

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

July 25, 2019

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

RE: **11812 Zinfandel NE**
Grading Plan Stamp Date: 7/17/19
Drainage File: E22D007I

Dear Mr. Soule:

Based on the submittal received on 7/16/19, the grading plan is approved for Grading Permit.

Prior to Building Permit (For Information):

1. Engineer's Certification of the compacted pad and grades at property line (Pad Certification), per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: 11812 Zinfandel **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: LOT 23 SAUVIGNON PHASE 2

City Address: 109 lanier

Applicant: Dan Hoagland **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) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Weighted E Method

Proposed Developed Basins							100-Year, 6-hr.				10-day			
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
			%	(acres)	%	(acres)	%	(acres)	%	(acres)				
EXISTING A	4743.00	0.109	0%	0	30%	0.033	70%	0.07622	0%	0.000	1.346	0.012	0.38	0.012
EXISTING B	17624.00	0.405	0%	0	30%	0.121	70%	0.28321	0%	0.000	1.346	0.045	1.41	0.045
BASIN A	7727.00	0.177	0%	0	10%	0.018	32%	0.05676	58%	0.103	2.106	0.031	0.80	0.045
BASIN B	14640.00	0.336	0%	0	10%	0.034	28%	0.0941	62%	0.208	2.154	0.060	1.54	0.088

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

Ea= 0.8	Qa= 2.2
Eb= 1.08	Qb= 2.92
Ec= 1.48	Qc= 3.73
Ed= 2.64	Qd= 5.25

Developed Conditions	EXISTING	PROPOSED
Discharge to ZINFANDEL DRAIN TO OPENSACE	0.38 cfs	0.8 CFS
	1.41 cfs	1.54 CFS

DRAINAGE NARRATIVE
THIS SITE IS A PREVIOUSLY APPROVED SUBDIVISION (E2207). THE PROPOSED IMPROVEMENTS ARE IN PLACE. THE SITE IS NOT IMPACTED BY UPLAND FLOI
THE APPROVED GRADING PLAN SHOWS THE MAJORITY OF THE LOT DRAINING TO THE GOLF COURSE. THE GOLF COURSE IS COVERED BY A BLANKET DRAINAGE EASEMEN
THE PROPOSED PLAN CONFORMS TO THE SUBDIVISION DRAINAGE REQUIREMENTS

TURNED BLOCKS

Weir Equation:

$$Q=CLH^{3/2}$$

West drainage swale thru walls

Q= 2.92 cfs

C = 2.95

H = 0.5 ft

L = Length of weir

$$Q = 2.95 * .5 * ((0.5)^{(3/2)})$$

Each opening is 6"x6"

