Cherne, Curtis

From: Rick Beltramo <rbeltramo@gcinm.com>
Sent: Monday, September 15, 2014 1:22 PM
To: Cherne, Curtis
Subject: FW: Change to Diamond Mesa Phasing Plan

Curtis,

You approved my plan on July 24.

RLB.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Thursday, July 24, 2014 4:16 PM
To: Rick Beltramo
Cc: Clark, Land; Metro, Kristal D.; Harmon Rita T.
Subject: Change to Diamond Mesa Phasing Plan

Rick,
After discussing the site with you this morning, it is acceptable to Hydrology to combine Phases 6 and 7 into one phase due to one-way access paving condition.
The previously submitted color phasing plan has been very helpful during this process.

If other sections agree to the amendment, please submit a revised version.

In addition, I don't know what I did with the original letter you gave me that explained this process and the at-risk nature. Could you please provide another copy?

Curtis

GALWAY
CONSTRUCTION, INC.

November 22, 2013

Mr. Land Clark
Chief Building Official
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87102

Diamond Mesa Certificate of Occupancy Phasing Plan

Dear Land,

This letter summarizes our meeting of Friday morning, November 22, 2013 between Galway Construction, Inc., "Builder" and the City. In order to accommodate the construction phasing of Diamond Mesa and too reduce the number of requests for Certificates of Occupancy and related Hydrology and Transportation certifications, the City is willing to allow "Conditional" Certificates of Occupancy (CO) based on the proposed phasing plan attached. The conditions and process of the proposed plan are described below.

1) This plan is project specific and only applies to Diamond Mesa, COA Project # 1002819, DRB # 07DRB-00354.
2) The conditional approval applies to receipt of all engineering certifications and the approval by Hydrology and Transportation of those certifications.
3) By this plan the City shall grant Conditional approval of COs, by phase, prior to having received the engineer's Hydrology and Transportation certifications. The Builder is accepting this Condition of approval and as such the Builder is proceeding "At Risk".
5) Conditional approvals will be by phases 1 thru 10, as shown on the attached phasing plan, exhibit "A".
6) Conditional approval shall apply to the entire phase.
7) At such time as the conditional approval is needed, sometime after building permit is issued, the Builder shall notify the City by specifically requesting conditional approval of a phase.
8) Hydrology and Transportation shall grant approval of a phase by notifying the Builder and the City Permit Section.
9) Once conditional approval is granted to a phase, the subsequent phase cannot receive conditional CO approval until the previous phase has satisfied Hydrology and Transportation. Transportation and Hydrology shall notify the consultant, the Builder and the City Permit Section once the conditions have been satisfied.

6330 Riverside Plaza Lane, #160, Albuquerque New Mexico 87120
Office: 505-639-4798 Fax: 505-639-4821

The attached Exhibit "A" has been modified based on comments received at the Friday meeting. The exhibit has been printed on a larger format. A table has been added showing the building numbers and unit numbers for each phase.

Should this letter accurately represent the outcome of today's meeting, please provide your signature in the concurrence space provided below.

Thank you to you, Ms. Metro and Mr. Cherne for taking the time to work with us and to accommodate our project needs. Your efforts and time are greatly appreciated.

Sincerely,

Rick Beltramo
Director of Engineering
Galway, Construction, Inc.

Concurrence

Land Clark
Chief Building Official

24 DEC 2013
date

Attachments
cc: Curtis Cherne, Kristal Metro, Kelly Calhoun

6330 Riverside Plaza Lane, #160, Albuquerque New Mexico 87120
Office: 505-639-4798 Fax: 505-639-4821

April 13, 2007

Scott Steffen, PE
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Diamond Mesa Drainage Report

Engineer's Stamp dated 3-20-07 (N9/D12)

Dear Mr. Steffen,

Based upon the information provided in your submittal dated 3-20-07, the above referenced report is approved for Site Development Plan for Building Permit action by the DRB. Once that board approves the grading plan, please submit a mylar copy for my signature in order to obtain a Rough Grading Permit.

Prior to Building Permit approval, please provide the phasing plan and any interim designs necessary to handle runoff until full buildout is achieved.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

RECEIVED
MAR 20 2007
HYDROLOGY SECTION

PROJECT TITLE: Diamond Mesa ZONE MAP/DRG. FILE # N-9 / D 12
DRB #: 1002819 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract E-6-A-1, Albuquerque South, Unit Three
CITY ADDRESS: South of Gibson Blvd., East of 98th Street, North of Blake Road

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Scott Steffen
ADDRESS: 7500 Jefferson NE – Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Diamond Mesa LLC CONTACT: Rick Beltramo
ADDRESS: 7007 Jefferson St. NE PHONE: (505) 761-9911
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

ARCHITECT: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

CHECK TYPE OF SUBMITTAL:

- X DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- ___ DRAINAGE PLAN RESUBMITTAL
- X CONCEPTUAL GRADING & DRAINAGE PLAN
- X GRADING PLAN
- ___ EROSION CONTROL PLAN
- ___ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEERS CERTIFICATION (TCL)
- ___ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ___ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ___ SIA / FINANCIAL GUARANTEE RELEASE
- ___ PRELIMINARY PLAT APPROVAL
- ___ S. DEV. PLAN FOR SUB'D. APPROVAL
- X S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ___ SECTOR PLAN APPROVAL
- ___ FINAL PLAT APPROVAL
- ___ FOUNDATION PERMIT APPROVAL
- ___ BUILDING PERMIT APPROVAL
- ___ CERTIFICATE OF OCCUPANCY (PERM.)
- ___ CERTIFICATE OF OCCUPANCY (TEMP.)
- X GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

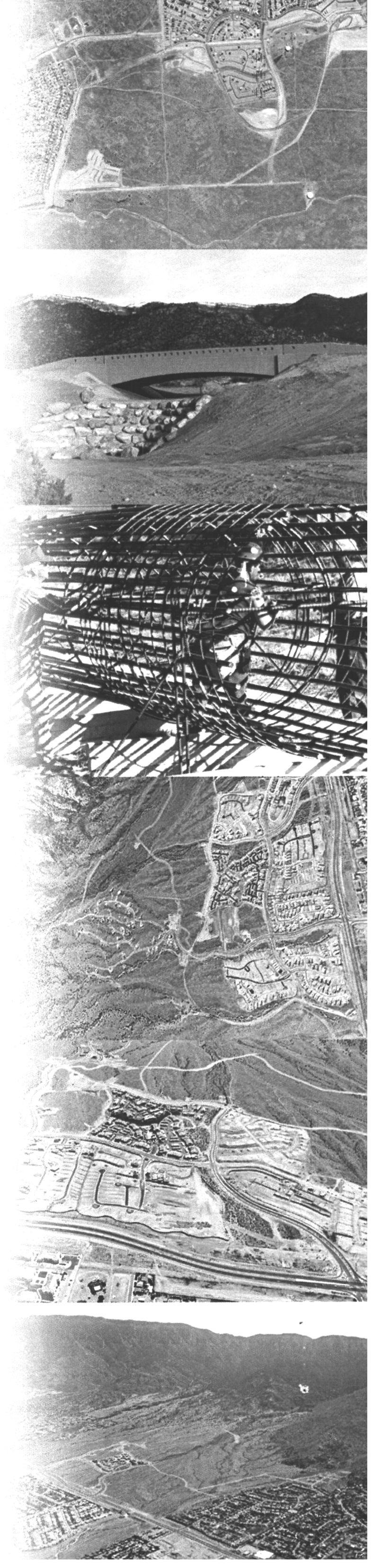
- ___ YES
- X NO
- ___ COPY PROVIDED

DATE SUBMITTED: 3/20/07 BY: Scott Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature , location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE REPORT
FOR
DIAMOND MESA



MARCH 19, 2007

Prepared for:

Longford Homes

7007 Jefferson St NE - Suite A

Albuquerque, NM 87109

Bohannan ▲ Huston INC.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

DRAINAGE REPORT
FOR
DIAMOND MESA

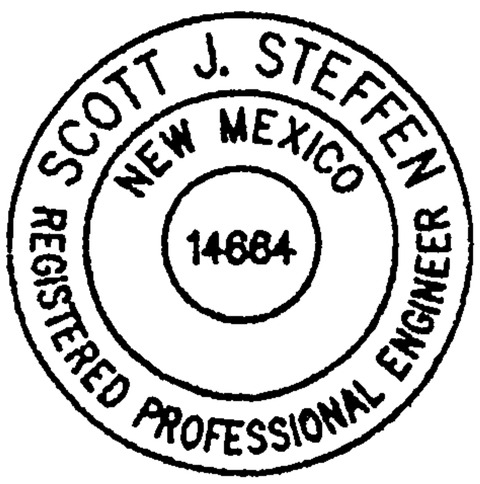
MARCH 19, 2007

Prepared for:

LONGFORD HOMES
7007 JEFFERSON STREET NE - SUITE A
ALBUQUERQUE, NM 87109

Prepared by:

BOHANNAN HUSTON, INC.
COURTYARD I
7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109



PREPARED BY:

Kristopher Cadena, E.I. 3/20/07 Date

UNDER THE SUPERVISION OF:

Scott J. Steffen, P.E. 3/20/07 Date

N-09/D012

Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Tuesday, August 21, 2012 4:59 PM
To: Cherne, Curtis ; Scott Steffen; Rick Beltramo
Cc: Sims, Timothy E.
Subject: RE: Diamond Mesa building permits

Yes.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Tuesday, August 21, 2012 4:56 PM
To: Mazur, Lynn; Scott Steffen; Rick Beltramo
Cc: Sims, Timothy E.
Subject: RE: Diamond Mesa building permits

Lynn,
I would like to be able to approve the building permits. This sounds like approval. Can we approve all that are submitted?

Curtis

From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Tuesday, August 21, 2012 4:06 PM
To: Scott Steffen; Rick Beltramo
Cc: Cherne, Curtis ; Sims, Timothy E.
Subject: RE: Diamond Mesa building permits

AMAFCA's interest in the City's issuance of building permits is to regulate the amount of disturbed and impervious area that will "free discharge" to the Amole Channel before the storm drain outfall is installed. In lieu of the storm drain, we agreed to a pond in the southeast corner to collect sediment and debris before stormwater flows into the channel.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Office: (505) 884-2215
Mobile: (505) 362-1273
Web: www.amafca.org

From: Scott Steffen [mailto:ssteffen@bhinc.com]
Sent: Tuesday, August 21, 2012 2:07 PM
To: Rick Beltramo
Cc: Curtis Cherne; Mazur, Lynn; Tim Sims (tsims@cabq.gov)
Subject: RE: Diamond Mesa building permits

Rick,

I recall the discussion regarding the 30% limit for the entire site moving forward and did not recognize the previous phasing. See the attached meeting minutes. My understanding was that there was to be an exhibit for

the entire site that shows the 30% of the buildings to be permitted prior to completion of improvements. The building numbers on the exhibit/list should match the building numbers on the permit for ease of cross reference.

Scott J. Steffen
Vice President
Community Development and Planning
Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Tuesday, August 21, 2012 1:42 PM
To: Scott Steffen
Cc: Curtis Cherne; Lynn Mazur, P.E.; Tim Sims (tsims@cabq.gov)
Subject: FW: Diamond Mesa building permits

Scott,

You were at the meeting. Could you clarify?

Thanks. RLB.

Rick Beltramo
Director of Engineering
Galway Construction, Inc.
Office (505) 761-9911
Fax (505) 761-9922
Cell Phone (505) 620-5322
rbeltramo@gcinm.com

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Tuesday, August 21, 2012 2:40 PM
To: Rick Beltramo; Mazur, Lynn
Subject: RE: Diamond Mesa building permits

Rick,
I do not remember the phasing being part of the discussion. It was a matter of impervious area.
The "path to permits" Tim delineated below was for building permits in excess of the 4 or so you had and the clubhouse.

Lynn,
Is this how you remember it?

Curtis

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Tuesday, August 21, 2012 12:38 PM
To: Sims, Timothy E.
Cc: Cherne, Curtis ; JL Murtagh; Mike Kerscher; Brian Anderson
Subject: RE: Diamond Mesa

Tim,

The permits we have request are for 3 6-plex buildings that are the last of phase 1. The 30% you refer to is for the next phase, phase 2. We have not submitted phase 2 yet. We did agree to only 30% and we will send an exhibit for the city and AMAFCA to review and approve, prior to building permit issuance of any units in phase 2.

Thanks. RLB.

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Director of Engineering
Galway Construction, Inc.
Office (505) 761-9911
Fax (505) 761-9922
Cell Phone (505) 620-5322
rbeltramo@gcinm.com

From: Sims, Timothy E. [mailto:tsims@cabq.gov]
Sent: Tuesday, August 21, 2012 12:58 PM
To: Mike Kerscher; Rick Beltramo
Cc: Cherne, Curtis
Subject: RE: Diamond Mesa

Mike,

Additional items are required per the conditional agreement.

We agreed to approve about 30% of the building permits on the north/west ends. Then they are to certify the storm drain for more building permits.
The steps I wrote down are:

1. Show Rick our set-up. (area to approve permits)
2. Rick select 30% or which buildings.
3. Show this list to AMAFCA.
4. Lynn approve the list.
5. Show approved list to Tim.

These items were agreed by Rick, Scott, and Curtis. Hydrology will need to see the list. Please identify the correct building numbers on this list.

Timothy Sims
Plan Checker--Hydrology
Planning Department
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3982
f 505-924-3864

From: Mike Kerscher [mailto:mkerscher@gcinm.com]
Sent: Tuesday, August 21, 2012 11:50 AM
To: Sims, Timothy E.
Subject: RE: Diamond Mesa

What's up big T? Did you get the AMAFCA letter? I need to pick up permits on Thursday of this week.

From: Sims, Timothy E. [mailto:tsims@cabq.gov]
Sent: Monday, August 20, 2012 10:08 AM
To: Mike Kerscher
Subject: RE: Diamond Mesa

I have not seen it come across my desk.

Timothy Sims
Plan Checker--Hydrology
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Development & Building Services Division
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t 505-924-3982
f 505-924-3864

From: Mike Kerscher [mailto:mkerscher@gcinm.com]
Sent: Wednesday, August 15, 2012 12:06 PM
To: Sims, Timothy E.
Cc: Brian Anderson
Subject: Diamond Mesa

Hi Tim just wanted to make sure you received the AMAFCA letter from Rick Beltramo for Diamond mesa. If so I would like to come in and pick up the plans for buildings 25,26 and 87 . Thanks Tim

Bohannan Huston

N-09/D012

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.

Sims, Timothy E.

From: Scott Steffen [ssteffen@bhinc.com]
Sent: Tuesday, August 21, 2012 2:07 PM
To: Rick Beltramo
Cc: Cherne, Curtis ; Lynn Mazur, P.E.; Sims, Timothy E.
Subject: RE: Diamond Mesa building permits
Attachments: Diamond Mesa AMAFCA_COA Hydrology Meeting 10 12 11.pdf

Rick,

I recall the discussion regarding the 30% limit for the entire site moving forward and did not recognize the previous phasing. See the attached meeting minutes. My understanding was that there was to be an exhibit for the entire site that shows the 30% of the buildings to be permitted prior to completion of improvements. The building numbers on the exhibit/list should match the building numbers on the permit for ease of cross reference.

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Vice President
Community Development and Planning
Bohannan Huston
Courtyard I
7500 Jefferson St. NE
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www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

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4. Lynn approve the list.
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Timothy Sims

Plan Checker--Hydrology
Planning Department
Development & Building Services Division
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Sent: Wednesday, August 15, 2012 12:06 PM
To: Sims, Timothy E.
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Subject: Diamond Mesa

Hi Tim just wanted to make sure you received the AMAFCA letter from Rick Beltramo for Diamond mesa. If so I would like to come in and pick up the plans for buildings 25,26 and 87 . Thanks Tim

- *Northeast corner of the project is not fully. Please include the street improvements.* **The viewport has been expanded on Sheet C2.02 to show Gibson Boulevard.**
- *The storm drain pipes have to be in place and accepted prior to approval of additional building permits besides what has been previously approved.* **This statement is somewhat contrary to what was agreed upon in a meeting between Lynn Mazur, Curtis Cherne and myself on October 12, 2011. See attached meeting minutes that were sent to Curtis on October 13, 2011. The storm drain is private so I am not sure how the storm drain becomes accepted by the City. Does this mean a certification that it is built per plan from us?**
- *Show sidewalk culverts and sizes with invert elevations along Blake Road.* **The sidewalk culverts and invert elevations have been added to the plans.**

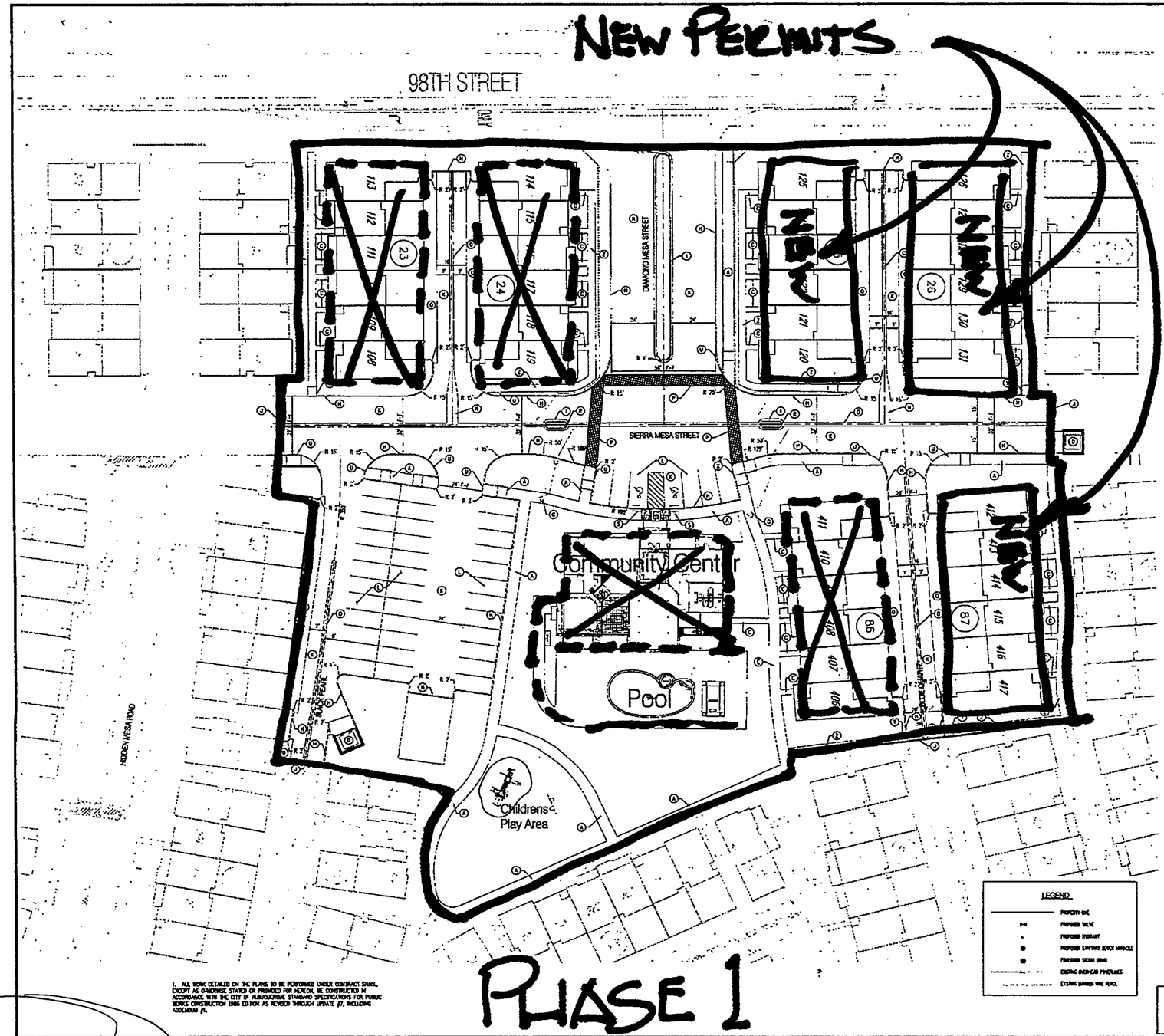
If you have any questions or require further information in order to approve the Grading and Drainage Plan, please feel free to contact me at 823-1000.

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

Enclosures

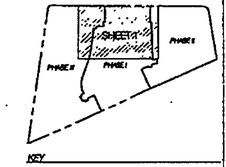
NEW PERMITS



PHASE 1

1. ALL WORK DETAILED ON THE PLANS TO BE PERFORMED UNDER CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 1986 EDITION AS REVISED THROUGH UPDATE #7, INCLUDING ADDENDUM #4.

