

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

May 9, 2022

Kelly Klein, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**RE: Mesa Del Sol Montage Subdivision Unit 4
Request for Pad Certification Lot 11 Block 24, Lots 16-17 Block 27 & Lots 8-16
Block 28 – Approved
Grading Plan Stamp Date: 11/12/20
Certification Dated: 4/27/22
Drainage File: R16D006A**

Dear Ms. Klein:

PO Box 1293

Based solely on the submittal received on 4/28/22, this certification is approved for Building Permit for the lots listed above by Hydrology.

Albuquerque

Please note Certificate of Occupancy/Release of Financial Guarantee will be held until all Infrastructure improvements are complete. Please have the contractor properly maintain the site and infrastructure until the Release is issued.

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: Mesa del Sol, Montage Unit 4 **Building Permit #:** _____ **Hydrology File #:** R16D006A
DRB#: PR-2020-003422 **EPC#:** _____ **Work Order#:** _____
Legal Description: Tracts A-6-C-1, Innovation Park UPC # 101605004849020130
City Address: Lots 11 Block 24, 16-17 Block 27, and 8-16 Block 28 of Montage Unit 4

Applicant: Bohannon Huston Inc. **Contact:** Kelly Klein
Address: 7500 Jefferson St NE CY2 Albuquerque, NM, 87109
Phone#: 505-318-7815 **Fax#:** _____ **E-mail:** kklein@bhinc.com
Owner: Corazon del Mesa 4, LLC **Contact:** Mike Fietz
Address: 9600 Tennyson St NE
Phone#: 505-212-7000 **Fax#:** _____ **E-mail:** mikef@thewestway.com

TYPE OF SUBMITTAL: ☒ PLAT (12 # 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: 04-27-2022 **By:** Kelly Klein, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

April 27, 2022

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

Re: Partial Grading and Drainage Certification (Lots 11 Block 24, 16-17 Block 27, and 8-16 Block 28) Mesa Del Sol Montage
Unit 4 - DRB Case No. PR-2020-003422; Hydrology File R16D006A

Dear Ernest,

We are submitting a partial grading and drainage certification for Mesa Del Sol Montage Unit 4. The partial certification includes Lots 11 Block 24, 16-17 Block 27, and 8-16 Block 28. Enclosed for your review is the approved grading and drainage plan dated 11/12/20. These lots have been graded; curb and gutter and asphalt have been constructed.

After reviewing these as-built elevations and visiting the site on 04/27/22, 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,



