

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 18, 2019

Mike Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: Mesa Del Sol Montage Unit 3B
Request for Pad Certification- Accepted
• **Lots 1-20, Block 20**
Revised Grading Plan Stamp Date: 6/6/19 (Sheets 1 & 5)
Grading Plan Stamp Date: 2/15/19
Certification Dated: 12/16/19
Hydrology File: R16D006

PO Box 1293

Dear Mr. Balaskovits:

Based on the submittal received on 12/16/19, the certification is accepted for Building Permit for the above referenced lots.

Albuquerque

Prior to Certificate of Occupancy, the public infrastructure needs to be completed and accepted by the City.

NM 87103

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

www.cabq.gov

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (20 # 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

December 16, 2019

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

Re: Partial Grading and Drainage Certification (Block 20: Lots 1-20) Mesa Del Sol Montage
Unit 3B - DRB Case No. PR-2018-1331, 1006008 (City Hydro # R16/D006)

Dear Shahab,

We are submitting a partial grading and drainage certification for Mesa Del Sol Montage Unit 3B. The partial certification includes Lots 1-20 of Block 20. Enclosed for your review is the approved grading and drainage plan dated 11/21/19. These lots have been graded and the curb and gutter for the corresponding frontage and alley roads have been constructed.

After reviewing these as-built elevations and visiting the site on 12/16/19, it is my belief that the above lot has 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,



Olin Brown, P.E.
Project Manager
Construction Engineering

Enclosure

cc: Manny Barrera, Ravenswing Consulting
Mike Fietz, Corazon del Mesa 3B
Kevin Murthagh, BHI

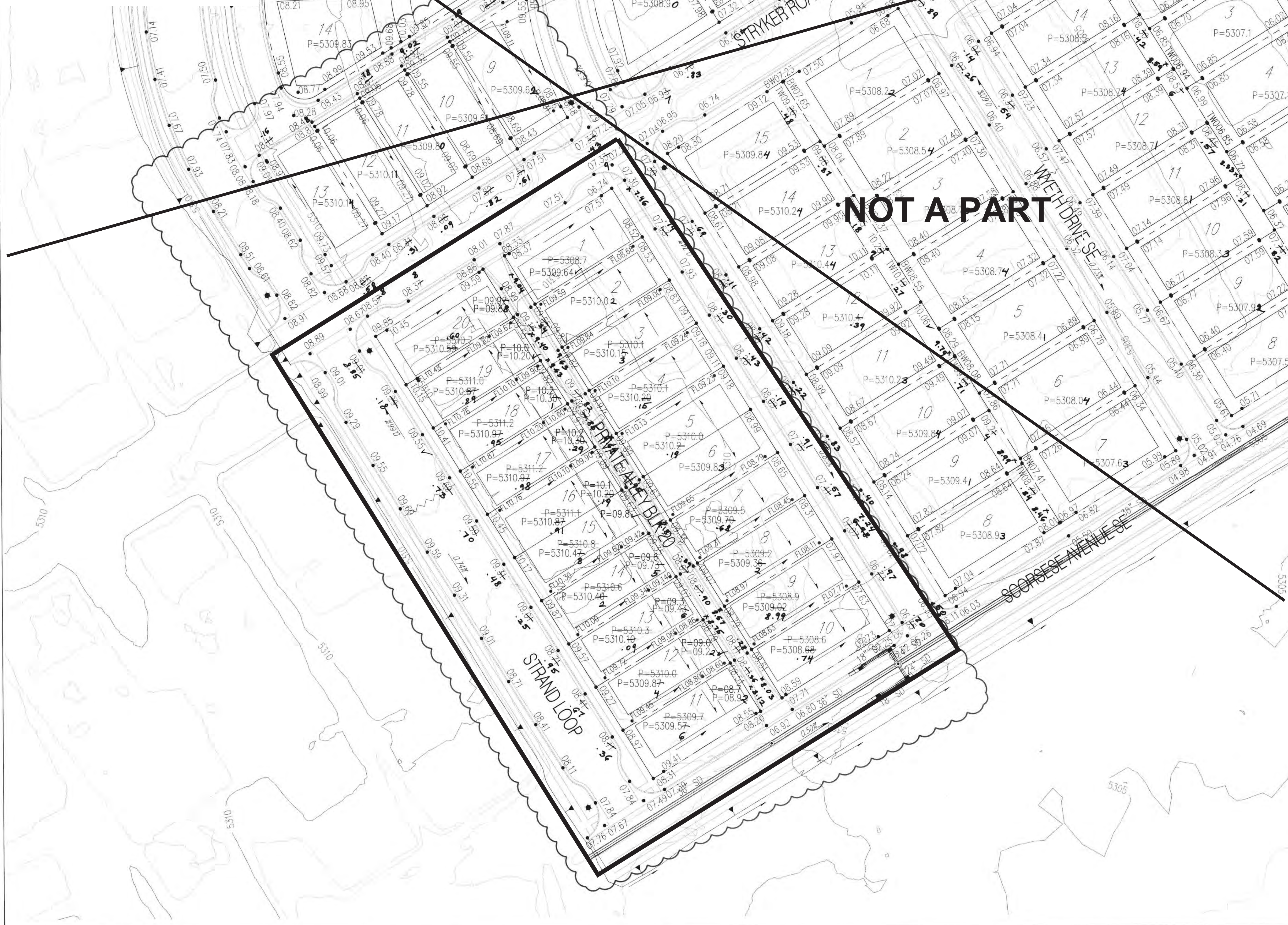
I, OLIN BROWN, NMPE 23696, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY LOTS Partial Lots 1-20 Block 20 a MESA DEL SOL MONTAGE UNIT 3B, HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 11/21/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY BRIAN J. MARTINEZ NMPE 18374, OF CARTESIAN SURVEYS. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE 12/16/19 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.

