CITY OF ALBUQUERQUE



January 31, 2018

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

RE: El Vado Development Bldg C (BP 2017-03035 only)

2500 Central SW

Request for Certificate of Occupancy - Permanent

Hydrology Final Inspection - Approved Engineer's Stamp Date 12/14/17 (J12D028)

Certification Dated: 1/24/18

Dear Mr. Balaskovits,

Based on the certification received 1/26/18, this submittal is approved for Release of Certificate of Occupancy (Permanent) by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Dana Peterson, P.E.

Senior Engineer, Planning Dept. Development and Review Services

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ____

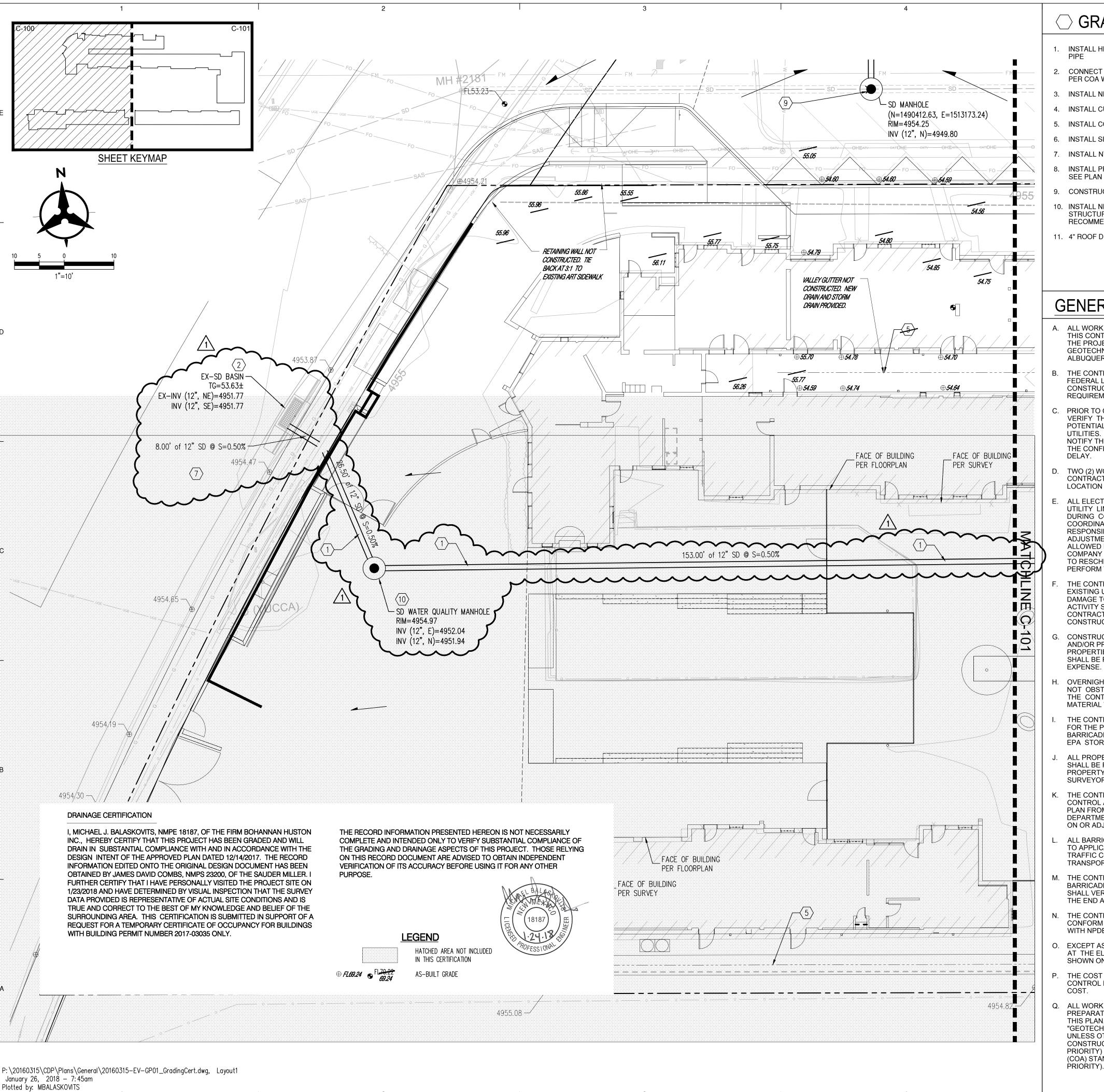
City of Albuquerque

Planning Department

Development & Building Services Division

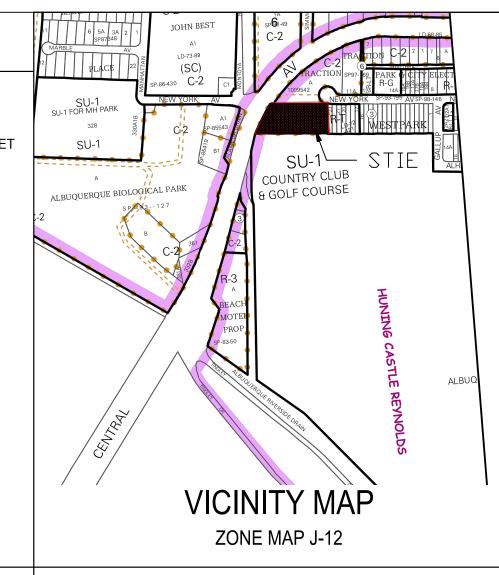
DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

