CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director

Mayor Timothy M. Keller

December 19, 2023

Aaron M. Barnhart, P.E.
Wallace Design Collective
9800 Pyramid Court, Suite 350
Englewood, Colorado 80112

RE: Bank of Oklahoma – 6301 Jefferson
Grading and Drainage Plans
Engineer's Stamp Date: 12/14/23
Hydrology File: E17D016C

Dear Mr. Barnhart:

Based upon the information provided in your submittal received 12/19/2023, the Grading & Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

PRIOR TO CERTIFICATE OF OCCUPANCY:

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please pay the Payment-in-Lieu of **$ 173.07** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabg.gov. Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

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 submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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

Sincerely,

Renée C. Brissette

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

BP-2023-30272

City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: BOKF Albuquerque Hydrology File # E17D016C
Legal Description: Tract C-3-C, Group Nine Industrial Park City of Albuquerque Bernalillo County, New Mexico
City Address, UPC, OR Parcel: 6301 Jefferson St NE Albuquerque, NM 87109

Applicant/Agent: CYNTERGY Contact: Chance Delancey
Address: 810 S. Cincinnati Ave #200, Tulsa, OK 74119 Phone: 918.728.3768
Email: CDelancey@cyntergy.com

Applicant/Owner: N/A Contact: N/A
Address: N/A Phone: N/A
Email: N/A

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☐ DFT SITE ☑ ADMIN SITE

RE-SUBMITTAL: ☑ YES ☐ NO

DEPARTMENT: ☐ TRANSPORTATION ☑ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☑ GRADING & DRAINAGE PLAN
- ☑ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)_____

TYPE OF APPROVAL SOUGHT:

- ☑ BUILDING PERMIT APPROVAL
- ☑ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT 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
- ☐ OTHER (SPECIFY)_____

DATE SUBMITTED: 12/14/2023

REV. 09/13/23

December 11, 2023

Renee Brissette
Senior Engineer, Hydrology
City of Albuquerque
Planning Department
(720) 865-3134

Re: ***Bank of Oklahoma – 6301 Jefferson***
Grading and Drainage Plans
Comment Responses to December 6, 2023 comments

Dear Renee:

Wallace Design Collective has reviewed the 1st round of SSPR comments. Our comment responses to the individual comments provided in the word document are as follows:

1. Per the DPM, the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document.

    a. Please provide a Vicinity Map. Typically, this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
    b. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
    c. Please provide the FIRM Map and flood plain note with effective date.
    d. Please provide a legal Description of the property.

    - ***Response: A zone atlas map has been provided in the upper right corner of both sheets. The benchmark information is provided in the upper corner of the sheets. A floodplain note has been added on the Grading and Drainage Plans. A legal description has also been listed.***

2. Please place all the topographic information that CSI provided on the overall Grading & Drainage Plan. Then the second sheet can be the closeup view of the proposed building. (C500) Please show the existing finish floor of the building to be 5144.6' on the plans. These are the only two that Hydrology needs to approve.
    - ***Response: Acknowledged. New Grading and Drainage plans have been created that have an overall and zoomed in view. The FFE above has been listed on the existing building in both sheets.***

3. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(a). Please provide both the

existing conditions and proposed conditions for the 100 year-6-hour storm event.

- ***Response: Acknowledged. The 100-year 6-hour storms for existing and proposed conditions have been analyzed. Analysis is provided in a revised copy of the Hydrology Memo.***

4. Please follow the DPM Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the all-new proposed impervious area by 0.26 inches for redevelopment sites.
   - ***Response: Acknowledged. SWQV has been calculated based on the added impervious area.***

5. Since this site is a redevelopment and there is no room to provide the required volume, I would suggest removing the pond and filling out the attached Waiver of Management Onsite for the Stormwater Quality Volume (SWQV).
- ***Response: Acknowledged. Based on the response in item 4, we have utilized the SWQV volume to fill out the Waiver of management Onsite for the SWQV.***

6. Please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume. The Payment in Lieu Amount = XXX CF x $8/CF = $ XXX.00".
   - ***Response: Acknowledged. This note is added on the Overall Grading & Drainage Plan (C500).***

If there are any questions, please reach out to the design team.

Sincerely,

Aaron M. Barnhart, PE
Associate

December 11, 2023

Tiequan Chen
Hydrology Development Review Services
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

RE: BOKF – Albuquerque
Hydrology Submission

This site is located at 6301 Jefferson St NE, within the Group Nine Industrial Park. The existing site is a 7.60-acre (331,056 SF) development with a building, parking lot, sidewalk, associated drive aisles which fall under type D land cover and type C land cover.

The proposed improvements to the site involve the addition of a new security structure for loading/unloading of armored trucks, along with added security fencing and pavement markings for associated infrastructure. These improvements will not alter existing drainage patterns beyond the site boundary. Existing type C land cover removal will be required for the new enclosure; additionally, the existing parking island will be removed to the southwest of the site to facilitate vehicular turnaround for armored vehicles, fire and life safety needs, and trash truck maneuvers for removal of refuse from the existing garbage enclosure. These removals of type C land cover total to 998 SF, which impacts only 0.30% of the total site area listed above.

