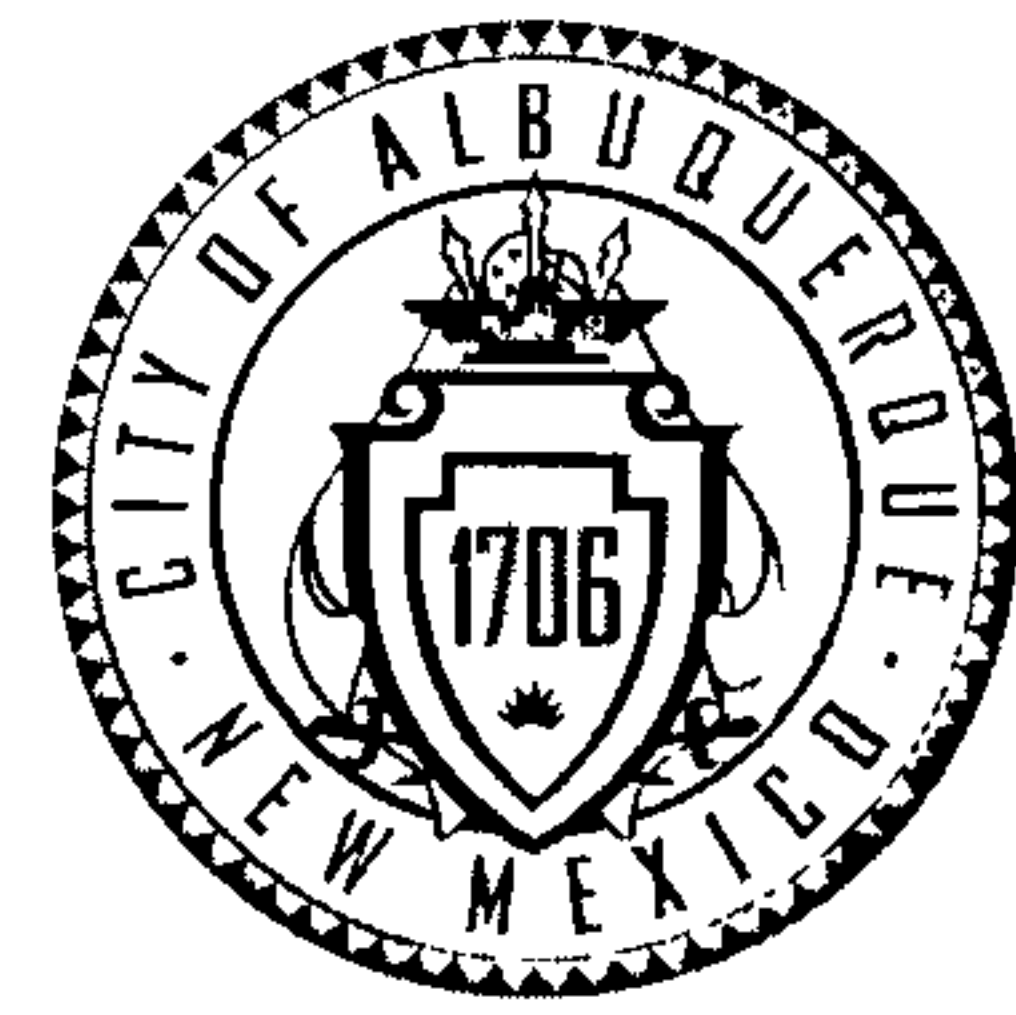


CITY OF ALBUQUERQUE



October 22, 2014

David Soule, P.E.
Rio Grande Engineering
PO Box 93924
Albuquerque, New Mexico 87199

**RE: Sanchez Residence, 8020 Agua Fria Ct NW
Grading and Drainage Plan
Engineers Stamp Date 10/15/14 (D10-D003N19)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 10/16/14, 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

