

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

May 14 2021

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

RE: Durango Unit 5
Request for Release of Financial Guarantee - Approved
Grading Plan Stamp Date: 3/7/19
Certification Dated: 5/3/21
Drainage File: C09D012

Dear Mr. Lutz:

PO Box 1293

Based on the submittal received on 5/4/21, this certification is approved for Release of Financial Guarantee by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

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: Durango Unit 5 **Building Permit #:** _____ **Hydrology File #:** C09D012
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract H, Durango Unit 1 7 Tract A of Durango Unit 5
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 (1 # 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: 05-03-2021 **By:** Josh Lutz, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

May 3, 2021

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

Re: Final Grading and Drainage Certification Durango Unit 5 Subdivision; DRB Case No. PR-2018-001996; Hydrology File C09D012

Dear Ernest,

We are submitting a final grading and drainage certification for Durango Unit 5 Subdivision for Financial Guaranty Release. Enclosed for your review is the approved grading and drainage plan dated 03/07/19. 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 05-03-2021 it is my belief that all 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 Financial Guaranty Release 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

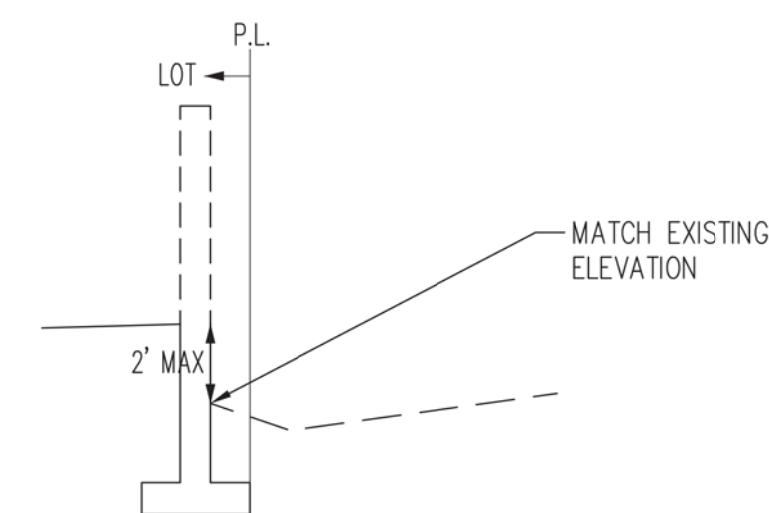
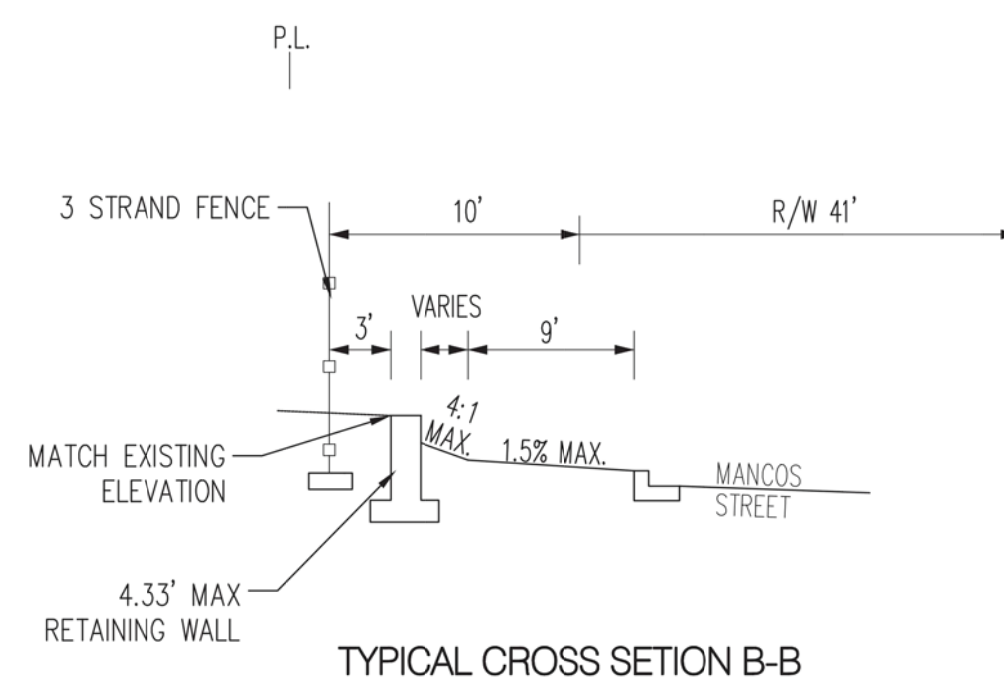
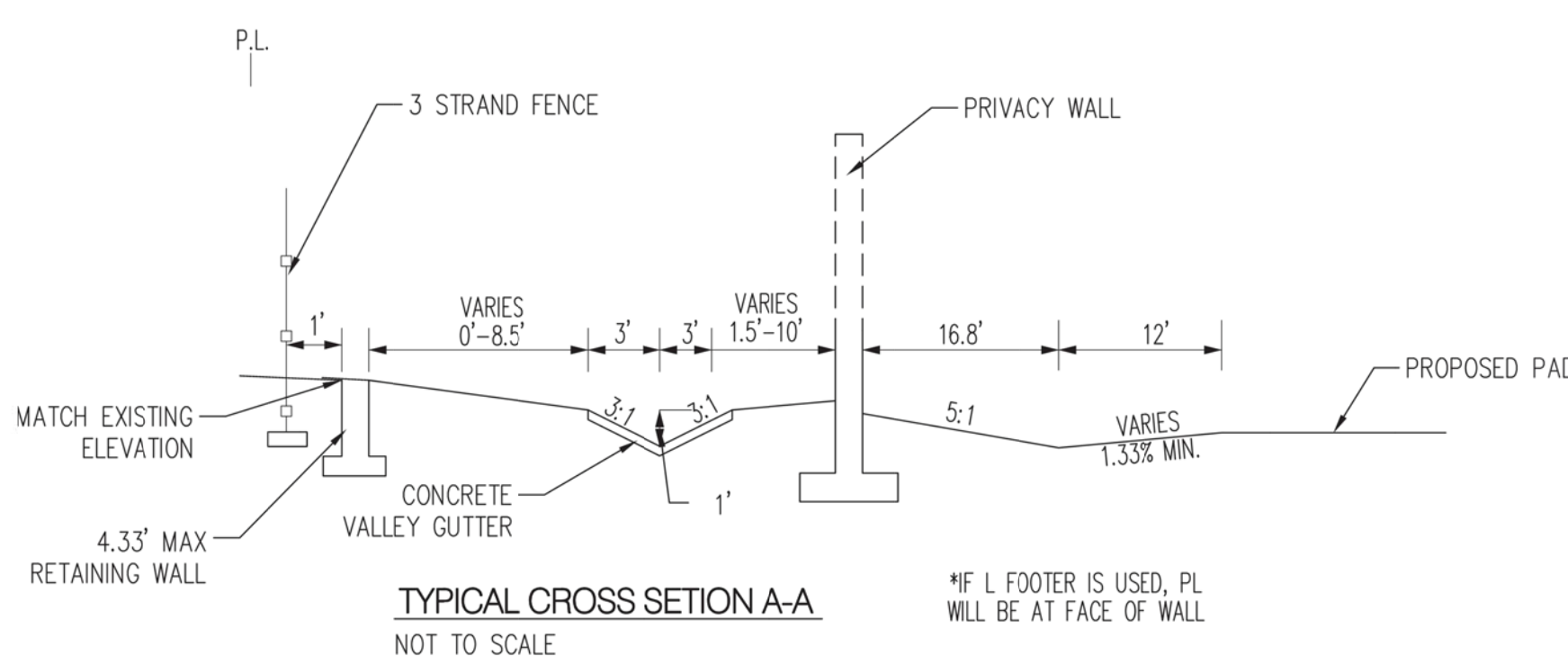
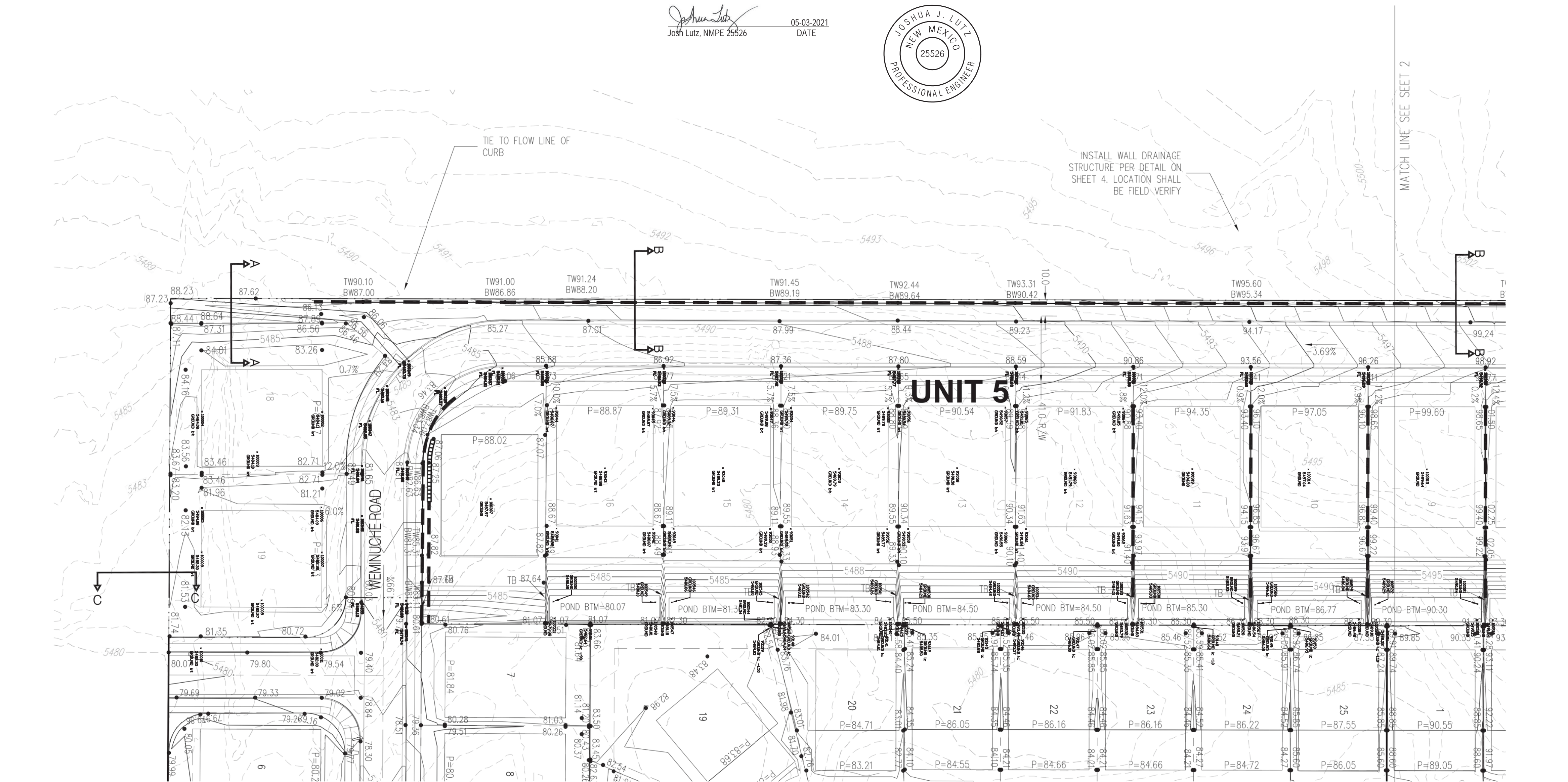
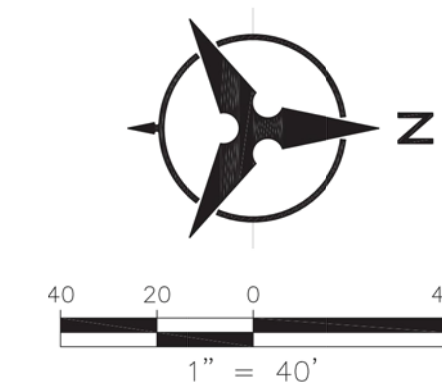
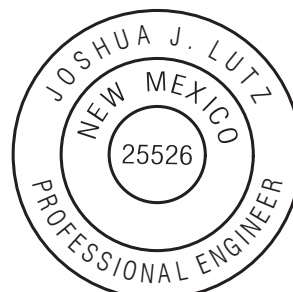
Enclosure

