

CITY OF ALBUQUERQUE

TO: Joseph Casares
Fax: 275-0748



February 17, 2010

Joseph J. Casares, Jr. P.E.
Larkin Group NM Inc.
8500 Menaul Blvd NE, Suite A-440
Albuquerque, NM 87112

**Re: Tamarind Institute, 2500 Central Ave SE, SO19 Permit Grading Plan
Engineer's Stamp date 2-12-10 (K16/D031)**

Dear Mr. Casares,

Based upon the information provided in your submittal received 2-12-10, the above referenced plan is approved for SO 19 Permit.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

The sidewalk culvert in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

If you have any questions, you can contact me at 924-3695.

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Tamarind Institute vnm ZONE MAP: 1K-16/D031
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____

CITY ADDRESS: 2500 Central Ave. SE Alb NM 87106

ENGINEERING FIRM: Larkin Group NM, Inc CONTACT: _____
 ADDRESS: 8500 Menard # A440 PHONE: _____
 CITY, STATE: Alb NM 87102 ZIP CODE: _____

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

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

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

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ 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'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER (SPECIFY) _____

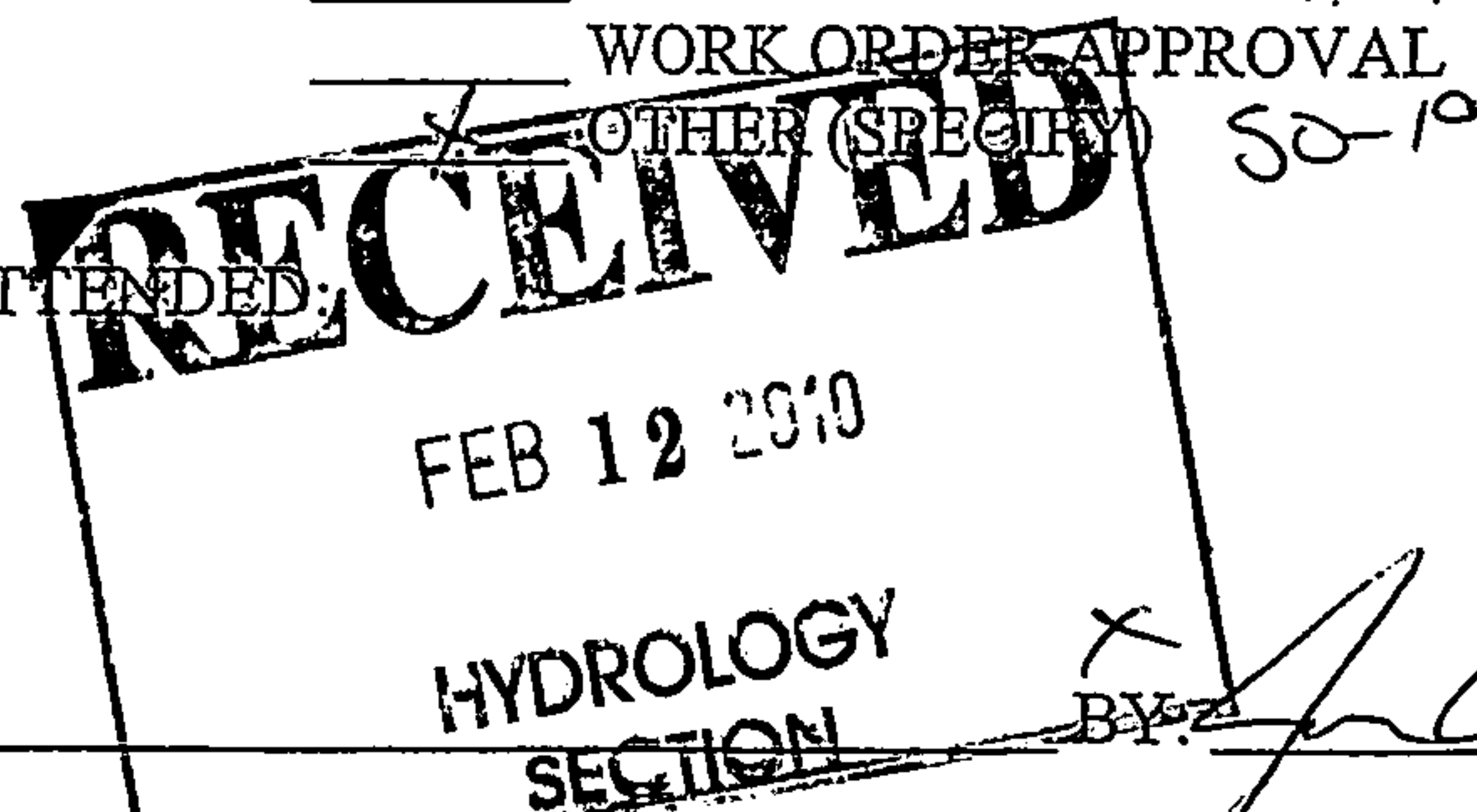
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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) SD-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

