

CITY OF ALBUQUERQUE



July 8, 2011

Diane Hoelzer, P.E.
Mark Goodwin & Associates, PA
P.O. Box 90606
Albuquerque, NM 87199

**Re: Altura Additional Parking
Grading and Drainage Plan
Engineer's Stamp dated 6-14-11 (H17/D071)**

Dear Ms. Hoelzer,

Based upon the information provided in your submittal received 6-15-11, the above referenced plan cannot be approved for Grading Permit or Paving Permit until the following comments are addressed.

PO Box 1293

- What are the existing flows and the new flows?
- At this time Hydrology is only reviewing phase 1. Before phase 2 can be reviewed, a vacation of right of way for Indian School Road is needed.

Albuquerque

Hydrology is requesting that proposed landscape areas be depressed to retain/infiltrate the rain that falls on them.

NM 87103

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E., CFM
Principal Engineer, Planning Dept.
Development and Building Services

C: RER/CAC
file

Altura Office Building
Zone Atlas H-17
4001 Indian School NE

The project site is located adjacent to the I-40 corridor off of Indian School just east of Carlisle Avenue. The Altura office building and parking area are existing facilities on the project site. The building complex is in great need of additional parking spaces. This grading and drainage plan includes the addition of 40 parking spaces scattered throughout the site.

Existing and proposed drainage conditions

The entire site drains to the northwest corner of the project site to an outfall that extends under the I-40 corridor. The additional runoff from the 40 new parking spaces will continue to the same location in the northwest corner. The later part of May I met with Reza Afaghpour of the NMDOT and he concurred that we would be allowed to free discharge the additional runoff as a result of these improvements. All of the additional runoff will be conveyed as surface flow to the northwest corner with the exception of the new parking area to the south shown in View C. This area will be conveyed to the new double 'D' inlets to replace the existing Type 'A' inlet. A short section of 18" RCP was added to drain the area under the Indian School overpass. This was done because the new parking area elevations are higher than existing grades in this south area.

5-27-11
DLH

H17 D671

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: _____
CONFERENCE RECAP

ZONE ATLAS PAGE NO: _____
DRAINAGE FILE: _____
ZONING: _____
DRB: _____
SUBJECT: _____
STREET ADDRESS (IF KNOWN): _____
SUBDIVISION NAME: _____

APPROVAL REQUESTED:

ATTENDANCE: John Mackenzie Curtis Cherne

FINDINGS:

Free discharge to Dot Row
NMDOT concurrence / approval req'd
north / outlet

provide topo south of Indian school on street
that goes under Indian school.
South

move existing inlets
vacate Row

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED: John Mackenzie
NAME (PRINT): John Mackenzie

****NOTE**** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

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

PROJECT TITLE: Altura Additional Parking Grading and Drainage Plan ZONE MAP/DRG. FILE #H-17 / DD 71
DRB#: 97-386 EPC#: Z-95-39, Z-96-95 WORK ORDER#: N/A

LEGAL DESCRIPTION: Tract B, Altura Complex
CITY ADDRESS: 4001 Indian School NE, ABQ, NM 87110

ENGINEERING FIRM: MARK GOODWIN & ASSOCIATES, PA
ADDRESS: PO BOX 90606
CITY, STATE: ALBUQUERQUE, NM

CONTACT: DIANE HOELZER
PHONE: 828-2200
ZIP CODE: 87119

OWNER: THE SKARSGARD FIRM
ADDRESS: 8220 SAN PEDRO NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: JOSH SKARSGARD
PHONE: 262-2323
ZIP CODE: 87113

ARCHITECT: DEKKER, PARISH, SABATINI
ADDRESS: 7601 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: CHRIS GUNNING
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: TIM ALDRICH
ADDRESS: PO BOX 30701
CITY, STATE: ALBUQUERQUE, NM

CONTACT: TIM ALDRICH
PHONE: 884-1990
ZIP CODE: 87190

CONTRACTOR: NA
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER _____

CHECK TYPE OF APPROVAL 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
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: YES

☐ YES

☒ NO

☐ COPY PROVIDED

SUBMITTED BY: Diane Hoelzer

DATE: 6/14/11

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

A-17/2011
A-17

PROJECT TITLE: Altura Office Building ZONE MAP: A-17
 DRB#: 1000111 EPC#: WORK ORDER#:

LEGAL DESCRIPTION: Tract B of Tracts A & B Altura Complex
 CITY ADDRESS: 4001 Indian School NE

ENGINEERING FIRM: Goodwin & Associates CONTACT: Mark Goodwin
 ADDRESS: PO Box 90606 PHONE: 797-9539
 CITY, STATE: Albq NM ZIP CODE: 87199