Kelly Klein, P.E.
Project Manager
Community Development & Planning

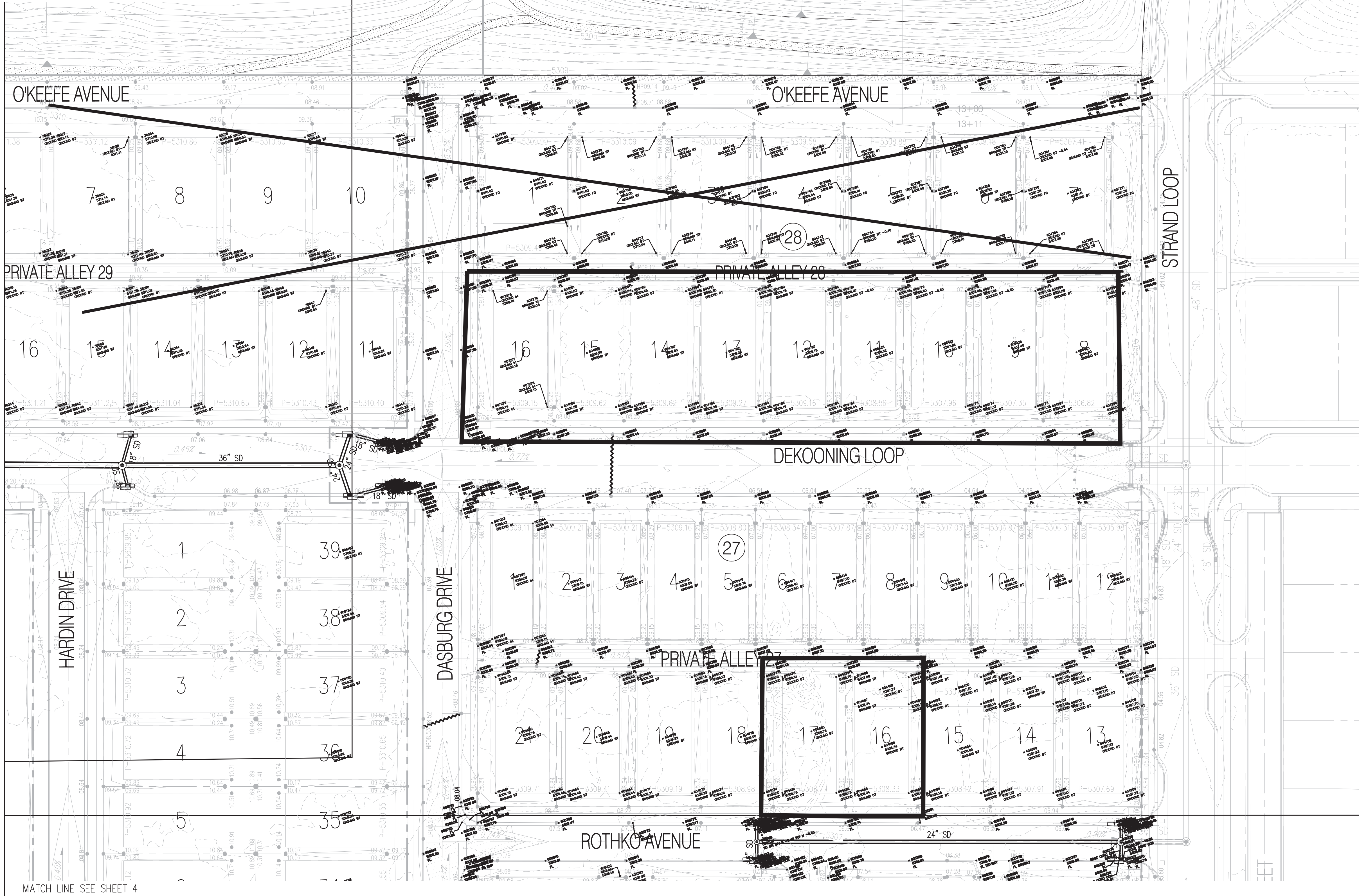
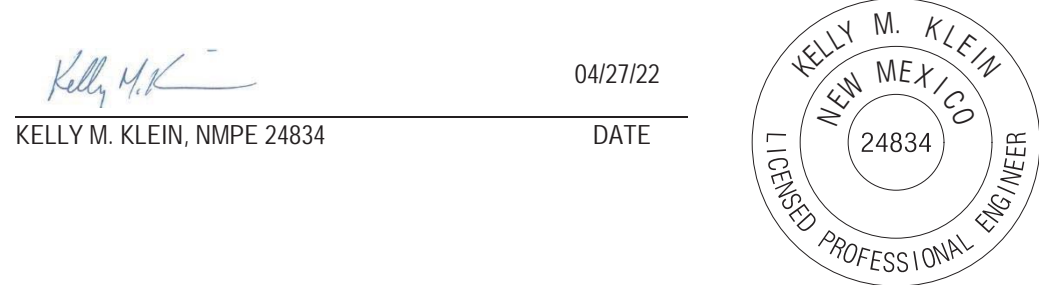
Enclosure

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

GRADING AND DRAINAGE CERTIFICATION

I, KELLY M. KLEIN, NMPE 24834, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY LOT'S Partial Lots 11 Block 24, 16-17 Block 27, AND 8-16 Block 28 at MESA DEL SOL MONTAGE UNIT 4, 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 11/12/20, 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 04/27/22 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.

