

# CITY OF ALBUQUERQUE



October 18, 2006

Mr. Jeffrey Mulbery, PE  
**BOHANNAN-HUSTON, INC.**  
7500 Jefferson St. NE – Courtyard 1  
Albuquerque, NM 87109

**Re: MESA DEL SOL EMPLOYMENT CENTER PHASE 1, BUILDING 1**  
**5600 University Blvd. SE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 12/15/2005 (R-16/D1)**  
**Certification dated 10/17/2006**

P.O. Box 1293

Dear Jeff,

Albuquerque

Based upon the information provided in your submittal received 10/17/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Arlene V. Portillo  
Plan Reviewer, Planning Dept.-Hydrology  
Development and Building Services

C: CO Clerk  
File

Arlene,

I spoke with Brad @ the  
Counater on Monday Oct 16<sup>th</sup>.

His responses (written) are  
circled below. The 1<sup>st</sup> one,  
where he wrote "MOOT" is for  
the drainage covenant. The 2<sup>nd</sup>,  
where he wrote "OK" is for  
pond acceptance. I hope this  
is acceptable for C.O., as we  
are trying very hard to get this  
ABAP. Thanks JTT 2M

Brad,

- Certification (US)
  - Drainage Cov. (OK) on it - you're OK (MOOT)
  - Acceptance of Pond (you talked Mitchell & you're good) (OK) James for his email
- Bids 2/3 (PRIOR TO WED) -

- Meet w/ Wilfred tomorrow - ✓ (hopefully!)
  - Talk w/ Brad - won't sign (Plat)
  - Talk w/ Roger - won't sign (WUA)
- Can we get enough signatures to delegate?

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

PROJECT TITLE: Mesa del Sol Employment Phase 1, Building 1 ZONE MAP/DRG. FILE # R16-D1  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Tract 9-A of Plat - Tracts 9-A & 9-B Mesa Del Sol  
CITY ADDRESS: 5600 University Blvd. SE

ENGINEERING FIRM: Bohannon Huston, Inc.  
ADDRESS: 7500 Jefferson NE - Courtyard I  
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Mulbery  
PHONE: (505) 823-1000  
ZIP CODE: 87109

OWNER: Forest City Covington, N.M., LLC  
ADDRESS: 801 University Blvd. SE, Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Mike Daly  
PHONE: 505-400-3021  
ZIP CODE: 87106

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

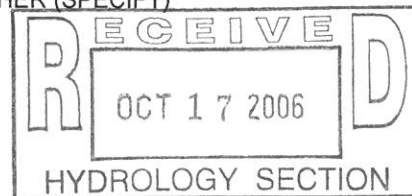
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

