## CITY OF ALBUQUERQUE

PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

May 8, 2014

Åsa M. Nilson-Webber, P.E. Isaacson & Arfman, P.A. 128 Monroe Street N.E. Albuquerque, NM 87108

RE: Sierra Sunset Park, 10600 Big Springs Rd. SW

**Grading & Drainage Plan** 

Engineer's Stamp Date 5-5-2014 (File: N08D003C)

Dear Mrs. Weber:

Based upon the information provided in your submittal received 5-5-14, the above referenced 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 924-3695.

Albuquerque

New Mexico 87103

Rita Harmon, P.E.

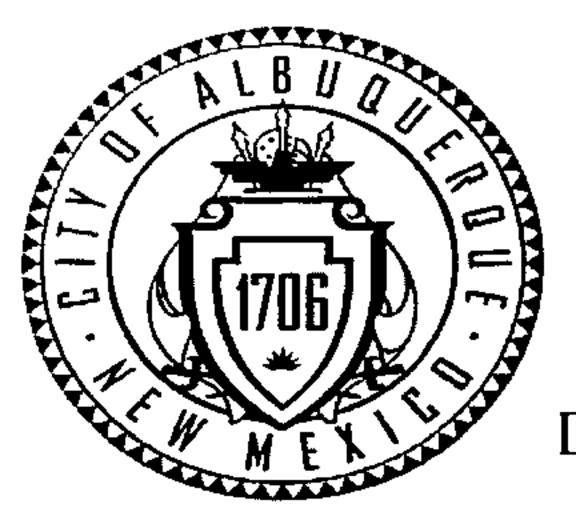
Sincerely,

Senior Engineer, Planning Dept. Development Review Services

www.cabq.gov

Orig: Drainage file

c.pdf Addressee via Email, Tim Sims, Monica Ortiz



## City of Albuquerque

### Planning Department

## Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sierra Sunset Park	Building Permit #:	City Drainage #: N08/D003c
DRB#: EPC#:		Work Order#:
Legal Description: Lot B, Sierra Ranch Unit 1		
City Address: 10600 Big Springs Rd. SW	· · · · · · · · · · · · · · · · · · ·	
Engineering Firm: Isaacson & Arfman, P.A.		Contact: sa Nilsson-Weber, PE
	Albuquerque NIM 87108	Contact. Sa Misson-Weber, I L
Address: 128 Monroe Street, NE - Address: (505) 268-8828 Fax#: (5		E-mail: asaw@iacivil.com
(303) 200-0020 Tax#. 1	N/ / \	L-man. asawwalacivii.com
Owner: City of Albuquerque		Contact: Parks
Address:		
Phone#: Fax#:		E-mail:
Architect: Morrow Reardon Wilkinson Miller Ltd.,	Landscape Architects	Contact: Greg Miller
Address: 210 La Veta NE	<u> </u>	Contact. City ivinion
Phone#: (505) 268-2266 Fax#:		E-mail:
	- · · · · · · · · · · · · · · · · · · ·	
Surveyor: Paiki		Contact: Philip Turner NMPS 10204
Address: 2901 Juan Tabo NE, Suite 101		
Phone#: (505) 816-7340 Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TVDE OF SUDMITTAL.	CUECV TVDE OE ADDDOV	AL/ACCEPTANCE SOUGHT:
TYPE OF SUBMITTAL: DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE REFORT  DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPE	
→ DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
X GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC	FINAL PLAT APPROVAL	\\\ MAY 0 5 2014
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMP) AND DEVELOPMENT SECTION
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL L
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL	<del></del>
SO-19 OTHER (SDECIEV)	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	ppy Provided
DATE SUBMITTED: May 5, 2014	By: sa Nilsson-Weber, PE	
	for 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 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

#### Harmon Rita T.

From:

Harmon Rita T.

Sent:

Friday, April 25, 2014 12:57 PM

To:

'Bryan Bobrick'

Subject:

RE: Sierra Sunset Apt - 10600 Big Springs (N08D003C)

Bryan,

Responses are in red below.

Other additional comments are that both storm drains are labeled 48", whereas one is a 54" SD. Also, keyed note 4 calls out an asphalt ramp. Have you checked with transportation for their sign-off on this?

