

CITY OF ALBUQUERQUE



July 5, 2017

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

Re: Del Webb @ Mirehaven 2A
Pad Certification for lots 42, 44, 50-51, 52-53, 56-88 and 91-102
Engineer's Stamp dated: 3-11-16 (H09D01711) F
Certification dated: 6-29-17

Dear Ms. Padilla-Moyer,

Based on the three Certifications received 6/29/17 and 6/30/17, the above referenced Certification for the above mentioned is acceptable for building permit by Hydrology.

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

PO Box 1293

Sincerely,

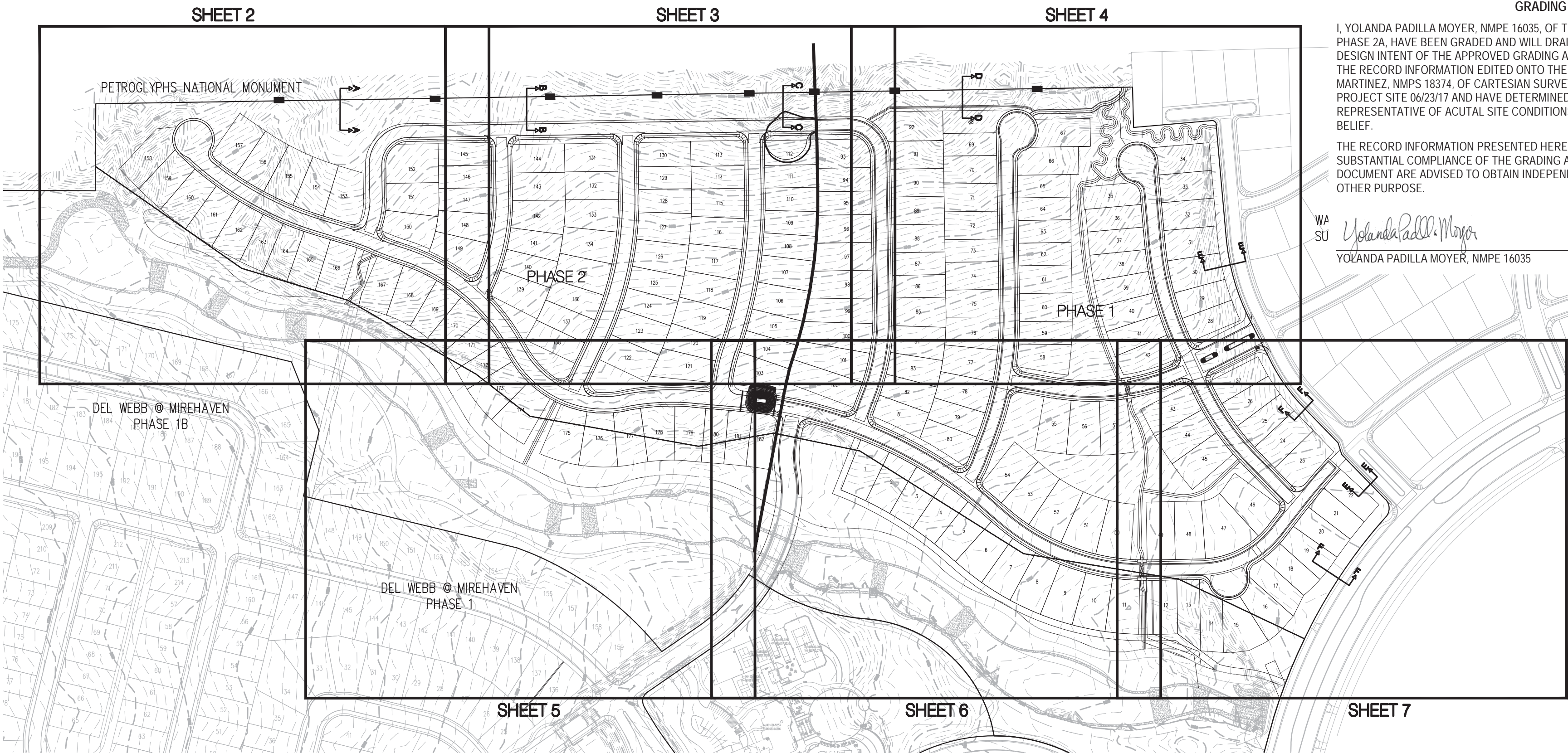
Albuquerque

James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

New Mexico 87103

TE/JH
C: email

www.cabq.gov

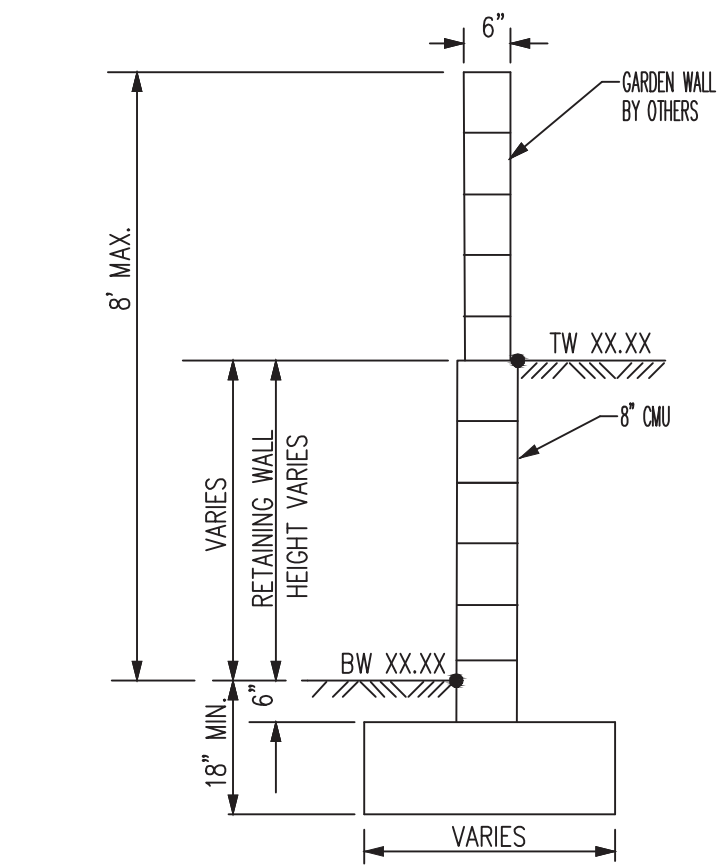
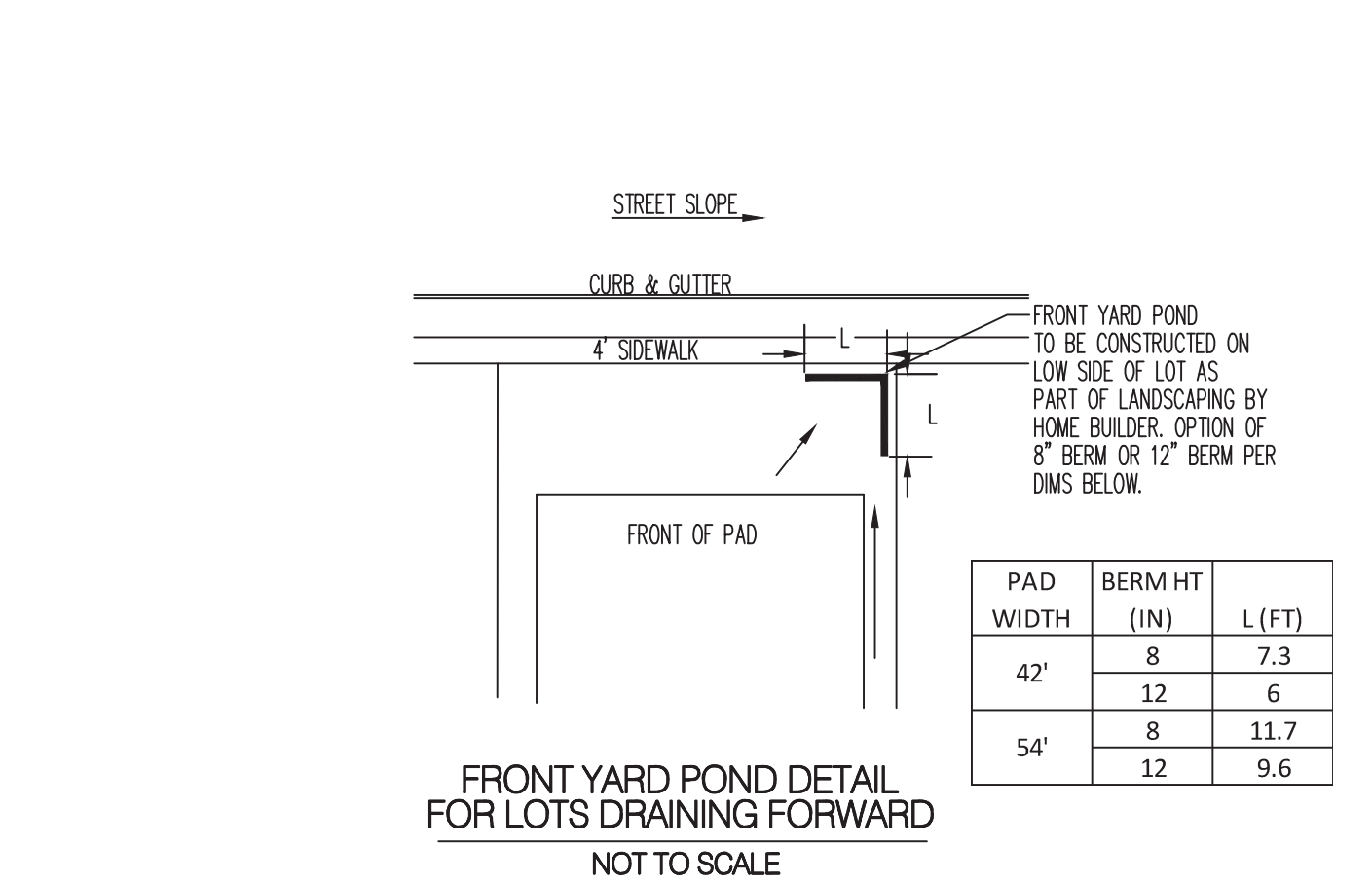


GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HERIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- 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.
- 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 JULY 22, 2013. 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).
- TWO WORKING DAYS PRIOR TO EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE (765-1264) FOR LOCATION OF EXISTING UTILITIES.
- 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.
- EARTH SLOPES SHALL NOT EXCEED 4 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- 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.
- 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.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATIONS.
- ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.



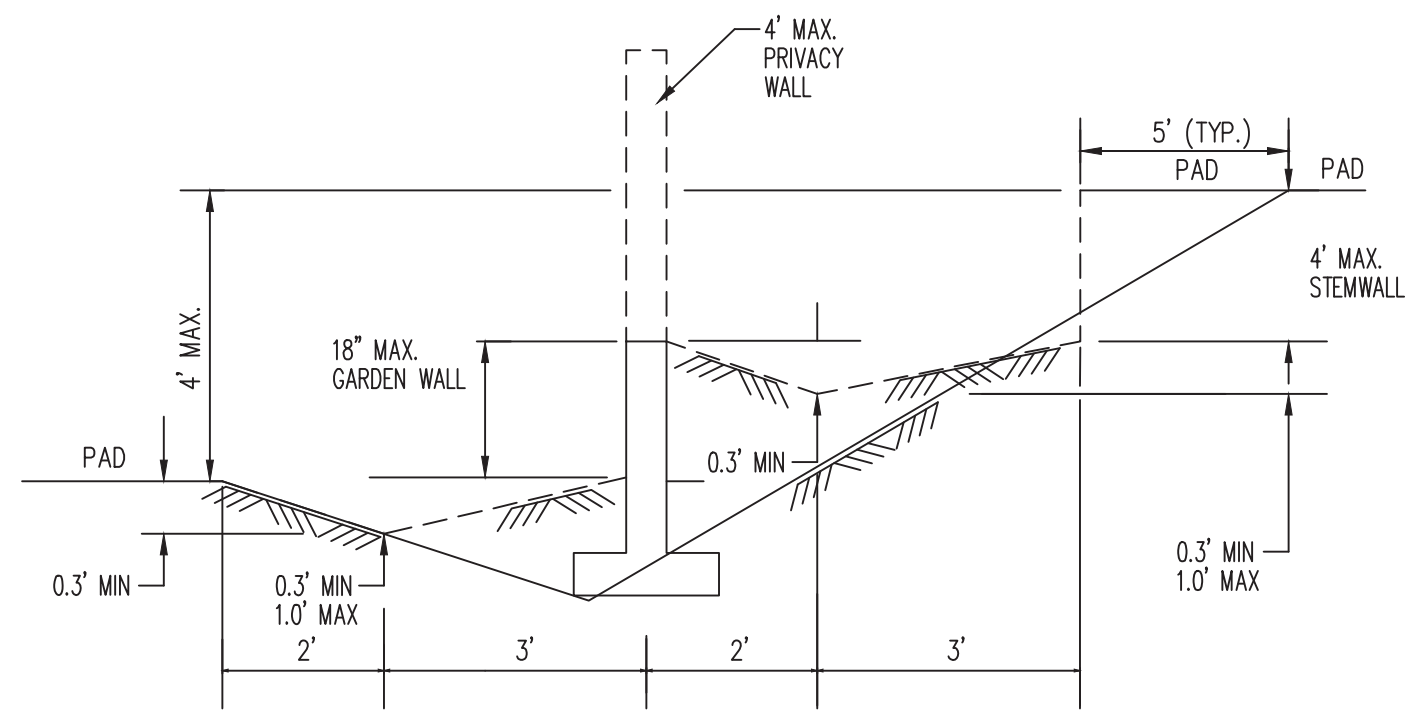
TW=FINISHED GRADE ELEVATION AT TOP OF RETAINING WALL
BW=FINISHED GRADE ELEVATION AT BOTTOM OF RETAINING WALL

