CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

June 8, 2016

Ron Bohannan, PE
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

RE: **Main Event, Albuquerque Carpenters Training Center (File: G16-D149)**
4040 Pan American Freeway NE 87107
Grading Plan and Drainage Plan, Engineer's Stamp Date 5-27-2015
Engineer's Certification Dated 5-27-16 and 6-6-16

Dear Mr. Bohannan:

Based on the Certification received 5/~~19~~27/2016, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Orig: Drainage file
c.pdf recipient , Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

G16D149_CO_Appr.doc

Attn'. Rita Harmon

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: MAIN EVENT ENTERTAINMENT CENTER Building Permit #: _____ City Drainage #: G16D149

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 2-A AND 2-B SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER

City Address: 4040 PAN AMERICAN FREEWAY NE ALBUQUERQUE NM 87017

Engineering Firm: TIERRA WEST LLC Contact: JONATHAN NISKI

Address: 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: JNISKI@TIERRAWESTLLC.COM

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X 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) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

✓ BUILDING PERMIT APPROVAL
X 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) _____

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DATE SUBMITTED: 05/27/2016 By: JONATHAN NISKI

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

RECEIVED
MAY 27 2016
LAND DEVELOPMENT SECTION

#2

Harmon Rita T.

From: Harmon Rita T.
Sent: Friday, June 03, 2016 12:32 PM
To: Ron Bohannan; Jon Niski (JNiski@tierrawestllc.com)
Subject: RE: COA# 733182- Main Event Entrance and SD Improvements-SD and Street Final Punchlist
Attachments: G16D149_CO_Temp.pdf

Ron,
I was reviewing the submittals for Permanent CO for Main event and have the following comments:

An Interim Grading Plan was submitted, but it does not show how the drainage was to work in the interim – so I don't understand it's purpose. The only difference I can see is that the future work was greyed out. My comment letter for the Temp C.O. did not require an interim grading plan at this point, since it is rather late in the game, but did ask that one be provided for future projects if the project was to be phased.

Because the contractor needed C.O. ASAP, I had to make some decisions on the fly, and was willing to grant temp CO with the conditions I listed on the email below, specifically items 1 and 2 below. (cut and pasted here again)

1) Pond 1 needs a drainage swale and riprap along the edge where water enters. I discussed this with the Superintendent.
2) Inlets located in the undeveloped lot need to have shallow ponds dug around them. They need to have a min. radius of 5' from the inlet, and 1' deep. They must be lined with riprap. This was also discussed with the superintendent.

The Engineer's cert for Permanent CO was to have these items shown on the as-built, and this would have sufficed in lieu of an interim grading plan. However, the Eng. Cert I received does not show either of these . I also listed in in Comment #2 of my letter (see attached).

I hope you agree that the improvements I asked of the superintendent were acceptable in handling the interim drainage. I normally would not have tried to resolve the interim drainage issue as I am not the Engineer of Record, but in order to give a Temp CO, I had to make some quick decisions. If you agree with how it was resolved, then show the improvements on the Eng.Certified plan. Otherwise, have the contractor make whatever changes you deem necessary and show those on the Eng. Cert. plan.

I do not believe the Interim grading Plan is necessary at this point, so I will not approve it.
However, I do need the Eng. Cert to be amended as stated above (and keeping the " future" improvements as greyed out as has been shown).

I also need an email from DRC stating that the punchlist items for W.O. were corrected.

Thank you,
If you have questions I should be back in the office at 3:00 pm.

Rita Harmon, P.E.
Senior Engineer, Hydrology
COA, Planning Department
505-924-3695

From: Harmon Rita T.
Sent: Wednesday, May 25, 2016 11:50 AM
To: 'Jon Niski'
Subject: RE: COA# 733182- Main Event Entrance and SD Improvements-SD and Street Final Punchlist

Jon,
I went out to the site. As discussed on the phone, the site is not complete. The grading plan that was approved showed two developed lots, with the northern lot draining to the southern lot. The southern lot has not been developed. Since the entire development was intended to be phased, there should have been and "interim" grading plan submitted and approved. It would have been the "interim" plan that would need to be certified and submitted for C.O.

I went out to the site, and the contractor is in a rush for C.O. The correct procedure is to have the engineer submit an interim grading plan for approval and then have that plan certified. However, in order to not hold up the C.O. I will agree to provide a temp. C.O. with the following conditions:

1) Pond 1 needs a drainage swale and riprap along the edge where water enters. I discussed this with the Superintendent.
2) Inlets located in the undeveloped lot need to have shallow ponds dug around them. They need to have a min. radius of 5' from the inlet, and 1' deep. They must be lined with riprap. This was also discussed with the superintendent.
3) I need a paper copy of the as-built work order (certified). I received the email, but I need the paper copy to be a part of the C.O. submittal.

The superintendent believes he can have the above conditions completed by the end of the day. I will go out again to check when he calls me.
In the mean time I need the paper copy of the as-built certified plan.

Rita Harmon, P.E.
Senior Engineer, Hydrology
COA, Planning Department
505-924-3695

From: Jon Niski [mailto:JNiski@tierrawestllc.com]
Sent: Wednesday, May 25, 2016 9:13 AM
To: Harmon Rita T.
Subject: FW: COA# 733182- Main Event Entrance and SD Improvements-SD and Street Final Punchlist

Rita,

Below is the punchlist that was sent out for the storm sewer in the Work Order. Attached are the certified as-built plans of the public storm sewer as well. Thanks.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

From: Brad Frosch
Sent: Thursday, May 19, 2016 3:00 PM
To: Sam Burns (Sam.Burns@jaynescorp.com); Danielle Salazar (Danielle.Salazar@jaynescorp.com); Cody@franklinsearthmoving.com; Ralph Maestas (Ralph@franklinsearthmoving.com)
Cc: Jon Niski; hblair@cabq.gov; mgarduno@cabq.gov; drizor@cabq.gov; Rodriguez, Jason T. (jtrodriguez@cabq.gov); 'Matt Welch'
Subject: COA# 733182- Main Event Entrance and SD Improvements-SD and Street Final Punchlist

All:
As a result of today's Storm Drainage and Street Maintenance Final Inspection, the following punchlists were generated.

Street Punchlist-

- Remove broken concrete and repair concrete at corner of west ramp at Vasser Entrance
- Replace (2) sections of broken concrete sidewalk on Vasser Dr or provide photo verification that damage occurred prior to construction.
- Remove dust and debris from asphalt saw cut adjacent to the modified double "D" inlet on Vasser Dr. Apply filler sealant to cut.

Storm Drain Punchlist-

- Grout I-beam at modified double "D" inlet on Vasser Dr
- Clip corner of concrete SD collar and remove excess concrete form SDMH at NW corner of site.
- Grout MH barrel joints at NW corner of site.

Noted: Storm drain video is under review by Jason. Additional punchlist items may be determined upon review.

If I have missed any items or please provide a correction. Please distribute this list to any other parties in your organization and let me know when all items are completed for final verification and inclusion into Work Order Close Out Package.

Thanks,

Brad Frosch
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505)858-3100 - office
(505)858-1118 - fax
(505)263-5808 - cell
www.tierrawestllc.com

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

June 8, 2016

Ron Bohannan, PE
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

RE: **Main Event, Albuquerque Carpenters Training Center (File: G16-D149)**
4040 Pan American Freeway NE 87107
Interim Grading Plan and Drainage Plan, Engineer's Stamp Date 5-27-2015

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 5-27-14, the above referenced plan is approved for Building Permit based on the following comments:

While this interim plan did not show how the interim drainage was to function, this is the plan used for the Engineer's Certification. For this reason, this interim plan is being approved.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf recipient

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

Original
MainEvent
5.27.16

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: MAIN EVENT ENTERTAINMENT CENTER Building Permit #: _____ City Drainage #: G16D149

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: LOTS 2-A AND 2-B SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER

City Address: 4040 PAN AMERICAN FREEWAY NE ALBUQUERQUE NM 87017

Engineering Firm: TIERRA WEST LLC Contact: JONATHAN NISKI

Address: 5571 MIDWAY PARK PLACE NE ALBUQUERQUE NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: JNISKI@TIERRAWESTLLC.COM

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

x 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)

x OTHER (SPECIFY) INTERIM DRAINAGE PLAN -LOT 2B

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

x 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) _____

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DATE SUBMITTED: 05/27/2016 By: JONATHAN NISKI

RECEIVED
MAY 27 2016
LAND DEVELOPMENT SECTION

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

#1
PLNDRS ✓

G16 DH9

4-20-16

Rita,

I spoke to ~~Don~~ Jon Niski about Main Event.

The parking lot only covers half the side and some of it drains to the dirt. I spoke to him about erosion in the dirt area.

Jon said the dirt area will be stabilized which may mean covered w/ gravel.

