CITY OF ALBUQUERQUE

January 21, 2016



Richard J. Berry, Mayor

Ron E. Hensley, P.E. THE Group 300 Branding Iron Road S.E. Rio Rancho, Nm, 87124

RE: Holiday Inn Express – Copper Pointe

Conceptual Grading Plan

Engineer's Stamp Date 12-29-2015 (File: K21D009H3)

Dear Mr. Hensley:

Based upon the information provided in your submittal received 12-29-2015, the above referenced Conceptual Grading Plan is approved for Site Plan for Building Permit and DRB Action.

The drainage narrative states that the first flush will be stored in the perimeter landscaping areas. However, the access aisle appears to be conceptually shown with an inverted crown, and grades within the medians don't reflect a ponding area. Please note that we will expect the Final Grading and Drainage Plan to clearly show that the first flush pond is provided, *and* that Stormwater is directed to it.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

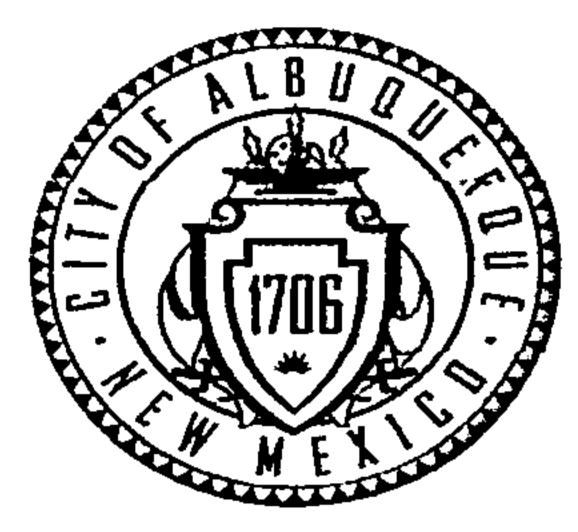
Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Dept.

Development Review Services

Orig: Drainage file



Planning Department

Development & Building Services Division

	EPC#:	Work Order#: N/A
egal Description: Tracts	2 & 3 Copper Pointe Subdivision	
ity Address: 10500 Copp	er Avenue N.E.	
ngineering Firm: THE	Group	Contact:
ddress: 300 Branding Iro	n Road S.E., Rio Rancho, NM 87124	
hone#: 505-410-1622	Fax#:	E-mail: ron@thegroup.cc
wner: Premier Hospitalit	. y	Contact: Imesh Vaidya
ddress: 8300 Carmel Ave	e. N.E. Suite 402, Albuquerque, NM 87113	
hone#:	Fax#:	E-mail:
rchitect: Afra Construct	ion	Contact: Tafazzul Hussain
ddress: 2501 Yale Blvd.	Suite 102, Albuquerque, NM 87106	<u></u>
hone#: 505-242-1745	Fax#:	E-mail: thussain@afradesign.com
ther Contact:		Contact:
ddress:		
hone#:	Fax#:	E-mail:
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December 28, 2015

Hydrology Development City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re: Holiday Inn Express, Copper Pointe Subdivision – Conceptual Grading and Drainage Plan

We are requesting a review of the attached plan in support of the Site Plan for Subdivision of Copper Pointe Subdivision. The Site Plan is for Tracts 2 & 3 and is located at 10500 Copper Ave. between Wyoming Blvd. and Eubank Blvd. The plan covers the impact of the development on existing drainage infrastructure. We are requesting a review for compliance with City requirements.

Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E. ron@thegroup.cc

DEC 2 9 2015
LAND DEVELOPMENT SECTION

CITY OF ALBUQUERQUE PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

November 18, 2015

D. Mark Goodwin, P.E. Mark Goodwin & Associates, P.A. P.O. Box 90606 Albuquerque, NM, 87199

RE:

Copper Pointe

Grading and Drainage Plan

Engineer's Stamp Date 11-13-15 (File: K21D009H3)

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 11-13-15, the above referenced Grading and Drainage Plan is approved for Paving Permit.

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

PO Box 1293

Sincerely,

Albuquerque

Abiel Carrillo, P.E.

