## **CITY OF ALBUQUERQUE**

PLANNING DEPARTMENT - Development Review Services

October 7, 2016

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James Topmiller, PE **BOHANNAN-HUSTON, INC.** 7500 Jefferson Street NE Courtyard I Albuquerque, NM 87109 Richard J. Berry, Mayor

## RE: Mesa Del Sol Neighborhood - Montage Units 3A only (File: R16D006) Grading and Drainage Plan, Engineer's Stamp Date 9-24-14 Engineer's Certification Date: 8-1-16

Dear Topmiller:

Based upon the information provided in your Certification received 8-1-2016, the above referenced Certification plan is accepted for Release of Financial Guarantee for grading and drainage. Note that this does not include Unit 3B.

PO Box 1293 If you have any questions, you can contact me at 924-3695.

Albuquerque

New Mexico 87103

Sincerely,

Rita Harmon, P.È. Senior Engineer, Planning Dept. Development Review Services

www.cabq.gov

Orig: c.pdf

Drainage file Addressee via Email, Charlotte LaBadie, Manny Barrera

## Bohannan 🛦 Huston

August 1, 2016

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

Mr. Abiel Carrillo Hydrology Section City of Albuquerque 600 2<sup>nd</sup> Street NW Albuquerque, NM 87102

Re: Final Grading and Drainage Certification, Mesa del Sol Montage Phase 3A DRB Case No. 1006006

Dear Abiel:

We are submitting a final grading and drainage certification for Mesa del Sol Montage Phase 3A for Financial Guaranty Release. Enclosed for your review is the approved grading and drainage plan dated 04/24/14 and 09/24/14. These lots have been graded; curb and gutter, pavement, the downstream infrastructure and pond have been constructed.

After reviewing these as-built elevations and the site being visited on 07-28-16 it is my belief that the above lots have been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for Financial Guaranty Release 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,

Engapen

James R./Topmiller, P.E. Vice President Community Development & Planning

Enclosure

cc: Manny Barrera, Ravens Wing Consulting

- Engineering A
- Spatial Data 🔺
- Advanced Technologies 🔺



## City of Albuquerque

Planning Department Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: MESA DEL SOL MONTAGE 3A	Building Permit #: City Drainage #: R-16, S-16
DRB#: 1006006 EPC#:	Work Order#: 775781
Legal Description: MESA DEL SOL MONTAGE 3A (A REPLAT	OF TRACT A-6-A MESA DEL SOL INNOVATION PARK)
City Address:	
Engineering Firm: BOHANNAN HUSTON, INC	Contact: Yolanda Moyer
Address: 7500 JEFFERSON ST NE COURTYARD 1 ALBUQUE	
Phone#: <u>823-1000</u> Fax#:	E-mail: ypadilla@bhinc.com
Owner: MESA DEL SOL, LLS	Contact: BRIAN FENNELLY
Address: 7351 E, 29th Ave Denver CO 80238	
Phone#: 303-996-7726 Fax#:	E-mail: brianfennelly@forestcity.net
Architect:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Other Contact:	Contact:
Address:	
Phone#: Fax#:	E-mail:
DEPARTMENT: X HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY
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× ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN GRADING PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE MASTER PLAN	FOUNDATION PERMIT APPROVAL
DRAINAGE REPORT	GRADING PERMIT APPROVAL
CLOMR/LOMR	SO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED:	By: YOLANDA PADILLA MOYER, P.E.

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



	<b>GENERAL NOTES</b> 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	INFORMATION	DATE	DATE	DATE	DATE	DATE	INFORMATION	DATE	
	<ol> <li>THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST CONTROL MEASURES &amp; REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.</li> <li>THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY</li> </ol>	AS-BUILT	CONTRACTOR	¢ ED BY	ECTOR'S EPTANCE BY	ICATION BY	NNGS RECTED BY		RECORDED BY	
	<ul> <li>CONSTRUCTING TEMPORARY BERMS AS PER DETAIL, SHEET 3B, AND WETTING THE SOIL TO KEEP IT FROM BLOWING.</li> <li>5. ALL SPOT ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.</li> <li>6. BOULDERS GREATER THAN 3 FEET IN DIAMETER EXCAVATED DURING</li> </ul>	/	COV	WOR! STAK	ACCE	AL ZONE) FIELD	CORF	90	REC	Öz
	<ul> <li>GRADING ACTIVITIES SHALL BE STOCKPILED AND DISPOSED OF AT THE DISCRETION OF THE OWNER.</li> <li>7. ALL WALLS SHOWN ARE TO BE PLACED ALONG PROPERTY LINE. WALLS ARE SHOWN OFFSET FOR VISUAL PURPOSE ONLY.</li> <li>8. ALL LOTS ADJACENT TO UNIVERSITY SHALL DRAIN TO THE ALLEY AS</li> </ul>	MARKS			83)	(CENT	5,76	= 0.9996677		441.396
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a da anti-array da anti-111 ] ] ] ] ] GRADING AND DRAINAGE CERTIFICATION I, JAMES TOPMILLER, NMPE 9354, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY MESA DEL SOL MONTAGE PHASE 3A 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 04/24/14 AND 9/24/14. 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 THE PROJECT SITE WAS VISITED ON 07-28-16 AND IT WAS 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 INTENEDED 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. Juny JAMES R. TOPMILLER, NMPE/9354 DATE - 9029 ₩ 2560 8, O'KEEFE AVENUE 06.53 0.62% 06.05 05.59 06.06 04.89 04.74 06.86 07.43,06.96 06.49 07.76\_06.96 -07.76 07.43 05,79 20 19 18 16 P=5307.8 P=5308.2 P=5308.2 >=5308.6 P=5308. +3P=5306.8 P=5307.2 °=5307 - 5310 6.82 -----9 5307. P=5308.1 P=5308.3 P=5307.8 2 06.39 06.87 06.94 06.87 06.84 \_\_\_\_\_ 05.68 / 0.75% 15 53 06.01 05.40 04.67 05.3306.08 05.65 05 17 2014033B/CDP/Plans/General/Phase 3/20140338\_GP01\_PH3.dwg

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15 GRADING DETAIL - DRAINAGE PONDS 2B AND 3 1 (N 1 | N 1 Second of MC and second AC A second GRADING AND DRAINAGE CERTIFICATION JAMES TOPMILLER, NMPE 9354, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY MESA DEL SOL MONTAGE PHASE 3A 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 04/24/14 AND 9/24/14. 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 THE PROJECT SITE WAS VISITED ON 07-28-16 AND IT WAS ETERMINED 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 INTENEDED ONLY TO VER 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 CUN JAMES R. TOPMILLER. NMPR GRADING DETAIL - DRAINAGE POND 4 P:\20140338\CDP\Plans\General\Phase 3\20140338\_GP\_Dtls\_PH3.dwg September 24, 2014 – 9:45am

