

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 26, 2021

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

RE: **Bosque Antigua
Request for Release of Financial Guarantee
Hydrology Final Inspection – Accepted**
• **DRB: PR-2018_001327 (1001228)**
Grading Plan Stamp Date: 10/10/2018
Certification Dated: 2/15/2021
Hydrology File: J12D015

PO Box 1293

Dear Ms. Nilsson-Weber:

Based on the certification received on 2/18/21, this certification is accepted for Release of Financial Guarantee by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal 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 (15 #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:

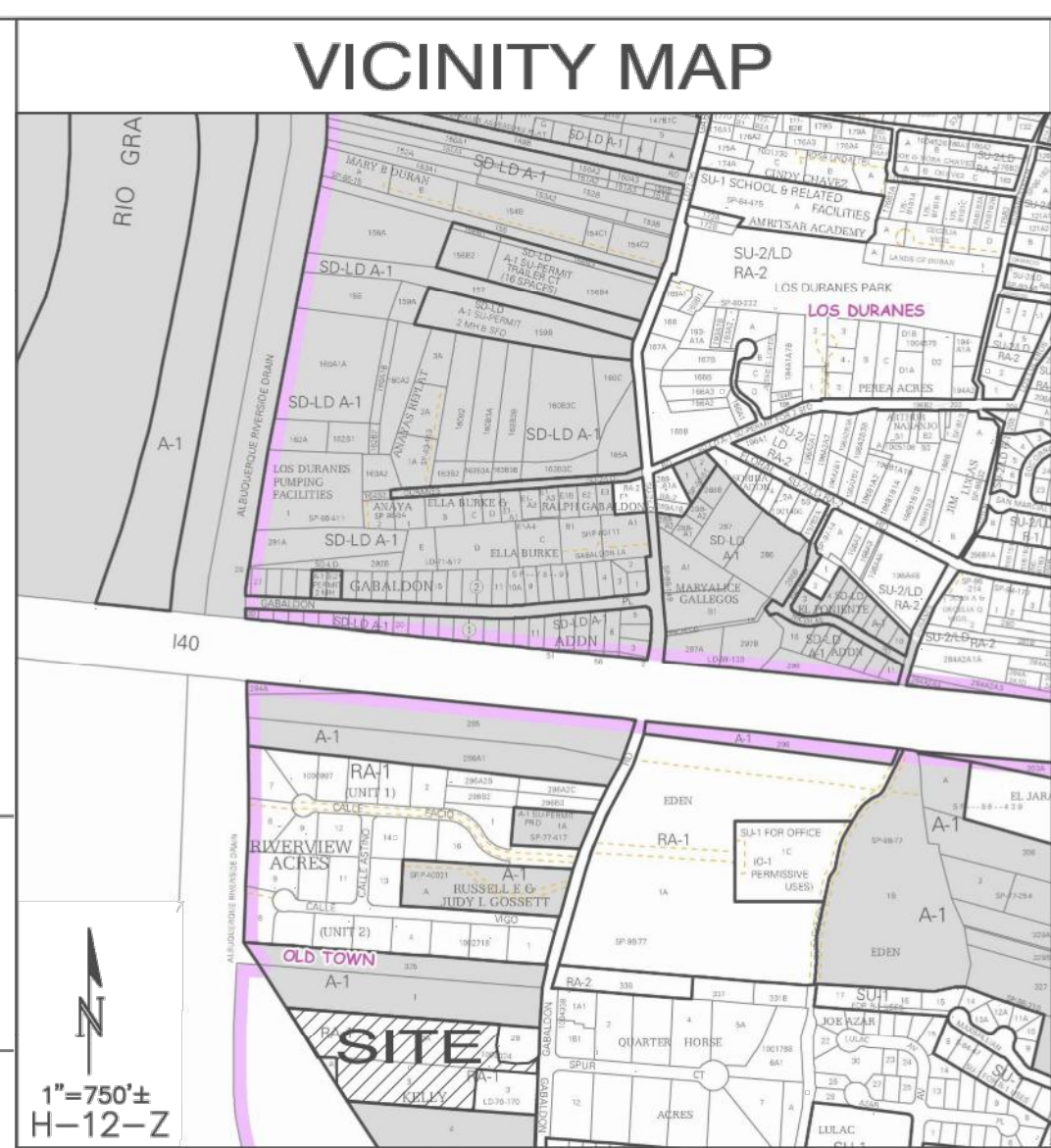
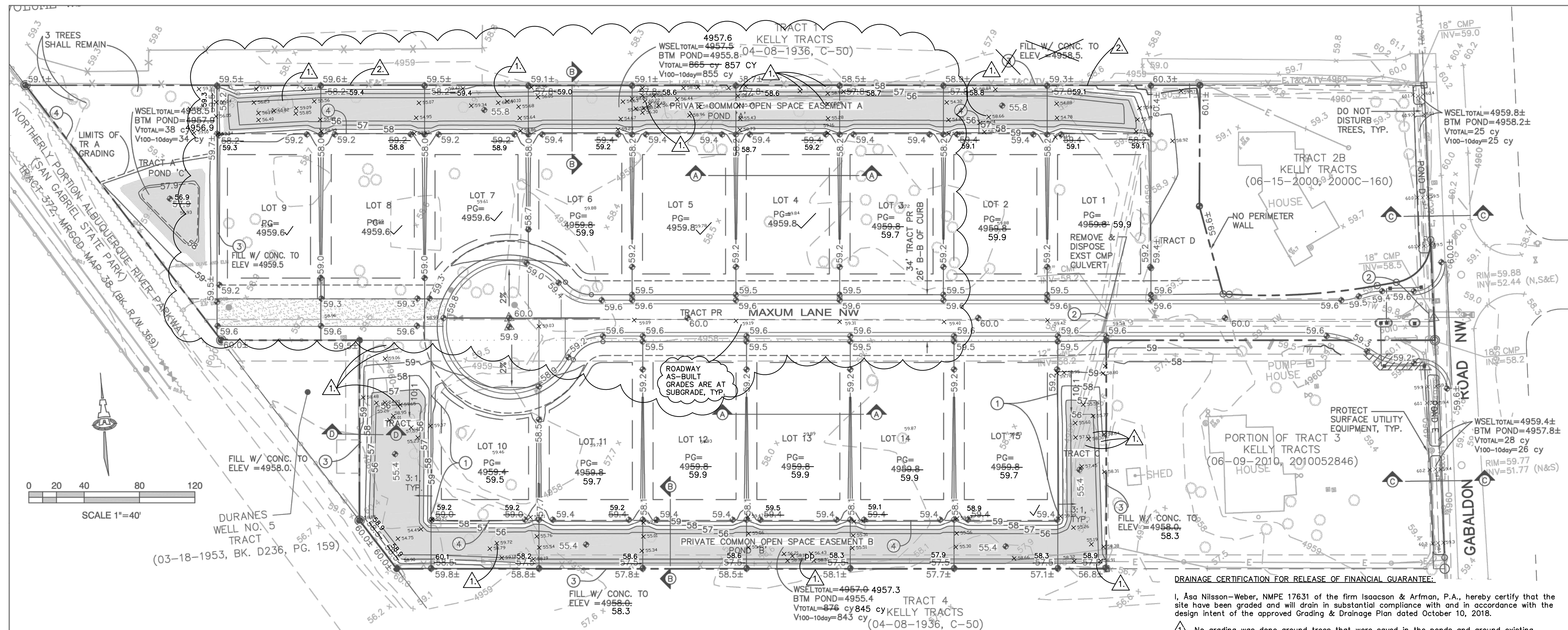
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT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

