

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 7, 2015

Scott J. Steffen, PE
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Richard J. Berry, Mayor

RE: Valle Vista at the Trails, Unit 2 (File: C09D009)
Grading and Drainage Plan,
Engineer's Stamp Date 6-23-2014
Engineer's Certification Date : 10-22-15

Dear Mr. Steffen:

Based upon the information provided in your submittal received 10-23-15, the above referenced plan cannot be accepted for Release of Financial Guarantee for grading and drainage until the following are addressed:

1. This development discharges to Pond H, and as such the improvements to the Pond must be complete. The orifice plate is intended to allow for an opening of 1.14 SF and needs to resist over 3000 lbs of force without opening. Our field visit shows that the plates are already somewhat opened and need to be completely closed so that the opening does not exceed the 1.14 SF. The pin seems to be undersized. Show that the pin provided can maintain the plates remain completely closed under the 3000 lbs of force. Show that the pin will not shear with this amount of force. See attached picture.
2. The retaining wall at the rear of Lot 5 appears to have collapsed.
3. Manhole in SD Tract east of Lot 5 needs to be adjusted to grade.
4. Lot 3 rear retaining wall is intended to be a garden wall retaining 2' to be built by the homebuilder. However, what mechanism is in place for the City to ensure that such a wall is built? If no such mechanism is in place, this wall should be constructed prior to Release of Financial Guarantee. Furthermore, should the garden wall not be built, the existing wall beyond is susceptible to overturning since the supporting soil is not in place.
5. The split between Lots 7 and 8 is over 2', and needs a retaining wall as per the plan.
6. The split between Lot 6 and 7 is over 4' and needs a retaining wall as per the plan.
7. Valley gutter at intersection of Valle Prado Lane and Valle Cantero Lane is chipped along an edge, and the asphalt is not flush.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rita L. H.", with a long horizontal flourish extending to the right.

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient

October 22, 2015

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Ms. Rita Harmon
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Grading and Drainage Certification, Valle Vista Unit 2
DRB Case No. 1004606, (C09/D009)

Dear Rita:

Enclosed is the final grading and drainage certification for Valle Vista Unit 2. Enclosed for your review is the approved grading and drainage plan dated 6/23/14, with as-built elevations. Several minor field modifications were made during construction based on field conditions and homebuilder requirements. These are shown on the as-built grading plan and described below.

Unit 2

- Lot 1 – Pad depth increased from 65' to 75'.
- Lot 3 – Lower rear yard retaining wall is no longer required as the existing wall along the rear property line is able to accept a greater split than originally thought. The retaining wall is replaced by a garden wall to be built by the homebuilder.
- Lot 4 – Pad was built as a split pad to reduce the height of the lower rear yard retaining wall and reduce the driveway slope.
- Lot 6 – Pad was shifted back approximately 14' to comply with front yard setback requirements.
- Lot 7 – Pad was lowered by 1' to reduce the driveway slope as the driveway needs to be on the low side of the lot.
- Lot 8 – Pad was built as a split pad to eliminate the side yard and rear yard retaining wall. Pad was reduced from 70' to 60' to remove the pad from the 10' Public Utility Easement.
- Lot 13 – Pad was reduced from 70' to 65' to remove the pad from the 10' Public Utility Easement.
- Lot 18 – Pad was built as a split pad to reduce the driveway slope as the driveway needs to be on the low side of the lot. The upper pad matches the original pad elevation.

After reviewing these as-built elevations and visiting the site on 10/22/15, it is my belief that Valle Vista Unit 2 has been graded in substantial compliance with the approved grading and drainage plan.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Rita Harmon, P.E.
Planning Department
October 22, 2015
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Your review and approval is requested for Building Permit Approval and for SIA/Financial Guarantee Release for Valle Vista Unit 2. 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

Enclosure

cc: Rick Beltramo, Wexford Construction



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

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

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT VALLE VISTA UNIT 2 HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 02/21/07. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVEX INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/07/14, 02/25/15 AND 10/22/15 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.

THIS CERTIFICATION ALSO COVERS THE PREVIOUSLY APPROVED CERTIFICATION DATED 10/08/14 FOR LOTS 1-8, VALLE VISTA UNIT 1 AND DATED 02/28/15 FOR LOTS 1-23, VALLE VISTA UNIT 3.

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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN
10/22/15
DATE

SCOTT J. STEFFEN
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
14664

| VALLE VISTA STORM DRAIN CAPACITY CALCULATIONS | | | | |
|--|----------|-------|--------------|-----------------|
| Pipe # | Size in. | Slope | Capacity cfs | Design Flow cfs |
| Valle Jardin Lane | | | | |
| 1 | 24 | 0.50% | 16.00 | 31.30 |
| 2 | 24 | 0.55% | 16.78 | 31.30 |
| Tract C Unit 2 | | | | |
| 3 | 30 | 3.33% | 74.85 | 22.30 |
| Valle Huerto Lane | | | | |
| 4 | 30 | 1.19% | 44.74 | 22.30 |
| Tract C Unit 3 | | | | |
| 5 | 30 | 2.46% | 64.33 | 45.60 |
| Valle Jardin Lane | | | | |
| 6 | 30 | 1.11% | 43.21 | 54.50 |

*Capacity is based on gravity flow using Manning's Equation with n=0.013
*Under pressure flow conditions design flow may exceed capacity

KEY NOTES

- (A) EXISTING 4" STORM DRAIN MANHOLE
- (B) EXISTING TYPE 'A' SINGLE GRATE INLET TO BE CONVERTED TO TYPE 'D' INLET OR REPLACED WITH 4" MANHOLE
- (C) PROPOSED TYPE 'A' SINGLE GRATE INLET
- (D) PROPOSED TYPE 'A' DOUBLE GRATE INLET
- (E) EXISTING 24" PUBLIC SANITARY SEWER AND PUBLIC DRAINAGE EASEMENT
- (F) EXISTING 30" PUBLIC SANITARY SEWER, WATER, PUBLIC DRAINAGE AND PUBLIC PEDESTRIAN ACCESS EASEMENT
- (G) EXISTING 20" PUBLIC DRAINAGE EASEMENT
- (H) NEW 4" STORM DRAIN MANHOLE

GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
- THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMAS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
- ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- 92.46 EXISTING SPOT ELEVATION (GRID & TC)
- EXISTING CURB & GUTTER
- ===== PROPOSED MOUNTABLE CURB & GUTTER
- ===== PROPOSED STANDARD CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- > FLOW ARROW
- ===== PROPOSED RETAINING WALL
- ===== PROPOSED SLOPE
- ===== PROPOSED STORM DRAIN
- ===== PROPOSED STORM DRAIN MANHOLE
- ===== PROPOSED STORM DRAIN INLET
- ===== HIGH POINT
- > WALL DRAIN

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

VALLE VISTA UNITS 1, 2 & 3
GRADING AND DRAINAGE PLAN

| Design Review Committee | | City Engineer Approval | | Last Design Update | Mo./Day/Yr. | | Mo./Day/Yr. | |
|-------------------------|--|------------------------|--|--------------------|-------------|----|-------------|--|
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| | | | | | | | | |
| City Project No. | | Zone Map No. | | Sheet | | Of | | |
| XXXXXX | | C-09-Z | | 1 | | 2 | | |