

CITY OF ALBUQUERQUE

Planning Department
David S. Campbell, Director



Timothy M. Keller, Mayor

January 15, 2019

David Soule, PE
Rio Grande Engineering
1606 Central SE Suite 201
Albuquerque, NM 87106

**Re: 10411 Santa Monica Ave NE
Cruz Easement Release (D21D030)**

Dear Mr. Soule,

Based upon the information provided in the submittal received on 1/10/2019 I cannot support a release of the existing easement until a replacement easement has been recorded using the standard easement language accompanied by a meets and bounds description and exhibit stamped by a registered professional surveyor. Only the north end of the easement can be removed. The replacement easement should be the same width as the existing easement to a point 40' north of the chain link fence. Written concordance from David Harrison the Director of City Maintenance is required.

If you have any questions, you can contact me at 924-3986 or e-mail Jhughes@cabq.gov.

Sincerely,

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: CRUZ EASEMENT **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: LOT 18, BLOCK 17, TRACT 3, UNIT 2 NORTH ALB ACRES

City Address: 10411 SANTA MONICA NE ALB NM 87122

Applicant: CRUZ **Contact:** _____

Address: _____

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

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: _____ PLAT ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY

☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL

☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☒ OTHER (SPECIFY) RELEASE OF EASEMENT

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

January 9, 2019

Mr. James Hughes, PE
Principal Engineer-Hydrology
Planning department
City of Albuquerque
600 2nd street NW
Albuquerque, NM 87102

**RE: Request for release of easement and
Granting of new easement
Lots 18 Block 17 Tract 3, Unit 2 North Albuquerque Acres
Bernalillo County, New Mexico**

Dear Mr Hughes:

Rio Grande Engineering hereby submits the enclosed grading plans for the subject property as well as upstream topographic survey and upstream grading plan on lot 20. The upstream improvements eliminate the opportunity for the inlet structure to be bypassed by the flow. We request concurrence from City Hydrology on the release of this easement contingent on the granting of a new configuration of a reduced easement that will encompass the structure and allow access for maintenance. The enclosed exhibit shows the proposed reconfigured easement as well as the predicted maximum water surface based upon the flow rates provided for within the North Albuquerque Acres Master Drainage plan. It is the intent of this submittal to provide the justification for the reduction of the referenced easement.

