## CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



January 29, 2019

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

**RE:** Sawmill Village Phase 2 – Phase 1 Build-out

1771 Bellamah Ave NE Permanent C.O. – Accepted

Engineer's Stamp Date: 07/31/17

**Engineer's Certification Date: 01/28/19** 

Hydrology File: H13D025C

PO Box 1293 Dear Mr. Balaskovits:

Based on the Certification received 01/25/19 and site visit on 01/28/19, this certification is

approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology

Renée C. Brissette

Planning Department



## City of Albuquerque

# Planning Department Development & Building Services Division

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

Project Title: SAWMILL VILLAGE PHASE 2	All the second s	1,000	
DRB#:1005354	_ EPC#:	Work Order#:	
Legal Description: Tract "2-D-1" Arbolera d	le Vida Subdivision		
City Address: NWC Bellamah Avenue and 18th Stre	eet		
Applicant: Bohannan Huston, Inc		Contact:	Michael Balaskovits
Address: 7500 Jefferson St. NE Albuquerque NI	M 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 NN	И 87107		
Phone#: 505-843-7587	Fax#:	E-mail:	rupal@designplusabq.com
TYPE OF DEVELOPMENT: PLAT	RESIDENCE	✓ DRB SITE	ADMIN SITE
Check all that Apply:			
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)  □ PRE-DESIGN MEETING?  IS THIS A RESUBMITTAL?: □ Yes		UILDING PERMIT APPI ERTIFICATE OF OCCU RELIMINARY PLAT AF ITE PLAN FOR SUB'D ITE PLAN FOR BLDG. I INAL PLAT APPROVAL ITE I INAL PLAT APPROVAL INAL PLAT A	PANCY PPROVAL APPROVAL PERMIT APPROVAL L NCIAL GUARANTEE APPROVAL ROVAL DVAL DICATION L MENT PERMIT
DATE SUBMITTED: 01/24/2019	n Michael Balaska	nvite	
DATE SUBMITTED: 01/24/2019	By: Michael Balasko	VIIO	

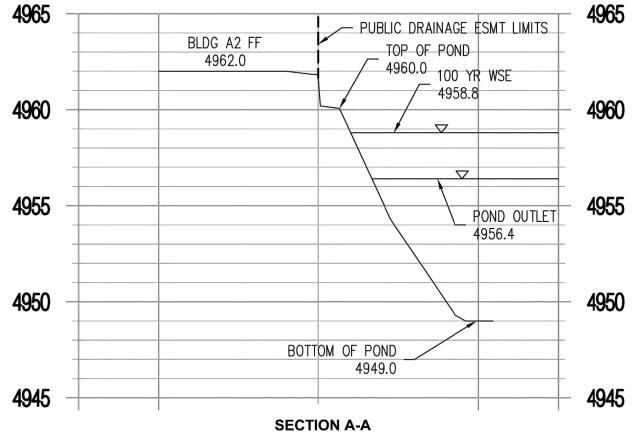
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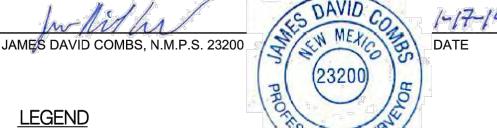
July 31, 2017 - 7:37am

#### 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  $\pm -0.05$  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.



I, JAMES D. COMBS, NEW MEXICO PROFESSIONAL SURVEYOR NO. 23200, DO HEREBY CERTIFY THAT THIS AS BUILT SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION BASED ON AN ACTUAL SURVEY ON THE GROUND; THAT I AM RESPONSIBLE FOR THE REDLINES ON THIS SHEET AND THIS SURVEY; AND THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



## **LEGEND**

---5301--- EXISTING CONTOURS 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 

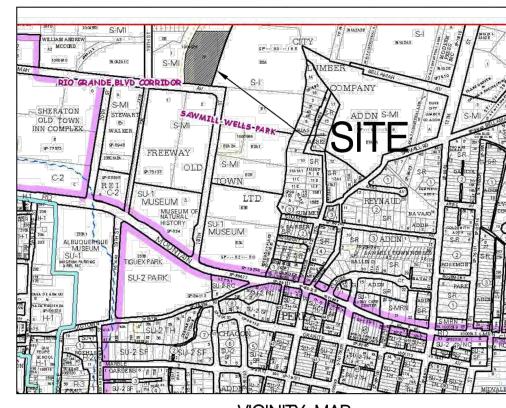
PROPOSED INTER CONTOURS PROPOSED STORM DRAIN INLET

PROPOSED MANHOLE

EXISTING MONUMENT

### KEYED NOTES

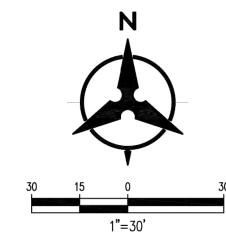
- A DAYLIGHT PRIVATE STORM DRAIN TO POND WITH RIP RAP BLANKET
- (B) HDPE STORM DRAIN, SIZE PER PLAN.
- (C) TYPE 'D' INLET PER COA STD DWG 2206
- D TYPE 'E' STORM DRAIN MANHOLE PER COA STD DWG



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.



**Bohannan** A Huston 800.877.5332 www.bhinc.com

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DATE: 06/28/2017

REVISIONS

PROJECT NO: 20170224

CAD DWG FILE: DRAWN BY: EGN

CHECKED BY: SJS

SHEET TITLE

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**GRADING PLAN** 

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