

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 30, 2020

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 1-5 - Approved
Grading Plan Stamp Date: 9/18/07
Certification Dated: 10/23/20
Drainage File: F22D025

Dear Ms. Padilla Moyer:

PO Box 1293

Based on the submittal received on 10/23/20, this certification is approved for Building Permit and Final Plat for the lots listed above.

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 1-5 **Building Permit #:** _____ **Hydrology File #:** F22-D025
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Lots 1-5, Villa Loma
City Address: _____

Applicant: Isaacson & Arfman, PA **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

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 1-5**
☐ 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: October 23, 2020 **By:** Åsa Nilsson-Weber

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

**Dekker
Perich
Sabatini**

7601 Jefferson NE
Suite 100
Albuquerque, NM 87109
505 761-9700
fax 761-4222
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

Villa Loma Estates
12401 Montgomery Boulevard NE
Albuquerque, New Mexico

REVISIONS
△ RECEIVED
JUN 28 2009
HYDROLOGY
SECTION

DRAWN BY
REVIEWED BY
DATE
PROJECT NO. 06081
DRAWING NAME

**GRADING AND
DRAINAGE PLAN**

SHEET NO.

C1

OF

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 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 FLOWPATH.

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-G22", 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 1-5):

The homes on Lots 1-5 are currently under construction. During the DRB process for a re-plot, City Hydrology requested that the grading plan be re-certified for Lots 1-5. This certification is submitted with a request for final plat approval and building permit (though permit has already been issued).

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, Inc. hereby certify that Lots 1-5 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.

1 The retaining wall east of Lots 1-5 has not been constructed—it will be constructed with building permit.

The record pad grade information edited onto the original design document was obtained by Timothy Aldrich, NMPS 7719, of the firm Aldrich Land Surveying prior to start of building construction. I further certify that someone under my direct supervision visited the project site on October 22, 2020, 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 and Final Plat approval for Lots 1-5.

The record information presented herein 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 10/23/20
Asa Nilsson-Weber, NMPE 17631 Date



