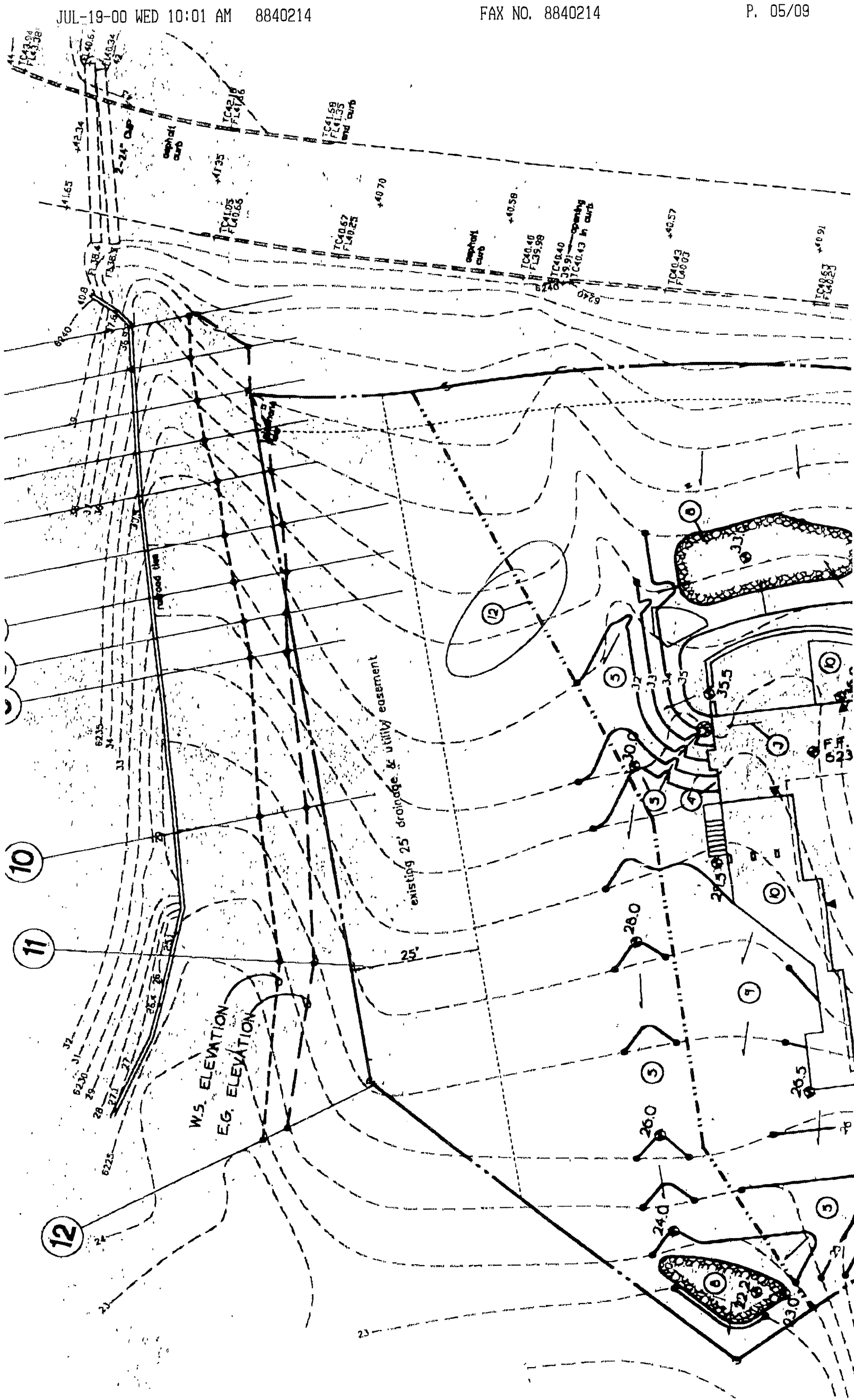
Thence, N48°10'45"W, a distance of 17.77 feet to the westernmost corner and point of beginning of the parcel herein described and containing 0.2151 acres more or less.

