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County of Bernalillo

State of New Mexico

2400 BROADWAY S.E.
ALBUQUERQUE, NEW MEXICO 87102

MARK J. CARRILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESSALL, PROBATE JUDGE
RAY GALLAGHER, SHERIFF
H. R. FINE, TREASURER

Date: 28-DEC-94

Subject: Submittal

Case No.: PWD-93-181

Zone Map No.: D-23

Street Address: 1447 HONEYSUCKLE DR NE

Legal Description: LOT 1447 UNIT 14 SANDIA HEIGHTS SOUTH

Name of Applicant: Morris Albert

Dear Applicant:

Bernalillo County Public Works Department will require **TWO WEEKS** for review and comment of submittal and resubmittals, and **ONE WEEK** for final review and plat sign-off. Major submittals may require more than two weeks for review and comment.

The issuance of a permit or a review or approval of plan specifications, computations, and shop drawings shall not be interpreted to be a permit for or an approval of any variance or violation of any of the provisions of any County or State codes, ordinances, standards, or policies. Nor shall such issuance of a permit or approval of plans, specifications, computations, and shop drawings prevent any authorized County representative or County inspector from thereafter requiring the correction of errors in said plans, specifications, computations, or shop drawings or from stopping construction operations which are being carried on thereunder when in violation of any County or State codes, ordinances, standards, or policies.

Review of construction plans, specifications, computations, and shop drawings is only for general conformance with the design concept of the project and general compliance with the plans and specifications and shall not be construed as relieving the Contractor, Land Divider, Subdivider, Engineer/Surveyor, or applicant of the full responsibility for: providing materials, equipment, and work required by the contract; the proper fitting and construction for the work; the accuracy and completeness of the submittal; selecting fabrication processes and techniques of construction; and performing the work in a safe manner.

REV 4-22-91 BR

Your: submittal of drainage information
 resubmittal of drainage information

is: approved.
 approved with comments/conditions.
 disapproved.
 deferred to County Floodplain Administrator

TO BE FILLED OUT BY
COUNTY PUBLIC WORKS
DEPARTMENT ONLY

Case review comments are:

attached.
 not attached.
 not attached. See remarks below.

Resubmittal is:

not required.
 required. When resubmitting, please use Resubmittal Form.

Please submit:

three blueines of corrected plat incorporating case review comments.
 original mylar and three blueines for final sign-off.
 grading/drainage plan with revisions.
 as-constructed grading/drainage plan.
 infrastructure list and/or improvements agreement.
 design review fee. (payments accepted at county finance dept.)
 schedule a CRC meeting with Public Works. Tel. 848-1500.
 other: _____

It is required that:

Bernalillo County Public Works Department inspect improvements prior to final sign-off of plat.
 Bernalillo County Public Works Department signature line be placed on plat.

Remarks: _____

Roger A. Paul, P.E. 12/27/94
Roger A. Paul, P.E.
Molzen-Corbin & Assoc., for
County Surface Water Hydrologist
Bernalillo County Public Works Department

Concur:
N/A - DESIGNEE TRAP 12/27/94
Drainage Engineer
AMAFCA

cc: Jack Cloud, DRB
 County Planning
 Raymond Quintana, County Building and Zoning
 Owner: MORRIS ALBERT
Agent: _____
 Case File: PWD-93-181
 AMAFCA
 Susan Calongne, County Floodplain Administrator, COA
 Molzen-Corbin & Associates
 Other: MARVIN KORTUM.

BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT
CASE FILE COMMENTS

CASE NO: PWD-93-181

ZONE MAP NO.: D-23

REFERENCE CASES:

PWD-92-232
BP-93-1073

STREET ADDRESS: 1447 HONEYSUCKLE DR NE

LEGAL DESCRIPTION: LOT 1447 UNIT 14 SANDIA HEIGHTS SOUTH

COMMENTS OF:

- 24-SEP-93 DRAN: Comments have been coordinated with the Floodplain Administrator. The Floodplain Administrator will be forwarding the review comments to the applicant/agent.
- 26-OCT-94 DRAN: The Floodplain Administrator has completed review of this case and comments are as follows:
1. Based on the information provided on the grading and drainage plan, with engineer's seal dated 10-24-94, this plan appears to meet the requirements established for this area and is therefore acceptable.
 2. As shown on this plan offsite areas drain through this property and will continue to drain through this property after development. Also, as shown on this plan, no external or property line walls or fences, which includes chain link fencing, will be constructed which may impede offsite drainage areas from continuing to drain through this property.
 3. Development of this property must conform to this plan. Any proposed changes will require a revision to the plan prior to initiating the proposed change.
- *** Inspection required, applicant required to obtain permits from G. J. Foster at Bernalillo County Public Works Department.
Phone (505) 848 - 1523

Original of Easement to
AMAACA not located.

C Am
1/23/94

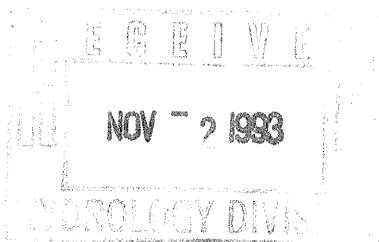
GRANT OF EASEMENT FLOODWAY AND STORM DRAINAGE WORKS

Harold B. Albert and Carole M. Albert, husband and wife and Martin Lenzer
and Patricia D. Lenzer, ^{husband and wife} (include marital status or state of corporation), Grantors, being the owner(s)
of the property described herein, for good and valuable consideration, the receipt of which is hereby
acknowledged, does grant, bargain, sell and convey unto the ALBUQUERQUE METROPOLITAN
ARROYO FLOOD CONTROL AUTHORITY, a political subdivision of the State of New Mexico,
Grantee, and its successors and assigns, the permanent right and easement for drainage, flood
control and conveyance of storm water and the construction, reconstruction, operation and
maintenance of, and access to such facilities on, in, under, over and across the following described
real estate:

The land in which the foregoing rights and easements are granted is located within Lot(s) 1447
of Block ___ Tract ___ Unit 14 of Sandia Heights South in Bernalillo County, New Mexico
and is more particularly described in Exhibit "A" attached hereto and incorporated herein by
reference.

Except by the written approval of Grantee, 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 the Grantee to
maintain natural arroyos, drainage channels, or facilities that do not meet the standards of the
Grantee for design and construction, nor shall this granting require the protection of property
lying outside of the easement granted. Grantee shall only maintain property and/or
improvements that it specifically agrees, by written agreement filed for public record, to
maintain. Unless Grantee specifically agrees, by such written agreement, to maintain property
and/or improvements, such maintenance responsibility shall remain with the Grantor, its
successors or assigns. Maintenance or any landscaping, 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. In the event of an emergency, Grantor shall notify
the Grantee as soon as practical. Safe locations for structures built on lands adjacent to the
rights and easements described herein may be substantially outside of the described area.