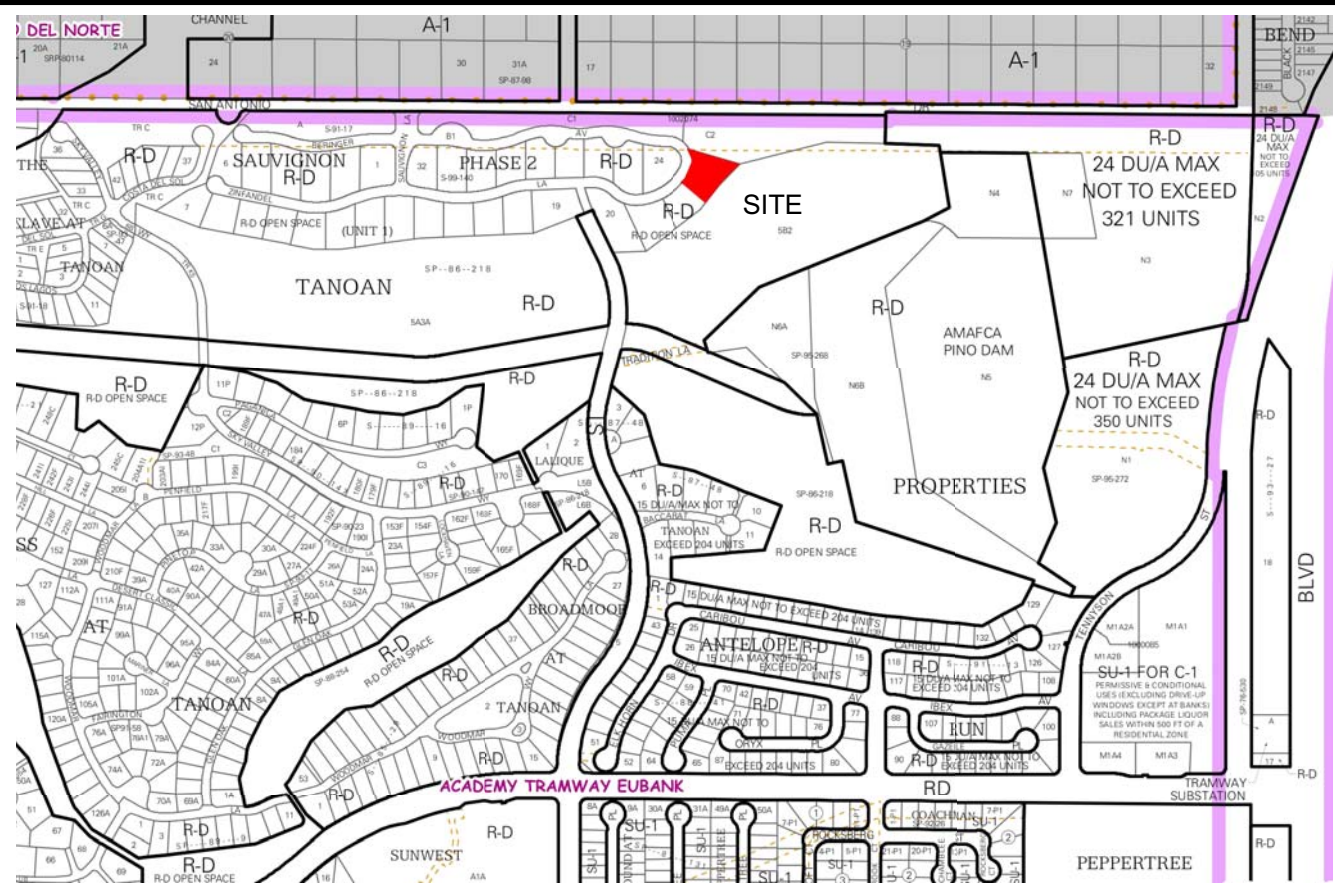
Each block has two openings

Each opening has .52 cfs capacity

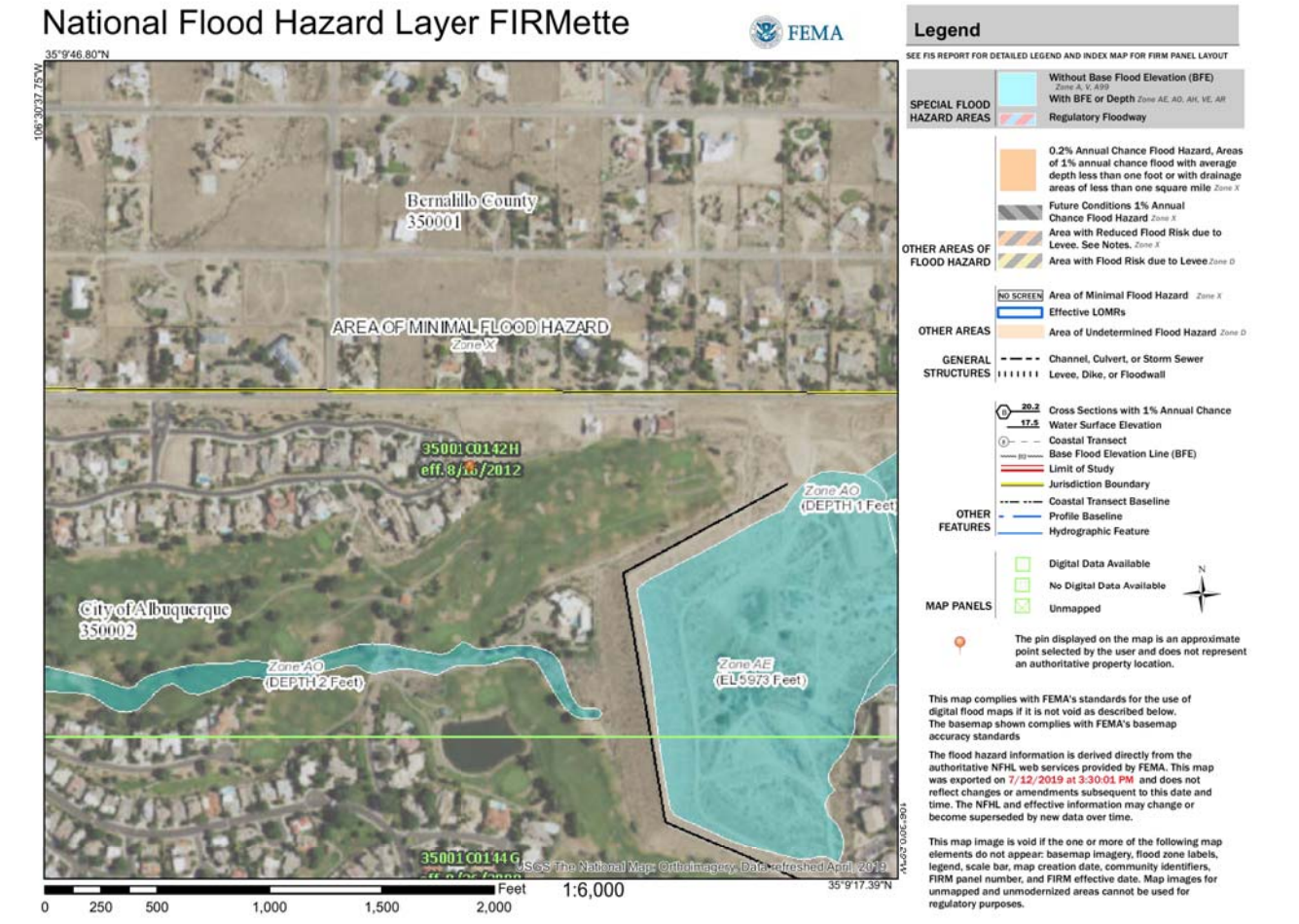
Therefore 1.54 cfs requires 3 openings- 2 turned blocks

