

# CITY OF ALBUQUERQUE



December 12, 2014

Scott Steffen, P.E.  
Bohannon-Huston, Inc.  
Courtyard 1 7500 Jefferson St NE  
Albuquerque, New Mexico 87109

**RE: Montecito West Unit 1, Lots 1-46  
Grading and Drainage Plan  
Engineers Stamp Date 6/6/14 (D9D004)  
Certification Date 12/8/14**

Dear Mr. Steffen,

Based upon the information provided in your submittal received 12/8/2014, the above referenced Certification for Montecito West Unit 1 is acceptable for Release of Financial Guarantee and Building Permit approval.

Hydrology realizes that rip-rap or similar was not specified at the end of the pipe between lots 38 and 39 on the approved Grading and Drainage Plan, but feels it would be helpful to prevent sediment from entering the pipe, would help prevent erosion and should improve the effectiveness of the storm drain.

Please mention to Pulte Homes that Hydrology is requesting rip-rap or similar in the depressed area at the pipe end. It is not a requirement for the approval of this request.

If you have any questions, please contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Hydrology  
Planning Dept.

C: File

December 8, 2014

Mr. Curtis Cherne  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Grading and Drainage Certification, Montecito West Unit 1  
DRB Case No. 1009506, (D09/D004)

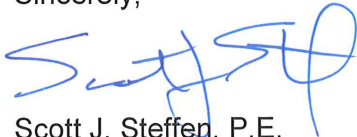
Dear Curtis:

We are submitting the final grading and drainage certification for Montecito West Unit 1. Enclosed for your review is the approved grading and drainage plan dated 3/6/14, with as-built elevations.

After reviewing these as-built elevations and visiting the site on 11/07/14 and 11/21/14, it is my belief that the above lots have been graded in substantial compliance with the approved grading and drainage.

Your review and approval is requested for Building Permit Approval and Release of Financial Guaranty. 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

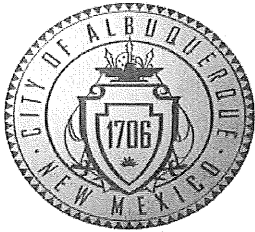
Enclosure

cc: Peter Steen, Pulte Homes  
Kevin Patton, Pulte Homes

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Montecito West Unit 1 Building Permit #: \_\_\_\_\_ City Drainage #: D9/D004  
DRB#: 1009506 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lots 1-46 Montecito West Unit 1  
City Address: \_\_\_\_\_

**Engineering Firm:** Bohannon Huston, Inc. Contact: Scott Steffen  
Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109  
Phone#: 505-823-1000 Fax#: \_\_\_\_\_ E-mail: ssteffen@bhinc.com

**Owner:** Pulte Homes of New Mexico Contact: Peter Steen  
Address: 7601 Jefferson St NE Ste 320 Albuquerque NM 87109  
Phone#: 505-761-9606 Fax#: \_\_\_\_\_ E-mail: peter.steen@pulte.com

**Architect:** \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Contractor:** \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☒ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ ENGINEER'S CERT (ESC)  
☐ SO-19  
☐ OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

