

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

February 1, 2019

Åsa Nilsson-Weber, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E
Albuquerque, NM, 87108

RE: Stormcloud Subdivision Unit 4B
Engineer's Stamp Date: 01/22/18
Engineer's Certification Date: 01/28/19
Hydrology File: H09D022A
CPN #691586

Dear Ms. Nilsson-Weber:

PO Box 1293

Based on the information provided in your submittal received 01/28/2019 and site visit on 01/30/19, the Engineer's Certification is approved for ROFG/SIA for Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Stormcloud Subdivision Unit 4B **Building Permit #:** _____ **Hydrology File #:** H09/D022A
DRB#: 1005029 **EPC#:** _____ **Work Order#:** 691586
Legal Description: Stormcloud Subdivision, Unit 4B
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: Pulte Homes **Contact:** Kevin Patton
Address: 7601 Jefferson Street NE, Suite 320 - Albuquerque, NM 87109
Phone#: (505) 341-8591 **Fax#:** _____ **E-mail:** kevin.patton@pultegroup.com

TYPE OF DEVELOPMENT: ☒ PLAT ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE
6 LOTS

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?

LOTS 1, 55, 60, 61, 64, & 66

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL **UNIT 4B FOR**
☐ 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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: January 28, 2019

By: Åsa Nilsson-Weber

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C5	208.45'	762.00'	104.88'	207.80'	S35°45'41"W	15°40'25"
C6	197.52'	920.00'	99.14'	197.14'	S21°46'26"W	12°18'05"
C7	84.44'	1032.00'	42.24'	84.41'	S13°16'45"W	4°41'16"



UNIT 4B-FINAL DRAINAGE CERTIFICATION

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that the project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan and Retaining Wall Plan dated January 22, 2018. The record information edited onto the original design document has been obtained by Russ Hugg, NMPS, 9750, of the firm Surv-Tek, Inc. I further certify that I or someone under my direct supervision visited the project site on January 25, 2019, 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 except as noted on plan and below.

The upper retaining wall shown on plans adjacent to lots 67-74 was not constructed. Instead, the two lower walls were constructed with 1'-2' added retaining height, which is acceptable.

This certification is submitted in support of a request for Building Permit for Lots 1, 55, 60, 61, 64 & 66 and for Release of Financial Guarantee.

Additional grading for each lot shall be required after home construction and prior to issuance of Permanent Certificate of Occupancy to re-establish the individual lot surface drainage patterns.

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, NMPE 17631 Date



REVISION NOTES:

- EXISTING TOPO SHOWN ON THIS PLAN REFLECTS PARTIAL GRADING OF UNIT 4B PER GRADING PLAN DATED 11/7/16.
- EXISTING PERIMETER/RETAINING WALLS ALONG TIERRA PINTADA ADJACENT TO LOTS 1-10, UNIT 4B AND LOTS 101-103, UNIT 4A SHALL BE DEMOLISHED AND NEW WALLS SHALL BE CONSTRUCTED PER THIS PLAN.
- PAD LIMITS FOR LOTS 1-10, UNIT 4B AND LOTS 101-103, UNIT 4A WERE EXTENDED.

PROJECT NOTES:

- EXST LEGAL: TRACT C, BULK PLAT FOR STORMCLOUD SUBDIVISION
- BENCHMARK: ACS MONUMENT 4-H9
ELEVATION: 5209.315 (NAVD 1988)
- AREA: 21.5 AC.±
- ENGINEER: ASA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
- SURVEYOR: RUSTY HUGG
SURVTEK, INC.
- FLOOD PLAIN: THE SITE LIES WITHIN ZONE "X",
ZONE "AO" AND ZONE "AE"
PER FIRM MAP 35001C0326G.

