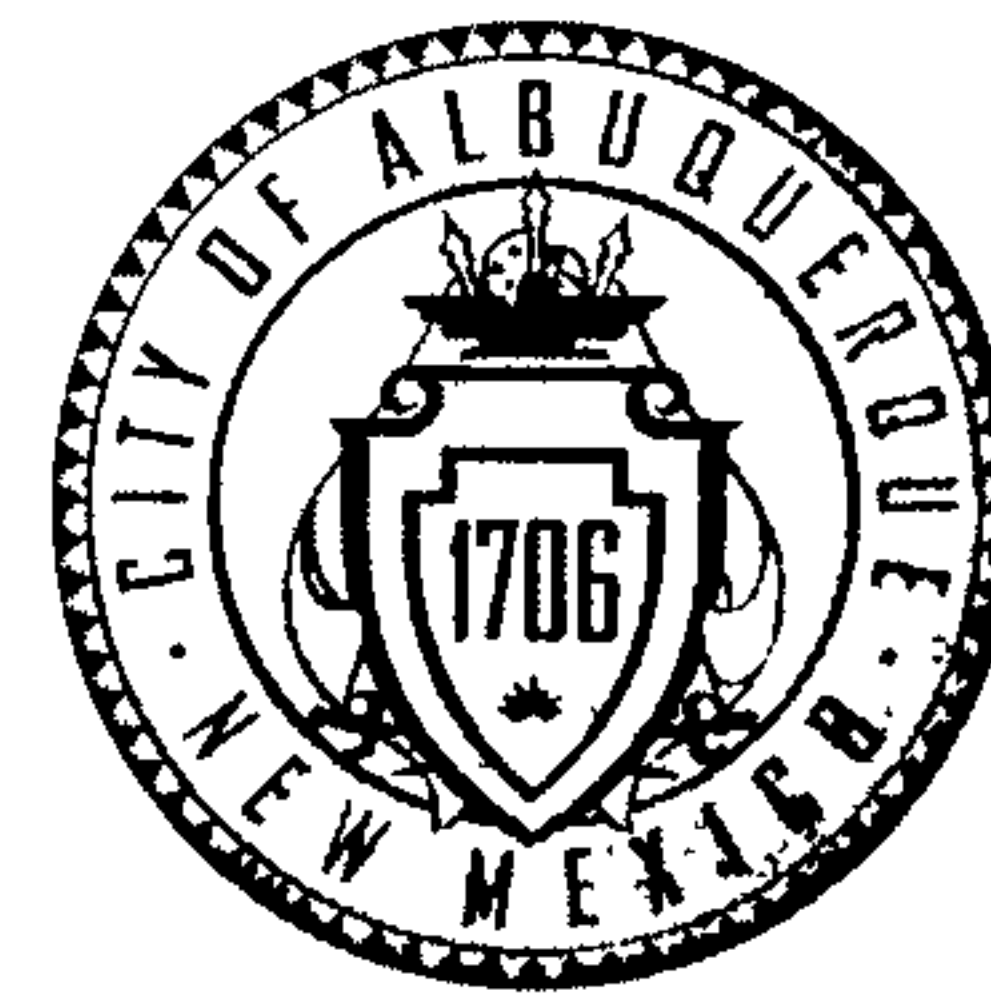


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 18, 2015

Richard J. Berry, Mayor

Åsa M. Nilson-Webber, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

RE: Bishops Compound (File: G12D032)
Drainage and Grading Plan, Engineer's Stamp Date 10-3-2016
Supplemental Calcs, Engineer's Stamp Date 9-21-2016

Dear Mrs. Weber:

Based upon the information provided in your submittal received 10-4-2016, the above referenced plan is approved for ESC Permit (Grading Permit) with the condition that an ESC Plan be submitted and approved.

Prior to Pad Certification and/or Release of Financial Guarantee approval, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov

*Area 1.34 Ac
% 0 = .83
free*

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Bishop's Compound Building Permit #. _____ City Drainage #. G12/DO32

DRB#: _____ EPC#: _____ Work Order#. 727183

Legal Description: A Portion of Lot 2 Alvarado Gardens Unit 3 Together With A Portion of Lot 3 Alvarado Gardens Unit 3

City Address. _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address. 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: _____ E-mail: asaw@iacivil.com

Owner: Las Ventanas NM, Inc. Contact: Scott Ashcraft

Address. P.O. Box 10600 - Albuquerque, NM 87184

Phone# (505) 362-6824 Fax#. _____ E-mail. _____

Architect: _____ Contact _____

Address. _____

Phone#. _____ Fax#. _____ E-mail. _____

Other Contact: _____ Contact: _____

Address _____

Phone# _____ Fax#. _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☒ ENGINEER ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK 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

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED October 04, 2016 By: Asa Nilsson-Weber