| Project Title: EL VADO DEVELOPMENT | Building Permit #: BP-2017-03035 City Drainage #: J12/D028 |
|--|--|
| DRB#: EPC#: | Work Order#: |
| Legal Description: Tract A-1 Traction City Addition | |
| City Address: 2500 Central Ave. SW AND | |
| Engineering Firm: Bohannan Huston, Inc | Contact: Mike Balaskovits |
| Address: 7500 Jefferson St. NE 87109 | |
| Phone#: 505-823-1000 Fax#: 505-798-7988 | E-mail: mbalaskovits@bhinc.com |
| Owner: | Contact: |
| Address: | |
| Phone#: Fax#: | E-mail: |
| Architect: Design Plus | Contact: Rupal Engineer |
| Address: 2415 PRINCETON DR. NE SUITE G-2 | |
| Phone#: 505-843-7587 Fax#: | E-mail: rupal@designplusabq.com |
| Other Contact: | Contract |
| Address: | |
| Phone#: Fax#: | E-mail: |
| DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL Type of Supmittal: | CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL X CERTIFICATE OF OCCUPANCY |
| TYPE OF SUBMITTAL: X ENGINEER/ADCHITECT CERTIFICATION | PRELIMINARY PLAT APPROVAL |
| X ENGINEER/ ARCHITECT CERTIFICATION CONCEPTUAL G & D PLAN | SITE PLAN FOR SUB'D APPROVALSITE PLAN FOR BLDG. PERMIT APPROVAL |
| GRADING PLAN | FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE |
| DRAINAGE MASTER PLAN | FOUNDATION PERMIT APPROVAL |
| DRAINAGE REPORT | GRADING PERMIT APPROVAL |
| CLOMR/LOMR | SO-19 APPROVAL |
| TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC) | PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL CLOMR/LOMR |
| OTHER (SPECIFY) | PRE-DESIGN MEETING X OTHER (SPECIFY) CO for BP-2017-03035 |
| IS THIS A RESUBMITTAL?: YesX No | |
| DATE SUBMITTED: 01/26/2018 By: Michael Bala | askovits, PE |
| | |



□ GRADING KEYNOTES

- INSTALL HDPE (N12 WT, OR APPROVED EQUAL) STORM DRAIN
- 2. CONNECT TO EXISTING SINGLE COA TYPE "C" STORM DRAIN INLET PER COA WORK ORDER # 634780.
- 3. INSTALL NEW 24" DOME NYLOPLAST STORM DRAIN INLET.
- 4. INSTALL CURB OPENING PER DETAIL E5, SHEET C101.
- 5. INSTALL CONCRETE VALLEY GUTTER PER COA STD DWG 2421.
- 6. INSTALL SIDEWALK CULVERT PER COA STD DWG 2236
- 7. INSTALL NYLOPLAST STORM DRAIN INLET WITH SOLID COVER.
- 8. INSTALL PRE-FABRICATED STORM DRAIN WATER TIGHT FITTING, SEE PLAN FOR SIZE.
- 9. CONSTRUCTED UNDER COA WORK ORDER #634780.
- 10. INSTALL NEW STORMCEPTOR STC450i WATER QUALITY STRUCTURE WITH GRATE PER MANUFACTURERS RECOMMENDATIONS.
- 11. 4" ROOF DRAIN LINE CONSTRUCTED AT A MINIMUM 1% SLOPE.



GENERAL NOTES

- A. 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.
- FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- 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
- 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
- G. 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
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION
- 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.
- 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 END AND BEGINNING OF EACH DAY.
- WITH NPDES PHASE 2 REQUIREMENTS.
- Q. 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". 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

GENERAL NOTES (CONT.)

VERTICAL UNLESS SHOWN OTHERWISE.

- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD
- D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE
- 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.
- 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.).
- SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT
- N. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE
- O. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- P. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT

- R. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1
- S. 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.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- 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.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- W. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- . VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GRADING LEGEND

—— — PROPERTY LINE PROJECT LIMITS OF GRADING ---- EXISTING INDEX CONTOUR EXISTING INTERMEDIATE ----*-5024-*---CONTOUR 5025.25 EXISTING GROUND SPOT ELEVATION CONTOUR PROPOSED FINISHED GRADE SPOT ELEVATION TC=TOP OF CURB,

FL=FLOW LINE, TS=TOP OF SIDEWALK TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW PROPOSED CURB & GUTTER

DIRECTION OF FLOW WATER BLOCK/GRADE

PROPOSED STORM DRAIN PROPOSED STORM DRAIN

PROPOSED STORM DRAIN

PROPOSED RETAINING WALL EASEMENT

HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.



CHECKED BY: MJB COPYRIGHT: DESIGN PLUS, LLC SHEET TITLE GRADING PLAN

CAD DWG FILE:

DRAWN BY: MHS

DATE:

REVISIONS

REVISIONS DUE TO ART RECONFIGURATION

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SHEET ___ OF ___

