

February 13, 2014

Mr. Curtis Cherne  
Hydrology Section  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Partial Grading and Drainage Certification, Plaza San Mateo  
DRB Case No. 1002650, (H17/D103)

Dear Curtis:

Enclosed is a partial certification of the Plaza San Mateo Grading Plan, requesting Permanent Certificate of Occupancy for the building at 2451 San Mateo Boulevard, Unit A. Enclosed for your review is the approved grading and drainage plan dated 6/20/13, with as-built elevations. The as-built survey was provided by Cartesian Surveys. The buildings for which we are requesting C.O. is referenced as Unit A on the grading plan.

This certification also includes the previously approved certification dated 1/17/14 for Units C and D. At this time no building permit has been submitted to the City for the Outlot B building. This area is not included in this certification and is shown as hatched on the grading plan.

After reviewing these as-built elevations and visiting the site on 2/12/14, it is my belief that the site has been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for permanent Certificate of Occupancy for the above listed building. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Scott J. Steffen, P.E.  
Vice President  
Community Development & Planning

Enclosure

cc: Rahul Karanth, South Unser LLC



# 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



# GRADING AND DRAINAGE CERTIFICATION

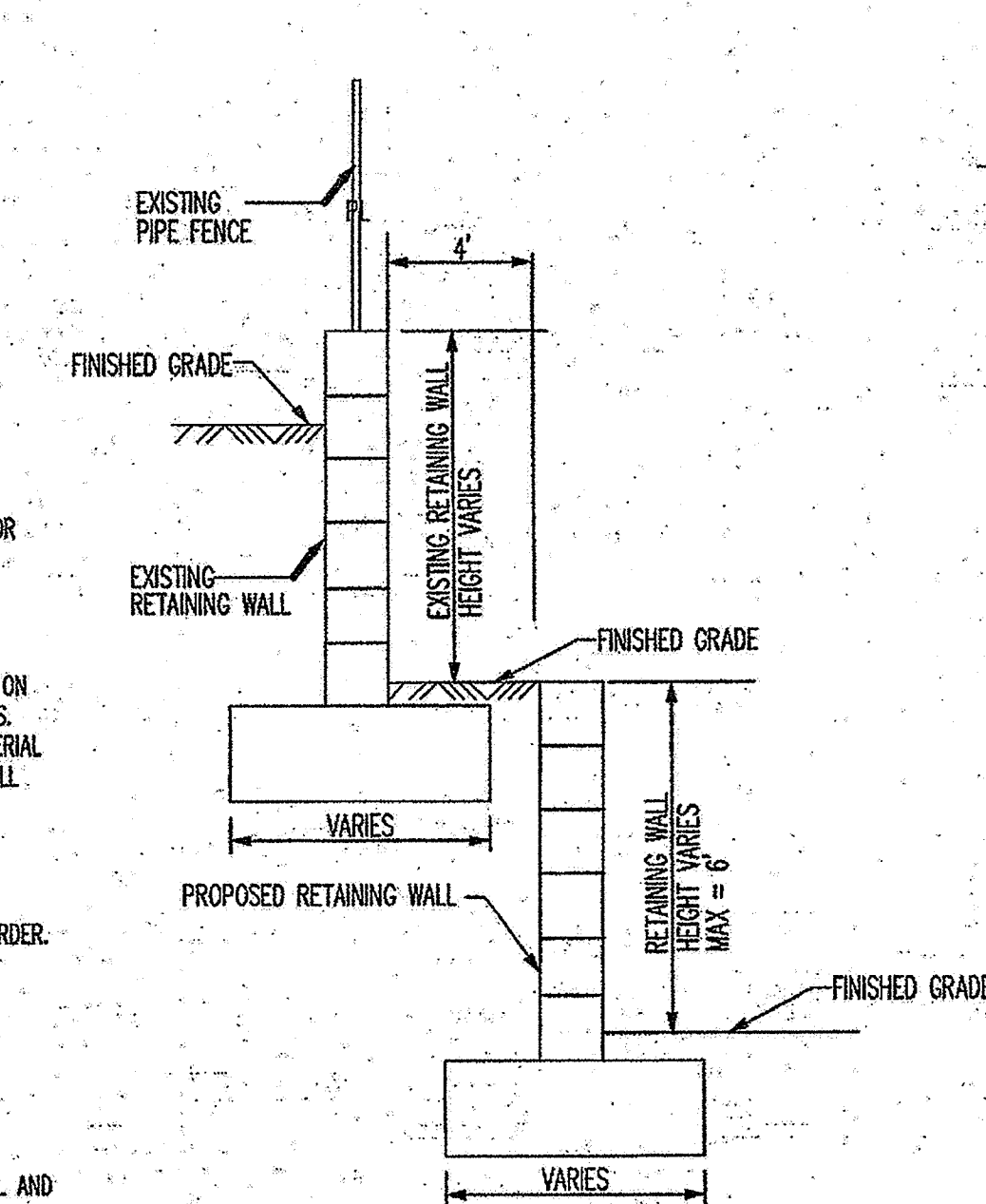
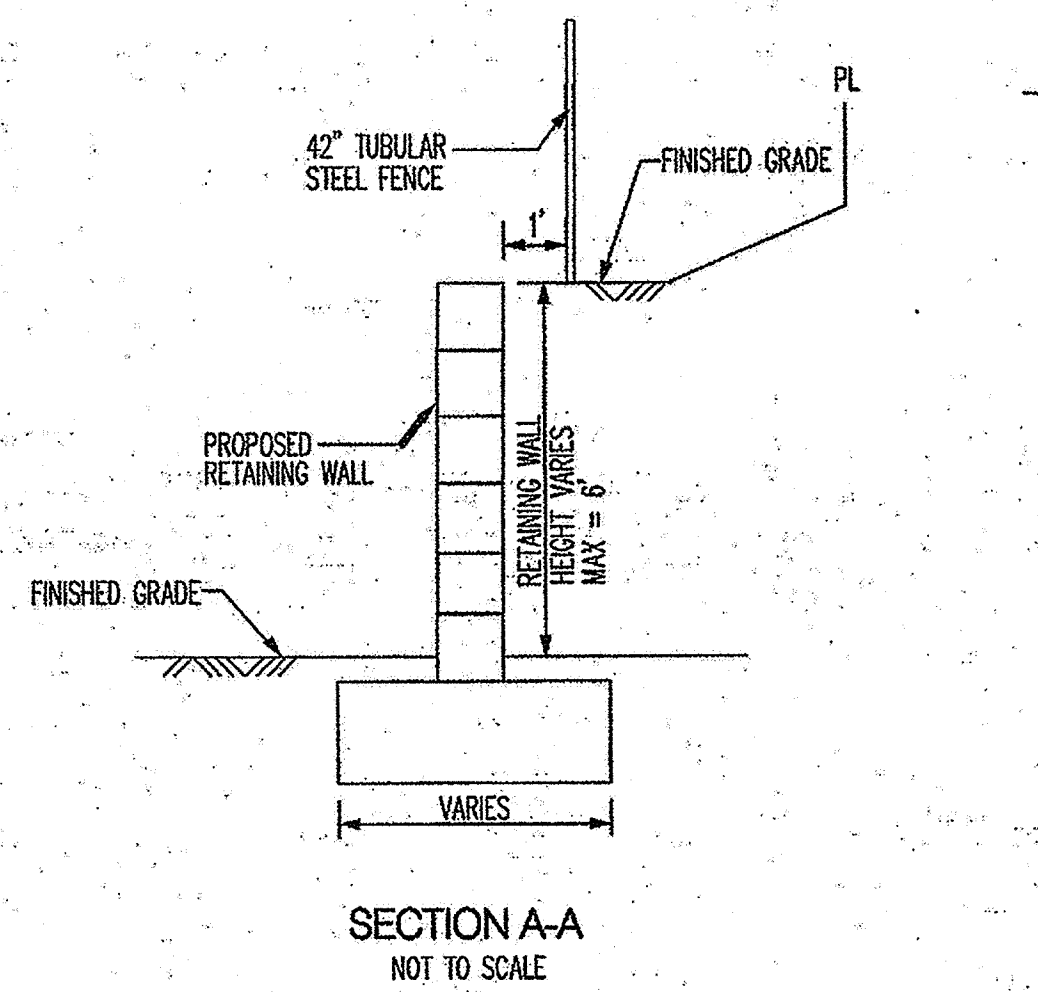
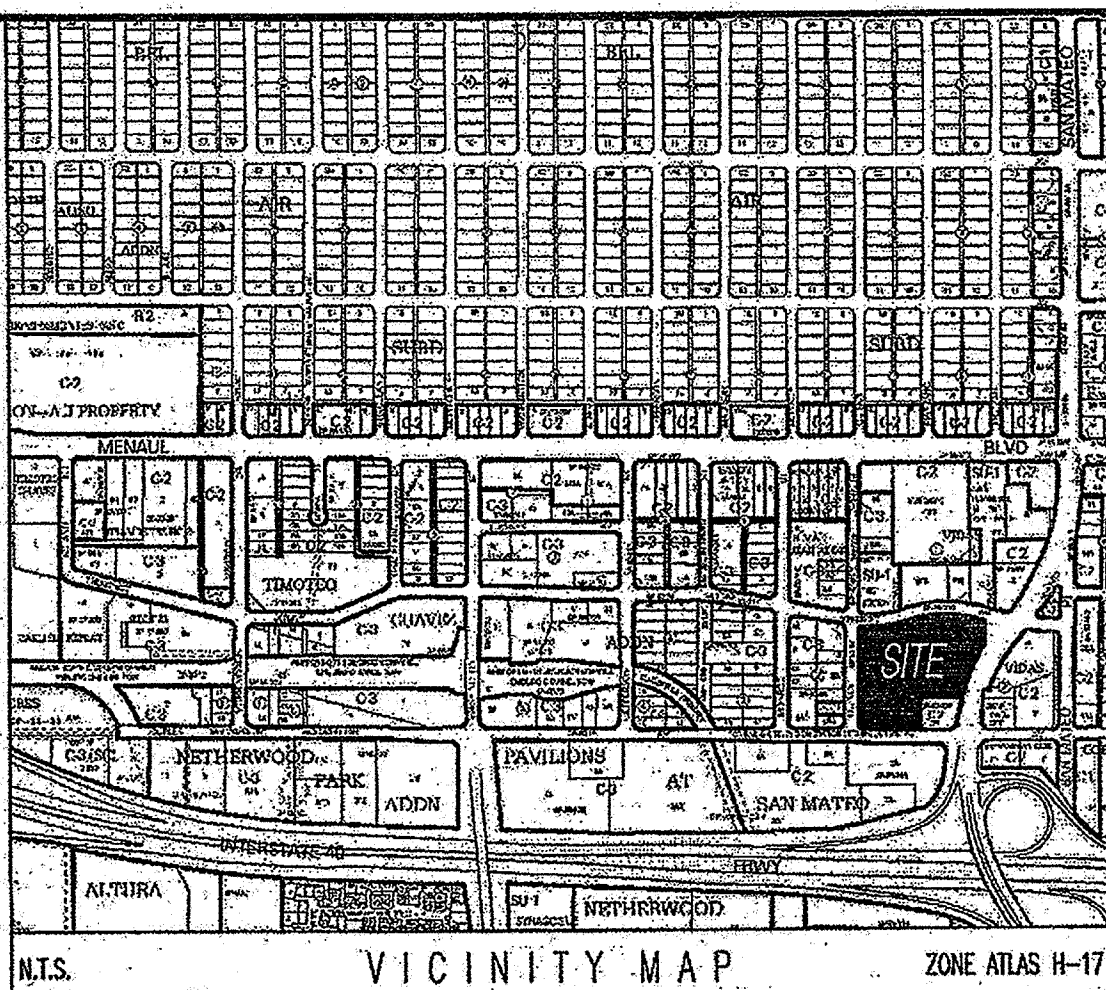
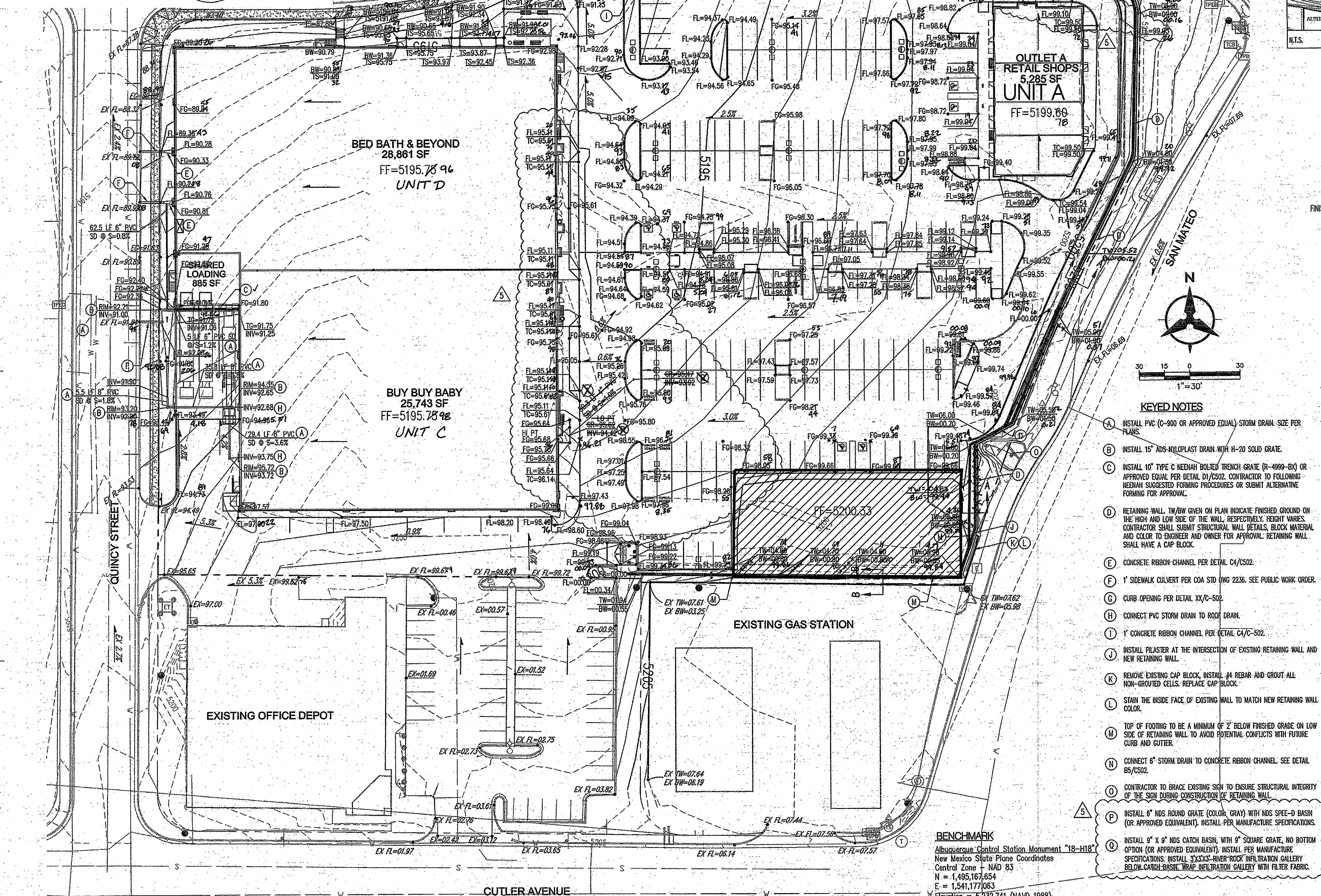
I, SCOTT J. STEFFEN, NMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 06/2013. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY WILL PLOTNER, NMPS 14271, OF CARTESIAN SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 1/15/14 AND 2/12/14 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION ONLY COVERS THE FOLLOWING BUILDING ADDRESSES: 2451 SAN MATEO BOULEVARD UNIT A, AND THE PREVIOUSLY APPROVED CERTIFICATION DATED 1/17/14 FOR UNITS C AND D.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SCOTT J. STEFFEN  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
14684