P:\09022\pdp\Phase_I\Phase 1A\General\Site_Plan\Site Planning
Mod. 14-Nov-2002 - 9:06am



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 NOT 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 MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) 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 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., BARRICADING, 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 SIGNAGE AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING 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. 6' PCC sidewalk per COA Std. Dwg. 2430
B. 4' PCC sidewalk per COA Std. Dwg. 2430
C. 3' PCC sidewalk per COA Std. Dwg. 2430, by building contractor.
D. Trash Enclosure, surrounded by 6' stucco wall. See detail sheet CL04. To match building architecture per detail, sheet _____
E. 6' PCC sidewalk per COA Std. Dwg. 2430, by building contractor.
*F. Electronic entry gate, to be equipped for Fire Dept. access.
G. 6' Gate opening
H. Median depressed curb per COA Std Dwgs 2415A & 2415B.
I. Median curb per COA Std Dwg 2415B.
J. Concrete cut-off wall per COA Std Dwg 2415A & 2-type III barricades
K. Asphalt pavement per detail sheet CL04.
L. 9'x25' Parking spaces (typ.) w/4" wide painted parking stripes
*M. X'x X' Parking spaces.
N. 6' Valley gutter per COA Std. Dwg. 2420
O. 2' Valley gutter per COA Std. Dwg. 2422
P. 6' PCC Pedestrian crossing. (Pattern and color to be determined).
Q. 6' PCC Driveway pad, by building contractor.
R. Install 4" PVC Culvert through median. See detail sheet CL04
S. Handicap post mounted sign (special sign for van accessible)
T. 2' curb cut per detail, sheet CL04.
U. Install handicap ramp per detail 'A' sheet CL04
V. Install handicap ramp per detail 'B' sheet CL04
W. Install handicap ramp per detail 'C' sheet CL04
X. Install handicap ramp per detail 'D' sheet CL04
Y. Install handicap ramp per detail 'E' sheet CL04
Z. 4' PCC sidewalk per COA Std. Dwg. 2430, by building contractor.

* not used in this plan set.

LEGEND

- PROPERTY LINE
- PROPOSED VALVE
- PROPOSED HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SNOW DRAIN
- EXISTING OVERHEAD POWERLINES
- EXISTING BARBED WIRE FENCE

Bohannan ∠ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

No	Date	Issue / Description

Project :

DIAMOND MESA PHASE 1

ALBUQUERQUE, N.M.

1" = 20'

ACS BRASS TABLET STAMPED "TRANS"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 354,898.45 Y= 1,471,822.87
Ground-to-Grid Factor = 0.99967921
∠C = -00°16'42"
SLD 1929 Elevation = 5118.43

License Stamp:

Project Contact.	NAME
Phone #.	PHONE
Fax #.	FAX
E-Mail	E-MAIL
Principal in Charge :	PRINCIPAL
Project Director :	DIRECTOR
Project Designer:	DESIGNER
Project Manager:	PM

Sheet Title :

SITE PLAN

Sheet No. :

C1.01

Cherne, Curtis

From: Scott Steffen [ssteffen@bhinc.com]
Sent: Tuesday, December 27, 2011 3:28 PM
To: Cherne, Curtis
Cc: Rick Beltramo
Subject: Diamond Mesa wall permit

Curtis,

I have reviewed the elevations on the grading plan against as-built top of curb elevations along 98th and Gibson. There were some elevations that were incorrect. I have provided revised drawings to Rick for the wall builder to include in the permit submittal. I have added top of curb elevations for your reference.

In terms of the top of footing/sidewalk conflict issue. For the majority of the wall along 98th and Gibson is the street side is higher than the inside of the wall such that the footing should be more than deep enough to avoid a conflict with the sidewalk. The only section where this is not the case is the first 100' from the intersection to the east along Gibson where the elevation is flush across the wall. Rick is okay w/requiring that the footing be deep enough here such that there is 8" of subgrade between the top of footing and bottom of sidewalk.

Let me know if you have any other questions.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning
Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, August 18, 2011 2:08 PM
To: Sims, Timothy E.; Herrington, Cameron J.
Subject: Diamond mesa

Tim/Cameron,
I spoke with Rick B.
I agreed that we would approve the four Diamond Mesa Building Permits if he has the approved grading plan in the permit set and the unit number is correctly identified. He could just write the new number/address over the old one.

We won't approve any more than the four you have until we work out this whole phasing thing.
Thanks.

Curtis

Danny Hernandez - Chair
Janet Salers - Vice Chair
Tim Eichenberg - Secretary - Treasurer
Ronald D. Brown - Assistant Secretary - Treasurer
Daniel Lyon - Director

John P. Kelly, P.E.
Executive Engineer

Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority
2600 Prospect N.E., Albuquerque, NM 87107
Phone: (505) 884-2215 Fax: (505) 884-0214

Post-it® Fax Note 7671	Date 3-28	# of pages ▶ 2
To Brad Bingham	From Lynn Mazur	
Co./Dept. Hydrology	Co. AMAFCA	
Phone #	Phone #	
Fax #	Fax #	

March 28, 2007

Mr. Scott J. Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson St. NE, Courtyard I
Albuquerque, New Mexico 87109

Re: Drainage Report for Diamond Mesa Subdivision, ZAP N-9
Engineer's Stamp dated March 20, 2007

Dear Mr. Steffen:

AMAFCA approves the referenced report and rough grading of the site. We met on Tuesday, March 27, and determined that there are some details to be worked out with respect to work in or adjacent to the AMAFCA right-of-way for the Amole Arroyo. Prior to release of building permit, we would like to resolve the following issues:

1. Label the AMAFCA right-of-way on the plans. Add a note that the contractor will contact the AMAFCA Field Engineer, Kurt Wagener, prior to work in AMAFCA right-of-way. Also, add note that any disturbed area within the right-of-way will be reseeded.
2. Three trail connections are shown to the multi-use trail within AMAFCA right-of-way. This trail is maintained by City Parks and Recreation Department. You indicated that the connections were a condition of Environmental Planning Commission (EPC) approval. We need confirmation on who will be responsible for maintenance of the connections. If it will be City maintenance, we will need a letter from them requesting that we add the connections to our trails license. If it will be the homeowners' association maintenance, we will need to issue a private license.
3. AMAFCA would like the trail connections added to the Infrastructure List.
4. It was not clear if the trail connections will be 4-feet or 10-feet wide. There are special connection requirements depending on what type of trail it will be.
5. The location of the Albuquerque Bernalillo County Water Utility Authority access easement from Blake Road needs to be verified.

The following comments can be coordinated prior to or during construction:

1. What type of wall or fence will be installed on the property line?

2. AMAFCA will maintain the storm drain outfall to the water quality pond and will not require a license for construction. Will the pipe require a ring chamber energy dissipator? At a minimum, AMAFCA will require a riprap bowl dissipator.

If you have any questions, please call me at 884-2215.

Sincerely,
AMAFCA

Lynn M. Mazur

Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer

Cc: Brad Bingham, COA Hydrology
Jay Hart, COA Parks & Rec.
Theresa Baca, COA Parks & Rec.
Jim Strozier, Consensus Planning
Kurt Wagener, AMAFCA

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, October 03, 2011 10:38 AM
To: 'Rick Beltramo'
Cc: Sims, Timothy E.
Subject: FW: Diamond Mesa
Attachments: Diamond Mesa Memo.PDF

Rick,
Seems the retention ponds shown on the G &D should be built for CO.

Curtis

From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Monday, September 26, 2011 12:09 PM
To: Cherne, Curtis
Subject: Diamond Mesa

Curtis,

Thanks for asking me to look at this again. I dug deeper into my file and found the attached memo from my meeting with Scott Steffen in July 2007. It is the drainage that triggers the retention ponds, not the sediment. So, wherever the drainage outfalls are from Phase I, there needs to be retention ponds. I'm not sure what has been constructed or where the drainage is going now. Maybe that is the source of the erosion.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Monday, September 26, 2011 12:09 PM
To: Cherne, Curtis
Subject: Diamond Mesa
Attachments: Diamond Mesa Memo.PDF

Curtis,

Thanks for asking me to look at this again. I dug deeper into my file and found the attached memo from my meeting with Scott Steffen in July 2007. It is the drainage that triggers the retention ponds, not the sediment. So, wherever the drainage outfalls are from Phase I, there needs to be retention ponds. I'm not sure what has been constructed or where the drainage is going now. Maybe that is the source of the erosion.

Albuquerque Metropolitan Arroyo
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****
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AMAFCA

2600 Prospect Ave. NE
Albuquerque, NM 87107
Ph: (505) 884-2215
Fax: (505) 884-0214

MEMORANDUM

To: Drainage File, Diamond Mesa Subdivision, ZAP N-9

From: Lynn Mazur, Development Review Engineer

Subject: Phased Approval & Storm Drain

Date: July 31, 2007

I met with Scott Steffen, Bohannan Huston, to discuss the phased development, grading, and the storm drain for the subdivision, planned by Longford Homes.

Phased Development
The subdivision will be developed in three phases. The middle portion will be developed first with the main entrance, club house, and several residential buildings. The storm drain system will drain to two temporary retention ponds. Scott asked if I could approve building permit for the entire phase with minor grading within AMAFCA right-of-way. I said I would approve.

Phase II will be constructed to the north of Phase I next to Gibson, and Phase III will be south of Phase II next to Blake.

Grading
Scott showed me the grading along the edge of the subdivision. In most areas, it is within one or two feet of the AMAFCA right-of-way. I told him that we may require a grading license that will need Board approval. He said that the fence will be wrought iron. I will need to check the plan to make sure that it is behind curb or a short wall to keep water off the tie slope in the AMAFCA right-of-way.

The Phase II storm drain will drain to Phase I storm drain and subsequently to the ponds.

Phase III Storm Drain
The Phase III storm drain will handle the full discharge from the subdivision, which is about 90 cfs. Scott had previously proposed to divert the low flow to the water quality pond next to the Amole Arroyo and take the larger flow in a pipe under the pond to tie into the existing inlet in the pond. There is an existing outfall to the arroyo from the inlet that will handle the 90 cfs. This diversion option will require more piping and possibly a manhole in the pond.

Another option is direct discharge of the entire 90 cfs into the pond. This option was discussed with John Kelly at our meeting in March 2007. Scott said that the inlet in the corner of the pond will barely discharge 90 cfs with no clogging factor. It is a median inlet, similar to a large Type "D" inlet. I will talk to John to see if this will be allowed and if the developer will have to construct an overflow, like a standard rundown.

A private storm drain license may be required if AMAFCA does not maintain it. We can also include the grading in the license, which must be approved by the Board.

CITY OF ALBUQUERQUE

July 20, 2007

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

Re: Diamond Mesa, Engineer's Stamp Dated 6-28-07, (N9/D12)

Dear Mr. Steffan,

Based upon the information provided in your submittal received on July 5, 2007, there are additional items that must be addressed prior to Building Permit approval. Those items are as follows.

- AMAFCA concurrence is required. Please submit a letter of approval from that agency.
- Show the individual lot numbers.
- Delineate the AMAFCA right-of-way and show the existing Amole Channel and the improvements with pertinent elevations along the arroyo frontage.
- Any general note referenced on a sheet should be defined on that same sheet. Also call out any and all applicable standard drawings
- Indicate both top of curb and flow line elevations. Will the site utilize standard, 8-inch curb or will some be mountable, estate, or median curb. Please delineate and include the appropriate legend entries and / or details.
- Please provide more specific details regarding the 98th Street / Diamond Mesa intersection and deceleration lane to better indicate the water block location and elevations.
- Label the streets on each sheet and re-orient the pad and spot elevations to not be upside down without text overlap.
- The residential paving section indicates a typical crown section while the plan shows an inverted crown with alley gutter. Please revise the detail to show the desired cross slope(s) and size of the proposed alley gutter(s). Also revise the Median Culvert detail to show the pipe penetration extending to the edges of both curbs.
- Please show a cross section of the retaining walls to indicate the desired adjacent drainage configurations.
- To what does the 24-inch storm drain south of Hidden Mesa and Carmel Mesa connect?
- Give the top and bottom of wall elevations at the corners and transition points of the retaining walls. There are two (2) different line types used on the north and south sides of Diamond Mesa at 98th Street. Are they both intended to represent retaining structures or is there a difference? Please clarify and / or add an appropriate entry on the legend.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Please graphically show the extents of the various phases on the plan drawings, not just a general vicinity map.

If you have any questions or wish to schedule a meeting to discuss the project, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (N9/D12)

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EXHIBIT 2 - GRADING PLAN

EXHIBIT 3 - DEVELOPED CONDITIONS BASIN MAP

I. INTRODUCTION

This drainage study establishes a drainage management plan for the proposed Diamond Mesa development on Tract E-6-A-1. The Diamond Mesa development is approximately 26.5 acres. The property is in the Rio Bravo Sector Plan and is located on Albuquerque's southwest mesa, north of Blake Road and east of 98th Street. The zoning for this development is SU-1 R-2 and R-T, and allows a density of 20 DUs per acre. The site plan for building permit allows a residential condominium project that includes three building types as follows: a six-plex with 4 two-story units and 2 one-story units, totaling thirty-three buildings; a six-plex with 6 two-story units, totaling 39 buildings; and single family detached, two-story units, totaling 30 buildings. There are a total of 457 proposed dwelling units. As the proposed residence complies with the proposed zoning of the property, no additional entitlement or zoning effort is required prior to building on the property. This site will be accessible from 98th Street and Blake Road.

Diamond Mesa is in the Amole Arroyo Watershed and encompassed by the Amole-Hubbell Drainage Management Plan. In addition, a draft Drainage Management Plan (DMP) has been developed by Bohannan Huston Inc. for the Gibson Boulevard corridor between 118th Street and the Amole Arroyo. The drainage area covered by the DMP is approximately 300 acres of residential, commercial, and special use zoned property that bound the north and south side of the future Gibson Boulevard between 118th Street to the west and the Amole Arroyo to the east. Diamond Mesa is in the Drainage Management Plan (DMP) area.

This report outlines the hydrological methods used, and summarizes the existing and proposed drainage conditions necessary to support the planned 457-unit development. More specifically, this report is submitted in conjunction with the site plan for building permit application. Therefore, grading plan approval is requested. Calculations and supporting data are presented in the appendices. Drainage basin maps, a grading plan, and a copy of the site plan are included at the end of this report.

II. METHODOLOGY

Existing and proposed site hydrological conditions were analyzed for the 100-year, 6-hour storm in accordance with the revised Section 22.2, Hydrology, of the Development Process Manual (DPM) for the City of Albuquerque, dated January 1993. The Arid-lands Hydrologic Model (AHYMO) was utilized to determine peak flow rates for design of the storm drainage improvements within the project. The 100-year, 6-hour storm is used as the design event. The results are included in Appendix A. Street capacities were analyzed using Manning's equation, consistent with the revised DPM Section 22.2. The storm drain system is analyzed using current DPM methods for pressure and gravity flow conditions. All data and calculations supporting this study are located in Appendix B.

This report will reference the following reports:

1) The hydrologic analysis is also based on the approved drainage report: *Amole-Hubbell Drainage Management Plan, Volume I, Final Facilities Plan Report* dated July 22, 1999, prepared by Leedshill-Herkenhoff, Inc.

2) Drainage Management Plan for Gibson Boulevard corridor between 118th Street and the Amole Arroyo, prepared by BHI, dated May 8, 2003. This report allows for free discharge from Tract 31 into a proposed storm drain system in Amole Mesa Avenue which conveys flows to the Amole Channel.

III. EXISTING CONDITIONS

A. Topography

Diamond Mesa is currently undeveloped land with an average slope of 4%. Review of soils information in the area indicates an SCS soil classification of BCC (Bluepoint loamy fine sand). BCC soils consist of deep, somewhat excessively drained soils formed in sandy alluvial soils, with rapid permeability, slow runoff characteristics, and severe hazard for wind erosion. The Bluepoint Series fits within Hydrologic Group "A", which indicates low runoff potential. Vegetation is light, consisting mostly of native grasses.

B. Existing Drainage Patterns

Diamond Mesa is located in the Amole Arroyo Drainage Basin. The site generally drains from Northwest to Southeast. The existing arroyo which runs through the site is no longer active due to the re-routing of the Amole Arroyo to the Snow Vista Channel. The arroyo will be filled as part of the site grading. All flows will be directed to the Amole Channel.

IV. PROPOSED DEVELOPED CONDITIONS

Diamond Mesa is a proposed high density residential condominium project that includes three building types as follows: a six-plex with 4 two-story units and 2 one-story units; a six-plex with 6 two-story units; and a single family detached, two-story unit. The site consists of approximately 26.5 acres with 457 proposed dwelling units. Proposed street configurations are shown on the *Site Plan*, **Exhibit 1.** The site was divided into three basins; A, B, and C and are shown on the Developed Conditions Basin Map, **Exhibit 3.**

The percent impervious land treatment for the proposed conditions is determined from Table A-5 of the DPM, Section 22.2. The land treatment values used in the AHYMO analysis are both ~~A~~ C and B equal 15 %, and D equals 70%.

A. Offsite Flows

No offsite flows reach the site. Flows from the north are intercepted by Gibson Boulevard, flows from the west are intercepted by 98th Street, and the site is higher than Blake Road to the south and the Amole Arroyo to the east. Water blocks will be constructed in the entrance roads from 98th Street and Blake Road to prevent water from these streets from entering the site.

B. Onsite Flows

The total flow developed from the site is 103 cfs. Approximately 10 cfs will discharge into Blake Road from the neighboring alleys through sidewalk culverts. This flow will be intercepted by existing inlets along Blake Road. A flow of approximately 93 cfs

will discharge into the AMAFCA water quality pond located at the southeast corner of the site. The pond was designed to receive fully developed flows from the Diamond Mesa site, as well as having an existing discharge into the Amole Arroyo of 96 cfs. Developed runoff from Diamond Mesa will be conveyed by the internal private street system where intermediate inlets will be placed at locations where the flow exceeds the street capacity. The remaining flow in the streets will concentrate to a low point located in the southeast corner of the site. A sump inlet will collect this flow and discharge it into the water quality pond. The flow will exit the pond and will discharge into the Amole Arroyo by means of an existing 48" storm drain pipe. See **Appendix B** for street capacity and inlet capacity calculations.

C. FEMA Floodplain

As designated on Panel 336 of 825 (Map number 35001C0336D) of the National Flood Insurance Program, Flood Insurance Rate Maps published by FEMA for Bernalillo County, New Mexico, effective date September 20, 1996, there is no existing flood hazard zone (zone AO) within the proposed development. See the FEMA Floodplain exhibit provided at the end of the report text.

V. CONCLUSION

This report provides a detailed study of the developed runoff and street capacities for the proposed Diamond Mesa. Included is the site plan, proposed conditions basin map, grading plan, infrastructure list, and all necessary hydrologic and hydraulic analyses. This drainage plan maintains the overall drainage pattern of the area and allows for the safe management of storm runoff in permanent as well as interim conditions, and is in conformance with the Drainage Master Plans for the site.

APPENDICES

APPENDIX A - AHYMO INPUT AND SUMMARY FILES FOR DEVELOPED CONDITIONS

APPENDIX B - STREET CAPACITY AND STORM DRAIN INLET ANALYSIS

APPENDIX A

AHYMO INPUT AND SUMMARY FILES

FOR DEVELOPED CONDITIONS

```
*S*                    PROJECT NAME:  DIAMOND MESA
*S*                    DATE:  MARCH 7, 2007
*S*                    INPUT FILE NAME:  DM.HYM
*S*                    OUTUPUT FILE NAME:  DM.OUT
*S*                    PROJECT NUMBER:  070332
*S*                      COMMENTS:  100 YEAR-6 HOUR STORM
*S ////////////////////////////////////////////////////////////////////////////
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RAINFALL               TYPE=1     RAIN QUARTER=0.0
                       RAIN ONE=1.90 IN    RAIN SIX=2.20 IN
                       RAIN DAY=2.60 IN    DT=0.033333

*****************************************************************************
***
*****************************************************************************
***
*S****************************************************************************
***
*S          COMPUTE BASINS IN DIAMOND MESA- DEVELOPED CONDITION
*S****************************************************************************
***
*****************************************************************************
***

*S********************** BASIN A**********************

COMPUTE NM HYD        ID=1 HYD=BASIN.A  AREA=0.00840  PER A=0.0 PER B=15.0
                  PER C=15.0 PER D=70.0  TP=0.133  RAINFALL=-1
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*S****************************************************************************
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*S********************** BASIN B**********************

COMPUTE NM HYD        ID=2 HYD=BASIN.B  AREA=0.02275  PER A=0.0 PER B=15.0
                  PER C=15.0 PER D=70.0  TP=0.133  RAINFALL=-1
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*S********************** BASIN C **********************

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                  PER C=15.0 PER D=70.0  TP=0.133  RAINFALL=-1
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*S****************************************************************************
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FINISH
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9702c1BohanHu-AH

                                  FROM  TO                      PEAK        RUNOFF                TIME TO    CFS
PAGE =   1
                     HYDROGRAPH   ID   ID        AREA     DISCHARGE      VOLUME      RUNOFF     PEAK      PER
    COMMAND        IDENTIFICATION  NO.  NO.     (SQ MI)     (CFS)        (AC-FT)    (INCHES)  (HOURS)    ACRE
NOTATION

    *S*                   PROJECT NAME:  DIAMOND MESA
    *S*                   DATE:  MARCH 7, 2007
    *S*                   INPUT FILE NAME:  DM.HYM
    *S*                   OUTUPUT FILE NAME:  DM.OUT
    *S*                   PROJECT NUMBER:  070332
    *S*                              COMMENTS:  100 YEAR-6 HOUR STORM
    *S ////////////////////////////////////////////////////////////////////////////
    START
TIME=        .00
    RAINFALL  TYPE= 1
RAIN6=    2.200
    *S*****************************************************************************
    *S                         COMPUTE BASINS IN DIAMOND MESA- DEVELOPED CONDITION
    *S*****************************************************************************
    *S********************** BASIN A**********************
    COMPUTE NM HYD        BASIN.A   -     1        .00840        20.72        .728      1.62601    1.500    3.854
PER IMP=  70.00
    *S*****************************************************************************
    *S********************** BASIN B**********************
    COMPUTE NM HYD        BASIN.B   -     2        .02275        56.08       1.973      1.62601    1.500    3.852
PER IMP=  70.00
    *S*****************************************************************************
    *S********************** BASIN C **********************
    COMPUTE NM HYD        BASIN.C   -     3        .01038        25.60        .900      1.62601    1.500    3.853
PER IMP=  70.00
    *S*****************************************************************************
    FINISH
```

A-2/2

APPENDIX B

STREET CAPACITY AND

STORM DRAIN INLET ANALYSIS

DIAMOND MESA
Internal Street Capacity Calculations
MARCH 2007

1. **Alleys perpendicular to 98th Street**
(Street 8, Street 9, Street 10, Street 11, Street 12, Street 13, Street 14, Street 15)
Basin A
Q = 1 cfs each

These alleys have inverted crowns with a 3% cross-slope. There is no curb and gutter associated with these alleys. Each alley has a slope of 5% and runs perpendicular to 98th Street. The amount of developed runoff in each alley is approximately 1.3 cfs, which does not exceed the street capacity. Therefore, inlets are not required in these alleys. Flow will continue towards Sierra Mesa Street.

