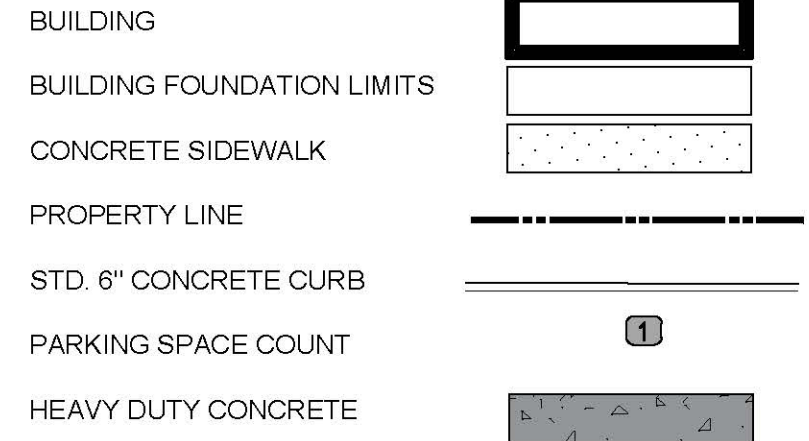


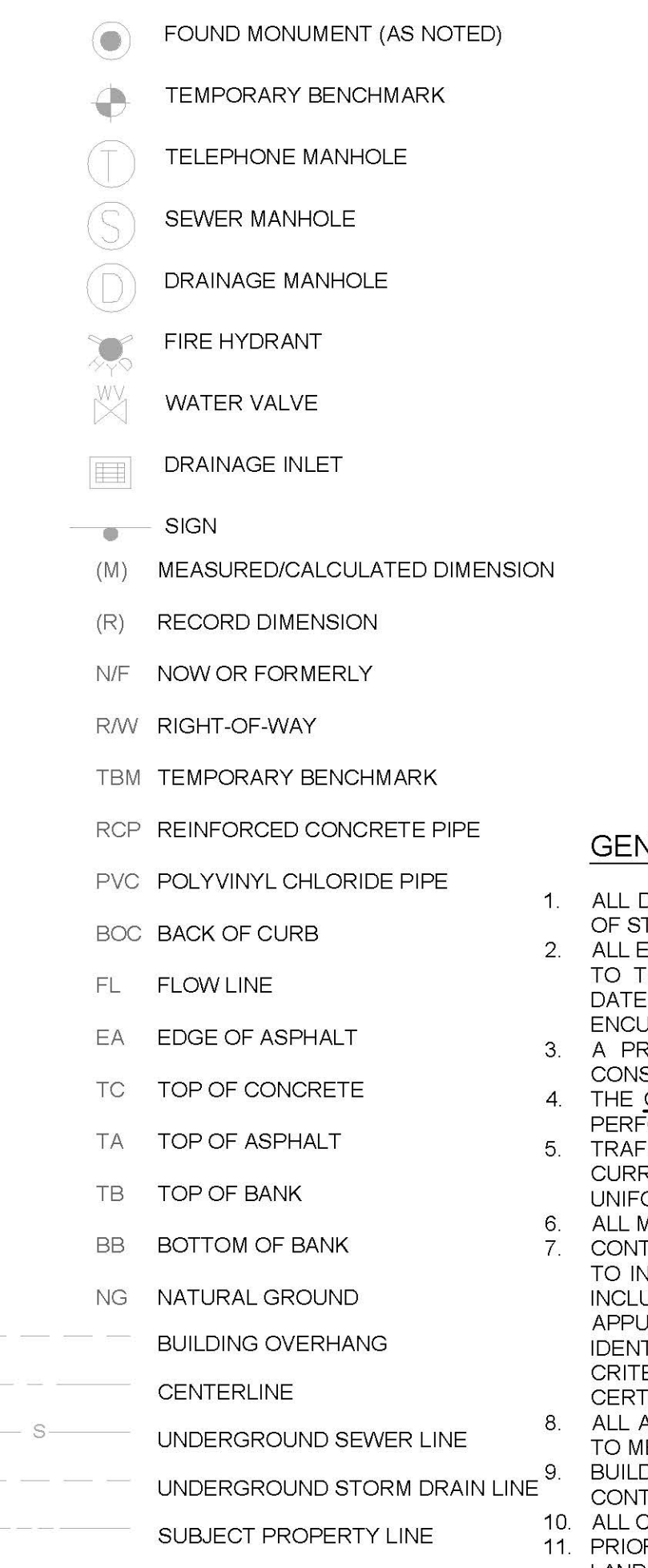
DRB SITE PLAN PROJECT # PR-2019-002402

DRB SITE PLAN APPLICATION # SI-2021-02080

PROPOSED LEGEND



EXISTING LEGEND



NOTES

- 1N NEATLY SAWCUT 2" AND MATCH EXISTING
- 2N END CURB
- 3N DUMPSTER ENCLOSURE (REFER TO STRUCTURAL AND ARCHITECTURAL PLANS)
- 4N LANDSCAPE AREA
- 5N 6" WIDE WHITE PARKING LOT STRIPE
- 6N LIGHT POLE
- 7N HEAVY DUTY ASPHALT PAVING
- 8N SIGN (REFER TO SIGNAGE PLANS)
- 9N MENU ORDER BOARD AND SPEAKER
- 10N ORDER PICKUP WINDOW
- 11N CLEARANCE BAR
- 12N ELECTRIC TRANSFORMER
- 13N FLAG POLE WITH LIGHT BEACON
- 14N DO NOT ENTER PAVEMENT MARKING
- 15N REMOTE FIRE DEPARTMENT CONNECTION
- 16N KNOX BOX
- 17N SINGLE CANOPY DRIVE THROUGH (REFER TO ARCHITECTURAL PLANS)
- 18N GUARDRAIL (REFER TO ARCHITECTURAL PLANS)
- 19N BUILDING FOUNDATION LIMITS (REFER TO ARCHITECTURAL PLANS)
- 20N LIGHTED BOLLARD (REFER TO ARCHITECTURAL PLANS)
- 21N MOTORCYCLE PARKING
- 22N EXISTING FIRE HYDRANT
- 23N PROPOSED SIDEWALK BY OTHERS

SITE DATA & AREA CALCULATIONS

CURRENT ZONING CLASSIFICATION:	NR-BP (BUSINESS PARK)
CURRENT LOCAL JURISDICTION:	CITY OF ALBUQUERQUE