Due to the minimal increase in impervious coverage, a detailed hydrologic and hydraulic analysis of the site would be superfluous as the improvements in this amendment are self-contained, and the land treatment remains classified as Treatment D in both the existing and proposed conditions, as defined by the City of Albuquerque Development Process Manual Section 6-2(A)(2). Exhibits for the existing and proposed site conditions, and associated calculations are provided as attachments to this memorandum. Should you have any additional questions or need additional information please let me know.

Sincerely,

WALLACE DESIGN COLLECTIVE

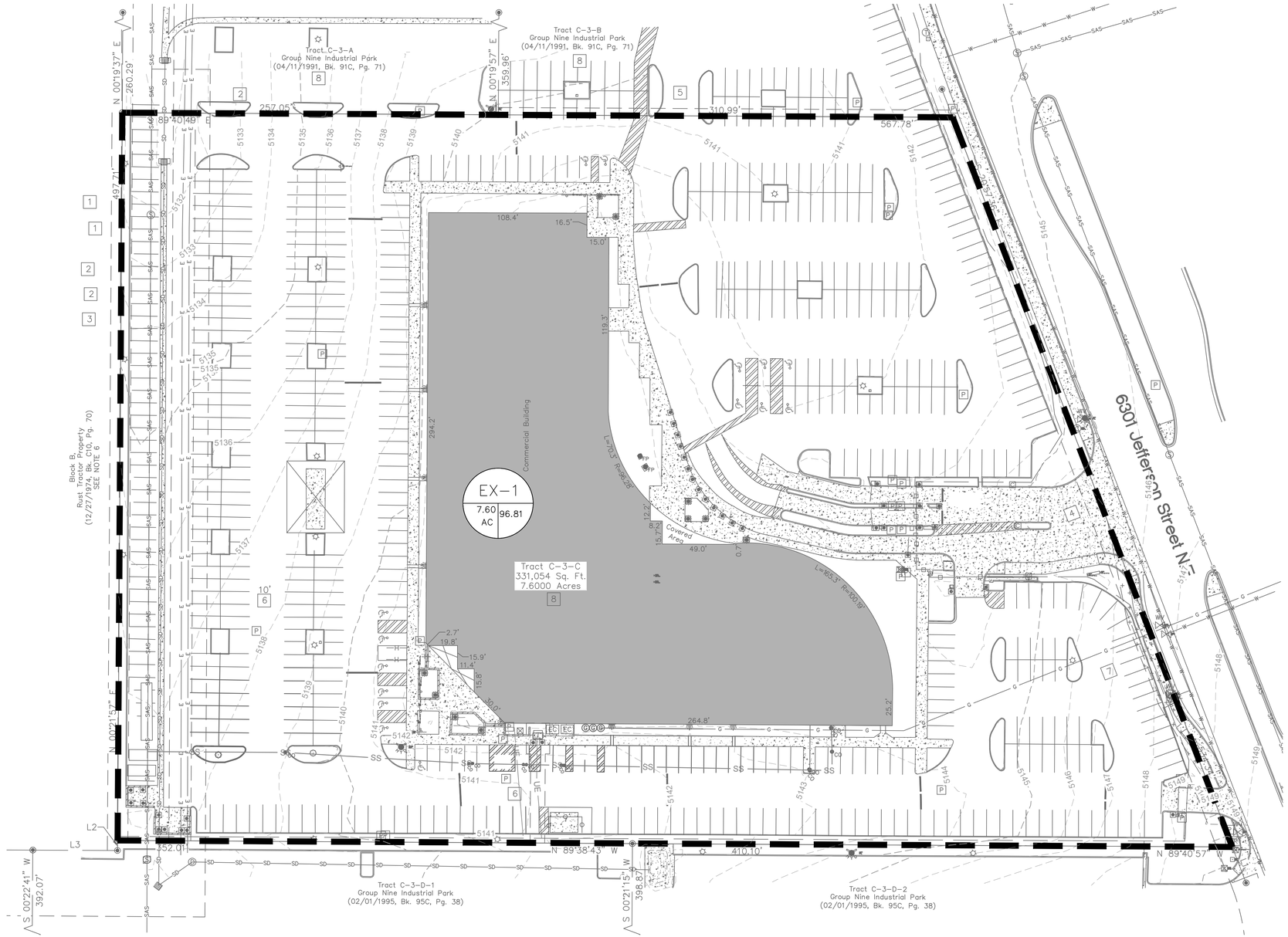
Civil Engineering Services

Aaron Barnhart, P.E.
Associate

AARON M. BARNHART
NEW MEXICO
26138
PROFESSIONAL ENGINEER

12/14/2023

ATTACHMENTS
Exhibit 1 – Existing Site Conditions
Exhibit 2 – Proposed Site Conditions
Exhibit 3 – Site Imperviousness & Rainfall Comparison
Exhibit 4 – FEMA Firmette



