

# CITY OF ALBUQUERQUE



June 11, 2018

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

**Re: Stormcloud Lot 86  
Request for Engineer Pad Certification – Accepted  
Engineer's Stamp dated: 11-7-16 (H09D022A)  
Certification dated: 6-6-18**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 6/6/2018, the above referenced Certification is acceptable for building permit.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

TE/JH  
C: email



DRAINAGE CERTIFICATION FOR LOT 86  
I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that Lot 86 has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated November 7, 2016, and retaining walls have been constructed in substantial compliance with and in accordance with the design intent of the grades shown on the approved Retaining Wall Plan dated November 7, 2016. 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 June 6, 2018, 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 Approval for Lot 86.

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 6/6/18

Asa Nilsson-Weber, NMPE 17631 Date



CHANNEL, CULVERT & STREET  
IMPROVEMENTS BY OTHERS  
(CITY PROJECT #650272)

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	305.79'	3000.00'	153.03'	305.66'	N18°05'56"E	5°50'25"
C2	1444.55'	1100.00'	847.76'	1342.96'	N52°48'00"E	75°14'32"
C3	284.65'	4546.13'	142.37'	284.60'	S87°45'27"E	3°35'15"
C4	190.45'	762.00'	95.72'	189.95'	S50°44'51"W	14°19'12"
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"



PROJECT NOTES:

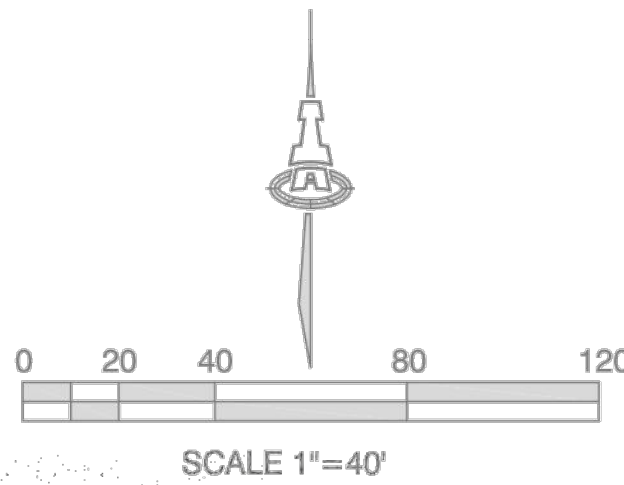
- EXST LEGAL: TRACTS B & J, THE CROSSINGS  
BENCHMARK: ACS MONUMENT 4-H9  
ELEVATION: 5209.315 (NAVD 1988)  
AREA: UNIT 4 AREA=31.03 AC.  
ENGINEER: ASA NILSSON-WEBER  
ISAACSON & ARFMAN, P.A.  
SURVEYOR: RUSTY HUGG  
SURVTEK, INC.  
FLOOD PLAIN: THE SITE LIES WITHIN ZONE "X",  
ZONE "AO" AND ZONE "AE"  
PER FIRM MAP 35001C0326G.

NOTES:

- STREET GRADES ARE AT FLOWLINE.
- SEE SHEETS 5-8 FOR RETAINING WALL GRADES AND SECTIONS.
- SEE SHEET 9 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN

LEGEND

- 5270 — EXISTING CONTOUR  
— 52 — PROPOSED CONTOUR  
+ 78.3 PROPOSED ELEVATION  
78.9 PROPOSED ELEV. AT TIERRA PINTADA R/W  
PG=5272.1 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



ISAACSON & ARFMAN, P.A.  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isaacson.com  
1821 CG-101.dwg Nov 07,2016

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

STORMCLOUD SUBDIVISION  
UNITS 4A & 4B  
PULTE HOMES

GRADING AND DRAINAGE PLAN NW

Date:	No. Revision:	Date:	Job No.
08-2016			2174
Drawn By:			SHEET
ANW/THOR			1
Chd By:			OF 9
ANW			

SEE SHEET 2



DRAINAGE CERTIFICATION FOR LOT 86

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that Lot 86 has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated November 7, 2016, and retaining walls have been constructed in substantial compliance with and in accordance with the design intent of the grades shown on the approved Retaining Wall Plan dated November 7, 2016. The record information edited onto the original design document has been obtained by Russ Hugg, NMPS, 9750, of the firm Surly-Tek, Inc. I further certify that I or someone under my direct supervision visited the project site on June 6, 2018, 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 Approval for Lot 86.

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.

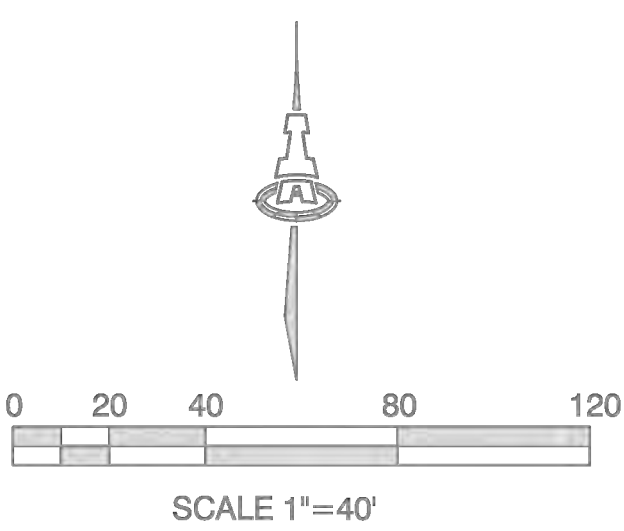
The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Asa Nilsson-Weber 6/6/18  
Asa Nilsson-Weber, NMPE 17631 Date



- GENERAL WALL NOTES:
- RETAINING WALL DESIGN BY OTHERS.
  - ALL EXISTING RETAINING WALLS AND PERIMETER WALLS SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
  - SEE SHEET 8 FOR RETAINING WALL SECTIONS.
  - SEE SHEET 9 FOR EXISTING WALLS TO BE DEMOLISHED AND EXISTING WALLS TO REMAIN.

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

This design, calculations, and concepts are owned by and remain the property of Isaacson & Arfman, P.A. and no part thereof shall be utilized by any person, firm or corporation for any purpose whatsoever except with the written permission of Isaacson & Arfman, P.A. ©

STORMCLOUD SUBDIVISION  
UNITS 4A & 4B  
PULTE HOMES

RETAINING WALL PLAN NW

Date:	08-2016	No. Revision:		Date:		Job No.	2174
Drawn By:	ANW/THOR						SHEET 5
Ckd By:	ANW						OF 9





# 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#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **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

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☒ BUILDING PERMIT APPROVAL **Unit 4A Lot 86**  
☐ CERTIFICATE OF OCCUPANCY

**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) \_\_\_\_\_

☐ 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: **June 6, 2018**

By: **Åsa Nilsson-Weber**

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_