FLOOD ZONE CLASSIFICATION:	ZONE 'X'
FEMA PANEL:	35001C0328J
DATE:	11/04/2016
SITE AREA TOTAL:	63496 SF (1.457 AC)
IMPERVIOUS AREA:	48,168 SF (1.105 AC)
PERVIOUS AREA OPEN SPACE:	15,327 SF (0.351 AC)
OPEN SPACE PERCENTAGE:	24.09%
FLOOR AREA RATIO BLDG/SITE:	5.91%

PARKING DATA

SPACE REQUIRED:	8 SPACES PER 1000 SF GFA = 31 SPACES
SPACES PROVIDED:	44 REGULAR 3 ADA 47 TOTAL
TYPICAL DIMENSIONS:	9' WIDTH 18' DEPTH
MOTORCYCLE:	SPACE REQUIRED: 2 SPACES PER 26-50 VEHICLE SPACES = 2
SPACE PROVIDED:	2 SPACES
BICYCLE:	SPACE REQUIRED: 3 SPACES OR 10% OF VEHICLE SPACES WHICHEVER IS GREATER = 5 SPACES
SPACE PROVIDED:	5 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY BLEW AND ASSOCIATES PA DATED NOVEMBER 04, 2021, FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF ALBUQUERQUE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE NMDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM THE STREET. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
7. ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
8. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
9. ALL CURB RADII ARE 3' UNLESS SHOWN OTHERWISE.
10. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.

