

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 27, 2020

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

RE: Inspiration Subdivision
Request for Partial Pad Certification Lots 42-48, 84-89, 144, 240, 247-249, 226-227, 231-233 - Approved
Grading Plan Stamp Date: 6/6/19
Certification Dated: 12/18/20
Drainage File: J08D005

Dear Ms. Padilla Moyer:

PO Box 1293

Based on the submittal received on 12/23/20, 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

December 18, 2020

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

Re: Partial Grading and Drainage Certification (42-48, 84, 85-89, 144, 240, 247-249, 226-227, 231-233) 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 42-48, 84, 85-89, 144, 240, 247-249, 226-227, 231-233. 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. Five lots, lots 84, 86-88 and 144, have been dug and banded, however, based off of the as-built survey and the site walk through, it appears that those lots were properly graded prior to forming the frame for the pads.

After reviewing these as-built elevations and visiting the site on 12-18-2020 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.
Vice President
Community Development & Planning

Enclosure

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

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



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: Bohannon 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 (²³# 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:

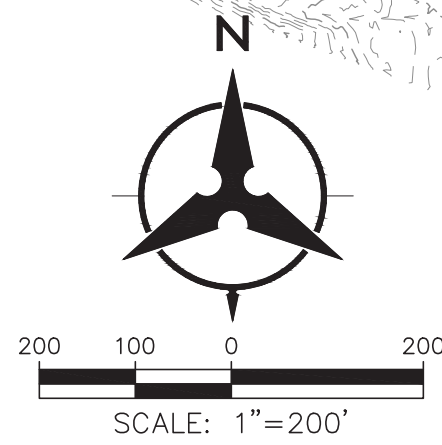
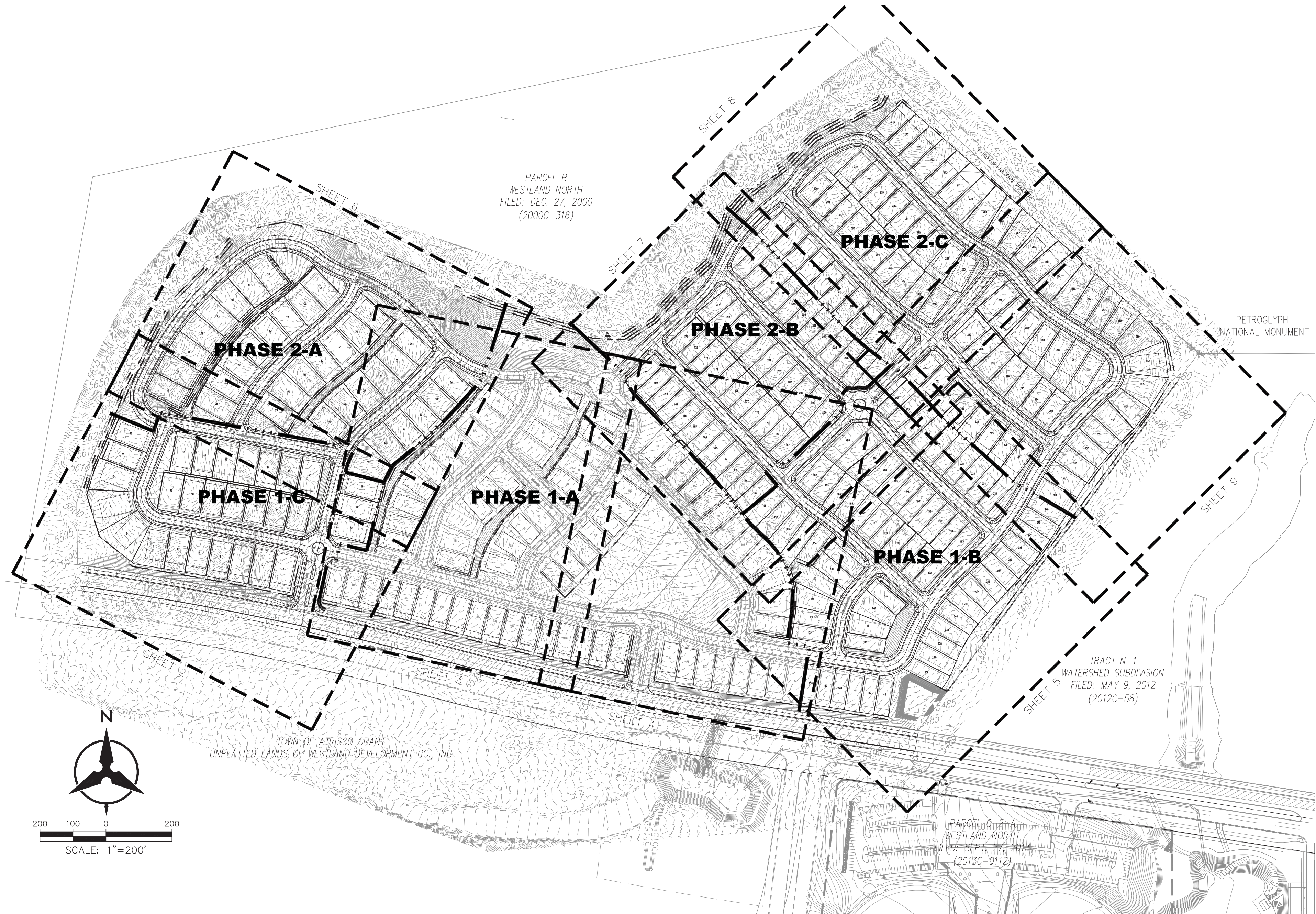
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 12-18-2020 **By:** Yolanda Padilla Moyer, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