So that would be OK.

From looking at the approved s and d it looks like the whole parking lot will be paved.

So I was surprised.

Anto

City of Albuquerque

Planning Department

Stormwater Permit for Erosion and Sediment Control

Grading Permit

Project Title_____

Project Location (Major Cross Streets/Arroyo)_____

Operator 1 (Control over Plans and Specs) (must be owner or authorized agent)

eNOI Number:_____

Operator 2 (Day-to-day Operational Control)

eNOI Number:_____

Attach 2012 Construction General Permit eNOI Detail sheet(s).

Operator 2:

Site Contact Name_____

Site Contact Phone_____

Site Contact e-mail_____

Applicant: Print Name_____Date_____

For City personnel use only:

Check boxes if plans/permits are approved:

☐ **ESC Plan** ☐ **Grading Plan** ☐ **Flood Plain Permit** (strike if not required)

The Project is approved for grading (enter date):_____

City Personnel Printed Name:_____

(Rev August 2015)

Feb 1st, 2016

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services

Richard J. Berry, Mayor

May 25, 2016

Ron Bohannan, PE
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

RE: **Main Event, Albuquerque Carpenters Training Center (File: G16-D149)**
4040 Pan American Freeway NE 87107
Grading Plan and Drainage Plan, Engineer's Stamp Date 5-14-2015
Engineer's Certification Dated 5-19-16 (Sheet C5 only)

Dear Mr. Bohannan:

Based on the Certification received 5/19/2016, the site is acceptable for a TEMPORARY 30- day Certificate of Occupancy by Hydrology.

The grading plan that was approved showed two developed lots, with the northern lot draining to the southern lot. The southern lot has not been developed. Since the entire development was intended to be phased, there should have been and "interim" grading plan submitted and approved. The correct procedure is to have the engineer submit an interim grading plan for approval and then have that plan certified. In the future, provide an interim plan if the project is to be phased.

Prior to permanent C.O. the following improvements must me complete:

1. Drainage Plan, Sheet C6 must be Certified. All private Storm Drain improvements must be as-built and certified on this sheet.
2. Permanent ponds must be as-built and certified. Additionally, the interim sediment ponds that were to be built around the inlets on the undeveloped lot must also be certified. Curb-cuts need to be also shown on the as-built.
3. The Work-order for the Public Storm Drain has punch list items. Either the work- order must be accepted, or the punch list items completed:
   - *Grout I-beam at modified double "D" inlet on Vassar Dr*
   - *Clip corner of concrete SD collar and remove excess concrete form SDMH at NW corner of site.*
   - *Grout MH barrel joints at NW corner of site.*

   Noted: Storm drain video is under review by Jason. Additional punchlist items may be determined upon review.

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf recipient , Jon Niski

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: MAIN EVENT ENTERTAINMENT CENTER Building Permit #: _____ City Drainage #: G16D149

DRB#: 1006865 EPC#: _____ Work Order#: _____

Legal Description: LOTS 2-A AND 2-B SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER

City Address: 4040 PAN AMERICAN FREEWAY NE ALBUQUERQUE, NM 87017

Engineering Firm: TIERRA WEST LLC Contact: JON NISKI

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505 858-3100 Fax#: _____ E-mail: jniski@tierrawestllc.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

___ TRAFFIC/ TRANSPORTATION

___ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X 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) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ BUILDING PERMIT APPROVAL

X 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) _____

RECEIVED
MAY 19 2016
LAND DEVELOPMENT SECTION

IS THIS A RESUBMITTAL?: ___ Yes ___ No

DATE SUBMITTED: 5/19/16 By: BF for RRB

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

CITY OF ALBUQUERQUE

May 29, 2015

Ronald Bohannan, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: **Main Event, Albuquerque Carpenters Training Center, Pan American Freeway and Vassar Drive**
Grading Plan and Drainage Plan
Engineer's Stamp Date 5-14-2015 (File: G16-D149)

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 5-19-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Main Event City Drainage #: G16D149

DRB#: 1006865 EPC#: Work Order#:

Legal Description: Lots 2-A and 2-B SRCC Albuquerque Carpenters Training Center

City Address:

Engineering Firm: Tierra West, LLC Contact: Jon Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Owner: Southwest Regional Council of Carpenters Contact:

Address: 533 S. Fremont Avenue, 9th Floor Los Angeles, CA 90071

Phone#: 213-488-2957 Fax#: E-mail: rsowell@swcarpenters.org

Architect: Contact:

Address:

Phone#: Fax#: E-mail:

Surveyor: TBD Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: TBD Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN 1st SUBMITTAL
X DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
___ GRADING PLAN
___ EROSION & SEDIMENT CONTROL PLAN (ESC)
___ ENGINEER'S CERT (HYDROLOGY)
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERT (TCL)
___ ENGINEER'S CERT (DRB SITE PLAN)
___ ENGINEER'S CERT (ESC)
___ SO-19
___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ SIA/FINANCIAL GUARANTEE RELEASE
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D APPROVAL
___ S. DEV. FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ CERTIFICATE OF OCCUPANCY (PERM)
___ CERTIFICATE OF OCCUPANCY (TCL/TEMP)
___ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ GRADING CERTIFICATION
___ SO-19 APPROVAL
___ ESC PERMIT APPROVAL
___ ESC CERT. ACCEPTANCE
___ OTHER (SPECIFY)

RECEIVED
MAY 19 2015
LAND DEVELOPMENT SECTION

RECEIVED
MAY 19 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes ___ No ___ Copy Provided

DATE SUBMITTED: 05/19/2015 By: Jonathan Niski

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 8, 2015

Jeanne Wolfenbarger, P.E.
Senior Engineer Planning Dept.
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: MAIN EVENT,
PAN AMERICAN FREEWAY AND VASSAR DRIVE
GRADING PLAN AND DRAINAGE PLAN
ENGINEER'S STAMP DATE 3-27-2015 (FILE:G-D149)

Dear Ms. Wolfenbarger:

Please find the following responses addressing your comments listed below:

1. Show computations for the first flush on this site, and explain how it will manage. The volume required to be retained is 0.34 inches times the impervious area. **The first flush calculations are now shown on Sheet C6.**

2. In the "Carpenters Training Center Drainage Report" where 159.55 fs was approved for discharged from the site that included 16.68 cfs from the Carpenter's Training Center, this amount was said to include "127.4 cfs from the existing retention pond, 13.01 cfs from I-25 and only 18.68 cfs from the existing retention pond, 13.04 cfs from I -25 and only 18.68 cfs from the Carpenter's Center". In your drainage narrative for this plan, include discussion of all on-site and off-site flows contributing to the downstream storm drain system that was constructed as part SAD 216. Include excerpts from previous drainage reports within the next submittal including the storm cad profiles from the Carpenters Training Center Report" (but with flows labeled on the profiles) an d the original SAD 216 Map #4 and Table 1 Showing the analysis points and corresponding acceptable flows for the downstream system. Also explain difference between the 159.55 cfs versus the 101 cfs originally shown for SAD 216 at Analysis Point 3 for that report. Please put discussion into a report format for this large of a site. **As we discussed on the telephone this information was added to the drainage narrative on Sheet C5.**

3. On the "Drainage Plan", include map of all off-site basins. Label flow on the plan view for each of the new pipes that corresponds with the "Pipe Capacity Table". Label the existing storm drains sizes discharging to the site from off-site as well as the flows that are being conveyed from off-site. Show existing 48' pipe downstream of site along with capacity and total proposed discharge from onsite. **All of the off-site basins were added to the Basin Map and the pipes were labeled to correspond to the chart. The off-site flows entering the storm sewer system were added at their respective locations and the total amount of discharge across Interstate 25 is now shown as well.**

4. Include inlet capacity calculations within next submittal and inlet details. Show grate elevations for these inlets on the 'Grading Plan' which correspond to the 'Drainage Plan'.

