

CITY OF ALBUQUERQUE



January 25, 2017

Richard J. Berry, Mayor

Diane Hoelzer, P.E.
Mark Goodwin and Associates
8916 Adams St NE
Albuquerque, NM, 87113

**RE: AIS Circulation and Building B
Grading Plan
Engineer's Stamp Date 1/5/2017 (File: H13D106)**

Dear Ms. Hoelzer:

Based upon the information provided in your submittal received 1/9/2017, the above referenced plan is approved for Building Permit and Site Plan for Building Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: AIS CIRCULATION and BUILDING B		Building Permit #: 201591950		City Drainage #: H13D106	
DRB#:	1000649	EPC#:		Work Order#:	
Legal Description: TR 84E MRGCD MAP 35					
City Address: 2400 12TH Street					
Engineering Firm: Mark Goodwin and Assoc. PA					
Address: 8916 Adams NE, ABQ, NM 87113		Contact: Diane Hoelzer, PE			
Phone#:	505-828-2200	Fax#:		E-mail: diane@goodwinengineers.com	
Owner: IPCC	Contact: Dwayne Virgint				
Address: 2401 12th Street NW, ABQ, NM 87104					
Phone#:	505-724-3518	Fax#:		E-mail: dvirgint@indianueblo.com	
Architect: Studio Southwest Architects, Inc.		Contact: Danny Solares Jr.			
Address: 2101 Mountain Road NW, ABQ, NM 87104					
Phone#:	505-843-9683	Fax#:		E-mail: dsolares@studioswarchi.com	
Other Contact: n/a		Contact:			
Address:		Contact:			
Phone#:		Fax#:		E-mail:	

Check all that Apply:

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

- CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
- ☒ BUILDING PERMIT APPROVAL
 - ☐ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION

- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ CLOMRL/OMR

- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)

OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

- ☐ 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
- ☐ CLOMRL/OMR
- ☐ PRE-DESIGN MEETING
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: January 6, 2017 By: Diane Hoelzer, PE

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

January 6, 2017

Hydrology Division, Planning Dept.
Development and Building Services
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: **AIS Retail Building B Grading Plan**
 Engineers stamp date 1-5-17 (H13D106)

Hydrology Reviewer:

This portion of the IPCC AIS Retail was previously approved, built and certified as indicated on the attachments: 1) Hydrology approval letter dated July 24, 2015, and 2) Engineers certification dated 12/1/15.

There is also an approved ESC plan that is also being submitted as an attachment.

This submittal is a follow up now for approval of Building B, Phase II. The pavement parking area is constructed, we are now seeking Site Plan for Building permit approval of Building B and the adjacent building area.

Please call me if you have any questions.

Sincerely,

MARK GOODWIN & ASSOCIATES, P.A.

COPY

Diane Hoelzer, PE
Senior Engineer

DLH/dlh
f:\15042 AIS RETAIL\hydro_itr_Building B.docx

CITY OF ALBUQUERQUE



July 24, 2015

Mark Goodwin, P.E.
Mark Goodwin and Associates
P.O. Box 90606
Albuquerque, NM 87199

Re: A.I.S. Retail
Grading and Drainage Plan (H13D106)
Engineer's Stamp Date, 7-18-15 (Sheets C1, C2, C3 & C4)

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 7-20-15, the above referenced plan is approved for grading and building permit with following recommendation:

- Please consider changing the grades in the parking lot to lessen the 22" of water depth at the bottom/center of the pond. This might be achieved by raising the bottom of the pond and provide a flatter slopes in the parking lot to increase top of water surface elevation to the south, to the north and to the east.

PO Box 1293


Albuquerque

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release the following items will be required:
a) Engineer Certification per the DPM checklist & b) An executed License Agreement or recorded public easement for the construction of the improvements along 12th Street N.W.

