

July 13, 2017

Scott Steffen, P.E.
Bohannan Huston
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

**RE: Wilderness Canon
Engineer's Certification
Grading and Drainage Plan Date: 2/18/16
Engineer's Certification Date: 6/28/17
Hydrology File: F23D012**

Dear Mr. Steffen:

Based upon the information provided in your submittal received 6/29/17, the above-referenced certification is not approved for approved for Release of Financial Guarantee. The following comments must be addressed:

1. All site grading and drainage must be certified, including infrastructure, per Ch. 22 (7) of the DPM. Please resubmit with the sheets showing the swale and pond.
2. Sufficient survey is required along the channel alignments in order to validate channel slopes, and dimensions.
3. Disturbed slopes around the pond and swales in the Open Space need to be stabilized (reseeded).
4. Several areas of concern along the channels were noted during the final inspection as deviating from the plans:
 - Drainage channel behind lot 7. The channel flattens out here and may not perform as designed.
 - Drainage channel at the private access easement (between lots 7&8). Channel width and depth contract here, if drainage jumps the channel it will likely end up running down the access road and into the subdivision.
 - Drainage channel behind lot 5. At end of the upper channel, the 5'x5' pad is not built and the channel does not transition to divert flows across the trail to the natural arroyo. Instead the channel ends, creating a pond. In the same area, there is a low spot on the outside of the curve (curve 9, from the 2/22/16 trail/swale plan). It is likely that high flows will back up and jump the channel, then run down along the retaining walls behind lots 5-2.
 - Swale to pond channel, adjacent to High Desert Place. Bottom width is less than design, in several spot along the lower half. However, the channel also appears to be deeper than designed.

Orig: Drainage file

CITY OF ALBUQUERQUE



Hydraulic capacity in these areas needs to be rechecked to reflect as-built conditions, or the channel needs to be rebuilt per design.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Peterson'.

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Orig: Drainage file

June 28, 2017

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

Re: Final Grading and Drainage Certification Wilderness Cañon at High Desert - DRB Case
No. 1004989

Dear Doug:

We are submitting the final grading and drainage certification for Wilderness Cañon at High Desert. Enclosed for your review is the approved grading and drainage plan dated 02/18/16. These lots have been graded; retaining walls, curb and gutter, pavement and downstream infrastructure have been constructed. There is a pile of boulders and cobbles on Lot 11. The boulders and cobbles are being reserved by the developer for landscape purposes and will be removed in due time. The pile does not adversely affect the drainage of Lot 11.

After reviewing these as-built elevations and visiting the site on 06/22/17, 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 Release of Financial Guaranty 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,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosure

cc: Scott Schiabor, Scott Patrick Homes
Trace Salley, Scott Patrick Homes
RP Bohannon, Paragon



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: _____
City Address: _____

Engineering Firm: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Architect: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Other Contact: _____ **Contact:** _____
Address: _____
Phone#: _____ **Fax#:** _____ **E-mail:** _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

CHECK 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

TYPE OF SUBMITTAL:

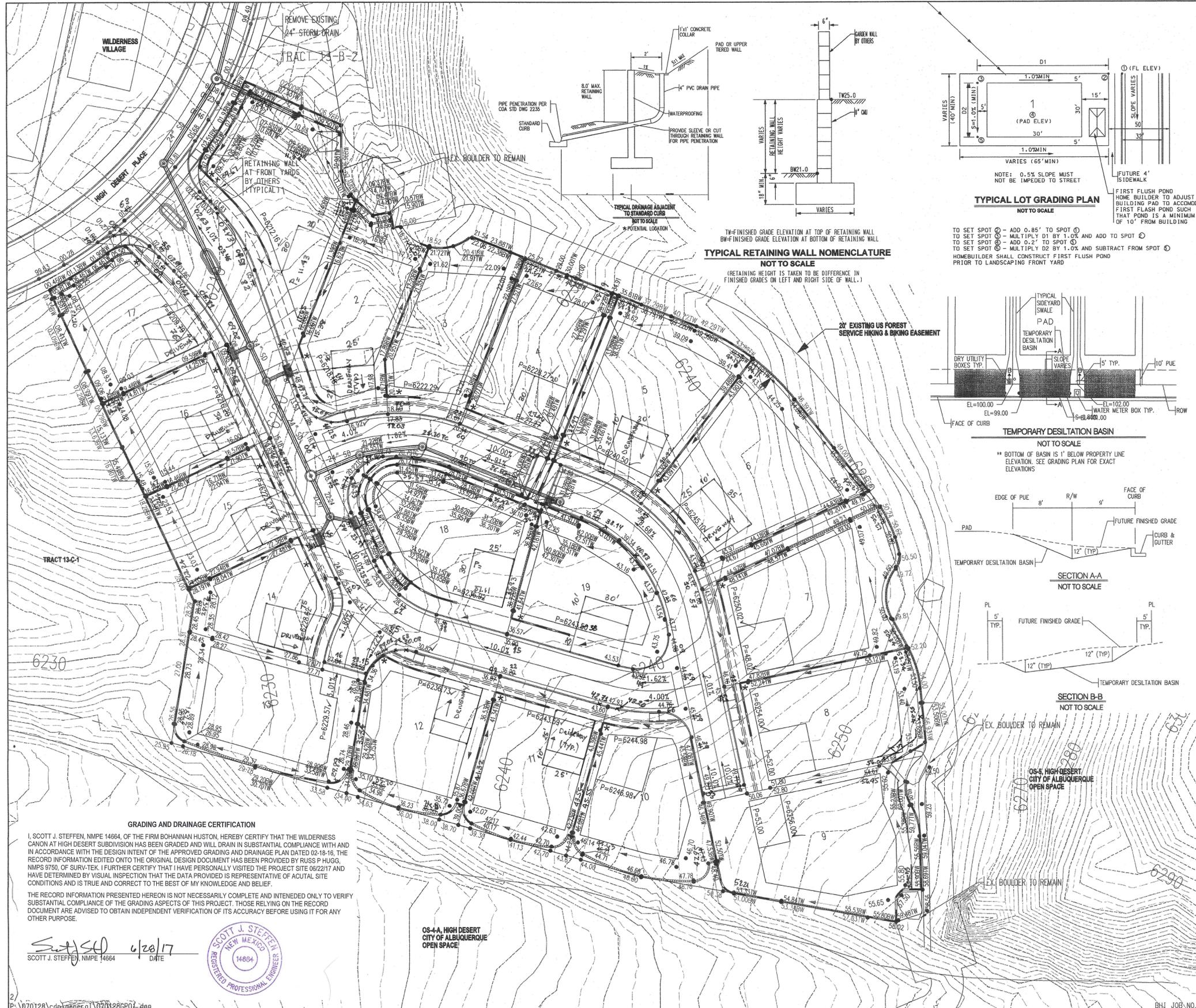
- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

- PRE-DESIGN MEETING
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



LEGEND

PROPOSED SPOT	● 5235.25
EXISTING SPOT	○ 5235.25
LEE LINE	---
LIMITS OF GRADING	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
FLOW DIRECTION ARROW	→
BUILDING ENVELOPE OR PAD	▭
RETAINING WALL	▬
GARDEN WALL	▬
EXISTING STORM DRAIN LINE	▬
PROPOSED STORM DRAIN INLET	▬
PROPOSED STORM DRAIN LINE	▬
PROPOSED STORM DRAIN MANHOLE	○
TRACT BOUNDARY	▬
TEMPORARY DESILTATION BASIN	▭

- ### 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 PREPARED BY GEOTEST, DATED MAY, 2003.
 - 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 PONDS AS PER DETAIL THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING.
 - ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
 - BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.
 - ALL SIDEYARD SPOTS ARE SWALE POINTS AND LOCATED 2' OFFSET FROM PAD.
 - CONTRACTOR SHALL RESEED ALL DISTURBED AREAS. CONTRACTOR SHALL COORDINATE WITH OWNER ON EXACT SEED MIX AND LANDSCAPING.
 - ALL OFFSITE GRADING, TRAIL AND SWALE IMPROVEMENTS WILL BE PROVIDED ON THE INFRASTRUCTURE PLANS.

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THE WILDERNESS CANYON AT HIGH DESERT SUBDIVISION 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 02-18-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS P. HUGG, NMPS 9750, OF SURV-TEK. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE 06/22/17 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
 NEW MEXICO
 REGISTERED PROFESSIONAL ENGINEER
 14664

DATE: 6/28/17

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

CITY OF ALBUQUERQUE
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DEVELOPMENT GROUP

WILDERNESS TRACT A AT HIGH DESERT
 GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.		ZONE MAP NO.	SHEET OF
		F-23	