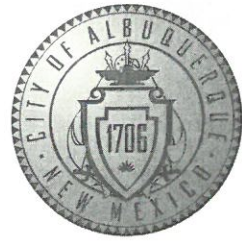


# CITY OF ALBUQUERQUE



February 16, 2017

Mr. David Anderson  
2010 North Redwood Rd  
Salt Lake City, UT 84116

**Re: LHM Jeep Dodge  
Request for Permanent C.O. - Accepted  
Engineer's Stamp Date 3-31-16 (K19D023)  
Certification date: 2-10-17**

Dear Mr. Anderson,

Based upon the information provided in your submittal received 2/14/2017, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3999 or Totten Elliott at 924-3982.

PO Box 1293

Sincerely,

Albuquerque

Shahab Biazar, P.E.  
City Engineer, Planning Dept.  
Development Review Services

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

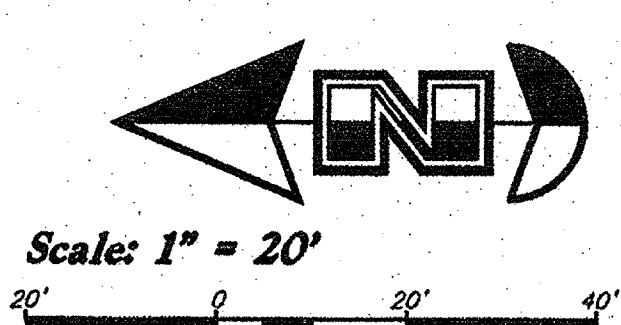
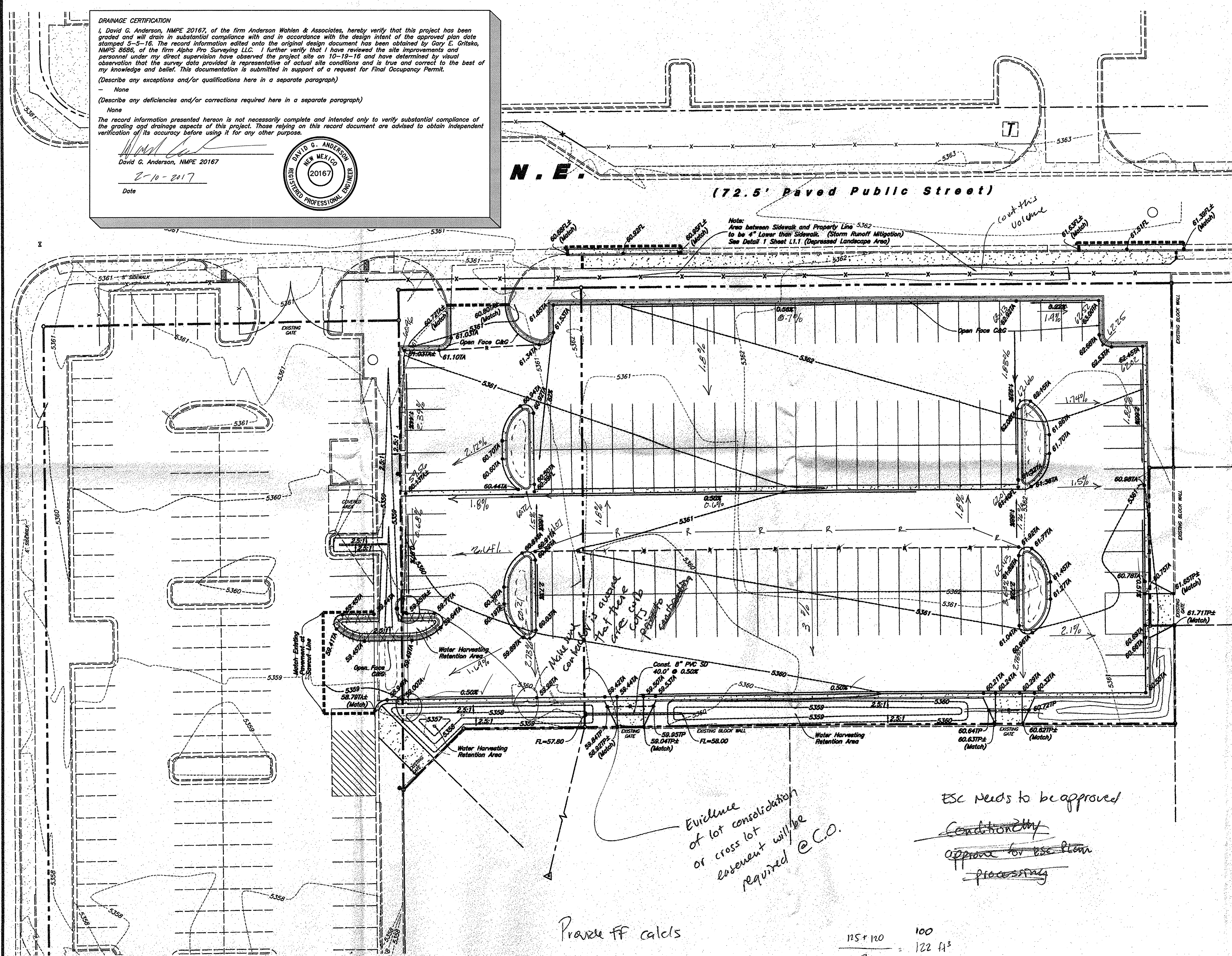
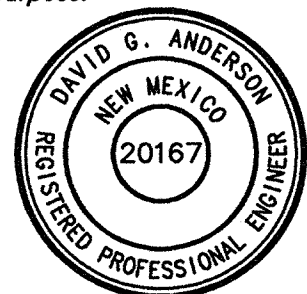
TE/SB