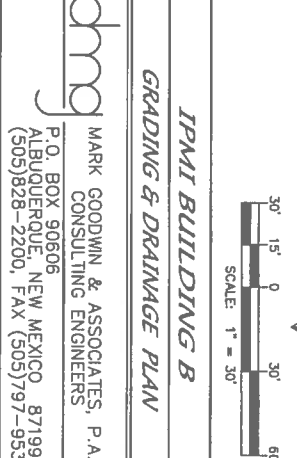
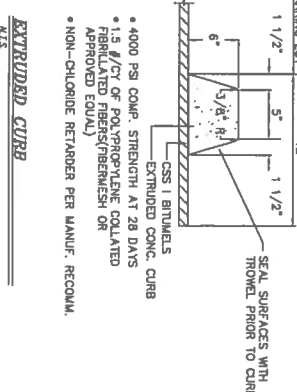
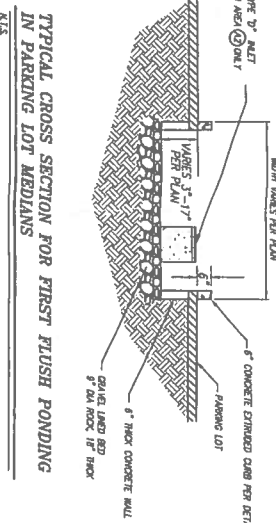
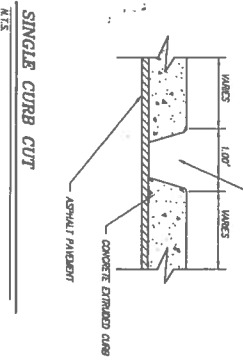
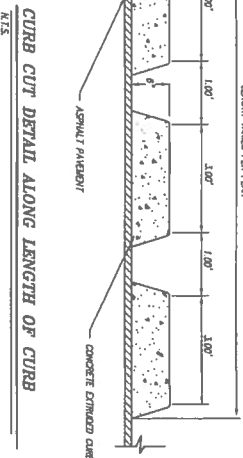
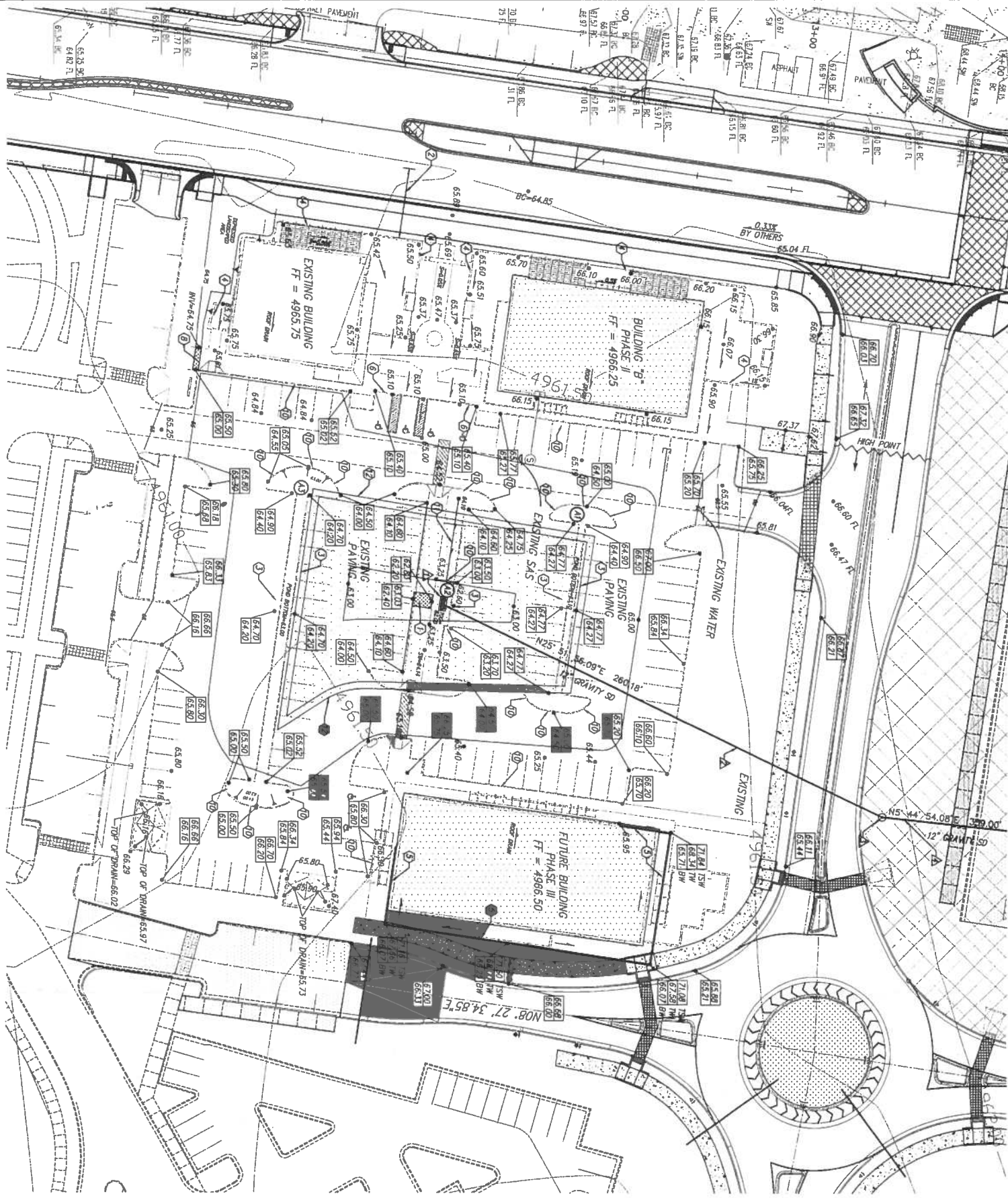
New Mexico 87103 If you have any questions, you can contact me at 924-3999.