LEGEND

- DRAINAGE AREA BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SUB-BASIN NAME,
ACREAGE AND
COMPOSITE CURVE NUMBER

XX–X
X.XX AC | XX.XX

40 0 20 40
1" = 40'

CYNTERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000

wallace design collective

wallace design collective, pc
structural · civil · landscape · survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690 · 800.364.5858
P.N. 2240493

BOKF JEFFERSON OPERATIONS CENTER

BANK OF OKLAHOMA FINANCIAL

6301 JEFFERSON
ALBUQUERQUE, NM 87109

ISSUES / REVISIONS

1	ASI 1	08.25.2023

ISSUE DATE: 08/25/2023
CHECKED BY: JMD
DRAWN BY: CJG

SHEET NAME
EXISTING CONDITIONS

SHEET NUMBER
EXH-1

Project Number: 224093
Printed: 11/29/2023 11:26 AM
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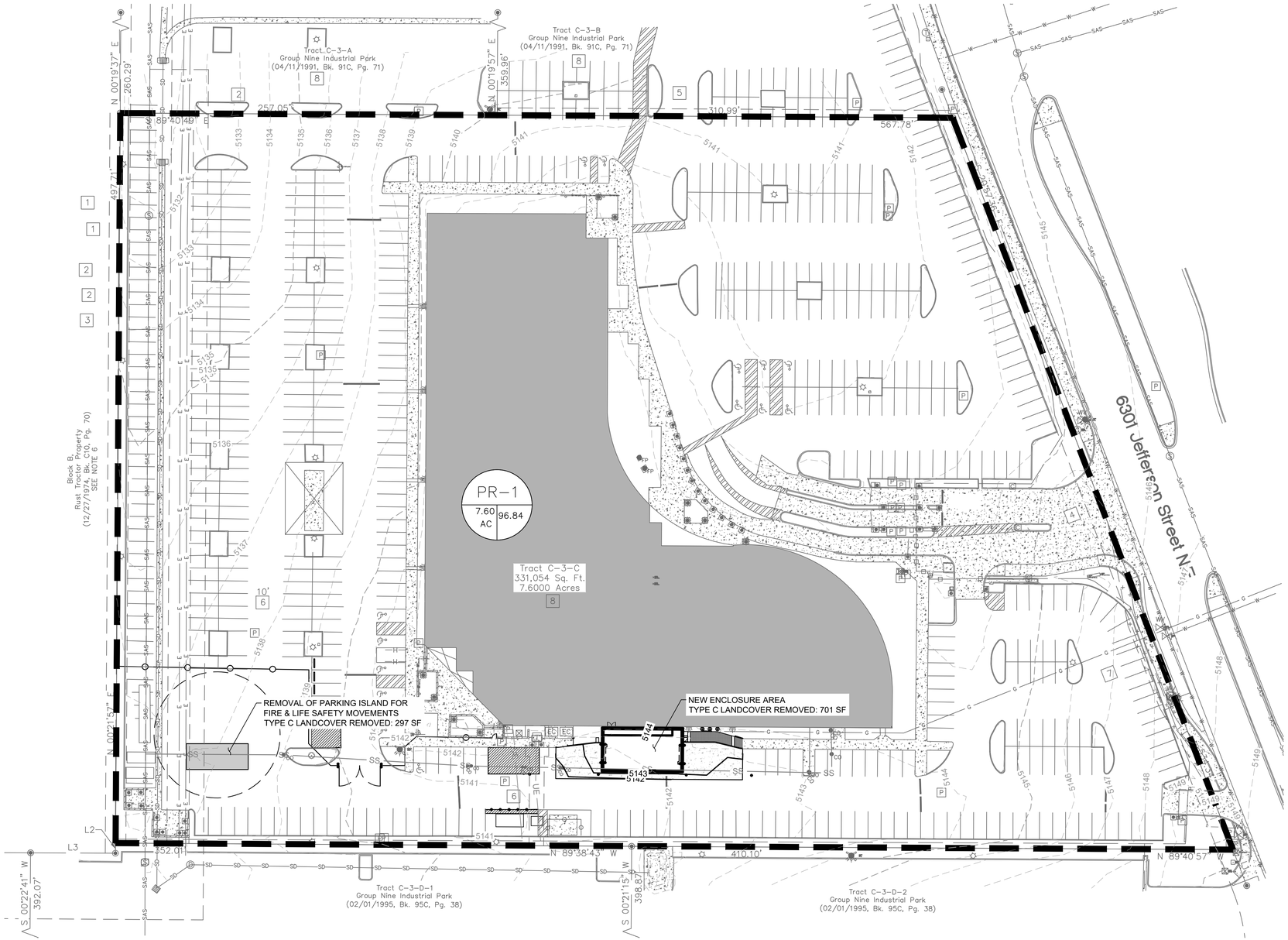

LEGEND

- DRAINAGE AREA BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

SUB-BASIN NAME,
ACREAGE AND
COMPOSITE CURVE NUMBER

XX–X
X.XX AC | XX.XX

N

40 0 20 40
1" = 40'

CYNTERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000

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BOKF JEFFERSON OPERATIONS CENTER

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6301 JEFFERSON
ALBUQUERQUE, NM 87109

ISSUES / REVISIONS

1	ASI 1	08.25.2023

ISSUE DATE: 08/25/2023
CHECKED BY: JMD
DRAWN BY: CJG

SHEET NAME
PROPOSED CONDITIONS

SHEET NUMBER
EXH-2

Project Number: 224093
Printed: 11/29/2023 11:25 AM
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Project: BOKF Albuquerque
Project No: 2240493

Calculated by: TL
Checked by: JMD

EXISTING CONDITIONS

Date	12/11/2023	**Sheet No.**	1	of	2
Job#	BOKF - Albuquerque				
Subject	Existing Site Imperviousness				

Composite Runoff Coefficients

Land Use Or Surface Characteristics	Zone 2 C Value*
Land Treatment D (Pavement & Roof)	0.90
Land Treatment C (Minimal Vegetation)	0.63

Subbasin	Total Area (acres)	Total Area (sf)	Land Use Area per Subbasin				% Check	Weighted C	100-Year, 6-Hour Storm Intensity (in)**	Q100 (cfs)
			Land Treatment D (Pavement & Roof)		Land Treatment C (Minimal Vegetation)					
			Area (sf)	%	Area (sf)	%				
EX-1	7.60	331,055	298,127	90.1%	32,928	9.9%	100%	0.87	2.29	15.20
Total Site	**7.60**	**331,055**	**298,127**	**90.1%**	**32,928**	**9.9%**		0.87		15.20

*C values pulled from Table 6.2.15 of the Albuquerque Development Process Manual
**Rainfall Depth for Zone 2 from Table 6.2.8 of the Albuquerque Development Process Manual

Project: BOKF Albuquerque
Project No: 2240493

Calculated by: TL
Checked by: JMD

PROPOSED CONDITIONS

Date	12/11/2023	**Sheet No.**	2	of	2
Job#	BOKF - Albuquerque				
Subject	Proposed Site Imperviousness				

Composite Runoff Coefficients

Land Use Or Surface Characteristics	Zone 2 C Value*
Land Treatment D (Pavement & Roof)	0.90
Land Treatment C (Minimal Vegetation)	0.63

Subbasin	Total Area (acres)	Total Area (sf)	Land Use Area per Subbasin				% Check	Weighted C	100-Year, 6-Hour Storm Intensity (in)**	Q100 (cfs)
			Land Treatment D (Pavement & Roof)		Land Treatment C (Minimal Vegetation)					
			Area (sf)	%	Area (sf)	%				
PR-1	7.60	331,055	299,126	90.4%	31,929	9.6%	100%	0.87	2.29	15.21
Total Site	**7.60**	**331,055**	**299,126**	**90.4%**	**31,929**	**9.6%**		0.87		15.21
Change in Area/% Coverage			**998**	**0.30%**	**-998**	**-0.30%**	**EX-1 CN**	0.87		15.20
							Change	0.001	Increase	0.01

*C values pulled from Table 6.2.15 of the Albuquerque Development Process Manual
**Rainfall Depth for Zone 2 from Table 6.2.8 of the Albuquerque Development Process Manual

