

Mayor Timothy M. Keller

September 21, 2018

David Soule, PE
Rio Grande Engineering
PO Box 93924
Albuquerque, NM 87199

**Re: Paradise View
5512 Buglo NW
Request Permanent C.O. – Not Acceptable
Engineer's Stamp dated: 3-15-17 (B11D010)
Certification dated: 9-17-18**

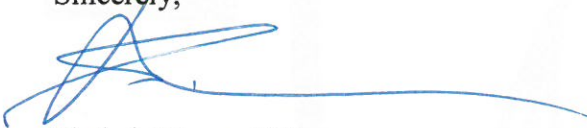
Dear Mr. Soule,

Based on the Certification received 11/27/2017, the site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Provide erosion control on the east side of buildings.
- The inlets along the buildings are either plugged with dirt or have not been installed.
- Ponding in rear yards provide a means for flows to exit the rear yards.
- All canals are causing erosion near the buildings, provide erosion control.
- Provide the cobble stone called for and the curb cut on the west side of parking lot.

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

Sincerely,


Shahab Biazar, P.E.
City Engineer
Planning Department

RR/SB
C: File B11D010



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: paradise view **Building Permit #:** _____ **Hydrology File #:** B11E10

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

Legal Description: lot 12a paradise hills investment properties

City Address: 5512 buglo nw

Applicant: buglo properties llc **Contact:** _____

Address: _____

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

Other Contact: RIO GRANDE ENGINEERING **Contact:** DAVID SOULE

Address: PO BOX 93924 ALB NM 87199

Phone#: 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

TYPE OF DEVELOPMENT: ☐ PLAT ☐ RESIDENCE ☐ DRB SITE ☐ ADMIN SITE

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION
☐ PAD CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE REPORT
☐ DRAINAGE MASTER PLAN
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
☐ ELEVATION CERTIFICATE
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ STREET LIGHT LAYOUT
☐ OTHER (SPECIFY) _____
☐ PRE-DESIGN MEETING?