New Mexico 87103

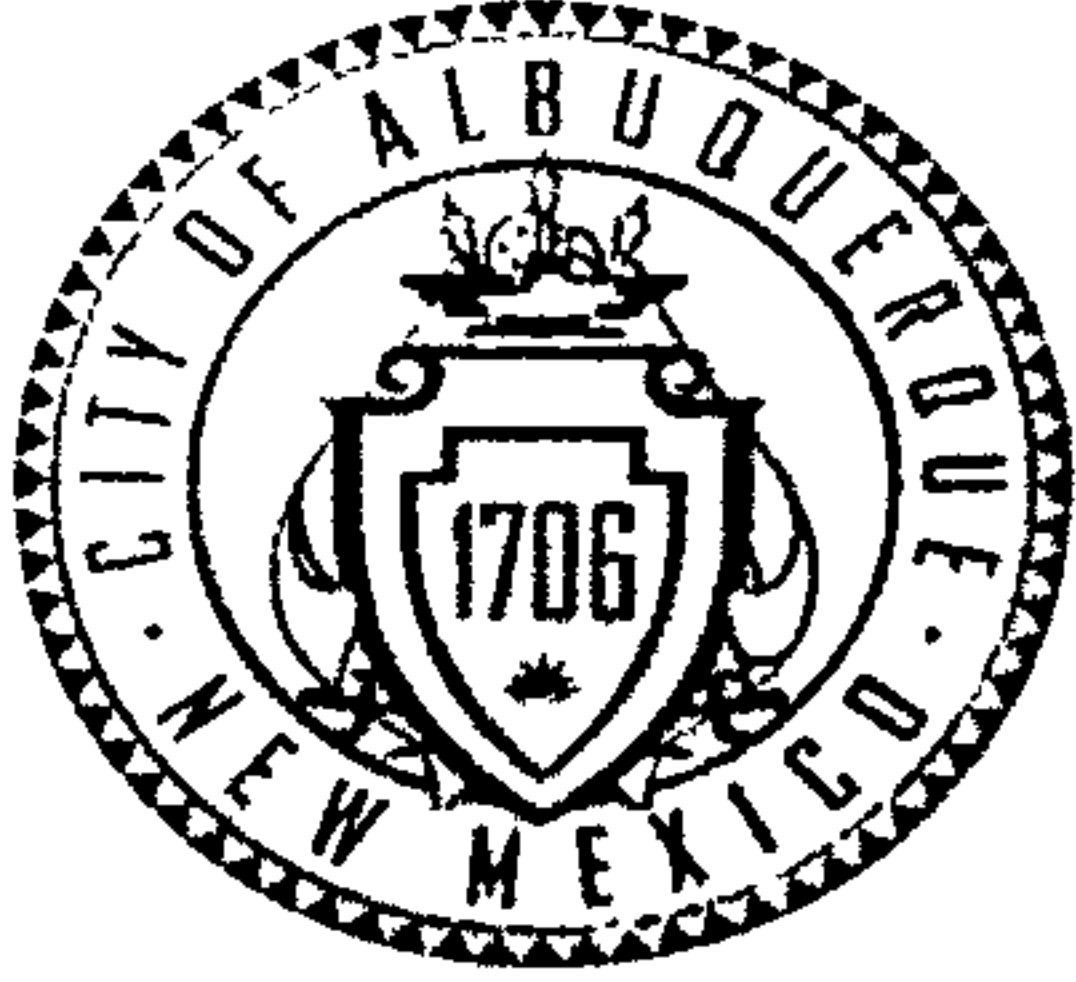
www.cabq.gov

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

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

RR/CC
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

D10D003N19

Project Title: SANCHEZ RESIDENCE Building Permit #: _____ City Drainage #: _____

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

Legal Description: LOT 19, BLOCK1, UNIT 22 VOLCANO CLIFFS

City Address: 8020 AUGA FRIA CT NW

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: SANCHEZ Contact: _____

Address: 8020 AUGA FRIA CT NW

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

Architect: _____ Contact: JOE SIMONS

Address: _____

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

Surveyor: CONSTRUCTION SURVEY TECHNOLOGIES Contact: JOHN GALLEGOS

Address: _____

Phone#: 917.8921 Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

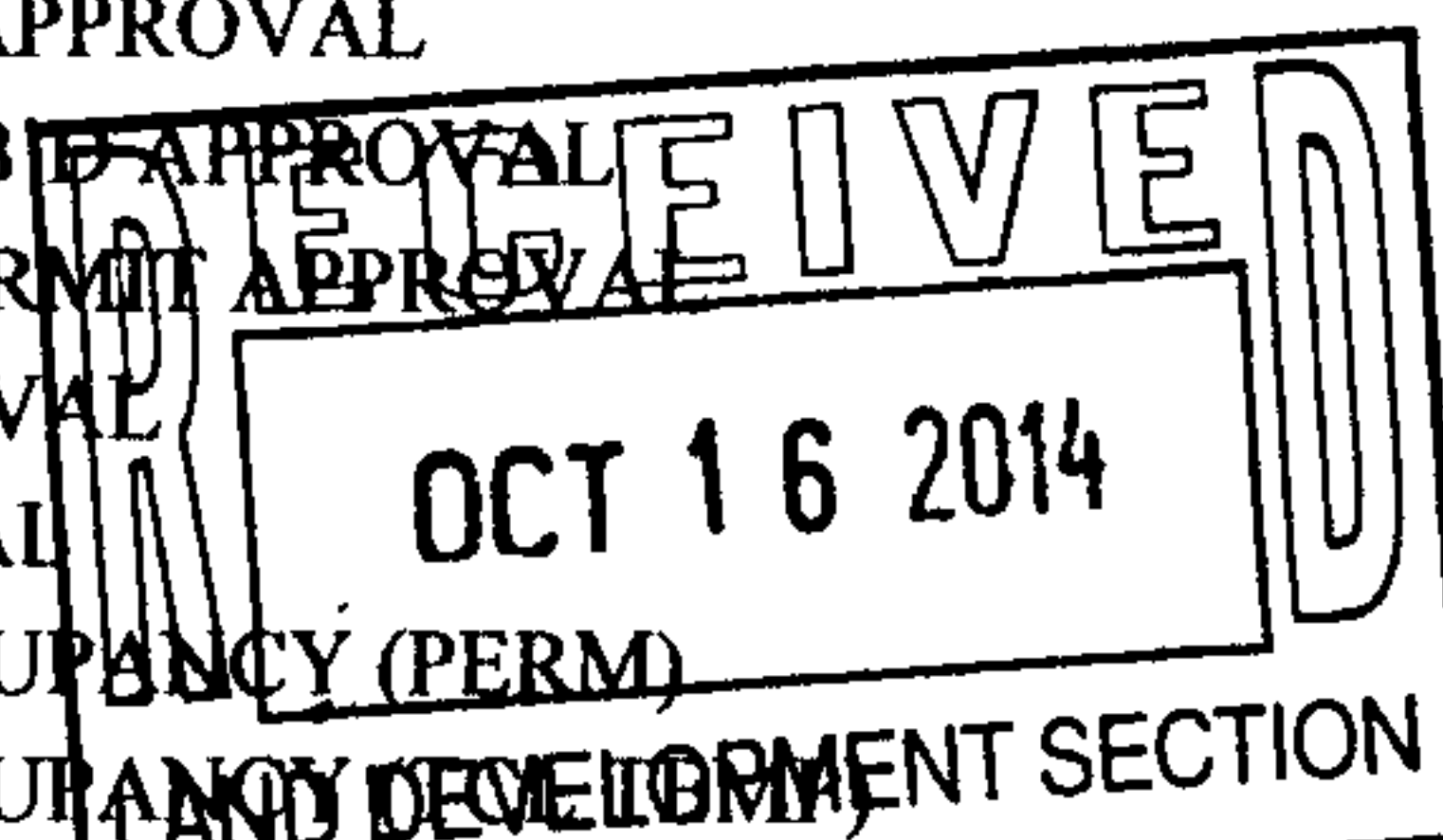
Phone#: _____ Fax#: _____ E-mail: _____

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 SUBDIVISION APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (LAND DEVELOPMENT)
- ☐ 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: 10/15/14 By: _____

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

Rael, Rudy E.

From: David Soule <david@riograndeengineering.com>
Sent: Thursday, July 24, 2014 6:09 PM
To: 'Metro, Steven J.'; Rael, Rudy E.
Cc: Cherne, Curtis; 'Sanchez, Timothy D.'; 'Perea, Christopher A.'
Subject: RE: Lot 19,block 1, unit 22 volcano cliffs

Great, thank you. I think there is still some misunderstanding on how these plans get approved. I had submitted to the city and they are looking for an approval letter from Wilson first. So i am still stuck in the middle. I will need to update the plan with the additional 7.5' I take it i cant run a wall on the property line?

From: Metro, Steven J. [<mailto:Steve.Metro@wilsonco.com>]
Sent: Thursday, July 24, 2014 5:45 PM
To: David Soule; rrael@cabq.gov
