

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 19, 2022

Asa Nilsson-Weber, P.E.
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

RE: **Villa Loma Estates**
Request for Partial Pad Certification Lots 6-13 - Approved
Grading Plan Stamp Date: 9/18/07
Certification Dated: 1/11/22
Drainage File: F22D025

Dear Ms. Nilsson-Weber:

PO Box 1293

Based solely on the submittal received on 1/12/22, this certification is approved for Building Permit for the lots listed above by Hydrology.

Albuquerque

Please note, Certificate of Occupancy will be held until Infrastructure improvements are complete.

NM 87103

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Hydrology
Planning Department
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Villa Loma, Lots 6-13 Building Permit #: _____ Hydrology File #: F22-D025
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lots 6-13, Villa Loma
City Address: _____

Applicant: Isaacson & Arfman, Inc. Contact: Åsa Nilsson-Weber
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Other Contact: Las Ventanas NM, Inc. Contact: T Scott Ashcraft
Address: 8330-A Washington Place NE - Albuquerque, NM 87113
Phone#: (505) 362-6824 Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: PLAT RESIDENCE DRB SITE ADMIN SITE
CERT FOR 8 LOTS

Check all that Apply:

DEPARTMENT:

HYDROLOGY/ DRAINAGE
 TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

BUILDING PERMIT APPROVAL
 CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

ENGINEER/ARCHITECT CERTIFICATION
 PAD CERTIFICATION **LOTS 6-13 (8 lots)**
 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?

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) _____

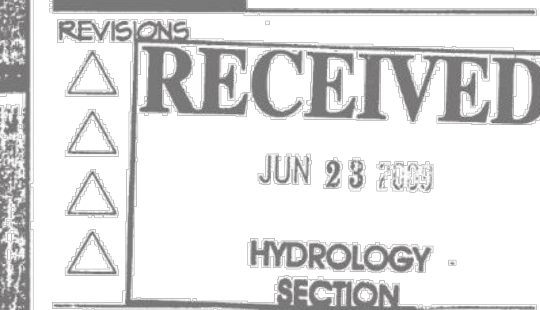
IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: January 12, 2022 By: Åsa Nilsson-Weber

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 06081
DRAWING NAME

**GRADING AND
DRAINAGE PLAN**

PROJECT DATA

THE SITE IS LOCATED ON THE NORTH SIDE OF MONTGOMERY BLVD. WEST OF TRAMWAY BLVD. (VICINITY MAP F-22). MONTGOMERY BLVD. BORDERS THE PROPERTY TO THE SOUTH, DEVELOPED COMMERCIAL TO THE EAST, DEVELOPED RESIDENTIAL TO THE WEST, AND DEVELOPED WATER STORAGE TANK FACILITY TO THE NORTH. THE SURROUNDING AREA IS FULLY DEVELOPED.

THE PRESENT SITE IS A DEVELOPED COMMERCIAL PROPERTY (PREVIOUSLY ROWLANDS PLANT NURSERY) WITH EXISTING STRUCTURES, PAVEMENT AND COMPACTED EARTH THROUGHOUT.

THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF TOWNHOMES WITH NEW ASPHALT PAVED ACCESS AND PARKING AND ASSOCIATED SITE LANDSCAPING.

DRAINAGE PLAN CONCEPT:

THE SITE HISTORICALLY FREE DISCHARGES TO MONTGOMERY BLVD. THE PROPOSED IMPROVEMENTS WILL NOT SIGNIFICANTLY INCREASE SITE DISCHARGE DURING THE 100-YEAR, 6-HOUR STORM EVENT (SEE CALCULATIONS THIS SHEET) AND WILL CONTINUE TO FREE DISCHARGE TO MONTGOMERY BLVD. TO FOLLOW HISTORIC FLOWPATTERN.

LEGAL: PARCEL 2-A-1 LAND OF EDMUND I. RADY, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SURVEYOR: ANTHONY L. HARRIS, N.M.P.S. #11463

FLOODZONE: PER FIRM MAP 163, THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION No. "17-622", HAVING AN ELEVATION OF 5917.75.

OFFSITE FLOW: NO OFF-SITE FLOW AFFECTS THIS PROPERTY. NOTE: FLOW FROM THE NORTH DRAINS TO THE SOUTHWEST AND PASSES TO THE PUBLIC ALLEY.

DRAINAGE CERTIFICATION (LOTS 6-13):

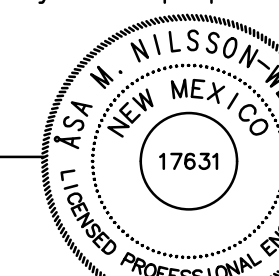
The pad grades on Lots 6-13 were previously certified on 6/23/2009. The lower level of the pads have now been eliminated and the entire pads are graded at the upper elevation shown on the plans. This certification is submitted with a request for building permit.

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, Inc., hereby certify that Lots 6-13 are served by paved access roads and have been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated 9-18-07.

The record pad grade information edited onto the original design document was obtained by Timothy Aldrich, NMRPS 7719, of the firm Aldrich Land Surveying. I further certify that someone under my direct supervision visited the project site on January 10, 2022, and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Building Permit for Lots 6-13.

