

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 5, 2021

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

RE: **Inspiration Subdivision**
Request for Partial Pad Certification Lots 241-246 - Approved
Grading Plan Stamp Date: 6/6/19
Certification Dated: 1/26/20
Drainage File: J08D005

Dear Ms. Padilla Moyer:

PO Box 1293

Based on the submittal received on 2/1/21, this certification is approved for Building Permit for the lots listed above.

Albuquerque

Please note, Certificate of Occupancy will be held until Infrastructure improvements are complete.

NM 87103

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Hydrology
Planning Department
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: INSPIRATION SUBDIVISION Building Permit #: _____ Hydrology File #: J08D101
 DRB#: PR-2018-01759 EPC#: _____ Work Order#: _____
 Legal Description: TRACT A & B INSPIRATION SUBDIVISION
 City Address: _____

Applicant: Bohannan Huston Inc. Contact: Yolanda Moyer
 Address: 7500 Jefferson St NE CY2 Albuquerque, NM, 87109
 Phone#: 505-798-7945 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

TYPE OF SUBMITTAL: PLAT (6 # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

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) _____

DATE SUBMITTED: 01-25-2021 By: Yolanda Padilla Moyer, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

January 26, 2021

Mr. Ernest Armijo, P.E.
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification (Lots 241-246) Inspiration Subdivision); DRB
Case No. PR- 2018-001759; Hydrology File J08D101

Dear Ernest,

We are submitting a partial grading and drainage certification for Inspiration Subdivision. The partial certification includes Lots 241-246. Enclosed for your review is the approved grading and drainage plan dated 06/06/19. These lots have been graded; retaining walls and curb and gutter and asphalt have been constructed.

After reviewing these as-built elevations and visiting the site on 01-25-2021 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 are 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.

