

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

April 30, 2019

Amit Pathak, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: Cooperative Educational Services (CES)
10601 Research Rd. SE
Grading and Drainage Plan
Engineer's Stamp Date: 04/15/19
Hydrology File: M21D021

Dear Mr. Pathak:

PO Box 1293

Based upon the information provided in your submittal received 04/15/2019, the Grading & Drainage Plan **is not** approved for Building Permit and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

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NM 87103

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1. Per the DPM Chapter 22 Section 7, 24"x36" is currently the City's standard. This applies to all site plans, Grading & Drainage Plans, Traffic Circulation Plans, DRC Plans etc..
2. Per the DPM Chapter 22 Section 7 - Grading Plan Checklist, the following must be on the Grading Plan. Please ensure that items c, d, e, & f are on the Grading & Drainage Plan.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale.
 - c. Please provide a Vicinity Map.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.
 - f. Please provide a legal Description of the property.
3. Sheet C300. Please provide the benchmark information for the survey contour information provided.
4. Sheet C300. Please label the existing 35' Public Drainage Easement. Also please extend the easement into the adjacent property along the existing 36-inch storm pipe.
5. Sheet C300. Please label the existing 36-inch storm pipe.

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6. Sheet C300. At the SW entrance, please label the existing storm manhole rim elevation. This manhole also appears to be within the proposed gutter. Please ensure that this is buildable and that Transportation does not have an issue with this. Also please label the proposed new elevation of the manhole rim. This will have to be adjusted (lowered).
7. Sheet C300. The proposed storm drain pipe within the existing 35' Public Drainage Easement must be RCP. If the proposed private storm drain pipe is to be HDPE, then at the edge of the drainage easement please call out the connector from HDPE to RCP and provide a detail. The whole storm drain pipe at this location could also be RCP.
8. Please double check with the DRC personnel about having the proposed storm sewer manhole, the section of the RCP within the existing 35' Public Drainage Easement, and the existing storm manhole adjustment in a mini work order or does these items need to be on an Infrastructure List? If an IL is needed, then this will have to go the DRB for approval.
9. Please be advised that if maintenance of the public storm pipe is needed and since the depth of the existing 36 inch storm drain, the proposed retaining wall will be removed at the Owner's expense and the City is not responsible for replacing the retaining wall once any future maintenance is completed.
10. Since the plat of Tracts F-2A and F-2B Sandia Science & Technology Part did not include the required language for a cross lot drainage easement, please create a paper blanket cross lot drainage easement specifying the beneficiary and maintenance agreement for Tracts F-1, F-2A, and F-2B.
11. Sheet C300 & C302. Please label the site plan items on the adjacent property to the North as future development.
12. Sheet C300. In Section A-A, please add the 35' Public Drainage Easement.
13. Sheet C302. Please add the drainage arrows for site.
14. Sheet C302. Please show the Stormwater Quality volume provided within each pond along with the water surface elevation of the SWQ volume in a chart.
15. Sheet C302. Please use the broad crest weir equation in the DPM for the curb cuts. If you use a "C" value of 2.7, then the proposed 4 ft curb cuts can be reduced to a 2 ft curb cut and the 9 ft curb cut will be reduced to a 5 ft curb cut.
16. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be

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submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, ccherne@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

17. Also as a reminder, please provide and Drainage Covenant for the detention ponds and private storm drain per Chapter 17 of the DPM prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

18. Standard review fee of \$150 will be required at the time of resubmittal.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Cooperative Educational Services (CES) **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tract F-2B, Sandia Science and Technology Park
City Address: _____

Applicant: Bohannon Huston Inc. **Contact:** Amit Pathak
Address: 7500 Jefferson St NE CY2 Albuquerque, NM, 87109
Phone#: 505-823-1000 **Fax#:** _____ **E-mail:** apathak@bhinc.com
Owner: Cooperative Educational Services (CES) **Contact:** David Chavez
Address: 4216 Balloon Park Road NE
Phone#: 505-344-5470 **Fax#:** 505-344-9343 **E-mail:** david@ces.org

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

_____ ENGINEER/ARCHITECT CERTIFICATION
_____ PAD CERTIFICATION
_____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
_____ DRAINAGE MASTER PLAN
☒ DRAINAGE REPORT
_____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
_____ ELEVATION CERTIFICATE
_____ 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
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

DATE SUBMITTED: 04-16-2019 **By:** Amit Pathak, P.E.

