

CITY OF ALBUQUERQUE



June 11, 2015

Glen Broughton, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

Re: Andalusia Villas
5300 Antequera NW Buildings 7, 8 & 10
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 1-18-14 (E12D15C)
Certification dated: 6-8-15

Dear Mr. Broughton,

Based on the Certification received 6/10/2015, the site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- Three (3) inlets are missing.
- A manhole was relocated, need new inverts and reason why the relocation. How is maintenance going to be performed in the three way intersection of the storm sewer?

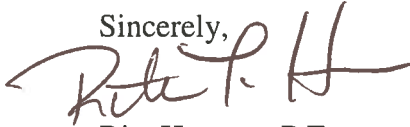
PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

C: RR/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

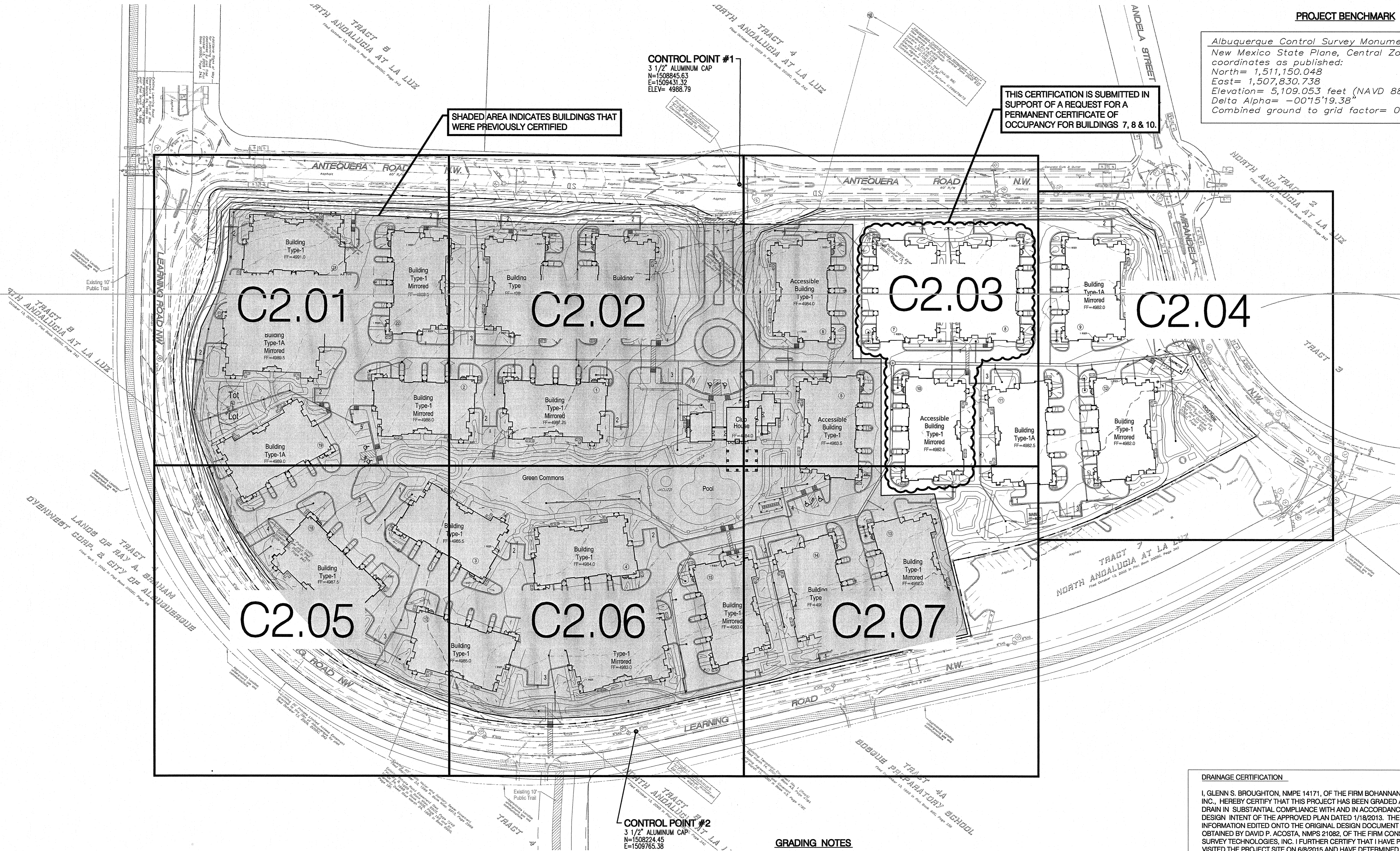
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



PROJECT BENCHMARK

Albuquerque Control Survey Monument "13-E11"
New Mexico State Plane, Central Zone (NAD 83)
coordinates as published:
North= 1,511,150.048
East= 1,507,830.738
Elevation= 5,109.053 feet (NAVD 88)
Delta Alpha= -00°15'19.38"
Combined ground to grid factor= 0.999679673

THIS CERTIFICATION IS SUBMITTED IN
SUPPORT OF A REQUEST FOR A
PERMANENT CERTIFICATE OF
OCCUPANCY FOR BUILDINGS 7, 8 & 10.