cc: Scott Steffen, PLDG

I, JOSHUA J. LUTZ, NMPE 2556 OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT DURANGO UNIT 5 SUBDIVISION 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 03/07/2019. THE RECORD INFORMATION EDITED INTO 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 05/03/2021 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.


 Josh Lutz, NMPE 25526

05-03-2021
 DATE



TYPICAL CROSS SECTION C-C
NOT TO SCALE

*IF L FOOTER IS
USED, PL WILL BE
AT FACE OF WALL

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	— — — — —
PAD	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> 10 P-5300.00 </div>
TURNED BLOCK	TB
STREET SLOPE	XX
PHASE BOUNDARY	— · — · —

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			DATE
					ACS MONUMENT STAMPED "UNION"		DATE
					GEOGRAPHIC POSITION (NAD 83)		DATE
					N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		DATE
					N = 1523,503,475 E = 1,493,655,030		DATE
					GROUND-TO-GRID FACTOR = 0.999664360		DATE
					$\Delta\alpha = -00^{\circ}16'58.96"$		DATE
					NAVD 1988 ELEVATION = 5524.950		DATE
					MICROFILM INFORMATION		DATE
					RECORDED BY		DATE
					NO.		DATE

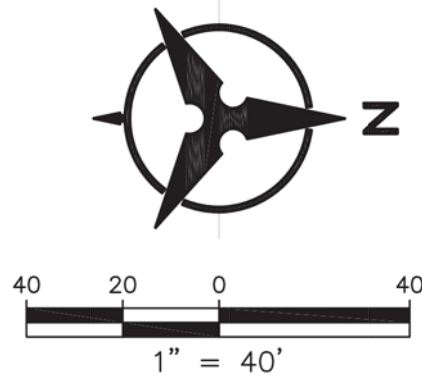
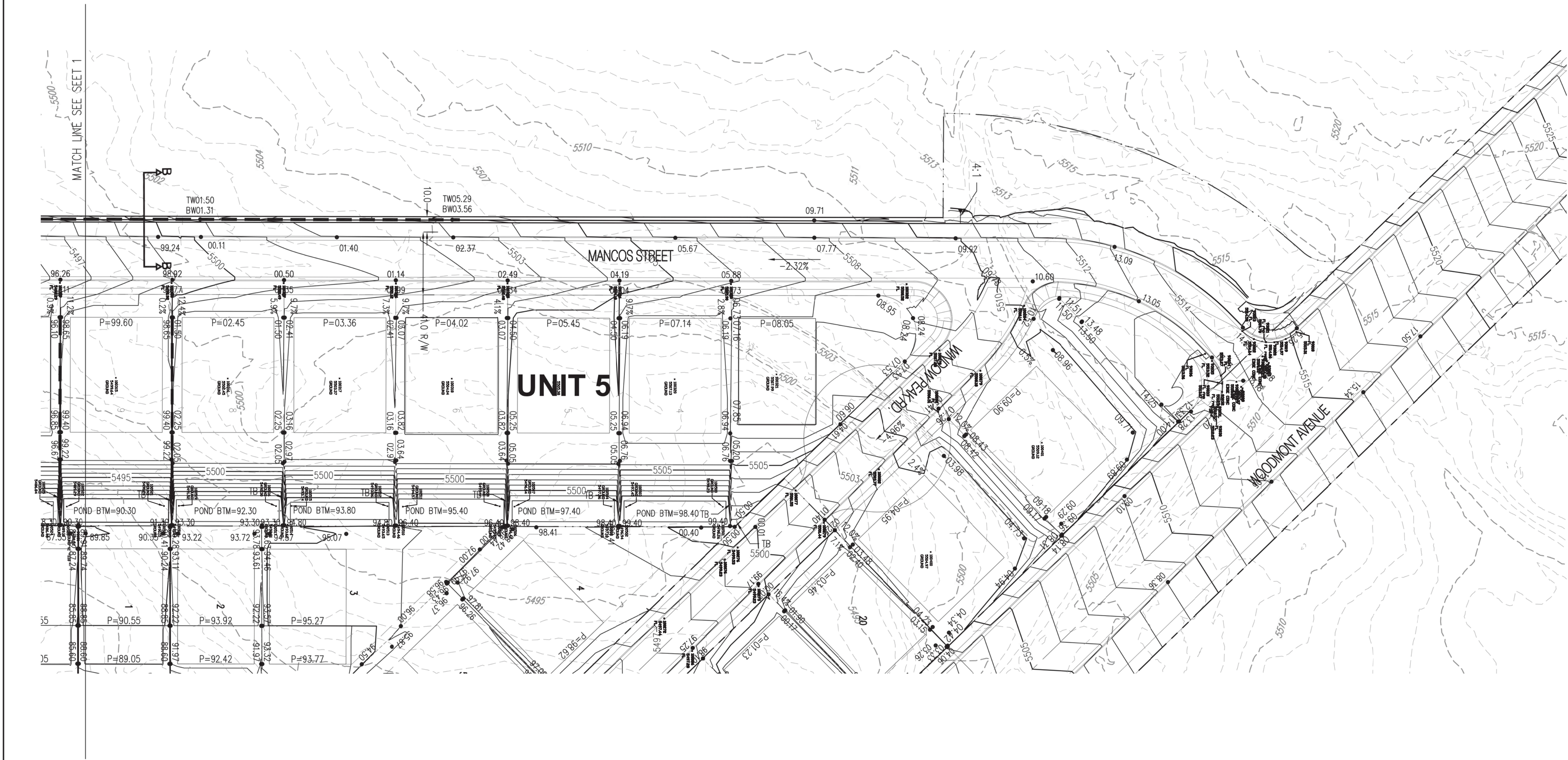


CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 5
FLOORING 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	
	C-09-Z	1	4	

FOR INFORMATION ONLY SHEET 4A



- 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: [Symbol]
 - PAD: [Symbol]
 - TURNED BLOCK: [Symbol]
 - STREET SLOPE: [Symbol]
 - PHASE BOUNDARY: [Symbol]

GRADING AND DRAINAGE CERTIFICATION

I, JOSHUA J. LUTZ, NMPE 25526, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT DURANGO UNIT 5 SUBDIVISION 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 03/07/2019. 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 05/03/2021 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 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
05-03-2021
DATE



Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

DURANGO
UNIT 5
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	C-09-Z	2	4

FOR INFORMATION ONLY SHEET 4B