#### Rita Harmon, P.E.

Planning Department

From: Bryan Bobrick [mailto:bryanb@iacivil.com]

**Sent:** Wednesday, April 23, 2014 4:43 PM

**To:** Harmon Rita T.

Cc: 'Asa Weber'; gregmiller@mrwnm.com

Subject: RE: Sierra Sunset Apt - 10600 Big Springs (N08D003C)

Ms. Harmon

Thank you for your review comments for Sierra Sunset Park. I am working with Åsa (Project Engineer) on the preparation of the Grading and Drainage plan and have a few questions / comments for clarification based on your numbered comments. -2.66 = 5162.96

- 1. (see below)Looking at the Drainage Study for the Sierra Ranch Subdivision, the pond volume is 4.2 acre-ft, and the MWSEL is \$160.3 ft (old datum) which would be approx.. 5162.7 ft in new datum. Can you explain the discrepancy in the Pond volume (3500 CY = 2.17 Acre-ft)? The pond volume should be maintained. It seems calculations are in order showing the proposed pond volume, MWSEL, and Emergency Overflow calculations.
- 2. We submitted the plan to AMAFCA and received an email from Lynn Mazur that the surge pond is not an AMAFCA facility. We will eliminate the reference and label it PUBLIC DRAINAGE EASEMENT. AMAFCA will not be reviewing.

Please forward the email from Lynn. And it would be helpful to provide the Recorded plat as the preliminary plat does not delineate the easement clearly. Please show COA easements on the G&D plan.

- 3. The referenced Keyed note symbol 9 was a typo we will revise to '8' I believe you mean note 2 mowstrip
- 4. We will label the existing contour elevations
- 5. The architect has requested the benchmark from the surveyor. The surveyor (PAIKI) has responded that we should use the 'SURV-TEK Control point CP-52' shown provided on the survey. The following note on the survey references NAVD88. Will this work In order to compare the as-builts in the old datum, and the MWSEL from past study, we need to know the elevation of the survey monument off which the survey is based. Is this a new survey?

#### BASIS OF BEARING

BEARINGS ARE REFERENCED TO THE NEW MEXICO COORDINATE System. Central zone (nad83: navo88) as determined FROM STATIC GPS OBSERVATIONS AT THE SITE AND POST PROCESSED UTILIZING CORS DATA PROVIDED BY THE NATIONAL GEODETIC SURVEY, THE SITE COMBINED FACTOR (GROUND TO GRID) IS 0.99968107 AND THE CONVERGENCE ANGLE IS -001707

Regarding the pond: this surge pond was constructed in 2005 (see as-built below – different datum). In order to use this area for a park, we had to do some minor regrading to establish a slope which would accept sod (6:1). Other than that, we have not altered the pond grades significantly. Based on our preliminary volume calculations for the proposed condition, there is an available volume of 3,500 CY (top of water surface elevation \$161.7)) If the pond were to fill to this elevation, it would spill over at the existing low point and enter Amole Mesa Avenue. We will calculate the volume of the proposed boulders to account for displaced flow if necessary. We estimate approx. 160 boulders @ 2x3x3 with 1/3 buried which would be approximately 71 CY. Is there a specific design volume requirement for this surge pond? I would