TYPICAL RETAINING WALL NOMENCLATURE NOT TO SCALE

(RETAINING HEIGHT IS TAKEN TO BE DIFFERENCE IN FINISHED GRADES ON LEFT AND RIGHT SIDE OF WALL.)
HEIGHT IS IN ACCORDANCE WITH CITY COMPREHENSIVE ZONING CODE, SECTION 14-16-3-19, GENERAL HEIGHT AND DESIGN REGULATIONS FOR WALLS, FENCES, AND RETAINING WALLS.

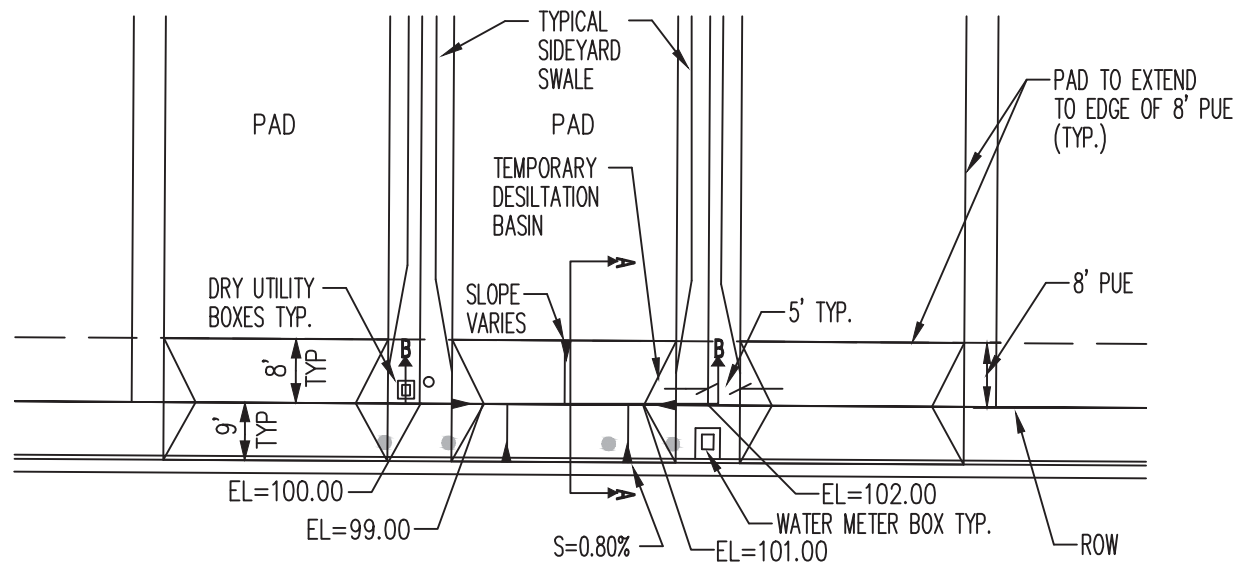
LEGEND

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



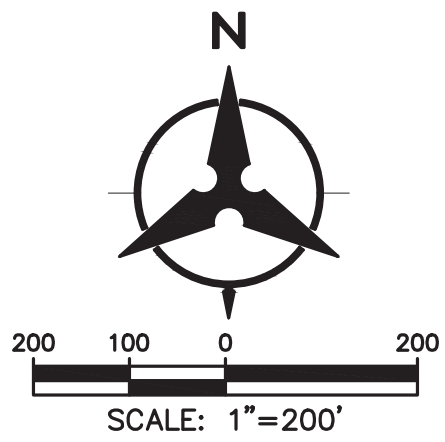
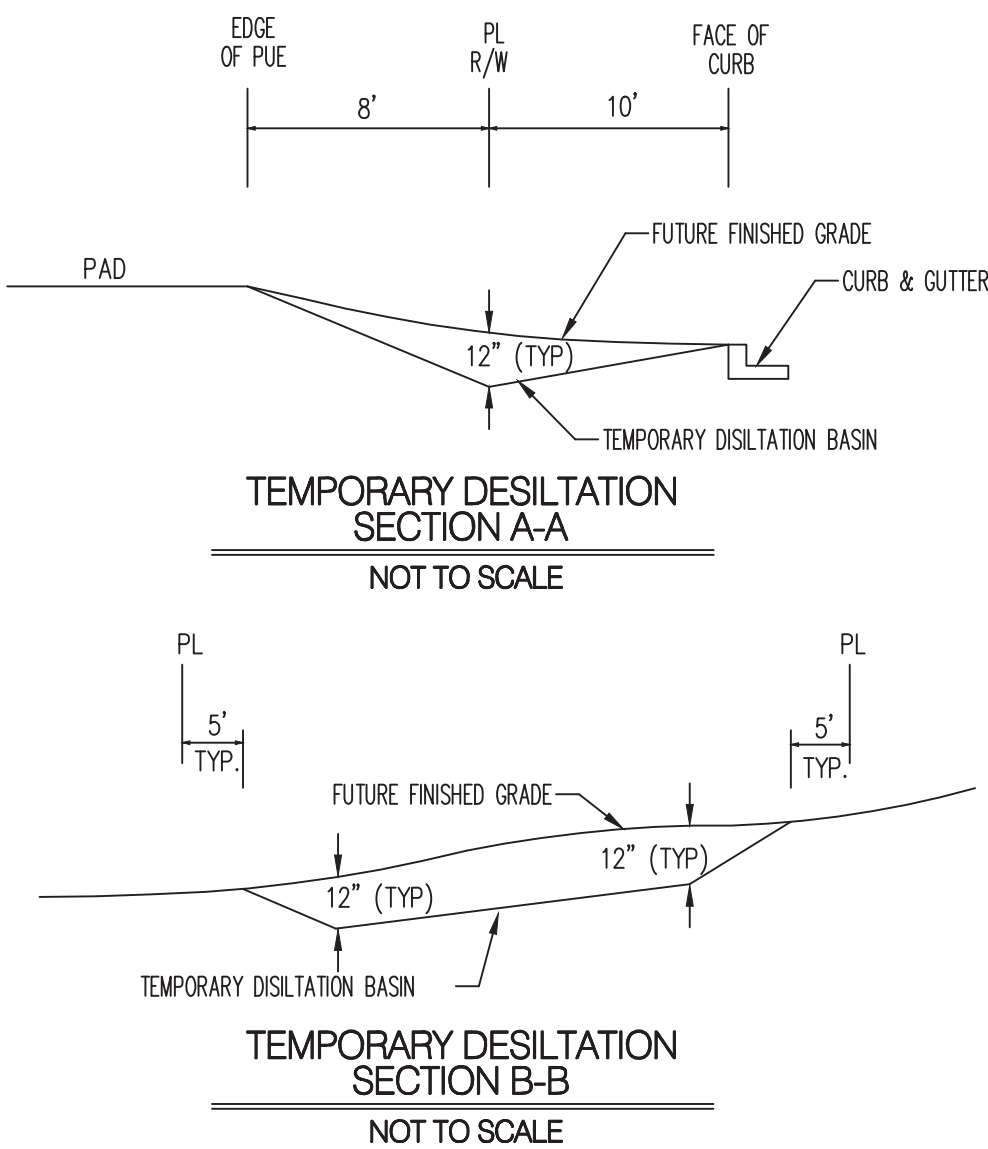
TYPICAL SIDE LOT LINE SECTION NOT TO SCALE