Sincerely,

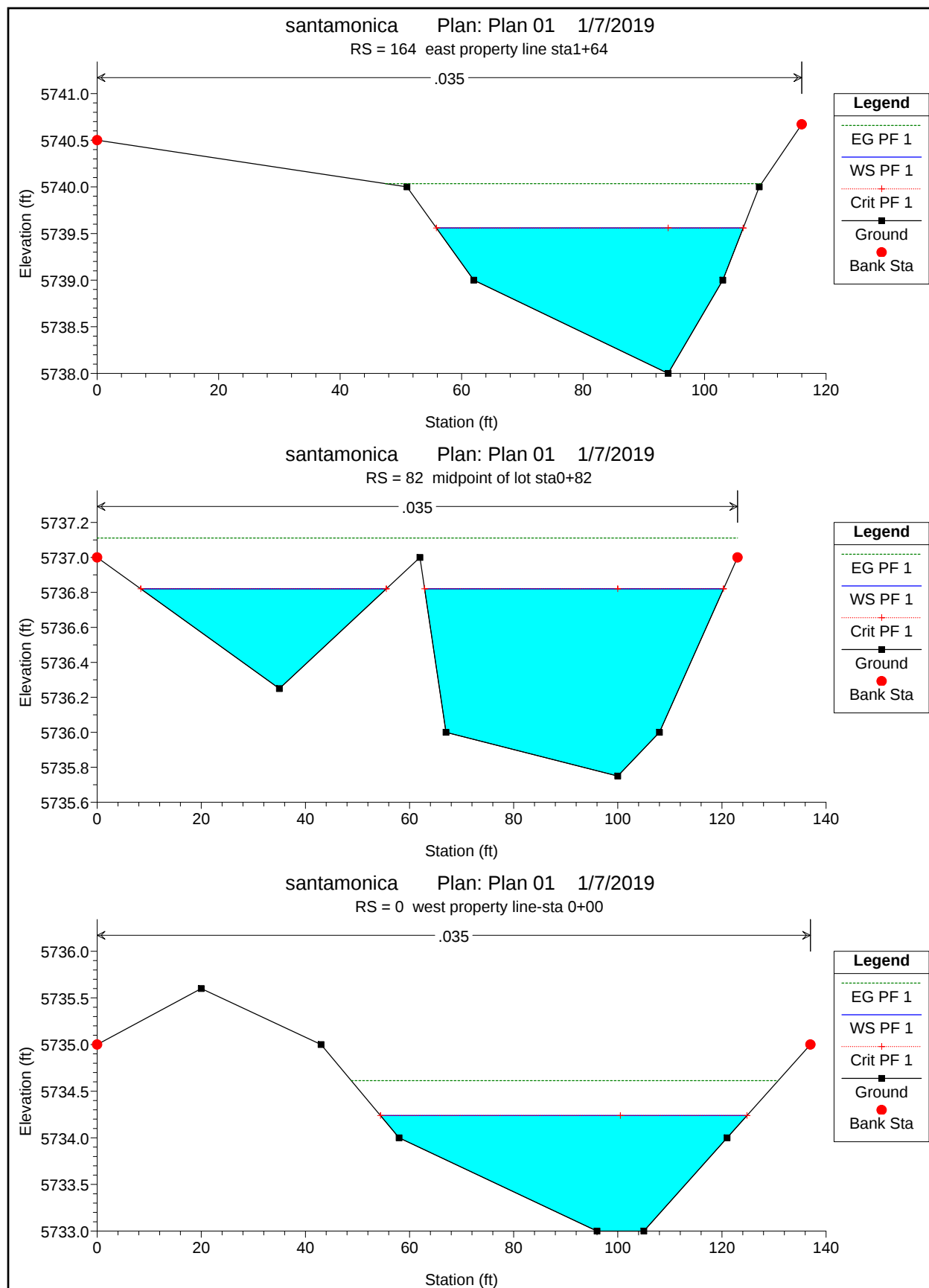


David Soule, PE
RIO GRANDE ENGINEERING
PO Box 93924
ALBUQUERQUE, NM 87199
321-9099

Enclosures

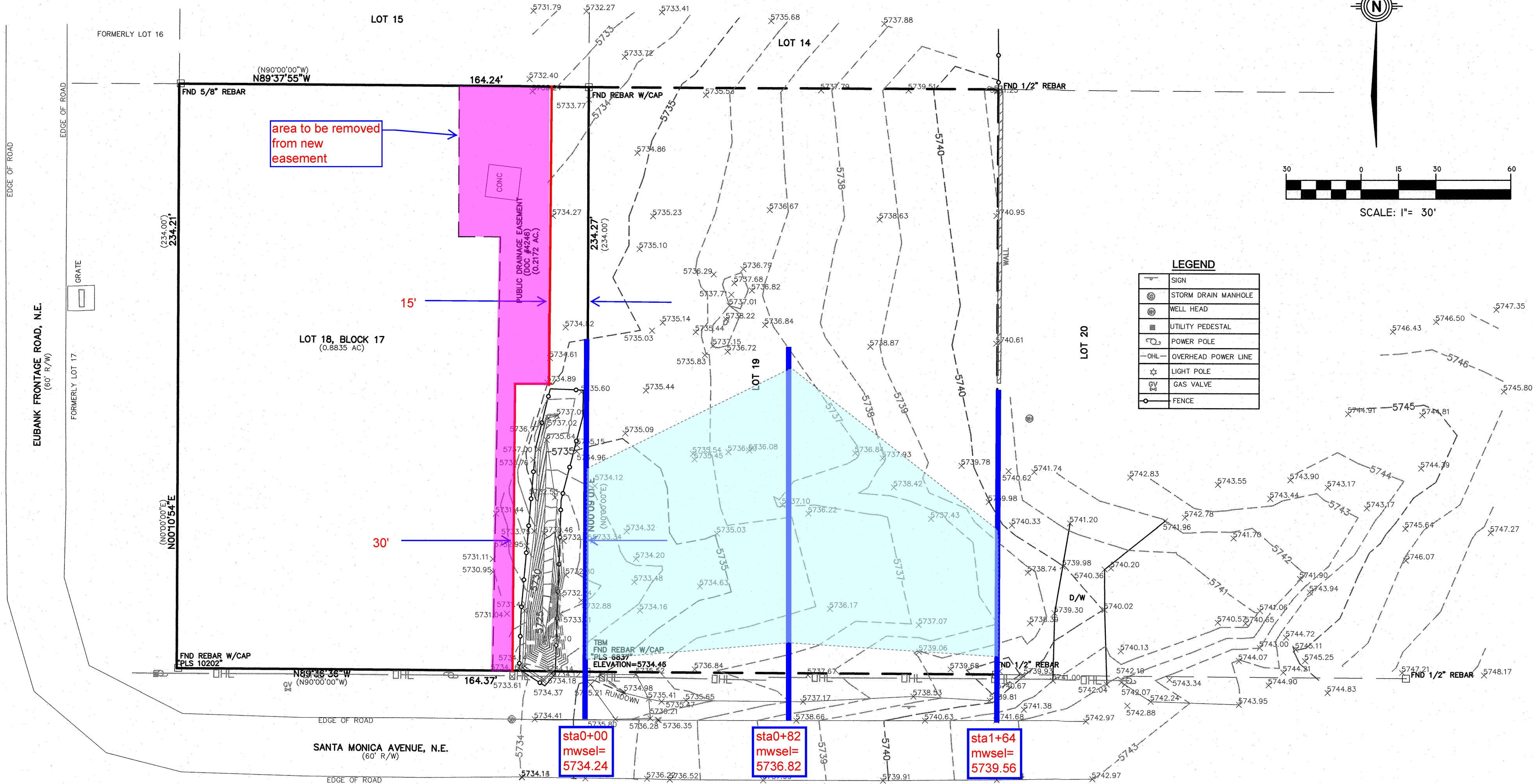
HEC-RAS Plan:

Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
santamonica	164	PF 1	255.00	5738.00	5739.56	5739.56	5740.04	0.019273	5.53	46.08	50.50	1.02
santamonica	82	PF 1	255.00	5735.75	5736.82	5736.82	5737.11	0.022298	4.32	58.98	104.60	1.01
santamonica	0	PF 1	255.00	5733.00	5734.24	5734.24	5734.61	0.020101	4.91	51.93	70.40	1.01



THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

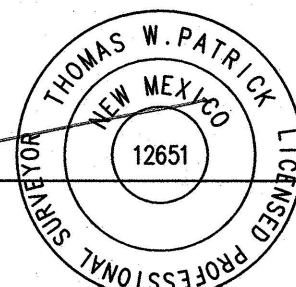
TOPOGRAPHIC SURVEY
LOT 18, BLOCK 17
NORTH ALBUQUERQUE ACRES,
TRACT 3, UNIT 2
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2018



SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY, MEETS THE MINIMUM STANDARDS FOR A TOPOGRAPHICAL SURVEY IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS IS NOT A BOUNDARY SURVEY NOR A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

THOMAS W. PATRICK
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

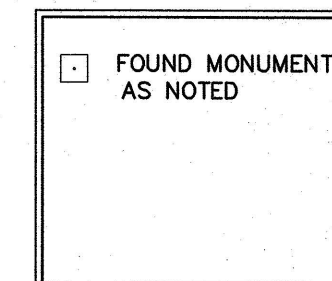


12-14-2018
DATE

NOTES:

1. PLAT REFERENCE: NORTH ALBUQUERQUE ACRES TRACT 3, UNIT 2, FILED JUNE 8, 1931, BOOK D, FOLIO 133.
2. BEARINGS BASED ON "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.

MONUMENT LEGEND



PAGE 1 OF 1

TOPOGRAPHIC SURVEY
LOT 18, BLOCK 17
NORTH ALBUQUERQUE ACRES,
TRACT 3, UNIT 2



Community
Sciences
Corporation

LAND SURVEYING & LAND PLANNING
P.O. Box 1328, Corrales N.M., 87048 (505) 897-0000



DWG PATH: F:\CERTS\SUBD\NORTH-NORTH-ALB-ACRES\TRACT 3, UNIT 2\LOT 17, BLOCK 17 (TOPO UPDATE)
GPS JR/VIEJO
DATE: 12/13/18, UPDATE
SCALE: 1" = 30'
CREW: LRC/RGR
DRAWN: SLN
JOB NO: N942-01

Weighted E Method

Existing Developed Basins

Basin	Area (sf)	Area (acres)	100-Year, 6-hr.				10-day						
			Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)			
ALLOWED	38610	0.886	43%	0.3811364	20.0%	0.177	20.0%	0.17727	17%	1.301	0.096	2.81	0.116
PROPOSED	38610	0.886	28%	0.2481818	33.0%	0.293	16.5%	0.14625	23%	1.415	0.105	2.99	0.131
COMPARISON			-15%		13%		-4%		6%				0.015

Equations:

Weighted E = Ea**A*a + Eb**A*b + Ec**A*c + Ed**A*d / (Total Area)

Volume = Weighted D * Total Area

Flow = *Q*a * *A*a + *Q*b * *A*b + *Q*c * *A*c + *Q*d * *A*d

Where for 100-year, 6-hour storm (zone 4)

Ea= 0.8
Eb= 1.08
Ec= 1.46
Ed= 2.64

*Q*a= 2.2
*Q*b= 2.92
*Q*c= 3.73
*Q*d= 5.25

Pond volume required to reduce to below NAA Allowable

651.54 cf

Narrative

This site is part of the North Albuquerque Acres Drainage Master Plan. The proposed land treatment generates flows that exceed to the developed conditions assumptions. 672 cf of onsite ponding is provided, in excess of the 652 cf required