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 ACCEPTANCE OF ANY PROJECT.



VICINITY MAP: E-22-Z



FIRM MAP:

LEGAL DESCRIPTION:

LOT 23 SAUVIGNON SUBDIVISION PHASE 2
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

LEGEND

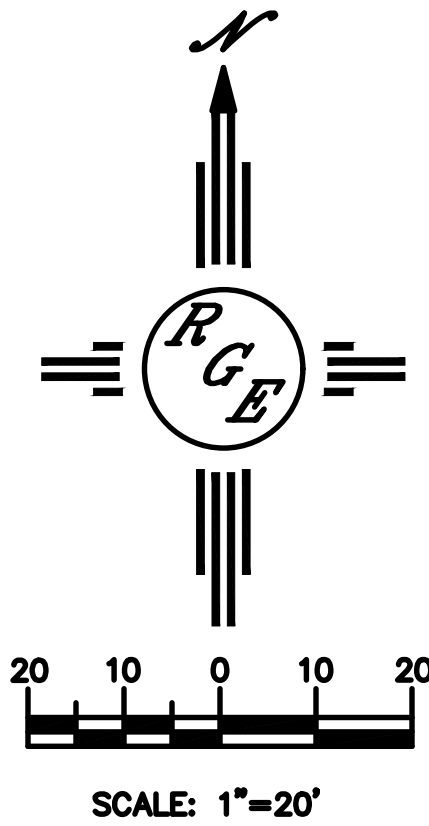
---	XXXX	---	EXISTING CONTOUR
---	XXXX	---	EXISTING INDEX CONTOUR
---	XXXX	---	PROPOSED CONTOUR
---	XXXX	---	PROPOSED INDEX CONTOUR
+	XXXX		EXISTING SPOT ELEVATION
●	XXXX		PROPOSED SPOT ELEVATION
---		---	BOUNDARY
---		---	PROPOSED EARTHEN SWALE
---		---	ADJACENT BOUNDARY
==		==	EXISTING CURB AND GUTTER
---		---	PROPOSED CONCRETE DRIVEWAY

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.

*NOTE:

DISCHARGE ONTO GOLF COURSE OPENSACE TRACT ALLOWED
BY GRANT OF EASEMENT FILED NOVEMBER 7,1986
(MISC 416A PG 504-508)



ENGINEER'S SEAL	LOT 23 SAUVIGNON SUBDIVISION PH 2 11812 ZINFANDEL AVE. N.E.	DRAWN BY DEM
DAVID SOULE 14522 REGISTERED PROFESSIONAL ENGINEER	GRADING AND DRAINAGE PLAN	DATE 7-17-19
7/17/19	Rio Grande Engineering 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 972-0899	LOT 40 TERRA GRANDE SUB DIVG
DAVID SOULE P.E. #14522		SHEET # C1
		JOB #

12

See Grande T. H.

