

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

March 11, 2024

Glenn Broughton, P.E.
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

**RE: PresNOW – Menaul
7400 Menaul Blvd NE
Permanent C.O. – Accepted
Engineer’s Certification Date: 03/01/24
Engineer’s Stamp Date: 07/12/22
Hydrology File: H19D055B**

Dear Mr. Broughton:

PO Box 1293

Based on the Certification received 03/04/2024 and site visit on 03/08/2024, this letter serves as a “green tag” from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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
Planning Department

DRAINAGE CERTIFICATION

I, GLENN S. BROUGHTON, NMPE 14171, 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 07/12/2022. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW S. MEDINA, NMPS 12649, OF THE FIRM SANDIA LAND SURVEYING LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 02/29/2024 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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.

GLENN S. BROUGHTON, NMPE 14171

03/01/2024

LEGEND

- FL39.22 DESIGN GRADE
- FL39.19 AS-BUILT GRADE
- FL39.15 AS-BUILT GRADE



GENERAL NOTES

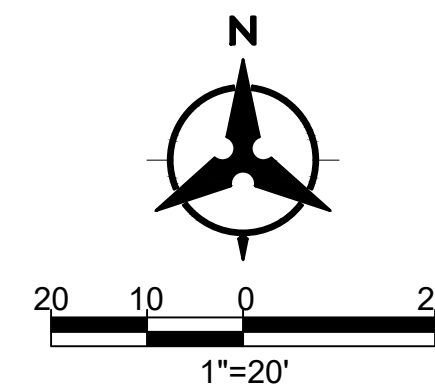
- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 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.
- 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.
- 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.
- 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.
- 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.).
- 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.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- 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.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING KEYNOTES

- INSTALL HDPE (N12WT OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
- INSTALL 8" NYLOPLAST DOME GRATE INLET OR APPROVED EQUAL.
- CONNECT TO EXISTING STORM DRAIN INLET.
- INSTALL CURB OPENING PER DETAIL 01 SHEET C101.
- INSTALL NEW PRE-FABRICATED STORM DRAIN FITTING. SEE PLAN FOR SIZE.
- INSTALL NEW RETAINING WALL. SEE STRUCTURAL DRAWINGS FOR DETAILS.
- INSTALL ROOF DRAIN WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- INSTALL LANDSCAPED SWALE. SEE LANDSCAPE PLANS FOR FINAL STABILIZATION.
- INSTALL 12" NYLOPLAST DOME GRATE INLET OR APPROVED EQUAL. TOP OF GRATE SHALL BE 2" ABOVE BOTTOM OF POND.
- INSTALL NEW RETAINING/SITE WALL. SEE ARCHITECTURAL SITE DRAWINGS FOR DETAILS.
- INSTALL NEW COA TYPE "D" STORM DRAIN INLET PER COA STD DWG 2206.
- INSTALL NEW PRE-FABRICATED STORM DRAIN RISER. SEE PLAN FOR SIZE AND INVERTS.
- INSTALL CONCRETE ROUNDOFF PER DETAIL 02 SHEET C101.
- INSTALL 6' x 6' 12" THICK RIP-RAP PAD PER DETAIL 03 SHEET C101.
- INSTALL 4" DIAMETER TYPE "C" STORM DRAIN MANHOLE PER COA STD DWG 2101.
- INSTALL RCP TYPE III STORM DRAIN PIPE. SEE PUBLIC WORK ORDER FOR DETAILS.
- STEP FOOTING BELOW STORM DRAIN. DRAIN LINE TO PENETRATE WALL ABOVE FOOTING.

LEGEND

- PROPERTY LINE
- PROJECT LIMITS OF GRADING
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING GROUND SPOT ELEVATION
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED GRADE SPOT ELEVATION
- FL=FLOW LINE
- TC=TOP OF CURB
- TS=TOP OF SIDEWALK
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK



Bohannon Huston
www.bhinc.com 800.877.5332

**DEKKER
PERICH
SABATINI**

**ARCHITECTURE
DESIGN
INSPIRATION**

ARCHITECT



PROJECT

PresNow 24/7
7400 MENAUL BLVD. NE
ALBUQUERQUE, NM

**ISSUED FOR
BID/ PERMIT**

REVISIONS		
5	ASI-001	
18	ASI-014	05/13/2022
21	ASI-017	12/13/2023
△		

DRAWN BY	HG
REVIEWED BY	MS
DATE	08/19/2022
PROJECT NO.	21-0220.001
DRAWING NAME	GRADING PLAN

SHEET NO.

C-100

OF

CITY OF ALBUQUERQUE



March 1, 2024

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Presbyterian Healthcare Services

1011 Coal Ave SE
Albuquerque, NM 87106

RE: **PresNow Menaul Public Infrastructure Improvements**
City Project Number: **762387**

Dear Eric Cornish:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. **762387**. The work was completed pursuant to the required infrastructure listed in the Infrastructure Improvements Agreement (IIA) Procedure A, between **Presbyterian Healthcare Services** and the City of Albuquerque executed on **January 25, 2023**.

Please note that the title "Subdivision Improvements Agreement" and the word "Subdivider" which may have been used in the original agreements are respectively replaced with the title "Infrastructure Improvements Agreement" and the word "Developer". These changes have no substantive effect on this Certificate of Completion and Acceptance.

Having satisfied the requirements referenced above, the IIA can now be released. The indemnity and hold harmless provisions of the IIA in favor of the City shall remain in effect. The contractor's warranty period will begin **March 1, 2024** and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3999.

Sincerely,

DocuSigned by:
Shahab Biazar
C7E1CB5481E9486...

Shahab Biazar, P.E., City Engineer
Development Review Services
Planning Department
City of Albuquerque

3/11/2024 | 8:33 AM MDT

DS DS
gmw *KU*

cc Presbyterian Healthcare Services (e-mail)

David Harrison, DMD Street and Storm Drain Maintenance (email)

Schondel, Anthony D, DMD Street Maintenance (e-mail)

Stephen Woodall, DMD Street Maintenance (e-mail)

Daniel Tapia, DMD Storm Drain Maintenance (email)

Tim Brown, DMD Traffic Operations (e-mail)

David G. Gutierrez, ABCWUA Utility Development (e-mail)

David Jaramillo, Maps & Records (e-mail)

Jorge Gonzalez, DMD IT (e-mail)

Marshall Grebe, ABCWUA GIS Coordinator (e-mail)

Shahab Biazar (e-mail)

Jeremy Shell (e-mail)

Maps@abcwua.org

City Project Number: **762387**