

# CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

March 29, 2018

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010 B Midway Park Blvd NE  
Albuquerque, NM, 87109

**RE: NM Mutual Home Office  
5201 Balloon Fiesta Parkway  
Grading and Drainage Plan  
Request for Permanent C.O. - Accepted  
Engineer's Certification Dated 03/27/18  
Hydrology File: B18D021**

PO Box 1293

Dear Mr. Means:

Albuquerque

Based on the Certification received 03/27/18, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for 5201 Balloon Fiesta Parkway.

NM 87103

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

*Renée C. Brissette*

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
  
☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☒ PERMANENT 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

### PRE-DESIGN MEETING?

\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_



## KEYED NOTES

1. PUBLIC UTILITIES BASED UPON RECORD DRAWINGS PREPARED BY DMC CONSULTING ENGINEERS, CITY PROJECT NO. 5202.90, DATED 01-1997.
2. CONSTRUCT TYPE "C" INLET PER STD DWG. 2205, SHEET CG-501
3. CONSTRUCT BEEHIVE INLET PER TYPICAL SECTION; SHEET CG-501
4. INSTALL 8" HDPE STORM DRAIN
5. INSTALL 12" HDPE STORM DRAIN
6. INSTALL 18" HDPE STORM DRAIN
7. CONSTRUCT TYPE "D" STORM INLET, PER STD DWG. 2306, SHEET CG-501
8. CONSTRUCT NEW STORM INLET CONNECTION, PER COA STD. DWG. 2237, SHEET CG-501 (SO#19 PERMIT REQUIRED)
9. REMOVE AND DISPOSE EXISTING 24" ROP PLUG, CONSTRUCT NEW TYPE "C" STORM DRAIN MANHOLE PER STD DWG. 2101, SHEET CG-501
10. CONNECT TO BUILDING ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
11. INSTALL COMBINATION BEND/WYE WITH 8"x12" REDUCER AND CLEANOUT, PER TYPICAL SECTION; SHEET CG-501
12. LANDSCAPE PLANTER BOTTOM SET 12" BELOW ADJACENT PAVEMENT SECTION, PER TYPICAL LANDSCAPE SECTION; SHEET CG-501
13. CONSTRUCT 8" THICK CONCRETE CHECK DAM SET HEIGHT 2" BELOW ADJACENT PAVEMENT SECTION, PER TYPICAL PARKING PLANTER SECTION, SHEET CG-501

## SEE SHEET C-001 FOR LEGEND AND GENERAL NOTES

### PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY 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" (OR (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.

## RECORD DRAWING LEGEND

CONSTRUCT	RECORD INFORMATION (VERIFIED BY ENGINEER)
✓	AS-CONSTRUCTED - AS-DESIGNED (VERIFIED BY AS-BUILT SURVEY)
36' 42"	RECORD INFORMATION FROM AS-BUILT SURVEY
+28.92	RECORD INFORMATION FROM AS-BUILT SURVEY
+28.95 42	RECORD INFORMATION FROM AS-BUILT SURVEY

## ENGINEER'S CERTIFICATION FOR PERMANENT C.O.

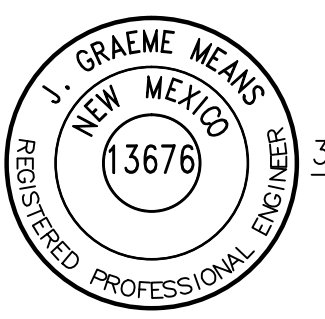
I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED, GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLANS DATED 09-09-2016. THE PREVIOUSLY IDENTIFIED DEFICIENCIES FROM THE TEMPORARY CERTIFICATION DATED 12/01/2017 HAVE BEEN ADDRESSED AS FOLLOWS:

- 1) THE STORM DRAIN MANHOLE THAT WAS NOT ACCESSIBLE HAS BEEN VERIFIED.
- 2) DEPRESSED AREAS LOCATED ON BOTH SIDES OF THE NEW PARKING ENTRANCE ARE NOT NECESSARY TO MEET THE DESIGN INTENT OF THE PLAN. THESE AREAS DO NOT RECEIVE RUNOFF FROM PAVED AREAS AND WERE INTENDED TO CAPTURE NUISANCE FLOWS. RE-GRADING IS PROBLEMATIC GIVEN THE SLIDING NATURE OF THE GATE. THE LARGE CRUSHED AGGREGATE AND SOLID WALL IN THIS AREA WILL MEET THAT INTENT TO RETAIN RUNOFF THAT LANDS ON THESE AREAS.
- 3) TRAIL CONSTRUCTION ALONG THE EAST BOUNDARY OF SITE IS COMPLETE. IN LIEU OF A GRADED FLOWLINE TO DIRECT OFF-SITE FLOWS NORTH AND WEST, THEY WILL BE INSTEAD ACCEPTED ALONG THE EAST PROPERTY LINE, THEREBY MEETING THE STANDARD CITY REQUIREMENT TO ACCEPT OFFSITE FLOWS.
- 4) TRAIL CONSTRUCTION AND GRADING IS NOW COMPLETE ON ALL 4 SIDES OF THE PROJECT.

THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 03-26-2018 BY HIGH MESA CONSULTING GROUP UNDER THE DIRECTION OF CHARLES CALA, NMPS 11184, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED TO SUPPORT A PERMANENT CERTIFICATE OF OCCUPANCY FOR THE NM MUTUAL HOME OFFICE.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*J. Graeme Means*  
J. GRAEME MEANS  
N.M.P.E. 13676



## HDPE PIPE CONSTRUCTION NOTES:

1. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASHOTO M 294 TYPE S FOR HDPE STORM DRAIN SYSTEMS.
2. JOINTS SHALL BE WATER TIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D3212. THE SPIGOTS SHALL HAVE O-RING GASKETS MEETING THE REQUIREMENTS OF ASTM F 477.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PIPE-LAYING CREW SHALL SUBMIT TO THE OWNER A CERTIFICATE INDICATING COMPLETION OF AN ON-LINE TRAINING PROGRAM OFFERED BY ADS (ADS-PIPE.COM) OR OTHER MANUFACTURER AS APPROVED BY THE OWNER.
4. INSTALLATION SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
5. ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 701 OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.
6. THE PIPE SHALL BE BEDDED IN A FOUNDATION OF COMPACTED GRANULAR MATERIAL THAT IS FREE OF ORGANIC MATTER, CLAY LUMPS, AND OTHER DELETERIOUS MATERIAL. THIS MATERIAL SHALL EXTEND A MINIMUM OF 8 INCHES BELOW THE OUTERMOST CORRUGATIONS AND BE USED FOR BACKFILL UP TO A MINIMUM OF 1 FOOT ABOVE THE TOP OF PIPE. UNTIL A MINIMUM COVER OF 1 FOOT IS ATTAINED, ONLY HAND OPERATED TAMPING EQUIPMENT MAY BE USED IN THE TRENCH PRISM OVER THE PIPE.
7. CONCRETE STRUCTURE CONNECTIONS FOR HDPE PIPE WILL REQUIRE THE USE OF A WATER STOP THAT MEETS THE PHYSICAL PROPERTIES OF ASTM C923. INSTALLATION SHALL BE PER MANUFACTURER'S SPECIFICATIONS.

## CONSTRUCTION & SO #19 NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL LOCATION OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERPRETATIONS IF MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE AND C.O.A. RECORD DRAWINGS PROVIDED BY NEW MEXICO MUTUAL (CITY PROJECT NO. 5202.90 DATED 01-1997). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET # 2015415588). UTILITY LINES SHOWN ON THIS DRAWING ARE SHOWN IN AN APPROXIMATE LOCATION ONLY AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE PROPERTY OWNER, DEVELOPER, OR CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CITY OF ALBUQUERQUE STANDARDS, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. GRADES SHOWN HEREON ARE FINISHED GRADES AFTER INSTALLATION OF LANDSCAPING AND GRAVEL OR KNOCH. REFER TO LANDSCAPING PLANS FOR DEPTHS TO SOIL SUBGRADE IN LANDSCAPED AREAS. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
7. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO LOCAL ACCESS STREET USE.
9. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

APPROVALS	NAME	DATE
HYDROLOGY		
STORM DRAIN		
INSPECTOR		
MAINTENANCE		

## EROSION & SEDIMENT CONTROL MEASURES:

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. SPOILS FROM THE PROJECT SHALL NOT BE DEPOSITED OR STORED IN THE STREET OR ROADWAY.
4. SPOILS SHALL BE STAGED ON THE UPSTREAM SIDE OF TRENCHES WHEN TRENCHING IS REQUIRED.
5. THE CONTRACTOR SHALL CLEAN AND REMOVE ALL FUGITIVE DUST, SOIL AND DEBRIS RESULTING FROM THIS PROJECT FROM THE STREET AT THE END OF EACH DAY.
6. CONTRACTOR SHALL LEAVE THE AREA IMMEDIATELY BEHIND THE CURB DEPRESSED TO CONTAIN NUISANCE FLOWS AND SEDIMENT.
7. CONCRETE TRUCKS SHALL BE SENT BACK TO THE PLANT FOR WASHING; THE WASHING OF CONCRETE TRUCKS SHALL NOT BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.
8. CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING CONSTRUCTION.
9. UNLESS FINAL STABILIZATION IS OTHERWISE PROVIDED FOR, ANY AREAS OF EXCESS DISTURBANCE (TRAFFIC ACCESS, STORAGE YARD, EXCAVATED MATERIAL, ETC.) SHALL BE RE-SEEDING ACCORDING TO CITY OF ALBUQUERQUE SPECIFICATION 1012 "MISCELLANEOUS SEEDING". THIS WILL BE CONSIDERED INCIDENTAL TO CONSTRUCTION, THEREFORE, NO SEPARATE PAYMENT WILL BE MADE.
10. PROTECT EXISTING STORM DRAIN FACILITIES FROM SEDIMENT AS REQUIRED.
11. UTILITY TRENCH EXCAVATION SPOILS SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCH.