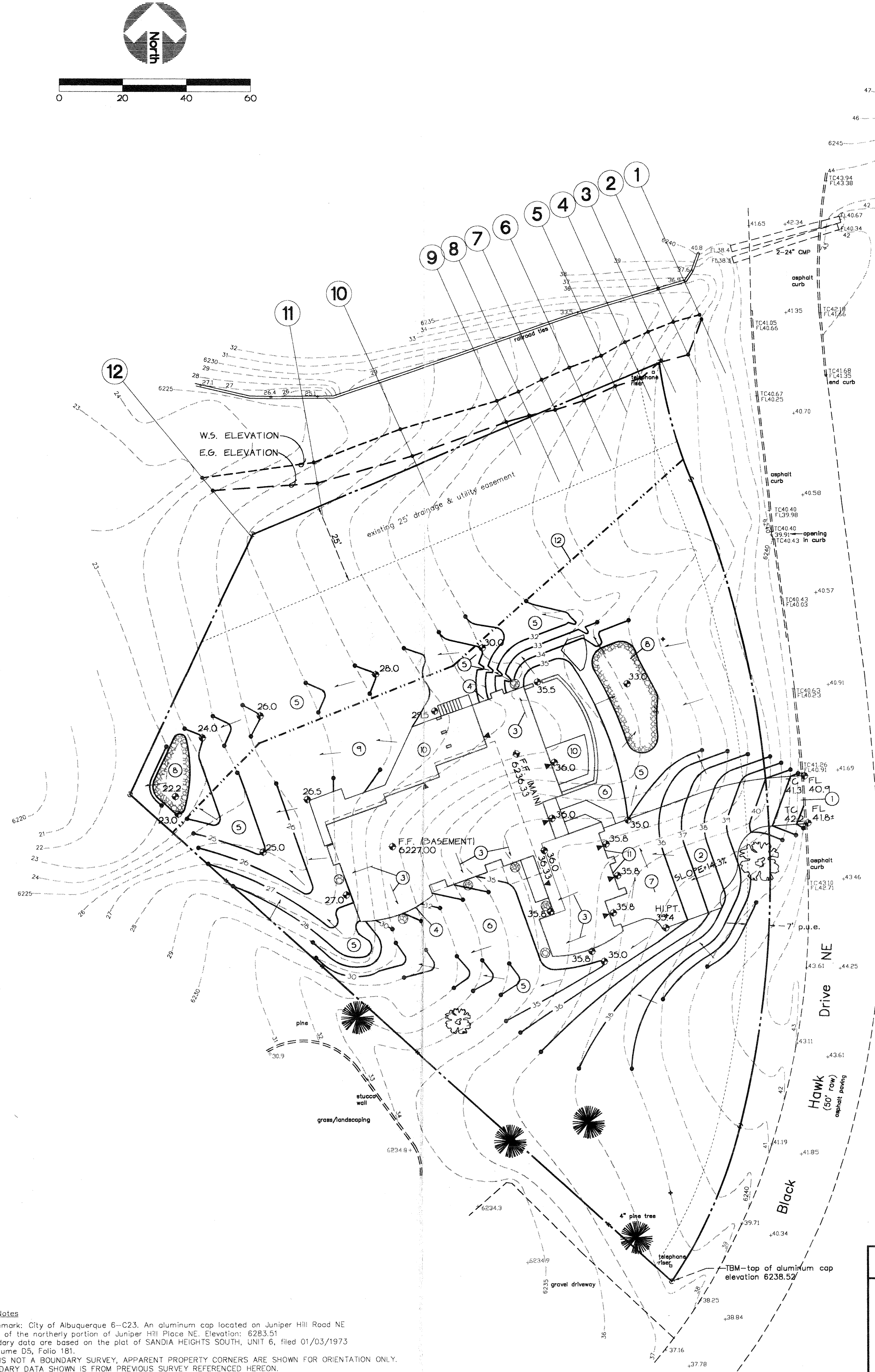
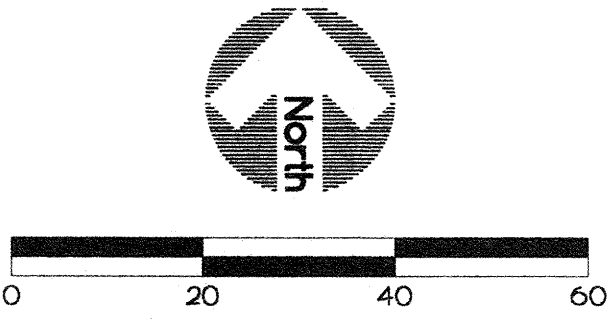


