

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

May 29, 2020

Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: Overture Senior Active Adult  
NE Quadrant – BP # 2018-04276  
6410 Palomas Ave NE  
Temporary C.O. - Accepted  
Engineer's Certification Date: 05/20/20  
Engineer's Stamp Date: 10/17/18  
Hydrology File: D18D056A**

PO Box 1293

Dear Mr. Bohannon:

Albuquerque

Based on the Certification received 05/28/20 and a site visit on 05/29/20, this certification is approved in support of Temporary Release of Occupancy by Hydrology for NE Quadrant – BP # 2018-04276 only. Prior to Hydrology approval for Permanent C.O., the current Work Order needs to be accepted and in the process of closing out.

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, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Overture Senior Active Adult Quad. 1 & 2 Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

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

Legal Description: Lot 5-A, 28, 29 and 30 of Blk II North Albuquerque Acres

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

**Applicant:** Tierra West, LLC Contact: Assad Rizvi

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: arizvi@tierrawestllc.com

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

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

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

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE ☒ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

**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?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (Permanent)
- ☐ 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: 3-19-20 By: Assad Rizvi

COA STAFF:

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

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



# 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 (CITY) ACCEPTANCE OF ANY PROJECT.

## KEYED NOTE:

- 1 NYLOPLAST CATCH BASIN W/ 18" DROP IN GRATE
- 2 NYLOPLAST CATCH BASIN W/ 24" DROP IN GRATE & BIO SNOUT (SOUTH OUTLET)
- 3 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE
- 4 NYLOPLAST CATCH BASIN W/ 2'X3' CURB INLET, DIAGONAL GRATE
- 5 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOUT
- 6 NYLOPLAST CATCH BASIN W/ 2'X2' CURB INLET, STANDARD GRATE & BIO SNOUT (NORTH OUTLET)
- 7 SEE DWG 532662 FOR STORM DRAIN PLAN AND PROFILE
- 8 ROOF DOWNSPOUT. CONNECT TO PVT AREA DRAIN. SEE ARCHITECTURAL PLAN FOR DETAIL.

## FIRST FLUSH NOTE:

THE REQUIRED FIRST FLUSH VOLUME FOR THE 142,764.70 SF OF IMPERVIOUS COVER IS 4,045 CF. THIS PROJECT REQUESTS A WAIVER OF THE FIRST-FLUSH VOLUME ON-SITE RETENTION REQUIREMENT TO ALLOW FOR THE DENSE URBAN DEVELOPMENT TYPE WHERE OFFSITE MITIGATION IS RECOMMENDED DUE TO THE SIZE OF THE LOT AND PHYSICAL CONDITIONS OF THE SITE WHICH DO NOT LEAVE SUFFICIENT AREA FOR ON-SITE COMPLIANCE. PAYMENT-IN-LIEU, AS DETERMINED BY THE CITY ENGINEER, IS REQUIRED.

DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMP # 7868, OF THE FIRM, TIERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10/10/18. THE RECORD INFORMATION EDITED INTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY JAMES DAVID COMBS, NMP # 23200, OF THE FIRM, SCUDER MILLER & ASSOCIATES.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE, AS NOTED AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THESE CERTIFICATIONS ARE SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

CERTIFICATIONS CORRESPOND TO BUILDING PERMITS. AN OVERALL CERTIFICATION WILL BE PROVIDED AT PROJECT COMPLETION.

