

CITY OF ALBUQUERQUE



March 9, 2015

Scott Steffen, P.E.
Bohannon Huston Inc.
7500 Jefferson St NE, Ctyd 1
Albuquerque, NM 87109

**Re: Valle Vista at the Trails Unit 2 Lots 1-5 and 10-19 and Unit 3 all Lots Pad
Certification,
Engineer's Stamp Date 6-23-14 (C09D009)
Certification dated 2-28-15, Supplemental Information 3-9-15**

Dear Mr. Steffen,

Based upon the information provided in your submittal received 3-2-15 and supplemental information received 3-9-15, the above referenced plan and information is accepted for Building Permit approval on above mentioned lots.

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

PO Box 1293

Albuquerque

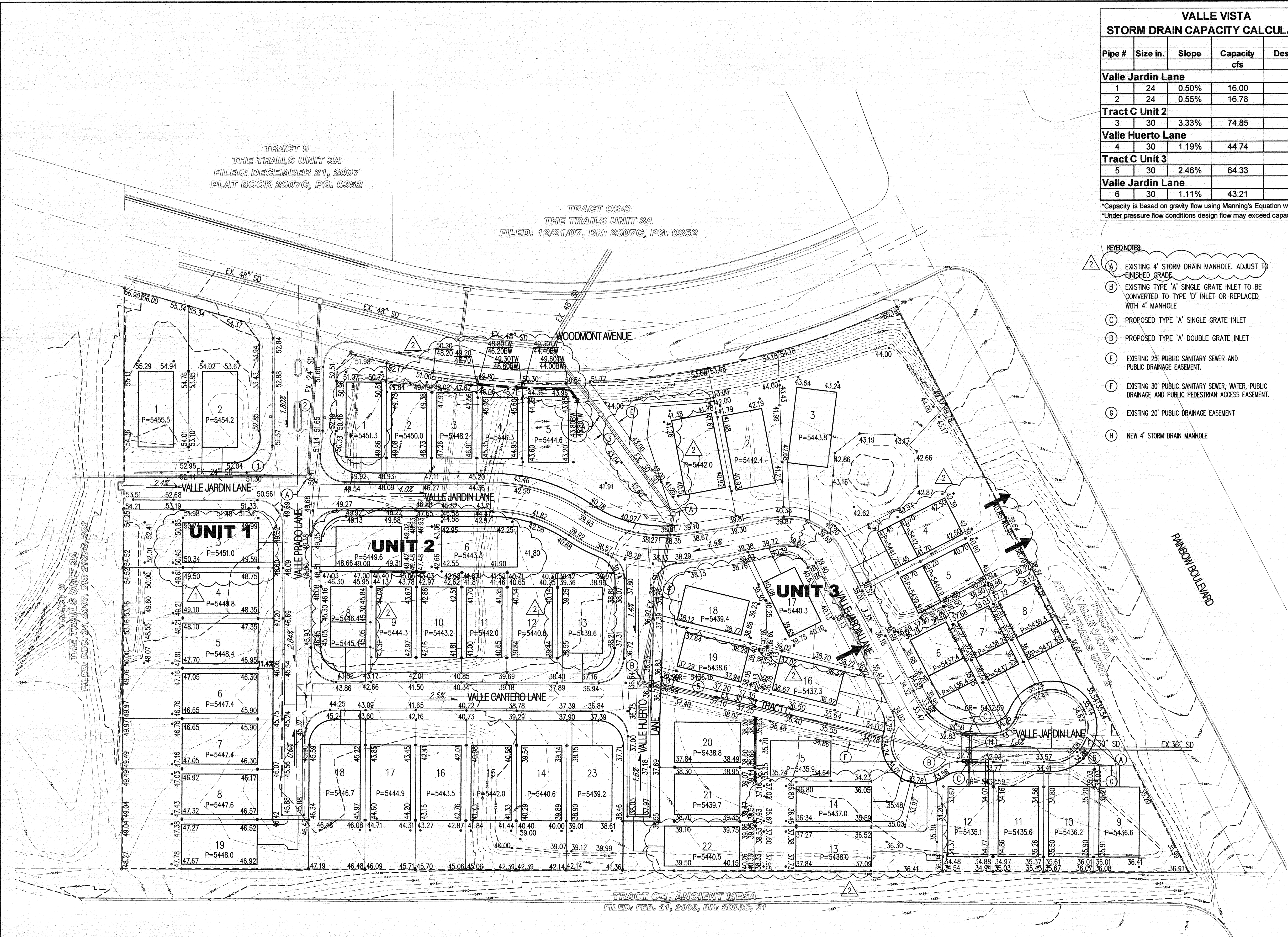
New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