Cc: Cherne, Curtis; Sanchez, Timothy D.; Perea, Christopher A.
Subject: RE: Lot 19,block 1, unit 22 volcano cliffs

David – attached is the easement we need to acquire from Chris. I talked to him on the phone yesterday and thought he would come in today but he did not make it. I discussed with Curtis Cherne and he was ok with the 30’ wide sanitary sewer and storm drain easement.

The City will do the drainage reviews themselves and Wilson will only review unusual items or questions. This area drains to the La Cuentista pond and the storm drain in Kimmick and the La Cuentista pond have been certified. I will meet with Chris Sanchez tomorrow at 9am to settle the easement. I am working with Jason File on the others. The original thought was to replat this area and dedicate the easements but that did not happen so we are picking up now. Steve Metro

From: David Soule [<mailto:david@riograndeengineering.com>]
Sent: Thursday, July 24, 2014 5:20 PM
To: Metro, Steven J.; rrael@cabq.gov
Subject: Lot 19,block 1, unit 22 volcano cliffs

Steven, please find the attached grading plan. We followed the last email and submitted to the city. The city is requiring Wilson and Co's approval on the plan, as well as certification of the pond that this lot drains too. Please let me know if you have developed a fee for this review and if you need anything from me. This lot looks unusual, there is a storm drain running in the yard and all I show is a PUE, so we will need to work to get this resolved. Thanks in advance for your assistance <<...>> <<...>>

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Rael, Rudy E.

From: Metro, Steven J. <Steve.Metro@wilsonco.com>
Sent: Thursday, July 24, 2014 5:48 PM
To: Rael, Rudy E.
Cc: Sanchez, Timothy D.; Perea, Christopher A.
Subject: RE: SAD 228

Rudy – I agree the approvals can be done by the City. If you have any questions or need additional information, please don't hesitate to call us. I think the submittal by David goes to Kimmick and the La Cuentista pond that are certified.