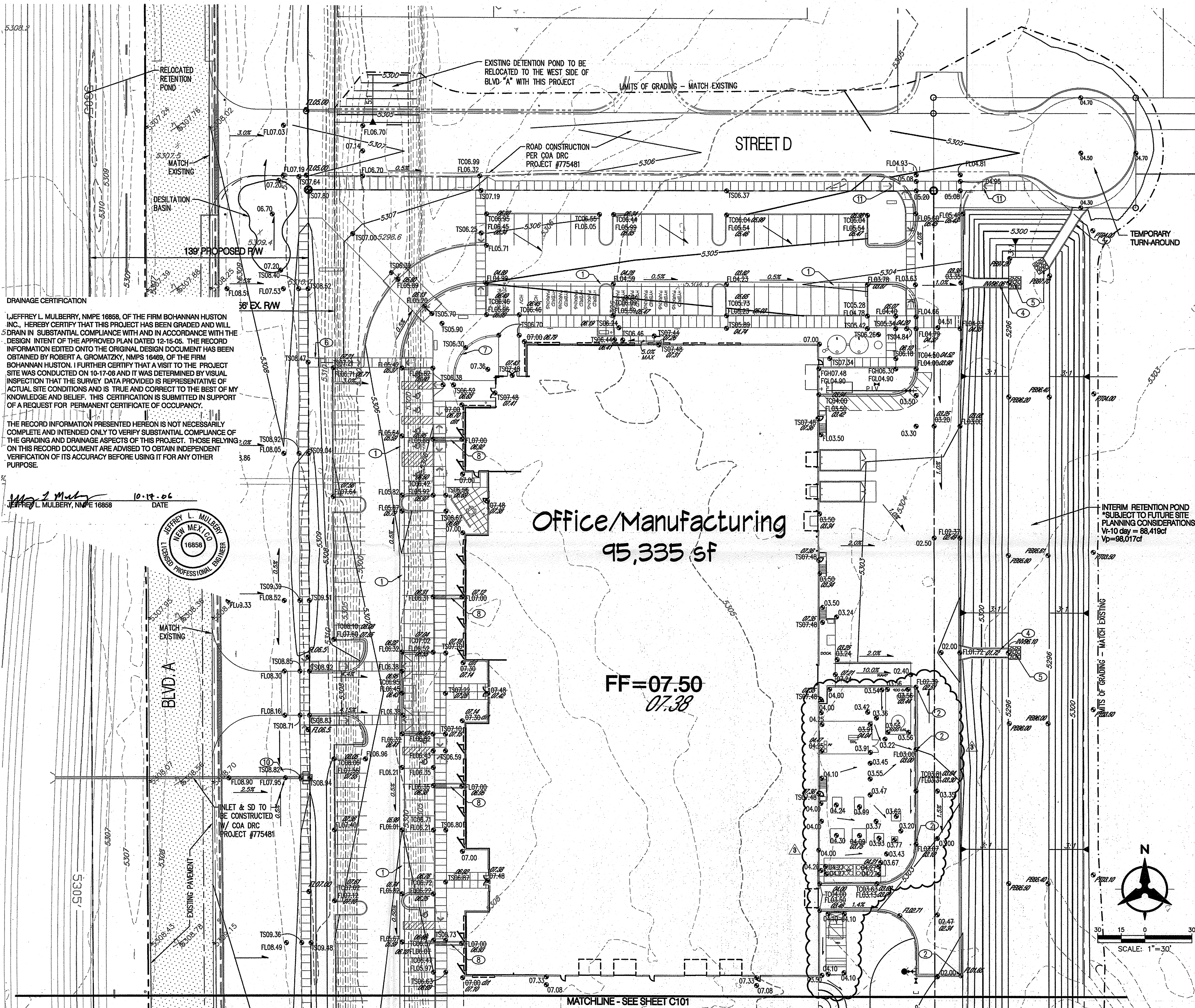


DATE SUBMITTED: 10-17-06 BY: Jeff Mulbery/mb

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.





GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- 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.
- 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.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- 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.
- THE CONTRACTOR IS 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.
- 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.
- 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.
- 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.).
- 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.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- 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.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

NOTE: ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1%.

GRADING KEYED NOTES

- INSTALL VALLEY GUTTER PER DETAIL 1, SHEET C101
- INSTALL CURB OPENING PER DETAIL 5, SHEET C101.
- INSTALL 1'-24" SIDEWALK CULVERT PER COA STD DWG 2236
- INSTALL ASPHALT RUNDOWN PER DETAIL 2, SHEET C101. OPENING SHALL BE A 10' MIN. TRANSITIONING TO A 6' WIDE RUNDOWN.
- INSTALL RIP-RAP BLANKET (8'x8') PER DETAIL 3, SHEET C101
- INSTALL STEPS PER ARCH PLANS
- CONSTRUCT DRAINAGE OPENINGS IN WALL FOR DRAINAGE PER ARCH PLANS.
- CONCRETE RUNDOWN & SIDEWALK CULVERT, SEE ARCH PLANS.
- INSTALL RIP-RAP SWALE PER DETAIL 4, SHEET C101
- INSTALL STRAW BALE BARRIER PER DETAIL 6, SHEET C101.
- INSTALL UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG 2426

LEGEND

- FLO.00 DESIGN GRADE
- ASBULT GRADE

NOTE: A CROSS-LOT DRAINAGE EASEMENT FOR ALL THE TRACTS WITHIN THIS BLOCK SHALL BE GRANTED WITH THE REQUIRED PLAT

**Bohannon & Huston**

Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

architecture  
interiors  
planning  
engineering

**Dekker  
Perich  
Sabatini**

6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax 761-4222  
dps@dpsnq.com