R. A. Forstbauer 4/20/00
Ronald A. Forstbauer
P.S. No. 6126

SHEET 3 OF 3 BY (INITIAL)

5/3/00





LEGEND

- SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
- BUILDING (EXISTING, PROPOSED)
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
- LANDSCAPED AREA
- LA
- T&W
- TRW
- TA
- TC
- FL
- FF
- R/W
- PL
- PP
- ENTRY / EXIT LOCATION
- COBBLE PAD - SEE DETAIL THIS SHEET.

ON THE WEEK OF JULY 1999
INSPECTED
LOT 686, SANDIA HEIGHTS SOUTH, UNIT 6
AT THAT TIME, IT APPEARED THAT NO GRADING,
FILLING OR EXCAVATION HAD OCCURRED THEREON.
SINCE THE PREPARATION OF THE EXISTING CONTOUR
MAP USED IN THE PREPARATION OF THIS PLAN.

Christopher L. Weiss 4.13.00
DATE

GENERAL NOTES

- THE FOLLOWING APPLIES TO ALL RIP-RAP - PERCENT PASSING
6" - 100% PASSING
4" - 50% PASSING
2" - 10% PASSING
- DUE TO EXISTING OFFSITE FLOWS WHICH DRAIN THROUGH THIS
PROPERTY, NO EXTERNAL PROPERTY LINE WALLS OR FENCES
WHICH INCLUDES CHAIN LINK FENCING WILL BE CONSTRUCTED
WITHOUT OBTAINING APPROVAL FROM BERNALILLO COUNTY
PUBLIC WORKS DEPARTMENT.
- PROVIDE EROSION PROTECTION AS REQUIRED (RESEEDING AND
/ OR 6" AVG. DIA. COBBLES)

SCOPE:
THE PROPOSED IMPROVEMENTS INCLUDE AN APPROXIMATELY 3,500 SF (APPROXIMATE FOOTPRINT) MULTI-STORY
RESIDENTIAL CONSTRUCTION, WITH ASSOCIATED SITE IMPROVEMENTS.

THE PRESENT SITE IS AN UNDEVELOPED RESIDENTIAL PROPERTY WHICH SLOPES AT 7% - 14% TO THE WEST.
BLACK HAWK DR. NE BORDERS THE PROPERTY TO THE EAST. DEVELOPED RESIDENTIAL PROPERTIES BORDER
THE PROPERTY TO THE NORTH, WEST AND SOUTH. NOTE: THE LA CUEVA ARROYO PASSES THROUGH THE
NORTHERN PORTION OF THE PROPERTY WITHIN AN EXISTING DRAINAGE EASEMENT.

THE INTENT OF THIS PLAN IS TO SHOW:

- GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED
ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.
- THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.
- THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS
OF HANDLING THESE FLOWS TO MEET BERNALILLO COUNTY REQUIREMENTS FOR DRAINAGE MANAGEMENT.
- THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN
ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT: THE PROPERTY IS A MODERATELY STEEP SITE WITH SLOPES WITHIN THE
CONSTRUCTION AREA AVERAGING 12%. ALL ROOF FLOWS WILL BE DIRECTED WITHIN GRADED EARTH SWALES
TO BE COBBLED BY OWNER IN THE EVENT OF EROSION PROBLEMS TO A PROPOSED STILLING BASIN
LOCATED AT THE WEST PROPERTY CORNER AS SHOWN. EXTENDED STEMWALLS / RETAINING WALLS WILL BE
UTILIZED THROUGHOUT THE CONSTRUCTION TO MINIMIZE GRADING OUTSIDE OF THE RESIDENCE. NOTE: THE
INCREASE IN RUN-OFF DUE TO CONSTRUCTION IS 0.3 CFS (SEE CALCULATIONS).