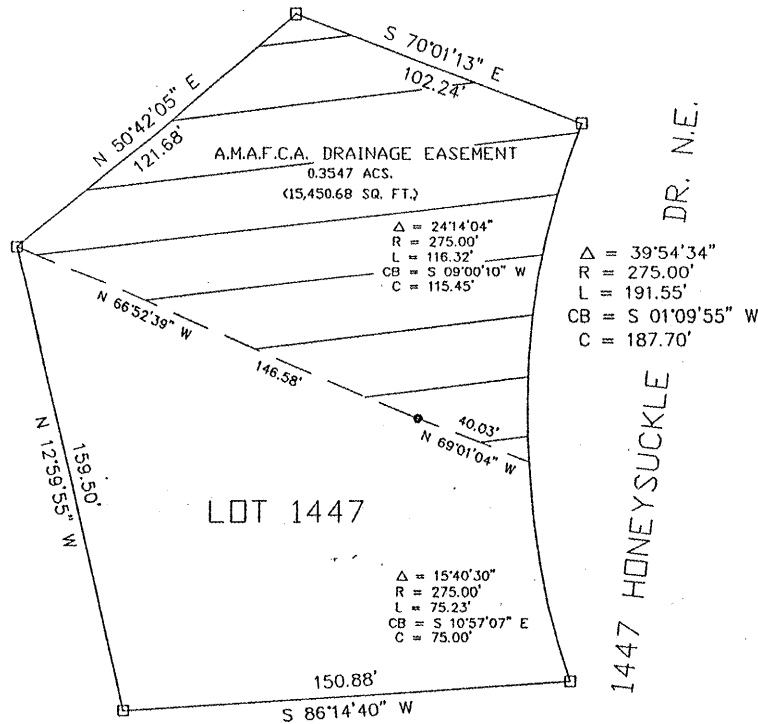
TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto
the Grantee, its successors and assigns, forever, except that any portion of the easement granted
herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is
declared unnecessary for flood control or drainage by the Board of Directors of the Albuquerque
Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by quitclaim deed.



Sheet 1 of 3 by (initial) MJA

"EXHIBIT" "A"

SCALE : 1" = 50'



DR. N.E.
1447 HONEYSUCKLE

PROJECT NO. 93-0167
CLIENT: MORRIS ALBERT
PLOT BY: P. JARAMILLO

LEGAL DESCRIPTION - AMAFCA DRAINAGE EASEMENT

A certain tract of land being designated as a Drainage Easement lying situate within the Northerly portion of Lot 1447, SANDIA HEIGHTS SOUTH, a Subdivision Unit 14, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico of February 12, 1975 in Plat Book D-6, folio 124 and being more particularly described as follows:

BEGINNING at the Northwest corner of said tract being the Northwest corner of said Lot 1447, thence, from said point of beginning S. 70° 01' 13" E., 102.24 feet to the Northeast corner, a point on the West right-of-way of Honeysuckle Drive NE; thence, Southeasterly along said right-of-way along a curve to the left through a central angle of 24° 14' 04", having a radius of 275.00 feet, a distance of 116.32 feet (chord = S. 09° 00' 10" W., 115.45') to the Southeast corner; thence, leaving said right-of-way N. 69° 01' 04" W., 40.03 feet; thence, N. 66° 52' 39" W., 146.58 feet to the Southwest corner; thence, N. 50° 42' 05" E., 121.68 feet to the point of beginning and containing 0.3547 acres, more or less. (15,450.69 square feet, more or less)

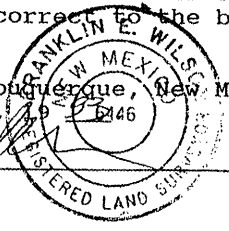
Legal description prepared by Franklin E. Wilson, N.M.P.S. 6446

SURVEYOR'S CERTIFICATE

I, Franklin E. Wilson, licensed under the laws of the State of New Mexico, do hereby certify that this "EXHIBIT" was prepared by me or under my direction from notes of an actual field survey, and is true and correct to the best of my knowledge and belief.

This certificate is executed at Albuquerque, New Mexico on this 10th day of October, 1993.

Franklin E. Wilson
Franklin E. Wilson, N.M.L.S. NO. 6446
Southwest Surveying Co., Inc.
333 Lomas Blvd. N.E.
Albuquerque, New Mexico 87102
(505) 247-4444 Tele.
(505) 242-8069 Fax



Date



County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102
ADMINISTRATION (505) 768-4000
COMMISSION (505) 768-4217
FAX (505) 768-4329

MARK J. CARILLO, ASSESSOR
JUDY D. WOODWARD, CLERK
THOMAS J. MESSALL, PROBATE JUDGE
RAY GALLAGHER, SHERIFF
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EUGENE M. GILBERT, MEMBER
DISTRICT 3
BARBARA J. SEWARD, MEMBER
DISTRICT 4
JUAN R. VIGIL, COUNTY MANAGER

November 3, 1994

Marvin R. Kortum, P.E.
1605 Speakman Drive SE
Albuquerque, NM 87123

RE: ENGINEER'S CERTIFICATION FOR LOT 1447, UNIT 14, SANDIA HEIGHTS SOUTH
(D23/D35), SUBMITTED FOR CERTIFICATE OF OCCUPANCY APPROVAL,
ENGINEER'S STAMP DATED 10/24/94.

