

CITY OF ALBUQUERQUE



March 13, 2015

Steve Metro, P.E.
Metro Development Inc.
8860 Desert Finch Ln. NE
Albuquerque, New Mexico 87122

**RE: SAD 228, Lot 41B Block 6
6639 Sujeto Rd NW
Grading and Drainage Plan
Engineers Stamp Date 3/6/15 (D10D00M41B)**

Dear Mr. Metro,

Based upon the information provided in your submittal received 3/6/2015, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets in the permitting process prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

Albuquerque

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

www.cabq.gov

RR/CC
C: File

PLAT OF
LOTS 41A AND 41B, BLOCK 6, UNIT 18
VOLCANO CLIFFS SUBDIVISION

(BEING A REPLAT OF LOT 41)
WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2014

NOTE:

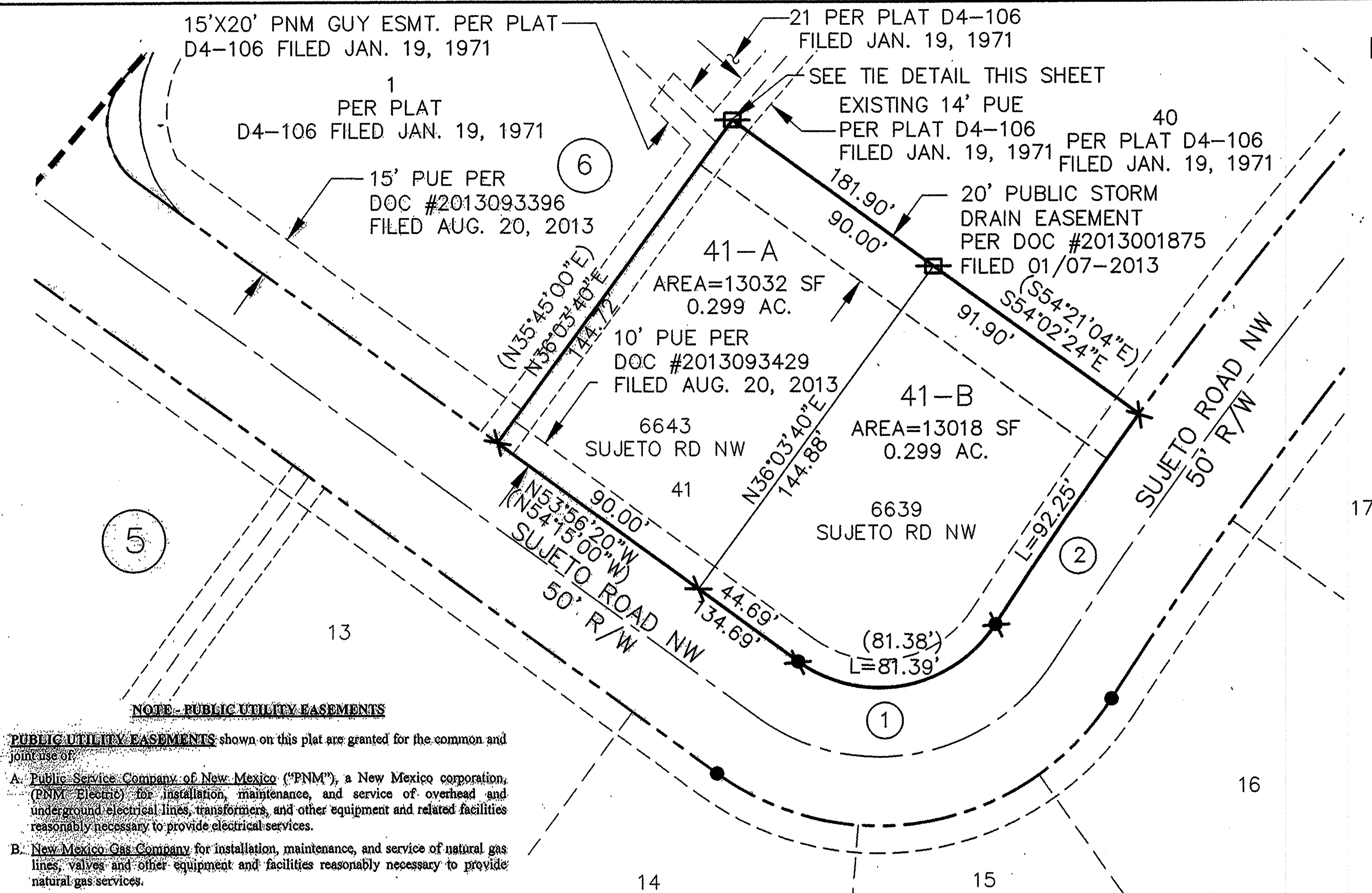
1. BEARINGS ARE NEW MEXICO
STATE PLANE GRID BEARINGS