COA STAFF ELECTRONIC SUBMITTAL RECEIVED _____

Bishops Compound
DRC #727183

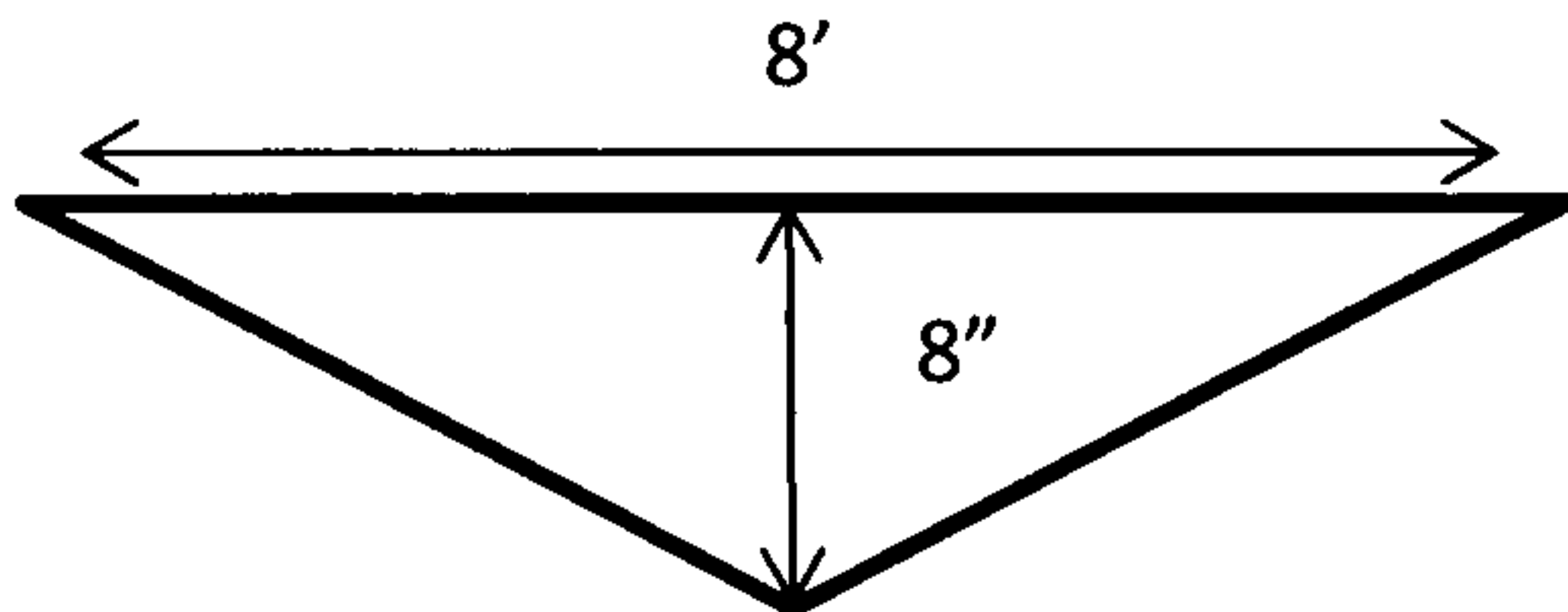
First Flush Calculations

9/21/16

Area of buildings = 23,840 sf