www.cabq.gov

Sincerely,


Shahab Biazar, P.E.
City Engineer, Planning
Development and Building Services

C: email



- ### GENERAL NOTES
1. SEE ARCHITECTURAL SITE PLAN FOR TRUE DIMENSIONS.
 2. ALL ELEVATIONS SHALL BE IN FEET UNLESS OTHERWISE NOTED.
 3. USE EXTENDED CURB PER DETAIL EXCEPT WHERE NOTED.
 4. EXISTING CONDITIONS ARE PROVIDED FOR REFERENCE ONLY. SITE HAS BEEN REDESIGNED SINCE TOPOGRAPHY WAS COMPLETE.
- ### KEYED NOTES
1. 6" SIDEWALK CULVERT PER COA STANDARD DRAINAGE 2235.
 2. FUTURE SIDEWALK IMPROVEMENTS BY CITY OF ALBUQUERQUE.
 3. CURB CUTS PER DETAIL ALONG LENGTH OF CURB.
 4. GARDEN / RETAINING WALL DESIGN BY OTHERS.
 5. TO BE CONSTRUCTED UNTIL FUTURE BUILDING IS BUILT. GRADE SLOPES AT 3:1 MAX FROM EXISTING SIDEWALK TO FUTURE PAVEMENT.
 6. PARKING CURB FROM 6" TO NO CURB. INSTALL CURB STOPS IN PARKING LOT.
 7. TURNED DOWN SIDEWALK PER DETAIL THIS SHEET.
 8. 3" WIDE SIDEWALK CULVERT PER COA STANDARD DRAINAGE 2235.
 9. USED AS EMERGENCY SIDEWALK.
 10. REMOVE AND REPLACE SIDEWALK TO MATCH NEW GRADES.
 11. SINGLE CURB CUT PER DETAIL.
 12. GRADE DRAINAGE SHALE.

