

CITY OF ALBUQUERQUE



April 23, 2009

Genny Donart, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

Re: Montoya Street Townhomes Grading and Drainage Plan
Engineer's Stamp dated 2-16-09, (H12/D19)

Dear Ms. Donart,

Based upon the information provided in your submittal dated 2-17-09, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board approves the grading plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit. Keep in mind that a new grading plan for Tract A will be required once that property comes in for development.

PO Box 1293

Prior to Release of SIA and Financial Guarantees, an Engineer's Certification of this grading plan will be required.

Albuquerque

If you have any questions, you can contact me at 924-3986.

NM 87103

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

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

PROJECT TITLE: MONTOYA STREET TOWNHOMES ZONE MAP/DRG. FILE #: H-12/D19
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS A-1, A-2 AND A-3-A LAND OF DAVID MACIEL, AND TRACT A-1 FLORAL MEADOWS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
ADDRESS: 128 MONROE ST. NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: GENNY DONART
PHONE: (505) 268-8828
ZIP CODE: 87108

OWNER: EVERGREEN HOMES, LTD. CO.
ADDRESS: 3002 RIO BRAVO BLVD. SW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN MAHONEY
PHONE: (505) 877-7800
ZIP CODE: 87105

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: SOUDER, MILLER & ASSOCIATES
ADDRESS: 3451 CANDELARIA RD. NE SUITE D
CITY, STATE: ALBUQUERQUE, NM

CONTACT: BILL BREWSTER
PHONE: (505) 299-0942
ZIP CODE: 87107

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1ST SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

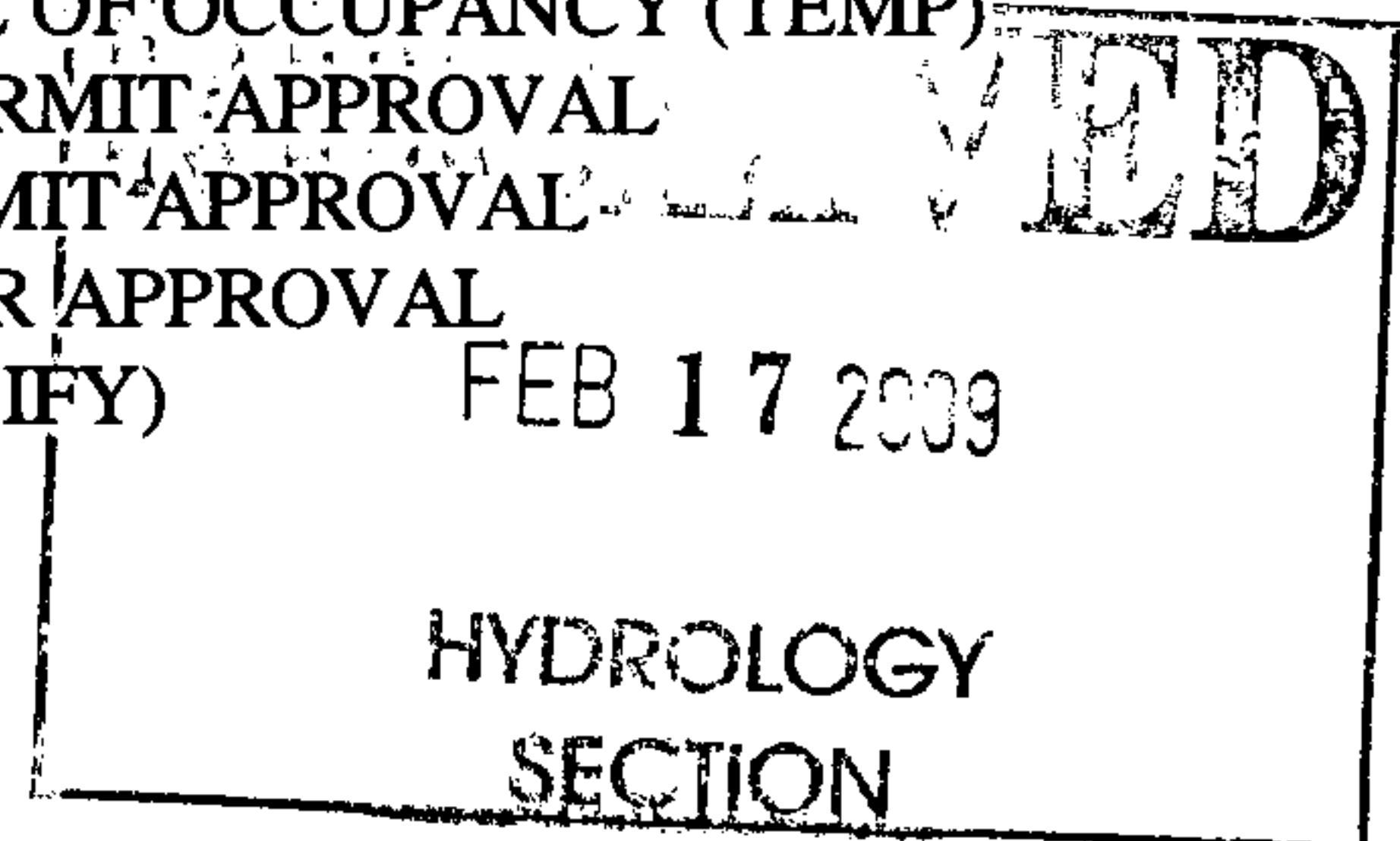
WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Genny Donart DATE: 2/16/2009

Genny Donart, Isaacson & Arfman, P.A.

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.