There are a couple of discrepancies including and difference of about one foot between grate elevations and grade elevations at the same spot including two grates along the northwest side of the site that show grate elevations of 5063.75 and 5065.50. **These typographic errors were corrected and the grate elevations are labeled on the Grading Plan. The drop inlet calculations can now be found on Sheet C6.**

5. Check the middle entrance to the private drive south of the building with regard to grade elevations. A couple of new spot elevations are shown to be 3 feet off from existing spot elevations, creating a very steep drop. Include more existing spot elevations within the public and private roads surrounding the site. **There is no middle entrance. The existing entrance is being eliminated. A note was added to show that we are adding curb and gutter in this location to make it clearer.**

6. Include detail of the 8-foot modified manhole. **This detail was added to Sheet C17.**

7. It looks like an approximate 3:1 slope is being crated between the Pan American Freeway and the retaining wall along the parking lot. Provide Section A-A symbol on the plan view. There is and elevation discrepancy where the top of wall elevation is 5079.67, and there is an existing 5084.0 spot elevation as well as a 5086.90 for new manhole rim elevation within very short distance from the wall. **Section A-A was already shown for the cross-section on Vassar Drive so Section B-B was added on Sheet C5. The manhole rim elevation was corrected.**

8. Call for existing 24' stub to be removed on Drainage Plan on the southwest corner of the site. **The proposed storm sewer is connecting to the stub going to the east. The stub going north will be partially removed and a drop inlet will be constructed at the new end location. A note was added to call out the removal of this section of pipe.**

9. Specify elevations in parking lot to be at bottom of curb if this is the case. **A note was added to the Grading Plan stating that all spot elevations are at flow line unless otherwise specified.**

10. Show roof downspouts on smaller building similar to what you have shown for the larger building. **Two downspouts were added to the back of the building.**

11. Highlight site on overall vicinity map. **The site is now shown on the Vicinity Map.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

cc: Mike Winter

JN:2015015
RRB/jn/cwg

Attn: Rita Harmon

Appr w/cond. of 9/4 class IV pipe. (met 9/11)

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Main Event Building Permit #: _____ City Drainage #: G16D149

DRB#: 1006865 EPC#: _____ Work Order#: _____

Legal Description: Lots 1, 2, 3 and 4 SRCC ABQ Carpenters Training Center

City Address: _____

Engineering Firm: Tierra West, LLC Contact: Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Owner: Adam Smith / Foremark Real Estate Contact: 214-561-6509

Address: 8235 Douglas Avenue, Suite 945 Dallas TX 75225

Phone#: 214-561-6509 Fax#: _____ E-mail: smith@foremark.com

Architect: Hodges USA Contact: amanmeet Sandhu

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: Precision Surveys, Inc Contact: Larry Medrano

Address: 5571 Midway Park Pl NE ABQ NM 87109

Phone#: 505-856-5700 Fax#: _____ E-mail: Larry@presurv.com

Contractor: Jaynes Corp Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
__X__ OTHER (SPECIFY) DRC

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
__X__ WORK ORDER APPROVAL
____ GRADING CERTIFICATION

____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED
SEP 03 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ____ Yes ____ No ____ Copy Provided

DATE SUBMITTED: 09/03/2015 By: Jonathan Niski

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Harmon Rita T.

From: Jon Niski <JNiski@tierrawestllc.com>
Sent: Thursday, September 03, 2015 3:08 PM
To: Harmon Rita T.
Subject: RE: City Project #733182 Main Event

See Previous sheet
Signed off on DRC
w/ Class IV pipe
on 9/3/15

No DPM meeting for me. I'll by just after 4ish.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Thursday, September 03, 2015 2:01 PM
To: Jon Niski
Subject: RE: City Project #733182 Main Event

OK I will see you at 4 ish. Unless you come to the DPM meeting.

From: Jon Niski [mailto:JNiski@tierrawestllc.com]
Sent: Thursday, September 03, 2015 1:59 PM
To: Harmon Rita T.
Cc: Ron Bohannan; Silva, David; Biazar, Shahab
Subject: RE: City Project #733182 Main Event

I'll get the plans from Jean and change it to a Class IV pipe under the wall.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Thursday, September 03, 2015 1:56 PM
To: Jon Niski
Cc: Ron Bohannan; Silva, David; Biazar, Shahab
Subject: RE: City Project #733182 Main Event

Jon,

These are my comments on the Calculations by JJK, and based on the Chapter 4 "Loads and Supporting Strengths" Document (herein referered to as Ch4) provided.

1) Retaining wall calculations used a passive pressure of 400 psf/ft. However, it is recognized by many structural engineers that the passive pressure should not be used unless a very rigid pavement abuts the wall. In this case, the pavement lies well outside the toe and is about the same elev. as the toe. Further, the soil slopes from the wall to the curb and there is likelihood of erosion. Therefore the passive pressure should not be used - resulting in an increased soil bearing pressure.
2) Calculations by JJK converted the soil bearing load into an equivalent Live Load (eq. LL), and then used this eq. LL to calculate the D-Load (pg 55 of Ch4). I do not believe this methodology is correct as the calculated soil bearing pressure already accounts for both the Dead and Live load. The methodology presented accounts for the Dead Load twice. There were other incorrect assumptions used in the presented methodology:
    a. A Bedding Factor of 4.2 was used. This is for Type 1 Bedding for Positive Projecting Embankments. For this project the Bedding Factor should be 1.7 – For Type III Bedding for Trench installation.
    b. In calculating an eq. Live Load, incorrect units were used – plf was used instead of psf. As such it should not have been divided by the pipe diameter in the D-Load equation - it was already per width of pipe. (2')
    c. It was not shown how the Earth load was determined. (but I believe it was redundant as stated above)
    d. Factor of Safety should be 1.5, (pg. 53 of Ch.4) – for D-Loads of 2000 or less. (also noted on PipePac program output on first page)
    e. If you made the corrections noted in a) and b) above the D-Load would be 5118 plf/ft, which well above the allowable of 1350 plf/ft
    f. The determination of the Allowable load is incorrect. The PipePac program output calculates a Required D-Load of 1349 plf/ft. and then lists the Allowable loads (based on 0.01 crack) below the Required load table. It shows 1350 plf/ft for a Class III pipe and a 2000plf/ft for Class IV pipe.

g. SBpressure should not be averaged out as we want to look at the concentrated load on the pipe

h.

3) It is my opinion that the Soil bearing pressure under the toe should be compared directly to the Allowable load, multiplied by the Bedding Factor (1.7). and divided by the Safety Load Factor (1.5). Pg 54 of Ch4 (ASTM C76) states that this is the 0.01-Inch crack D-load, or it can be the ultimate D-Load. The 1350 plf/ft is the 0.01-In Crack D-Load based on Program output by JKK .

Here is what I propose:

1) Increase the calculated SB pressure under the toe from 1068pst to say 1400 psf to account for no passive pressure.
2) Add in Soil weight: 1400psf + 308 psf = 1708 psf
3) For a Class III pipe the Allowable load is 1350 psf*1.7/1.5 = **1530 psf** -- too Low, N.G.
4) For a Class IV pipe The Allowable load is 2000 psf *1.7/1.5 = **2267 psf . OK , USE CLASS IV PIPE**
5) **USE A CLASS IV PIPE and I Can sign the DRC Set**

Otherwise, address the comments noted above.

Rita Harmon, P.E.
Senior Engineer
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

From: Jon Niski [mailto:JNiski@tierrawestllc.com]
Sent: Thursday, August 27, 2015 7:28 AM
To: Harmon Rita T.
Cc: Ron Bohannan; Silva, David; Biazar, Shahab
Subject: RE: City Project #733182 Main Event

Rita,

Attached are the calculations you requested on the pipe. The pipe we have shown in the Work Order plans will support the retaining wall load. Please review and let me know if you have any further questions. Thanks.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Friday, August 07, 2015 5:25 PM
To: Jon Niski
Cc: Ron Bohannan; Silva, David; Biazar, Shahab
Subject: RE: City Project #733182 Main Event

Jon,
I reviewed the design guide, and the calculations you sent. There is no need for you to calculate a D-load, as this pipe does not fit a standard case. The D-load is the load that will be on the pipe under standard conditions.
Your case is special – not standard. The load on this pipe is from the Soil Bearing pressure under the retaining wall footing. When you did the retaining wall calculations you had already calculated the load on the pipe – it was 1706 psf.

What you need to find out is the "Allowable load" – the load that the pipe can support. It needs to be higher than 1706 psf.

The Table 1 you provided in your original calculations may be a type of allowable load used to compare to the D-load. Its not clear as there is no supporting documentation.
I think it means that a Class III pipe supports 1350 psf (D-load) – too low. But if you recall, I said that the meaning of Table 1 needs to be determined and whether or not it would be applicable to a special case like this. It is clear that its intent was to compare it to D-loads and not a concentrated load from a retaining wall.

It seems that you need to contact the pipe manufacturer and explain that that a retaining wall footing with a Max. Soil Bearing pressure of 1700 psf is bearing on the pipe. He should provide you information as to what the "allowable load". Allowable loads are different for each diameter, class, and type of Bedding. The type of bedding is generally specified by the geotech. If not, you need to assume a much more conservative type, rather than a Type 1 shown on the calculations.

Regards, and have a nice weekend.

Rita Harmon, P.E.
Senior Engineer

Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864

From: Jon Niski [mailto:JNiski@tierrawestllc.com]
Sent: Tuesday, August 04, 2015 9:49 AM
To: Harmon Rita T.
Cc: Ron Bohannan
Subject: RE: City Project #733182 Main Event

Rita,

I tracked down a design guideline from the American Concrete Pipe Association that shows how to calculate the D-load to determine which class of pipe is required. I have attached the appropriate chapter along with the calculations for our project showing that a Class III RCP will bear the load of the soil and the wall.

