

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

June 24, 2022

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

**RE: Mesa Del Sol Montage Subdivision**  
**Request for Pad Certification Unit 4 Block 27 Lots 13 and 18 – Approved**  
**Grading Plan Stamp Date: 11/12/20**  
**Certification Dated: 6/21/22**  
**Drainage File: R16D006A**

Dear Ms. Klein:

PO Box 1293

Based on the submittal received on 6/23/22, this certification is approved for Building Permit for the lots listed above.

Albuquerque

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

NM 87103

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

[www.cabq.gov](http://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 13 and 18 Block 27 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 ( 2 # 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:** 06-21-2022 **By:** Kelly Klein, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

June 21, 2022

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

Re: Partial Grading and Drainage Certification (Lots 13 and 18 Block 27) 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 13 and 18 Block 27. 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. Lot 13 has been dug and banded, however, based off of the as-built survey and the site walk through, it appears that the lot was properly graded prior to forming the frame for the pads.

After reviewing these as-built elevations and visiting the site on 06/21/22, 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

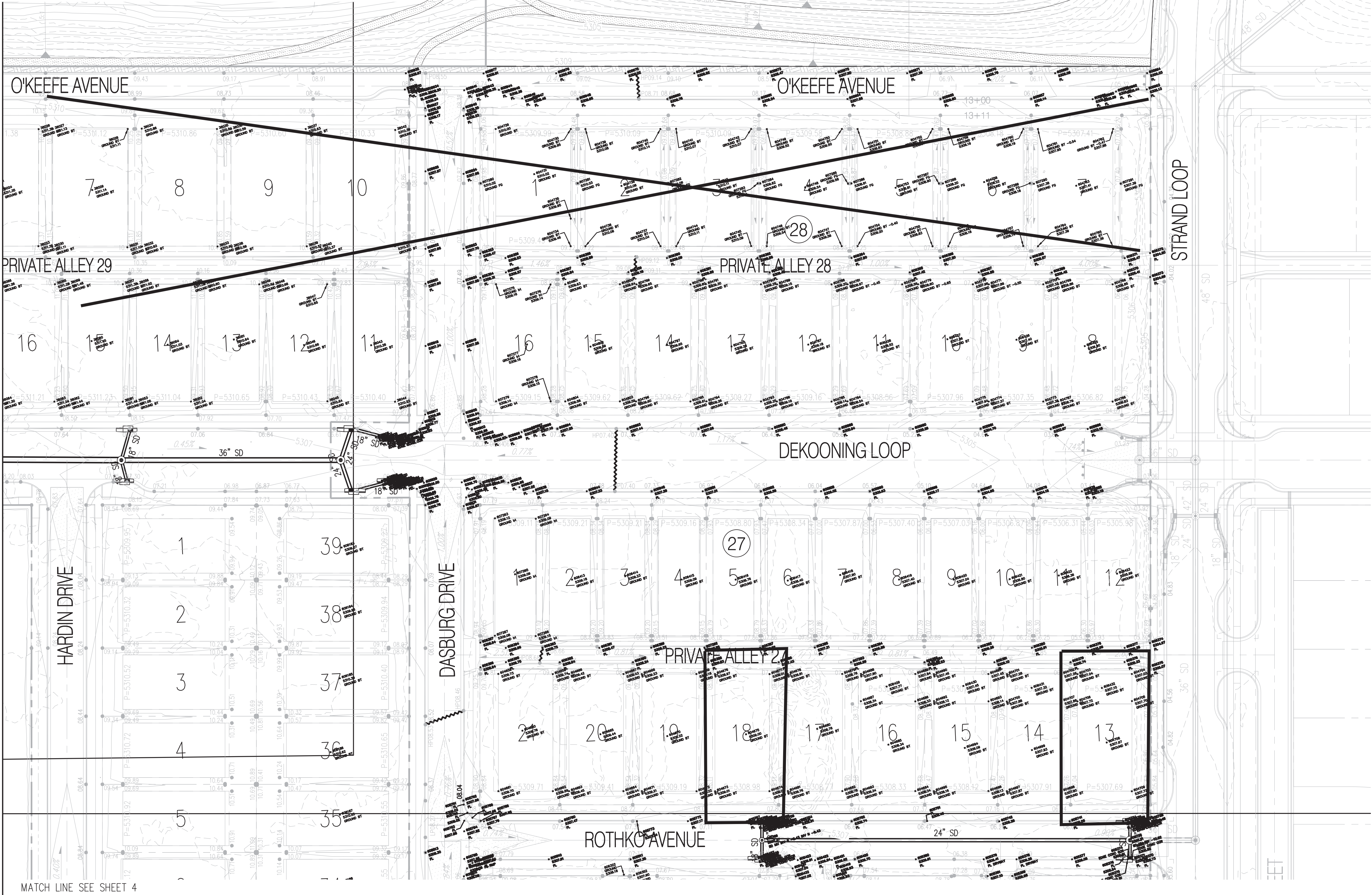


GRADING AND DRAINAGE CERTIFICATION

I, KELLY M. KLEIN, NMPE 24834, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY LOTS 13 and 18 Block 27 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 11/12/2020, 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 06/21/22 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.

Kelly M. Klein  
KELLY M. KLEIN, NMPE 24834  
06/21/22  
DATE

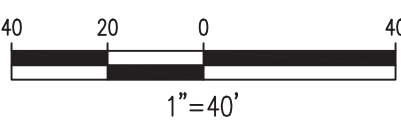


GENERAL NOTES

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 (91.62)
- PROPOSED SPOT ELEVATION (91.62)
- EXISTING SPOT ELEVATION (GRND & TC) (92.46)
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONTOUR W/ INDEX ELEVATION (-5470)
- 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.<br>PR-2020-003422 | Zone Map No.<br>R-15,16,S-16 | Sheet<br>3  | Of<br>7     |