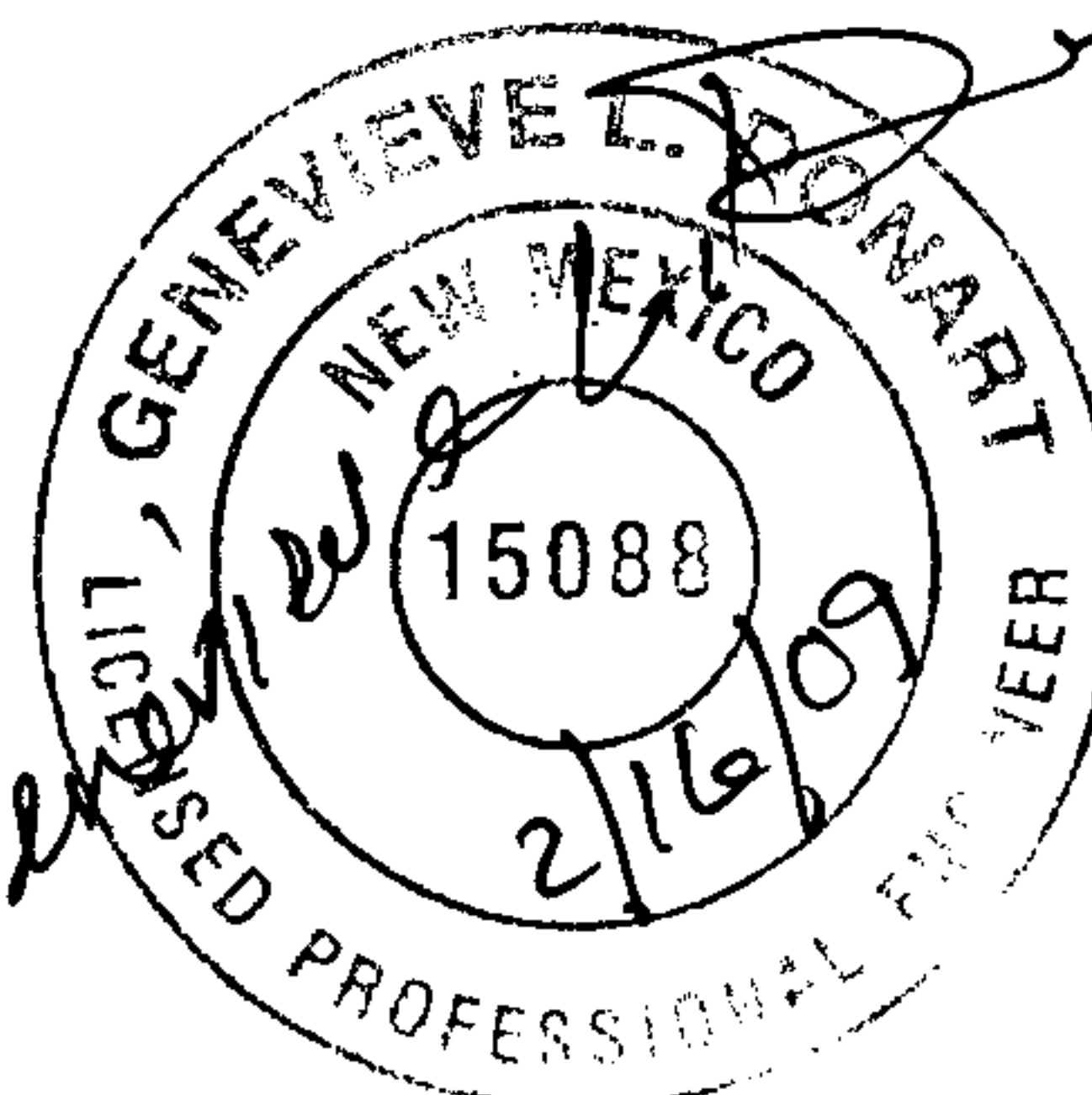
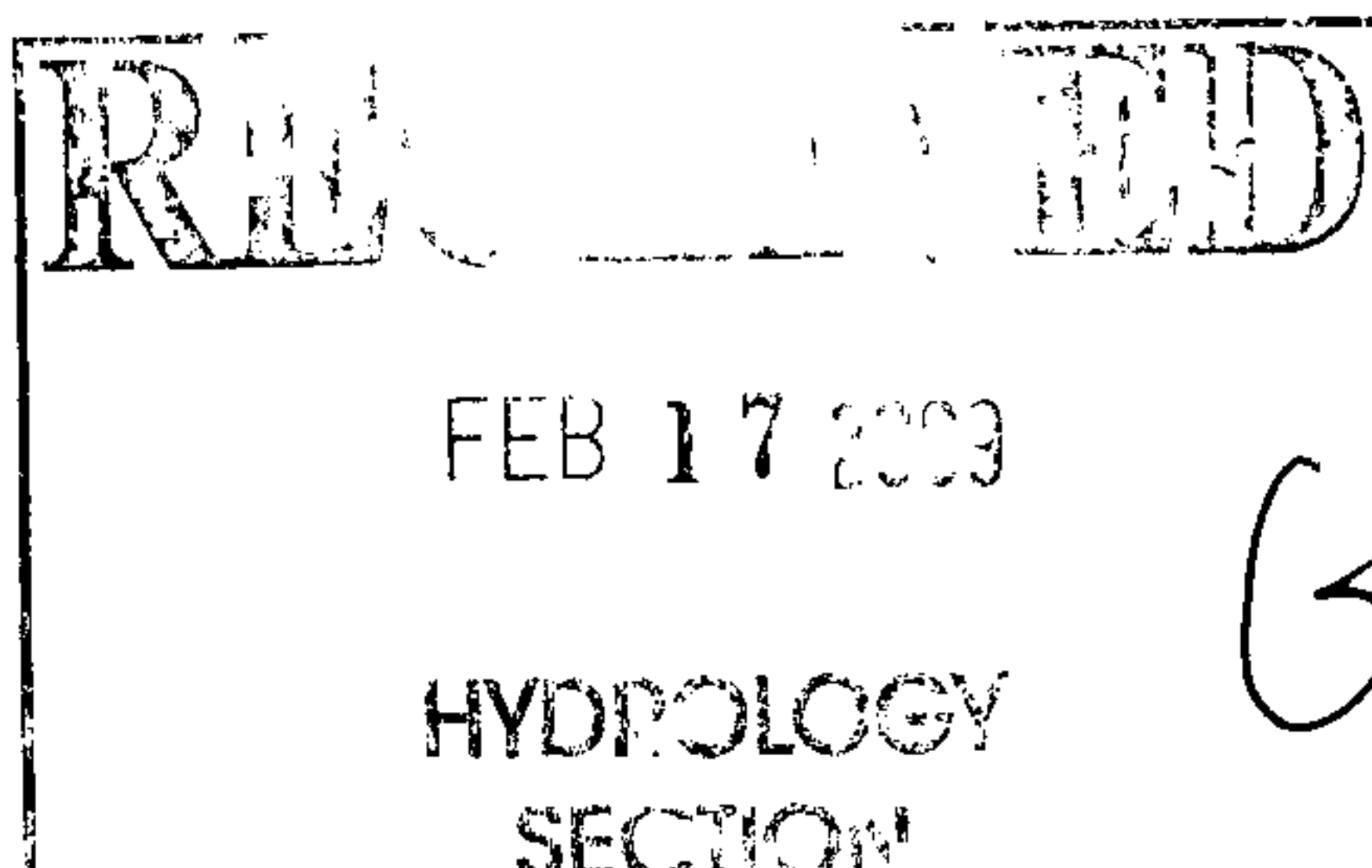
