

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



July 3, 2013

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

Richard J. Berry, Mayor

RE: **Diamond Mesa Subdivision – Blake & Gibson SW
Grading and Drainage Plan (Revised)**

File **N09-D012**
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,

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 >



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.