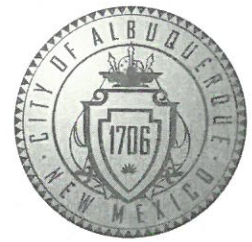


CITY OF ALBUQUERQUE



August 10, 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 – Not Accepted
Engineer's Stamp Date 7/8/16 (H18D005F)
Certification Dated: 7/7/17

Dear Mr. Gaskey,

Based on the certification received 8/9/17, this submittal cannot be approved for release of Certificate of Occupancy (Permanent) by Hydrology. The following must be addressed for the re-submittal:

1. The submittal is incomplete; the entire grading plan (C004 & C005) needs to be as-built and certified; only the as-built of sheet Civil 004 was received.
2. The engineer's stamp date and signature in the title block need to match the original approved grading plan (7/8/16). Only the Drainage Certification statement should have the more recent date, certifying the work as-constructed.
3. Informational: Traffic submittals should be sent in separately, as they are reviewed by different engineers.

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

Sincerely,

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



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: _____

DRAINAGE CERTIFICATION WITH SURVEY WORK BY PROFESSIONAL SURVEYOR

I, KEVIN GASKETY, 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 01-16-2017. 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 05-05-2017 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.

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
7-7-17
Date

ENGINEER'S STAMP



EXISTING WALL

4:1 MAX SLOPE

2.5' MAX

1.5' MIN

RETAINING WALL DETAIL

N.T.S.

FIRST FLUSH CALCULATIONS

90th Percentual Rainfall	0.44 inches
Site Area	2.85 Acres
Initial Abstration	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

FF Volume Required

84.3 CY

Proposed 6" Depressed

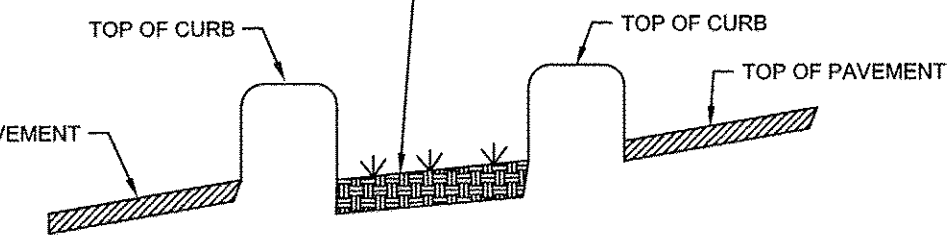
LS Island Area

8280 SF

Proposed Depressed

LS Island Volume

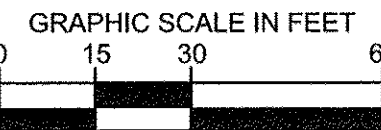
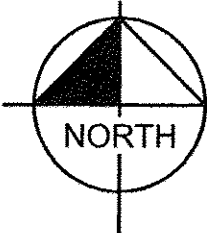
153.3 CY



DEPRESSED LANDSCAPE ISLAND DETAIL

N.T.S.

MENAU BOULEVARD



LEGEND

—	PROPERTY LINE
—	PROPOSED CONTOUR
- - -	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

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 1:1 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.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.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE 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 DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- LANDSCAPE ISLANDS TO BE DEPRESSED 0.5' FROM TOP OF CURB

LOUISIANA BOULEVARD

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)

BENCHMARKS

BM #1 AGRS MONUMENT 16+118 LAT: 35° 0' 32.70781" LONG: 106° 34' 22.74881" ELEV: 5283.415'	BM #2 AGRS MONUMENT 15+118 LAT: 35° 0' 32.36074" LONG: 106° 34' 13.35542" ELEV: 5303.391'
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Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-9820
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	063111024	DATE	11/15/16	SCALE	AS SHOWN	DESIGNED BY	STW	PLH	CHECKED BY	KSG
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GGP SERITAGE JV
REDEVELOPMENT

GRADING PLAN

SHEET NUMBER
CIVIL 004