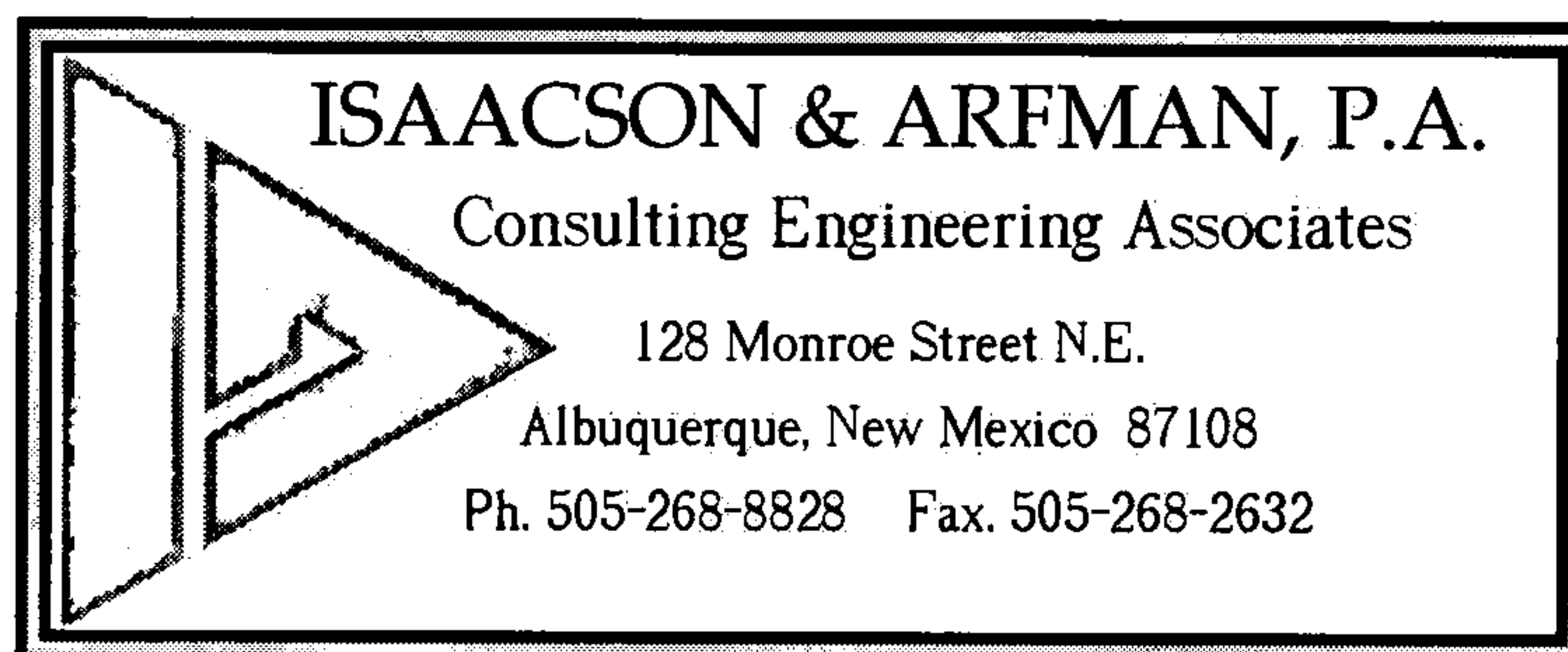
FEBRUARY 16, 2009

