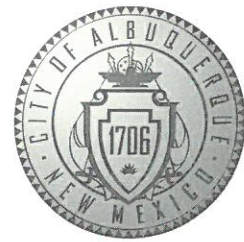


# CITY OF ALBUQUERQUE



November 30, 2017

Kevin Gaskey  
12750 Merit Dr  
Suite 1000  
Dallas, TX 75251

**RE: GGP Seritage JV Redevelopment  
6600 Menaul Blvd NE, Suite 5000  
Request for Certificate of Occupancy – Permanent  
Hydrology Final Inspection – Accepted  
Engineer's Stamp Date 7/8/16 (H18D005F)  
Certification Dated: 11/14/17**

Dear Mr. Gaskey,

Based on the certification received 11/28/17, this submittal is approved for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

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

C: Email      Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



I, KEVIN GASKEY, NMPE 17107 OF THE FIRM KIMLEY-HORN AND ASSOCIATES, INC. HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 07-08-16. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA, NMPS 15702 OF THE FIRM TERRA LAND SURVEYS. I FURTHER CERTIFY THAT A REPRESENTATIVE OF KIMLEY-HORN AND ASSOCIATES, INC. VISITED THE PROJECT SITE ON 05-03-2017 AND HAS DETERMINED BY VISUAL INSPECTION THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A CERTIFICATE OF OCCUPANCY.

Signature of Engineer

11-14-17  
Date

EXISTING WALL

STEEL REINFORCEMENT  
#4 BARS @ 6" O.C. (TYP)

2'

CONCRETE GUTTER

**N.T.S.**


90th Percentual Rainfall	0.44 inches
Site Area	2.85 Acres
Initial Abstraction	0.1 inches (assume land treatment D)
Infiltration Rate	0.04 inches/hr (assume 3 hr)
Excess Precipitation	0.22 inches
Volumetric Runoff	0.052 ac-ft

Proposed 6" Depressed LS Island Area	8280 SF
---	---------

Proposed Depressed  
LS Island Volume 153.3 CY

**N.T.S.**

GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 15, 30, and 60. The segment between 0 and 15 is shaded black. The segment between 15 and 30 is white. The segment between 30 and 60 is shaded black.

-----	PROPERTY LINE
5295	PROPOSED CONTOUR
5295	EXISTING CONTOUR
-----	LIMITS OF GRADING
5295.00 x	SPOT ELEVATION
HP	HIGH POINT
LP	LOW POINT
TW	TOP OF WALL
BW	BOTTOM OF WALL
TC	TOP OF CURB
BC	BOTTOM OF CURB
FFE	FINISHED FLOOR ELEVATION
FGE	FINISHED GRADE ELEVATION
ME	MATCH EXISTING

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE NOT TO BE THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. IF INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT, THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO DETERMINE EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
6. THE CONTRACTOR SHALL COMPLY WITH ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORAGE OF LIQUIDS AND/OR ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS FOR NATURAL AND PAVED AREAS.
9. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. THE CONTRACTOR SHALL CONFORM TO THE EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
11. CONTRACTOR SHALL SUBMIT ALL ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
12. CONTRACTOR SHALL SUBMIT ALL ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
13. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
14. ALL ELEVATIONS ARE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
15. ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL BE CONSTRUCTED TO ADEQUATE GRADE. GRADE SHALL NOT EXCEED 5% LONGITUDINAL, SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADEQUATE. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADEQUATE CANNOT BE MET AT ANY LOCATION.
16. SLOPE SHALL BE ADJUSTED TO BE DEPRESSIONED 0.5" FROM TOP OF CURB

**WARNING: CONTRACTOR TO  
VERIFY PRESENCE AND EXACT  
LOCATION OF ALL UTILITIES  
PRIOR TO CONSTRUCTION.**

**STOP!**  
**CALL BEFORE YOU DIG**

NM811  
1-800-321-ALERT  
(at least 72 hours prior to digging)