NOTE: DASHED LINES IN TYP. SIDE LOT LINE SECTIONS REPRESENT THE FINAL CONDITION AFTER THE GARDEN, STEM AND PRIVACY WALLS HAVE BEEN CONSTRUCTED. THE INTERIM CONDITION, WHICH IS TO BE CONSTRUCTED BY THE GRADING CONTRACTOR AND CERTIFIED BY THE ENGINEER, IS REPRESENTED BY THE SOLID LINES. RETAINING WALLS WILL BE CONSTRUCTED PRIOR TO GRADING CERTIFICATION.



TEMPORARY DESILTATION BASIN NOT TO SCALE

** BOTTOM OF BASIN IS 1' BELOW PROPERTY LINE ELEVATION SEE GRADING PLANS FOR EXACT ELEVATIONS



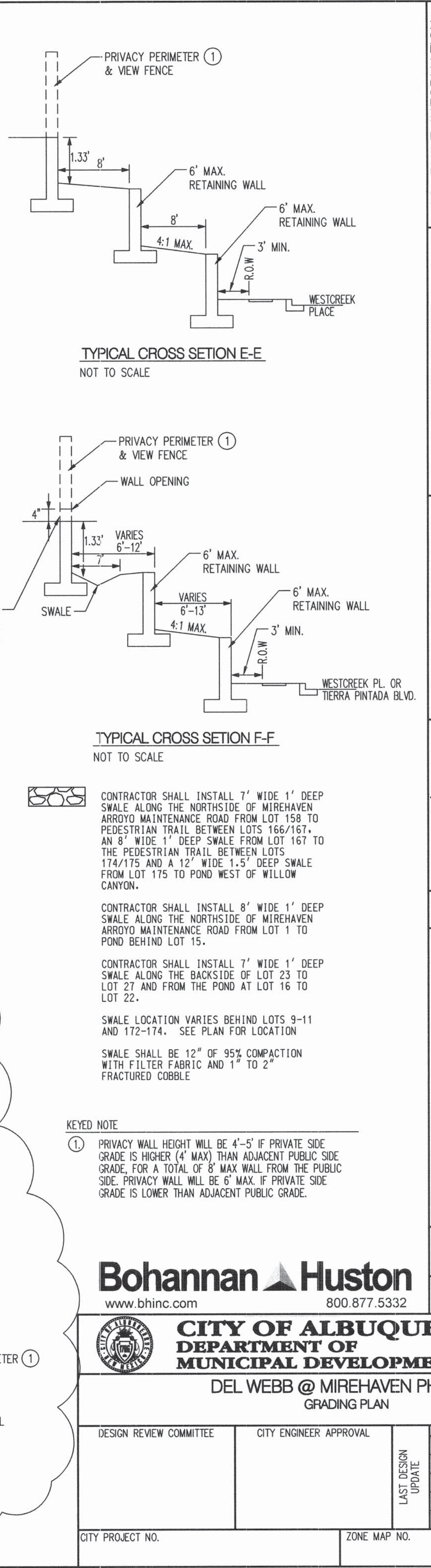
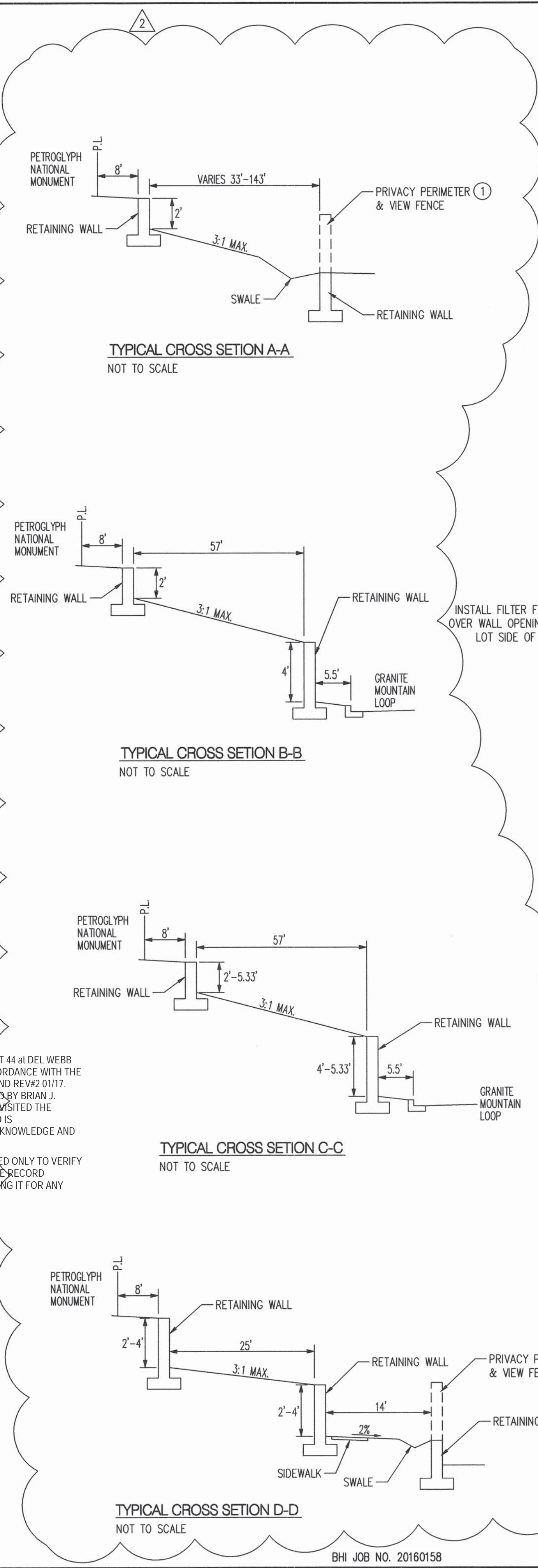
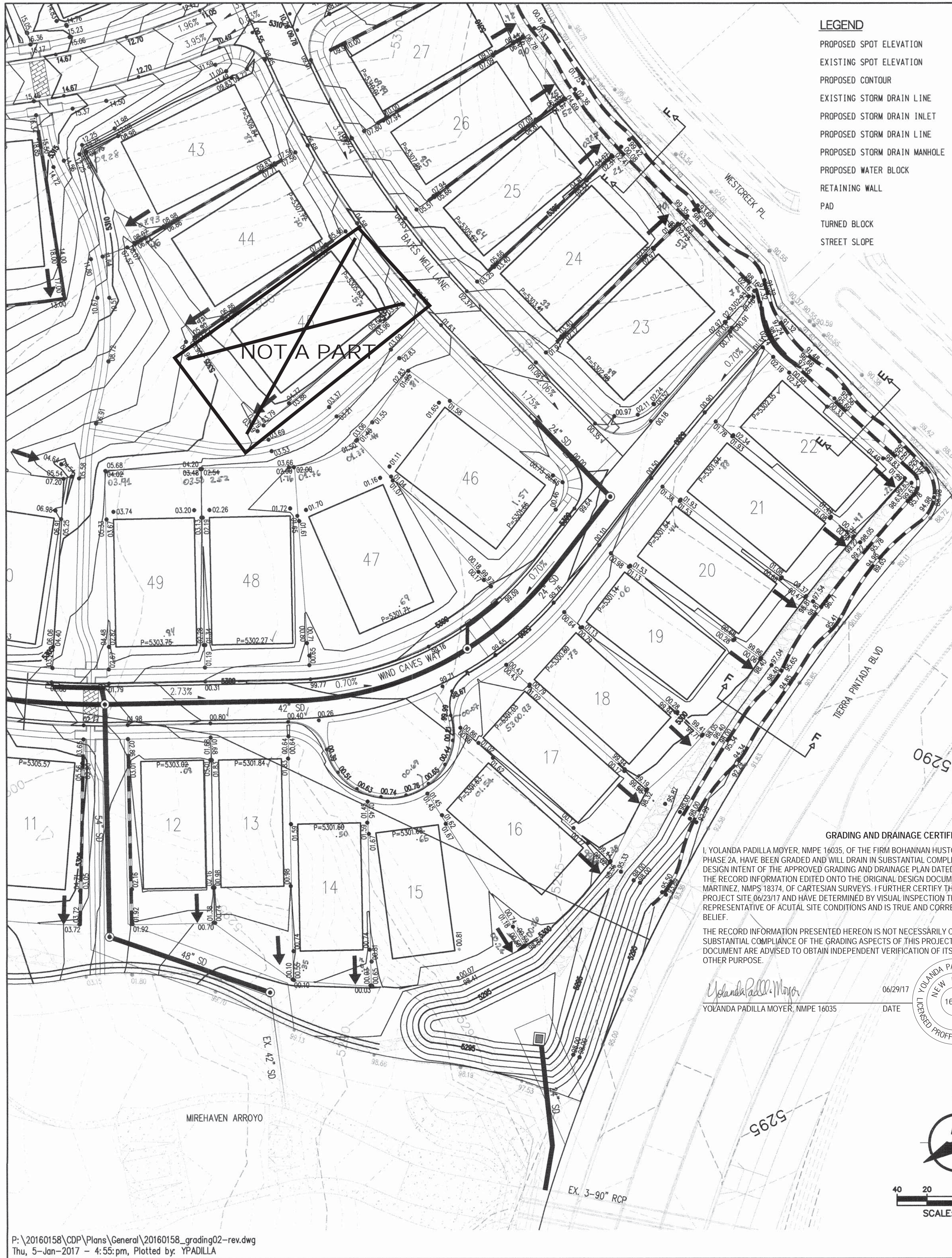
Bohannon Huston

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CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO./DAY/YR.	MO./DAY/YR.
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
		1	7





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-9
DRB#: 10006864 **EPC#:** _____ **Work Order#:** 650388
Legal Description: DEL WEBB @ MIREHAVEN PHASE 2A (A REPLAT OF 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#: 798-7945 **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: 06-29-17 **By:** YOLANDA PADILLA MOYER, P.E.

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

June 29, 2017

Mr. Dana Peterson
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification (Lot 44) Del Webb @ Mirehaven Phase 2A -
DRB Case No. 1006864

Dear Dana:

We are submitting a partial grading and drainage certification for Del Webb @ Mirehaven Phase 2A. The partial certification includes Lot 44. Enclosed for your review is the approved grading and drainage plan dated 03/11/16, rev #1 08/16, rev#2 01/17. These lots have been graded; retaining walls, curb and gutter, pavement and downstream infrastructure have been constructed. The remaining lots have been graded, but the retaining walls have not been completed. The remaining lots will be certified once construction of all improvements has been completed.

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 06-23-17. 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 Building Permit Approval 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.

