

CITY OF ALBUQUERQUE



November 14, 2014

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

RE: Montecito West Unit 1 Pad Cert Lots 1-28 and 37-46
Engineers Stamp dated 3/6/14
Engineers Certification dated 11-7-14

Dear Mr. Steffen,

Based upon your Engineer's Certification submitted on 11/7/14, the above referenced plan is acceptable for Building Permit approval on above listed lots.

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

PO Box 1293

Sincerely,

Albuquerque

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

New Mexico 87103

www.cabq.gov

November 7, 2014

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

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

Dear Curtis:

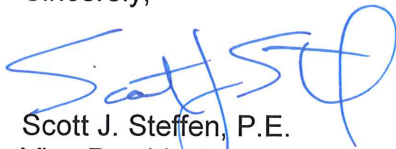
We are submitting a partial grading and drainage certification for Montecito West Unit 1. The partial certification includes lots 1-28, and 37-46. Enclosed for your review is the approved grading and drainage plan dated 3/6/14, with as-built elevations. Lots 29-36 are not included in this certification as we are not able to certify that the pond on the north side of Espacio Verde Road has been graded per the approved grading plan.

During site inspection you might notice that there are depressions in the back yards. The purpose of the depressions is to provide a place to spoil dirt that is generated with the footing construction and they will be filled at the time of home construction. The depressions are not intended to serve as ponds.

After reviewing these as-built elevations and visiting the site on 11/07/14, 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 for the above listed lots. 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:

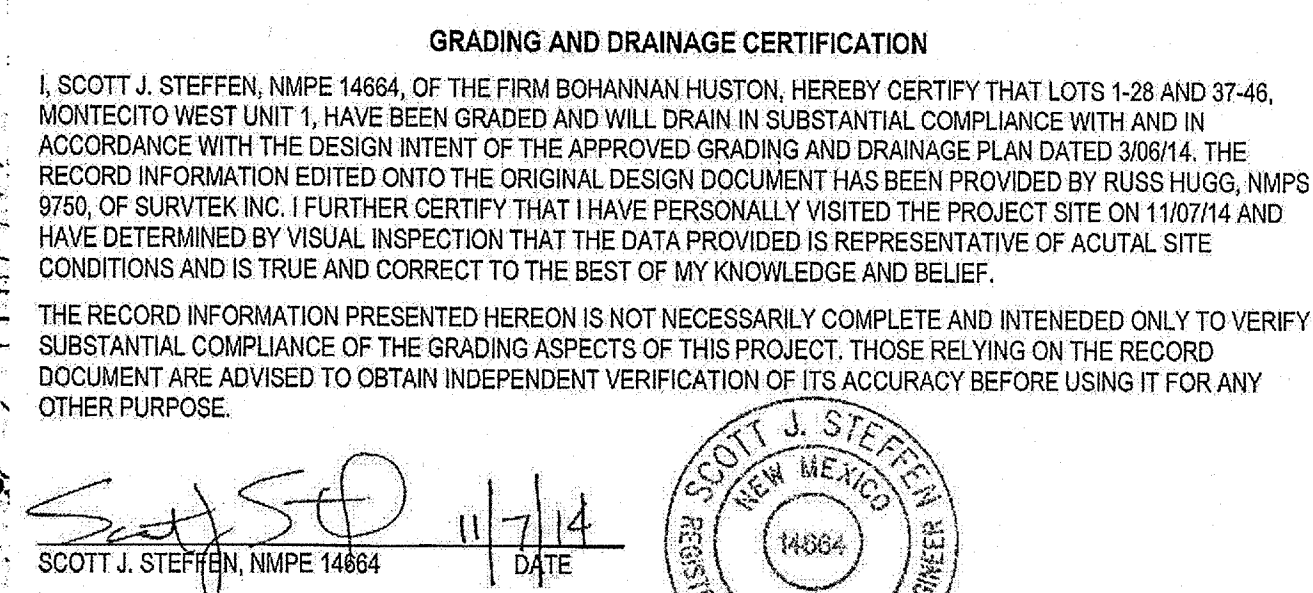
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ 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: November 7, 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:

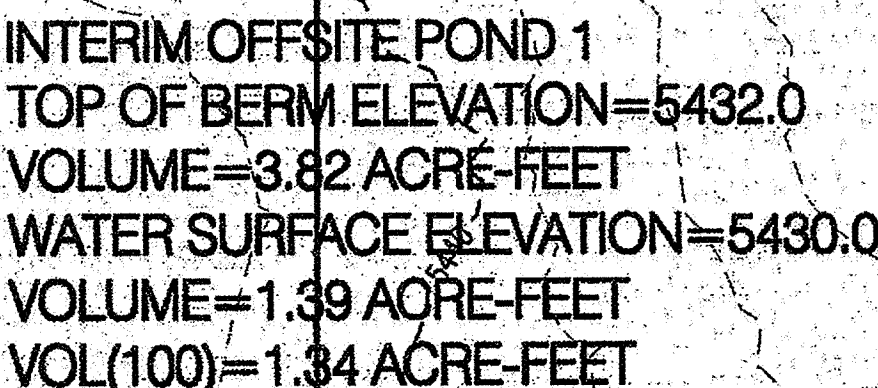
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for 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



Bohannon  Huston
www.bhinc.com 800.877.5332



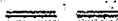











MONTECITO WEST UNITS 1 & 2
GRADING AND DRAINAGE PLAN

[illegible]



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 WYNARD, DATED 10-30-13
3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DISTRICT 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.



- | | | |
|--|----------------|--|
| 
 | 91.62
92.46 | PROPOSED SPOT ELEVATION
EXISTING SPOT ELEVATION (GRID & TC) |
|  | | EXISTING CURB & GUTTER |
|  | | PROPOSED MOUNDABLE 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 T=TOP OF FLOODWALL,
 BW=FINISHED GRADE ON LOW SIDE OF WALL
 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	Update Last Design	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	XXXXXX	Zone Map No.	Sheet	Of
		D-09-Z	3	4

ENGINEER'S SEAL		SURVEY INFORMATION	BENCH MARKS	AS-BUILT INFORMATION
		FIELD NOTES		
		NO.	BY DATE	CONTRACTOR
				DRAWN BY DATE
				CHECKED BY DATE
				APPROVED BY DATE
No.	Date			DATE
REMARKS				DATE
DESIGN				DATE
Designed By: SJS				MICROFILM INFORMATION
Drawn By: DTH				RECORDED BY DATE
Checked By: SJS				NO.
DATE: 11/1/13				
DATE: 11/1/13				
DATE: 11/1/13				