

# CITY OF ALBUQUERQUE



January 24, 2017

Richard J. Berry, Mayor

Yolanda Padilla Moyer, P.E.  
Bohannon Huston  
7601 Jefferson NE, Suite 100  
Albuquerque, NM, 87109

**RE: Del Webb @ Mirehaven Phase 2  
Grading & Drainage Plan Revision 2  
Stamp Date 3-11-16 / Hydrology File: H09D017F**

Dear Ms. Padilla-Moyer:

Based upon the information provided in your submittal received 1/9/2017, the above-referenced project is re-approved for ESC Grading Permit. We understand that the changes include changing the height of the retaining walls and increasing the slopes along the northern boundary of the site within Phase 2A. The slopes are steeper, but will not exceed 3H:1V.

Engineer's Certification will be required prior to Pad Certification/Release of Financial Guarantee per the DPM Checklist.

An approved ESC Grading Permit is required prior to any grading on the site. A Floodzone Permit will be required for the Grading Permit, since the Mirehaven Arroyo A Zone is still mapped and appears to encroach into small portions of the site.

If you have any questions, you can contact me at 924-3695.

Sincerely,

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

Orig: Drainage file

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
**www.bhinc.com**  
**voice:** 505.823.1000  
**facsimile:** 505.798.7988  
**toll free:** 800.877.5332

## CLIENT/COURIER TRANSMITTAL

**To:** Shahab Biazar  
City of Albuquerque  
Plaza del Sol  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**Requested by:** Yolanda Padilla Moyer /

**Date:** January 5, 2017

**Time Due:** ☒ **This A.M.**  
☐ **This P.M.**  
☐ **Rush** \_\_\_\_\_  
☐ **By Tomorrow**

**Phone:** (505) 924-3993

**Job No.:** 20160158

**Job Name:** Del Webb, Phase 2A

### DELIVERY VIA

☒ **Courier** ☐ **Federal Express**  
☐ **Mail** ☐ **UPS**  
☐ **Other**

### PICK UP

**Item:** \_\_\_\_\_

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage & Transporation Information Sheet
2	1	Del Webb, Ph2 Revised Grading & Drainage Plan DR#2

### COMMENTS / INSTRUCTIONS

**REC'D BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **TIME:** \_\_\_\_\_



# City of Albuquerque

Planning Department

Development & Building Services Division

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

**Project Title:** DEL WEBB @ MIREHAVEN PHASE 2A **Building Permit #:** \_\_\_\_\_ **City Drainage #:** H-8/H-9  
**DRB#:** 10006864 **EPC#:** \_\_\_\_\_ **Work Order#:** 650388  
**Legal Description:** DEL WEBB @ MIREHAVEN PHASE 2A (A REPLAT OF TRACT N-2-A-1 & TRACT M OF WATERSHED)  
**City Address:** \_\_\_\_\_

**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) Revision to existing approved plan

### 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:** 01-05-17 **By:** YOLANDA PADILLA MOYER, P.E.

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

January 5, 2017

Mr. Shahab Biazar, P.E. - City Engineer  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Revised Grading and Drainage Plan, Del Webb @ Mirehaven, Phase 2A  
DRB Case No. 1006864 (Design Revision #2)

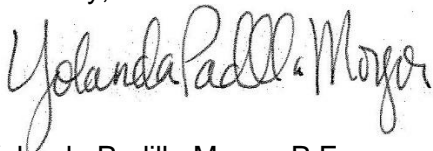
Dear Shahab:

Please find enclosed design revision #2 to the approved grading and drainage plan for Phase 2A of the above referenced project.

The revision consists of regrading of the north portion of the subdivision adjacent to the Monument Boundary in the Homeowner's Tract. This area has been regraded to reduce the height of the retaining wall along the northern boundary. The northern wall has been reduced from the original 8' high single, double and triple retaining wall to a mostly 2' high wall (some areas are higher up to 5.33') along the boundary with a 3:1 maximum slope to a 4' retaining wall at the bottom of the slope. See sheet 7 for revised cross-sections depicting this change. The lot and roadway grading has not changed and there is no impact to the drainage patterns or basins with this revision.