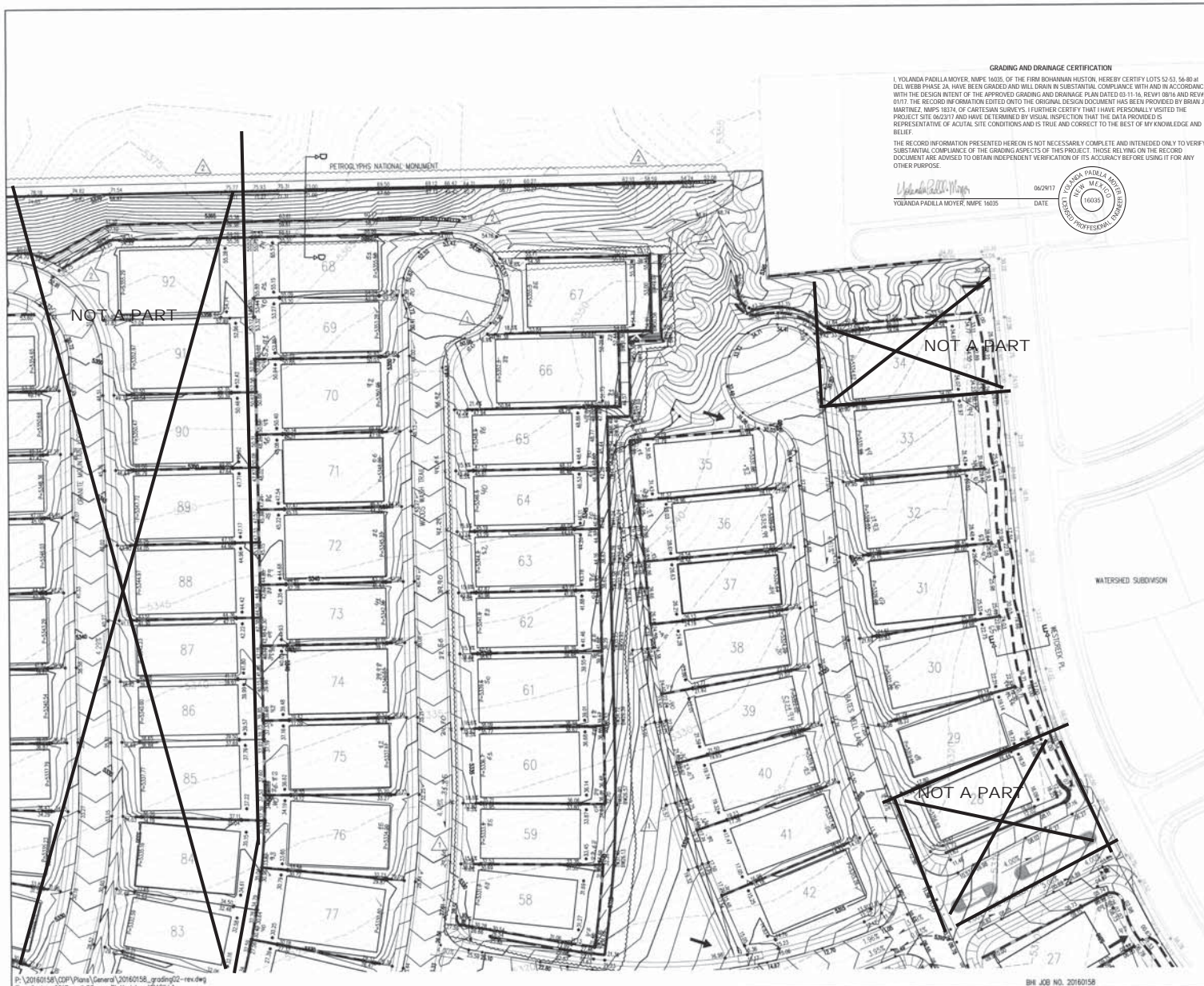
Sincerely,



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

Enclosure

cc: Kevin Patton, Pulte Homes



GRADING AND DRAINAGE CERTIFICATION

I, YOLANDA PADILLA MOYER, N.M.P.E. 16035, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS 52-53, 56-80 AT DEL WEBB PHASE 2A, 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 03-11-16, REVISED 06/16/16 AND 06/17/17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, N.M.P.S. 18174, OF CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE 06/20/17 AND HAVE, 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.

Yolanda Padilla Moyer
YOLANDA PADILLA MOYER, N.M.P.E. 16035
DATE: 06/29/17

LEGEND

PROPOSED SPOT ELEVATION: • 525.25
EXISTING SPOT ELEVATION: • EX 525.25
PROPOSED CONTOUR: --- 525 ---
EXISTING STORM DRAIN LINE: --- 12 ---
PROPOSED STORM DRAIN INLET: [Symbol]
PROPOSED STORM DRAIN LINE: [Symbol]
PROPOSED STORM DRAIN MANHOLE: [Symbol]
PROPOSED WATER BLOCK: [Symbol]
RETAINING WALL: [Symbol]
PAD: [Symbol]
TURNED BLOCK: [Symbol]
STREET SLOPE: [Symbol]

CONTRACTOR SHALL INSTALL 1" WIDE 1" DEEP SWALE ALONG THE NORTHSIDE OF WILHELM ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 146-147. AN 8" WIDE 1" DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 114/115 AND A 12" WIDE 1.5" DEEP SWALE FROM LOT 115 TO POND WEST OF WILLOW CANYON.

CONTRACTOR SHALL INSTALL 8" WIDE 1" DEEP SWALE ALONG THE NORTHSIDE OF WILHELM ARROYO MAINTENANCE ROAD FROM LOT 11 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7" WIDE 1" DEEP SWALE ALONG THE NORTHSIDE OF LOT 23 TO LOT 27 AND FROM THE POND AT LOT 16 TO LOT 22.

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

SWALE SHALL BE 12" OF 90% COMPACTION WITH FILTER FABRIC AND 1" TO 2" FRACTURED COBBLE.

