

# CITY OF ALBUQUERQUE



October 23, 2015

Scott J. Steffen, P.E.  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson Street NE Courtyard I  
Albuquerque, NM 87109

**RE: Montecito West Unit 2: ROFG and Building Permit Approval**  
**Engineers Stamp dated 1-13-14 and 3/6/14**  
**Engineers Certification dated 10-8-15**

Dear Mr. Steffen,

Based upon your Engineer's Certification received 10-8-15, the above referenced plan is acceptable for Release of Financial Guarantee and for Building Permit approval on all lots.

If you have any questions, you can contact me at 924-3420.

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Stormwater Quality for Hydrology  
Planning Dept.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

Copy: Abiel Carrillo, Hydrology  
Kevin Patton, Pulte Homes  
Kristal Metro, DRC  
Stanice Elliot, Hydrology

October 8, 2015

Ms. Rita Harmon  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Grading and Drainage Certification, Montecito West Unit 2  
DRB Case No. 1009506, (D09/D004)

Dear Rita:

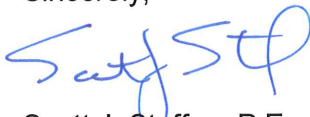
We are submitting the final grading and drainage certification for Montecito West Unit 2. Enclosed for your review is the approved grading and drainage plan dated 1/13/14 (Sheets 2 and 4) and 3/6/14 (Sheet 1), with as-built elevations.

In addition, this certification includes the previously approved certifications dated 7/06/15 for Lots 1-5 and 8-12, and 8/6/15 for Lots 6, 7 and 13-18, which are also noted on the as-built drawing. The as-built survey was provided by Surv-Tek.

After reviewing these as-built elevations and visiting the site on 10/06/15, 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

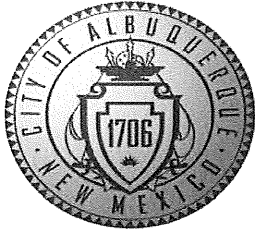
Enclosure

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 2 Building Permit #: \_\_\_\_\_ City Drainage #: D9/D004  
DRB#: 1009506 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lots 1-48 Montecito West Unit 2  
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) \_\_\_\_\_

