

March 26, 2015

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

Re: Partial Grading and Drainage Certification, Diamond Mesa
DRB Case No. 1002819, (N9/D12)

Dear Curtis:

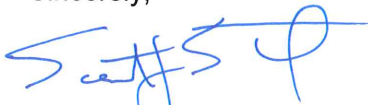
We are requesting Permanent Certificate of Occupancy for Buildings 1-5, and 55-56 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 10/22/12, with as-built elevations.

In addition, this certification includes the previously approved certification dated 12/13/11 for Buildings 23, 24 and 86, 2/29/12 for the Club House building, 2/1/13 for Building 25, 2/19/13 for Buildings 26 and 87, 4/18/13 for Buildings 27-31, 5/24/13 for Building 32, 6/17/13 for Buildings 89-93, 6/27/13 for Buildings 94-96, 8/1/13 for Buildings 33 and 97, 8/28/13 for Buildings 34 and 35, 11/5/13 for Buildings 36-39, 11/14/13 for Buildings 72-76, 1/6/14 for Building 71, 1/31/14 for Buildings 70, 77-80 and 82, 3/5/14 for Buildings 81 and 83-84, 4/23/14 for Buildings 40-46, 85 and 88, 7/10/14 for Buildings 47-53, 8/28/14 for Buildings 17-22, and 1/29/15 for Buildings 54 and 57-69, which are also noted on the as-built drawing. The as-built survey was provided by Surv-Tek.

After reviewing these as-built elevations and visiting the site on 3/26/15, 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 buildings. 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: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲



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:

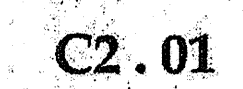
- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ 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



1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.
2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.



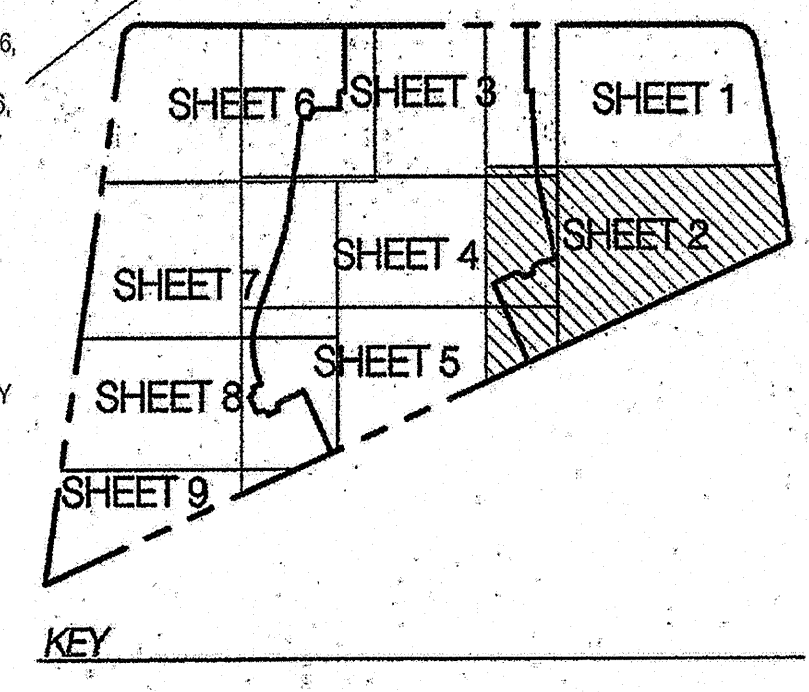
GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NMPE 14664, 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 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NMPS 9750, OF SURVEY INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/13/11, 2/29/12, 10/13/13, 2/19/13, 4/18/13, 5/23/14, 6/17/13, 8/27/13, 9/11/13, 11/6/13, 11/6/13, 12/22/13, 10/14/14, 10/28/14, 7/10/14, 10/28/14, 12/23/14 AND 12/23/14, 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 COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #S 101, 201, 301-306, 401-406, 501-506, 601-606 AND 701-706. AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/28/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #S 2301-2306, 2401-2406 AND 801-806, 9/11/13 FOR UNIT #S 2301-2306, 2101-2106 AND 801-806, 4/18/13 FOR UNIT #S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #S 3201-3206, 6/17/2013 FOR UNIT #S 3301-3306 AND 3701-3706, 8/28/13 FOR UNIT #S 3401-3406 AND 3501-3506, 11/6/13 FOR UNIT #S 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/14/14 FOR UNIT #S 7101-7106, 1/13/14 FOR UNIT #S 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/8/14 FOR UNIT #S 8101-8106, 8201-8206 AND 8401, 4/23/14 FOR UNIT #S 4001-4006, 4101-4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8601-8606, 7/10/14 FOR UNIT #S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 12/23/14 FOR UNIT #S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

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
3/26/15
DATE



CONSTRUCTION NOTES for WORK in AMAFCA R/W

1. AMAFCA FIELD ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY WORK WITHIN THE AMAFCA R/W AT 884-2255.
2. ALL SUBGRADE, BACKFILL, AND EMBANKMENT SHALL BE COMPACTED TO 95% (MOISTURE PROCTOR) WITHIN THE AMAFCA R/W. TESTING REPORTS SHALL BE PROVIDED TO AMAFCA FIELD ENGINEER.
3. AMAFCA FIELD ENGINEER WILL BE NOTIFIED 48 HOURS PRIOR TO FINAL INSPECTION OF ANY FACILITIES WITHIN THE AMAFCA R/W.
4. ALL DISTURBED GRASS AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, SECTION 1012 NATIVE GRASS SEEDING, AS CURRENTLY UPDATED.
5. ANY EXISTING SURVEY CONTROL MONUMENTS THAT ARE MOVED OR DESTROYED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE OWNER'S EXPENSE.
6. OWNER'S CONTRACTOR SHALL PROVIDE LIABILITY INSURANCE NAMING AMAFCA AS ADDITIONAL INSURED IN THE AMOUNT OF \$2,000,000.00. PROOF OF INSURANCE SHALL BE PROVIDED TO AMAFCA PRIOR TO CONSTRUCTION.

APPROVED FOR CONSTRUCTION WITHIN THE AMAFCA RIGHT-OF-WAY:
(FOR AMAFCA) _____ DATE _____

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "TECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
4. 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.
5. THE CONTRACTOR IS TO DISBURSE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND NETTING THE SOIL TO PROTECT IT FROM WIND GROSS.
6. 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.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
8. ALL CURB IS 6" HEAVY CURE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.
2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE JB.
3. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
4. THE CONTRACTOR IS RESPONSIBLE FOR SNIPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

- * A. INSTALL 4' DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
- B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
- * C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
- * D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
- * E. 2' CURB CUT PER DETAIL SHEET C2.11.
- * F. MODIFIED 4' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- * G. MODIFIED 6' DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- * H. 1' RIBBON CHANNEL. SEE DETAIL SHEET C2.10.
- * I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.
- * J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11.
- * K. INSTALL 6' DIA TYPE "E" MANHOLE PER COA STD DWG 2102.
- L. INSTALL 4' DIA PVC SIDEWALK CULVERT.
- * M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B.
- N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

* Not used this sheet.