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

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: _____

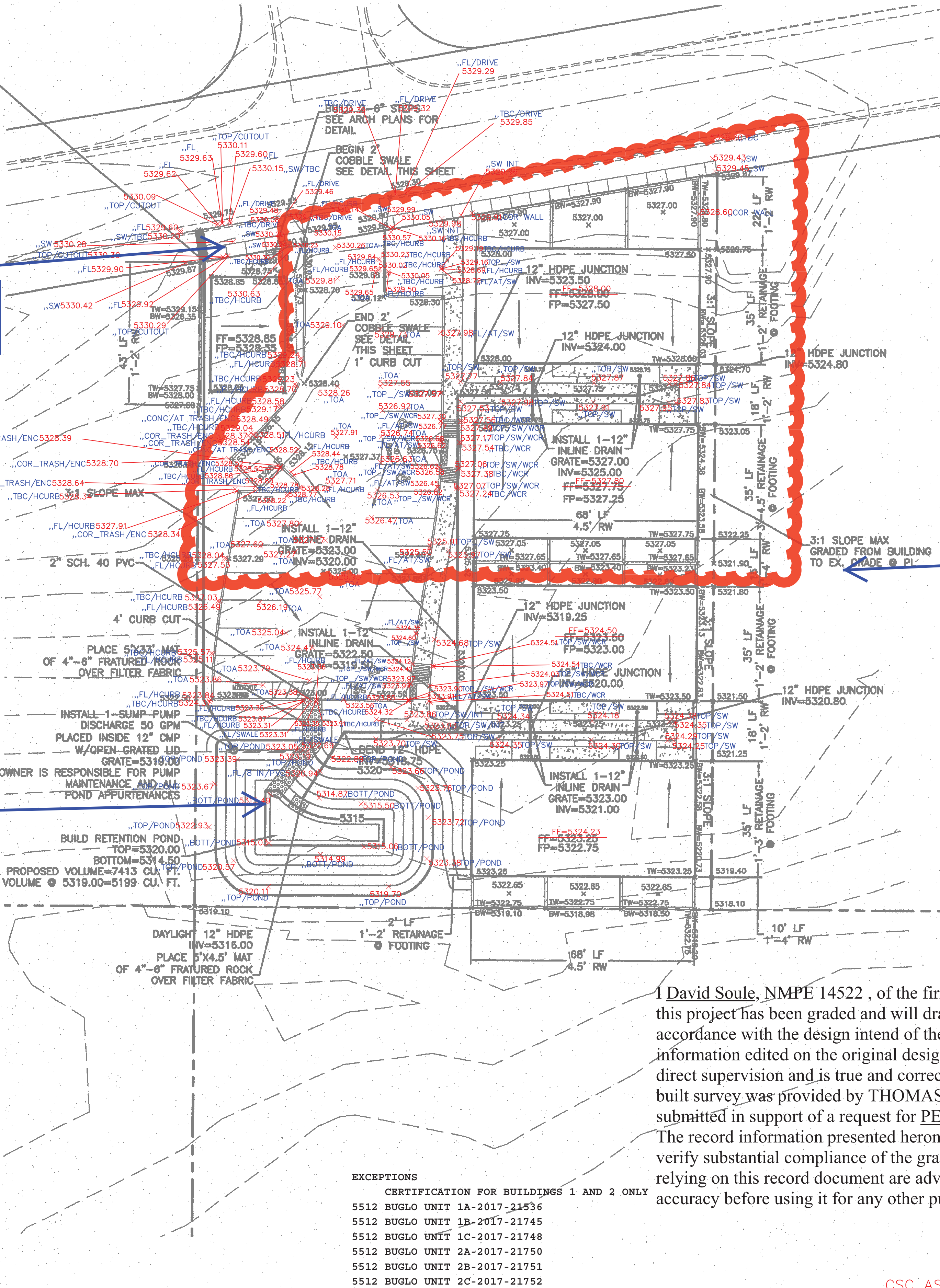
FEE PAID: _____

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

DAYLIGHT 2" SCH. 40 PVC
AT BACK OF NEW 2" SW CULVERT
PER COA STD DWG #2206
TACK WELD BOLTS
INV @ BACK OF SW=5329.85
