

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

February 5, 2021

Yolanda Padilla Moyer, PE  
Bohannon-Huston  
7500 Jefferson St NE Courtyard I  
Albuquerque, NM 87109

**RE: Durango Unit 3**  
**Request for Partial Pad Certification Lots 1-26, 28-37 - Approved**  
**Grading Plan Stamp Date: 8/12/15**  
**Certification Dated: 2/1/21**  
**Drainage File: C09D012**

Dear Ms. Padilla Moyer:

PO Box 1293

Based on the submittal received on 2/2/21, 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

February 1, 2021

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

[www.bhinc.com](http://www.bhinc.com)

voice: 505.823.1000

facsimile: 505.798.7988

toll free: 800.877.5332

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 (Lots 1-26, 28-37) Durango Unit 3 Subdivision;  
DRB Case No. PR- 2018-001996; Hydrology File C09D012

Dear Ernest,

We are submitting a partial grading and drainage certification for Durango Unit 4 Subdivision. The partial certification includes Lots 1-26 and 28-37. Enclosed for your review is the approved grading and drainage plan dated 08/12/15. 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 01-28-2021 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

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



# City of Albuquerque

Planning Department

Development & Building Services Division

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

**Project Title:** Durango Unit 3 **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** C09D012  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract H, Durango Unit 1 7 Tract A of Durango Unit 3A  
**City Address:** \_\_\_\_\_

**Applicant:** Bohannon Huston Inc. **Contact:** Yolanda Moyer  
**Address:** 7500 Jefferson St NE CY2 Albuquerque, NM, 87109  
**Phone#:** 505-798-7945 **Fax#:** \_\_\_\_\_ **E-mail:** ypadilla@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 (36 # 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) \_\_\_\_\_

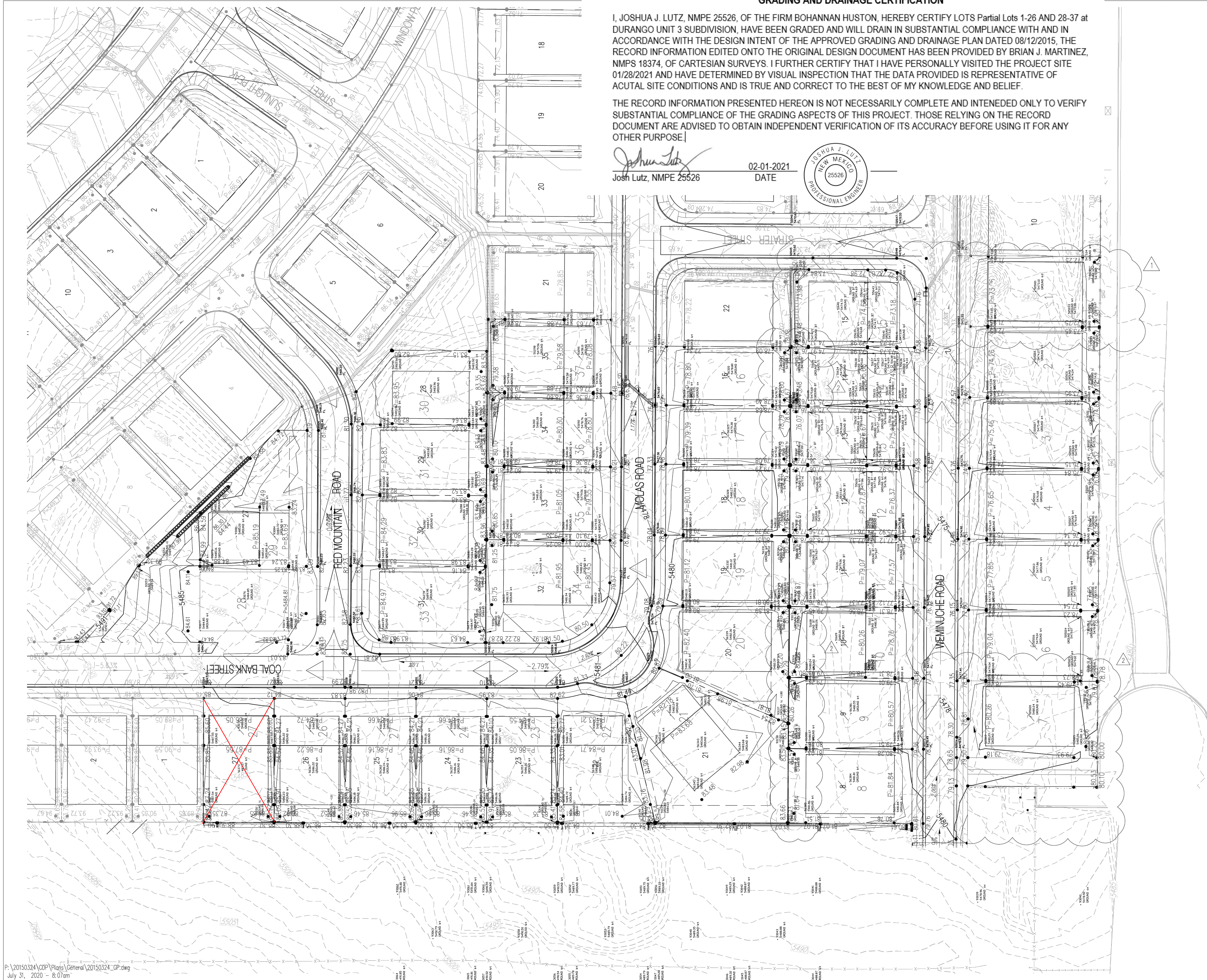
**DATE SUBMITTED:** 02-01-2021 **By:** Josh Lutz, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