DETAILS

- 1D INVERTED "U" BIKE RACK (SEE CONSTRUCTION DETAILS SHEET C012)
- 2D DO NOT ENTER SIGN (MUTCD R5-1, SEE CONSTRUCTION DETAILS SHEET C012)
- 3D ADA PARKING (PER 2015 NM ACCESSIBILITY CHECKLIST, SECTION 8 DETAIL. SEE SHEET C012)
- 4D ADA SIGN (PER 2015 NM ACCESSIBILITY CHECKLIST, SECTION 8 DETAIL. SEE SHEET C011)
- 5D CONCRETE SIDEWALK (PER COABQ STD DWG NO. 2430, SEE SHEET C011)
- 6D CURB RAMP (PER COABQ DETAIL STD DWG NO. 2440 & 2441, SEE SHEET C011)
- 7D FLARED RAMP (SEE CONSTRUCTION DETAILS SHEET C011)
- 8D STANDARD CURB & GUTTER (PER COABQ DETAIL STD DWG NO. 2415A - STANDARD CURB AND GUTTER. SEE SHEET C013)
- 9D BOLLARD (SEE CONSTRUCTION DETAILS SHEET C011)
- 10D WHEEL STOP (SEE CONSTRUCTION DETAILS SHEET C012)
- 11D STORM INLET TOP (PER COABQ DETAIL STD DWG NO. 2110, SEE SHEET C014)
- 12D STORM INLET (PER COABQ DETAIL STD DWG NO. 2201, SEE SHEET C014)
- 13D MOTORCYCLE PARKING SIGN (MUTCD R7-5-16)

PROJECT NUMBER: DRB SITE PLAN PROJECT # PR-2019-002402
 Application Number: DRB SITE PLAN APPLICATION # SI-2021-02080

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Ernest Arriaga	Aug 15, 2022
Traffic Engineering, Transportation Division	Date
Andre Houle	Aug 15, 2022
City Engineer	Date
AB/VA	Aug 15, 2022
City Engineer	Date
Shahab Pizgar	Aug 15, 2022
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
SEE SHEET C3.0	Date
Solid Waste Management	Aug 16, 2022
Date	Date
DRB Chairperson, Planning Department	Date

TBM#1
 SET CHISELED X
 NORTHING: 1483393.40
 EASTING: 1493191.03
 ELEVATION: 5205.67'

TBM#2
 SET CHISELED X
 NORTHING: 1483395.13
 EASTING: 1492881.32
 ELEVATION: 5215.90'

ALL ACCESS WAYS SURROUNDING SITE AND PUBLIC ROADWAY IMPROVEMENTS SHALL BE BUILT PER WORK ORDER. THE ACCESS WAY SHALL BE IN PLACE PRIOR TO CERTIFICATE OF OCCUPANCY.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT DISTANCE.

FLAG POLE NOTE
 FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE BY CONCORD AMERICAN FLAGPOLE OR OWNER APPROVED EQUAL, 30' HIGH, 5" ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL. INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HALYARDS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS. SEE SHEET S5.1, DETAIL D5 FOR FOUNDATION DETAILS. SEE SHEET E5.2, DETAIL A4 FOR LIGHT DETAILS.

