

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

August 1, 2018

Scott Steffen, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: Montecito Vistas Unit 1 & 2
Grading and Drainage Plan
Engineer's Stamp Date: 10/13/16
Engineer's Certification Date: 07/25/18
Hydrology File: D09D005**

Dear Mr. Steffen:

PO Box 1293

Based on the information provided in your submittal received 07/25/18 and site visit on 07/31/18, the Engineer's Certification is approved for ROFG/SIA for Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

NM 87103

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

July 25, 2018

Mr. Doug Hughes
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Final Grading and Drainage Certification Montecito Vistas Units 1 and 2 - DRB Case No. 1009506

Dear Doug:

We are submitting the final grading and drainage certification for Montecito Vistas Units 1 and 2. Enclosed for your review is the approved grading and drainage plan dated 10/13/16. These lots have been graded; the tiered retaining walls in the HOA tract to the east of the lots, curb and gutter have been constructed. In addition, all storm drain for Montecito Vistas Units 1 and 2 has been constructed, including the outfall to the Middle Branch of the Boca Negra Arroyo.

After reviewing these as-built elevations and visiting the site on 7/18/18, it is my belief that the above lots have been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for Release of Financial Guaranty for Montecito Vistas Units 1 and 2. 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: Kevin Patton, Pulte Homes
Ron Fernandez, Pulte Homes
Kevin Murtagh, BHI



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: MONTECITO VISTAS UNITS 1 and 2 **Building Permit #:** _____ **Hydrology File #:** D09/D005
DRB#: 1009506 **EPC#:** _____ **Work Order#:** _____
Legal Description: Montecito Vistas Unit 1, Lots 1-42 and Montecito Vista Unit 2, Lots 1-26
City Address: _____

Applicant: BOHANNAN HUSTON INC **Contact:** SCOTT STEFFEN
Address: 7500 JEFFERSON ST NE COURTYARD I ALBUQUERQUE NM 87109
Phone#: 823-1000 **Fax#:** _____ **E-mail:** SSTEFFEN@BHINC.COM

Other Contact: PULTE GROUP **Contact:** KEVIN PATTON
Address: 7601 JEFFERSON ST NE STE 320 ALBUQUERQUE NM 87109
Phone#: 505-761-9606 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: PLAT RESIDENCE DRB SITE ADMIN SITE

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION

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) _____

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY) _____
- PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 7/25/18 By: SCOTT STEFFEN