MATERIALS:

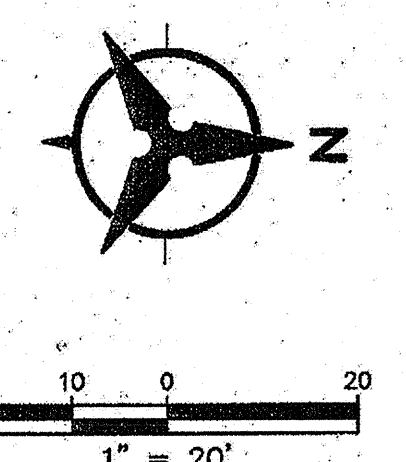
SD LINE: CLASS II ROP OR HOPE (UNLESS OTHERWISE NOTED ON PLANS)

LEGEND

- PROPERTY LINE
- - - - - 5301.15 EXISTING CONTOURS
- - - - - 5301.15 EXISTING GROUND SPOT ELEVATION
- 95.53 PROPOSED SPOT ELEVATION
- S=2.0% PROPOSED DIRECTION OF FLOW
- PROPOSED CURB & GUTTER
- - - - - EASEMENT
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RETAINING WALL
- EXISTING OVERHEAD POWER LINES AND POWER POLES
- EXISTING BARBED WIRE FENCE

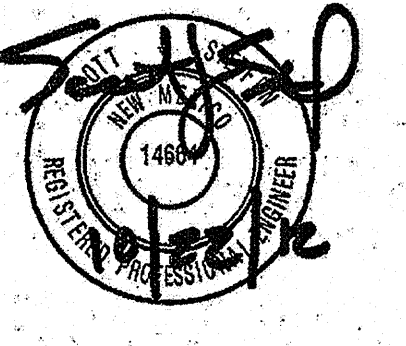
No. Date Issue / Description

Project :
DIAMOND MESA
ALBUQUERQUE, N.M.



ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
 $\Delta\alpha = -00^{\circ}16'42''$
SLD 1929 Elevation = 5118.43

License Stamp:



Project Contact:
Phone #:
Fax #:
E-Mail:

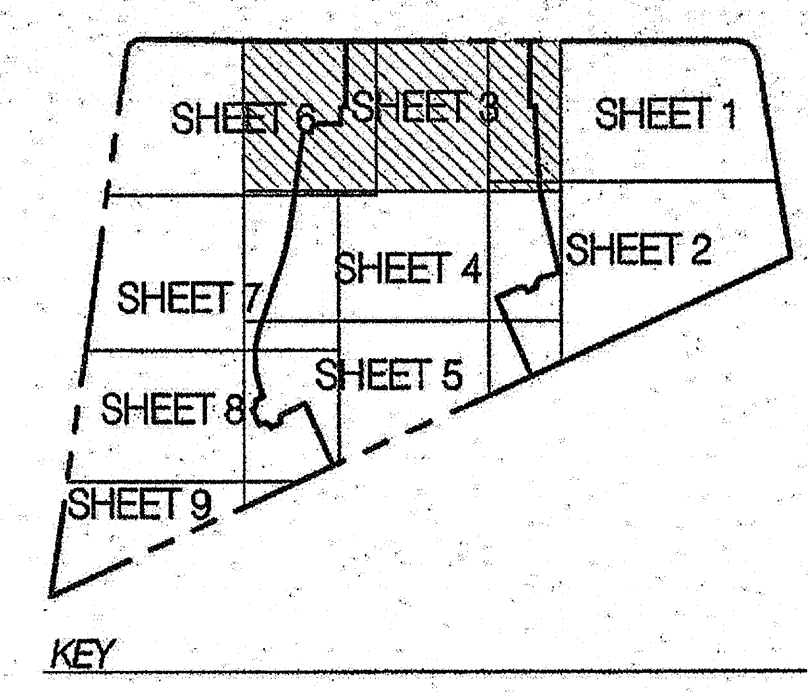
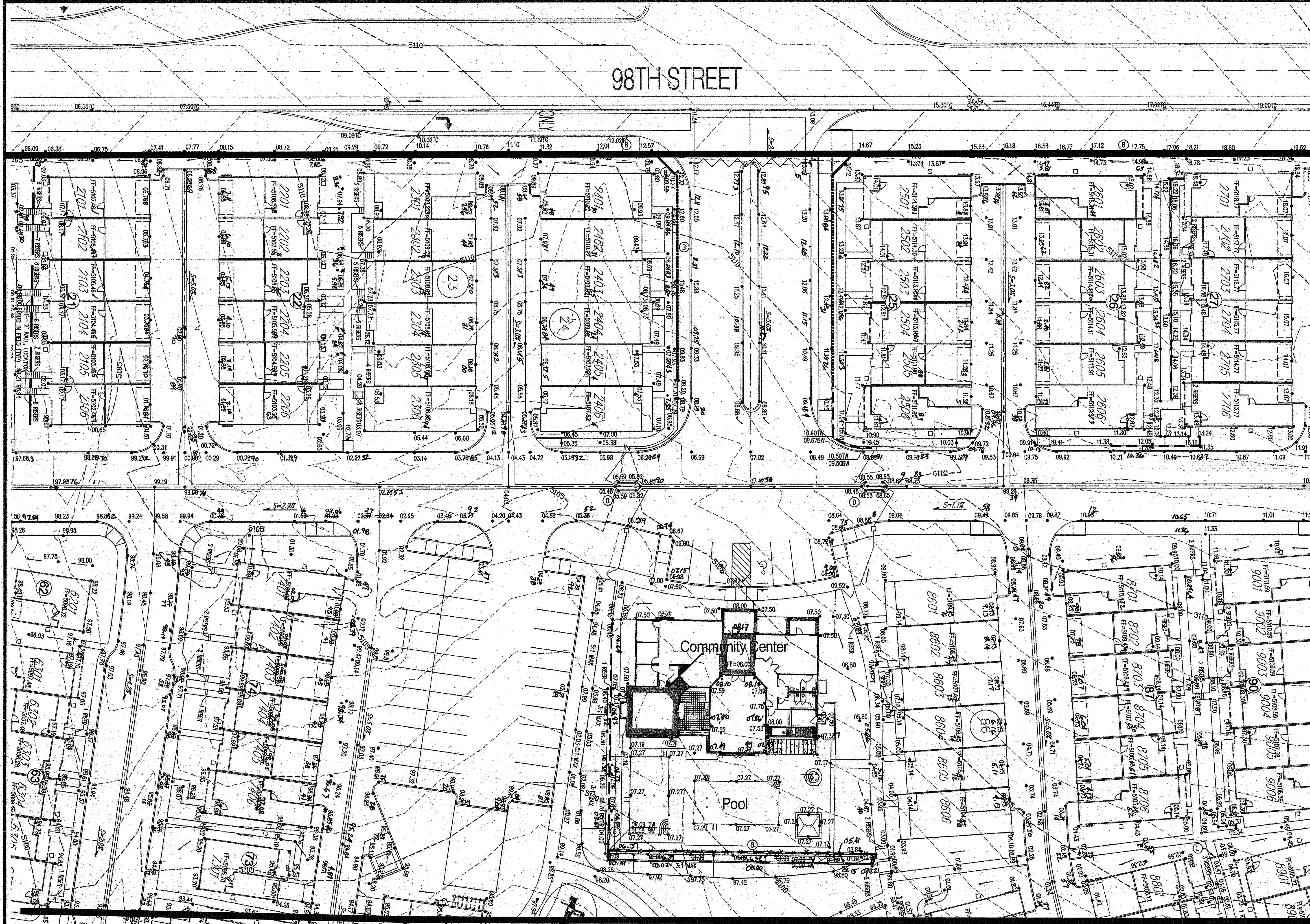
Principal in Charge:
Project Director:
Project Designer:
Project Manager:

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

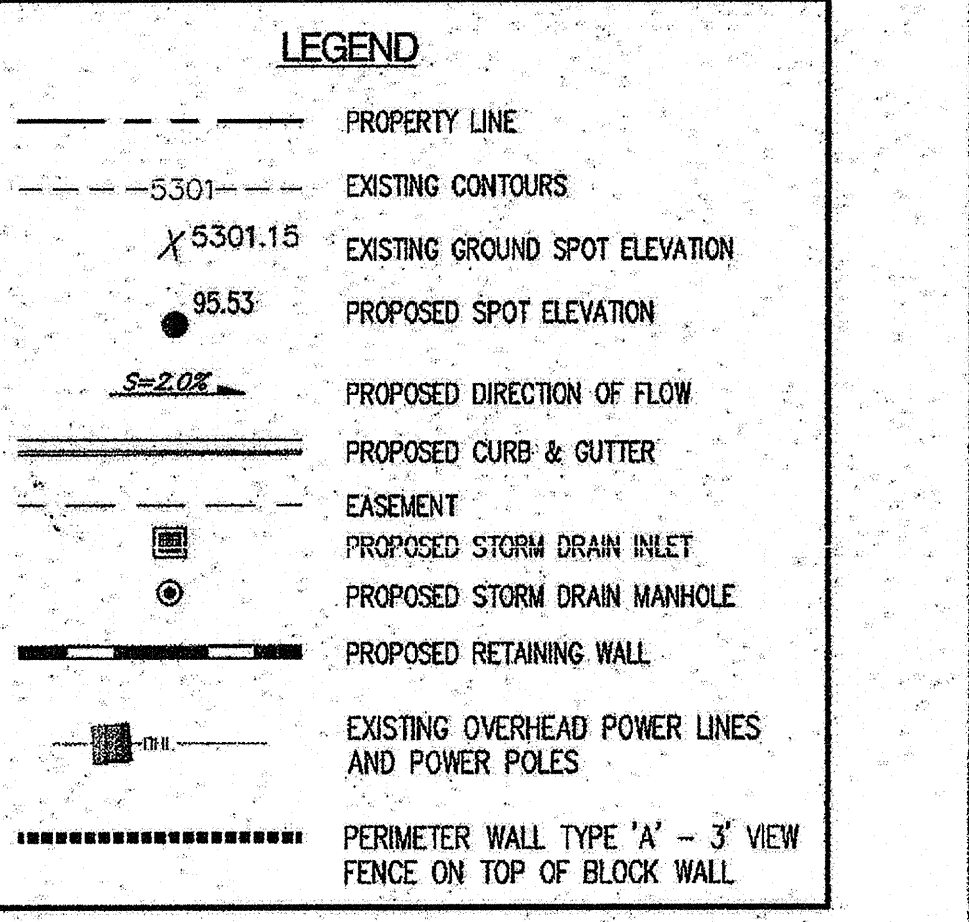
Bohannan & Huston



- GENERAL NOTES**
1. ALL WORK DETAIL 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.
 2. 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.
 3. 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.
 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
 5. 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 SHALL 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.
 6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO 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.
 7. 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.
 8. 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.
 9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (E.G., BARRICADE, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
 10. 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.
 11. 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.
 12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.
 13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
 14. THE CONTRACTOR IS RESPONSIBLE FOR SWPPP PREPARATION AND IMPLEMENTATION.

- KEYNOTES**
- * A. INSTALL 4" DIA. TYPE "C" MANHOLE PER COA STD. DWG. 2102.
 - * B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
 - * C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
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 - * K. INSTALL 6" DIA TYPE "E" MANHOLE PER COA STD DWG 2012.
 - * L. INSTALL 4" DIA PVC SIDEWALK CULVERT.
 - * M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B.
 - * N. INSTALL 6" DIA PVC SIDEWALK CULVERT.
- * Not used this sheet.

MATERIALS:
50 LINE. CLASS II RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)



- GRADING NOTES**
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 7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
 8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURB UNLESS OTHERWISE NOTED.
 9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