Project: BOKF Albuquerque
Project No: 2240493

Calculated by: TL
Checked by: JMD

PROPOSED CONDITIONS

Date	12/11/2023	**Sheet No.**	1	of	1
Job#	BOKF - Albuquerque				

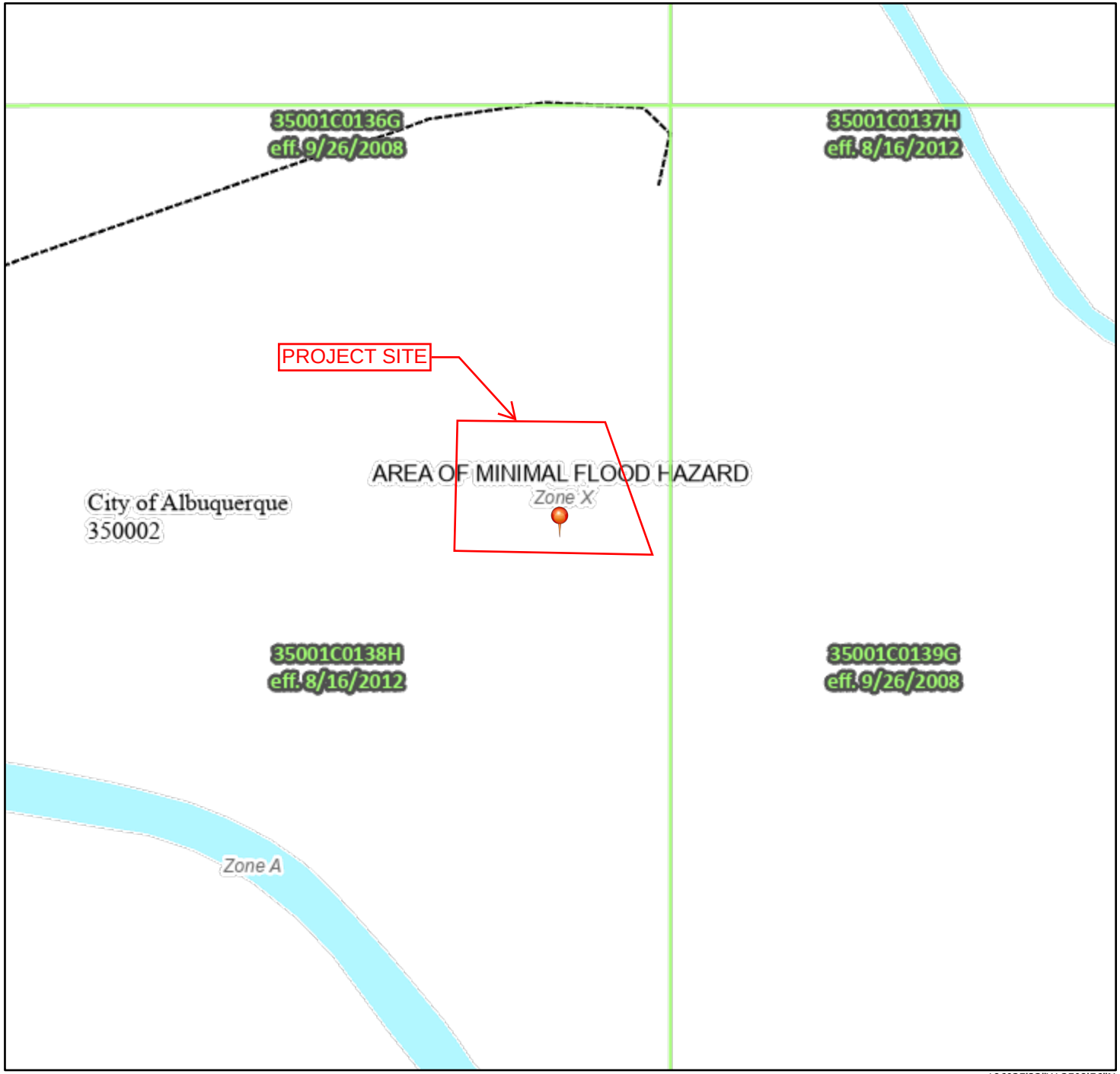
STORMWATER QUALITY AND LOW-IMPACT DEVELOPMENT

NEW IMPERVIOUS AREA (SF)	RAINFALL AMOUNT (REDEVELOPMENT SITE)	STORMWATER QUALITY VOLUME (CF)	PAYMENT IN LIEU RATE	PAYMENT IN LIEU AMOUNT
998	0.26	21.63	$ 8.00	$ 173.07

National Flood Hazard Layer FIRMette

FEMA

106°36'W 35°9'25"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

106°35'23"W 35°8'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/11/2023 at 3:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

WAIVER APPLICATION FROM STORMWATER QUALITY VOLUME MANAGEMENT ON-SITE

GENERAL INFORMATION

APPLICANT: Aaron M. Barnhart DATE: 12/8/2023

DEVELOPMENT: BOKF Site Development

LOCATION: 6301 Jefferson St NE, Albuquerque, NM 87109

STORMWATER QUALITY POND VOLUME

Per the DPM Article 6-12 - Stormwater Quality and Low-Impact Development, the calculated sizing for required Stormwater Quality Pond volume is equal to the impervious area draining to the BMP multiplied by 0.42 inches for new development sites and by 0.26 inches for redevelopment sites.

The required volume is 21.63 cubic feet

The provided volume is 0 cubic feet

The deficient volume is 21.63 cubic feet

WAIVER JUSTIFICATION

Per the DPM Article 6-12(C), private off-site mitigation and payment-in-lieu may only be considered if management on-site is waived in accordance with the following criteria and procedures.

1. Management on-site shall be waived by the City Engineer if the following conditions are met:

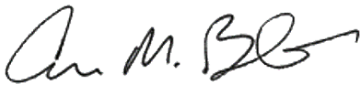
a. Stormwater quality can be effectively controlled through private off-site mitigation or through an arrangement (approved by the City) to use a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.
b. Any of the following conditions apply:
    i. The lot is too small to accommodate management on site while also accommodating the full plan of development.
    ii. The soil is not stable as demonstrated by a geotechnical report certified by a professional engineer licensed in the State of New Mexico.
    iii. The site use is inconsistent with the capture and reuse of stormwater.
    iv. Other physical conditions exist where compliance with on-site stormwater quality control leaves insufficient area.
    v. Public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of the Drainage Ordinance (Part 14-5-2 ROA 1994) as demonstrated on as-built construction drawings and an approved drainage report.
    vi. The developer constructs a project to replenish regional groundwater supplies at an off-site location.
    vii. A waiver to State water law or acquisition of water rights would be required in order to implement management on site.