Tim / Chris – where are we at with the cerifications?

Steve Metro

From: Rael, Rudy E. [<mailto:RRael@cabq.gov>]
Sent: Thursday, July 24, 2014 3:36 PM
To: Metro, Steven J.
Subject: SAD 228

Hello Steve, I spoke with Curtis about the approval process and he stated that it was ok with him if all submittals came to us without having Wilson & Co look at the plans. Is this fine with you? Also, we need a certification for pond number 8. David Soule is wanting to submit another G&D for this area. Thanks for your reply, respectfully,

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Review Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

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EXHIBIT "A"

LEGAL DESCRIPTION
PUBLIC DRAINAGE AND UTILITY EASEMENT

A tract of land being designated as a "Public Drainage and Utility Easement" and being part of **LOT 19, BLOCK 1, UNIT 22 VOLCANO CLIFFS SUBDIVISION**, a plat of the same filed in the Office of the Bernalillo County Clerk on **JULY 9, 1975 at Book D06, Page 162**, being more particularly described as follows:

BEGINNING at the Northwesterly corner of the easement herein described, whence the Northwesterly corner of said Lot 19 bears S67°13'01"W, a distance of 7.50 feet; thence

N67°13'01"E, a distance of 7.50 feet; thence

S22°46'59"E, a distance of 92.41 feet; thence

7.71 feet along the arc of a non-tangent curve to the left, said curve having a Radius of 50.00 feet, a chord distance of 7.70 feet and a Chord bearing of S80°14'54"W; thence

N22°46'59"W, a distance of 90.67 feet to the Point or Place of Beginning;

Said tract contains 685.79 Square Feet or 0.0157 Acres, more or less.