New Mexico 87103

Principal Engineer, Planning Dept. Development Review Services

www.cabq.gov

Orig: Drainage file



D. Mark Goodwin & Associates, P.A. Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199 (505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

November 13, 2015

Abiel Carrillo, P.E.
Principal Engineer
Planning Department
Development Review Services Division
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Co

Copper Pointe

Grading and Drainage Plan

Engineers stamp date 11-13-15 (File: K21D009H3)

Dear Mr. Carrillo;

Attached, please find a revised Grading & Drainage Plan as required by your email dated 11/10/2015. Our response and/or changes are as follows:

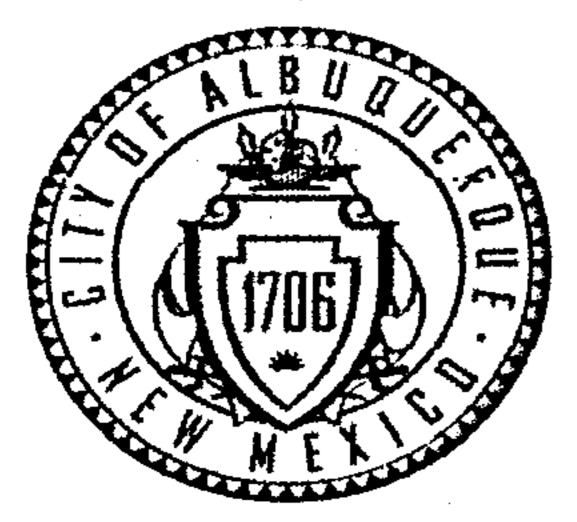
1. "...The retaining wall footing interferes with the trench..." The plan has been revised to reflect the replacement of the retaining wall with an earth berm. Also, a cutoff wall has been added to help prevent possible saturation of the pavement section.

Sincerely,

Kelly Klein, EIT

MARK GOODWIN & ASSOCIATES, PA

DECEVED 13 20:5 LAND DEVELOPMENT SECTION



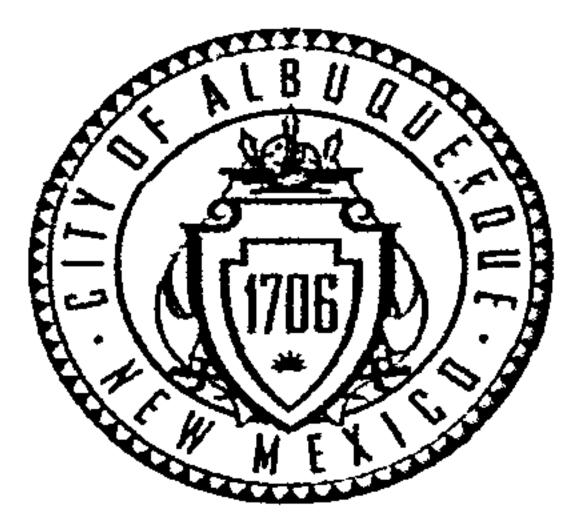
ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

Project Title: Copper Pointe	Bu	ilding Permit #:	City Drainage #: K21 DC
DRB#: EPC#:		· ·	Work Order#:
Legal Description: Tracts 2 and 3 of Copper Pointe Subdivisi	on Section 21 T10N R4E		
City Address: I-40 and Morris, Albuquerque NM			
Engineering Firm: Mark Goodwin and Associates, P.A			Contact: Kelly Klein
Address: PO Box 90606 ALbuquerque NM 87199		. <u> </u>	· · · · · · · · · · · · · · · · · · ·
Phone#: 505-828-2200 Fax#: 5	505-797-9539		E-mail: kelly@goodwinengineers.com
Owner: Waterman Inc.	· ·		Contact: Ted Waterman
Address: PO BOX 27560 Albuquerque, NM 87125 501 3rd S	Street		· · · · · · · · · · · · · · · · · · ·
Phone#: 505-898-0941 Fax#:]	E-mail: waterman@watermaninc.net
Architect:			Contact:
Address:			
Phone#: Fax#:]	E-mail:
04 0 4	_		
Other Contact:	· · · · · · · · · · · · · · · · · · ·		Contact:
Address:	<u>. </u>	 	¬ *1.
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IS THIS A RESUBMITTAL?: X Yes No			
DATE SUBMITTED: 11/13/2015	By: Kelly Klein	·—··	
			······································