The record information presented hereon 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.

Asa Nilsson-Weber 01/11/2022
Asa Nilsson-Weber, NMPE 17631 Date



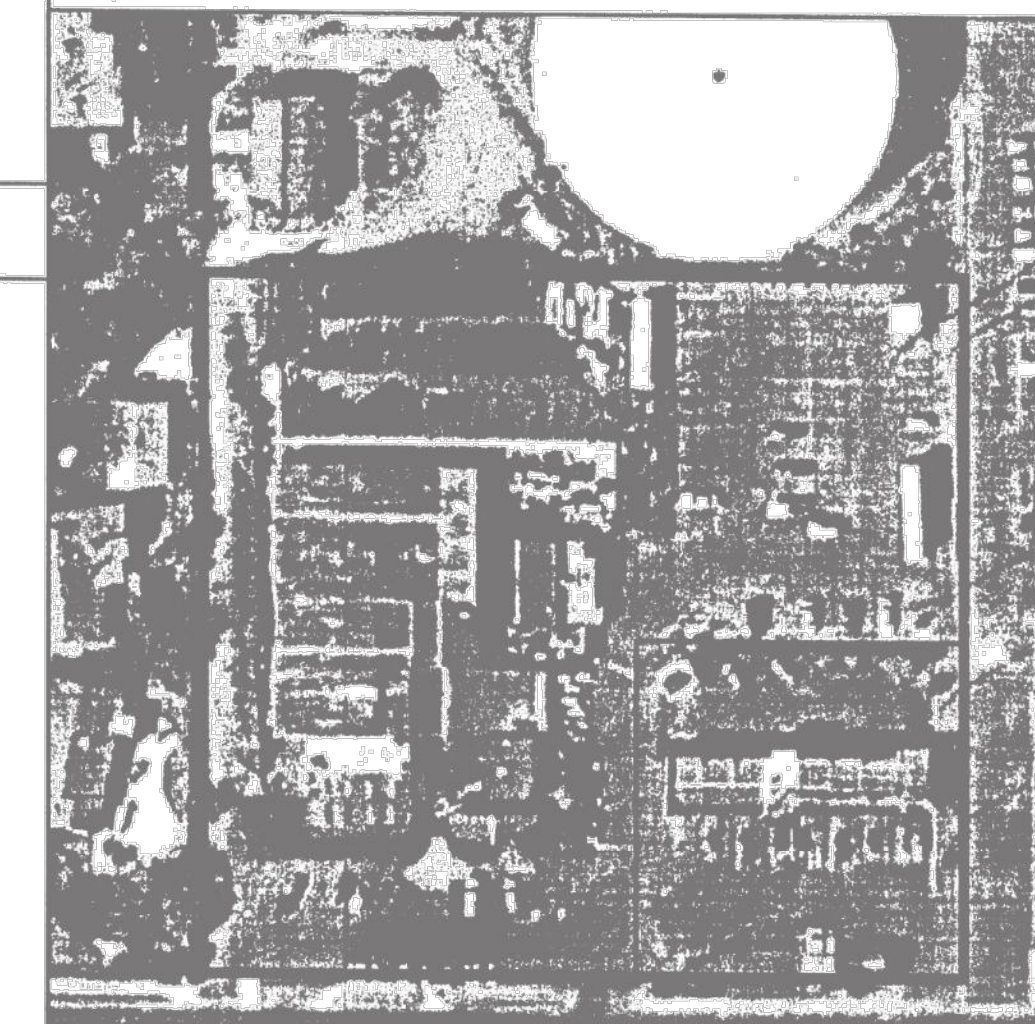
GENERAL NOTES

- A. COORDINATE ALL WORK WITH SITE PLAN, DEMOLITION PLAN, UTILITY PLAN AND LANDSCAPE PLAN.
- B. GRADES SHOWN WITHIN LANDSCAPED AREAS INDICATE TOP OF LANDSCAPE MATERIAL. SUBGRADE TO BE GRADED TO ELEVATION SHOWN MINUS LANDSCAPE MATERIAL THICKNESS.