ENGINEER'S SEAL		AS-BUILT INFORMATION	
		CONTRACTOR: [Blank]	
DATE: [Blank]		DATE: [Blank]	
NO. [Blank]		DATE: [Blank]	
BY: [Blank]		DATE: [Blank]	
REVISIONS		DATE: [Blank]	
DESIGN		DATE: [Blank]	
DRAWN BY: YPM		CHECKED BY: YPM	
DATE: 07/20/16		DATE: 07/20/16	

Bohannon & Huston
www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	NO. [Blank]	DATE: [Blank]
LATE DESIGN PANEL			

CITY PROJECT NO. [Blank] ZONE MAP NO. [Blank] SHEET 4 OF 7



LEGEND

- PROPOSED SPOT ELEVATION: • 5235.25
- EXISTING SPOT ELEVATION: • EX 5235.25
- PROPOSED CONTOUR: --- 5235 ---
- EXISTING STORM DRAIN LINE: --- 15 ---
- PROPOSED STORM DRAIN LINE: --- 15 ---
- PROPOSED STORM DRAIN INLET: [Symbol]
- PROPOSED STORM DRAIN LINE: --- 15 ---
- PROPOSED STORM DRAIN MANHOLE: [Symbol]
- PROPOSED WATER BLOCK: [Symbol]
- RETAINING WALL: [Symbol]
- PAD: [Symbol]
- TURNED BLOCK: [Symbol]
- STREET SLOPE: [Symbol]

CONTRACTOR SHALL INSTALL 1" DEEP SWALE ALONG THE NORTHSIDE OF WIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 164/167. AN 8" WIDE 1" DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12" WIDE 1.5" DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

CONTRACTOR SHALL INSTALL 8" WIDE 1" DEEP SWALE ALONG THE NORTHSIDE OF WIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 1 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 1" WIDE 1" DEEP SWALE ALONG THE BACKSIDE OF LOT 33 TO LOT 32 AND FROM THE POND AT LOT 14 TO LOT 22.

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

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

AS-BUILT INFORMATION

CONTRACTOR	DATE
USCAMS BRASS DISC STAMPED "REWARD 1967"	
GEOREFERENCE POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE)	
NAD 83 ELEVATION	
PROPOSED BY	
REVISIONS	
DATE	

SURVEY INFORMATION

NO.	DATE	BY

ENGINEER'S SEAL

YOLANDA PADILLA-MOYER, MPE 1605

06/29/17

REVISIONS

NO.	DATE	BY	REMARKS
1	07/17/17	REVISOR	REVISIONS
2	08/16/17	DESIGN	REVISIONS

Bohannan & Huston

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CITY OF ALBUQUERQUE

DEPARTMENT OF MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2

GRADING PLAN

DESIGN REVIEW COMMITTEE

CITY ENGINEER APPROVAL

LAST REVISION

DATE

CITY PROJECT NO.

ZONE MAP NO.

SHEET 6 OF 7

June 29, 2017

Mr. Dana Peterson
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification (Lots 52-53, 56-80) Del Webb @ Mirehaven
Phase 2A - DRB Case No. 1006864

Dear Dana:

We are submitting a partial grading and drainage certification for Del Webb @ Mirehaven Phase 2A. The partial certification includes Lots 52-53, 56-80. Enclosed for your review is the approved grading and drainage plan dated 03/11/16, rev #1 08/16, rev#2 01/17. These lots have been graded; retaining walls, curb and gutter, pavement and downstream infrastructure have been constructed. The remaining lots have been graded, but the retaining walls have not been completed. The remaining lots will be certified once construction of all improvements has been completed.

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 06-23-17. 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 Building Permit Approval 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,



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

Enclosure

cc: Kevin Patton, Pulte Homes



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-9
DRB#: 10006864 **EPC#:** _____ **Work Order#:** 650388
Legal Description: DEL WEBB @ MIREHAVEN PHASE 2A (A REPLAT OF 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#: 798-7945 **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

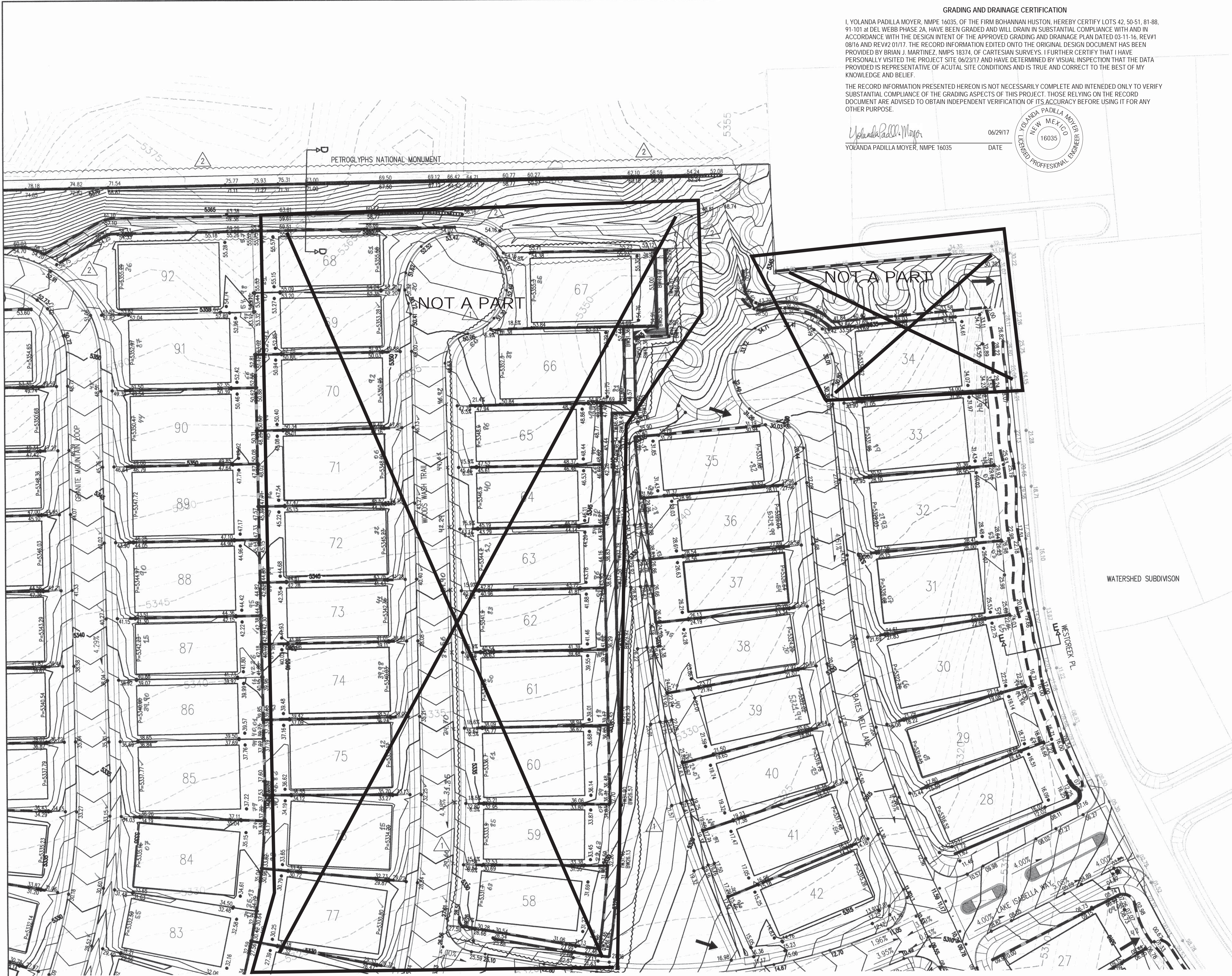
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☒ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 06-29-17 **By:** YOLANDA PADILLA MOYER, P.E.