COA STAFF:

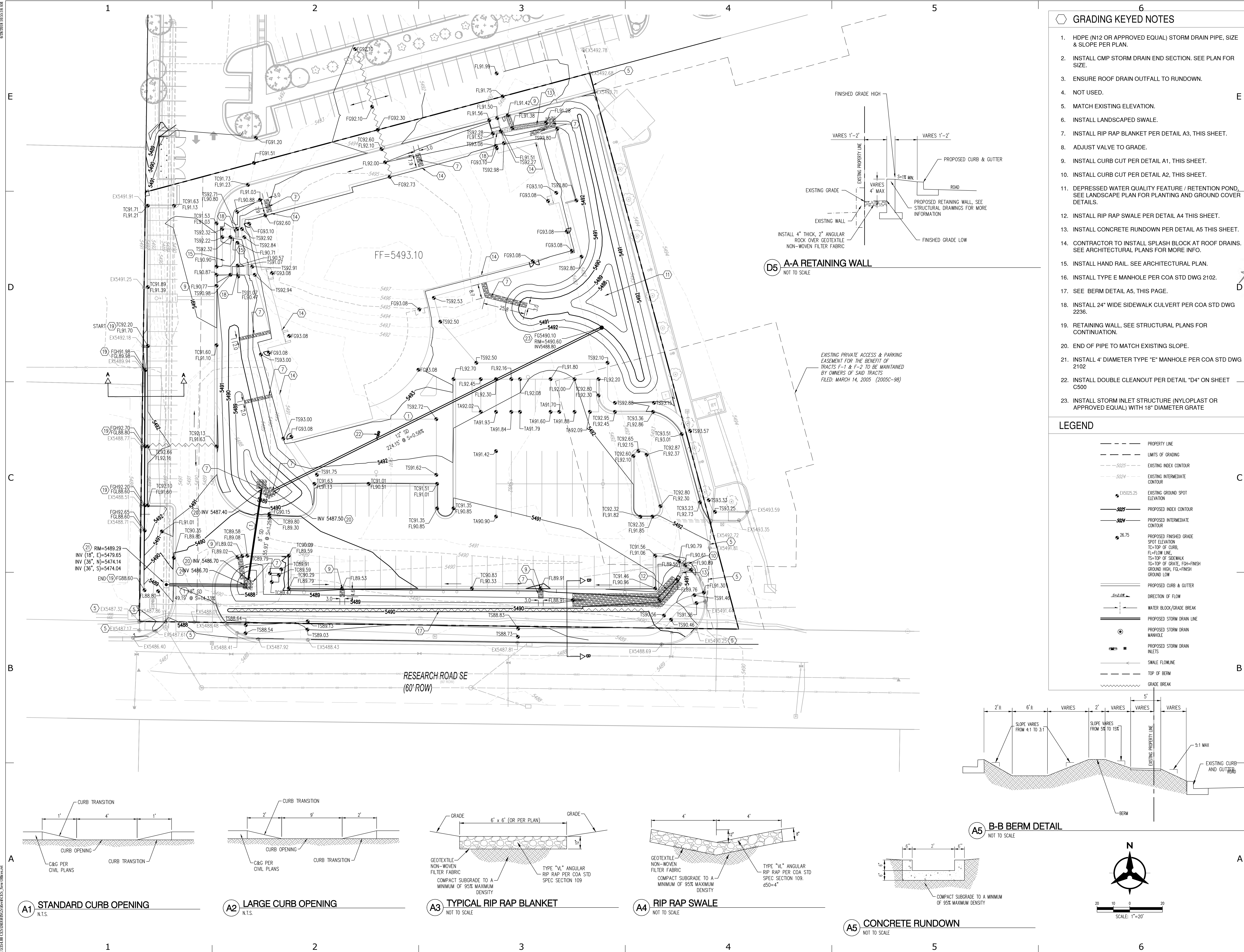
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FEE PAID: _____

