

# CITY OF ALBUQUERQUE



April 25, 2018

Mike Balaskovits  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

RE: **Andalucia Phase 1, Bldgs A, B, and C**  
**5600 Coors Blvd NW**  
**Request for Certificate of Occupancy – Permanent**  
**Hydrology Final Inspection - Approved**  
**Engineer's Stamp Date 2/3/17 (E12D015D)**  
**Certification Dated: 4/25/18**

Dear Mr. Balaskovits,

PO Box 1293

Based on the certification received 4/25/18, this submittal is approved in support of Certificate of Occupancy (Permanent) by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

NM 87103

Sincerely,

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

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development and Review Services

C: Email      Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** Andalusia Phase 1 **Building Permit #:** **City Drainage #:** **E12-D015D**  
**DRB#:** **EPC#:** **Work Order#:**  
**Legal Description:** 5600 Coors Blvd  
**City Address:** 101 Broadway Blvd. NE

**Engineering Firm:** Bohannon Huston, Inc **Contact:** Mike Balaskovits or Matt Satches  
**Address:** 7500 Jefferson St. NE 87109  
**Phone#:** 505-823-1000 **Fax#:** 505-798-7988 **E-mail:** mbalaskovits@bhinc.com

**Owner:** **Contact:**  
**Address:**  
**Phone#:** **Fax#:** **E-mail:**

**Architect:** Studio Southwest Architects, Inc. **Contact:** Ron Burstein, AIA, CCS  
**Address:** 2101 Mountain Rd. NW Albuquerque, NM 87104  
**Phone#:** 505-843-9639 **Fax#:** 505-992-0585 **E-mail:** rburstein@studioswarch.com

**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) \_\_\_\_\_

### CHECK 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  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

**DATE SUBMITTED:** **4-25-2018** **By:** Michael Balaskovits, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

April 24, 2018

Mr. Dana Peterson, P.E.  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Andalucia Phase 1 Bldgs A, B and C (Hydro # E12D015D) comment letter

Dear Mr. Peterson:

Enclosed for your review is responses to the Request for Certificate of Occupancy regarding Phase 1 of the Andalucia Project. A resubmittal requesting permanent CO was provided on April 20<sup>th</sup> and I understand there are some clarifications necessary for your review and approval. Please see below for your comments and the associated response.

1. Include detailed descriptions of what Revisions 1 and Revisions 2 are. This may be included on the Grading Plan or as a separate letter.

*Response: The revisions completed were specific to cosmetic changes that are generally addressed in a sketch or other type of drawing issued in the field. New sheets were submitted for ease of tracking. The calculations and hydrology did not deviate from what was originally approved.*

*Descriptions of the revisions are as follows:*

*Revision 1 (12-12-16)*

- a. Additional detail for the manhole between buildings A and B was provided (Rim and Inverts)
- b. Rim elevation of curb inlet was corrected to reflect the proper design surface at the east end of site.
- c. Further clarification of the inlets within the pond was provided to help construct them in the field.
- d. Additional detail for the manhole at the northeastern entrance was provided (Rim and Invert).
- e. Additional detail for the manhole connection of the inlet from the pond near the roadway was provided (Rim and Inverts)
- f. Invert to 30" storm drain outlet was provided
- g. SO-19 designation (\*) was added to additional inlet in pond connecting to existing inlet within public roadway.
- h. Storm drain pipe slopes and sizes were included were not previously provided.
- i. Connection to existing storm drain at the northeast corner was further defined.

*Revision 2 (2-3-17)*

- j. *The curb and gutter was adjusted as a part of an administrative amendment west of Building A, resulting in better circulation through the site. The inlets located in the landscape strip were adjusted minorly to reflect the new median curb. A manhole and a section of storm drain was removed which increased efficiencies by incrementally increasing SD slopes. An additional inlet was added to one of the new islands to ensure it drained accordingly. The basin boundaries, and reductions in the storm drain capacity did not occur and the site drains as originally noted in the approved Drainage Management Plan.*
2. The Drainage Plan and its calculation will need to be updated to reflect these revisions and included with the submittal with the new stamp date.  
*Response: The drainage and hydrology calculations noted within the original approved drainage management plan have not deviated from the original intent. The revisions were intended to provide clarity in the field resulting in a better product which more effectively meets the intent of the approved plan. Given the above list of revisions we do not plan to issue a revised drainage management plan.*
3. The sidewalk culverts behind building B along Mirandela, were not constructed and should be as-built as such. Include justification for not constructing these culverts as a separate paragraph in the drainage certification.  
*Response: The sidewalk culverts were noted on the recent drainage certification submitted 4/20 as to be constructed in the future upon development of the outstanding building pad. These culverts can be deferred to the future as the current drainage enters depressed ponding areas that will not adversely affect the buildings during large storm events.*
4. The stairwells through the retaining walls along Coors and the north driveway are incomplete or were not constructed and should be as-built as such. Include justification for no constructed these stairwells as a separate paragraph in the drainage certification.  
*Response: The stairwells along Coors currently access the Phase 2 project and cannot be used until Phase 2 is complete. The developer has opted to not construct them at this time to help prevent access to the construction area. The stairs will be addressed prior to acceptance of the Phase 2 work.*
5. The loading dock behind PetSmart is incomplete and should be as-built as such. Permanent CO cannot be approved with the loading dock being complete. However, a Temporary CO can be granted to allow for this section to be completed later. Also include justification for not constructing this loading dock in the drainage certification.