2. The basis for requesting payment-in-lieu or private off-site mitigation is to be clearly demonstrated on the drainage plan.

This project's justification: _____

This site fulfills conditions 1a. and 1bi.

The existing outflow locations are maintained and due to the relatively small addition of impervious area, over an area that is mostly impervious coverage already (Type D), there will be no adverse effects to the rest of the property or adjacent properties.



Aaron M. Barnhart

Professional Engineer or Architect

PAYMENT-IN-LIEU

Per the DPM Article 6-12(C)(1), the amount of payment-in-lieu is deficient volume (cubic feet) times $6 per cubic feet for detached single-family residential projects or $8 per cubic feet for all other projects.

AMOUNT OF PAYMENT-IN-LIEU = $ 173.07

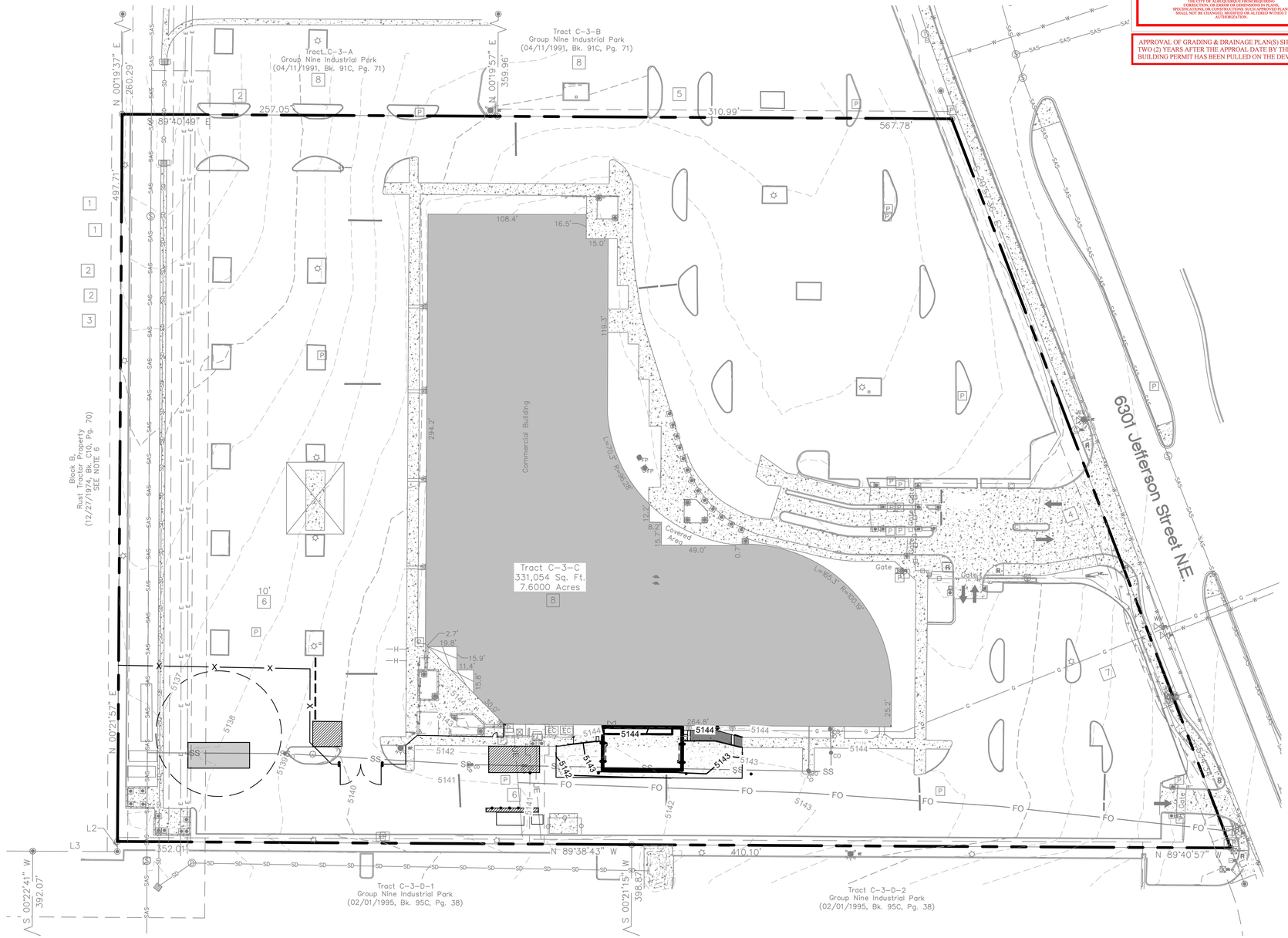
THIS SECTION IS FOR CITY USE ONLY

[X] Waiver is approved. The amount of payment-in-lieu from above must be paid prior to Certificate of Occupancy.

[ ] Waiver is DENIED.