Please review the attached information and let me know if you have any other questions or comments. Thanks.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

From: Jon Niski
Sent: Tuesday, July 21, 2015 3:59 PM
To: 'Harmon Rita T.'
Cc: Ron Bohannan
Subject: RE: City Project #733182 Main Event

Here is the additional information you requested.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Friday, July 10, 2015 12:04 PM
To: Jon Niski
Subject: FW: City Project #733182 Main Event

Jon,
Here are the comments from DMD.

Rita

From: Silva, David
Sent: Friday, July 10, 2015 11:48 AM
To: Harmon Rita T.
Subject: RE: City Project #733182 Main Event

Hi Rita

Here are my comments.
Basically we need calculations to validate that the retain wall not only has the bearing capacity but the structural capacity not to fail under loading that would in turn impact the man hole and/or rcp pipe.
We need validation of the class of the existing pipe to see if it can carry the additional loadings being imposed.

Thanks
dave

From: Harmon Rita T.
Sent: Friday, July 10, 2015 9:09 AM
To: Silva, David
Subject: FW: City Project #733182 Main Event

David,
Here are the calculations for the Retaining Wall over the public storm drain.

Rita Harmon, P.E.
Planning Department
505-924-3695

From: Jon Niski [mailto:JNiski@tierrawestllc.com]
Sent: Thursday, July 09, 2015 9:18 AM
To: Harmon Rita T.
Cc: Ron Bohannan
Subject: City Project #733182 Main Event

Rita,

Attached is the exhibit and calculations you requested from Ron last week. The cross-section drawn shows the retaining wall is not in conflict with the manhole. We have not adjusted the plans so this is based on the plan you saw last week at DRC. The retaining wall was drawn using the largest configuration we have detailed on the plans.

The calculations show that the bearing pressure of the wall (1401 psf) on the soil between the bottom of the footing and the pipe is well below the allowable bearing pressure identified in the soils report (2500 psf). We have also included a couple of charts showing the D-Load of a 24-inch Class III RCP which ranges from 1350-1600. Since our calculations fall in that range we do not anticipate any problems with this pipe going under the retaining wall as we currently have it designed.

Please review the information and let me know if you have any questions. I believe we are scheduled for a Signature Session tomorrow morning at 9:00 am. Thanks.

Jonathan D. Niski, PE
(New Mexico & Texas)

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
1-800-245-3102
www.tierrawestllc.com

If this email is spam, report it to www.OnlyMyEmail.com

If this email is spam, report it to www.OnlyMyEmail.com

If this email is spam, report it to www.OnlyMyEmail.com

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

September 3, 2015

Ms. Rita Harmon
Hydrology Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: DRC PROJECT #733182 MAIN EVENT

Dear Ms. Harmon:

Please find enclosed the retaining wall and reinforced concrete pipe calculations you requested as part of your review of the Work Order for Main Event. The pipe shown in the Work Order Plans will support the retaining wall and soil load above it.

Please review the information and let us know if you require any additional information or if you are in agreement, sign the Work Order Plan. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Jonathan D. Niski, PE

JN: 2015015
JDN/jn/jd

Z:\2015\2015015 Main Event\Working Documents\2015015 09-03-2015 Main Event DRC Rita Harmon Response.docx

Table 1
Circular Pipe
ASTM C 76 & ASTM C 655

Class	D-Load
I	800
II	1,000
III	1,350
IV	2,000
V	3,000

Table 2
Arch Pipe

Design Size	Equivalent Diameter (in.)	Rise (in.)	Span (in.)
1	18	13-1/2	22
2	21	15-1/2	26
3	24	18	28-1/2
4	60	22-1/2	36-1/4
5	36	26-5/8	43-3/4
6	42	31-5/16	51-1/8
7	48	36	58-1/2
8	54	40	65
9	60	45	73
10	72	54	88

Table 3
Horizontal Elliptical Pipe

Design Size	Equivalent Diameter (in.)	Rise (in.)	Span (in.)
1	18	14	23
2	24	19	30
3	27	22	34
4	30	24	38
5	33	27	42
6	36	29	45
7	39	32	49
8	42	34	53
9	48	38	60
10	54	43	68

2. **Jacking, Boring, or Tunneling.** Design pipe for jacking, boring, or tunneling considering the specific installation conditions such as the soil conditions, installation methods, anticipated deflection angles, and jacking stresses. When requested, provide design notes and drawings signed and sealed by a Texas licensed professional engineer.

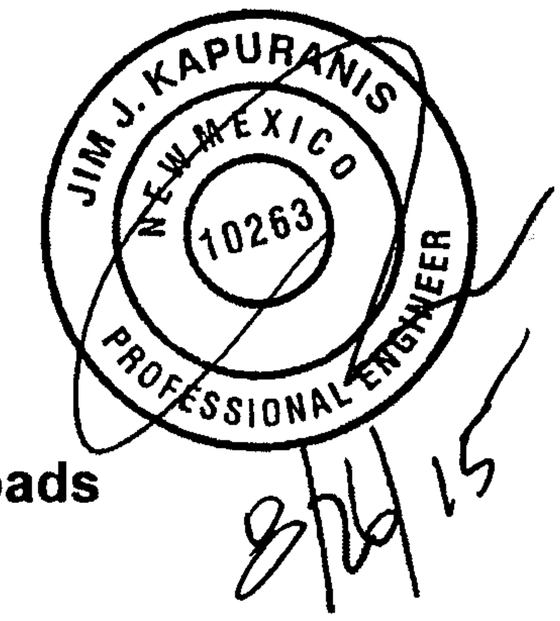
C. **Physical Test Requirements.** Acceptance of the pipe will be determined by the results of the following tests:

- material tests required in ASTM C 76, C 655, C 506, or C 507,
- absorption tests in accordance with ASTM C 497,
- three-edge bearing tests in accordance with ASTM C 497 (Perform 3-edge bearing tests on 1 pipe for each 300 pipes or fraction thereof for each design or shape, size, class, or D-load produced within 30 calendar days. Test for the load to produce a 0.01-in. crack or 15% in excess of the required D-load, whichever is less. Test the pipe to ultimate load if so directed. Tested pipe that satisfies the requirements of Section 464.2.F., "Causes for Rejection," may be used for construction. As an alternate to the 3-edge bearing test, concrete pipe 54 in. in diameter and larger may be accepted on the basis of compressive strength of cores cut from the wall of the pipe. The

JJK Group, Inc
3240 Juan Tabo NE Bldg C
Albuquerque, NM 87111

JOB TITLE Analyze 24" RCP pipe subjected to surcharge loads

JOB NO. 664-2015 SHEET NO.
CALCULATED BY JJK DATE 8/26/15
CHECKED BY JR DATE



STRUCTURAL CALCULATIONS

FOR

Analyze 24" RCP pipe subjected to surcharge loads

Main Event, Albuquerque, NM

Client: Tierra West, LLC
Albuquerque, NM
Attention : John Niski

The Client recognizes that the design professional's liability (JJK Group, Inc) is limited to only the structural elements in this calculation set, and therefore, NO responsibility is warranted for any field construction errors, changes in the specified material, adequacy of other structural elements not part of this calculation set or any different loading conditions NOT considered in this calculation set.

The structural calculations performed on the following pages represent the clients request for professional services involving the ***DESIGN*** or ***ANALYSIS*** of structural elements consisting of :