NOTES:

- STREET GRADES ARE AT FLOWLINE.
- SEE SHEETS 4&5 FOR RETAINING WALL GRADES AND SECTIONS.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED ELEVATION
- PROPOSED ELEV. AT TIERRA PINTADA R/W
- PAD GRADE ELEVATION
- STANDARD (STD) CURB & GUTTER
- MOUNTABLE (MTBL) CURB & GUTTER
- STORM DRAIN W/ MANHOLE
- STORM DRAIN INLET
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- RECOMMENDED DRIVEWAY LOCATION



SCALE 1"=40'

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com

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STORMCLOUD SUBDIVISION
UNIT 4B & LOTS 101-103, UNIT 4A
PULTE HOMES

GRADING AND DRAINAGE PLAN NW

Date:	No. Revision:	Date:	Job No.
01-2018	1. ADDED RETAINING WALL SECTIONS	2/20/18	2174
Drawn By:	ON SHEETS 4 & 5		SHEET
ANW/THOR			1
Ckd By:			OF 5
ANW			

mb
mb
ber
ber



Albuquerque Control Survey Monument "BH-41"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,496,608.828 feet
East= 1,491,701.376 feet
Delta Alpha= -00°17'09.70"
Ground to Grid Factor= 0.999670930

MONUMENT TIE DETAIL
1"=40'

UNIT 4B-FINAL DRAINAGE CERTIFICATION

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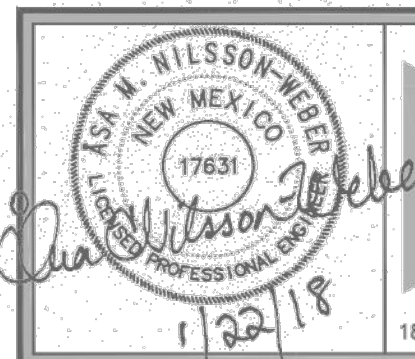
Aso Nilsson-Weber 01-28-19

Aso Nilsson-Weber, NMPE 17631 Date



September 11, 2018 (2237-2296)
September 13, 2018 (2298-2400)

November 26, 2018 (2734-2796)
December 5, 2018 (2797-2901)



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
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Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iactoll.com

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STORMCLOUD SUBDIVISION UNIT 4B & LOTS 101-103, UNIT 4A PULTE HOMES				
GRADING AND DRAINAGE PLAN SE AND SW				
Date:	No.	Revision:	Date:	Job No.
01-2018	1.	ADDED RETAINING WALL SECTIONS ON SHEETS 4 & 5	2/20/18	2174
Drawn By:				SHEET
ANW/THOR				2
Clk By:				OF 5
ANW				

UNIT 4B-FINAL DRAINAGE CERTIFICATION

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that the project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan and Retaining Wall Plan dated January 22, 2018. The record information edited onto the original design document has been obtained by Russ Hugg, NMPS, 9750, of the firm Surv-Tek, Inc. I further certify that I or someone under my direct supervision visited the project site on January 25, 2019, 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 except as noted on plan and below.