2. **Alleys perpendicular to Blake Road**
(Street 23, Street 24, Street 25, Street 26, Street 27, Street 28)
Basin B
Q = 1 – 2 cfs each

These alleys have inverted crowns with a 3% cross-slope. There is no curb and gutter associated with these alleys. Each alley has a slope of 0.6% and runs perpendicular to Blake Road. The amount of developed runoff in each alley ranges from 0.8 cfs to 1.9 cfs, which does not exceed the street capacity. Therefore, inlets are not required in these alleys. Flow will discharge into Blake Road, where it will be intercepted by existing inlets in the street.

3. **Alleys perpendicular to Amole Arroyo**
Basin C
Q = 1 cfs each

These alleys have inverted crowns with a 3% cross-slope. There is no curb and gutter associated with these alleys. Each alley has a slope of 0.6% and runs perpendicular to the Amole Arroyo. The amount of developed runoff in each alley is approximately 1.3 cfs, which does not exceed the street capacity. Therefore, inlets are not required in these alleys. Flow will discharge into Carmel Mesa Street.

4. **Sierra Mesa Street**
Basin A
Q = 21 cfs

Sierra Mesa Street has an inverted crown with a 3% cross-slope. The amount of developed runoff produced from Sierra Mesa Street and contributing alleys does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street and the flow will discharge into Eagle Mesa Road.

5. **Hidden Mesa Road**
Basin B
Q = 13 cfs

Hidden Mesa Road has an inverted crown with a 3% cross-slope. The amount of developed runoff produced from Hidden Mesa Road does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street and the flow will discharge into Carmel Mesa Street.

6. **Carmel Mesa Street**
Basin
Q = 56 cfs

Carmel Mesa Street has an inverted crown with a 3% cross-slope. The amount of developed runoff flowing in Carmel Mesa Street does exceed the street capacity for this street. Therefore, a series of inlets will be placed along the length of this street starting at the location just north of Hidden Mesa Road. The bypass flow will continue south until it is directed to the southeast corner of the site. The inlets are designed to accommodate flows from the 100-year 6-hour design storm. See PC stream output and inlet nomograph.

7. **Street 31**
Basin B
Q= 12 cfs

Street 31 has an inverted crown with a 5% cross-slope. There is no curb and gutter associated with this alley. The amount of developed runoff flowing in Street 31 does exceed the street capacity for this street. Therefore, a series of inlets will be placed along the length of this street starting at the location just north of Street 30. The bypass flow will continue south towards Hidden Mesa Road. The inlets are designed to accommodate flows from the 100-year 6-hour design storm. See PC stream output and inlet nomograph.

8. **Eagle Mesa Road**
Basin B
Q = 24 cfs

Eagle Mesa road has an inverted crown with a 3% cross-slope. The amount of developed runoff flowing in Eagle Mesa Road does exceed the street capacity for this street. Therefore, an inlet will be placed at the end of the street, just before the intersection with Carmel Mesa Street. The bypass flow will continue towards Carmel Mesa Street. The inlet is designed to accommodate flow from the 100-year 6-hour design storm. See PC stream output and inlet nomograph.

9. **Street 18**
Basin B
Q = 2 cfs

The amount of developed runoff produced from Street 18 does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Orchard Mesa Road.

10. **Orchard Mesa Road**
Basin B
Q = 3 cfs

The amount of developed runoff produced from Orchard Mesa Road does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Carmel Mesa Street.

11. **Street 17**
Basin B
Q = 2 cfs

The amount of developed runoff produced from Street 17 does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Carmel Mesa Street.

12. **Street 20**
Basin B
Q = 3 cfs

The amount of developed runoff produced from Street 20 does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Carmel Mesa Street.

13. **Street 19**
Basin B
Q = 3 cfs

The amount of developed runoff produced from Street 19 does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Carmel Mesa Street.

14. **Street 30**
Basin B
Q = 4 cfs

The amount of developed runoff produced from Street 30 does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Street 31.

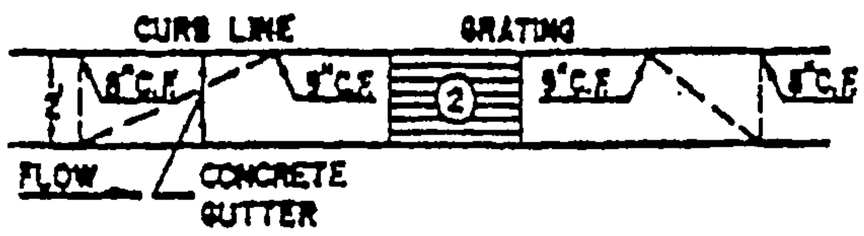
15. **Street 33**
Basin B
Q = 6 cfs

The amount of developed runoff produced from Street 30 does not exceed the street capacity for this street. Therefore, inlets are not necessary for this street. The developed surface flow will continue towards Carmel Mesa Street.

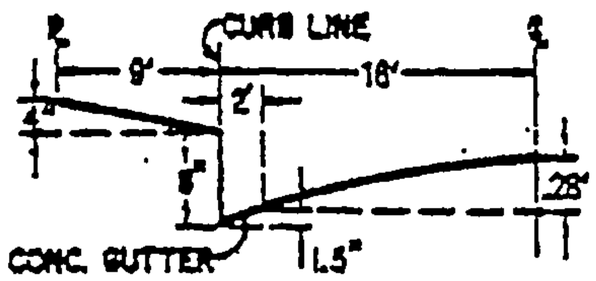
16. **Street 28**
Basin C
Q = 30 cfs

The total amount of developed runoff located in Street 28 does exceed the street capacity for this street. A sump inlet located in the northern portion of Street 28, just north of a high point, will capture all of the developed runoff and will discharge it into the AMAFCA water quality pond. The inlet is designed to accommodate flow from the 100-year 6-hour design storm. See PC stream output and inlet nomograph.

GRATING CAPACITIES FOR TYPE 'A', 'C' and 'D'



GRATING & GUTTER PLAN



TYPICAL HALF STREET SECTION
(ABOVE BASIN)

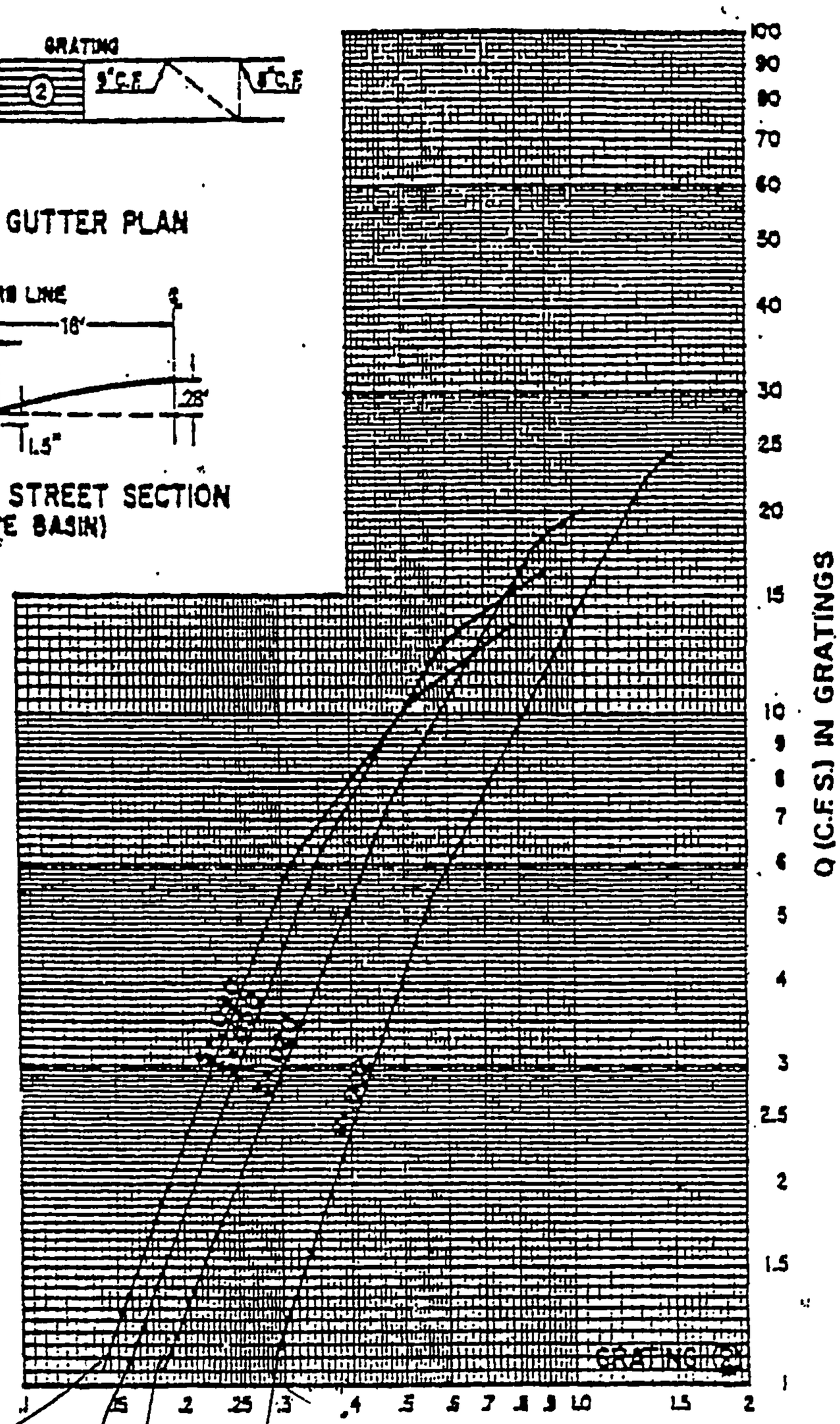
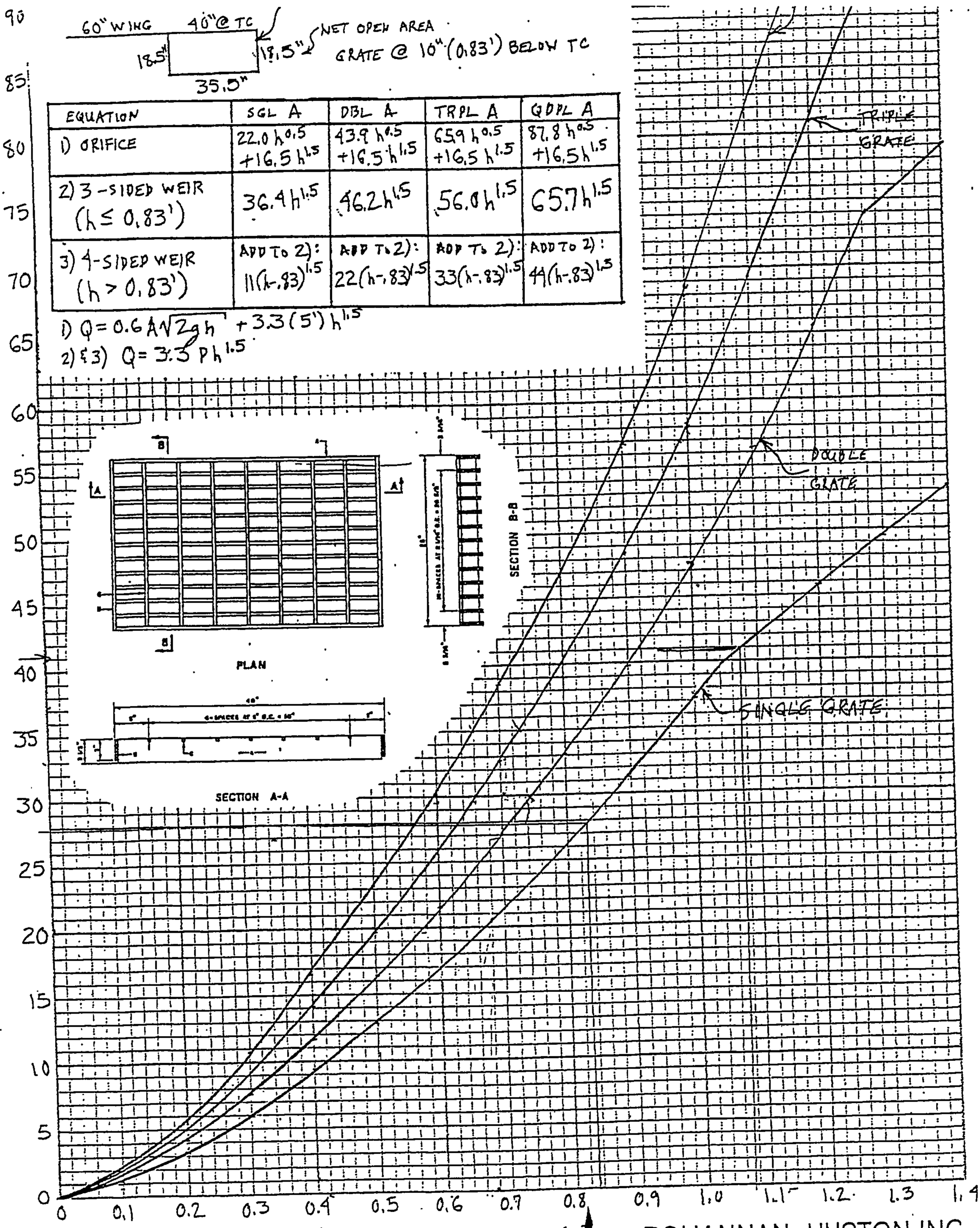


PLATE 22.3 D-5

EQUATION	SGL A	DBL A	TRPL A	QDPL A
1) ORIFICE	$22.0\,h^{0.5} + 16.5\,h^{1.5}$	$43.9\,h^{0.5} + 16.5\,h^{1.5}$	$65.9\,h^{0.5} + 16.5\,h^{1.5}$	$87.8\,h^{0.5} + 16.5\,h^{1.5}$
2) 3-SIDED WEIR ($h \le 0.83'$)	$36.4\,h^{1.5}$	$46.2\,h^{1.5}$	$56.0\,h^{1.5}$	$65.7\,h^{1.5}$
3) 4-SIDED WEIR ($h > 0.83'$)	ADD TO 2): $11(h-.83)^{1.5}$	ADD TO 2): $22(h-.83)^{1.5}$	ADD TO 2): $33(h-.83)^{1.5}$	ADD TO 2): $44(h-.83)^{1.5}$

1) $Q = 0.6\,A\sqrt{2gh} + 3.3(5')\,h^{1.5}$

2) & 3) $Q = 3.3\,P\,h^{1.5}$



BOHANNAN-HUSTON INC.

B-6

PROJECT NAME _____ SHEET _____ OF _____

PROJECT NO. SUMP CONDITION BY _____ DATE _____

SUBJECT RATING CURVE FOR TYPE A INLETS CH'D _____ DATE _____

MANNING'S N = 0.017 SLOPE = 0.033

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	1.0	4.0	16.5	0.0	7.0	33.0	1.0
2.0	0.5	0.9	5.0	32.5	0.5			
3.0	0.5	0.5	6.0	32.5	0.9			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.002	0.667	0.466	0.666	0.013
0.020	0.020	0.013	0.010	1.333	0.740	1.333	0.029
0.030	0.030	0.030	0.029	2.000	0.970	1.999	0.045
0.040	0.040	0.053	0.063	2.666	1.175	2.665	0.061
0.050	0.050	0.083	0.114	3.333	1.363	3.331	0.079
0.060	0.060	0.120	0.185	3.999	1.540	3.998	0.097
0.070	0.070	0.163	0.279	4.666	1.706	4.664	0.115
0.080	0.080	0.213	0.398	5.332	1.865	5.330	0.134
0.090	0.090	0.270	0.544	5.999	2.017	5.996	0.153
0.100	0.100	0.333	0.721	6.666	2.164	6.663	0.173
0.110	0.110	0.403	0.930	7.332	2.306	7.329	0.193
0.120	0.120	0.480	1.172	7.999	2.444	7.995	0.213
0.130	0.130	0.563	1.451	8.665	2.578	8.661	0.233
0.140	0.140	0.653	1.768	9.332	2.708	9.328	0.254
0.150	0.150	0.750	2.126	9.998	2.836	9.994	0.275
0.160	0.160	0.853	2.525	10.665	2.961	10.660	0.296
0.170	0.170	0.963	2.968	11.331	3.083	11.326	0.318
0.180	0.180	1.079	3.457	11.998	3.203	11.993	0.340
0.190	0.190	1.203	3.993	12.664	3.320	12.659	0.361
0.200	0.200	1.333	4.578	13.331	3.436	13.325	0.384
0.210	0.210	1.469	5.214	13.998	3.549	13.991	0.406
0.220	0.220	1.612	5.903	14.664	3.661	14.658	0.428
0.230	0.230	1.762	6.645	15.331	3.771	15.324	0.451
0.240	0.240	1.919	7.444	15.997	3.880	15.990	0.474
0.250	0.250	2.082	8.300	16.664	3.987	16.656	0.497
0.260	0.260	2.252	9.215	17.330	4.092	17.323	0.520
0.270	0.270	2.428	10.191	17.997	4.196	17.989	0.544
0.280	0.280	2.612	11.229	18.663	4.299	18.655	0.568
0.290	0.290	2.802	12.330	19.330	4.401	19.321	0.591
0.300	0.300	2.998	13.497	19.997	4.502	19.988	0.615
0.310	0.310	3.201	14.730	20.663	4.601	20.654	0.639
0.320	0.320	3.411	16.032	21.330	4.700	21.320	0.664
0.330	0.330	3.628	17.403	21.996	4.797	21.986	0.688
0.340	0.340	3.851	18.845	22.663	4.894	22.653	0.712
0.350	0.350	4.081	20.359	23.329	4.989	23.319	0.737
0.360	0.360	4.317	21.948	23.996	5.084	23.985	0.762
0.370	0.370	4.560	23.611	24.662	5.177	24.651	0.787
0.380	0.380	4.810	25.352	25.329	5.270	25.318	0.812
0.390	0.390	5.067	27.170	25.995	5.362	25.984	0.837
0.400	0.400	5.330	29.068	26.662	5.454	26.650	0.863
0.410	0.410	5.600	31.046	27.329	5.544	27.316	0.888
0.420	0.420	5.876	33.107	27.995	5.634	27.983	0.914
0.430	0.430	6.159	35.250	28.662	5.723	28.649	0.939
0.440	0.440	6.449	37.479	29.328	5.811	29.315	0.965
0.450	0.450	6.746	39.794	29.995	5.899	29.981	0.991
0.460	0.460	7.049	42.196	30.661	5.986	30.648	1.017
0.470	0.470	7.359	44.687	31.328	6.073	31.314	1.044
0.480	0.480	7.675	47.267	31.994	6.158	31.980	1.070
0.490	0.490	7.995	50.574	32.014	6.326	31.981	1.112
WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.500	0.500	8.315	53.968	32.034	6.491	31.981	1.155
0.510	0.510	8.635	57.448	32.054	6.653	31.982	1.198
0.520	0.520	8.954	61.012	32.074	6.814	31.982	1.242
0.530	0.530	9.274	64.660	32.094	6.972	31.983	1.286
0.540	0.540	9.594	68.391	32.114	7.128	31.983	1.330
0.550	0.550	9.914	72.203	32.134	7.283	31.984	1.375
0.560	0.560	10.234	76.095	32.154	7.436	31.984	1.420
0.570	0.570	10.554	80.067	32.174	7.587	31.985	1.465
0.580	0.580	10.873	84.117	32.194	7.736	31.985	1.511
0.590	0.590	11.193	88.245	32.214	7.884	31.986	1.557
0.600	0.600	11.513	92.449	32.234	8.030	31.986	1.603
0.610	0.610	11.833	96.730	32.255	8.175	31.987	1.649
0.620	0.620	12.153	101.085	32.275	8.318	31.988	1.696