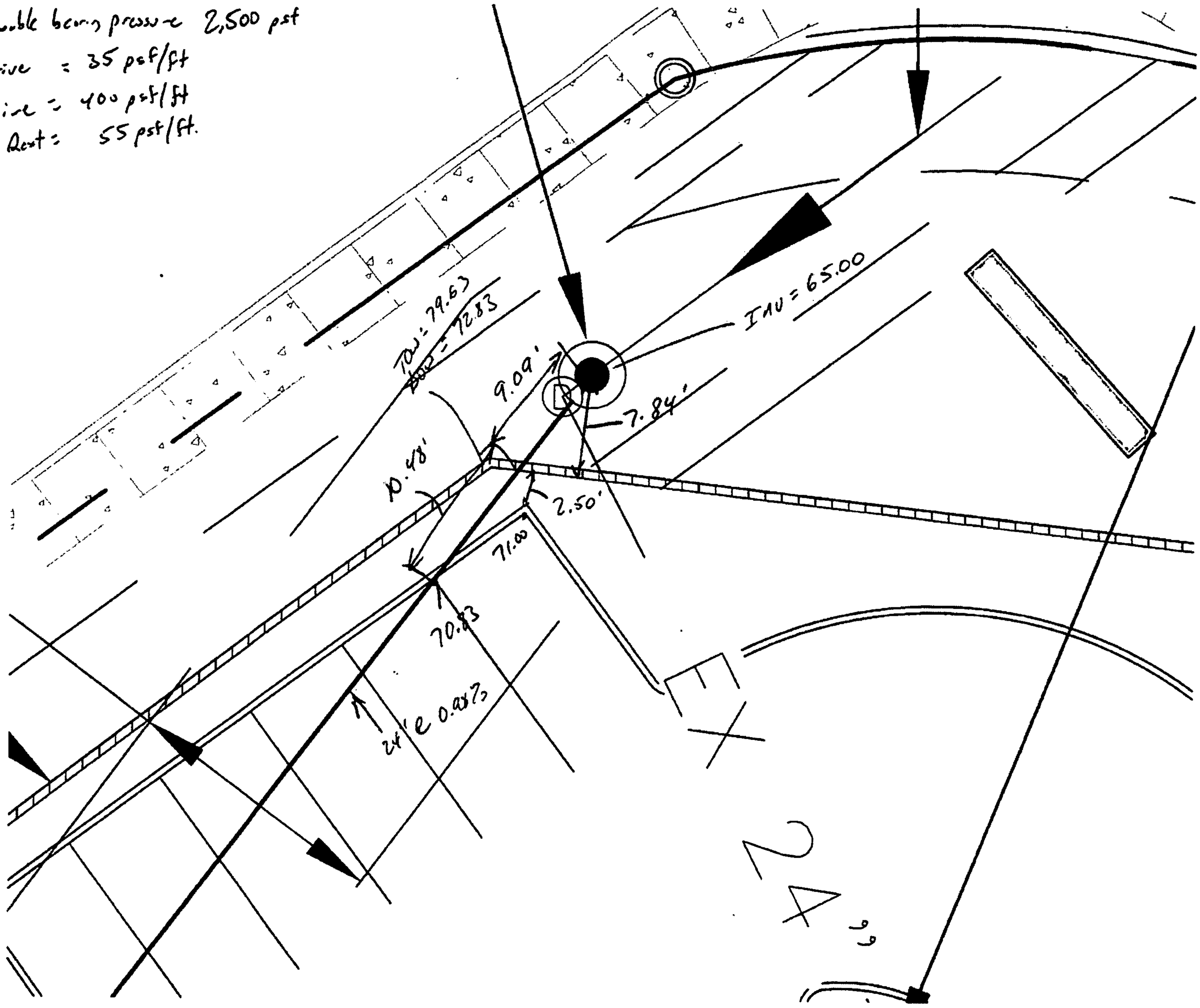
Scope of Work : Analyze retaining wall loadings and soil surcharges over a proposed 24" dia. RCP pipe.

Provided Data :
1. Site Plan
2. John Niski retaining wall calculations and information.
3. RCP pipe information

Assumptions Used :
1. No construction OVERSIGHT to be performed.
2. Plans and information provided is accurate.
3. No other structural analysis or design was performed that is not part of scope.

STRUCTURAL INFORMATION

Allowable bearing pressure 2,500 psf
Active = 35 pcf/ft
Passive = 400 pcf/ft
At Rest = 55 pcf/ft.



1"=.4'

Provide a typical detail - sim. to this

Grading 3.4" 79.67

℄ wall scaled ~5'

℄ 4' MH

Rim 80.0

12" CMU

72.63

71.5

72.83

72.01

3

1

71.0

71.01

12" cover

1.13

79.67 - 71.07 = 8.60

(70.07)

1'-8"

4'-0"

1'-0"

S.B. Pressure over pipe?

24" SD RCP @ .98%

67

(on ℄ of wall)

3'-0"

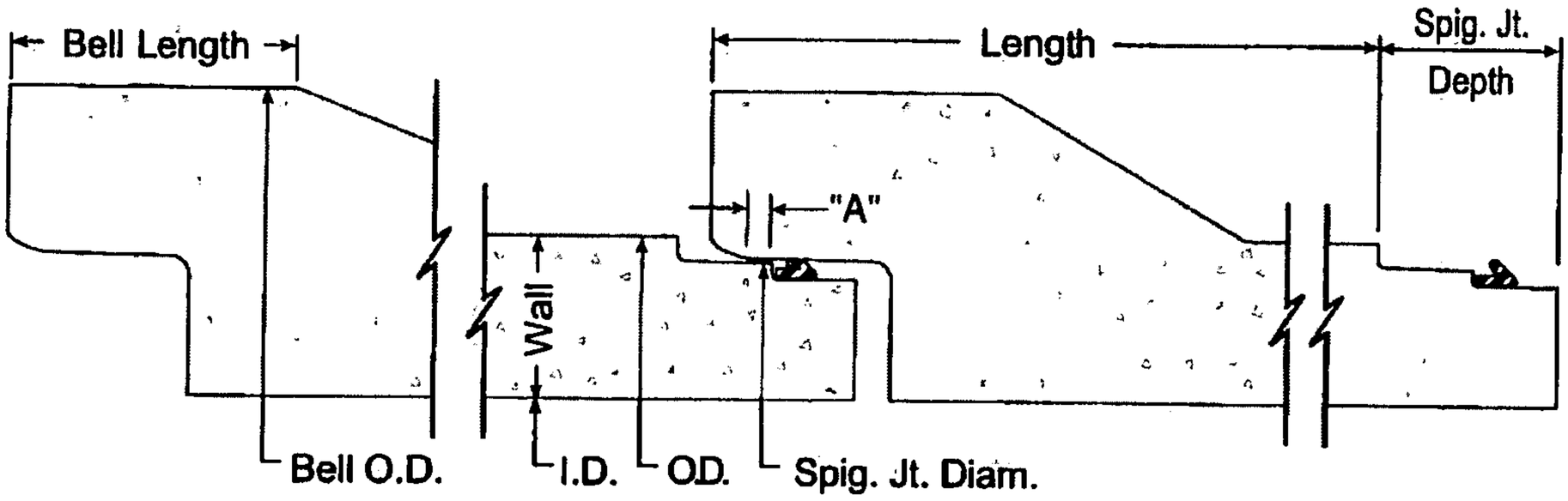
possibly deep if ftg > 11"

- Can pipe handle S.B. pressure? ~~Pro~~ using geotech all S.B. press.

- Provide Ret wall design + documentation fr. Pipe manufacturer

Ret. wall Dims are generic - if there are collabsible soils in area - ftg will get wider & thicker

Reinforced Concrete Pipe



Section View

Basic Dimensions

I.D. Pipe (In.)	Laying Length (Ft.)	Outside Diameter (In.)	Wall Thickness (In.)	Spig. Jt. Dia. (In.)	Spig. Jt. Depth (In.)	"A" Dim. (In.)	Bell O.D. (In.)	Bell Lgth. (In.)	Aprox. Wt / Ft (Lbs.)
12	8	16 1/2	2 1/4	15 3/4	3 3/4	1 1/16	20 5/8	5 1/8	116
15	8	19 3/4	2 3/8	19	3 3/4	1 1/16	24 1/8	5 1/4	149
18	8	23	2 1/2	22 1/2	3 3/4	1 1/4	27 5/8	5 1/4	185
21	8	26 1/2	2 3/4	25 3/4	3 3/4	1 1/4	31 5/8	5 3/8	237
24	8	30	3	29 1/4	3 7/8	1 3/8	35 5/8	5 3/4	296
30	8	37	3 1/2	35 3/4	3 7/8	1 3/8	43 1/8	6 1/8	427
36	8	44	4	42 3/4	3 7/8	1 3/8	51 3/16	6 3/8	589

Note:

(1.) Joint conforms to current ASTM C76, C443 specifications.
(2.) "A" dimension is based on joint fully seated.
(3.) Pipe can be produced to meet structural requirements of ASTM C76, C361, AWWA C302 and USBR.
(4.) Pipe can be supplied with gaskets meeting the requirement of ASTM C443.

