

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

May 3, 2018

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM, 87108

RE: McMahon Market Place New Shell Building
5730 McMahon Blvd NW
Request for Permanent C.O. – Accepted
Engineer's Stamp Date: 5/30/17
Engineer's Certification Dated 04/17/18
Hydrology File: A11D011E

Dear Mr. Arfman:

PO Box 1293

Based on the Certification received 05/02/18 and acceptance by Jason Rodriguez (C.O.A. Storm Maintenance) on 04/30/18, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology for 5730 McMahon Blvd. NW.

Albuquerque

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

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette

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



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: McMahon Market Place New Shell Building Building Permit #: _____ City Drainage #: A11/D011E
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Lot 4, McMahon Market Place
City Address: 5730 McMahon Blvd. NW - Albuquerque, NM 87114

Engineering Firm: Isaacson & Arfman, P.A. Contact: Fred A. Arfman or Bryan J. Bobrick
Address: 128 Monroe Street NE - Albuquerque, NM 87108
Phone#: (505) 268-8828 Fax#: _____ E-mail: freda@iacivil.com
bryanb@iacivil.com

Owner: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Martin FM Grummer, Architect Contact: Martin Grummer
Address: 331 Wellsley Place NE - Albuquerque, NM 87106
Phone#: (505) 265-2007 Fax#: _____ E-mail: _____

Other Contact: Surv-Tek Surveying, Inc. Contact: Russ P. Hugg
Address: 9384 Valley View Drive NW - Albuquerque, NM 87114
Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

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)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

CHECK 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
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: 05-01-18 By: Fred C. Arfman