Planning Department

Development & Building Services Division

DRB#:	PC#:	Building Permit #:Wo	rk Order#:	y Drainage #: /K21
Legal Description: Tracts 2 and 3 of Copper Pointe S				1
City Address: I-40 and Morris, Albuquerque NM				
Engineering Firm: Mark Goodwin and Associates, I	P.A	Со	ntact: Kelly Kle	in
Address: PO Box 90606 ALbuquerque NM 87199				
Phone#: 505-828-2200 F	ax#: 505-797-9539	E-t	nail: kelly@go	odwinengineers.com
)wner: Waterman Inc.		Co	ntact: <u>Ted Wat</u>	erman
Address: PO BOX 27560 Albuquerque, NM 87125 50	01 3rd Street	· <u></u>		· -
hone#: 505-898-0941 F	ax#:	E-1	nail: waterman	@watermaninc.net
Architect:		Co	ntact:	<u> </u>
Address:	- · · · · · · · · · · · · · · · · · · ·		<u> </u>	· • • • • • • • • • • • • • • • • • • •
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Kay Brashear

From:

Kelly Klein

Sent:

Thursday, November 5, 2015 1:16 PM

To:

plndrs@cabq.gov

Cc:

waterman@watermaninc.net; Kay Brashear

Subject:

Copper Pointe (File: K21D009H3)

Attachments:

Paving Permit Resubmittal 11.5.15.zip

Attached please find the resubmittal of the above referenced project that address the comments from Hydrology.

Kelly Klein, El

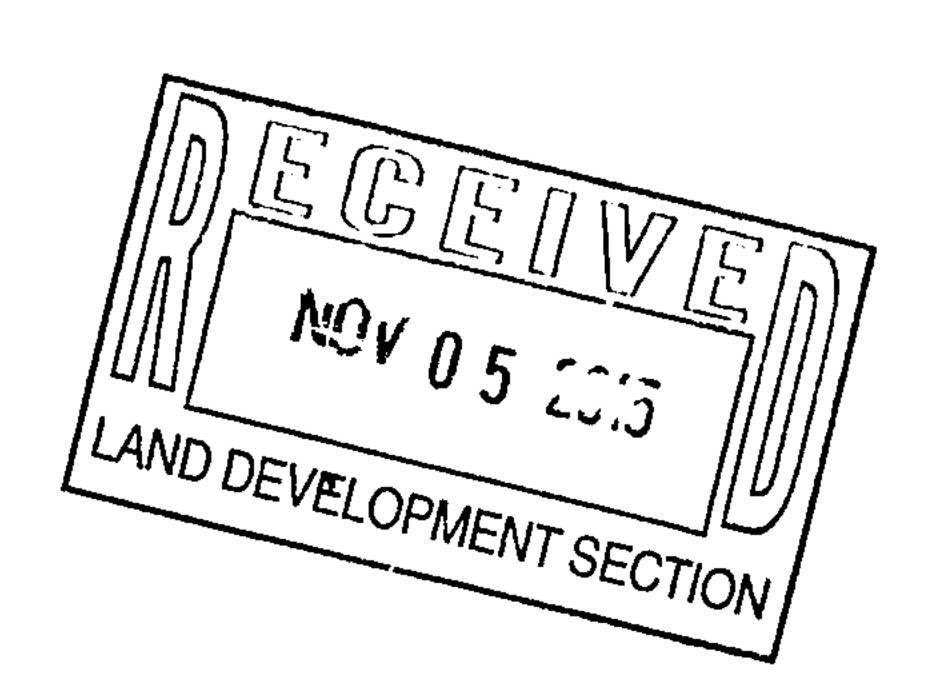
D. Mark Goodwin & Associates, P.A.

P: 505-828-2200 ext 104

F: 505-797-9539

CALLED KELLY TO GIVE VERBAL'NO'.

AC 11/10/15





D. Mark Goodwin & Associates, P.A. Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199 (505) 828-2200 FAX 797-9539

~ 2012 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

November 5, 2015

Mrs. Rita Harmon, P.E. Senior Engineer, Hydrology City of Albuquerque PO Box 1293 Albuquerque, NM 87103

Re:

Copper Pointe

Grading and Drainage Plan

Engineers stamp date 9-24-15 (File: K21D009H3)

Dear Ms. Harmon;

Attached, please find a revised Grading & Drainage Plan as required by your letter dated 10/128/2015. Our response and/or changes are as follows:

LAND DEVELOPMENT SECTION

1. "...The first flush needs to be retained on site in a manner that infiltrates to the subsurface." The plan has been revised to reflect an infiltration trench with 40% voids that will retain the first flush volume.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Kelly Klein, EIT

