

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 19, 2022

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

RE: Catalonia at the Trails
Request for Partial Pad Certification Lots 1-35 - Approved
Grading Plan Stamp Date: 2/13/20
Certification Dated: 1/14/22
Drainage File: C09D013

Dear Mr. Lutz:

PO Box 1293

Based solely on the submittal received on 1/14/22, this certification is approved for Building Permit for the lots listed above by Hydrology.

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.

www.cabq.gov

Sincerely,

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: Catalonia at the Trails **Building Permit #:** **Hydrology File #:** C09D011
DRB#: 2018-001198 **EPC#:** 2018-2018-001198 **Work Order#:**
Legal Description: Tract 1-2, The Trails Unit 3A
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 (35 # 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: 01/14/2021 **By:** Josh Lutz, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:

January 14, 2022

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

Re: Partial Grading and Drainage Certification for Catalonia Subdivision; DRB Case No. PR-2018-001198; Hydrology File C09D011

Dear Ernest,

We are submitting a partial grading and drainage certification for Catalonia Subdivision. The partial certification includes Lots 1-35. Enclosed for your review is the approved grading and drainage plan dated 02/13/2020. 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 01-13-2022 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.

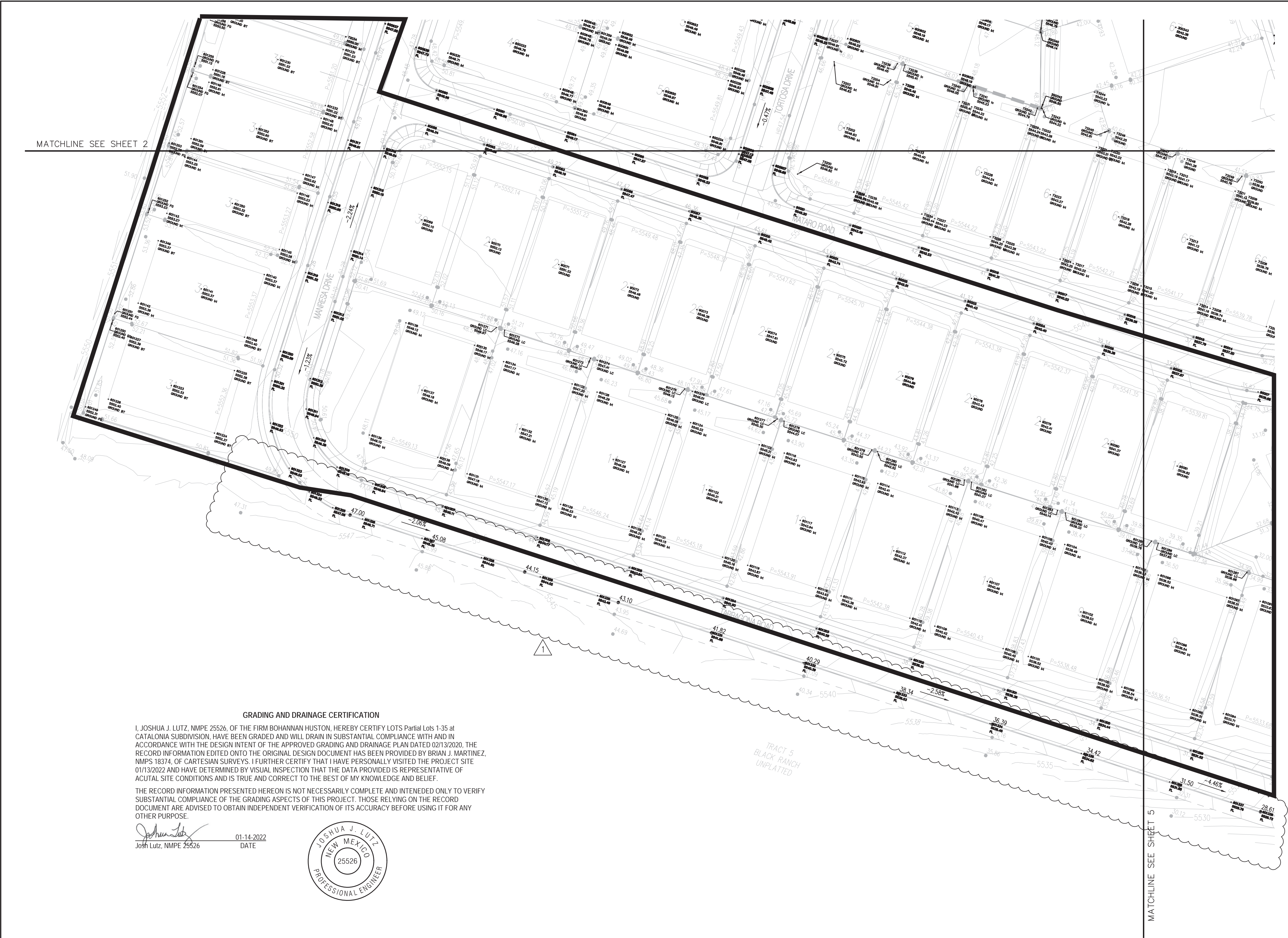
Sincerely,



Josh Lutz, P.E.
Project Engineer
Community Development & Planning

Enclosure

cc: Scott Steffen, PLDG

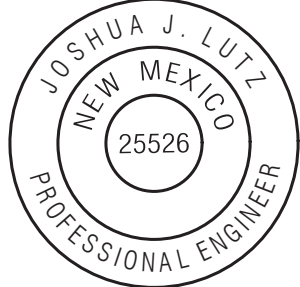


GRADING AND DRAINAGE CERTIFICATION

