

CITY OF ALBUQUERQUE



June 15, 2017

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

**Re: Storm Cloud Unit 4 Lots 55-69
Request for Engineer Pad Certification – Not Accepted
Engineer's Stamp dated: 11-7-16 (H09D022A)
Certification dated: 6-12-17**

Dear Ms. Nilsson-Weber,

Based upon the information provided in your submittal received 6/12/2017, the above referenced lots cannot be accepted for Pad Certification by Hydrology until the following comments are addressed:

PO Box 1293

- The retaining wall between lots 64 and 65 is missing.

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

Albuquerque

Sincerely,

New Mexico 87103

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

www.cabq.gov

TE/JH
C: email

TIERRA PINTADA PHASE I
CITY PROJECT #650272

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

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	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:

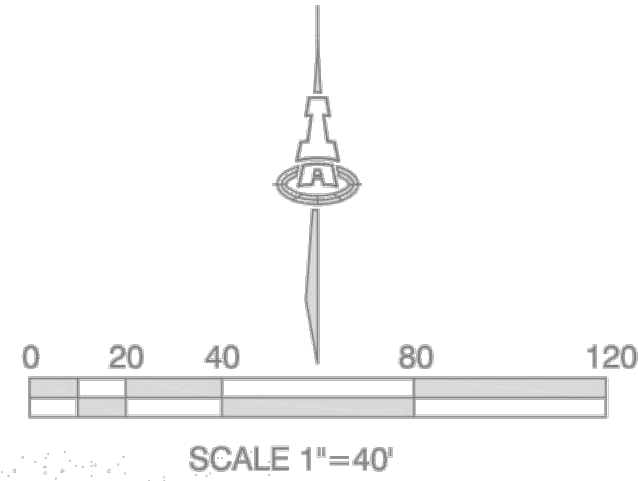
- EXST LEGAL: TRACTS B & J, THE CROSSINGS
- BENCHMARK: ACS MONUMENT 4-H9
ELEVATION: 5209.315 (NAVD 1988)
- AREA: UNIT 4 AREA=31.03 AC.
- ENGINEER: ASA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
- SURVEYOR: RUSTY HUGG
SURVTEK, INC.
- FLOOD PLAIN: THE SITE LIES WITHIN ZONE "X",
ZONE "AO" AND ZONE "AE"
PER FIRM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



DRAINAGE CERTIFICATION FOR LOTS 55-69:

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that Lots 55-69 have 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 and June 12, 2017, 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 Lots 55-69.

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.

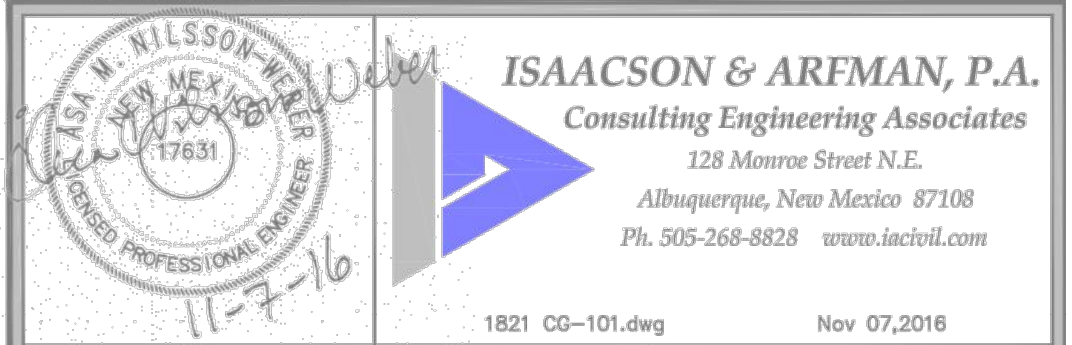
Asa Nilsson-Weber 6/12/17

Asa Nilsson-Weber, NMPE 17631

Date



SEE SHEET 2



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
Ckd By:			OF 9
ANW			

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Asa Nilsson-Weber 6/12/17

Asa Nilsson-Weber, NMPE 17631

Date

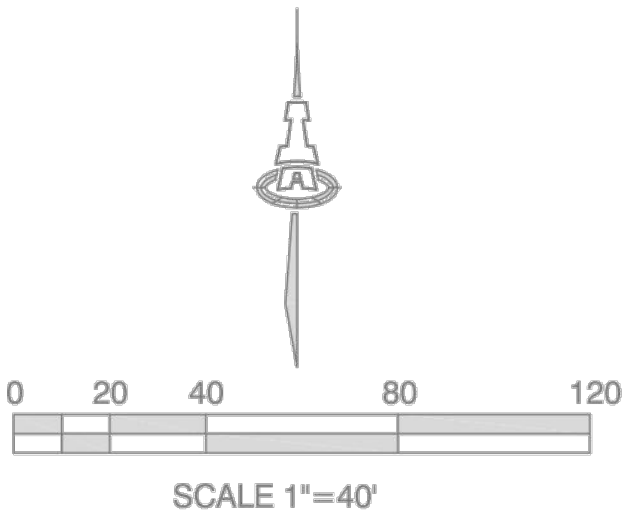


GENERAL WALL NOTES:

- 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)
- TW= PROPOSED TOP/BOTTOM OF RETAINING WALL
- TGW= PROPOSED TOP/BOTTOM OF GARDEN RETAINING WALL
- Δ=2.7' 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.isaafirm.com

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

SEE SHEET 6

SEE SHEET 7



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

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) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL **LOTS 55 thru 69**
☐ 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) _____

DATE SUBMITTED: June 12, 2017 By: Åsa Nilsson-Weber

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____