

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



January 15, 2016

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

Richard J. Berry, Mayor

**RE: Valle Prado Unit 2, Pad Certification of all lots
Grading and Drainage Plan
Engineer's Stamp Date 7-10-2014 (File: C09D011)
Certification dated 12-9-2015**

Dear Mr. Steffen:

Based upon the information provided in your Certification received 12-9-2015, the above referenced Certification is acceptable for Building Pad Certification for all lots.

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

PO Box 1293

Sincerely,

Albuquerque

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

New Mexico 87103

www.cabq.gov

Orig: Drainage file
c.pdf: via Email

December 9, 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 Prado Unit 2
DRB Case No. 1004404, (C09/D011)

Dear Rita:

We are submitting the final grading and drainage certification for Valle Prado Unit 2. Enclosed for your review is the approved grading and drainage plan dated 7/10/14, with as-built elevations for Unit 2. Construction of the dual garden walls at the back of Lots 11 through 13 is the responsibility of the homebuilder per an agreement with Wexford Construction. This gives the homebuilder flexibility in terms of whether 1 or 2 walls needs to be constructed based on the depth of the home that is built on each lot. Also enclosed is an alternative grading plan showing a single garden wall on the property line, a 3:1 slope in the back yard and a shorter pad than on the approved plan. This alternate grading plan is provided for information as to what the lot would look like without the dual garden walls. As such, as-built grades are not provided on the alternative grading plan.

Similarly, the upper garden wall on the back and side of Lot 14 (back of Lots 22-24, Valle Prado Unit 1) is the responsibility of the homebuilder and will be built at the time of home construction. The lower retaining wall on Lot 14 has been constructed.

In addition, the homebuilder may choose to move the 4 foot split into a single retaining wall at the lower wall location thereby eliminating the 2 foot split on the upper wall, which would allow for a taller privacy wall on the property line. If the homebuilder chooses to do so, they would be responsible for securing a wall permit to construct the lower wall as a retaining wall.

As-built elevations for the small retention pond at the south end of Two Rock Road show a pond volume of 0.57 acre-feet, which is greater than the 10-day volume of 0.49 acre-feet. The top of the pond elevation was increased to get the required retention volume due to the presence of basalt rock. The as-builts show that the retention pond functions per the intent of the design in the Valle Prado Units 1 and 2 Drainage Report, dated 6/24/14.

After reviewing these as-built elevations and visiting the site on 12/09/15, it is my belief that the Valle Prado Unit 2 subdivision has been graded in substantial compliance with the approved grading and drainage plan.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Rita Harmon, P.E.
Planning Department
December 9, 2015
Page 2

Your review and approval is requested for Building Permit Approval and Release of Financial Guaranty for Valle Prado Unit 2. 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: _____ 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:

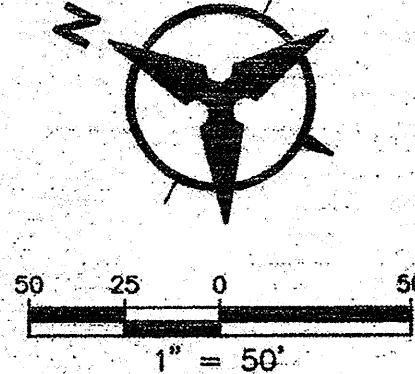
- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ 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



- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT.
 3. 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.
 4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.48 EXISTING SPOT ELEVATION (GRID & TC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTAIN CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - 54.70--- EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - ===== PROPOSED RETAINING WALL
 - ===== PROPOSED GARDEN WALL
 - ===== PROPOSED SLOPE
 - ===== PROPOSED STORM DRAIN
 - PROPOSED STORM DRAIN MANHOLE
 - ⊕ PROPOSED STORM DRAIN INLET
 - ~ HIGH POINT

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT VALLE PRADO 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 7/10/14. 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 12/09/15 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.

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
12/9/15
DATE

**TRACT 6
THE TRAILS UNIT 3A**

FILED: DECEMBER 21, 2007

LAT BOOK 2007C, PG. 0352

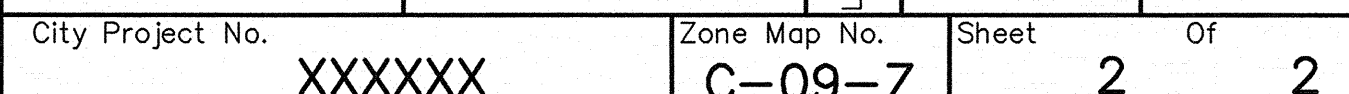
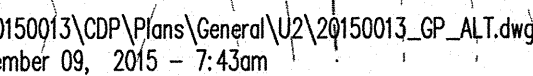
Bohannon & Huston
www.bhinc.com 800.877.5332

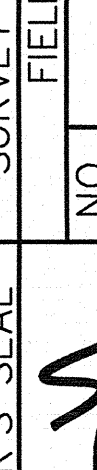

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

**VALLE PRADO
UNIT 2
GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

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



ENGINEER'S SEAL			SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
			FIELD NOTES		CONTRACTOR	DATE	DATE	
			NO.	BY				
	2-09-13	ALT REAR YARD GRADING, LOTS 11-13	SJS		BH--08--0925--01			
	By				N 36° 44' 52.37408"			
	REMARKS				N107° 58' 47.06551			
	NO.	DATE			N = 92.239.903 E = 181.053.680			
REVISIONS					ELEV = 5.662.174			
DESIGN					LOCATED SOUTH AND WEST OF THE			
Designed By: SJS			DATE: 11/13		RECORDED BY	MICROFILM INFORMATION		
Drawn By: DTH			DATE: 11/13		NO.			