OWNER: Altura Office Complex CONTACT: 505-262-2323
 ADDRESS: 8220 San Pedro NE #500 PHONE: Gordon L. Skalsgard
 CITY, STATE: Albq NM ZIP CODE: 87113

ARCHITECT: CONTACT:
 ADDRESS: PHONE:
 CITY, STATE: ZIP CODE:

SURVEYOR: CONTACT:
 ADDRESS: PHONE:
 CITY, STATE: ZIP CODE:

CONTRACTOR: CONTACT:
 ADDRESS: PHONE:
 CITY, STATE: ZIP CODE:

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☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

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☒ PAVING PERMIT APPROVAL
☒ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) AA

WAS A PRE-DESIGN CONFERENCE ATTENDED:

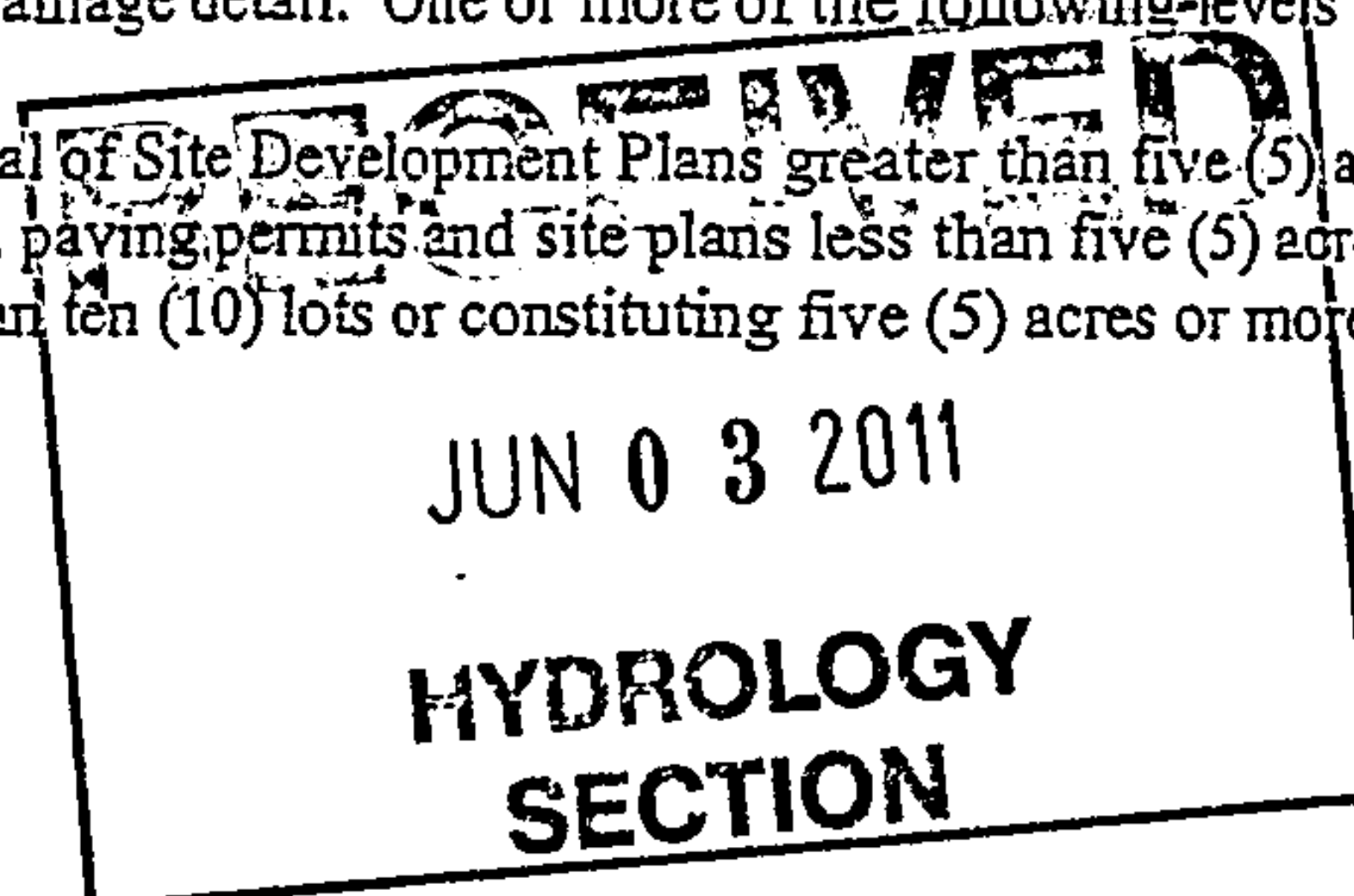
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: June 3, 2011 BY: Trish Lopez

Rec'd

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☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