GRADING AND DRAINAGE CERTIFICATION

I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOT'S Partial Lots (42-48, 84, 85-89, 144, 240, 247-249, 226-227, 231-233 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 12-17-2020 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.

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Yolanda Padilla Moyer
YOLANDA PADILLA MOYER, NMPE 16035

12-18-2020
DATE



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 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 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.

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

Bohannon & Huston
www.bhinc.com 800.877.5332

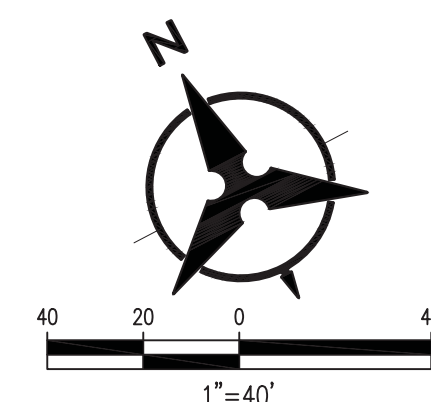


CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
OVERALL GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR	
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF	
			1	13

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	BY	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE
			GEORGAPHIC POSITION (NAD 83)	WORKED BY	DATE
			N.M. STATE PLANE COORDINATES	INSPECTOR'S ACCEPTANCE BY	DATE
			(CENTRAL ZONE)	VERIFICATION BY	DATE
			N=1487364.063 E=1491190.819	DRAWINGS CHECKED BY	DATE
			GROUND TO GRID = 0.999675005	MICRO-FILM INFORMATION	
			DELTA ALPHA = -0071712.26"	RECORDED BY	DATE
			NAVD 1988 ELEVATION = 5319.688	NO.	DATE



ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
		FIELD NOTES					
		NO.	BY	DATE			
					USCGCS BRASS DISC STAMPED "REWARD 1969"		CONTRACTOR
					GEOGRAPHIC POSITION (NAD 83)		WORK STAKED BY
					N.M. STATE PLANE COORDINATES		DATE
					(CENTRAL ZONE)		DATE
					N=1487364.063 E=1491190.819		FIELD DRAWINGS CORRECTED BY
					GROUND TO GRID = 0.993675005		DATE
					DELTA ALPHA = -001712.26"		MICRO-FILM INFORMATION
					NAVD 1988 ELEVATION = 5319.688		RECORDED BY
							DATE
							NO.