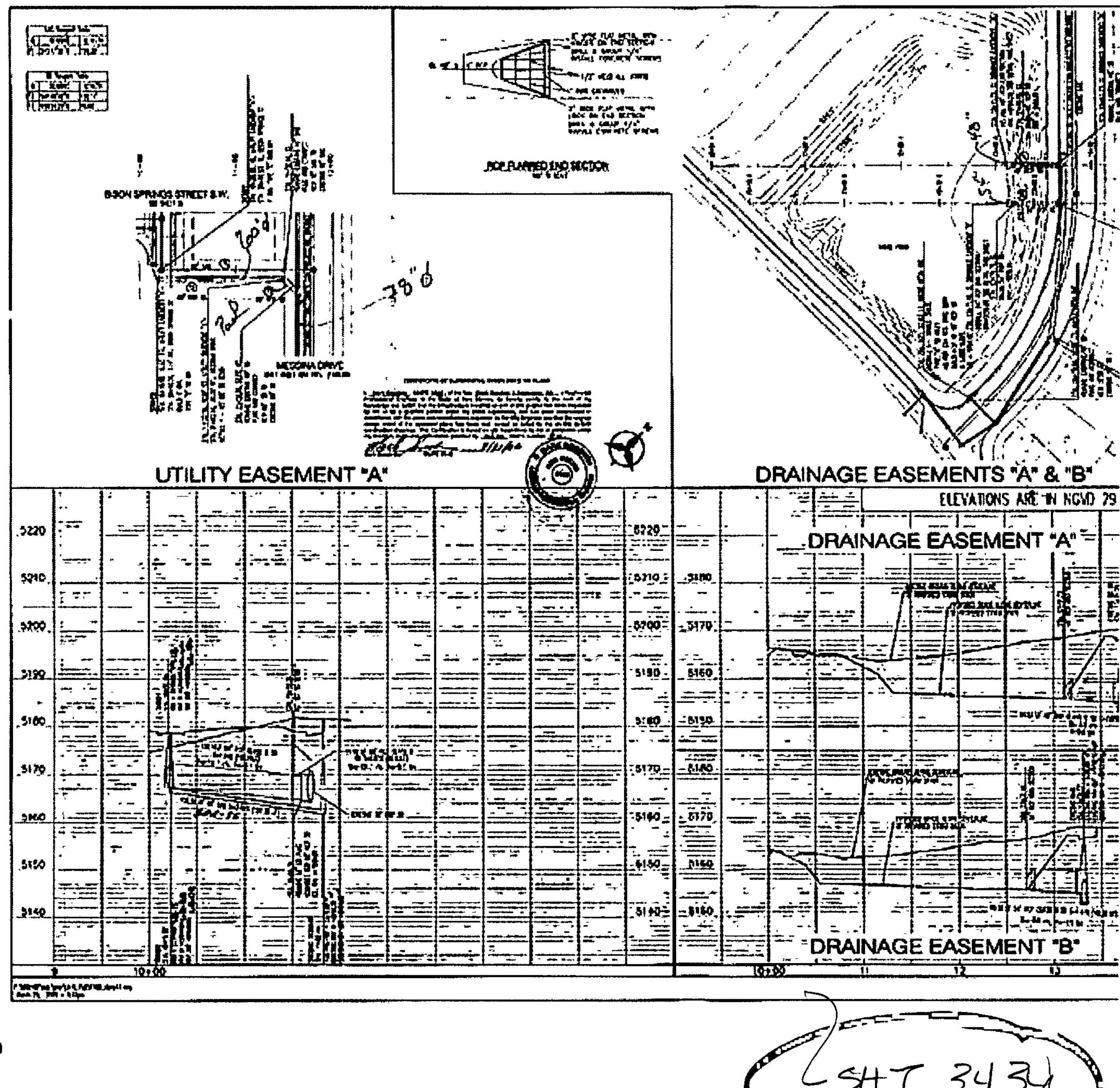
be happy to come down to the City Building to discuss if you would prefer.

- MWSEL fr. Study shows S162,96 (new)

2.17 Az-ft vs 4.2 Arreft why different?

5121.09 new 5118,43 old 2.66 diff





Bryan

Bryan J. Bobrick Project Manager

Isaacson & Arfman, P.A.
Consulting Engineering Associates
128 Monroe St. N.E.
Albuquerque, NM-87108
Phone: (505)268-8828
Fax: (505)268-2632
bryanb@iacivil.com

From: Åsa Weber [mailto:asaw@iacivil.com]
Sent: Wednesday, April 23, 2014 2:27 PM

To: Bryan Bobrick

3

Cc: gregmiller@mrwnm.com

Subject: FW: Sierra Sunset Apt - 10600 Big Springs (N08D003C)

Bryan,

See attached for hydrology comments.

Åsa Nilsson-Weber, P.E. Principal / Vice President

Isa Cc

Isaacson & Arfman, P.A.

Consulting Engineering Associates

128 Monroe St. N.E.

asaw@iacivil.com

Albuquerque, NM 87108 Phone: (505)268-8828 Fax: (505)268-2632

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Recipient acknowledges that any attached electronic files may not contain all of the information on the approved construction documents and are not intended to be relied upon as a replacement for the approved construction document(s). This information is provided to the user as a courtesy by I&A for this project only and shall not be used for any other purpose without the express written consent of Isaacson & Arfman, PA.

