

City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 26, 2004

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

Re: Sapphire Estates, SIA/Financial Guarantee Release Engineer's Stamp dated 10-30-02 (M10-D15B)

Certification dated 5-25-04

Dear Mr. Arfman,

Based upon the information provided in your submittal received 5-25-04, the above referenced certification is approved for release of SIA and Financial Guarantee.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

C: Marilyn Maldonado, COA# 698781 file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

M-10/015B PROJECT TITLE: SAPHIRE ESCATES ZONE MAP/DRG. FILE #: MIC DRB#: 1000722 WORK ORDER#: 69878 LEGAL DESCRIPTION: CITY ADDRESS: ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: FRED C. HRFMAN ADDRESS:___ 128 Monroe Street NE CITY, STATE: Albuquerque, NM PHONE: 268-8828 ZIP CODE: 87108 T.S. MCNANGY OWNER: CONTACT: Tim ADDRESS: 400 GaD S.W., 575 700 PHONE: 338-2286 CITY, STATE: ABO NW ZIP CODE: 87102 ARCHITECT: CONTACT: ADDRESS: PHONE:____ CITY, STATE: ZIP CODE: SURVEYOR ALORICA CONTACT: LORICH ADDRESS 4109 MONT. BLUD. NE 884-1990 PHONE: CITY, STATE: ABO SM ZIP CODE: 87110 CONTRACTOR: HYDRO-SYSTEMS INC. CONTACT:____ ADDRESS: P.O. BOX PHONE: CITY, STATE:__ ZIP CODE: CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D. APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR BLDG. PERMIT APPROVAL GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR **BUILDING PERMIT APPROVAL** TRAFFIC CIRCULATION LAYOUT (TCL) CERTIFICATE OF OCCUPANCY (PERM.) ENGINEERS CERTIFICATION (TCL) CERTIFICATE OF OCCUPANCY (TEMP.) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) GRADING PERMIT APPROVAL OTHER PAVING PERMIT APPROVAL WORK ORDER APPROVAL __X OTHER (SPECIFY) CLOSS OUT PACKAGE WAS A PRE-DESIGN CONFERENCE ATTENDED: 国C国IVI YES NO MAY 2 5 2004 COPY PROVIDED

DATE SUBMITTED: MAY 25, 2004 BY: FRED C. ARFMAN

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 2, 2002

Fred Arfman, PE
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

Re: Sapphire Estates Subdivision Grading and Drainage Plan

Engineer's Stamp dated 10-30-02, (M10/D15B)

Dear Mr. Arfman,

Based upon the information provided in your submittal dated 10-30-02, the above referenced plan is approved for Preliminary Plat action by the DRB. Minor comments on this plan will be addressed at DRC.

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

Sincerely, Brads 2. Byhan

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept

Development and Building Services

C: file

GE AND TRANSPORTATION INFURMATION SHEET (REV. 1/11/2002) PROJECT TITLE: Tract D-3, Albuq. South, Un. 1) ZONE MAP/DRG. FILE #: A410
WORK ORDER#: LEGAL DESCRIPTION:_ CITY ADDRESS: ENGINEERING FIRM: Isaacson & Arfman, P.A. CONTACT: Asa Nilsson-Weber ADDRESS: 128 Monroe Street NE CITY, STATE: Albuquerque, NM PHONE: 268-8828 ZIP CODE: 87108 I.S. McManey & Assoc. OWNER: ADDRESS: 400 GOIEI SW CONTACT: Tim Mc Naney CITY, STATE: Albug. NM PHONE: (505) 338-2286 ZIP CODE: 87102 ARCHITECT: CONTACT:____ ADDRESS: CITY, STATE: PHONE:_____ ZIP CODE:____ Aldrich Land Surveying SURVEYOR: CONTACT: Tim Aldrich ADDRESS CITY, STATE:____ PHONE:____ ZIP CODE:_____ CONTRACTOR: CONTACT:____ ADDRESS: CITY, STATE:____ PHONE:____ ZIP CODE:____ CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANCIAL GUARANTEE RELEASE ____ DRAINAGE PLAN CONCEPTUAL GRADING & DRAINAGE PLAN PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D. APPROVAL GRADING PLAN Amended S. DEV. PLAN FOR BLDG, PERMIT APPROVAL EROSION CONTROL PLAN ENGINEER'S CERTIFICATION (HYDROLOGY) SECTOR PLAN APPROVAL CLOMR/LOMR FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL) BUILDING PERMIT APPROVAL ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) CERTIFICATE OF OCCUPANCY (PERM.) CERTIFICATE OF OCCUPANCY (TEMP.) OTHER GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED: YES OCT 3 0 2002 NO COPY PROVIDED HYDROLOGY SECTION BY: Asa Nilsson-Weben DATE SUBMITTED:

DRAIL

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

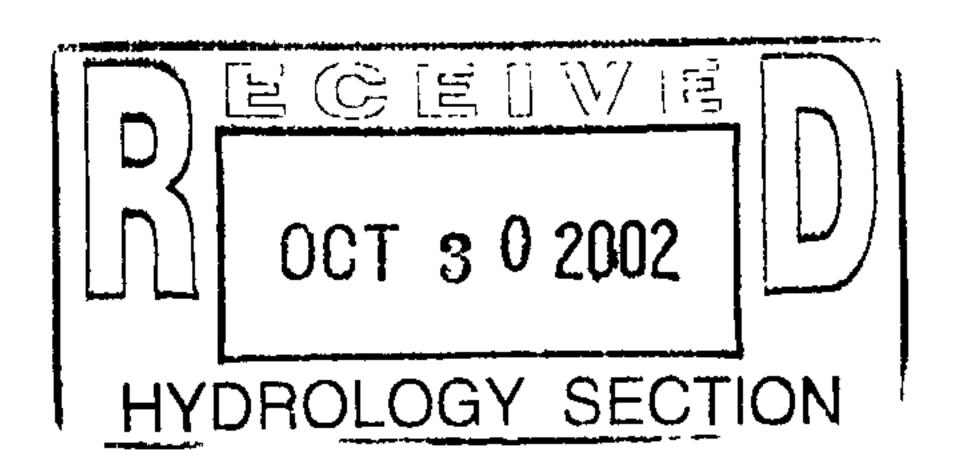
ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE Scott M. McGee, PE

October 30, 2002

Mr. Bradley L. Bingham, PE Senior Engineer Hydrology Division, PWD City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103



RE: Sapphire Estates (M10)

Dear Mr. Bingham:

The referenced Grading & Drainage Plan is resubmitted to reflect revised grades at the south end because the boundary shifted north (per DRB comment) to stay clear of the 36" water line easement. Also, your comments have been addressed as follows:

The earthen swale in the public drainage easement along the north boundary line has been removed. Instead, the undeveloped, offsite flows from the north will be captured in a storm drain manhole with a beehive grate at the existing 36" storm drain located in the easement at the north end of the property.

Because of the recent development of Desert Sage Subdivision northwest of this site, which discharges into the 36" storm drain, the offsite flow rate is now 5.9 cfs--not 11.5 cfs as listed in the drainage report submitted on August 16, 2002. See attached Figure 3 for offsite basin map.

Please call if you have questions or comments.

Sincerely,

ISAACSON & ARFMAN, P.A.