GRADING AND DRAINAGE CERTIFICATION

I, YOLANDA PADILLA MOYER, NMPE 16035, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY LOTS Partial Lots (42-48, 84, 85-89, 144, 240, 247-249, 226-227, 231-233) 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 12-17-2020 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.

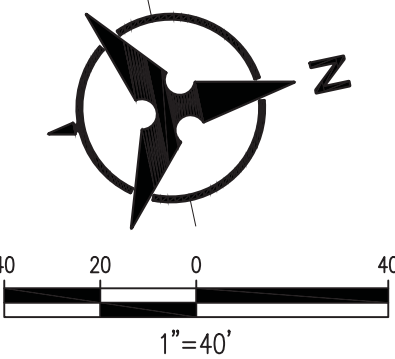
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Yolanda Padilla Moyer
YOLANDA PADILLA MOYER, NMPE 16035
12-18-2020
DATE

NEW MEXICO
16035
LICENSED PROFESSIONAL ENGINEER

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: [Symbol]
 - PROPOSED STORM DRAIN LINE: [Symbol]
 - PROPOSED STORM DRAIN MANHOLE: [Symbol]
 - PROPOSED WATER BLOCK: [Symbol]
 - RETAINING WALL: [Symbol]
 - PAD: 10, P=5200.00
 - TURNED BLOCK: TB
 - STREET SLOPE: XX



Bohannon & Huston
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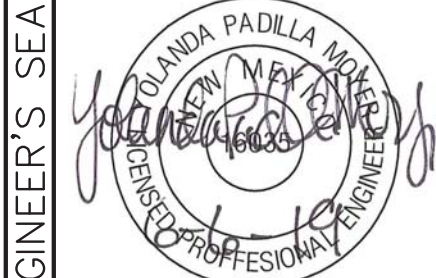
CITY OF ALBUQUERQUE
DEPARTMENT OF
MUNICIPAL DEVELOPMENT

