

CITY OF ALBUQUERQUE



June 12, 2015

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

**Re: Diamond Mesa Phase 8 & 9 Bldgs., 601-606, 701-706, 801-806, 901-906,
1001-1006, 1101-1106, 1201, 1301, 1401-1406, 1501 and 1601-1606.
2300 Diamond Mesa Trail SE
Request for Permanent C.O. - Accepted
Engineer's Stamp dated: 10/22/12 (N09D012)
Certification dated: 5/28/15**

Dear Mr. Steffen,

Based on the Certification received 6/12/2015, the above mentioned buildings are acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

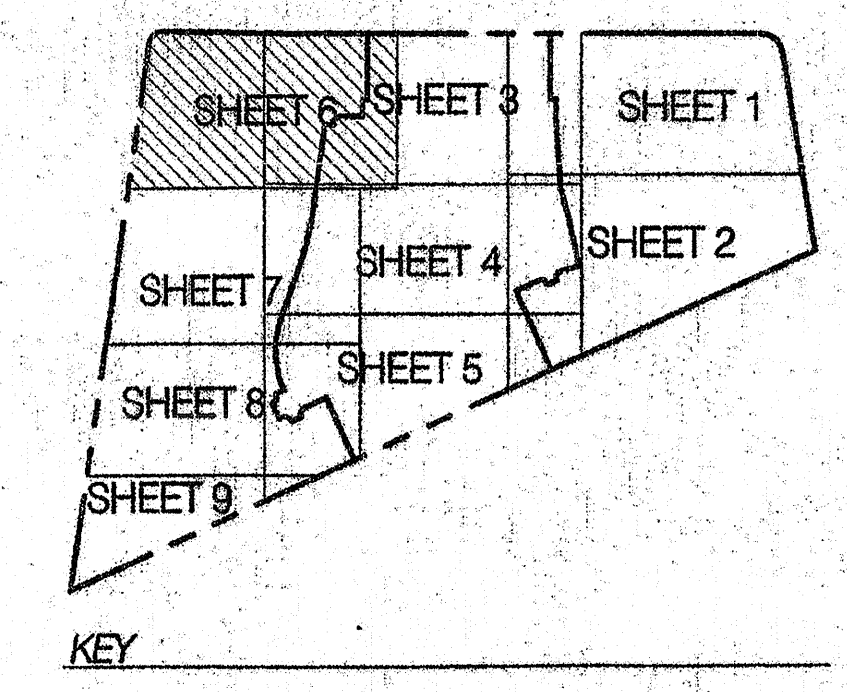
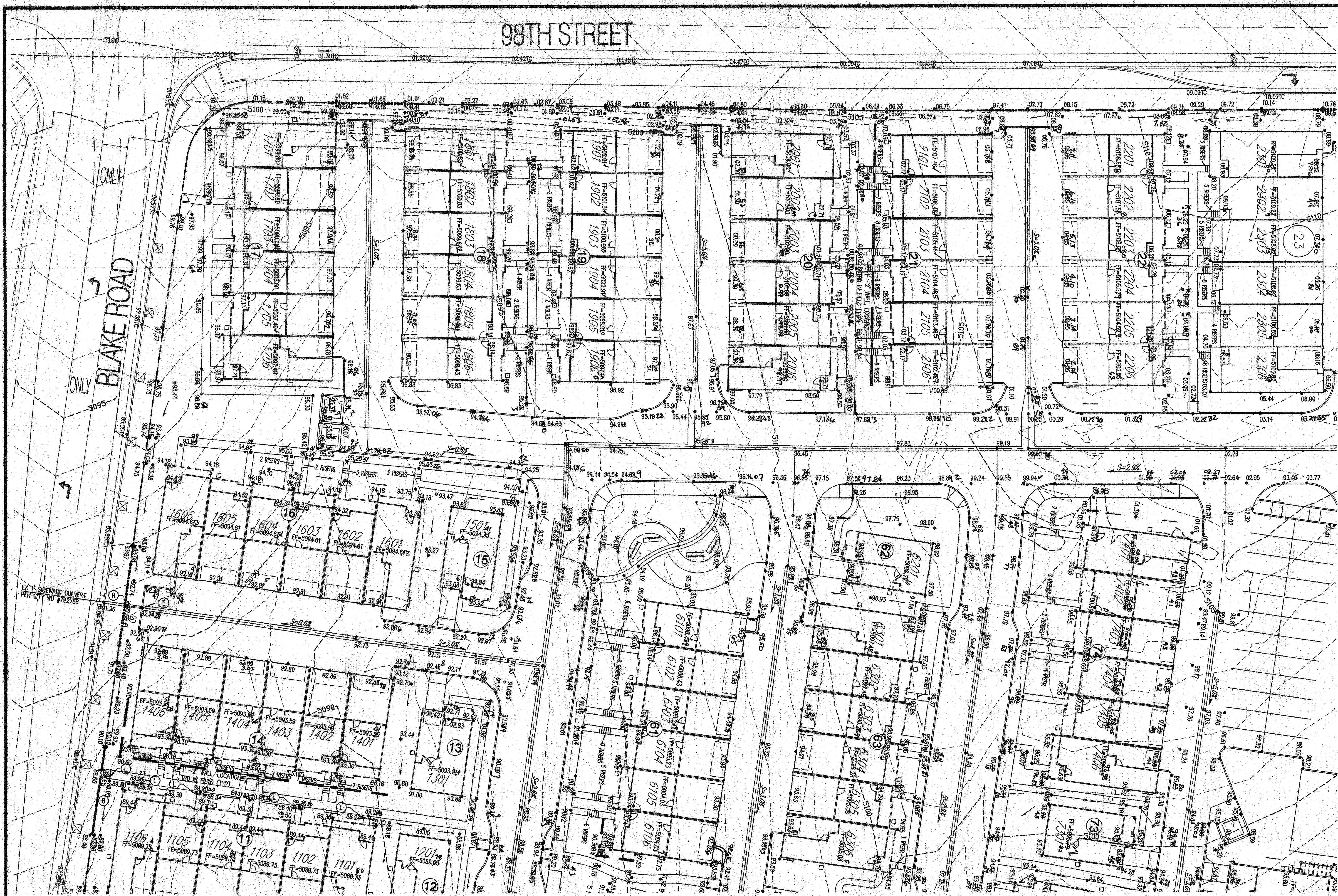
New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