DATE SUBMITTED: February 15, 2021 By: Åsa Nilsson-Weber

COA STAFF: _____

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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 35001C0331H, DATED 8/16/12

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

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

BENCHMARK:
AGRS Aluminum Cap stamped "20-J11 1989" N.M. State Plane Coordinates (Central Zone)
N=1491770.982, E=1506437.513, G-G=0.999680825, DA=-001'57.227" Elevation, in feet (NAVD88) = 5094.032

DRAINAGE CERTIFICATION FOR RELEASE OF FINANCIAL GUARANTEE:

I, Asa Nilsson-Weber, NMPE 17631 of the firm Isaacson & Arfman, P.A., hereby certify that the site has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved Grading & Drainage Plan dated October 10, 2018.

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, NMRPS 7719.

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

- 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
	AS-BUILT ELEVATION

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

ASA NILSSON-WEBER
NEW MEXICO
17631
LICENSED PROFESSIONAL ENGINEER

2021 02-15
Date

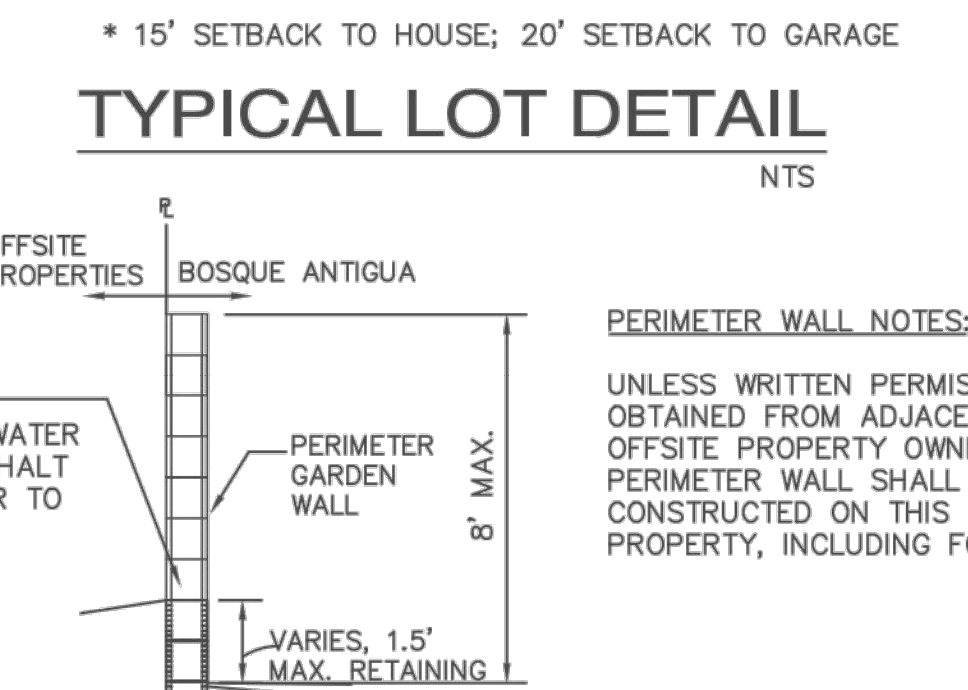
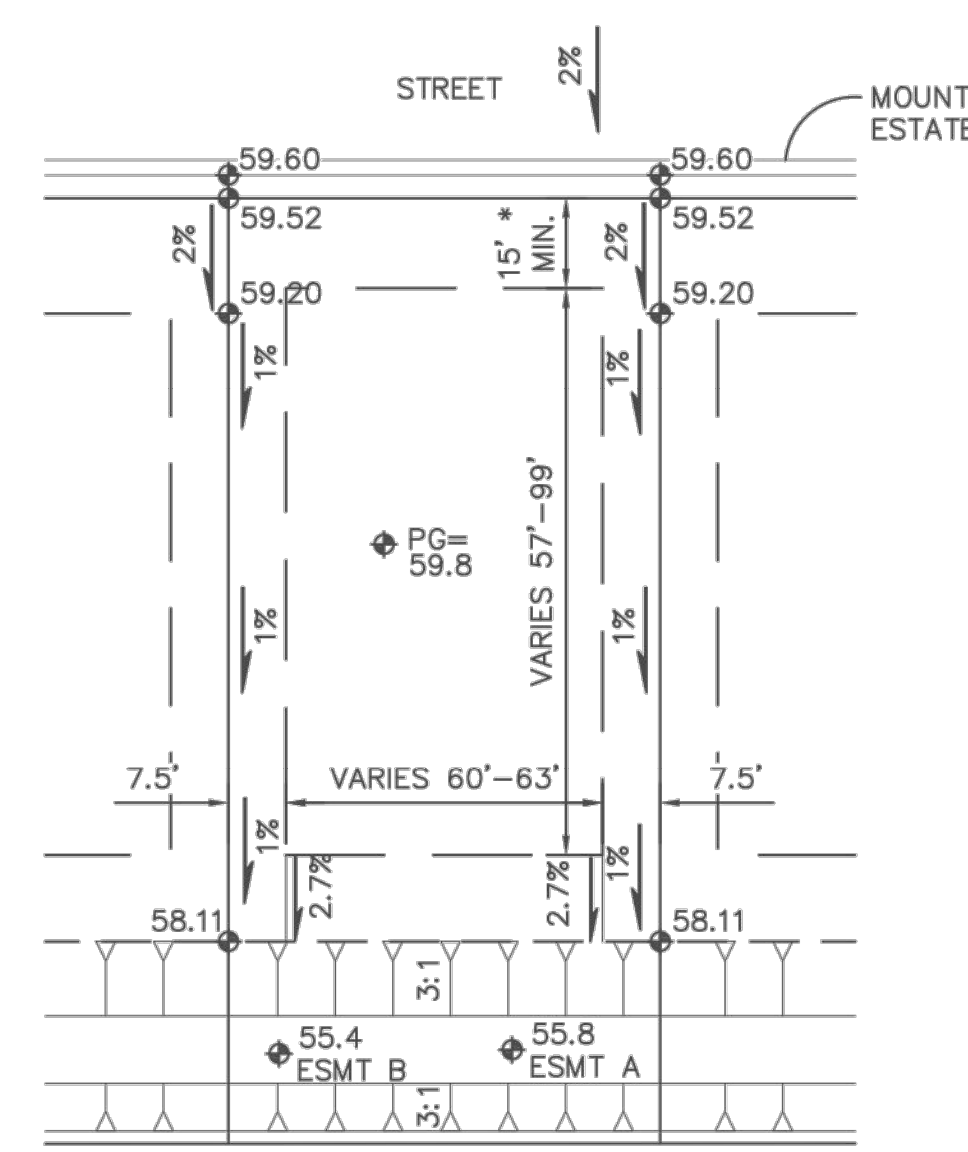
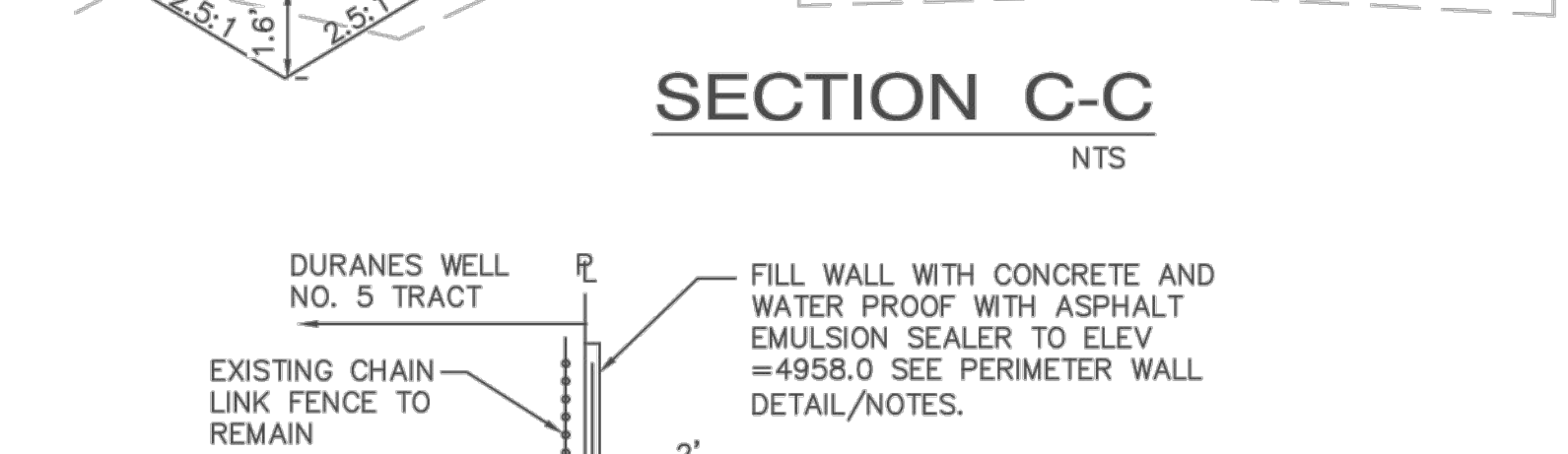
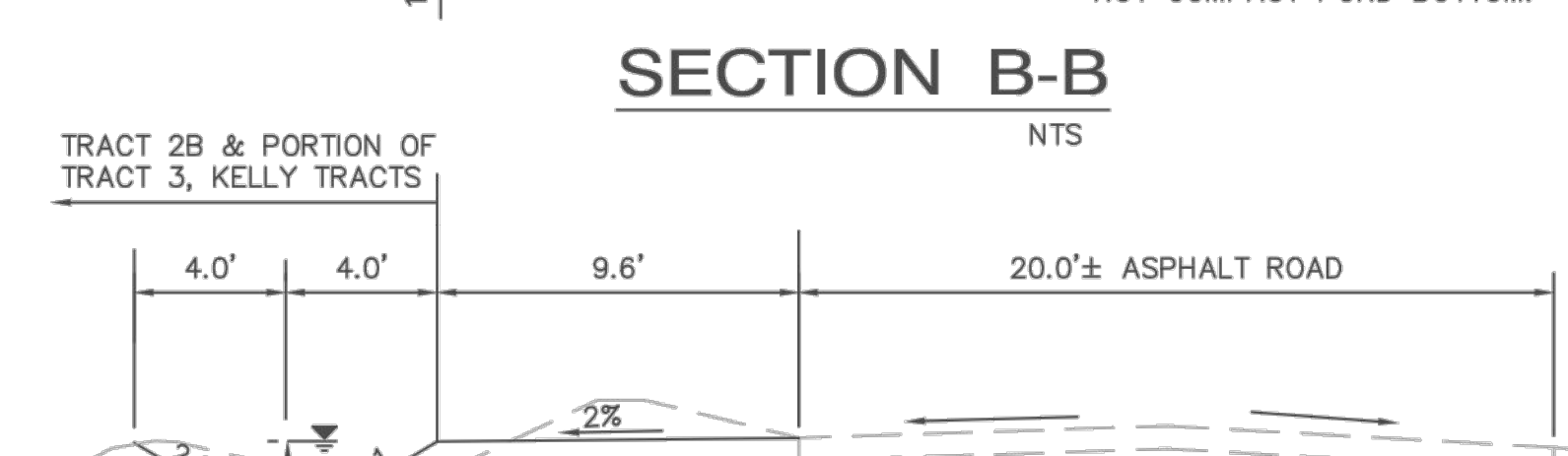
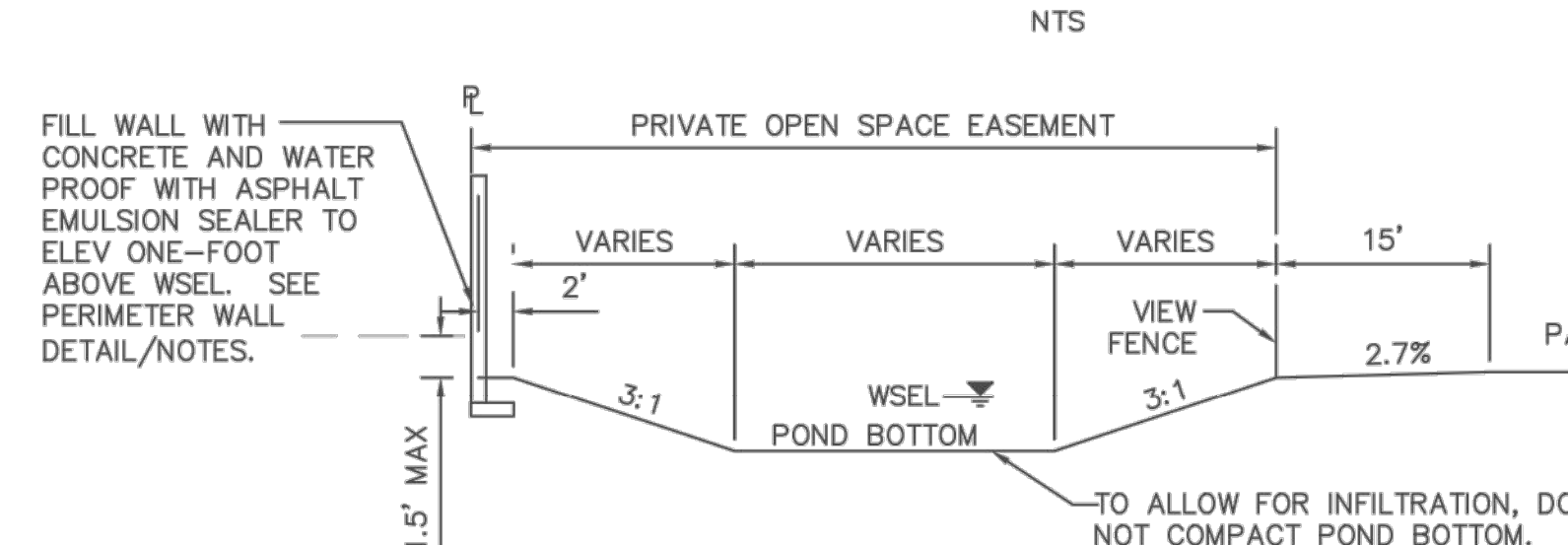
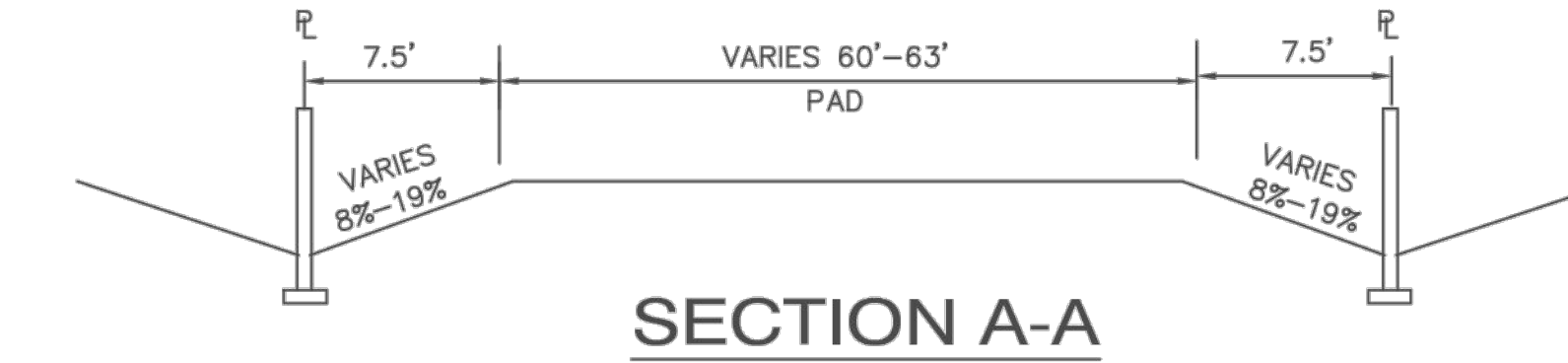
2273 CG-101.dwg Oct 09, 2018