12/16/19

OLIN M. BROWN, NMPE 23696

DATE _____



1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATION AS NOTED IN THE SOILS REPORT BY GEO-TEST, INC. DATED 9-29-10

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES & REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

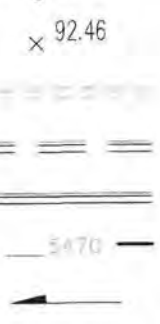
6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.

7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE.
WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.

8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AND PER GRADES SHOWN ON GRADING PLAN. ROOF DRAINAGE SHALL BE GUTTERED TO PREVENT THESE FLOWS FROM ENTERING UNIVERSITY BLVD.



LEGEND

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 FUTURE SPOT ELEVATION
 PROPOSED SPOT ELEVATION
 EXISTING SPOT ELEVATION (GRND & TC)
 EXISTING CURB & GUTTER
 PROPOSED MOUNTABLE CURB & GUTTER
 PROPOSED STANDARD CURB & GUTTER
 EXISTING CONTOUR W/ INDEX ELEVATION
 FLOW ARROW
 PROPOSED RETAINING WALL (TO BE BUILT BY HOME BUILDER)
 PROPOSED GARDEN WALL
 CONCRETE FILLED TO 1-FOOT DEPTH
 PROPOSED SLOPE
 PROPOSED STORM DRAIN
 PROPOSED STORM DRAIN MANHOLE
 PROPOSED STORM DRAIN INLET
 PROPOSED CATTLE GUARD INLET
 DRAIN
 GRADING PHASE BOUNDARY

Bohannon  **Huston**
www.bhinc.com 800.877.5332



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MESA DEL SOL MONTAGE UNIT 3B
GRADING AND DRAINAGE PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of	
775782	R-15,16 S-15,16	5	7	

Thu, 21-Nov-2019 - 1:59:pm, Plotted by: KKLEIN
P:\20190195\CDP\Plans\General\20190195_GP01_PH3B_revised 11-19-2019.dwg