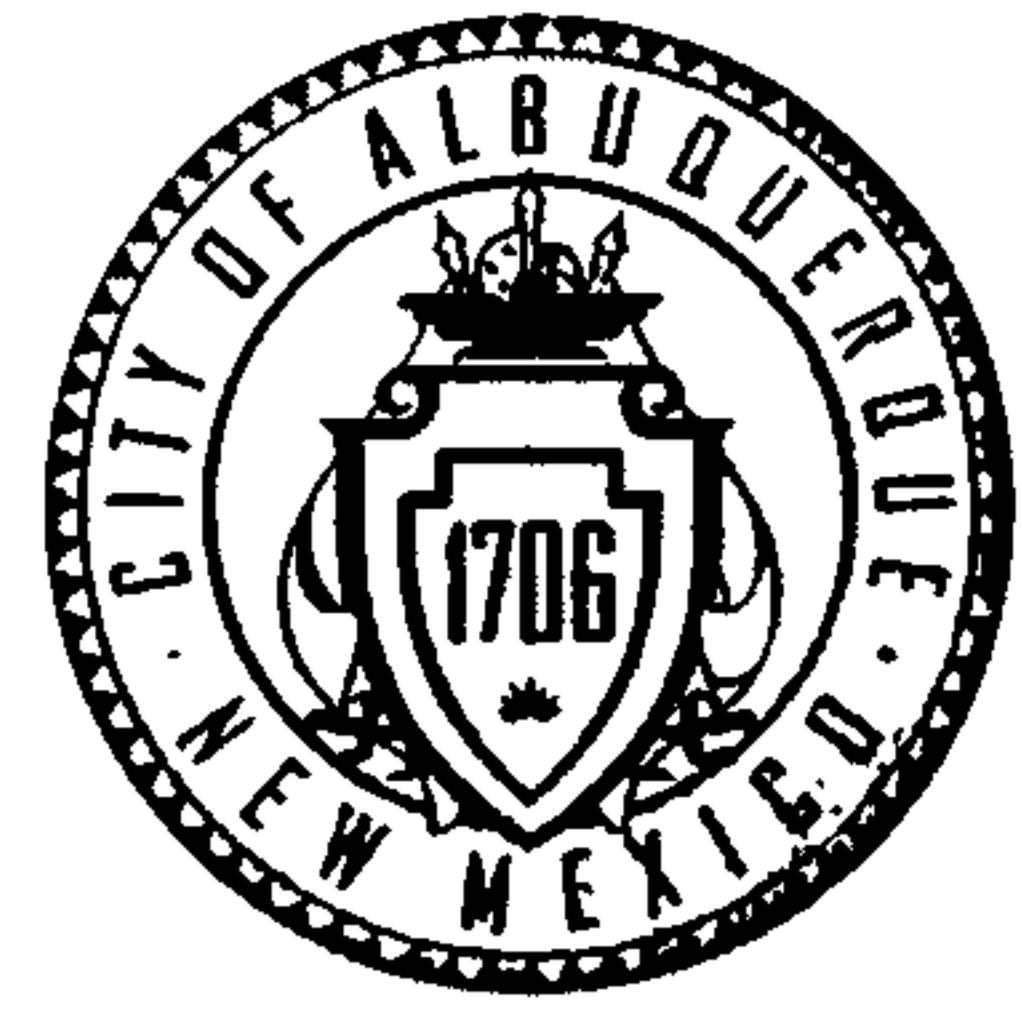


CITY OF ALBUQUERQUE



January 10, 2017

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM, 87108

RE: 18th & Lomas Townhouse
Grading and drainage Plan
Engineer's Stamp Date 1-5-17 (File: J13D203)

Dear Mr. Arfman:

Based upon the information provided in your submittal received 1-5-17, the above referenced Grading and Drainage plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets when submitting for a building permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3999.

