

# CITY OF ALBUQUERQUE



July 21, 2016

Richard J. Berry, Mayor

Kevin Gaskey, P.E.  
Kimley-Horn  
12750 Merit Drive Suite 1000  
Dallas, TX, 75251

RE: **GGP Seritage JV Redevelopment**  
**Grading and Drainage Plan**  
**Engineer's Stamp Date: 7-8-2016 (File:H18D005F)**

Dear Mr. Gaskey:

Based upon the information provided in your submittal received 6-30-2016 and updated on 7-21-2016, the above-referenced plan is approved for Building Permit/ESC Grading 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.

Prior to grading the site, please submit the ESC Grading Permit (attached), which is the authorization to start construction for sites over 1-acre.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.  
Principal 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:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_

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

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

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

**Engineering Firm:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

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

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

**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  
☐ 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  
☐ 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) \_\_\_\_\_

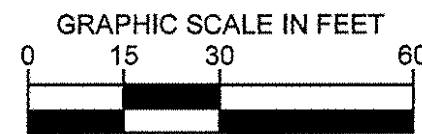
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

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

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_







-----	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/OR ELEVATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHOWN IS RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE RESPECTIVE 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 VERIFY 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 CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITION.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. REGARDING EROSION CONTROL AND CHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT TO THE PROPOSED GRADE TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
9. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY A REGISTERED SURVEYOR. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR NEW.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
11. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
12. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
13. CONTRACTOR SHALL MAINTAIN EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
14. ALL ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING ENTRANCES SHALL BE ADA COMPLIANT. CONTRACTOR SHALL ADVISE ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
15. SLOPES SHALL BE DERESSED 0.5' FROM TOP OF CURB

**STOP!**  
**CALL BEFORE YOU DIG**  
NM811  
1-800-321-ALERT  
(at least 72 hours prior to digging)

**Kimley»»Horn**

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PHONE: 972-770-1300 FAX: 972-239-3920  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM) TX F-582

CHECKED BY	KSG
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## REVISIONS

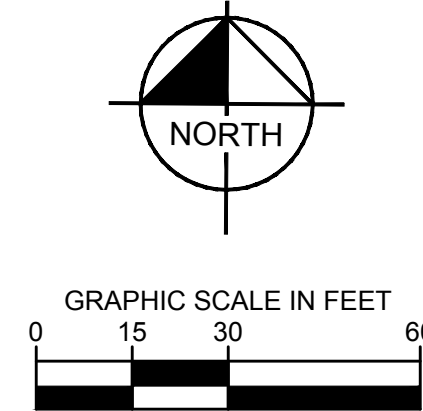
No.	
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DATE	BY
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PRE VS POST CONDITIONS	
PRE DEVELOPMENT PERVIOUS AREA	1,500 SF
POST DEVELOPMENT PERVIOUS AREA	17,300 SF
% INCREASE	1153 %



## LEGEND

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

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST 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. THE CONTRACTOR SHALL NOT CUT OR FLATNER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
5. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED BY THE CONTRACTOR, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITION.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA PERMIT AND THE STATE OF CALIFORNIA PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING EROSION STABILIZATION MEASURES TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR NATURAL AND PAVED AREAS.
9. TOPOGRAPHIC INFORMATION IS TAKEN FROM A RECENT TOPOGRAPHIC SURVEY OF THE WORKS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE AT OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER OR OWNER'S AGENT.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
11. THE CONTRACTOR SHALL SUBMIT ALL ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARED BY A REGISTERED GEOTECHNICAL ENGINEER TO THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
12. CONSTRUCTION SHALL NOT EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
13. ALL SIDEWALKS SHALL BE ON PAVEMENT UNLESS OTHERWISE NOTED. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL BE TO A MINIMUM AVERAGE SLOPE SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OF 2% CROSS SLOPE. SIDEWALK ACCESS TO EXISTING SIDEWALKS SHALL BE IN ACCORDANCE WITH THE ADA COMPLIANT CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
14. ALL SIDEWALKS SHALL BE TO BE DEPRESSURED 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**

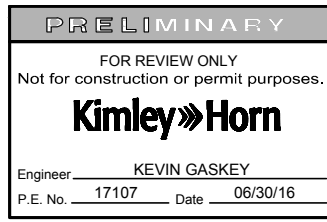
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# Kimley»»Horn

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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	STW	DRAWN BY	PJH	CHECKED BY	KSG
063111024	06/30/16								