Volume required: $23,840 \times (.34/12) = 675$ cf

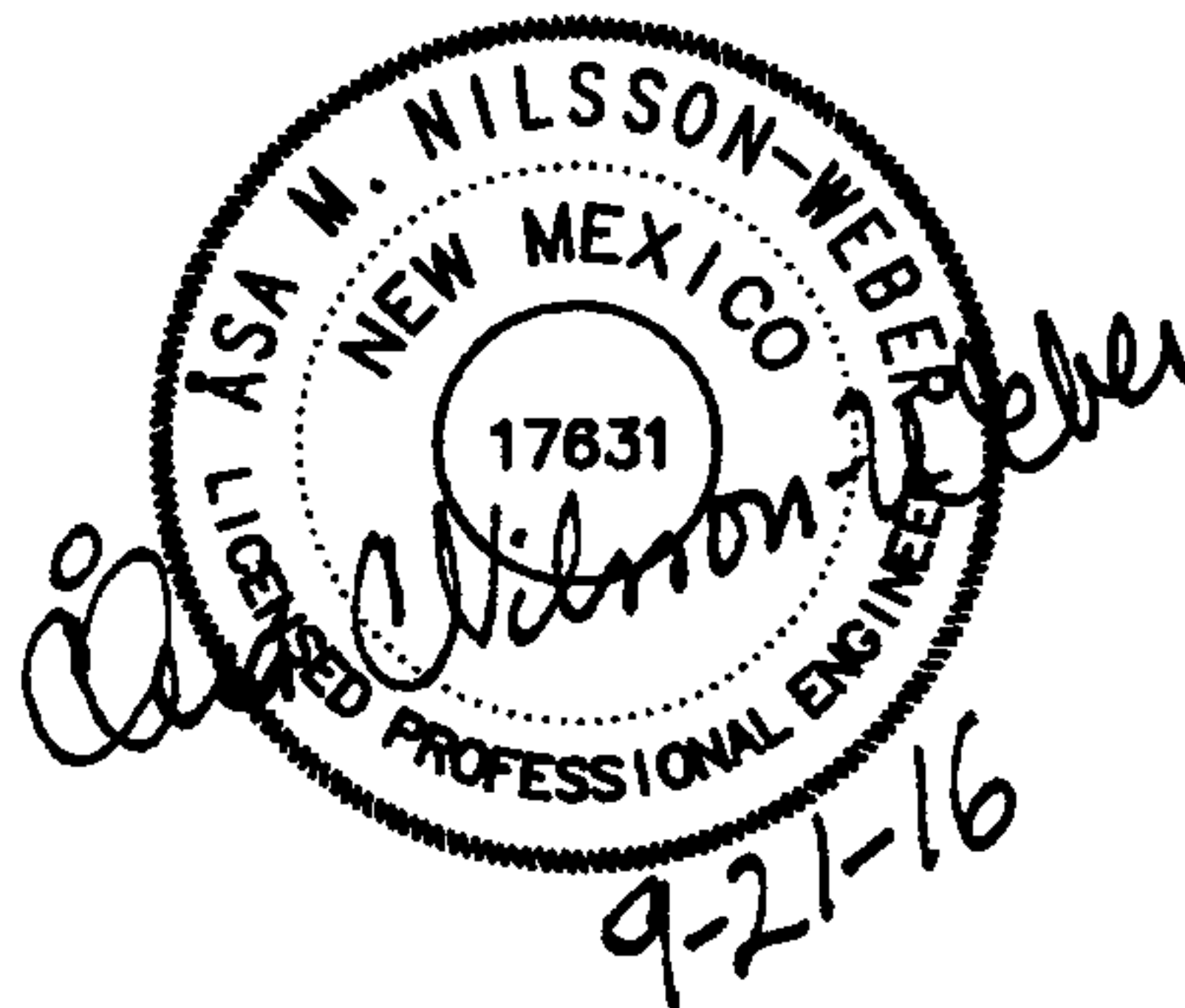
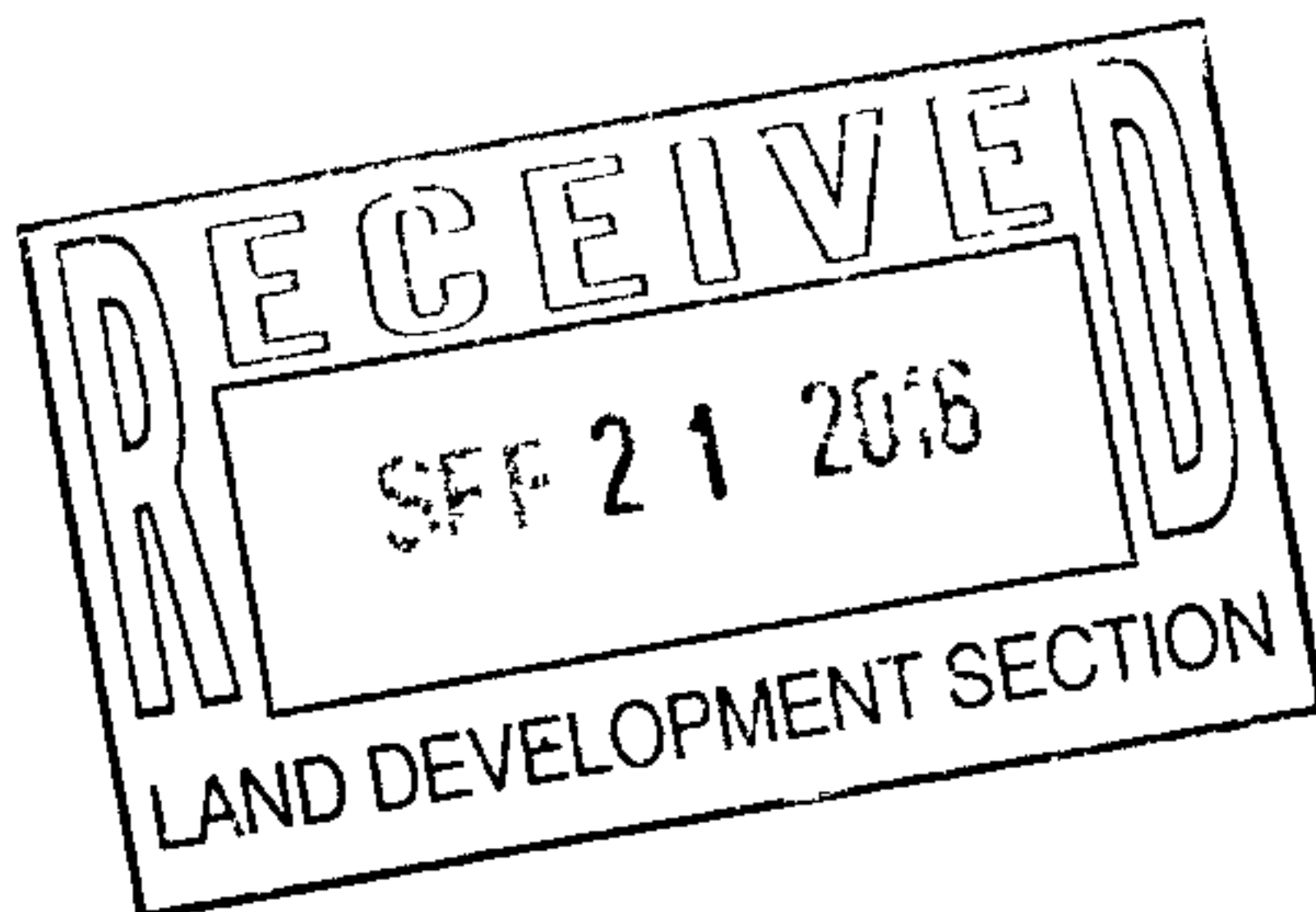
- Swales (gravel filled) along roadway:
Length = 279' - (6x18' driveways) = 171 lf

