

CITY OF ALBUQUERQUE



May 20, 2015

Scott Steffen, P.E.
Bohannon-Huston, Inc.
Courtyard 1 7500 Jefferson St NE
Albuquerque, New Mexico 87109

RE: Valle Prado Unit 1
Grading and Drainage Certification
Engineers Stamp Date 11/19/14 (C09D011)
Certification Date 4/23/15

Dear Mr. Steffen,

Based upon the information provided in your submittal received 4/23/15, the above referenced Certification is acceptable for Release of Financial Guarantee for Valle Prado Unit 1.

If you have any questions, please contact me at 924-3420.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Stormwater Quality Engineer
On behalf of Hydrology
Planning Department

C: File

April 23, 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 1
DRB Case No. 1004404, (C09/D011)

Dear Rita:

We are submitting the final grading and drainage certification for Valle Prado Unit 1. Enclosed for your review is the approved grading and drainage plan dated 11/19/14, with as-built elevations for Unit 1 and Pond E. The Unit 1 lots have been graded, and curb and gutter, pavement and storm drain improvements have been constructed. Grading of the Unit 2 lots and public infrastructure has not been completed. The Unit 2 lots will be certified once grading and construction of improvements has been completed.

The Valle Prado Addendum #2 AHYMO analysis, which removed offsite Pond 2, dated 11/19/14, has been updated with a revised stage-storage-discharge curve for Pond E based on the as-built grades for Pond E. The table below shows a comparison of the Pond E operations from Addendum #2 and the as-built condition.

POND E SUMMARY		
Description	Addendum #2	As-built Condition
Peak Inflow, cfs	180.6	182.7
Time to Peak, hrs	1.5	1.5
Peak Outflow, cfs	20.9	21.3
Time to Peak, hrs	2.5	2.5
Max Water Surface, feet	5451.57	5451.67
Storage Volume, ac-ft	6.59	6.53
Peak Flow AP-E, cfs	21.8	22.3
Time to Peak, hrs	2.0	2.0

The as-built Pond E analysis results in a peak discharge at Analysis Point E of 22.3 cfs, which matches the allowed discharge in the Trails Units 1-3 DMP of 22.3 cfs. The results of this analysis show that Pond E functions per the intent of the design in the Valle Prado Units 1 and 2 Drainage Report Addendum #2, dated 11/19/14 and meets the requirements of the Trails DMP.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

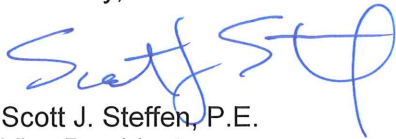
Rita Harmon, P.E.
Planning Department
April 23, 2015
Page 2

The final certification was originally submitted to City Hydrology on February 24, 2015. Curtis Cherne provided a comment per the attached email, dated February 27, 2015, regarding the Pond E rip-rap. In response to the comment, additional rip-rap, along with a swale directing water from the gas easement to Pond E, have been constructed and are shown on the as-built grading plan.

After reviewing the as-built elevations and visiting the site on 4/23/15, it is my belief that the Valle Prado Unit 1 subdivision has been graded in substantial compliance with the approved grading plan and will drain in compliance with the approved drainage plan.

Your review and approval is requested for Release of Financial Guaranty for Valle Prado Unit 1. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott J. Steffen".

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

Enclosure

cc: Rick Beltramo, Wexford Construction

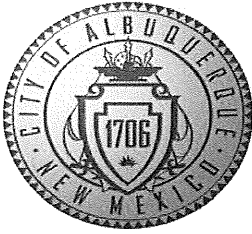
Scott Steffen

From: Cherne, Curtis <CCherne@cabq.gov>
Sent: Friday, February 27, 2015 11:39 AM
To: Scott Steffen; 'Rick Beltramo'
Subject: northeast corner of pond e
Attachments: IMG_20150227_100910_149.jpg

I went out to the Valle Vista Final today.
Figured I'd cruise over to Valle Prado.

Looks like drainage coming down the gas easement road is going to turn into Pond E, north the rock. You're going to get a cut here.

Curtis



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: DMP FOR VALLE PRADO UNIT 1 Building Permit #: _____ City Drainage #: C09/D011

DRB#: 1004404 EPC#: _____ Work Order#: _____

Legal Description: LOTS 1-32, VALLE PRADO UNIT 1

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: SSTEFFEN@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:

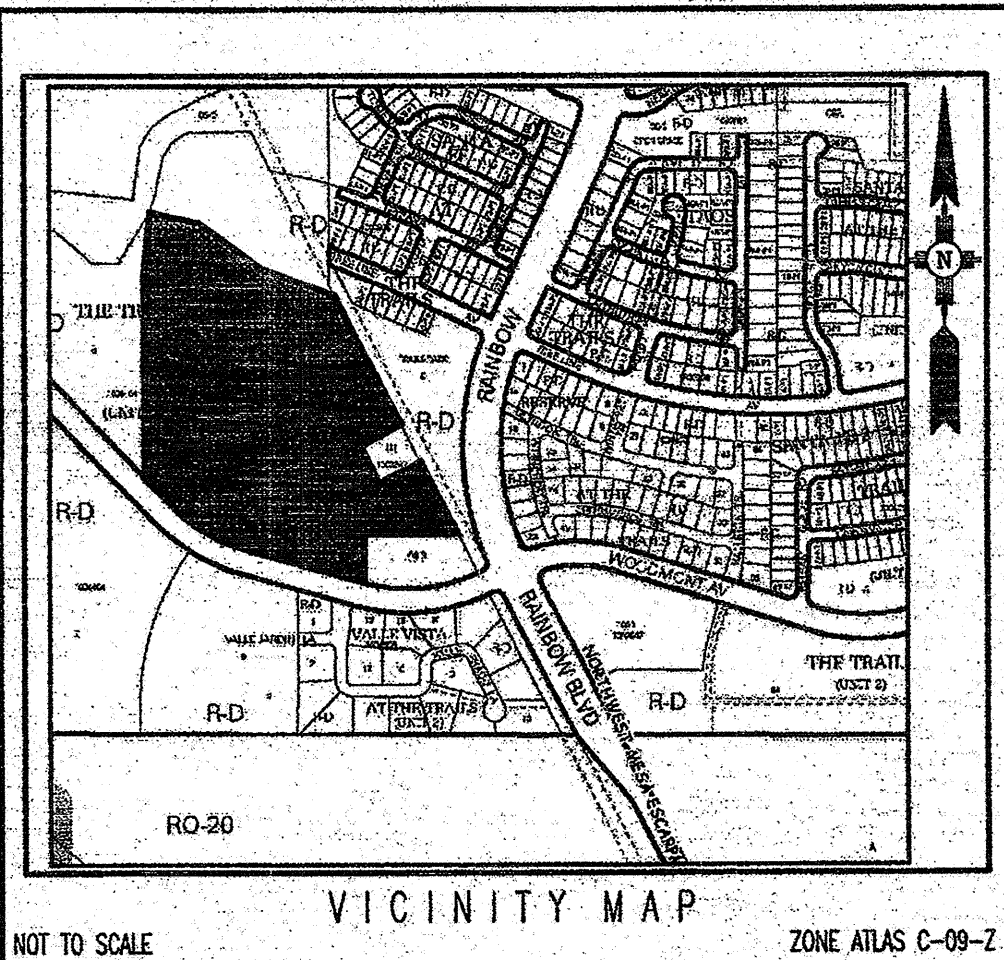
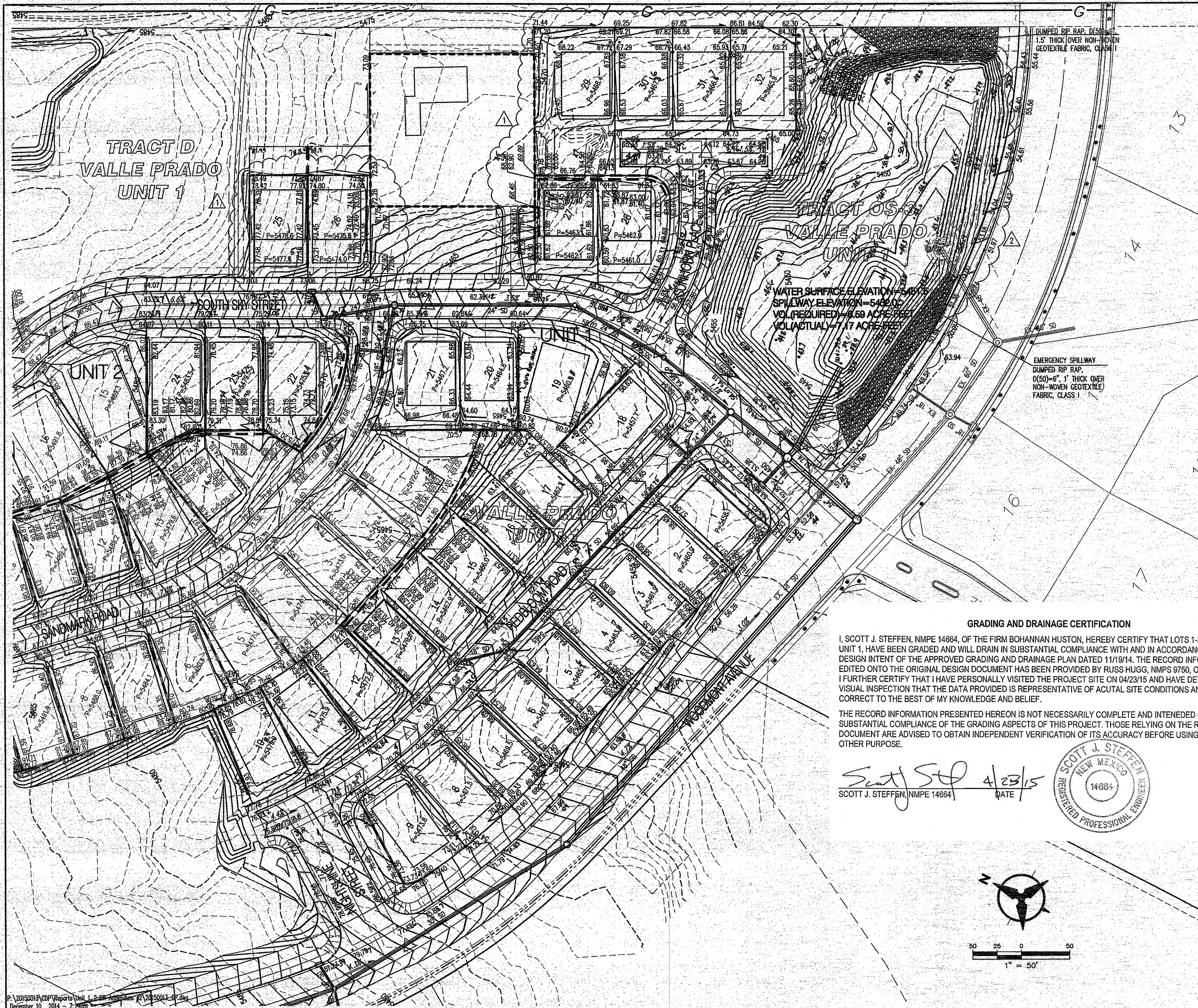
- ☒ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING 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: 04/23/15 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