Please find enclosed the revised grading plan and revised basin map. We are requesting your review and approval. 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: Kevin Patton, Pulte Homes

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲









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Thu, 5-Jan-2017 - 4:52:pm, Plotted by: YPADILLA

BHI JOB NO. 20160158

- LEGEND**
- PROPOSED SPOT ELEVATION • 5235.25
  - EXISTING SPOT ELEVATION • EX 5235.25
  - PROPOSED CONTOUR ---5025---
  - EXISTING STORM DRAIN LINE - - - - -
  - PROPOSED STORM DRAIN INLET □
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  - PROPOSED STORM DRAIN MANHOLE ○
  - PROPOSED WATER BLOCK ————
  - RETAINING WALL ————
  - PAD 10 P=5300.00
  - TURNED BLOCK TB
  - STREET SLOPE XX



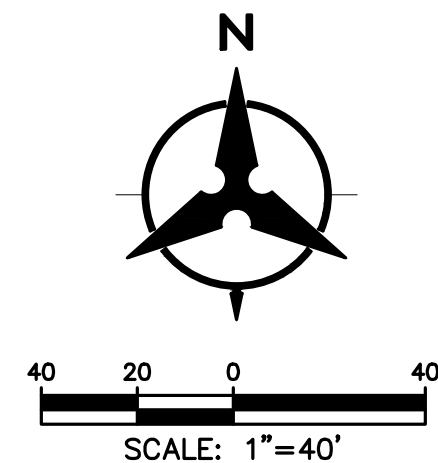
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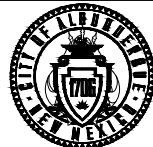
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SWALE LOCATION VARIES BEHIND LOTS 9-11 AND 172-174. SEE PLAN FOR LOCATION

SWALE SHALL BE 12" OF 95% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE



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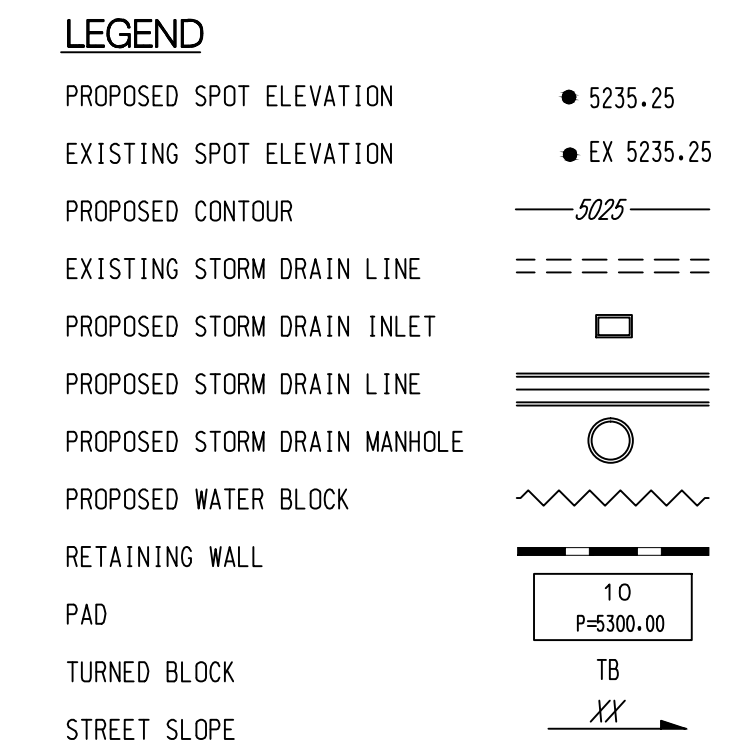
**CITY OF ALBUQUERQUE**  
**DEPARTMENT OF**  
**MUNICIPAL DEVELOPMENT**

DEL WEBB @ MIREHAVEN PHASE 2  
GRADING PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	
				MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		2	7





