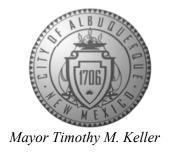
CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



October 8, 2021

Mike Balaskovits 7500 Jefferson St. NE Albuquerque, NM 87109

RE: Sawmill Village Phase 2 1771 Bellamah Ave.

Temporary Certificate of Occupancy - Accepted Grading and Drainage Plan Stamp Date: 7/31/17

Certification Dated: 10/6/21 Drainage File: H13D025A

Dear Mr. Balaskovits:

Based solely on the submittal received on 10/7/21, this certification is approved in support of

Temporary Release of Occupancy by Hydrology.

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Ernest Armijo, P.E.

www.cabq.gov Principal Engineer, Planning Dept.

Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: SAWMILL VILLAGE PHASE 2	Building Permit #:	Hydrology File #: H13/D025A
DRB#: 1005354	EPC#:	
Legal Description: Tract "2-D-1" Arbolera de	Vida Subdivision	04 10 M2 252 00 03 (26 00 00 00 00 00 00 00 00 00 00 00 00 00
City Address: 1771 Bellamah Ave.		
Applicant: Bohannan Huston, Inc Address: 7500 Jefferson St. NE Albuquerque NM 8	87109	Contact: Michael Balaskovits
e time and the second s	Fax#: 505-798-7988	E-mail: mbalaskovits@bhinc.com
Other Contact: Design Plus	. 1000000	Contact: Rupal Engineer
Address: 2415 Princeton NE G.2 Albuquerque NM 8	37107	
Phone#: _505-843-75871	Fax#:	E-mail: rupal@designplusabq.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	BUILDING PER CERTIFICATE (PRELIMINARY	AL/ACCEPTANCE SOUGHT: MIT APPROVAL OF OCCUPANCY (TEMPORARY) PLAT APPROVAL R SUB'D APPROVAL
☐ CONCEPTUAL G & D PLAN ☐ GRADING PLAN ☐ DRAINAGE REPORT	SITE PLAN FOR FINAL PLAT A	R BLDG. PERMIT APPROVAL PPROVAL
DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PERMIT AP ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY)	PPLIC FOUNDATION FOUNDATION GRADING PER SO-19 APPROVE PAVING PERM GRADING/PAD WORK ORDER A CLOMR/LOMR	IT APPROVAL O CERTIFICATION APPROVAL
PRE-DESIGN MEETING? IS THIS A RESUBMITTAL?: Yes You		DEVELOPMENT PERMIT FY)
DATE SUBMITTED: 10/06/2021	By: Michael Balaskovits	
COA STAFF:	ELECTRONIC SUBMITTAL RECEIVED:	
	FEE PAID:	

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," AS PROVIDED BY THE ARCHITECT OR OWNER. 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. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- 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 +/- 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.

4965 PUBLIC DRAINAGE ESMT LIMITS BLDG A2 FF TOP OF POND 4962.0 4960.0 100 YR WSE 4958.8 4960 4955 POND OUTLET 4956.4 4950 4950 BOTTOM OF POND 4949.0 **SECTION A-A**

SURVEYORS CERTIFICATION

I, David R. Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that the as-built information shown hereon is the result of an actual field survey performed by me or under my direct supervision and that the same is true and correct to the best of my knowledge and belief.

David R. Vigil NMPS No. 8911 October 5, 2021



LEGEND

EXISTING GROUND SPOT ELEVATION

PROPOSED SPOT ELEVATION

TC=TOP OF CURB, FL=FLOW LINE TW=TOP OF WALL, BW=BOTTOM OF WALL EX=EXISTING, TG=TOP OF GRADE FGH=FINISH GROUND HIGH SIDE FGL=FINISH GROUND LOW SIDE PROPOSED DIRECTION OF FLOW

////// WATER BLOCK

PROPOSED INTER CONTOURS

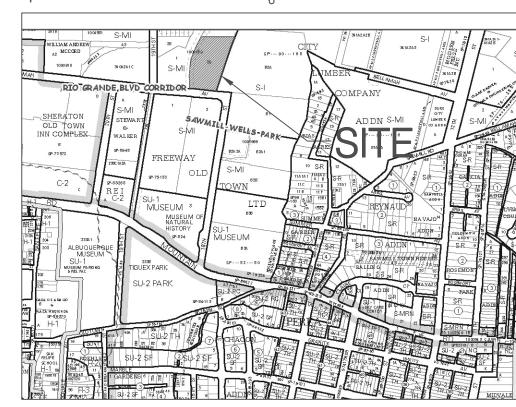
PROPOSED STORM DRAIN INLET

PROPOSED MANHOLE

EXISTING MONUMENT

KEYED NOTES

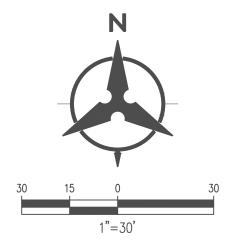
- (A) DAYLIGHT PRIVATE STORM DRAIN TO POND WITH RIP RAP BLANKET
- (B) HDPE STORM DRAIN, SIZE PER PLAN.
- (C) TYPE 'D' INLET PER COA STD DWG 2206
- (D) TYPE 'E' STORM DRAIN MANHOLE PER COA STD DWG



ZONE ATLAS PAGE J-13-2

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.



800.877.5332 www.bhinc.com



DATE: 06/28/2017

REVISIONS

PROJECT NO: 20170224

CAD DWG FILE:

DRAWN BY: EGN

CHECKED BY: SJS COPYRIGHT:

DESIGN PLUS, LLC SHEET TITLE

GRADING PLAN

C-100

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