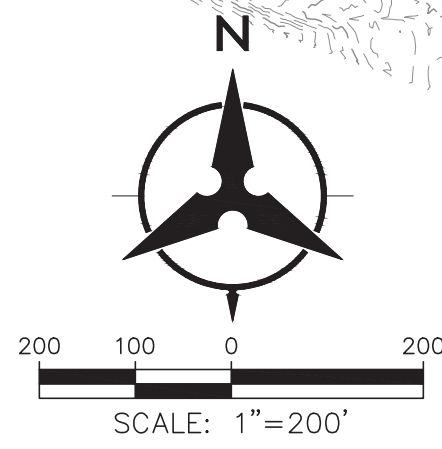
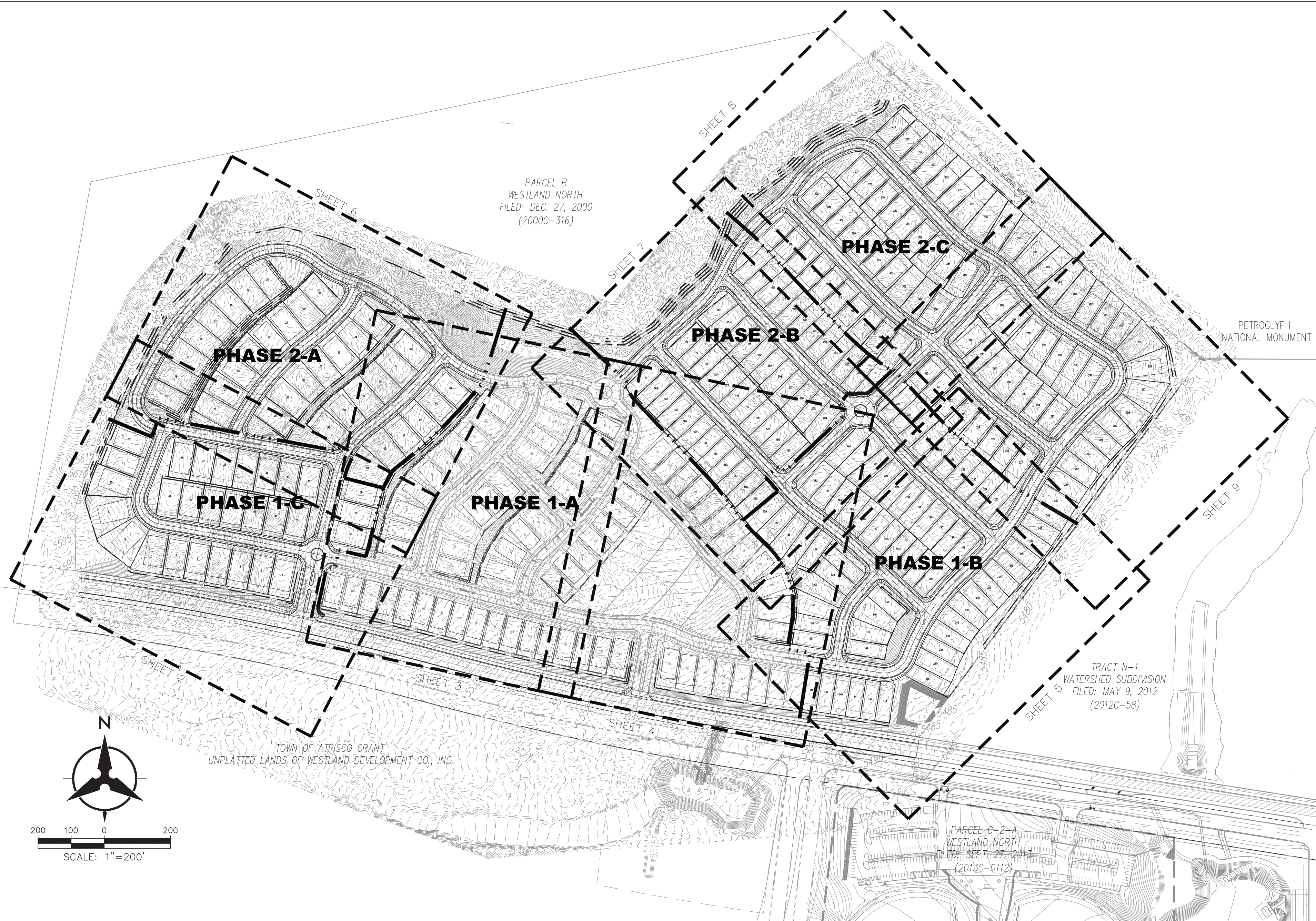
Sincerely,



Yolanda Padilla Moyer, P.E.
Vice President
Community Development & Planning

Enclosure

cc: Kevin Patton, Pulte Homes
Brian Anderson, Pulte Homes



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 HEREIN, 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 NVS DATED DEC. 11, 2018. 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 BEAMS 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 CUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATION.

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 ———
- PAD 10 P=5300.00
- TURNED BLOCK TB
- STREET SLOPE XX

GRADING AND DRAINAGE CERTIFICATION

I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS Partial Lots (241-246) at INSPIRATION SUBDIVISION, 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 06/06/19. 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 01-25-2021 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.

Yolanda Padilla Moyer
 01-26-2021
 DATE
 YOLANDA PADILLA MOYER, NMPE 16035

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	US&GS BRASS DISC STAMPED "REWARD 1969"	DATE	NO.	BY	REVISIONS	DATE
BY: [Signature]	DATE: [Blank]	CONTRACTOR: [Blank]	DATE: [Blank]	NO.:	BY:	REVISIONS:	DATE: 11/18
INSPECTOR'S ACCEPTANCE BY: [Blank]	DATE: [Blank]	GEOGRAPHIC POSITION (NAD 83): [Blank]	DATE: [Blank]			DESIGN:	DATE: 11/18
VERIFICATION BY: [Blank]	DATE: [Blank]	N.M. STATE PLANE COORDINATES (CENTRAL ZONE): [Blank]	DATE: [Blank]			DRAWN BY: AR	DATE: 11/18
DRAWINGS BY: [Blank]	DATE: [Blank]	N=1487364.063 E=1491190.819	DATE: [Blank]			CHECKED BY: YPM	DATE: 11/18
MICRO-FILM INFORMATION		GROUND TO GRID = 0.999675005	DATE: [Blank]				
RECORDED BY: [Blank]	DATE: [Blank]	DELTA ALPHA = -0.01712.26"	DATE: [Blank]				
NO.:	DATE: [Blank]	NAVD 1988 ELEVATION = 5319.688	DATE: [Blank]				