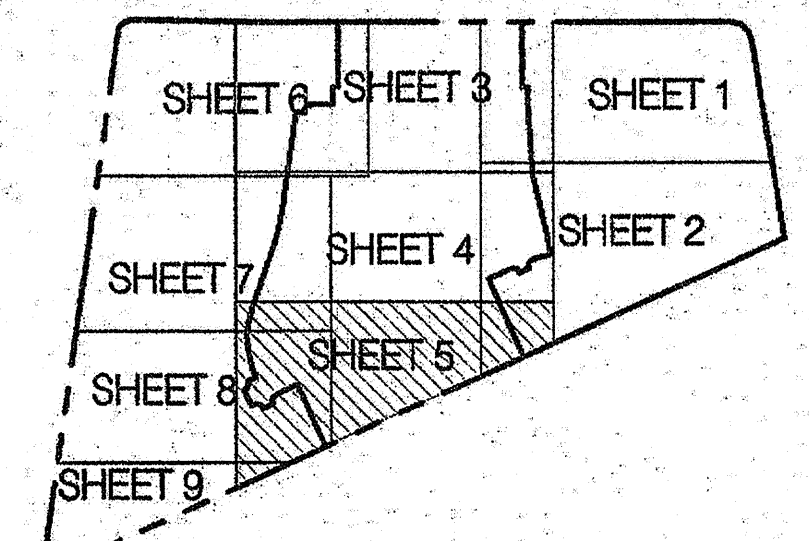
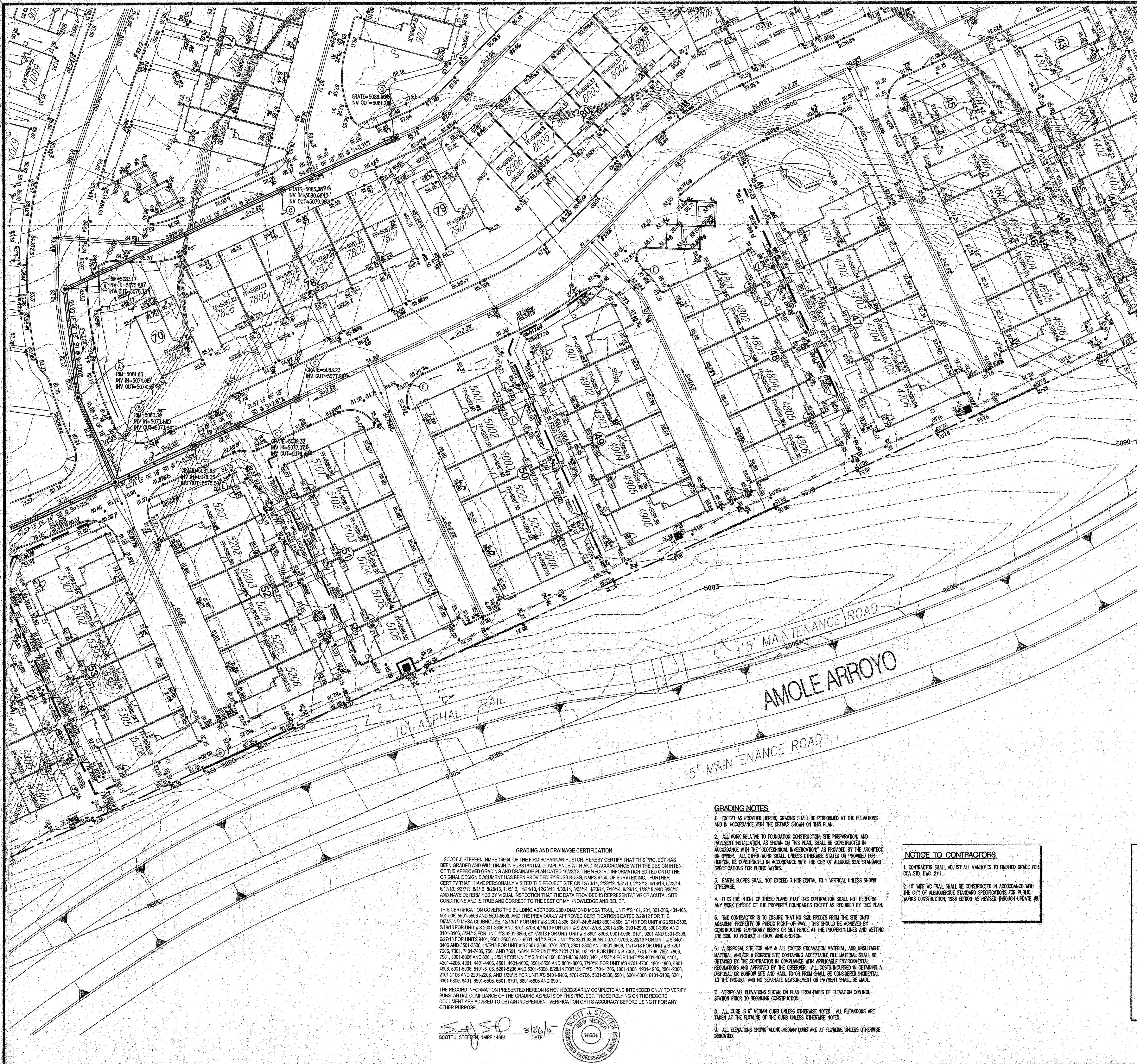
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GRADING AND DRAINAGE CERTIFICATION

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 10/22/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HADGE, NMPS 0750, OF SURVEY, INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 3/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 8/1/13, 8/28/13, 11/5/13, 11/14/13, 12/23/13, 1/30/14, 3/5/14, 4/23/14, 7/10/14, 8/28/14, 12/28/15 AND 3/28/16, 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 COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #S 101, 201, 301-306, 401-406, 501-506, 5501-5506 AND 6001-6006, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/29/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #S 2301-2306, 2401-2406 AND 8801-8806, 2/11/13 FOR UNIT #S 2501-2506, 2/19/13 FOR UNIT #S 2601-2606 AND 2/19/13 FOR UNIT #S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #S 3201-3206, 6/17/2013 FOR UNIT #S 3301-3306, 8/01-8/06, 9/01, 9/01 AND 9/01-9/06, 8/27/13 FOR UNIT #S 3401-3406 AND 3501-3506, 11/5/13 FOR UNIT #S 3601-3606, 3/1/14 FOR UNIT #S 3701-3706, 3/5/14 FOR UNIT #S 3801-3806, 3/1/14 FOR UNIT #S 3901-3906, 7/20/14 FOR UNIT #S 4001-4006, 7/20/14 FOR UNIT #S 4101-4106, 7/20/14 FOR UNIT #S 4201-4206, 7/20/14 FOR UNIT #S 4301-4306, 7/20/14 FOR UNIT #S 4401-4406, 7/20/14 FOR UNIT #S 4501-4506, 7/20/14 FOR UNIT #S 4601-4606, 7/20/14 FOR UNIT #S 4701-4706, 7/20/14 FOR UNIT #S 4801-4806, 7/20/14 FOR UNIT #S 4901-4906, 7/20/14 FOR UNIT #S 5001-5006, 7/20/14 FOR UNIT #S 5101-5106, 7/20/14 FOR UNIT #S 5201-5206, 7/20/14 FOR UNIT #S 5301-5306, 7/20/14 FOR UNIT #S 5401-5406, 7/20/14 FOR UNIT #S 5501-5506, 7/20/14 FOR UNIT #S 5601-5606, 7/20/14 FOR UNIT #S 5701-5706, 7/20/14 FOR UNIT #S 5801-5806, 7/20/14 FOR UNIT #S 5901-5906, 7/20/14 FOR UNIT #S 6001-6006, 7/20/14 FOR UNIT #S 6101-6106, 7/20/14 FOR UNIT #S 6201-6206, 7/20/14 FOR UNIT #S 6301-6306, 7/20/14 FOR UNIT #S 6401-6406, 7/20/14 FOR UNIT #S 6501-6506, 7/20/14 FOR UNIT #S 6601-6606, 7/20/14 FOR UNIT #S 6701-6706, 7/20/14 FOR UNIT #S 6801-6806, 7/20/14 FOR UNIT #S 6901-6906, 7/20/14 FOR UNIT #S 7001-7006, 7/20/14 FOR UNIT #S 7101-7106, 7/20/14 FOR UNIT #S 7201-7206, 7/20/14 FOR UNIT #S 7301-7306, 7/20/14 FOR UNIT #S 7401-7406, 7/20/14 FOR UNIT #S 7501-7506, 7/20/14 FOR UNIT #S 7601-7606, 7/20/14 FOR UNIT #S 7701-7706, 7/20/14 FOR UNIT #S 7801-7806, 7/20/14 FOR UNIT #S 7901-7906, 7/20/14 FOR UNIT #S 8001-8006, 7/20/14 FOR UNIT #S 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KEY

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT SPECIFICATIONS REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. 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.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. 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 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.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO 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.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADE, TOPSOIL, DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. 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.
11. 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.
12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.
13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
14. THE CONTRACTOR IS RESPONSIBLE FOR SHIPP PREPARATION AND IMPLEMENTATION.