SUPPLEMENTAL INFORMATION

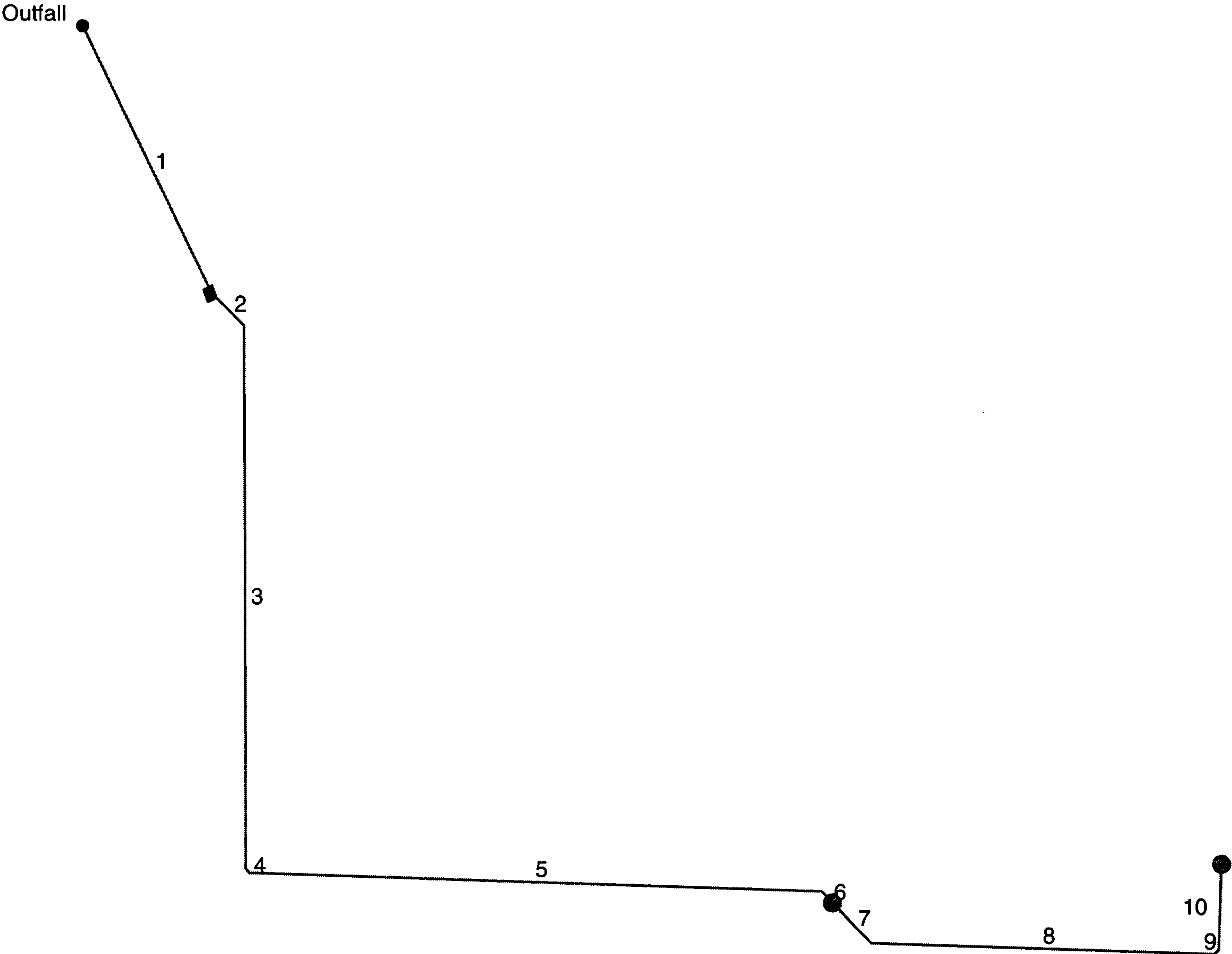
FOR

MONTOYA STREET TOWNHOMES

BY



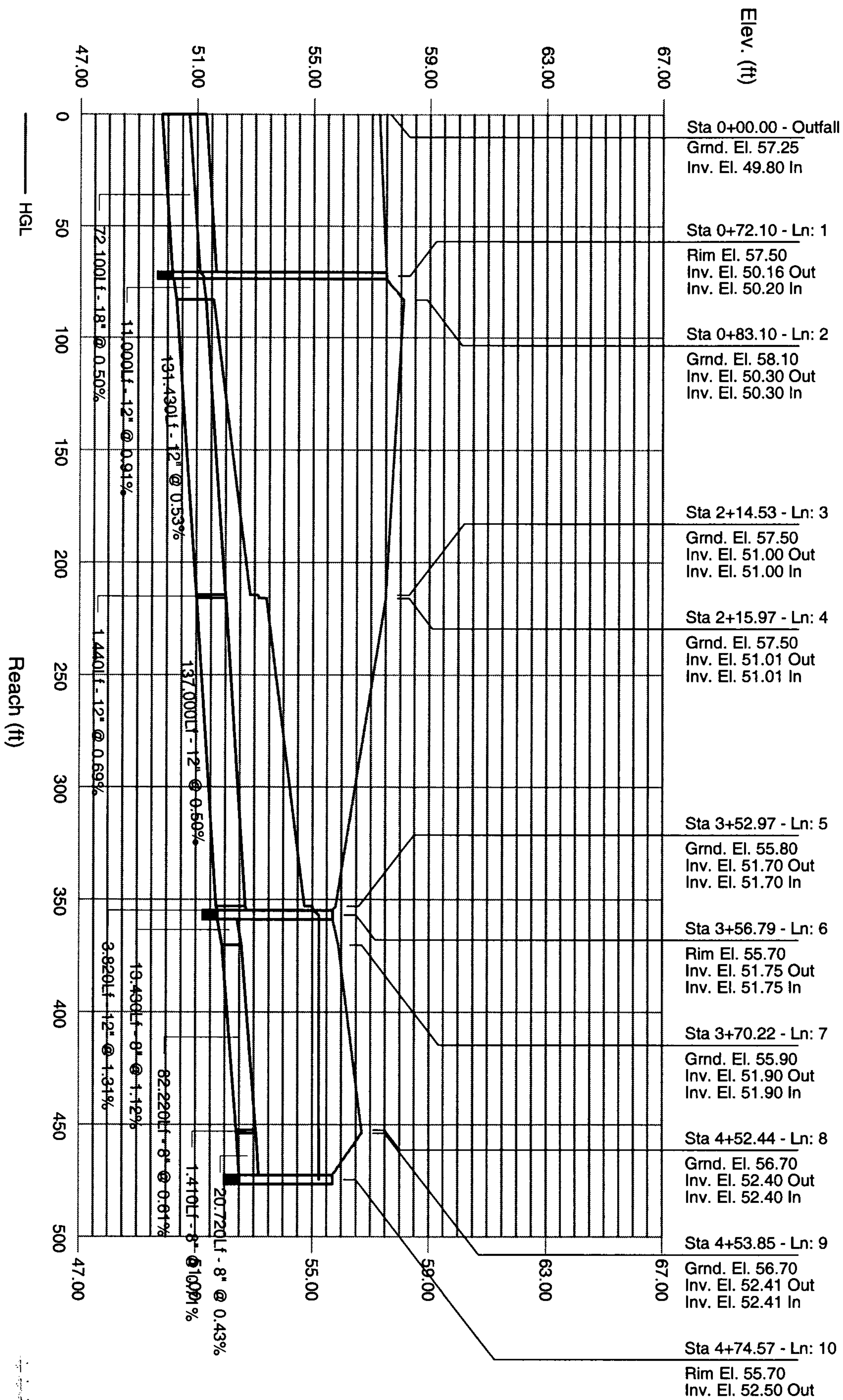
Hydraflow Storm Sewers Extension for AutoCAD® Civil 3D® 2009 Plan



Line	To Line	Line Length	Incr. Area	Total Area	Runoff Coeff.	Incr C x A	Total C x A	Inlet Time	Time Conc	Rnfal Int	Total Runoff	Adnl Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL Dn	HGL Up	Grnd/Rim Dn	Grnd/Rim Up	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	72.100	0.00	0.00	0.00	0.00	0.00	0.0	7.8	0.0	0.00	0.20	4.00	5.67	3.48	18	0.50	49.80	50.16	50.73	51.09	57.25	57.50	
2	1	11.000	0.00	0.00	0.00	0.00	0.00	0.0	7.8	0.0	0.00	0.00	3.80	3.68	4.84	12	0.91	50.20	50.30	51.20	51.30	57.50	58.10	
3	2	131.430	0.00	0.00	0.00	0.00	0.00	0.0	7.3	0.0	0.00	0.00	3.80	2.82	4.84	12	0.53	50.30	51.00	51.57	52.85	58.10	57.50	
4	3	1.440	0.00	0.00	0.00	0.00	0.00	0.0	7.3	0.0	0.00	0.00	3.80	3.21	4.84	12	0.69	51.00	51.01	53.12	53.13	57.50	57.50	
5	4	137.000	0.00	0.00	0.00	0.00	0.00	0.0	6.9	0.0	0.00	0.00	3.80	2.74	4.84	12	0.50	51.01	51.70	53.40	54.73	57.50	55.80	
6	5	3.820	0.00	0.00	0.00	0.00	0.00	0.0	6.9	0.0	0.00	3.70	3.80	4.41	4.84	12	1.31	51.70	51.75	55.00	55.04	55.80	55.70	
7	6	13.430	0.00	0.00	0.00	0.00	0.00	0.0	6.1	0.0	0.00	0.00	0.10	1.28	0.29	8	1.12	51.75	51.90	55.22	55.22	55.70	55.90	
8	7	82.220	0.00	0.00	0.00	0.00	0.00	0.0	1.3	0.0	0.00	0.00	0.10	0.94	0.29	8	0.61	51.90	52.40	55.22	55.23	55.90	56.70	
9	8	1.410	0.00	0.00	0.00	0.00	0.00	0.0	1.2	0.0	0.00	0.00	0.10	1.02	0.29	8	0.71	52.40	52.41	55.23	55.23	56.70	56.70	
10	9	20.720	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	0.10	0.10	0.80	0.29	8	0.43	52.41	52.50	55.23	55.23	56.70	55.70	

Storm Sewer Profile

Proj. file: 1632 storm4.stm



CITY OF ALBUQUERQUE



January 21, 2009

Genny Donart, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

Re: Montoya Street Townhomes Grading and Drainage Plan
Engineer's Stamp dated 12-11-08, (H12/D19)

Dear Ms. Donart,

Based upon the information provided in your submittal dated 12-11-08, the above referenced plan cannot be approved for Preliminary Plat until the following comments are addressed.