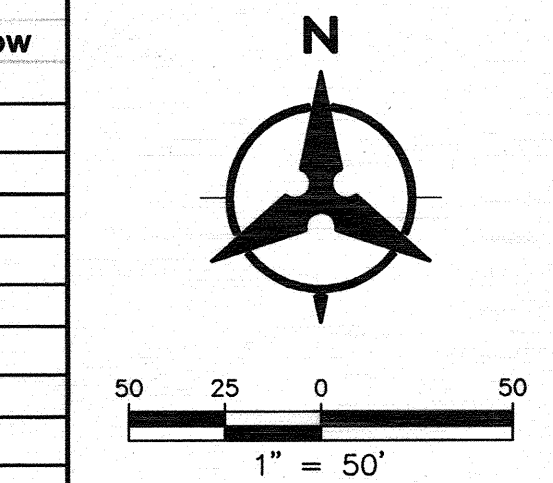
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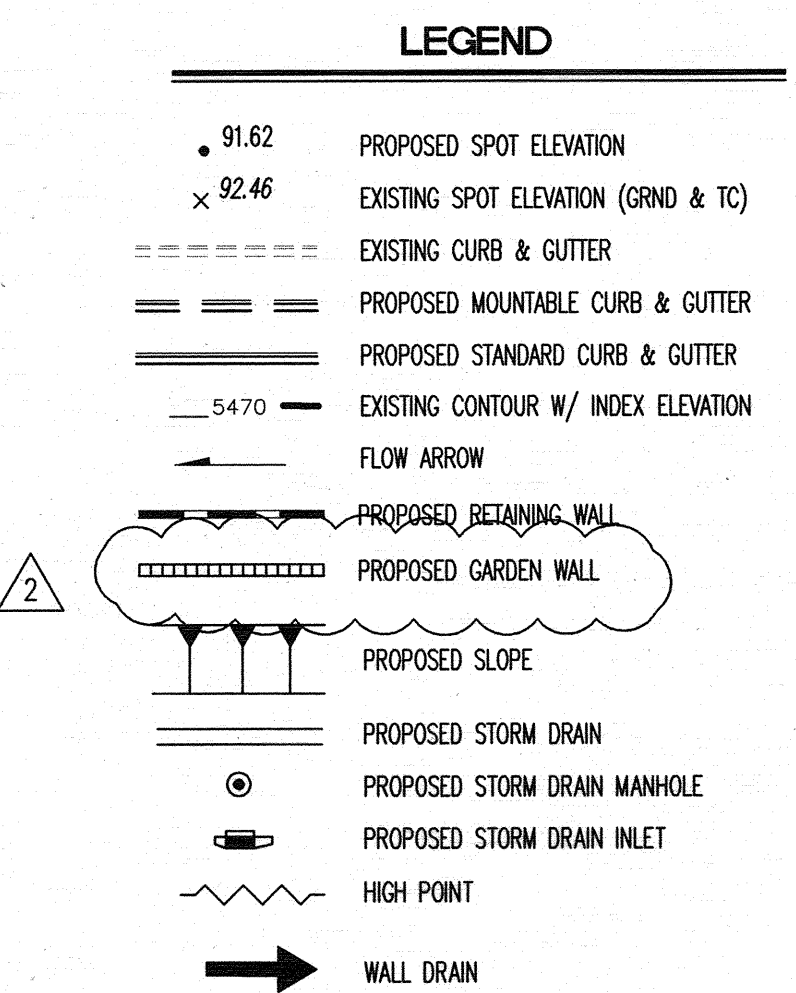
VALLE VISTA STORM DRAIN CAPACITY CALCULATIONS				
Pipe #	Size in.	Slope	Capacity cfs	Design Flow cfs
Valle Jardin Lane				
1	24	0.50%	16.00	31.30
2	24	0.55%	16.78	31.30
Tract C Unit 2				
3	30	3.33%	74.85	22.30
Valle Huerto Lane				
4	30	1.19%	44.74	22.30
Tract C Unit 3				
5	30	2.46%	64.33	45.60
Valle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

- KEYNOTES**
- (A) EXISTING 4" STORM DRAIN MANHOLE. ADJUST TO FINISHED GRADE
 - (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 25" 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.
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 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
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AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	ACCS MONUMENT STAMPED "UNION"	DATE	NO.	BY	SS	SS	1/20/15	REVISION UNIT 2/3 LOT GRADING	DATE: 11/13	DATE: 11/13
INSPECTOR'S	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE					9/15/14	REVISION LOT 3, UNIT 1 GRADING	DATE: 11/13	DATE: 11/13
VERIFICATION BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE								
DESIGNED BY	DATE	N = 1,523,503.475 E = 1,493,655.030	DATE								
RECORDED BY	DATE	GROUND-TO-GRID FACTOR = 0.999664360	DATE								
		Δa = -00'16"58.96"									
		NAVD 1988 ELEVATION = 5524.950									

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.
City Project No.	Zone Map No.	Sheet	Of	
XXXXXX	C-09-Z	1	2	

February 28, 2015

Mr. Curtis Cherne
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Grading and Drainage Certification, Valle Vista Units 2 and 3
DRB Case No. 1004606, (C09/D009)

Dear Curtis:

We are submitting grading and drainage certifications for Valle Vista Units 2 and 3. The certifications include a partial certification of Valle Vista Unit 2 (Lots 1-5 and 10-19) and a final certification for Valle Vista Unit 3. Enclosed for your review is the approved grading and drainage plan dated 6/23/14, with as-built elevations for the above lots in Unit 2 and all lots in Unit 3. 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 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.

