

# CITY OF ALBUQUERQUE



May 25, 2017

Richard J. Berry, Mayor

Mike Holmes, P.E.  
Greenberg Farrow Engineering  
3333 S. Pinnacle Hills Parkway  
Rogers, AR 72758

RE: **AT & T**  
**10036 Coors Bypass Blvd NW**  
**Request Permanent C.O. - Accepted**  
**Engineer's Stamp Date 5-20-16 & 6-13-16 (File: B13D014A)**  
**Certification date: 5-18-17**

Dear Mr. Holmes:

Based upon the information provided in your submittal received 5/24/2017, the above referenced Certification received is acceptable for the release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

TE/JH

C: email, Serna, Yvette; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.

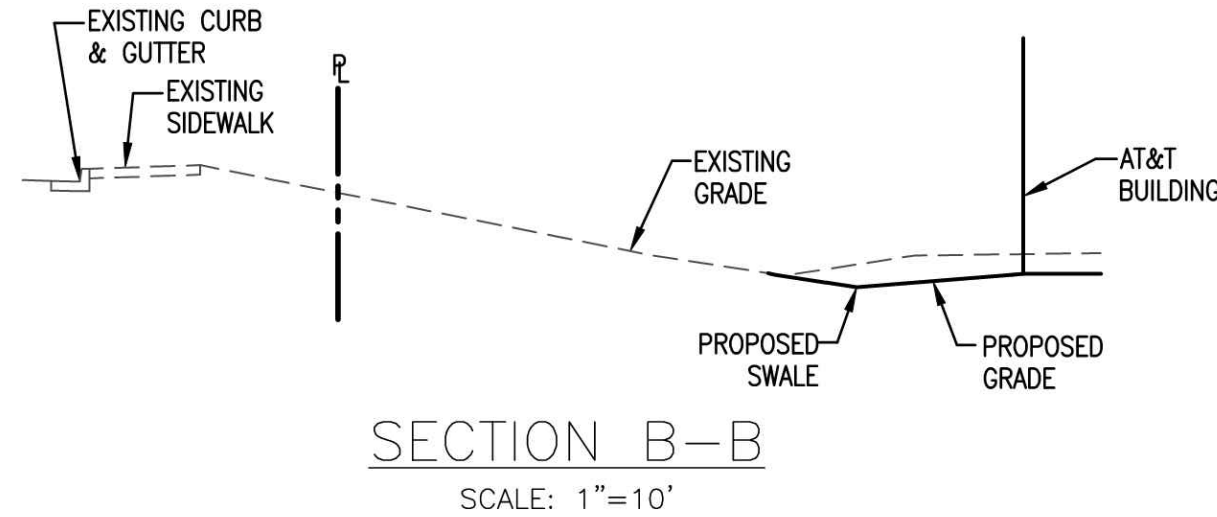
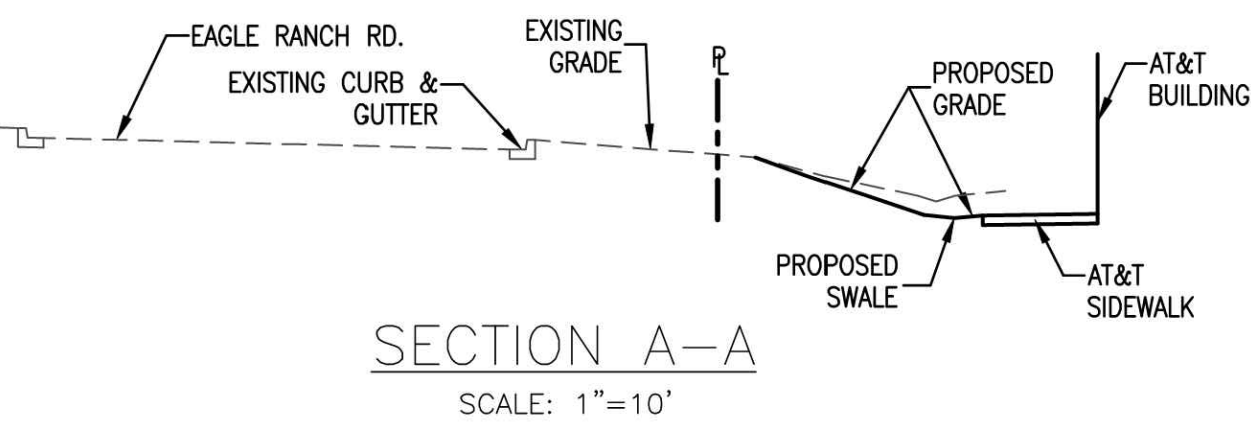