LEGEND

- FOUND REBAR
- X "X" IN SIDEWALK
- ⊞ SET REBAR WITH 10025 CAP

① $\Delta = 93^{\circ}15'39''$
 $L = 81.39'$
 $R = 50.00'$
 $CH = 72.69'$
 $BRG = S79^{\circ}25'51''W$

② $\Delta = 03^{\circ}09'33''$
 $L = 92.25'$
 $R = 1673.00'$
 $CH = 92.24'$
 $BRG = S34^{\circ}22'47''W$



NOTE - PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM - Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast Digital Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool, decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

DOCM 2014092920

11/21/2014 10:04 AM Page 2 of 2
PLAT R 526.00 S 2014C P. 0191 R. Toulouse Oliveira, Bernalillo Co.
87109

TIE DETAIL

WILSON
& COMPANY

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

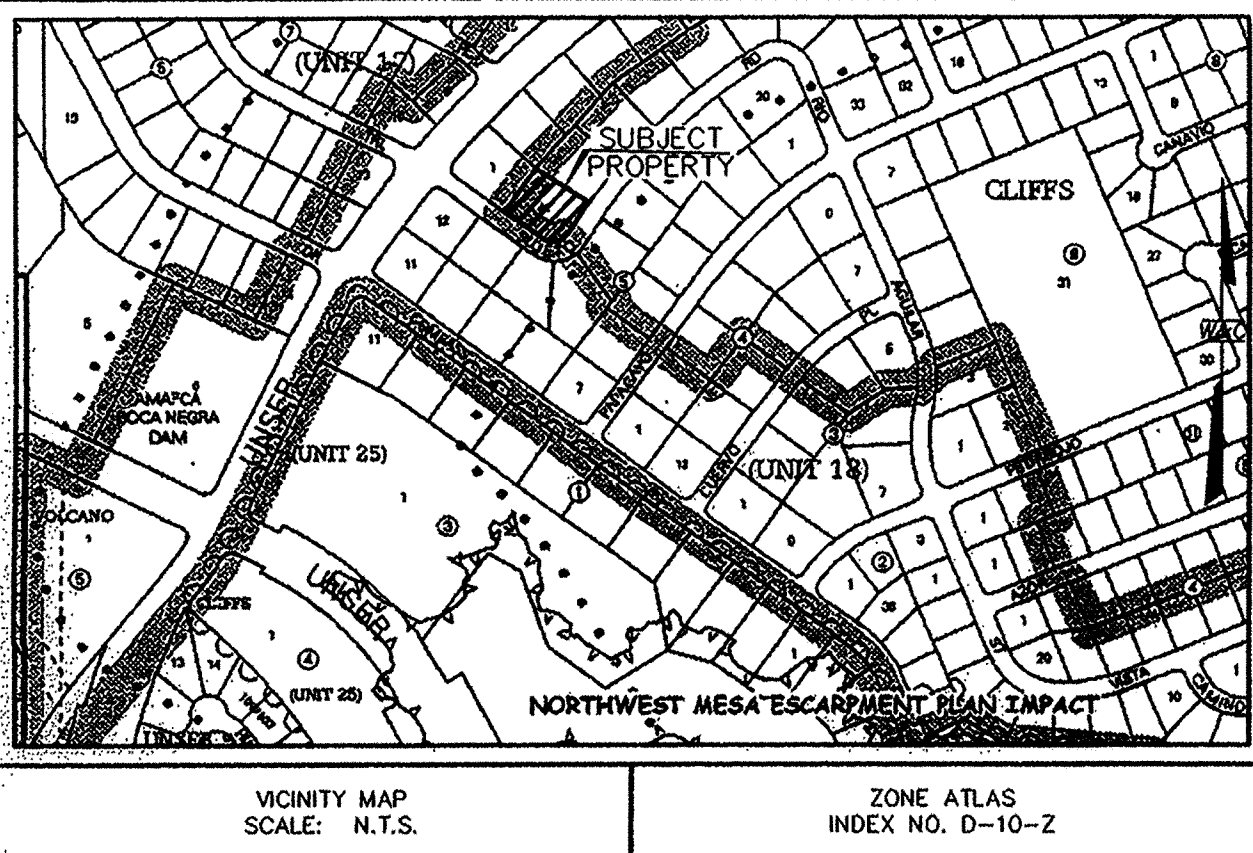
ACS CONTROL STATION "ACS 3-E10" DATA:
3 1/4 BRASS DISC SET IN CONCRETE POST
NEW MEXICO STATE PLANE GRID
COORDINATES (CENTRAL ZONE)
 $X=1,499,059.808$ $Y=1,512,627.946$
 $ELEV=5318.888$ (NAVD 1988)
GROUND TO GRID FACTOR=0.999872416
DELTA ALPHA= $-00^{\circ}16'20.35''$ (NAD 1983)