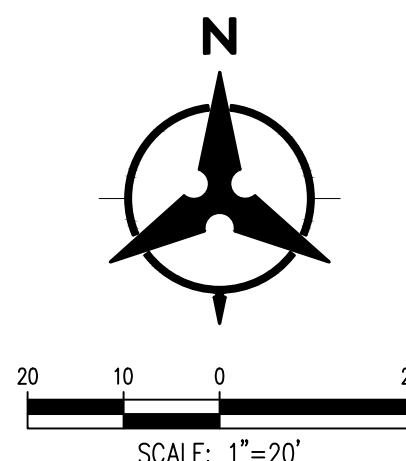
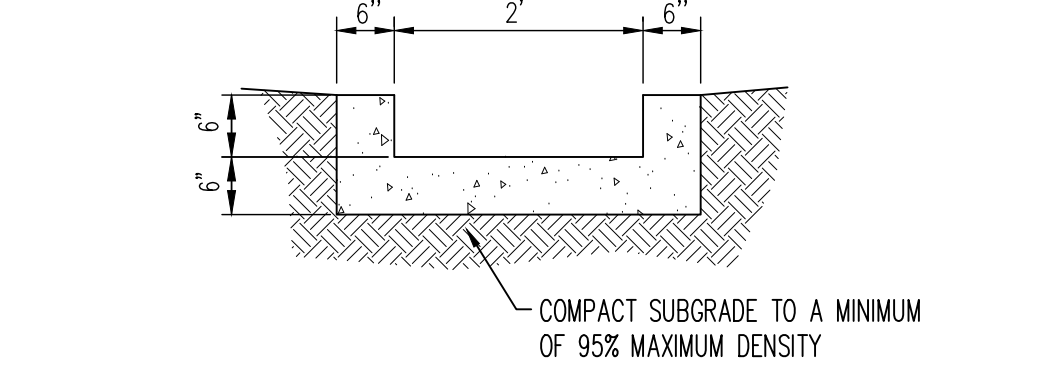
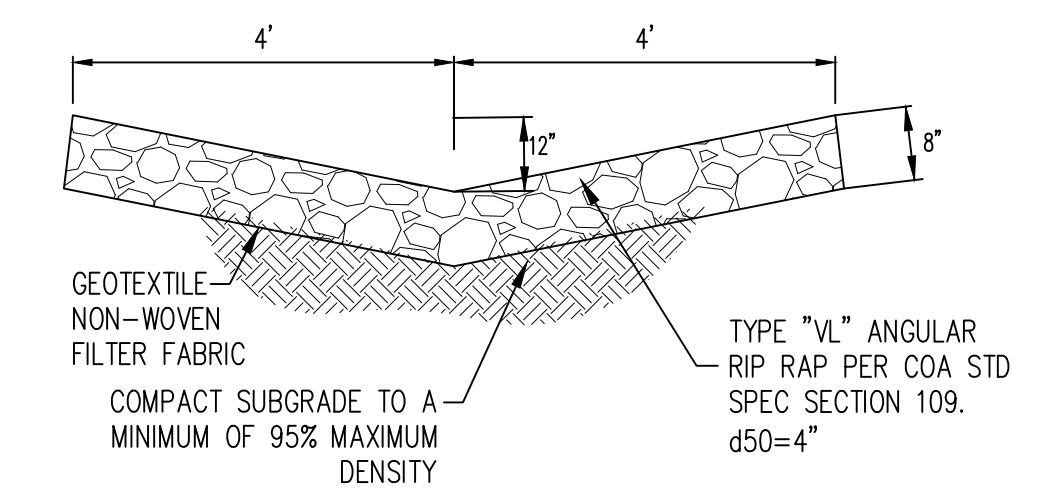
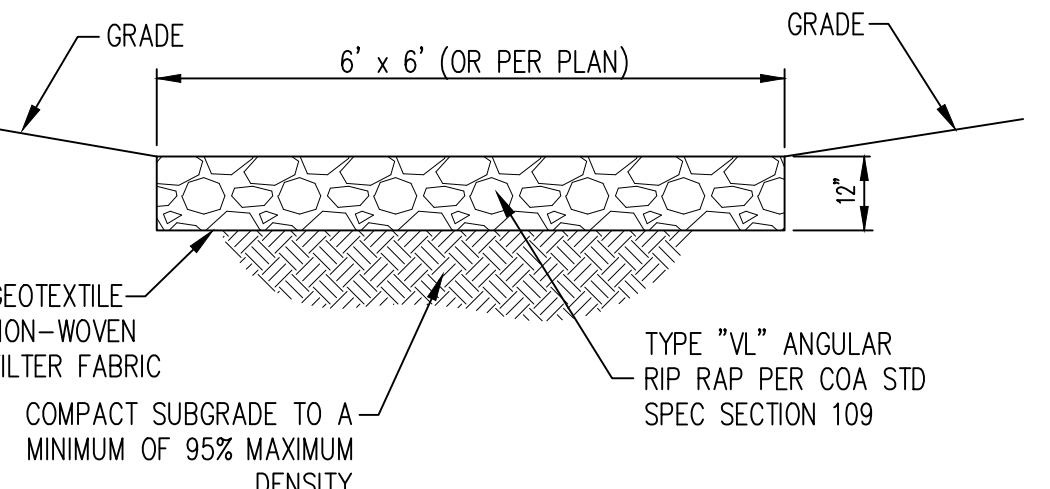
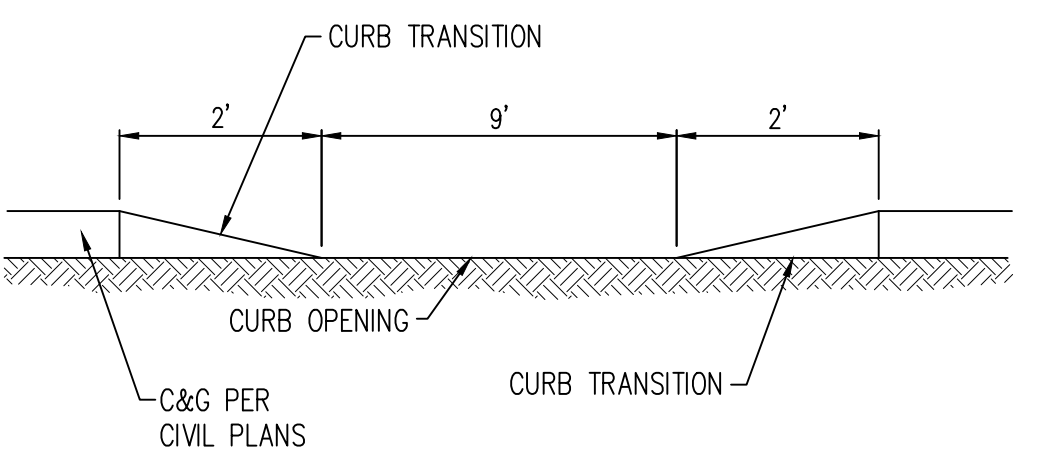
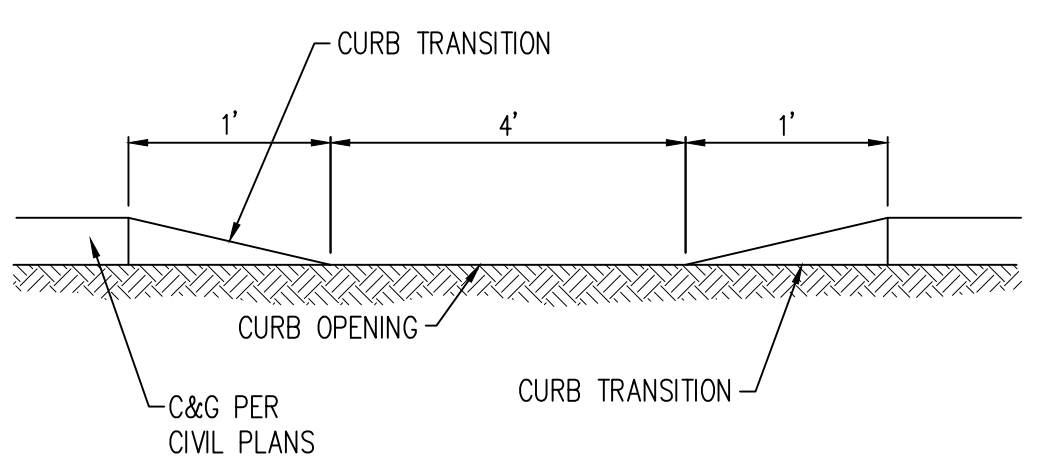
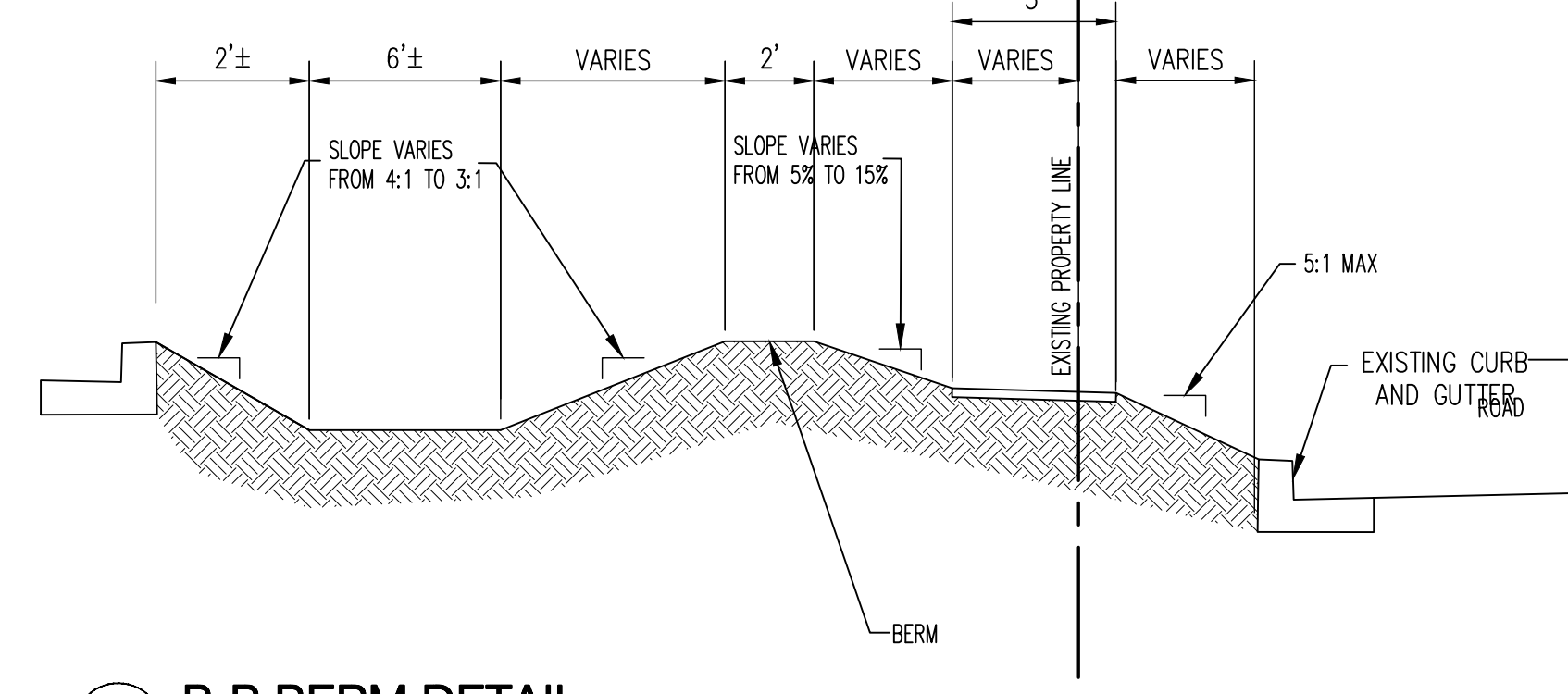
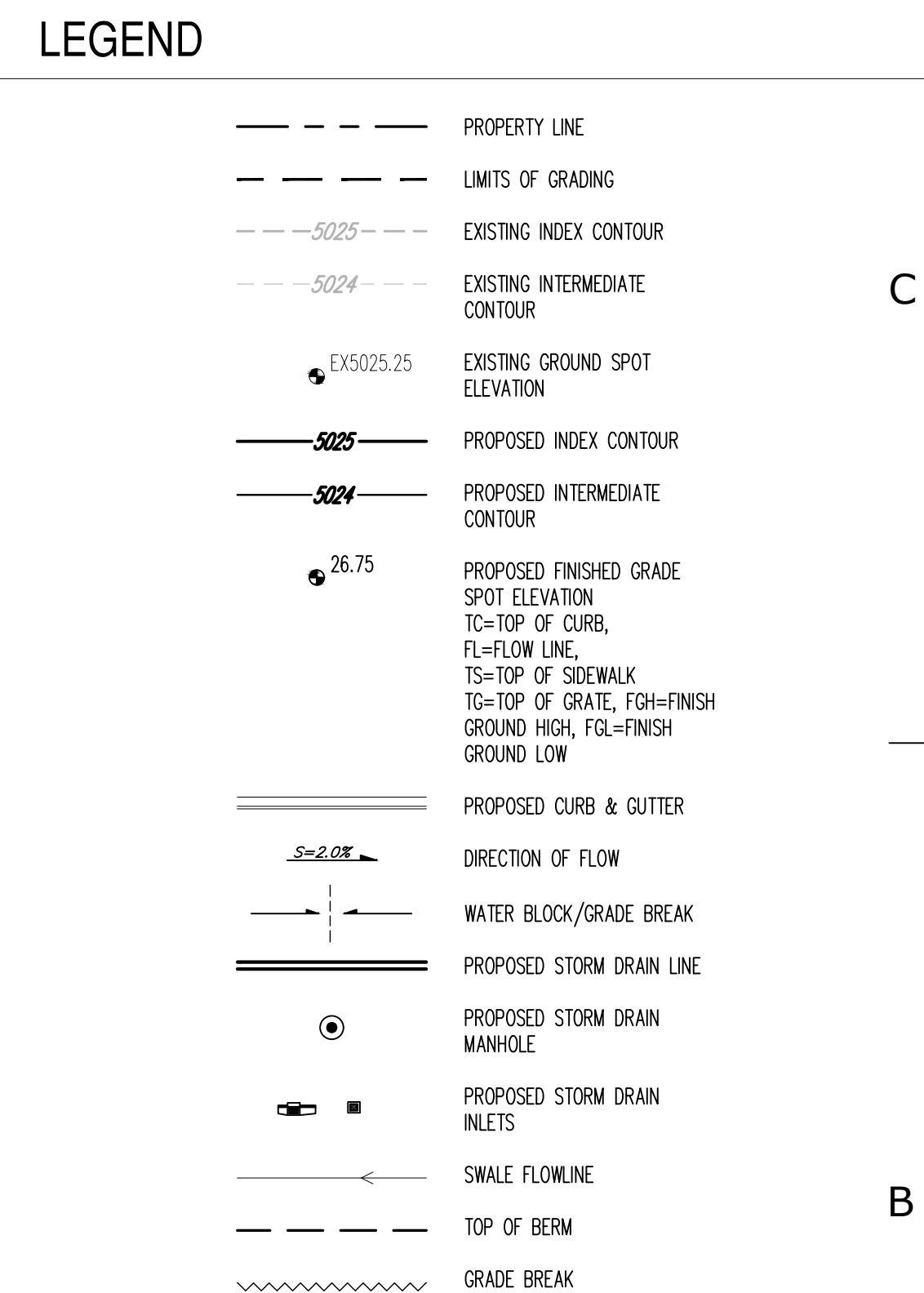
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- ### GRADING KEYED NOTES