- ### FIRST FLUSH
- THE "FIRST FLUSH" IS BEING ACCUMULATED THROUGH DEPRESSED AREAS WITHIN THE MEDIANS IN THE PARKING LOT.
- REQUIRED VOLUME = $0.34' \times 126.631 \text{ SF}$
= 42.85 CF
- VOLUME PROVIDED = 3,920 CF
- ⑪ DEPTH = 14" (SEE DETAIL) POND BOTTOM = 61.00
AREA = 1,161 SF
VOLUME = 1,355 CF
- ⑫ DEPTH = 3" (SEE DETAIL) POND BOTTOM = 61.75
AREA = 259 SF
VOLUME = 63 CF
- ⑬ DEPTH = 14" (SEE DETAIL) POND BOTTOM = 61.00
AREA = 2,200 SF
VOLUME = 2,500 CF

STORM DRAIN NOTES

- △ NEW TYPE DOUBLE "12" SD W/ET PER COA DETAIL 2208 IN SHARP CONDITION
GRADE = 4992.00'
INVERT = 4989.00'
- △ NEW 12" GRANTY MAIN SPR PVC 35
LENGTH = 259'
SLOPE = 1:00X
- △ NEW 4" DIA. SD MM
INVERT = 4988.40
LENGTH = 4989.30
SLOPE = 1:00X
- △ NEW 12" GRANTY MAIN SPR PVC 35
LENGTH = 339.00'
SLOPE = 0.92X
END INVERT = 4983.30'



TRACT 4
RETRACTED
PROJECTED SECTIONS 7 & 8, T10 N, R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE, NEW MEXICO
BENJAMIN COUNTY, NEW MEXICO

BENCHMARK

SEE PLAT FOR BASIS OF BENCHMARKS AND SITE BENCHMARKS

LEGAL DESCRIPTION

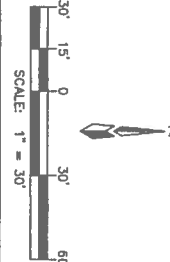
TRACT 4 OF THE PLAT FOR THE UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE, NEW MEXICO, DATED AUGUST 12, 2011.

SHEET INDEX

- C1 SITE GRADING AND DRAINAGE PLAN - SITE SPECIFIC FOR PHASE 4
- C2 GENERAL HYDROLOGY AND STORM DRAIN DESIGN
- C3 GENERAL UTILITY DESIGN
- C4 GENERAL UTILITY DESIGN