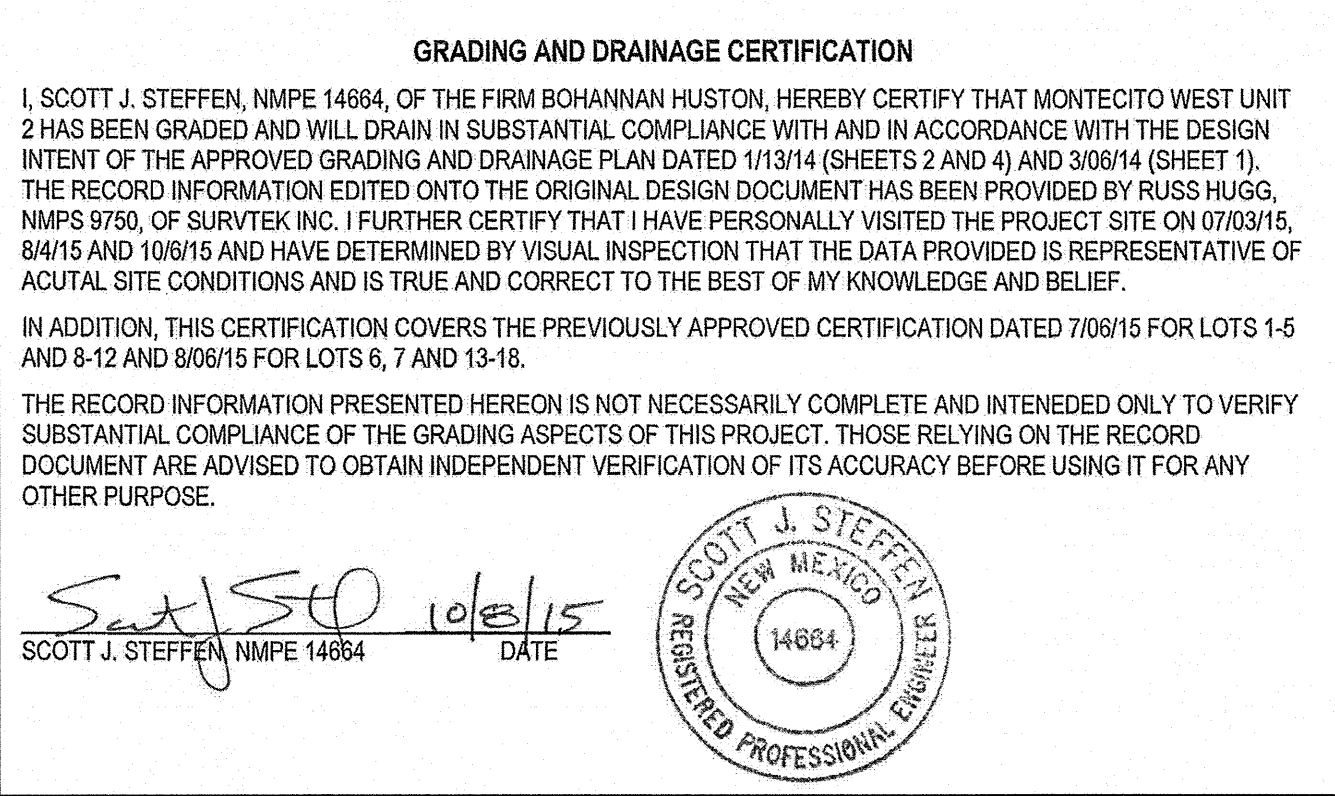
WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: July 6, 2015 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

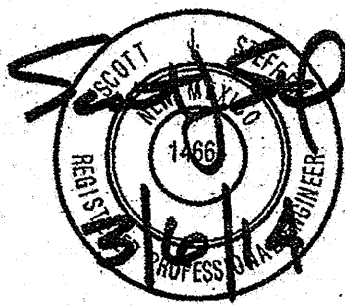




1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY XBM WYRWARD, DATED 10-30-13.
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DIST 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 BERMUS AS PER DETAIL, SHEET 38, 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.



- |  |                                     |
|--|-------------------------------------|
|   | PROPOSED SPOT ELEVATION             |
|   | EXISTING SPOT ELEVATION (GRND & TC) |
|   | EXISTING CURB & GUTTER              |
|   | PROPOSED MOUNTABLE CURB & GUTTER    |
|    | PROPOSED STANDARD CURB & GUTTER     |
|   | 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                          |
| <p>SPOT ELEVATIONS T=TOP OF FLOODWALL,<br/>           BW=FINISHED GRADE ON LOW SIDE OF WALL,<br/>           TW=FINISHED GRADE ON HIGH SIDE OF WALL</p> |                                     |



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



**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

# MONTECITO WEST UNITS 1 & 2

## GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No. XXXXXX		Zone Map No. D-09-Z	Sheet 1	Of 4



GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT MONTECITO WEST UNIT 2 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 1/13/14 (SHEETS 2 AND 4) AND 3/08/14 (SHEET 1). 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 07/03/15, 04/15 AND 10/01/15 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.

IN ADDITION, THIS CERTIFICATION COVERS THE PREVIOUSLY APPROVED CERTIFICATION DATED 7/08/15 FOR LOTS 1-5 AND 8-12 AND 8/06/15 FOR LOTS 6, 7 AND 13-18.

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.

