CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



September 23, 2019

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

RE: San Jose Catholic Church Parish Hall

2401 Broadway Blvd SE

Request for Certificate of Occupancy - Permanent

Hydrology Final Inspection - Approved

Certification Dated: 8/28/19

Revised Grading and Drainage Plan Stamp Date: 10/17/18

Hydrology File: M14D016

PO Box 1293 Dear Mr. Arfman:

Based on the submittal received on 9/20/19, this certification is approved in support of

Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.

Senior Engineer, Planning Dept.

Development Review Services

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle

PRIVATE FACILITY DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between Archdiocese of Santa Fe Real Estate Corporation, a New Mexico nonprofit corporation ("Owner"), whose address is 4000 Saint Josephs Place, Albuquerque, New Mexico, 87120, and whose telephone number is (505) 831-8100 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. <u>Recital.</u> The Owner is the current owner of the following described real property located at Lot a, San Jose Parish, located at 2400 Broadway Blvd. SE, Albuquerque, New Mexico recorded on March 20, 2008 in Bk. 8-C, page 54 as Document No. in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. <u>Description and Construction of Drainage Facility</u>. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City: <u>Storm Water Quality Pond</u>

The Drainage Facility is more particularly described in **Exhibit A** attached hereto and made a part hereof.

- 3. <u>Maintenance of Drainage Facility</u>. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.
- 4. <u>Benefit to Property</u>. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.
- 5. <u>Inspection of Drainage Facility</u>. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.
- 6. <u>Liability of City</u>. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.
 - 7. <u>Indemnification</u>. The Owner owns and controls the Drainage Facility and shall not