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	STATE	SECTION.PAGE	DATE	
Offset Spigot Data for 12" to 36" B-Wall Pipe	VA	2.5	03-15-06	Hanson

CALCULATIONS

24" RCP PIPE (ALLOWABLE)

Three Edge Bearing Analysis - Results

Project Description

Project Title:	24" RCP	**Consultant:**	JJK Group, Inc.
Project Location:	New Mexico	**Contractor:**	
Contract Number:			
Country:	US	**Date:**	25-Aug-15
Units:	English	**Comply To:**	ASTM (AASHTO
Alternative:	24" RCP		

D-LOAD REQUIREMENTS FOR A 24 in. DIAMETER CIRCULAR PIPE

PIPE DATA

Inner Diameter (in.)	24
Wall 'B' Thickness (in.)	3.000

INSTALLATION CONDITIONS

Minimum Depth of Fill (ft)	1.00
Maximum Depth of Fill (ft)	5.00
Soil Density (lb/cu. ft)	107.0
Installation Type	Positive Projecting Embankment

ADDITIONAL LOADS

Vertical Surcharge (lb/sq. ft)	
No Surcharge Load	1395.00 CONSERVATIVE
Fluid Load (lb/ft)	196

FACTOR OF SAFETY

Factor of Safety on 0.01 Inch Crack D-Load (Earth,Live)	1.00 1.00
Factor of Safety on Ultimate Earth and Live Load (ASTM C 76)	
DL.01 Less Than or Equal To 2000 lbs/ft/ft	1.50
DL.01 Greater Than or Equal To 3000 lbs/ft/ft	1.25
DL.01 Between 2000 and 3000 lbs/ft/ft	Interpolated

D-LOAD REQUIREMENTS FOR A 24 in. DIAMETER CIRCULAR PIPE

Results of Analysis for Bedding Type 3

Pipe Depth	Earth Load Arching Factor	Earth Load Load (lb/ft)	Live Load (lb/ft)	Surch Load (lb/ft)	Total Load (lb/ft)	Bedding Factor DL	Bedding Factor LL	Required D-Load 0.01 in. (lb/ft/ft)
1.00	**1.40**	**475**	**3767**	**3488**	**7925**	**2.40**	**2.20**	**1722 (CL-IV)**
2.00	**1.40**	**849**	**1781**	**3488**	**6314**	**2.40**	**2.20**	**1349 (CL-III)**
3.00	1.40	1224	927	3488	5834	2.40	2.20	**1233 (CL-III)**
4.00	1.40	1598	641	3488	5923	2.40	2.20	**1246 (CL-III)**
5.00	1.40	1973	499	3488	6156	2.40	2.20	**1292 (CL-III)**

Selected Depth: 2 ft. (closest pipe depth : 2 ft)
Reinforced Pipe Classes for 0.01 in. crack per ASTM C76 (lb/ft/ft):
CL I <= 800; CL II <= 1000; CL III <= 1350; CL IV <= 2000; Class V <= 3000
Fluid Load(196 lbs/ft) included in the calculation of the Total Load

Allowable

Rev 580021

Cantilevered Retaining Wall Design

Description

Criteria

Retained Height	=	8.67 ft
Wall height above soil	=	0.00 ft
Slope Behind Wall	=	0.00 : 1
Height of Soil over Toe	=	12.00 in
Soil Density	=	107.00 pcf
Wind on Stem	=	0.0 psf

Soil Data

Allow Soil Bearing	=	2,500.0 psf
Equivalent Fluid Pressure Method		
Heel Active Pressure	=	35.0 psf/ft
Toe Active Pressure	=	35.0 psf/ft
Passive Pressure	=	400.0 psf/ft
Water height over heel	=	0.0 ft
Footing||Soil Friction	=	0.600
Soil height to ignore for passive pressure	=	0.00 in

Footing Strengths & Dimensions

f'c = 3,000 psi Fy = 60,000 psi

Min. As %	=	0.0014
Toe Width	=	1.67 ft
Heel Width	=	4.00
Total Footing Width	=	5.67
Footing Thickness	=	12.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft

Cover @ Top = 3.00 in @ Btm.= 3.00 in

Design Summary

Total Bearing Load	=	6,032 lbs
...resultant ecc.	=	0.05 in
Soil Pressure @ Toe	=	1,068 psf OK
Soil Pressure @ Heel	=	1,059 psf OK
Allowable	=	2,500 psf
Soil Pressure Less Than Allowable		
ACI Factored @ Toe	=	1,257 psf
ACI Factored @ Heel	=	1,247 psf
Footing Shear @ Toe	=	8.4 psi OK
Footing Shear @ Heel	=	60.4 psi OK
Allowable	=	93.1 psi

Wall Stability Ratios

Overturning	=	4.24 OK
Sliding	=	2.70 (Vertical Co

Sliding Calcs (Vertical Component Used)

Lateral Sliding Force	=	1,636.4 lbs
less 100% Passive Force	= -	800.0 lbs
less 100% Friction Force	= -	3,619.2 lbs
Added Force Req'd	=	0.0 lbs OK
....for 1.5 : 1 Stability	=	0.0 lbs OK

Footing Design Results

		Toe	Heel
Factored Pressure	=	1,257	1,247 psf
Mu' : Upward	=	1,751	0 ft-#
Mu' : Downward	=	502	11,699 ft-#
Mu: Design	=	1,250	11,699 ft-#
Actual 1-Way Shear	=	8.45	60.42 psi
Allow 1-Way Shear	=	93.11	93.11 psi
Toe Reinforcing	=	None Spec'd	
Heel Reinforcing	=	None Spec'd	
Key Reinforcing	=	None Spec'd	

Stem Construction

Top Stem

Stem OK

Design height	ft =	0.00
Wall Material Above "Ht"	=	Concrete
Thickness	=	12.00
Rebar Size	=	# 7
Rebar Spacing	=	16.00
Rebar Placed at	=	Center

Design Data

fb/FB + fa/Fa	=	**0.573**
Total Force @ Section	lbs =	2,206.5
Moment....Actual	ft-# =	6,452.9
Moment.....Allowable	=	11,253.9
Shear.....Actual	psi =	30.6
Shear.....Allowable	psi =	93.1
Bar Develop ABOVE Ht.	in =	37.38
Bar Lap/Hook BELOW Ht.	in =	7.43
Wall Weight	=	145.0
Rebar Depth 'd'	in =	6.00

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Special Inspection	=	
Modular Ratio 'n'	=	
Short Term Factor	=	
Equiv. Solid Thick.	=	

Masonry Block Type = Normal Weight

Concrete Data

f'c	psi =	3,000.0
Fy	psi =	60,000.0

Other Acceptable Sizes & Spacings

Toe: Not req'd, Mu < S * Fr

Heel: #4@ 7.25 in, #5@ 11.00 in, #6@ 15.75 in, #7@ 21.25 in, #8@ 28.00 in, #9@ 35

Key: No key defined

Rev 580021

Cantilevered Retaining Wall Design

Description

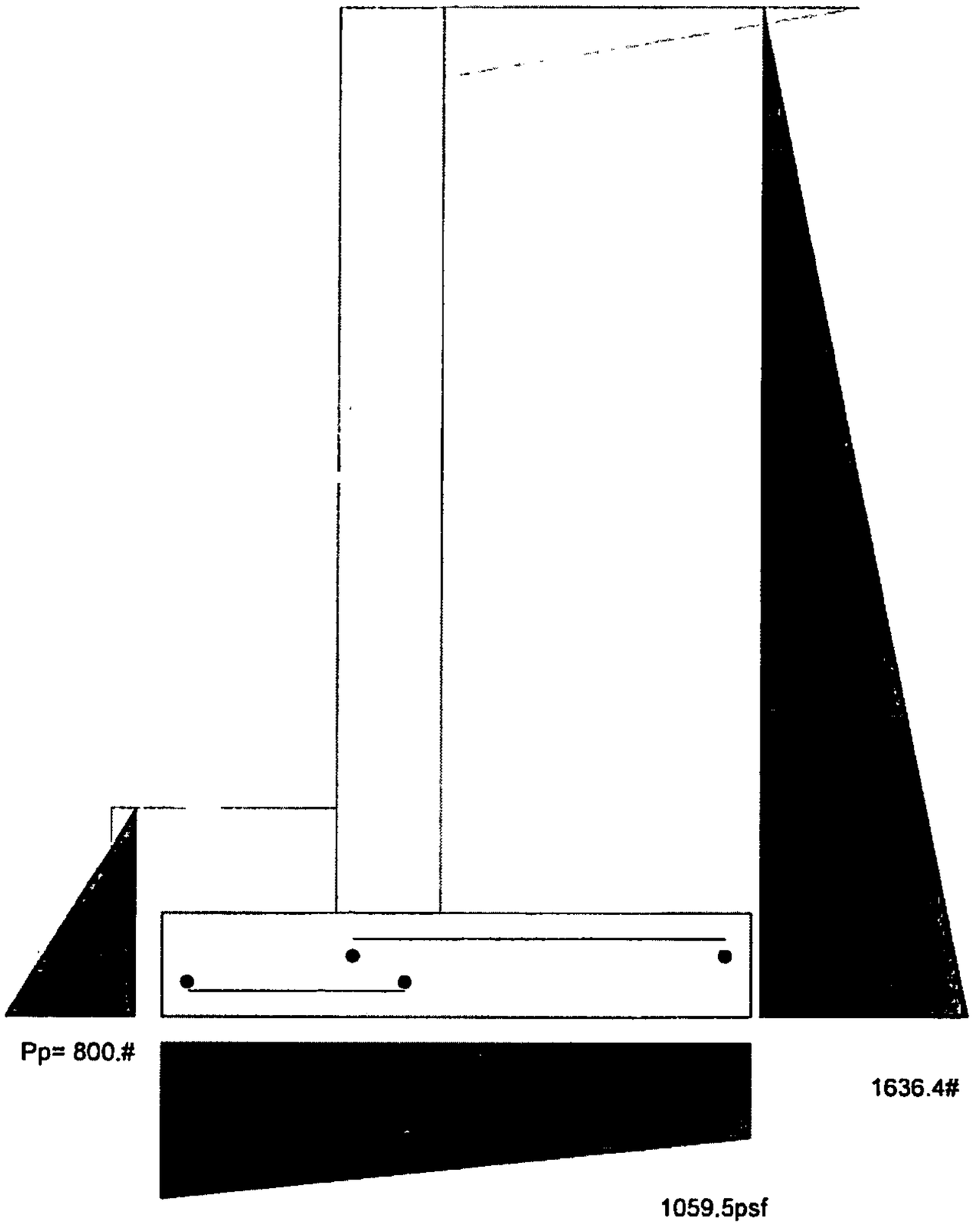
Summary of Overturning & Resisting Forces & Moments