Staff Engineer

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

October 28, 2015

D. Mark Goodwin, P.E. Mark Goodwin & Associates, P.A. P.O. Box 90606 Albuquerque, NM, 87199

RE: Copper Pointe

Grading and Drainage Plan

Engineer's Stamp Date 9-24-15 (File: K21D009H3)

Dear Mr. Goodwin:

Based upon the information provided in your submittal received 9-25-15, the above referenced Grading and Drainage plan cannot be approved for Paving Permit until the following comment is addressed:

PO Box 1293

1. The first flush volume is shown to be bled into an existing 96" storm drain. The first flush needs to be retained on site, in a manner that infiltrates to the subsurface.

Albuquerque

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

Sincerely,

NM 87103

www.cabq.gov

Rita Harmon, P.E.

Senior Engineer, Planning Dept. Development Review Services

Orig: Drainage file

c.pdf Addressee via Email

C. AC



ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

Project Title: Copper Pointe		Building Permit #:	City Drainage #: K21 D000
DRB#:	EPC#:		Work Order#:
Legal Description: Tracts 2 and 3 of Copper pointe S	ubdivision Sectio 21 T10N R4E		
City Address: I-40 and Morris, Albuquerque NM	· · · · · · · · · · · · · · · · · · ·		
Engineering Firm: Mark Goodwin and Associates,	P.A		Contact: Kelly Klein
Address: PO Box 90606 ALbuquerque NM 87199		<u> </u>	
Phone#: 505-828-2200	Fax#: 505-797-9539		E-mail: kelly@goodwinengineers.com
Owner: Waterman Inc.			Contact: Ted Waterman
Address: PO BOX 27560 Albuquerque, NM 87125 56	01 3rd Street		
Phone#: 505-898-0941	Fax#:		E-mail: waterman@watermaninc.net
Architect:			Contact:
Address:			· · · · · · · · · · · · · · · · · · ·
Phone#:	ax#:		E-mail:
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OTHER (SPECIFY)		PRE-DESIGN N	$11 \Delta NI) DEVLEST.$
IS THIS A RESUBMITTAL?: Yes _XN	О		
DATE SUBMITTED: 9/25/2015	By: Kelly Klein		•

Sandoval, Gary L.

To:

david@rba81.com

Subject:

TCL BP Comment - Copper Pointe

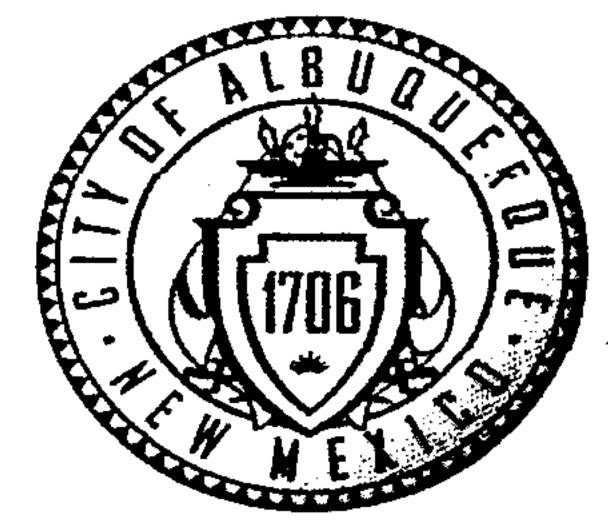
TCL BP-Email No. 65 7/6/16

Mr. McEachem, in discussion with Racquel Michel our Principle Engineering regarding your TCL BP Submittal: Per DRB approval, this project will require the developer to build a side walk along the frontage located at the north east end of the new parking lot. In DRB discussions, the "Future Parking" area was discussed to be planned as a hotel. Please detail this side walk on resubmittal for TCL BP.

Thank You,

A.

