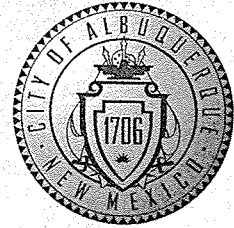


CITY OF ALBUQUERQUE



June 27, 2011

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

**Re: Ingersoll Rand Trane
Grading and Drainage Plan
Engineer's Stamp dated 4-15-2011 (B18/D005)**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 4-15-11, the above referenced plan is can not be approved for Building Permit until the following comment is addressed.

- Provide a pipe connection such as a riser for the drain pipes from the new additional entrance.

Hydrology is requesting that all proposed landscape areas are depressed to retain/infiltrate the moisture that falls on them.

If you have any questions, you can contact me at 924-3421 or Rudy Rael at 924-3977.

Sincerely,

Paul Olson, P.E., CFM.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

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

PROJECT TITLE: Ingersoll Rand Office/Warehouse ZONE MAP/DRG.FILE# B-18 / D005
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A Portion of Lot 28-A, Block 5, Tract A, Unit 8, NAA
CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON AND ARFMAN CONTACT: FRED C. ARFMAN
ADDRESS: 128 MONROE N.E. PHONE: 268-8828
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

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

ARCHITECT: Claudio Vigil Architects CONTACT: Sandy Fairchild
ADDRESS: _____ PHONE: 842-1113
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Surv-Tek CONTACT: Russ Hugg
ADDRESS: _____ PHONE: 897-3366
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
- ☒ 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
- ☐ RELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
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- ☒ BUILDING PERMIT APPROVAL
- ☐ CRTIFICATE OF OCCUPANCY (PERM)
- ☐ CRTIFICATE OF OCCUPANCY (TEMP)
- ☐ GADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

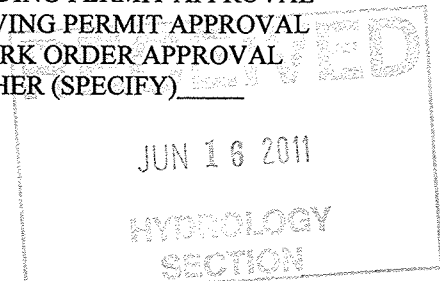
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

SUBMITTED BY: Fred C. Arfman
Isaacson & Arfman, P.A.

DATE: 06-16-11

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.



Letter of Transmittal



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108

To: Curtis @ COA Hydrology

Date: 6.16 ²⁰¹¹ ~~2010~~

Job No. 1742

Attn: _____

Reference: MORILL RANCH OFFICE/WAREHOUSE

We transmit to you _____ copy(ies) of the following:

- | | | | |
|-------------------------------------|--------|-------------------------------------|----------------|
| <input type="checkbox"/> | Plats | <input type="checkbox"/> | Specifications |
| <input checked="" type="checkbox"/> | Plans | <input checked="" type="checkbox"/> | Submittals |
| <input type="checkbox"/> | Disks | <input type="checkbox"/> | Shop Drawings |
| <input type="checkbox"/> | Report | <input type="checkbox"/> | Copy of Letter |
| <input type="checkbox"/> | | | |
| <input type="checkbox"/> | | | |

This information is transmitted:

- | | |
|--|---|
| <input type="checkbox"/> As per your request | <input type="checkbox"/> For your files |
| <input checked="" type="checkbox"/> For your review & approval | <input type="checkbox"/> For your use |
| <input type="checkbox"/> For your information | <input type="checkbox"/> Please review & return |
| <input type="checkbox"/> For your attention | <input type="checkbox"/> For return to your files |
| <input type="checkbox"/> For your signature | <input type="checkbox"/> Please advise |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

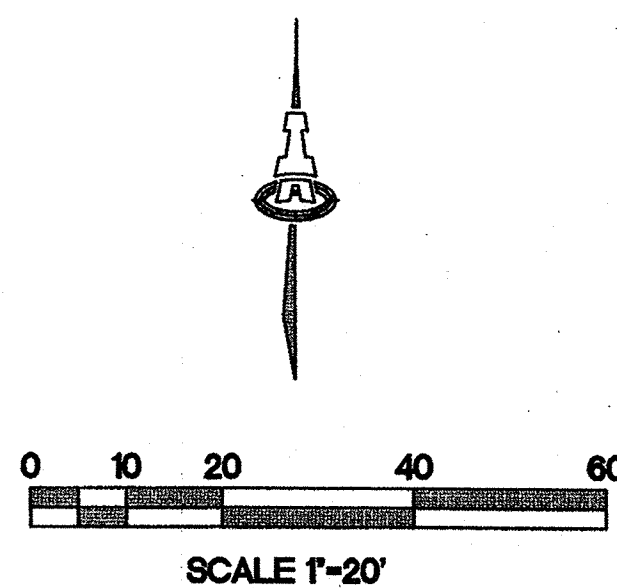
Remarks:

Curtis - this was approved - client added door on east side which required a drainage revision.