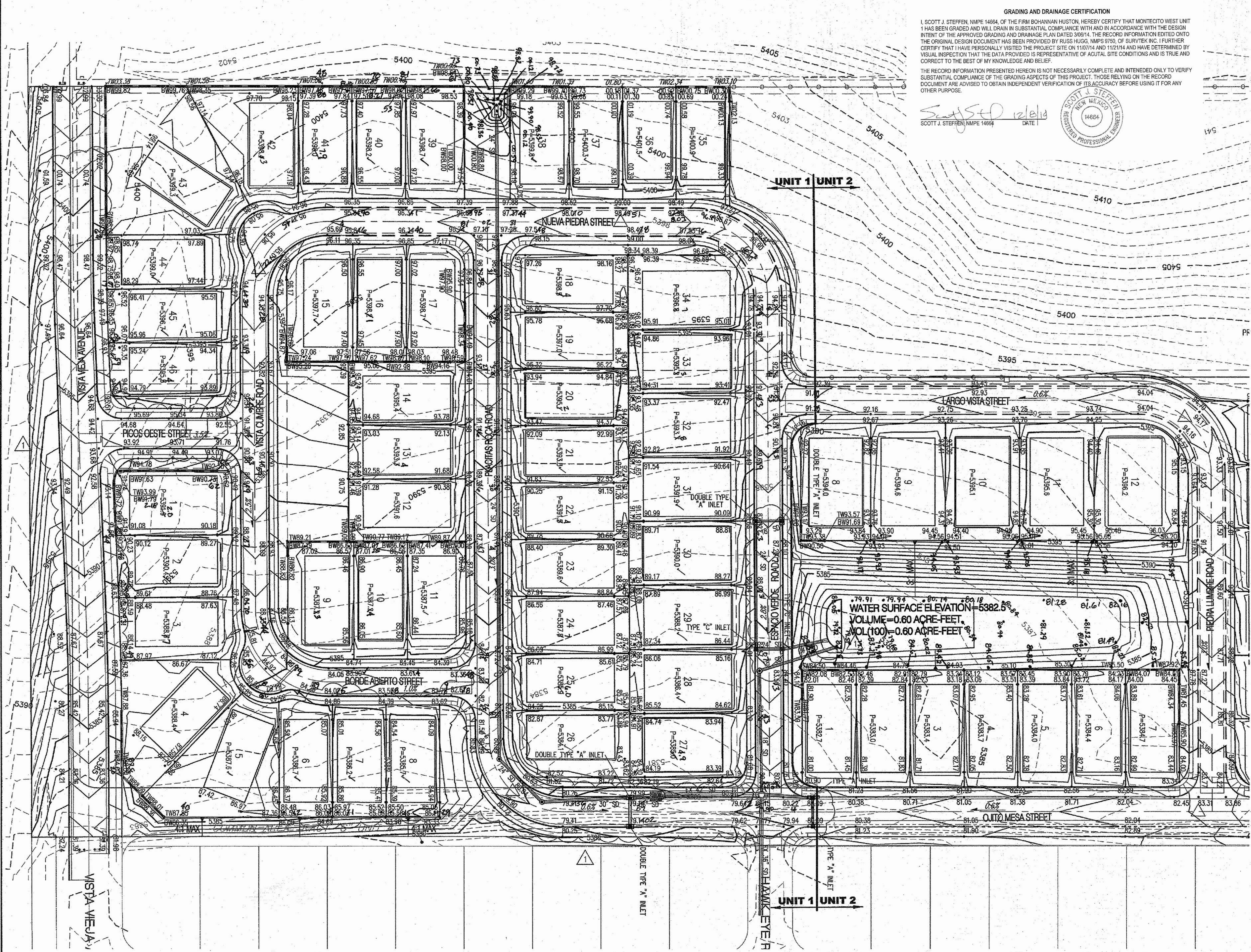
☒ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL ☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL  
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE  
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) \_\_\_\_\_

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: December 8, 2014 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



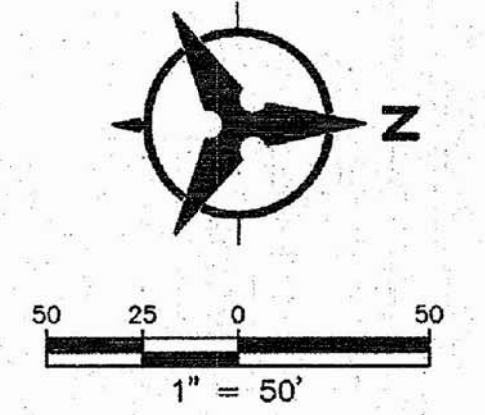
GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14864, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT MONTECITO WEST UNIT 1 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 3/6/14. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVEX INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/17/14 AND 11/21/14 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 NMPE 14864 DATE 12/11/14

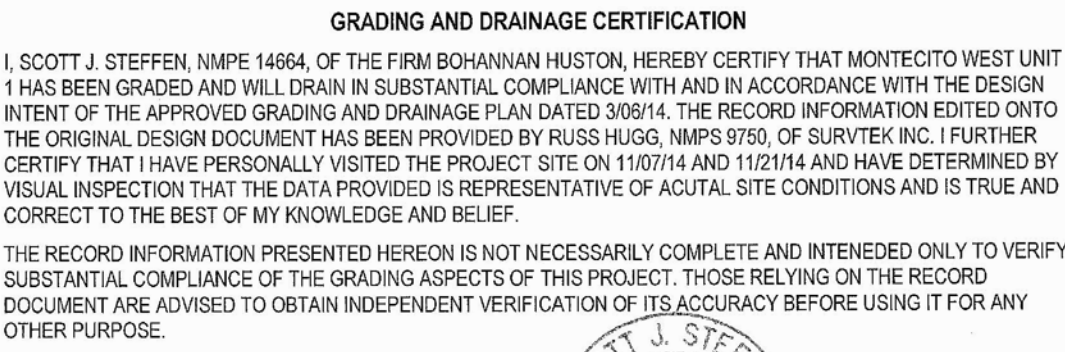
- GENERAL NOTES**
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
  2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY X86 VINYARD, DATED 10-30-13.
  3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, 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 NETTING 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.