Dear Mr. Kortum:

Prior to release of the Certificate of Occupancy, the following comment must be addressed.

The above referenced plan shows railroad ties and a rock cobble stabilized bank that were built within AMAFCA's drainage easement. The easement document specifically states that no fence, or wall, and no alteration of the grades or contours are allowed within the easement without written approval by AMAFCA. Please provide me with a copy of the encroachment agreement.

This letter incorporates my comments along with those of the County and AMAFCA. If you should have any questions, please feel free to call me.

Sincerely,

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

c: Chris Rivera, City Hydrology
Raymond Quintana, County Building and Zoning
Kurt Browning, AMAFCA
Roger Paul, M-C, County Public Works
file

wp+8038



County of Bernalillo

State of New Mexico

ONE CIVIC PLAZA, N.W.
ALBUQUERQUE, NEW MEXICO 87102
ADMINISTRATION (505) 768-4000
COMMISSION (505) 768-4217
FAX (505) 768-4329

January 5, 1994

BOARD OF COUNTY COMMISSIONERS

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Marvin R. Kortum, P.E.
1605 Speakman Drive SE
Albuquerque, NM 87123

RE: DRAINAGE PLAN FOR LOT 1447, UNIT 14, SANDIA HEIGHTS SOUTH (D23/D35)
ENGINEER'S STAMP DATED NOVEMBER 19, 1993.

Dear Mr. Kortum:

Based on the information provided on the referenced submittal received December 22, 1993, the plan is approved for Building Permit.

Please be advised that prior to release of the Building Permit, an easement dedicated and accepted by AMAFCA is required.

Also, prior to the County Building Department performing final inspection of the structure, an Engineer's Certification that the site is in substantial compliance with this plan must be submitted and approved by this office.