INV @ FL OF CURB=5329.75

DISCHARGE
PIPE INPLACE
CULVERT LID
BEING IN
STALLED

POND INPLACE
PUMP INPLACE
LANDSCAPING
IN PROCESS



EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

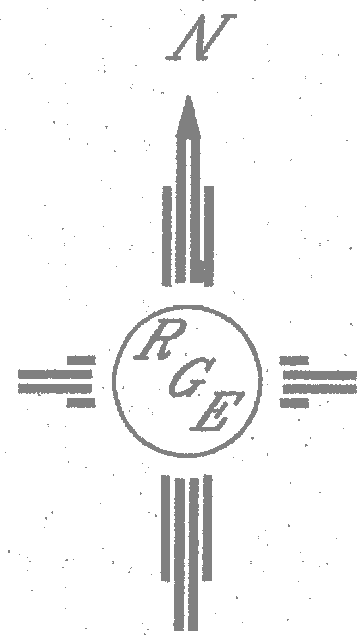
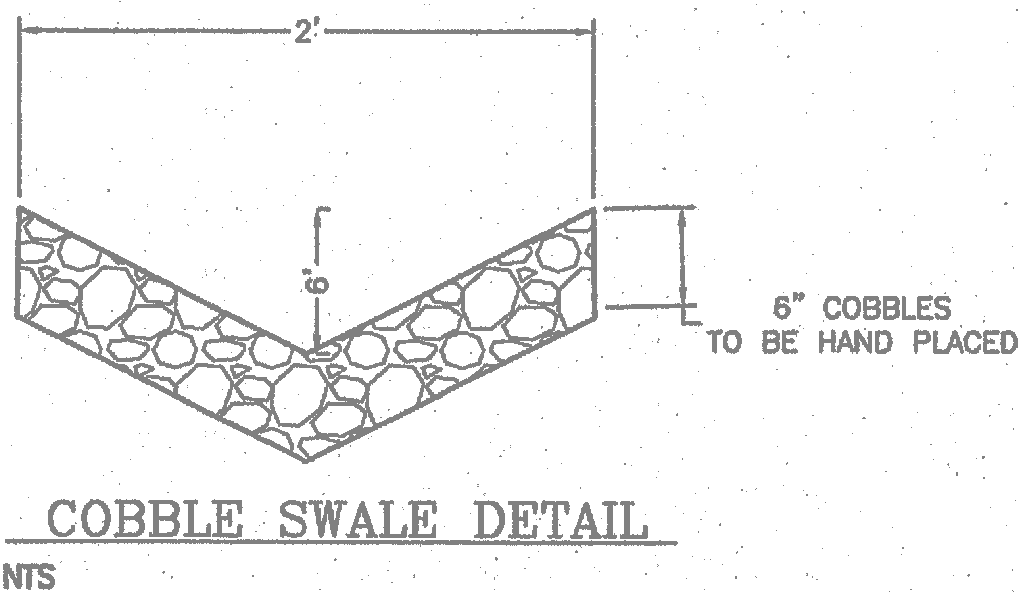
PRIVATE DRAINAGE IMPROVEMNET IN PUBLIC ROW NOTICE TO CONTRACTORS