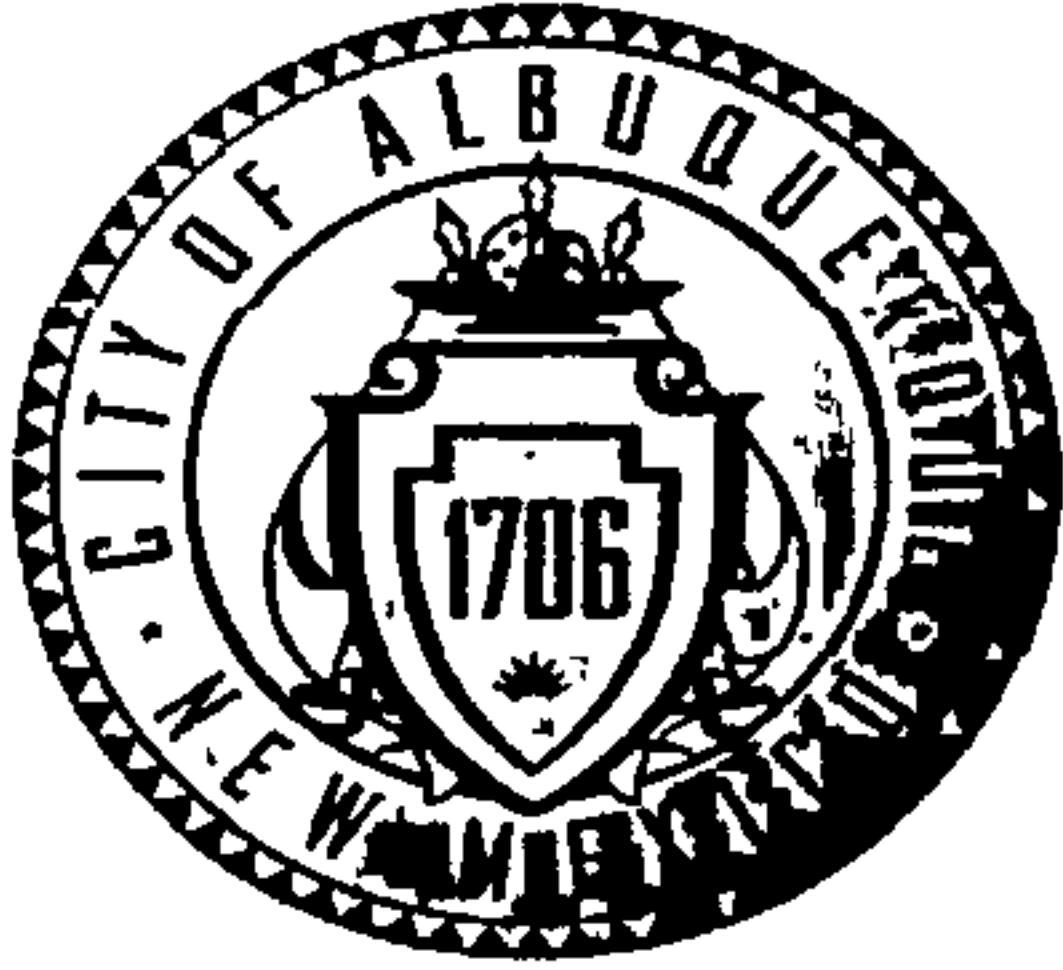


Volume = $\frac{8 \times 67}{2} \times 171 = 458$ cf -- Use 1/3 for voids in gravel = $458/3 = 153$ cf

- Backyard ponds (0.4' deep):
Area = 432 sf
Volume = $432/2 \times 0.4 \times 6$ lots = 518 cf
- Percolation pits:
6 ea @ 2' dia. x 6' deep
Volume = $6 \times \pi \times 1^2 \times 6 = 113$ cf -- Use 1/3 for voids in gravel = $113/3 = 38$ cf

Total volume available = $153 + 518 + 38 = 709$ cf > 675 cf OK





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Verbal No
see attached
email

Project Title: Bishop's Compound Building Permit # _____ City Drainage #. G12/ D032

DRB# _____ EPC# _____ Work Order#: 727183

Legal Description: A Portion of Lot 2 Alvarado Gardens Unit 3 Together With A Portion of Lot 3 Alvarado Gardens Unit 3

City Address _____

Engineering Firm: Isaacson & Arfman, P.A. Contact: Asa Nilsson-Weber

Address: 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax# _____ E-mail: asaw@iacivil.com

Owner: Las Ventanas NM, Inc. Contact: Scott Ashcraft

Address: P.O. Box 10600 - Albuquerque, NM 87184

Phone#: (505) 362-6824 Fax# _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax# _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax# _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

☒ GRADING PLAN

☐ DRAINAGE MASTER PLAN

☐ DRAINAGE REPORT

☐ CLOMR/LOMR

☐ TRAFFIC CIRCULATION LAYOUT (TCL)

☐ TRAFFIC IMPACT STUDY (TIS)

☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

☐ OTHER (SPECIFY) _____

CHECK 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

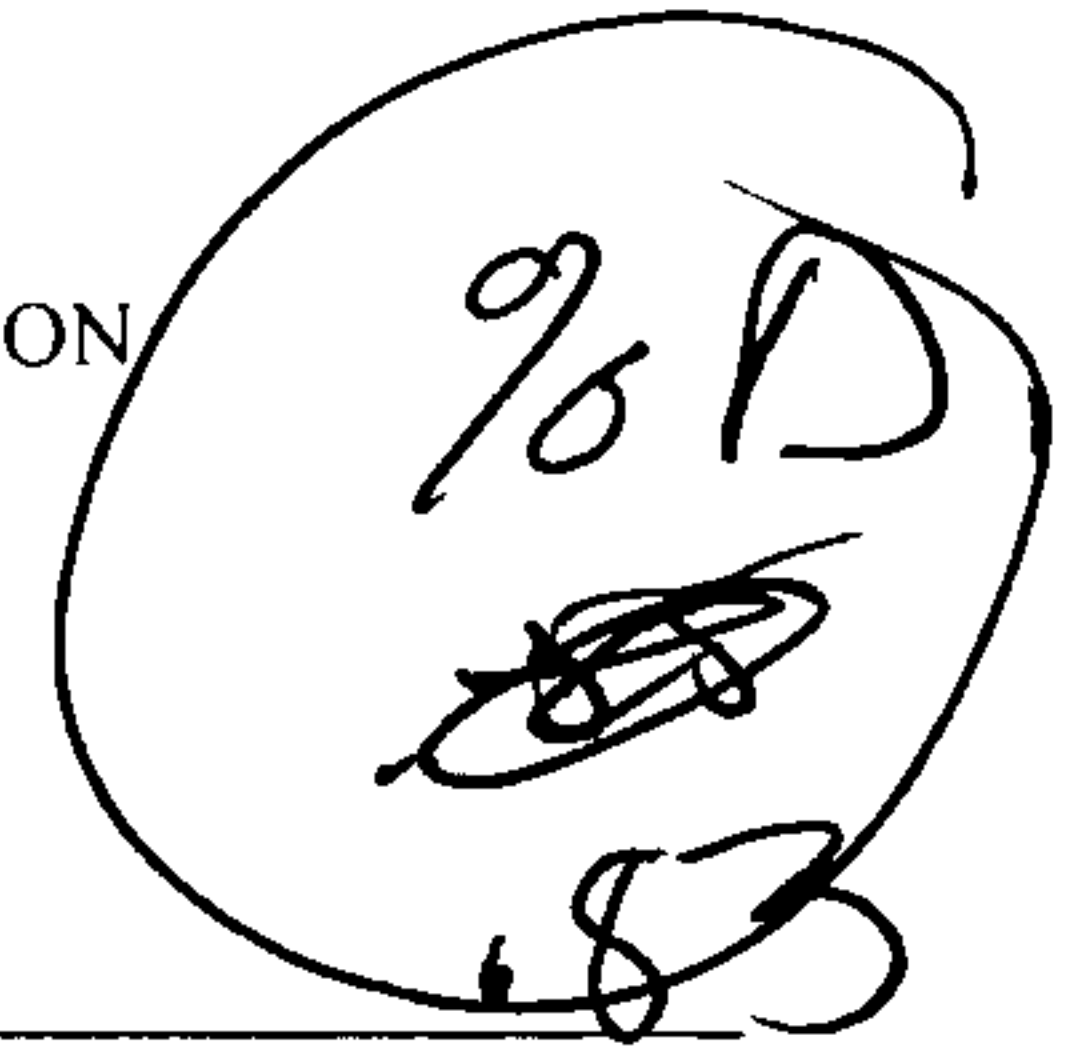
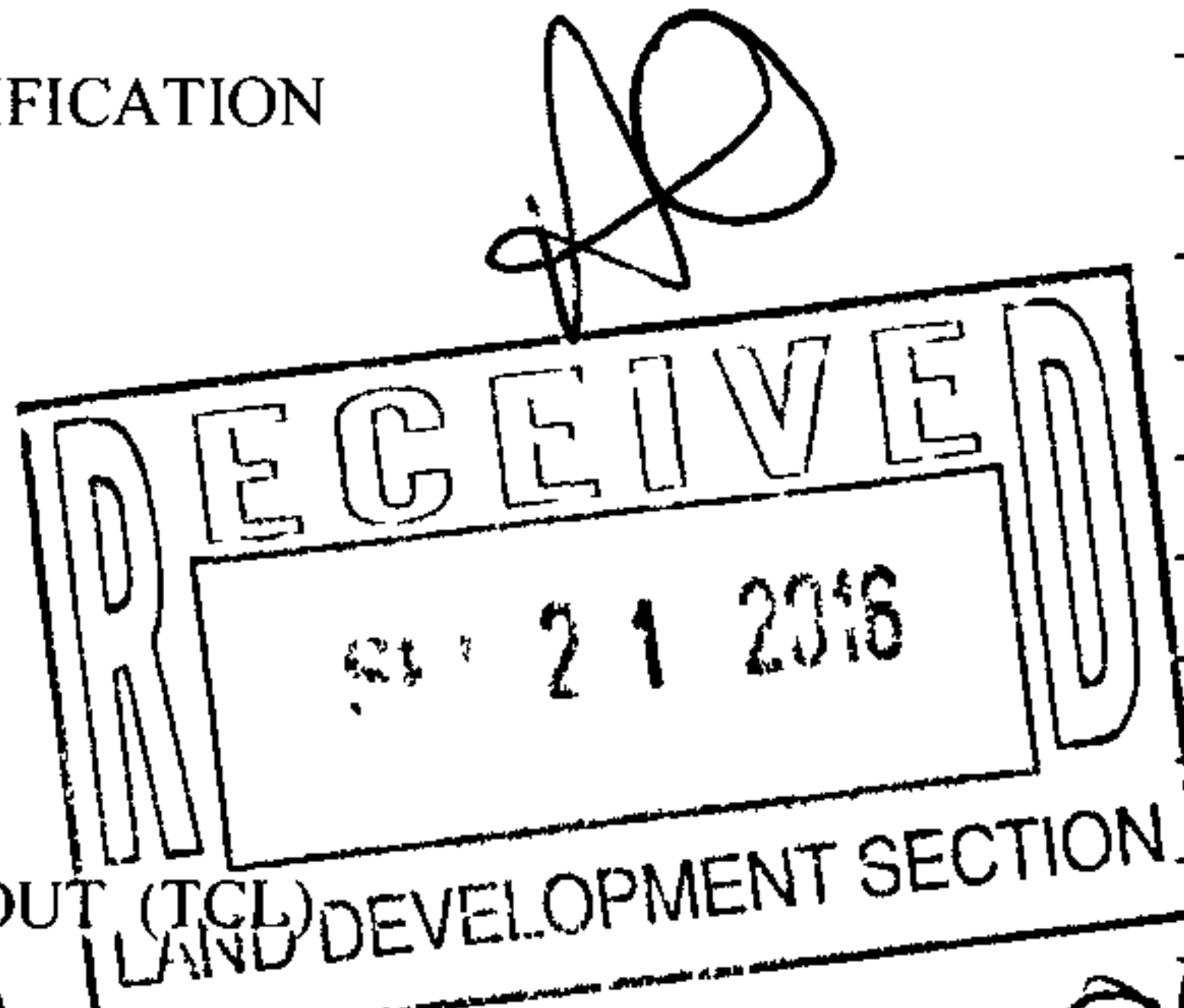
☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED September 21, 2016 By Asa Nilsson-Weber

COA STAFF ELECTRONIC SUBMITTAL RECEIVED _____



Harmon Rita T.

To: ASA M. Nilsson-Weber
Subject: FW: Bishop's Compound

Asa,
This site will also need an approved ESC Plan before I can approve the Grading.
I understand that you are on vacation, so I will be logging in this submittal as a "Verbal No" . Approval will require

- Approved ESC plan
- Change the percolation Pit dimensions so that it is not considered and extraction well.

I have no comments on the DRC set and can sign even though the G&D is not approved since it has no consequence on the DRC set.

Hope you are enjoying your vacation!!! I am moving to DMD on Oct. 17th, I got a new position there as a Construction Project Manager.

Rita Harmon, P.E.
Senior Engineer, Hydrology
COA, Planning Department
505-924-3695

From: Harmon Rita T.
Sent: Wednesday, September 28, 2016 10:29 AM
To: 'Åsa Weber'
Subject: RE: Bishop's Compound

Asa,
I have no comments on the DRC set and can sign. I am almost ready to approve the G&D – except Curtis said that the percolation pit detail needs to be changed so that the width or length is greater than the depth. Otherwise it is considered an extraction well and requires a permit from State Engineer.

Rita

From: Wolfenbarger, Jeanne
Sent: Tuesday, September 27, 2016 4:45 PM
To: 'Åsa Weber'
Cc: Michel, Racquel M.; Adeeb, Muhanned W; Harmon Rita T.
Subject: Bishop's Compound

Asa,

Prior to signature, I need the following addressed on the subject project:

- What is on Sheet 6? It is blank.
- You will need some type of transition and transition length called out between cross-sections that change along the same road. What is the transition length and where is it between Section B-B and C-C? If the cross slope of the road changes, there has to be some type of transition. (Sheet 7)
- Between Section A1-A1 and A2-A2, what is the transition length and transition? You are transitioning from 0.5% to 2% cross-slope. (Sheet 7)
- Sheet 8 – There is no tie from stationing to benchmark, or provide a northing and easting for the beginning and end of construction.
- Sheet 10 – Remove and replace brick pavers – Call out std. detail or provide detail?
- 5" PCC (Sheet 11) – What is standard detail/ detail for this?