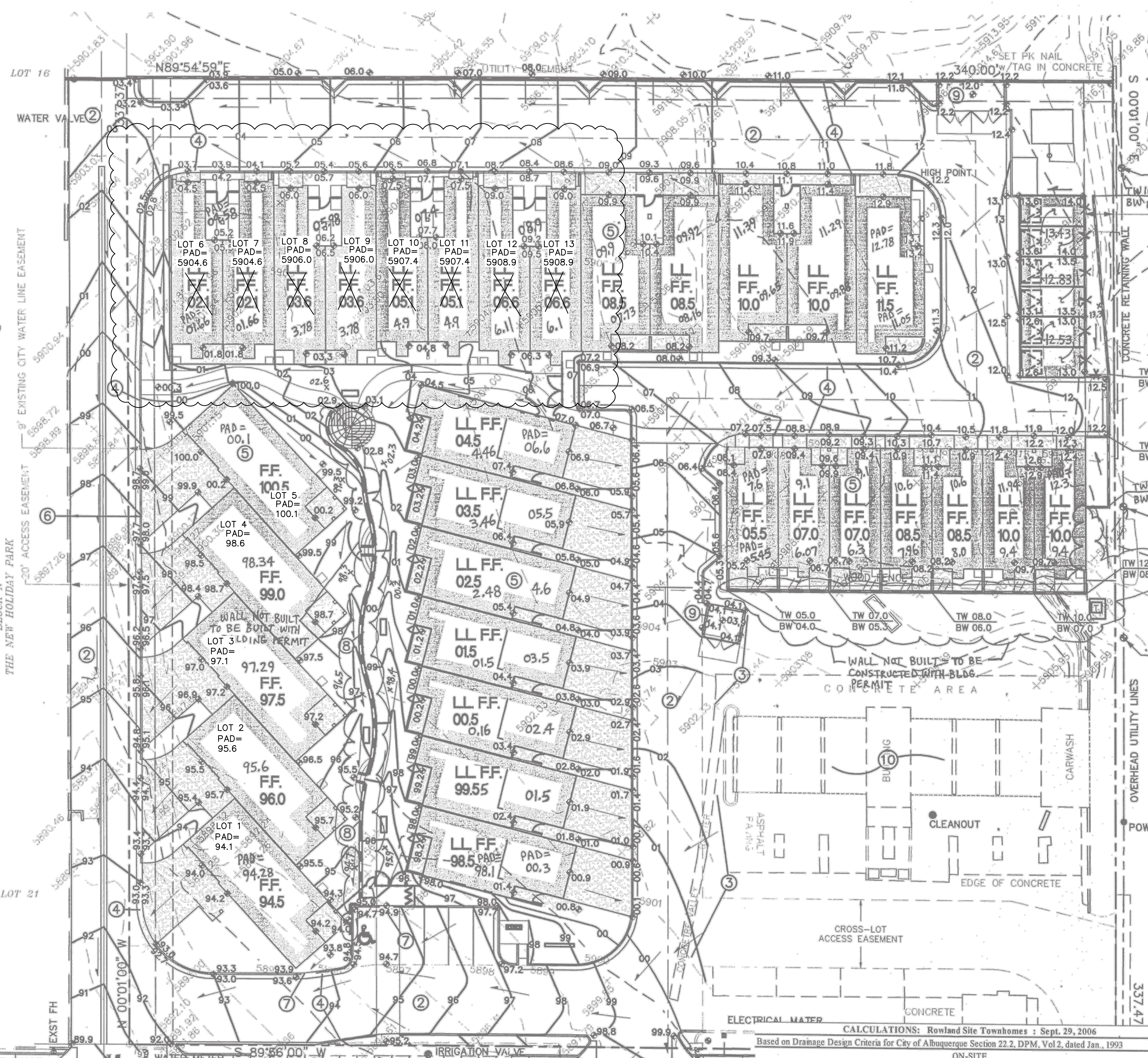
LEGEND

- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5901.5 FINISH FLOOR ELEVATION
- ▬ PROPOSED MOUNTABLE (4") CURB
- ▬ PROPOSED RETAINING WALL
- TW 98 / BW 98 TOP OF / BOTTOM OF WALL ELEVATION
- W BIKE RACK
- M MAIL BOX
- PAD = 3.0 AS-BUILT PAD GRADES

EXISTING DEVELOPMENT



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
15626RD.dwg Sep 18, 2007



Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol.2, dated Jan., 1993

AREA OF SITE:	114723 SF	= 2.6 Ac.
HISTORIC FLOWS:		
On-Site Historic Land Condition	On-Site Developed Land Condition	EXCESS PRECIP:
Area a = 0 SF	Area a = 0 SF	Ea = 0.80
Area b = 5736 SF	Area b = 11472 SF	Eb = 1.08
Area c = 17208 SF	Area c = 5736 SF	Ec = 1.46
Area d = 91778 SF	Area d = 97515 SF	Ed = 2.64
Total Area = 114723 SF	Total Area = 114723 SF	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)		
Weighted E = EaAa + EbAb + EcAc + EdAd		
Historic E = 2.39 in.	Developed E = 2.43 in.	
On-Site Volume of Runoff: V360 = E*A / 12		
Historic V360 = 22801 CF	Developed V360 = 23184 CF	
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560		
For Precipitation Zone 4		
Qpa = 2.20	Qpc = 3.73	
Qpb = 2.92	Qpd = 5.25	
Historic Qp = 12.9 CFS	Developed Qp = 13.0 CFS	

I, Scott M. McGehee, NMPE 10519, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 09/18/07. The record information edited onto the original design document has been obtained by David R. Vigil NMPS 8911 on 06/04/09. As-built grades are pads only - no units have been constructed.

The record information presented hereon 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.

Scott M. McGehee
Scott M. McGehee
NMPE 10519
Date: 6/17/09
6/23/09 - ADDITIONAL SPOT ELEVATIONS ADDED, RETAINING WALL NOTED 'NOT BUILT - TO BE BUILT WITH BUILDING PERMIT.' SMM



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