LEGEND

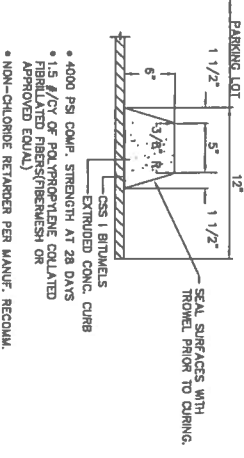
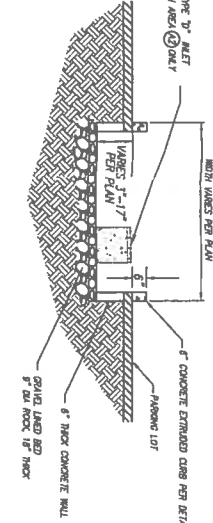
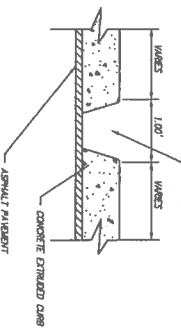
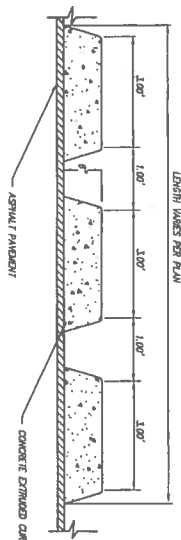
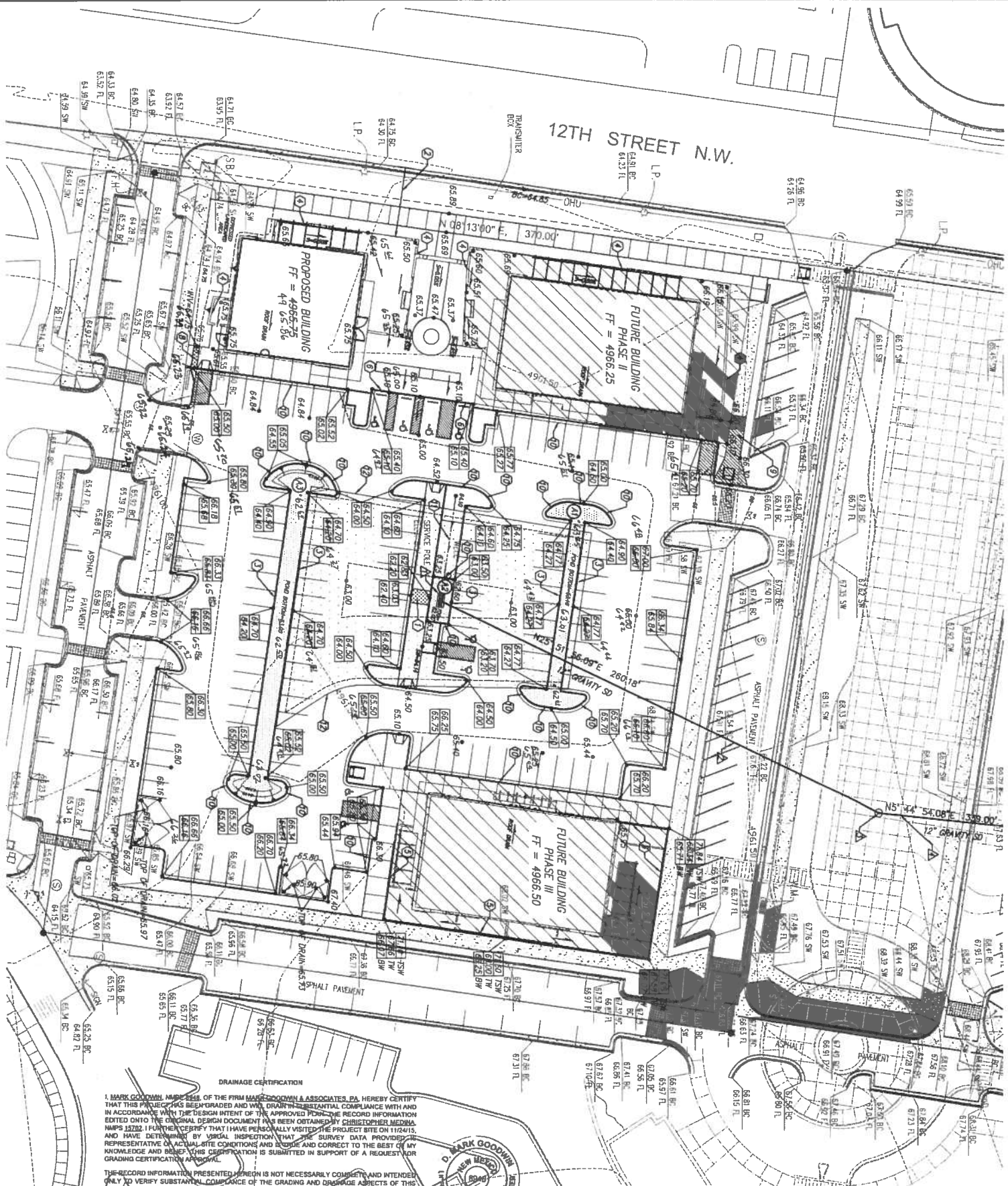
- PROPERTY LINE
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED TOP OF SCREEN WALL
- PROPOSED BOTTOM OF WALL
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- PROPOSED SHALE
- POND ELEVATIONS
- PROPOSED 3:1 SLOPE
- GARDEN/RETAINING WALL



IPMT BUILDING B GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)97-9539

Designed: DLH
Drawn: MMK
Scale: SEE SCALE
Date: 11/14/16
Job: A12041
Sheet: C1



- GENERAL NOTES**
1. SEE ARCHITECTURAL SITE PLAN FOR THE DIMENSIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE.
 3. USE EXTENDED CURB PER DETAIL EXCEPT WHERE NOTED.
 4. EXISTING CONDITIONS ARE PROVIDED FOR REFERENCE ONLY. SITE HAS BEEN REGRADED SINCE TOPOGRAPHY WAS COMPLETE.