Jeanne Wolfenbarger, P.E.

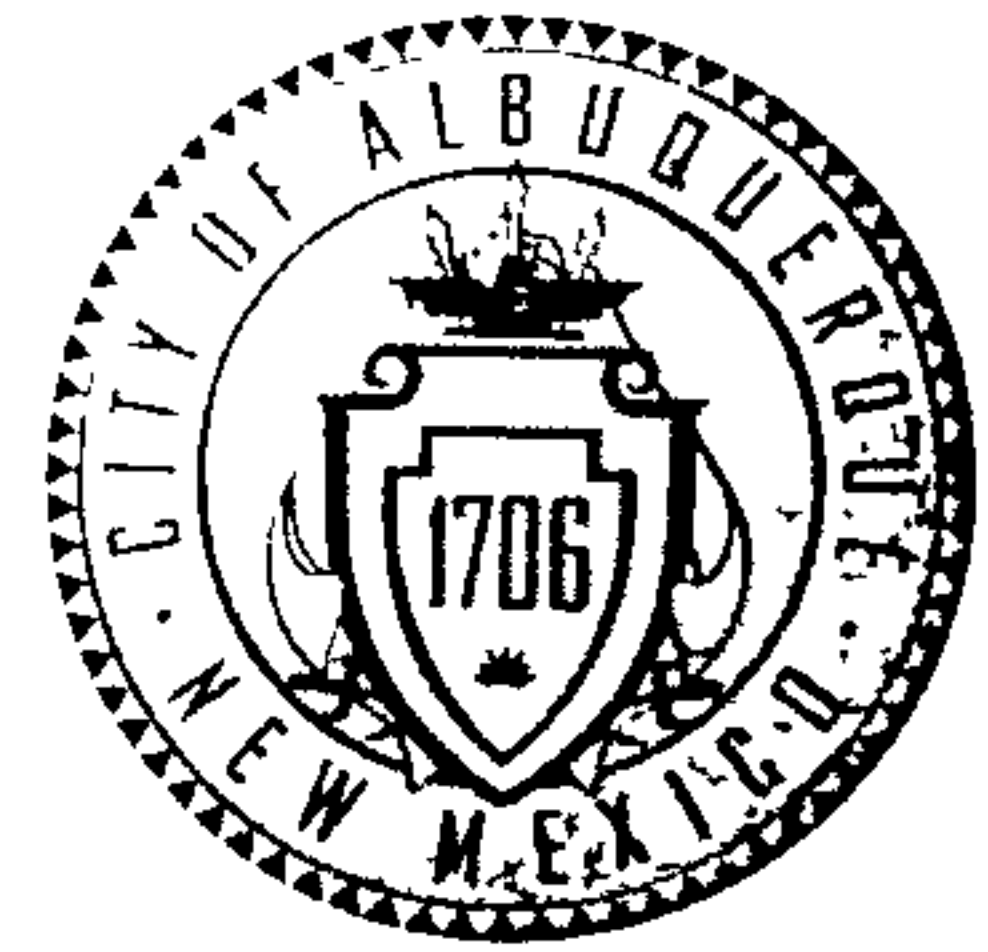
Acting Manager for Design Review & Construction,

Design Review Committee Chair

City of Albuquerque

(505)924-3993

CITY OF ALBUQUERQUE



March 29, 2010

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

Re: Bishop's Compound Grading and Drainage Plan
Engineer's Stamp dated 3-26-10 (G12/D032)

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 3-26-10, the above referenced plan is approved for platting action by the DRB. Once that board approves the Grading Plan, please submit a mylar copy for signature in order to obtain a Rough Grading Permit.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Bishop's Compound ZONE MAP/DRG.FILE# G-12/D032
DRB#: 1007871 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON AND ARFMAN CONTACT: Åsa Nilsson-Weber
ADDRESS: 128 MONROE N.E. PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

OWNER: Bishop's Compound, LLC CONTACT: John Kelly
ADDRESS: 500, 4th Street, NW PHONE: 848-1867
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Harris Surveying CONTACT: Anthony Harris
ADDRESS: 2412-D Monroe St, NE PHONE: 889-8056
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

| | |
|-------------------------------------|---|
| <input type="checkbox"/> | DRAINAGE REPORT |
| <input type="checkbox"/> | DRAINAGE PLAN 1 st SUBMITTAL |
| <input checked="" type="checkbox"/> | DRAINAGE PLAN RESUBMITTAL |
| <input type="checkbox"/> | CONCEPTUAL G & D PLAN |
| <input checked="" type="checkbox"/> | GRADING PLAN |
| <input type="checkbox"/> | EROSION CONTROL PLAN |
| <input type="checkbox"/> | ENGINEER'S CERT (HYDROLOGY) |
| <input type="checkbox"/> | CLOMR/LOMR |
| <input type="checkbox"/> | TRAFFIC CIRCULATION LAYOUT |
| <input type="checkbox"/> | ENGINEER/ARCHITECT CERT (TCL) |
| <input type="checkbox"/> | ENGINEER/ARCHITECT CERT (DRB S.P.) |
| <input type="checkbox"/> | ENGINEER/ARCHITECT CERT (AA) |
| <input type="checkbox"/> | OTHER (SPECIFY) _____ |

CHECK TYPE OF APPROVAL SOUGHT:

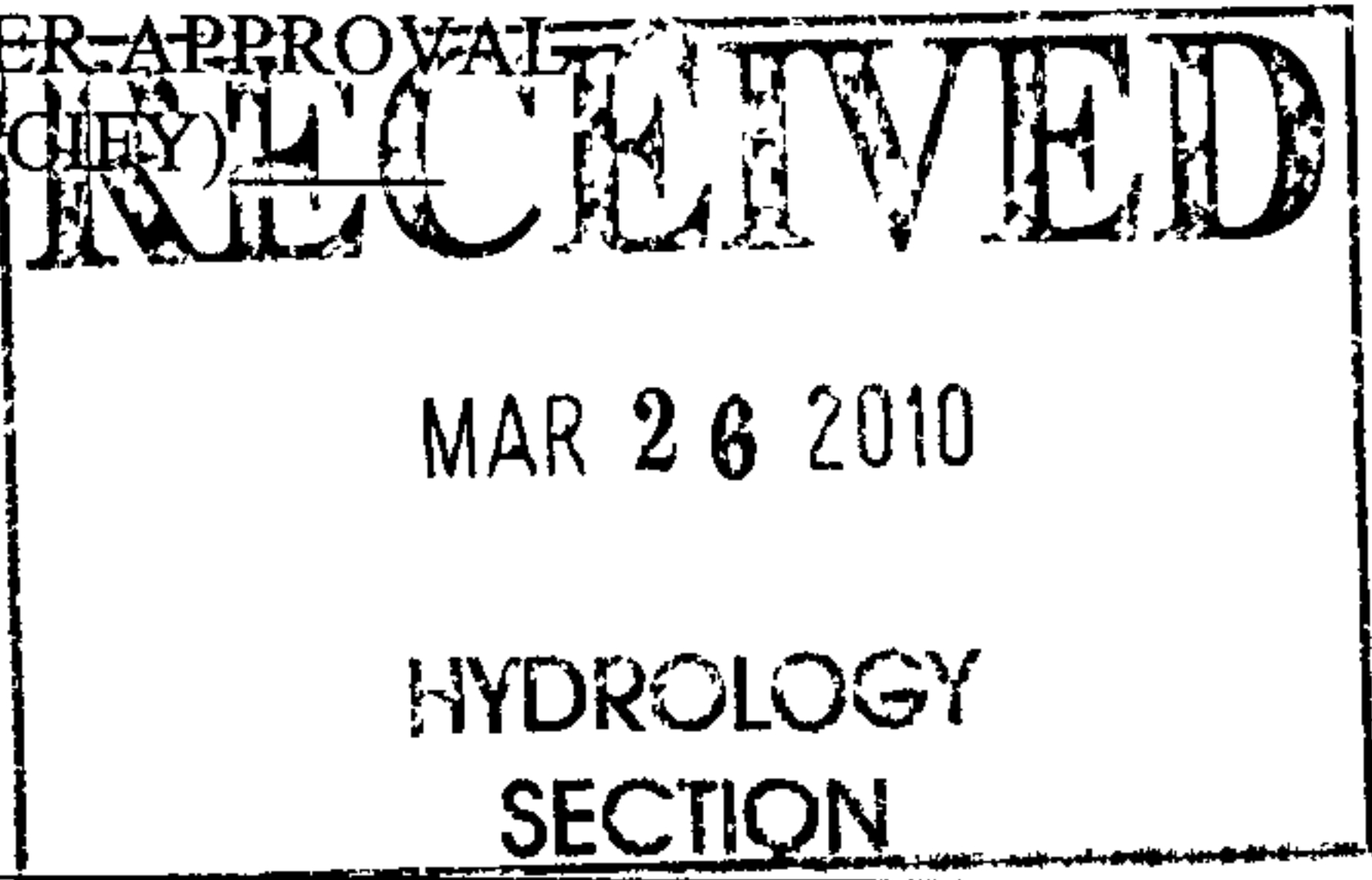
| | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> | SIA/FINANCIAL GUARANTEE RELEASE |
| <input checked="" type="checkbox"/> | RELIMINARY PLAT APPROVAL |
| <input type="checkbox"/> | S. DEV. PLAN FOR SUB'D APPROVAL |
| <input type="checkbox"/> | S. DEV. FOR BLDG. PERMIT APPROVAL |
| <input type="checkbox"/> | SECTOR PLAN APPROVAL |
| <input type="checkbox"/> | FINAL PLAT APPROVAL |
| <input type="checkbox"/> | UNDATION PERMIT APPROVAL |
| <input type="checkbox"/> | BUILDING PERMIT APPROVAL |
| <input type="checkbox"/> | CRTIFICATE OF OCCUPANCY (PERM) |
| <input type="checkbox"/> | CRTIFICATE OF OCCUPANCY (TEMP) |
| <input checked="" type="checkbox"/> | GADING PERMIT APPROVAL |
| <input type="checkbox"/> | PAVING PERMIT APPROVAL |
| <input type="checkbox"/> | WORK ORDER APPROVAL |
| <input type="checkbox"/> | OTHER (SPECIFY) _____ |

WAS A PRE-DESIGN CONFERENCE ATTENDED:

| | |
|-------------------------------------|---------------|
| <input type="checkbox"/> | YES |
| <input checked="" type="checkbox"/> | NO |
| <input type="checkbox"/> | COPY PROVIDED |

SUBMITTED BY: Åsa Nilsson-Weber
Isaacson & Arfman, P A

DATE: 3-26-10



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Current DRC

Project Number: 727183

FIGURE 12

INFRASTRUCTURE LIST

(Rev 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

BISHOP'S COMPOUND SUBDIVISION

PROPOSED NAME OF PLAT

A PORTION OF LOTS 2 & 3, ALVARADO GARDENS, UNIT 3
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: July 19, 2016

Date Site Plan Approved:

Date Preliminary Plat Approved: April 7, 2010

Date Preliminary Plat Expires:

DRB Project No.: 1007871

DRB Application No:

ORIGINAL

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|------------------------------------|-------------------------------|---------|---|---|---------------|--|----------------------------|------|-----------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| | | 24' E-E | 5" Concrete Paving | Calle Obispo | Candelaria Rd | 25' South | / | / | / |
| | | 24' E-E | 5" Stamped Concrete (Private) | Calle Obispo (24' / 60' Access Easement) | Candelaria Rd | South End of property & West End of Plaza | / | / | / |
| | | 8" | Sanitary Sewer | Calle Obispo (22' WL & SAS Easement) | Candelaria Rd | South End of Street | / | / | / |
| | | 6" | Waterline | Calle Obispo (22' WL & SAS Easement) | Candelaria Rd | South End of Street | / | / | / |
| | | 6" | Waterline (Connection to Existing 6" WL) | Calle Obispo Plaza (24' WL Easement) | Calle Obispo | West End of Plaza Tie Into Exst 6" WL | / | / | / |
| | | 2' Dia. | Percolation Pits | Back Yards Lots 1-6 | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

| Financially Guaranteed DRC # | Constructed Under DRC # | Size | Type of Improvement | Location | From | To | Construction Certification | | |
|--|-------------------------------|------|---------------------|----------|------|----|-------------------------------------|------|-----------------------|
| | | | | | | | Private Inspector | P.E. | City Cnst Engineer |
| | | | | | | | / | / | / |
| | | | | | | | / | / | / |
| Approval of Creditable Items: | | | | | | | Approval of Creditable Items: | | |
| Impact Fee Administrator Signature Date | | | | | | | City User Dept. Signature Date | | |

