

CITY OF ALBUQUERQUE



August 31, 2011

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe Street N.E.
Albuquerque, NM 87108

**Re: Ingersoll Rand Office/ Warehouse, 5501 San Diego NE,
Request for 90-Day Temporary C.O.—Approved
Engineer's Stamp dated: 06/28/11 (B-18/D0005)
Certification dated: 08-30-11**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 08-30-11, the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology.

Prior to permanent Certificate of Occupancy, the off-site grading and improvements will need to be completed per plan. Please include sheet CG-501 with the permanent request.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala
Bradley L. Bingham, P.E.
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: 5501 SAN DIEGO AVE NE, ALBU. NM

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: INGERSOLL RAND (TRANE) CONTACT: DON SCHAEDLBAUER
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: REID ASSOCIATES CONTACT: BILL SMITH
ADDRESS: 6300 RIVERSIDE PARK LN. PHONE: 891-2528
CITY, STATE: ALBU. NM 87120 ZIP CODE: 87120

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
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ UNDAATION PERMIT APPROVAL
- ☐ 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:

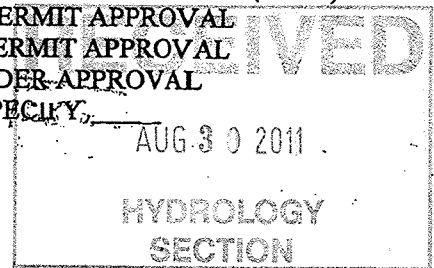
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

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

DATE: 08-30-11

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.



Sims, Timothy E.

From: Pacheco, Martin
Sent: Wednesday, August 31, 2011 2:23 PM
To: Sims, Timothy E.; 'Fred Arfman'
Subject: FW: Inspection 7/13 - Ingersol Rand

Gentlemen,

Here is the previous response I sent to TLC Plumbing & Utility after the inspection on (Ingersoll Rand Trane) 5501 San Diego NE. Any questions or concerns please feel free to contact me.

Thank you,
Martin

From: Pacheco, Martin
Sent: Friday, August 05, 2011 9:24 AM
To: 'Angela Gibson'
Subject: RE: Inspection 7/13 - Ingersol Rand

Angie,

I have reviewed the pictures and everything looks good. Let this e-mail serve as the notice of PASS INSPECTION or the GREEN TAG.

Thank you,

Martin Pacheco
DMD Storm/Arroyo Division
martinpacheco@cabq.gov
505-235-8016 cell
505-857-8201 office

From: Angela Gibson [<mailto:agibson@tlcplumbing.com>]
Sent: Tuesday, July 12, 2011 9:57 AM
To: Pacheco, Martin
Cc: KC Armstrong
Subject: Inspection 7/13 - Ingersol Rand

Martin,

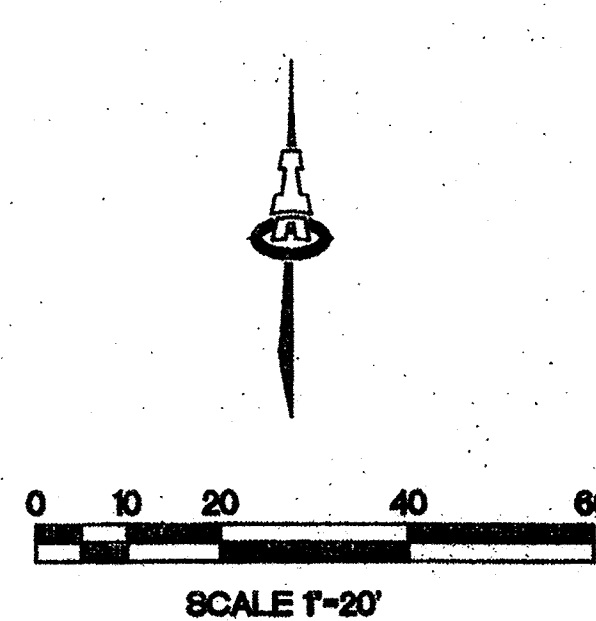
Please inspect 5501 San Diego, we tied into water & sewer, also tapped into back of an inlet (SO-19). Art (362-7194) will be out there and knows to have the barricade & excavation permit along with a set of red lined plans.