Gary Sandoval Engineer City Traffic Planning Department 505-924-3675



ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Email-10 7/6/16

Planning Department

Development & Building Services Division

Project Title: Copper Pointe	Building Permit #: City Drainage #: K21
DRB#: EPC#:	Work Order#:
Legal Description: Tract 1-5 at Copper Pointe Subdivision	
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123	
Engineering Firm:	Contact:
Address:	· ······ · · · · · · · · · · · · ·
Phone#: Fax#:	E-mail:
Owner:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Architect: RBA Architecture, PC	Contact: David McEachern
Address: 1104 Park Ave SW ABQ, NM 87102	
Phone#: 242-1859 Fax#:	E-mail: david@rba81.com
Other Contact:	Contact:
Address:	<u></u>
Phone#: Fax#:	E-mail:
Check all that Apply: DEPARTMENT: HYDROLOGY/ DRAINAGE	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
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CITY OF ALBUQUERQUE



July 18, 2016

David McEachern RBA Architecture, PC 1104 Park Ave SW Albuquerque, NM

Re:

RBA Architecture, PC

10500 Copper Point Subdivision

Traffic Circulation Layout

D009 H3

Engineer's/Architect's Stamp dated 7-18-16 (K21-D009H1)

Dear Mr. McEachern,

The TCL submittal received 7-18-16 is approved for Building Permit. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

Albuquerque

PO Box 1293

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.

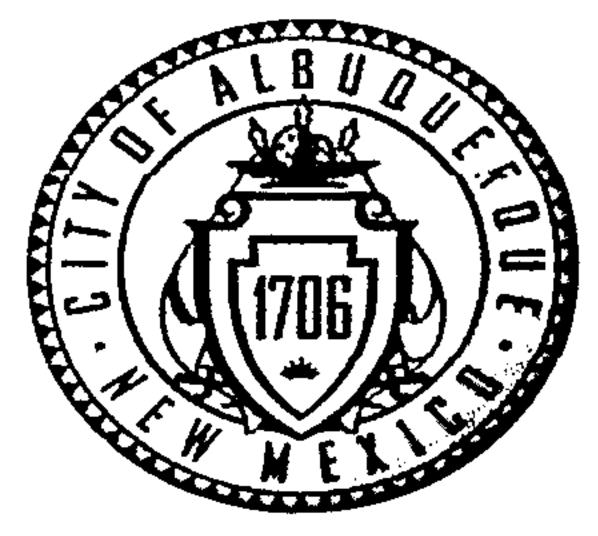
Traffic Engineer, Planning Dept. Development Review Services

\as

via: email

C:

CO Clerk, File



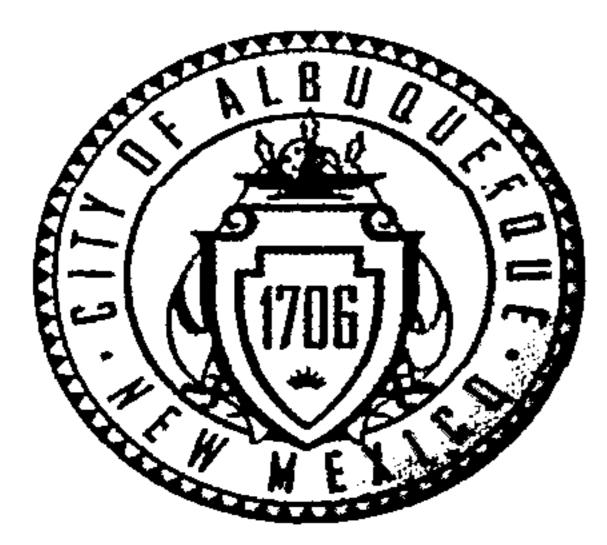
Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Copper Pointe		Building Permit #:	City Drainage #: KZID
DRB#:	EPC#:		Work Order#:
Legal Description: Tract 1-5 at Copper Poi	nte Subdivision		
City Address: 10500 Copper Pointe Way N	E Albuquerque, NM 87123		
Engineering Firm:			Contact:
Address:			
Phone#:	Fax#:		E-mail:
Owner:			Contact:
Address:			
Phone#:	Fax#:		E-mail:
Architect: RBA Architecture, PC			Contact: David McEachern
Address: 1104 Park Ave SW ABQ, NM 87	102	· <u> </u>	
Phone#: 242-1859	Fax#:	·	E-mail: david@rba81.com
Other Contact:			Contact:
Address:		· · · · · · · · · · · · · · · · · · ·	
Phone#:	Fax#:	· -	E-mail:
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OTHER (SPECIFY) IS THIS A RESUBMITTAL?:XYes		PRE-DESIGN NOTHER (SPE	
DATE SUBMITTED: 7/18/16	By: _	Dana	

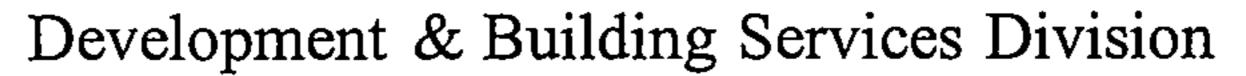
COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____



ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department



	Building Permit #: City Drainage #: <u>2</u>
DRB#: EPC#:	Work Order#:
Legal Description: Tract 1-5 at Copper Pointe Subdivision	
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123	· · · · · · · · · · · · · · · · · · ·
Engineering Firm:	Contact:
Address:	
Phone#:	E-mail:
	Contact
Owner:	Contact:
Address:	E mail:
hone#: Fax#:	E-mail:
rchitect: RBA Architecture, PC	Contact: David McEachern
Address: 1104 Park Ave SW ABQ, NM 87102	
hone#: 242-1859 Fax#:	E-mail: david@rba81.com
Other Contact:	Contact:
Address:	
Phone#: Fax#:	E-mail:
HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION	BUILDING PERMIT APPROVAL
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Review Culdesper detail @ Culdesper DA

Sandoval, Gary L.

From:

Sandoval, Gary L.

Sent:

Friday, July 15, 2016 4:44 PM

To:

'david@rba81.com'

Subject:

Copper Point TCL

In review of the latest submittal, we need one last note called out.

• Please call out COA Standard Drawing 2430, for infrastructure built in the public ROW.

Please make the addition and resubmit with two copies of the TCL and a new DTIS sheet.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675



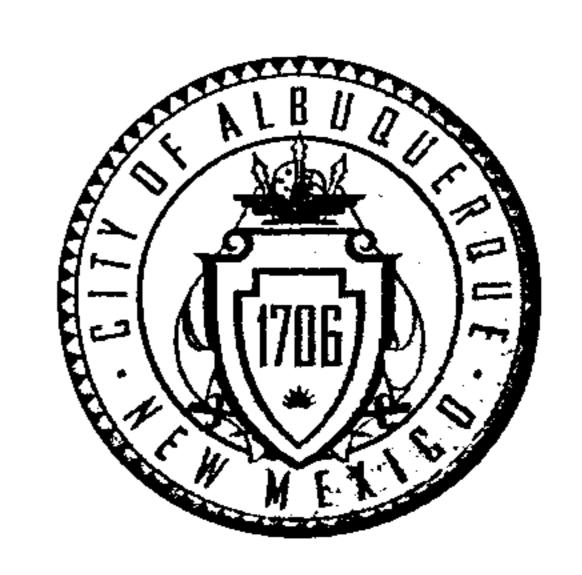
Planning Department

Development & Building Services Division

Réguires Sidewalk Détails

roject Title: Copper Pointe		Building Permit #:_	City Drainage #:
ORB#:	EPC#:	· 	Work Order#:
egal Description: Tract 1-5 at Copp	per Pointe Subdivision		<u> </u>
City Address: 10500 Copper Pointe	Way NE Albuquerque, NM 87123		· · · · · · · · · · · · · · · · · · ·
Ingineering Firm:		·	Contact:
Address:			
hone#:	Fax#:		E-mail:
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Address:	<u> </u>	· · ·	· · · · · · · · · · · · · · · · · · ·
hone#:	Fax#:		E-mail:
rchitect: RBA Architecture, PC	·	<u>.</u> .	Contact: David McEachern
ddress: 1104 Park Ave SW ABQ, i	NM 87102	<u> </u>	· · · · · · · · · · · · · · · · · · ·
hone#: 242-1859	Fax#:	·	E-mail: david@rba81.com
Other Contact:			Contact:
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CITY OF ALBUQUERQUE



June 10, 2016

David McEachem RBA Architecture, PC 1104 Park Ave SW Albuquerque, NM

Re:

BA-Architecture, PC OPPER TOWN
0500 Copper Point Subdivision

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 6-1-16 (K21-D009HX) 3

Dear Mr. McEachem,

Based upon the information provided in your submittal received 6-9-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1. Identify all property lines.
- Identify and dimension the sidewalk at the south east corner of the parking lot addition adjacent to cul-de-sac.

PO Box 1293

- 3. Show all drive aisle widths and radii.
- 4. A 5 ft. keyway is required for dead-end parking aisles.

Albuquerque

5. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between landscaping and parking areas and/or drive aisles. Please call out detail and location of barrier curb.

New Mexico 87103

- 6. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
- 7. Please include two copies of the traffic circulation layout at the next submittal.

www.cabq.gov

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.