- HDPE (N12 OR APPROVED EQUAL) STORM DRAIN PIPE, SIZE & SLOPE PER PLAN.
 - INSTALL CMP STORM DRAIN END SECTION. SEE PLAN FOR SIZE.
 - ENSURE ROOF DRAIN OUTFALL TO RUNDOWN.
 - NOT USED.
 - MATCH EXISTING ELEVATION.
 - INSTALL LANDSCAPED SWALE.
 - INSTALL RIP RAP BLANKET PER DETAIL A3, THIS SHEET.
 - ADJUST VALVE TO GRADE.
 - INSTALL CURB CUT PER DETAIL A1, THIS SHEET.
 - INSTALL CURB CUT PER DETAIL A2, THIS SHEET.
 - DEPRESSED WATER QUALITY FEATURE / RETENTION POND. SEE LANDSCAPE PLAN FOR PLANTING AND GROUND COVER DETAILS.
 - INSTALL RIP RAP SWALE PER DETAIL A4 THIS SHEET.
 - INSTALL CONCRETE RUNDOWN PER DETAIL A5 THIS SHEET.
 - CONTRACTOR TO INSTALL SPLASH BLOCK AT ROOF DRAINS. SEE ARCHITECTURAL PLANS FOR MORE INFO.
 - INSTALL HAND RAIL. SEE ARCHITECTURAL PLAN.
 - INSTALL TYPE E MANHOLE PER COA STD DWG 2102.
 - SEE BERM DETAIL A5, THIS PAGE.
 - INSTALL 24" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
 - RETAINING WALL, SEE STRUCTURAL PLANS FOR CONTINUATION.
 - END OF PIPE TO MATCH EXISTING SLOPE.
 - INSTALL 4" DIAMETER TYPE "E" MANHOLE PER COA STD DWG 2102.
 - INSTALL DOUBLE CLEANOUT PER DETAIL "D4" ON SHEET C500
 - INSTALL STORM INLET STRUCTURE (NYLOPLAST OR APPROVED EQUAL) WITH 18" DIAMETER GRATE



