

CITY OF ALBUQUERQUE



September 12, 2017

Scott Steffen, P.E.
Bohannon Huston
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

RE: Valle Prado Unit 2
Release of Financial Guarantee
Grading Plan Stamp Date: 7/10/14
Engineer's Certification Date: 8/22/17
Hydrology File: C09D011

Dear Mr. Steffen:

Based upon the information provided in your submittal received 8/22/17, the above-referenced plan is approved for Grading and Drainage Certification for Release of Financial Guarantee.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

August 22, 2017

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Mr. Doug Hughes
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 Doug:

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. Per the attached letter from Rita Harmon dated 12/30/15, construction of the rear yard walls for Lots 11 through 14 has been completed.

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 and 08/22/17, it is my belief that the Valle Prado Unit 2 subdivision has been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for 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: JL Murtagh, Wexford Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

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:** _____

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

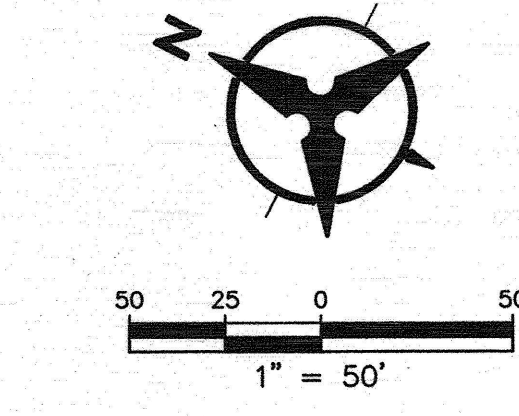
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ 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
- ☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



- 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
 - x 92.46 EXISTING SPOT ELEVATION (GRID & 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
 - HIGH POINT

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, 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 SURVTEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 08/22/17 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
SCOTT J. STEFFEN, NMPE 14664
DATE: 8/22/17

SCOTT J. STEFFEN
NEW MEXICO
14664
REGISTERED PROFESSIONAL ENGINEER

**TRACT 6
THE TRAILS UNIT 3A**
FILED: DECEMBER 21, 2007
LAT BOOK 2007C, PG. 0352

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		FIELD NOTES		ENGINEER'S SEAL		REMARKS	
CONTRACTOR	DATE	ACCS MONUMENT STAMPED "UNION"	DATE	NO.	BY	DATE	DATE	By	By	REVISIONS	DESIGN
INSPECTOR'S	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE								
ACCEPTANCE BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE								
REVISIONS BY	DATE	N = 1,523,503.475 E = 1,493,655.030	DATE								
REVISIONS BY	DATE	GROUND-TO-GRID FACTOR = 0.999664360	DATE								
REVISIONS BY	DATE	Δα = -00°16'58.96"	DATE								
REVISIONS BY	DATE	NAVD 1988 ELEVATION = 5524.950	DATE								

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

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 30, 2015

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 but not for Release of Financial Guarantee. Prior to ROFG the following conditions must be met:

- It does not appear that the retaining wall behind Lot 14 extends to Lot 22 as shown on the plan. Is it covered with dirt? Provide a picture showing that it extends.
- Retaining wall behind lot 12 was not built. It has a 3' split at the NW corner and cannot be a garden wall.
- Double garden walls behind Lots 11 thru 13, and lots 23 and 24 were allowed in lieu of retaining walls since they are allowed to retain 2 ft. However, since they are intended to function exactly as a retaining wall and support the grade and building pad, they must be built prior Release of Financial Guarantee.
- The Alternative grading plan is not accepted since it does not show a viable drainage scheme.

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

Sincerely,

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

Orig: Drainage file
c.pdf: via Email