EXISTING LEGEND:

- PROPERTY LINE  
EXISTING EASEMENT LINE  
EXISTING CONCRETE CURB AND GUTTER  
EXISTING STORM SEWER STRUCTURES  
EXISTING SANITARY SEWER STRUCTURES  
EXISTING FIRE HYDRANT  
EXISTING WATER VALVE  
EXISTING WATER METER  
EXISTING DOUBLE CHECK DETECTOR ASSEMBLY WITH HOT BOX  
EXISTING WATER METER AND BACKFLOW PREVENTION DEVICE WITH HOT BOX  
EXISTING POST INDICATOR VALVE  
EXISTING LIGHT POLE  
EXISTING TRANSFORMER  
EXISTING DRAINAGE FLOW DIRECTION  
EXISTING STORM SEWER  
EXISTING CONTOUR  
EXISTING SPOT ELEVATION

PROPOSED LEGEND:

- PROPERTY LINE  
GENERAL SCOPE OF WORK LIMITS  
PROPOSED SIGN  
PROPOSED TRANSFORMER  
PROPOSED CONTOUR  
PROPOSED SPOT ELEVATION  
FTE: FINISHED FLOOR ELEVATION  
TC: TOP OF CURB ELEVATION  
FL: CURB FLOWLINE ELEVATION  
C: TOP OF CONCRETE ELEVATION  
P: TOP OF PAVEMENT ELEVATION  
FG: FINISHED GRADE ELEVATION  
ME: MATCH EXISTING ELEVATION  
TW: TOP OF WALL ELEVATION  
BW: BOTTOM OF WALL ELEVATION  
PROPOSED DRAINAGE FLOW DIRECTION  
PROPOSED CONCRETE WHEEL STOP  
PROPOSED CONCRETE CURB AND GUTTER  
PROPOSED STORM SEWER



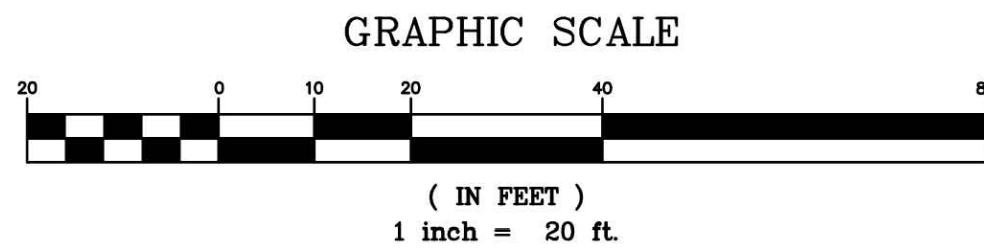
DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, FARMAN SHIRMOHAMMADI, NMPE 21307, OF THE FIRM GREENBERGFARROW, 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 5/20/16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY DAVID ACOSTA, NMPS 21082 OF THE FIRM CONST. SURVEY TECH. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 5/22/17 AND HAVE 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 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 THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

SIGNATURE OF ENGINEER

5/22/17  
DATE

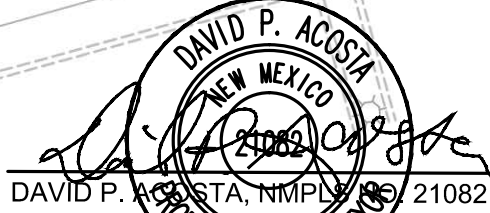


Coors Blvd Bypass NW  
(156 R/W)

TEXAS ROADHOUSE

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS AS-BUILT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THIS IS A AS-BUILT UPON WHICH THE CONSTRUCTION DRAWINGS ARE ATTACHED HEREON. THAT THE SURVEY AND AS-BUILT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



05-18-2017  
DATE



Know what's below.  
Call before you dig.