GRAPHIC SCALE




(IN FEET)
1 inch = 30 ft.

LOT SPLIT
SHEET 2 OF 2



SUBDIVISION DATA:
TOTAL NUMBER OF LOTS EXISTING: 1
TOTAL NUMBER OF LOTS CREATED: 2
GROSS SUBDIVISION ACREAGE: 0.598 ACRES
TOTAL MILES OF STREETS CREATED: 0
ZONE ATLAS INDEX NO.: D-10-Z
DATE OF SURVEY: OCTOBER, 2014
CURRENT ZONING: SU-2 VOLL

- NOTES:**
- SAD NOTE - COUNCIL BILL R-11-306 CREATED SAD 228 THAT PROVIDED THE PUBLIC INFRASTRUCTURE FOR THIS LOT.
 - FIELD SURVEY PERFORMED ON OCTOBER, 2014.
 - BEARINGS ARE NEW MEXICO STATE PLANE GRID BASED ON A LINE FROM ACS 3-E10 TO ACS 13-D10. BEARING = N 54°12'22" E.
 - ALL DISTANCES ARE GROUND DISTANCES.
 - CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 10025", AND SHOWN AS , UNLESS OTHERWISE INDICATED.
 - RECORD PLAT OR DEED BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY FIELD SURVEY, AS SHOWN IN PARENTHESIS ().

STATEMENT OF DECLARATION:
THE PURPOSE OF THIS PLAT IS TO SPLIT LOT 41, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION INTO 2 LOTS.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: STEVEN J. METRO
SECTION 22, T.11N., R.2E., N.M.P.M.
SUBDIVISION: VOLCANO CLIFFS SUBDIVISION

CITY WATER AND SANITARY SEWER SERVICE STATEMENT:
III. "ABQWUA WATER AND SANITARY SEWER SERVICE IS CURRENTLY AVAILABLE TO THESE PROPERTIES."

DOC# 2014092920
11/21/2014 10:04 AM Page 1 of 2
PLAT B-326, 00 N 2014C P. 0121 N Toulous Oliveira, Bernalillo Co. N.M.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 101006314228620401

PROPERTY OWNER OF RECORD: STEVEN J. METRO

BERNALILLO COUNTY TREASURER'S OFFICE: Noted 11-21-14

LEGAL DESCRIPTION

LOT 41, BLOCK 6, UNIT 18 OF THE VOLCANO CLIFFS SUBDIVISION AS FILED WITH THE BERNALILLO COUNTY, NEW MEXICO COUNTY CLERK ON JANUARY 19, 1971 IN BOOK D04, PAGE 106, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 41, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION, SAID CORNER BEING S 0°03'10"W A DISTANCE OF 4,147.88 FEET TO ACS MONUMENT "ACS 3-E10";
THENCE S54°02'24"E A DISTANCE OF 181.90 FEET TO THE NORTHEAST CORNER OF SAID LOT AND THE NORTHWEST RIGHT OF WAY LINE OF SUJETO ROAD NW;
THENCE ALONG THE SUJETO ROAD NW RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,673.00 FEET AN ARC DISTANCE OF 92.25 FEET SAID CURVE HAVING A CHORD BEARING OF S34°22'47"W WITH A CHORD DISTANCE OF 92.24 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE SUJETO ROAD NW RIGHT OF WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AN ARC DISTANCE OF 81.39 FEET SAID CURVE HAVING A CHORD BEARING OF S79°25'51"W WITH A CHORD DISTANCE OF 72.69 FEET TO A POINT OF TANGENCY;
THENCE ALONG THE SUJETO ROAD NW RIGHT OF WAY N53°56'20"W A DISTANCE OF 134.69 FEET TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE N36°03'40"E A DISTANCE OF 144.72 FEET TO THE POINT OF BEGINNING;
SAID LOT CONTAINING 26,050 SQUARE FEET (0.598 ACRES), MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY STEVEN J. METRO N.M.R.P.S. NO. 10025