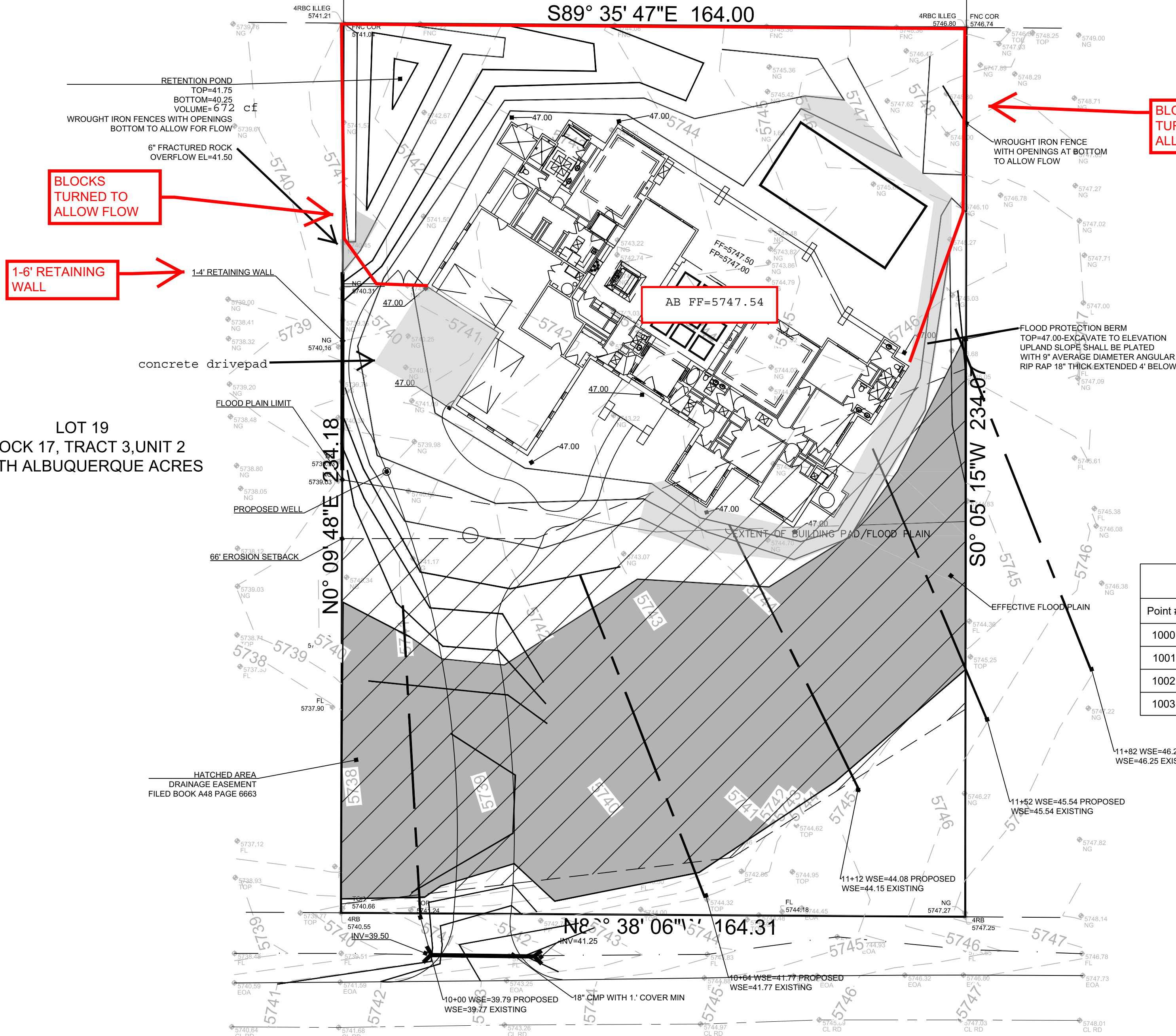
LOT 13
BLOCK 17, TRACT 3, UNIT 2
NORTH ALBUQUERQUE ACRES

