

# CITY OF ALBUQUERQUE



July 19, 2016

Yolanda Padilla-Moyer, PE  
Bohannon-Huston  
7500 Jefferson St NE Courtyard I  
Albuquerque, NM 87109

**Re: Del Webb Amenity Center  
9100 Del Webb Ln  
Request Permanent C.O. - Approved  
Engineer's Stamp dated: 7-18-15 (H09D0171C)  
Certification dated: 7-14-16**

Dear Ms. Padilla-Moyer,

Based on the Certification received 7/15/2016, the above referenced Certification is acceptable for the release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

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

TE/AC

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,  
Lois

July 14, 2016

Abiel Carrillo, P.E.  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Grading and Drainage Certification – Final Certificate of Occupancy  
Del Webb Amenity Center (H-9)

Dear Abiel:

Enclosed for your review is the approved Grading Plan dated 7/18/15. I visited the site on 07-14-16 and it is my belief that this project has been graded and will drain in substantial compliance with in accordance with the design intent of the approved grading plan. All previous exclusions included in the request for Temporary Certification have been addressed. Based on the approval for Temp CO, Hydrology had a comment about the missing grate near the front entrance. This area has been revised; there are 6" - 8" culverts under each sidewalk and swale in between which convey the drainage downstream. This has been indicated on the enclosed certified grading plan.

Your review and approval is requested for a Final Certificate of Occupancy for the project. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Yolanda Padilla Moyer, P.E.  
Senior Project Manager  
Community Development & Planning

Enclosure

cc: Jim Werkmeister, Klinger (w/encl)  
Kevin Patton, Pulte (w/encl)  
Peter Steen, Pulte (w/encl)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** Del Webb Amenity Center **Building Permit #:** \_\_\_\_\_ **City Drainage #:** H-9  
**DRB#:** 10006864 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** N-2-A-F-1 OF DEL WEBB @ MIREHAVEN PHASE I  
**City Address:** 9100 DEL WEBB LANE

**Engineering Firm:** BOHANNAN HUSTON INC **Contact:** Yolanda Moyer  
**Address:** 7500 JEFFERSON ST NE COURTYARD 1 ALBUQUERQUE NM 87109  
**Phone#:** 823-1000 **Fax#:** \_\_\_\_\_ **E-mail:** ypadilla@bhinc.com

**Owner:** PULTE **Contact:** KEVIN PATTON  
**Address:** 7601 JEFFERSON STREET NE SUITE 310 ALBUQ. NM 87109  
**Phone#:** 505-341-8591 **Fax#:** \_\_\_\_\_ **E-mail:** kevin.patton@pultegroup.com

**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

### 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) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

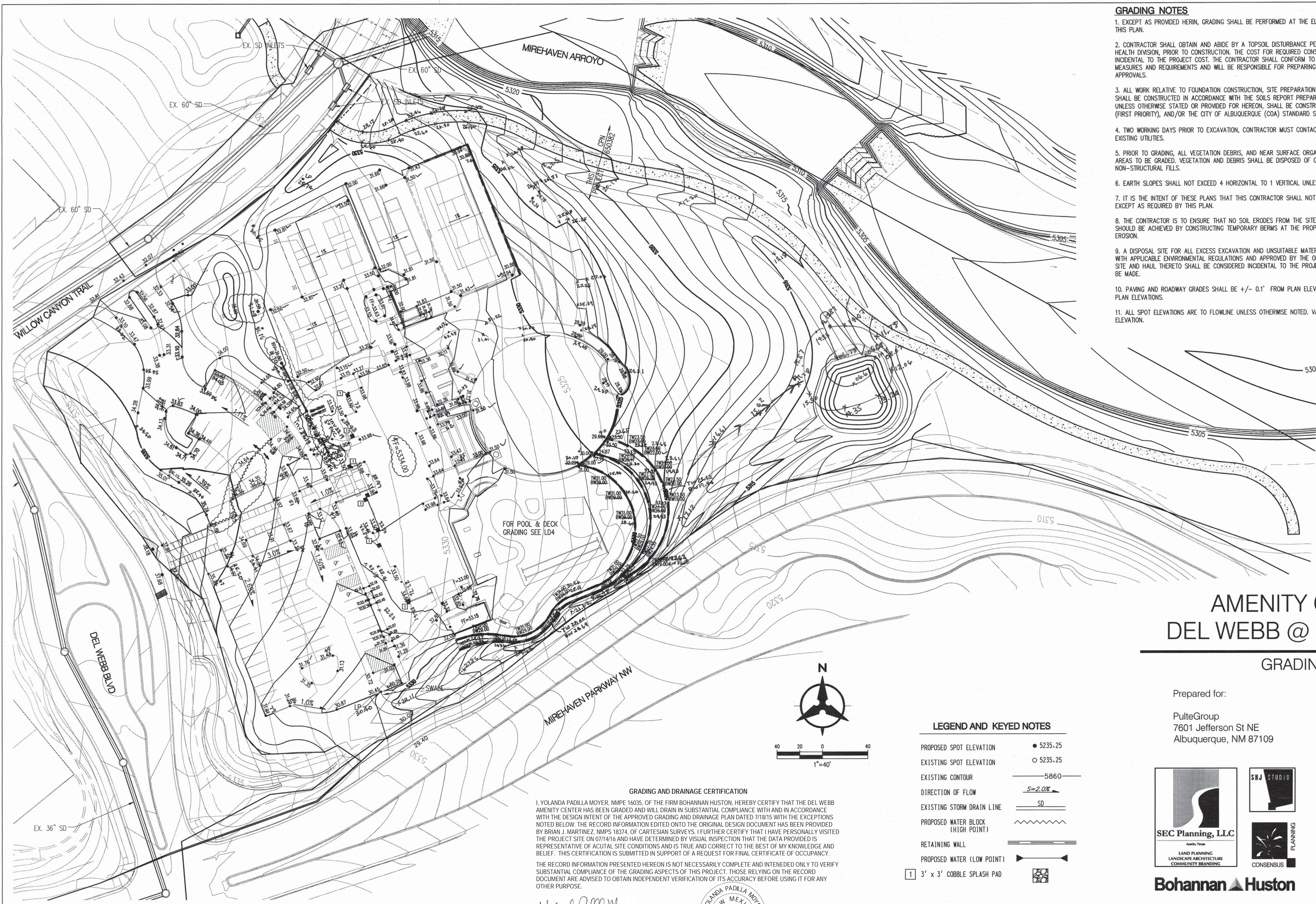
☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☒ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** 07-14-16 **By:** YOLANDA PADILLA MOYER, P.E.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_