Albuquerque

Sincerely,

New Mexico 87103

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

www.cabq.gov

MA/SB



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 18th & Lomas Townhomes Building Permit #. _____ City Drainage #. J13/D203
DRB# _____ EPC# _____ Work Order# _____
Legal Description: Tracts 69 and 80, MRGCD Map No. 38
City Address: 1703 Lomas Blvd. NW - Albuquerque, NM 87104

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman or Bryan Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone# (505) 268-8828 Fax# _____ E-mail freda@iacivil.com
bryanb@iacivil.com
Owner: BCR Construction Contact: Billy Baca
Address P.O. Box 7489 - Albuquerque, NM 87194
Phone# (505) 345-1983 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) _____

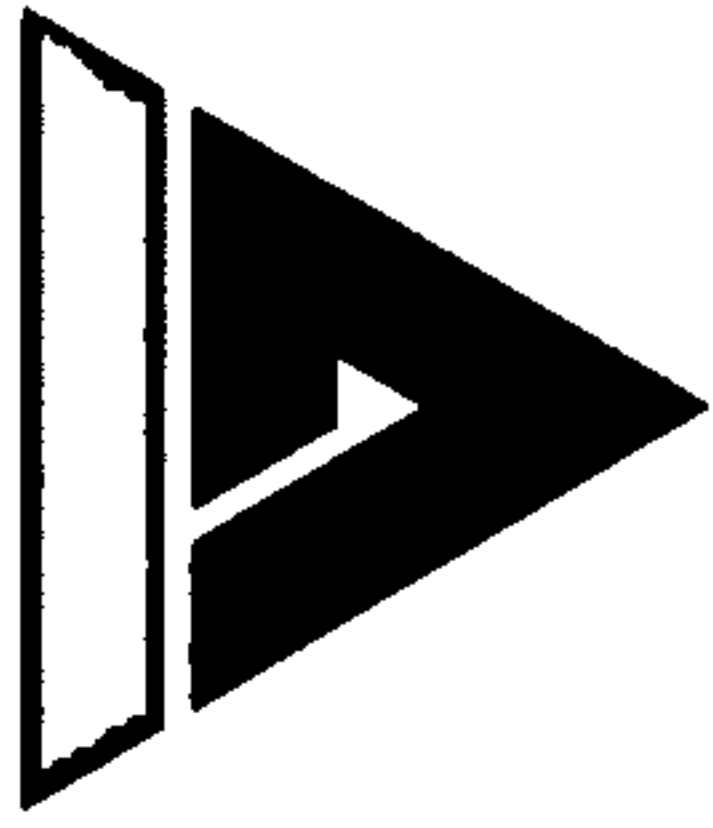
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

DATE SUBMITTED January 4, 2017 By Fred C. Arfman

COA STAFF ELECTRONIC SUBMITTAL RECEIVED _____



December 30, 2016

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
City of Albuquerque
Development Review Services

RE: 18TH & LOMAS TOWNHOMES (FILE: J13/D203)