Unit 3

- Lot 4 – Pad elevation decreased by 1.5' as it was determined that the depth to basalt rock was deeper than originally thought. This lower elevation also reduces the driveway slope.
- Lot 5 – Pad elevation decreased by 1.0' as it was determined that the depth to basalt rock was deeper than originally thought. This lower elevation also reduces the driveway slope.
- The lowering of the Lot 4 and 5 pad elevations reduced the Lot 4/5 side yard split to less than 2.0', therefore eliminating the side yard retaining wall.

Engineering ▲

Spatial Data ▲

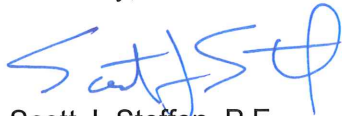
Advanced Technologies ▲

- The lowering of the Lot 5 pad elevation reduced the Lot 5 side yard and Lots 6-8 rear yard splits to less than 2.0', therefore eliminating the side/rear yard retaining wall.
- Lot 17 – Reposition the pad to increase the pad depth from 57' to 60' to meet the homebuilder minimum pad depth requirement. The entire back yard now drains to the low point wall drain as shown on the original grading plan. This allowed the pad elevation to be lowered by 1.4', reducing the side yard split next to Valle Jardin Lane and the Lot 16 side yard and Lot 17 rear yard split to less than 2.0', eliminating the retaining walls in these locations.
- Lot 18 - Pad depth increased from 57' to 65'. Reconfiguration of the Lot 17/18 common lot line, such that Lots 16-19 now share a common rear corner, eliminated the need for the Lot 19 side yard retaining wall.
- Lot 22 – Pad depth increased from 65' to 75'.

After reviewing these as-built elevations and visiting the site on 02/25/15, it is my belief that the above lots have been graded in substantial compliance with the approved grading and drainage plan and that street and drainage improvements allow runoff to be managed in the interim condition.

Your review and approval is requested for Building Permit Approval for Lots 1-5 and 10-19, Valle Vista Unit 2 and for SIA/Financial Guarantee Release for Valle Vista Unit 3. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

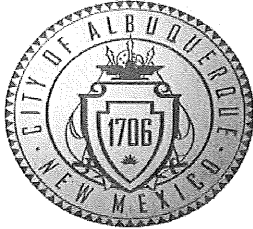
Sincerely,



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

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: DMP FOR VALLE VISTA AT THE TRAILS Building Permit #: _____ City Drainage #: C09/D009
DRB#: 1004606 EPC#: _____ Work Order#: _____
Legal Description: VALLE VISTA UNITS 2 AND 3
City Address: _____

Engineering Firm: BOHANNAN HUSTON INC Contact: SCOTT STEFFEN
Address: 7500 JEFFERSON ST NE COURTYARD 1 ALBUQUERQUE NM 87109
Phone#: 823-1000 Fax#: _____ E-mail: SSTEFFENN@BHINC.COM

Owner: WOODMONT PASEO, LLC Contact: RICK BELTRAMO
Address: 6330 RIVERSIDE PLAZA LANE #160 ALBUQUERQUE NM 87120
Phone#: 505-761-9911 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 ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

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

DATE SUBMITTED: 3/2/15 By: Scott Steffen

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 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT LOTS 1-5 AND 10-18, VALLE VISTA UNIT 1 AND LOTS 1-23 VALLE VISTA UNIT 3, HAVE BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 6/23/14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/25/15 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.

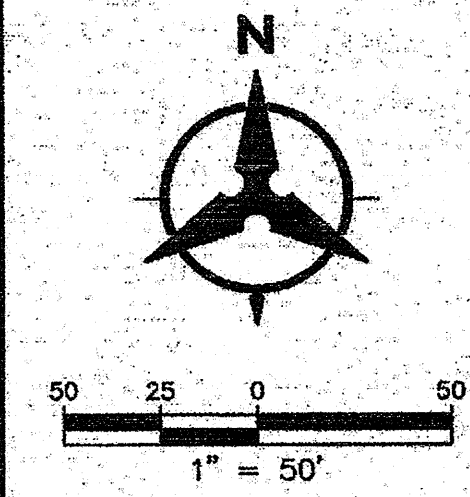
THIS CERTIFICATION ALSO COVERS THE PREVIOUSLY APPROVED CERTIFICATION DATED 10/08/14 FOR LOTS 1-8, VALLE VISTA UNIT 1.