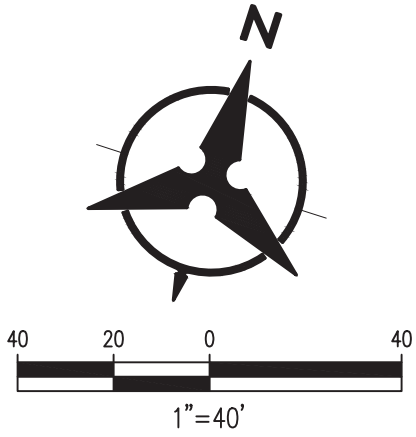
I, JOSHUA J. LUTZ, NMPE 25526, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS Partial Lots 1-35 at CATALONIA SUBDIVISION, HAVE BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 02/13/2020. THE RECORD INFORMATION 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 01/13/2022 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.

Joshua J. Lutz
Josh Lutz, NMPE 25526
01-14-2022
DATE



- LEGEND**
- 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, CONSTRUCTED PRIOR TO GRADING/PAD CERTIFICATION ———
 - PAD 10 P=5300.00
 - TURNED BLOCK TB
 - STREET SLOPE XX



Bohannon & Huston
www.bhinc.com 800.877.5332

		CITY OF ALBUQUERQUE	
		DEPARTMENT OF MUNICIPAL DEVELOPMENT	
CATALONIA GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR. MO./DAY/YR.	
		LAST DESIGN UPDATE	
CITY PROJECT NO.	ZONE MAP NO. C-08	SHEET 3 OF	

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES		ACS MONUMENT STAMPED "UNION"		CONTRACTOR	
		NO.	BY	DATE	GEOGRAPHIC POSITION (NAD 83)	WORKED BY	DATE
					N.M. STATE PLANE COORDINATES (CENTRAL ZONE) <td>INSPECTOR'S</td> <td>DATE</td>	INSPECTOR'S	DATE
					N = 1,523,503.475 E = 1,493,655.030 <td>ACCEPTANCE BY</td> <td>DATE</td>	ACCEPTANCE BY	DATE
					<td>PERMIT BY</td> <td>DATE</td>	PERMIT BY	DATE
					GROUND-TO-GRID FACTOR = 0.999864360 <td>DRAWINGS</td> <td>DATE</td>	DRAWINGS	DATE
						CORRECTED BY	DATE
					$\Delta\alpha = -00^{\circ}16'58.96''$ <td colspan="2">MICRO-FILM INFORMATION</td>	MICRO-FILM INFORMATION	
					NAVD 1988 ELEVATION = 5524.950 <td>RECORDED BY</td> <td>DATE</td>	RECORDED BY	DATE
						NO.	DATE

Professional Engineer Seal for Linda Padilla, State of California, License No. 16035, dated 13-200.

REVISIONS	
DESIGN	
DESIGNED BY	YPM
DRAWN BY	AR
CHECKED BY	YPM
DATE 04/19	
DATE 04/19	
DATE 04/19	