86109680

-G. 504

AMENDED AND RESTATED
GRANT OF EASEMENT
(MULTIPLE USES)

THIS AMENDED AND RESTATED GRANT OF EASEMENT made this 31st day of October, 1986, from David G. Price and Dallas P. Price, husband and wife, successors in interest to Tanoan Enterprises, Inc. ("Grantor"), to AmeriWest Corporation, f/k/a Affiliated Mortgage and Development Company and successor in merger to Tanoan Land Company, a New Mexico corporation ("AmeriWest") and Centex Homes Corporation, a Nevada corporation ("Centex"), their heirs, administrators, executors, successors and assigns,

WHEREAS, on June 23, 1982, Tanoan Enterprises, Inc., granted to Affiliated Mortgage and Development Company and Tanoan Land Company a Multiple Use Easement (the "Easement"), which Easement was recorded in the Bernalillo County, New Mexico, real estate records as Document No. 82-32715 in Book Misc. 941, Pages 155-165, on June 29, 1982, and

WHEREAS, on May 15, 1986, David G. Price and Dallas P. Price, husband and wife, successors in interest to Tanoan Enterprises, Inc., granted to AmeriWest Corporation, f/k/a Affiliated Mortgage and Development Company and successor in merger to Tanoan Land Company, a New Mexico corporation, an Amended Multiple Use Easement (the "Amended Easement") which Amended Easement was recorded in the Bernalillo County, New Mexico real estate records as Document No. 86-46659 in Book Misc. 355A, pages 615-618, on May 27, 1986, and

WHEREAS, Centex has acquired certain real estate subject to and benefitted by the Easement and Amended Easement from AmeriWest, and

WHEREAS, the Grantor desires to further amend and completely restate the rights and easements granted under the Easement and Amended Easement which shall be deemed to be fully and completely superceded hereby.

W I T N E S S E T H :

That for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor has, effective June 23, 1982, bargained and sold and by these presents does sell, convey, and deliver unto AmeriWest and Centex, with respect to the real property owned by them, respectively, their heirs, administrators, executors, successors and assigns, a permanent easement over and across the property described in Exhibit "A" ("Easement Property") attached hereto and incorporated herein, for the purposes specified hereinbelow, all in accordance with the terms and conditions hereof.

This easement shall be appurtenant to, benefit, burden, and run with the properties of AmeriWest and Centex, their successors and assigns, situate in Albuquerque, Bernalillo County, New Mexico, and situate north of Academy Road NE, east of Ventura Street NE, west of Tramway Boulevard NE, and south of the southern boundary of North Albuquerque Acres, including, without limitation, specifically Tracts L-1-A-1, K-3-A-1, K-4-A-1, L-2-A-1, L-4-A-1, L-6-A-1, O-1-A-1, O-2-A-1, O-3-A-1 and P-1-A-1 of TANOAN PROPERTIES, as the same are shown and designated on the Second Revision Plat of Tanoan Properties, filed September 23, 1985, in Map Book C28, folio 79, Sheets 1-9, and Tracts L-4-B, L-5-B and L-5-A, THIRD REVISION PLAT OF TANOAN PROPERTIES, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1986 in Book C-30, folio 155, as to which the Easement and Amended Easement have been previously relinquished.

To have and hold the said right and easement for the uses and purposes as specified herein unto AmeriWest and Centex, their heirs, administrators, executors, successors and assigns, in perpetuity, unless sooner abandoned and the uses and purposes as specified herein are no longer served hereby.

1. Drainage Easement: AmeriWest and Centex shall, from time to time and during the existence of the term of this easement, have the right to discharge drainage water over, upon, and onto the Easement Property, which surface drainage waters are generated or originate on AmeriWest's and Centex's properties, or waters which AmeriWest or Centex must accept onto its properties from adjoining properties pursuant to approved drainage plans or by operation of law. AmeriWest and Centex shall use reasonable efforts to assure that the volume and manner of discharge of such waters onto the Easement Property is done in such a manner and in such volumes and at such velocities as will not cause permanent damage to the Easement Property and to improvements located within the Easement Property. However, it is recognized that all or a portion of the Easement Property is designated by the Albuquerque Metropolitan Arroyo Flood Control Authority as an area which must accept and convey surface drainage waters from a wide area, in excess of the properties owned by AmeriWest and Centex, and AmeriWest's and Centex's only liability or responsibility with regard to damage of the Easement Property shall be to comply in good faith with the provisions of this paragraph. In no event shall AmeriWest or Centex be liable for any damages of any kind or nature covered by flood or other insurance under any policy of insurance carried by Grantor or any other party maintaining insurance on the Easement Property.