Certification of SE Quadrant - BP # 2018-24276 Engineer of Record Date 1/19/20

Certification of NE Quadrant - BP # 2018-24276 Engineer of Record Date 1/19/20

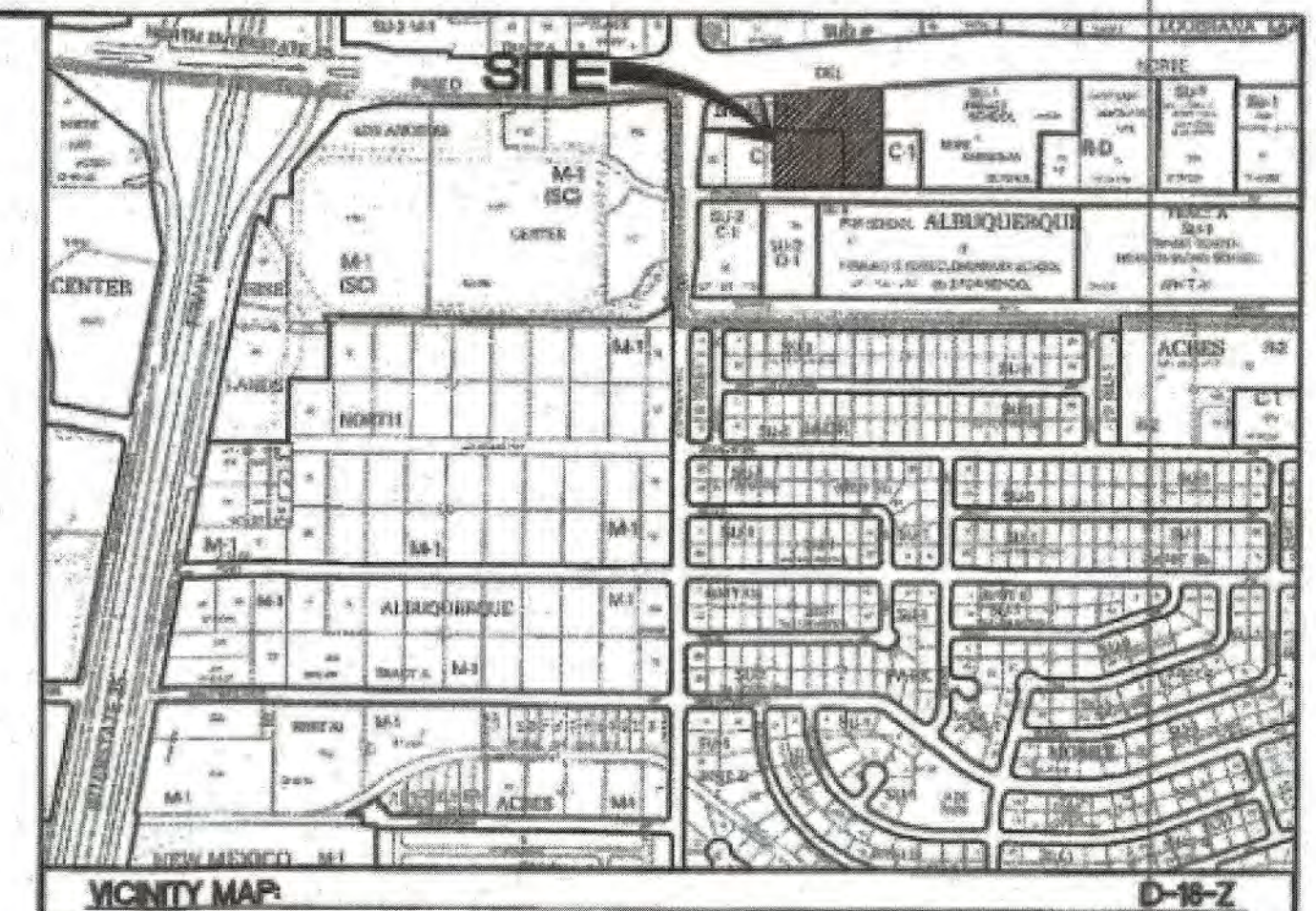
Certification of NW Quadrant - BP # 2018-24276 Engineer of Record Date 1/19/20

Certification of SW Quadrant - BP # 2018-24276 Engineer of Record Date 1/19/20

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE PLAN WITH THE PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF THE INFORMATION BEFORE USING IT FOR ANY OTHER PURPOSE.

## LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- BUILDING
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION



firm effective date - 8-16-2012

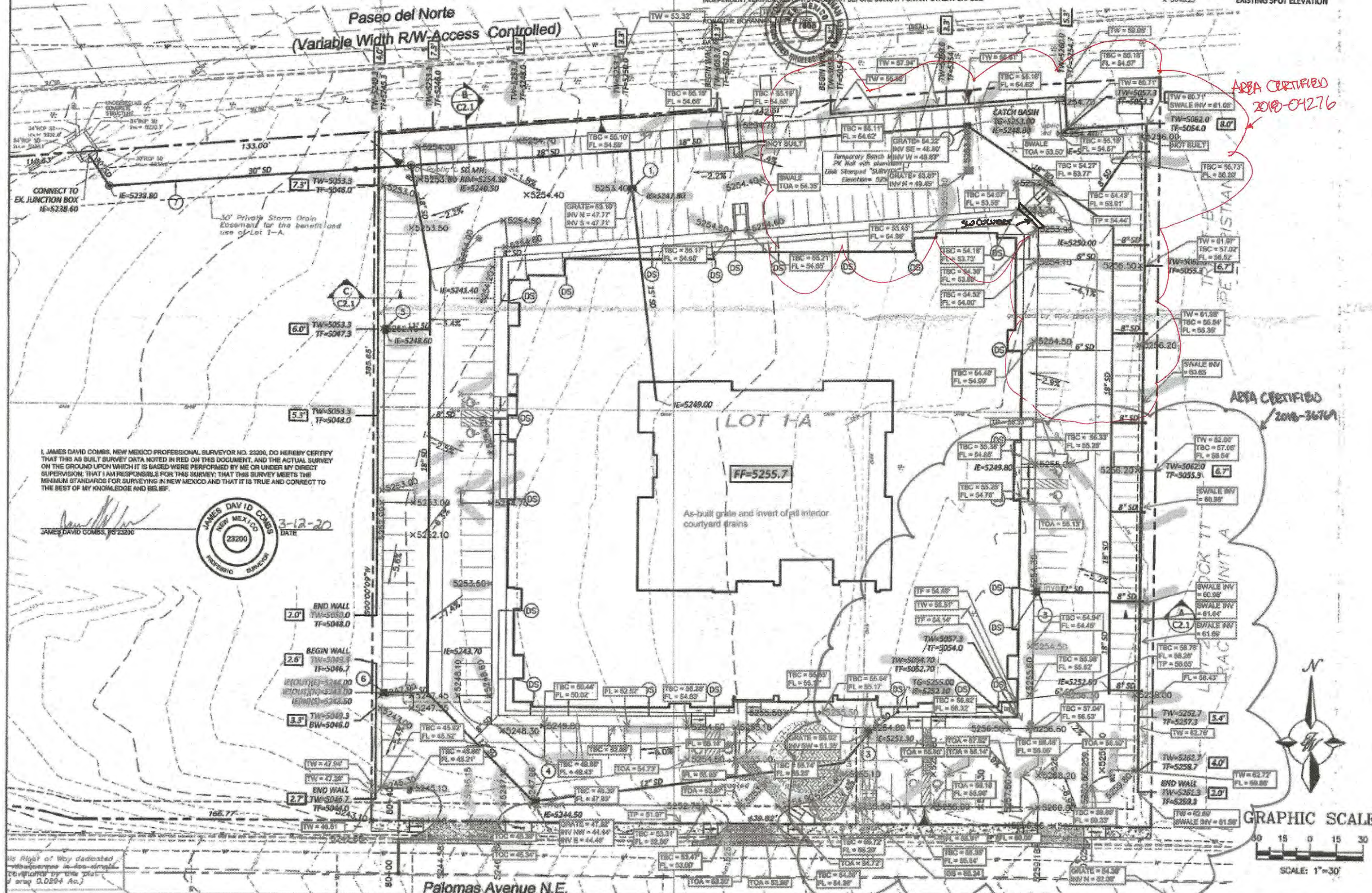
## NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. 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 THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

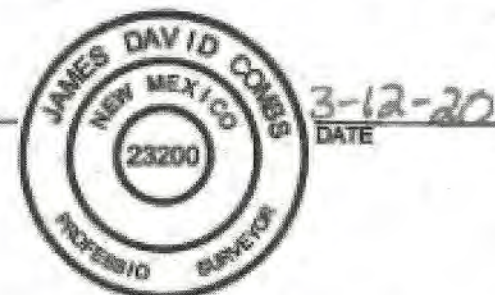
APPROVAL	NAME	DATE
INSPECTOR		

**CAUTION:**  
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL 	<b>OVERTURE SENIOR ACTIVE ADULT</b>	DRAWN BY DY
	<b>GRADING AND DRAINAGE PLAN</b>	DATE 10/09/18
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com		2017086-GRB
		SHEET # C2
JOB # 2017086		



I, JAMES DAVID COMBS, NEW MEXICO PROFESSIONAL SURVEYOR NO. 23200, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY DATA NOTED IN RED ON THIS DOCUMENT, AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



No Right of Way dedicated  
Maintenance in fee subject  
to approval by the City  
(see 5.0254 Ac.)