- KEYED NOTES**
1. 6" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 2. 12" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 3. 18" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 4. 24" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 5. 30" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 6. 36" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 7. 42" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 8. 48" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 9. 54" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 10. 60" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 11. 66" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 12. 72" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.

- STORM DRAIN NOTES**
1. NEW TYPE DOUBLE 24" S.D. INLET PER COA DETAIL 2206 IN SLUMP CONCRETE.
 2. NEW TYPE DOUBLE 24" S.D. INLET PER COA DETAIL 2206 IN SLUMP CONCRETE.
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 10. NEW TYPE DOUBLE 24" S.D. INLET PER COA DETAIL 2206 IN SLUMP CONCRETE.
 11. NEW TYPE DOUBLE 24" S.D. INLET PER COA DETAIL 2206 IN SLUMP CONCRETE.
 12. NEW TYPE DOUBLE 24" S.D. INLET PER COA DETAIL 2206 IN SLUMP CONCRETE.

- EXTRUDED CURB**
1. 4000 PSI COMP. STRENGTH AT 28 DAYS.
 2. 12" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 3. 18" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 4. 24" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 5. 30" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 6. 36" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 7. 42" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 8. 48" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 9. 54" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 10. 60" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 11. 66" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.
 12. 72" SPOKEWALL CEMENT PER COA STANDARD DRAWING 2238.

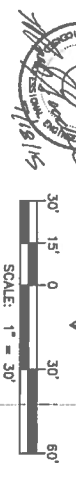
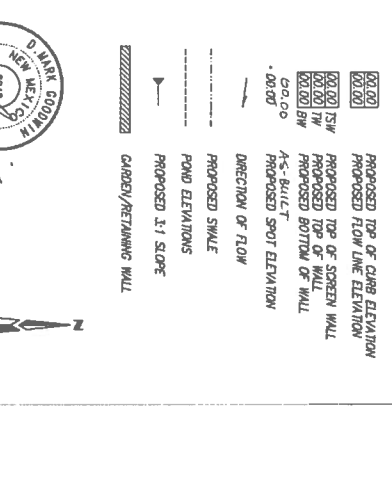


LEGAL DESCRIPTION

TRACT "A" OF THE PLAT FOR THE UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 7 AND 8 TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, DATED AUGUST 12, 2011.

SHEET INDEX

C1	SITE GRADING AND DRAINAGE PLAN - SITE SPECIFIC FOR PHASE 4
C2	OVERALL HYDROLOGIC AND STORM DRAIN DESIGN
C3	SITE UTILITY PLAN
C4	OVERALL UTILITY EXISTENTS