INSPIRATION SUBDIVISION
GRADING PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO, 7DAY/YR	MO, 7DAY/YR

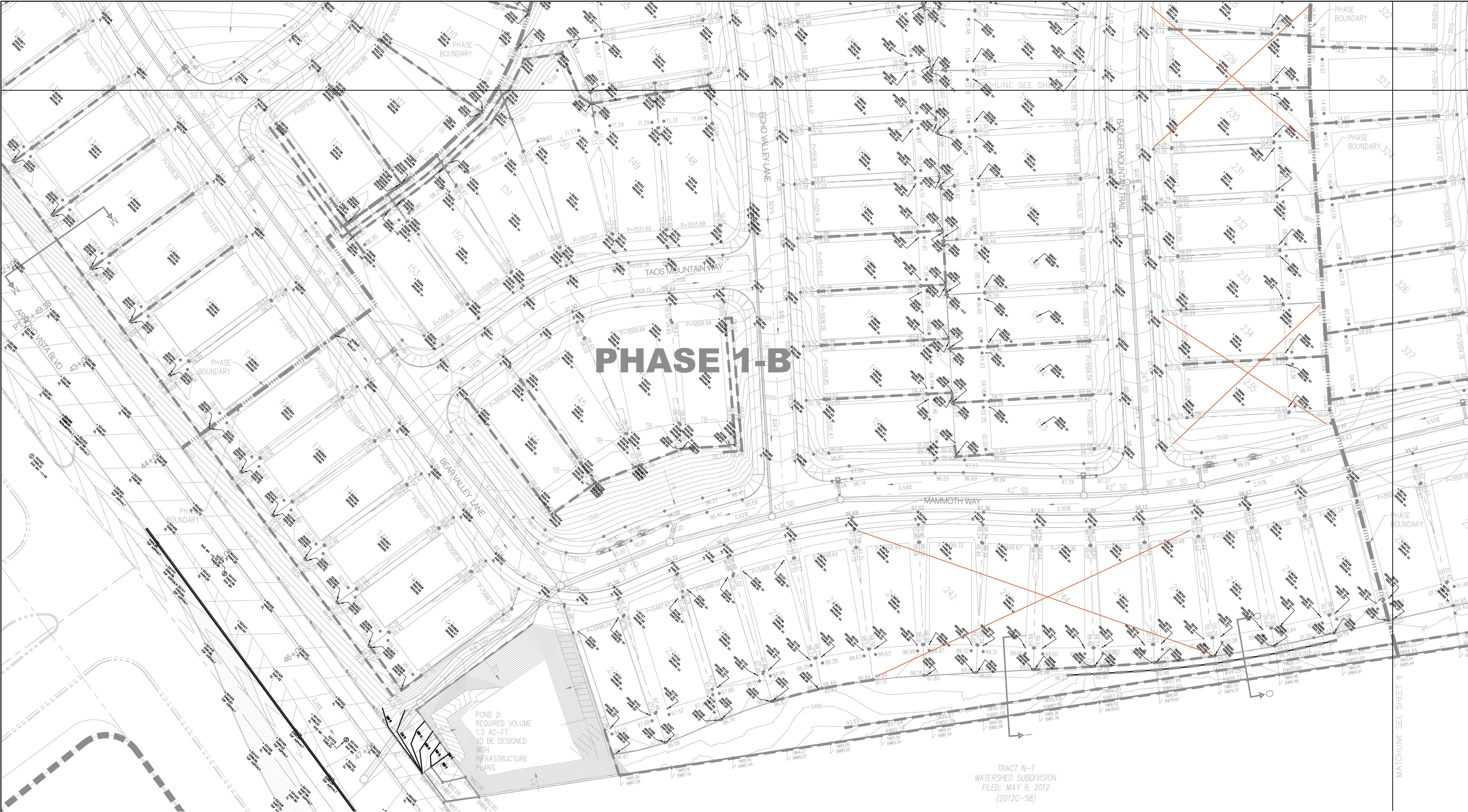
CITY PROJECT NO.	ZONE MAP NO.	SHEET	OF
	H-7, J-7	3	13

SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION	
NO.	DATE	USC&GS BRASS DISC STAMPED "REWARD 1969"	CONTRACTOR	DATE	DATE
			INSPECTED BY		
			N.M. STATE PLANE COORDINATES		
			(CENTRAL ZONE)		
			N=1487364.063 E=1491190.819		
			DRAWINGS CHECKED BY		
			GROUND TO GRID = 0.999675005		
			DELTA ALPHA = -0071712.26"		
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REVISIONS
DESIGN

NO.	DATE	BY	REMARKS



GRADING AND DRAINAGE CERTIFICATION

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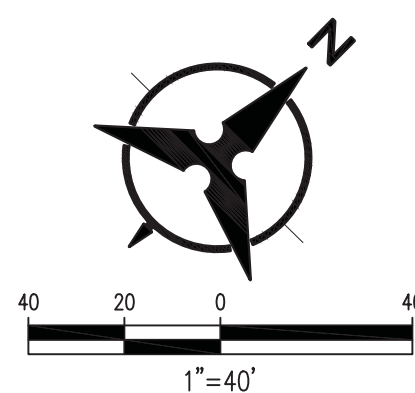
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STREET SLOPE

● 5235.25
● EX 5235.25
— 5025 —
= = = =
□
= = = =
○
~ ~ ~ ~
10
P=5300.00
TB
XX



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

Bohannon & Huston
www.bhinc.com 800.877.5332

		CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT	
INSPIRATION SUBDIVISION GRADING PLAN			
DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	MO, DAY/YR	MO, DAY/YR
LAST DESIGN UPDATE			
CITY PROJECT NO.	ZONE MAP NO. H-7, J-7	SHEET 5	OF 13

