

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

July 22, 2021

Josh Lutz, PE  
Bohannon-Huston  
7500 Jefferson St NE Courtyard I  
Albuquerque, NM 87109

**RE: Catalonia at the Trails Unit 3A  
Request for Partial Pad Certification Lots 67-78 - Approved  
Grading Plan Stamp Date: 2/13/2020  
Certification Dated: 7/12/21  
Drainage File: C09D012**

Dear Mr. Lutz:

PO Box 1293

Based solely on the submittal received on 7/12/21, this certification is approved for Building Permit for the lots listed above.

Albuquerque

Please note, Certificate of Occupancy will be held until Infrastructure improvements are complete.

NM 87103

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

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

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Hydrology  
Planning Department  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** Catalonia at the Trails **Building Permit #:**  **Hydrology File #:** C09D011  
**DRB#:** 2018-001198 **EPC#:** 2018-2018-001198 **Work Order#:**   
**Legal Description:** Tract 1-2, The Trails Unit 3A  
**City Address:**

**Applicant:** Bohannon Huston Inc. **Contact:** Josh Lutz  
**Address:** 7500 Jefferson St NE CY2 Albuquerque, NM, 87109  
**Phone#:** 505-798-7945 **Fax#:**  **E-mail:** jltutz@bhinc.com  
**Owner:** PV Trails Albuquerque LCC **Contact:** Scott Steffen  
**Address:** 4350 La Jolla Village Dr, Suite 110 San Diego CA 92122  
**Phone#:** 505 243-3949 **Fax#:**  **E-mail:** ssteffen@pricedg.com

**TYPE OF SUBMITTAL:** ☒ PLAT (12 # OF LOTS) ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DEPARTMENT:** ☐ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ARCHITECT CERTIFICATION  
☒ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ OTHER (SPECIFY)   
☐ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☒ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ FLOODPLAIN DEVELOPMENT PERMIT  
☐ OTHER (SPECIFY)

**DATE SUBMITTED:** 07/12/2021 **By:** Josh Lutz, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

July 12, 2021

Mr. Ernest Armijo, P.E.  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification for Catalonia Subdivision; DRB Case No. PR-2018-001198; Hydrology File C09D011

Dear Ernest,

We are submitting a partial grading and drainage certification for Catalonia Subdivision. The partial certification includes Lots 67-78. Enclosed for your review is the approved grading and drainage plan dated 02/13/2020. These lots have been graded; retaining walls and curb and gutter have been constructed.

After reviewing these as-built elevations and visiting the site on 07-12-2021 it is my belief that the above lots have been graded in substantial compliance with the approved grading and drainage plan and that the interim drainage improvements allow runoff to be managed in the interim condition.

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

Sincerely,



Josh Lutz, P.E.  
Project Engineer  
Community Development & Planning

Enclosure

cc: Scott Steffen, PLDG



GRADING AND DRAINAGE CERTIFICATION

I, JOSHUA J. LUTZ, NMPE 25526, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS Partial Lots 67-78 at CATALONIA SUBDIVISION, 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 02/13/2020. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, NMPS 18374, OF CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE 07/12/2021 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 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.

*Joshua J. Lutz*  
Josh Lutz, NMPE 25526  
07-12-2021  
DATE

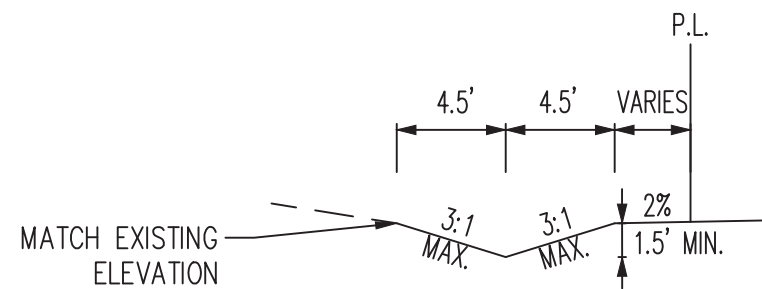


EMERGENCY SPILLWAY  
INV=5544.0  
DUMPED RIP RAP BLANKET  
D(50)=6", 1.0' THICK OVER  
NON-WOVEN GEOTEXTILE  
FABRIC, CLASS I