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



P:\20160158\CDP\Plans\General\20160158_grading02-rev.dwg
Thu, 5-Jan-2017 - 4:53:pm, Plotted by: YPADILLA

BHI JOB NO. 20160158

GRADING AND DRAINAGE CERTIFICATION

I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS 42, 50-51, 81-88, 91-101 IN DEL WEBB PHASE 2A, 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 03-11-16, REV#1 08/16 AND REV#2 01/17. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ, NMPS 18374, OF CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE 06/23/17 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.

Yolanda Padilla Moyer

YOLANDA PADILLA MOYER, NMPE 16035

06/29/17

DATE



LEGEND

- PROPOSED SPOT ELEVATION • 5235.25
- EXISTING SPOT ELEVATION • EX 5235.25
- PROPOSED CONTOUR — 5225 —
- EXISTING STORM DRAIN LINE ===
- PROPOSED STORM DRAIN INLET □
- PROPOSED STORM DRAIN LINE |||
- PROPOSED STORM DRAIN MANHOLE ○
- PROPOSED WATER BLOCK ~~~~~
- RETAINING WALL [Symbol]
- PAD 10 P=5300.00
- TURNED BLOCK TB
- STREET SLOPE XY



CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 158 TO PEDESTRIAN TRAIL BETWEEN LOTS 166/167. AN 8' WIDE 1' DEEP SWALE FROM LOT 167 TO THE PEDESTRIAN TRAIL BETWEEN LOTS 174/175 AND A 12' WIDE 1.5' DEEP SWALE FROM LOT 175 TO POND WEST OF WILLOW CANYON.

CONTRACTOR SHALL INSTALL 6' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 1 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE BACKSIDE OF LOT 23 TO LOT 27 AND FROM THE POND AT LOT 16 TO LOT 22.

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



SCALE: 1"=40'

Bohannon & Huston
www.bhinc.com 800.877.5332



CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

DEL WEBB @ MIREHAVEN PHASE 2
GRADING PLAN

DESIGN REVIEW COMMITTEE		CITY ENGINEER APPROVAL		MO./DAY/YR.	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	4	7



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

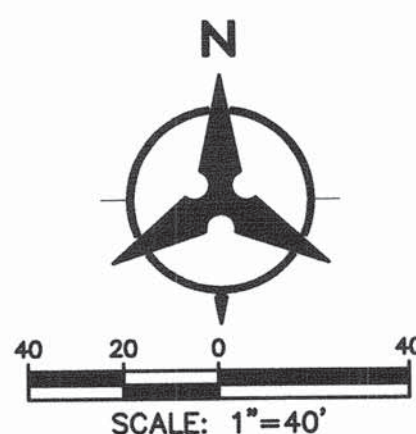
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CONTRACTOR SHALL INSTALL 8' WIDE 1' DEEP SWALE ALONG THE NORTHSIDE OF MIREHAVEN ARROYO MAINTENANCE ROAD FROM LOT 1 TO POND BEHIND LOT 15.

CONTRACTOR SHALL INSTALL 7' WIDE 1' DEEP SWALE ALONG THE BACKSIDE OF LOT 23 TO LOT 27 AND FROM THE POND AT LOT 16 TO LOT 22.

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		LAST DESIGN UPDATE	MO./DAY/YR.		MO./DAY/YR.		
CITY PROJECT NO.				ZONE MAP NO.		SHEET		OF	
						6		7	

BENCH MARKS		AS-BUILT INFORMATION	
USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
GEOGRAPHIC POSITION (NAD 83)	INSPECTOR'S	DATE	DATE
N.M. STATE PLANE COORDINATES	ACCEPTANCE BY	DATE	DATE
(CENTRAL ZONE)	VERIFICATION BY	DATE	DATE
N=1487364.063 E=149190.819	DRAWN BY	DATE	DATE
GROUND TO GRID = 0.99975005	MICRO-FILM INFORMATION		
DELTA ALPHA = -0.00771226"	RECORDED BY	DATE	DATE
NAVD 1988 ELEVATION = 5319.688	NO.	NO.	NO.

YPM	REMARKS	BY
01/17	REVISED NORTH GRADING/RETAINING WALLS	YPM
08/16	LOTS 58-67 DRAIN TO WOODS WASH TR.	YPM
NO. 1 DATE	REVISIONS	
	DESIGN	
DESIGNED BY YPM	DATE: 01/2016	
DRAWN BY AR	DATE: 01/2016	
CHECKED BY YPM	DATE: 01/2016	

June 29, 2017

Mr. Dana Peterson
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification (Lots 42, 50-51, 81-88, 91-102) Del Webb @
Mirehaven Phase 2A - DRB Case No. 1006864

Dear Dana:

We are submitting a partial grading and drainage certification for Del Webb @ Mirehaven Phase 2A. The partial certification includes Lots 42, 50-51, 81-88, 91-102. Enclosed for your review is the approved grading and drainage plan dated 03/11/16, rev #1 08/16, rev#2 01/17. These lots have been graded; retaining walls, curb and gutter, pavement and downstream infrastructure have been constructed. The remaining lots have been graded, but the retaining walls have not been completed. The remaining lots will be certified once construction of all improvements has been completed.

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 06-23-17. 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 Building Permit Approval 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,



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

Enclosure

cc: Kevin Patton, Pulte Homes



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-9
DRB#: 10006864 **EPC#:** _____ **Work Order#:** 650388
Legal Description: DEL WEBB @ MIREHAVEN PHASE 2A (A REPLAT OF 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#: 798-7945 **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: 06-29-17 **By:** YOLANDA PADILLA MOYER, P.E.

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____