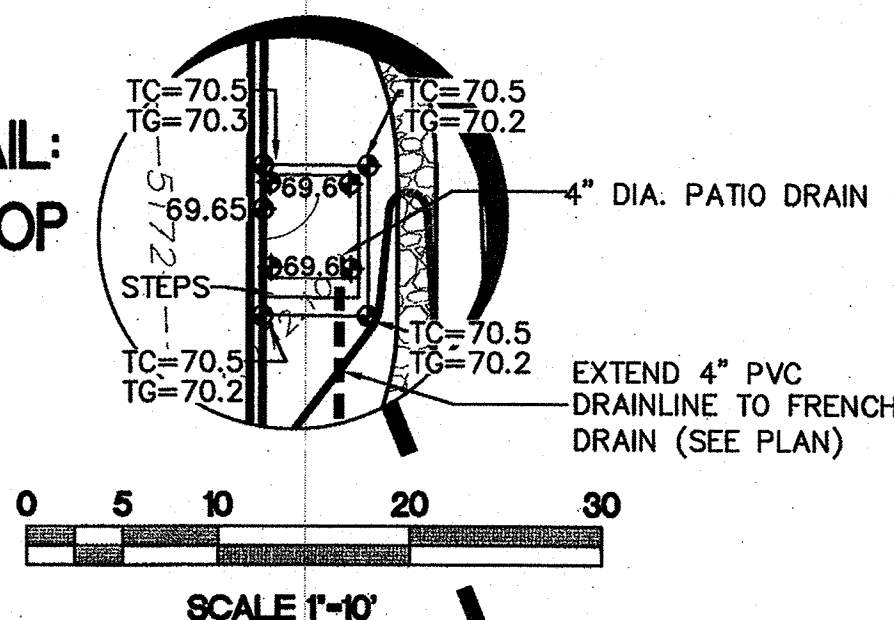
Thus we resubmit

By: Bryan

Copies to: _____



ENLARGED DETAIL:
EAST CONC. STOOP
GRADES

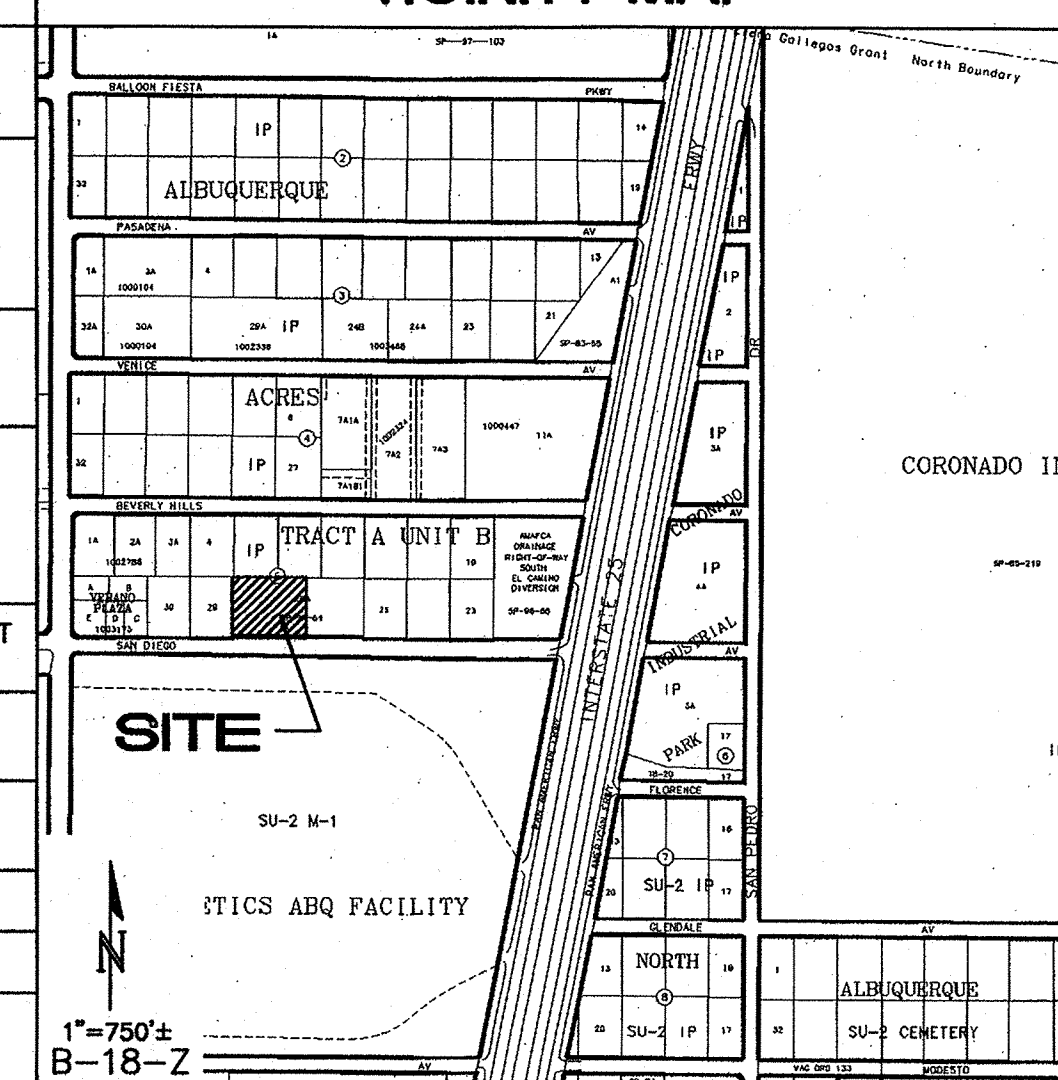


S.O.19 : NOTICE TO CONTRACTORS

1. AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #7 AMENDMENT 1.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

VICINITY MAP



KEYED NOTES

1. STORM INLET WITH SUMP PUMP FOR LOADING DOCK AREA PER DETAIL ON SHEET CG-501.
2. 2" FLEXIBLE PIPE STORM DRAIN FORCE MAIN (AQUAFLEX O.E.) MINIMUM BURY = 2.0'.
3. 15" ADS INLINE DRAIN WITH LOCKING DOMED GRATE AT RIM / INVERT ELEVATIONS SHOWN. MAKE WATERTIGHT CONNECTION WITH 2" FORCE MAIN. SEE DETAIL ON SHEET CG-501.
4. 15" ADS INLINE DRAIN WITH LOCKING DOMED GRATE AT RIM / INVERT ELEVATIONS SHOWN. SEE DETAIL ON SHEET CG-501.
5. ADS N-12 WATERTIGHT HDPE @ 0.5% SLOPE. SIZE PER PLAN.
6. 2' WIDE CONCRETE VALLEY GUTTER @ 0.5% SLOPE PER DETAIL ON SHEET CG-501.
7. ACO K100S TRENCH DRAIN (OR ENGINEER APPROVED EQUIVALENT) WITH ADA GRATE.
8. RETAINING WALL INTEGRAL TO BUILDING. SEE STRUCTURAL DETAILS.
9. RETAINING WALL SURROUNDING GARBAGE ENCLOSURE. SEE STRUCTURAL DETAILS.
10. BERM ON ADJACENT PROPERTY TO REDIRECT OFFSITE FLOWS. SEE DETAIL ON SHEET CG-501.