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ARCHITECTURE

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ARCHITECT

NEW OFFICE BUILDING

COOPERATIVE EDUCATIONAL SERVICES (CES)

10601 RESEARCH RD. SE, ALBUQUERQUE, NM 87123

Mark	Date	Description
	APRIL 22, 2019	ISSUE

PROJECT NO: 5354.00

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SHEET TITLE

GRADING & DRAINAGE PLAN

DRAWING SHEET

C300

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PROJECT NO: 5354.00

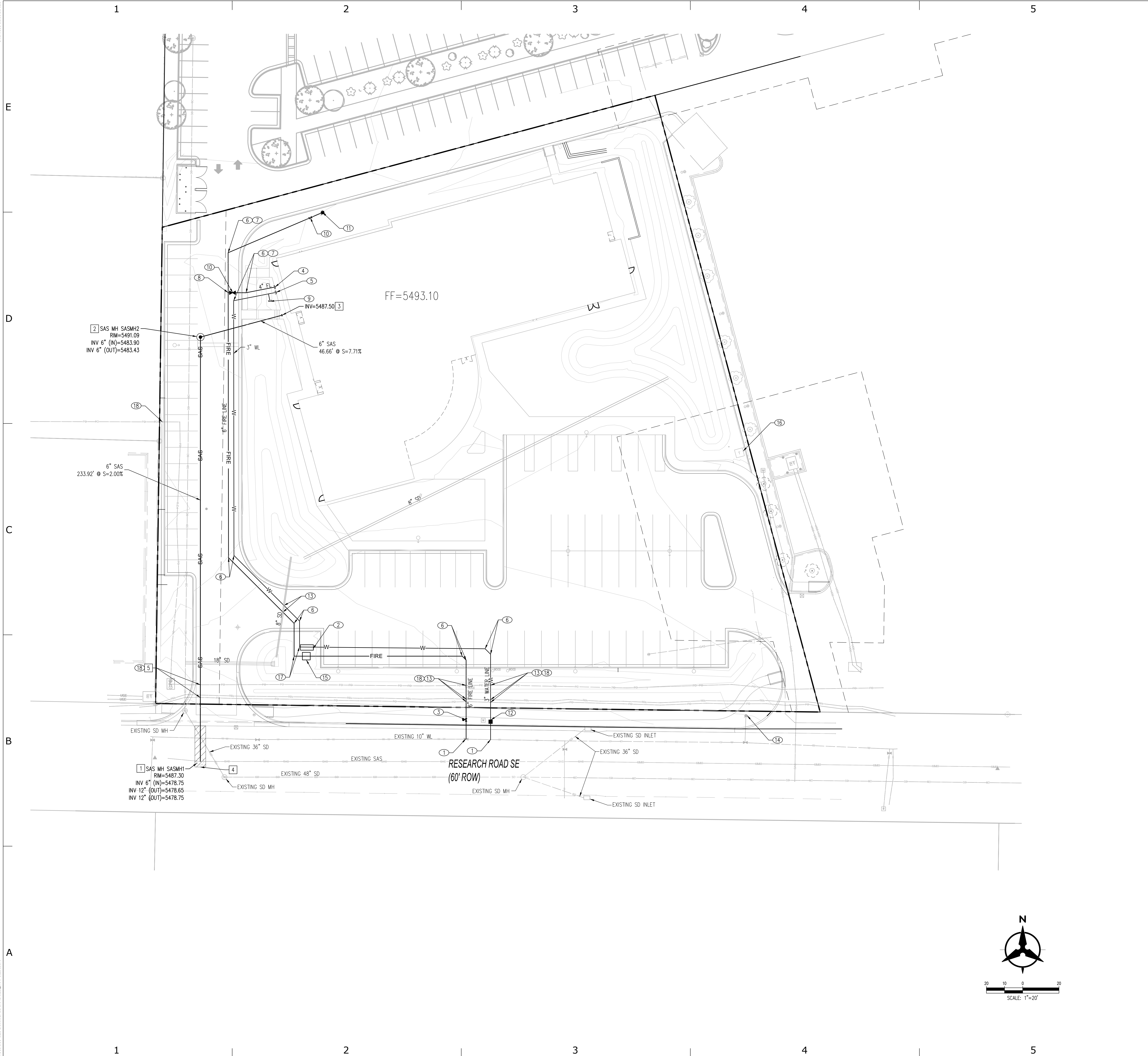
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C302

