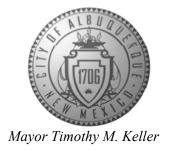
CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



December 3, 2021

Michael Balaskovits Bohannan Huston, Inc. 7500 Jefferson St. NE Albuquerque, NM 87109

RE: Building A1 Sawmill Village

1771 Bellamah Ave. NW

Permanent Certificate of Occupancy – Approved Grading and Drainage Plan Stamp Date: 7/31/17

Certification Date: 12/3/21 Hydrology File: H13D025C

Dear Mr. Balaskovits:

PO Box 1293 Based on the submittal received on 12/3/21 and site visit on 12/3/21, this submittal is approved

for Permanent Certificate of Occupancy by Hydrology.

Albuquerque Please have your contractor check the storm inlets in the parking area. The northern one has a

piece of filter fabric attached under the grate, possibly as part of the SWPP. Please have it

removed.

NM 87103

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

www.cabq.gov

Sincerely,

Ernest Armijo, P.E.

Principal Engineer, Planning Dept.

Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

AAAAA		
Project Title: SAWMILL VILLAGE PHASE 2	Building Permit #:	Hydrology File #: H13/D025A
DRB#: 1005354		Work Order#:
Legal Description: Tract "2-D-1" Arbolera de	e Vida Subdivision	
City Address: 1771 Bellamah Ave.		
Applicant: Bohannan Huston, Inc		Contact: Michael Balaskovits
Address: 7500 Jefferson St. NE Albuquerque NN	/I 87109	
Phone#: 505-823-1000	Fax#: 505-798-7988	E-mail: mbalaskovits@bhinc.com
Other Contact: Design Plus		Contact: Rupal Engineer
Address: 2415 Princeton NE G.2 Albuquerque NM	I 87107	
Phone#: 505-843-7587	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 ☐ CONCEPTUAL G & D PLAN ☐ GRADING PLAN ☐ DRAINAGE REPORT ☐ DRAINAGE MASTER PLAN ☐ FLOODPLAIN DEVELOPMENT PERMIT A ☐ ELEVATION CERTIFICATE ☐ CLOMR/LOMR ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ☐ TRAFFIC IMPACT STUDY (TIS) ☐ STREET LIGHT LAYOUT ☐ OTHER (SPECIFY)	BU CE PRI SIT SIT FIN SIA APPLIC GR GR GR GR GR GR WC	F APPROVAL/ACCEPTANCE SOUGHT: ILDING PERMIT APPROVAL RTIFICATE OF OCCUPANCY ELIMINARY PLAT APPROVAL E PLAN FOR SUB'D APPROVAL E PLAN FOR BLDG. PERMIT APPROVAL IAL PLAT APPROVAL // RELEASE OF FINANCIAL GUARANTEE UNDATION PERMIT APPROVAL ADING PERMIT APPROVAL VING PERMIT APPROVAL ADING/ PAD CERTIFICATION ORK ORDER APPROVAL OMR/LOMR
PRE-DESIGN MEETING? IS THIS A RESUBMITTAL?: Yes Ves		DODPLAIN DEVELOPMENT PERMIT HER (SPECIFY)
DATE SUBMITTED: 12-3-2021	By: Michael Balaskov	its
COA STAFF:	ELECTRONIC SUBMITTAL RI	CEIVED:

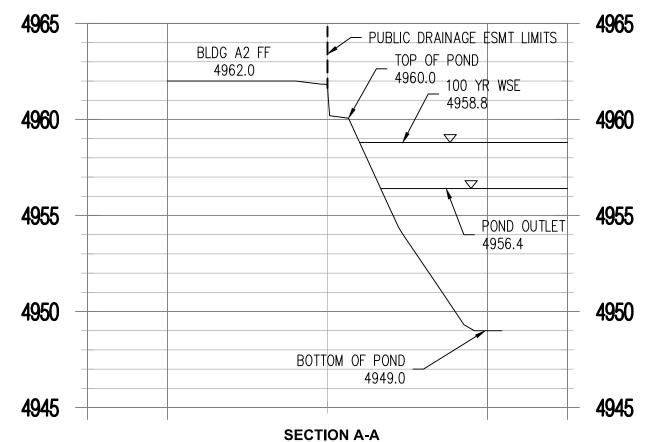
FEE PAID:__

P:\20170224\CDP\Plans\General\Bldg Permit\20170224_GP01.dwg

July 31, 2017 - 7:37am

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
- 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 +/- 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.



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



<u>LEGEND</u>

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

PROPOSED DIRECTION OF FLOW **^** WATER BLOCK

PROPOSED INTER CONTOURS PROPOSED STORM DRAIN INLET

EXISTING MONUMENT

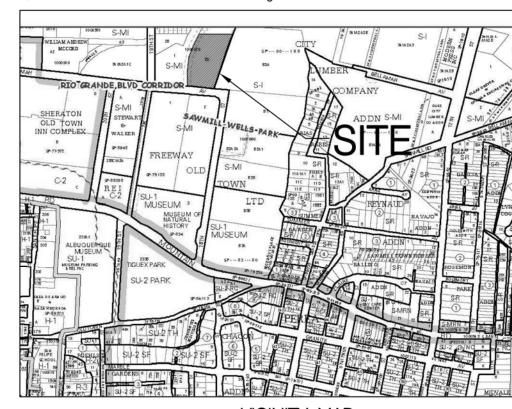
FGL=FINISH GROUND LOW SIDE

PROPOSED MANHOLE

KEYED NOTES (A) DAYLIGHT PRIVATE STORM DRAIN TO POND WITH RIP

RAP BLANKET

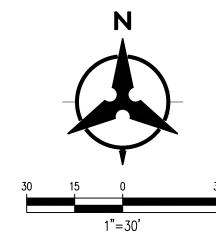
- (B) HDPE STORM DRAIN, SIZE PER PLAN.
- (C) TYPE 'D' INLET PER COA STD DWG 2206
- (D) TYPE 'E' STORM DRAIN MANHOLE PER COA STD DWG



ZONE ATLAS PAGE J-13-2

GENERAL NOTES

- I. 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.



Bohannan A Huston 800.877.5332 www.bhinc.com



DATE: 06/28/2017

REVISIONS

PROJECT NO: 20170224

CAD DWG FILE:

DRAWN BY: EGN

CHECKED BY: SJS

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GRADING PLAN

C-100

SHEET ____ OF ___