11. EARTHEN SWALE ON ADJACENT PROPERTY TO REDIRECT OFFSITE FLOWS. SEE DETAIL ON SHEET CG-501.
12. SEDIMENT POND, 1.5' MAXIMUM DEPTH.
13. RIP-RAP SWALE PER DETAIL ON SHEET CG-501.
14. 2' WIDE CURB OPENING PER DETAIL ON SHEET CG-501.
15. CONCRETE SPLASH PAD BENEATH ROOF DRAINS. SEE ARCHITECTURAL SITE PLAN.
16. SIDEWALK CULVERT TO DIRECT ROOF DRAINS. SEE ARCHITECTURAL SITE PLAN.
17. TURNED DOWN SIDEWALK PER DETAIL ON SHEET CG-501.
18. CONNECT TO BACK OF EXISTING STORM DRAIN INLET WITH SIX (6) FOOT SECTION OF 12" DIA. RCP PER C.O.A. STD. DWG. #2236. PROVIDE A TWO (2) FOOT SECTION OF REINFORCED CONCRETE PER C.O.A. STD. DWG. #2140 CENTERED ON TRANSITION TO 12" HDPE. S.O.19 PERMIT REQUIRED FOR WORK IN PUBLIC RIGHT-OF-WAY (SEE S.O.19 NOTICE THIS SHEET).
19. INV=64.32±
20. CONSTRUCT CONC. STOOP WITH STEPS UP TO GRADE. INSTALL 4" DECK DRAIN (RIM=69.5, INV.=66.5). EXTEND 4" DIA. PVC DRAINLINE SOUTH AS SHOWN. SEE ENLARGED DETAIL THIS SHEET FOR ADDITIONAL ELEVATIONS.
21. CONSTRUCT 4'X4'X5' DEEP WASHED GRAVEL FILLED DRY WELL WITH IMPERVIOUS LINER ALL FOUR SIDES AND TOP. EXTEND 4" PVC DRAINLINE FROM CONC. STOOP THROUGH LINER TO RELEASE DISCHARGE TO DRY WELL. EXTEND 4" PVC OUTLET PIPE AT ELEVATIONS SHOWN FROM DRY WELL THROUGH FACE OF CURB AS SHOWN.