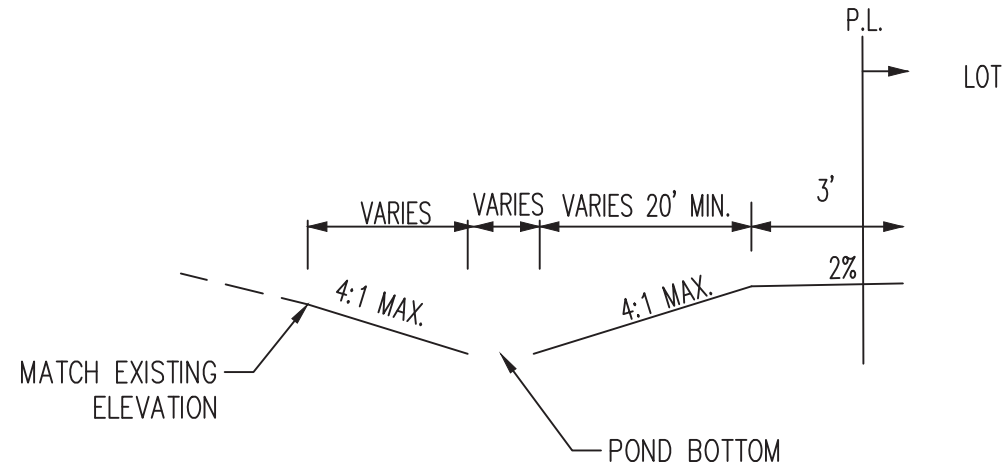
TRACT #1  
THE TRAILS UNIT 3A  
FILED: DEC. 21, 2007  
(2007C-0352)

POND A  
POND BOTTOM=5525.6  
100YR-24HR WSE=SWQ ELEV=5532.62  
POND TOP=5534  
VOLUME=4.68 AC-FT  
100YR-24HR SWQ VOLUME=4.05 AC-FT

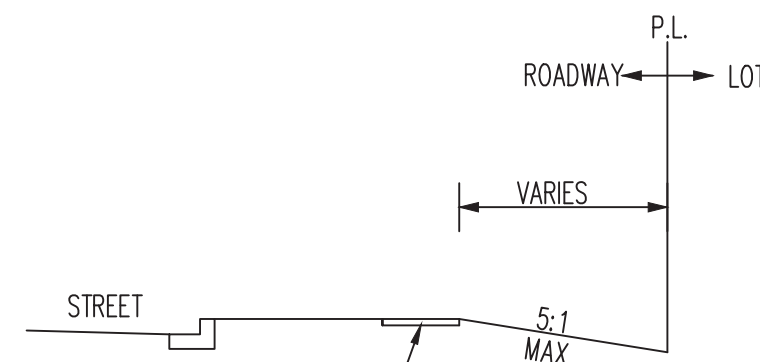
OFFSITE POND 1  
POND BOTTOM=5540  
WSE=5542.37  
POND TOP=5545  
VOLUME=1.54 AC-FT  
SWQ ELEV=5540



TYPICAL CROSS SECTION A-A  
NOT TO SCALE



TYPICAL CROSS SECTION B-B  
NOT TO SCALE



TYPICAL CROSS SECTION C-C  
NOT TO SCALE

LEGEND

- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR -5025-
- EXISTING STORM DRAIN LINE =====
- PROPOSED STORM DRAIN INLET [Symbol]
- PROPOSED STORM DRAIN LINE [Symbol]
- PROPOSED STORM DRAIN MANHOLE [Symbol]
- PROPOSED WATER BLOCK [Symbol]
- RETAINING WALL, CONSTRUCTED PRIOR TO GRADING/PAD CERTIFICATION [Symbol]
- PAD [Symbol]
- TURNED BLOCK [Symbol]
- STREET SLOPE [Symbol]

