

CITY OF ALBUQUERQUE



June 28, 2012

Scott J. Steffan, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

Re: **Diamond Mesa**
Grading and Drainage Plan
Engineer's Stamp Date 6/19/2012 (N09/D012)

Dear Mr. Steffan,

Based upon the information provided in your submittal received 6/20/2012, the above referenced Grading plan is approved based the set conditions from the meeting notes dated 10/12/2011 (see attached copy of the meeting notes).

PO Box 1293

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge for disturbing one acre or more and a Topsoil Disturbance Permit for disturbing $\frac{3}{4}$ of an acre or more. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

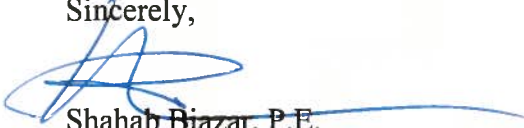
NM 87103

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (<http://www.cabq.gov/planning/landcoord/Hydrology.html>).

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,



Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DIAMOND MESA Meeting Minutes

SUBJECT: GRADING AND DRAINAGE

MEETING DATE: 10/12/2011

ATTENDEES:

**SCOTT STEFFEN, BHI
LYNN MAZUR, AMAFCA
CURTIS CHERNE, COA HYDROLOGY
BRAD BINGHAM, AMAFCA**

Meeting Agenda:

1. PROJECT STATUS
2. BUILDING PERMIT APPROVALS
3. STORM DRAIN OUTFALL DESIGN

DISCUSSION:

1. THERE WERE 3 BUILDINGS AND THE CLUBHOUSE THAT WERE UNDER CONSTRUCTION AT THE TIME THE PROJECT WAS PUT ON HOLD. THE PROJECT HAS STARTED BACK UP WITH THE INITIAL FOCUS TO COMPLETE THE 3 BUILDINGS AND CLUBHOUSE.
2. WORK BEGAN ON THE PUBLIC WORK ORDER PRIOR TO THE PROJECT BEING PUT ON HOLD. THERE IS ALSO FOCUS TO COMPLETE THE WORK ORDER, INCLUDING THE SIDEWALK CULVERTS ON BLAKE ROAD.
3. CURTIS WOULD LIKE TO SEE WORK ORDER CLOSE OUT PRIOR TO THE RELEASE OF BLDG PERMITS FOR BUILDINGS 6-16 TO ENSURE THAT THE SIDEWALK CULVERTS ARE CONSTRUCTED AND ACCEPTED BY THE CITY.
4. THE CITY WILL RELEASE BUILDING PERMITS & CERTIFICATE OF OCCUPANCY FOR 30% OF THE BUILDINGS, AFTER THAT THEY WILL REQUIRE THAT THE STORM DRAIN BE INSTALLED AND CERTIFIED BY BHI AND THAT THE "LOOP ROAD" PAVING BE INSTALLED. AMAFCA AGREED TO THIS PERCENTAGE AND APPROACH.
5. AMAFCA WILL ALLOW THE CITY TO RELEASE BUILDING PERMITS BEYOND THE 30% IF A POND IS INSTALLED AT THE SOUTHEAST CORNER (LOW POINT) OF THE SITE. SIZING OF POND TO BE DETERMINED. CURTIS IS GOOD WITH THIS.
6. GALWAY TO IDENTIFY THE BUILDINGS IN THE FIRST 30% AND PROVIDE THIS TO AMAFCA FOR COMMENT/APPROVAL. AMAFCA WILL THEN PROVIDE AN APPROVAL TO THE CITY FOR RELEASE OF BUILDING PERMITS. THE LIST SHOULD INCLUDE BUILDING NUMBER THAT WILL MATCH THE BUILDING PERMIT FOR EASE OF VERIFICATION.
7. BHI WILL PREPARE A NEW GRADING PLAN SUBMITTAL FOR THE ENTIRE SITE FOR REVIEW AND APPROVAL BY THE CITY AND AMAFCA. THIS PLAN WILL BE INCLUDED IN THE BUILDING PERMIT PLANS AND WILL BE THE PLAN USED FOR G&D CERTIFICATION.
8. LYNN TO COORDINATE W/JERRY LOVATO ON WHICH OF THE 2 STORM DRAIN OUTFALL OPTIONS (DESCRIBED IN LYNN'S NOTES TO THE FILE DATED 7/31/07) AMAFCA WOULD LIKE TO SEE AS THE OUTFALL DESIGN.
9. LYNN WILL ALSO COORDINATE W/JERRY REGARDING THE 3 TRAIL CONNECTIONS, THE REMOVAL OF THE EXISTING 3 STRAND SMOOTH WIRE FENCE ON THE AMAFCA/DIAMOND MESA BOUNDARY, AND REQUESTED GRADING IN THE AMAFCA RIGHT-OF-WAY.

10. THE STORM DRAIN OUTFALL AND GRADING WILL REQUIRE A LICENSE AGREEMENT, WHICH REQUIRES BOARD APPROVAL. LYNN INITIAL THOUGHT IS THAT WE COULD BE TO THE BOARD IN JANUARY 2012.