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BOSQUE ANTIGUA SUBDIVISION

GRADING & DRAINAGE PLAN

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



- A. THE CONTRACTOR SHALL ABIDE BY AND FEDERAL LAWS, CODES, RULES WHICH APPLY TO THE CONSTRUCTIVE IMPROVEMENTS, INCLUDING EPA AND FOUNDATION CONSTRUCTION, AND F FOUNDATION CONSTRUCTION, AND F INSTALLATION WORK SHALL BE CON ACCORDANCE WITH THE GEOTECHNIC WILL BE PROVIDED BY THE OWNER OTHER WORK SHALL, UNLESS OTHER PLANS, BE CONSTRUCTED IN ACCOR CITY OF ALBUQUERQUE STANDARD PUBLIC WORKS CONSTRUCTION.**
- C. NO WORK SHALL BE PERFORMED W APPROPRIATE PERMITS. THE CONTR RESPONSIBLE FOR OBTAINING ALL R FOR THE PROJECT PRIOR TO COMM 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. 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.**

The record information edited onto the original design document has been obtained by Timothy Aldrich, NMRPS 7719, of the firm Aldrich Land Surveying. I further certify that I or someone under my direct supervision visited the project site on February 8, 2021, 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 Release of Financial Guarantee.

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
2021 02-15
Date

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

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