- GRADING NOTES**
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
  2. CONTRACTOR SHALL OBTAIN AND ABIDE BY A TOPSOIL DISTURBANCE PERMIT FROM THE CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH DIVISION, PRIOR TO CONSTRUCTION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.
  3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT PREPARED BY XBEVINYARD DATED 3/11/15. ALL OTHER WORK, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS (FIRST PRIORITY), AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
  4. TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
  5. PRIOR TO GRADING, ALL VEGETATION DEBRIS, AND NEAR SURFACE ORGANICALLY CONTAMINATED SOIL SHALL BE STRIPPED FROM ALL AREAS TO BE GRADED. VEGETATION AND DEBRIS SHALL BE DISPOSED OF OFF-SITE OR STOCK-PILED FOR USE IN PLANTERS AND NON-STRUCTURAL FILLS.
  6. EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
  7. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
  8. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AT THE PROPERTY LINES WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
  9. A DISPOSAL SITE FOR ALL EXCESS EXCAVATION AND UNSUITABLE MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL SITE AND HAUL THERETO SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT, AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
  10. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
  11. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



# AMENITY CENTER DEL WEBB @ MIREHAVEN

## GRADING PLAN

Prepared for:  
PulteGroup  
7601 Jefferson St NE  
Albuquerque, NM 87109

Prepared by:  
SEC Planning LLC  
4201 W. Parmer Lane  
Bldg. A, Suite 220  
Austin, TX 78727

SHJ Studio  
1110 E. Missouri Ave #380  
Phoenix, AZ 85014

Bohannon Huston, Inc  
7500 Jefferson St NE  
Albuquerque, NM 87109

Consensus Planning, Inc  
302 Eighth St. NW  
Albuquerque, NM 87102



LEGEND AND KEYED NOTES	
PROPOSED SPOT ELEVATION	● 5235.25
EXISTING SPOT ELEVATION	○ 5235.25
EXISTING CONTOUR	— 5860 —
DIRECTION OF FLOW	— S=2.0% —
EXISTING STORM DRAIN LINE	— SD —
PROPOSED WATER BLOCK (HIGH POINT)	— WZ —
RETAINING WALL	— RW —
PROPOSED WATER (LOW POINT)	— LP —
1 3' x 3' COBBLE SPLASH PAD	— SP —

**GRADING AND DRAINAGE CERTIFICATION**

I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THE DEL WEBB AMENITY CENTER 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 7/18/15 WITH THE EXCEPTIONS NOTED BELOW. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, NMPS 16374, OF CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 07/14/16 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY.

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.

*Yolanda Padilla Moyer*  
YOLANDA PADILLA MOYER, NMPE 16035  
DATE: 07-14-16

YOLANDA PADILLA MOYER  
NEW MEXICO  
16035  
LICENSED PROFESSIONAL ENGINEER