- What are the inverts of the SAS in Montoya and irrigation pipe in Floral? Will they be in the way of your proposed storm drain?
- The supplemental information should also be sealed, signed and bound. It would also be helpful to number the pages.
- There is some mention of Lot 6 being saved for future development. Is this system built for this future development or will a completely different system be needed. It would be prudent to provide for this runoff now so infrastructure and easements can be properly sized.
- The design of the irrigation pipe shows that Lot 1 is required to have an extended stem wall on the north side. I have no way of making sure this happens unless the slab is built as a condition of platting (i.e. part of the financial guarantee or grading plan certification).
- There is no mention of offsite runoff entering your project area. If there is none, it should be stated in your narrative.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham
Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: MONTOYA STREET TOWNHOMES ZONE MAP/DRG. FILE #: H-12/P019
 DRB#: 1004732 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACTS A-1, A-2 AND A-3-A LAND OF DAVID MACIEL, AND TRACT A-1 FLORAL MEADOWS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON & ARFMAN, PA
 ADDRESS: 128 MONROE ST. NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: GENNY DONART
 PHONE: (505) 268-8828
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 ADDRESS: 3002 RIO BRAVO BLVD. SW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOHN MAHONEY
 PHONE: (505) 877-7800
 ZIP CODE: 87105

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: SOUDER, MILLER & ASSOCIATES
 ADDRESS: 3451 CANDELARIA RD. NE SUITE D
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: BILL BREWSTER
 PHONE: (505) 299-0942
 ZIP CODE: 87107

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
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☒ PRELIMINARY PLAT APPROVAL
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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

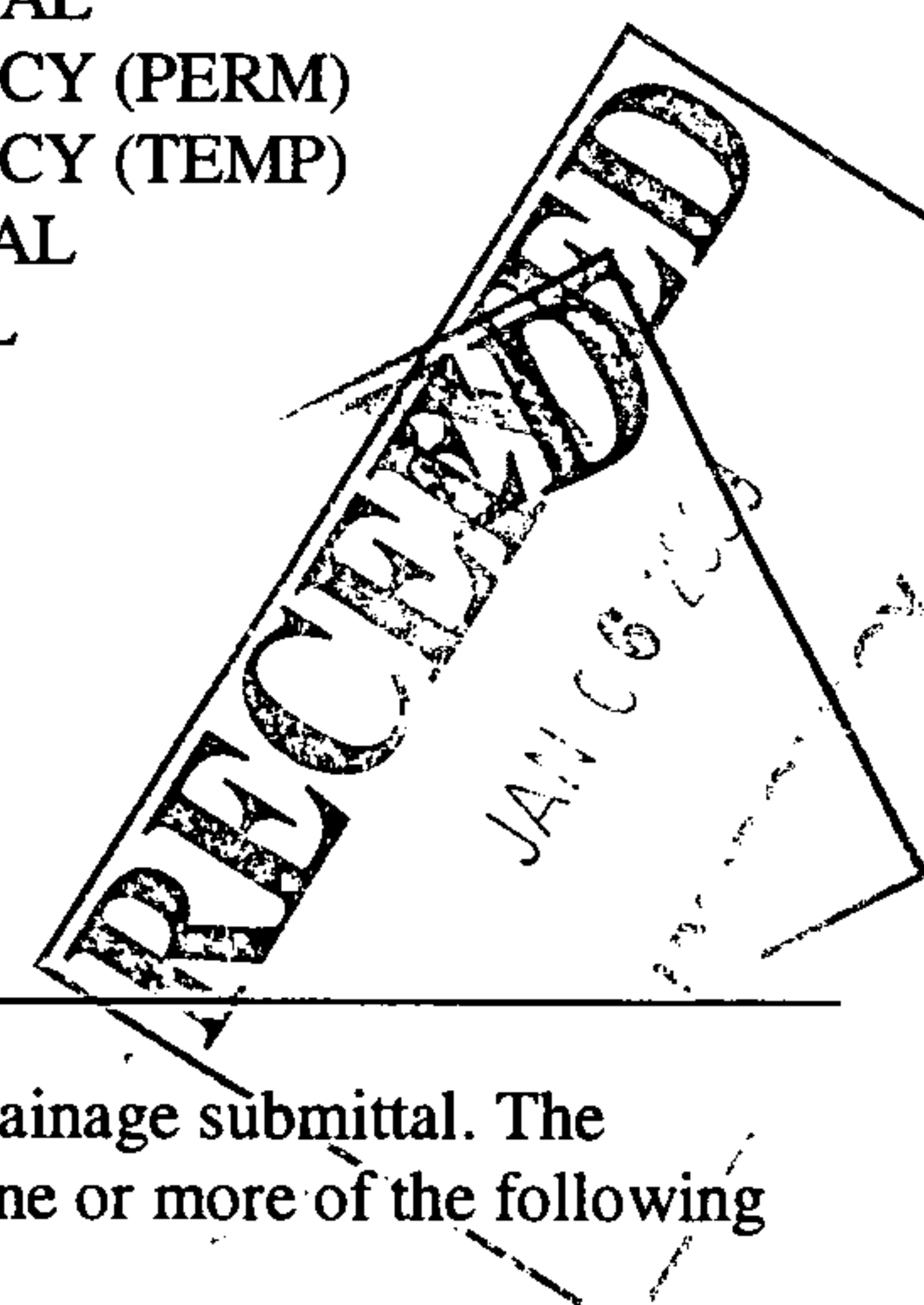
- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Genevieve [Signature] DATE: 12/12/2008

Isaacson & Arfman, P.A.

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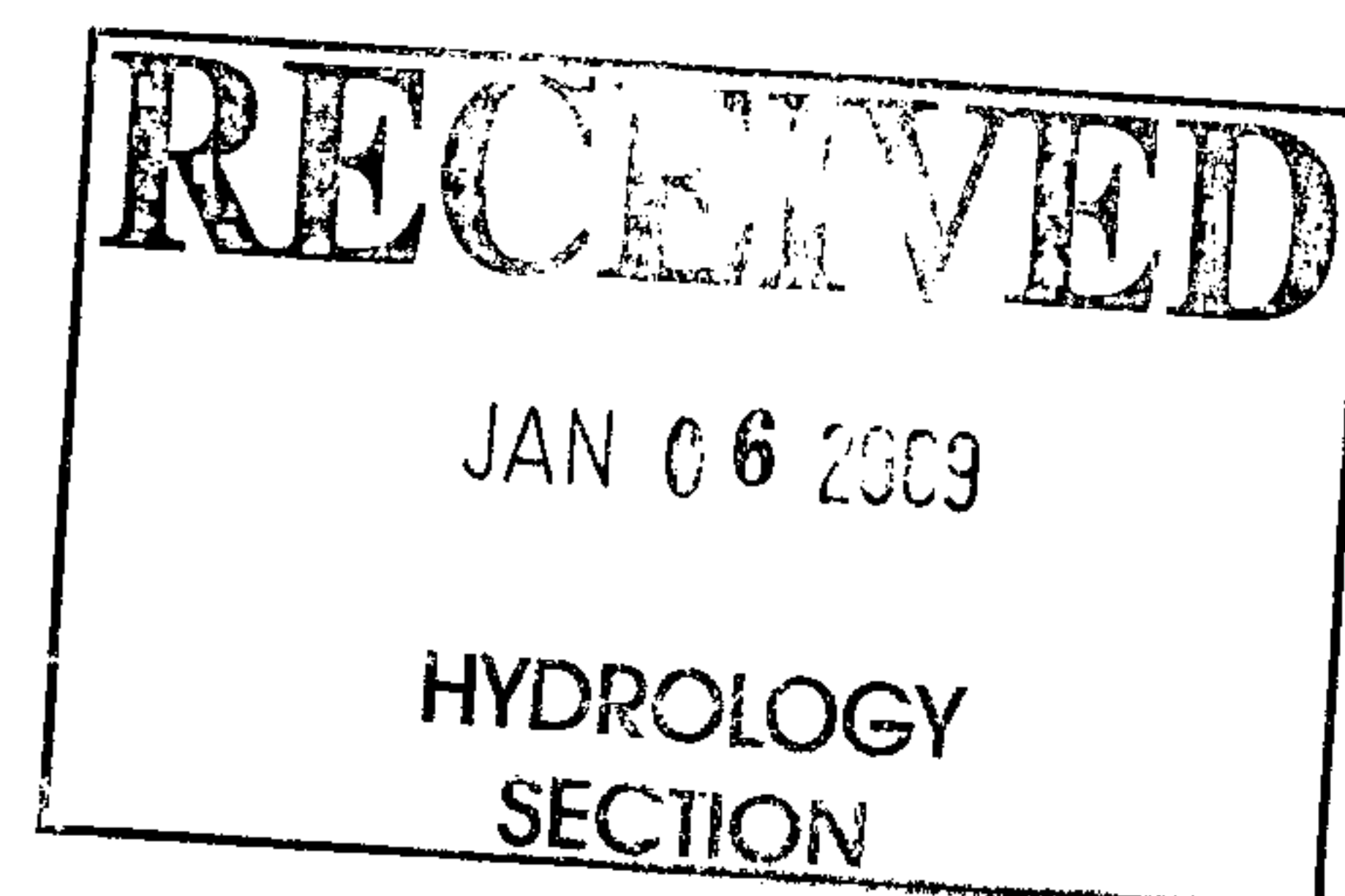
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SUPPLEMENTAL INFORMATION