LEGEND

	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	FLOW ARROW
	FINISH FLOOR ELEVATION
	INVERT ELEVATION
	AREA DRAIN
	DRAIN LINE WITH SIZE

CLAUDIO VIGIL ARCHITECTS

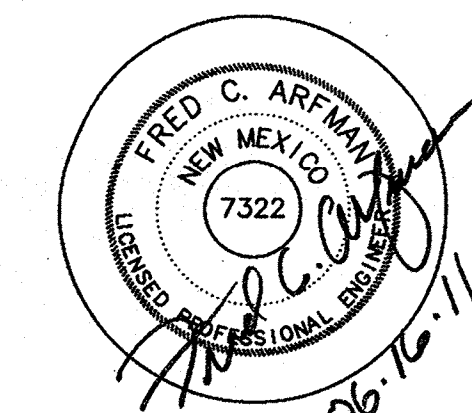
1801 Rio Grande Boulevard, N.W.
Albuquerque, New Mexico
Phone: (505) 842-1113
Fax: (505) 842-1330

OWNERSHIP OF INSTRUMENTS OF SERVICE
All design concepts, details, specifications, plans, computer files, field data, notes and other documents and instruments prepared by Ambysis P.C., D.B.A. Claudio Vigil Architects, as instruments of service shall remain the property of Ambysis P.C., Claudio Vigil Architects, P.C. Architect shall retain all common law, statutory and other reserved rights, including the copyright thereto.

CONSULTANTS

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax 505-268-2632
1742 CG-101.dwg Jun 16, 2011

