

# CITY OF ALBUQUERQUE



January 12, 2012

Scott J. Steffen, P.E. [ssteffen@bhinc.com](mailto:ssteffen@bhinc.com)

**BOHANNAN-HUSTON, INC.**

7500 Jefferson Street NE Courtyard I

Albuquerque, NM 87109

**Re: Taos @ the Trails Unit 2, Lots 1-6, & 114-128,**

**Request: Pad Certification for Building Permit—Approved**

**Engineer's Stamp dated: 03-21-2007, (C-09/D001C)**

**Certification dated: 01-09-12**

Dear Mr. Steffen,

Based upon the information provided in the Certification received 01-10-12, the above referenced Certification is approved for a release of Building Permit.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: [tsims@cabq.gov](mailto:tsims@cabq.gov).

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims,  
Plan Checker—Hydrology Section  
Development and Building Services

C: Curtis A. Cherne, P.E.  
File

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

January 5, 2012

Mr. Tim Sims  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification, Taos at the Trails Unit 2  
DRB Case No. 1003973, (C9/D1C)

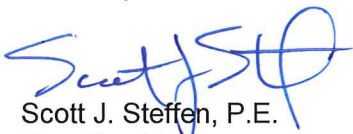
Dear Tim:

Enclosed for your review is the DRB approved grading and drainage plan dated 3/21/07, with as-built elevations. This certification is for the twenty-one lots (lots 1 through 6, and 114 through 128) facing Tree Line Avenue of the Taos at the Trails Unit 2 subdivision. The remainder of the original Taos at the Trails Unit 2 subdivision is being redeveloped as Taos Units 1 and 2 at the Trails. Separate certifications will be submitted at a later date.

The as-built survey was provided by Surv-Tek, Inc. After reviewing these as-built elevations and visiting the site on 1/5/12, it is my belief that the lots have been graded in substantial compliance with approved grading and drainage plan.

Your review and approval is requested for SIA/financial guaranty release and Building Permit approval for the above listed lots. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

SJS/tms  
Enclosure

cc: Rick Beltramo, Longford Homes  
Dave Newell, DR Horton

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/2005)

PROJECT TITLE: Taos at the Trails Unit 2  
ZONE MAP/DRG. FILE # C9/D1C  
DRB#: 1003973 EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1-P1 thru 6-P1 and 114-P1 thru 128-P1, Taos at the Trails Unit 2 Subdivision

CITY ADDRESS: South side of Tree Line Avenue, between Oakridge Street and Universe Boulevard

ENGINEERING FIRM: Bohannon Huston Inc. CONTACT: Scott Steffen  
ADDRESS: 7500 Jefferson NE PHONE: (505) 823-1000  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: The Trails, LLC CONTACT: Rick Beltramo  
ADDRESS: 6840 Treeline Avenue PHONE: (505) 761-9911  
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
<input type="checkbox"/> DRAINAGE REPORT	<input checked="" type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN RESUBMITTAL	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input checked="" type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL (ROUGH)
<input type="checkbox"/> OTHER (REVISED G&D PLAN)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