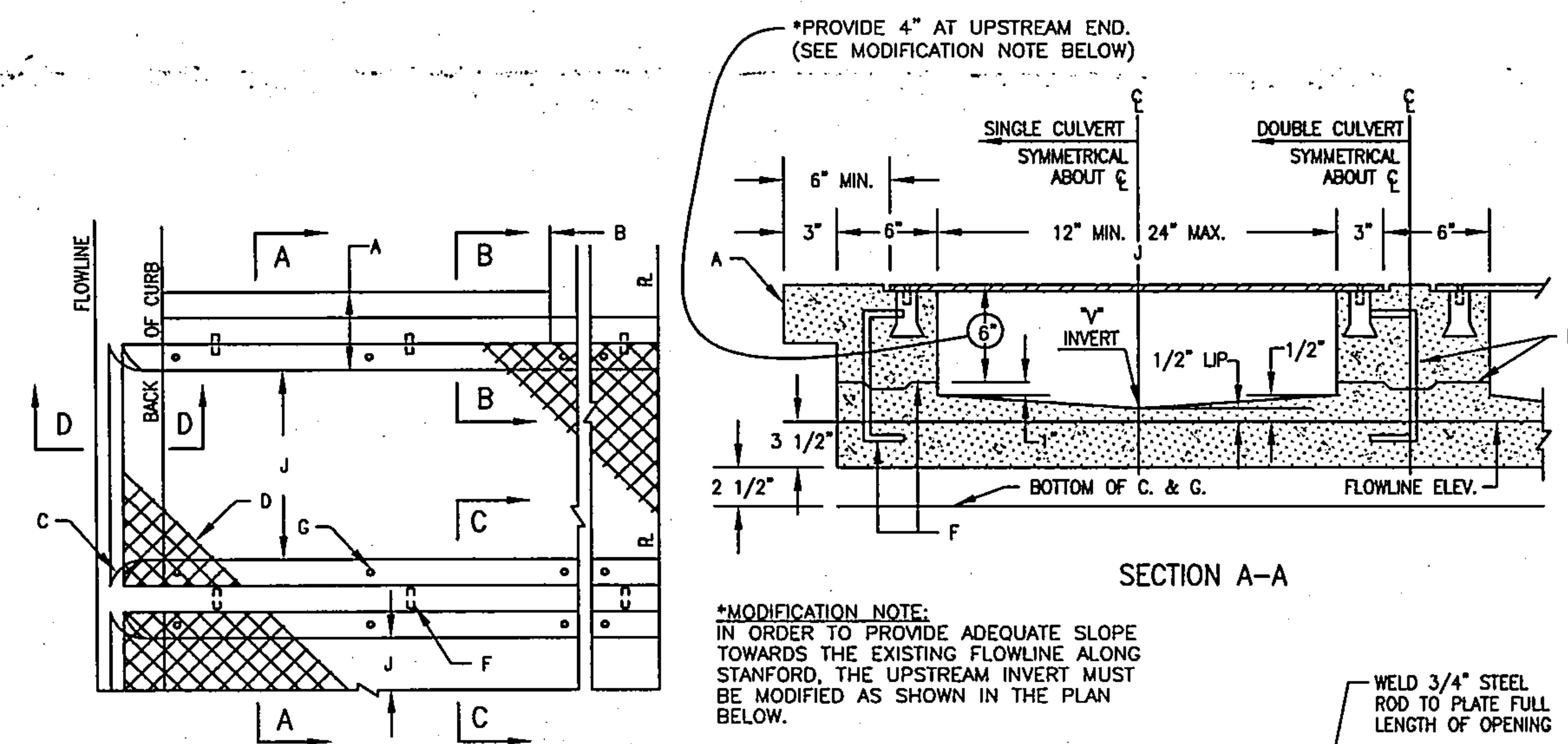
DATE SUBMITTED: 2/12/10