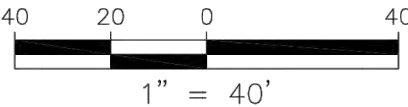
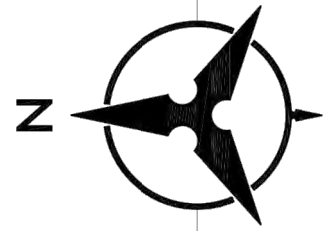
P:\20150324\CDP\Plans\General\20150324\_CD.dwg  
July 31, 2020 - 8:07am

### GRADING AND DRAINAGE CERTIFICATION

I, JOSHUA J. LUTZ, NMPE 25526, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS Partial Lots 1-26 AND 28-37 at DURANGO UNIT 3 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 08/12/2015, 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 01/28/2021 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 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  
02-01-2021  
DATE  
JOSHUA J. LUTZ  
NEW MEXICO  
25526  
PROFESSIONAL ENGINEER



### 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.
8. ALL SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH 4"-6" COBBLE OVER NON-WOVEN GEOTEXTILE FABRIC, CLASS I.

### LEGEND

- 91.62 PROPOSED SPOT ELEVATION
- x 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


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



**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

DURANGO  
UNIT 3  
GRADING 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	
XXXXXX	C-09-Z	4	5	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES		STAMPED "UNION"		CONTRACTOR	
		NO.	BY	DATE	INSPECTOR'S	DATE	
				GEOGRAPHIC POSITION (NAD 83)		DATE	
				N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		DATE	
				N = 1,523,503.475 E = 1,493,655.030		DATE	
				GROUND-TO-GRID FACTOR = 0.999664360		DATE	
				$\Delta\alpha = -00^{\circ}16'58.96''$		MICROFILM INFORMATION	
				NAVD 1988 ELEVATION = 5524.950		RECORDED BY	
						DATE	
						NO.	

DESIGNED BY: SJS		DATE: 03/2015	
DRAWN BY: DJH		DATE: 03/2015	
CHECKED BY: SJS		DATE: 03/2015	

REVISIONS	
No.	Date
REMARKS	
2	07/2020
UPDATED LOT 7 AND REMOVED HILLERMAN ST.	
1	12/19
GRADING REVISIONS. ADDED	
LOTS 1 & 15. UPDATED LOT #45	



REVISIONS  
DESIGN

Updated Lot 7 and removed Hillerman St.  
07/2020  
Updated back lot grades for lots 8, 10-14  
12/2019  
Grading revisions added  
lots 1 & 15, updated lot #5  
No. Date By  
Designed By: SUS  
Drawn By: DTH  
Checked By: SUS  
DATE: 03/2015  
DATE: 03/2015  
DATE: 03/2015