ARCHITECT

ENGINEER



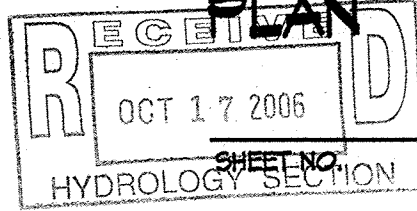
PROJECT

**Mesa Del Sol  
Employment Center - Phase One  
BUILDING #1**  
Albuquerque, New Mexico

REVISIONS	
2/08/06	ISSUED FOR CONSTRUCTION
3/08/06	REVISED DOCK AREA
5/10/06	REVISED DOCK AREA

DRAWN BY	RMB
REVIEWED BY	JLM
DATE	APRIL 27, 2006
PROJECT NO.	060201
DRAWING NAME	

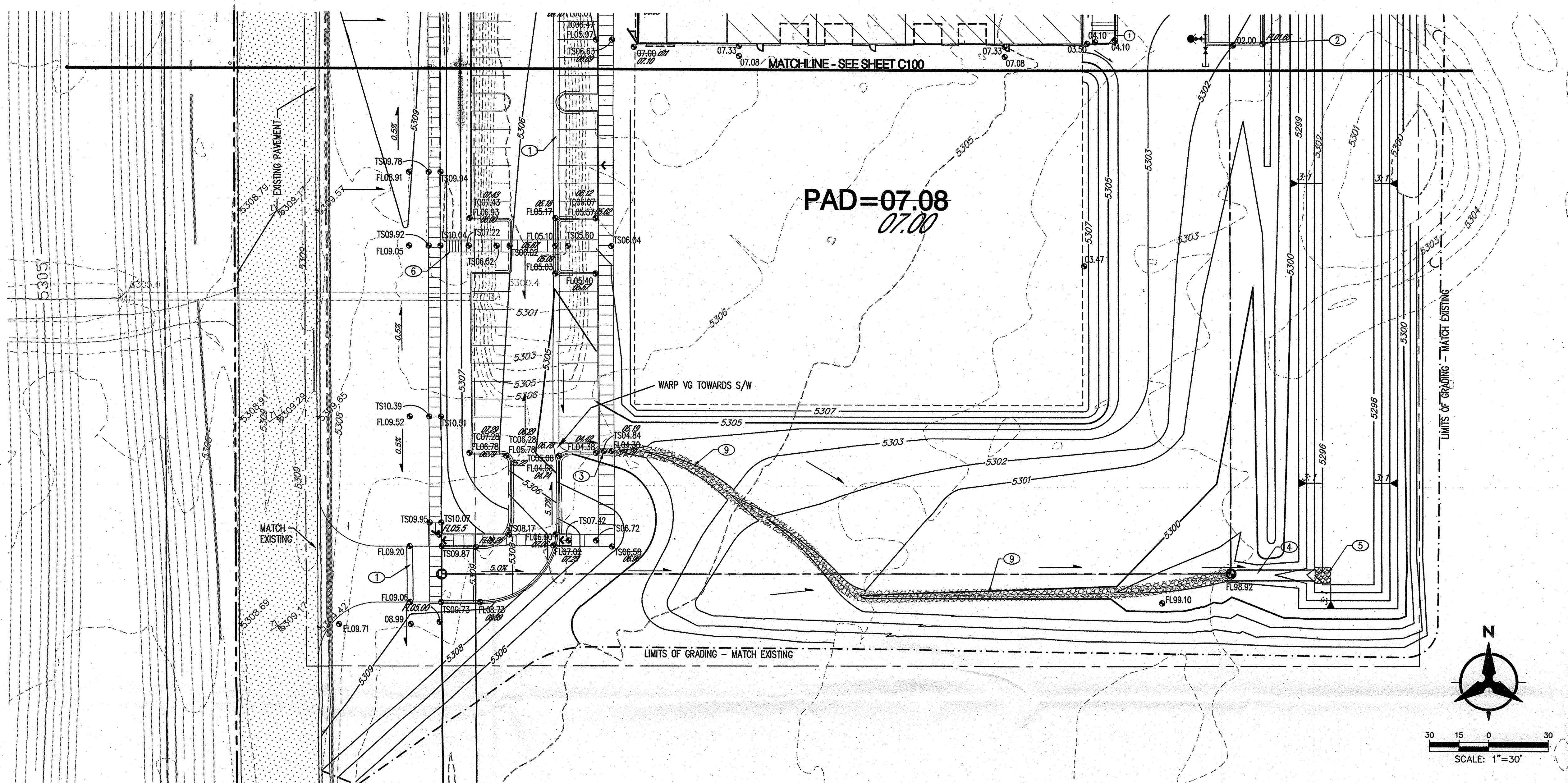
**GRADING AND  
DRAINAGE  
PLAN**



C100

OF





**DRAINAGE CERTIFICATION**

I, JEFFREY L. MULBERY, NMPE 16858, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12-15-05. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ROBERT A. GROMATZKY, NMPS 18469, OF THE FIRM BOHANNAN HUSTON. I FURTHER CERTIFY THAT A VISIT TO THE PROJECT SITE WAS CONDUCTED ON 10-17-06 AND IT WAS DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

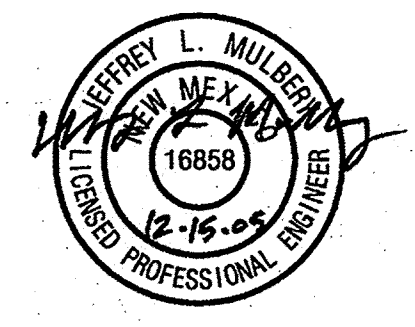
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

*Jeffrey L. Mulbery*  
JEFFREY L. MULBERY, NMPE 16858  
DATE 10-17-06



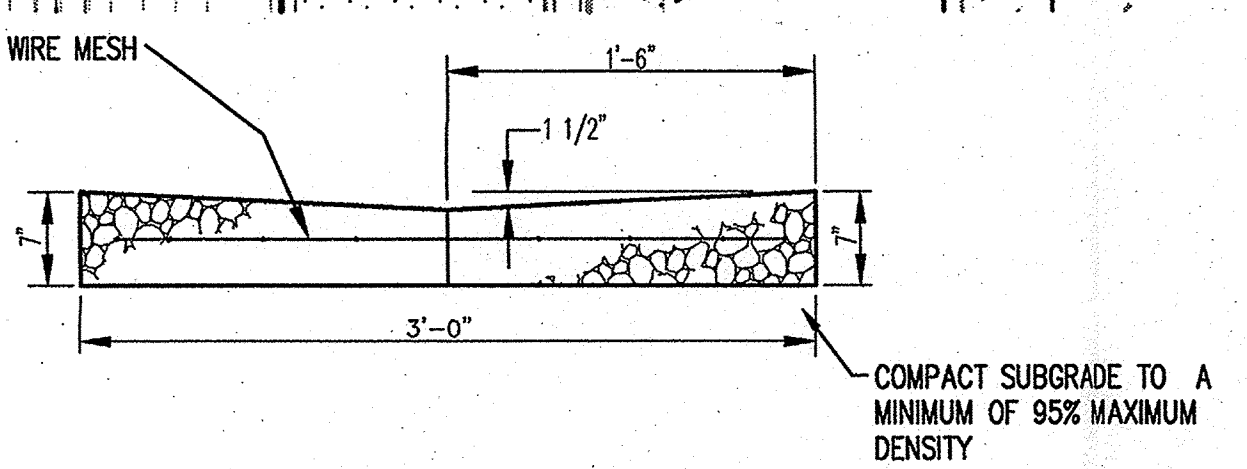
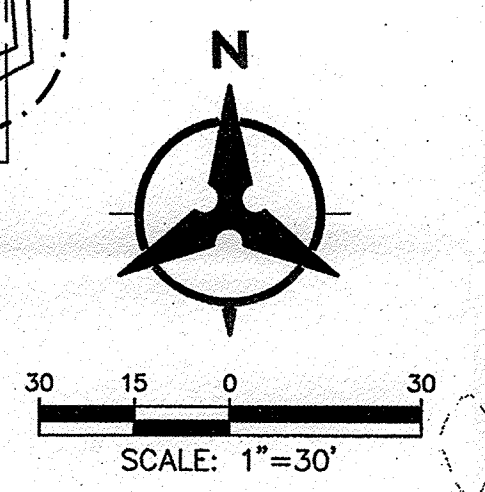
ARCHITECT

