

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

August 20, 2019

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

RE: **Bosque Antigua
Gabaldon Dr NW
Request for Pad Certification – Accepted
Lots 10-15
Grading Plan Stamp Date: 10/10/18
Drainage Report Stamp Date: 10/10/18
Certification Dated: 8/15/19
Hydrology File: J12D015**

PO Box 1293

Dear Ms. Nilsson-Weber:

Albuquerque

Based on the submittal received on 8/15/19 the above-referenced Pads are approved for Building Permit.

NM 87103

Prior to Release of Financial Guarantee (For Information):

1. Engineer's Certification (All Private Grading), per the DPM Chapter 22.7: *Engineer's Certification Checklist For Subdivision* is required.

www.cabq.gov

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Bosque Antigua **Building Permit #:** _____ **Hydrology File #:** J12D015
DRB#: PR-2018-001327 (1001228) **EPC#:** _____ **Work Order#:** _____
Legal Description: Bosque Antigua
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
Owner: Las Ventanas NM, Inc. **Contact:** T. Scott Ashcraft
Address: 8330-A Washington Place NE - Albuquerque, NM 87113
Phone#: (505) 362-6824 **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: ☒ PLAT (6 # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☒ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

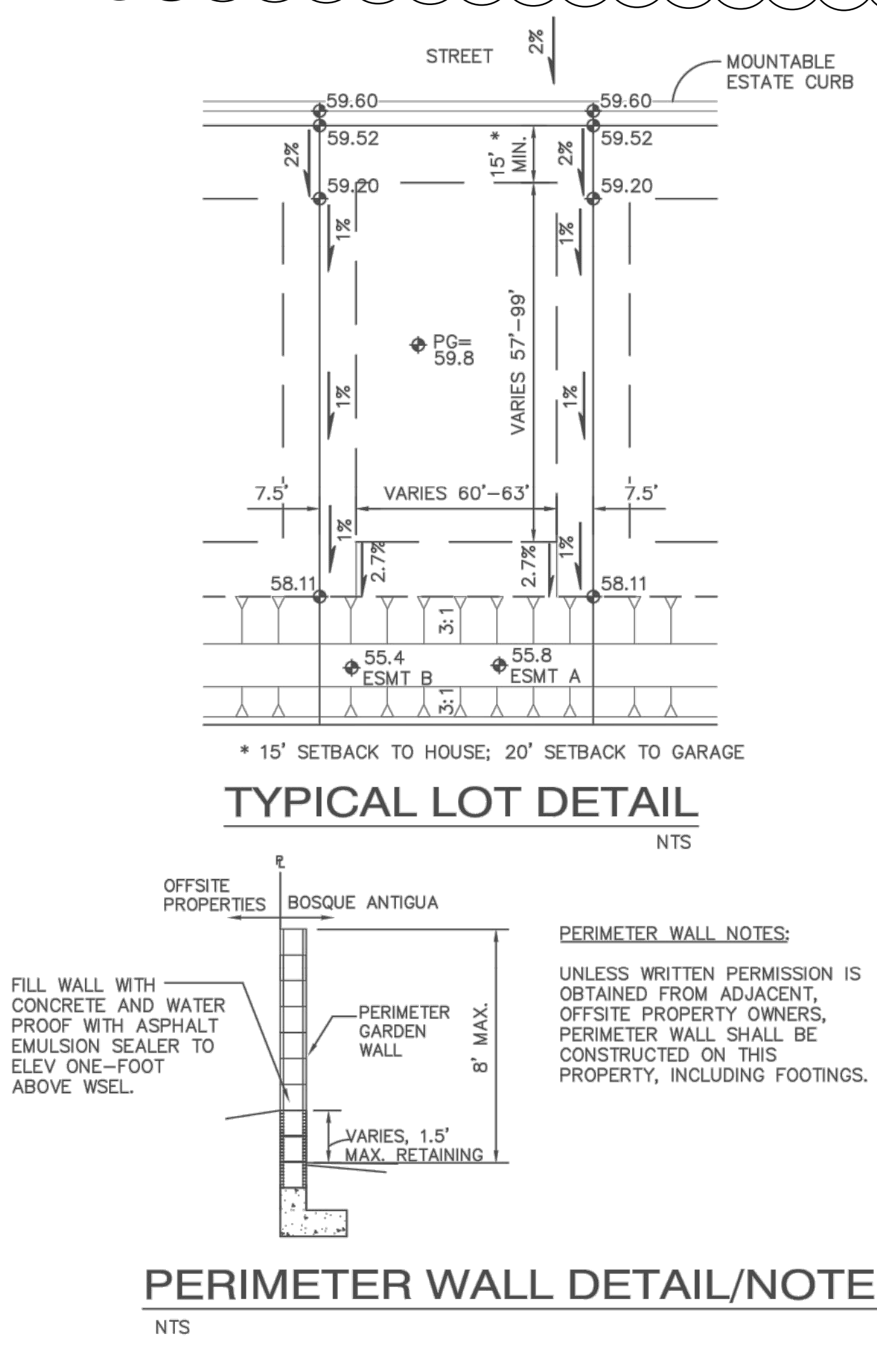
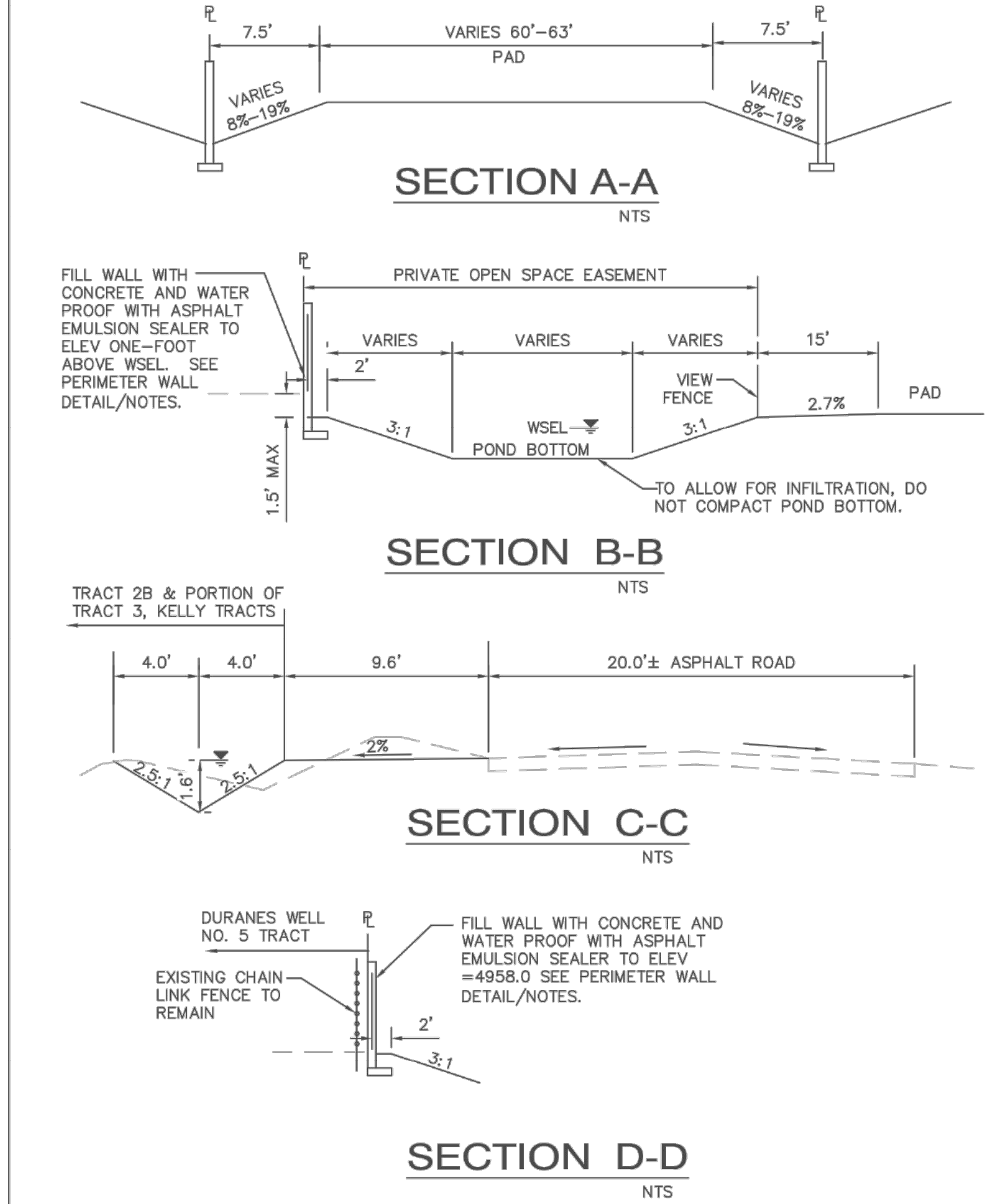
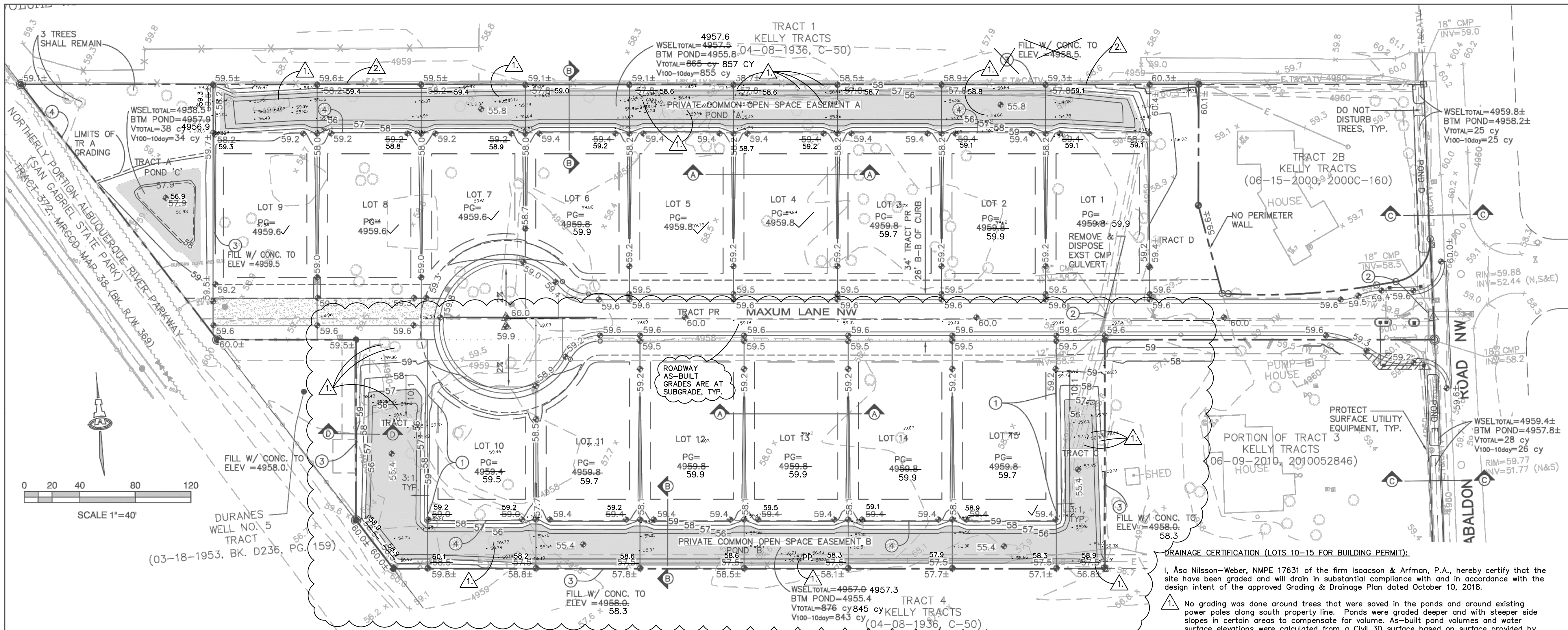
☒ BUILDING PERMIT APPROVAL **LOTS 10 THRU 15**
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: August 14, 2019 **By:** Åsa Nilsson-Weber