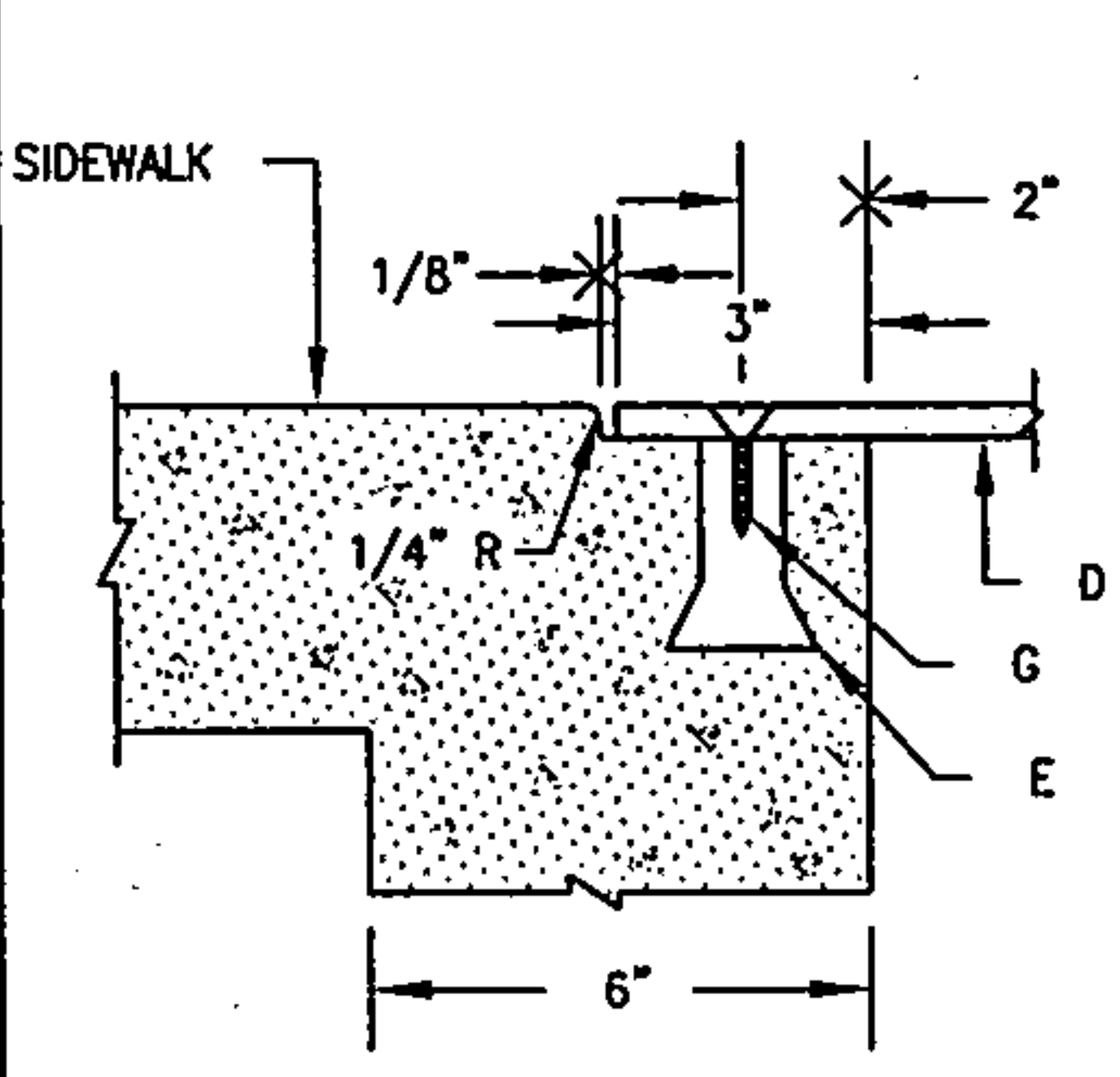
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

