

CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director



Mayor Richard J. Berry

March 21, 2016

Fred C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

Re: Main Bank
7300 - 7402 Menaul Blvd. NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 3-12-15 (H19D055A)
Certification dated: 3-19-16

PO Box 1293

Dear Mr. Arfman,

Albuquerque

Based upon the information provided in your submittal received 3/21/2016, the above referenced Certification received is acceptable for the release of permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

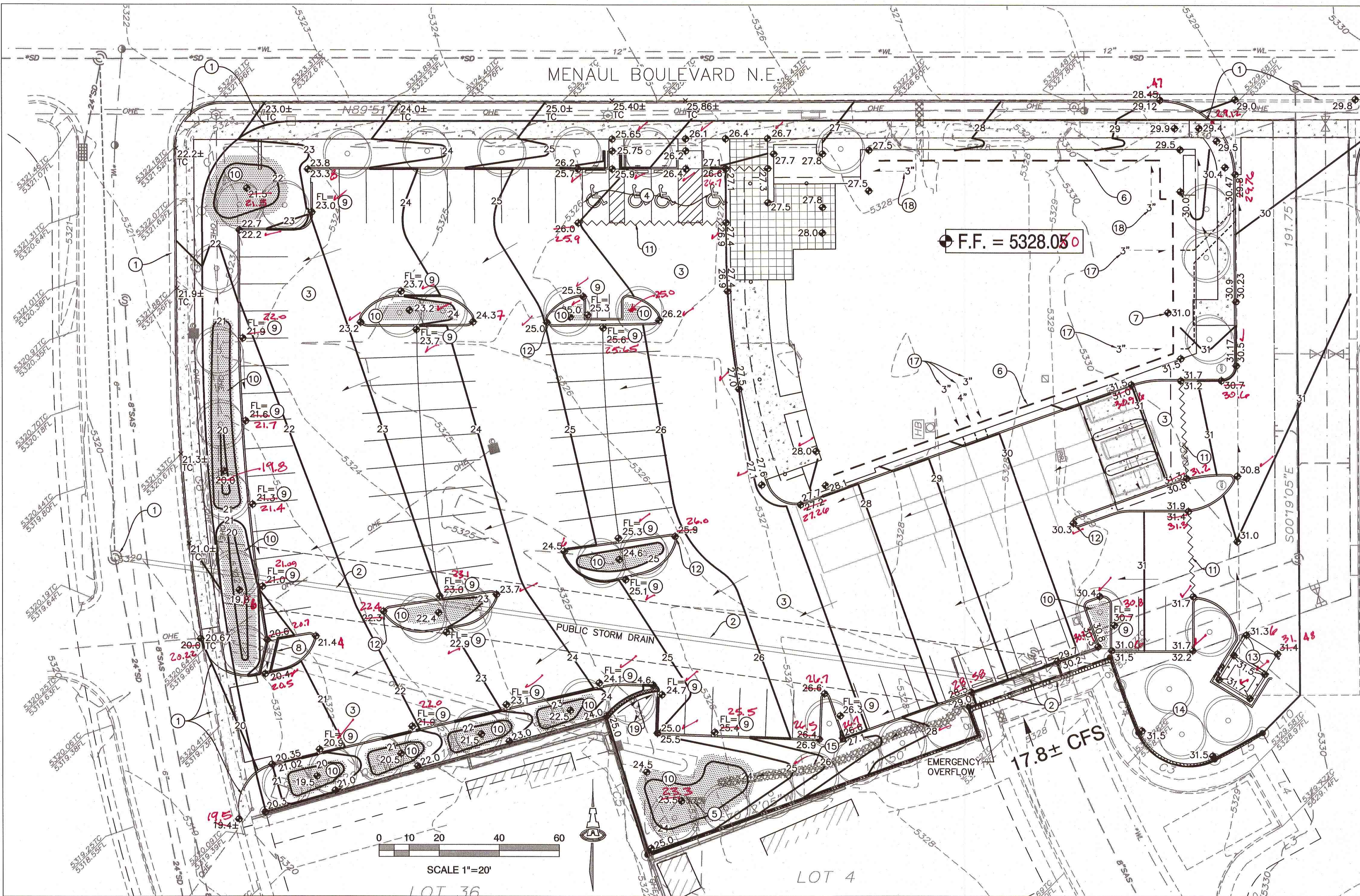
www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

TE/RH

C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONFORM TO ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE GROSS 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.
- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- 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.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS TWO WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- 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.
- 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.
- STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF "FIRST FLUSH" (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).
- ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH

KEYED NOTES

- CONSTRUCTION WITHIN THE R.O.W INCLUDING SITE ENTRANCE DRIVES, CONCRETE VALLEY GUTTER, PUBLIC SIDEWALK, STREET PAVEMENT, HANDICAP RAMPS, PUBLIC STORM DRAIN CONNECTION TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #762385.
- CONSTRUCTION OF PUBLIC STORM DRAIN INLET STRUCTURE AND WALL OPENINGS TO ACCEPT PROSPECT AVE STREET FLOW (APPROX. 17.8 CFS) AND ROUTE THROUGH PROPERTY WITHIN A PUBLIC 18" STORM DRAIN TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER #762385.
- PROPOSED PAVING. SEE ARCHITECTURAL FOR PAVEMENT MATERIAL, JOINT INFORMATION, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- CONSTRUCT HC PARKING PAVEMENT TO ADA STANDARDS. MAX. 2% SLOPE IN ANY DIRECTION.
- CONSTRUCT INFILTRATION TRENCH. SEE CG-501 FOR DETAIL.
- DASHED LINE REPRESENTS EXTENTS OF REQUIRED BUILDING RETAINING STEMWALL TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- SEE ARCHITECTURAL FOR INTERIOR STEPS AS REQUIRED TO ACHIEVE GRADE TRANSITION BETWEEN F.F. AND EXTERIOR GRADE.
- CONSTRUCT 3' WIDE 'U' SHAPED CONCRETE CHANNEL THROUGH PARKING ISLAND. SEE CG-501 FOR DETAIL.
- CONSTRUCT 8" WIDE (BOTTOM WIDTH) CURB CUT AT FLOWLINE (FL=) SHOWN TO PASS 'FIRST FLUSH' DISCHARGE TO RETENTION PONDING AREAS. ALL 'FIRST FLUSH' PONDING AND CURB CUTS MUST BE INSTALLED PER PLAN. SEE CG-501 FOR DETAIL.
- HATCHED AREA REPRESENTS EXTENTS OF 'FIRST FLUSH' RETENTION PONDING. CONSTRUCT TO ELEVATIONS SHOWN.
- PAVEMENT GRADE BREAK / WATER BLOCK.
- 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.
- DEPRESS LANDSCAPING FOR WATER HARVESTING. TYPICAL. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF BUILDING.
- CONSTRUCT 3' WIDE FRACTURED FACE ROCK SWALE (SEE GENERAL NOTE AA) AT ELEVATIONS SHOWN. SEE CG-501 FOR DETAIL.
- CONSTRUCT 6" HIGH DEFLECTION CURB (BOULDER, LANDSCAPE BLOCKS, CONCRETE HEADER CURB, ETC.) TO DIRECT EMERGENCY OVERFLOW DISCHARGE FROM PROSPECT AVENUE TO PAVEMENT.
- ROOF STORMWATER DISCHARGE PIPE (3" OR 4" AS NOTED). EXTEND THROUGH FACE OF CURB PER C.O.A. STD. DWG. 2235, USING FITTINGS AS REQUIRED. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.
- ROOF STORMWATER DISCHARGE TO PLANTER AREA. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.
- CONSTRUCT 1' HIGH BOULDER RETAINING INTEGRATED WITH LANDSCAPING TO DIRECT EMERGENCY OVERFLOW (IN THE EVENT THE PUBLIC STORM DRAIN SYSTEM OVERFLOWS) TO ENTER PAVEMENT AT ADJACENT CURB RETURN.

DRAINAGE CONCEPT

OFF-SITE FLOW FROM PROSPECT AVE. N.E. WILL BE ACCEPTED INTO THIS PROPERTY AT THE RECENTLY CONSTRUCTED SIDEWALK CULVERT / WALK DIP SECTION. WALL OPENINGS WILL BE PROVIDED AS PART OF THE BUILDING PERMIT SET. OFF-SITE FLOW RATE IS BASED ON THE 100-YEAR 6-HOUR STORM EVENT (APPROX. 17.8 CFS PER). OFF-SITE FLOW WILL BE ROUTED THROUGH THE PROPERTY WALL TO A NEW DOUBLE 'C' INLET WITH 18" OUTLET PIPE EXTENDED TO THE PUBLIC STORM DRAIN MAIN IN MESILLA AVE.