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. PNM GAS & ELECTRIC SERVICES DISCLAIMER:
IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NM GAS SERVICES DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

Fernando Virgil 11-17-14
PNM ELECTRIC SERVICES
DATE
Jeff 11/17/14
GAS SERVICES
DATE
Jeff 11/17/14
COMCAST DIGITAL CABLE
DATE
Jeff 11/18/14
QWEST COMMUNICATIONS D.B.A. CENTURYLINK QC
DATE

FREE CONSENT:

THE REPLAT AS SHOWN HEREON AND NOW COMPRISING LOTS 41, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IS WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

ACKNOWLEDGEMENT:

OWNER/PROPRIETOR OF LOT 41, BLOCK 6, UNIT 18, VOLCANO CLIFFS SUBDIVISION

BY: St J Metro
STEVEN J. METRO

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 5th DAY OF November 2014, BY: STEVEN J. METRO

NOTARY PUBLIC
Barbara E. Rubio 11-21-14
NOTARY PUBLIC
My Commission Expires: 02-28-2017

**PLAT OF
LOTS 41A AND 41B, BLOCK 6, UNIT 18
VOLCANO CLIFFS SUBDIVISION**

(BEING A REPLAT OF LOT 41)
WITHIN SECTION 22, T.11N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2014

PROJECT NUMBER: 1009593
APPLICATION NUMBER: 13-70446

CITY APPROVALS:

Steven J. Metro 11/5/14
CITY SURVEYOR, ALBUQUERQUE, NM
DATE
N/A 11-21-14
REAL PROPERTY DIVISION
DATE
N/A 11-21-14
ENVIRONMENTAL HEALTH DEPARTMENT
DATE
Ramond M. M. M. M. 11/19/14
TRAFFIC ENGINEERING, ALBUQUERQUE, NM
DATE
Michael P. P. P. 11/19/14
ABQWUA
DATE
Carl S. Dumont 11-19-14
PARKS & RECREATION DEPARTMENT
DATE
Centric Chene 11-19-14
A.M.A.F.C.A.
DATE
Centric Chene 11-19-14
CITY ENGINEER
DATE
Paul C. C. 11-21-14
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE

SOLAR NOTE:

SUBDIVISION ORDINANCE SECTION 14-14-4-7, PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS ON PROPERTY WITHIN THE AREA FOR WHICH DRB APPROVAL IS SOUGHT. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE ARE OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

SURVEYOR'S CERTIFICATION:

I, STEVEN J. METRO, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

**WILSON
& COMPANY**

4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

St J Metro
STEVEN J. METRO N.M.P.L.S. #10025
11-5-14
DATE





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: 6639 SUJETO ROAD NW Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOT 41B, BLOCK 6, UNIT 18 VOLCANO CLIFFS SUBDIVISION

City Address: 6639 SUJETO ROAD NW

Engineering Firm: Metro Development, Inc. Contact: Steve Metro

Address: 8860 Desert Foothill NE

Phone#: 505-280-4553 Fax#: 505-348-4055 E-mail: Steve.Metro@wilson.com

Owner: Steve Metro Contact: Steve Metro

Address: 8860 Desert Foothill NE

Phone#: 280-4553 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: Metro Development, Inc. Contact: Steve Metro

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: Guzman Construction Solutions LLC Contact: Rudy Guzman

Address: 6020 Industry Way ABQ NM

Phone#: 505-452-0663 Fax#: _____ E-mail: rudy@guzmancs.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