BM #1	BM #2
AGRS MONUMENT 16-H18	AGRS MONUMENT 15-H18
LAT: 35° 6' 32.70761"	LAT: 35° 6' 32.36074"
LONG: 106° 34' 22.74681"	LONG: 106° 34' 8.350542"
ELEV: 5283.415'	ELEV: 5303.391'

# Kimley»»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.  
12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251  
PHONE: 972-770-1300 FAX: 972-239-3820

KHA PROJECT  
063111024

DATE 11/15/10

SCALE	AS SH
01/15/11	

DESIGNED BY

DRAWN BY

CHECKED BY

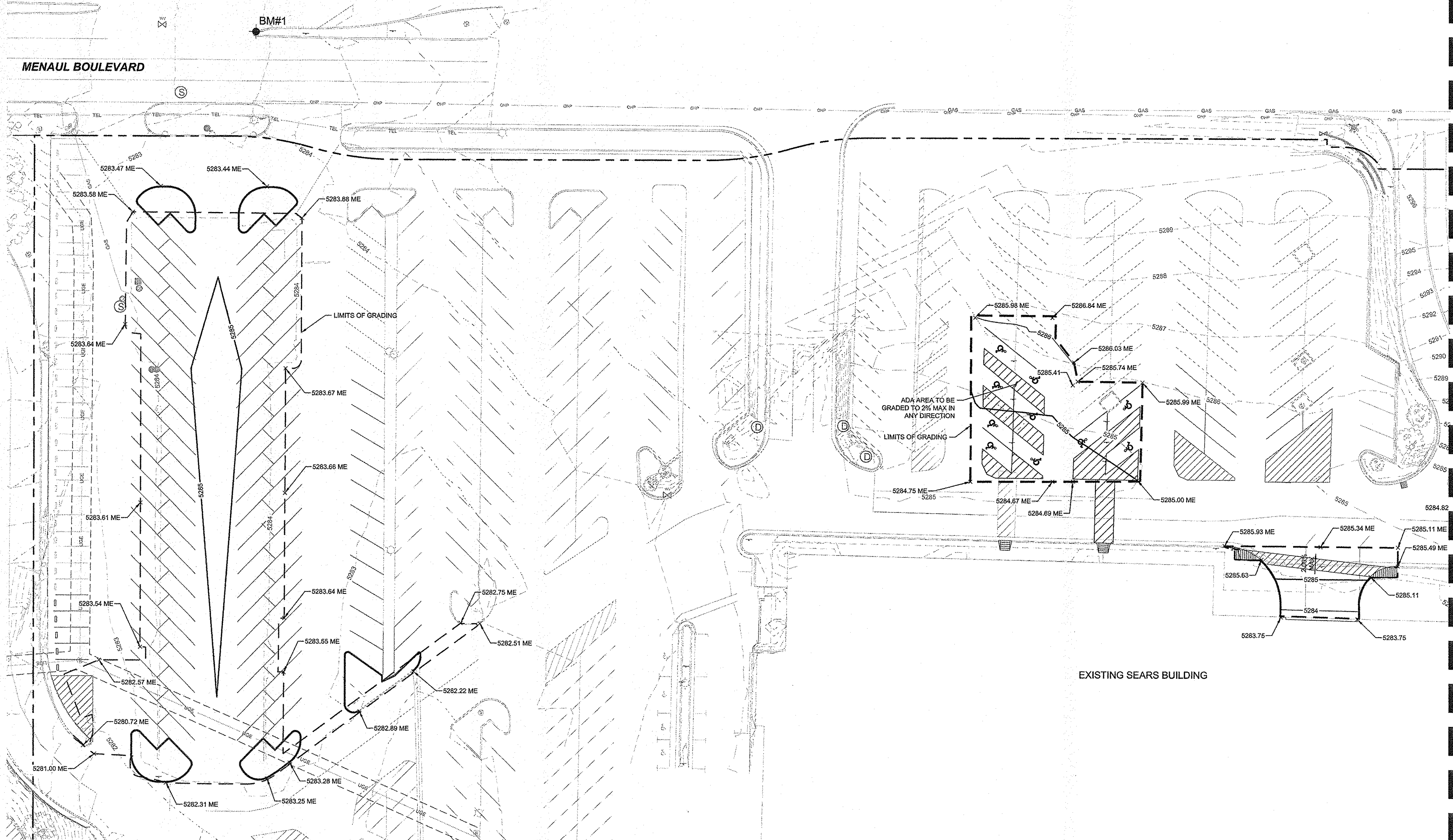
GGP SERITAGE JV  
REDEVELOPMENT

# GRADING PLAN

SHEET NUMBER  
CIVIL 004



THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC. ANY UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED AND WILL BE AT THE USER'S SOLE RISK. THE USER AGREES TO HOLD KIMLEY-HORN AND ASSOCIATES, INC. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY KIMLEY-HORN AND ASSOCIATES, INC. DUE TO OR RESULTING FROM ANY UNAUTHORIZED USE OF THIS DOCUMENT. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF TEXAS. KIMLEY-HORN AND ASSOCIATES, INC. 12750 MERT DRIVE, SUITE 1000, DALLAS, TX 75251 PHONE: 972-770-1300 FAX: 972-339-3820 WWW.KIMLEY-HORN.COM TX F-628



**DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR**

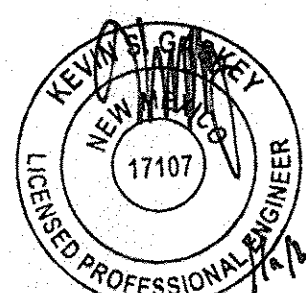
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THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer  
11-14-17

Date

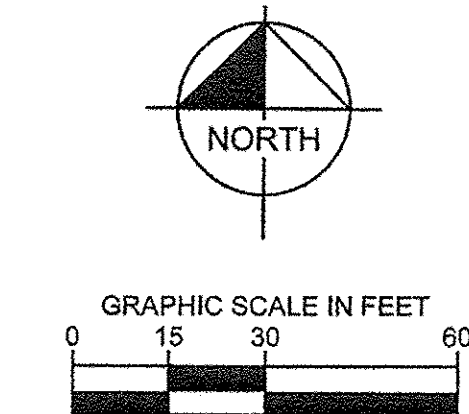
ENGINEER'S STAMP



WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

STOP!  
CALL BEFORE YOU DIG

NM811  
1-800-321-ALERT  
(at least 72 hours prior to digging)



**LEGEND**

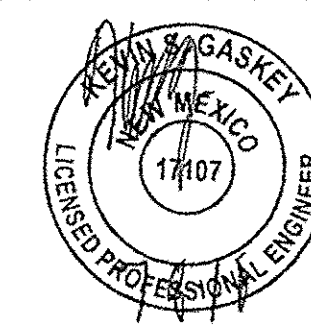
—	PROPERTY LINE
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FFE	FINISHED FLOOR ELEVATION
FGE	FINISHED GRADE ELEVATION
ME	MATCH EXISTING

**NOTES**

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS AS SHOWN ON THE PLANS. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
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- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
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- LANDSCAPE ISLANDS TO BE DEPRESSED 0.5' FROM TOP OF CURB

**Kimley»Horn**

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12750 MERT DRIVE, SUITE 1000, DALLAS, TX 75251  
PHONE: 972-770-1300 FAX: 972-339-3820  
WWW.KIMLEY-HORN.COM TX F-628



KHA PROJECT	06311024
DATE	07/08/16
SCALE	AS SHOWN
DESIGNED BY	STW
DRAWN BY	FJH
CHECKED BY	KSG

GGP SERITAGE JV  
REDEVELOPMENT

GRADING PLAN

SHEET NUMBER  
CIVIL 005

BERNALILLO COUNTY

ALBUQUERQUE, NEW MEXICO

REVISIONS

BY  
DATE



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

**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)

☐ OTHER (SPECIFY) \_\_\_\_\_

☐ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

☐ 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

☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_