0.630	0.630	12.473	105.515	32.295	8.460	31.988	1.743
0.640	0.640	12.793	110.018	32.315	8.600	31.989	1.790
0.650	0.650	13.113	114.594	32.335	8.739	31.989	1.838
0.660	0.660	13.432	119.242	32.355	8.877	31.990	1.886
0.670	0.670	13.752	123.961	32.375	9.014	31.990	1.934
0.680	0.680	14.072	128.751	32.395	9.149	31.991	1.982
0.690	0.690	14.392	133.611	32.415	9.284	31.991	2.031
0.700	0.700	14.712	138.541	32.435	9.417	31.992	2.079
0.710	0.710	15.032	143.539	32.455	9.549	31.992	2.128
0.720	0.720	15.352	148.606	32.475	9.680	31.993	2.177
0.730	0.730	15.672	153.740	32.495	9.810	31.994	2.227
0.740	0.740	15.992	158.941	32.515	9.939	31.994	2.276
0.750	0.750	16.312	164.209	32.535	10.067	31.995	2.326
0.760	0.760	16.632	169.543	32.555	10.194	31.995	2.376
0.770	0.770	16.952	174.942	32.575	10.320	31.996	2.427
0.780	0.780	17.272	180.406	32.595	10.445	31.996	2.477
0.790	0.790	17.592	185.934	32.615	10.569	31.997	2.528
0.800	0.800	17.912	191.526	32.635	10.693	31.997	2.578
0.810	0.810	18.232	197.182	32.655	10.815	31.998	2.629
0.820	0.820	18.552	202.901	32.675	10.937	31.998	2.681
0.830	0.830	18.872	208.682	32.695	11.058	31.999	2.732
0.840	0.840	19.192	214.525	32.715	11.178	31.999	2.783
0.850	0.850	19.512	220.430	32.735	11.297	32.000	2.835
0.860	0.860	19.832	226.130	32.814	11.402	32.077	2.882
0.870	0.870	20.153	231.892	32.894	11.507	32.154	2.929
0.880	0.880	20.475	237.715	32.973	11.610	32.231	2.977
0.890	0.890	20.798	243.601	33.053	11.713	32.308	3.024
0.900	0.900	21.121	249.548	33.132	11.815	32.385	3.071
0.910	0.910	21.445	255.557	33.212	11.917	32.462	3.119
0.920	0.920	21.770	261.627	33.291	12.018	32.538	3.166
0.930	0.930	22.096	267.758	33.371	12.118	32.615	3.214
0.940	0.940	22.423	273.951	33.450	12.218	32.692	3.262
0.950	0.950	22.750	280.205	33.529	12.317	32.769	3.310
0.960	0.960	23.078	286.519	33.609	12.415	32.846	3.357
0.970	0.970	23.407	292.894	33.688	12.513	32.923	3.405

MANNING'S N = 0.017 SLOPE = 0.028

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.9	4.0	12.5	0.0	7.0	25.0	0.9
2.0	0.5	0.7	5.0	24.5	0.4			
3.0	0.5	0.4	6.0	24.5	0.7			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.001	0.666	0.428	0.666	0.013
0.020	0.020	0.013	0.009	1.333	0.680	1.332	0.027
0.030	0.030	0.030	0.027	1.999	0.891	1.998	0.042
0.040	0.040	0.053	0.058	2.666	1.079	2.664	0.058
0.050	0.050	0.083	0.104	3.332	1.252	3.331	0.074
0.060	0.060	0.120	0.170	3.998	1.414	3.997	0.091
0.070	0.070	0.163	0.256	4.665	1.567	4.663	0.108
0.080	0.080	0.213	0.365	5.331	1.713	5.329	0.126
0.090	0.090	0.270	0.500	5.998	1.853	5.995	0.143
0.100	0.100	0.333	0.662	6.664	1.988	6.661	0.161
0.110	0.110	0.403	0.854	7.331	2.119	7.327	0.180
0.120	0.120	0.480	1.077	7.997	2.245	7.993	0.198
0.130	0.130	0.563	1.333	8.663	2.368	8.659	0.217
0.140	0.140	0.653	1.624	9.330	2.488	9.326	0.236
0.150	0.150	0.749	1.952	9.996	2.605	9.992	0.256
0.160	0.160	0.853	2.319	10.663	2.720	10.658	0.275
0.170	0.170	0.963	2.726	11.329	2.832	11.324	0.295
0.180	0.180	1.079	3.175	11.995	2.942	11.990	0.315
0.190	0.190	1.202	3.667	12.662	3.050	12.656	0.335
0.200	0.200	1.332	4.204	13.328	3.156	13.322	0.355
0.210	0.210	1.469	4.789	13.995	3.260	13.988	0.375
0.220	0.220	1.612	5.421	14.661	3.363	14.654	0.396
0.230	0.230	1.762	6.103	15.327	3.464	15.321	0.417
0.240	0.240	1.918	6.837	15.994	3.564	15.987	0.438
0.250	0.250	2.082	7.623	16.660	3.662	16.653	0.459
0.260	0.260	2.251	8.464	17.327	3.759	17.319	0.480
0.270	0.270	2.428	9.360	17.993	3.855	17.985	0.501
0.280	0.280	2.611	10.313	18.660	3.950	18.651	0.523
0.290	0.290	2.801	11.324	19.326	4.043	19.317	0.544
0.300	0.300	2.998	12.396	19.992	4.135	19.983	0.566
0.310	0.310	3.201	13.529	20.659	4.227	20.649	0.588
0.320	0.320	3.410	14.724	21.325	4.317	21.316	0.610
0.330	0.330	3.627	15.983	21.992	4.407	21.982	0.632
0.340	0.340	3.850	17.307	22.658	4.495	22.648	0.654
0.350	0.350	4.080	18.698	23.324	4.583	23.314	0.677
0.360	0.360	4.316	20.157	23.991	4.670	23.980	0.699
0.370	0.370	4.556	22.046	24.011	4.839	23.981	0.734
0.380	0.380	4.796	24.000	24.031	5.004	23.981	0.769
0.390	0.390	5.036	26.019	24.051	5.167	23.982	0.805
0.400	0.400	5.276	28.101	24.071	5.327	23.982	0.841
0.410	0.410	5.515	30.245	24.091	5.484	23.983	0.878
0.420	0.420	5.755	32.451	24.111	5.638	23.983	0.914
0.430	0.430	5.995	34.717	24.131	5.791	23.984	0.952
0.440	0.440	6.235	37.042	24.151	5.941	23.984	0.989
0.450	0.450	6.475	39.425	24.171	6.089	23.985	1.027
0.460	0.460	6.715	41.866	24.191	6.235	23.985	1.065
0.470	0.470	6.955	44.364	24.211	6.379	23.986	1.103
0.480	0.480	7.194	46.917	24.231	6.521	23.986	1.141
0.490	0.490	7.434	49.526	24.251	6.662	23.987	1.180
WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.500	0.500	7.674	52.189	24.271	6.801	23.987	1.219
0.510	0.510	7.914	54.906	24.291	6.938	23.988	1.259
0.520	0.520	8.154	57.676	24.311	7.073	23.988	1.298
0.530	0.530	8.394	60.499	24.331	7.208	23.989	1.338
0.540	0.540	8.634	63.373	24.351	7.340	23.989	1.378
0.550	0.550	8.874	66.299	24.371	7.471	23.990	1.418
0.560	0.560	9.113	69.275	24.391	7.601	23.991	1.459
0.570	0.570	9.353	72.301	24.411	7.730	23.991	1.499
0.580	0.580	9.593	75.377	24.431	7.857	23.992	1.540
0.590	0.590	9.833	78.502	24.451	7.983	23.992	1.581
0.600	0.600	10.073	81.676	24.471	8.108	23.993	1.623
0.610	0.610	10.313	84.898	24.491	8.232	23.993	1.664
0.620	0.620	10.553	88.167	24.511	8.355	23.994	1.706

0.630	0.630	10.793	91.484	24.531	8.476	23.994	1.748
0.640	0.640	11.033	94.847	24.551	8.597	23.995	1.790
0.650	0.650	11.273	98.257	24.571	8.716	23.995	1.832
0.660	0.660	11.513	101.712	24.591	8.835	23.996	1.874
0.670	0.670	11.753	105.213	24.611	8.952	23.996	1.917
0.680	0.680	11.993	108.758	24.631	9.069	23.997	1.959
0.690	0.690	12.233	112.349	24.651	9.184	23.997	2.002
0.700	0.700	12.473	115.983	24.671	9.299	23.998	2.045
0.710	0.710	12.713	119.662	24.691	9.413	23.998	2.088
0.720	0.720	12.953	123.384	24.711	9.526	23.999	2.131
0.730	0.730	13.193	127.149	24.731	9.638	23.999	2.175
0.740	0.740	13.433	130.957	24.751	9.749	24.000	2.218
0.750	0.750	13.673	134.576	24.837	9.842	24.083	2.257
0.760	0.760	13.914	138.239	24.922	9.935	24.167	2.295
0.770	0.770	14.156	141.945	25.008	10.027	24.250	2.334
0.780	0.780	14.399	145.695	25.094	10.118	24.333	2.372
0.790	0.790	14.643	149.489	25.180	10.209	24.417	2.411
0.800	0.800	14.888	153.326	25.265	10.299	24.500	2.450
0.810	0.810	15.133	157.206	25.351	10.388	24.583	2.489
0.820	0.820	15.379	161.130	25.437	10.477	24.667	2.527
0.830	0.830	15.626	165.097	25.522	10.565	24.750	2.566
0.840	0.840	15.874	169.107	25.608	10.653	24.833	2.605
0.850	0.850	16.123	173.160	25.694	10.740	24.917	2.644

MANNING'S N = 0.017 SLOPE = 0.024

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	1.0	4.0	16.5	0.0	7.0	33.0	1.0
2.0	0.5	0.9	5.0	32.5	0.5			
3.0	0.5	0.5	6.0	32.5	0.9			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.001	0.667	0.392	0.666	0.012
0.020	0.020	0.013	0.008	1.333	0.622	1.333	0.026
0.030	0.030	0.030	0.024	2.000	0.815	1.999	0.040
0.040	0.040	0.053	0.053	2.666	0.987	2.665	0.055
0.050	0.050	0.083	0.095	3.333	1.145	3.331	0.070
0.060	0.060	0.120	0.155	3.999	1.293	3.998	0.086
0.070	0.070	0.163	0.234	4.666	1.433	4.664	0.102
0.080	0.080	0.213	0.334	5.332	1.567	5.330	0.118
0.090	0.090	0.270	0.457	5.999	1.695	5.996	0.135
0.100	0.100	0.333	0.606	6.666	1.818	6.663	0.151
0.110	0.110	0.403	0.781	7.332	1.937	7.329	0.168
0.120	0.120	0.480	0.985	7.999	2.053	7.995	0.186
0.130	0.130	0.563	1.219	8.665	2.166	8.661	0.203
0.140	0.140	0.653	1.486	9.332	2.275	9.328	0.221
0.150	0.150	0.750	1.786	9.998	2.382	9.994	0.238
0.160	0.160	0.853	2.121	10.665	2.487	10.660	0.256
0.170	0.170	0.963	2.493	11.331	2.590	11.326	0.274
0.180	0.180	1.079	2.904	11.998	2.690	11.993	0.293
0.190	0.190	1.203	3.354	12.664	2.789	12.659	0.311
0.200	0.200	1.333	3.846	13.331	2.886	13.325	0.330
0.210	0.210	1.469	4.380	13.998	2.981	13.991	0.348
0.220	0.220	1.612	4.959	14.664	3.075	14.658	0.367
0.230	0.230	1.762	5.583	15.331	3.168	15.324	0.386
0.240	0.240	1.919	6.254	15.997	3.259	15.990	0.405
0.250	0.250	2.082	6.973	16.664	3.349	16.656	0.424
0.260	0.260	2.252	7.741	17.330	3.438	17.323	0.444
0.270	0.270	2.428	8.561	17.997	3.525	17.989	0.463
0.280	0.280	2.612	9.433	18.663	3.612	18.655	0.483
0.290	0.290	2.802	10.358	19.330	3.697	19.321	0.503
0.300	0.300	2.998	11.338	19.997	3.782	19.988	0.522
0.310	0.310	3.201	12.374	20.663	3.865	20.654	0.542
0.320	0.320	3.411	13.468	21.330	3.948	21.320	0.562
0.330	0.330	3.628	14.619	21.996	4.030	21.986	0.583
0.340	0.340	3.851	15.831	22.663	4.111	22.653	0.603
0.350	0.350	4.081	17.103	23.329	4.191	23.319	0.623
0.360	0.360	4.317	18.437	23.996	4.271	23.985	0.644
0.370	0.370	4.560	19.835	24.662	4.349	24.651	0.664
0.380	0.380	4.810	21.297	25.329	4.427	25.318	0.685
0.390	0.390	5.067	22.824	25.995	4.505	25.984	0.706
0.400	0.400	5.330	24.419	26.662	4.581	26.650	0.726
0.410	0.410	5.600	26.081	27.329	4.657	27.316	0.747
0.420	0.420	5.876	27.812	27.995	4.733	27.983	0.768
0.430	0.430	6.159	29.613	28.662	4.808	28.649	0.790
0.440	0.440	6.449	31.485	29.328	4.882	29.315	0.811
0.450	0.450	6.746	33.429	29.995	4.956	29.981	0.832
0.460	0.460	7.049	35.447	30.661	5.029	30.648	0.853
0.470	0.470	7.359	37.539	31.328	5.101	31.314	0.875
0.480	0.480	7.675	39.707	31.994	5.173	31.980	0.896
0.490	0.490	7.995	42.485	32.014	5.314	31.981	0.929
WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.500	0.500	8.315	45.336	32.034	5.452	31.981	0.962
0.510	0.510	8.635	48.260	32.054	5.589	31.982	0.996
0.520	0.520	8.954	51.254	32.074	5.724	31.982	1.030
0.530	0.530	9.274	54.319	32.094	5.857	31.983	1.064
0.540	0.540	9.594	57.453	32.114	5.988	31.983	1.098
0.550	0.550	9.914	60.655	32.134	6.118	31.984	1.132
0.560	0.560	10.234	63.925	32.154	6.246	31.984	1.167
0.570	0.570	10.554	67.261	32.174	6.373	31.985	1.202
0.580	0.580	10.873	70.664	32.194	6.499	31.985	1.237
0.590	0.590	11.193	74.131	32.214	6.623	31.986	1.272
0.600	0.600	11.513	77.663	32.234	6.746	31.986	1.308
0.610	0.610	11.833	81.259	32.255	6.867	31.987	1.343
0.620	0.620	12.153	84.918	32.275	6.987	31.988	1.379

0.630	0.630	12.473	88.639	32.295	7.107	31.988	1.416
0.640	0.640	12.793	92.422	32.315	7.225	31.989	1.452
0.650	0.650	13.113	96.266	32.335	7.342	31.989	1.488
0.660	0.660	13.432	100.171	32.355	7.457	31.990	1.525
0.670	0.670	13.752	104.135	32.375	7.572	31.990	1.562
0.680	0.680	14.072	108.159	32.395	7.686	31.991	1.599
0.690	0.690	14.392	112.242	32.415	7.799	31.991	1.636
0.700	0.700	14.712	116.383	32.435	7.911	31.992	1.673
0.710	0.710	15.032	120.582	32.455	8.022	31.992	1.711
0.720	0.720	15.352	124.838	32.475	8.132	31.993	1.749
0.730	0.730	15.672	129.151	32.495	8.241	31.994	1.786
0.740	0.740	15.992	133.521	32.515	8.349	31.994	1.824
0.750	0.750	16.312	137.946	32.535	8.457	31.995	1.862
0.760	0.760	16.632	142.426	32.555	8.564	31.995	1.901
0.770	0.770	16.952	146.962	32.575	8.669	31.996	1.939
0.780	0.780	17.272	151.552	32.595	8.775	31.996	1.978
0.790	0.790	17.592	156.196	32.615	8.879	31.997	2.016
0.800	0.800	17.912	160.894	32.635	8.983	31.997	2.055
0.810	0.810	18.232	165.645	32.655	9.086	31.998	2.094
0.820	0.820	18.552	170.450	32.675	9.188	31.998	2.133
0.830	0.830	18.872	175.306	32.695	9.289	31.999	2.172
0.840	0.840	19.192	180.215	32.715	9.390	31.999	2.212
0.850	0.850	19.512	185.175	32.735	9.491	32.000	2.251
0.860	0.860	19.832	189.963	32.814	9.579	32.077	2.287
0.870	0.870	20.153	194.804	32.894	9.666	32.154	2.323
0.880	0.880	20.475	199.696	32.973	9.753	32.231	2.360
0.890	0.890	20.798	204.640	33.053	9.840	32.308	2.396
0.900	0.900	21.121	209.636	33.132	9.925	32.385	2.432
0.910	0.910	21.445	214.684	33.212	10.011	32.462	2.469
0.920	0.920	21.770	219.783	33.291	10.096	32.538	2.505
0.930	0.930	22.096	224.934	33.371	10.180	32.615	2.542
0.940	0.940	22.423	230.136	33.450	10.264	32.692	2.578
0.950	0.950	22.750	235.389	33.529	10.347	32.769	2.615
0.960	0.960	23.078	240.694	33.609	10.430	32.846	2.652
0.970	0.970	23.407	246.050	33.688	10.512	32.923	2.689

Alley perpendicular to 98th.txt

MANNING'S N = 0.017 SLOPE = 0.050

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.3	2.0	10.0	0.0	3.0	20.0	0.3

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.002	0.667	0.571	0.667	0.015
0.020	0.020	0.013	0.012	1.334	0.907	1.333	0.033
0.030	0.030	0.030	0.036	2.001	1.188	2.000	0.052
0.040	0.040	0.053	0.077	2.668	1.440	2.667	0.072
0.050	0.050	0.083	0.139	3.335	1.671	3.333	0.093
0.060	0.060	0.120	0.226	4.002	1.887	4.000	0.115
0.070	0.070	0.163	0.341	4.669	2.091	4.667	0.138
0.080	0.080	0.213	0.488	5.336	2.285	5.333	0.161
0.090	0.090	0.270	0.667	6.003	2.472	6.000	0.185
0.100	0.100	0.333	0.884	6.670	2.652	6.667	0.209
0.110	0.110	0.403	1.140	7.337	2.826	7.333	0.234
0.120	0.120	0.480	1.437	8.004	2.995	8.000	0.259
0.130	0.130	0.563	1.780	8.671	3.159	8.667	0.285
0.140	0.140	0.653	2.168	9.338	3.319	9.333	0.311
0.150	0.150	0.750	2.606	10.004	3.475	10.000	0.338
0.160	0.160	0.853	3.096	10.671	3.628	10.667	0.365
0.170	0.170	0.963	3.639	11.338	3.777	11.333	0.392
0.180	0.180	1.080	4.238	12.005	3.924	12.000	0.420
0.190	0.190	1.203	4.895	12.672	4.068	12.667	0.447
0.200	0.200	1.333	5.613	13.339	4.210	13.333	0.476
0.210	0.210	1.470	6.393	14.006	4.349	14.000	0.504
0.220	0.220	1.613	7.237	14.673	4.486	14.667	0.533
0.230	0.230	1.763	8.148	15.340	4.621	15.333	0.562
0.240	0.240	1.920	9.127	16.007	4.754	16.000	0.592
0.250	0.250	2.083	10.177	16.674	4.885	16.667	0.621
0.260	0.260	2.253	11.299	17.341	5.014	17.333	0.651
0.270	0.270	2.430	12.495	18.008	5.142	18.000	0.681
0.280	0.280	2.613	13.768	18.675	5.268	18.667	0.712
0.290	0.290	2.803	15.119	19.342	5.393	19.333	0.742