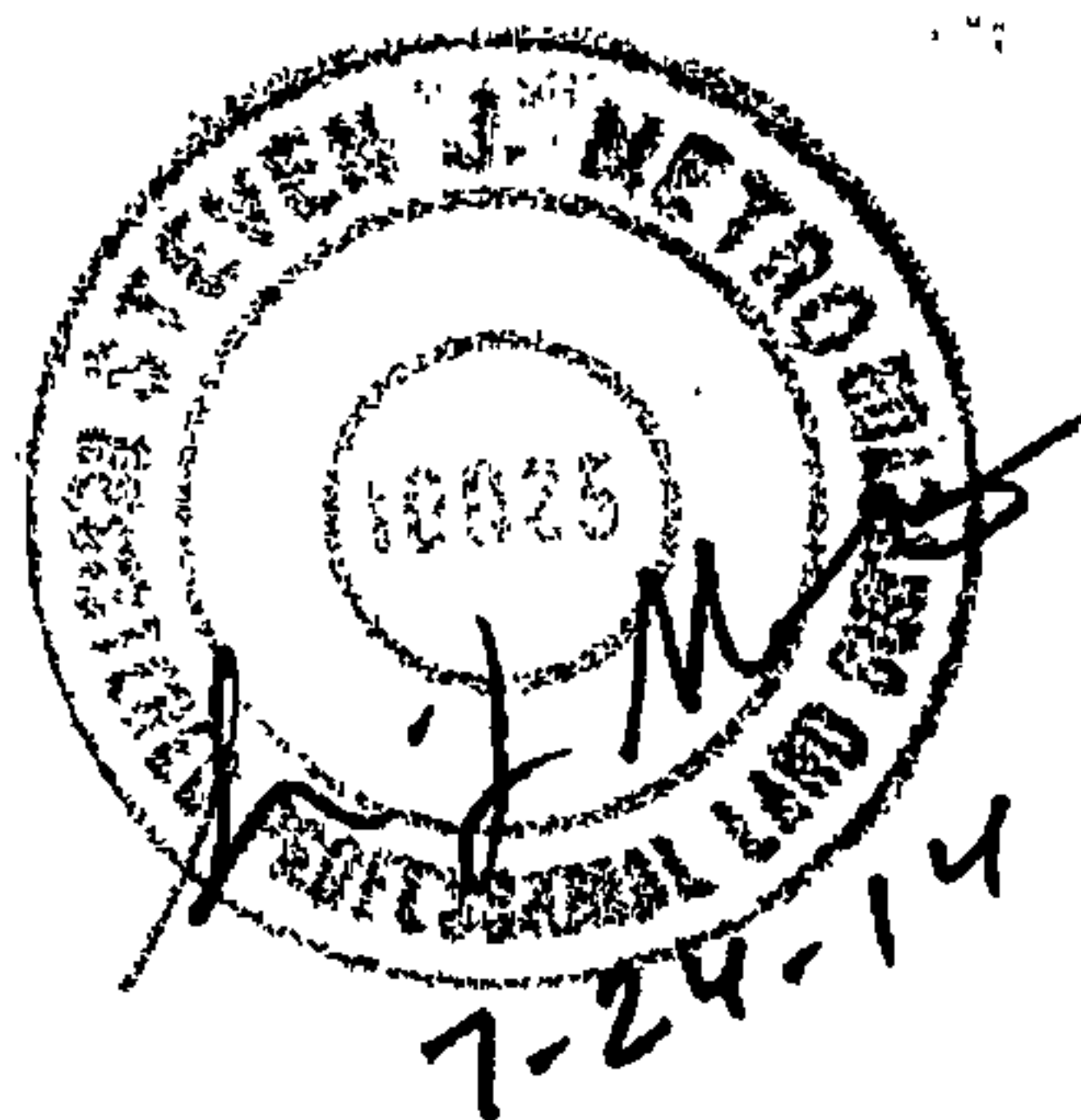
SEE ATTACHED SKETCH

Surveyor's Certification

I, Steven J. Metro, New Mexico Professional Surveyor No. 10025, do hereby certify that this Legal Description and Exhibit were prepared by me or under my supervision, meets the minimum requirements for surveys in New Mexico, and is true and accurate to the best of my knowledge and belief.


Steven J. Metro, N.M.P.S. No. 10025

7-24-14
Date



PERMANENT EASEMENT

Grant of Permanent Easement, between Christopher M. & Monica L. Sanchez, a married couple, ('Grantor'), whose address is 8316 Sleeping Bear Dr NW, Albuquerque, NM 87120, and the City of Albuquerque, a New Mexico municipal corporation ('City'), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Subject to existing rights of record, 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 **Public Drainage and Utility**, 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 ('Improvements') within the Easement, the City has the right to enter upon Grantors 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 the 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 simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this _____ day of _____, 20____.

APPROVED:

GRANTOR:

Shahab Biazar, Acting City Engineer

Christopher M. Sanchez, Owner

Dated

Monica L. Sanchez, Owner

STATE OF _____)
COUNTY OF _____)ss

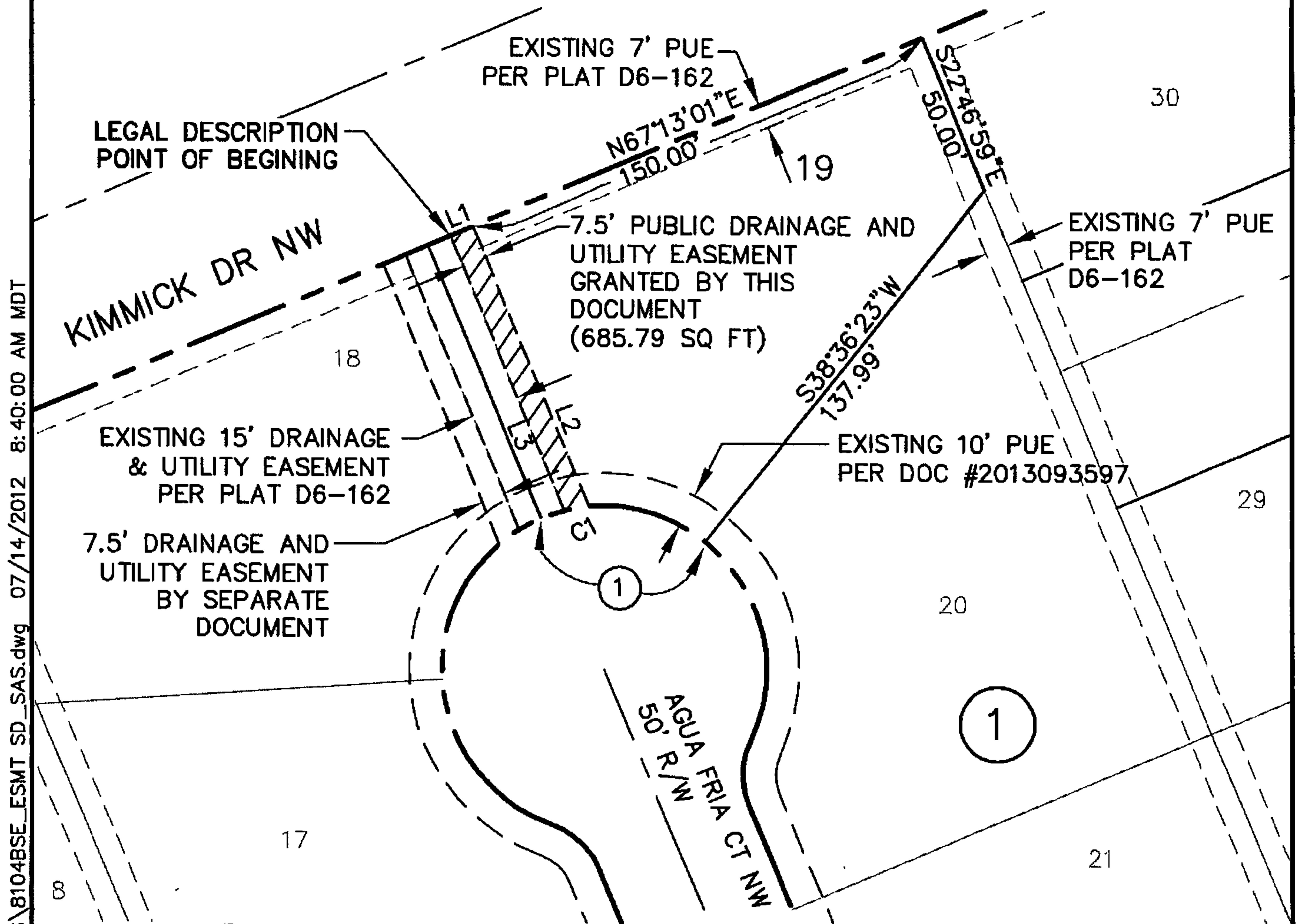
This instrument was acknowledged before me on _____ day of _____, 20____, by