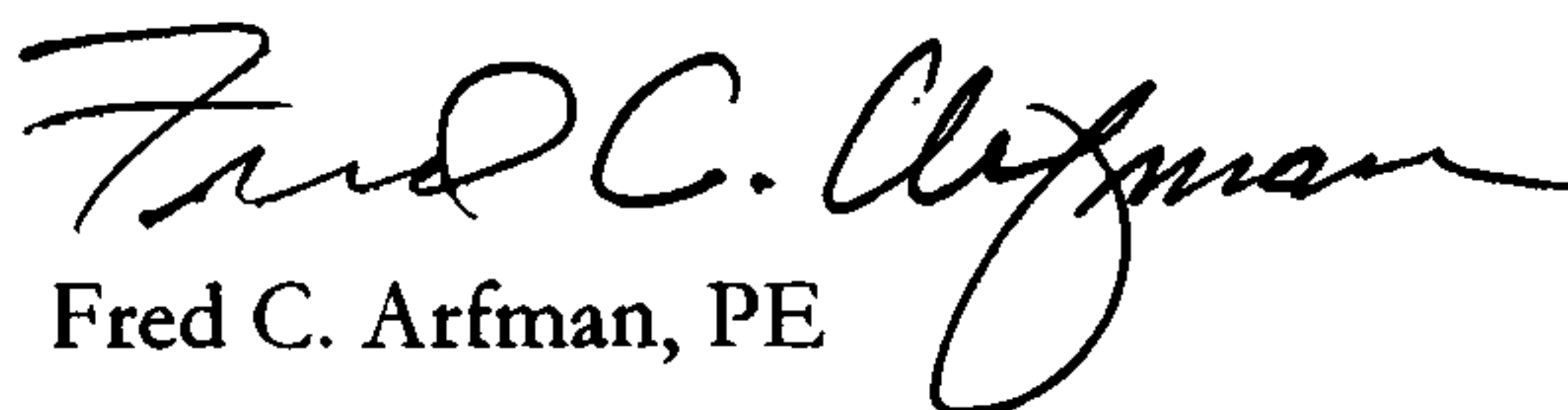
Dear Mr. Carrillo,

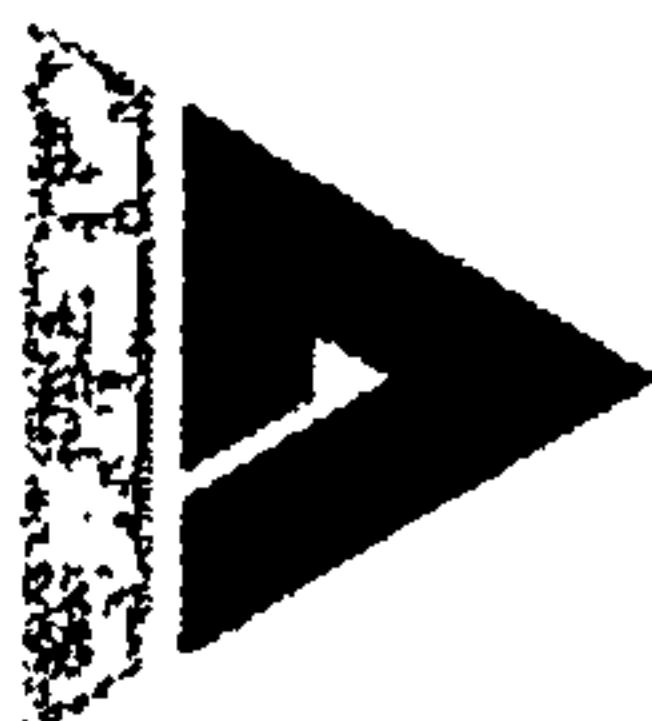
Attached is a revised Grading and Drainage Plan for the referenced project. Revisions were made based on your review comments dated December 20, 2016 as follows:

1. The proposed ponding in this area is consistent with a flat grading concept with FF elevations raised approx. 1' above surrounding grades. The owner of the properties in the vicinity of the ponds (existing and proposed) understands the risks associated with a flat grading concept which includes shallow ponding adjacent to structures (see following page for signed disclaimer).
2. The percolation trench detail has been modified to ensure the length is greater than the depth dimension.
3. Per the original detail, the rock filled percolation trench is surrounded by a Geotex 501 non-woven geotextile fabric (top, bottom and sides).

Please don't hesitate to contact me or Bryan Bobrick with any additional questions or comments.

Sincerely,
Isaacson & Arfman, PA


Fred C. Arfman, PE



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE/RT L.L.C. & L.S. RET. L.L.C. Fred C. Arfman, PE Asst. Nilsson-Weber, PE



Per the Bernalillo County Contour exhibit above, the SITE is in an area of flat grades with stormwater ponding in low areas around buildings. As noted on the plan, this concept will be accommodated with the addition of on-site shallow ponding areas sized to accept the increase in runoff due to construction. The finish floor of the proposed properties (4959.6) and the existing properties (4959.2 – 4959.5) are approx. 1' above the surrounding grade which is typical for construction in flat areas. The residence to the north is elevated (per the available contours shown above) and includes a rear yard depth of approx. 15'.