Item		.....OVERTURNING..... Force lbs	Distance ft	Moment ft-#		.....RESISTING..... Force lbs	Distance ft	Moment ft-#
Heel Active Pressure	=	1,636.4	3.22	5,274.7	Soil Over Heel	=	2,783.1	4.17	11,605.4
Toe Active Pressure	=				Sloped Soil Over Heel	=			
Surcharge Over Toe	=				Surcharge Over Heel	=			
Adjacent Footing Load	=				Adjacent Footing Load	=			
Added Lateral Load	=				Axial Dead Load on Stem	=		0.00	
Load @ Stem Above Soil	=				Soil Over Toe	=	178.7	0.84	149.2
SeismicLoad	=				Surcharge Over Toe	=			
					Stem Weight(s)	=	1,257.2	2.17	2,728.0
					Earth @ Stem Transitions	=			
					Footing Weight	=	850.5	2.84	2,411.2
					Key Weight	=			
					Vert. Component	=	962.6	5.67	5,458.2
Total	=	1,636.4	O.T.M.	= 5,274.7	Total	=	6,032.1 lbs	R.M.=	22,352.0

Resisting/Overturning Ratio = **4.24**

Vertical Loads used for Soil Pressure = 6,032.1 lbs

Vertical component of active pressure used for soil pressure



2.88' x 107 pcf /ft = 308.16 psf (ADDED) - Soil over pipe

(Wt) TOTAL LOAD 7870# CONCENTRATED MAP LOAD

JJK Group, Inc.
Consulting Structural Engineers

Date _____ Subject _____ Sheet No. _____
By _____ Checked _____ Job No. _____

Ref. wall Length

$$W_L = \frac{7870^{\#}}{\uparrow W_t} \Big/ \left(5.67' + 1.75\,(.75 \times 2)\right)$$

Effective Supporting Length of Pipe

$$= 948.76 \text{ PLF}$$

$$\text{D-LOAD (ACTUAL)} = \left[\frac{9642 + 624}{4.2} + \frac{948.76}{4.2}\right]\left(\frac{1}{2}\right)$$

$$= 1268.3 \text{ PLF} \quad (\text{ACTUAL}) \quad < \quad 1350 \text{ PLF} \quad (\text{ALLOWABLE})$$

Pipe to withstand a min. 3-edge Bearing Test of 1268.3 PLF /ft of Diameter (< 1350)

∴ 24" ϕ RCP pipe OK

CITY OF ALBUQUERQUE

May 11, 2015

Ronald Bohannan, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: **Main Event, Pan American Freeway and Vassar Drive**
Grading Plan and Drainage Plan
Engineer's Stamp Date 5-07-2015 (File: G16-D149)

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 5-08-15, the above referenced plan is approved for DRB action on the Site Development Plan for Building Permit. Prior to approving the Grading and Drainage Plan for Building Permit, provide the finalized grading and drainage plan, and address the following comments:

1) Label the individual volumes for each of the first flush pond areas, and show spot elevations and contours to demonstrate retention of the required first flush volumes.

2) Provide curb cut capacity calculations as applicable for these ponding areas.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Main Event City Drainage #: G16D149

DRB#: 1006865 EPC#: Work Order#:

Legal Description: Lots 2-A and 2-B SRCC Albuquerque Carpenters Training Center

City Address:

Engineering Firm: Tierra West, LLC Contact: Jon Niski

Address: 5571 Midway Park Place NE Albuquerque NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Owner: Southwest Regional Council of Carpenters Contact:

Address: 533 S. Fremont Avenue, 9th Floor Los Angeles, CA 90071

Phone#: 213-488-2957 Fax#: E-mail: rsowell@swcarpenters.org

Architect: Contact:

Address:

Phone#: Fax#: E-mail:

Surveyor: TBD Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: TBD Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN 1st SUBMITTAL
X DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
___ GRADING PLAN
___ EROSION & SEDIMENT CONTROL PLAN (ESC)
___ ENGINEER'S CERT (HYDROLOGY)
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERT (TCL)
___ ENGINEER'S CERT (DRB SITE PLAN)
___ ENGINEER'S CERT (ESC)
___ SO-19
___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ SIA/FINANCIAL GUARANTEE RELEASE
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D APPROVAL
X S. DEV. FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ CERTIFICATE OF OCCUPANCY (PERM)
___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
___ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ GRADING CERTIFICATION

___ SO-19 APPROVAL
___ ESC PERMIT APPROVAL
___ ESC CERT. ACCEPTANCE
___ OTHER (SPECIFY)

RECEIVED
MAY 08 2015
LAND DEVELOPMENT SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes ___ No ___ Copy Provided

DATE SUBMITTED: 05/08/2015 By: Jonathan Niski

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 8, 2015

Jeanne Wolfenbarger, P.E.
Senior Engineer Planning Dept.
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87102

RE: MAIN EVENT,
PAN AMERICAN FREEWAY AND VASSAR DRIVE
GRADING PLAN AND DRAINAGE PLAN
ENGINEER'S STAMP DATE 3-27-2015 (FILE:G-D149)

Dear Ms. Wolfenbarger:

Please find the following responses addressing your comments listed below:

1. Show computations for the first flush on this site, and explain how it will manage. The volume required to be retained is 0.34 inches times the impervious area. **The first flush calculations are now shown on Sheet C6.**

2. In the "Carpenters Training Center Drainage Report" where 159.55 fs was approved for discharged from the site that included 16.68 cfs from the Carpenter's Training Center, this amount was said to include "127.4 cfs from the existing retention pond, 13.01 cfs from I-25 and only 18.68 cfs from the existing retention pond, 13.04 cfs from I -25 and only 18.68 cfs from the Carpenter's Center". In your drainage narrative for this plan, include discussion of all on-site and off-site flows contributing to the downstream storm drain system that was constructed as part SAD 216. Include excerpts from previous drainage reports within the next submittal including the storm cad profiles from the Carpenters Training Center Report" (but with flows labeled on the profiles) an d the original SAD 216 Map #4 and Table 1 Showing the analysis points and corresponding acceptable flows for the downstream system. Also explain difference between the 159.55 cfs versus the 101 cfs originally shown for SAD 216 at Analysis Point 3 for that report. Please put discussion into a report format for this large of a site. **As we discussed on the telephone this information was added to the drainage narrative on Sheet C5.**

3. On the "Drainage Plan", include map of all off-site basins. Label flow on the plan view for each of the new pipes that corresponds with the "Pipe Capacity Table". Label the existing storm drains sizes discharging to the site from off-site as well as the flows that are being conveyed from off-site. Show existing 48' pipe downstream of site along with capacity and total proposed discharge from onsite. **All of the off-site basins were added to the Basin Map and the pipes were labeled to correspond to the chart. The off-site flows entering the storm sewer system were added at their respective locations and the total amount of discharge across Interstate 25 is now shown as well.**

4. Include inlet capacity calculations within next submittal and inlet details. Show grate elevations for these inlets on the 'Grading Plan' which correspond to the 'Drainage Plan'.