SHADED AREA INDICATES BUILDINGS THAT
WERE PREVIOUSLY CERTIFIED

CONTROL POINT #1
3 1/2" ALUMINUM CAP
N=1508845.63
E=1509431.32
ELEV= 4986.79

CONTROL POINT #2
3 1/2" ALUMINUM CAP
N=1508224.45
E=1509765.38

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, OF THE FIRM BOHANNAN HUSTON INC., 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 1/18/2013. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID P. ACOSTA, NMPS 21082, OF THE FIRM CONSTRUCTION SURVEY TECHNOLOGIES, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 6/8/2015 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. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY FOR BUILDINGS 7, 8, & 10.

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. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Glenn S. Broughton 6/8/15
GLENN S. BROUGHTON, NMPE 14171 DATE:

LEGEND

- FL70.22 DESIGN GRADE
- 4984.88 AS-BUILT GRADE



Designed by: BJS / GSB
Drawn by: BO

Architect of Record:

Date Plotted: 1/18/13

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction

Revisions:

#	DATE	COMMENTS

ANDALUCIA VILLAS
ALBUQUERQUE, NM
BAY HILLS DEVELOPMENT



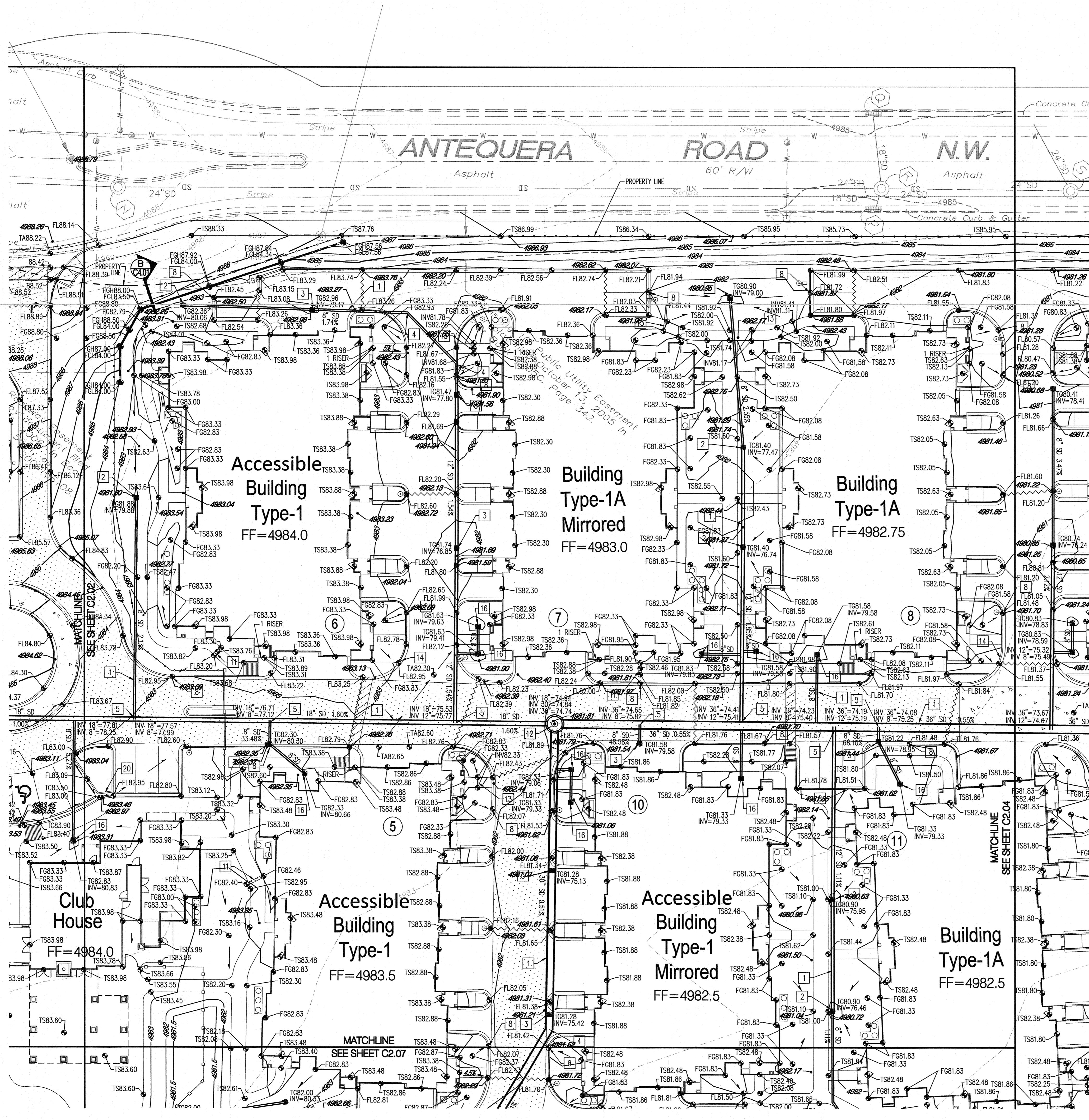
Bohannon & Huston

SHEET CONTENTS:
OVERALL GRADING &
DRAINAGE PLAN

SHEET NO.

C2.00

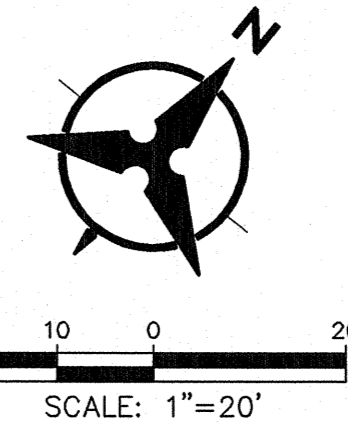
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GRADING KEYED NOTES

1. INSTALL HOPE STORM DRAIN WITH WATER TIGHT JOINTS. SEE PLAN FOR SIZE, SLOPE & INVERT ELEVATIONS.
