

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

December 10, 2021

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 60-66 - Approved
Grading Plan Stamp Date: 2/13/20
Certification Dated: 12/7/21
Drainage File: C09D013

Dear Mr. Lutz:

PO Box 1293

Based on the submittal received on 12/8/21 and photos received 12/10/21, 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.

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)

C09D013

Project Title: Catalonia at the Trails **Building Permit #:** _____ **Hydrology File #:** C09D013
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 (7 # 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: 12/07/2021 **By:** Josh Lutz, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

December 7, 2021

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~~
C09D013

Dear Ernest,

We are submitting a partial grading and drainage certification for Catalonia Subdivision. The partial certification includes Lots 60-66. 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 12-07-2021 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.

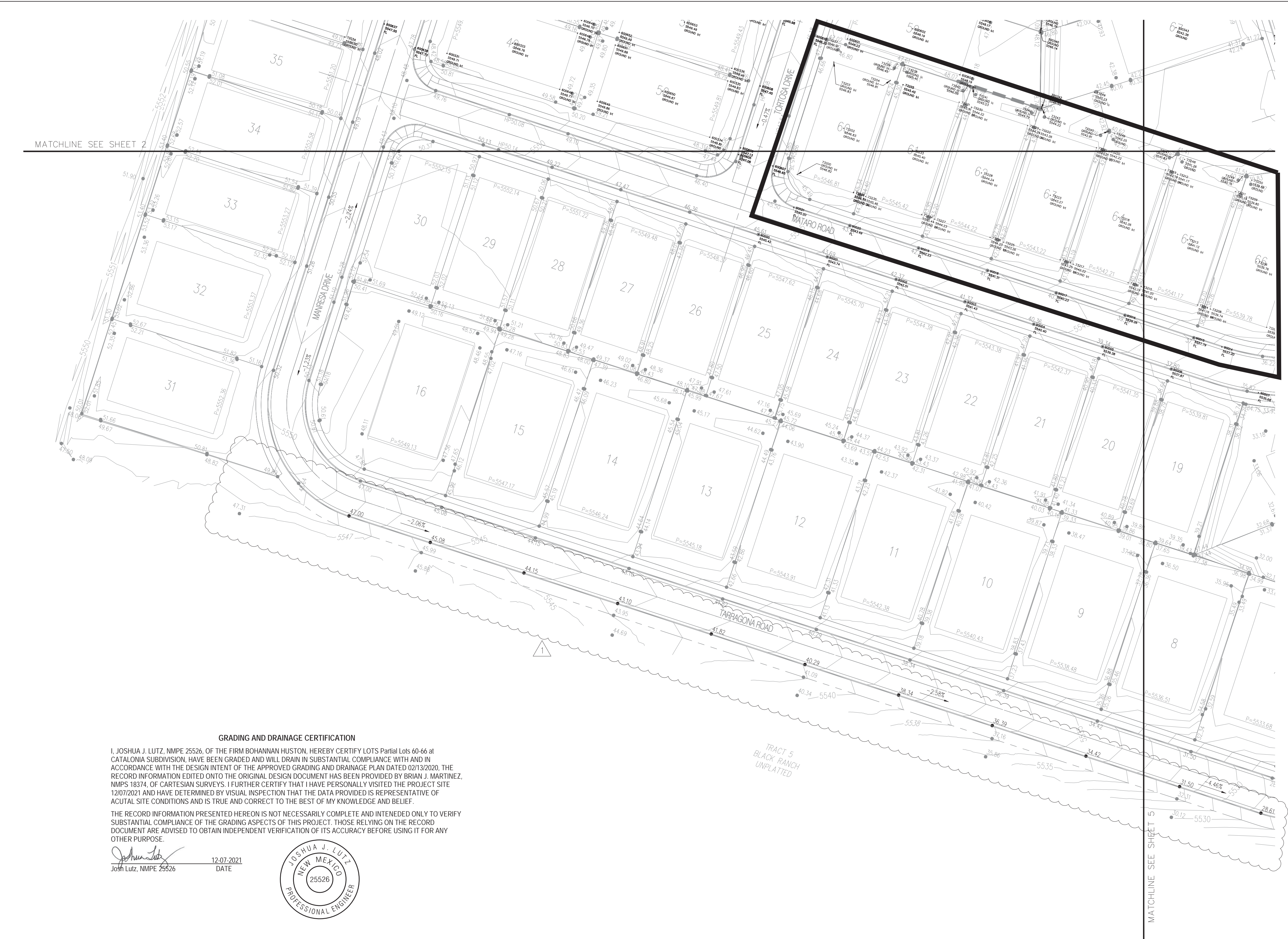
Sincerely,



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

Enclosure

cc: Scott Steffen, PLDG

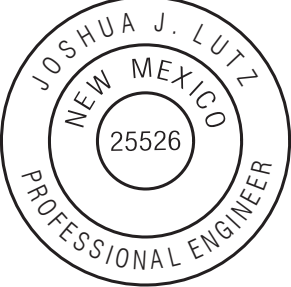


GRADING AND DRAINAGE CERTIFICATION

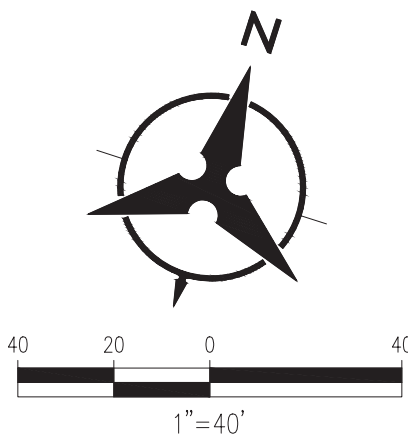
I, JOSHUA J. LUTZ, NMPE 25526, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS Partial Lots 60-66 at CATALONIA SUBDIVISION HAVE BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 02/13/2020. THE RECORD INFORMATION 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 12/07/2021 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
12-07-2021
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 | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR. |
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| | | | | |
| | | | | |
| CITY PROJECT NO. | | ZONE MAP NO. C-08 | SHEET 3 | OF |

| SURVEY INFORMATION | | BENCH MARKS | | AS-BUILT INFORMATION | |
|--------------------|----|-------------|---|---------------------------|------|
| NO. | BY | DATE | ACS MONUMENT STAMPED "UNION" | CONTRACTOR | DATE |
| | | | | | |
| | | | GEOGRAPHIC POSITION (NAD 83) | INSPECTED BY | DATE |
| | | | N.M. STATE PLANE COORDINATES (CENTRAL ZONE) | INSPECTOR'S ACCEPTANCE BY | DATE |
| | | | N = 1,523,503.475 E = 1,493,655.030 | VERIFICATION BY | DATE |
| | | | GROUND-TO-GRID FACTOR = 0.999664360 | DRAWINGS CHECKED BY | DATE |
| | | | Δα = -00°16'58.96" | MICRO-FILM INFORMATION | |
| | | | NAVD 1988 ELEVATION = 5524.950 | RECORDED BY | DATE |
| | | | | NO. | DATE |