Renée C. Brissette 12/19/23

City of Albuquerque
Hydrology Section

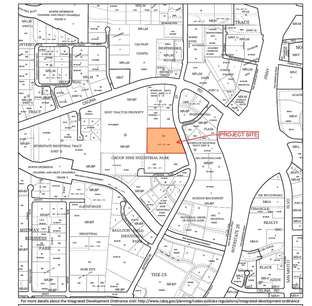


City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/19/23
BY: Renée Brissette
HydroTrans # E17D016C

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS/REPORT. ANY SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

BENCHMARK:
ACS MONUMENT "SMW-12" HAVING AN ELEVATION OF 5242.356 FEET (NAVD88).



ZONE ATLAS:

DRAINAGE PLAN:

LEGAL DESCRIPTION: TRACT "C-3-C", OF THE REPLAT FOR TRACTS B-1, C-3-A, C-3-B, C-3-C, C-3-D, C-3-E, C-3-F, C-3-G OF GROUP NINE INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 11, 1991, IN PLAT BOOK 91C, PAGE 71.

SITE AREA: 7.60 ACRES ±.

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED AUGUST 16, 2012 (PANEL NO. 35001C0138H) INDICATS A FLOOD HAZARD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS: UNDER EXISTING CONDITIONS, THE PROPERTY IS FULLY DEVELOPED WITH A BUILDING, PAVING AND LANDSCAPED AREAS. THIS IS PART OF THE GROUP 9 INDUSTRIAL PARK DEVELOPMENT.

DEVELOPED DRAINAGE CONDITIONS: THE REDEVELOPMENT DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH CHAPTER 6, ARTICLE 6-2, SECTION 6-2(A), ENTITLED "PROCEDURE FOR 40-ACRE AND SMALLER BASINS." THE REDEVELOPED AREA CONSISTS OF ADDING AN ENCLOSURE FOR SECURE UNLOADING AREA, AND A REMOVED CURB ISLAND TO FACILITATE VEHICULAR MOVEMENTS. THIS RESULTS IN A NET INCREASE IN IMPERVIOUS AREA OF 998 SF. THE REDEVELOPMENT STORM DEPTH IS 0.26 INCHES.

STORMWATER QUALITY VOLUME (REDEVELOPMENT): 998 SF * (0.26 IN/ 12) = 21.63 CF

PROVIDED SWQV: 0*
THE OWNER HAS ELECTED TO PAY THE PAYMENT IN LIEU FOR THE REQUIRED STORMWATER QUALITY VOLUME.
*THE PAYMENT IN LIEU AMOUNT = 21.63 CF X $8/CF = $173.07

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

nm811 Know what's below. Call before you dig.

40 0 20 40
1" = 40'

CYNTERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000

BARON M. BARNHART
NEW MEXICO
26138
PROFESSIONAL ENGINEER
12/14/2023

wallace design collective
wallace design collective, pc
structural · civil · landscape · survey
9800 pyramid court, suite 350
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BOKF JEFFERSON OPERATIONS CENTER

BANK OF OKLAHOMA FINANCIAL

6301 JEFFERSON
ALBUQUERQUE, NM 87109

ISSUES / REVISIONS

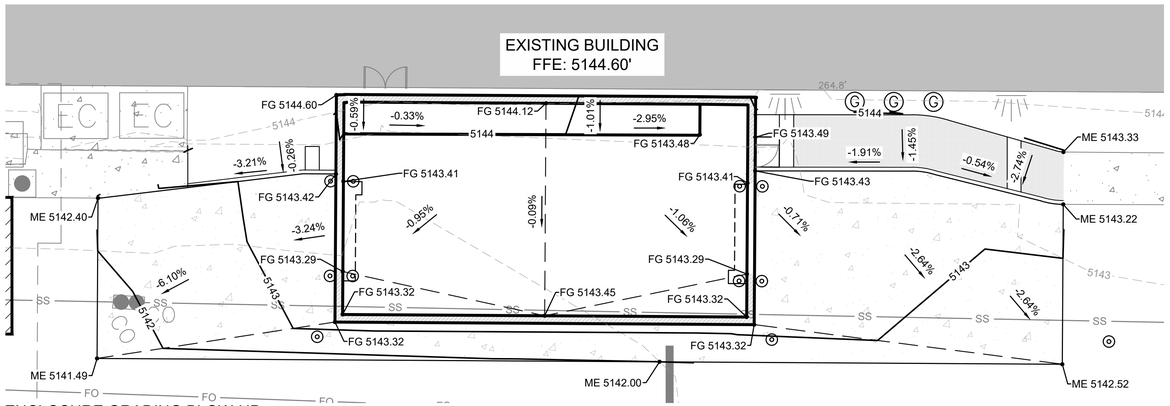
1	ASI 1	08.25.2023

ISSUE DATE: 12/14/2023
CHECKED BY: JMD
DRAWN BY: CJG

SHEET NAME
OVERALL GRADING & DRAINAGE PLAN

SHEET NUMBER
C500

Project Number: 224093
Printed: 12/14/2023 12:05 PM
\\DENVER-SERVER\CIVILPROJECTS\2240493 BOKF - ALBUQUERQUE\DWGPRODUCTION\2240493 HYDROLOGY GRADING PLAN.DWG