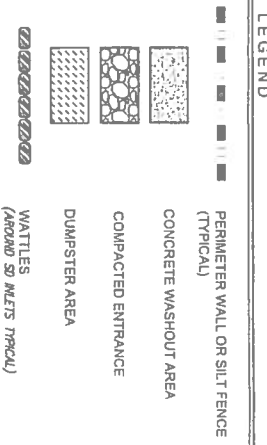
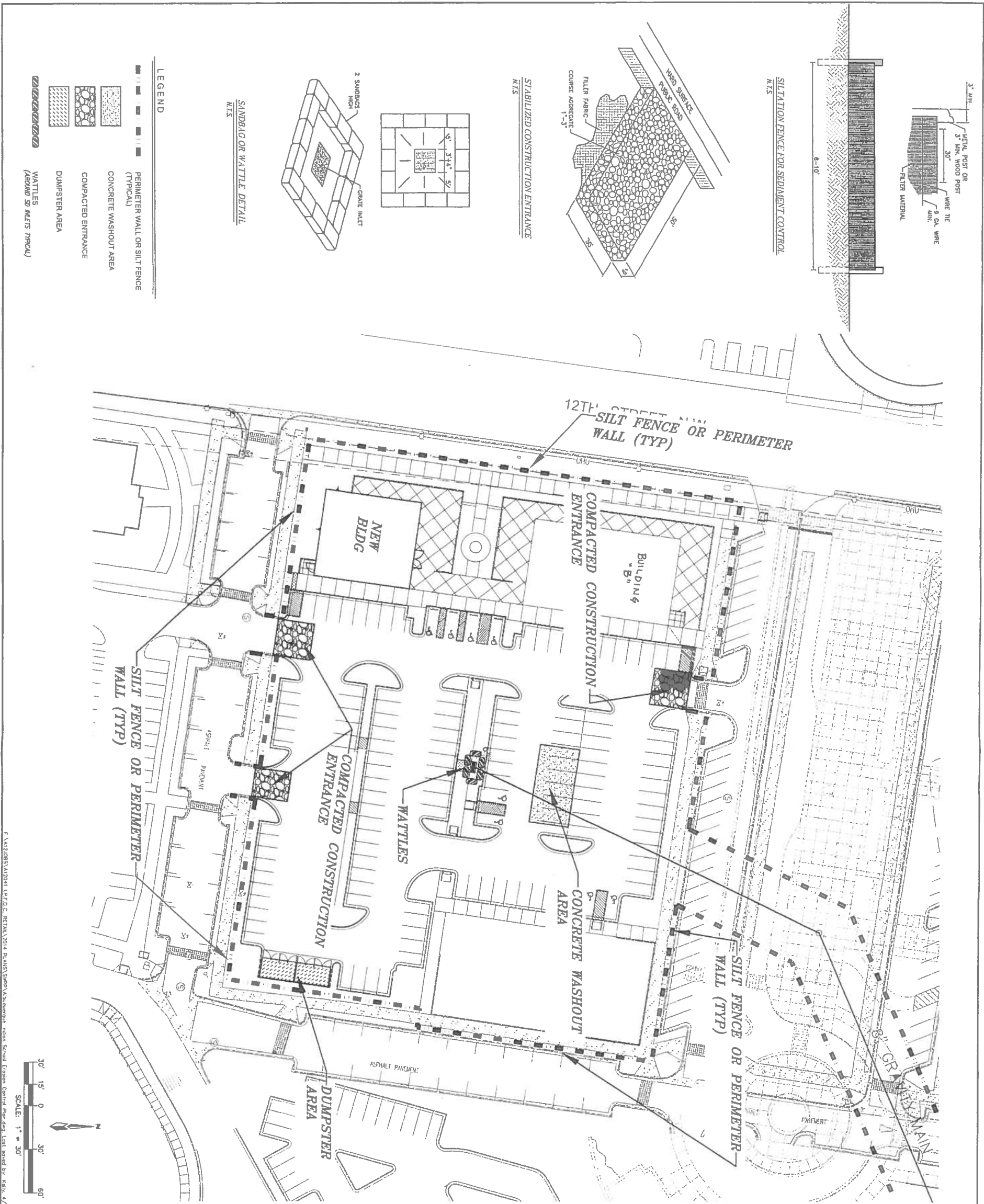
A.I.S. RETAIL

SITE GRADING & DRAINAGE

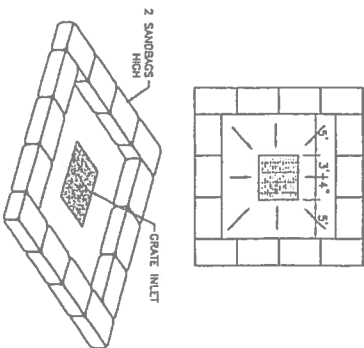
MARK GOODWIN & ASSOCIATES, P.A.