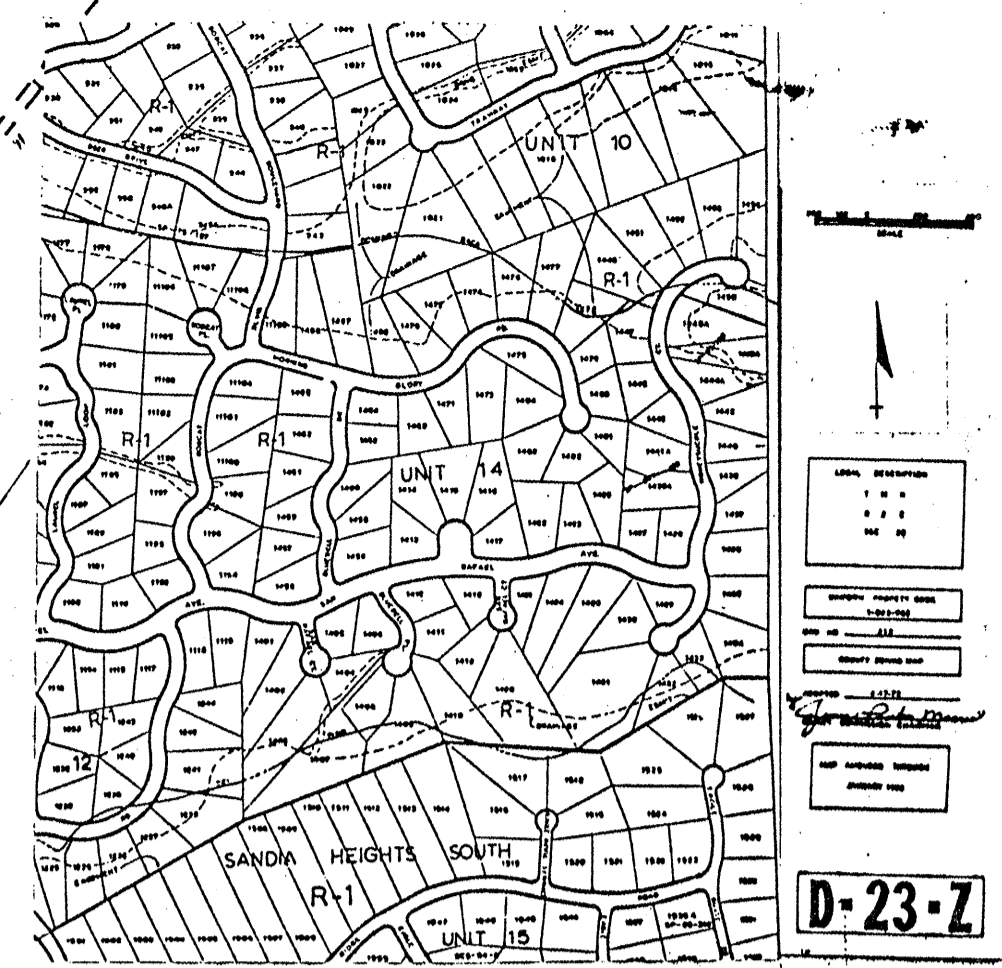
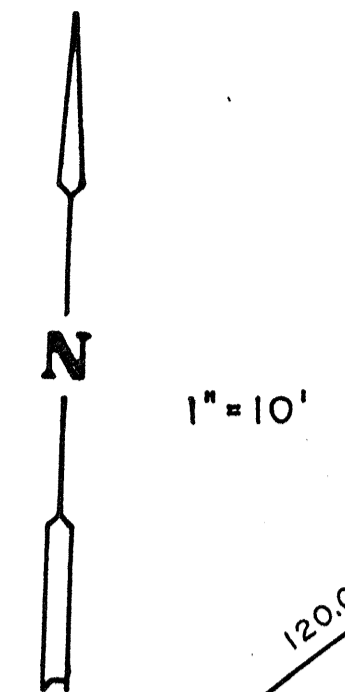
If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,

Gilbert Aldaz, P.E. & P.S.
City/County Floodplain Administrator

xc: Clifford E. Anderson, AMAFCA
Bob Foglesong, County PWD
Tom Burlison, County Building Dept.
Morris Albert, Owner
File

BENCHMARK: 1-D24, a brass cap located adjacent to a fence corner post, one mile east of Tramway Boulevard, 100 feet south of the paved street entrance to Elena Gallegos open space. Elevation 6262.00



LOT 1447
.746 acre

HONEYSUCKLE DR. NE

LEGAL DESCRIPTION
LOT 1447, UNIT 14, SANDIA HEIGHTS, SOUTH, FILED FEBRUARY 12, 1975, D-6, F-123, BERNALILLO COUNTY, NEW MEXICO

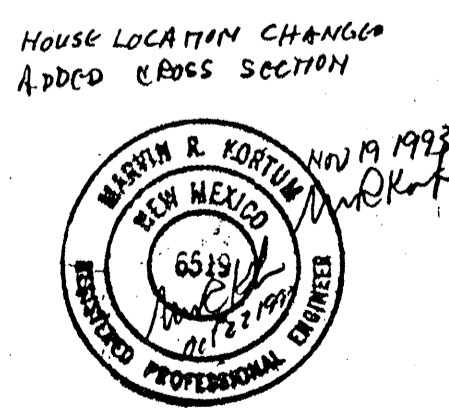
I certify that I have personally inspected the Lot 1447, Unit 14, Sandia Heights, South site and the surrounding terrain. The representation of the land and the contours are as presented on these drawings and the accompanying text as of September 1993. There is no change from the natural surface on Lot 1447, some of the lots within the drainage basin presently have houses built on them.