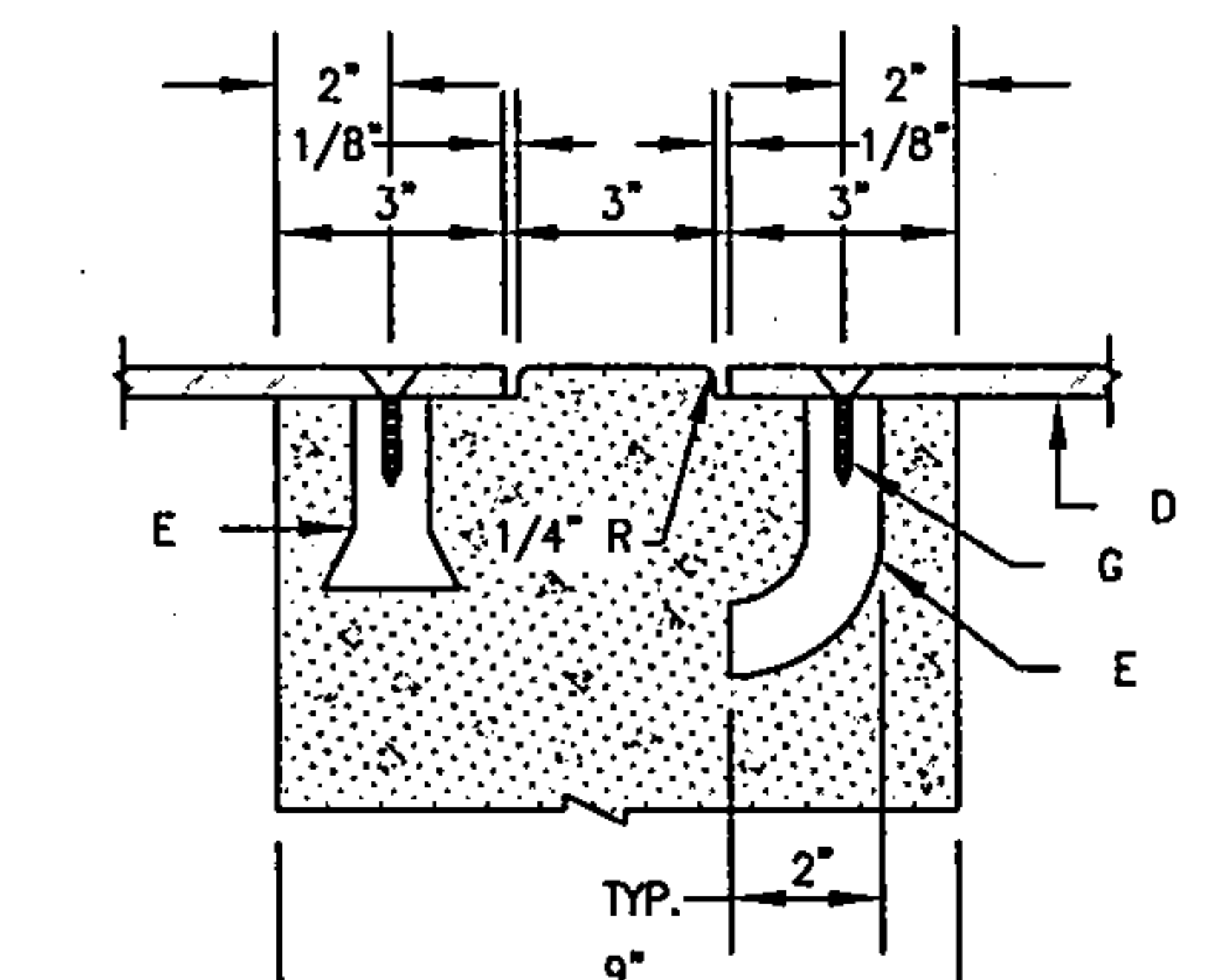
*ENGINEER'S MODIFICATIONS



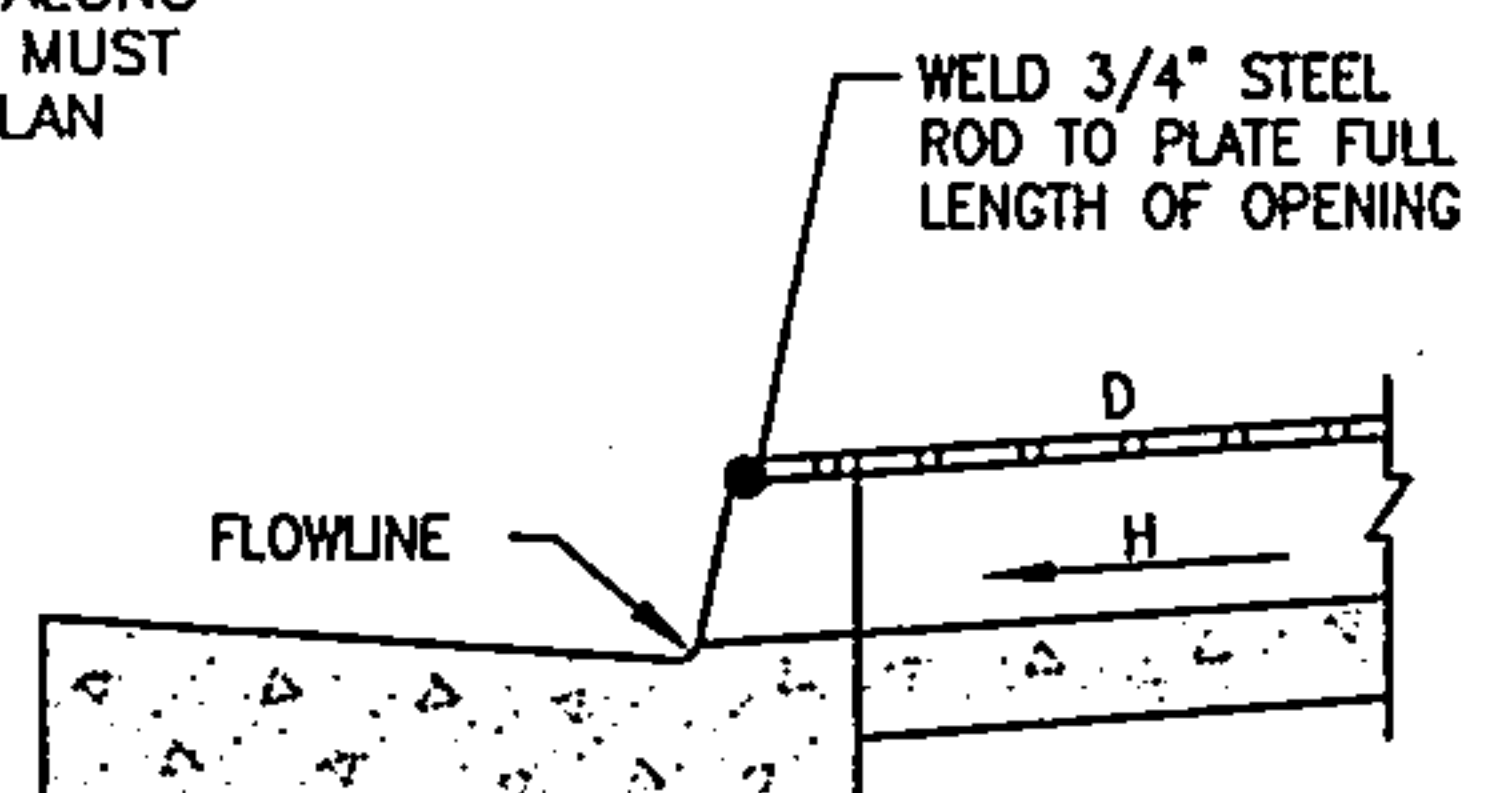
PLAN
SINGLE AND OR MULTIPLE CULVERT



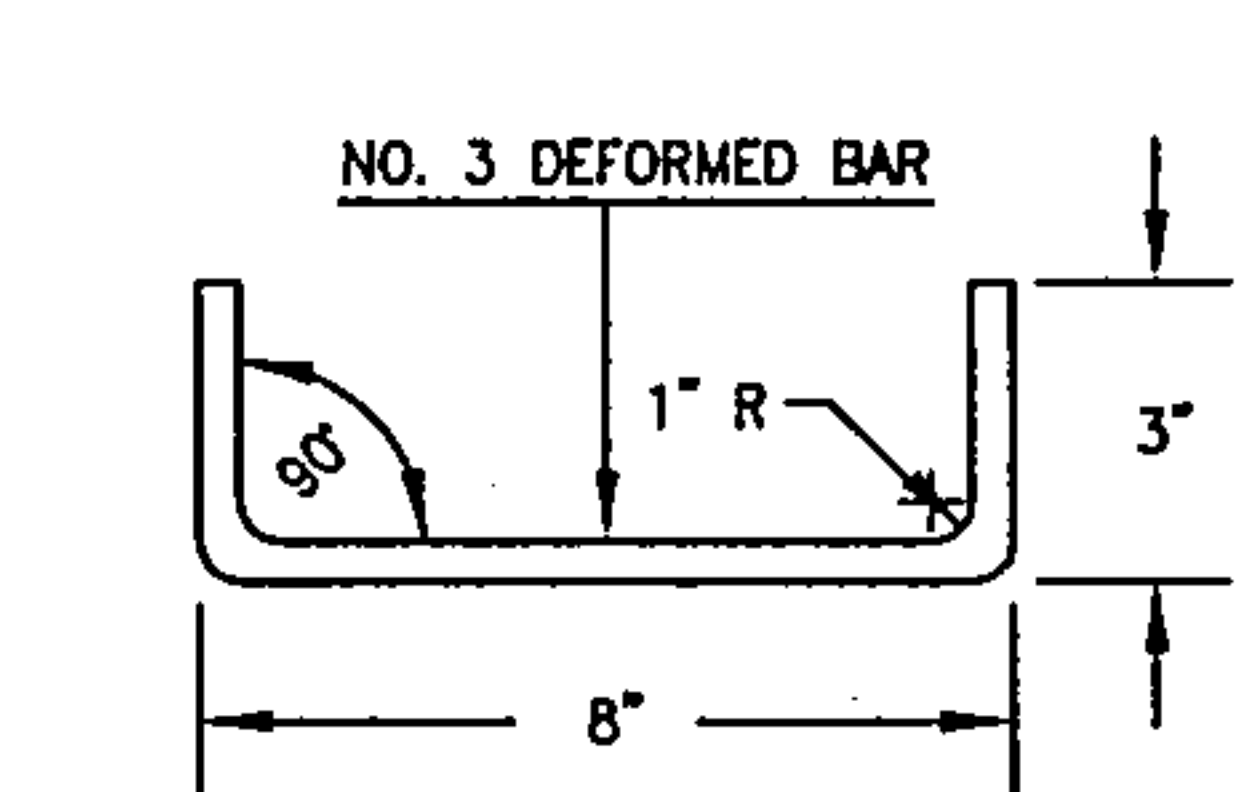
SECTION B-B



SECTION C-C



SECTION D-D



DOWEL DETAIL

GENERAL NOTES:

1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAIL HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX. DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