# GGP SERITAGE JV REDEVELOPMENT

BERNALILLO COUNTY

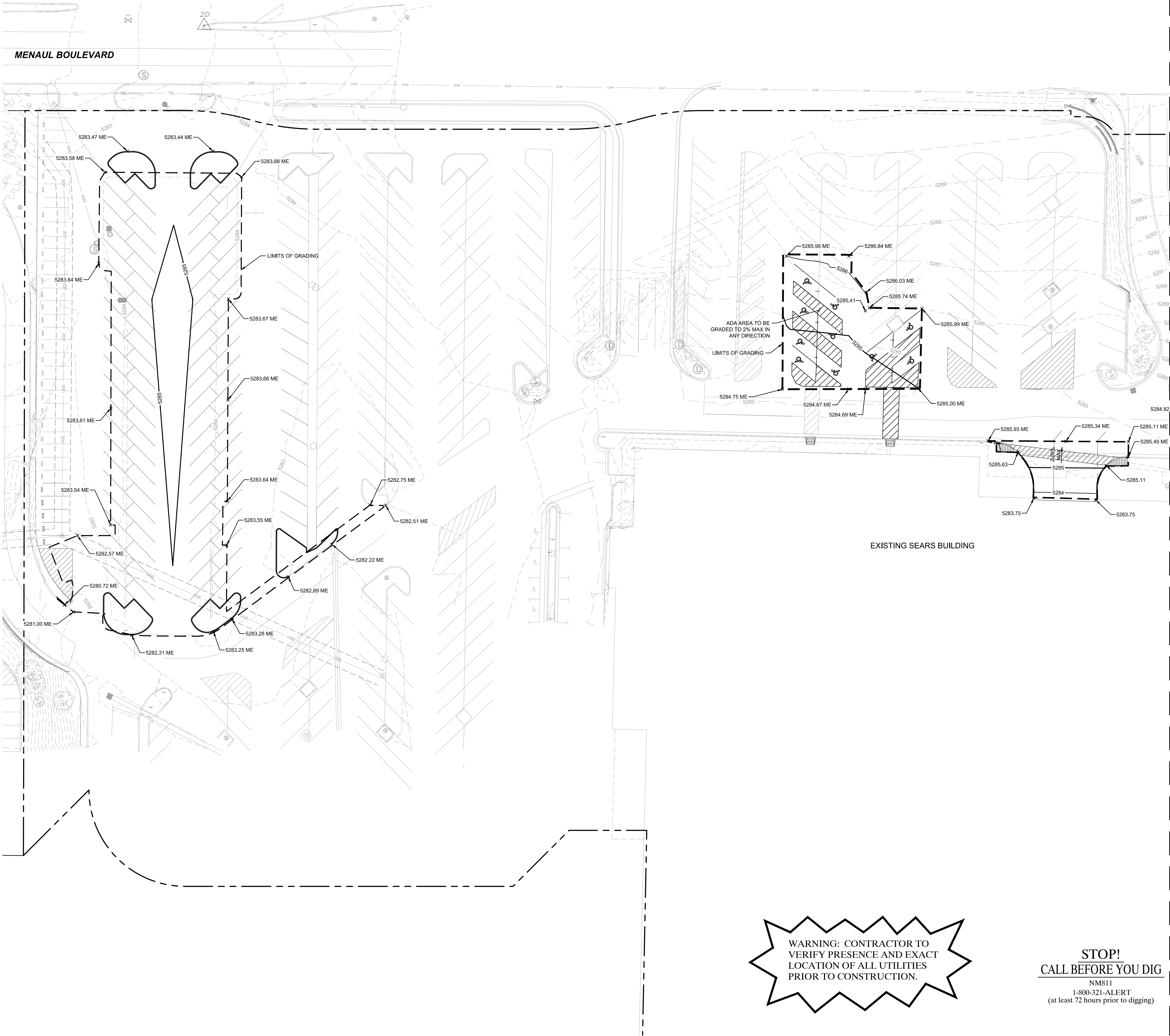
# GRADING PLAN

SHEET NUMBER  
CIVIL 004



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LAST SAVED 06/30/16 09:00:12.52 PM  
DRAWN BY KIMLEY-HORN  
CHECKED BY KIMLEY-HORN  
DATE 06/30/16

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**LEGEND**

—	PROPERTY LINE
---	PROPOSED CONTOUR
- - -	EXISTING CONTOUR
- - -	LIMITS OF GRADING
5295.00 x	SPOT ELEVATION
HP	HIGH POINT
LP	LOW POINT
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BW	BOTTOM OF WALL
TC	TOP OF CURB
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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.
  - EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
  - PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURES AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - 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.
  - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
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  - LANDSCAPE ISLANDS TO BE DEPRESSED 0.5' FROM TOP OF CURB

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**GGP SERITAGE JV REDEVELOPMENT**

**GRADING PLAN**

SHEET NUMBER  
**CIVIL 005**

KHA PROJECT 063111024	DATE 06/30/16	SCALE AS SHOWN	DESIGNED BY STW	DRAWN BY PJH	CHECKED BY KSG
ALBUQUERQUE, NEW MEXICO BERNALILLO COUNTY					

REVISIONS		BY
No.	DATE	