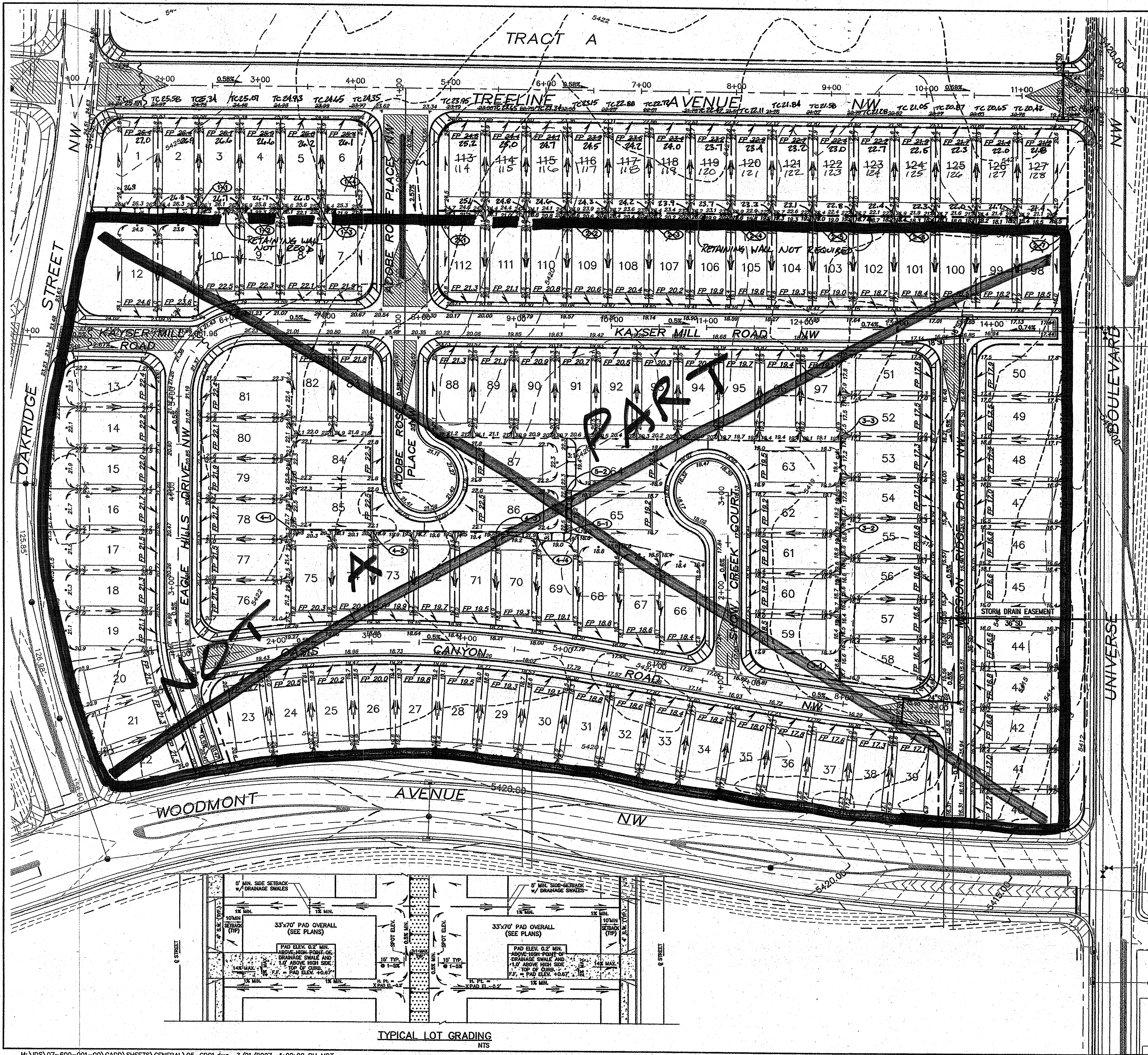
WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☐ YES  
☐ NO  
☐ COPY PROVIDED

SUBMITTED BY: Scott Steffen DATE: 01-05-12

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

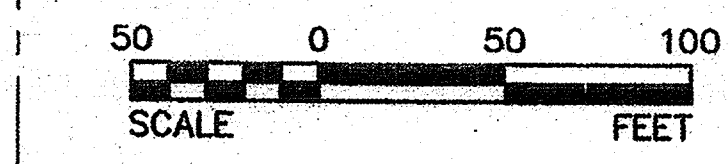
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





RETAINING WALL TABLE

WALL POINT	TOP OF WALL ELEV	TOP OF FOOTING ELEV	WALL HEIGHT (FT)	APPROX. WALL LENGTH (FT)
1-1	26.00	22.00	4.00	43
1-2	26.00	22.00	4.00	86
1-3	26.00	22.00	4.00	84
1-4	26.00	22.00	4.00	84
2-1	24.67	20.67	4.00	156
2-2	24.67	20.67	4.00	86
2-3	24.00	20.00	4.00	86
2-4	23.33	19.33	4.00	86
2-5	23.33	19.33	4.00	86
2-6	22.67	18.67	4.00	86
2-7	22.00	18.00	4.00	182
3-1	18.67	16.00	2.67	156
3-2	18.67	16.00	2.67	103
3-3	18.67	16.00	2.67	103
4-1	22.67	19.33	3.33	86
4-2	22.67	19.33	3.33	172
4-3	22.67	19.33	3.33	45
4-4	22.67	19.33	3.33	45
5-1	22.67	20.00	2.67	44
5-2	22.67	20.00	2.67	44



GRADING AND DRAINAGE CERTIFICATION

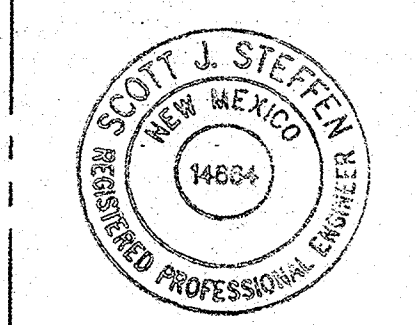
I, SCOTT J. STEFFEN, N.M.P.E. 14664, OF THE FIRM BOHANNAN HUSTON, INC. HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADUATED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF ALBUQUERQUE, NEW MEXICO, AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 03/21/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, N.M.P.E. 9730, OF SURV-TEK, INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 01/05/12, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