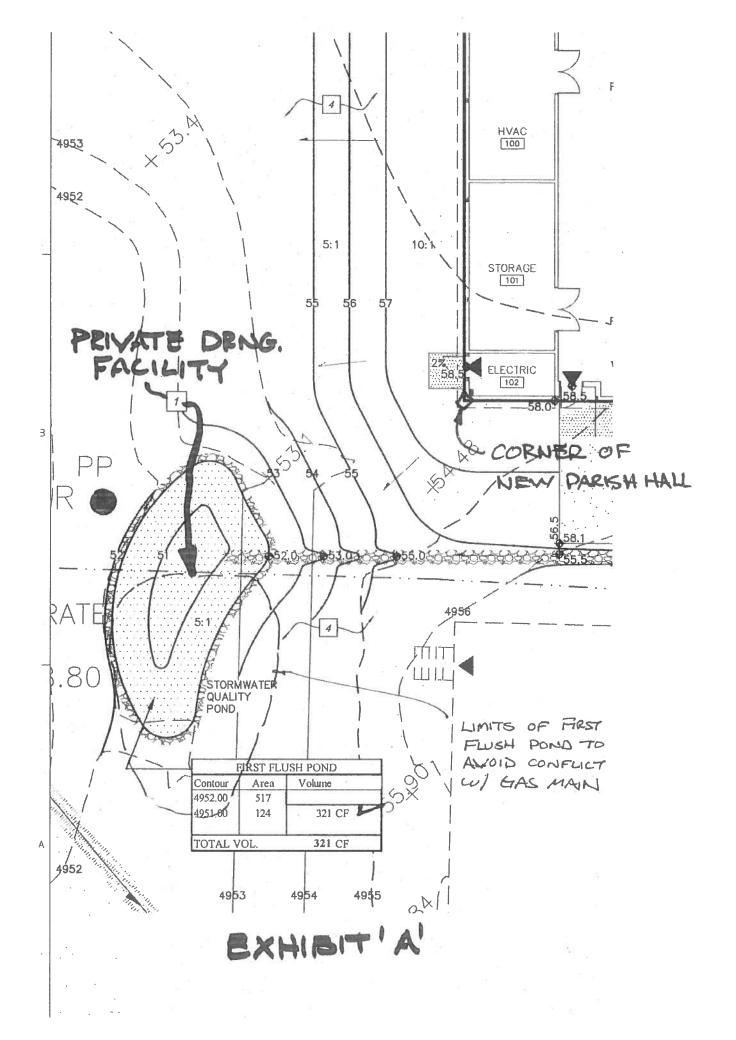
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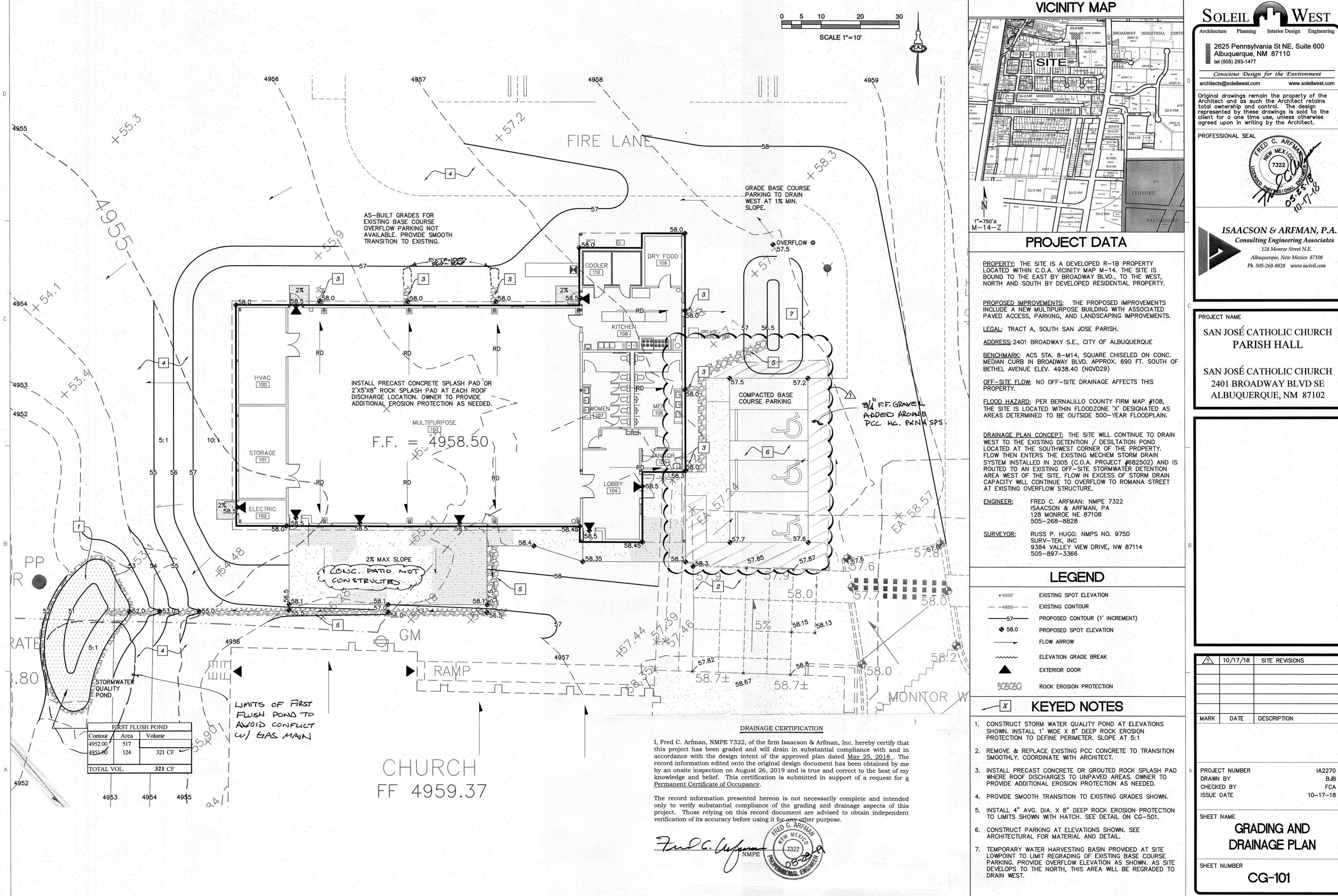


permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

- 8. <u>Assessment.</u> Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.
- 9. <u>Binding on Owner's Property</u>. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.
- 10. <u>Entire Covenant</u>. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.
- 11. <u>Changes to Covenant</u>. Changes to this Covenant are not binding unless made in writing, signed by both parties.
- 12. <u>Effective Date of Covenant</u>. This Covenant shall be effective as of the date of signature of the Owner.

OWNER: Archdiocese of San Real Estate Corpor		CITY OF ALBUQUERQUE:
By [signature]:	h	By:
Name [print]: Thomas P. 1	Macken	Shahab Biazar, P.E., City engineer
Title: Executive Sirector Pro Dated: 9/4/19	oporty Management	Dated: 9//2/19
<u>O</u>	WNER'S ACKNOWLE	EDGMENT
STATE OF NEW MEXICO COUNTY OF BERNALILLO))ss)	
This instrument was ack 20 19, by Thomas 1. I Executive screetor from Archdiocese of Santa Fe Real E	perty Management	
Monica M. Just NOTARY PUBLIC STATE OF NEW MEXI My Commission Expires: 6/27/20	Notary Pub	a M. Justice lic 8/27/2021 ssion Expires: 8/27/2021
9	CITY'S ACKNOWLEI	OGMENT
STATE OF NEW MEXICO)	
COUNTY OF BERNALILLO)ss)	
	nowledged before me on Shahab Biazar, P.E., Cit alf of said corporation.	thisdth day of ry Engineer, of the City of Albuquerque,
OTTE LOUIS	Not My	house Kabachi ary Public Commission Expires: March 5, 2021
* PUBLIC OF	(EXHIBIT A ATTAC	CHED)
The Principles of the Control of the	3	





GENERAL NOTES

- A. 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.
- B. NO WORK SHALL BE PERFORMED WITHOUT THE APPROPRIATE PERMITS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE.
- C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE OWNER.
- D. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK.
 CONTRACTOR SHALL REGULARLY UPDATE OWNER REGARDING THE STATUS
 OF THE INSPECTIONS.
- E. 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. .
- F. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES.
- G. ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER.
- H. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- I. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.
- J. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

- K. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- L. GRADING SHALL BE PERFORMED AT THE ELEVATIONS SHOWN ON THIS PLAN.
- M. 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.
- N. 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.
- O. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- P. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.
- Q. 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.
- R. ALL EROSION PROTECTION TO BE INSTALLED AS 4" AVG. DIA. ANGULAR FACED ROCK (F.F. ROCK) PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- S. 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.
- T. POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES
- U. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBLITY 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.
- V. 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:
- . AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN
- ON THE APPROVED PLAN;

 TOP AND BOTTOM ELEVATIONS AS REQUIRED TO DEFINE THE PERIMETER OF PONDS (TO BE USED BY ENGINEER TO CALCULATE AS—BUILT
- VOLUME PROVIDED);
 POND OVERFLOW ELEVATIONS
- 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.
- W. GRADING OF FIRST FLUSH RETENTION BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERTIFICATE OF OCCUPANCY.

CALCULATIONS

2.5 CFS

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF FIRST FLUSH DEFINED AS THE 90TH PERCENTILE STORM [LESS INITIAL ABSTRACTION] OR 0.34" OF STORMWATER WHICH DISCHARGES FROM IMPERVIOUS SURFACES. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO STORMWATER QUALITY VOLUME BASINS.