LOT 12
BLOCK 17, TRACT 3, UNIT 2
NORTH ALBUQUERQUE ACRES

LOT 11
BLOCK 17, TRACT 3, UNIT 2
NORTH ALBUQUERQUE ACRES

LOT 19
BLOCK 17, TRACT 3, UNIT 2
NORTH ALBUQUERQUE ACRES

LOT 21
BLOCK 17, TRACT 3, UNIT 2
NORTH ALBUQUERQUE ACRES



BLOCKS TURNED TO ALLOW FLOW

DEPTH OF EXCAVATION AVERAGED 6'. EXCAVATION AND PLACEMENT PERSONALLY INSPECTED

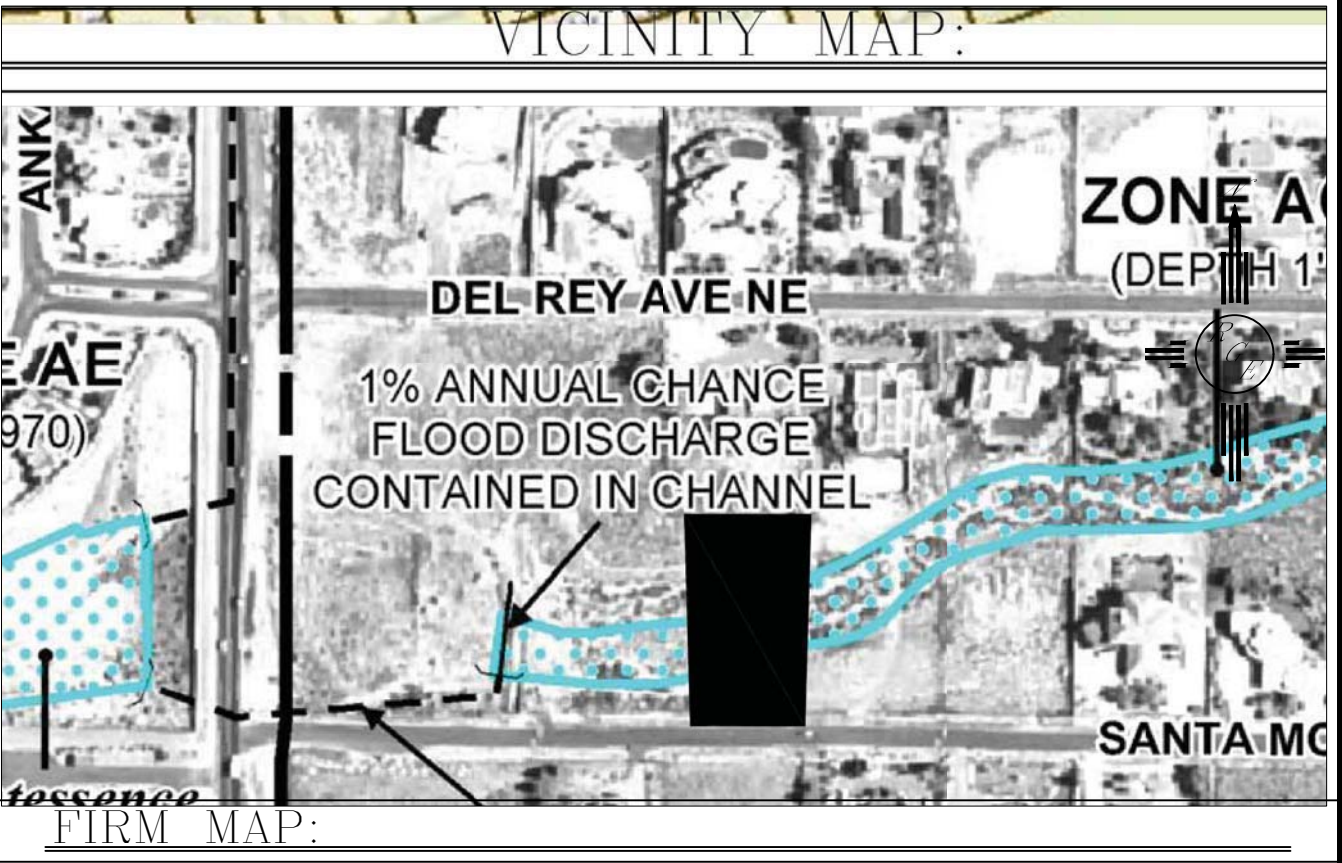
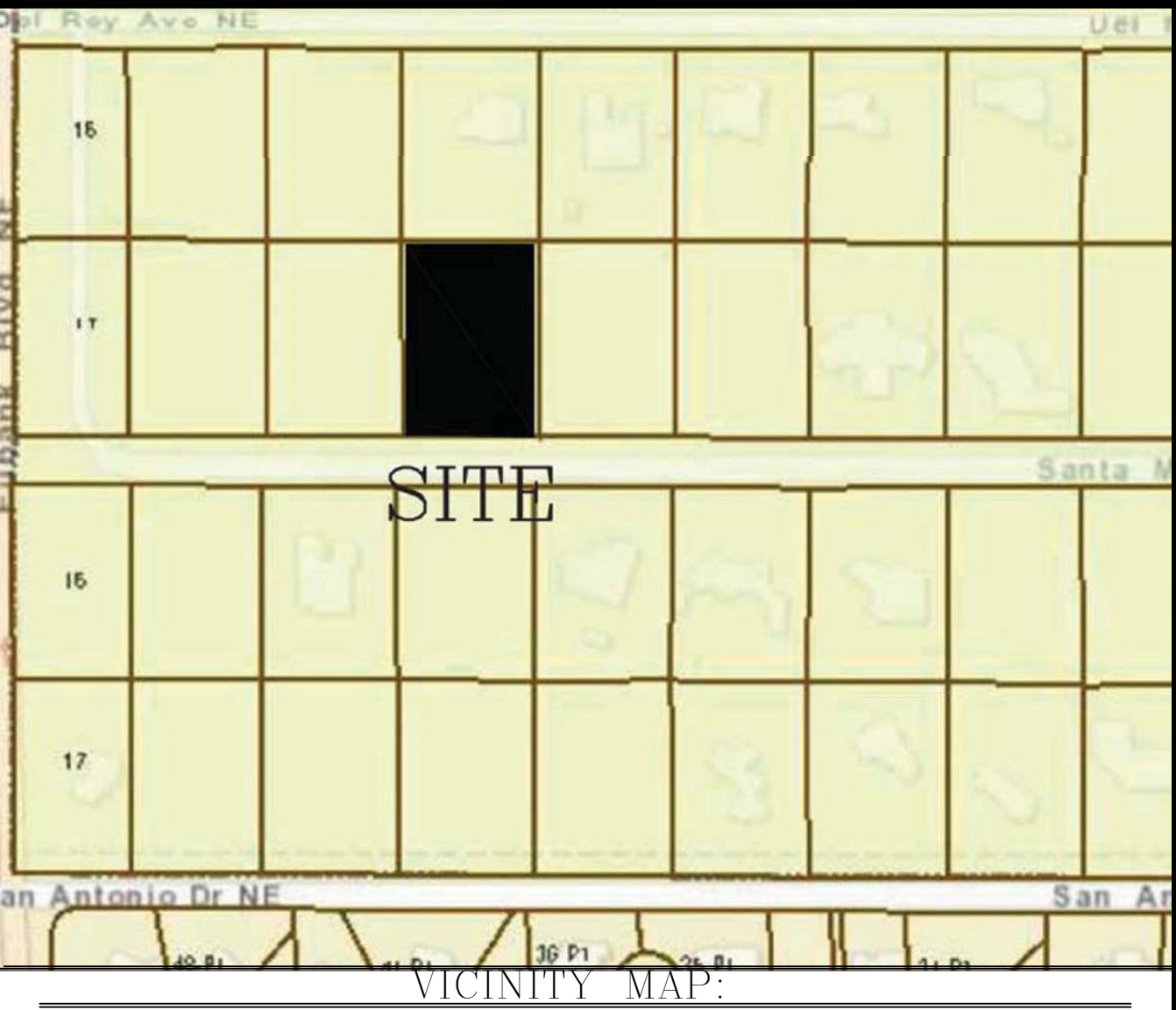