KEYED NOTES

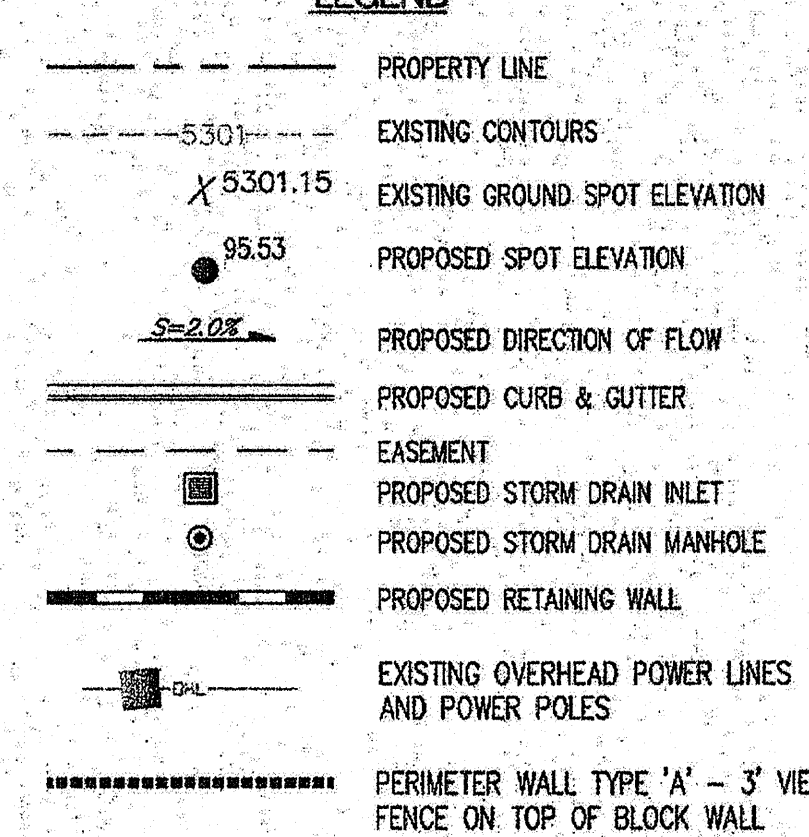
- A. INSTALL 4" DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
- * B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
- C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2205.
- * D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
- E. 2" CURB OUT PER DETAIL SHEET C2.11.
- * F. MODIFIED 4" DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- * G. MODIFIED 6" DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- * H. 1" RIBBON CHANNEL. SEE DETAIL SHEET C2.10.
- * I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.
- * J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11.
- * K. INSTALL 6" DIA. TYPE "E" MANHOLE PER COA STD DWG 2102.
- L. INSTALL 4" DIA. PVC SIDEWALK CULVERT.
- * M. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B.
- * N. INSTALL 6" DIA. PVC SIDEWALK CULVERT.

* Not used this sheet.

MATERIALS:

SD LINE: CLASS II RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

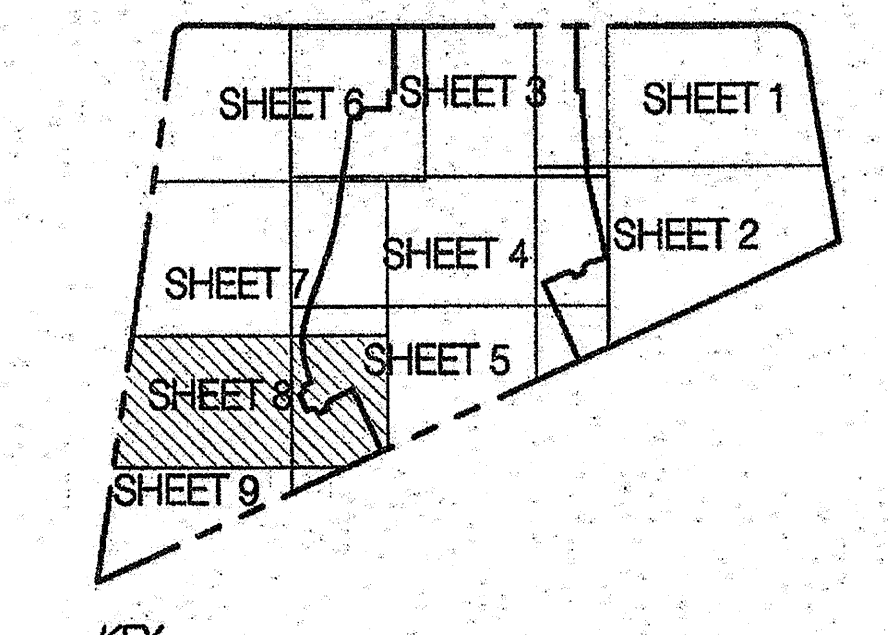
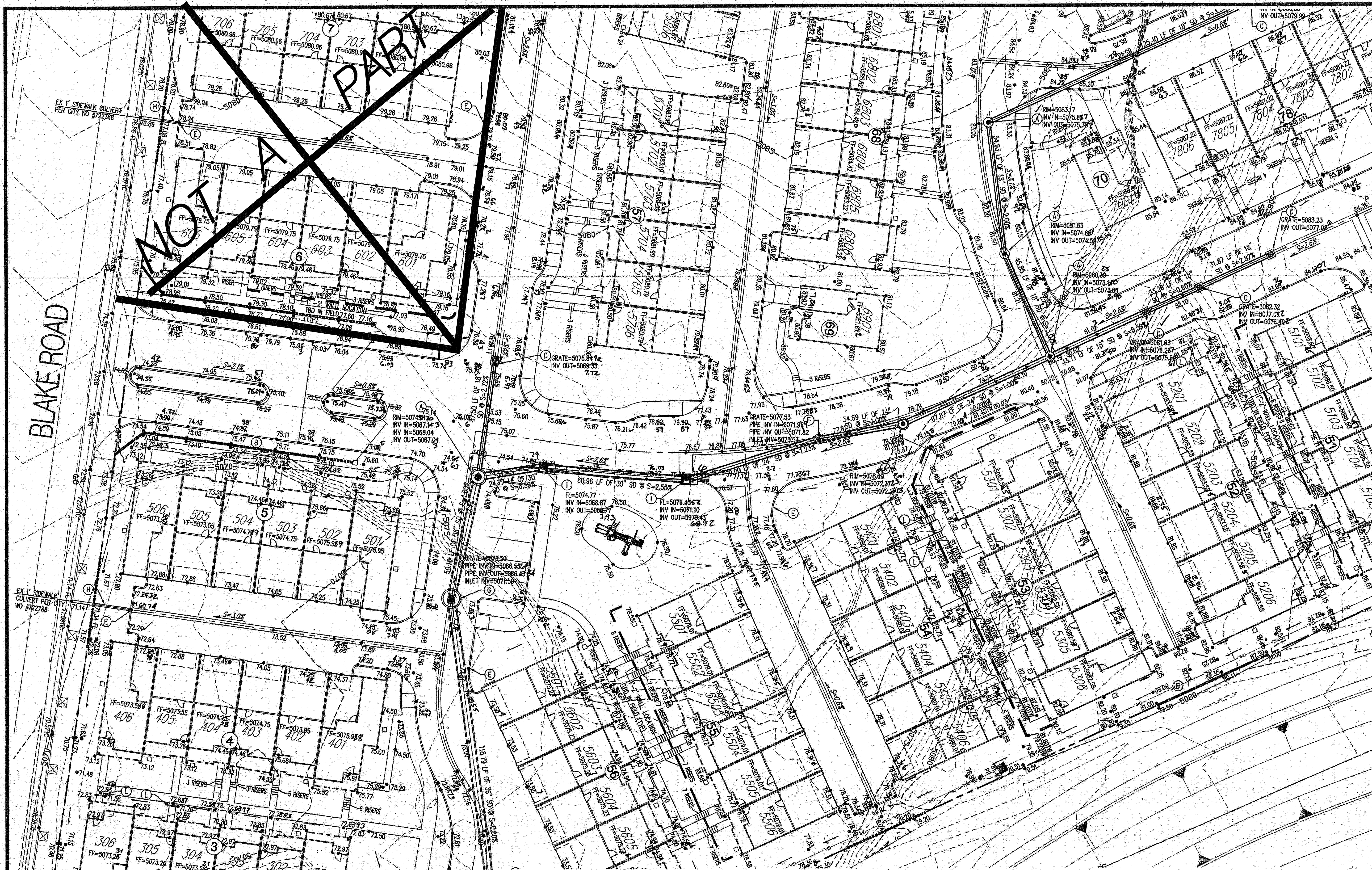
LEGEND



GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NIMPE 14864, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINAGE PLANNED IN SUBSTANTIAL COMPLIANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/22/15. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NIMPE 9750, OF SURVITEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 10/11/13, 4/18/13, 5/23/14, 6/17/13, 8/27/13, 9/11/13, 11/14/13, 12/23/13, 1/20/14, 3/25/14, 4/22/14, 7/10/14, 8/22/14, 10/16/14 AND 3/28/15, 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.

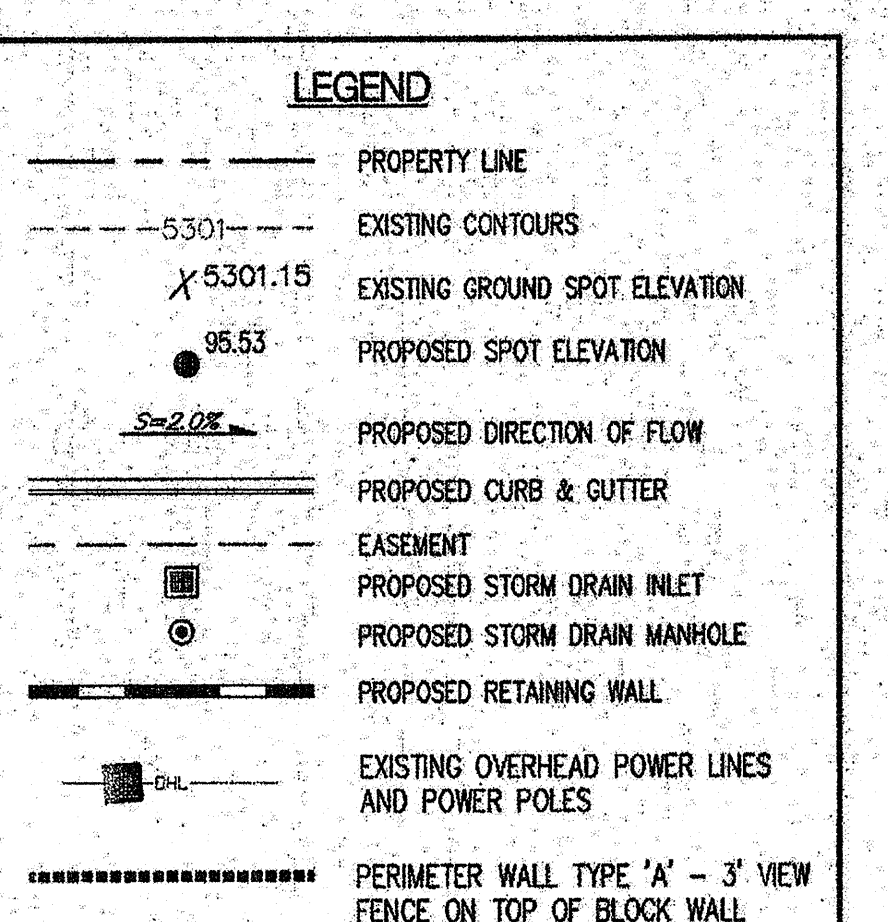
THIS CERTIFICATION COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #S 101, 201, 301-306, 401-406, 501-506, 601-606 AND 801-806, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/28/12 FOR THE DIAMOND MESA CULHOUSE, 12/13/11 FOR UNIT #S 2301-2306, 2401-2406 AND 801-806, 2/13/13 FOR UNIT #S 2501-2506, 2/15/13 FOR UNIT #S 2601-2606 AND 801-806, 4/18/13 FOR UNIT #S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #S 3201-3206, 6/17/2013 FOR UNIT #S 3301-3306, 8/21/13 FOR UNIT #S 3401-3406, 8/27/13 FOR UNIT #S 3501-3506 AND 8601, 8/11/13 FOR UNIT #S 3601-3606 AND 3701-3706, 9/20/13 FOR UNIT #S 3801-3806, 11/14/13 FOR UNIT #S 3901-3906, 12/23/13 FOR UNIT #S 4001-4006, 1/20/14 FOR UNIT #S 4101-4106, 3/25/14 FOR UNIT #S 4201-4206, 4/22/14 FOR UNIT #S 4301-4306, 7/10/14 FOR UNIT #S 4401-4406, 8/22/14 FOR UNIT #S 4501-4506, 10/16/14 FOR UNIT #S 4601-4606, 11/14/13 FOR UNIT #S 4701-4706, 12/23/13 FOR UNIT #S 4801-4806, 1/20/14 FOR UNIT #S 4901-4906, 2/13/13 FOR UNIT #S 5001-5006, 2/15/13 FOR UNIT #S 5101-5106, 2/17/13 FOR UNIT #S 5201-5206, 2/19/13 FOR UNIT #S 5301-5306, 2/21/13 FOR UNIT #S 5401-5406, 2/23/13 FOR UNIT #S 5501-5506, 2/25/13 FOR UNIT #S 5601-5606, 2/27/13 FOR UNIT #S 5701-5706, 2/29/13 FOR UNIT #S 5801-5806, 3/1/13 FOR UNIT #S 5901-5906, 3/3/13 FOR UNIT #S 6001-6006, 3/5/13 FOR UNIT #S 6101-6106, 3/7/13 FOR UNIT #S 6201-6206, 3/9/13 FOR UNIT #S 6301-6306, 3/11/13 FOR UNIT #S 6401-6406, 3/13/13 FOR UNIT #S 6501-6506, 3/15/13 FOR UNIT #S 6601-6606, 3/17/13 FOR UNIT #S 6701-6706, 3/19/13 FOR UNIT #S 6801-6806, 3/21/13 FOR UNIT #S 6901-6906, 3/23/13 FOR UNIT #S 7001-7006, 3/25/13 FOR UNIT #S 7101-7106, 3/27/13 FOR UNIT #S 7201-7206, 3/29/13 FOR UNIT #S 7301-7306, 3/31/13 FOR UNIT #S 7401-7406, 4/2/13 FOR UNIT #S 7501-7506, 4/4/13 FOR UNIT #S 7601-7606, 4/6/13 FOR UNIT #S 7701-7706, 4/8/13 FOR UNIT #S 7801-7806, 4/10/13 FOR UNIT #S 7901-7906, 4/12/13 FOR UNIT #S 8001-8006, 4/14/13 FOR UNIT #S 8101-8106, 4/16/13 FOR UNIT #S 8201-8206, 4/18/13 FOR UNIT #S 8301-8306, 4/20/13 FOR UNIT #S 8401-8406, 4/22/13 FOR UNIT #S 8501-8506, 4/24/13 FOR UNIT #S 8601-8606, 4/26/13 FOR UNIT #S 8701-8706, 4/28/13 FOR UNIT #S 8801-8806, 4/30/13 FOR UNIT #S 8901-8906, 5/2/13 FOR UNIT #S 9001-9006, 5/4/13 FOR UNIT #S 9101-9106, 5/6/13 FOR UNIT #S 9201-9206, 5/8/13 FOR UNIT #S 9301-9306, 5/10/13 FOR UNIT #S 9401-9406, 5/12/13 FOR UNIT #S 9501-9506, 5/14/13 FOR UNIT #S 9601-9606, 5/16/13 FOR UNIT #S 9701-9706, 5/18/13 FOR UNIT #S 9801-9806, 5/20/13 FOR UNIT #S 9901-9906, 5/22/13 FOR UNIT #S 1001-1006, 5/24/13 FOR UNIT #S 1011-1016, 5/26/13 FOR UNIT #S 1021-1026, 5/28/13 FOR UNIT #S 1031-1036, 5/30/13 FOR UNIT #S 1041-1046, 6/1/13 FOR UNIT #S 1051-1056, 6/3/13 FOR UNIT #S 1061-1066, 6/5/13 FOR UNIT #S 1071-1076, 6/7/13 FOR UNIT #S 1081-1086, 6/9/13 FOR UNIT #S 1091-1096, 6/11/13 FOR UNIT #S 1101-1106, 6/13/13 FOR UNIT #S 1111-1116, 6/15/13 FOR UNIT #S 1121-1126, 6/17/13 FOR UNIT #S 1131-1136, 6/19/13 FOR UNIT #S 1141-1146, 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3/27/15 FOR UNIT #S 4371-4376, 3/29/15 FOR UNIT #S 4381-4386, 3/31/15 FOR UNIT #S 4391-4396, 4/2/15 FOR UNIT #S 4401-4406, 4/4/15 FOR UNIT #S 4411-4416, 4/6/15 FOR UNIT #S 4421-4426, 4/8/15 FOR UNIT #S 4431-4436, 4/10/15 FOR UNIT #S 4441-4446, 4/12/15 FOR UNIT #S 4451-4456, 4/14/15 FOR UNIT #S 4461-4466, 4/16/15 FOR UNIT #S 4471-4476, 4/18/15 FOR UNIT #S 4481-4486, 4/20/15 FOR UNIT #S 4491-4496, 4/22/15 FOR UNIT #S 4501-4506, 4/24/15 FOR UNIT #S 4511-4516, 4/26/15 FOR UNIT #S 4521-4526, 4/28/15 FOR UNIT #S 4531-4536, 4/30/15 FOR UNIT #S 4541-4546, 5/2/15 FOR UNIT #S