				ON-SIT	E			
AREA OF SITE:				30870	SF	-	0.7	
				100-year, 6-hour				
HISTORIC FLOV	VS:			DEVELOPED FL	OWS:			EXCESS PRECIP:
		Treatment SF	%			Treatment SF	%	Precip. Zone 2
Area A =		0	0%	Area A	=	0	0%	$E_A = 0.53$
Area B =		7717.5	25%	Area B	=	6174	20%	$E_{\rm B} = 0.78$
Area C =	: : [23152.5	75%	Area C	=-	14818	48%	$E_{\rm C} = 1.13$
Area D =	. [0	0%	Area D	=	9878	32%	$E_{\rm D} = 2.12$
Total Area =		30870	100%	Total Area		30870	100%	\rightarrow
On-Site Weighted E		s Precipitation Weighted E =	(100-	Year, 6-Hour Storm) E _A A _A + E _B A _B + E _C		$E_{ m D} { m A}_{ m D}$		
	ę ·	3 1 4 10 10		$A_A + A_B + A$	$_{\rm C} + A_{\rm D}$			
Historic E =	= *	1.04	in.	Developed E	= 7	1.38	in.	

PASKADENTS INVESTIGATION TO A SECURITION OF									200
On-Site Volume	e of Runoff:	V360 =		E*A / 12					
Historic V ₃₆₀	=	2682	CF	Developed V ₃₆	50	=		3542	CI
On-Site Peak I		te: $Qp = Q_{pA}$	A _A +	$-Q_{pB}A_B+Q_{pC}A_C$	+Q _{pD}	A _D / 4	3,560		
Q_{pA}	= 1.50	5			Q_{pC}	=	3.14		
O-P	= 22	8	ЫŸ.		2.5		4 70		

2.1 CFS Developed Q_p

BASIN MAP:	
	FIRE LAMP
in the second	
, sol	BASIN 1
SMWATER SIN	

Contour	Area	JSH POND Volume	
4952.00	517		
4951.00	124	321 CF	

TOTAL VOL. 321 CF

REQUIRED FIRST FLUSH VOLUME = 8644 SF * 0.34" / 12 = 280 CF

CONSTRUCT ALL SWALES AND FRACTURED FACE

ENSURE RUNOFF CAN BE

PROTECTION BELOW ADJACENT GRADE TO

CONVEYED PROPERLY

ROCK EROSION

CAPTURED AND

MARK DATE DESCRIPTION

Architecture Planning Interior Design Engineering

2625 Pennsylvania St NE, Suite 600

Conscious Design for the Environment

Original drawings remain the property of the Architect and as such the Architect retains

total ownership and control. The design represented by these drawings is sold to the

client for a one time use, unless otherwise

C. ARE

MEX

7322

ISAACSON & ARFMAN, P.A.

SAN JOSÉ CATHOLIC CHURCH

PARISH HALL

SAN JOSÉ CATHOLIC CHURCH

2401 BROADWAY BLVD SE

ALBUQUERQUE, NM 87102

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

Ph. 505-268-8828 www.iacivil.com

agreed upon in writing by the Architect.

Albuquerque, NM 87110

tel (505) 293-1477

architects@soleilwest.com

PROFESSIONAL SEAL

PROJECT NAME

A PROJECT NUMBER DRAWN BY CHECKED BY

BJB FCA 10-17-18

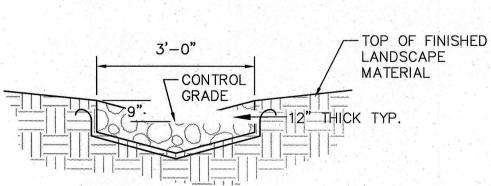
SHEET NAME

ISSUE DATE

GRADING AND DRAINAGE NOTES AND DETAILS

SHEET NUMBER

CG-101



- VARY FRACTURED FACE ROCK SIZE BETWEEN 2" AND 6" DIA. (AVG.=4").
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.)
 BENEATH ALL EROSION PROTECTION.

FRACTURED FACE ROCK SWALE