Point Table				
Point #	Elevation	Northing	Easting	Description
1000	5747.25	1514071.38	1559004.24	4RB
1001	5740.55	1514072.43	1558839.94	4RB
1002	5741.21	1514306.60	1558840.61	4RBC ILLEG
1003	5746.80	1514305.45	1559004.60	4RBC ILLEG

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS 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 (CITY) ACCEPTANCE OF ANY PROJECT.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated _____. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS PATRICK NMPS 12651. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose



LEGAL DESCRIPTION:
LOT 20, BLOCK 17, TRACT 3, UNIT 2, NORTH ALBUQUERQUE ACRES

- NOTES:
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY CSTI, DATED NOVEMBER 2016
 - 3.. ALL DISTURBED AREAS MUST BE RESEED OR LANDSCAPED PRIOR TO FINAL C.O.. ALL AREAS OUTSIDE THE BUILDING ENVELOPE MUST BE RESEED WITH NATIVE MIX
 4. DUE TO EXISTING TOPOGRAPHY AND UNDEVELOPED NATURE OF THE DOWN STEAM AREA, PERIODIC MAINTENANCE OF PONDS AND SWALES ARE REQUIRED.

LEGEND

- 5411--- EXISTING CONTOUR
- 5410--- EXISTING INDEX CONTOUR
- 5411--- PROPOSED CONTOUR
- 5410--- PROPOSED INDEX CONTOUR
- 5410--- PROPOSED FLOWLINE ELEVATIONS
- 5410--- PROPERTY LINE

I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON 07-15-2016. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

DAVID SOULE P.E. #14522 DATE 6/21/17

ENGINEER'S SEAL	LOT 20, BLOCK 17, TRACT 3, UNIT 2 NORTH ALBUQUERQUE ACRES	DRAWN BY JDG
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 14522	GRADING AND DRAINAGE PLAN	DATE 0-20-2017
6/21/17	Rio Grande Engineering 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	SHEET # 1 OF 1
DAVID SOULE P.E. #14522		JOB #

Weighted E Method

Existing/Developed Basins										100-Year, 6-hr			10-day		
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	Flow cfs	Volume (ac-ft)	Flow cfs
ALLOWED	38610	0.886	43%	0.381364	20.0%	0.177	20.0%	0.17727	17%	0.151	1.127	0.063	2.34	0.103	0.125
PROPOSED	38610	0.886	17%	0.1506816	30.0%	0.269	30.0%	0.26591	23%	0.204	1.316	0.097	2.91	0.125	0.125

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

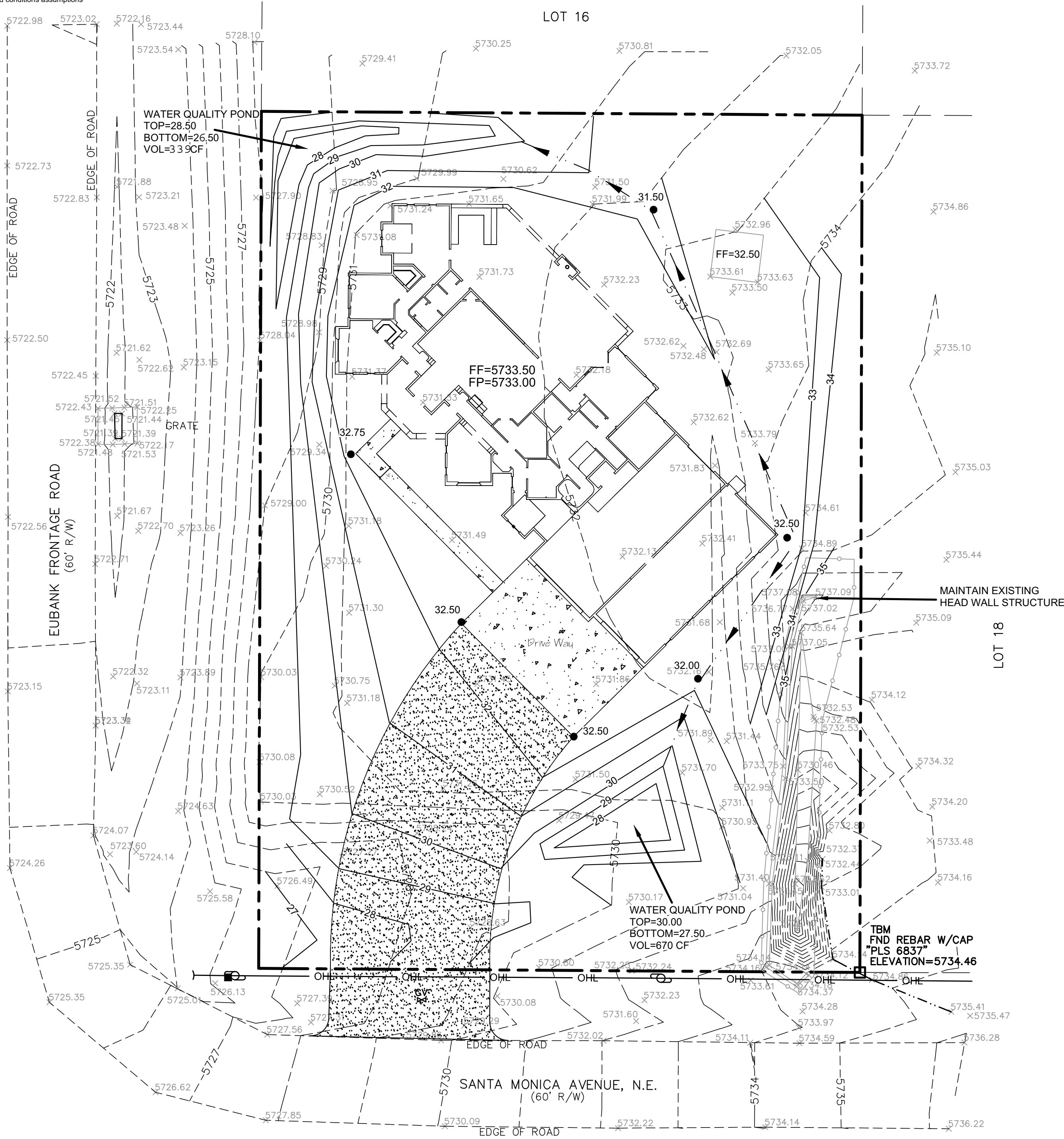
Where for 100-year, 6-hour storm (zone 3):
Ea= 0.66
Eb= 0.92
Ec= 1.29
Ed= 2.36
Qa= 1.87
Qb= 2.6
Qc= 3.45
Qd= 5.02