THIS SITE IS AN INFILL PROPERTY LOCATED IN A FULLY DEVELOPED PART OF THE CITY. PER THE APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN, THE PROPERTY WILL FREE DISCHARGE TO THE ADJACENT PUBLIC STREETS (<= 85% TREATMENT D) WITH THE MAJORITY EXITING THE SITE TO MESILLA AVE.

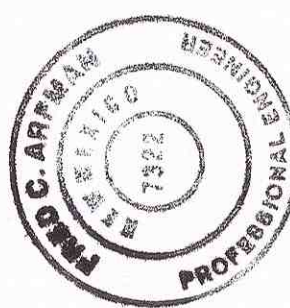
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THERE ARE 'FIRST FLUSH' RETENTION BASIN AREAS THROUGHOUT THE SITE (HATCHED AREAS). STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (KEYED NOTE 9). SEE SHEET CG-501 FOR FIRST FLUSH RETENTION POND LOCATIONS AND VOLUMES.

DRAINAGE CERTIFICATION

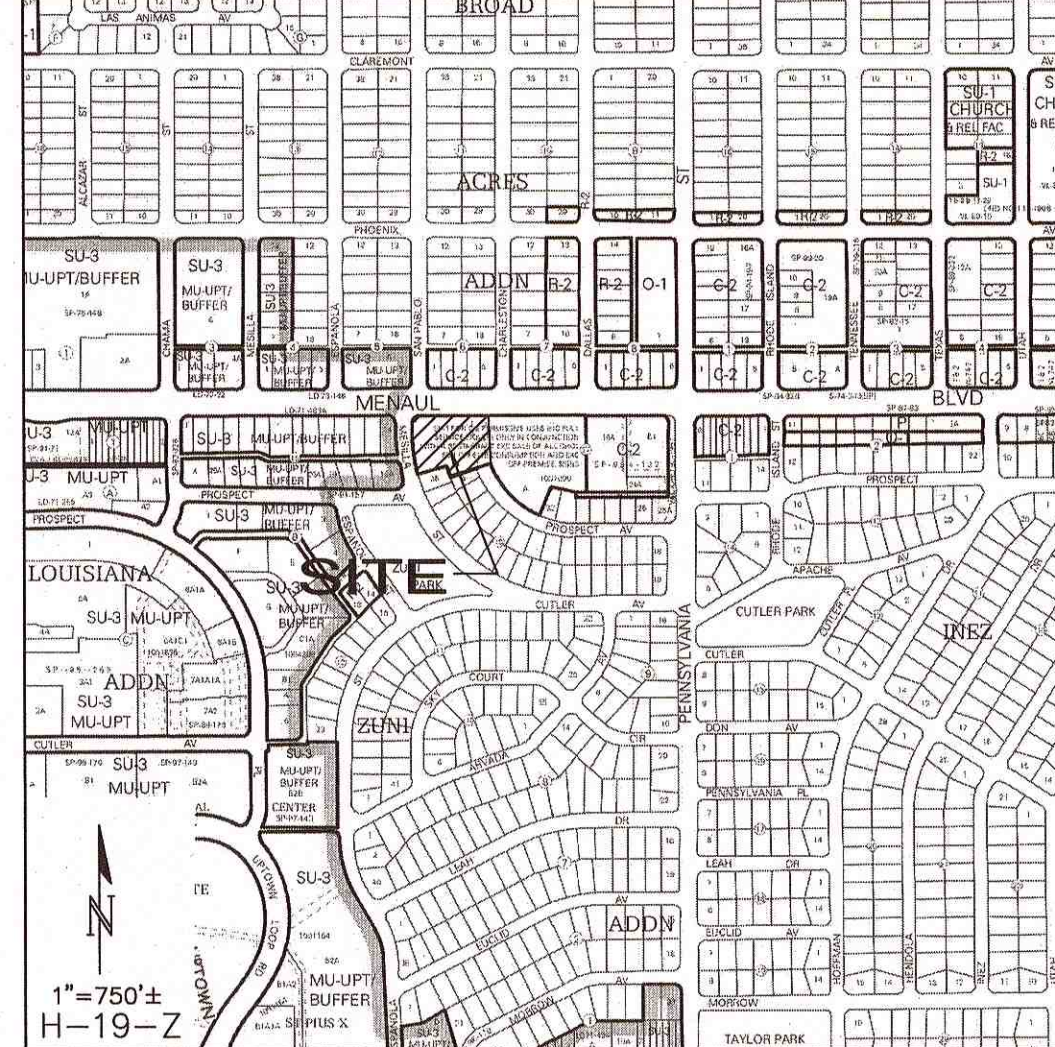
I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with the design intent of the approved plan dated 03/12/15. I am a duly licensed Professional Engineer in the State of New Mexico. I have personally visited the site and have determined by visual inspection that the survey data provided on the plan is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