MANNING'S N = 0.017 SLOPE = 0.030

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.9	4.0	12.5	0.0	7.0	25.0	0.9
2.0	0.5	0.7	5.0	24.5	0.4			
3.0	0.5	0.4	6.0	24.5	0.7			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.001	0.666	0.440	0.666	0.013
0.020	0.020	0.013	0.009	1.333	0.698	1.332	0.028
0.030	0.030	0.030	0.027	1.999	0.914	1.998	0.043
0.040	0.040	0.053	0.059	2.666	1.108	2.664	0.059
0.050	0.050	0.083	0.107	3.332	1.285	3.331	0.076
0.060	0.060	0.120	0.174	3.998	1.452	3.997	0.093
0.070	0.070	0.163	0.263	4.665	1.609	4.663	0.110
0.080	0.080	0.213	0.375	5.331	1.758	5.329	0.128
0.090	0.090	0.270	0.513	5.998	1.902	5.995	0.146
0.100	0.100	0.333	0.680	6.664	2.040	6.661	0.165
0.110	0.110	0.403	0.876	7.331	2.174	7.327	0.184
0.120	0.120	0.480	1.105	7.997	2.304	7.993	0.203
0.130	0.130	0.563	1.368	8.663	2.430	8.659	0.222
0.140	0.140	0.653	1.667	9.330	2.554	9.326	0.241
0.150	0.150	0.749	2.004	9.996	2.674	9.992	0.261
0.160	0.160	0.853	2.380	10.663	2.791	10.658	0.281
0.170	0.170	0.963	2.798	11.329	2.906	11.324	0.301
0.180	0.180	1.079	3.258	11.995	3.019	11.990	0.322
0.190	0.190	1.202	3.763	12.662	3.130	12.656	0.342
0.200	0.200	1.332	4.315	13.328	3.239	13.322	0.363
0.210	0.210	1.469	4.915	13.995	3.346	13.988	0.384
0.220	0.220	1.612	5.564	14.661	3.452	14.654	0.405
0.230	0.230	1.762	6.264	15.327	3.555	15.321	0.427
0.240	0.240	1.918	7.017	15.994	3.658	15.987	0.448
0.250	0.250	2.082	7.824	16.660	3.759	16.653	0.470
0.260	0.260	2.251	8.686	17.327	3.858	17.319	0.492
0.270	0.270	2.428	9.606	17.993	3.956	17.985	0.513
0.280	0.280	2.611	10.584	18.660	4.054	18.651	0.536
0.290	0.290	2.801	11.623	19.326	4.150	19.317	0.558
0.300	0.300	2.998	12.722	19.992	4.244	19.983	0.580
0.310	0.310	3.201	13.885	20.659	4.338	20.649	0.603
0.320	0.320	3.410	15.112	21.325	4.431	21.316	0.625
0.330	0.330	3.627	16.404	21.992	4.523	21.982	0.648
0.340	0.340	3.850	17.763	22.658	4.614	22.648	0.671
0.350	0.350	4.080	19.191	23.324	4.704	23.314	0.694
0.360	0.360	4.316	20.688	23.991	4.793	23.980	0.717
0.370	0.370	4.556	22.626	24.011	4.966	23.981	0.754
0.380	0.380	4.796	24.632	24.031	5.136	23.981	0.790
0.390	0.390	5.036	26.704	24.051	5.303	23.982	0.827
0.400	0.400	5.276	28.841	24.071	5.467	23.982	0.865
0.410	0.410	5.515	31.042	24.091	5.628	23.983	0.903
0.420	0.420	5.755	33.306	24.111	5.787	23.983	0.941
0.430	0.430	5.995	35.631	24.131	5.943	23.984	0.979
0.440	0.440	6.235	38.018	24.151	6.097	23.984	1.018
0.450	0.450	6.475	40.464	24.171	6.249	23.985	1.057
0.460	0.460	6.715	42.969	24.191	6.399	23.985	1.097
0.470	0.470	6.955	45.532	24.211	6.547	23.986	1.137
0.480	0.480	7.194	48.153	24.231	6.693	23.986	1.177
0.490	0.490	7.434	50.831	24.251	6.837	23.987	1.217
WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.500	0.500	7.674	53.564	24.271	6.980	23.987	1.258
0.510	0.510	7.914	56.352	24.291	7.121	23.988	1.299
0.520	0.520	8.154	59.195	24.311	7.260	23.988	1.340
0.530	0.530	8.394	62.092	24.331	7.397	23.989	1.381
0.540	0.540	8.634	65.042	24.351	7.534	23.989	1.423
0.550	0.550	8.874	68.045	24.371	7.668	23.990	1.465
0.560	0.560	9.113	71.100	24.391	7.802	23.991	1.507
0.570	0.570	9.353	74.206	24.411	7.934	23.991	1.549
0.580	0.580	9.593	77.363	24.431	8.064	23.992	1.592
0.590	0.590	9.833	80.570	24.451	8.194	23.992	1.634
0.600	0.600	10.073	83.828	24.471	8.322	23.993	1.677
0.610	0.610	10.313	87.134	24.491	8.449	23.993	1.720
0.620	0.620	10.553	90.490	24.511	8.575	23.994	1.764

0.630	0.630	10.793	93.894	24.531	8.700	23.994	1.807
0.640	0.640	11.033	97.346	24.551	8.823	23.995	1.851
0.650	0.650	11.273	100.845	24.571	8.946	23.995	1.895
0.660	0.660	11.513	104.391	24.591	9.067	23.996	1.939
0.670	0.670	11.753	107.984	24.611	9.188	23.996	1.983
0.680	0.680	11.993	111.623	24.631	9.308	23.997	2.027
0.690	0.690	12.233	115.308	24.651	9.426	23.997	2.072
0.700	0.700	12.473	119.039	24.671	9.544	23.998	2.117
0.710	0.710	12.713	122.814	24.691	9.661	23.998	2.162
0.720	0.720	12.953	126.634	24.711	9.777	23.999	2.207
0.730	0.730	13.193	130.498	24.731	9.892	23.999	2.252
0.740	0.740	13.433	134.406	24.751	10.006	24.000	2.297
0.750	0.750	13.673	138.121	24.837	10.102	24.083	2.337
0.760	0.760	13.914	141.880	24.922	10.197	24.167	2.377
0.770	0.770	14.156	145.684	25.008	10.291	24.250	2.417
0.780	0.780	14.399	149.533	25.094	10.385	24.333	2.457
0.790	0.790	14.643	153.427	25.180	10.478	24.417	2.498
0.800	0.800	14.888	157.365	25.265	10.570	24.500	2.538
0.810	0.810	15.133	161.347	25.351	10.662	24.583	2.578
0.820	0.820	15.379	165.374	25.437	10.753	24.667	2.618
0.830	0.830	15.626	169.446	25.522	10.844	24.750	2.659
0.840	0.840	15.874	173.562	25.608	10.934	24.833	2.699
0.850	0.850	16.123	177.722	25.694	11.023	24.917	2.740

MANNING'S N = 0.017 SLOPE = 0.024

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.9	4.0	12.5	0.0	7.0	25.0	0.9
2.0	0.5	0.7	5.0	24.5	0.4			
3.0	0.5	0.4	6.0	24.5	0.7			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.001	0.666	0.392	0.666	0.012
0.020	0.020	0.013	0.008	1.333	0.622	1.332	0.026
0.030	0.030	0.030	0.024	1.999	0.815	1.998	0.040
0.040	0.040	0.053	0.053	2.666	0.987	2.664	0.055
0.050	0.050	0.083	0.095	3.332	1.145	3.331	0.070
0.060	0.060	0.120	0.155	3.998	1.293	3.997	0.086
0.070	0.070	0.163	0.234	4.665	1.433	4.663	0.102
0.080	0.080	0.213	0.334	5.331	1.567	5.329	0.118
0.090	0.090	0.270	0.457	5.998	1.695	5.995	0.135
0.100	0.100	0.333	0.606	6.664	1.818	6.661	0.151
0.110	0.110	0.403	0.781	7.331	1.937	7.327	0.168
0.120	0.120	0.480	0.985	7.997	2.053	7.993	0.186
0.130	0.130	0.563	1.219	8.663	2.166	8.659	0.203
0.140	0.140	0.653	1.485	9.330	2.275	9.326	0.221
0.150	0.150	0.749	1.785	9.996	2.382	9.992	0.238
0.160	0.160	0.853	2.121	10.663	2.487	10.658	0.256
0.170	0.170	0.963	2.493	11.329	2.590	11.324	0.274
0.180	0.180	1.079	2.903	11.995	2.690	11.990	0.293
0.190	0.190	1.202	3.353	12.662	2.789	12.656	0.311
0.200	0.200	1.332	3.845	13.328	2.886	13.322	0.330
0.210	0.210	1.469	4.379	13.995	2.981	13.988	0.348
0.220	0.220	1.612	4.958	14.661	3.075	14.654	0.367
0.230	0.230	1.762	5.581	15.327	3.168	15.321	0.386
0.240	0.240	1.918	6.252	15.994	3.259	15.987	0.405
0.250	0.250	2.082	6.971	16.660	3.349	16.653	0.424
0.260	0.260	2.251	7.740	17.327	3.438	17.319	0.444
0.270	0.270	2.428	8.559	17.993	3.525	17.985	0.463
0.280	0.280	2.611	9.431	18.660	3.612	18.651	0.483
0.290	0.290	2.801	10.356	19.326	3.697	19.317	0.503
0.300	0.300	2.998	11.336	19.992	3.782	19.983	0.522
0.310	0.310	3.201	12.372	20.659	3.865	20.649	0.542
0.320	0.320	3.410	13.465	21.325	3.948	21.316	0.562
0.330	0.330	3.627	14.616	21.992	4.030	21.982	0.583
0.340	0.340	3.850	15.828	22.658	4.111	22.648	0.603
0.350	0.350	4.080	17.100	23.324	4.191	23.314	0.623
0.360	0.360	4.316	18.434	23.991	4.271	23.980	0.644
0.370	0.370	4.556	20.161	24.011	4.425	23.981	0.675
0.380	0.380	4.796	21.948	24.031	4.576	23.981	0.706
0.390	0.390	5.036	23.794	24.051	4.725	23.982	0.737
0.400	0.400	5.276	25.698	24.071	4.871	23.982	0.769
0.410	0.410	5.515	27.659	24.091	5.015	23.983	0.801
0.420	0.420	5.755	29.676	24.111	5.156	23.983	0.834
0.430	0.430	5.995	31.748	24.131	5.296	23.984	0.866
0.440	0.440	6.235	33.874	24.151	5.433	23.984	0.899
0.450	0.450	6.475	36.054	24.171	5.568	23.985	0.932
0.460	0.460	6.715	38.286	24.191	5.702	23.985	0.966
0.470	0.470	6.955	40.570	24.211	5.834	23.986	0.999
0.480	0.480	7.194	42.906	24.231	5.964	23.986	1.033
0.490	0.490	7.434	45.291	24.251	6.092	23.987	1.067
WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.500	0.500	7.674	47.727	24.271	6.219	23.987	1.102
0.510	0.510	7.914	50.211	24.291	6.345	23.988	1.136
0.520	0.520	8.154	52.744	24.311	6.469	23.988	1.171
0.530	0.530	8.394	55.326	24.331	6.591	23.989	1.206
0.540	0.540	8.634	57.954	24.351	6.713	23.989	1.241
0.550	0.550	8.874	60.630	24.371	6.833	23.990	1.276
0.560	0.560	9.113	63.351	24.391	6.951	23.991	1.312
0.570	0.570	9.353	66.119	24.411	7.069	23.991	1.347
0.580	0.580	9.593	68.932	24.431	7.185	23.992	1.383
0.590	0.590	9.833	71.790	24.451	7.301	23.992	1.419
0.600	0.600	10.073	74.692	24.471	7.415	23.993	1.455
0.610	0.610	10.313	77.639	24.491	7.528	23.993	1.492
0.620	0.620	10.553	80.628	24.511	7.640	23.994	1.528

0.630	0.630	10.793	83.661	24.531	7.752	23.994	1.565
0.640	0.640	11.033	86.737	24.551	7.862	23.995	1.601
0.650	0.650	11.273	89.855	24.571	7.971	23.995	1.638
0.660	0.660	11.513	93.015	24.591	8.079	23.996	1.675
0.670	0.670	11.753	96.216	24.611	8.187	23.996	1.712
0.680	0.680	11.993	99.459	24.631	8.293	23.997	1.750
0.690	0.690	12.233	102.742	24.651	8.399	23.997	1.787
0.700	0.700	12.473	106.066	24.671	8.504	23.998	1.825
0.710	0.710	12.713	109.430	24.691	8.608	23.998	1.863
0.720	0.720	12.953	112.834	24.711	8.711	23.999	1.900
0.730	0.730	13.193	116.277	24.731	8.814	23.999	1.938
0.740	0.740	13.433	119.759	24.751	8.916	24.000	1.976
0.750	0.750	13.673	123.069	24.837	9.001	24.083	2.010
0.760	0.760	13.914	126.418	24.922	9.086	24.167	2.044
0.770	0.770	14.156	129.808	25.008	9.170	24.250	2.078
0.780	0.780	14.399	133.237	25.094	9.253	24.333	2.112
0.790	0.790	14.643	136.707	25.180	9.336	24.417	2.146
0.800	0.800	14.888	140.215	25.265	9.418	24.500	2.180
0.810	0.810	15.133	143.764	25.351	9.500	24.583	2.214
0.820	0.820	15.379	147.352	25.437	9.581	24.667	2.248
0.830	0.830	15.626	150.980	25.522	9.662	24.750	2.282
0.840	0.840	15.874	154.647	25.608	9.742	24.833	2.316
0.850	0.850	16.123	158.354	25.694	9.822	24.917	2.350

MANNING'S N = 0.017 SLOPE = 0.006

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.5	2.0	10.0	0.0	3.0	20.0	0.5

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.002	0.000	0.400	0.201	0.400	0.011
0.020	0.020	0.008	0.003	0.801	0.319	0.800	0.022
0.030	0.030	0.018	0.008	1.201	0.418	1.200	0.033
0.040	0.040	0.032	0.016	1.602	0.507	1.600	0.044
0.050	0.050	0.050	0.029	2.002	0.588	2.000	0.055
0.060	0.060	0.072	0.048	2.403	0.664	2.400	0.067
0.070	0.070	0.098	0.072	2.803	0.736	2.800	0.078
0.080	0.080	0.128	0.103	3.204	0.804	3.200	0.090
0.090	0.090	0.162	0.141	3.604	0.870	3.600	0.102
0.100	0.100	0.200	0.187	4.005	0.933	4.000	0.114
0.110	0.110	0.242	0.241	4.405	0.995	4.400	0.125
0.120	0.120	0.288	0.304	4.806	1.054	4.800	0.137
0.130	0.130	0.338	0.376	5.206	1.112	5.200	0.149
0.140	0.140	0.392	0.458	5.607	1.168	5.600	0.161
0.150	0.150	0.450	0.550	6.007	1.223	6.000	0.173
0.160	0.160	0.512	0.654	6.408	1.277	6.400	0.185
0.170	0.170	0.578	0.768	6.808	1.329	6.800	0.197
0.180	0.180	0.648	0.895	7.209	1.381	7.200	0.210
0.190	0.190	0.722	1.034	7.609	1.432	7.600	0.222
0.200	0.200	0.800	1.185	8.010	1.482	8.000	0.234
0.210	0.210	0.882	1.350	8.410	1.531	8.400	0.246
0.220	0.220	0.968	1.528	8.811	1.579	8.800	0.259
0.230	0.230	1.058	1.721	9.211	1.626	9.200	0.271
0.240	0.240	1.152	1.927	9.612	1.673	9.600	0.284
0.250	0.250	1.250	2.149	10.012	1.719	10.000	0.296
0.260	0.260	1.352	2.386	10.413	1.765	10.400	0.308
0.270	0.270	1.458	2.639	10.813	1.810	10.800	0.321
0.280	0.280	1.568	2.907	11.214	1.854	11.200	0.333
0.290	0.290	1.682	3.193	11.614	1.898	11.600	0.346
0.300	0.300	1.800	3.495	12.015	1.941	12.000	0.359
0.310	0.310	1.922	3.814	12.415	1.984	12.400	0.371
0.320	0.320	2.048	4.151	12.816	2.027	12.800	0.384
0.330	0.330	2.178	4.506	13.216	2.069	13.200	0.397
0.340	0.340	2.312	4.879	13.617	2.110	13.600	0.409
0.350	0.350	2.450	5.271	14.017	2.152	14.000	0.422
0.360	0.360	2.592	5.683	14.418	2.192	14.400	0.435
0.370	0.370	2.738	6.113	14.818	2.233	14.800	0.448
0.380	0.380	2.888	6.564	15.219	2.273	15.200	0.460
0.390	0.390	3.042	7.035	15.619	2.313	15.600	0.473
0.400	0.400	3.200	7.526	16.020	2.352	16.000	0.486
0.410	0.410	3.362	8.038	16.420	2.391	16.400	0.499
0.420	0.420	3.528	8.572	16.821	2.430	16.800	0.512
0.430	0.430	3.698	9.127	17.221	2.468	17.200	0.525
0.440	0.440	3.872	9.704	17.622	2.506	17.600	0.538
0.450	0.450	4.050	10.303	18.022	2.544	18.000	0.551
0.460	0.460	4.232	10.925	18.423	2.582	18.400	0.564
0.470	0.470	4.418	11.570	18.823	2.619	18.800	0.577
0.480	0.480	4.608	12.238	19.224	2.656	19.200	0.590
0.490	0.490	4.802	12.930	19.624	2.693	19.600	0.603

Alley perpendicular to Blake & Amole Arroyo.txt

MANNING'S N = 0.017 SLOPE = 0.006

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.3	2.0	10.0	0.0	3.0	20.0	0.3

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.001	0.667	0.198	0.667	0.011
0.020	0.020	0.013	0.004	1.334	0.314	1.333	0.022
0.030	0.030	0.030	0.012	2.001	0.412	2.000	0.033
0.040	0.040	0.053	0.027	2.668	0.499	2.667	0.044
0.050	0.050	0.083	0.048	3.335	0.579	3.333	0.055
0.060	0.060	0.120	0.078	4.002	0.654	4.000	0.067
0.070	0.070	0.163	0.118	4.669	0.724	4.667	0.078
0.080	0.080	0.213	0.169	5.336	0.792	5.333	0.090
0.090	0.090	0.270	0.231	6.003	0.856	6.000	0.101
0.100	0.100	0.333	0.306	6.670	0.919	6.667	0.113
0.110	0.110	0.403	0.395	7.337	0.979	7.333	0.125
0.120	0.120	0.480	0.498	8.004	1.037	8.000	0.137
0.130	0.130	0.563	0.616	8.671	1.094	8.667	0.149
0.140	0.140	0.653	0.751	9.338	1.150	9.333	0.161
0.150	0.150	0.750	0.903	10.004	1.204	10.000	0.173
0.160	0.160	0.853	1.072	10.671	1.257	10.667	0.185
0.170	0.170	0.963	1.261	11.338	1.309	11.333	0.197
0.180	0.180	1.080	1.468	12.005	1.359	12.000	0.209
0.190	0.190	1.203	1.696	12.672	1.409	12.667	0.221
0.200	0.200	1.333	1.944	13.339	1.458	13.333	0.233
0.210	0.210	1.470	2.215	14.006	1.507	14.000	0.245
0.220	0.220	1.613	2.507	14.673	1.554	14.667	0.258
0.230	0.230	1.763	2.823	15.340	1.601	15.333	0.270
0.240	0.240	1.920	3.162	16.007	1.647	16.000	0.282
0.250	0.250	2.083	3.525	16.674	1.692	16.667	0.295
0.260	0.260	2.253	3.914	17.341	1.737	17.333	0.307
0.270	0.270	2.430	4.329	18.008	1.781	18.000	0.319
0.280	0.280	2.613	4.769	18.675	1.825	18.667	0.332
0.290	0.290	2.803	5.237	19.342	1.868	19.333	0.344

MANNING'S N = 0.017 SLOPE = 0.024

POINT	DIST	ELEV	POINT	DIST	ELEV	POINT	DIST	ELEV
1.0	0.0	0.9	4.0	14.5	0.0	7.0	29.0	0.9
2.0	0.5	0.8	5.0	28.5	0.4			
3.0	0.5	0.4	6.0	28.5	0.8			

WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.010	0.010	0.003	0.001	0.666	0.392	0.666	0.012
0.020	0.020	0.013	0.008	1.333	0.622	1.332	0.026
0.030	0.030	0.030	0.024	1.999	0.815	1.999	0.040
0.040	0.040	0.053	0.053	2.666	0.987	2.665	0.055
0.050	0.050	0.083	0.095	3.332	1.145	3.331	0.070
0.060	0.060	0.120	0.155	3.999	1.293	3.997	0.086
0.070	0.070	0.163	0.234	4.665	1.433	4.663	0.102
0.080	0.080	0.213	0.334	5.332	1.567	5.330	0.118
0.090	0.090	0.270	0.457	5.998	1.695	5.996	0.135
0.100	0.100	0.333	0.606	6.665	1.818	6.662	0.151
0.110	0.110	0.403	0.781	7.331	1.937	7.328	0.168
0.120	0.120	0.480	0.985	7.998	2.053	7.994	0.186
0.130	0.130	0.563	1.219	8.664	2.166	8.660	0.203
0.140	0.140	0.653	1.485	9.331	2.275	9.327	0.221
0.150	0.150	0.749	1.786	9.997	2.382	9.993	0.238
0.160	0.160	0.853	2.121	10.664	2.487	10.659	0.256
0.170	0.170	0.963	2.493	11.330	2.590	11.325	0.274
0.180	0.180	1.079	2.903	11.997	2.690	11.991	0.293
0.190	0.190	1.202	3.354	12.663	2.789	12.658	0.311
0.200	0.200	1.332	3.845	13.330	2.886	13.324	0.330
0.210	0.210	1.469	4.380	13.996	2.981	13.990	0.348
0.220	0.220	1.612	4.958	14.663	3.075	14.656	0.367
0.230	0.230	1.762	5.582	15.329	3.168	15.322	0.386
0.240	0.240	1.919	6.253	15.996	3.259	15.989	0.405
0.250	0.250	2.082	6.972	16.662	3.349	16.655	0.424
0.260	0.260	2.252	7.741	17.329	3.438	17.321	0.444
0.270	0.270	2.428	8.560	17.995	3.525	17.987	0.463
0.280	0.280	2.611	9.432	18.662	3.612	18.653	0.483
0.290	0.290	2.801	10.357	19.328	3.697	19.320	0.503
0.300	0.300	2.998	11.337	19.995	3.782	19.986	0.522
0.310	0.310	3.201	12.373	20.661	3.865	20.652	0.542
0.320	0.320	3.411	13.467	21.328	3.948	21.318	0.562
0.330	0.330	3.627	14.618	21.994	4.030	21.984	0.583
0.340	0.340	3.851	15.829	22.661	4.111	22.650	0.603
0.350	0.350	4.080	17.102	23.327	4.191	23.317	0.623
0.360	0.360	4.317	18.436	23.994	4.271	23.983	0.644
0.370	0.370	4.560	19.833	24.660	4.349	24.649	0.664
0.380	0.380	4.810	21.295	25.327	4.427	25.315	0.685
0.390	0.390	5.066	22.822	25.993	4.505	25.981	0.706
0.400	0.400	5.330	24.416	26.660	4.581	26.648	0.726
0.410	0.410	5.599	26.078	27.326	4.657	27.314	0.747
0.420	0.420	5.876	27.809	27.993	4.733	27.980	0.768
0.430	0.430	6.156	30.037	28.013	4.880	27.981	0.800
0.440	0.440	6.435	32.331	28.033	5.024	27.981	0.833
0.450	0.450	6.715	34.691	28.053	5.166	27.982	0.865
0.460	0.460	6.995	37.116	28.073	5.306	27.982	0.898
0.470	0.470	7.275	39.605	28.093	5.444	27.983	0.931
0.480	0.480	7.555	42.156	28.113	5.580	27.983	0.964
0.490	0.490	7.835	44.770	28.133	5.714	27.984	0.998
WSEL FT.	DEPTH INC	FLOW AREA SQ.FT.	FLOW RATE (CFS)	WETTED PER (FT)	FLOW VEL (FPS)	TOPWID PLUS OBSTRUCTIONS	TOTAL ENERGY (FT)
0.500	0.500	8.114	47.444	28.153	5.847	27.984	1.032
0.510	0.510	8.394	50.179	28.173	5.978	27.985	1.066
0.520	0.520	8.674	52.973	28.193	6.107	27.985	1.100
0.530	0.530	8.954	55.825	28.213	6.235	27.986	1.135
0.540	0.540	9.234	58.736	28.233	6.361	27.986	1.169
0.550	0.550	9.514	61.703	28.253	6.486	27.987	1.204
0.560	0.560	9.794	64.728	28.273	6.609	27.987	1.239
0.570	0.570	10.073	67.808	28.293	6.731	27.988	1.275
0.580	0.580	10.353	70.943	28.313	6.852	27.988	1.310
0.590	0.590	10.633	74.134	28.333	6.972	27.989	1.346
0.600	0.600	10.913	77.378	28.353	7.090	27.989	1.382
0.610	0.610	11.193	80.676	28.373	7.208	27.990	1.418
0.620	0.620	11.473	84.027	28.393	7.324	27.991	1.454

0.630	0.630	11.753	87.430	28.413	7.439	27.991	1.491
0.640	0.640	12.033	90.886	28.433	7.553	27.992	1.527
0.650	0.650	12.313	94.392	28.453	7.666	27.992	1.564
0.660	0.660	12.593	97.950	28.473	7.778	27.993	1.601
0.670	0.670	12.872	101.558	28.493	7.890	27.993	1.638
0.680	0.680	13.152	105.217	28.513	8.000	27.994	1.675
0.690	0.690	13.432	108.925	28.533	8.109	27.994	1.713
0.700	0.700	13.712	112.682	28.553	8.218	27.995	1.750
0.710	0.710	13.992	116.487	28.573	8.325	27.995	1.788
0.720	0.720	14.272	120.342	28.593	8.432	27.996	1.826
0.730	0.730	14.552	124.244	28.613	8.538	27.996	1.864
0.740	0.740	14.832	128.193	28.633	8.643	27.997	1.902
0.750	0.750	15.112	132.190	28.653	8.747	27.997	1.940
0.760	0.760	15.392	136.233	28.673	8.851	27.998	1.978
0.770	0.770	15.672	140.323	28.693	8.954	27.998	2.017
0.780	0.780	15.952	144.459	28.713	9.056	27.999	2.056
0.790	0.790	16.232	148.641	28.733	9.157	27.999	2.094
0.800	0.800	16.512	152.868	28.753	9.258	28.000	2.133
0.810	0.810	16.792	156.907	28.839	9.344	28.083	2.168
0.820	0.820	17.074	160.993	28.924	9.429	28.167	2.203
0.830	0.830	17.356	165.124	29.010	9.514	28.250	2.238
0.840	0.840	17.639	169.302	29.096	9.598	28.333	2.273
0.850	0.850	17.922	173.525	29.181	9.682	28.417	2.308
0.860	0.860	18.207	177.793	29.267	9.765	28.500	2.343
0.870	0.870	18.492	182.107	29.353	9.848	28.583	2.378
0.880	0.880	18.779	186.467	29.438	9.930	28.667	2.414
0.890	0.890	19.066	190.872	29.524	10.011	28.750	2.449
0.900	0.900	19.354	195.322	29.610	10.092	28.833	2.484
0.910	0.910	19.642	199.818	29.696	10.173	28.917	2.520

EXHIBITS

EXHIBIT 1 - SITE PLAN

EXHIBIT 2 - GRADING PLAN

EXHIBIT 3 - DEVELOPED CONDITIONS BASIN MAP

EXHIBIT 1

SITE PLAN

EXHIBIT 2

GRADING PLAN

EXHIBIT 3

DEVELOPED CONDITIONS BASIN MAP

Bohannan △ Huston INC.

Albuquerque
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Las Cruces
425 S. Telshor Blvd.
Suite C-103
Las Cruces, NM
88011-8237

voice: 505.532.8670
facsimile: 505.532.8680

Dallas
310 East I-30
Suite 100
Garland, TX
75043

voice: 972.226.8181
facsimile: 972.226.8184
toll free: 866.791.8100

Denver
Meridian One
9785 Maroon Circle
Suite 140
Englewood, CO
80112-5928

voice: 303.799.5103
facsimile: 303.799.5104
toll free: 877.799.5103

www.bhinc.com

CITY OF ALBUQUERQUE

July 16, 2014

Scott Steffen, PE
Bohannan Huston, Inc.
Courtyard 1 7500 Jefferson NE
Edgewood, NM 87109

Re: Diamond Mesa, 2300 Diamond Mesa Trail SW
Buildings 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 and 5301-5306.
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-22-12 (N09D12)
Certification dated: 7-10-14

Dear Mr. Steffen,

Based on the Certification received 4/14/2014, the above named buildings are acceptable for release of a Certificate of Occupancy by Hydrology.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Carol Quintana

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

July 16, 2014

Scott Steffen, PE
Bohannan Huston, Inc.
Courtyard 1 7500 Jefferson NE
Edgewood, NM 87109

Re: Diamond Mesa, 2300 Diamond Mesa Trail SW
Buildings 4701-4706, 4801-4806, 4901-4906, 5001-5006, 5101-5106, 5201-5206 and 5301-5306.
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-22-12 (N09D12)
Certification dated: 7-10-14

Dear Mr. Steffen,

Based on the Certification received 4/14/2014, the above named buildings are acceptable for release of a Certificate of Occupancy by Hydrology.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Carol Quintana

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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
X 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: July 10, 2014 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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, includinę project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

April 24, 2014

Scott Steffen, PE
Bohannan Huston, Inc.
Courtyard 1 7500 Jefferson NE
Edgewood, NM 87109

Re: Diamond Mesa, 2300 Diamond Mesa Trail SW
Buildings 40-46, 85 and 88
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-22-12 (N09D12)
Certification dated: 4-23-14

Dear Mr. Steffen,

Based on the Certification received 4/23/2014, the site is acceptable for release of a Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 23, 2014

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 40-46, 85 and 88 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,and 3/5/14 for Buildings 81 and 83-84, 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 4/23/14, 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

RECEIVED
APR 23 2014
LAND DEVELOPMENT SECTION

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

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CITY OF ALBUQUERQUE

March 19, 2014

Scott Steffen, P.E.
Bohannan Huston, Inc.
7500 Jefferson St NE Courtyard 1
Albuquerque, NM 87109

Re: Diamond Mesa Bldgs. 81, 83 and 84, 2300 Diamond Mesa Trail SW
Request for permanent C.O. - Accepted
Engineer's Stamp dated: 10-22-12 (N09/D012)
Certification dated: 3-05-14

Dear Mr. Steffen,

Based on the Certification received 3/06/2014, the site is acceptable for release of permanent Certificate of Occupancy by Hydrology for buildings 81, 83 and 84.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records once the permanent CO is accepted. This certification can be e-mailed to: rrael@cabq.gov.

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

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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
X 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)

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MAR 06 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: March 5, 2014 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 5, 2014

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 81 and 83-84 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, and 1/31/14 for Buildings 70, 77-80 and 82,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 3/05/14, 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

RECEIVED
MAR. 06 2014
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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CITY OF ALBUQUERQUE

January 31, 2014

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldgs. 70, 77-80 and 82, 2300 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 10-22-12, (N09/D012)
Certification dated: 01-31-14

Dear Mr. Steffen,

Based upon the information provided in the Certification received 01-31-14, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail
MAO

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 31, 2014

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 70, 77-80 and 82 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, and 1/6/14 for Building 71, 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 1/30/14, 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

RECEIVED
JAN 31 2014
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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CITY OF ALBUQUERQUE

January 22, 2014

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: 2300 Diamond Mesa Trl. SW, Bldgs. 71
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 10-22-12, (N09/D012)
Certification dated: 01-06-14

Dear Mr. Steffen,

Based upon the information provided in the Certification received 01-06-14, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: sbiazar@cabq.gov or rrael@cabq.gov.

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer—Hydrology Section
Development and Review Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

CITY OF ALBUQUERQUE

December 4, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: 2300 Diamond Mesa Trl. SW, Bldgs. 72-76
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 10-22-12, (N09/D012)
Certification dated: 11-14-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 11-14-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: sbiazar@cabq.gov or tsims@cabq.gov.

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer—Hydrology Section
Development and Review Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 14, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 72 through 76 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, and 11/5/13 for Buildings 36-39, 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 11/14/13, 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

RECEIVED
NOV 14 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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CITY OF ALBUQUERQUE

November 6, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa, 2300 Diamond Mesa Trail
Request for Permanent C.O. For Buildings 36, 37, 38, & 39 – Accepted Engineer's Stamp dated: 10-22-2012, (N-09/D012)
Certification dated: 11-05-2013

Dear Mr. Steffen,

Based upon the information provided in the Certification received11-05-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: sbiazar@cabq.gov.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala
E-mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

November 5, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 36 through 39 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, and 8/28/13 for Buildings 34 and 35, 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 11/5/13, 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

RECEIVED
NOV 05 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

August 30, 2013

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: **Diamond Mesa Bldgs 34 & 35,** **2300 Diamond Mesa Trail SW,**
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 08-28-13, (Drainage File: **N09/D012**)
Certification dated: 8-28-13 (Buildings 34 & 35)

Dear Mr. Steffen,

Based upon the information provided in your Certification plan received 08-29-2013, the above referenced Certification is acceptable for release of a Permanent Certificate of Occupancy by Hydrology, for Buildings 34 & 35 of this project.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: GROlson@cabq.gov or Tim Sims at tsims@cabq.gov .

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

8/30/13

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file **N09/D012**
c.pdf Addressee via Email SSteffen@bhinc.com
C: CO Clerk—Katrina Sigala

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

N09D012_CO_LTR_APPRVL_Bldgs-34-35_2013AUG28

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 28, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 34 and 35 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, and 8/1/13 for Buildings 33 and 97, 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 8/28/13, 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

RECEIVED
AUG 29 2013
LAND DEVELOPMENT SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 10 Bldgs 34-35\201300828 Hydro Cert Letter10 Docx

CITY OF ALBUQUERQUE

August 6, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldgs. 33 & 97, 2300 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 10-22-12, (N09/D012)
Certification dated: 08-01-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 0-02-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Richard J. Berry, Mayor

July 3, 2013

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

RE: **Diamond Mesa Subdivision** – Blake & Gibson SW File **N09-D012**
Grading and Drainage Plan (Revised) PE Stamp: 10/22/12

Dear Mr. Steffen,

Based upon the information provided in the submittal we received 5/31/2013 from Galway Construction, the above Grading and Drainage Plan is approved for Grading and Building Permit.

Please attach a copy of this approved plan to the construction sets when submitting for any building permit.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Please note: Conditions of the October 12, 2011 meeting notes (copy attached) will continue to apply to the release of building permits for this site. Specifically, as structure build-out approaches the 30% level, on-site storm drainage facilities and loop road paving will be required, to mitigate sediment erosion resulting from the increased, developed flows from the site. It would be expedient for you or the developer to send us a building schedule or phasing plan to document the current construction schedule.

Prior to Certificate of Occupancy release on any phase or building permit, an Engineer's Certification per the DPM checklist will be required.

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

7/3/13

Gregory R. Olson, P.E.
Senior Engineer

Attached: Diamond Mesa Meeting Minutes RE: Grading and Drainage, 10/12/2011 (2 pg)

Orig: Drainage file N09-D012
c.pdf Addressee via Email: SSteffen@BHInc.com
Lynn Mazur, AMAFCA via Email: LMazur@AMAFCA.org
Rick Beltromo, Galway Construction via Email: < RBeltramo@GCInm.com >
Eugene Chavez, Galway Construction (via Email: Kelly Calhoun < KCalhoun@GCInm.com >

Bohannan Huston

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.

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 1, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 33 and 97 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, and 6/27/13 for Buildings 94-96, 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 8/1/13, 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,

RECEIVED
AUG - 2 2013
LAND DEVELOPMENT SECTION

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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9-11-13

Issuing residential CO's on
individual CO's are waiting for the
last bldg to do a commercial CO.

Single occupancy - 2 story

∴ Bldg and Safety issues residential CO's for
all but one of the

move to Rolling cert

bldgs
4 at a ~~time~~ time

- expect a phasing plan so that we
can grant condition CO's on a group
of buildings

have Scott do a rolling Cert

Scott's alright w/ a group
~~tenants~~ to Katrina & Francis & Scott
give ~~him~~ bldg's hydroxy and tms are
ok with

CITY OF ALBUQUERQUE

July 2, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldgs 94-96, 2300 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 06-19-12, (N09/D012)
Certification dated: 6-27-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 05-24-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

RR/CC
C: CO Clerk—Katrina Sigala
File
Address via e—mail

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Bohannan Huston

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toll free: 800.877.5332

June 27, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 94-96 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 6/19/12, 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, and 6/17/13 for Buildings 89-93, 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 6/27/13, 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

RECEIVED
JUN 28 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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CITY OF ALBUQUERQUE

June 26, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldgs #89-93 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 06-19-2012, (N-09/D012)
Certification dated: 06-17-2013

Dear Mr. Steffen,

Based upon the information provided in the Certification received 06-18-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: sbiazar@cabq.gov or cherrington@cabq.gov.

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

Sincerely,

Shahab Biazar P.E.
Senior Engineer—Hydrology Section
Development Review Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 17, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 89-93 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 6/19/12, 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, and 5/24/13 for Building 32, 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 6/17/13, 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

RECEIVED
JUN 18 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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CITY OF ALBUQUERQUE

May 28, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldg 32, 2300 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 06-19-12, (N09/D012)
Certification dated: 5-24-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 05-24-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Bohannan ▲ Huston

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toll free: 800.877.5332

May 24, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for the Building 32 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 6/19/12, 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, and 4/18/13 for Buildings 27-31, 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 5/23/13, 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

RECEIVED
MAY 24 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

CITY OF ALBUQUERQUE

April 23, 2013

Scott Steffen, PE
Bohannan-Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: Diamond Mesa, 2300 Diamond Mesa Trail, Units 2701-2706, 2801-2806, 2901-2906, 3001-3006, 3101- 3106
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 6-19-12, (N9/D012)
Certification dated: 4-18-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 04-19-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

RR/CC
C: CO Clerk—Katrina Sigala
e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 18, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for the Buildings 27 -31 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 6/19/12, 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, and 2/19/13 for Buildings 26 and 87, 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 4/18/13, 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

RECEIVED
APR 19 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

CITY OF ALBUQUERQUE

February 22, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldg #26 and #87, 2300 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 06-19-12, (N09/D012)
Certification dated: 2-13-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 02-19-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Bohannan ▲ Huston

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facsimile: 505.798.7988
toll free: 800.877.5332

February 13, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for the Buildings 26 and 87 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 6/19/12, 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, and 2/1/13 for Building 25 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 2/13/13, 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

RECEIVED
FEB 19 2013

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 4 Bldg 26 & 87\20130214 Hydro Cert Letter04 Docx

CITY OF ALBUQUERQUE

February 4, 2013

Scott J. Steffen, P.E. ssteffen@bhinc.com
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Bldg # 25, 2300 Diamond Mesa Trl. SW,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 06-19-12, (N09/D012)
Certification dated: 02-01-13

Dear Mr. Steffen,

Based upon the information provided in the Certification received 02-01-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File
Address via e—mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

February 01, 2013

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for the Building 25 at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 6/19/12, with as-built elevations.

In addition, this certification includes the previously approved certification dated 12/13/11 for Buildings 23, 24 and 86, and 2/29/12 for the Club House building, 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 1/31/13, 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 building. 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

RECEIVED
FEB 01 2013
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

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Bohannan ▲ Huston

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Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

January 31, 2014

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for Buildings 70, 77-80 and 82 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, and 1/6/14 for Building 71, 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 1/30/14, 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 ▲

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CITY OF ALBUQUERQUE

June 28, 2012

Scott J. Steffan, P.E.
Bohannan 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).

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 ¾ 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'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).

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Sincerely,

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

C: e-mail

Bohannan Huston

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.

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

June 19, 2012

Shahab Biazar, P. E.
Planning Department
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Diamond Mesa Grading and Drainage Plan (N09/D012)

Dear Shahab:

This letter provides a written response to your comments dated May 18, 2012:

- *AMAFCA's approval is required on the revised grading plan.* **We have addressed AMAFCA's comments and sent mylars to AMAFCA for signature. Once we receive the signed mylars back I will send a copy of the sheet with the AMAFCA approval.**
- *Clearly show the Property Line. The Legend does not to match the plans.* **The property line has been added to the drawings.**
- *Include the Power Poles in the Legends.* **Power poles have been added to the Legend.**
- *There are black solid circles throughout the plans in the driving lanes. Are these sanitary sewer manholes? Please clarify.* **They are the sanitary sewer manholes. They have been removed from the plans per our discussion.**
- *There are bold dashed lines on the plans. Are these retaining walls?* **They are not retaining walls. They are for the perimeter wall that is half view fence, half block wall. They have been added to the Legend.**
- *Please provide top of curb elevations along the streets. Are you maintaining 2% from the top of curb to the Property line? Please double check the grades along the boundary to assure that proper slopes are maintained.* **Elevations have been added to the plans. Elevations and slope were verified per email sent to Curtis Cherne on December 27, 2011 at the time that the project wall builder was trying to pull the wall permit to complete the wall along 98th Street and Gibson Boulevard.**
- *Based on the grades shown along the easterly boundary the swale does not appear to have adequate depth. Some areas an elevation difference of more than 18" is called and will require a retaining wall. Will the existing power poles be impacted by the proposed swale?* **The swale along the east property line does not run continuously from north to south. There are a series of swales that drain into each alley. Flow arrows have been added to clarify the direction of flow. It is our understanding that retaining walls are now required for elevation differences of 24". The power poles will not be impacted by the swales.**

CITY OF ALBUQUERQUE

May 18, 2012

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

Re: **Diamond Mesa**
Grading and Drainage Plan
Engineer's Stamp Date 5/01/2012 (N09/D012)

Dear Mr. Aube,

Based upon the information provided in your submittal received 5/02/2012, the above referenced Grading plan can not be approved until the following comments have been addressed:

- AMAFCA's approval is required on the revised grading plan.
- Clearly show the Property Line. The Legend does not to match the plans.
- Include the Power Poles to the Legends.
- There are black solid circles throughout the plans in the driving lanes. Are these sanitary sewer manholes? Please clarify.
- There are bold dashed lines on the plans. Are these retaining walls?
- Please provide top of curb elevations along the streets. Are you maintaining 2% from the top of curb to Property line? Please double check the grades along the boundary to assure that proper slopes are maintained.
- Based on the grades shown along the easterly boundary the swale does not appear to have adequate depth. Some areas an elevation difference of more than 18" is called out and will required a retaining wall. Will the existing power poles be impacted by the proposed swale?
- Northeast corner of project is not fully. Please include the street improvements.
- The storm drain pipes have to be in placed and accepted prior to approval of additional building permits besides what has been approved previously.
- Show sidewalk culverts and sizes with invert elevations along Blake Road.

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

3 April 2012

Sims, Timothy E.

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Tuesday, April 03, 2012 11:57 AM
To: Cherne, Curtis
Cc: Sims, Timothy E.
Subject: RE: diamond mesa building permits

I am not ready to approve any permits. Rick emailed a copy of the private storm drain license with AMAFCA, but I told him I need the original for Jerry's signature. I also need the (small) fee for the license. Jerry told me last week to send a letter, so I guess now is the time to do that. I will tell Rick that AMAFCA will not approve any work on the site until we get the signed, original license.