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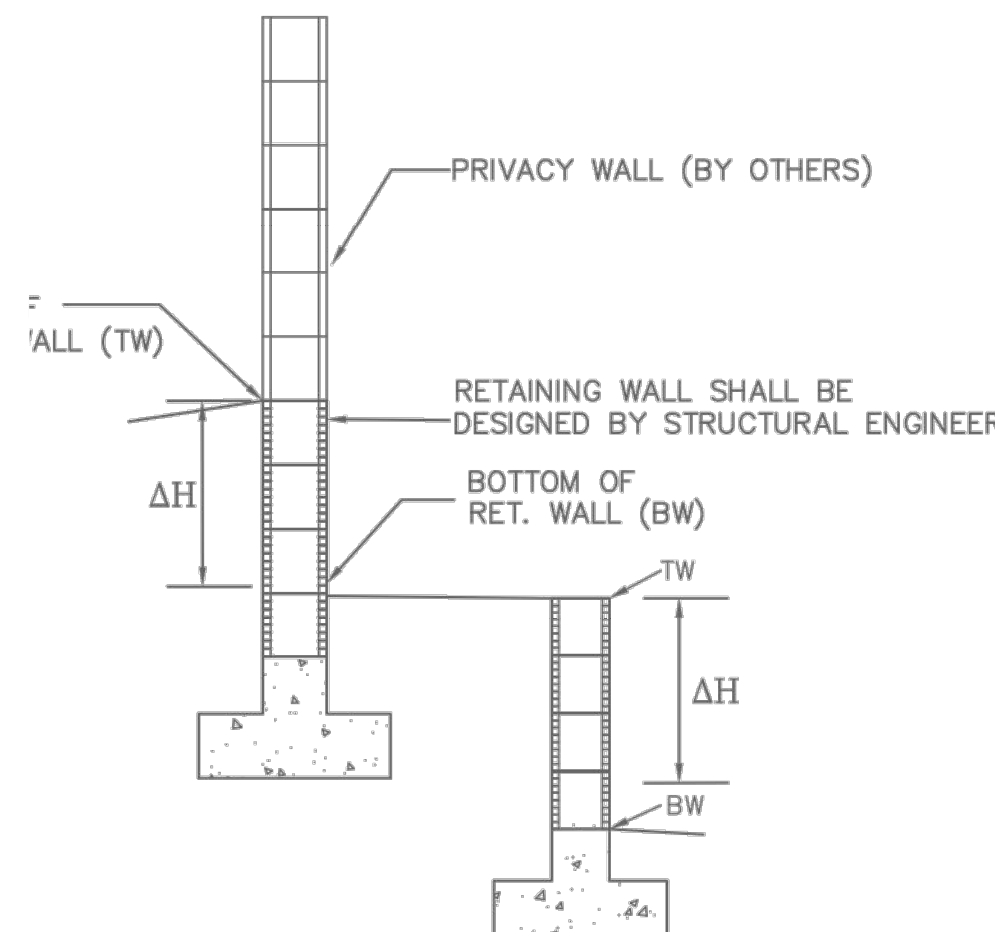
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Asa Nilsson-Weber 01-28-19
Asa Nilsson-Weber, NMPE 17631 Date

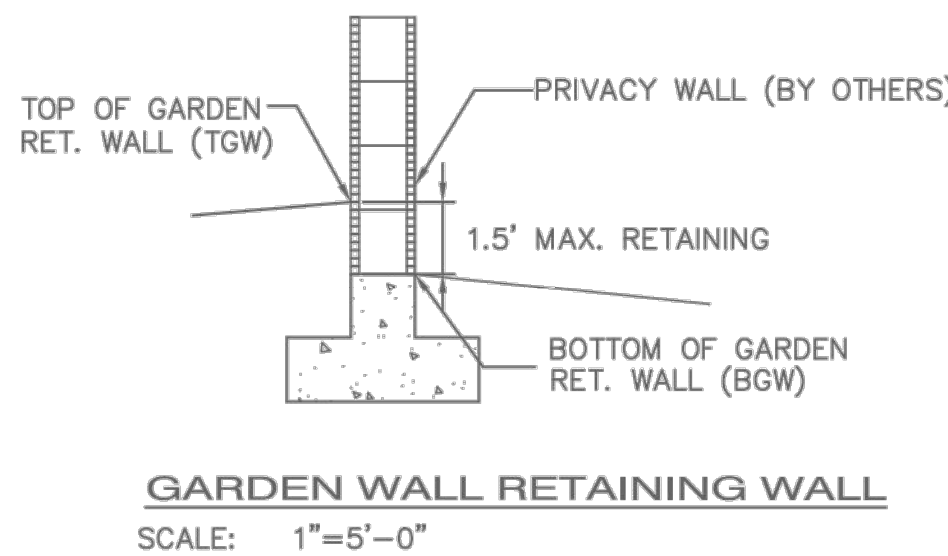


BACKYARD RETAINING WALLS
ALONG TIERRA PINTADA
SHALL BE DEMOLISHED FROM
ENTRANCE TO SW CORNER
OF LOT 9.
PERIMETER WALL SHALL BE
DEMOLISHED FROM SW
CORNER OF LOT 5 TO SW
CORNER OF LOT 9.