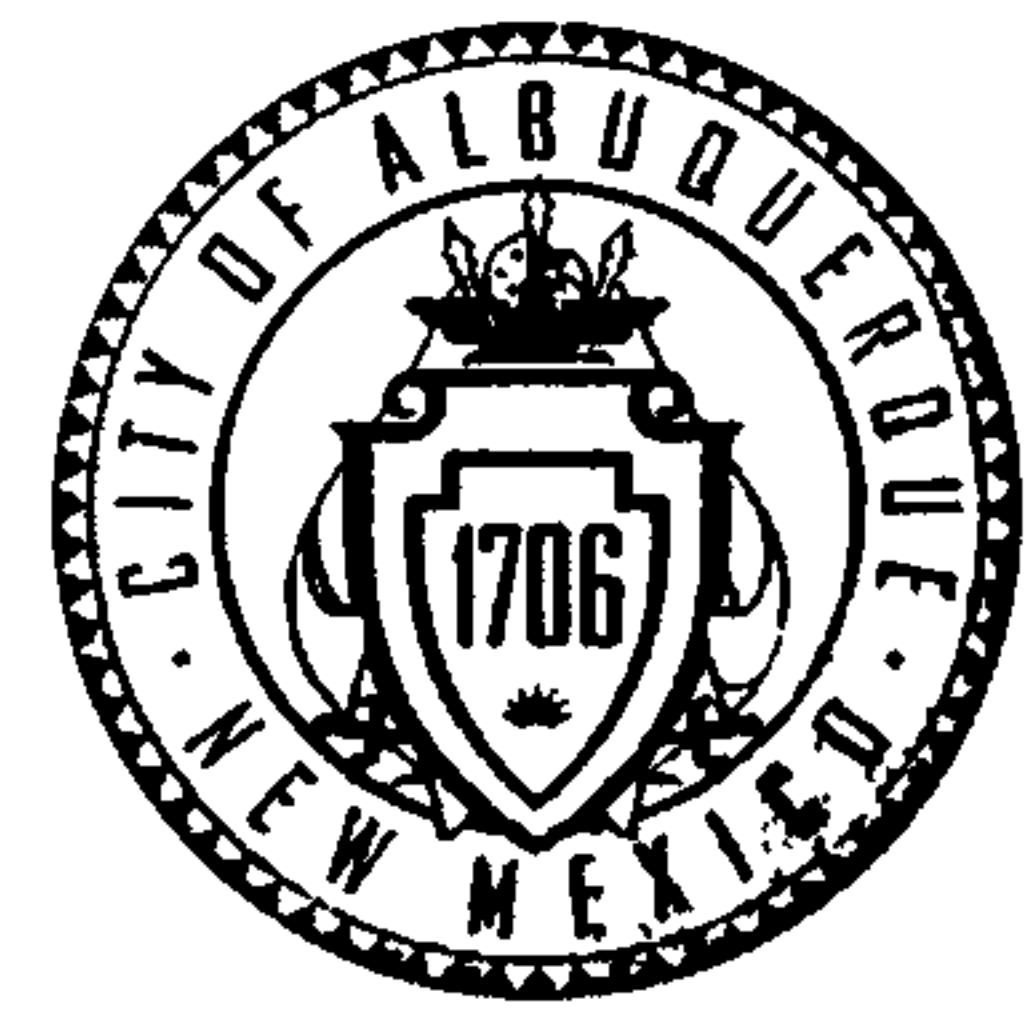
The owner of the SITE to be developed is also the owner of the buildings shown with an asterisk and is aware of the risk associated with ponding water around existing and proposed buildings (see signature below).