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

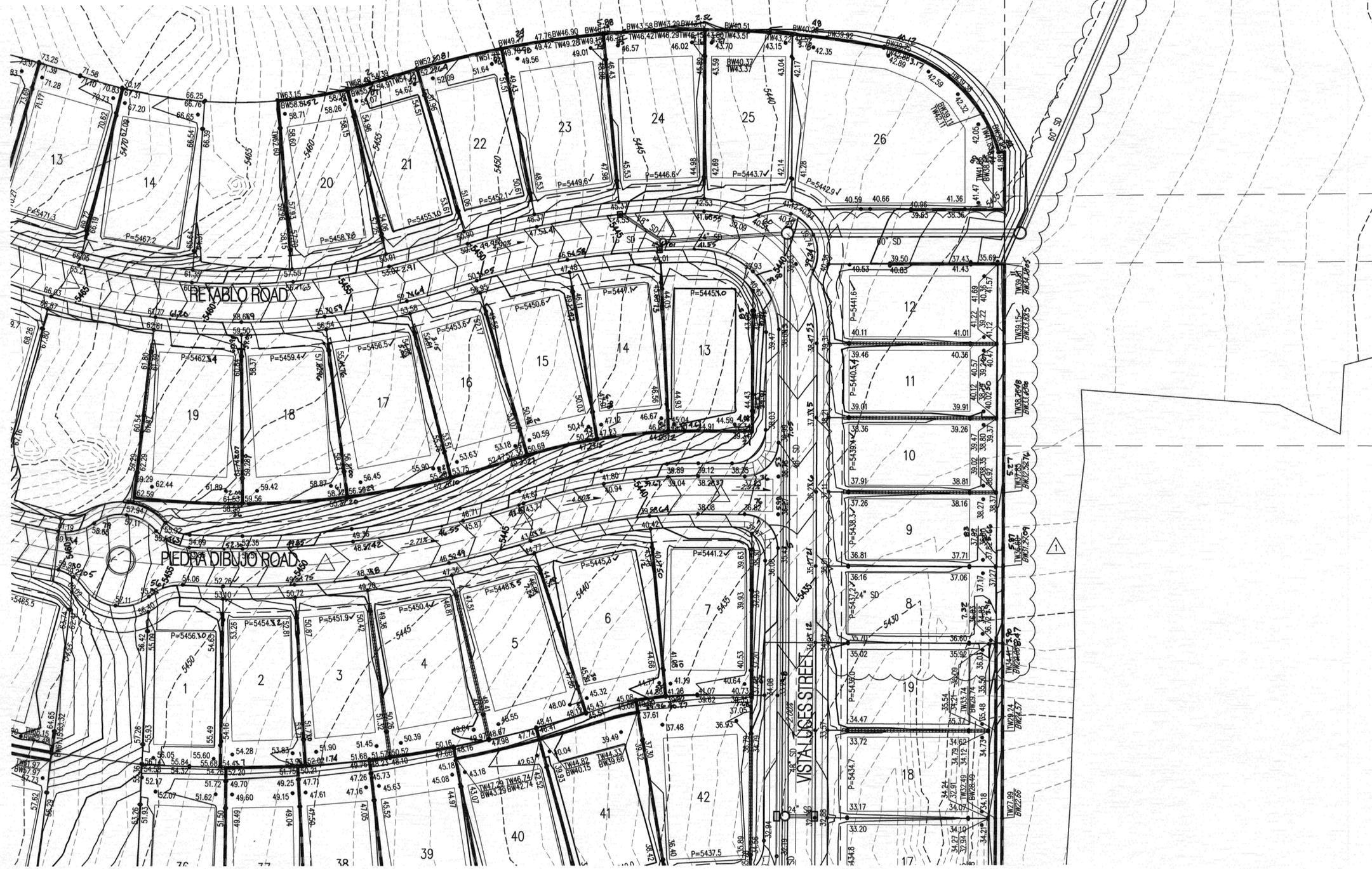
FEE PAID: _____

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT ALL LOTS IN MONTECITO VISTAS UNITS 1 AND 2 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 10-13-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS F. HUGG, NMPS 9760, OF SURV-TEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE 7/18/18 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.

SCOTT J. STEFFEN 7/25/18 DATE
SCOTT J. STEFFEN, NMPE 14664



GENERAL NOTES

- CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY X86 VINYARD, DATED 04-18-16
- 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.
- 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.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- BOULDER GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
- ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

LEGEND

- UNIT BOUNDARY
 - 91.62 PROPOSED SPOT ELEVATION
 - 92.46 EXISTING SPOT ELEVATION (GRND & 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 BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.



Bohannan Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT

MONTECITO VISTAS GRADING PLAN UNIT 2

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Coa #	Zone Map No.	Sheet 3 Of 6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	NO.	BY	NO.	DATE	NO.	DATE
INSPECTOR'S ACCEPTANCE BY	DATE	ACS MONUMENT "2-D9"	DATE	10/13/19	REVISION	REVISIONS	DESIGN
INSPECTOR'S VERIFICATION BY	DATE	GEOGRAPHIC POSITION (NAD 83)	DATE				
DESIGNED BY	DATE	N.M. STATE PLANE COORDINATES (CENTRAL ZONE)	DATE				
DRAWN BY	DATE	X = 1,493,615.357 Y = 1,516,781.743	DATE				
CHECKED BY	DATE	GROUND-TO-GRID FACTOR = 0.999667790	DATE				
RECORDED BY	DATE	Δx = -00'16"88.43"	DATE				
		NAVD 1988 ELEVATION = 5441.396	DATE				