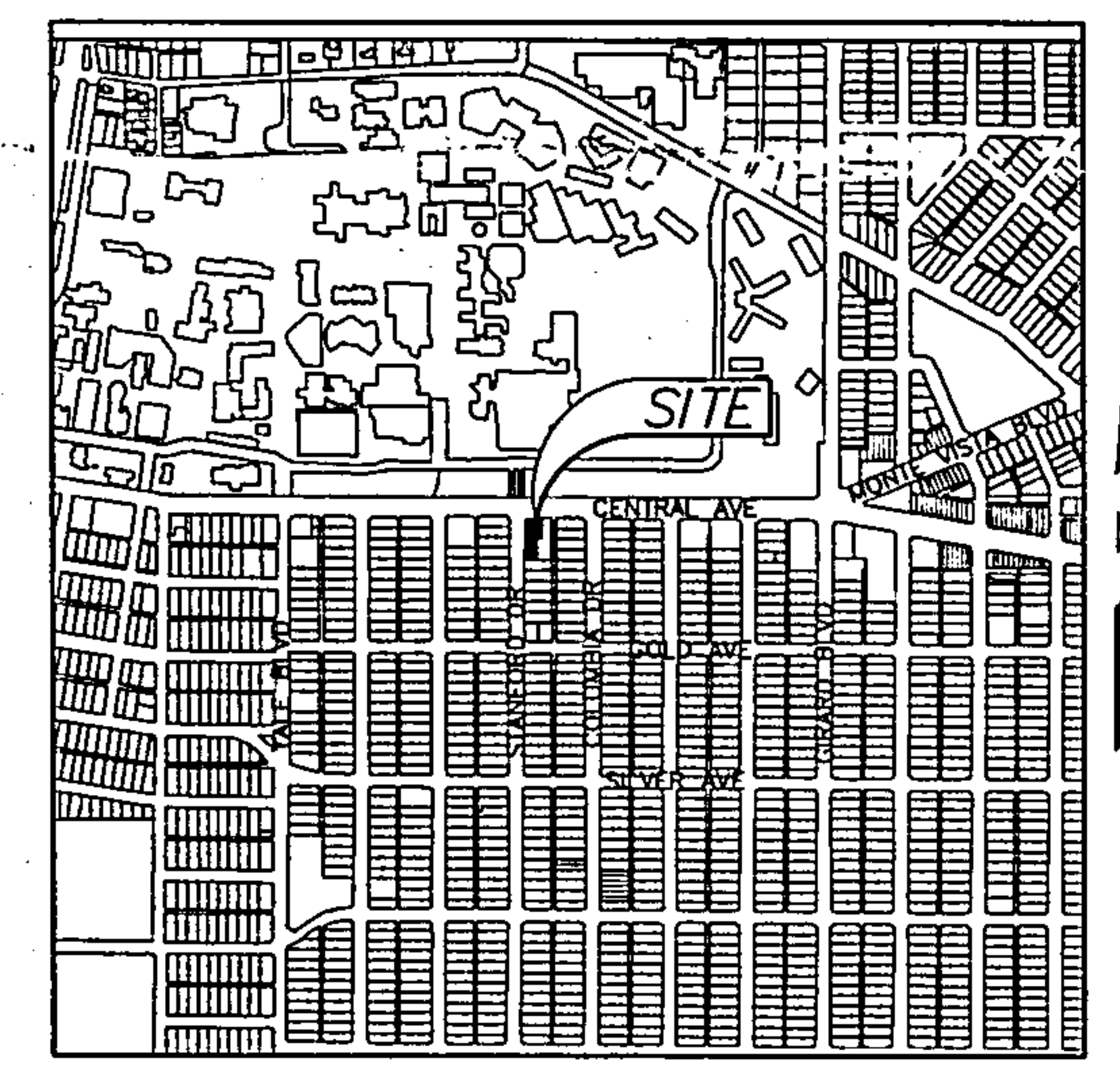
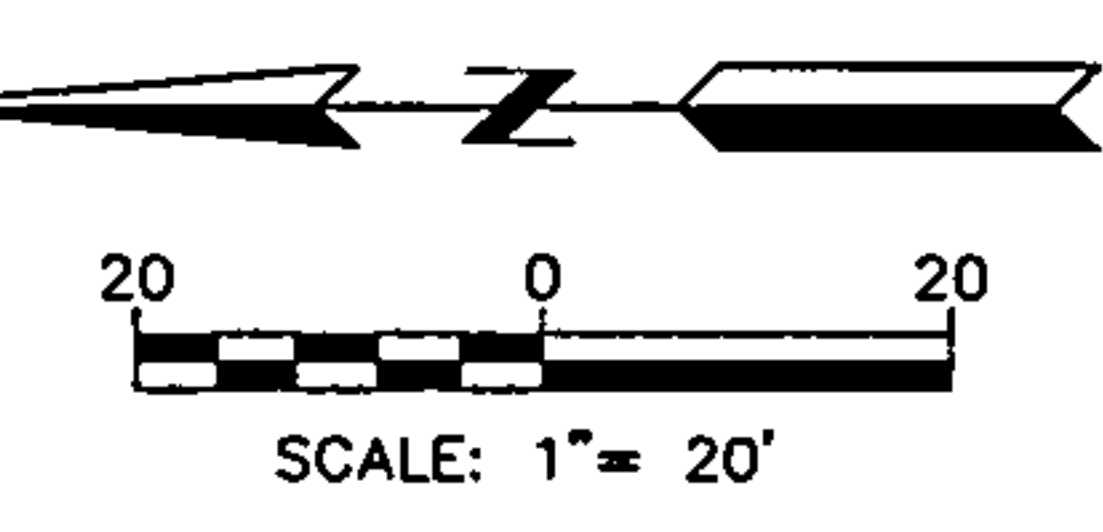
CONSTRUCTION NOTES:

- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
- E. FOR SECURING PLATE USE 1" X 5" S.S. ROD ANCHOR, RED HEAD MULTI-SET II SRM-38 ANCHOR OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C. A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
- F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
- G. 3/8" - 16 X 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
- H. SLOPE 1/4" PER FT. MIN.
- J. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX.).

REVISIONS	CITY OF ALBUQUERQUE
	DRAINAGE
	SIDEWALK CULVERT
	WITH STEEL PLATE TOP
	DWG. 2236
	AUG. 1986

LEGEND

- TEMPORARY BENCHMARK AS NOTED
- PARKING METER
- SIGN
- GAS METER
- WATER VALVE
- STREET LIGHT
- EXISTING SPOT ELEVATION
FL = FLOW LINE
TC = TOP OF CONCRETE
TA = TOP OF ASPHALT
FF = FINISHED FLOOR
- PROPOSED SPOT ELEVATION
FL = FLOW LINE
TC = TOP OF CONCRETE
TA = TOP OF ASPHALT
FF = FINISHED FLOOR
TG = TOP OF GRATE
- FIRE HYDRANT
- OVERHEAD UTILITY
- UNDERGROUND GAS LINE
- EXISTING TREES
- NEW ASPHALT PAVEMENT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- SURFACE FLOW DIRECTION ARROWS
- NEW CONCRETE