I, Anita Delgado, Owner of the SITE and buildings shown above (yellow asterisks) accept that a flat grading concept which ponds stormwater in close proximity to the existing / proposed buildings may impact the structures.

Anita Delgado
Owner Name (print and sign)

12/30/16
Date

CITY OF ALBUQUERQUE



December 20, 2016

Richard J. Berry, Mayor

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM, 87108

RE: 18th & Lomas Townhouse
Grading and drainage Plan
Engineer's Stamp Date 11-18-16 (File: J13D203)

Dear Mr. Arfman:

Based upon the information provided in your submittal received 11-18-16, the above referenced submittal cannot be approved for Building Permit, until the following comments are addressed:

1. Are the ponds in the south west and in the north too close to existing structure?
Will they effect the foundation?
2. An infiltration system design should have the width or length dimensions, in plan view, greater than the depth dimension otherwise it is considered an injection well and a permit from the New Mexico Environment Department is required.
3. The infiltration system design should include a filter material to prevent fine material from entering the system.

PO Box 1293

Albuquerque

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

New Mexico 87103

Sincerely,

www.cabq.gov

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 18th & Lomas Townhomes Building Permit # City Drainage #: J13 0203

DRB# EPC# Work Order#

Legal Description: Tracts 69 and 80, MRGCD Map No. 38

City Address 1703 Lomas Blvd. NW - Albuquerque, NM 87104

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred C. Arfman

Address 128 Monroe Street NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax# E-mail: freda@iacivil.com

Owner: BCR Construction Contact Billy Baca

Address: P.O. Box 7489 - Albuquerque, NM 87194

Phone#: (505) 345-1983 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)

CHECK 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

☐ PRE-DESIGN MEETING

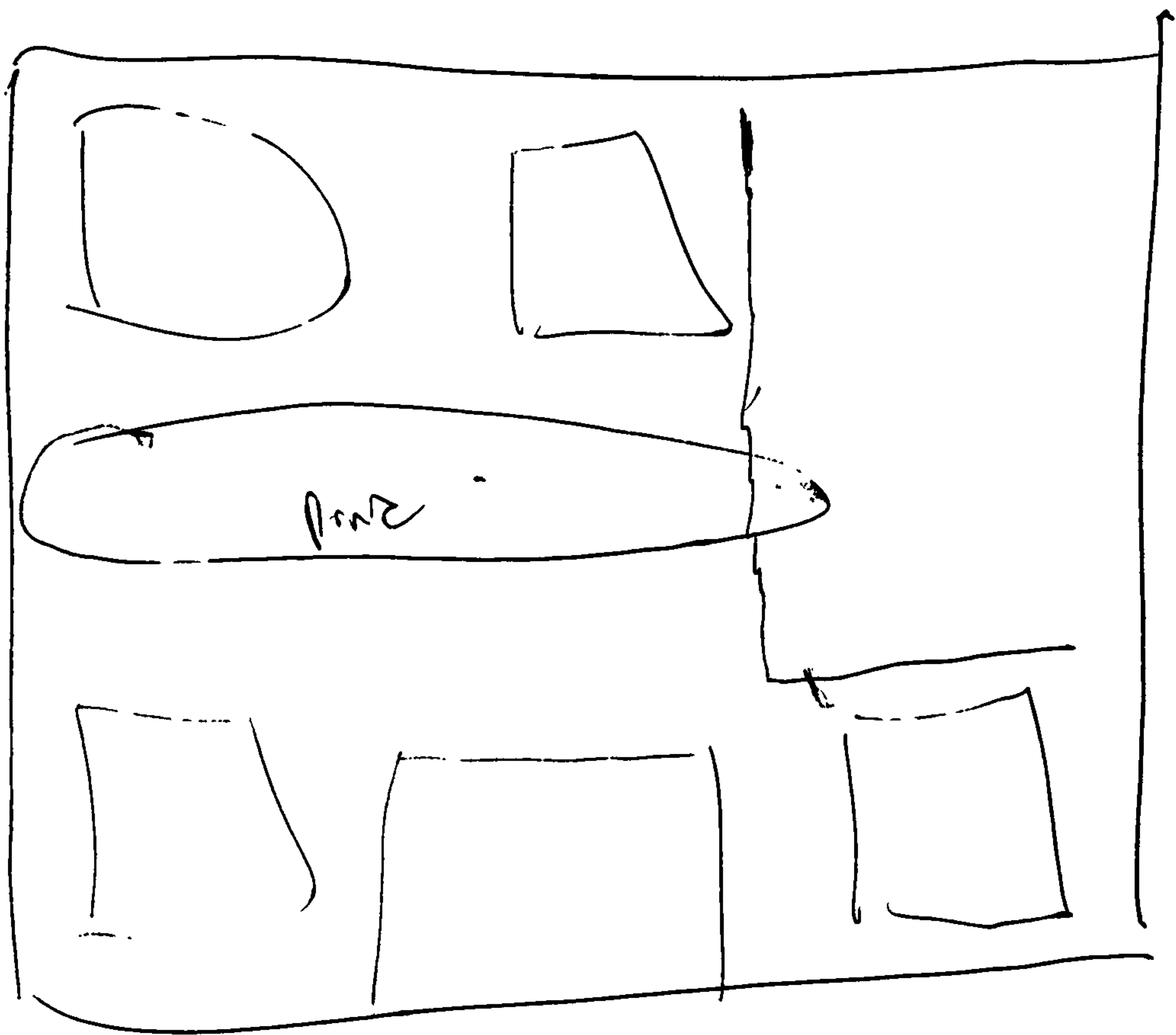
☐ OTHER (SPECIFY)