GRADING & DRAINAGE KEY NOTES

(PROPOSED): APPROVED

- FIELD VERIFY AND MATCH EXISTING ELEVATIONS AT PROJECT SCOPE OF WORK LIMITS (TYP.)
- PROPOSED 4" BUILDING ROOF DRAIN CONNECTION SEE DETAIL SHEET 6.0 (COORDINATE EXACT LOCATIONS AND PIPE SIZE WITH ARCHITECTURAL AND PLUMBING PLANS).
- PROPOSED SWALE PERMIT # 1201691084
- GENERAL SCOPE OF WORK LIMITS DO NOT INCLUDE ITEMS OUTSIDE GENERAL LIMITS OR EXCLUDE ITEMS WITHIN THESE LIMITS ON-PLAN FOR ADDITIONAL INFORMATION.
- PROPOSED REVERSE PITCH CONCRETE CURB AND GUTTER SEE DETAIL SHEET 6.1
- PROPOSED HANDICAP ACCESSIBLE CURB RAMP 12" MAXIMUM SLOPE PER LOCAL CODES. SEE DETAIL SHEET 6.0
- PROPOSED 4" HANDICAP ACCESSIBLE LANDING (2% MAX CROSS SLOPE IN ALL DIRECTIONS). SEE DETAIL SHEET 6.0
- PROPOSED PEDESTRIAN RAMP (4.9% MAX LONGITUDINAL SLOPE AND 2% MAX CROSS SLOPE). SEE DETAIL SHEET 6.0
- PROPOSED 5" CONCRETE SIDEWALK. SEE DETAIL SHEET 6.0
- RELOCATE EXISTING NYLOPLAST 12" JUNCTION AND DRAIN GRATE. REPLACE JUNCTION IF REQUIRED TO MEET FINISH GRADES AND INVERT
- RELOCATE EXISTING HDPE N12WT STORM SEWER LINE

GRADING & DRAINAGE KEY NOTES

(EXISTING):

- EXISTING TEXAS ROADHOUSE STORM SEWER LINE REMAIN. PROTECT IN PLACE
- EXISTING AT&T BUILDING STORM SEWER TO REMAIN. PROTECT IN PLACE
- EXISTING NYLOPLAST 12" JUNCTION AND DRAIN GRATE TO REMAIN. PROTECT IN PLACE
- EXISTING HDPE N12WT STORM SEWER CLEAN OUT TO REMAIN. PROTECT IN PLACE
- EXISTING 12" WIDE X 30" HIGH CONCRETE BARRIER CURB WALL TO REMAIN. PROTECT IN PLACE
- EXISTING 1' WIDE CURB CUTS TO REMAIN. PROTECT IN PLACE
- EXISTING BIO SWALE. DIVERT 12" BELOW FLOW LINE OF CURB.
- EXISTING BLOCK RETAINING WALL TO REMAIN. PROTECT IN PLACE
- EXISTING POND TO REMAIN. PROTECT IN PLACE
- EXISTING BIO-SWALE TO REMAIN. PROTECT IN PLACE
- EXISTING FLARED END SECTION TO REMAIN. PROTECT IN PLACE
- EXISTING EMERGENCY OVERTFLOW FOR PONDING AREA - CURB HEIGHT 2' LOWER THAN ADJACENT FOR A DISTANCE OF 2'

GENERAL GRADING NOTES:

- ALL GRADING AND SITE PREPARATION WORK SHALL CONFORM WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL CAREFULLY PRESERVE ALL SITE BENCHMARKS AND REFERENCE POINTS DURING CONSTRUCTION OPERATIONS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL INSTALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
- ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, WALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
- CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE TO ALL STORM DRAINAGE STRUCTURES. AREAS OF SURFACE PONDING SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL EXISTING AND PROPOSED TOP OF FRAME ELEVATIONS FOR STORM, SANITARY, WATER AND OTHER UTILITY STRUCTURES SHALL BE ADJUSTED TO MEET FINISHED GRADE WITHIN THE PROJECT LIMITS.
- CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
- MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
- ALL HANDICAP ACCESSIBLE EXTERIOR DOORWAY LOCATIONS REQUIRE AN EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5) FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
- EXCAVATION SHORING SHALL BE DONE AS NECESSARY FOR THE PROTECTION OF THE WORK AND FOR THE SAFETY OF PERSONNEL. SHORING SHALL BE IN ACCORDANCE WITH ALL O.S.H.A. AND LOCAL REGULATIONS.
- ANY SLOPE GREATER THAN 3:1 SHALL HAVE ROCK PLATING FOR EROSION CONTROL.
- SEE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

NARRATIVE:

THE SUBJECT PROPERTY IS A FULLY DEVELOPED SITE WITHIN THE COTTONWOOD SHOPPING CENTER. THE SITE SLOPES FROM THE WEST PROPERTY LINE (COORS BOULEVARD) TO THE EAST PROPERTY LINE (EAGLE RANCH ROAD). THE EXISTING SITE HAS A DISCHARGE OF 6.99 CFS. THE PROPOSED REDEVELOPMENT WILL MAINTAIN THE EXISTING DRAINAGE PATTERNS AND WILL DISCHARGE 6.86 CFS, WHICH IS LESS THAN EXISTING. WATER QUALITY MEASURES INCLUDED IN THE LANDSCAPE AREAS WILL CAPTURE 0.34" OF RAINFALL FOR THE IMPERVIOUS AREAS. THE PROJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AND IS LOCATED IN ZONE "X" AS SHOWN ON FEMA FIRM 35001C0108G, EFFECTIVE SEPTEMBER 26, 2008.

PROJECT BENCHMARKS:

NAVD 88 - ACS MONUMENT "10-B13" HAVING AN ELEVATION OF 5074.478

FLOOD NOTE:

PROJECT SITE DOES NOT LIE WITHIN A 100-YEAR FLOOD HAZARD AREA AND IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) AS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 35001C0108G, DATED SEPTEMBER 9, 2008.

GEOTECHNICAL ENGINEERING REPORT NOTES:

- REFER TO THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY EARTHWORKS ENGINEERING GROUP, L.L.C. AND DATED APRIL 15, 2015 FOR ADDITIONAL INFORMATION REGARDING THE EXISTING SOIL CONDITIONS AND PROPOSED SUBGRADE PREPARATION RECOMMENDATIONS (EARTHWORKS PROJECT NO. A15-170).

GreenbergFarrow  
CO:AR

19000 MacArthur Blvd, Suite 250  
Irvine, CA 92612  
t: 949 296 0450 f: 949 296 0479

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
05/20/16	PERMIT & BID SET

PROFESSIONAL SEAL



PROFESSIONAL IN CHARGE  
FARMAN SHIR, P.E.  
PROFESSIONAL ENGINEER  
LICENSE NO. 21307

PROJECT MANAGER  
MIKE HOLMES

QUALITY CONTROL  
LARRY DIEHL

DRAWN BY  
JOSH WILMOTH

PROJECT NAME

AT&T

ALBUQUERQUE  
NEW MEXICO

10036 COORS  
BOULEVARD BYPASS NW

TEKIN & ASSOCIATES  
REAL ESTATE INVESTMENT & DEVELOPMENT

PROJECT NUMBER  
2016093.0

SHEET TITLE  
GRADING AND  
DRAINAGE PLAN

SHEET NUMBER

C3.0

NOT ISSUED FOR CONSTRUCTION





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** AT&T **Building Permit #:** T201691064 **City Drainage #:** B13D014A  
**DRB#:** 96-496 & 16AA10021 **EPC#:** NA **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tract of land containing 19,989 sf or 0.4589 acres being all of Tract Lot C-7A-1 Cottonwood Mall, recorded on April 27, 2016, under Doc #2016038042  
**City Address:** 10036 Coors Boulevard Bypass NW

**Engineering Firm:** GreenbergFarrow **Contact:** Mike Holmes  
**Address:** 3333 S. Pinnacle Hills Parkway, Suite 520, Rogers, AR 72758  
**Phone#:** 479-250-0346 **Fax#:** \_\_\_\_\_ **E-mail:** mholmes@greenbergfarrow.com

**Owner:** Tekin & Associates LLC c/o 10030 Coors Bypass LLC **Contact:** Mark Tekin  
**Address:** 8036 Oak Point Drive, Frisco, TX 75034  
**Phone#:** 214-960-9991 **Fax#:** 972-425-0031 **E-mail:** marktekin@gmail.com

**Architect:** GreenbergFarrow **Contact:** Erik Arellano  
**Address:** 21 S. Evergreen Avenue, Suite 200, Arlington Heights, IL 60005  
**Phone#:** 847-788-0676 **Fax#:** \_\_\_\_\_ **E-mail:** earellano@greenbergfarrow.com

**Other Contact:** Buffalo Construction **Contact:** Dick Hyslop  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** dick.hyslop@buffaloconstruction.com

Check all that Apply:

### DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 5/22/17

By: FARMAN SHIRMOHAMMADI

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_