- 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.

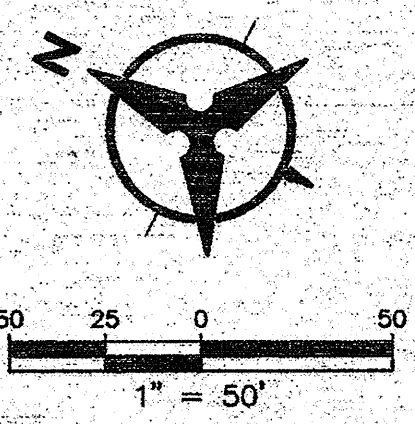
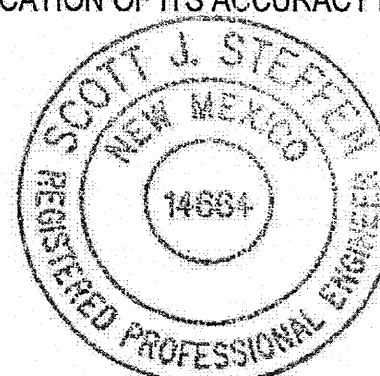
- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
 - × 92.46 EXISTING SPOT ELEVATION (GRND. & TC)
 - ===== EXISTING CURB & GUTTER
 - ===== PROPOSED MOUNTABLE CURB & GUTTER
 - ===== PROPOSED STANDARD CURB & GUTTER
 - 5470 — EXISTING CONTOUR W/ INDEX ELEVATION
 - FLOW ARROW
 - PROPOSED RETAINING WALL
 - PROPOSED GARDEN WALL *
 - PROPOSED SLOPE
 - PROPOSED STORM DRAIN
 - ⊙ PROPOSED STORM DRAIN MANHOLE
 - ⊙ PROPOSED STORM DRAIN INLET
 - WALL DRAIN
- * TO BE BUILT WITH HOME CONSTRUCTION

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT LOTS 1-32, VALLE PRADO UNIT 1, 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 11/19/14. 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 04/23/15 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACUTAL 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 4/23/15
SCOTT J. STEFFEN, NMPE 14664 DATE



Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT			
VALLE PRADO UNIT 1 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

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REVISIONS		DESIGN	
CONTRACTOR	DATE	ACS MONUMENT STAMPED "UNION"	DATE	NO.	BY	NO.	BY	SJS	SJS	11-19-14	REVISE POND E	SJS	SJS
ASSISTANT'S BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE							1-04-15	REVISE GRADING LOTS 25-32	SJS	SJS
FIELD APPLICATION BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE							No. Date			
CORRECTED BY	DATE	N = 1,523,803.475 E = 1,493,655.030	DATE										
CORRECTED BY	DATE	GROUND-TO-GRID FACTOR = 0.999664360	DATE										
RECORDED BY	DATE	ΔN = -0.0165696"	DATE										
NO.		NAVD 1988 ELEVATION = 5524.950											