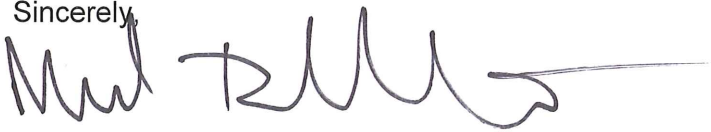
*Response: The loading dock has been constructed and this comment has been addressed.*

6. The erosion control wattles along the upstream building pads near Coors (key note 12) were not installed. These need to be installed prior to CO. Alternatively, curb cutbacks and track-out can be used and wattles added only at the closed drive entrances: this will need to be as-built as such, with justification added to the drainage certification.

*Response: It is noted on the drainage certification dated 4/20 that the wattles have been installed at two entrances and track-out has been provided in one of the other entrances for access. New curb and sidewalk along the majority of the west edge, along with the first road of parking stalls has been constructed. The existing grades internal to Phase 2 sit below the top of curb or sidewalk along this edge allowing water to pond behind them until it fills up and flows over the top of sidewalk. During large storm events, this prevents sediment from entering the existing asphalt drive.*

We are requesting Hydrology Approval in support of Permanent Certificate of Occupancy for Buildings A, B and C. If Permanent Certificate of Occupancy cannot be granted due to the manner of how items were addressed and they did not meet the city standards/requirements, consideration for Temporary CO would be requested to allow any further items to be addressed in the future. Please feel free to contact me at 823-1000 with questions or comments.