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

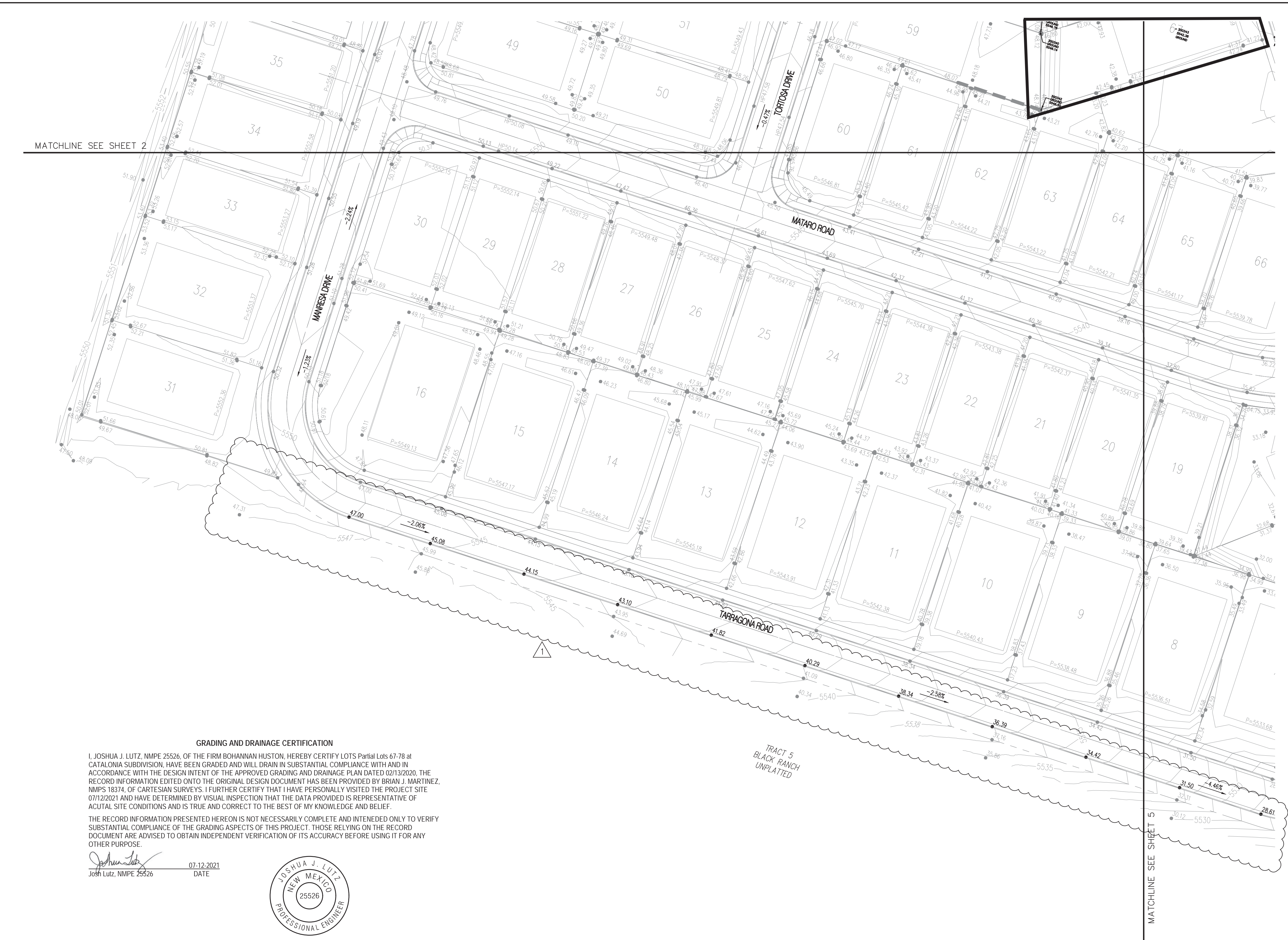



**CITY OF ALBUQUERQUE**  
DEPARTMENT OF  
MUNICIPAL DEVELOPMENT

CATALONIA  
GRADING PLAN

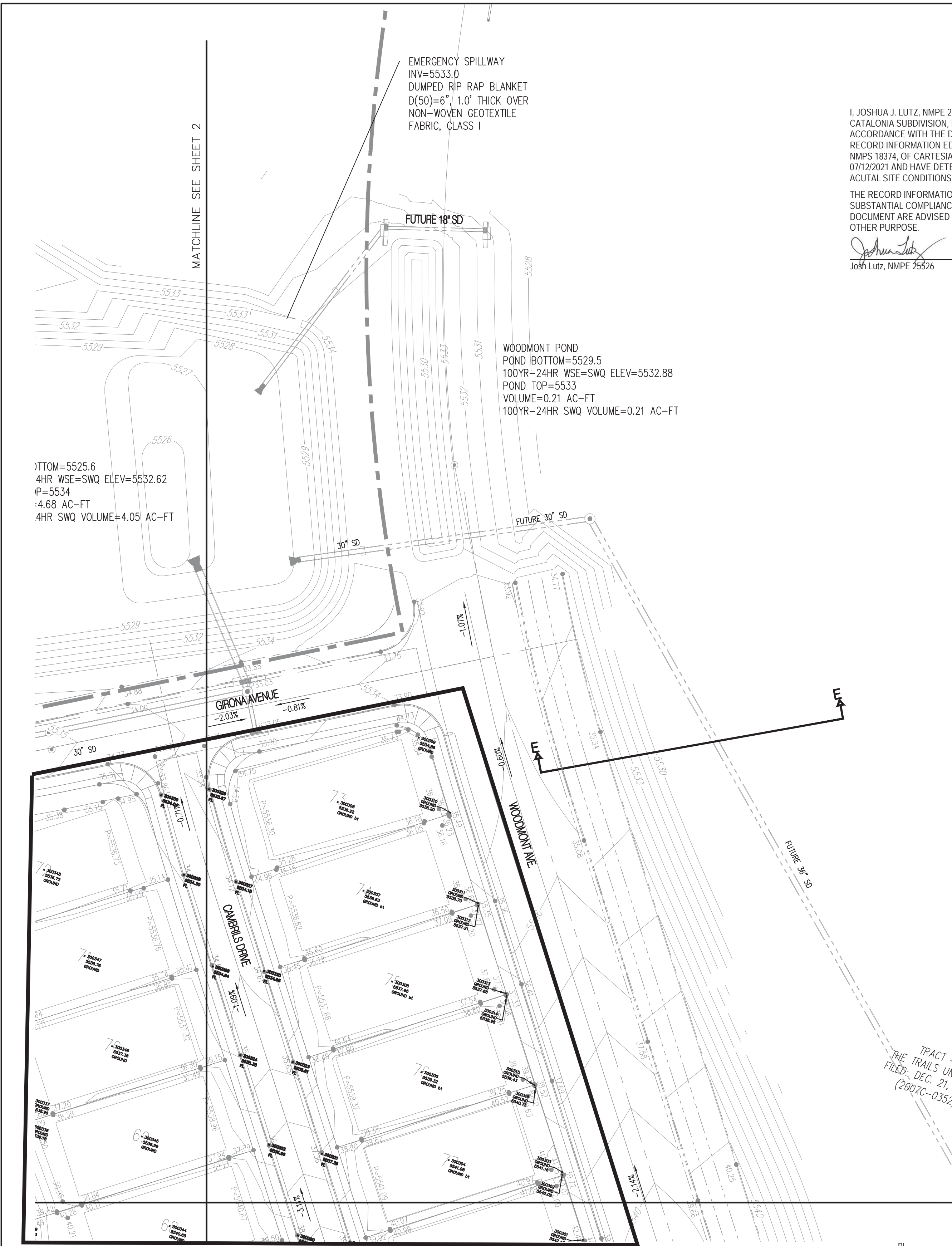
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO. C-08	SHEET 2	OF





		<b>CITY OF ALBUQUERQUE</b> <b>DEPARTMENT OF</b> <b>MUNICIPAL DEVELOPMENT</b>	
CATALONIA GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO. C-08	SHEET 3	OF