2/13/14  
DATE



- KEYED NOTES**
- INSTALL PVC (C-900 OR APPROVED EQUAL) STORM DRAIN SIZE PER PLANS.
  - INSTALL 15" ADS-HYLOPLAST DRAIN WITH H-20 SOLID GRATE.
  - INSTALL 10" TYPE C MEDIAH BOLTED TRENCH GRATE (R-4000-BX) OR APPROVED EQUAL PER DETAIL D1/C502. CONTRACTOR TO FOLLOWING MEDIAH SUGGESTED FORMING PROCEDURES OR SUBMIT ALTERNATIVE FORMING FOR APPROVAL.
  - RETAINING WALL, TW/BW GIVEN ON PLAN INDICATE FINISHED GROUND ON THE HIGH AND LOW SIDE OF THE WALL, RESPECTIVELY. HEIGHT VARIES. CONTRACTOR SHALL SUBMIT STRUCTURAL WALL DETAILS, BLOCK MATERIAL AND COLOR TO ENGINEER AND OWNER FOR APPROVAL. RETAINING WALL SHALL HAVE A CAP BLOCK.
  - CONCRETE RIBBON CHANNEL PER DETAIL C4/C502.
  - 1" SIDEWALK CULVERT PER COA STD DWG 2236. SEE PUBLIC WORK ORDER.
  - CURB OPENING PER DETAIL XX/C-502.
  - CONNECT PVC STORM DRAIN TO ROOF DRAIN.
  - 1" CONCRETE RIBBON CHANNEL PER DETAIL C4/C-502.
  - INSTALL PILASTER AT THE INTERSECTION OF EXISTING RETAINING WALL AND NEW RETAINING WALL.
  - REMOVE EXISTING CAP BLOCK, INSTALL #4 REBAR AND GROUT ALL NON-GROUTED CELLS. REPLACE CAP BLOCK.
  - STAIN THE INSIDE FACE OF EXISTING WALL TO MATCH NEW RETAINING WALL COLOR.
  - TOP OF FOOTING TO BE A MINIMUM OF 2" BELOW FINISHED GRADE ON LOW SIDE OF RETAINING WALL TO AVOID POTENTIAL CONFLICTS WITH FUTURE CURB AND GUTTER.
  - CONNECT 6" STORM DRAIN TO CONCRETE RIBBON CHANNEL. SEE DETAIL B5/C502.
  - CONTRACTOR TO BRACE EXISTING SIGN TO ENSURE STRUCTURAL INTEGRITY OF THE SIGN DURING CONSTRUCTION OF RETAINING WALL.
  - INSTALL 6" NDS ROUND GRATE (COLOR: GRAY) WITH NDS SPEED-BASIN (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS.
  - INSTALL 9" X 9" NDS CATCH BASIN, WITH 9" SQUARE GRATE, NO BOTTOM OPTION (OR APPROVED EQUIVALENT). INSTALL PER MANUFACTURE SPECIFICATIONS. INSTALL 3/4" X 3/4" RIVER ROCK INFILTRATION GALLERY BELOW CATCH-BASIN TRAP INFILTRATION GALLERY WITH FILTER FABRIC.

- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOURS
  - EXISTING GROUND SPOT ELEVATION
  - SPOT ELEVATIONS FL=FLOWLINE, FG=FINISHED GRADE, TS=TOP OF SIDEWALK, BW=FINISHED GRADE ON LOW SIDE OF WALL, TW=FINISHED GRADE ON HIGH SIDE OF WALL.
  - PROPOSED DIRECTION OF FLOW
  - PROPOSED CURB
  - EASEMENT
  - PROPOSED RETAINING WALL

**BENCHMARK**  
Albuquerque Central Station Monument "18-H18"  
New Mexico State Plane Coordinates  
Central Zone 1, NAD 83  
E = 1,495,167.654  
N = 1,541,177.063  
Elevation = 5,232.741 (NAVD 1988)  
Delta Alpha = -011'27.04"  
Ground To Grid Factor = 0.99964864

**STUDIO SW ARCHITECTS**  
STUDIO SOUTHWEST ARCHITECTS, INC.  
2101 Mountain Rd. NW, Albuquerque, NM 87104  
505.843.9639 fax 505.843.9683  
Web Site: www.studioswarch.com  
E-Mail: mail@studioswarch.com

CONSULTANTS:

Architect: **STUDIO SW ARCHITECTS**  
Engineer: **SCOTT J. STEFFEN**

**BED BATH & BEYOND**  
**buybuy BABY**  
PLAZA @ SAN MATEO  
ADDRESS  
ALBUQUERQUE, NEW MEXICO

	03/15/13	PROGRESS SET
	04/01/13	PERMIT
	04/01/13	BID
1 5	04/18/13	ADDENDA 3
	05/20/13	ADDENDA 5
MARK	DATE	DESCRIPTION
ISSUE:		CONST DOCS
PROJECT NO:		20130346
CAD DWG FILE:		
DRAWN BY:		DTH
CHECKED BY:		SJS
DATE:		04/01/13
SHEET TITLE		

**GRADING PLAN**  
C201