GENERAL NOTES
LEGAL: LOT 686, UNIT 6, SANDIA HEIGHTS SOUTH, BERNALILLO COUNTY, NEW MEXICO.

SURVEYOR: FORSTBAUER SURVEYING CO. - RON FORSTBAUER - 268-2112

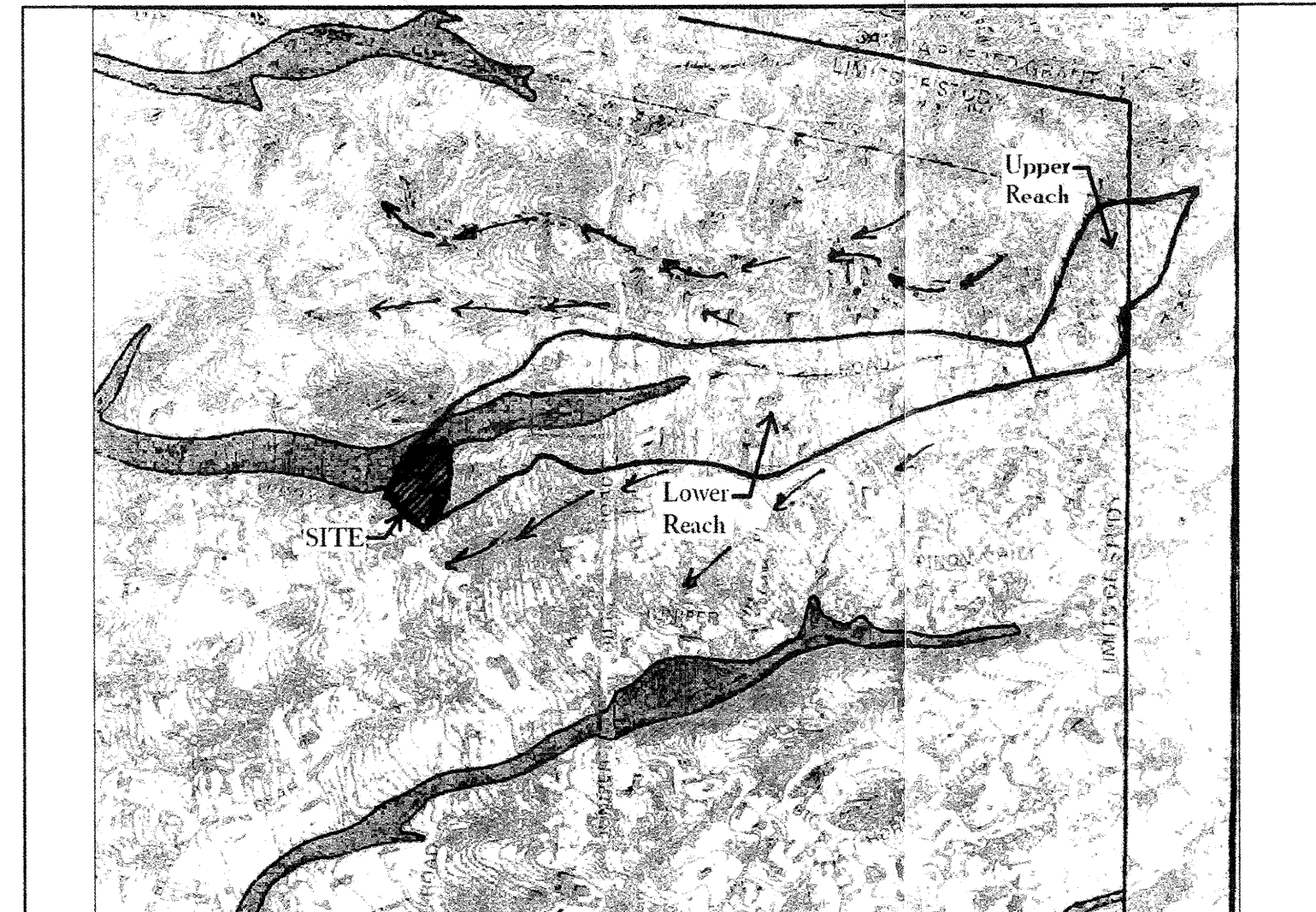
D.M.: CITY OF ALBUQUERQUE 6-C23, AN ALUMINUM CAP LOCATED ON JUNIPER HILL ROAD NE SOUTH OF
THE NORTHERLY PORTION OF JUNIPER HILL PLACE NE. ELEVATION: 6283.51 (M.S.L.D.)