Thank You,

Angie Gibson

TLC Plumbing & Utility

8/31/2011



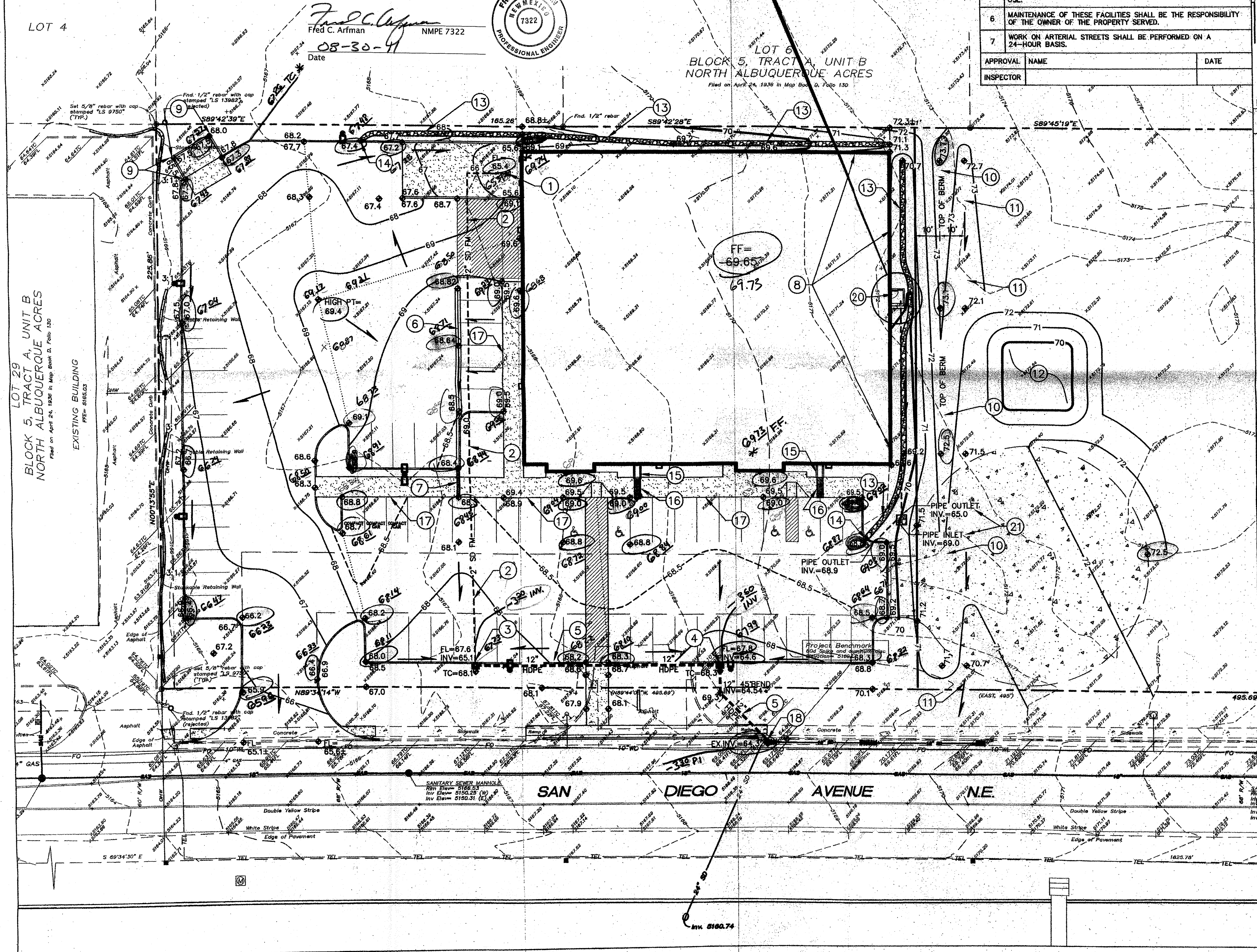
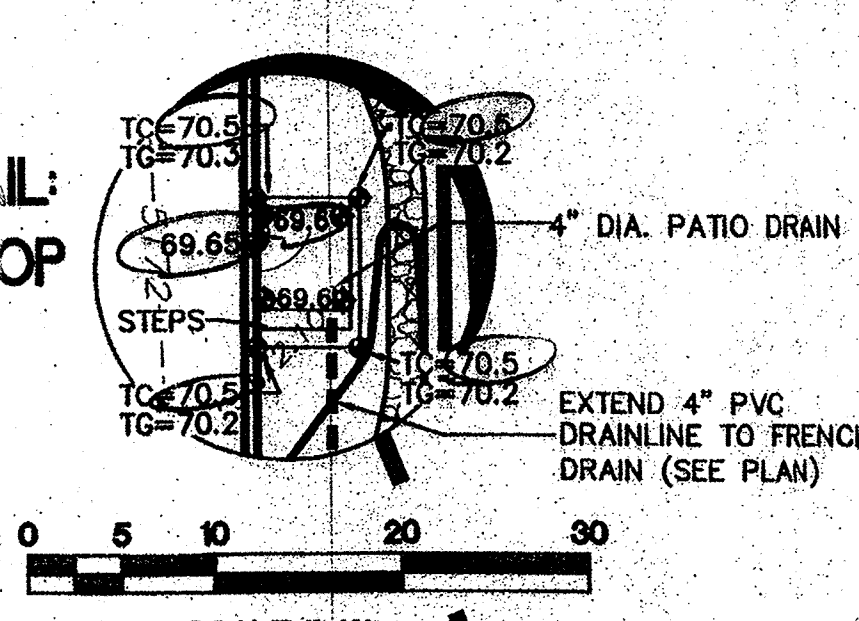
DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., 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 06/28/2011. The record information edited onto the original design document has been obtained by Russ Hugg, NMPS 9750, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 08/30/2011 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 a Temporary Certificate of Occupancy.