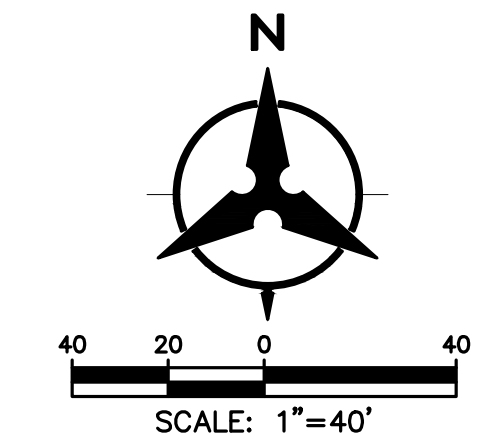
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DEL WEBB @ MIREHAVEN PHASE 2  
GRADING PLAN

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PROJECT NO.		ZONE MAP NO.	SHEET 3 OF 7	

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  - PROPOSED CONTOUR --- 5225 ---
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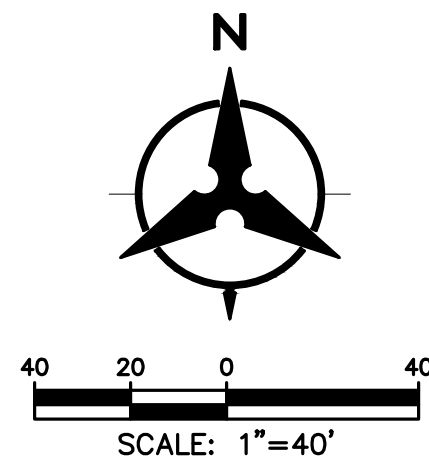
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		4	7	

						ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
								FIELD NOTES		USC&GS BRASS DISC STAMPED "REWARD 1969"		CONTRACTOR	
								NO.		DATE		WORKED BY	
		A 01/17		REVISED NORTH GRADING/RETAINING WALLS		YPM		BY		GEOGRAPHIC POSITION (NAD 83)		INSPECTOR'S	
		A 08/16		LOTS 58-67 DRAIN TO WOODS WASH TR.		YPM				N.M. STATE PLANE COORDINATES		BY ACCEPTANCE	
				REMARKS						(CENTRAL ZONE)		DATE	
		NO. DATE								N=1487364.063 E=149190.819		DRAWINGS	
										GROUND TO GRID = 0.999675005		CORRECTED BY	
										DELTA ALPHA = -007°12.26"		DATE	
										NAVD 1988 ELEVATION = 5319.688		NO.	





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PROPOSED WATER BLOCK      ~~~~~  
RETAINING WALL      [Hatched Pattern]  
PAD      [Stippled Pattern]  
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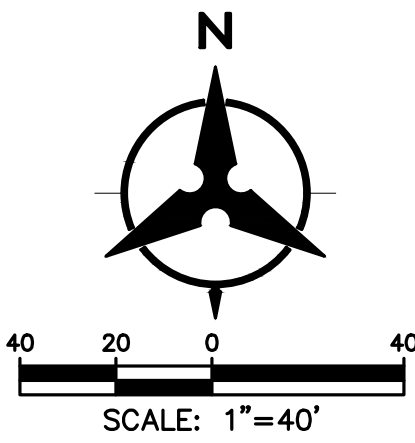
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		<b>DEPARTMENT OF MUNICIPAL DEVELOPMENT</b>	
<b>DEL WEBB @ MIREHAVEN PHASE 2 GRADING PLAN</b>			
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CITY PROJECT NO.	ZONE MAP NO.	SHEET 5	OF 7

AS-BUILT INFORMATION				BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL		REVISIONS		DESIGN	
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MICRO-FILM INFORMATION				GROUND TO GRID = 0.999575005									
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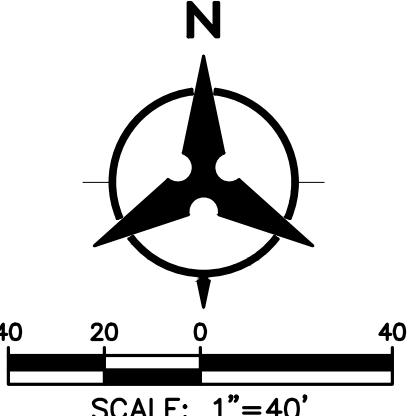
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