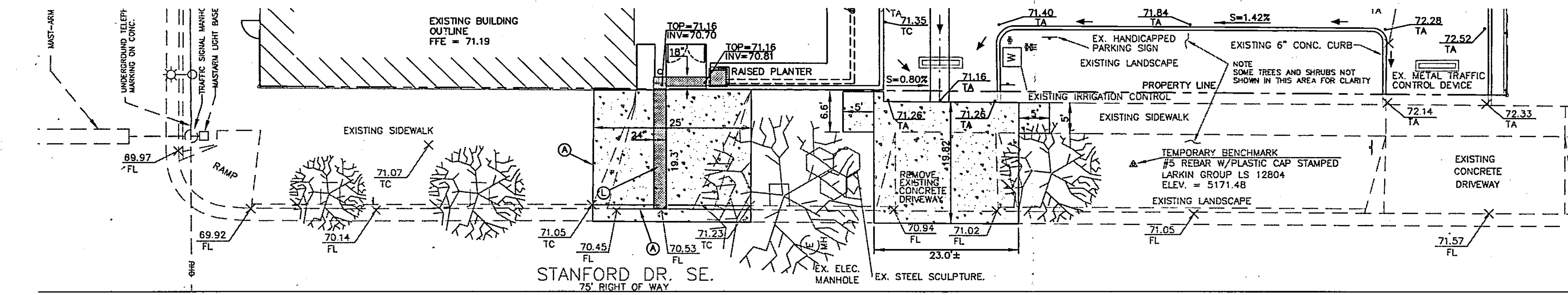
LOCATION MAP
SCALE: 1"=1000'±
ZONE ATLAS MAP K-16

CONSTRUCTION NOTES

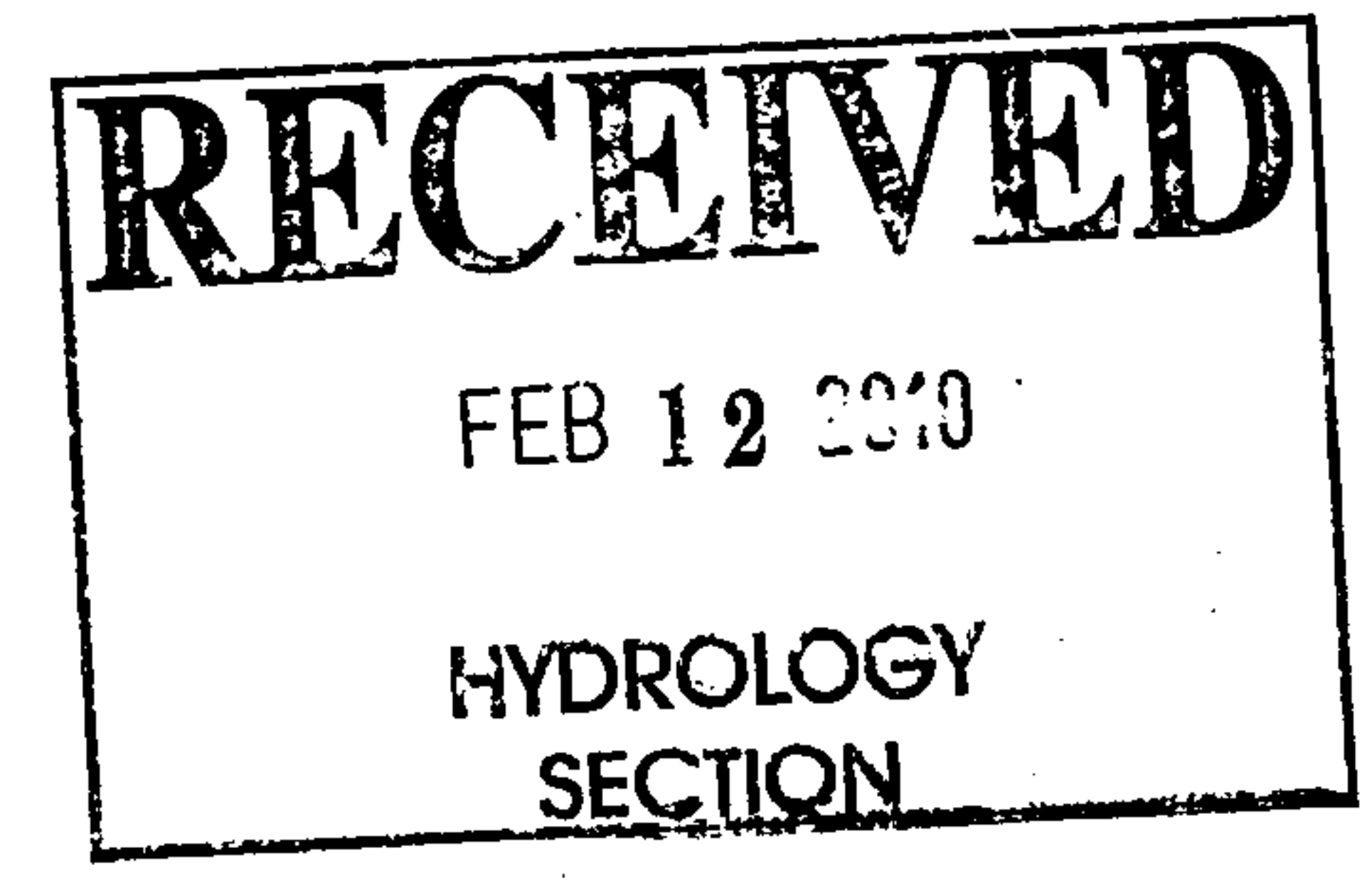
- A. REMOVE EXISTING DRIVE PAD AND CONSTRUCT NEW CONCRETE SIDEWALK AND CURB & GUTTER (JOINT TO JOINT) PER C.O.A. STD. DWGS. 2415A, 2425, AND 2430.
- B. CONSTRUCT SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AND MODIFIED PER INVERT ELEVATIONS SHOWN. COORDINATE ALIGNMENT WITH ROOF DRAIN DOWN SPOUT AND OVERFLOW LINE (SEE DETAIL THIS SHEET FOR CULVERT CONSTRUCTION). MODIFICATIONS TO COA DETAIL 2236 ARE IDENTIFIED BY AN ASTERISK (*).