Notice to Contractor
(Special Order 19 ~ "SO-19")

1. An excavation permit will be required before beginning any work within City Right-Of-Way.
2. All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
3. Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [(505) 260-1990] for the location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to traffic/street use.
6. Maintenance of the facility shall be the responsibility of the owner of the property being served.
7. Work on arterial streets shall be performed on a 24-hour basis.
8. Prior to pouring concrete, contractor shall notify the storm drain inspector, 857-8074, to inspect reinforcement.

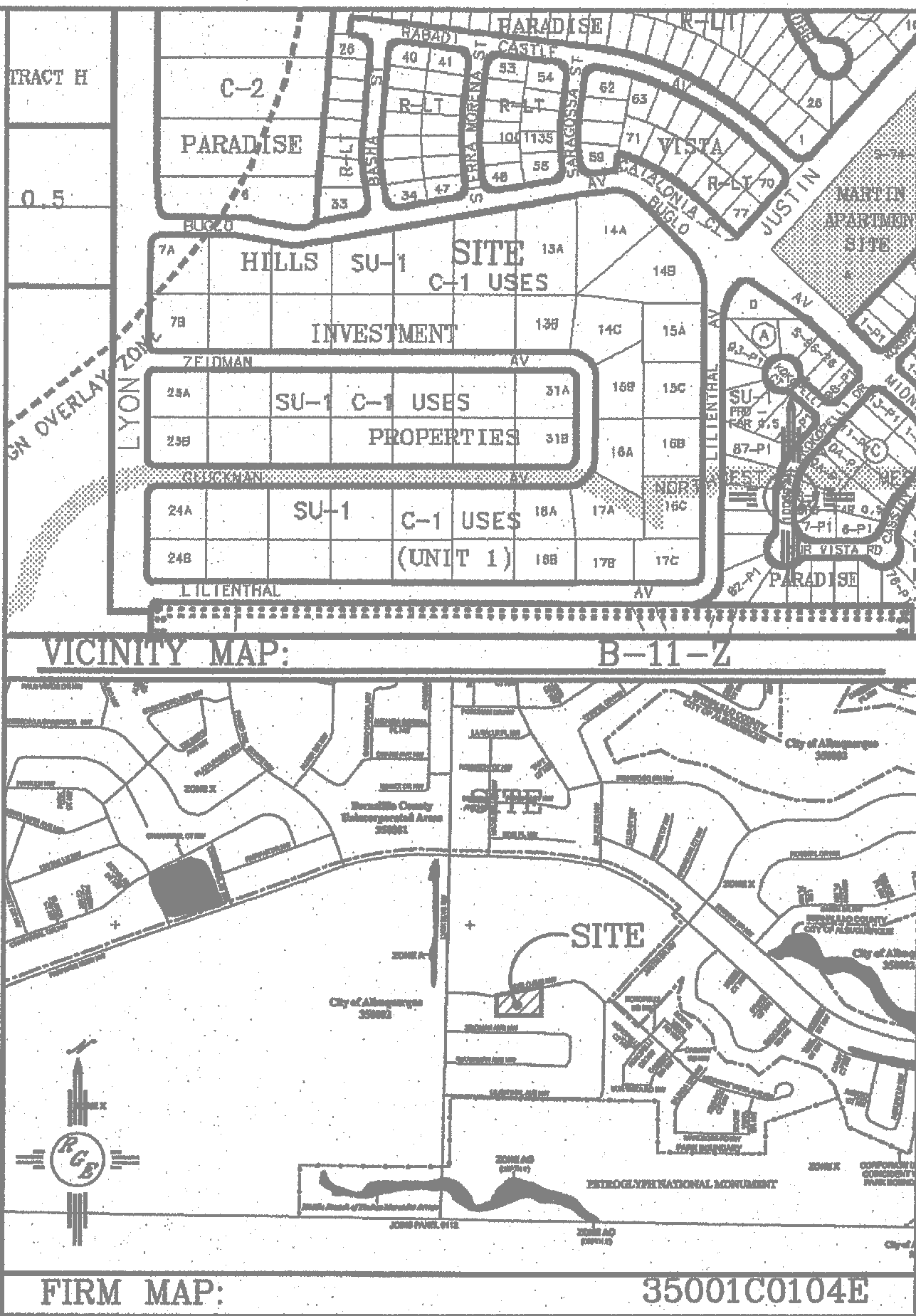
APPROVAL	NAME	DATE
INSPECTOR		

CERTIFICATION FOR BUILDINGS 1 AND 2 ONLY
5512 BUGLO UNIT 1A-2017-21536
5512 BUGLO UNIT 1B-2017-21745
5512 BUGLO UNIT 1C-2017-21748
5512 BUGLO UNIT 2A-2017-21750
5512 BUGLO UNIT 2B-2017-21751
5512 BUGLO UNIT 2C-2017-21752



GRAPHIC SCALE

SCALE: 1"=20'



LEGAL DESCRIPTION:

TRACT 12A PARADISE HILLS INVESTMENT

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL SD PIPE TO BE 12" HDPE.
5. SEE ARCH PLANS FOR EXTENDED FOOTING INFORMATION.
6. TURN 1 BLOCK 4" BELOW FINISHED FLOOR AT ALL INTERMEDIARY WALLS.
7. TURN 1 BLOCK 3" ABOVE FINISHED GRADE AT PERIMETER WALLS.
8. ALL WALLS SHALL BE PERMITTED UNDER SEPERATE BUILDING PERMIT.

LEGEND

- 5414--- EXISTING CONTOUR
- 5415--- EXISTING INDEX CONTOUR
- 5414--- PROPOSED CONTOUR
- 5415--- PROPOSED INDEX CONTOUR
- ▲ SLOPE TIE
- 4048.25 EXISTING SPOT ELEVATION
- 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- DESIGN BY OTHERS

ENGINEER'S SEAL	PARADISE VIEW UNIVERSAL APARTMENTS	DRAWN BY WCMU
DAVID SOULE NEW MEXICO REGISTERED PROFESSIONAL ENGINEER 3/15/17	GRADING AND DRAINAGE PLAN	DATE 3-16-17
DAVID SOULE P.E. #14522	Rio Grande Engineering 1606 CENTRAL AVENUE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0859	21641-LA0007-11-21-18
		SHEET # 4
		JOB # 21641

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 3/15/17. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS PATRICK NMPS 12651. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose



9/17/18

CSC AS-BUILT 09/14/18