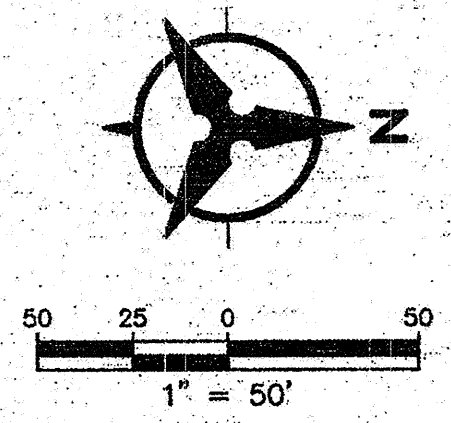
SCOTT J. STEFFEN, NMPE 14684

10/8/15

DATE



- 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 X&E WYVARD, 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 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.



- LEGEND**
- 91.62 PROPOSED SPOT ELEVATION
  - x 92.46 EXISTING SPOT ELEVATION (GRID & TO)
  - ===== 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
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- SPOT ELEVATIONS IF=TOP OF FLOODWALL,  
BW=FINISHED GRADE ON LOW SIDE OF WALL,  
TW=FINISHED GRADE ON HIGH SIDE OF WALL.

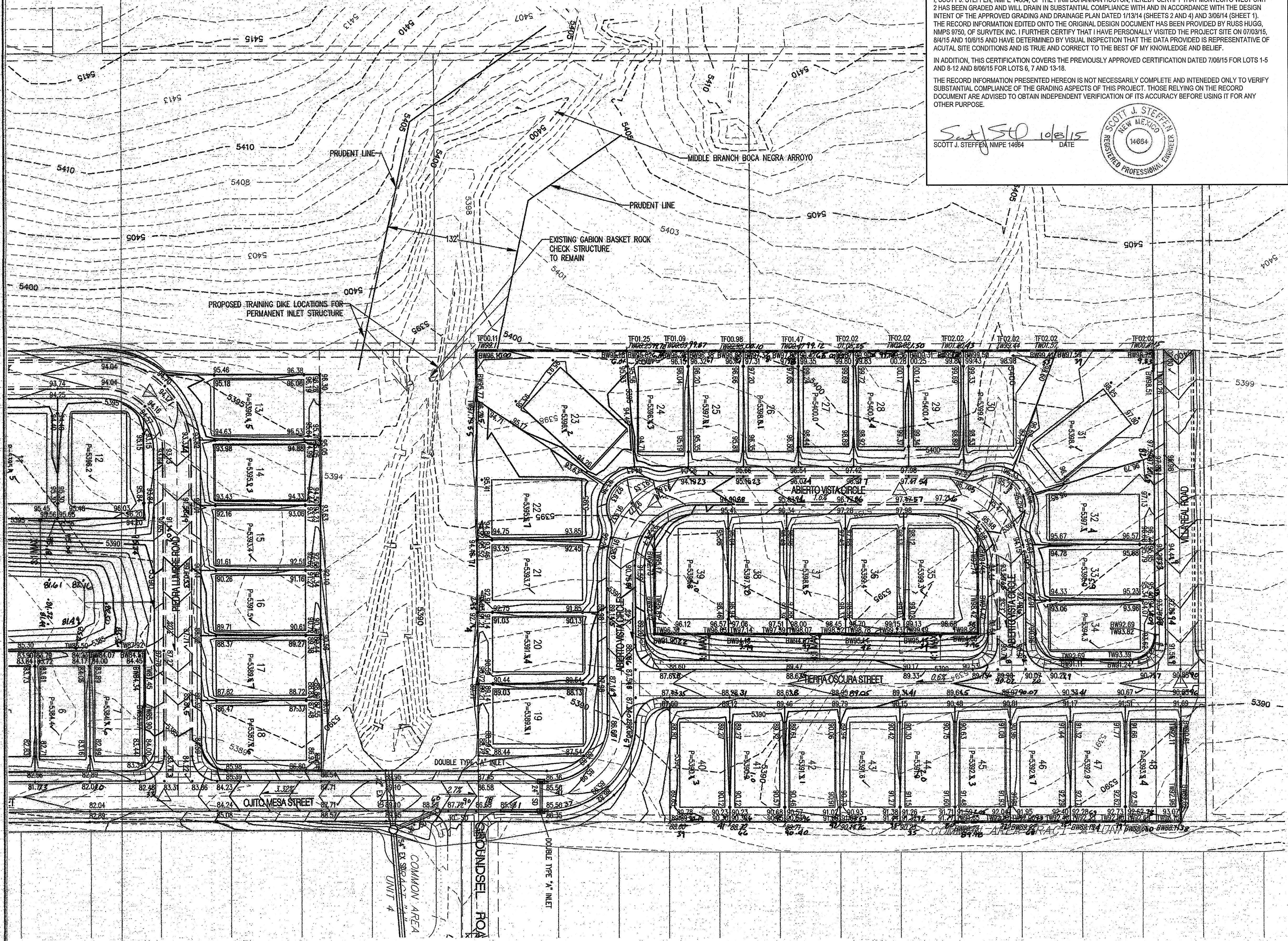
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**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