FLOOD HAZARD: PER FEMA BOUNDARY MAP #11 AND FIRM MAP #161 (SEE INSERT ON PLAN), THE NORTHERN
PORTION OF THE SITE IS LOCATED WITHIN A FLOODZONE, AN EXISTING 25' DRAINAGE EASEMENT AS SHOWN.
MORE THAN ACCOMMODATES THE 100-YEAR STORM EVENT WITH THE MAJORITY OF THE FLOWS ON THE
ADJACENT PROPERTY.

OFF-SITE DRAINAGE: PER FEMA MAP #11 ANALYSIS AND ON-SITE INSPECTION, OTHER THAN THE
DESIGNATED FLOODZONE, MINIMAL OFF-SITE FLOWS FROM THE ROAD SHOULDER IMPACT THIS PROPERTY. SEE
PLAN AND CALCULATIONS FOR ADDITIONAL INFORMATION.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED
DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON
THE WEST PROPERTY LINE.

OFF-SITE DRAINAGE BASIN



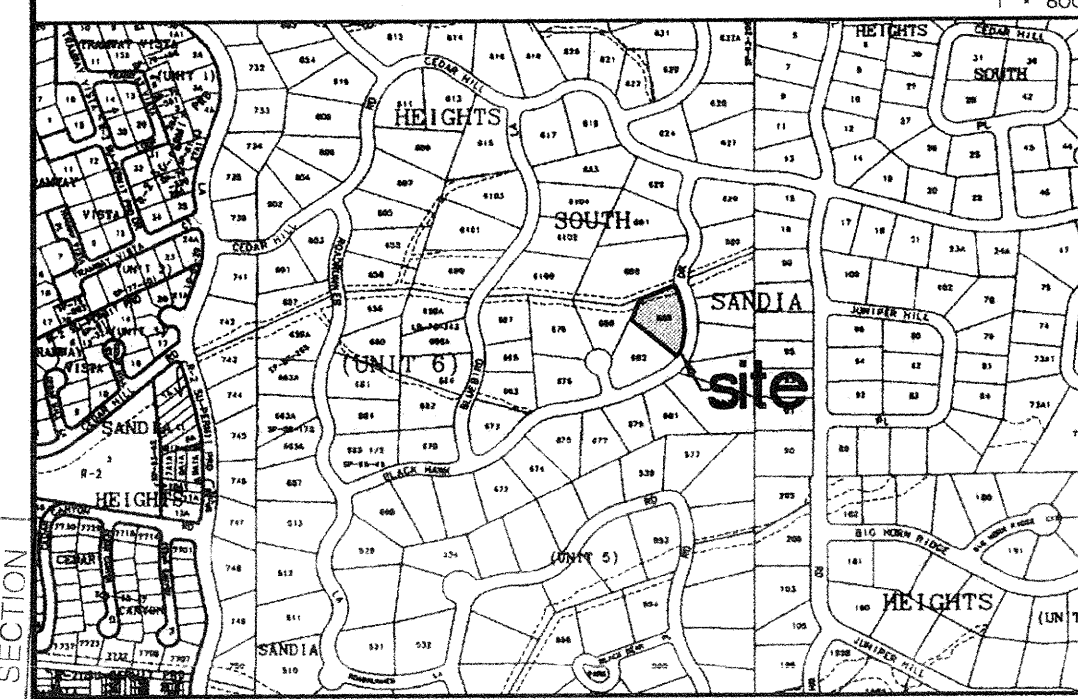
HEC-RAS SUMMARY TABLE

STATION	Q	TOTAL MINCHES	W.S.ELEV	CRIT W.S.	E.G.ELEV	E.G.SLOPE	VEL CHNL	FLOW AREA	TOP WIDTH	FLOOD #	Q4
		(CFS)	(FT)	(FT)	(FT)	(F/FT)	(F/FT)	(SQ.FT)	(FT)		
1	5.3	35.00	36.66	36.66	37.01	0.007755	5.25	10.10	12.17	101	
2	5.3	34.20	35.12	35.59	36.74	0.066782	11.19	5.20	12.25	240	
3	5.3	33.40	34.09	34.56	36.00	0.094732	11.10	4.77	11.84	281	
4	5.3	32.60	33.16	33.63	35.09	0.12136	11.17	4.74	11.09	301	
5	5.3	31.80	32.28	32.71	34.00	0.10902	11.52	5.04	12.83	296	
6	5.3	31.00	31.43	31.81	32.99	0.12818	11.03	5.28	14.70	295	
7	5.3	30.33	30.91	31.27	32.17	0.076773	5.87	5.87	13.61	242	
8	5.3	29.67	30.41	30.77	31.01	0.051325	6.04	6.04	12.96	227	
9	5.3	29.00	29.13	30.28	31.12	0.064412	6.04	6.04	13.01	227	
10	5.3	27.00	27.41	27.75	28.70	0.049761	5.81	5.81	16.13	268	
11	5.3	25.00	25.95	26.25	26.81	0.046075	6.84	6.84	14.32	196	
12	5.3	23.00	23.78	24.01	24.85	0.067602	6.35	6.35	15.26	235	