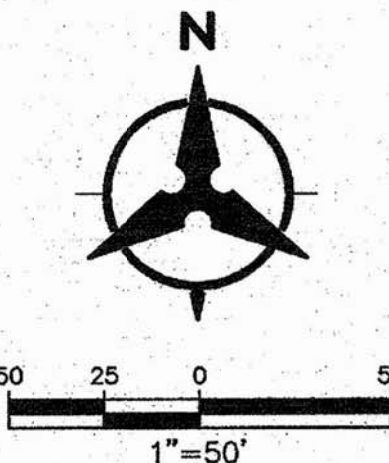
- LEGEND**
- 91.82 PROPOSED SPOT ELEVATION
  - x 92.46 EXISTING SPOT ELEVATION (GRID & TC)
  - EXISTING CURB & GUTTER
  - ==== PROPOSED MOUNTABLE CURB & GUTTER
  - ===== PROPOSED STANDARD CURB & GUTTER
  - 5470 EXISTING CONTOUR W/ INDEX ELEVATION
  - FLOW ARROW
  - PROPOSED RETAINING WALL
  - PROPOSED SLOPE
  - PROPOSED STORM DRAIN
  - PROPOSED STORM DRAIN MANHOLE
  - PROPOSED STORM DRAIN INLET
  - ▲ HIGH POINT
- SPOT ELEVATIONS TT=TOP OF FLOODWALL,  
BW=FINISHED GRADE ON LOW SIDE OF WALL,  
TW=FINISHED GRADE ON HIGH SIDE OF WALL.

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

		<b>CITY OF ALBUQUERQUE</b> PUBLIC WORKS DEPARTMENT	
<b>MONTECITO WEST UNITS 1 &amp; 2</b> GRADING AND DRAINAGE PLAN			
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX		Zone Map No. D-09-Z	Sheet 1 of 4



QUIVARA ROAD



- ## LEGEND
- 
- |   |                                     |
|---|-------------------------------------|
| ● 91.62   | PROPOSED SPOT ELEVATION             |
| × 92.46   | EXISTING SPOT ELEVATION (GRND & TC) |
| ==  | EXISTING CURB & GUTTER              |
| ==  | PROPOSED MOUNTAINABLE CURB & GUTTER |
| ==  | PROPOSED STANDARD CURB & GUTTER     |
| == 5470 ==  | EXISTING CONTOUR W/ INDEX ELEVATION |
| →   | FLOW ARROW                          |
| —   | PROPOSED RETAINING WALL             |
|   | PROPOSED SLOPE                      |
| ==  | PROPOSED STORM DRAIN                |
| ⊙   | PROPOSED STORM DRAIN MANHOLE        |
|   | PROPOSED STORM DRAIN INLET          |
| ~~~~~   | HIGH POINT                          |
| SPOT ELEVATIONS TT=TOP OF FLOODWALL,<br>BW=FINISHED GRADE ON LOW SIDE OF WALL,<br>TW=FINISHED GRADE ON HIGH SIDE OF WALL. |                                     |

1. BERM SHOULD BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

**MONTECITO WEST UNITS 1 & 2**  
GRADING AND DRAINAGE PLAN  
INTERIM OFFSITE POND 1

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXXX		Zone Map No. D-09-Z	Sheet 3	Of 4

ENGINEER'S SEAL						SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
						FIELD NOTES					
No.	Date					BY	DATE				
								ACS MONUMENT "2-09"		CONTRACTOR	DATE
								GEOGRAPHIC POSITION (NAD 83)		DRAWN BY	DATE
								N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		INSPECTOR'S ACCEPTANCE BY	DATE
								X = 1,493,615.357 Y = 1,515,761.743		REGENERATION BY	DATE
								GROUND-TO-GRID FACTOR = 0.999867790		DRAWINGS BY	DATE
								$\Delta\alpha = -00^{\circ}16'58.43''$		<b>MICROFILM INFORMATION</b>	
								NAVD 1988 ELEVATION = 5441.396		RECORDED BY	DATE
										NO.	

The seal is circular with 'NEW JERSEY' at the top and 'MECHANICAL ENGINEERING' at the bottom. In the center is a smaller circle containing the license number '14644'. The name 'ROBERT J. SMITH' is written around the inner perimeter of the seal.

Designed By: SJS      DATE: 11/1/13  
 Drawn By: DJH      DATE: 11/1/13  
 Checked By: SJS      DATE: 11/1/13