Notary Public

My Commission Expires:

**PUBLIC DRAINAGE AND UTILITY EASEMENT
(EXHIBIT 'A' ATTACHED)**

PUBLIC DRAINAGE AND UTILITY EASEMENT SITUATE WITHIN LOT 19, BLOCK 1 VOLCANO CLIFFS SUBDIVISION UNIT 22



① $\Delta = 61^{\circ}17'11''$
 $L = 53.48'$
 $R = 50.00'$
 $CH = 50.66'$
 $BRG = S82^{\circ}09'02''W$

NOTE:

1. BEARINGS ARE NEW MEXICO
STATE PLANE GRID BEARINGS
2. ALL DISTANCES ARE GROUND
DISTANCES

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	7.71	50.00	S80°14'54"W	7.70

LINE TABLE

LINE	LENGTH	BEARING
L1	7.50	N67°13'01"E
L2	92.40	S22°46'59"E
L3	90.67	N22°46'59"W

LEGEND

- FOUND REBAR

SCALE:

1 inch = 50 ft.

EXHIBIT "A"

SHEET 2 OF 2

WILSON
& COMPANY

ITEM #280

M:\RR\08-400-104-00\DOCS\EASEMENTS\SD_SAS\8104BSE_ESMT SD_SAS.dwg 07/14/2012 8:40:00 AM MDT

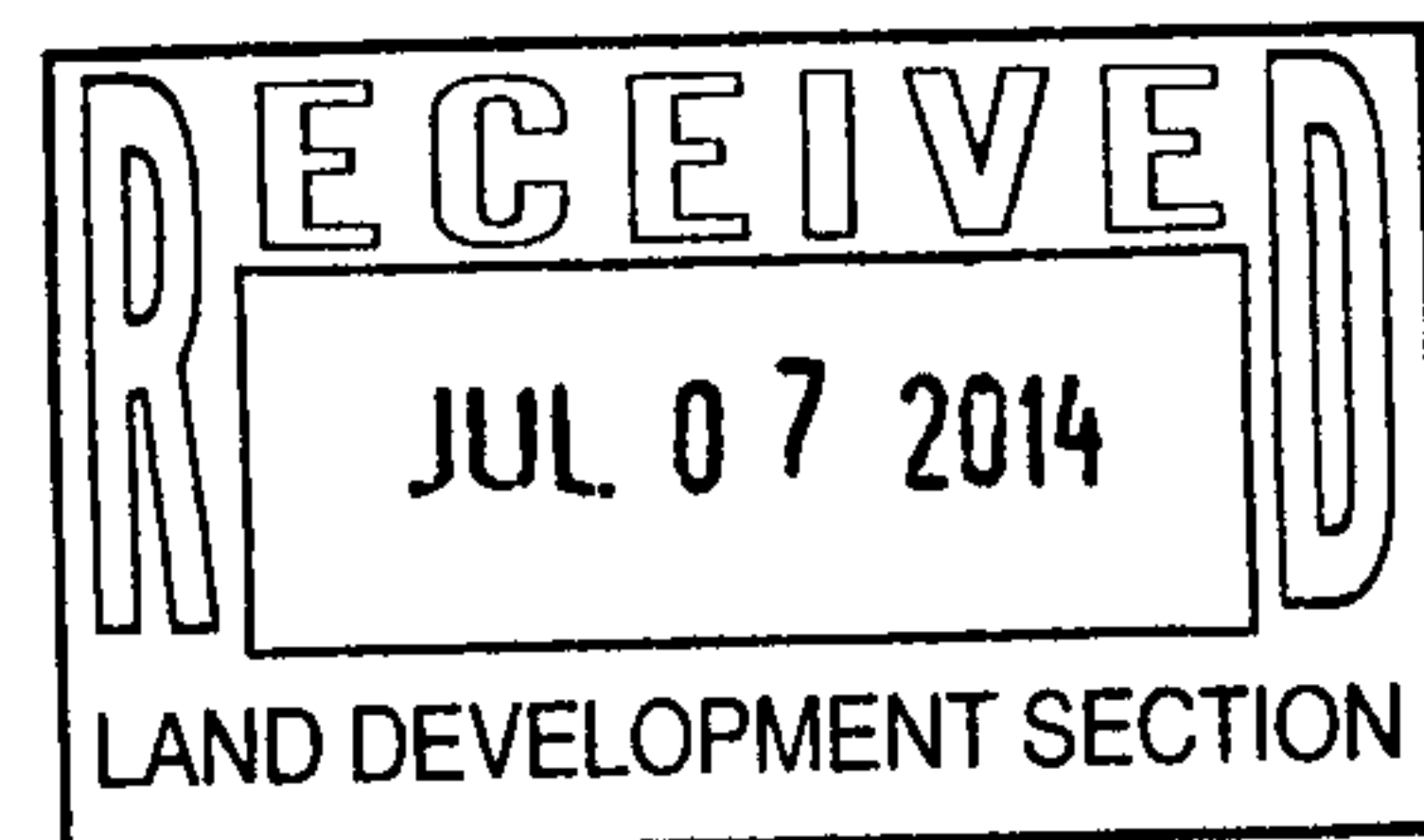
David Soule

From: Sims, Timothy E. [tsims@cabq.gov]
To: David Soule
Sent: Monday, July 07, 2014 7:33 AM
Subject: Read: NEW GRADING PLAN SUBMITTAL- LOT 19, BLOCK 1 UNIT 22 VOLCANO CLIFFS

Your message

To: 'David Soule'; Ortiz, Monica; Sims, Timothy E.; Michel, Racquel M.; Harmon Rita T.; Rael, Rudy E.
Subject: NEW GRADING PLAN SUBMITTAL- LOT 19, BLOCK 1 UNIT 22 VOLCANO CLIFFS
Sent: Mon, 7 Jul 2014 07:02:11 -0600

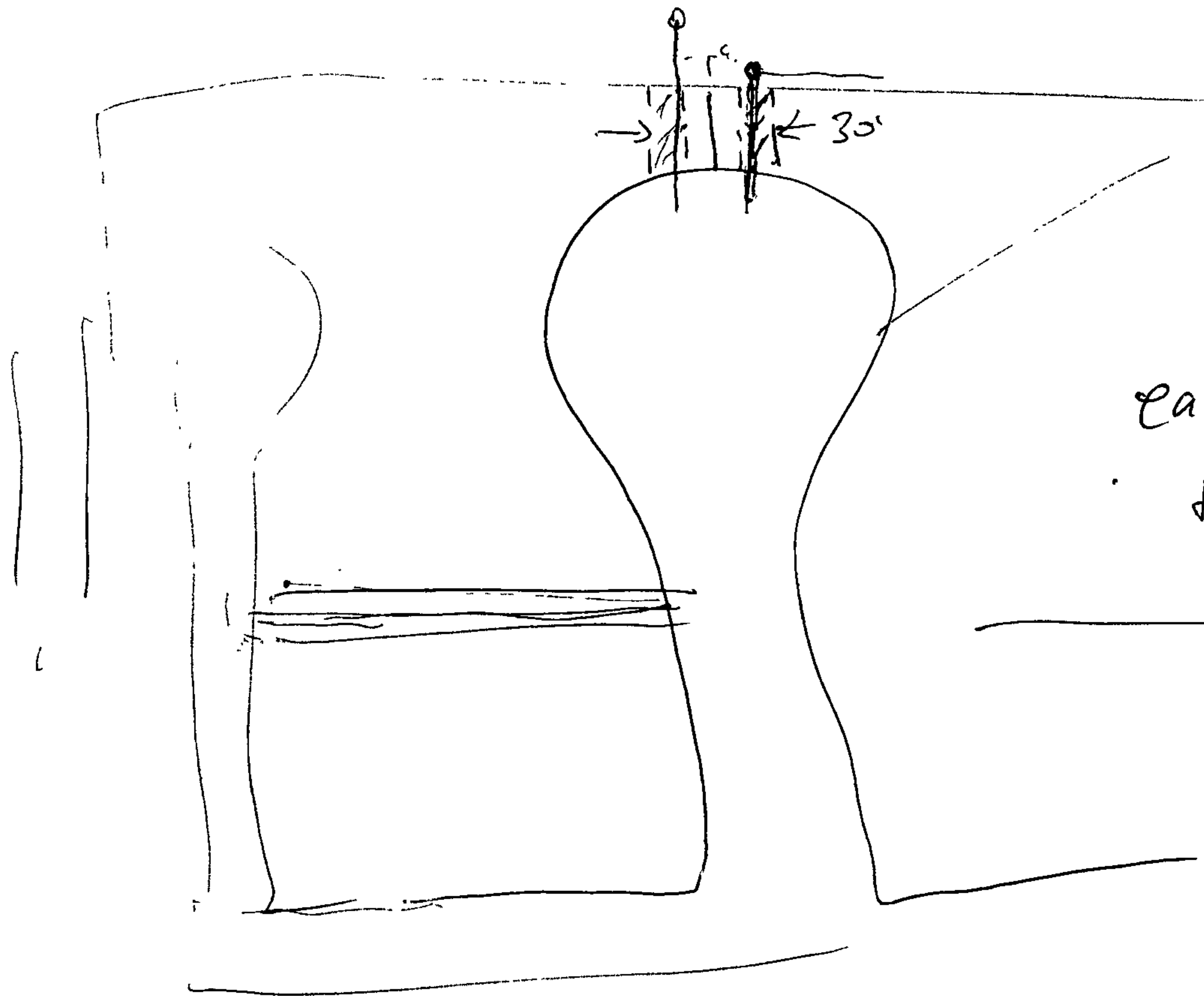
was read on Mon, 7 Jul 2014 07:32:39 -0600