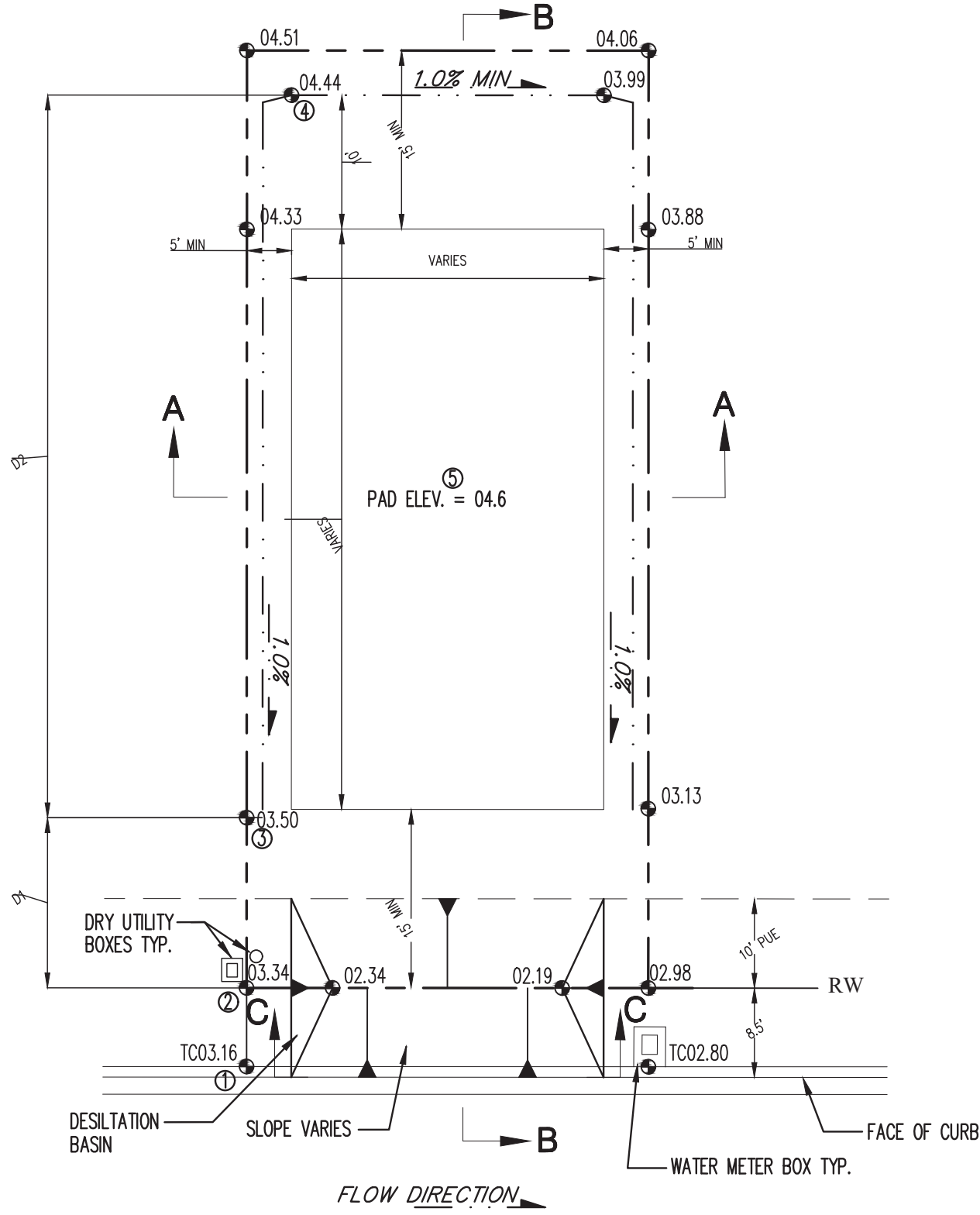


**GRADING AND DRAINAGE CERTIFICATION**

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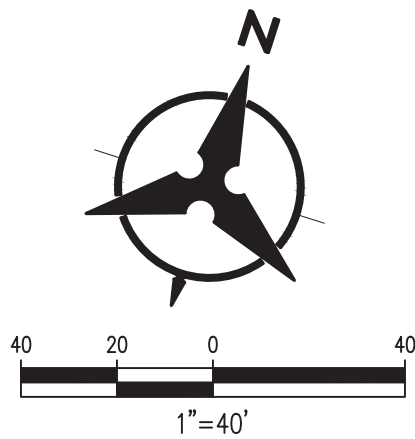
*Joshua J. Lutz*  
Joshua J. Lutz, NMPE 25526  
07-12-2021  
DATE