- GENERAL NOTES**
1. 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.
 2. 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.
 3. 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.
 4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT THE UTILITY LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
 5. 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 OVERTS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
 6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS ALSO 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.
 7. 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.
 8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED PARKING LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
 9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E. BARRICADE, TOPSOIL, DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
 10. 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.
 11. 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.
 12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADE AT THE END AND BEGINNING OF EACH DAY.
 13. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
 14. THE CONTRACTOR IS RESPONSIBLE FOR SHEPP PREPARATION AND IMPLEMENTATION.

- KEYED NOTES**
- A. INSTALL 4" DIA. TYPE "E" MANHOLE PER COA STD. DWG. 2102.
 - B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL RETAINING WALL NOMENCLATURE.
 - C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG. 2206.
 - * D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
 - E. 2" CURB CUT PER DETAIL SHEET C2.11.
 - F. MODIFIED 4" DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
 - G. MODIFIED 6" DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
 - H. 1" RIBBON CHANNEL. SEE DETAIL SHEET C2.10.
 - I. SINGLE GRATE TYPE "A" INLET, PER COA STD DWG. 2201 & 2202.
 - * J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11.
 - * K. INSTALL 6" DIA. TYPE "E" MANHOLE PER COA STD DWG. 2012.
 - L. INSTALL 4" DIA. PVC SIDEWALK CULVERT.
 - * M. BUILD 10' WIDE 2" AC TRAIL, PER COA STD DWG. 2415B.
 - * N. INSTALL 6" DIA. PVC SIDEWALK CULVERT.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)



- GRADING NOTES**
1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
 2. 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" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
 3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
 4. IT IS THE INTENT OF THESE PLANS THAT THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
 5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY SEDIMENT OR SILT FENCE AT THE PROPERTY LINES AND NETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
 6. 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.
 7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
 8. ALL CURB IS 6" MEDIAN CURB UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLEWLINE OF THE CURB UNLESS OTHERWISE NOTED.
 9. ALL ELEVATIONS SHOWN ALONG MEDIAN CURB ARE AT FLOWLINE UNLESS OTHERWISE INDICATED.

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2101.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #A.

GRADING AND DRAINAGE CERTIFICATION

I, SCOTT J. STEFFEN, NIMPE 14684, OF THE FIRM BOHANNAN HUSTON, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADDED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED GRADING AND DRAINAGE PLAN DATED 10/26/15. THE RECORD INFORMATION EDITED ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN PROVIDED BY RUSS HUGG, NIMPS 9750, OF SURVITEK INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/14, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 9/13/13, 11/01/13, 11/04/13, 12/23/13, 1/28/14, 3/05/14, 4/23/14, 7/10/14, 8/25/14, 12/25/15 AND 3/28/15, 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 COVERS THE BUILDING ADDRESS: 2300 DIAMOND MESA TRAIL, UNIT #S 101, 201, 301-306, 401-406, 501-506, 601-606 AND 701-706, AND THE PREVIOUSLY APPROVED CERTIFICATIONS DATED 2/20/12 FOR THE DIAMOND MESA CLUBHOUSE, 12/13/11 FOR UNIT #S 2301-2306, 2401-2406 AND 501-506, 2/11/13 FOR UNIT #S 2501-2506, 2/11/13 FOR UNIT #S 2601-2606 AND 8701-8706, 4/18/13 FOR UNIT #S 2701-2706, 2801-2806, 2901-2906, 3001-3006 AND 3101-3106, 5/24/13 FOR UNIT #S 3201-3206, 6/17/2013 FOR UNIT #S 3301-3306, 3401-3406, 3501-3506, 3601-3606, 3701-3706, 3801-3806 AND 3901-3906, 11/14/13 FOR UNIT #S 7201-7206, 7301, 7401-7406, 7501 AND 7601, 1/14/14 FOR UNIT #S 7101-7106, 1/14/14 FOR UNIT #S 7701, 7701-7706, 7801-7806, 7901, 8001-8006 AND 8201, 3/5/14 FOR UNIT #S 8101-8106, 8301-8306 AND 8401, 4/23/14 FOR UNIT #S 4001-4006, 4101, 4201-4206, 4301, 4401-4406, 4501, 4601-4606, 8501-8506 AND 8601-8606, 7/10/14 FOR UNIT #S 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 AND 5301-5306, 8/28/14 FOR UNIT #S 1701-1706, 1801-1806, 1901-1906, 2001-2006, 2101-2106 AND 2201-2206, AND 12/29/15 FOR UNIT #S 5401-5406, 5701-5706, 5801-5806, 5901, 6001-6006, 6101-6106, 6201, 6301-6306, 6401, 6501-6506, 6601, 6701, 6801-6806 AND 6901.