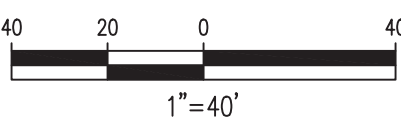


GENERAL NOTES

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.

LEGEND

- UNIT BOUNDARY
- FUTURE SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION (GRND & TC)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION
- FLOW ARROW
- PROPOSED RETAINING WALL
- PROPOSED SLOPE
- PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- LIMITS OF GRADING
- TURN BLOCK AT LOW POINT OF LOT
- WATER BLOCK



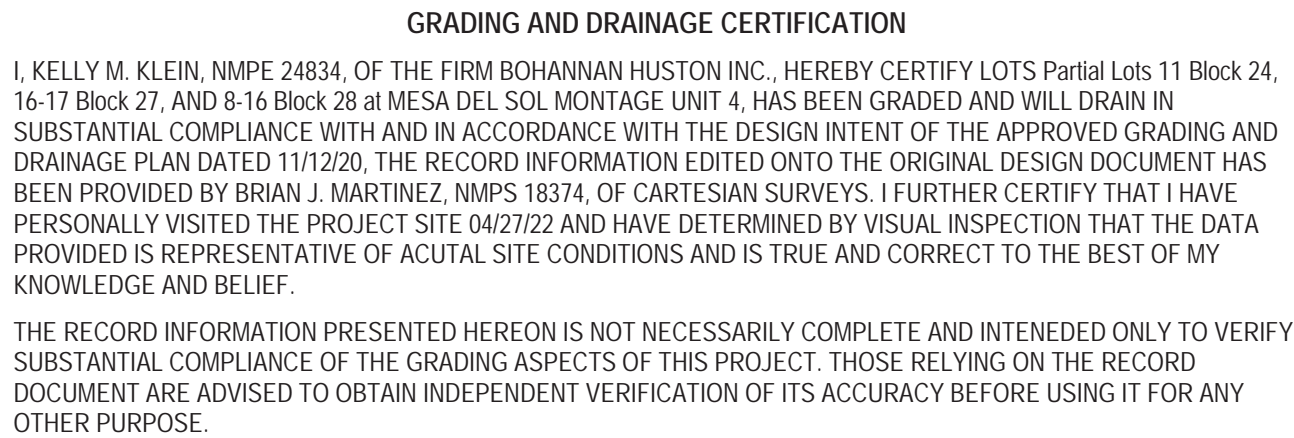
Bohannon & Huston
www.bhinc.com 800.877.5332



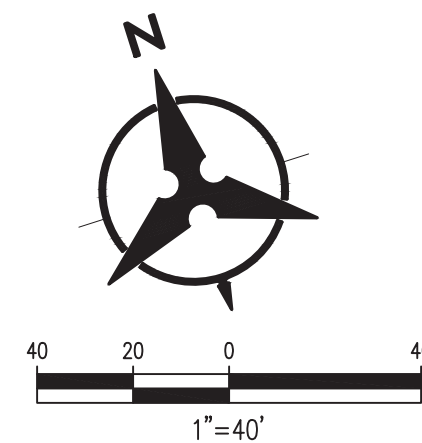
CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MONTAGE UNIT 4
GRADING PLAN

Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
PR-2020-003422	R-15,16,S-16	3	7



Kelly M. Klein 04/27/22
KELLY M. KLEIN, NMPE 24834 DATE



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



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

MONTAGE UNIT 4

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
PR-2020-003422	R-15,16,S-16	4	7

GENERAL NOTES

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- | | |
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|  | TURN BLOCK AT LOW POINT OF LOT |
|  | WATER BLOCK |

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS-BUILT INFORMATION		
		FIELD NOTES						
		NO.	BY	DATE				
No.	Date	REMARKS	By					
REVISIONS								
DESIGN								
Designed By: KMK				DATE: 05/2020				
Drawn By: RV				DATE: 05/2020				
Checked By: KMK				DATE: 05/2020				