Marvin R Kortum *MARK* Sep 23 1993

NOTES

- A. General location of septic tank drain field. Size and depth as required by county of Bernalillo permit.
- B. For detailed house dimensions see architectural drawings.
- C. Quantitative earthwork estimates should be based on more detailed topographic cross sections of the work area.
- D. No solid walls or other structures, berms or swales shall be constructed on the lot property lines, which will obstruct cross flow of sheet flow runoff from the adjacent property to the east. Buildings as shown on this plan are permitted. Future buildings, landscaping, or other treatment interior to the lot must provide for continuous cross flow of runoff from adjacent property.
- E. All berms and earthwork supporting structures must be compacted to 95% of maximum dry density (Modified Proctor Test).
- F. All cut and fill slopes and constructed drainage swales are to be provided with an erosion control surface by developer/owner. Coverings may be turf, rock, terraced with garden walls or timbers or similar according to the landscape plan. Erosion control is for owners protection and ease of maintenance. Lack of protection will not endanger downstream property.
- G. The driveway and parking area may be surfaced with gravel or impervious surface, such as asphalt or portland cement concrete. Runoff estimate is based on an impervious surface.
- H. Landscaped, garden or orchard area.
- J. Additional fill may be placed around the perimeter foundation wall up to a height of 8 inches below the sill plate. All fill so placed shall have a minimum slope of 5% away from the building.
- K. Footings for foundation walls may be stepped. See architectural drawings for details on footings.
- L. All cut and fill slopes shall be 3 horizontal to 1 vertical, except that slopes no more than 3 feet in elevation difference may be 2 horizontal to 1 vertical if the surface is covered with 2" to 6" angular cobbles.
- M. The footer along the end wall will be set at an elevation of the bottom of the footer no higher than 2635 feet. Large rocks and boulders (.5 feet to 3 feet diameter) will be placed along the exterior of the foundation wall as shown. Boulders will be set in native soil.
- N. Line of easement to be dedicated to AMAFCA for floodplain.

I certify that as-built construction at the referenced site is in substantial compliance with the plan as approved by the Floodplain Administrator's letter of January 5, 1994.



NOVEMBER 19 1993
OCTOBER 22 1993 *MARK*

HOUSE LOCATION CHANGED AND CROSS SECTION

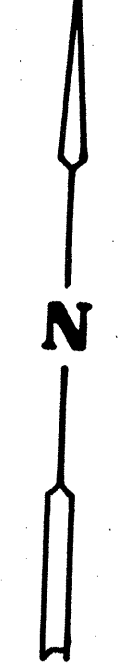
MARVIN R. KORTUM, P.E.
Civil Engineering
NM PE 6519