2. Open Space: AmeriWest and Centex shall have an exclusive right, from time to time, to grant and place restrictive covenants on the Easement Property, in accordance with that Agreement with the City of Albuquerque, dated the 2nd day of July, 1979, a copy of which is attached to Document No. 82-33715 of the Real Estate Records of Bernalillo County, New Mexico as Exhibit "B" and incorporated herein by reference. AmeriWest and Centex shall have the exclusive right to any credits for open space acquired as a result of the filing of such covenants, and Grantor shall have no right or interest therein.

3. Underground Utilities: AmeriWest and Centex shall have the right, at any time and from time to time, to construct and locate underground utilities across the Easement Property as may be reasonably necessary for development and improvement of AmeriWest's or Centex's properties adjacent to or located in the vicinity of the Easement Property. AmeriWest or Centex shall have the right to grant or dedicate easements to public utilities or other such entities which may require easements for the servicing and maintenance of such utility lines. In the exercise of AmeriWest's and Centex's rights hereunder, it is agreed as follows:

a. Any construction within the easement will be done in such manner and at such time as will cause no unreasonable interference with the play of golf on the surface area or with Grantor's operations and use of the Easement Property.

b. All cost of installation of the utilities and the restoring of the surface area to the condition in which it was found prior to the installation thereof shall be at the sole cost or expense of either AmeriWest or Centex or some party other than Grantor.

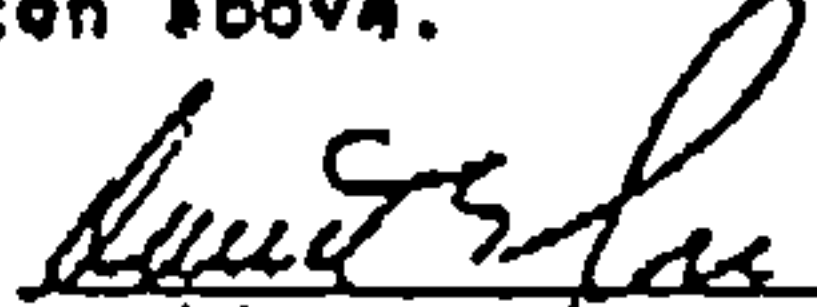
c. AmeriWest and Centex shall cooperate with Grantor prior to the location, installation, and/or construction of any utilities so as not to unreasonably interfere with Grantor's operations or with its use of the Easement Property, and in all cases shall give Grantor not less than ten (10) days prior written notice of its intent to commence construction so as to allow Grantor to post proper notices or advise its members as to the project.

d. AmeriWest or Centex, as the case may be, shall hold harmless and indemnify Grantor from any cost for repairing the surface area of and improvements on the Easement Property as to any damage caused by the maintenance of the utility lines or other structures placed within the easement area by it.

e. The scope of this easement for utilities shall be interpreted so as to give AmeriWest and Centex the normal and customary rights generally granted to public utility companies or the City of Albuquerque for the installation of underground utilities within the City of Albuquerque.

Notwithstanding anything herein to the contrary, Grantor expressly retains the right to use the Easement Property for purposes of a golf course and related activities of its country club operations. As part of the consideration for this grant, AmeriWest and Centex, individually, hereby agree to release, defend, protect, indemnify, and hold Grantor harmless from any and all claims for damages, including reasonable attorneys' fees, to third persons for whatever cause incidental to the exercise of either AmeriWest's or Centex's rights granted herein. The agreement of AmeriWest and Centex to release, defend, protect, indemnify and hold harmless Grantor under any provision hereof is several, not joint, and individually shall apply only to the several properties and activities of AmeriWest and Centex under this grant.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above.