Contractor has been instructed to complete the off-site grading and drainage improvements as found on the approved plan.

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.

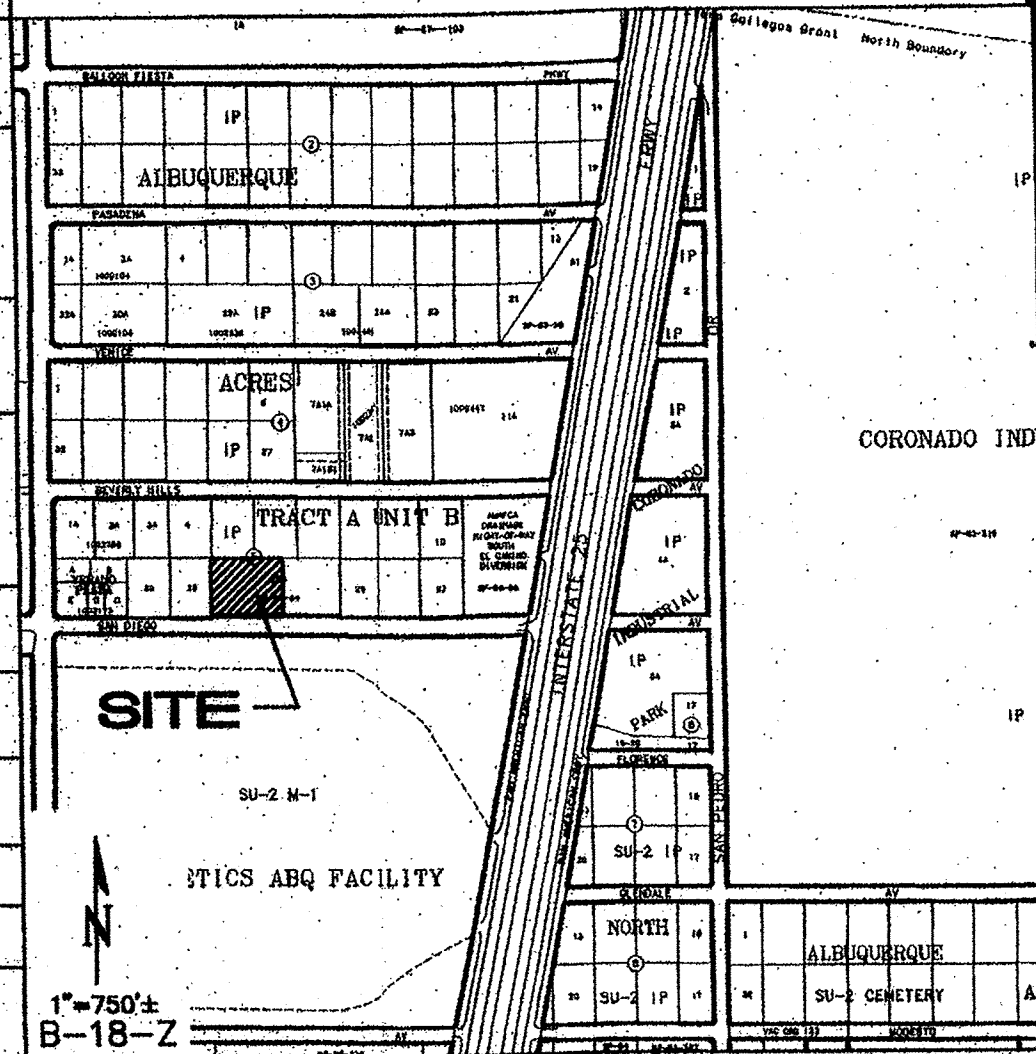
Fred C. Arfman
Fred C. Arfman NMPE 7322
Date: 08-30-11



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, 1988 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 EXISTING UTILITIES. 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" 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. (SEE DETAIL 1 ON SHEET CG-501.)

LEGEND

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

CLAUDIO VIGIL ARCHITECTS

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

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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 27, 2011

PROFESSIONAL SEAL

FRED C. ARFMAN
NEW MEXICO
7322
Professional Engineer

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

MARK	DATE	DESCRIPTION

PROJECT NUMBER: 08225
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