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- ### ○ WATER KEYNOTES
1. CONNECTION TO EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY EXISTING SIZE, LOCATION, AND INVERT AND CONTACT ENGINEER WITH ANY DISCREPANCIES. SEE NON IIA WORK ORDER SET (#XXXX).
 2. INSTALL 3" DOMESTIC LINE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITHIN A HEATED ENCLOSURE. INSTALL PER MANUFACTURER SPECIFICATIONS OR APPROVED EQUAL. SEE ELECTRICAL PLANS FOR POWER.
 3. INSTALL POST INDICATOR VALVE PER DETAIL D-6 ON SHEET C-501.
 4. INSTALL FIRE LINE STUB WITHIN 5' OF THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
 5. INSTALL DOMESTIC WATER LINE STUB WITHIN 5' OF THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
 6. INSTALL 45° BEND (SIZE PER PLAN) W/ RESTRAINED JOINTS.
 7. INSTALL 22.5° BEND (SIZE PER PLAN) W/ RESTRAINED JOINTS.
 8. INSTALL TEE (SIZE PER PLAN) W/ RESTRAINED JOINTS.
 9. 1" IRRIGATION LINE. SEE LANDSCAPING PLAN FOR BACKFLOW PREVENTION AND CONTINUATION.
 10. INSTALL GATE VALVE & LID PER ABCWUA STD DWG. 2326 (SIZE PER PLAN).
 11. INSTALL FIRE HYDRANT PER COA STD DWG 2340.
 12. DOMESTIC METER TO BE INSTALLED WITH NON IIA WORK ORDER SET (#XXX).
 13. DIP WATER LINE UNDER UTILITY TO ENSURE MINIMUM 18" OF CLEARANCE.
 14. EXISTING FIRE HYDRANT.
 15. INSTALL 6" FIRE LINE REDUCED PRESSURE BACKFLOW PREVENTION DEVICE WITHIN A HEATED ENCLOSURE. INSTALL PER MANUFACTURER SPECIFICATIONS. SEE ELECTRICAL PLANS FOR POWER.
 16. PROPOSED TRANSFORMER SPECIFICATION TO BE COORDINATED WITH UTILITY OWNER. SEE MEP PLAN FOR MORE INFORMATION.
 17. INSTALL 90° BEND (SIZE PER PLAN) W/ RESTRAINED JOINTS.
 18. CONTRACTOR TO POTHOLE EXISTING DRY UTILITY TO CONFIRM SIZE, LOCATION, AND INVERT AND CONTACT ENGINEER WITH ANY DISCREPANCIES.

- ### □ SANITARY SEWER KEYNOTES
1. CONNECT TO EXISTING SANITARY SEWER MANHOLE BY CORE DRILLING NEW SERVICE. CONTRACTOR TO FIELD VERIFY EXISTING SIZE, INVERT AND LOCATION AND CONTACT ENGINEER WITH ANY DISCREPANCIES.
 2. INSTALL TYPE "E" MANHOLE PER ABCWUA STD. DWG. 2102.
 3. INSTALL STUB WITHIN 5' OF THE BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
 4. SAWCUT, REMOVE, AND REPLACE EXISTING PAVEMENT PER COA STD. DETAIL 2405B.
 5. CONTRACTOR TO POTHOLE EXISTING DRY UTILITY TO CONFIRM SIZE, LOCATION, AND INVERT AND CONTACT ENGINEER WITH ANY DISCREPANCIES.

LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENT
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
□	EXISTING WATER METER
□	EXISTING CAP
□	EXISTING VALVE
□	EXISTING FIRE HYDRANT
□	EXISTING SANITARY SEWER MANHOLE
---	PROPOSED EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
●	PROPOSED CLEANOUT
W	PROPOSED WATER LINE
W	PROPOSED VALVE
FW	PROPOSED FIRE WATER LINE
●	PROPOSED HYDRANT
□	PROPOSED CAP
□	PROPOSED WATER METER
□	PROPOSED PIV

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AMIT PATHAK
REGISTERED PROFESSIONAL ENGINEER
NO. 15179

NEW OFFICE BUILDING
COOPERATIVE EDUCATIONAL SERVICES (CES)
10601 RESEARCH RD. SE, ALBUQUERQUE, NM 87123

Mark	Date	Description
		APRIL 22, 2019

PROJECT NO: 5354.00

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SHEET TITLE

UTILITY PLAN

DRAWING SHEET

C400