From: Harmon Rita T. [mailto:rharmon@cabq.gov]

Sent: Wednesday, April 23, 2014 2:21 PM

To: ASA M. Nilsson-Weber

Subject: Sierra Sunset Apt - 10600 Big Springs (N08D003C)

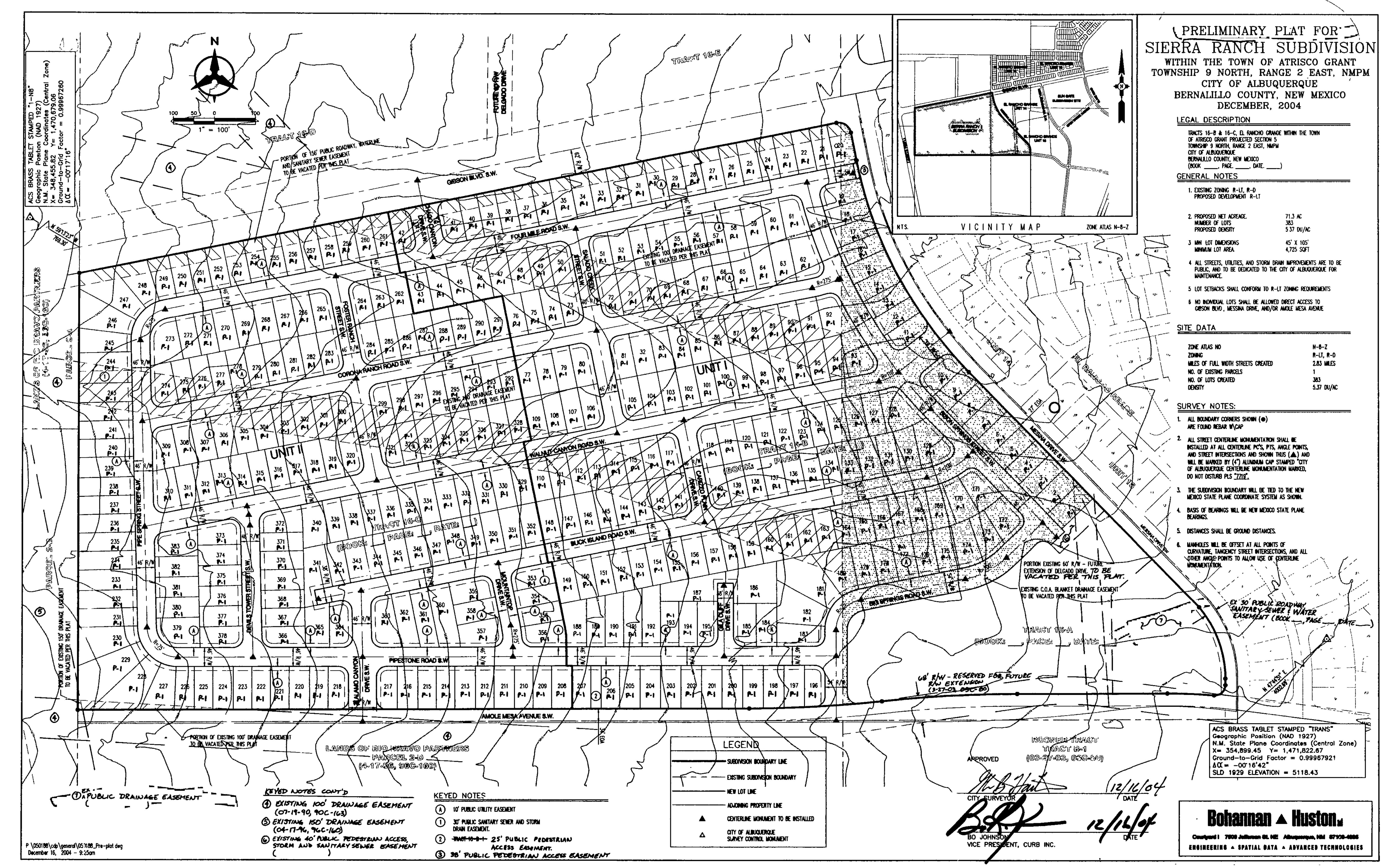
Mrs. Weber,

Please find attached a copy of the Hydrology Letter for Building Permit for the above referenced project.