Pond volume required
to reduce to below NAA Allowable

923.42 cf
1009.00 PROVIDED

Narrative

The subject property is located within the boundaries of the North Albuquerque Acres Master Drainage Master Plan. The impervious area is greater than the allowed conditions assumptions there, therefore ponding of 924 cubic feet is required. A upland flow is captured by public drainage facility. Water harvesting ponds are included.

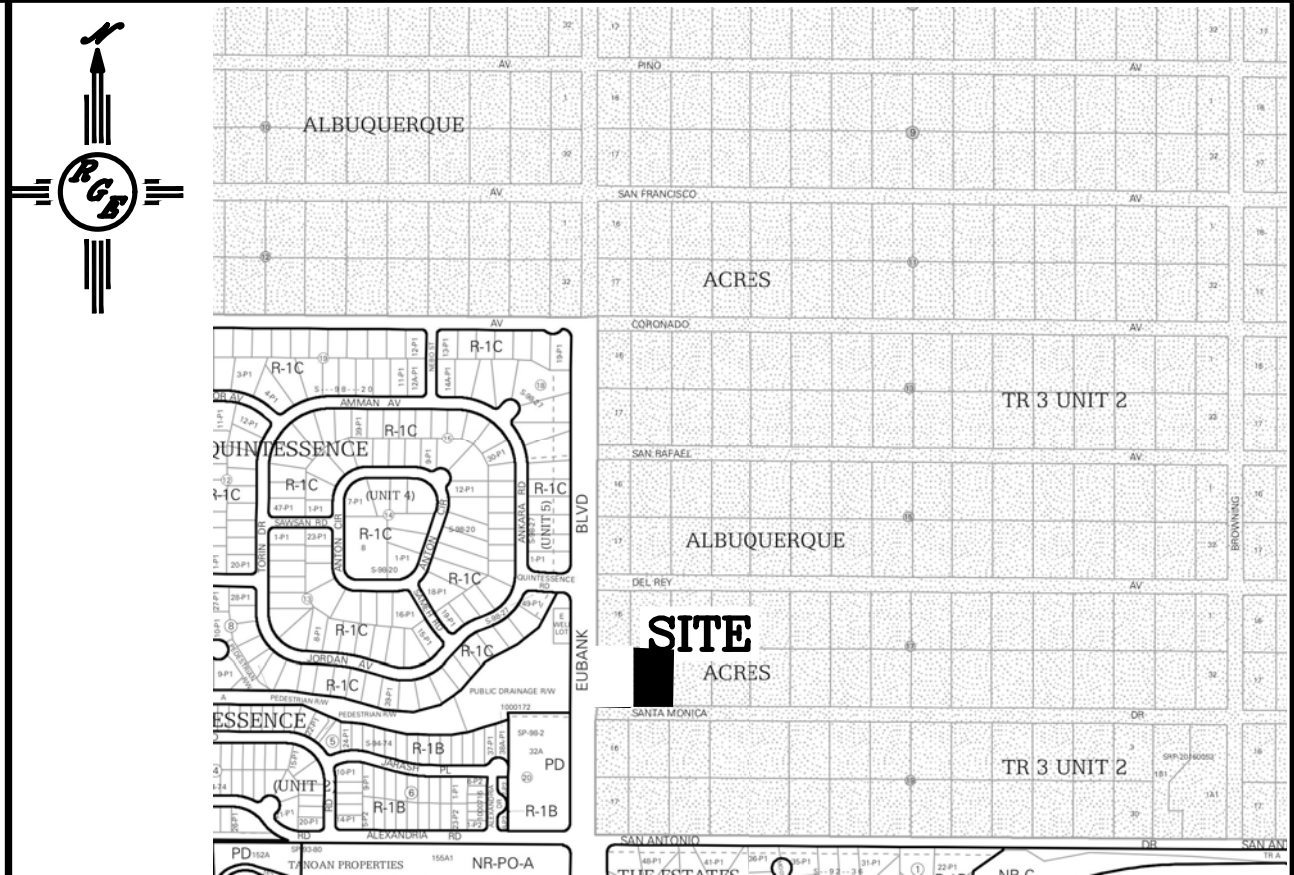


CAUTION:

EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

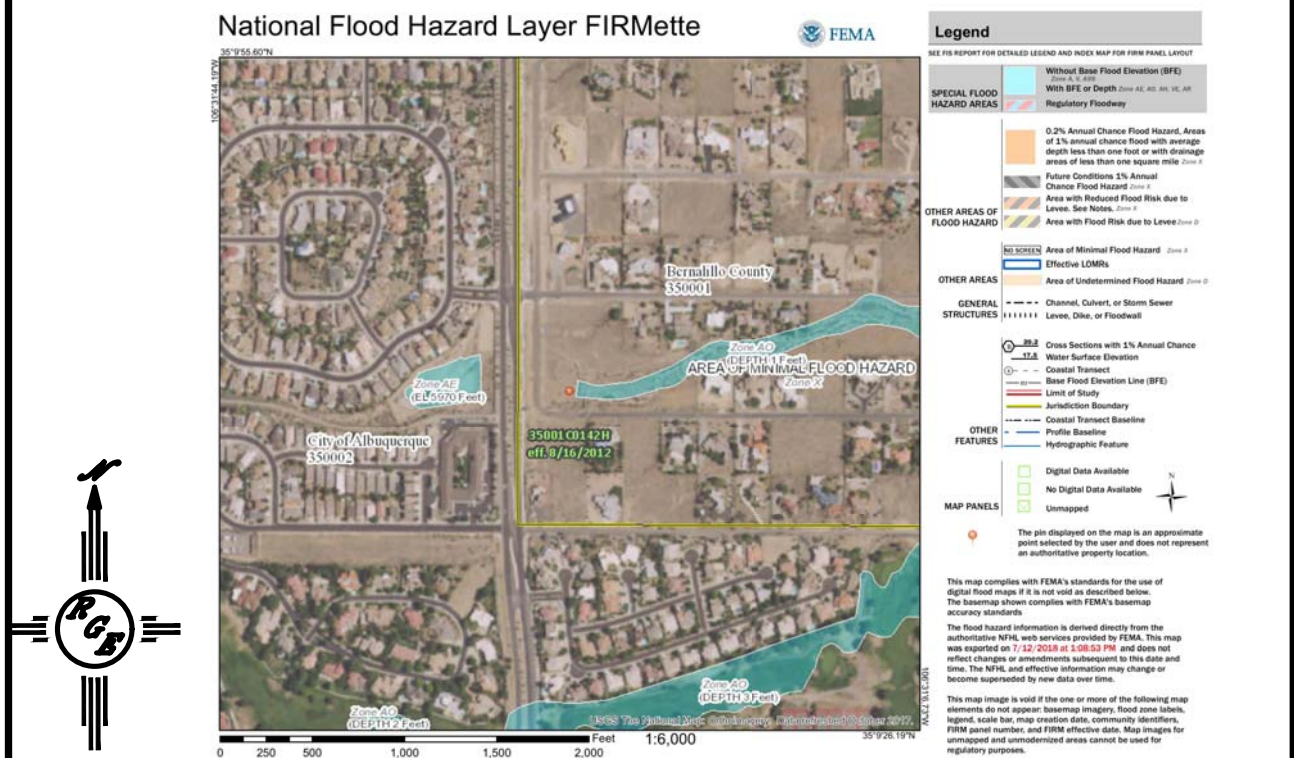
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2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON 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.



VICINITY MAP:

D-21-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 1,72 BLK 17, UNIT 2 NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. TOPOGRAPHIC SURVEY INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY OWNER.
3. NO PERIMETER WALLS OR FENCING WILL BE CONSTRUCTED AND ANY FUTURE WALL OR FENCING MUST BE APPROVED BY BERNALILLO COUNTY PUBLIC WORKS.

LEGEND

- 5601--- EXISTING CONTOUR
- 5600--- EXISTING INDEX CONTOUR
- 5601--- PROPOSED CONTOUR
- 5600--- PROPOSED INDEX CONTOUR
- LOT LINE
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED RETAINING WALL
- EXISTING EDGE OF ASPHALT
- PROPOSED CONCRETE
- PROPOSED FLOWLINE
- PROPOSED ASPHALT
- PROPOSED GRAVEL DRIVEWAY

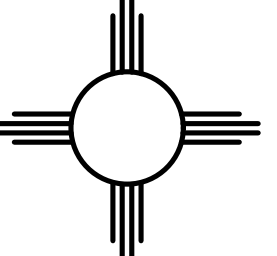
I DAVID SOULE, HAVE PERSONALLY INSPECTED THE PROPERTY ON X-XX-13. NO EARTHWORK HAS BEEN PERFORMED AND THE SITE IS CONSISTENT WITH THE TOPO SHOWN.

David Soule

7/17/18

DAVID SOULE P.E. #14522

DATE

ENGINEER'S SEAL  7/17/18 DAVID SOULE P.E. #14522	LOT 17 BLOCK 17 UNIT 2 NORTH ALBUQUERQUE ACRES		DRAWN BY DEM
	GRADING AND DRAINAGE PLAN		DATE 7-16-18
	 Rio Grande Engineering 1808 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87108 (505) 872-0888		SHEET # 1 OF 1
			JOB # XXXXX