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

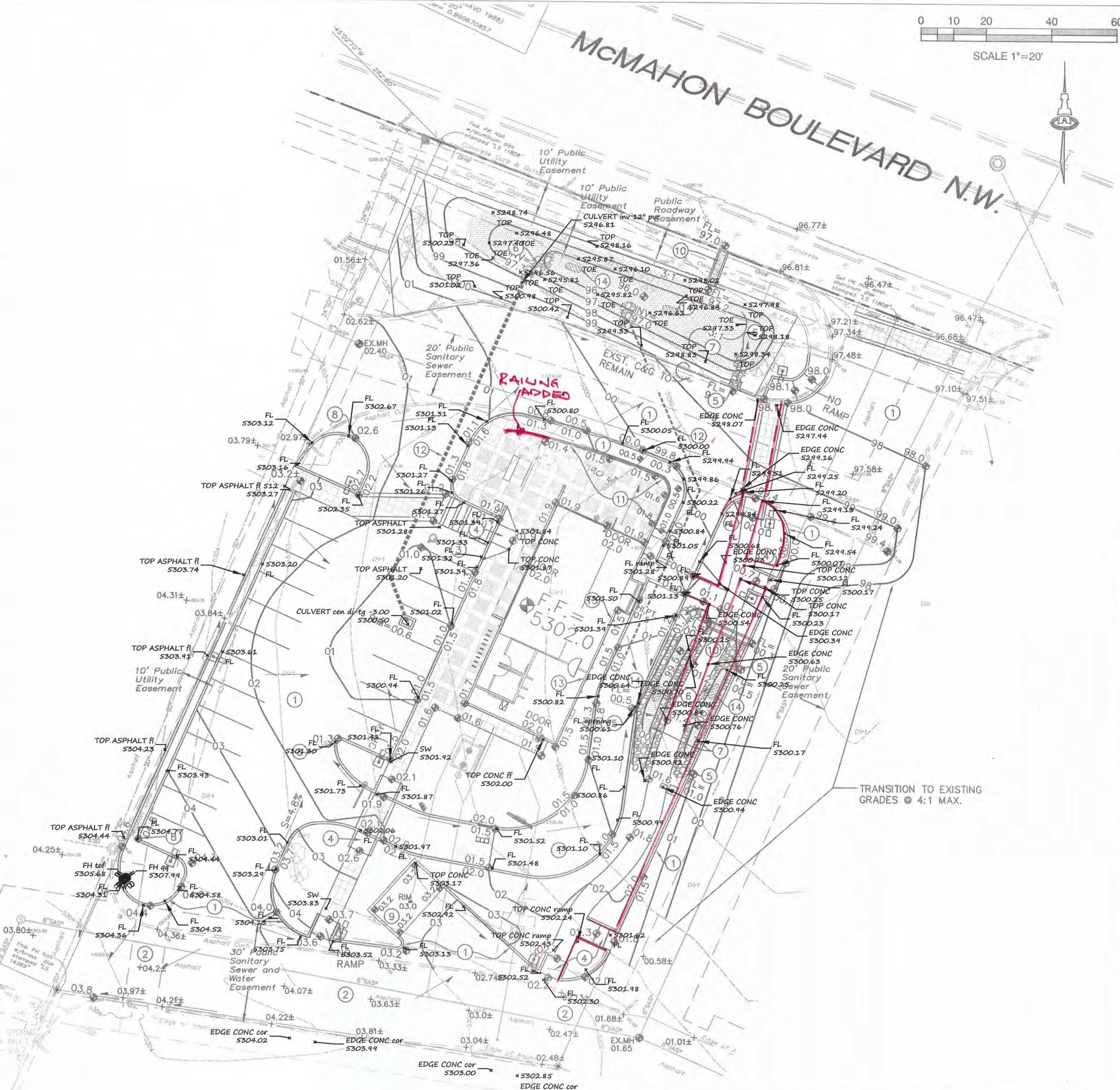
GENERAL GRADING AND STORM DRAIN NOTES

- A. PROPOSED SPOT AND CONTOUR ELEVATIONS SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- B. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSTRUCTIONS.
- C. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CURRENT CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT. CONTRACTOR SHALL COORDINATE WITH OWNER TO DETERMINE WHO WILL PREPARE SWPPP AND INSPECT REQUIRED ELEMENTS.
- D. IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.
- E. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- F. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- G. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- H. ALL EROSION PROTECTION TO BE INSTALLED AS 3" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- I. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED, TYPICAL. NO SLOPE SHALL BE STEEPER THAN 2:1.
- J. FIRST FLUSH BASIN DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.
- K. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.
- L. FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE (FOR CERTIFICATE OF OCCUPANCY) CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
- M. AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- N. TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS-BUILT VOLUME PROVIDED);
- O. ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
- P. GRADING OF FIRST FLUSH BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY. DURING LANDSCAPING, FIRST FLUSH BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.
- Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, INLETS, WATER QUALITY FEATURES, EROSION CONTROL FEATURES, TESTING AND CLEANING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
- R. MINIMUM COVER FOR STORM DRAIN PIPES SHALL BE 12", UNLESS OTHERWISE NOTED.
- S. STORM DRAINS SHALL BE INSTALLED PRIOR TO SURFACE IMPROVEMENTS SUCH AS PAVEMENT, SIDEWALKS, AND LANDSCAPING.
- T. CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO ROOF DOWNSPOUTS AND ALL NECESSARY FITTINGS. FITTING COSTS SHALL BE INCIDENTAL.
- U. TRENCHING, BORING, AND JACKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- V. ALL INLET AND AREA DRAIN RINGS & GRATES, MANHOLE RINGS & COVERS, AND OTHER SURFACE FEATURES SHALL BE ADJUSTED TO FINISHED GRADE, UNLESS OTHERWISE NOTED ON THE PLANS.
- W. ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER AND / OR ARCHITECT IMMEDIATELY.
- X. HDPE PIPE SHALL BE ADS N-12 (WATERTIGHT) OR ENGINEER APPROVED EQUIVALENT. HDPE PIPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- Y. PVC PIPES SHALL BE PVC SDR-35, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- Z. STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated MAY 30, 2017. Grading And Drainage Plan. The record information edited onto the original design document has been obtained by Will Plotner Jr., NMPS 14271, of the firm Cartesian Surveys, Inc. I further certify that I or someone under my direct supervision have personally visited the project site and have determined by visual inspection that the survey data provided is representative of actual 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 Permanent Certification of Occupancy.

