

CITY OF ALBUQUERQUE



April 28, 2016

Diane Hoelzer, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87199

**Re: Country Club Plaza-Build 2
1720 Central
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 3-18-14 (J13D010)
Certification dated: 4-27-16**

Dear Ms. Hoelzer,

Based on the Certification received 4/28/2016, the above mentioned business is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

PO Box 1293

Albuquerque

Sincerely,

Abiel Carrillo, P.E.

New Mexico 87103 Principal Engineer, Planning Department
Development and Review Services

www.cabq.gov

RR/AC

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,
Lois

TOTAL PROJECT SITE AREA= 3.25 ACRES
FOR AHYMO 100 YR 24 HR STORM EVENT USE:
P1 = 2.01" P6 = 2.35" P24 = 2.75"
EXISTING CONDITION
LAND TREATMENT A/B/C/D = 43.5/43.5/0/13
Q100 = 7.29 cfs V100 = 0.2379 AC-FT
DEVELOPED CONDITIONS

AREA THAT DRAINS TO POND
 BASIN AREA = 2.39 AC
 LAND TREATMENT A/B/C/D = 0/40/10/50
 $Q_{100} = 8.55$ cfs $V_{100} = 0.327$ AC-FT
 MWSEL = 50.88
 (100YR-10DAY) VOL. REQ'D = 16553 cf
 VOL DESIGN = 23087 cf

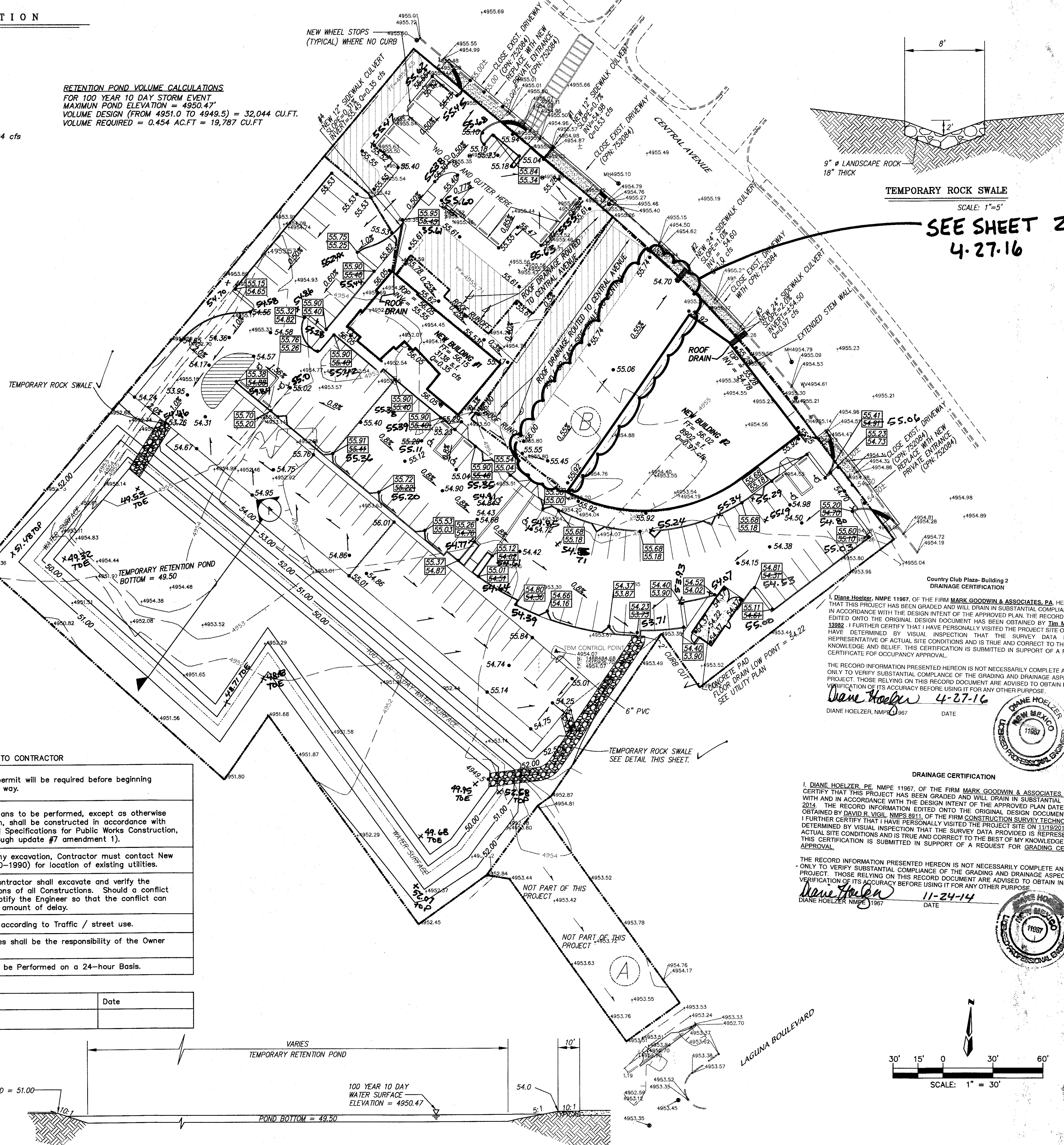
CULVERT #1 DEVELOPED RUNOFF
 BASIN AREA = 4820 SF
 LAND TREATMENT A/B/C/D = 0/0/0/100
 $Q_{100} = 0.53$ cfs $V_{100} = 0.0226$ AC-FT
 USE 12" SIDEWALK CULVERT

