# CITY OF ALBUQUERQUE



January 11, 2018

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

**RE:** Cherokee Subdivision

1304 Cherokee NW

Grading Plan Engineer's Stamp Date: 1/9/18

Drainage File: G14D089

Dear Mr. Soule:

Based on the information provided in your submittal received 1/10/18, the Grading Plan cannot be approved until the following are addressed.

#### Prior to Preliminary Plat & Grading Permit:

PO Box 1293

- 1. Provide onsite ponding volume on each lot for the 100-year, 10day volume; infiltration rates cannot be accepted in lieu of this volume requirement.
- 2. Please add swales along the side yards to direct runoff into the ponds.

Albuquerque

#### Prior to Building Permit:

NM 87103

3. Pad Certifications will be required prior to Hydrology approving the residential Building Permits.

#### Prior to Certificate of Occupancy:

www.cabq.gov

4. Engineer's Certification, per the DPM Checklist, will be required to ensure the ponds remained intact following home construction.

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



# City of Albuquerque

# Planning Department

## Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title:		Building Permit #:	City Drainage #:	
DRB#:	EPC#:		Order#:	
Legal Description:				
City Address:				
Engineering Firm:		Cont	act:	
Address:				
Phone#:	Fax#:	E-ma	il:	
Owner:		Cont	act:	
Address:				
Phone#:	Fax#:	E-ma	il:	
Architect:		Cont	act:	
Address:				
Phone#:	Fax#:	E-ma	il:	
Other Contact:		Cont	act:	
Address:				
Phone#:	Fax#:	E-ma	il:	
Check all that Apply:				
DEPARTMENT:		CHECK TYPE OF APPR	OVAL/ACCEPTANCE SOUGHT:	
HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION		BUILDING PERMIT	APPROVAL	
MS4/ EROSION & SEDIMENT CO	ONTROL	CERTIFICATE OF	OCCUPANCY	
TYPE OF SUBMITTAL:		PRELIMINARY PL	AT APPROVAL	
ENGINEER/ ARCHITECT CERTIFI	CATION	SITE PLAN FOR S		
			LDG. PERMIT APPROVAL	
CONCEPTUAL G & D PLAN		FINAL PLAT APPE	FINAL PLAT APPROVAL	
GRADING PLAN			SIA/ RELEASE OF FINANCIAL GUARANTEE	
DRAINAGE MASTER PLAN	DRAINAGE MASTER PLAN		FINANCIAL GUARANTEE	
DRAINAGE REPORT				
DRAINAGE REPORT		FOUNDATION PE	RMIT APPROVAL	
DRAINAGE REPORT CLOMR/LOMR		FOUNDATION PEI	RMIT APPROVAL	
		FOUNDATION PEI GRADING PERMIT SO-19 APPROVAL	RMIT APPROVAL APPROVAL	
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COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_

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EWALK PER COA , 2425, 2430
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20

TRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PRIOR TO BEGINNING WORK.

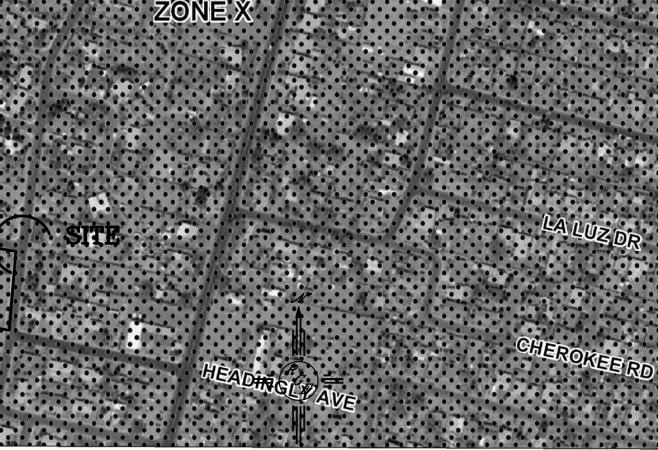
RACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING

RACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS STING RIGHT-OF-WAY.

AIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT
ULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE SIBILITY OF THE CONTRACTOR.

EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

G-14-Z



FM35001C0119G

LEGAL DESCRIPTION:

Lots 1 Block 2, ALTO ADD

# NOTES:

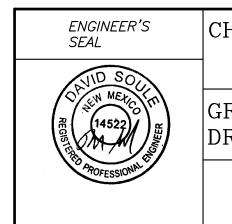
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE

2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

# LEGEND

---- EXISTING CONTOUR ---- EXISTING INDEX CONTOUR — PROPOSED CONTOUR - PROPOSED INDEX CONTOUR SLOPE TIE EXISTING SPOT ELEVATION × XXXX PROPOSED SPOT ELEVATION \* XXXX BOUNDARY CENTERLINE — RIGHT—OF—WAY

PROPOSED CMU SCREEN WALL-18" MAX. RETAINAGE



1/9/18

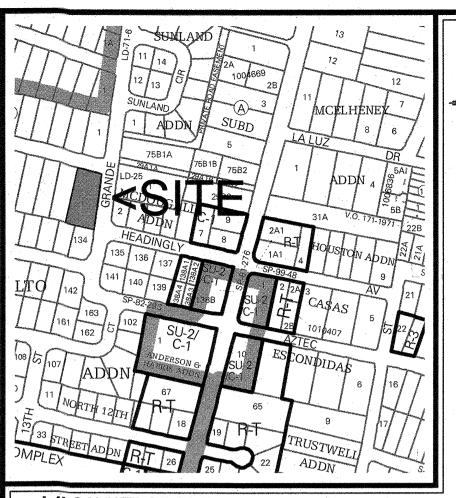
*DAVID SOULE* P.E. #14522

SCALE: 1"=20'

CHEROKKE ROAD	DRAWN BY WCWJ
	DATE 1-07-1
GRADING AND	7-07-1
DRAINAGE PLAN	21845-LAYOUT-1

-1-07-18 Rio Grande Engineering SHEET # \_\_\_ 1606 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999 JOB # 21845

OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.



VICINITY MAP not to scale

**ZONE ATLAS MAP** G-14-Z

### **PURPOSE OF PLAT:**

The purpose of this plat is to split one (1) existing lots/tracts/parcels into three (3) new lots and to dedicate right-of-way to the City of Albuquerque.

#### FREE CONSENT AND DEDICATION:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon and do dedicate additional right-of-way in fee simple with warranty covenants to the City of

by Annabelle Vivil Garcia (Duner) Dela 1577

### **ACKNOWLEDGEMENT** State of New Mexico)

County of Bernalillo )



OFFICIAL SEAL Yesenia A. Pena NOTARY PUBLIC-State of New Mexico 

### **PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are granted for the common and joint

- 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.
- New Mexico Gas Company (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- CableOne for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide

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

#### NOTES:

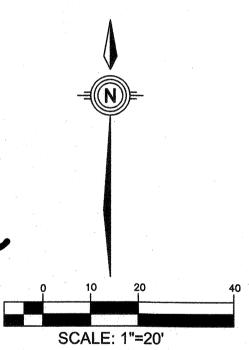
- The basis of bearings is as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane bearings, NAD83. Distances are ground distances. Elevation datum NAVD88.
- 2. Bearings and distances shown in ( ) are per record plat of Broadview Addition, recorded March 10, 1949.
- 3. Documents used (on file at Bernalillo County Clerk unless noted): Plat of Broadview Addition, Volume C, Folio 120, March 10,
- Warranty Deed dated July 13, 2000, book A7, Page 8101, 3.2. Document no. 2000068368.
- 4. This properties are located in Zone X, areas protected by levees from 1% annual chance flood and in Zone AH (Base Flood Elev.= 4971) per FEMA Flood Insurance Rate Map 35001C0119G. effective date 09/26/2008, as shown on this plat.
- All easements of record are shown hereon.

#### **SOLAR NOTE:**

No property within the area of this plat 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 area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

#### **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 shown on



# TREASURER'S CERTIFICATION:

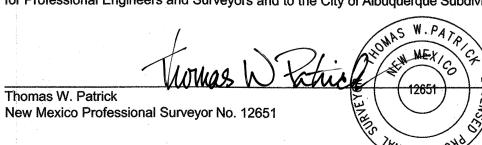
This is to certify that all taxes due and payable have been paid in full for year 2017 pursuant to New Mexico statute 7-38-44.1

# Lot numbered One (1) in Block numbered Two (2), Broadview Addition, UPC # 101406003035720906

Bernalillo County Treasurer's Office: by:

### SURVEYOR'S CERTIFICATION

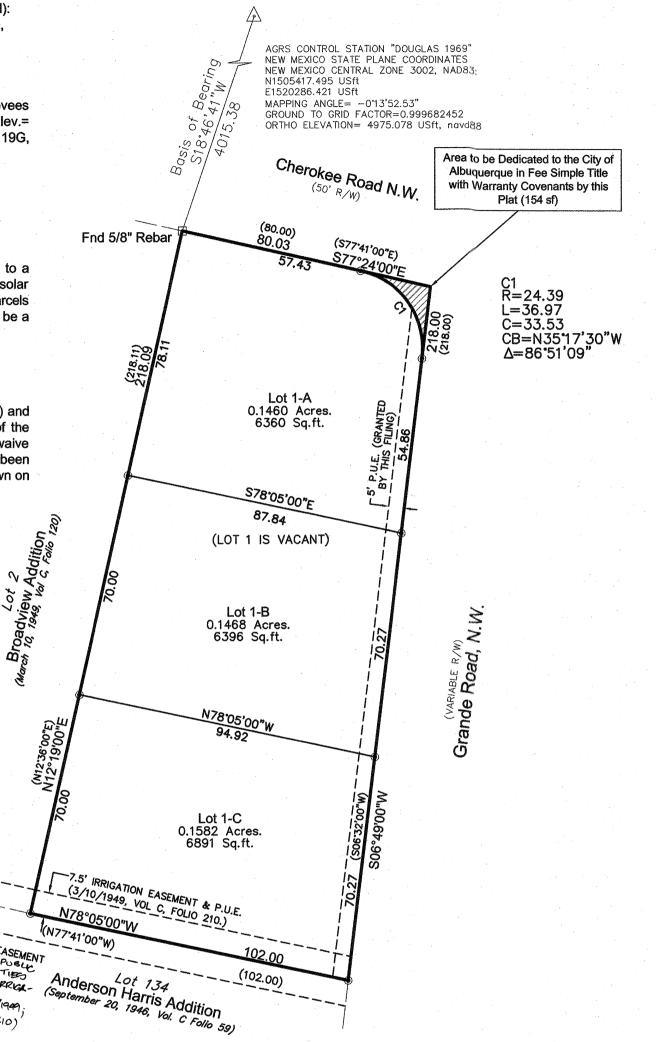
I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.



### **LEGAL DESCRIPTION**

Lot numbered One (1) in Block numbered Two (2), Broadview Addition, as the same is shown and designated by the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 10, 1949, in Volume C. Folio 210.

Contains 0.4510 acres, more or less.



# INFO FOR COUNTY CLERK:

OWNER: PROPERTY:

12.18.2017

Annabelle Vigil Garcia

Lot 1, Block 2, Broadview Addition 1304 Cherokee Road NW, Albuquerque NM

101406003035720906 UPC#

# FINAL PLAT Lots 1-A, 1-B, & 1-C, Block 2 **Broadview Addition**

BEING A REPLAT OF THE LOT 1, BLOCK 2, **BROADVIEW ADDITION** SITUATE WITHIN PROJECTED SECTION 5, T.10N., R.3E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2017

SITE DATA:	
FEMA Map Number	35001C0119-G
Zoning	R-1
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	. 1
No. of Existing Tracts	0
No. of Lots Created	3
No. of Tracts Created	0
Total Area	0.4510 acres
Acreage of Dedicated Right-of-Way	0.0035 acres

Project Number: \_\_1009846 Subdivision Application Number: 17DRB-70331

#### PLAT APPROVAL

**UTILITY APPROVALS** 

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date

### CITY APPROVALS

Socan 11. Remboor P. 5. 12/18/17 City Surveyor Parks & Recreation Department City Engineer date **AMAFCA ABCWUA** Traffic Engineer, Transportation Department date **Environmental Health Department** date DRB Chair, Planning Department

# MONUMENT LEGEND FOUND MONUMENT AS NOTED

ACS CONTROL STATION

● SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

# FINAL PLAT

Lots 1-A, 1-B and 1-C, Block 2 **Broadview Addition** 

	DWG PATH: F: \N0942 — Rio Grande Eng	gineering\01 - Misc\Broadview Addition\Replat - Gle	n Garcia.dwg
	PROJECT:  DATE: 12/08/2017  SCALE: 1"=20'	Community Sciences	<b>1</b>

4 JOB NO.: N942-02

Corporation LAND SURVEYING & LAND PLANNING P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000