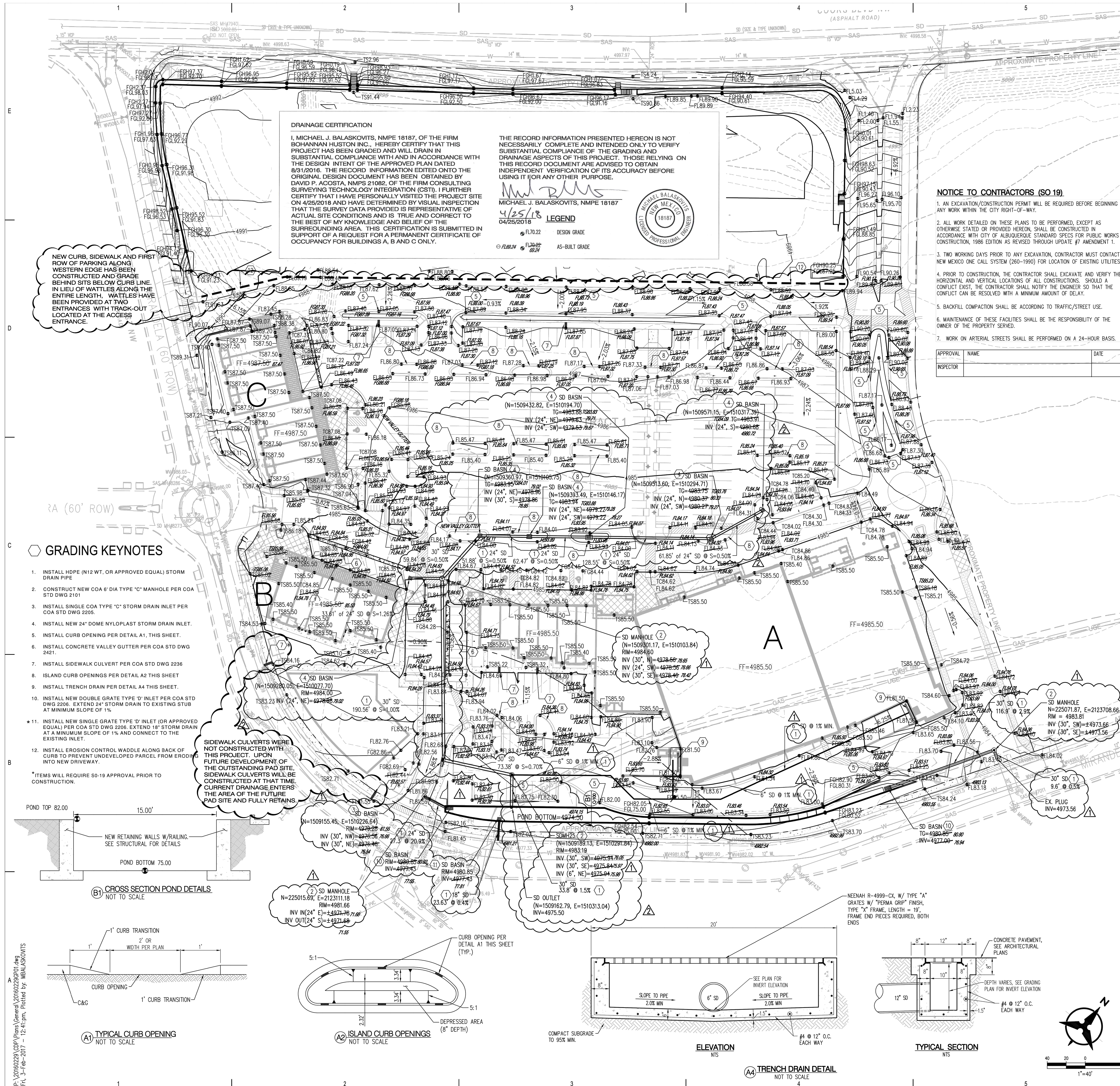
Sincerely,



Mike Balaskovits, PE  
Vice President  
Community Development and Planning

MJB/egn  
Enclosure





**DRAINAGE CERTIFICATION**

I, MICHAEL J. BALASKOVITS, NMPE 18187, 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 8/31/2016. 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.

*Michael J. Balaskovits*  
MICHAEL J. BALASKOVITS, NMPE 18187  
4/25/18  
04/25/2018

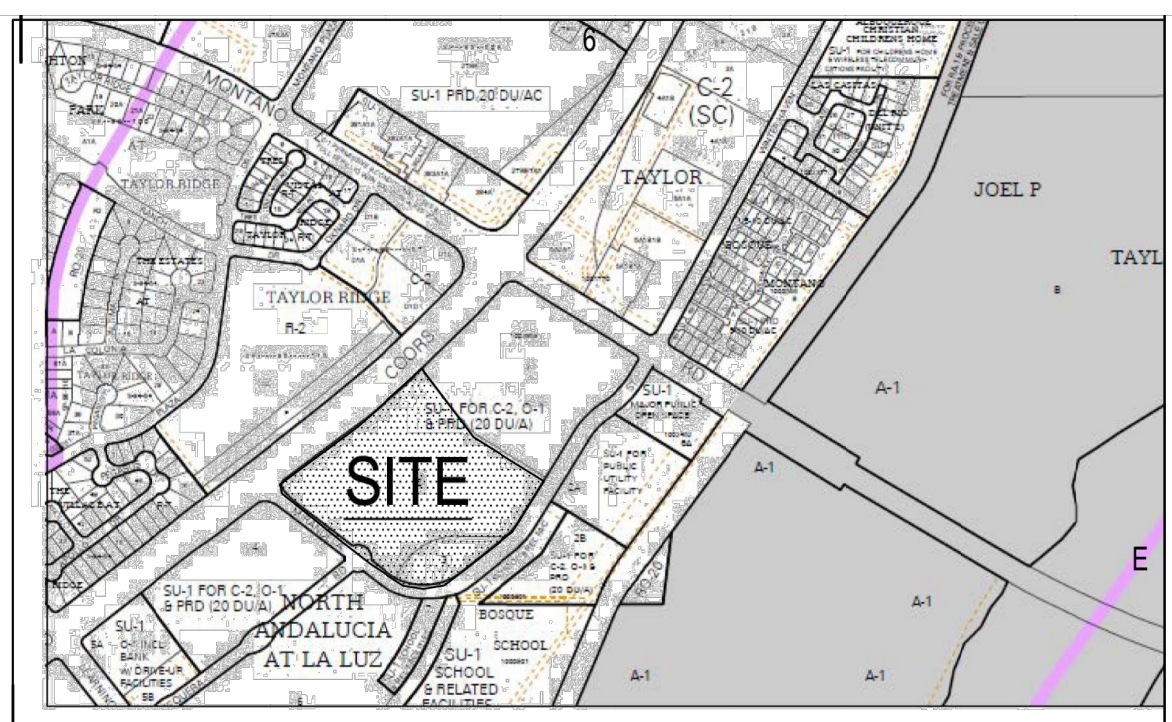
**LEGEND**

FL 70.22 DESIGN GRADE  
AS-BUILT GRADE

**NOTICE TO CONTRACTORS (SO 19)**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE 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 STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. 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 \_\_\_\_\_



VICINITY MAP ZONE MAP E-12

**GENERAL NOTES**

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. 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).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. 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.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
7. 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.
8. PAVING AND ROADWAY GRADES SHALL BE  $\pm 0.1'$  FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE  $\pm 0.05'$  FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



STUDIO SOUTHWEST ARCHITECTS, INC.  
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Email: mail@studioswarch.com

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**CONSULTANTS**



Architect \_\_\_\_\_ Engineer \_\_\_\_\_

**Andalusia Phase 1**

5600 Coors Boulevard NW  
Albuquerque, NM 87120

**Key Plan**

No	Date	Description
1	12/12/16	Comments from Sub contractor
2	2/3/17	Comments from Contractor

**Revision Schedule**

Revision	Date	Comments
1	10/19/16	BIO COMMENTS

ISSUE: CON DOCS  
PROJECT NUMBER: 1535  
FILE: 0000A-621.RVT  
DRAWN BY:  
CHECKED BY:  
DATE: AUGUST 1, 2016

**GRADING AND DRAINAGE PLAN**