PROFESSIONAL SEAL



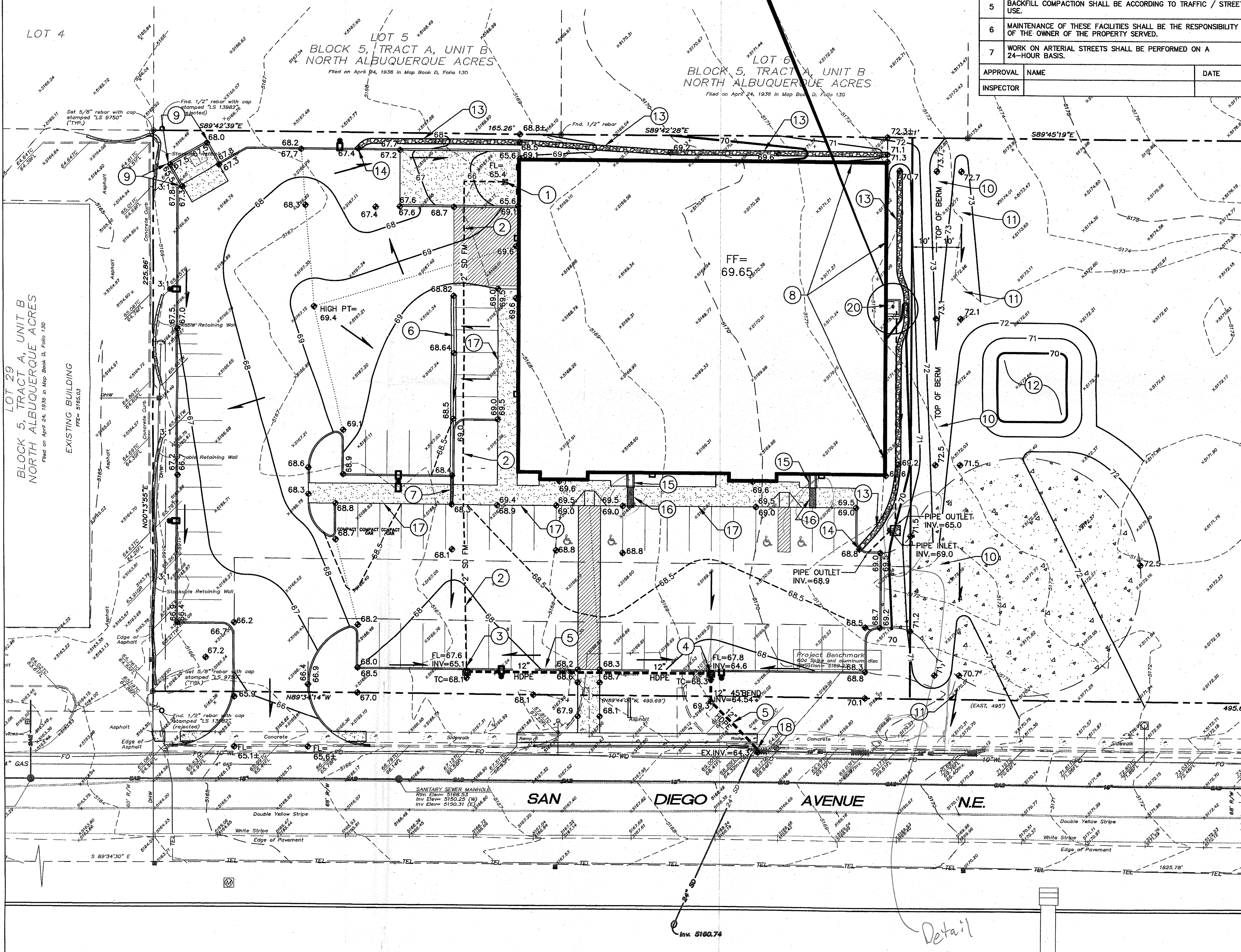
INGERSOLL RAND TRANE
PROPOSED
NEW BUILDING
5501 SAN DIEGO AVENUE, N.E.
ALBUQUERQUE, NEW MEXICO

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 09225
DRAWING FILE: INGERSOLLRAND-SP6
DRAWN BY: SMF
CHECK BY: CAV
COPYRIGHT: CLAUDIO VIGIL ARCHITECTS 2011
DATE: JANUARY 21, 2011

SHEET TITLE
GRADING & DRAINAGE
PLAN

SHEET NUMBER
CG-101



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

PROJECT TITLE: Ingersoll Rand Office/Warehouse ZONE MAP/DRG. FILE# B-18/1005
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: A Portion of Lot 28-A, Block 5, Tract A, Unit 8, NAA
CITY ADDRESS: _____

ENGINEERING FIRM: ISAACSON AND ARFMAN
ADDRESS: 128 MONROE N.E.
CITY, STATE: ALBUQUERQUE, NM

CONTACT: FRED C. ARFMAN
PHONE: 268-8828
ZIP CODE: 87108

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
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ARCHITECT: Claudio Vigil Architects
ADDRESS: _____
CITY, STATE: _____

CONTACT: Sandy Fairchild
PHONE: 842-1113
ZIP CODE: _____

SURVEYOR: Surv-Tek
ADDRESS: _____
CITY, STATE: _____

CONTACT: Russ Hugg
PHONE: 897-3366
ZIP CODE: _____

Project #
1600332

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ 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)
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☐ SECTOR PLAN APPROVAL
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☐ GADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

\$50.00 fee

SUBMITTED BY: Fred C. Arfman
Isaacson & Arfman, P.A.

DATE: 03/17/11

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