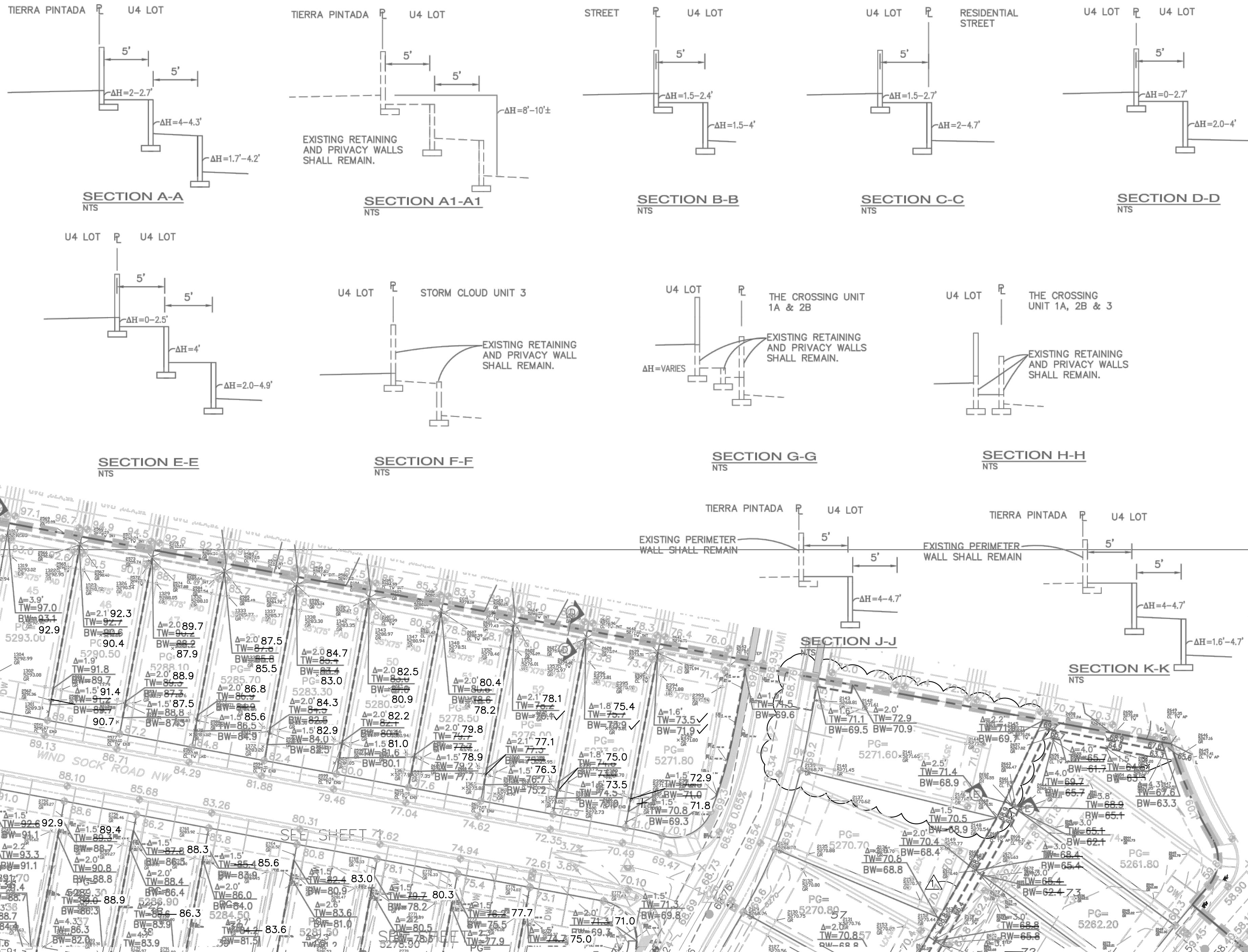


RETAINING WALL
SCALE: 1"=5'-0"

ΔH=RETAINING HEIGHT (SEE
SECTIONS THIS SHEET)



GARDEN WALL RETAINING WALL
SCALE: 1"=5'-0"



WALL DEMOLITION NOTES

PERIMETER/RETAINING WALLS ALONG TIERRA PINTADA SHALL BE DEMOLISHED WHERE NOTED ON PLANS.

PATCH & REPAIR EXISTING ADJOINING WALLS TO REMAIN.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ENGINEER IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.

ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER.

THOROUGHLY CLEAN ADJACENT AREAS OF DEBRIS CAUSED BY DEMOLITION WORK.

PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE BRACING AND MAINTAIN THE STRUCTURAL INTEGRITY OF THE WALLS TO REMAIN.

THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, SCAFFOLDING, ETC., WHICH ARE NECESSARY TO PREVENT COLLAPSE, SUBSIDENCE, DEFLECTION OR ANY OTHER TYPE OF DAMAGE.

CONTRACTOR SHALL REVIEW ALL WALLS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED AND DETERMINE SALVAGE LOCATION. UNSALVAGEABLE WALL BLOCKS AND FOOTINGS SHALL BE REMOVED FROM SITE AND LEGALLY DISPOSED.

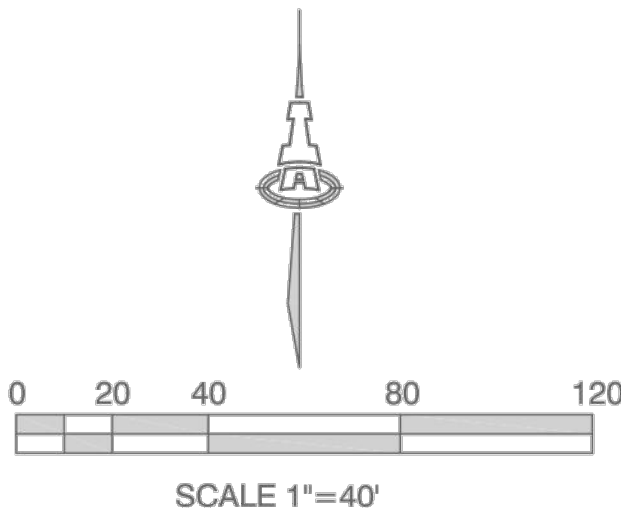


GENERAL WALL NOTES:

1. RETAINING WALLS SHALL BE DESIGNED BY OTHERS.

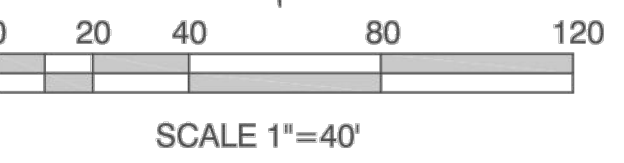
LEGEND

- EXISTING RETAINING WALL TO REMAIN
- PROPOSED RETAINING WALL
- PROPOSED GARDEN RETAINING WALL (MAX. 1.5' RETAINING)
- PROPOSED TOP/BOTTOM OF RETAINING WALL
- PROPOSED TOP/BOTTOM OF GARDEN RETAINING WALL
- PROPOSED RETAINING WALL HEIGHT



ISAACSON & ARFMAN, P.A.
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Ph. 505-268-8828 www.inciw.com

STORMCLOUD SUBDIVISION UNIT 4B & LOTS 101-103, UNIT 4A PULTE HOMES	
RETAINING WALL PLAN NW	
Date: 01-28-2018	No. Revision: 1. REVISED RET. WALL GRADES AND LIMITS OF PERIMETER WALL DEMOLITION.
Drawn By: ANW/THOR	Added Sections J-J & K-K on SHT 4.
ANW	
Date: 3/9/18	Job No. 2174
	SHEET 4
	OF 5



	 <p style="font-size: 1.2em; font-weight: bold;">ISAACSON & ARFMAN, P.A.</p> <p style="font-weight: bold;">Consulting Engineering Associates</p> <p>128 Monroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.iaacivil.com</p>	<p style="font-weight: bold;">Mar 09, 2018</p>
<p><i>17631</i></p>		
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STORMCLOUD SUBDIVISION

UNIT 4B & LOTS 101-103, UNIT 4A

PULTE HOMES

RETAINING WALL PLAN SE AND SW

Date:	No. Revision:	Date:	Job No.
01-2018	1. REVISED RET. WALL GRADES AND LIMITS OF PERIMETER WALL DEMOLITION.	3/9/18	2174
Drawn By: ANW/THOR	ADDED SECTIONS J-J & K-K ON SHT 4.		SHEET
			5
Ckd By: ANW			OF 5