And, no, I did not see the list. I have seen the part of the grading plan around the storm drain outfall.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Tuesday, April 03, 2012 11:36 AM
To: Mazur, Lynn
Cc: Sims, Timothy E.
Subject: diamond mesa building permits

Lynn,
Good Morning.
Diamond Mesa is submitting for building permit(s).
I have notes from our meeting with Scott Steffen on 10-12-11.
To summarize:
We agreed to approve about 30% of the building permits on the north/west ends. Then they are to certify the storm drain for more building permits.
The steps I wrote down are:

1. Show Rick our set-up. (area to approve permits)
2. Rick select 30% or which buildings.
3. Show this list to AMAFCA.
4. Lynn approve the list.
5. Show approved list to Tim.

Have you seen the selected list?
Was a revised g and d part of the plan?

Thanks.

Curtis

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2012.0.1913 / Virus Database: 2114/4912 - Release Date: 04/03/12

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: Diamond Mesa ZONE MAP PAGE: N-9/D12
DRB#: 1002819 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract E-6-A-1, Albuquerque South, Unit 3
CITY ADDRESS: South of Gibson Blvd., East of 98th Street, West of Amole Channel, North of Blake Road

ENGINEERING FIRM: Bohannan Huston Inc. CONTACT: Scott Steffen
ADDRESS: 7500 Jefferson Street NE PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Galway Construction CONTACT: Rick Beltramo
ADDRESS: 6330 Riverside Plaza Lane #160 PHONE: (505) 761-9911
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
X GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER/ARCHITECT CERT (TCL)
_____ ENGINEER/ARCHITECT CERT (DRB S.P.)
_____ ENGINEER/ARCHITECT CERT (AA)
_____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL 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
_____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

RECEIVED
MAY 02 2012
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
_____ YES
_____ NO
_____ COPY PROVIDED

SUBMITTED BY: Scott J. Steffen DATE: May 1, 2012

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 define 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.

CITY OF ALBUQUERQUE

March 7, 2012

Scott J. Steffen, P.E. ssteffen@bhinc.com
Bohannan Huston, Inc
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: 2300 Diamond Mesa—Clubhouse , Diamond Mesa Clubhouse,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 08-07-2007, (N09/D012)
Certification dated: 02-29-12

Dear Mr. Steffen,

Based upon the information provided in the Certification received 03-01-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

CITY OF ALBUQUERQUE

March 7, 2012

Scott J. Steffen, P.E. ssteffen@bhinc.com
Bohannan Huston, Inc
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: 2300 Diamond Mesa—Clubhouse , Diamond Mesa Clubhouse,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 08-07-2007, (N09/D012)
Certification dated: 01-26-12

Dear Mr. Steffen,

Based upon the information provided in the Certification received 03-01-12, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Bohannan ▲ Huston

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Albuquerque, NM
87109-4335

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toll free: 800.877.5332

February 29, 2012

Mr. Tim Sims
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 Tim:

We are requesting Permanent Certificate of Occupancy for the club house at Diamond Mesa. Enclosed for your review is the approved grading and drainage plan dated 8/09/07, with as-built elevations around the club house. In addition, this certification includes the previously approved certification dated 12/13/11 for Buildings 23, 24 and 86, 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 2/29/12, it is my belief that the site has been graded in substantial compliance with the approved grading and drainage plan. As noted in the previous certification Temporary Pond A as shown on the approved plan will not be constructed per discussions with Curtis Cherne and Lynn Mazur at AMAFCA. The only exception to the approved grading plan is that the retaining wall locations on the east and south side of the pool were revised in the field due to conflicts with the pool construction (east) and pool area access (south). The as-built wall location and elevations are shown on the certification.

Your review and approval is requested for permanent Certificate of Occupancy for the club house. 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

RECEIVED
MAR 01 2012
HYDROLOGY SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 2 Club House\20120229 Hydro Cert Letter02 Docx

CITY OF ALBUQUERQUE

December 19, 2011

Scott J. Steffen, P.E.
BOHANNAN-HUSTON, INC.
7500 Jefferson Street NE Courtyard I
Albuquerque, NM 87109

Re: Diamond Mesa Ph 1, 2300 Diamond Mesa Trail Bldgs 23, 24 & 86,
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 08-09-07 (N-09/D012)
Certification dated: 12-13-11

Dear Mr. Steffen,

Based upon the information provided in the Certification received 12-13-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: tsims@cabq.gov.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

C: CO Clerk—Katrina Sigala
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

Hoover, Jeremy

From: Lynn Mazur [lmazur@amafca.org]
Sent: Tuesday, July 31, 2007 12:53 PM
To: Scott Steffen
Cc: Bingham, Brad L.; Hoover, Jeremy
Subject: Diamond Mesa Subdivision

Re: Diamond Mesa Subdivision next to Amole Arroyo, ZAP N-9

After our meeting this morning, I spoke to John Kelly about the items we discussed.

Grading for tie slopes will be allowed within the AMAFCA right-of-way.

John questioned the bigger issue of allowing major service infrastructure, such as large diameter storm drain, to be maintained by HOA's. This is a policy decision that will need to be discussed between the City and AMAFCA. For this subdivision, John suggested surface drainage with concrete rundowns to the Amole Arroyo. The rundowns would be maintained by AMAFCA and could be used as access points to the trail. They would require a trash screen across the bottom, which could also serve as a gate.

If this is not possible, then the storm drain will need to be licensed with AMAFCA. It will require a water quality manhole on the property. The storm drain can free discharge to the AMAFCA pond next to the Amole Arroyo if modifications are made to the existing 5' x 5' inlet to allow more capacity.

AMAFCA
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
phone: (505) 884-2215
fax: (505) 884-0214
www.amafca.org

CITY OF ALBUQUERQUE

August 21, 2007

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

Re: Diamond Mesa, Engineer's Stamp Dated 8-9-07, (N9/D12)

Dear Mr. Steffan,

Based upon the information provided in your submittal received on August 9, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this letter and the approved plan to the construction sets to obtain sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645. In addition to submitting an NOI to the EPA and preparing a SWPPP, please send a copy of the SWPPP on a CD in .pdf format to Kathy Verhage with the Department of Municipal Development Storm Drainage Division at the following address.

Department of Municipal Development
Storm Drainage Division
P.O. Box 1293, One Civic Plaza, Rm. 301
Attn: Kathy Verhage
Albuquerque, NM 87103

If you have any questions or wish to schedule a meeting to discuss the project, feel free to contact me at 924-3990.

Sincerely,

Jeremy Hoover, P.E., C.F.M.
Senior Engineer
Hydrology Section
Development and Building Services

cc: file (N9/D12)

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Hoover, Jeremy

From: Lynn Mazur [lmazur@amafca.org]
Sent: Friday, August 17, 2007 12:06 PM
To: Bingham, Brad L.; Hoover, Jeremy
Cc: Scott Steffen
Subject: Diamond Mesa, Ph. I

Re: Grading & Drainage Plan for Diamond Mesa, Phase I, ZAP N-9, Engineer's Stamp Dated 8-9-07

AMAFCA staff approves the referenced plan for building permit.

AMAFCA
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
phone: (505) 884-2215
fax: (505) 884-0214
www.amafca.org

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

August 9, 2007

Jeremy Hoover, P.E.
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Diamond Mesa, DRB Case No. 1002819, (N9/D12)
Phase 1 Grading Plan for Building Permit Approval

Dear Mr. Hoover:

We are requesting Building Permit Approval for Phase 1 of Diamond Mesa. Enclosed for your review is the revised Phase 1 grading plan, dated 8/09/07. The revised plan addresses the comments provided in your letter dated July 20, 2007. The Phase 1 grading plan is also being submitted to AMAFCA. I have spoken with Lynn Mazur at AMAFCA and she indicated that AMAFCA would be able to approve the Phase 1 grading plan.

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
and Planning Group

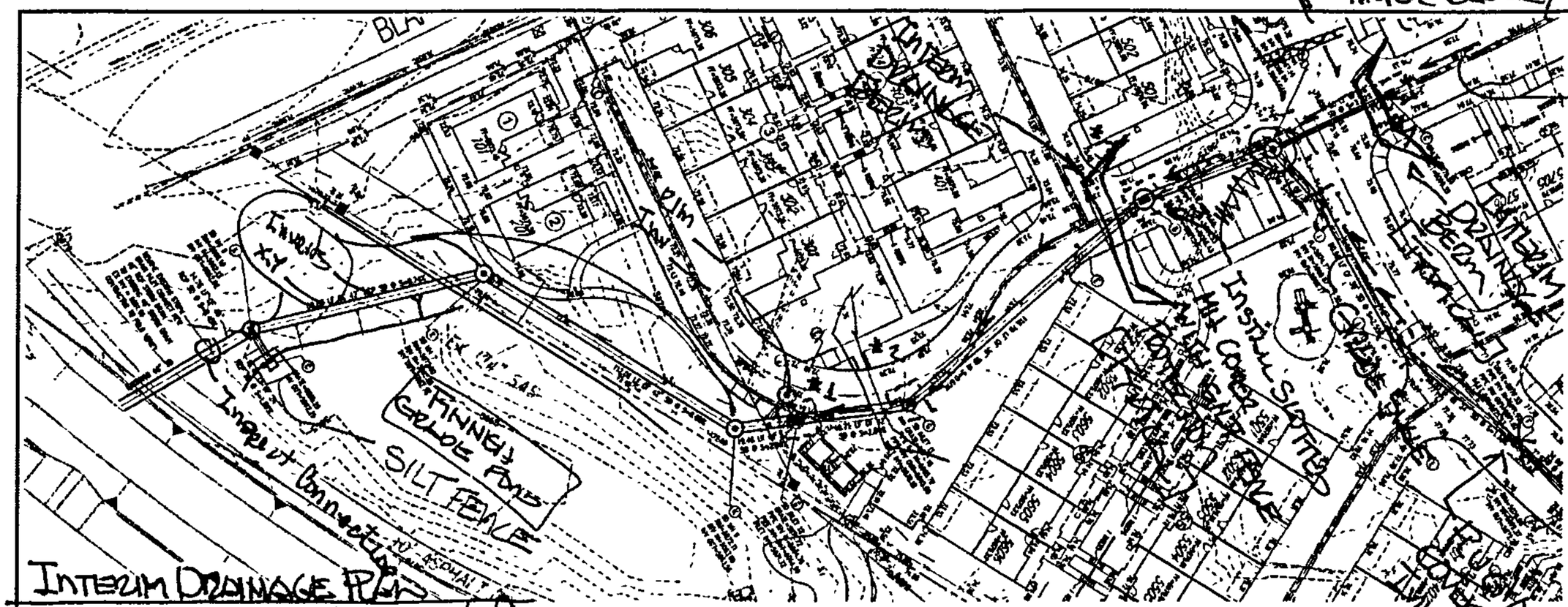
Enclosure

cc: Rick Beltramo, Longford Homes

RECEIVED
AUG 09 2007
HYDROLOGY SECTION

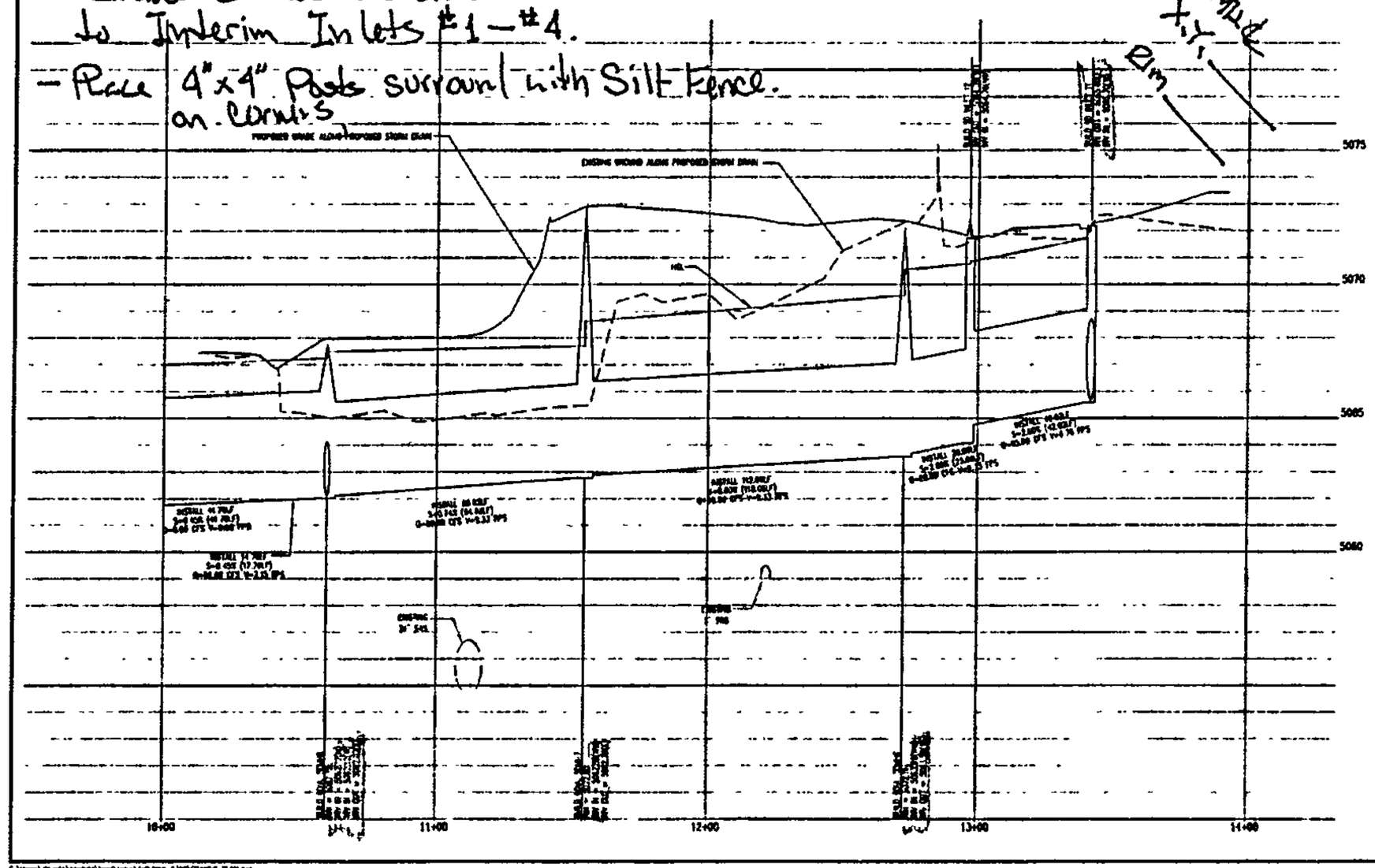
P:\070332\cdp\corres\003-grdg_&_drng_plan\Hyd Phase 1 Builidng Permit Approval.doc

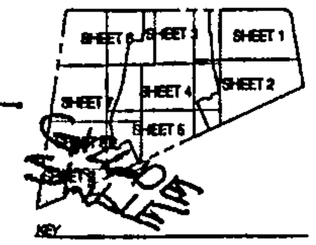
WATER BLOCK / INTERIM DRAINAGE BERM



INTERIM DRAINAGE PLAN

- Grade Swale to direct flow to Interim Inlets #1 – #4.
- Place 4"x4" Posts surround with Silt Fence. on corners





GENERAL NOTES

GRADING NOTES

KEYED NOTES

MATERIALS

NOTICE TO CONTRACTORS

LEGEND

Bohannan ▲ Huston

No.	Date	Issue / Description

Project

DIAMOND MESA

ALBUQUERQUE, N.M.

Licensee Stamp:

Project Contact
Phone #
Fax #
E-Mail

Principal in Charge :
Project Director :
Project Designer
Project Manager

Sheet Title :

GRADING & DRAINAGE PLAN

Sheet No.

C2.10

Bohannan Huston

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.

Cherne, Curtis

From: Rick Beltramo [rbeltramo@gcinm.com]
Sent: Monday, October 21, 2013 8:59 AM
To: Cherne, Curtis
Subject: FW: Diamond Mesa Interim Storm Drain Plan
Attachments: Draft Interim Storm Drain Plan.pdf

Curtis,

I thought that it might be appropriate to talk about the interim SD plan at our meeting today.

RLB.

From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Tuesday, July 23, 2013 3:31 PM
To: Rick Beltramo
Cc: Curtis Cherne
Subject: RE: Diamond Mesa Interim Storm Drain Plan

Rick,

The interim plan is acceptable. It meets the intent of the development limit, namely keeping sediment out of the storm drain system and ultimately out the Amole Channel. The silt fence around the 4 slotted manholes is acceptable, but 3" to 4" cobble is preferred. I have seen the cobble work well to filter out sediment if placed 2' to 3' all around the inlet and on top of the ground so that it sits a little above the openings. Silt tends to collect around silt fences if not maintained, and water will just flow around it and not get into the inlets.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Office: (505) 884-2215
Mobile: (505) 362-1273
Web: www.amafca.org

The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Monday, July 22, 2013 10:32 AM
To: Mazur, Lynn
Subject: Diamond Mesa Interim Storm Drain Plan

Lynn,

The downstream portion of the storm drain connecting to the Amole Channel is constructed and operational. The contractor is addressing our field review punch list prior to scheduling an inspection with AMAFCA. We hope to be ready in a week or so.

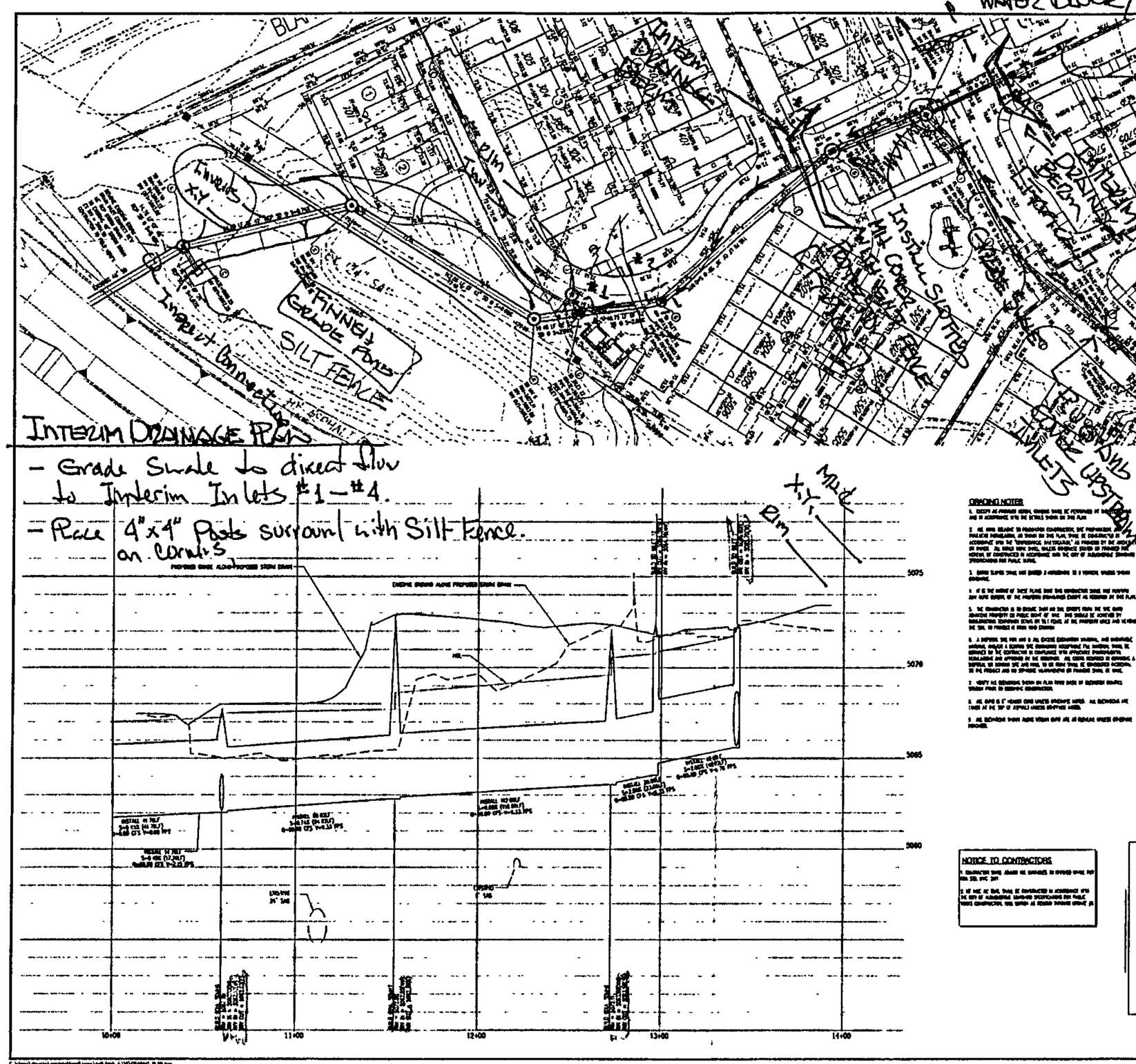
Portions of the onsite storm drain will not be completed until we are ready to pave. Therefore, I am proposing an interim onsite plan (attached) to collect flows in the until paving is complete. I anticipate it will be a year before all site improvements are constructed. With your approval, the proposed interim plan is intend to allow Diamond Mesa to obtain building permits beyond the 30% limit originally agreed to. Previously, to go beyond 30% the storm drain needed to be constructed or temporary ponding constructed. I am proposing a storm drain collection system with no ponding that would function until the ultimate system and paving is constructed.