1605 Speakman Drive, S.E.
Albuquerque, New Mexico 87123
(505) 288-0774

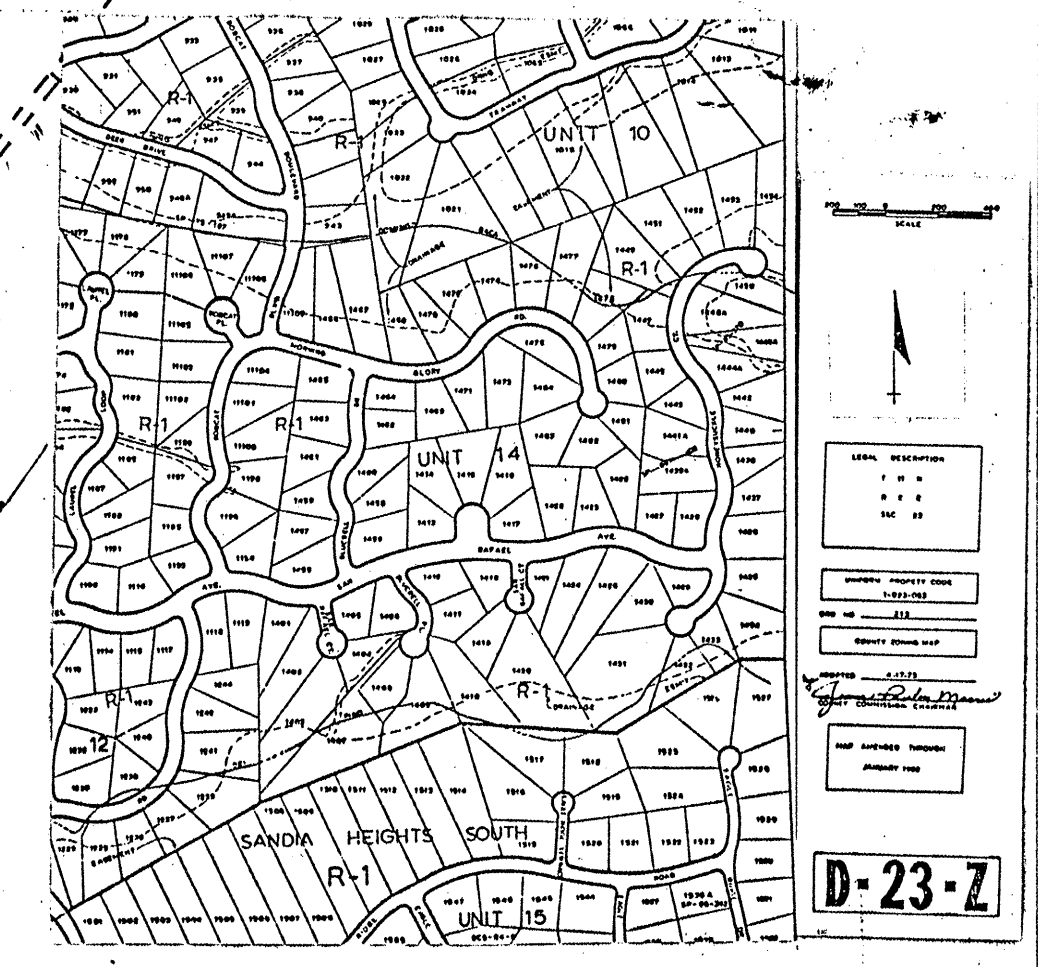
GRADING AND DRAINAGE PLAN
1447 HONEYSUCKLE DR. NE

BENCHMARK: 1-D24, a brass cap located adjacent to a fence corner post, one mile east of Tramway Boulevard, 100 feet south of the paved street entrance to Elena Gallegos open space. Elevation 6262.00

Approvers:
C. J. O'Connell 1/3/93
 AMAFCA Date
John Taylor 1/3/93
 Bernalillo Co. Public Works Date