Bohannon & Huston
 www.bhinc.com 800.877.5332

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
 OVERALL GRADING PLAN

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

CITY PROJECT NO. [Blank] ZONE MAP NO. H-7, J-7 SHEET 1 OF 13



AS-BUILT INFORMATION	
CONTRACTOR	REWARD 1969
INSPECTOR'S ACCEPTANCE BY DATE	
INSPECTOR'S VERIFICATION BY DATE	
DRAWINGS BY DATE	
MICRO-FILM INFORMATION	
RECORDED BY	
NO.	

SURVEY INFORMATION	
FIELD NOTES	
NO.	
BY	
DATE	

BENCH MARKS	
USCG&S BRASS DISC STAMPED "REWARD 1969"	
GEOGRAPHIC POSITION (NAD 83)	
N.M. STATE PLANE COORDINATES	
(CENTRAL ZONE)	
N=1487364.063 E=1491190.819	
GROUND TO GRID = 0.999675005	
DELTA ALPHA = -007712.26"	
NAVD 1988 ELEVATION = 5319.688	

ENGINEER'S SEAL	
REVISIONS	
DESIGNED BY YPM	DATE 11/18
DRAWN BY AR	DATE 11/18
CHECKED BY YPM	DATE 11/18

REMARKS	
NO.	DATE
1	
2	
3	
4	
5	

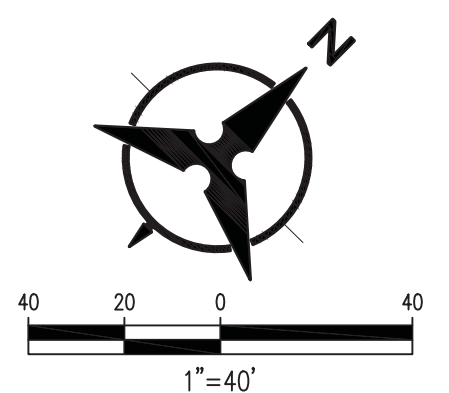
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Yolanda Padilla Moyer
 YOLANDA PADILLA MOYER, NMPE 16035
 DATE 01-26-2021

COBBLE SWALE 6' WIDE x 1' DEEP, 3:1 SIDE SLOPES SEE DETAIL SHEET 13
 COBBLE SWALE TO BE 7.5' WITH 3:1 SIDE SLOPES PER DETAIL SEE SHEET 13 BEHIND LOT 56-64

- LEGEND**
- PROPOSED SPOT ELEVATION ● 5235.25
 - EXISTING SPOT ELEVATION ● EX 5235.25
 - PROPOSED CONTOUR ---5025---
 - EXISTING STORM DRAIN LINE - - - - -
 - PROPOSED STORM DRAIN INLET [Square with X]
 - PROPOSED STORM DRAIN LINE [Double lines]
 - PROPOSED STORM DRAIN MANHOLE [Circle]
 - PROPOSED WATER BLOCK [Wavy line]
 - RETAINING WALL [Stippled area]
 - PAD [Square]
 - TURNED BLOCK [Square with X]
 - STREET SLOPE [Arrow]



P:\20190120\CDP\Plans\General\20190120_GradingPlanCert.dwg
 Mon, 26-Oct-2020 - 4:53:pm, Plotted by: AROMERO

TRACT N-1
 WATERSHED SUBDIVISION
 FILED: MAY 9, 2012
 (2012C-58)

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CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
INSPIRATION SUBDIVISION 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
	H-7, J-7 5 OF 13

BHI JOB NO. 20190120