IS THIS A RESUBMITTAL? ☐ Yes ☒ No

DATE SUBMITTED November 18, 2016 By Fred C. Arfman

COA STAFF ELECTRONIC SUBMITTAL RECEIVED

8050



18th St. Townhomes - 1st submittal - hydrology review


1 message

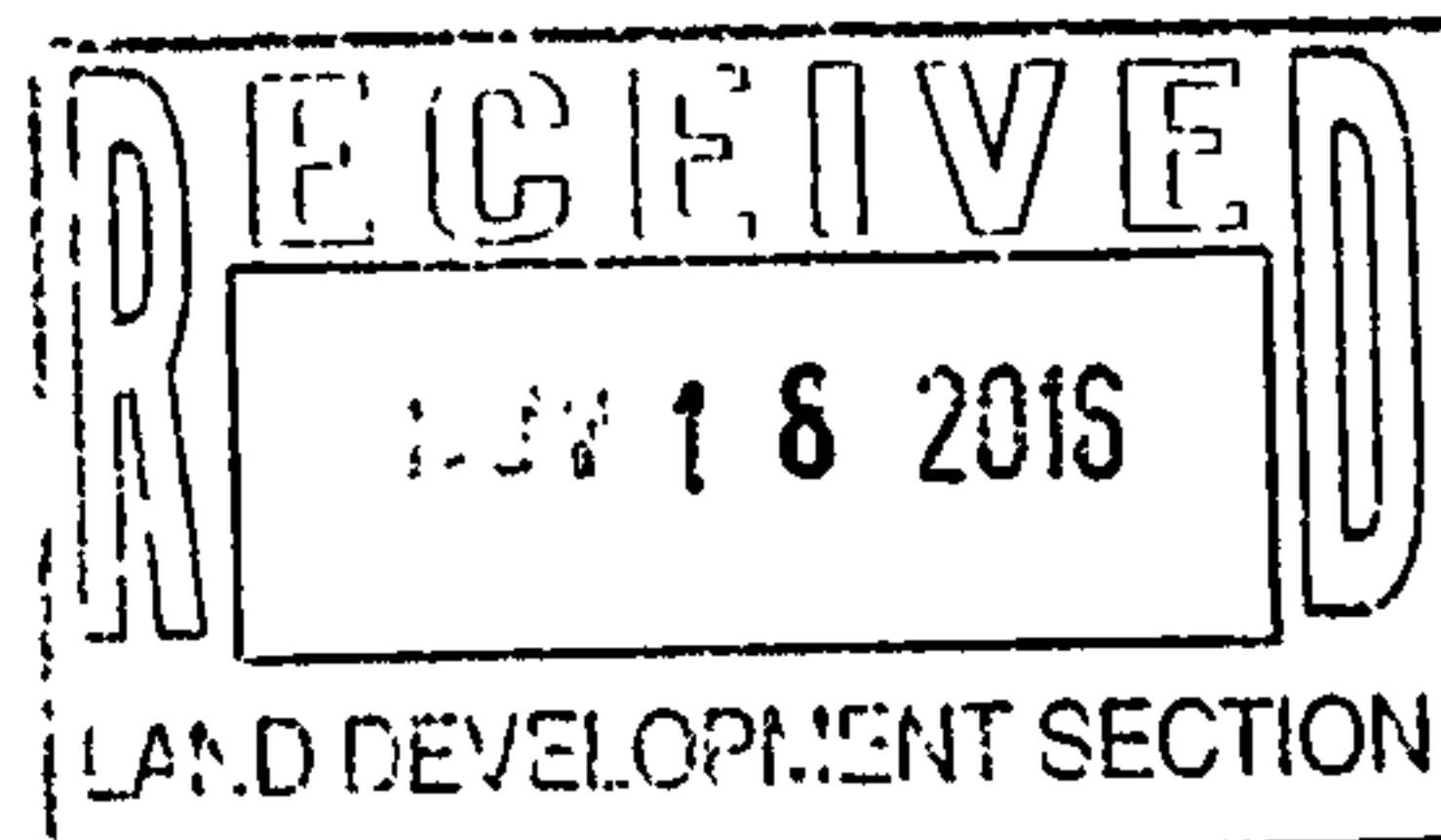
Bryan Bobrick <bryanb@iacivil.com>

Fri, Nov 18, 2016 at 8:59 AM

To: COA Planning Development Review Services <PLNDRS@cabq.gov>

Bryan Bobrick
Isaacson & Arfman, P.A.
128 Monroe N.E.
Albuquerque, NM 87108
(505) 268-8828

 **2016 11-18 2198 CG-101 SUBMITTAL.pdf**
1204K



CITY OF ALBUQUERQUE



December 16, 2016

Del Jack
Del Paul Jack Architect
3005 Arno St NE
Albuquerque, NM 87107

**Re: Delgado Dwellings
1703 Lomas Blvd NW
Traffic Circulation Layout
Architect's Revised Stamp dated 12-15-16 (J13-D203)**

Dear MR. Jack,

The TCL submittal received 11-28-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