2. INSTALL NYLOPLAST INLINE DRAIN WITH 12" DOMED GRATE.
3. INSTALL NYLOPLAST 2'x2' TRAFFIC RATED INLET & GRATE.
4. INSTALL PREFABRICATED BEND WITH WATER TIGHT JOINTS.
5. INSTALL PREFABRICATED INSERTA TEE.
6. CONNECT TO EXISTING STORM DRAIN STUB OUT WITH CONCRETE COLLAR.
7. INSTALL 18" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
8. CONSTRUCT 12" WIDE CURB OPENING FOR DRAINAGE.
9. INSTALL PREFABRICATED INSERTA WYE.
10. INSTALL 4' DIA TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2102.
11. INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
12. INSTALL 6' DIA TYPE "E" STORM DRAIN MANHOLE PER COA STD DWG 2102.
13. INSTALL 6" SDR-35 PVC PIPE.
14. TRANSITION FROM 6" HIGH CURB TO FLUSH CURB.
15. MAINTAIN A 4" WIDE PEDESTRIAN WALKWAY WITH A 2.0% MAXIMUM CROSS SLOPE.
16. INSTALL NYLOPLAST INLINE DRAIN WITH 8" DOMED GRATE.
17. INSTALL NYLOPLAST INLINE DRAIN WITH 18" DOMED GRATE.
18. INSTALL NYLOPLAST JUNCTION STRUCTURE.
19. INSTALL 4' DIA TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
20. CONSTRUCT 12" WIDE CONCRETE RIBBON CHANNEL PER COA STD DWG 2236, OMIT CHECKERED STEEL PLATE.
21. CONSTRUCT 3'-0" WIDE x 12" DEEP RIP-RAP ROUNDOFF. 4"-6" ROCK OVER NON-WOVEN FILTER FABRIC.
22. INSTALL NYLOPLAST 2'x2' TRAFFIC RATED INLET & GRATE. CONNECT TO SANITARY SEWER SYSTEM. SEE UTILITY PLAN FOR DETAILS.

NOTE:
IN LOCATIONS REQUIRING CURB OPENINGS FOR DRAINAGE (KEYED NOTE 8) THE FINISHED SURFACE OF LANDSCAPE MATERIAL SHALL BE AT EQUAL ELEVATION WITH THE ADJACENT ASPHALT PAVEMENT OR CONCRETE GUTTER.