ENGINEER

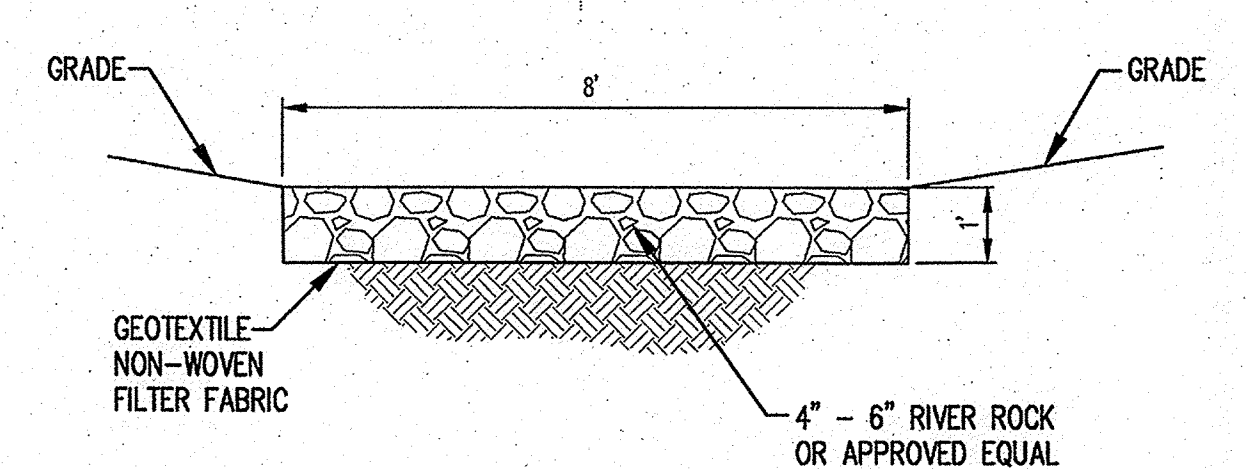


PROJECT

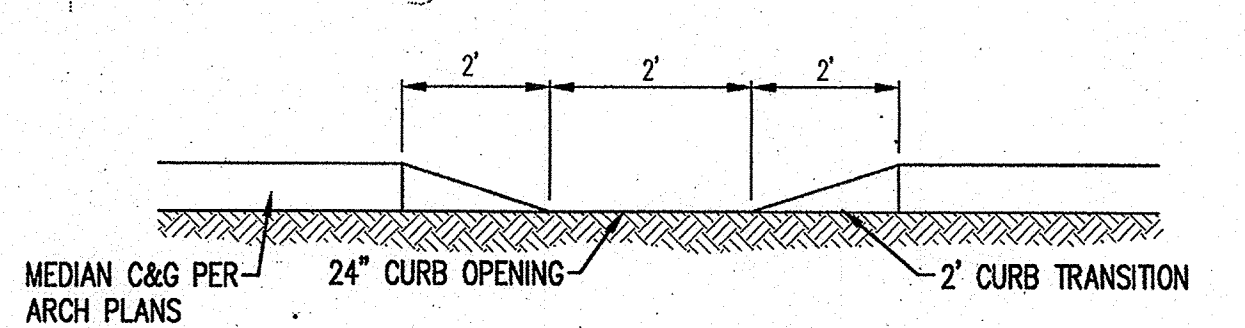
**LEGEND**  
 ● FL00.00 DESIGN GRADE  
 ● FL99.10 ASBLUT GRADE