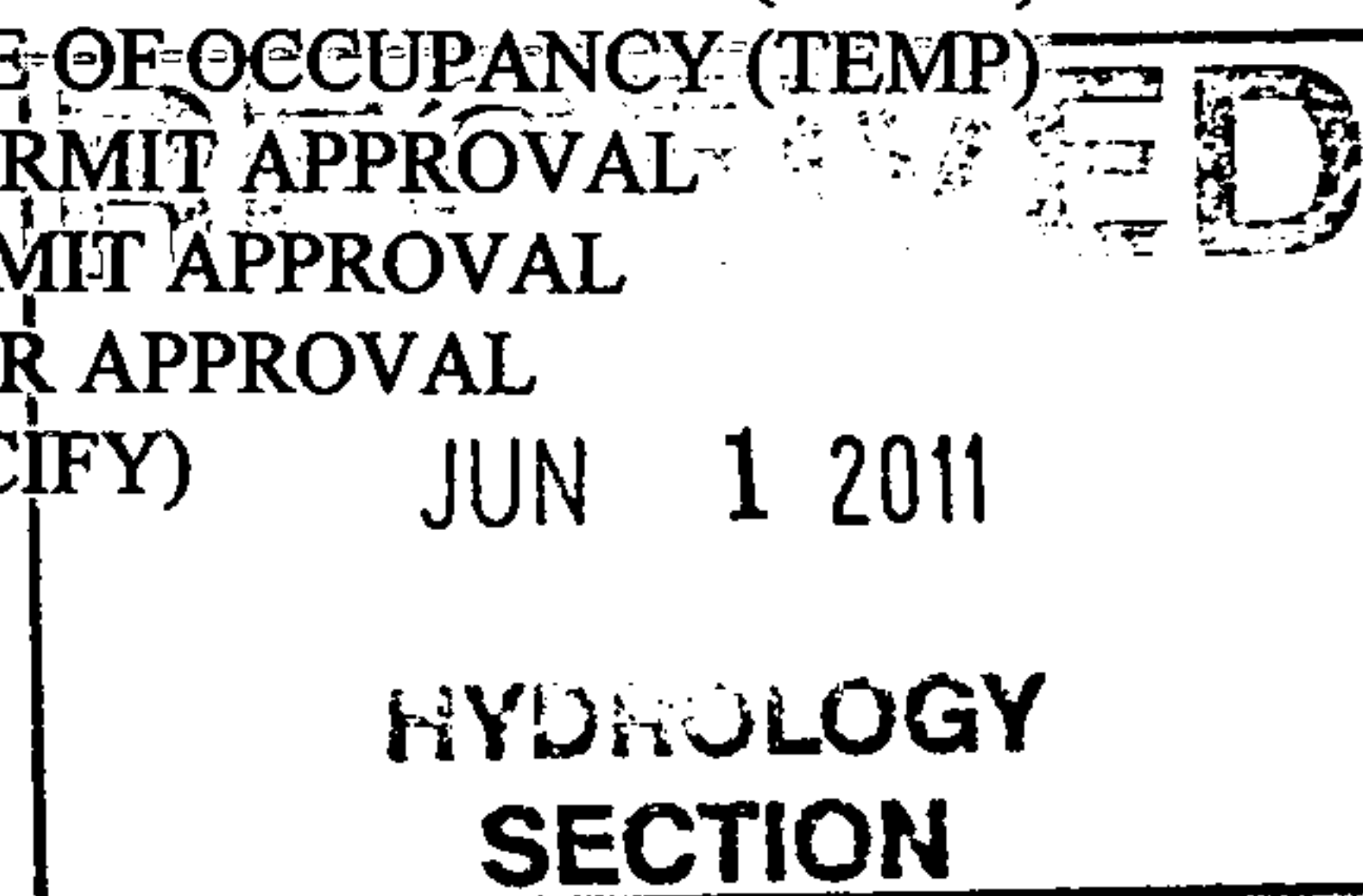
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Diane Hoelzer DATE: 6/1/11

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CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD MEMO

DRB PROJECT NO: 1002962

AGENDA ITEM NO: 8

SUBJECT:

2-Year SIA Extension

ENGINEERING COMMENTS:

Please provide a status of the land transfer to AMAFCA.

AMAFCA would like the construction funds by mid-summer.

The length of the extension should coincide with Case 1004355 after the land is transferred.

Case Numbers: 3353, 2928, 3403, 2929 and 3354

RESOLUTION:

APPROVED ____; DENIED ____; COMMENTS PROVIDED ____; WITHDRAWN ____
DEFERRED TO: _____

SIGNED: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED TO: (UD) (CE) (TRANS) (PKS) (PLNG)

COMMENTS:

SIGNED:

Curtis Cherne
Hydrology Section
City Engineer Designee
AMAFCA Designee
924-3986

DATE: 6-1-11

H17/001

Diane will come in and

Swap out G ~ D

to add phases

CC 6-13-13