DRAINAGE FACILITIES WITHIN CITY
RIGHT-OF-WAY NOTICE TO CONTRACTOR

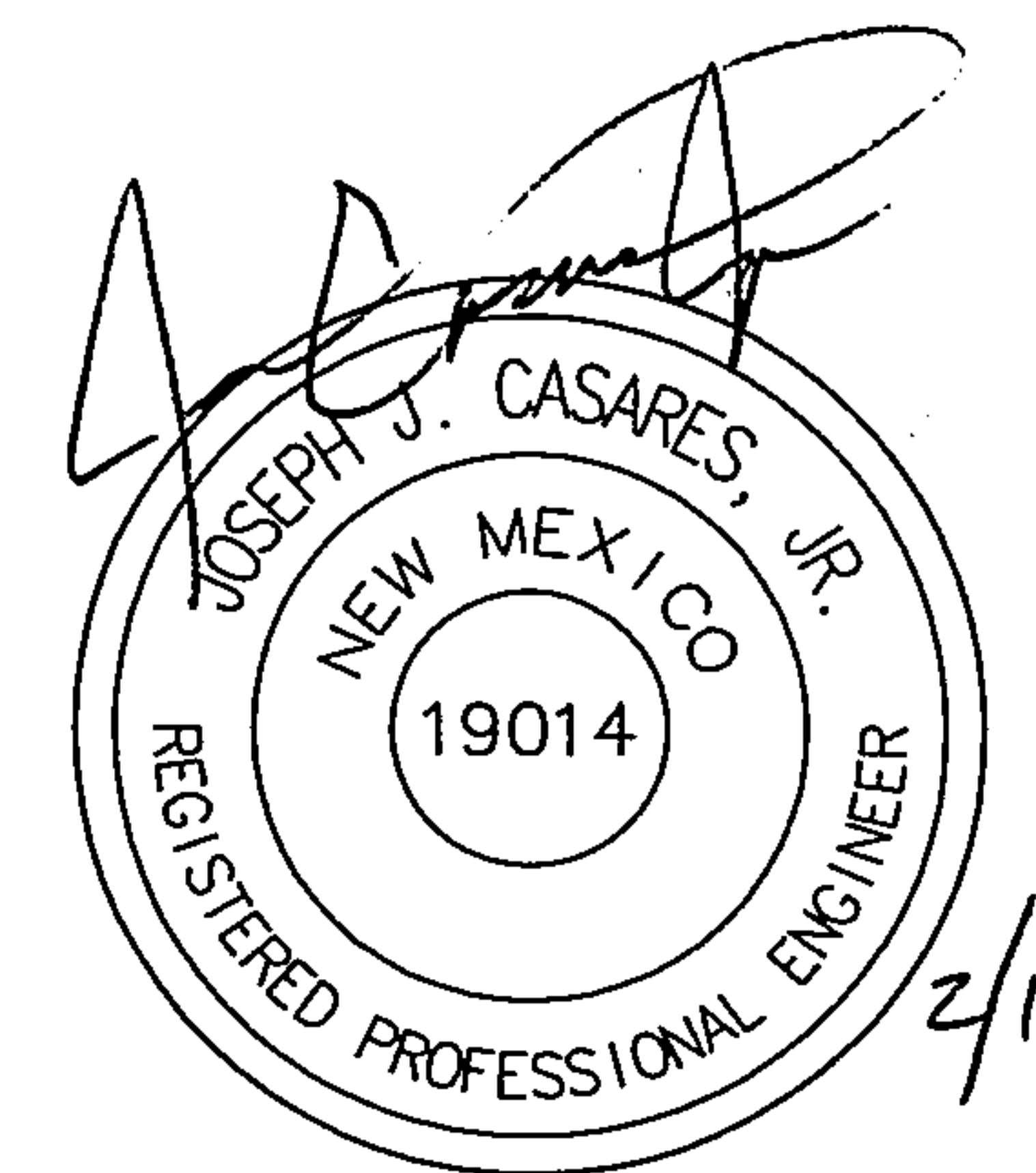
1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



STANFORD DR. SE.
75' RIGHT OF WAY



LARKIN GROUP, INC.
8500 MENAUL NE. SUITE A-440
ALBUQUERQUE, NEW MEXICO 87112
(505) 275-7500, FAX (505) 275-0748
ENGINEER'S FILE No. 2008-0010



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320 aztec street, ste. a, santa fe, nm 87501 ph (505) 310-2049 fx (505) 982-0901
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