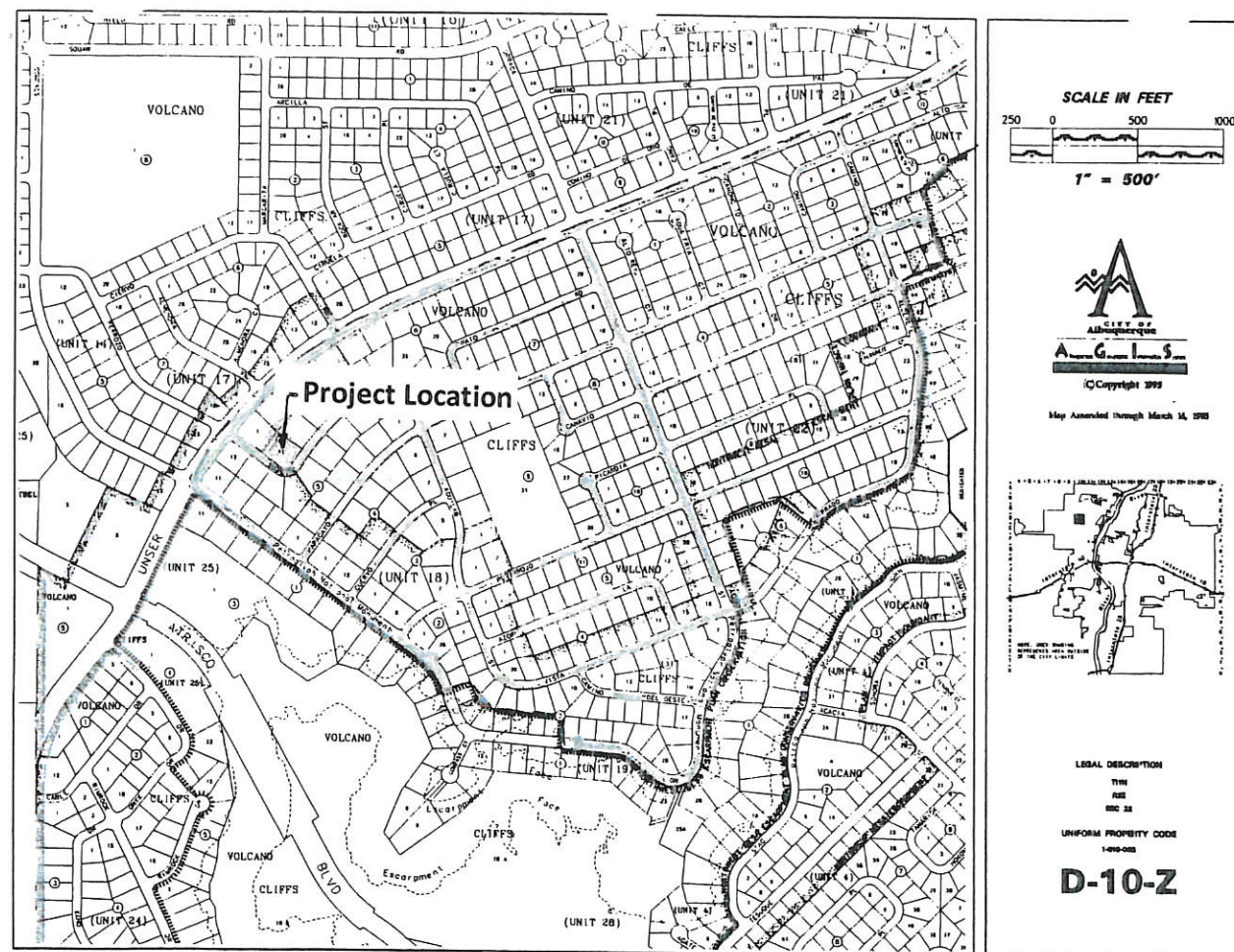
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No ☒ Copy Provided