C: email

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,  
Lois



**DRAINAGE CERTIFICATION**  
I, David G. Anderson, NMPE 20167, of the firm Anderson Wahlen & Associates, hereby verify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan date stamped 5-5-16. The record information edited onto the original design document has been obtained by Gary E. Gritsko, NMFS 8626, of the firm Alpha Pro Surveying LLC. I further verify that I have reviewed the site improvements and personnel under my direct supervision have observed the project site on 10-19-16 and have determined by visual observation that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This documentation is submitted in support of a request for Final Occupancy Permit.  
(Describe any exceptions and/or qualifications here in a separate paragraph)  
None  
(Describe any deficiencies and/or corrections required here in a separate paragraph)  
None  
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.  
  
David G. Anderson, NMPE 20167  
2-10-2017  
Date



- General Grading Notes:**
1. All grading shall be in accordance with the project geotechnical study.
  2. Cut slopes shall be no steeper than 3 horizontal to 1 vertical.
  3. Fill slopes shall be no steeper than 3 horizontal to 1 vertical.
  4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by a Geotechnical Engineer.
  5. Areas to receive fill shall be properly prepared and approved by a Geotechnical Engineer prior to placing fill.
  6. Fills shall be benched into competent material as per specifications and geotechnical report.
  7. All trench backfill shall be tested and certified by a Geotechnical Engineer.
  8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
  9. The final compaction report and certification from a Geotechnical Engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
  10. Dust shall be controlled by watering.
  11. The location and protection of all utilities is the responsibility of the permittee.
  12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading process.
  13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the City Engineer.
  14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
  15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
  16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
  17. The recommendations in the following Geotechnical Engineering Report by Vinyard & Associates, Inc. are included in the requirements of grading and site preparation. The Report is titled "Geotechnical Investigation; Larry H. Miller Chrysler, Jeep, Dodge Dealership".  
Project No.: 10-1-017  
Dated: February 10, 2010
  18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
  19. If Contractor observes evidence of hazardous materials or contaminated soils he shall immediately contact the project engineer to provide notification and obtain direction before proceeding with disturbance of soil materials or contaminated soil.
  20. Contractor will be responsible to phase the construction development so that storm water improvements and storm water facilities including detention or retention improvement facilities are constructed and functional prior to an offsite storm water release and take necessary construction precautions so that no offsite flooding will occur.

- Curb and Gutter Construction Notes:**
1. Open face gutter shall be constructed where drainage is directed away from curb.
  2. Open face gutter locations are indicated by shading and notes on the grading plan.
  3. It is the responsibility of the surveyor to adjust top of asphalt grades to top of curb grades at the time of construction staking.
  4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
  5. Transitions from open face to standard curb and gutter are to be smooth. Hand form these areas if necessary.

**ADA Note:**  
Contractor must maintain a running slope on Accessible routes no steeper than 4.0% (1:25). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.  
The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA (federal ADA 117.7-1-2010) and/or FMMA.

Evidence of lot consolidation or cross lot easement will be required @ C.O.

ESC Needs to be approved  
Conditionally  
approve for ESC Plan  
processing

Provide FF calcs

$$\frac{115 + 120}{2} = \frac{100}{2} = 122 \text{ ft}^2$$

Designed by: JT  
Drafted by: GRW  
Client Name:  
Miller Family Real Estate  
15-079 GR

**ANDERSON WAHLEN & ASSOCIATES**  
2010 North Redwood Road, Salt Lake City, Utah 84116  
801 521-8529 - [AWEngineering.net](mailto:AWEngineering.net)

**Grading and Drainage Plan**  
**LHM Jeep Dodge Albuquerque**  
909 Virginia Street N.E.  
Albuquerque, NM

3-31-2016  
REGISTERED PROFESSIONAL ENGINEER

31 Mar, 2016  
SHEET NO.  
**C2.1**





# 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