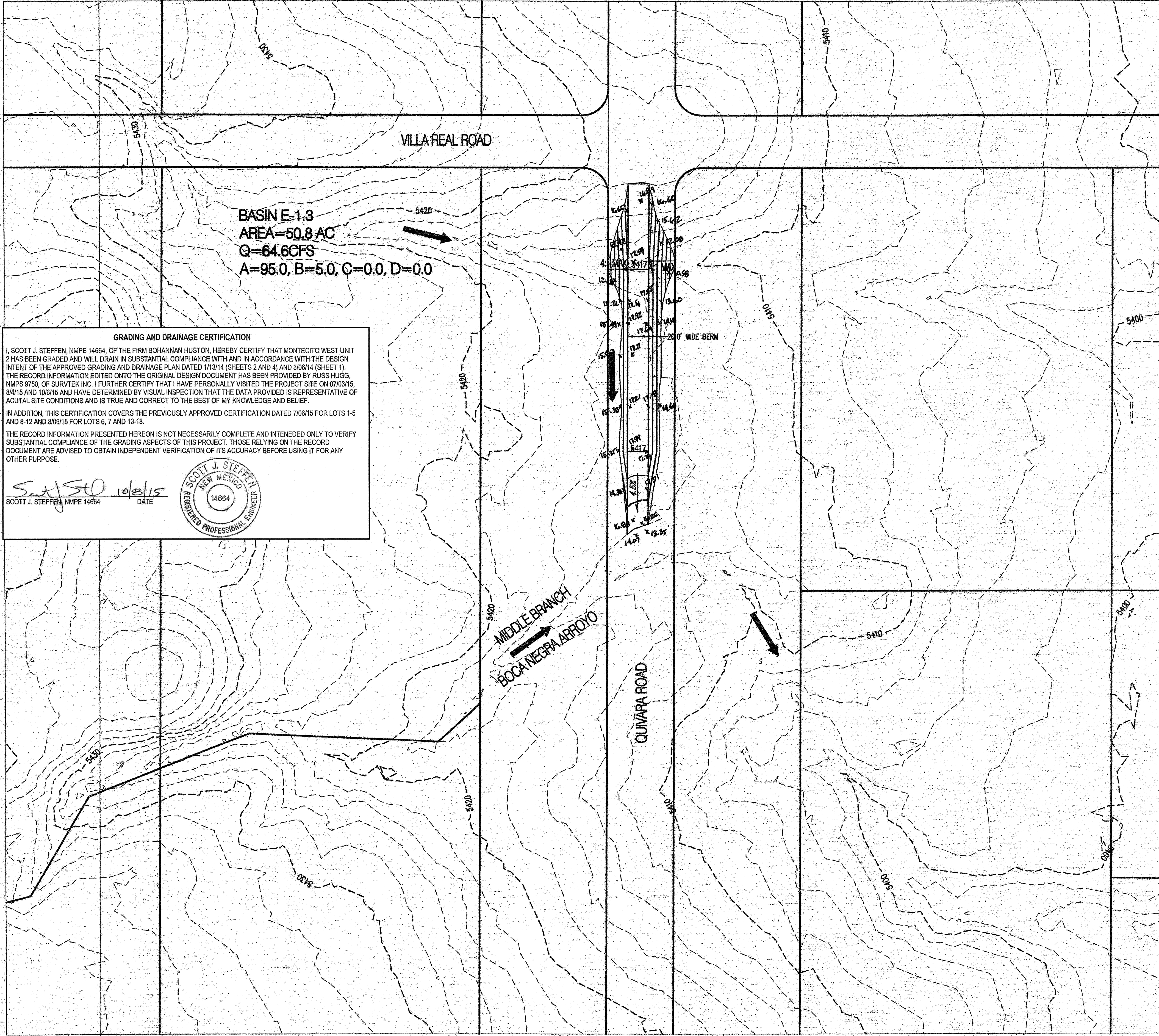
**MONTECITO WEST UNITS 1 & 2**  
**GRADING AND DRAINAGE PLAN**