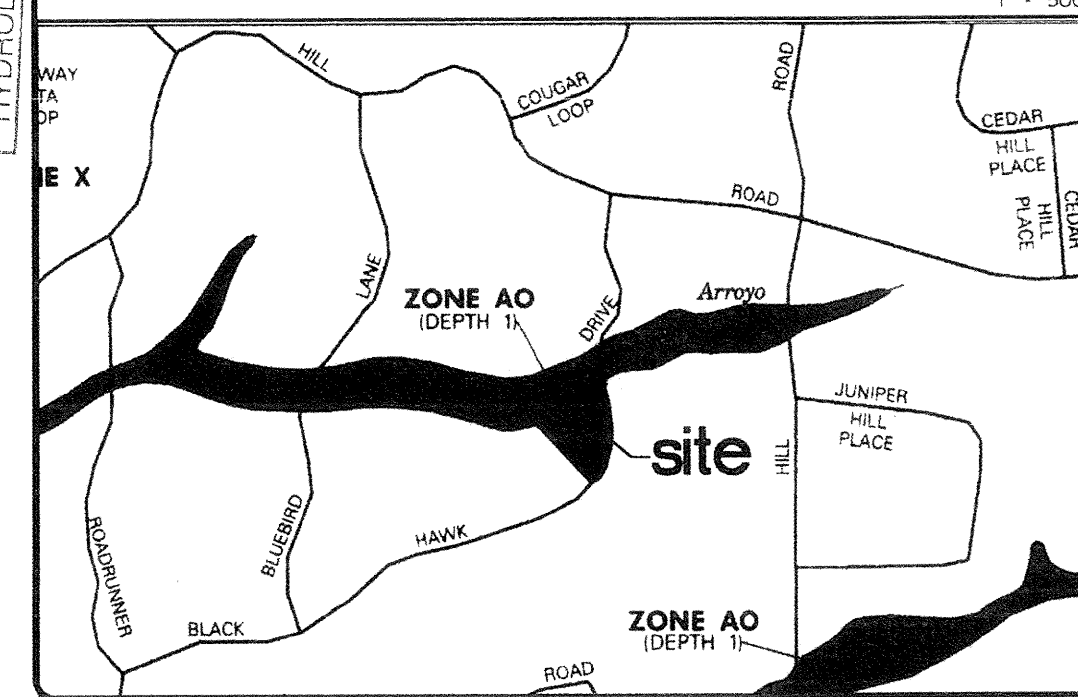
KEYNOTES

- CONSTRUCT DRIVE ENTRANCE WITH 5" WATERLOCK AS SHOWN.
MATCH TOP OF ASPHALT FOR SMOOTH RIDING TRANSITION.
- CONSTRUCT CRUSHER FINE DRIVE AT ELEVATIONS SHOWN.
- DASHED ARROWS REPRESENT ROOF FLOWS. SEE ARCHITECTURAL
FOR AREAS OF CONCENTRATED / UNCONCENTRATED ROOF FLOWS.
CONSTRUCT EROSION PROTECTION PAD (PER DETAIL THIS SHEET)
BELOW CANAL DRAIN LINES WITHIN NATURAL AREAS TO MINIMIZE
EROSION. SEE ARCH. PLANS FOR SPECIFIC CANAL LOCATIONS.
- CONSTRUCT EXTENDED STEMWALLS / RETAINING STEMWALLS AS
REQUIRED TO MAINTAIN FINISH GRADES AS SHOWN.
- CONSTRUCT A GRADED SWALE TO CARRY CONCENTRATED FLOWS
AWAY FROM BUILDING AS SHOWN. IN THE FUTURE, IF EROSION
PROBLEMS OCCUR, OWNER SHALL CONSTRUCT 2' WIDE X 12" DEEP
NATURAL-LOOKING DRY STREAM BED PER DETAIL THIS SHEET. SEE
GENERAL NOTES FOR EROSION PROTECTION NOTES.
- YARD GRADING IS SHOWN FOR CONCEPTUAL DRAINAGE PURPOSES
ONLY TO INDICATE GENERAL DRAINAGE PATH. SEE LANDSCAPE
PLAN FOR DETAILED INFORMATION. PROVIDE EROSION PROTECTION
AS NECESSARY.
- HIGH POINT GRADE
- CONSTRUCT 12" DEEP LANDSCAPED WATER HARVESTING / STILLING
BASIN TO CAPTURE CONCENTRATED FLOWS. UTILIZE FOR
LANDSCAPING AND RELEASE EXCESS AS SHEETFLOW. PROVIDE
EROSION PROTECTION AS NECESSARY. OWNER TO MAINTAIN.
- SEPTIC SYSTEM TO BE PROVIDED BY LOCAL UTILITY COMPANY.
SITE SYSTEM TO BE LOCATED THIS AREA AND SHALL MEET
DESIGNATION REQUIREMENTS PER THE DEPARTMENT OF
ENVIRONMENTAL HEALTH OF THE COUNTY OF BERNALILLO. SEE
ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- OUTDOOR PATIO - SEE ARCHITECTURAL FOR ADDL INFORMATION.
- CONSTRUCT GARAGE DOOR WITH WATERTIGHT SEAL TO MINIMIZE
POTENTIAL FOR STORM WATERS TO ENTER.
- EXISTING FEMA FLOODPLAIN LIMITS. AN EASEMENT IS PROVIDED TO
FEMA FLOODPLAIN LIMIT LINE.

VICINITY MAP #C-23



FIRM MAP #161



C.L. WEISS ENGINEERING, INC.

CHRISTOPHER L. WEISS
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
4.13.00

SANDIA PARK OFFICE
POST OFFICE BOX 97
SANDIA PARK, NM 87047
(505) 261-1800

ALVARADO OFFICE
1100 ALVARADO DR. NE
ALBUQUERQUE, NM 87110
(505) 265-3444

Revisions

THIS DESIGN, CALCULATIONS, AND CONCEPTS ARE OWNED BY AND REMAIN THE PROPERTY OF
C.L. WEISS ENGINEERING, INC. AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON,
FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE WRITTEN PERMISSION
OF CHRISTOPHER L. WEISS, P.E. ©

LOT 686 - SANDIA HEIGHTS SOUTH

H. Barker

Scale: 1" = 20' Drawn By: BJB Checked By: CLW Job Number: APRIL 2000

Drainage and Grading Plan

C-1
SH. 1 OF 1

Survey Notes

- Benchmark: City of Albuquerque 6-C23. An aluminum cap located on Juniper Hill Road NE
south of the northerly portion of Juniper Hill Place NE. Elevation: 6283.51
- Boundary data are based on the plot of SANDIA HEIGHTS SOUTH, UNIT 6, filed 01/03/1973
in Volume D5, Folio 181.
- THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY.
BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.
- Any easements or underground structures affecting this property, including but not limited to
utilities, are not a part of this survey.