2015.046.18

**HIGH MESA Consulting Group**

6010-8 MIDWAY PARK BLVD. NE ALBUQUERQUE, NEW MEXICO 87109  
PHONE: 505.345.4250 FAX: 505.345.4254 www.highmesagroup.com

NO.	ISSUE	DATE
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PROJECT  
New Mexico Mutual

NM Mutual Home Office

8201 Balloon Fiesta Parkway

SHEET TITLE  
GRADING PLAN

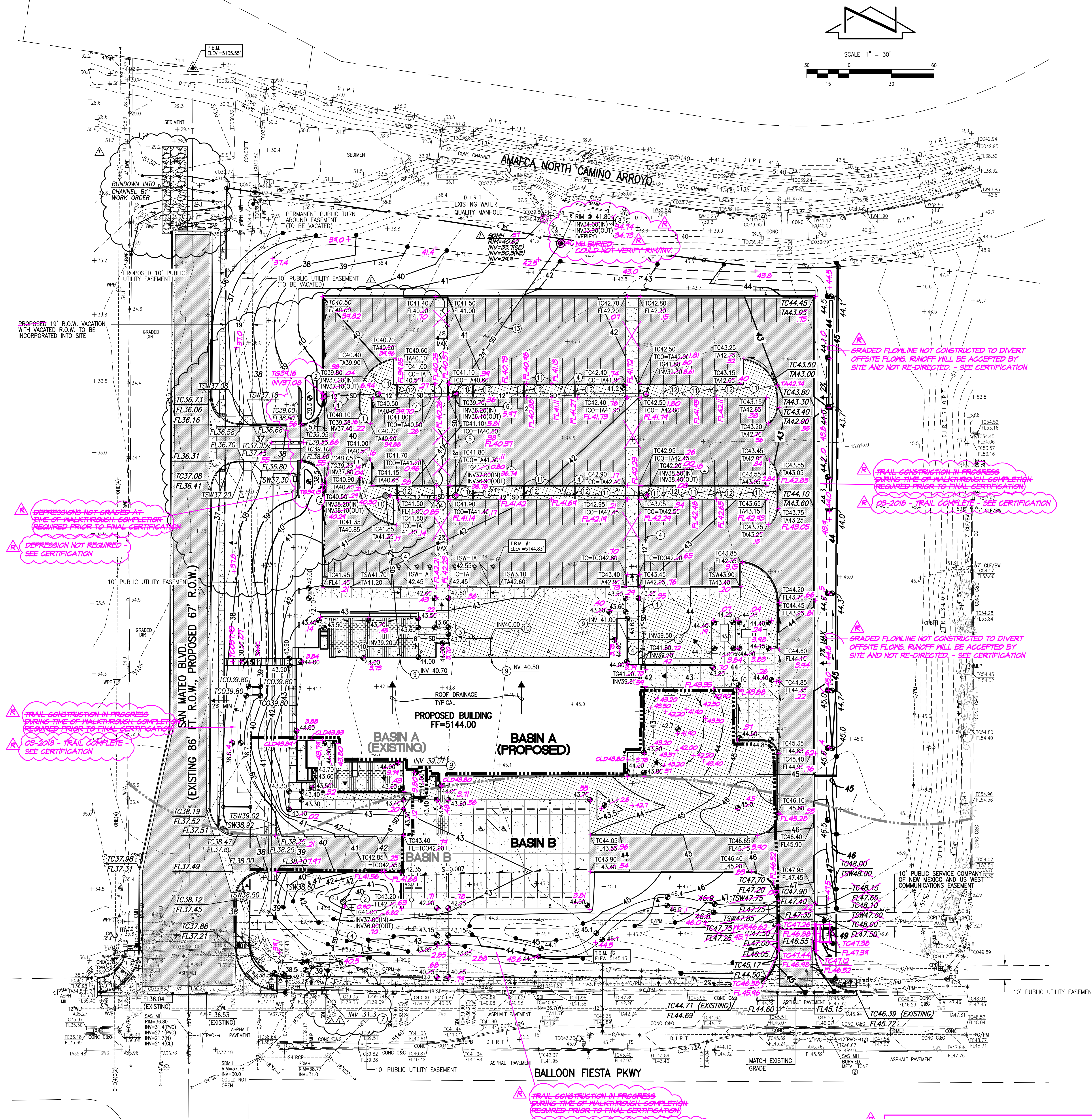
DESIGN PHASE  
100% CONSTRUCTION DOCUMENTS

DATE	BY	REVISIONS
9/02/16	R.J.C.	ADDENDUM #01
9/8/16	R.J.C.	ADDENDUM #2
12/1/17	G.M.	AS-BUILT & CERTIFY
3/27/2018	G.M.	FINAL CERTIFICATION

CG-101



**RECORD DRAWING  
FOR CERTIFICATION, SEE SHEET C-001**



**SURVEY NOTE:**  
THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON THE PLAT OF RECORD AND A COMMITMENT FOR TITLE INSURANCE, PREPARED BY STEWART TITLE GUARANTY COMPANY, NMPS 14271, DATED 01/16/2007. THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 12/01/2015 (2015.046.2). SEE SHEET VF-101 FOR SURVEY.

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