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.

City Project No. XXXXXXX Zone Map No. D-09-Z Sheet 2 Of 4







**BASIN E-1.3**  
**AREA=50.8 AC**  
**Q=64.6CFS**  
**A=95.0, B=5.0, C=0.0, D=0.0**

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IN ADDITION, THIS CERTIFICATION COVERS THE PREVIOUSLY APPROVED CERTIFICATION DATED 7/08/15 FOR LOTS 1-5 AND 8-12 AND 8/08/15 FOR LOTS 6, 7 AND 13-18.

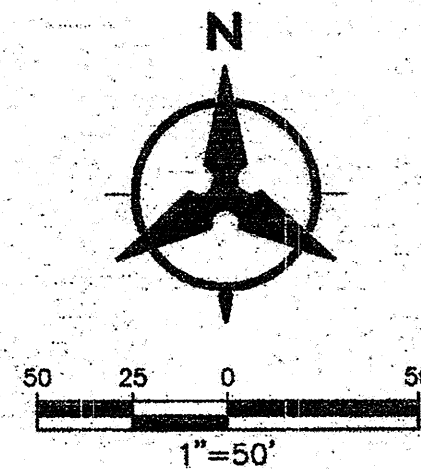
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*Scott J. Steffen* 10/8/15  
SCOTT J. STEFFEN, NMPE 14684 DATE



**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 X&S VINYARD, DATED 10-30-13
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**LEGEND**

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  - ~ HIGH POINT
- SPOT ELEVATIONS IF=TOP OF FLOODWALL,  
BW=FINISHED GRADE ON LOW SIDE OF WALL,  
TW=FINISHED GRADE ON HIGH SIDE OF WALL

**GRADING NOTES**

1. BERM SHOULD BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

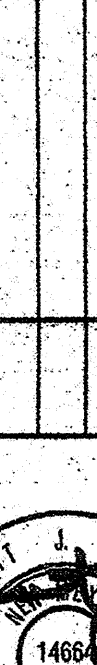
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**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**

**MONTECITO WEST UNITS 1 & 2**  
**GRADING AND DRAINAGE PLAN**  
**BASIN E-1.3 INTERIM DIVERSION**

Design Review Committee		City Engineer Approval		Mo./Day/Yr.		Mo./Day/Yr.	
City Project No.	XXXXXX	Zone	Map No.	Sheet	4	Of	4

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES		BENCH MARKS		AS-BUILT INFORMATION	
		NO.	BY	DATE	CONTRACTOR	DATE	
					ACS MONUMENT "2-09"		
					GEOGRAPHIC POSITION (NAD 83)		
					N.M. STATE PLANE COORDINATES (CENTRAL ZONE)		
					X = 1,493,615.357 Y = 1,515,761.743		
					GROUND-TO-GRID FACTOR = 0.999867780		
					Δα = -00'16"58.43"		
					NAVD 1988 ELEVATION = 5441.396		
</							