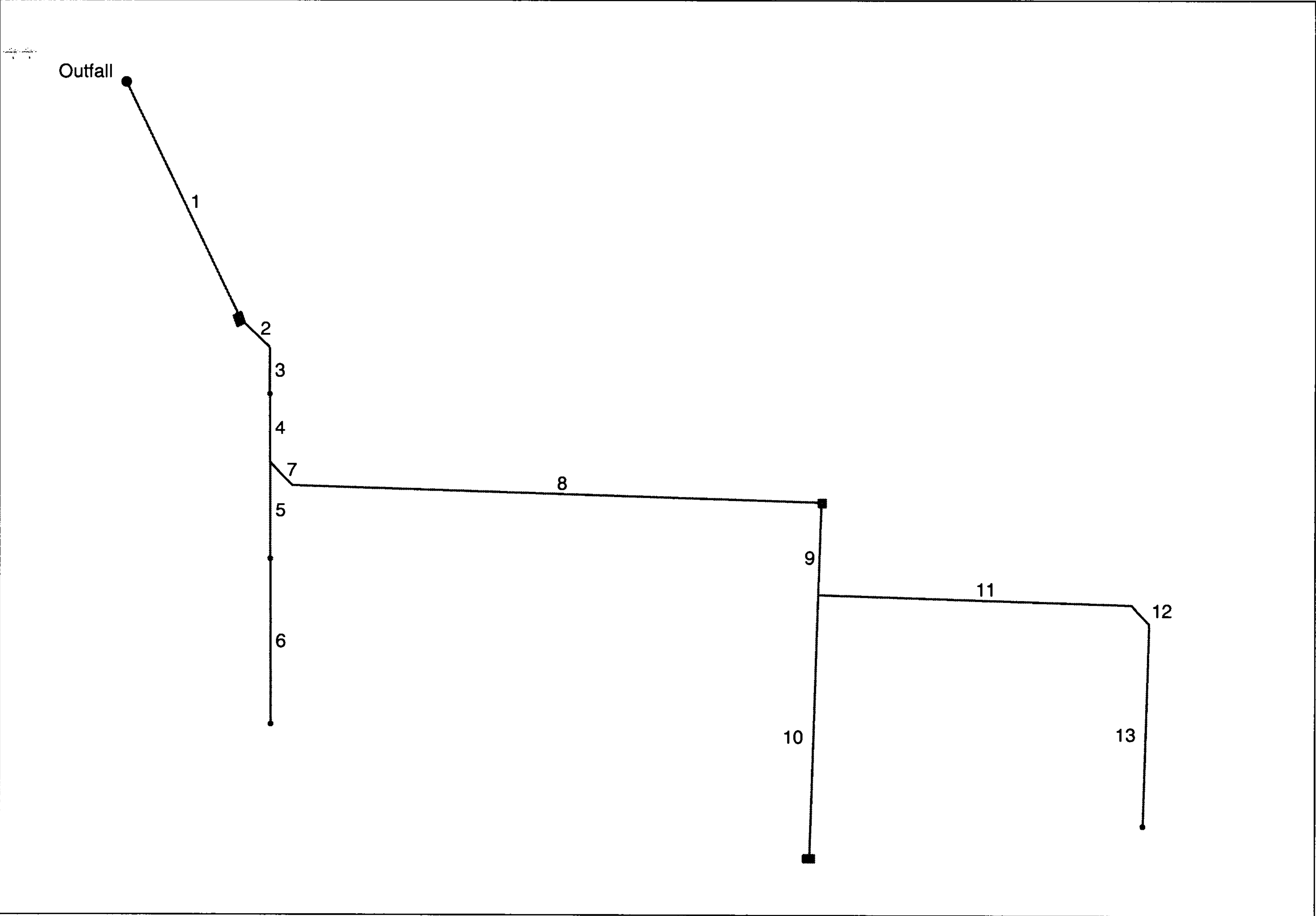
FOR

MONTOYA STREET TOWNHOMES

BY



Hydraflow Storm Sewers Extension for AutoCAD® Civil 3D® 2009 Plan



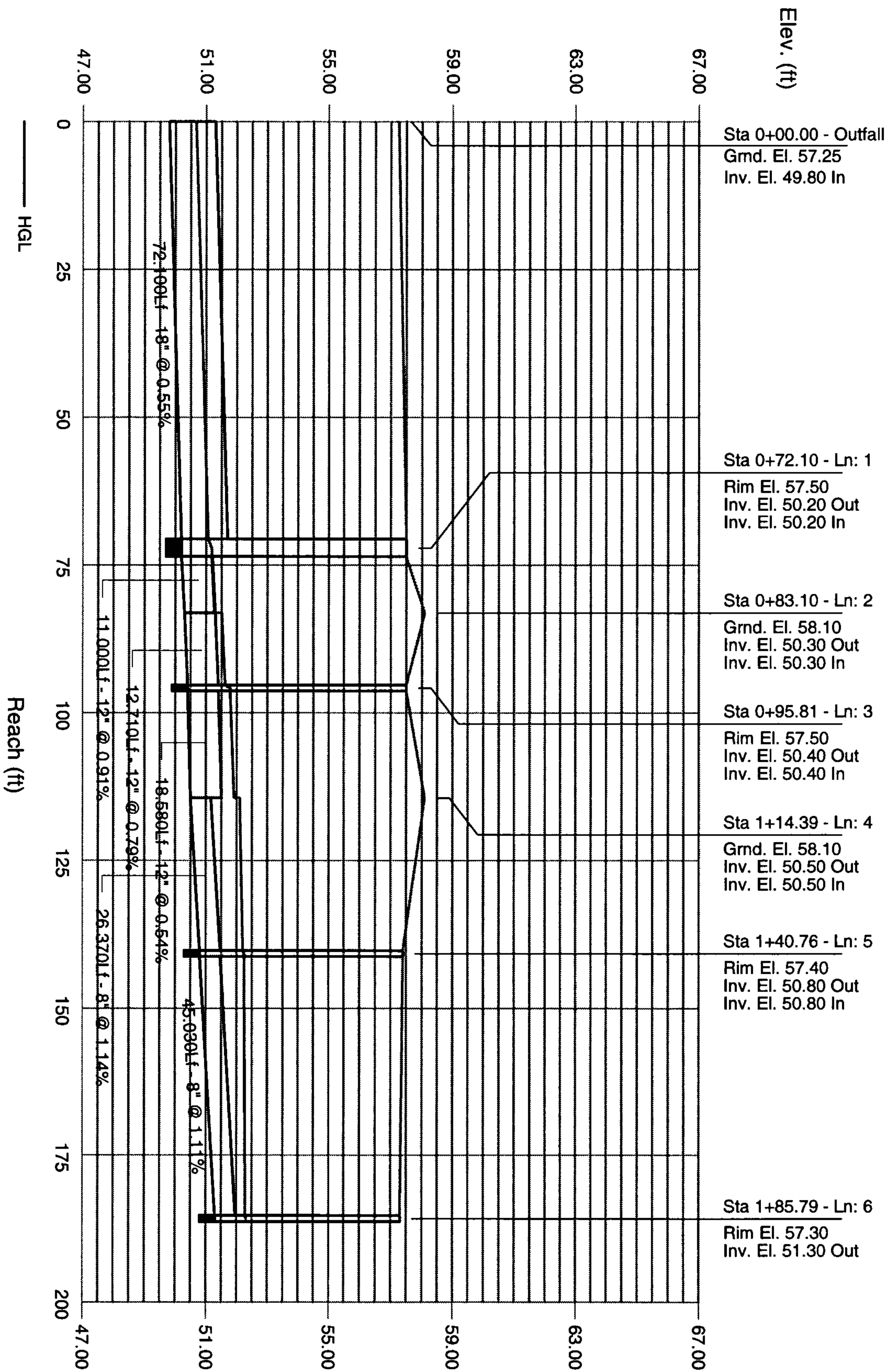
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Number of lines: 13