C: RR/RH
email



- GENERAL NOTES**
1. ALL WORK SHOWN ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSIDERED TO BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOLOGICAL 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 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 UTILITIES 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 BARRICADES 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.

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 2208.
- * 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.

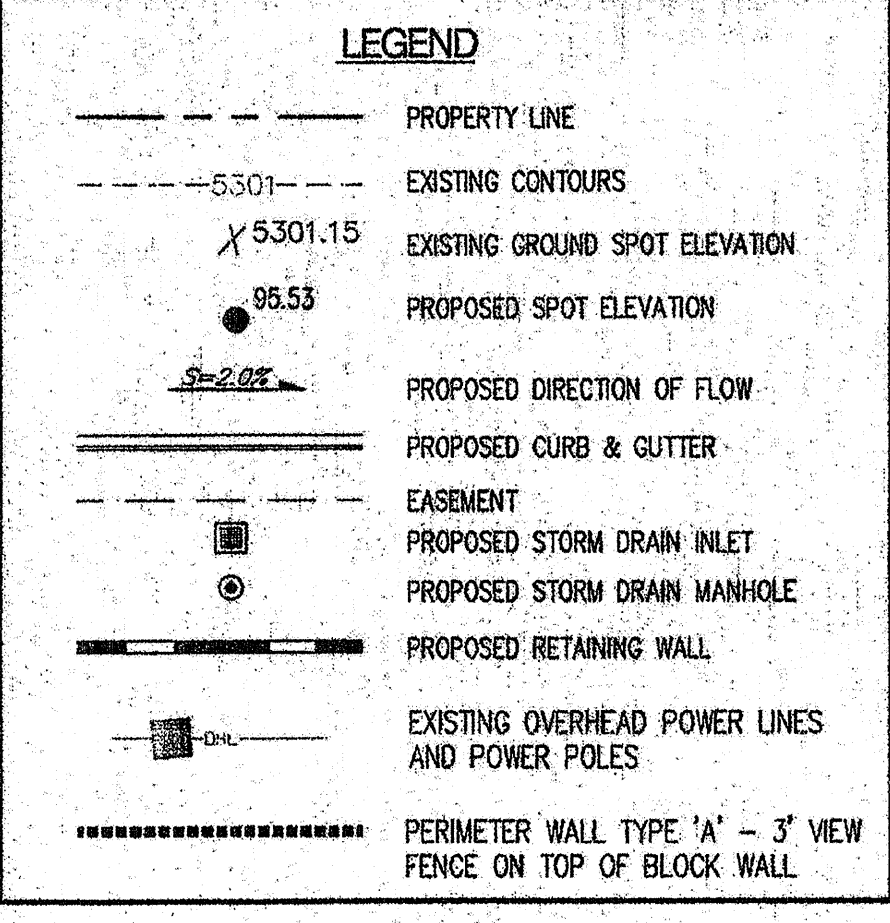
MATERIALS:
SD LIME - CLASS II HEP OR HEPE (UNLESS OTHERWISE NOTED ON PLANS)

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 "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. 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 BERM 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 FLOWLINE 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. 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 #3.