1 TYPICAL VALLEY GUTTER SECTION  
C101 NTS

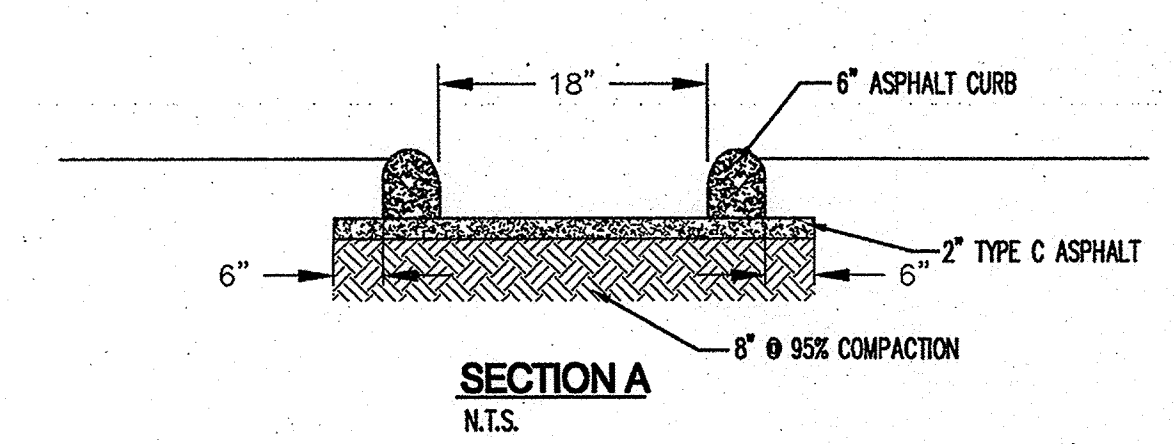


3 RIP-RAP DETAIL  
C101 NTS

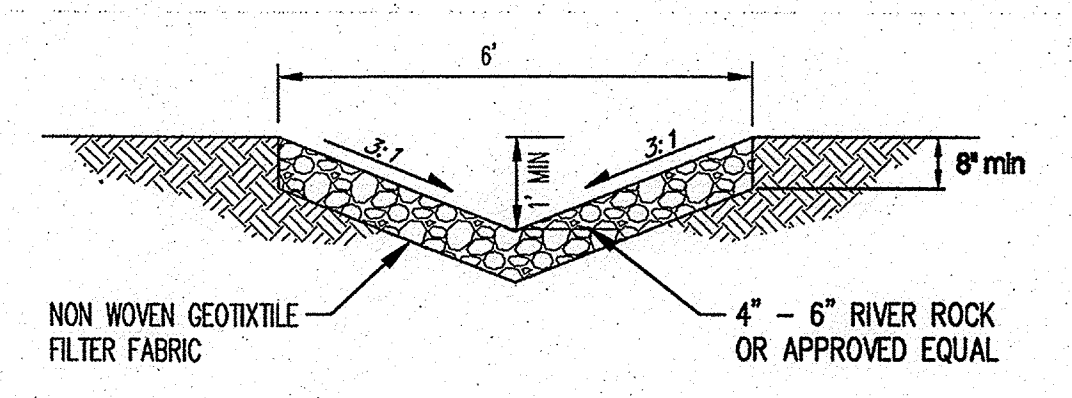


5 TYPICAL CURB OPENING  
C101 NTS

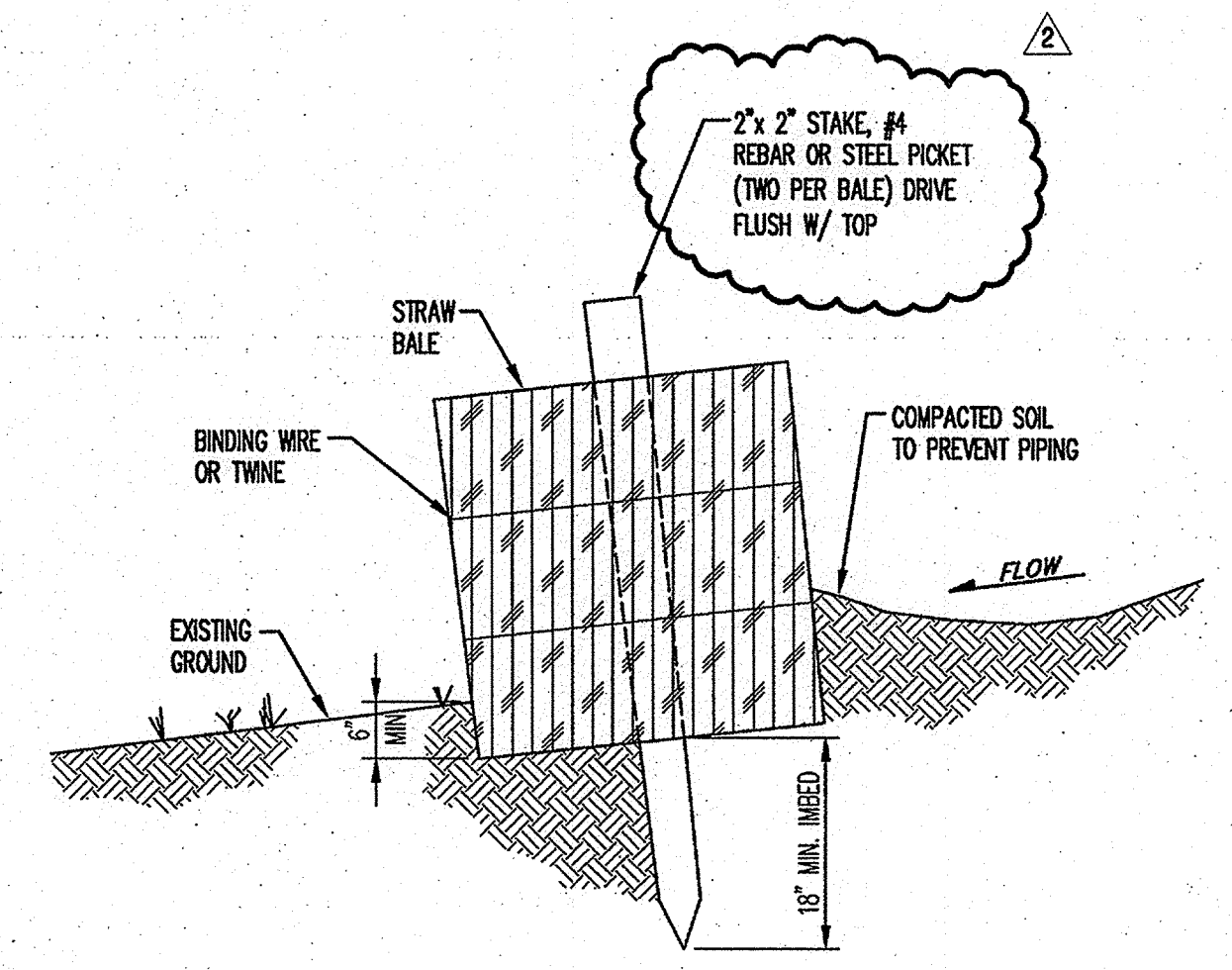
**NOTE:**  
A CROSS-LOT DRAINAGE EASEMENT FOR ALL THE TRACTS WITHIN THIS BLOCK SHALL BE GRANTED WITH THE REQUIRED PLAT



2 CONCRETE RUN DOWN  
C101 NTS



4 RIP-RAP SWALE DETAIL  
C101 NTS



6 EROSION CONTROL- STRAW BALE  
C101 NTS

**GRADING KEYED NOTES**

1. INSTALL VALLEY GUTTER PER DETAIL 1, SHEET C101
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7. CONSTRUCT DRAINAGE OPENINGS IN WALL FOR DRAINAGE PER ARCH PLANS.
8. CONCRETE RUNDOWN & SIDEWALK CULVERT, SEE ARCH PLANS.
9. INSTALL RIP-RAP SWALE PER DETAIL 4, SHEET C101
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11. INSTALL UNIDIRECTIONAL HANDICAP RAMP PER COA STD DWG 2426

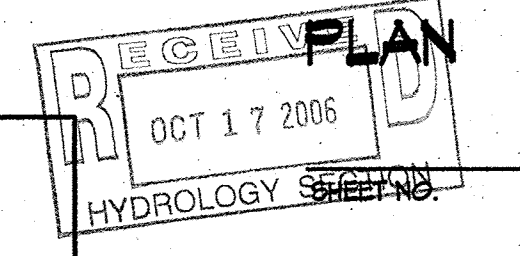
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**GRADING AND DRAINAGE**

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C101