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



1. No grading was done around trees that were saved in the ponds and around existing power poles along south property line. Ponds were graded deeper and with steeper side slopes in certain areas to compensate for volume. AS-BUILT pond volumes and water surface elevations were calculated from a Civil 3D surface based on surface provided by Timothy Aldrich, NMPS 7719.

2. Existing pipe fence along north boundary will remain. No new perimeter wall will be constructed.

The record information edited onto the original design document has been obtained by Timothy Aldrich, NMPS 7719, of the firm Aldrich Land Surveying. I further certify that I or someone under my direct supervision visited the project site on August 13, 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. This certification is submitted in support of a request for Building Permit for Lots 10-15.

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 8-15-19
Asa Nilsson-Weber, NMPE 17631 Date

A. THE CONTRACTOR SHALL ABIDE BY ALL APPLICABLE STATE AND FEDERAL LAWS, CODES, RULES, ORDINANCES, AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION IMPROVEMENTS, INCLUDING EPA 401 PERMITS.

B. ALL SITE PREPARATION, GRADING, FOUNDATION CONSTRUCTION, AND INSTALLATION WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PROVIDED BY THE OWNER. THE CONTRACTOR SHALL, UNLESS OTHERWISE SPECIFIED, BE PROVIDED BY THE OWNER WITH ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, THE CONSTRUCTION IMPROVEMENTS, INCLUDING EPA 401 PERMITS.

C. NO WORK SHALL BE PERFORMED WITHOUT THE NECESSARY PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.

D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.

E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ENGINEER AND VERIFY THE ENGINEER'S INTENT BEFORE PROCEEDING.

F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

G. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.

H. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

I. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

J. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

VICINITY MAP

PROJECT DATA

LEGAL DESCRIPTION: TRACT 2A AND A PORTION OF TRACT 3, KELLY TRACTS

SITE AREA: 5.4812 ACRES

FLOOD ZONE: SHADED ZONE X. FIRM MAPS 35001C03271 DATED 11/4/16 AND AND 35001C0331H, DATED 8/16/12

ENGINEER: ASA NILSSON-WEBER
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ALBUQ. NM 87108
PHONE: (505) 268-8828

SURVEYOR: TIMOTHY ALDRICH
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBUQ., N.M. 87190
PHONE: (505) 884-1990

KEYED NOTES

- TURN EVERY OTHER BLOCK TO PROVIDE OPENINGS FOR DRAINAGE INTO OPEN SPACE PONDING AREA.
- REMOVE & DISPOSE EXISTING CMP CULVERT.
- PERIMETER WALL. FILL WITH CONCRETE AND WATER PROOF TO 1' ABOVE WATER SURFACE ELEVATION.
- VIEW FENCE.

LEGEND

---	EXISTING CONTOUR
●	EXISTING SPOT ELEVATION
○	EXISTING TREE
---	PROPOSED CONTOUR
◆	PROPOSED SPOT ELEVATION

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

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BOSQUE ANTIGUA SUBDIVISION

GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
08/26/18			2273
Drawn By:			CG-101
JTS			
Ckd By:			SH. OF
ANW			