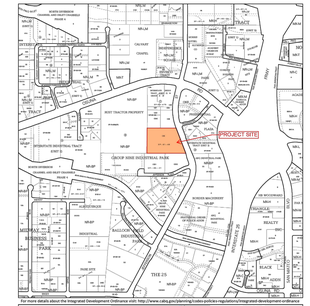
ENCLOSURE GRADING BLOW-UP
SCALE: 1"=10'

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 12/19/23
BY: Renée C. Brissette
HydroTrans # E17D016C

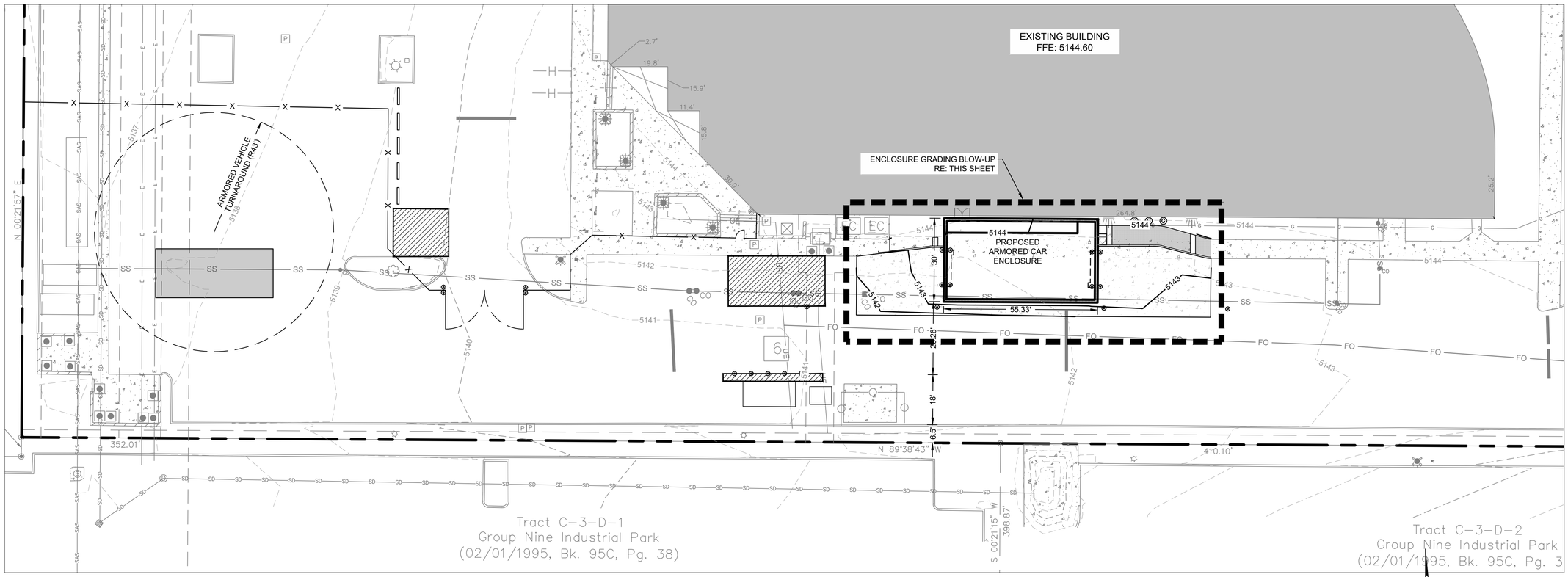
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF ANY VIOLATION OF ANY ORDINANCE OR STATE OR FEDERAL LAW NOT SPECIFICALLY WITHIN THE CITY OF ALBUQUERQUE'S PURVIEW INCLUDING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS OR CALCULATIONS. THESE PLANS AND CALCULATIONS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

APPROVAL OF GRADING & DRAINAGE PLAN(S) SHALL EXPIRE TWO (2) YEARS AFTER THE APPROAL DATE BY THE CITY IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT

BENCHMARK:
ACS MONUMENT "SMW-12" HAVING AN ELEVATION OF 5242.356 FEET (NAVD88).



ZONE ATLAS:



CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

nm811 Know what's below. Call before you dig.

CYNTERGY
810 S CINCINNATI AVE, STE 200
TULSA, OK 74119
918.877.6000

BARON M. BARNHART
NEW MEXICO
26138
PROFESSIONAL ENGINEER
12/14/2023

wallace design collective
wallace design collective, pc
structural · civil · landscape · survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690 · 800.364.5858
P.N. 2240493

BOKF JEFFERSON OPERATIONS CENTER

BANK OF OKLAHOMA FINANCIAL

6301 JEFFERSON
ALBUQUERQUE, NM 87109

ISSUES / REVISIONS

1	ASI 1	08.25.2023

ISSUE DATE: 12/14/2023
CHECKED BY: JMD
DRAWN BY: CJG

SHEET NAME
DETAILED GRADING PLAN

SHEET NUMBER
C501

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