Date: 12-11-2008

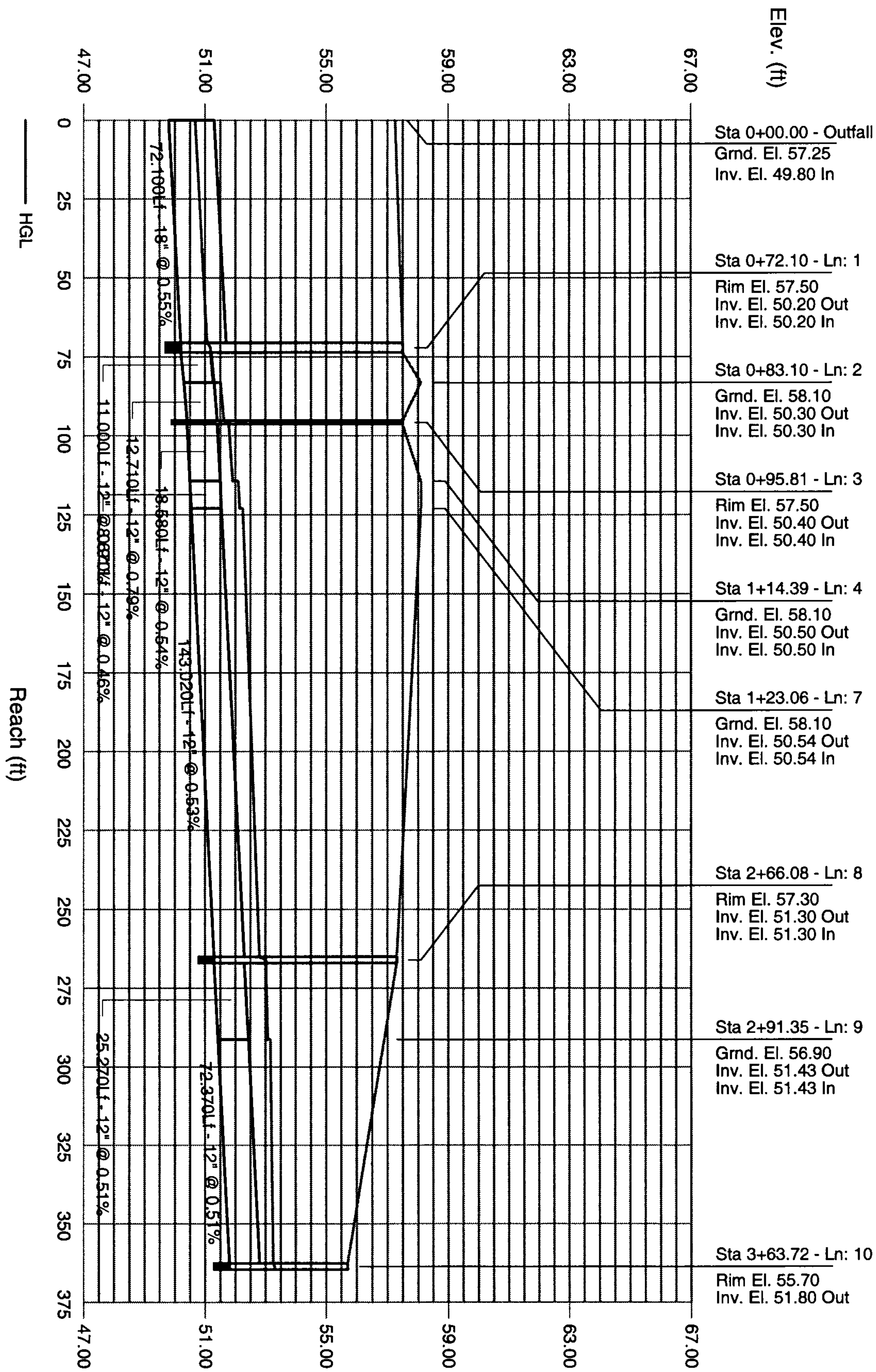
Storm Sewer Profile

Proj. file: 1632 storm2.stm



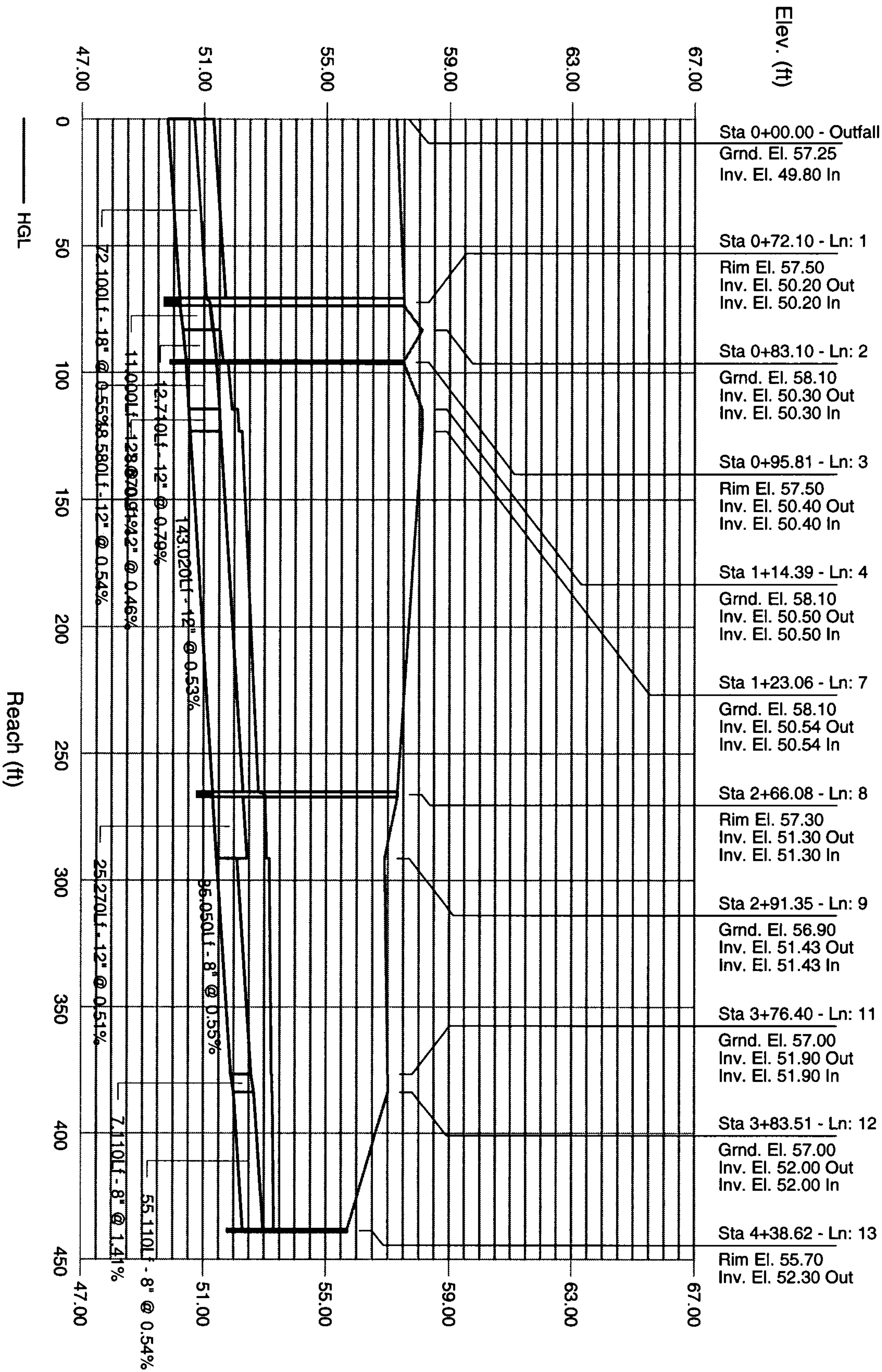
Storm Sewer Profile

Proj. file: 1632 storm2.stm



Storm Sewer Profile

Proj. file: 1632 storm2.stm



Line	To Line	Line Length	Incr. Area	Total Area	Runoff Coeff.	Incr C x A	Total C x A	Inlet Time	Time Conc	Rnfal Int	Total Runoff	Adnl Flow	Total Flow	Capac Full	Veloc	Pipe Size	Pipe Slope	Inv Elev Dn	Inv Elev Up	HGL Dn	HGL Up	Grnd/Rim Dn	Grnd/Rim Up	Line ID
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	Outfall	72.100	0.00	0.00	0.00	0.00	0.00	0.0	2.0	0.0	0.00	0.20	3.80	5.98	3.59	18	0.55	49.80	50.20	50.67	51.07	57.25	57.50	
2	1	11.000	0.00	0.00	0.00	0.00	0.00	0.0	2.0	0.0	0.00	0.00	3.60	3.68	4.62	12	0.91	50.20	50.30	51.18	51.26	57.50	58.10	
3	2	12.710	0.00	0.00	0.00	0.00	0.00	0.0	1.9	0.0	0.00	0.40	3.60	3.42	4.58	12	0.79	50.30	50.40	51.51	51.63	58.10	57.50	
4	3	18.580	0.00	0.00	0.00	0.00	0.00	0.0	1.8	0.0	0.00	0.00	3.20	2.83	4.07	12	0.54	50.40	50.50	51.79	51.92	57.50	58.10	