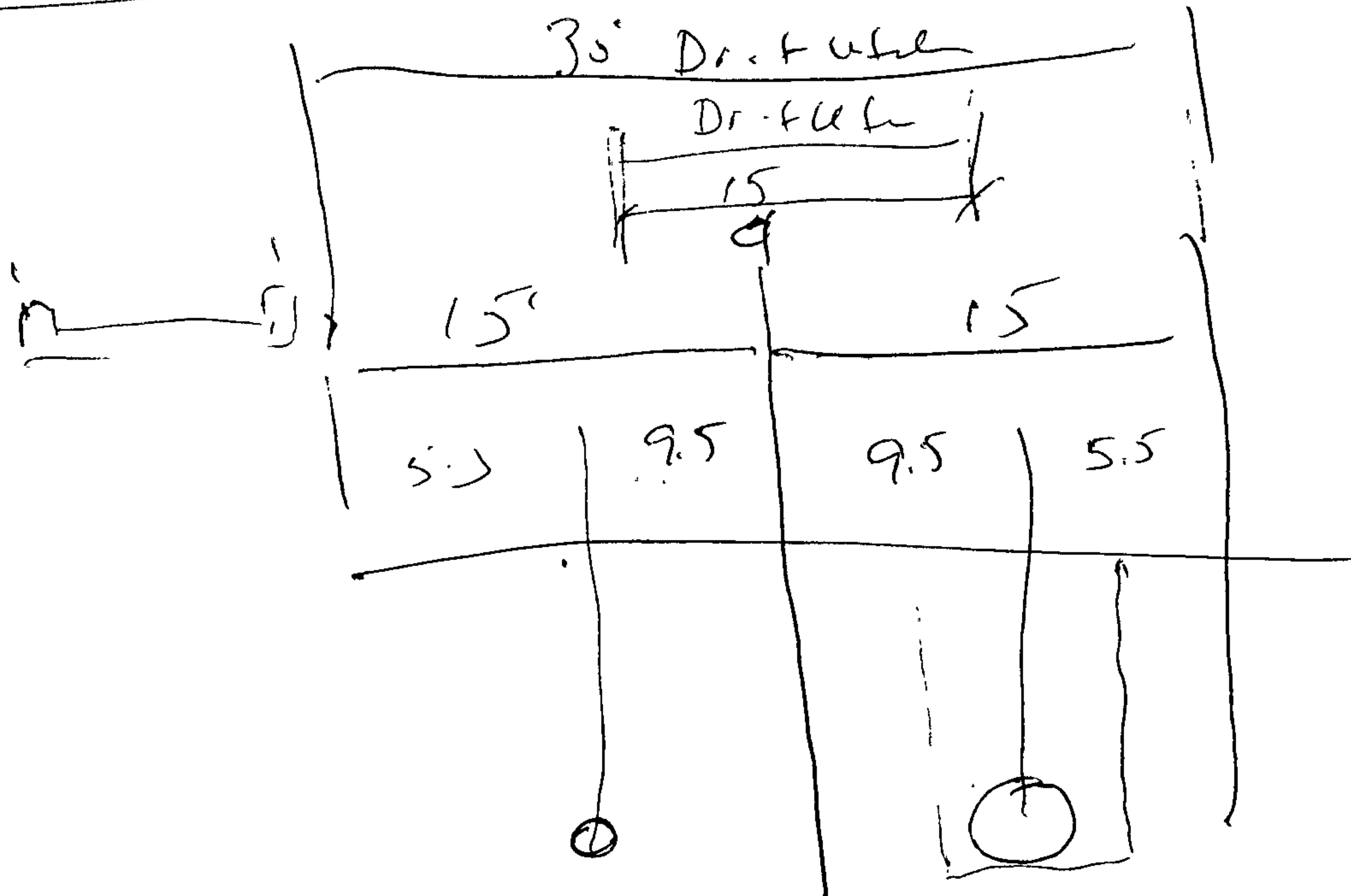
La Cu

7-15-14

OK
u



Patent Company
to measure for
15' to 30'





**DEVELOPMENT SERVICES
ONE STOP SHOP**

SIGN-IN SHEET

DATE _____

				STAFF		
				Helped By	Time Helped	Initial
	Time In	Your Name / Firm	Reason for Visit			
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