Fred C. Arfman
FRED C. ARFMAN, NMPE 7322
DATE



S.O.19: NOTICE TO CONTRACTORS

- AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
- 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.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
- THE WORK IN THE CITY ROW MUST BE INSPECTED AND ACCEPTED. THE CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE INSPECTIONS.

APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

- EXISTING SPOT ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR (1' INCREMENT)
PROPOSED SPOT ELEVATION
FLOW ARROW
FINISH FLOOR ELEVATION
GRADE BREAK
PROPOSED FIRST FLUSH RETENTION PONDING AREA
PERCOLATION TRENCH
LIMITS OF EROSION CONTROL

AS-BUILT INFORMATION

CONSTRUCTION STAKING

UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE WILL BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE THIS PLAN FOR PROJECT STAKING.

SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.iacivil.com
2191 CG-101.dwg May 30, 2017

KEYED NOTES

UNDERLINED TEXT REFERENCES DETAILS PROVIDED ON CG-2

- CONSTRUCT PROPOSED PAVING / WALKS / CROSSWALKS / CURB AND GUTTER TO ELEVATIONS SHOWN. SEE PAVING PLAN FOR PAVEMENT MATERIAL, EXTENTS, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC. PROVIDE SMOOTH TRANSITION TO EXISTING.
- EXISTING PAVING TO REMAIN.
- CONSTRUCT HC PARKING AREA TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
- CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP AT ELEVATIONS SHOWN (1" PER FOOT - LENGTH VARIES). MAX. 2% CROSS-SLOPE. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
- PROVIDE 24" WIDE CURB OPENING AT FLOWLINE SHOWN. SEE DETAIL SHEET CG-2.
- INSTALL ROCK EROSION PROTECTION AT CURB OPENING AND WITHIN FLOWLINES CARRYING CONCENTRATED FLOW (3' WIDE). LIMITS HATCHED PER LEGEND. SEE DETAIL SHEET CG-2.
- DOT HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS AND SIDE SLOPES SHOWN (2:1 EAST, 3:1 NORTH).
- NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
- CONSTRUCT NEW CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. INSTALL FLOOR DRAIN AT RIM ELEVATION SHOWN & EXTEND TO SANITARY SEWER GREASE TRAP (SEE UTILITY PLAN).
- CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236. SEE DETAIL SHEET CG-2 FOR ADDITIONAL CONSTRUCTION DETAILS. SEE S.O.19 FORM THIS SHEET FOR ADDITIONAL INFORMATION REGARDING CONSTRUCTION IN THE RIGHT-OF-WAY.
- CONSTRUCT RETAINING WALL ALONG SEATING AREA TO ACHIEVE GRADE TRANSITIONS SHOWN. GRADES PROVIDED EACH SIDE REFLECT FINISH GRADES. SEE ARCHITECTURAL FOR INFORMATION RE: STRUCTURAL DESIGN, ADDITIONAL WALL HEIGHT, CONSTRUCTION DETAILS, WEEPHOLES, ETC.
- INSTALL PRIVATE STORM DRAIN SYSTEM TO DELIVER STORMWATER TO NORTH POND. SEE CG-2.
- ROOF DISCHARGE TO BE PIPED DIRECTLY TO STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION.
- CONSTRUCT A PERCOLATION TRENCH WITHIN FIRST FLUSH BASINS. SEE CG-2 FOR DETAIL.

VICINITY MAP



MARTIN FM GRUMMER
ARCHITECT
331 HILLESLEY PLACE NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-2507

McMAHON MARKET PLACE
NEW SHELL BUILDING
5730 McMAHON BLVD NW
ALBUQUERQUE, NM 87114



DATE: 16 MAY 2017
DRAWN BY: BJB
CHECKED BY: FCA
VERIFIED BY:

REVISIONS

NO.	DESCRIPTION

SHEET NO:

CG-1