Sincerely,

#### Rita Harmon, P.E.

Senior Engineer
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 400
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3440

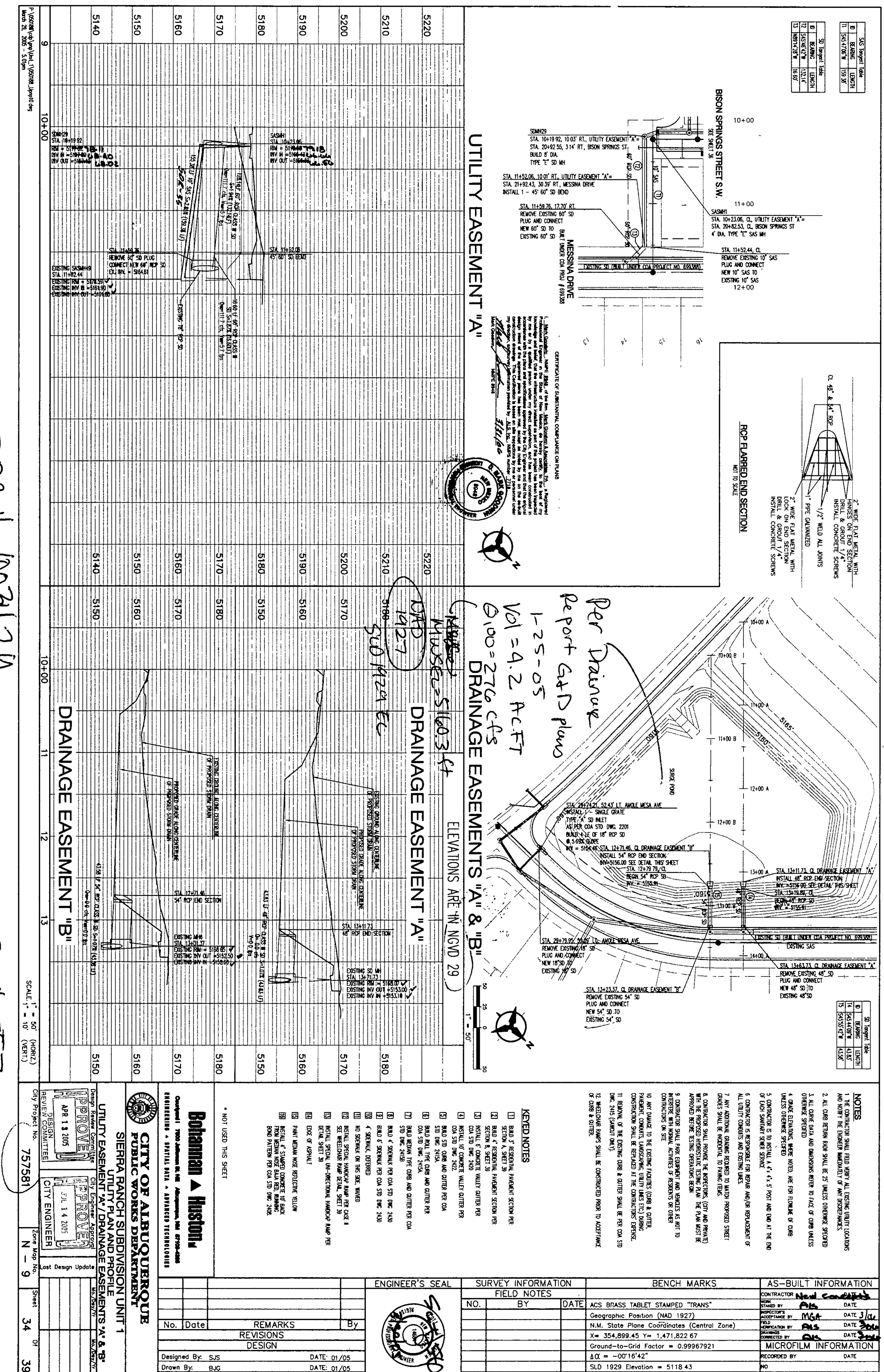


7/# = 757581

DRB APPROVED 01/26/05

SHEET 20F39

BCANNING BLANNING



Checked By SJS

DATE 01/05

# CITY OF ALBUQUERQUE

#### PLANNING DEPARTMENT - Development Review Services



April 23, 2014

Åsa M. Nilson-Webber, P.E. Isaacson & Arfman, P.A. 128 Monroe Street N.E. Albuquerque, NM 87108

Richard J. Berry, Mayor

RE:

Sierra Sunset Apts - 10600 Big Springs Rd. SW

Grading & Drainage Plan

Engineer's Stamp Date 4-10-2014 (File: N08D003c)

Dear Mrs. Weber:

Based upon the information provided in your submittal received 4-10-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

Show volume, MWSEL, Q100 for the proposed pond. In the calculation of pond volume, account for the volume of the landscaping boulders that would decrease the pond capacity.