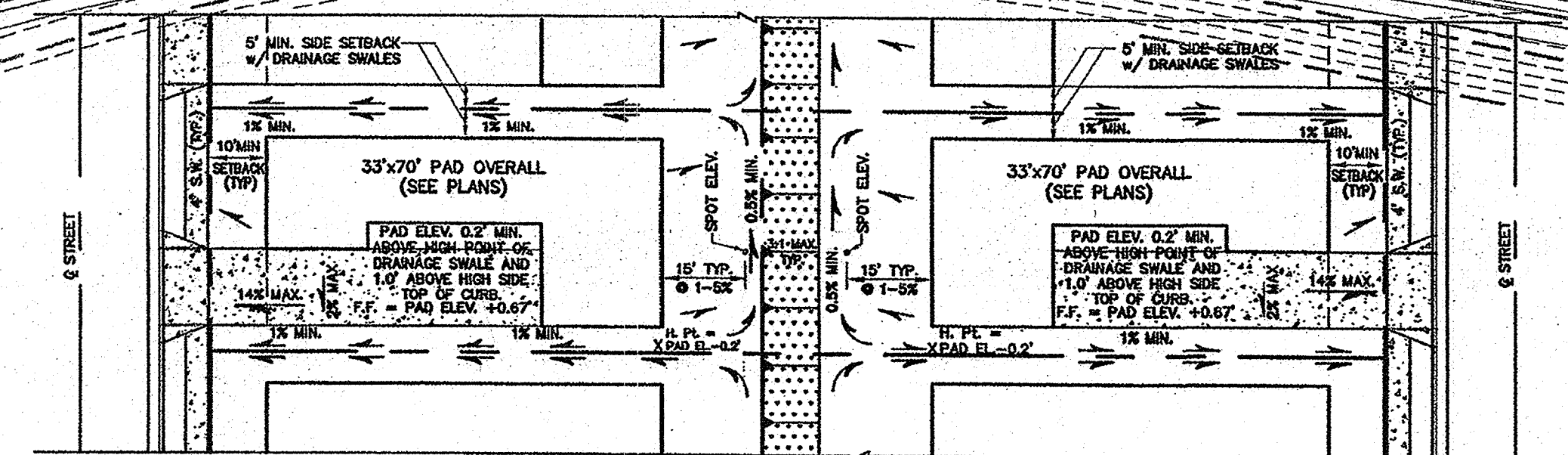
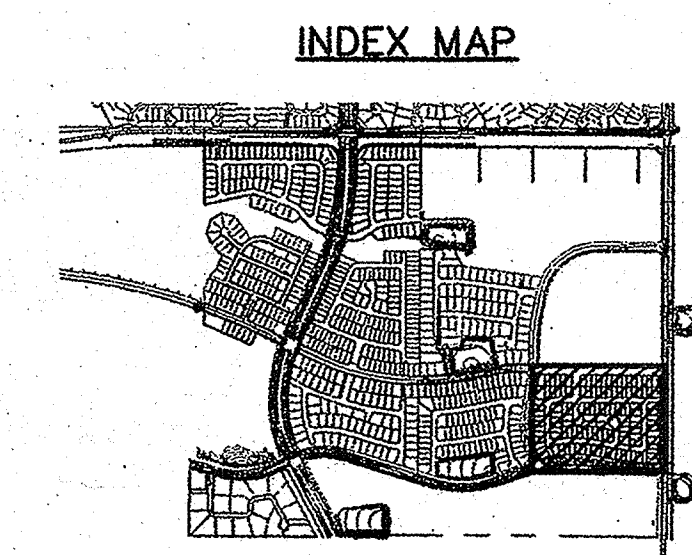
THE RETAINING WALL ALONG THE REAR PROPERTY LINE FOR LOTS 3-6 AND 114-128 IS NOT REQUIRED DUE TO REDESIGN OF THE LOTS TO THE SOUTH AS PART OF THE TAOS UNIT 1 AT THE TRAILS DEVELOPMENT (08641008797). THE REDESIGN OF THE LOTS RESULTED IN A REAR LOT LINE ELEVATION DIFFERENCE OF 2.0' OR LESS.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING 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.

Scott J. Steffen 1/9/12  
SCOTT J. STEFFEN, N.M.P.E. 14664



- LEGEND
- RETAINING WALL
  - HIGH POINT
  - DIRECTION OF FLOW
  - LINE ELEVATION
  - BASIN BOUNDARY
  - TYPE DOUBLE C INLET
  - RETAINING WALL POINT
  - MH TO BE BUILT WITH COA # 730084
  - SD TO BE BUILT WITH COA # 730084
  - PROPOSED SD MANHOLE
  - PROPOSED SD PIPE
  - CUT OR FILL SLOPE



EXISTING POND K  
(COA 730084)

**WILSON & COMPANY**  
2600 THE AMERICAN ROAD S.E.  
SUITE 100  
RIO RANCHO, NEW MEXICO 87124  
(505) 896-8021

**CITY OF ALBUQUERQUE**  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP  
**TAOS AT THE TRAILS UNIT 2**  
GRADING & DRAINAGE PLAN

Design Review Committee City Engineer Approval

City Project No. Zone Map No. C-9-Z

REVISIONS  
NO. DATE BY  
1 WILSON & COMPANY, ENGINEERS & ARCHITECTS  
DESIGNED BY SJS DATE 03/20/07  
DRAWN BY WEP DATE 03/20/07  
CHECKED BY SJS

PLATE 3