Fred C. Arfman
03-19-16
Date

VICINITY MAP



PROJECT DATA

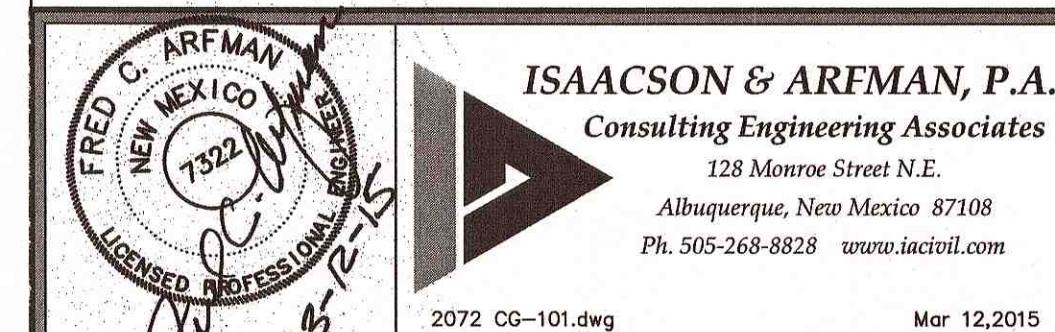
LEGAL DESCRIPTION: TRACT A-1A, ZUNI ADDITION
SITE AREA: 1.76 AC.
FLOOD ZONE: PER BERNALILLO COUNTY FIRM MAP #35001C0356H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
ENGINEER: FRED C. ARFMAN
ISAACSON & ARFMAN, P.A.
128 MONROE ST NE, ABQ. NM 87108
PHONE: (505) 268-8828
SURVEYOR: RUSS HUGG
SURV-TEK, INC.
9384 VALLEY VIEW DR NW, ABQ. NM 87114
PHONE: (505) 897-3366
BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "11-H19" HAVING A PUBLISHED ELEVATION OF 5364.26' (NAVD 1988).

OFF-SITE FLOW

OFF-SITE FLOW FROM PROSPECT AVE. N.E. (17.8 CFS) WILL BE ROUTED THROUGH THIS PROPERTY WITHIN A PUBLIC STORM DRAIN TO BE CONSTRUCTED UNDER PUBLIC WORK ORDER. CITY PROJECT NUMBER 762385.

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5328.05
- FINISH FLOOR ELEVATION
- PROPOSED GRADE BREAK
- PROPOSED FIRST FLUSH RETENTION PONDING AREA.

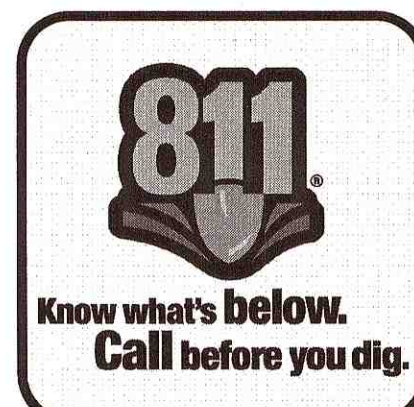


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MAIN BANK
MENAU BLVD.
Dorman Breen Architects

GRADING & DRAINAGE PLAN

Date:	03-12-15	No. Revision:		Date:		Job No.	2072
Drawn By:	BJB						CG-101
Ckd By:	FCA						SH. OF





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Main Bank Building Permit #: _____ City Drainage #: H19D055A
DRB#: 14-70378 EPC#: _____ Work Order#: 762385
Legal Description: Tract A-1, Blocks 16 & 17, Zuni Addition
City Address: 7402 Menaul Blvd. NE

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

Owner: Main Bank Contact: Alan Shuttleworth
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Architect: Dorman Breen Architects Contact: Laurence Breen
Address: P.O. Box 11608 - Albuquerque, NM 87192
Phone#: (505) 299-5940 Fax#: _____ E-mail: _____

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg
Address: 9384 Valley View Drive NW - Albuquerque, NM 87108
Phone#: (505) 897-3366 Fax#: _____ E-mail: _____

Contractor: MV Industries, Inc. Contact: Mike Vigil
Address: 2920 Stanford Dr. NE, Albuquerque, NM 87107
Phone#: (505) 884-6947 Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: March 19, 2016

By: Fred C. Arfman

Isaacson & Arfman, P.A.

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development