PO Box 1293

- AMAFCA must approve the plans before Building Permit approval can be granted.
- Indicate what keyed note 9 is.

Albuquerque

- Show the existing contour elevations [values] so as to compare to the proposed contours.
- Bench mark information is missing in the title block.

NM 87103

Since the disturbed area on this site exceeds 1.0 acre, an Erosion and Sediment Control (ESC) Plan, prepared by a NM PE and approved by the City's Stormwater Engineer, will be required for this site, prior to Hydrology approval of a Building Permit.

www.cabq.gov

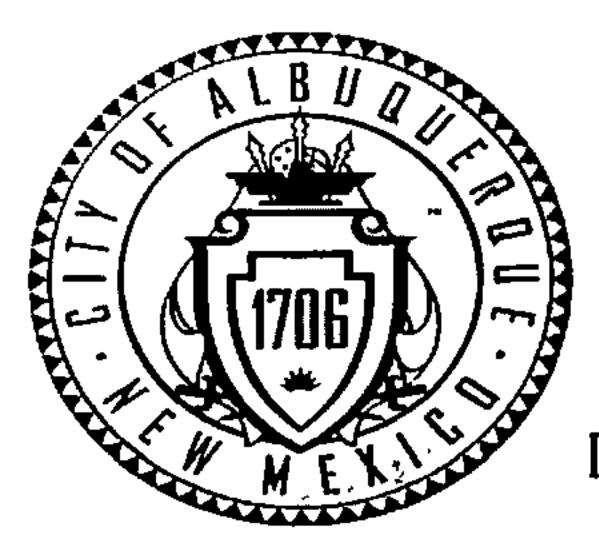
If you have any questions, you can contact me at 924-3695.

Rita Harmon, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf Addressee via Email



# City of Albuquerque

### Planning Department

## Development & Building Services Division

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sierra Sunset Park	Building Permit #:	City Drainage #: 108100
DRB#: EPC#:	· · · · · · · · · · · · · · · · · · ·	Work Order#:
Legal Description: Lot B, Sierra Ranch Unit 1		
City Address: 10600 Big Springs Rd. SW		
Engineering Firm: Isaacson & Arfman, P.A.		Contact Asa Nilsson-Weber, PE
Address: 128 Monroe Street, NE - Albud	querque, NM 87108	
Phone#: (505) 268-8828 Fax#: N/A		E-mail: asaw@iacivil.com
Owner: City of Albuquerque		Contact: Parks
Address:	·-····································	
Phone#: Fax#:	<u> </u>	E-mail:
Architect: Morrow Reardon Wilkinson Miller Ltd., Land	dscape Architects	Contact: Greg Miller
Address: 210 La Veta NE	- <del>-</del>	E-mail:
Phone#: 505-268-2266 Fax#:	· · · · · · · · · · · · · · · · · · ·	E-man.
Surveyor: Paiki		Contact: Philip Turner NMPS 10204
Address: 2901 Juan Tabo NE, Suite 101		<u> </u>
Phone#: 505-816-7340 Fax#:		E-mail:
Contractor:		Contact:
Address:		· · · · · · · · · · · · · · · · · · ·
Phone#: Fax#:	<u> </u>	E-mail:
TYPE OF SUBMITTAL:		AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	11-1
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB'D S. DEV. FOR BLDG. PERM	5 1 m 1 7
X GRADING PLAN	SECTOR PLAN APPROVAL	
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	LAND DEVELOPMENT SECTION
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AF	
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	<del></del>
SO-19 OTHER (SPECIFY)	WORK ORDER APPROVAL GRADING CERTIFICATION	<del></del>
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	opy Provided
DATE SUBMITTED: April 10, 2014	By: Asa Nilsson-Weber, PE	- <del>-</del>
	for 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 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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