

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

April 30, 2019

Robert Quintana  
QA Engineering  
4700 Lincoln Rd.  
Albuquerque, NM 87109

**RE: 1<sup>st</sup> Nations Community Healthsource Bldg C Addition  
5608 Zuni SE  
Request for Certificate of Occupancy – Permanent  
Hydrology Inspection - Approved  
Grading Plan Stamp Date: 3/5/19  
Certification Dated: 4/25/19  
Drainage File: L18D047A**

PO Box 1293

Dear Mr. Quintana:

Albuquerque

Based on the submittal received on 4/29/19, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology for the Bldg C Addition (BP-2018-23549).

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

NM 87103

Sincerely,

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

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

C: Email      Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle



# City of Albuquerque

Planning Department  
Development & Building Services Division

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

**Project Title:** First Nations Community Healthsource **Bldg "C":** BP-2018-23549 **Hydrology File #:** L18D047A  
**DRB#:** N/A **EPC#:** N/A **Work Order#:** \_\_\_\_\_  
**Legal Description:** Lot A-1-A, Block 6 Hollingberry's Replat Baron Burg heights Addition  
**City Address:** 5608 Zuni Road SE, Albuquerque, NM 87108

**Applicant:** QA Engineering **Contact:** Robert Quintana  
**Address:** 4700 Lincoln Rd., Albuquerque, NM 87109  
**Phone#:** 505-338-7092 **Fax#:** N/A **E-mail:** robert@qaengineering.com

**Other Contact:** N/A **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF DEVELOPMENT:** \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

**DEPARTMENT** \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION  
\_\_\_\_ PAD CERTIFICATION  
\_\_\_\_ CONCEPTUAL G & D PLAN  
\_\_\_\_ GRADING PLAN  
\_\_\_\_ DRAINAGE REPORT  
\_\_\_\_ DRAINAGE MASTER PLAN  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
\_\_\_\_ ELEVATION CERTIFICATE  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)  
\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)  
\_\_\_\_ STREET LIGHT LAYOUT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_  
\_\_\_\_ PRE-DESIGN MEETING?

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- \_\_\_\_ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL  
\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ SO-19 APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ GRADING/ PAD CERTIFICATION  
\_\_\_\_ WORK ORDER APPROVAL  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** April 25, 2019 **By:** [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

**D**

C

**B**

**A**

2

## Notice to Contractor

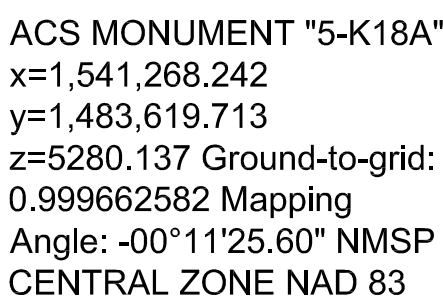
### Special Order 19 ~ "SO-19"

3

I, ROBERT A. QUINTANA II, NMPE 16647 OF THE FIRM QA ENGINEERING, 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 3/19/19. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANDREW MEDINA, NMPS 12649, OF THE FIRM SANDIA LAND SURVEYING LLC. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 4/10/19 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. INCLUDED IN THIS CERTIFICATION IS THE ADDITIONAL CALCULATION SHOWING ADEQUATE VOLUME OF THE RETENTION POND TO ACCOMMODATE ADDITIONAL FIRST FLUSH REQUIREMENTS. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY (PERMANENT C.O.).

THE RECORD INFORMATION PRESENTED HERON 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.

4



ACS MONUMENT "5-K18A"  
x=1,541,268.242  
y=1,483,619.713  
z=5280.137 Ground-to-grid:  
0.999662582 Mapping  
Angle: -00°11'25.60" NMSP  
CENTRAL ZONE NAD 83

5

**buffalo**design  
a r c h i t e c t s

1113 rhode island st ne  
albuquerque, nm 87110

SEAL



PROJECT

FIRST NATIONS COMMUNITY HEALTHSOURCE  
HEALTH INFRASTRUCTURE  
IMPROVEMENT PROJECT

5608 ZUNI SE, ALBUQUERQUE, NM 87108

[illegible]

CLIENT PROJ #:

ARCHT PROJ #:

DRAWN BY-

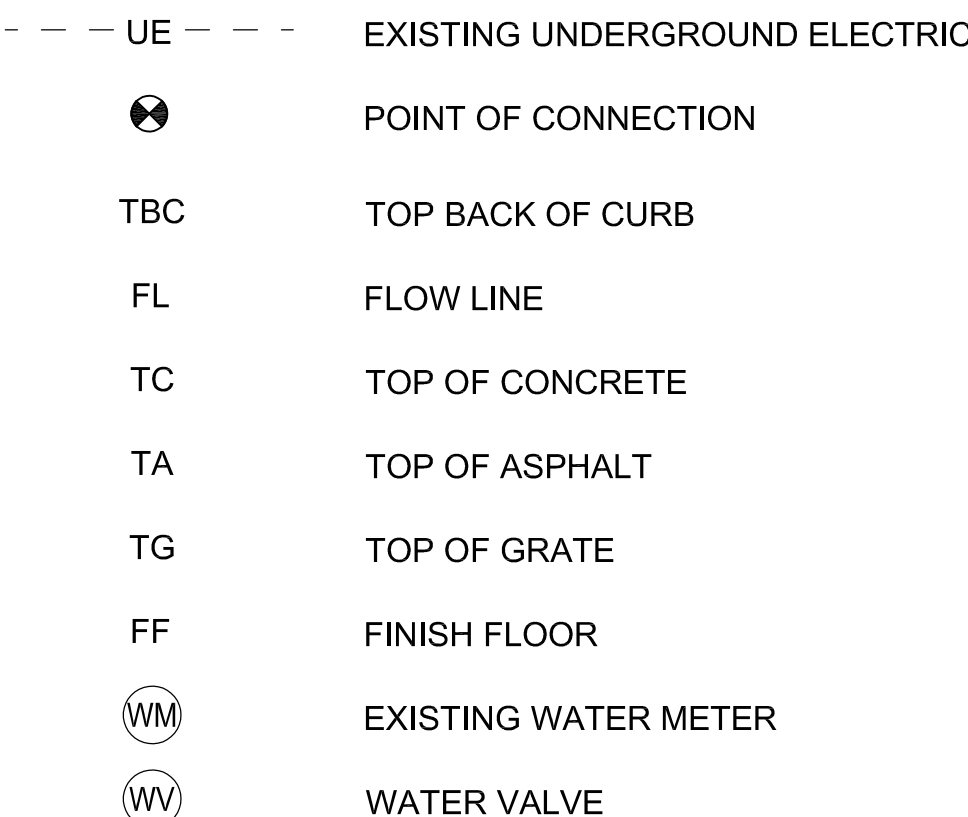
CHECKED BY:

DATE 04/25/2019

SHEET TITLE

## SITE UTILITIES PLAN

**C-002**



A. COULD PROVIDE ON SITE STORAGE, BUT DUE TO THE EXTENSIVE COST OF UTILITY RELOCATION AND CONSTRUCTION OF AN UNDERGROUND STORAGE BASIN. A REQUEST TO PAY A FEE IN LIEU OF STORM WATER QUALITY VOLUME (SWQV) IS BEING SUBMITTED TO ACCOMMODATE THE FIRST FLUSH REQUIREMENT.

1. PROVIDE 24 "X 6" CONCRETE CULVERT INSTALL SIDE WALK CROSSING PER DETAIL THIS SHEET. NOTE: SO 19 PERMIT MUST BE OBTAINED BY INSTALLING CONTRACTOR. SEE SPECIAL ORDER 19 NOTES THIS SHEET. AN EXCAVATION/ BARRICADING PERMIT IS ALSO NEEDED. SIDEWALK CULVERTS MUST APPROVED BY STORM DRAIN MAINTENANCE (JASON RODRIGUEZ, jrodriguez@cabq.gov OR 805-857-8607.

- PLACING OF DRAIN TRUN EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C&G STONES BE REMOVED AND REPLACED WITH NEW GUTTER.
2. MOTOR PAVEMENT OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD, POLISHED SURFACE OF MAX DENSITY. THE FINISH SHOWN SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONCRETE SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SLOPING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CONCRETE MATCHING EXISTING.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLACING OF WALK PLATE IN PLACE PRIOR TO POURING OF CONCRETE.
7. THE WALK PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAR SURFACE OF PLATE TO BE FREE FROM OIL, GREASE AND TWO FINISH COATS COLD RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (ASTM D 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK OR CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 1).
- E. FOR SECURING PLATE USE 1" X 5" S.S. ROD ANCHOR, \*RED HEAD MULTI-SET II SM-38 ANCHOR\* OR APPROVED EQUIV. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM 2 PER SIDE AND ONE AT EACH END OF EACH EDGE.
- F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1/2" MINIMUM FROM FACE OF CONCRETE.
- G. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL MACHINE SCREW.
- H. 1/2" DIA. 1 PER FT. MIN.
- I. DRIBWIT W/ST PLANK (12" MIN., 24" MAX.)

CITY OF ALBUQUERQUE

DRAINAGE  
SIDEWALK CULVERT  
WITH STEEL PLATE TOP  
DWG. 2236

AUG. 1986