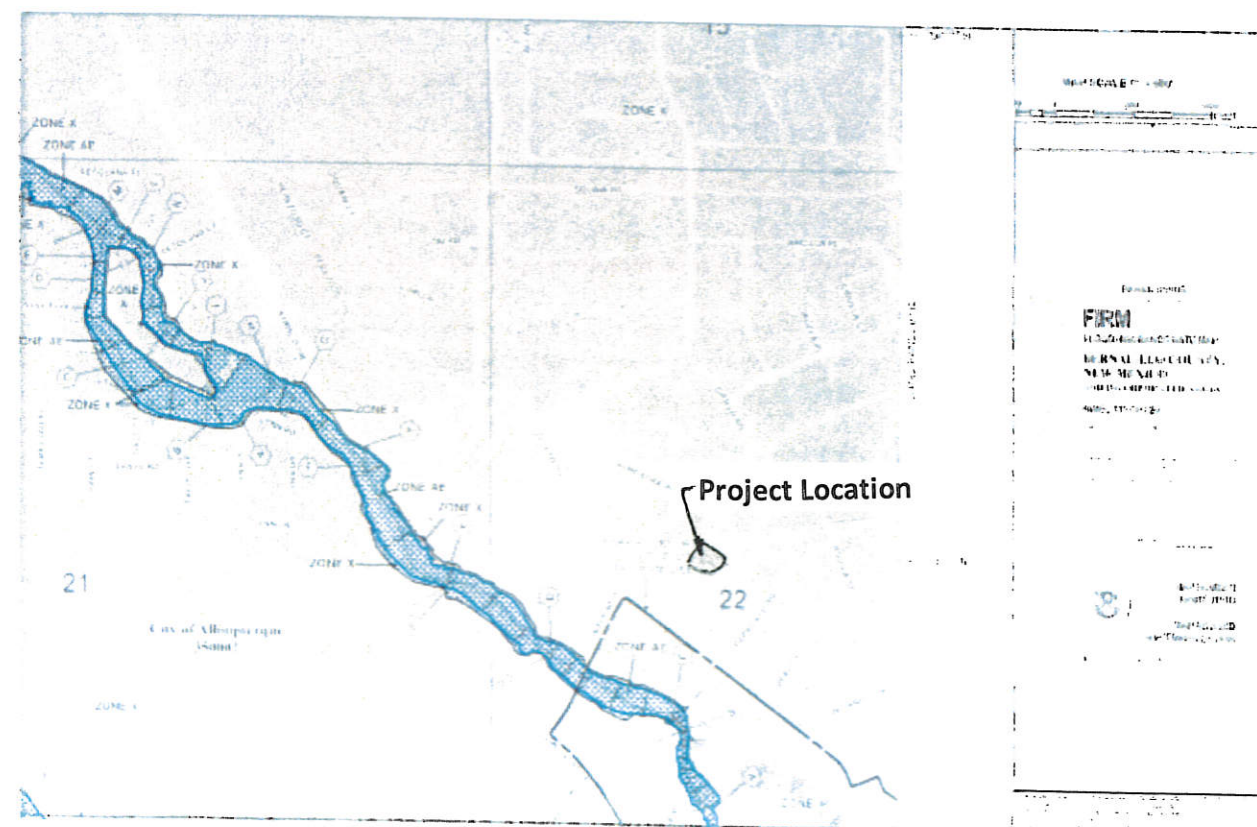
DATE SUBMITTED: 3-6-15 By: Steven J. Metro Lij Ma

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



VICINITY MAP



FEMA MAP

Narrative

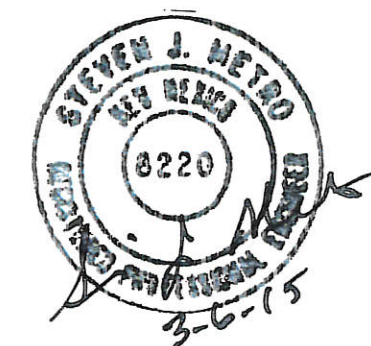
Grading and Drainage Plan for the construction of the building pad for Lot 41B Block 6, Unit 18, Volcano Cliff S Subdivision, being a part of SAD 228.

Address: 6639 Suero Road NW

Purpose of this Plan is to establish the first floor elevation, house layout, lot drainage including offsite flows.