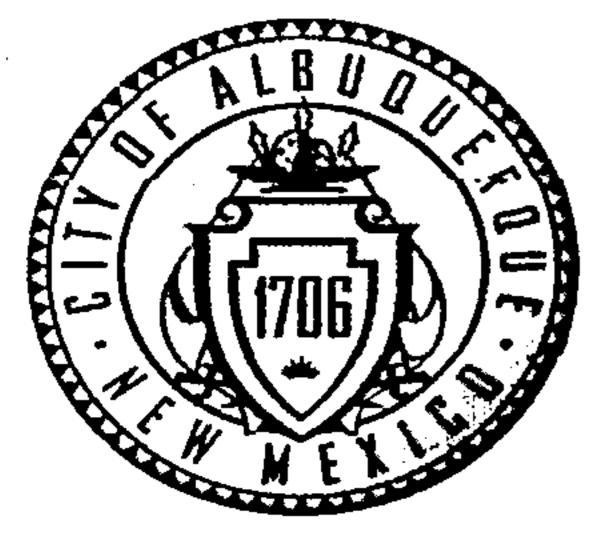
Traffic Engineer, Planning Dept. Development Review Services

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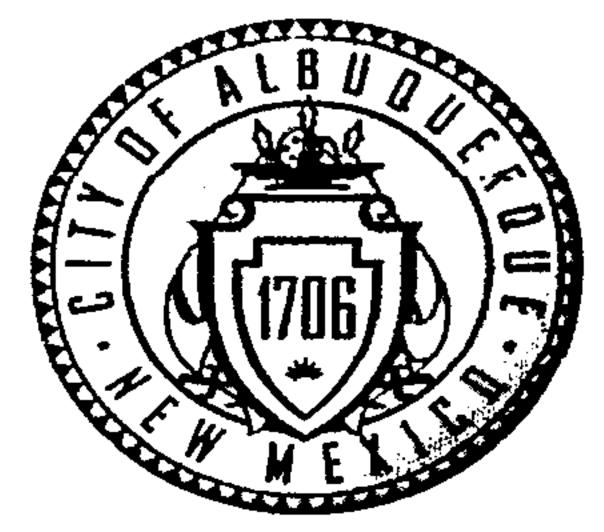
CO Clerk, File



Planning Department

Development & Building Services Division

		Building Permit #:	City Drainage #: <u>£21DX</u>
DRB#:	EPC#:		Work Order#:
Legal Description: Tract 1-5 at	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·	
City Address: 10500 Copper Po	ointe Way NE Albuquerque, NM 87123	· · · · · · · · · · · · · · · · · · ·	
Engineering Firm:			Contact:
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Owner:	• • • • • • • • • • • • • • • • • • •		Contact:
Address:	Eart.		E-mail:
Phone#:	Fax#:	- 	E-man.
Architect: RBA Architecture, P	°C	<u> </u>	Contact: David McEachern
Address: 1104 Park Ave SW A	BQ, NM 87102	- · · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Phone#: 242-1859	Fax#:		E-mail: david@rba81.com
Other Contact:			Contact:
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ELECTRONIC SUBMITTAL RECEIVED: ____

City of Albuquerque

Planning Department

Development & Building Services Division

Project Title: Copper Pointe	Building Permit #: City Drainage #: City Drainage #">CITY Drainage #">CITY Drainage #">CITY
DRB#: EPC#:	Work Order#:
Legal Description: Tract 1-5 at Copper Pointe Subdivision	•
City Address: 10500 Copper Pointe Way NE Albuquerque, NM 87123	
Engineering Firm:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Owner:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Architect: RBA Architecture, PC	Contact: David McEachern
Address: 1104 Park Ave SW ABQ, NM 87102	CONTACT. David Wolfaciti
Phone#: 242-1859 Fax#:	E-mail: david@rba81.com
Other Contact:	Contact:
Address:	· · · · · · · · · · · · · · · · · · ·
Phone#: Fax#:	E-mail:
Check all that Apply:	
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TYPE OF SUBMITTAL:	PRELIMINARY PLAT APPROVAL \
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	SITE PLAN FOR BLDG. PERMIT APPROVAL
CONCEPTUAL G & D PLAN	FINAL PLAT APPROVAL
GRADING PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE
DRAINAGE MASTER PLAN	FOUNDATION FRAME APPROYAL (V) [5]
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CLOMR/LOMR	
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