In concept the plan collects onsite storm water in temporary inlets, with silt fence protection and conventional SWPPP protection to keep silt out of the system. We are also re-grading the site to keep the main construction access road at the Blake entrance dry and eliminate the possibility of storm water discharge to Blake road.

Would a concept plan such as this be adequate for you? If not could you provide comments such that we can obtain your approval? I am available to meet to discuss. I would like to have these interim improvements in place before the AMAFCA inspection.

Thanks. RLB.

WATER BLOCK / INTERIM DRAINAGE PLAN



GENERAL NOTES

1. ALL SITE DETAILS ON SITE PLANS AND ASSOCIATED WORK AND CONTRACT DOCS. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, AND THE CURRENT CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS UNLESS NOTED OTHERWISE.

2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH PERTAIN TO WORK PERFORMED. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY FEES REQUIRED TO COMPLETE WORK DESCRIBED.

3. PRIOR TO COMMENCING THE CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AS UNDERGROUND DAMAGE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAMAGE TO THESE UTILITIES DUE TO INADEQUATE OR INCORRECT INFORMATION.

4. THE SITE GRADING PLAN PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL CONTACT THE GRADING DIVISION FOR LOCATION OF STAKES.

5. ALL PERIMETER BOUNDARY CORNERS ON THE SITE ARE NOT STAKED EXCEPT LOTS, CORNERS, AND INTERSECTIONS WITH THE STREET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL PERIMETER SITE CONSTRUCTION. THE CONTRACTOR RESPONSIBLE FOR ALL EXCAVATION, EMPLACEMENT AND COMPACTION OF ALL PERIMETER SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAMAGE TO THE EXISTING SITE CONSTRUCTION DUE TO INADEQUATE OR INCORRECT INFORMATION.

6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS NOT RESPONSIBLE FOR DAMAGE TO UTILITIES NOT SHOWN ON THE PLAN OR INCORRECTLY SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO UTILITIES SHOWN ON THE PLAN OR INCORRECTLY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL PERMANENT WORK.

7. CONSTRUCTION LAYOUT SHALL BE LIMITED TO THE PROPERTY AVAILABLE PRIOR TO ANY GRADING OR DRAINAGE PERFORMED. ACCESS TO AND FROM THE CONSTRUCTION PROJECT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. CONSTRUCTION PLACEMENT OF CONSTRUCTION EQUIPMENT SHALL NOT DAMAGE STRUCTURES OR ESTABLISHED GRADES. THE CONTRACTOR SHALL BE STRICT, NOT DEPOSITED ON ADJACENT GRADES THE PUBLIC ROAD-OF-WAY.

9. THE CONTRACTOR SHALL REPAIR ALL PUBLIC PROPERTY DAMAGED DURING CONSTRUCTION, INCLUDING CONCRETE, ASPHALT, CURB, SIDEWALK, STREET SIGNAGE, TRAFFIC SIGNALS, EQUIPMENT, ETC. (BOHANNAN HUSTON, LLC).

10. THE PROPERTY OWNERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY OWNERS MUST BE NOTIFIED BY A REGISTERED LAND SURVEYOR.

11. ALL SUBGRADE AND BOUNDARIES DURING SHALL REMAINING IN APPROVED SECTIONS IN THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (FHWA) OR DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

12. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION EQUIPMENT AND SIGNAGE AT ALL TIMES. THE CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITY OF ALL DISTURBANCE ON THE SITE AND ESTIMATE OF TIMES OUT.

13. THE CONTRACTOR SHALL TAKE ALL PROPER PRECAUTIONS OF CONTROL WITH OTHER PROPERTIES, INCLUDING EQUIPMENT AND OTHER PARTS, FURNISHING.

14. THE CONTRACTOR IS RESPONSIBLE FOR SWPP PREPARATION AND IMPLEMENTATION.

REVISED NOTES

a. 1. INSTALL 4" DIA. PIPE "I" INVERTS PER CDA STD. DWG. 2002.

B. RETAINING WALL BY OTHERS. SEE SHEET C2.20 FOR TYPICAL RETAINING WALL DESCRIPTIONS.

C. INSTALL TYPE "D" INVERT GRATE INLET, PER CDA STD DWG 2006.

D. INSTALL PVC WEEPHOLE CONCRETE. SEE PLAN FOR SIZE AND DIMENSIONS. SEE DETAIL SHEET C2.20.

E. 2" DIAMOND CUT PER DETAIL SHEET C2.20.

F. INSTALL 4" DIA. TYPE "I" INVERTS/INLET. SEE DETAIL SHEET C2.10.

G. INSTALL 4" DIA. TYPE "I" INVERTS/INLET. SEE DETAIL SHEET C2.10.

H. 1" RIBBON CHANNEL. SEE DETAIL SHEET C2.20

I. INVERT GRATE TYPE "A" INLET, PER CDA STD DWG 2006 & 2002.

J. DRAINS RETAINING WALLS SHOWN PER DETAILS SHEET C2.20

K. INSTALL 4" DIA. TYPE "I" INVERTS PER CDA STD DWG 2002.

L. INSTALL 4" DIA PVC SIDEWALK CULVERT.

M. SAWCUT 18" WIDE 2" AC SEAL PER CDA STD DWG 2420

N. INSTALL 4" DIA PVC SIDEWALK CULVERT.

a. Not used this sheet.

MATERIALS:

3000 CLASS A PCC OR HIGH STRENGTH CONCRETE MIXED IN PLANT

NOTICE TO CONTRACTORS

1. CONTRACTOR SHALL CHANGE THE CONTRACT IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

2. IF THERE ARE NO SIGNS, THAT IS CONTRACTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS.

LEGEND

	PROPERTY LINE
5075	EXISTING CONTOURS
5,000.00	EXISTING SPOT ELEVATION
98.00	PROPOSED SPOT ELEVATION
	PROPOSED DIRECTION OF FLOW
	PROPOSED CURB & GUTTER
	EXISTING
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED RETAINING WALL
	EXISTING DAYCARE FENCE LINES AND FENCE POLES
	EXISTING BARBED WIRE FENCE

Bohannan ▲ Huston

No.	Date	Issue / Description

Project :

DIAMOND MESA

ALBUQUERQUE, N.M.

ACS BRASS INLET STAMPED "FRANK"
Geographic Position (NAD 1927)
NAD State Plane Coordinates (Central Zone)
X= 364,000.65 Y= 1,473,227.57
Ground-to-Grid Factor = 0.9996792
ACS = -00°34'42"
N.G.V.D 1929 Elevation = 5498.42

Licence Stamp:

Project Contact:
Phone #
Fax #
E-Mail

Principal In Charge :
Project Director
Project Designer
Project Manager

Sheet Title

GRADING & DRAINAGE PLAN

Sheet No. :

C2.10

CITY OF ALBUQUERQUE

April 3, 2015

Scott J. Steffen, PE
Bohannan-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.

Sincerely,

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

C: RR/CC
email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

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

RECEIVED
MAR 26 2015
D DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 21 Phase 7 Bldgs 1_5 55-56\20150325 Hydro Cert Letter21 Docx

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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
X 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)

RECEIVED
MAR 26 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: March 26, 2015 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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

CITY OF ALBUQUERQUE

April 22, 2015

Scott Steffen, P.E.
Bohannan-Huston, Inc.
Courtyard 1 7500 Jefferson St NE
Albuquerque, New Mexico 87109

RE: **Diamond Mesa**
2300 Diamond Mesa Trail SW
Grading and Drainage Plan
Engineers Stamp Date 10/22/12 (N9D012)
Certification Date 3/26/15

Dear Mr. Steffen,

Based upon the information provided in your submittal received 3/30/2015 and the pictures sent of the ponding area after it was cleared of debris, the above referenced Certification for Diamond Mesa is acceptable for Release of Financial Guarantee.

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

Sincerely,

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

RR/RH
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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:

X 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)

RECEIVED
MAR 30 2015
LAND DEVELOPMENT SECTION
PS Verified

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: March 30, 2015 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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

ENGINEER'S OPINION OF PROBABLE COST

PROJECT	DIAMOND MESA, B-1
DATE	March 30, 2015
CPN	722788

Item #	Short Description	Estimated Unit Price	Estimated Quantity		Estimate Amount	As-built Quantity		As-built Amount
ONSITE STORM DRAIN (GRADING AND DRAINAGE PLAN, STAMP DATE 10/22/2012)								
701.1	TRCHG BF, 18-36" SWR, <8'	$ 19.59	431	LF	$ 8,440.00	431	LF	$ 8,440.00
701.15	TRCH, BF, 42"-60" SWR, <8'	$ 22.11	315	LF	$ 6,960.00	315	LF	$ 6,960.00
910.005	18" RCP, III	$ 39.58	93	LF	$ 3,680.00	93	LF	$ 3,680.00
910.009	24" RCP, III	$ 47.99	232	LF	$ 11,130.00	232	LF	$ 11,130.00
910.013	30" RCP, III	$ 59.21	106	LF	$ 6,280.00	106	LF	$ 6,280.00
910.019	42" RCP, III	$ 99.90	315	LF	$ 31,470.00	315	LF	$ 31,470.00
915.05	CTH BSN, D, SG	$ 3,494.00	10	EA	$ 34,940.00	10	EA	$ 34,940.00
920.14	MH, 6' DIA, C or E, 6-10' D	$ 5,314.00	5	EA	$ 26,570.00	5	EA	$ 26,570.00
603.XXX	Strom Drain Outfall Erosion Contro	$ 10,000.00	1	LS	$ 10,000.00	1	LS	$ 10,000.00
	TOTAL ONSITE STORM DRAIN				**$ 139,470.00**			**$ 139,470.00**

I, Scott Steffen, being a licensed engineer in the State of New Mexico, stamp and signature affixed below, do hereby certify, to the best of my knowledge and belief, that the in-place storm drain infrastructure, which is described by the estimate above has been constructed per the approved Grading and Drainage Plan, stamp date 10/22/2012, based on as-built information provided by Russ Hugg, NMPS 9750, of Surv-Tek, Inc. and visual inspection on 3/26/2015.

SCOTT J. STEFFEN
NEW MEXICO
14664
REGISTERED PROFESSIONAL ENGINEER

3/30/15

Scott Steffen NMPE #14664 **Date**

RECEIVED
MAR 30 2015
LAND DEVELOPMENT SECTION

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 30, 2015

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

Re: Private Storm Drain Certification, Diamond Mesa
DRB Case No. 1002819, (N9/D12)

Dear Curtis:

Enclosed is the certification that the private storm drain infrastructure for Diamond Mesa has been built per the approved grading and drainage plan dated 10/22/12. Enclosed for your review are the sheets of the approved grading and drainage plan with the storm drain as-built elevations.

After reviewing these as-built elevations and visiting the site on 3/26/15, it is my belief that the storm drain has been constructed in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for Release of Financial Guaranty for the On-site Procedure B SIA, 722788. 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

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MAR 30 2015
LAND DEVELOPMENT SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

CITY OF ALBUQUERQUE

September 2, 2014

Scott J. Steffen, PE
Bohannan-Huston
7500 Jefferson St NE Courtyard 1
Albuquerque, NM 87109

Re: Diamond Mesa Units 17, 18, 19, 20, 21 and 22
2300 Diamond Mesa Trail SW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-22-12 (N9D012)
Certification dated: 8-28-14

Dear Mr. Steffen,

Based on the Certification received 8/29/2014, the site is 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.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: RR/CC
email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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:

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____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
AUG 29 2014
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: August 28, 2014 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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

Scott Steffen

From: Scott Steffen
Sent: Thursday, August 28, 2014 5:34 PM
To: Cherne, Curtis
Cc: Scott Steffen; Ortiz, Monica; Rick Beltramo
Subject: Diamond Mesa Phase 5 Grading

Curtis,

Use the following link to download the Diamond Mesa Phase 4 Traffic Cert. The paper copy will be delivered tomorrow morning.

http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKssteffenD288201417312

NOTE: These files will expire in 7 days from the time this email was generated.

Using Gmail and IE? Please right click on the link and select Open in new window.

Let me know if you have any issues accessing the files.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning
Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

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AUG 29 2014
LAND DEVELOPMENT SECTION

Bohannan ▲ Huston

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Albuquerque, NM
87109-4335

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toll free: 800.877.5332

August 28, 2014

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 17-22 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, and 7/10/14 for Buildings 47-53, 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 8/28/14, 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

RECEIVED
AUG 29 2014
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 19 Phase 5 Bldgs 17-22\20140828 Hydro Cert Letter19 Docx

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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
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____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
X GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

As verified

RECEIVED
MAY 29 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: May 28, 2015 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

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87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Rita Harmon
Hydrology Section
City of Albuquerque
600 2nd St NW

Phone: 924-3695
Job No.: 20120144.008.01.cdp

Requested by: Scott Steffen

Date: May 28, 2015

Time Due:
- ☐ This A.M.
- ☐ This P.M.
- ☐ Rush _____
- ☒ By Tomorrow

Job Name: Diamond Mesa

DELIVERY VIA

- ☒ Courier
- ☐ Federal Express
- ☐ Mail
- ☐ UPS
- ☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	G&D Certification Submittal Package for Phases 8-9, Bldgs 6-16

RECEIVED
MAY 29 2015
LAND DEVELOPMENT SECTION

COMMENTS / INSTRUCTIONS

REC'D BY:_____ DATE:_____ TIME:_____

Scott Steffen

From: Scott Steffen
Sent: Thursday, May 28, 2015 3:28 PM
To: Harmon Rita T. (rharmon@cabq.gov); PLNDRS@cabq.gov
Cc: Scott Steffen; 'Rick Beltramo'
Subject: Diamond Mesa Phase 8 & 9 G&D cert

Rita,

Use the following link to download the pdf file of the above referenced grading and drainage certification. This certification serves as the final certification for Diamond Mesa.

http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKssteffenD2852015152658

NOTE: These files will expire in 14 days from the time this email was generated.

Using Gmail and IE? Please right click on the link and select Open in new window.

Let me know if you have issues accessing the files.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning
Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

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MAY 29 2015
LAND DEVELOPMENT SECTION

Bohannan Huston

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Albuquerque, NM
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toll free: 800.877.5332

May 28, 2015

Ms. Rita Harmon
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 Rita:

We are requesting Permanent Certificate of Occupancy for Buildings 6-16 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, 1/29/15 for Buildings 54 and 57-69, and 3/26/15 for Buildings 1-5, and 55-56, which are also noted on the as-built drawing. The as-built survey was provided by Surv-Tek. This certification represents the final grading and drainage certification for Diamond Mesa.

After reviewing these as-built elevations and visiting the site on 5/27/15, 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

RECEIVED
MAY 29 2015
LAND DEVELOPMENT SECTION

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 22 Phase 8_9 Bldgs 6_16\20150528 Hydro Cert Letter22 Docx

CITY OF ALBUQUERQUE

June 2, 2015

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

Re: Diamond Mesa Phase 9 Bldgs., 6-16.
2300 Diamond Mesa Trail SE
Request for Permanent C.O. – Not Accepted
Engineer's Stamp dated: 10/22/12 (N09D012)
Certification dated: 5/28/15

Dear Mr. Steffen,

Based on the Certification received 5/29/2015, Phase 9 buildings 6-16 are not acceptable for release of Certificate of Occupancy by Hydrology. Address the following comments and send photos when the comments are addressed.

- Several of the sidewalk culverts do not operate as designed. The remaining culverts are full of dirt; landscape boulders and the area surrounding the culverts are eroding.
- One culvert appears to be higher than the parking lot which does not allow for the flows to exit this area.

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

Sincerely,

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

RR/RH
C: email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

June 18, 2015

Scott Steffen, P.E.
Bohannan-Huston, Inc.
Courtyard 1 7500 Jefferson St NE
Albuquerque, New Mexico 87109

RE: **Diamond Mesa**
2300 Diamond Mesa Trail SW
Grading and Drainage Plan
Engineers Stamp Date 6/12/15 (N9D012)
Certification Date 6/12/15

Dear Mr. Steffen,

Based upon the information provided in your updated submittal received 6/17/2015and a final overall walk of the site, the above referenced Certification for Diamond Mesa is acceptable for Release of Financial Guarantee.

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

Sincerely,

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

RR/RH
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq:gov

CITY OF ALBUQUERQUE

June 12, 2015

Scott J. Steffen, PE
Bohannan-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.

Sincerely,

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

RR/RH
C: email

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Bohannan Huston

Engineering
Spatial Data
Advanced Technologies

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Rudy Rael
Hydrology Section
City of Albuquerque
600 2nd St NW

Phone: 924-3695
Job No.: 20120144.008.01.cdp

Requested by: Scott Steffen

Date: June 17, 2015

Time Due:
- ☒ This A.M.
- ☐ This P.M.
- ☐ Rush _____
- ☐ By Tomorrow

Job Name: Diamond Mesa

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Storm drain inlet network analysis

COMMENTS / INSTRUCTIONS

RECEIVED
JUN 17 2015
LAND DEVELOPMENT SECTION

REC'D BY:_____ DATE:_____ TIME:_____

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Diamond Mesa Building Permit #: _____ City Drainage #: N9/D012

DRB#: 1002819 EPC#: _____ Work Order#: _____

Legal Description: Tract E-6-A-1, Albuquerque South, Unit 3

City Address: 2300 Diamond Mesa Trail

Engineering Firm: Bohannan Huston, Inc. Contact: Scott Steffen

Address: Courtyard I 7500 Jefferson Street NE Albuquerque NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 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)
X 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:

X SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
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____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
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____ 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: June 17,2015 By: Scott J. Steffen

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, anc 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 followin

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

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JUN 17 2015
LAND DEVELOPMENT SECTION

Scott Steffen

From: Scott Steffen
Sent: Tuesday, June 16, 2015 5:02 PM
To: 'Rael, Rudy E.'
Cc: Biazar, Shahab; 'Rick Beltramo'
Subject: Diamond Mesa storm drain inlet analysis
Attachments: Diamond Mesa Inlet_Storm Drain Analysis.pdf

Rudy,

Attached is the inlet/storm drain network map for Diamond Mesa showing the changes to the 2 curb inlets (IN 10 and 11) to the west of Bldg 55 from a City Type A inlet per the approved grading plan to a Nyloplast 18"x24" curb inlet. The reason for the change was the addition of the Car Care Center. The Type A inlet would not fit along the revised curb line. To offset the lost capacity, Inlets 14 and 15 were upsized from single D inlets to double D inlets.

You should receive a hard copy of the submittal tomorrow morning.

Let me know if you need any additional information.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning
Bohannan Huston
Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

RECEIVED
JUN 17 2015
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE

February 6, 2015

Scott Steffen, PE
Bohannan Huston, Inc.
Courtyard 1 7500 Jefferson NE
Edgewood, NM 87109

Re: Diamond Mesa, 2300 Diamond Mesa Trail SW
Phases 6 & 7 Buildings 54 and 57 - 69
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-22-12 (N09D12)
Certification dated: 1-29-2015

Dear Mr. Steffen,

Based on the Certification received 1/30/2015, the above named buildings are acceptable for release of a Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

New Mexico 87103

Sincerely,

www.cabq.gov

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Carol Quintana

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

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toll free: 800.877.5332

January 29, 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 54, and 57-69 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, and 8/28/14 for Buildings 17-22, 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 1/28/15, 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.

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JAN 30 2015
LAND DEVELOPMENT SECTION

Sincerely,

Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosure

cc: Rick Beltramo, Galway Construction

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

P:\20120144\Correspondence\Submittals\G&D Cert\Cert 20 Phase Bldgs 54 57-69\20150129 Hydro Cert Letter20 Docx

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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DRB#: 1002819 EPC#: _____ Work Order#: _____

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Phone#: 505-823-1000 Fax#: _____ E-mail: ssteffen@bhinc.com

Owner: Galway Construction Contact: Rick Beltramo

Address: 6330 Riverside Plaza Lane #160 Albuquerque NM 87120

Phone#: 505-761-9911 Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

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JAN 30 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: January 29, 2015 By: Scott J. Steffen

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Scott Steffen

From: Scott Steffen
Sent: Thursday, January 29, 2015 7:04 PM
To: 'Cherne, Curtis'
Cc: 'ssteffen@bhinc.com'; Ortiz, Monica; Rick Beltramo
Subject: Diamond Mesa Phase 6 Grading Cert

Curtis,

Use the following link to download the Diamond Mesa Phase 6 Grading and Drainage Cert. The paper copy will be delivered tomorrow morning.

http://sfspublic.bhinc.com/EmailAccess.aspx?tk=TKssteffenD29120151928

NOTE: These files will expire in 7 days from the time this email was generated.

Using Gmail and IE? Please right click on the link and select Open in new window.

Let me know if you have any issues accessing the files.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning
Bohannan Huston

Courtyard I
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Albuquerque, NM 87109-4335
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