**TYPICAL LOT GRADE DETAIL**  
**WITH DESILICATION BASIN FOR SEDIMENTATION CONTROL**  
NOT TO SCALE

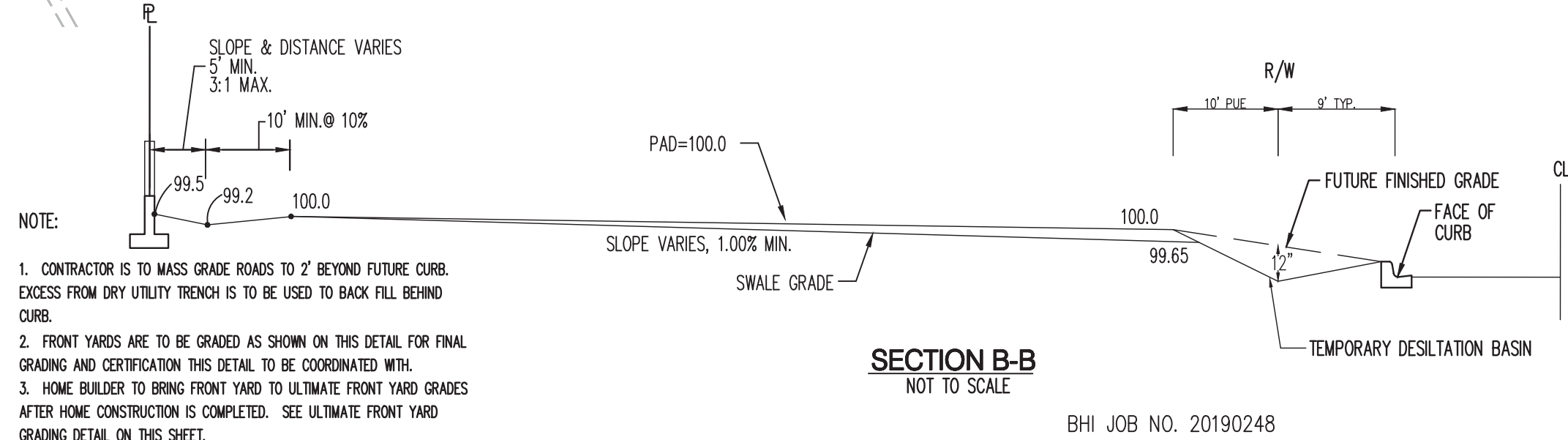
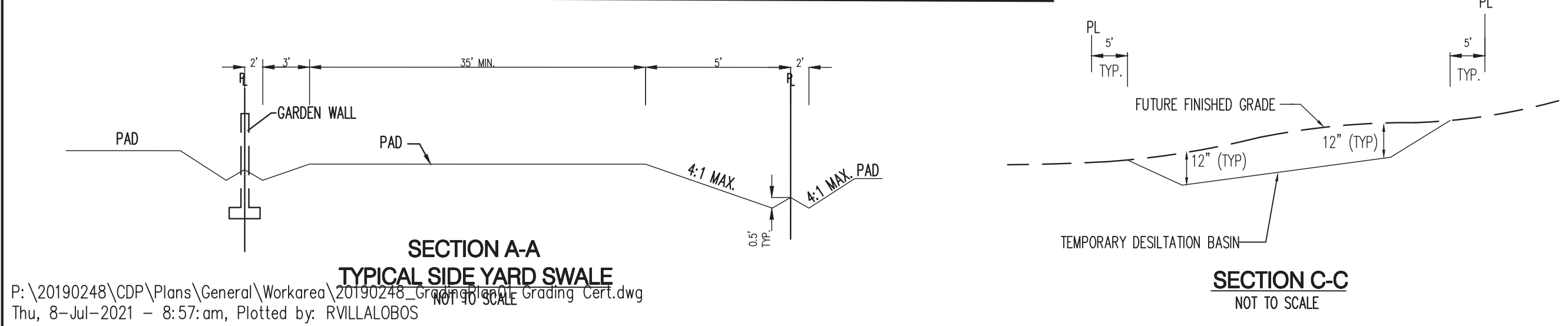
TO SET SPOT ② - ADD 0.17' TO SPOT ①  
TO SET SPOT ③ - MULTIPLY D1 BY 1.0% AND ADD TO SPOT ②  
TO SET SPOT ④ - MULTIPLY D2 BY 1.0% AND ADD TO SPOT ③  
TO SET SPOT ⑤ - ADD 0.2' TO SPOT ④

BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION.  
SEE GRADING PLANS FOR EXACT ELEVATIONS.  
CONTRACTOR SHALL CONSTRUCT TEMPORARY DESILICATION BASIN AT EACH LOT.



**LEGEND**

- |  |                  |
|--|------------------|
| PROPOSED SPOT ELEVATION  | ● 5235.25        |
| EXISTING SPOT ELEVATION  | ● EX 5235.25     |
| PROPOSED CONTOUR   | — 5025 —         |
| EXISTING STORM DRAIN LINE                                      | ==               |
| PROPOSED STORM DRAIN INLET                                     | □                |
| PROPOSED STORM DRAIN LINE                                      | ≡≡≡              |
| PROPOSED STORM DRAIN MANHOLE                                   | ○                |
| PROPOSED WATER BLOCK   | ⊞                |
| RETAINING WALL, CONSTRUCTED PRIOR TO GRADING/PAD CERTIFICATION | —                |
| PAD  | 1/0<br>P=5300.00 |
| TURNED BLOCK   | TB               |
| STREET SLOPE   | XX               |



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CATALONIA GRADING PLAN			
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LAST DESIGN UPDATE			
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