P.O. BOX 80606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

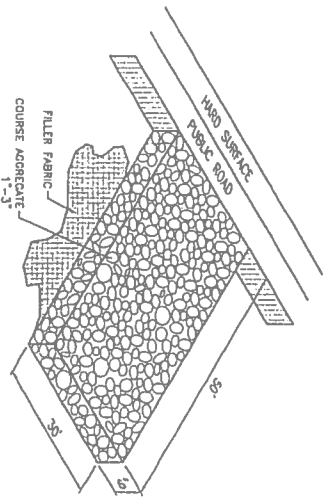
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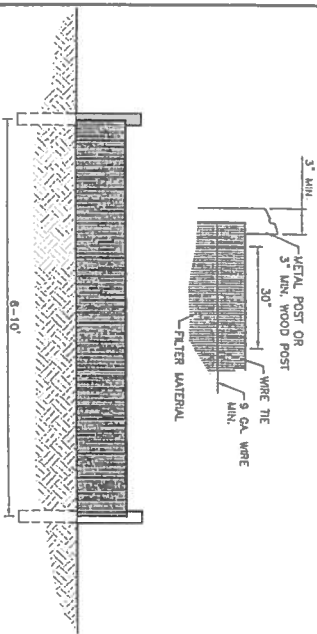
SANDBAG OR WATTLE DETAIL
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



SILTATION FENCE FOR SEDIMENT CONTROL
N.T.S.



VICINITY MAP

TRACT A
RETAIL SITE
PROJECTED SECTIONS 7 & 8, T10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

BENCHMARK

SEE PLAT FOR BASIS OF BEARINGS AND SITE BENCHMARKS

LEGAL DESCRIPTION

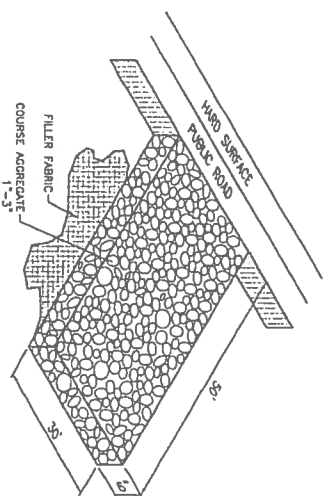
TRACT "A" OF THE PLAT FOR THE UNITED STATES BUREAU OF LAND MANAGEMENT SURVEY OF TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTIONS 7 & 8, T10 N., R. 3 E., N.M.P.M., RANGE 3 EAST NEW MEXICO PRINCIPAL BENCHMARK, DATED AUGUST 12, 2011.

A.I.S. RETAIL

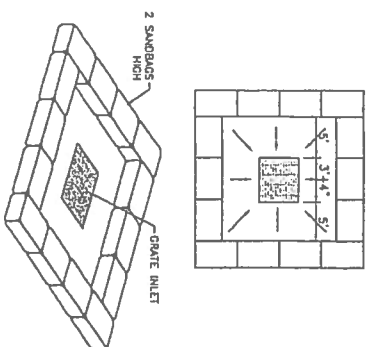
EROSION & SEDIMENT CONTROL

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

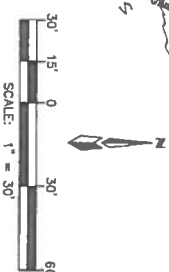
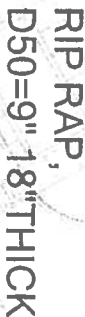
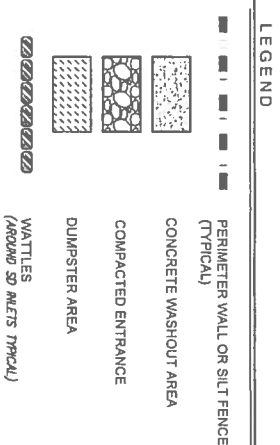
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STABILIZED CONSTRUCTION ENTRANCE
N.I.S.



SANDBAG OR WATTLE DETAIL
N.T.S.



EROSION & SEDIMENT CONTROL

P.O. BOX 90606
ALBUQUERQUE NEW MEXICO 87100

ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200, FAX (505) 797-9535

Designed: KMK	Drawn: DER	Checked: DMG	Sheet 2 of 2
Scale: 1" = 30'	Date: 04/07/15	Job: A12041	