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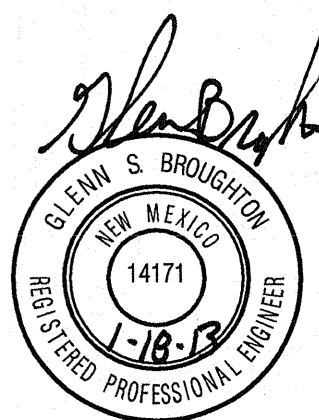
LEGEND

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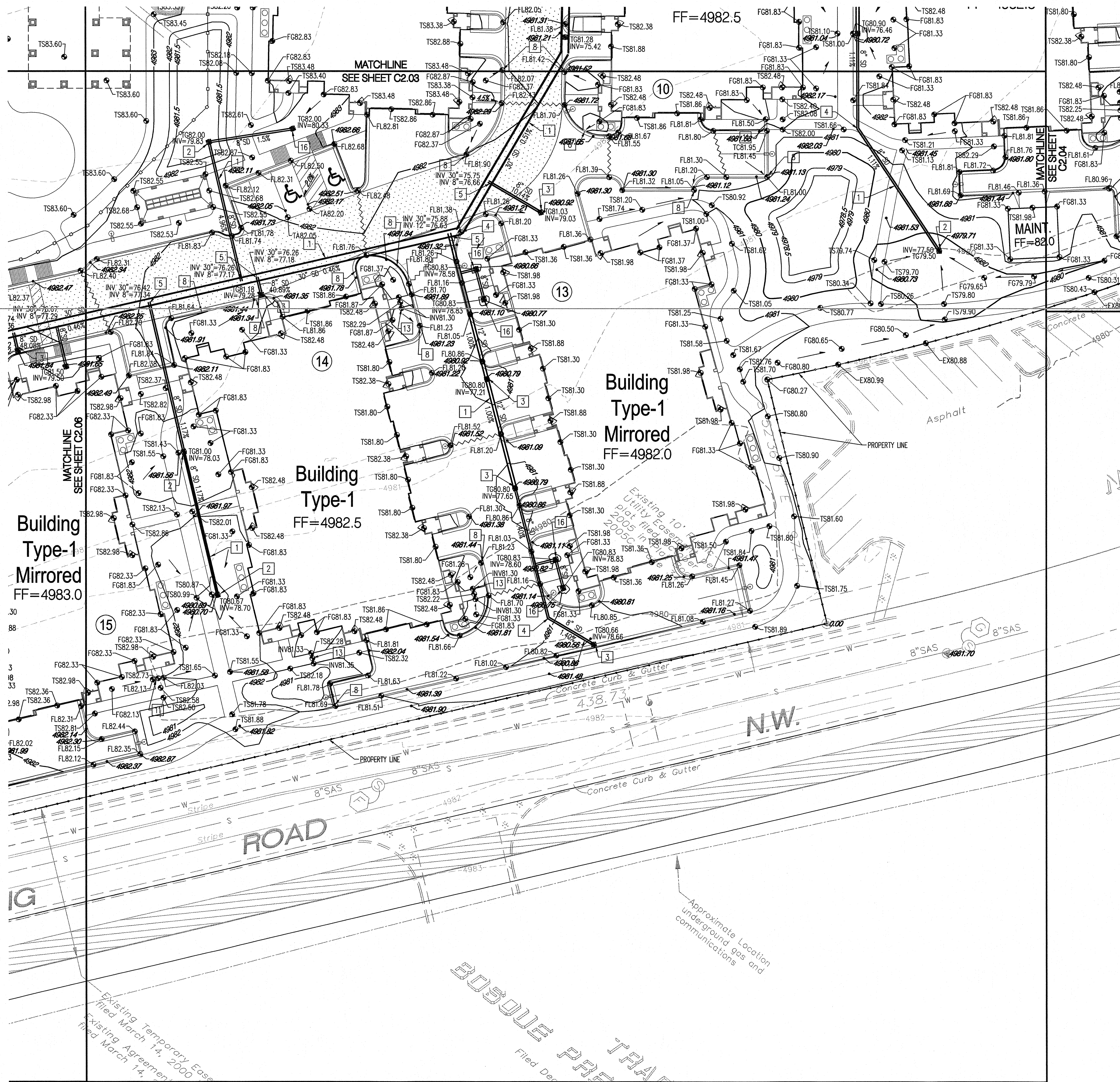
Bohannon & Huston

SHEET CONTENTS:
GRADING &
DRAINAGE PLAN

SHEET NO.

C2.03

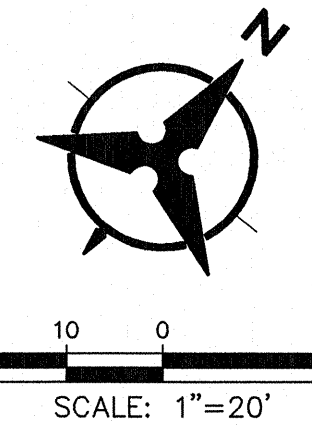
10350



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ANDALUCIA VILLAS
ALBUQUERQUE, NM
BAY HILLS DEVELOPMENT



Bohannon & Huston

SHEET CONTENTS:
GRADING &
DRAINAGE PLAN

SHEET NO.

C2.07

10350