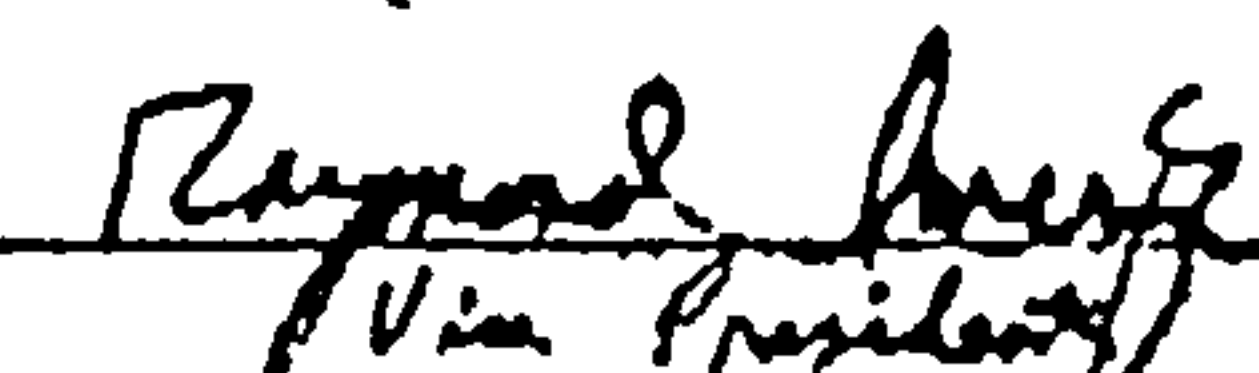

David G. Price


Dallas P. Price

AmeriWest Corporation, a New Mexico corporation

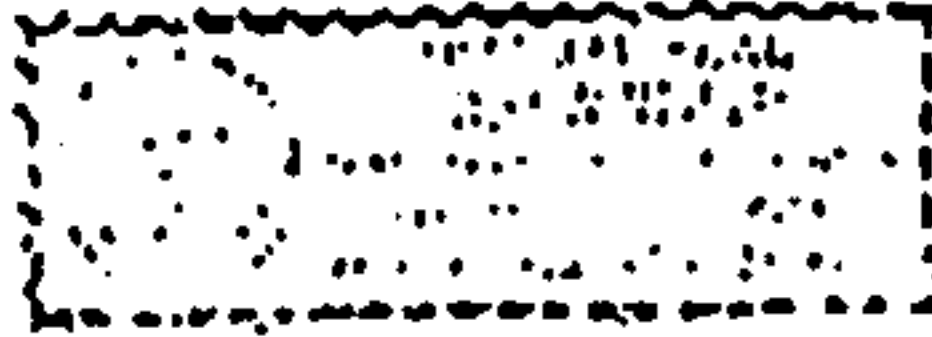
By 

Centex Homes Corporation, a Nevada corporation

By 
Vice President

STATE OF ~~NEW CALIFORNIA~~)
) ss.
 COUNTY OF ~~LOS ANGELES~~)

The foregoing instrument was acknowledged before me this
 the 31st day of October, 1986, by David G. Price and
 Dallas P. Price, husband and wife.



[Signature]
 Notary Public

My commission expires:

12/31/87

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

The foregoing instrument was acknowledged before me on
 the 6th day of November, 1986, by Charles A. Haggelin President of
 AmeriWest Corporation, a New Mexico corporation, for and on
 behalf of said corporation.

[Signature]
 Notary Public

My commission expires:

7-2-90

STATE OF New Mexico)
) ss.
 COUNTY OF Bernalillo)

The foregoing instrument was acknowledged before me on
 the 6th day of November, 1986, by Raymond Smeege
Vice President of Centex Homes Corporation, a Nevada
 corporation, for and on behalf of said corporation.

[Signature]
 Notary Public

My commission expires:

7-2-90

"OPEN SPACE - 1", "OPEN SPACE - 2", and "OPEN SPACE - 3", of TANOAN PROPERTIES, Albuquerque, New Mexico, as the same are shown and designated on the corrected amended summary plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 18, 1984, in Map Book C26, folio 1, Sheets 1-5;

together with:

"OPEN SPACE - 4A" and "OPEN SPACE - 4B", of TANOAN PROPERTIES, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on that plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 10, 1984, in Map Book C23, folio 197, Sheets 1-3;

together with:

"OPEN SPACE 3-A-3-A" and "OPEN SPACE 3-A-2", of TANOAN PROPERTIES, as the same is shown and designated on the Third Revision Plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1986, in Map Book C30, folio 155, Sheets 1-6;

together with:

"OPEN SPACE 3-A-3-B" of TANOAN PROPERTIES, as the same is shown and designated on the Third Revision Plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1986, in Map Book C30, folio 155, Sheets 1-6, EXCEPTING therefrom those three parcels of land conveyed by Quit Claim Deeds all dated October 1, 1986, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 7, 1986, as Document Numbers 86-97063, 86-97064, and 86-97065.

Handwritten: 3-A-3-B

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

1986 NOV -7 PM 1:46

DOLORES C. WALLER
CLERK - RECORDER