CULVERT #2 DEVELOPED RUNOFF
BASIN AREA = 10256 SF
LAND TREATMENT A/B/C/D = 0/20/0/80
 $Q_{100} = 1.0$ cfs $V_{100} = 0.014$ AC-FT
USE 24" SIDEWALK CULVERT

CULVERT #3 DEVELOPED RUNOFF
 BASIN AREA = 8902 SF
 LAND TREATMENT A/B/C/D = 0/0/0/100
 $Q_{100} = 0.97$ cfs $V_{100} = 0.0417$ AC-FT
 USE 24" SIDEWALK CULVERT

CULVERT #4 DEVELOPED RUNOFF
 BASIN AREA = 3138 SF
 LAND TREATMENT A/B/C/D = 0/0/0/100
 $Q_{100} = 0.35$ cfs $V_{100} = 0.0147$ AC-FT
 USE 12" SIDEWALK CULVERT

RETENTION POND VOLUME CALCULATIONS
FOR 100 YEAR 10 DAY STORM EVENT
MAXIMUM POND ELEVATION = 4950.47'
VOLUME DESIGN (FROM 4951.0 TO 4949.5) = 32,044 CU.FT.
VOLUME REQUIRED = 0.454 AC.FT = 19,787 CU.FT



1.	An excavation/construction permit will be required before beginning any work within City right of way.
2.	All work detailed on these plans to be performed, except as otherwise stated or provided for hereon, shall be constructed in accordance with City of Albuquerque Standard Specifications for Public Works Construction, (1986 Edition as revised through update #7 amendment 1).
3.	Two working days prior to any excavation, Contractor must contact New Mexico One Call system, (260-1990) for location of existing utilities.
4.	Prior to construction, the Contractor shall excavate and verify the horizontal and vertical locations of all Constructions. Should a conflict exist, the Contractor shall notify the Engineer so that the conflict can be resolved with a minimum amount of delay.
5.	Backfill compaction shall be according to Traffic / street use.
6.	Maintenance of these facilities shall be the responsibility of the Owner of the property served.
7.	Work on Arterial Street shall be Performed on a 24-hour Basis.