Asa Nilsson-Weber

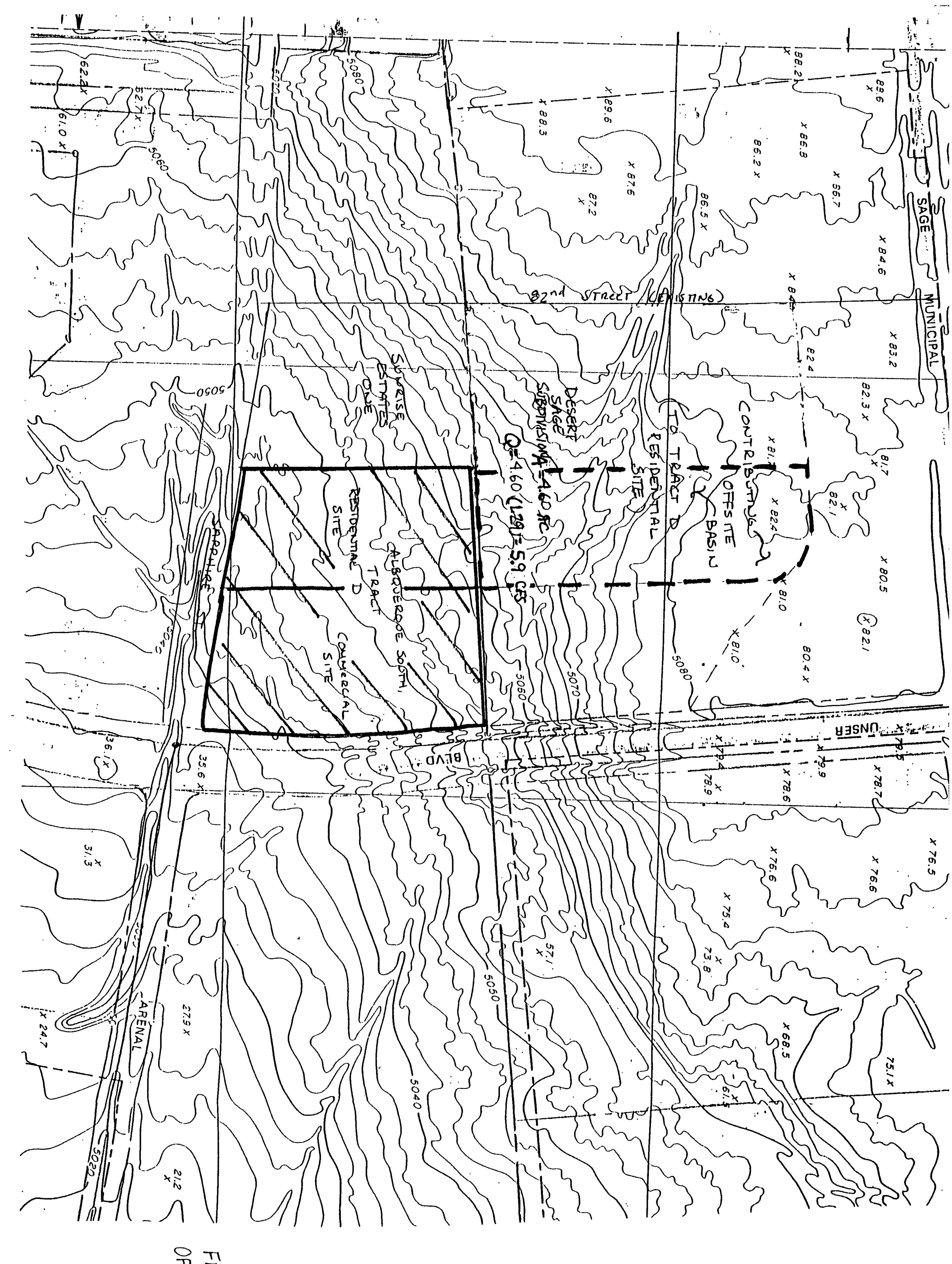
ÅNW/ånw

Attachments:

Figure 3--Offsite Basin Map

Grading & Drainage Plan

128 Monroe St. NE • Albuquerque, NM 87108 • (505) 268-8828 • FAX (505) 268-2632



FSITE BASIN MAP.
Scale 1":2001".

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