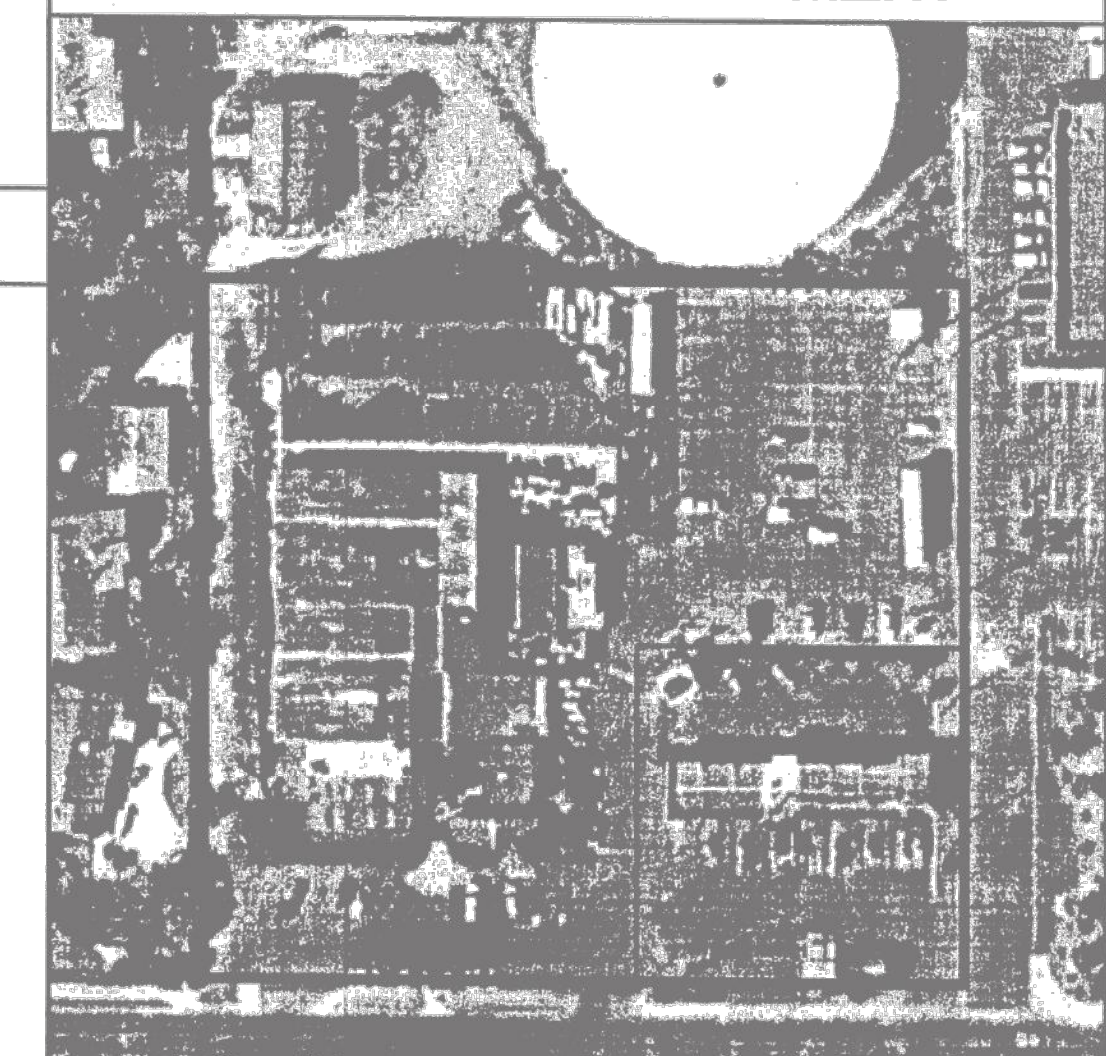
GENERAL NOTES

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

LEGEND

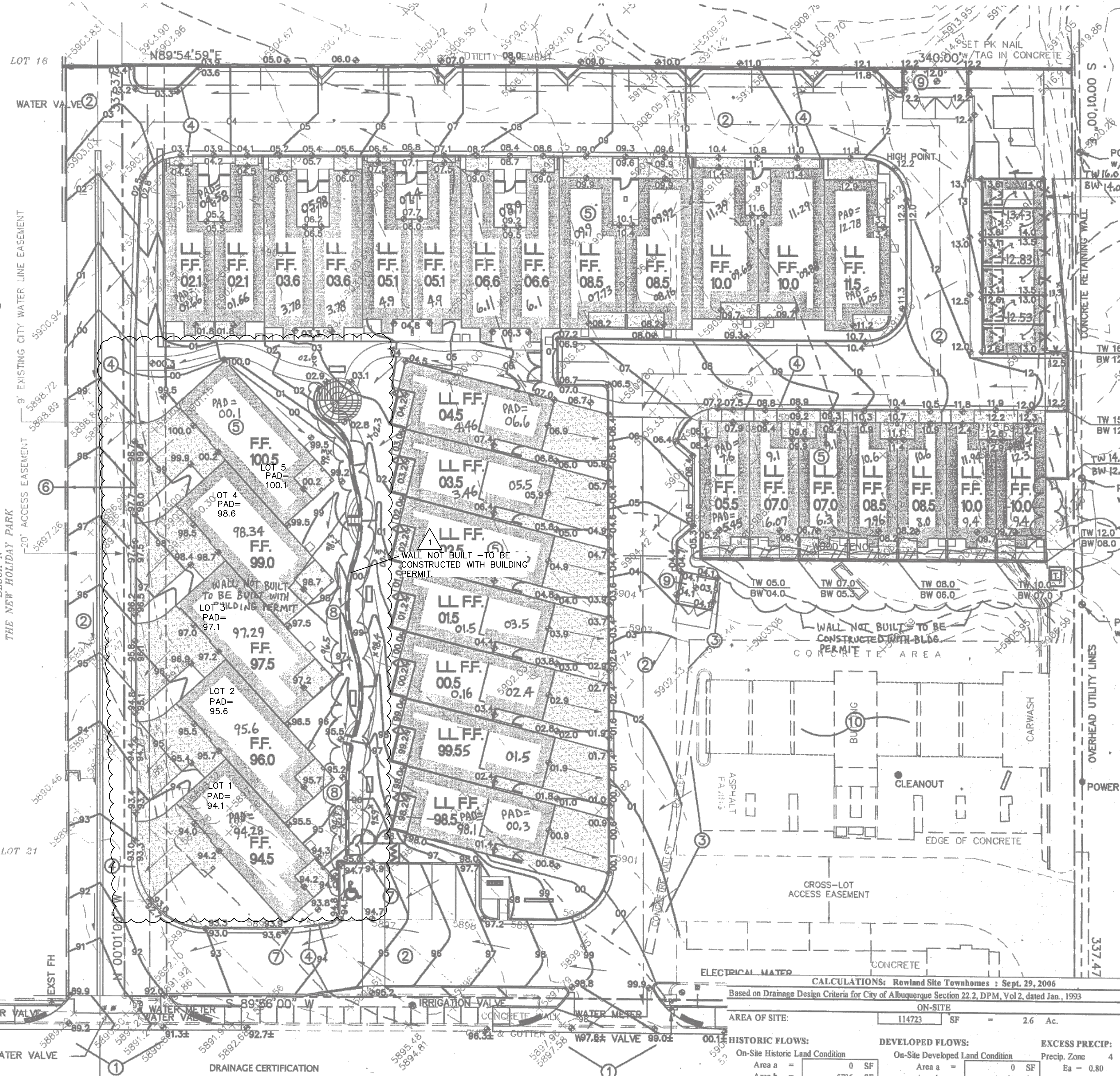
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5901.5 FINISH FLOOR ELEVATION
- PROPOSED MOUNTABLE (4") CURB
- PROPOSED RETAINING WALL
- TW 98 TOP OF WALL ELEVATION
- BW 98 BOTTOM OF WALL ELEVATION
- W BIKE RACK
- PAV 8.0 MAIL BOX
- AS-BUILT PAD GRADES

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
1562GRD.dwg Sep 18, 2007



CALCULATIONS: Rowland Site Townhomes : Sept. 29, 2006
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol.2, dated Jan., 1993

AREA OF SITE:		ON-SITE	
114723 SF		2.6 Ac.	
ON-Site Historic Land Condition		ON-Site Developed Land Condition	
Area a = 0 SF	Area a = 0 SF	Area b = 11472 SF	Ea = 0.80
Area b = 5736 SF	Area b = 5736 SF	Area c = 5736 SF	Eb = 1.08
Area c = 17208 SF	Area c = 17208 SF	Area d = 97515 SF	Ec = 1.46
Area d = 91778 SF	Area d = 91778 SF	Area d = 97515 SF	Ed = 2.64
Total Area = 114723 SF	Total Area = 114723 SF	Total Area = 114723 SF	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = EaAa + EbAb + EcAc + EdAd			
Aa + Ab + Ac + Ad			
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. McGee, 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 herein 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.

6/23/09
6/17/09
Scott M. McGee NMPE 10519



MONTGOMERY BOULEVARD N E
106' R/W

6/23/09 - ADDITIONAL SPOT ELEVATIONS ADDED,
RETAINING WALL NOTED 'NOT BUILT - TO BE
BUILT WITH BUILDING PERMIT.' SMM