Approval	Name	Date
Inspector		






























NOTES:

1. ROOFS FOR BUILDINGS NUMBER 1 AND 2 MUST DRAIN NORTH TOWARDS CENTRAL AVENUE.
2. COUNTRY CLUB PLAZA IS IN FLOOD ZONE X AS PER FIRM MAP NO. 3500103333H. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THEN 1 FOOT OR WITH DRAINAGE AREAS LESS THEN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

B E N C H M A R K

ACS CONTROL STATION "I7-J14"
N= 1488866.762
E= 1519149.317
Z= 4957.484
NEW MEXICO STATE PLANE, CENTRAL ZONE
G-G= 0.9996833611
DELTA-ALPHA= -00°13'59".00
NAD 1983/NAVD 1988

LEGEND

-  EXISTING SPOT ELEVATION
 EXISTING CONTOUR
 EXISTING WATER WELL
 EXISTING BOLLARD
 EXISTING GUY WIRE
 EXISTING GAS MH
 EXISTING TELEPHONE PEDESTAL
 NEW SPOT ELEVATION
 SWALE
 NEW CONTOUR ELEVATION
 EXISTING SEWER MANHOLE
 EXISTING GAS METER
 EXISTING WATER VALVE
 EXISTING CLEANOUT
 EXISTING UTILITY POLE
 EXISTING MONITORING WELL
 EXISTING WATER METER
 EXISTING CURB
 NEW WATER METER
 NEW RETAINING WALL
 BASIN A
 BASIN B
 BASIN BOUNDARY
 TOP OF CURB
 BOTTOM OF CURB
 NEW FLOW LINE, SPOT ELEVATION
 NEW SWALE
 EXISTING ELEVATION
 EXISTING DRIVEWAY CUT

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

Country Club Plaza
SWC of Central Avenue and Laguna Boulevard
Albuquerque, New Mexico 87102

sheet title

GRADING & DRAINAGE PLAN

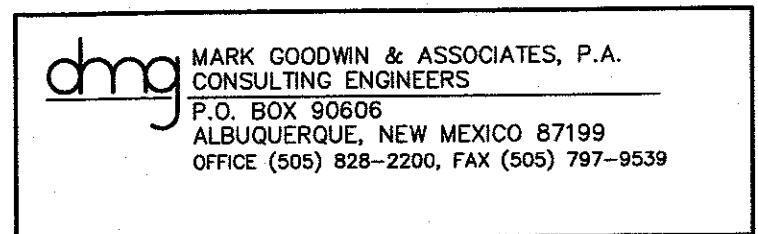
job number	12-11
drawn by	SJ, MWS
project manager	Doug Heller, AIA.
date	11/13/12

revision _____
by _____
date _____

M

Mullen Heller
Architecture P.C.

924 Park Avenue SW
Suite B
Albuquerque 87102
505 268 4144 [p]
505 268 4244 [f]



(SHEET 2)



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Country Club Plaza - BUILDING 2 Building Permit #: _____ City Drainage #: J13 / D010
DRB#: 1004677 EPC#: _____ Work Order#: 752084
Legal Description: Remaining portion Tract B, Hunning Castle Addition, Tract A-1-A, Laguna Subdivisions Tracts A and B, lands of HB Horns and
City Address: Central and Laguna

Engineering Firm: MARK GOODWIN & ASSOCIATES, PA Contact: DIANE HOELZER, PE
Address: PO BOX 90606, ABQ, NM
Phone#: 828-2200 Fax#: _____ E-mail: DIANE@GOODWINENGINEERS.COM

Owner: COUNTRY CLUB PARTNERS, LLC Contact: JAY REMBE
Address: 117 B-RICHMOND NE, ABQ, NM 87106
Phone#: 453-7164 Fax#: _____ E-mail: REMBE@INFILLSOLUTIONS.COM

Architect: MULLEN HELLER ARCHITECTURE, PC Contact: MIKE SALVADOR
Address: 924 PARK AVE, STE B, ABQ, NM 87102
Phone#: 268-4144 Fax#: _____ E-mail: MIKE@MULLENHELLER.COM

Surveyor: TM SURVEYING Contact: TIM MARTINEZ
Address: _____
Phone#: 869-0711 Fax#: _____ E-mail: _____

Contractor: INSIGHT CONSTRUCTION / PYTHON CONSTRUCTION Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☒ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL ☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL ☐ ESC PERMIT APPROVAL
☐ WORK ORDER APPROVAL ☐ ESC CERT. ACCEPTANCE
☐ GRADING CERTIFICATION ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☐ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: APRIL 28, 2016 By: DIANE HOELZER, PE

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 defines 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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development