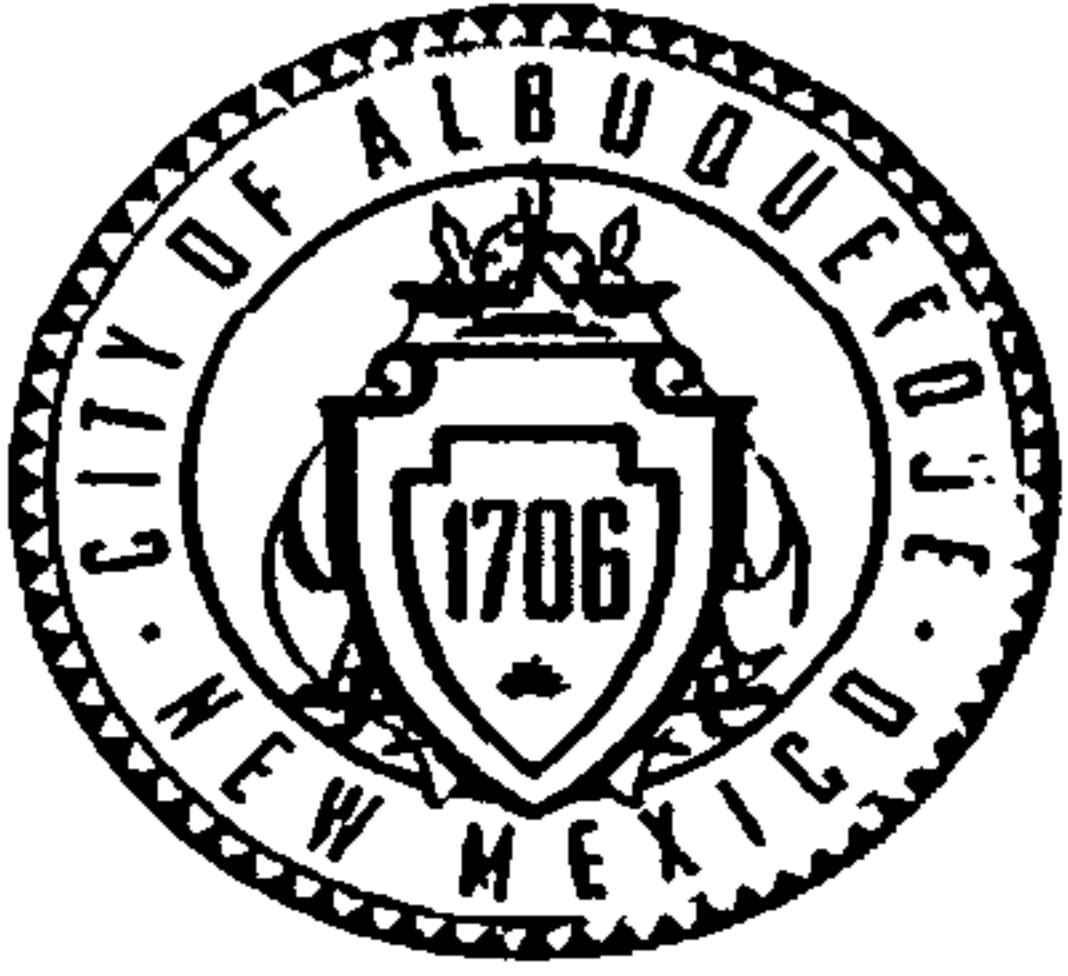
When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

2016 00 21
2014 00 22
2016 00 24
2016 00 25

J13D203

Project Title: DELGADO DWELLINGS Building Permit #: NA Hydrology File #: NA
DRB#: NA EPC#: NA Work Order#: NA
Legal Description: LOT 80 MRGCD MAP 38
City Address: 1703 LOMAS BLVD. N.W. 87104

Applicant: DEL PAUL JACK ARCHITECT Contact: DEL
Address: 3005 ARNO ST. NE - ABQ., N.M. 87107
Phone#: 505.235.2670 Fax#: — E-mail: delpauljack@yahoo.com
Other Contact: — Contact: —
Address: —
Phone#: — Fax#: — E-mail: —

Check all that Apply:

DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE
☒ TRAFFIC/ TRANSPORTATION

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)
☐ 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

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

☐ OTHER (SPECIFY) —

DATE SUBMITTED: NOV. 18, 2016 By: DEL JACK

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: —

FEE PAID: —

CITY OF ALBUQUERQUE



December 14, 2016

Del Paul Jack Architect
Del Jack
3005 Arno St NE
Albuquerque, NM 87107

**Re: Delgado Dwellings
1703 Lomas Blvd NW
Traffic Circulation Layout
Architect's Stamp 11-15-16 (J13-D203)**

Dear Mr. Jack,

Based upon the information provided in your submittal received 11-28-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please dimension the pedestrian path widths to the dwellings.
2. The dimensions on the plan and the detail are not matching up. Please clean up the dimensions.
3. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File