There are a couple of discrepancies including and difference of about one foot between grate elevations and grade elevations at the same spot including two grates along the northwest side of the site that show grate elevations of 5063.75 and 5065.50. **These typographic errors were corrected and the grate elevations are labeled on the Grading Plan. The drop inlet calculations can now be found on Sheet C6.**

5. Check the middle entrance to the private drive south of the building with regard to grade elevations. A couple of new spot elevations are shown to be 3 feet off from existing spot elevations, creating a very steep drop. Include more existing spot elevations within the public and private roads surrounding the site. **There is no middle entrance. The existing entrance is being eliminated. A note was added to show that we are adding curb and gutter in this location to make it clearer.**

6. Include detail of the 8-foot modified manhole. **This detail was added to Sheet C17.**

7. It looks like an approximate 3:1 slope is being crated between the Pan American Freeway and the retaining wall along the parking lot. Provide Section A-A symbol on the plan view. There is and elevation discrepancy where the top of wall elevation is 5079.67, and there is an existing 5084.0 spot elevation as well as a 5086.90 for new manhole rim elevation within very short distance from the wall. **Section A-A was already shown for the cross-section on Vassar Drive so Section B-B was added on Sheet C5. The manhole rim elevation was corrected.**

8. Call for existing 24' stub to be removed on Drainage Plan on the southwest corner of the site. **The proposed storm sewer is connecting to the stub going to the east. The stub going north will be partially removed and a drop inlet will be constructed at the new end location. A note was added to call out the removal of this section of pipe.**

9. Specify elevations in parking lot to be at bottom of curb if this is the case. **A note was added to the Grading Plan stating that all spot elevations are at flow line unless otherwise specified.**

10. Show roof downspouts on smaller building similar to what you have shown for the larger building. **Two downspouts were added to the back of the building.**

11. Highlight site on overall vicinity map. **The site is now shown on the Vicinity Map.**

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, PE

cc: Mike Winter

JN:2015015
RRB/jn/cwg

CITY OF ALBUQUERQUE

April 24, 2015

Ronald Bohannan, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: **Main Event, Pan American Freeway and Vassar Drive**
Grading Plan and Drainage Plan
Engineer's Stamp Date 3-27-2015 (File: G16-D149)

Dear Mr. Bohannan:

Based upon the information provided in your submittal received 4-01-15, the above referenced Grading Plan cannot be approved for Building Permit until the following comments are addressed:

1) Show computations for the first flush on this site, and explain how it will be managed. The volume required to be retained is 0.34 inches times the impervious area.

2) In the "Carpenters Training Center Drainage Report" where 159.55 cfs was approved for discharge from the site that included 18.68 cfs from the Carpenter's Training Center, this amount was said to include "127.4 cfs from the existing retention pond, 13.04 cfs from I-25 and only 18.68 cfs from the Carpenter's Center". In your drainage narrative for this plan, include discussion of all on-site and off-site flows contributing to the downstream storm drain system that was constructed as part of SAD 216. Include excerpts from previous drainage reports within the next submittal including the stormcad profiles from the "Carpenters Training Center Report" (but with flows labeled on the profiles) and the original SAD 216 Map #4 and Table 1 showing the analysis points and corresponding acceptable flows for the downstream system. Also explain difference between the 159.55 cfs versus the 101 cfs originally shown for SAD 216 at Analysis Point 3 for that report. Please put discussion into a report format for this large of a site.

3) On the "Drainage Plan", include map of all off-site basins. Label flow on the plan view for each of the new pipes that corresponds with the "Pipe Capacity Table". Label the existing storm drains sizes discharging to the site from off-site as well as the flows that are being conveyed from off-site. Show existing 48" pipe downstream of site along with capacity and total proposed discharge from on-site.

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

4) Include inlet capacity calculations within next submittal and inlet details. Show grate elevations for these inlets on the "Grading Plan" which correspond to the "Drainage Plan". There are a couple of discrepancies including a difference of about one foot between grate elevations and grade elevations at the same spot including two grates along the northwest side of the site that show grate elevations of 5063.75 and 5065.50.

5) Check the middle entrance to the private drive south of the building with regard to grade elevations. A couple of new spot elevations are shown to be 3 feet off from existing spot elevations, creating a very steep drop. Include more existing spot elevations within the public and private roads surrounding the site.

6) Include detail of the 8-foot modified manhole.

7) It looks like an approximate 3:1 slope is being created between the Pan American Freeway and the retaining wall along the parking lot. Provide Section A-A symbol on the plan view. There is an elevation discrepancy where the top of wall elevation is 5079.67, and there is an existing 5084.0 spot elevation as well as a 5086.90 for the new manhole rim elevation within very short distance from the wall.

8) Call for existing 24" stub to be removed on Drainage Plan on the southwest corner of the site.

9) Specify elevations in parking lot to be at bottom of curb if this is the case.

10) Show roof downspouts on smaller building similar to what you have shown for the larger building.

11) Highlight site on overall vicinity map.

If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

City of Albuquerque

Planning Department

Development & Building Services Division

RAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Main Event City Drainage #: G16D049

DRB#: 1006865 EPC#: Work Order#:

Legal Description: Lots 2-A and 2-B SRCC Albuquerque Carpenters Training Center

City Address:

Engineering Firm: Tierra West, LLC Contact: Jonathan Niski

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: jniski@tierrawestllc.com

Owner: Southwest Regional Council of Carpenters Contact:

Address: 533 S. Fremont Avenue, 9th Floor Los Angeles, CA 90071

Phone#: 213-488-2957 Fax#: E-mail: rsowell@swcarpenters.org

Architect: Hodges USA Contact:

Address:

Phone#: Fax#: E-mail:

Surveyor: TBD Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: TBD Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
X DRAINAGE PLAN 1st SUBMITTAL
___ DRAINAGE PLAN RESUBMITTAL
___ CONCEPTUAL G & D PLAN
X GRADING PLAN
___ EROSION & SEDIMENT CONTROL PLAN (ESC)
___ ENGINEER'S CERT (HYDROLOGY)
___ CLOMR/LOMR
___ TRAFFIC CIRCULATION LAYOUT (TCL)
___ ENGINEER'S CERT (TCL)
___ ENGINEER'S CERT (DRB SITE PLAN)
___ ENGINEER'S CERT (ESC)
___ SO-19
___ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

___ SIA/FINANCIAL GUARANTEE RELEASE
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D APPROVAL
___ S. DEV. FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ CERTIFICATE OF OCCUPANCY (PERM)
___ CERTIFICATE OF OCCUPANCY (TCL TEMP)
___ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ WORK ORDER APPROVAL
___ GRADING CERTIFICATION
___ SO-19 APPROVAL
___ ESC PERMIT APPROVAL
___ ESC CERT. ACCEPTANCE
___ OTHER (SPECIFY)

RECEIVED
APR 01 2015
LAND DEVELOPMENT SECTION

As verified

Paid $50.00

WAS A PRE-DESIGN CONFERENCE ATTENDED: ___ Yes ___ No ___ Copy Provided

DATE SUBMITTED: 04/01/2015 By: Jonathan Niski

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE

May 24, 2016

Jon Niski
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Main Event Entertainment Center
4040 Pan American Freeway NE
Request for Certificate of Occupancy- Transportation Development
DRB Approval dated 8-31-15 (G16-D149)
Certification dated 5-19-16

Dear Mr. Niski,

Based upon the information provided in your submittal received 5-19-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

Racquel M. Michel, P.E.
Traffic Engineer, Planning Dept.
Development Review Services

\gs via: email
C: CO Clerk, File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: MAIN EVENT ENTERTAINMENT CENTER Building Permit #: _____ City Drainage #: G16D149

DRB#: 1006865 EPC#: _____ Work Order#: _____

Legal Description: LOTS 2-A AND 2-B SRCC ALBUQUERQUE CARPENTERS TRAINING CENTER

City Address: 4040 PAN AMERICAN FREEWAY NE ALBUQUERQUE, NM 87017

Engineering Firm: TIERRA WEST LLC Contact: JON NISKI

Address: 5571 Midway Park Place NE Albuquerque, NM 87109

Phone#: 505 858-3100 Fax#: _____ E-mail: jniski@tierrawestllc.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
x TRAFFIC/ TRANSPORTATION
____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

X 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) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
X 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) _____

RECEIVED
MAY 19 2016
LAND DEVELOPMENT SECTION

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DATE SUBMITTED: 5/19/16 By: BF for RRB

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

TIERRA WEST, LLC

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

May 19, 2016

Ms. Racquel Michel, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: SITE PLAN FOR BUILDING PERMIT CERTIFICATION
CERTIFICATION FOR PERMENANT CERTIFICATE OF OCCUPANCY
MAIN EVENT ENTERTAINMENT, 4040 PAN AMERICAN FWY NE 87107

Dear Ms. Michel:

I, Ronald R. Bohannan, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the Approved Site Plan for Building Permit for issuance of the Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on May 19, 2016 and is in accordance with the design intent of the Approved Site Plan for Building Permit dated 5/14/15. This certification is submitted in support of the request for Permanent Certificate of Occupancy for the completed building.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic 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.

Enclosed, please find the information sheet and the as-built Site Plan for Building Permit. Therefore, we request approval of the as-built Site Plan for Building Permit for a Permenant Certificate of Occupancy for the completed buildings.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER

Ronald R. Bohannan, P.E. 5/19/16

Enclosure/s

JN: 2015015
RRB/JN/bf

Z:\2015\2015015 - Main Event\Site Plan Cert\2015015 Racquel Michel Perm CO Letter 5-19-16.doc