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
NMPE 14684
DATE 2/28/15
REGISTERED PROFESSIONAL ENGINEER
NEW MEXICO
14684

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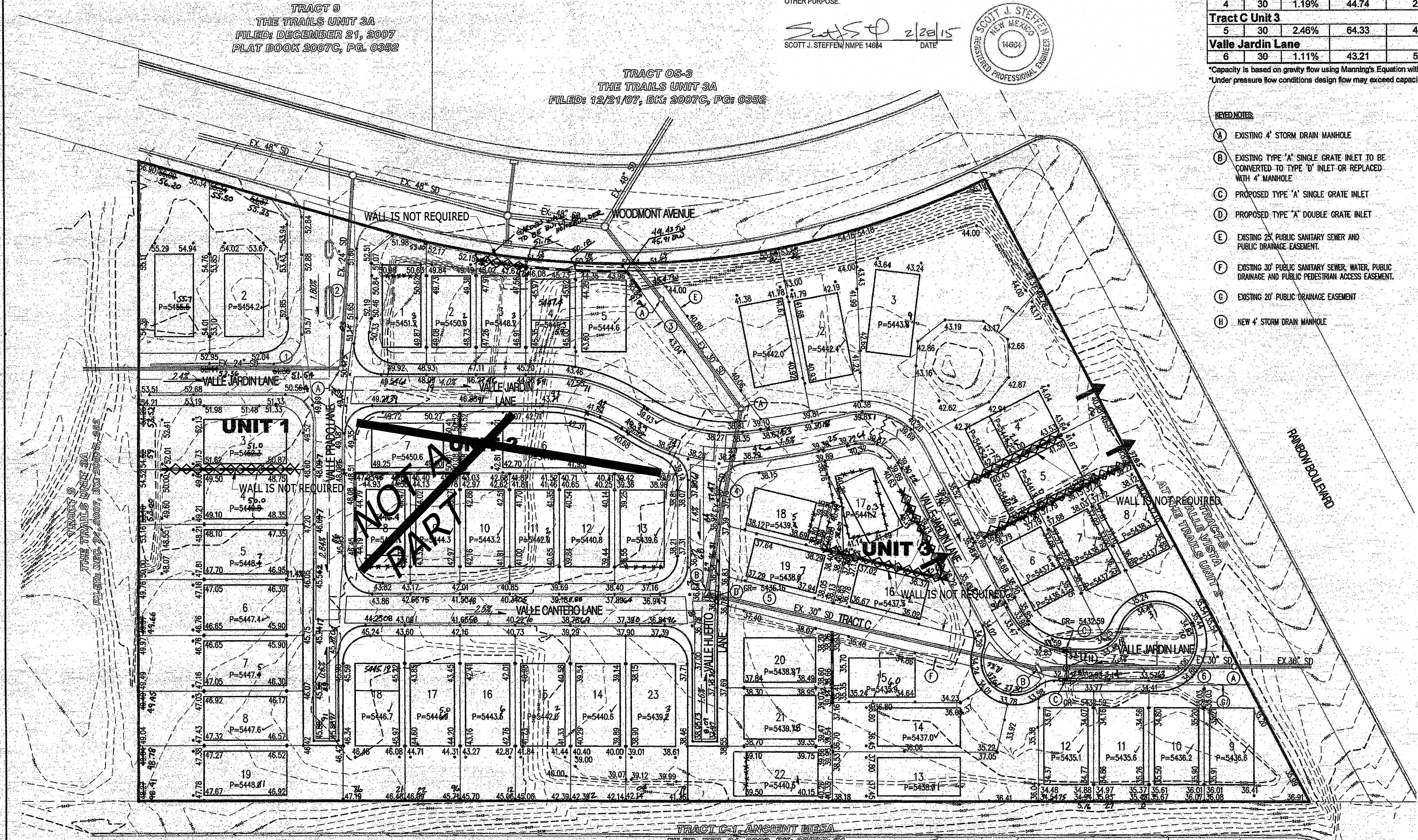
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- LEGEND
- 91.62 PROPOSED SPOT ELEVATION
 - x 92.46 EXISTING SPOT ELEVATION (GRND & TC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - ===== PROPOSED RETAINING WALL
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED STORM DRAIN INLET
 - HIGH POINT
 - WALL DRAIN



AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	ACCS MONUMENT STAMPED "UNION"	DATE	NO.	BY	REMARKS	By
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	DATE	GRD = -00'16"55.96"	DATE				
	DATE	NAVD 1988 ELEVATION = 5524.950	DATE				

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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	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XXXXXX	C-09-Z	1	2