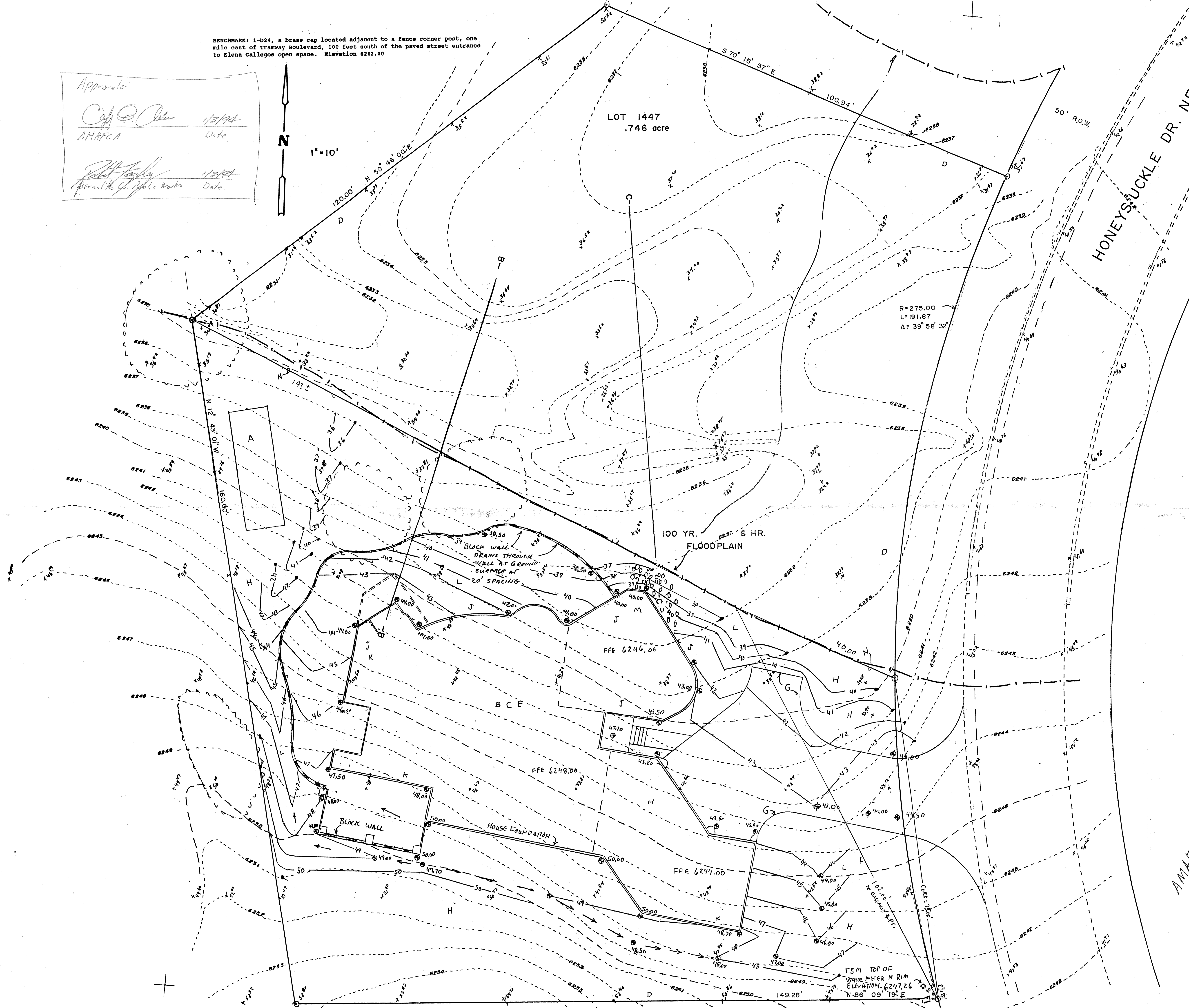
1" = 10'



LEGAL DESCRIPTION
 LOT 1447, UNIT 14, SANDIA HEIGHTS, SOUTH, FILED FEBRUARY 12, 1975, D-6, F-123, BERNALILLO COUNTY, NEW MEXICO

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 Marvin R Kortum *MARKE sep 23 1993*

- NOTES
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 - B. For detailed house dimensions see architectural drawings.
 - C. Quantitative earthwork estimates should be based on more detailed topographic cross sections of the work area.
 - D. No solid walls or other structures, berms or swales shall be constructed on the lot property lines, which will obstruct cross flow of sheet flow runoff from the adjacent property to the east. Buildings as shown on this plan are permitted. Future buildings, landscaping, or other treatment interior to the lot must provide for continued cross flow of runoff from adjacent property.
 - E. All berms and earthwork supporting structures must be compacted to 95% of maximum dry density (Modified Proctor Test).
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 - N. Line of easement to be dedicated to AMAFCA for floodplain.



AMAFCA Required Easement

HOUSE LOCATION CHANGED
 ADDED CROSS SECTION

NOVEMBER 19 1993
 OCTOBER 22 1993
 M.R.K.



MARVIN R. KORTUM, P.E.
 Civil Engineering
 NM PE 6519
 1605 Speakman Drive, S.E.
 Albuquerque, New Mexico 87123
 (505) 299-0774

GRADING AND DRAINAGE PLAN
 1447 HONEYSUCKLE DR. NE