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, NIMPE 14684, 10/26/15

No. Date Issue / Description

Project : DIAMOND MESA ALBUQUERQUE, N.M.

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,899.45 Y= 1,471,822.67
Ground-to-Grid Factor = 0.99967921
Δα = -00°16'42"
SLD 1929 Elevation = 5118.43

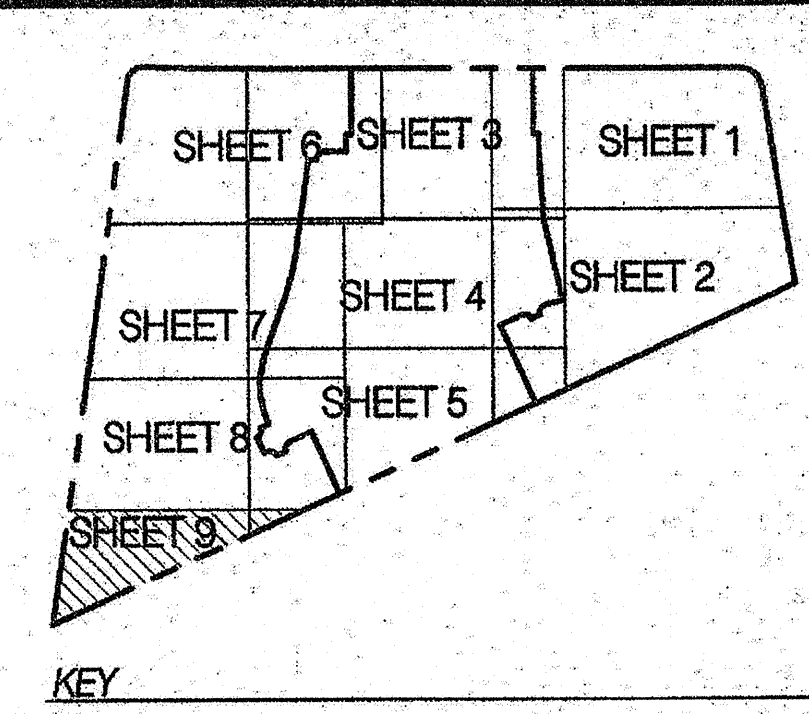
License Stamp:

Project Contact:
Phone #:
Fax #:
E-Mail:

Principal in Charge :
Project Director :
Project Designer:
Project Manager:

Sheet Title : GRADING & DRAINAGE PLAN

Sheet No. : C2.08



1. 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.

- * A. INSTALL 4" DIA. TYPE "E" MANHOLE PER COA STD DWG. 2102.
- * B. RETAINING WALL BY OTHERS. SEE SHEET C2.11 FOR TYPICAL. RETAINING WALL NOMENCLATURE.
- * C. INSTALL TYPE "D" SINGLE GRATE INLET, PER COA STD DWG 2206.
- * D. INSTALL PVC MEDIAN CULVERT. SEE PLAN FOR SIZE AND ELEVATIONS. SEE DETAIL SHEET C2.11.
- E. 2' CURB CUT PER DETAIL SHEET C2.11.
- * F. MODIFIED 4" DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- G. MODIFIED 6" DIA. TYPE "C" MANHOLE/INLET. SEE DETAIL SHEET C2.11.
- H. 1' SINGLE CHANNEL. SEE DETAIL SHEET C2.10.
- * I. 1" RIBBON GRATE TYPE "A" INLET, PER COA STD DWGS 2201 & 2202.
- J. DEBRIS TREATMENT MANHOLE SYSTEM PER DETAILS SHEET C2.11
- K. INSTALL 6" DIA TYPE "E" MANHOLE PER COA STD DWG 2102.
- L. INSTALL 4" DIA PVC SIDEWALK CULVERT.
- N. BUILD 10' WIDE 2" AC TRAIL PER COA STD DWG 2415B
- N. INSTALL 6" DIA PVC SIDEWALK CULVERT.

MATERIALS:
SD LINE: CLASS III RCP OR HDPE (UNLESS OTHERWISE NOTED ON PLANS)

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVING/INSTALLATION, AS SHOWN ON THIS PLAN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOLOGICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
4. IF IT IS THE INTENT OF THESE PLANS THAT A CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN:
5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE OR ADJACENT PROPERTY OR PUBLIC HIGHWAY OR ROAD. THIS SHOULD BE ACHIEVED BY THE CONTRACTOR BY PROVIDING EROSION CONTROL MEASURES AT THE PROPERTY LINES AND WITHIN THE SITE TO PREVENT IT FROM WIND EROSION.
6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING APPLICABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPROPRIATE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE ENGINEER. ALL COSTS OF OBTAINING AND DISPOSING OF BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCLUSIVE TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN BASED ON ELEVATION CONTROL STATION POINT TO BEGINNING CONSTRUCTION.
8. ALL CURBS OR \pm MEDIAN CURBS UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE TAKEN AT THE FLOWLINE OF THE CURBS UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS SHOWN ALONG HOLLOW LINE SHALL BE AT FLOWLINE UNLESS OTHERWISE NOTED.

1. CONTRACTOR SHALL ADJUST ALL MANHOLES TO FINISHED GRADE PER COA STD. DWG. 2111.

2. 10' WIDE AC TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1996 EDITION AS REVISED THROUGH UPDATE #8

PROPERTY LINE

EXISTING CONTOURS

EXISTING GROUND SPOT ELEVATION

PROPOSED SPOT ELEVATION

PROPOSED DIRECTION OF FLOW

PROPOSED CURB & GUTTER

EASEMENT

PROPOSED STORM DRAIN INLET

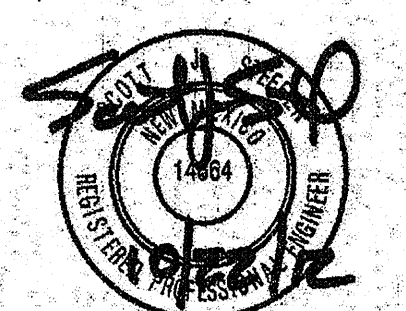
PROPOSED STORM DRAIN MANHOLE

PROPOSED RETAINING WALL

EXISTING OVERHEAD POWER LINES AND POWER POLES

PERIMETER WALL TYPE "A" - 3' VIEW FENCE ON TOP OF BLOCK WALL

License Stamp:



GRADING & DRAINAGE PLAN

C2.09

CITY OF ALBUQUERQUE



April 3, 2015

Scott J. Steffen, PE
Bohannon-Huston
7500 Jefferson St NE Courtyard I
Albuquerque, NM 87109

**Re: Diamond Mesa Phase 8 Bldgs., 1-5, 55 and 56.
2300 Diamond Mesa Trail SE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 10/22/12 (N09D012)
Certification dated: 3/26/15**

Dear Mr. Steffen,

Based on the Certification received 3/26/2015, Phase 8 buildings 1-5, 55 and 56 are acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.
Principal Engineer,
Planning Department

www.cabq.gov

C: RR/CC
email