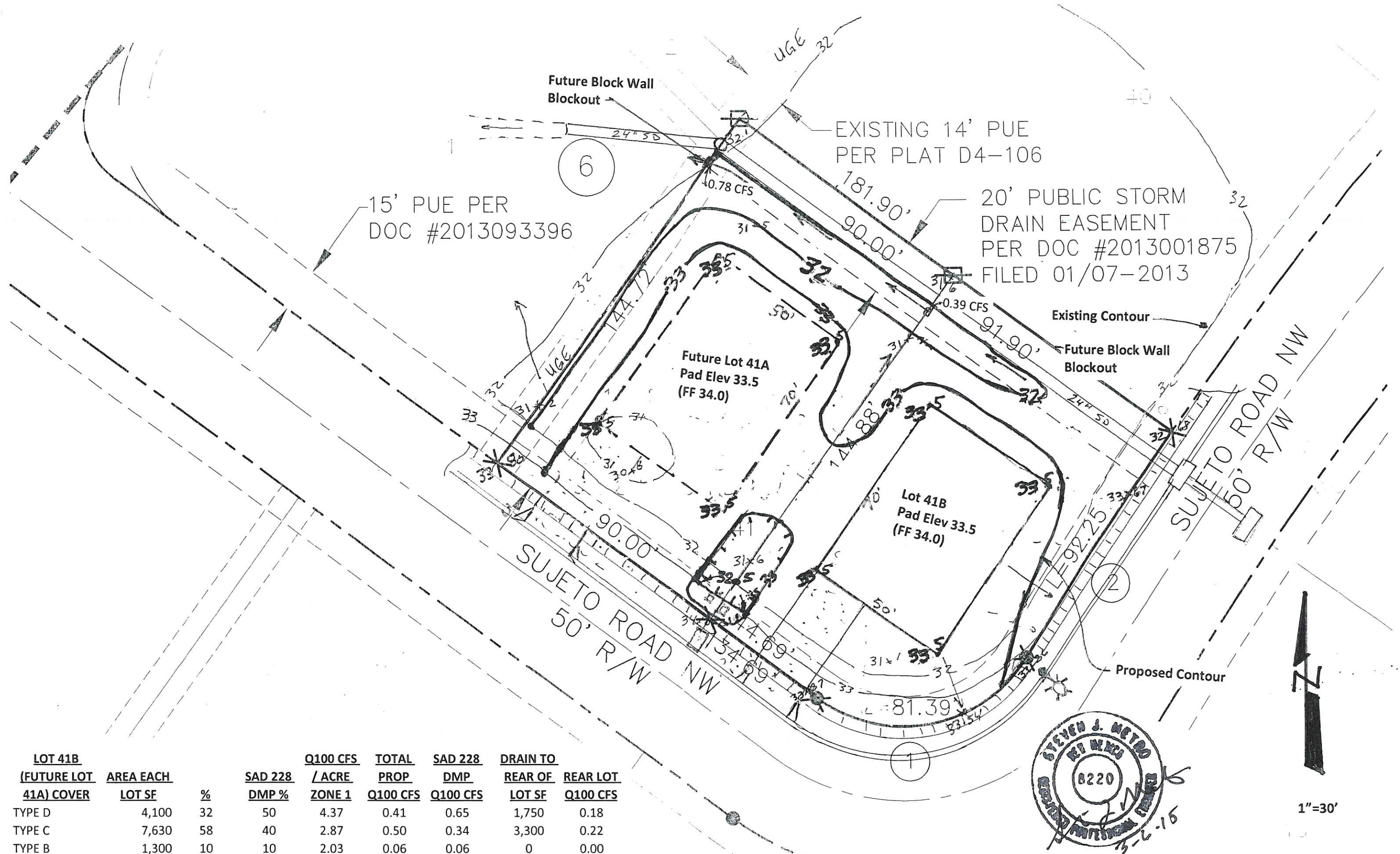
First Flush per EPA Standards

The Initial First Flush to be managed is 0.44" less 0.10" initial impervious abstraction = 0.34" or 3.70 cubic feet. The initial storage on site will be collected and held in the two landscape ponds near the street as shown on the Plan.



Development, Inc.
8860 Desert Finch Ln NE
Albuquerque, NM 87122
(505) 280-4553

GRADING AND DRAINAGE PLAN
LOT 41B, BLOCK 6, UNIT 18, VCS
ADDRESS: 6639 Suero Rd NW



LOT 41B (FUTURE LOT 41A) COVER			SAD 228		Q100 CFS	TOTAL	SAD 228	DRAIN TO	
AREA EACH	LOT SF	%	DMP %	ZONE 1	PROP	Q100 CFS	DMP	REAR OF	REAR LOT
							Q100 CFS	LOT SF	Q100 CFS
TYPE D	4,100	32	50	4.37	0.41	0.65		1,750	0.18
TYPE C	7,630	58	40	2.87	0.50	0.34		3,300	0.22
TYPE B	1,300	10	10	2.03	0.06	0.06		0	0.00
	13030	100	100		0.97	1.06		5,050	0.39

COVER IS LESS IMPERVIOUS THAN THE WILSON ASSUMPTIONS IN THE SAD 228 DRAINAGE REPORT,
NOV 2011

Prepared by Steven J. Metro, PE and PS

LOTS 41A AND 41B, BLOCK 6, UNIT 18 VCS
GRADING & DRAINAGE PLAN