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 HUGG, NMPS 9760, OF SURVEY INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/13/11, 2/29/12, 1/31/13, 2/13/13, 4/18/13, 5/23/14, 6/17/13, 6/27/13, 8/13/13, 8/29/13, 11/21/13, 11/4/14, 12/23/13, 1/30/14, 3/25/14, 4/23/14, 7/10/14, 8/29/14, 12/21/13, 3/26/15 AND 5/27/15, 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 801-806, 701-706, 801-806, 901-806, 1001-1006, 1101-1106, 1201, 1301, 1401-1406, 1501 AND 1601-1606, 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 9601-9606, 2/13/13 FOR UNIT #S 2501-2506, 2/13/13 FOR UNIT #S 2601-2606 AND 5/7/13 FOR UNIT #S 2701-2706, 2801-2806, 3001-3006 AND 5/10/13, 5/24/13 FOR UNIT #S 3201-3206, 8/17/2013 FOR UNIT #S 8301-8306, 901-906, 9101, 9201 AND 9301-9306, 6/27/13 FOR UNIT #S 9401, 9501-9506 AND 9601, 8/13/13 FOR UNIT #S 9701-9706 AND 9701-9706, 8/29/13 FOR UNIT #S 9801-9806 AND 9901-9906, 11/21/13 FOR UNIT #S 9901-9906, 12/23/13 FOR UNIT #S 1001-1006, 1/30/14 FOR UNIT #S 1011-1016, 3/25/14 FOR UNIT #S 1021-1026, 4/23/14 FOR UNIT #S 1031-1036, 7/10/14 FOR UNIT #S 1041-1046, 8/29/14 FOR UNIT #S 1051-1056, 12/21/13 FOR UNIT #S 1061-1066, 3/26/15 FOR UNIT #S 1071-1076, 5/27/15 FOR UNIT #S 1081-1086, 11/21/13 FOR UNIT #S 1091-1096, 12/23/13 FOR UNIT #S 1101-1106, 1/30/14 FOR UNIT #S 1111-1116, 3/25/14 FOR UNIT #S 1121-1126, 4/23/14 FOR UNIT #S 1131-1136, 7/10/14 FOR UNIT #S 1141-1146, 8/29/14 FOR UNIT #S 1151-1156, 12/21/13 FOR UNIT #S 1161-1166, 3/26/15 FOR UNIT #S 1171-1176, 5/27/15 FOR UNIT #S 1181-1186, 11/21/13 FOR UNIT #S 1191-1196, 12/23/13 FOR UNIT #S 1201-1206, 1/30/14 FOR UNIT #S 1211-1216, 3/25/14 FOR UNIT #S 1221-1226, 4/23/14 FOR UNIT #S 1231-1236, 7/10/14 FOR UNIT #S 1241-1246, 8/29/14 FOR UNIT #S 1251-1256, 12/21/13 FOR UNIT #S 1261-1266, 3/26/15 FOR UNIT #S 1271-1276, 5/27/15 FOR UNIT #S 1281-1286, 11/21/13 FOR UNIT #S 1291-1296, 12/23/13 FOR UNIT #S 1301-1306, 1/30/14 FOR UNIT #S 1311-1316, 3/25/14 FOR UNIT #S 1321-1326, 4/23/14 FOR UNIT #S 1331-1336, 7/10/14 FOR UNIT #S 1341-1346, 8/29/14 FOR UNIT #S 1351-1356, 12/21/13 FOR UNIT #S 1361-1366, 3/26/15 FOR UNIT #S 1371-1376, 5/27/15 FOR UNIT #S 1381-1386, 11/21/13 FOR UNIT #S 1391-1396, 12/23/13 FOR UNIT 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4271-4276, 5/27/15 FOR UNIT #S 4281-4286, 11/21/13 FOR UNIT #S 4291-4296, 12/23/13 FOR UNIT #S 4301-4306, 1/30/14 FOR UNIT #S 4311-4316, 3/25/14 FOR UNIT #S 4321-4326, 4/23/14 FOR UNIT #S 4331-4336, 7/10/14 FOR UNIT #S 4341-4346, 8/29/14 FOR UNIT #S 4351-4356, 12/21/13 FOR UNIT #S 4361-4366, 3/26/15 FOR UNIT #S 4371-4376, 5/27/15 FOR UNIT #S 4381-4386, 11/21/13 FOR UNIT #S 4391-4396, 12/23/13 FOR UNIT #S 4401-4406, 1/30/14 FOR UNIT #S 4411-4416, 3/25/14 FOR UNIT #S 4421-4426, 4/23/14 FOR UNIT #S 4431-4436, 7/10/14 FOR UNIT #S 4441-4446, 8/29/14 FOR UNIT #S 4451-4456, 12/21/13 FOR UNIT #S 4461-4466, 3/26/15 FOR UNIT #S 4471-4476, 5/27/15 FOR UNIT #S 4481-4486, 11/21/13 FOR UNIT #S 4491-4496, 12/23/13 FOR UNIT #S 4501-4506, 1/30/14 FOR UNIT #S 4511-4516, 3/25/14 FOR UNIT #S 4521-4526, 4/23/14 FOR UNIT #S 4531-4536, 7/10/14 FOR UNIT #S 4541-4546, 8/29/14 FOR UNIT #S 4551-4556, 12/21/13 FOR UNIT #S 4561-4566, 3/26/15 FOR UNIT #S 4571-4576, 5/27/15 FOR UNIT #S 4581-4586, 11/21/13 FOR UNIT 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