5	4	26.370	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	0.00	0.40	0.80	1.40	2.29	8	1.14	50.50	50.80	52.10	52.20	58.10	57.40	
6	5	45.030	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	0.40	0.40	1.38	1.15	8	1.11	50.80	51.30	52.24	52.29	57.40	57.30	
7	4	8.670	0.00	0.00	0.00	0.00	0.00	0.0	1.8	0.0	0.00	0.00	2.40	2.62	3.06	12	0.46	50.50	50.54	52.10	52.14	58.10	58.10	
8	7	143.020	0.00	0.00	0.00	0.00	0.00	0.0	1.0	0.0	0.00	0.60	2.40	2.81	3.06	12	0.53	50.54	51.30	52.25	52.80	58.10	57.30	
9	8	25.270	0.00	0.00	0.00	0.00	0.00	0.0	0.8	0.0	0.00	0.00	1.80	2.77	2.29	12	0.51	51.30	51.43	53.02	53.07	57.30	56.90	
10	9	72.370	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	1.40	1.40	2.76	1.78	12	0.51	51.43	51.80	53.16	53.25	56.90	55.70	
11	9	85.050	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	0.00	0.00	0.40	0.97	1.15	8	0.55	51.43	51.90	53.16	53.23	56.90	57.00	
12	11	7.110	0.00	0.00	0.00	0.00	0.00	0.0	0.3	0.0	0.00	0.00	0.40	1.55	1.15	8	1.41	51.90	52.00	53.25	53.26	57.00	57.00	
13	12	55.110	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.00	0.40	0.40	0.97	1.15	8	0.54	52.00	52.30	53.27	53.32	57.00	55.70	