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1. Grading and Drainage Certification required per DPM (prior to release of financial guarantees) to include private retaining walls as defined on the approved grading plan.
2. All water to include fire hydrants, valves, and appurtenances per DPM.
3. Residential lighting per DPM.
4. Perimeter walls per DRB.
5. All water meters shall have traffic-rated lid & covers per COA Std Dwg #2369
- 6.
- 7.

AGENT / OWNER

Asa Nilsson-Weber
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Asa Nilsson-Weber 7/19/16
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jack Chou 7.27.16
DRB CHAIR - date

Raymond M. Smith 7/27/16
TRANSPORTATION DEVELOPMENT - date

Wesley Cash 07.27.16
UTILITY DEVELOPMENT - date

[Signature] 7/27/16
CITY ENGINEER - date

Carol S. Dumont 7-27-16
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

| REVISION | DATE | DRC CHAIR | USER DEPARTMENT | AGENT / OWNER |
|----------|------|-----------|-----------------|---------------|
| | | | | |
| | | | | |
| | | | | |

CITY OF ALBUQUERQUE



December 14, 2009

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

**Re: Bishop's Compound Grading and Drainage Plan
Engineer's Stamp dated 12-10-09 (G12/D032)**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 12-11-09, the above referenced plan cannot be approved for platting action by the DRB until the following comment is addressed:

PO Box 1293

Albuquerque

NM 87103

- I visited the site on 12-14-09 and it appears the existing block wall along the western property line extends only about 50 feet north from the southwest corner. There is an existing retaining wall (2 to 3' high, flush with neighboring property) that extends along the remaining western property line. The combination of a 5 foot setback, roof canales and no wall may result in storm water discharge over the property line. Building a garden wall would alleviate this concern.

If you have any questions, you can contact me at 924-3695.

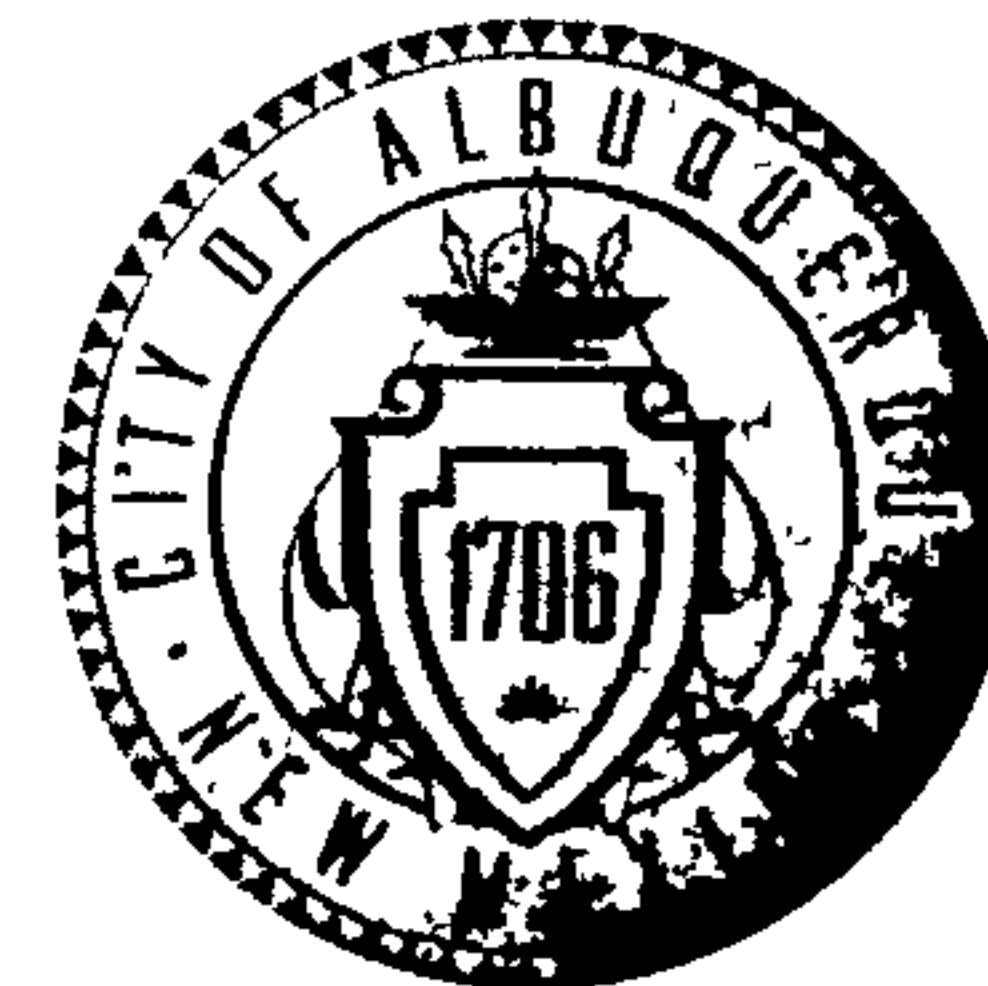
www.cabq.gov

Sincerely,

Curtis A. Cherne P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Brad Bingham

CITY OF ALBUQUERQUE



January 6, 2010

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

Re: Bishop's Compound Grading and Drainage Plan
Engineer's Stamp dated 12-29-09 (G12/D032)

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 12-29-09, the above referenced plan is approved for platting action by the DRB. Once that board approves the Grading Plan, please submit a mylar copy for signature in order to obtain a Rough Grading Permit.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

Curtis A. Cheme, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

NM 87103

www.cabq.gov

C: file
Brad Bingham