BENCHMARKS

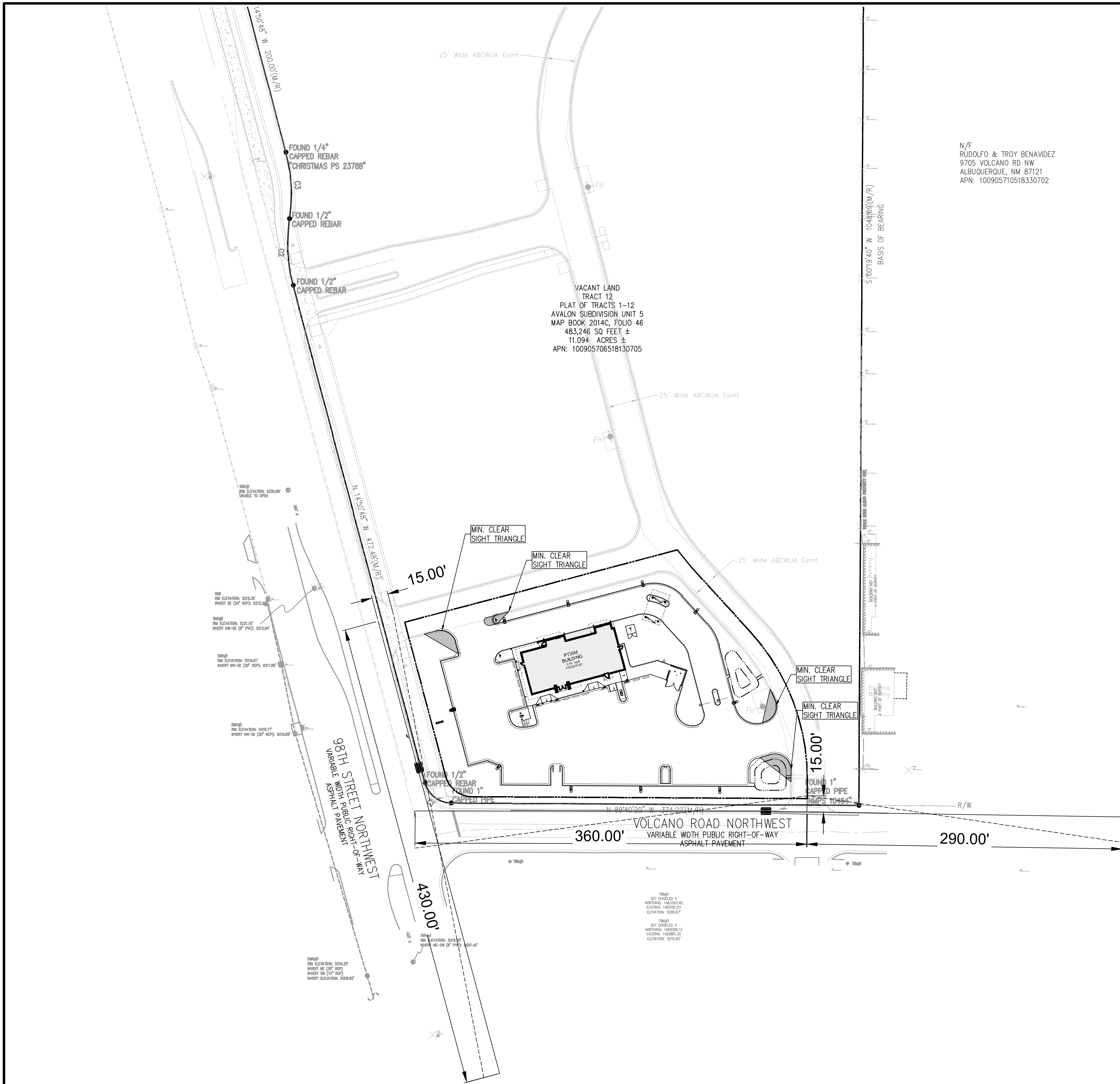
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	(1483393.40, 1493191.03)	
TBM #2	TBM - SET CHISELED X	ELEV: 5215.90'
	(1483395.13, 1492881.32)	

Bowman CONSULTING
 5601 Democracy Dr., Ste 205, Plano, Texas 75024
 Phone: (972) 497-2690, Fax: (972) 937-4062, www.bowman.com

WHATABURGER
 NEC 98TH ST. & VOLCANO RD.
 ALBUQUERQUE, NM 87124

PROFESSIONAL ENGINEER
 Kaiti Addo-Nyarko, New Mexico 25552

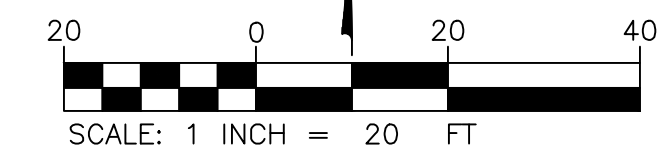
DESIGN: BB, DRAWN: BB, CHKD: KAN
 JOB NO. 070426-01-001
 SHEET C006



N/F
 RUDOLFO & TROY BENAVIDEZ
 9705 VOLCANO RD NW
 ALBUQUERQUE, NM 87121
 APN: 100905710518330702



VICINITY MAP
 NTS



DRB SITE PLAN PROJECT #: PR-2019-002402

DRB SITE PLAN APPLICATION #: SI-2021-02080

PROPOSED LEGEND

- BUILDING
- BUILDING FOUNDATION LIMITS
- CONCRETE SIDEWALK
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PARKING SPACE COUNT
- HEAVY DUTY CONCRETE

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

INTERSECTION SIGHT DISTANCE PER DESIGN PROCESS MANUAL - TRANSPORTATION DESIGN SECTION 7-4(1)(5)(iii) INTERSECTION SIGHT DISTANCE. 98TH STREET DESIGN SPEED 45MPH AND VOLCANO ROAD 30MPH.

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MESURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT DISTANCE.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

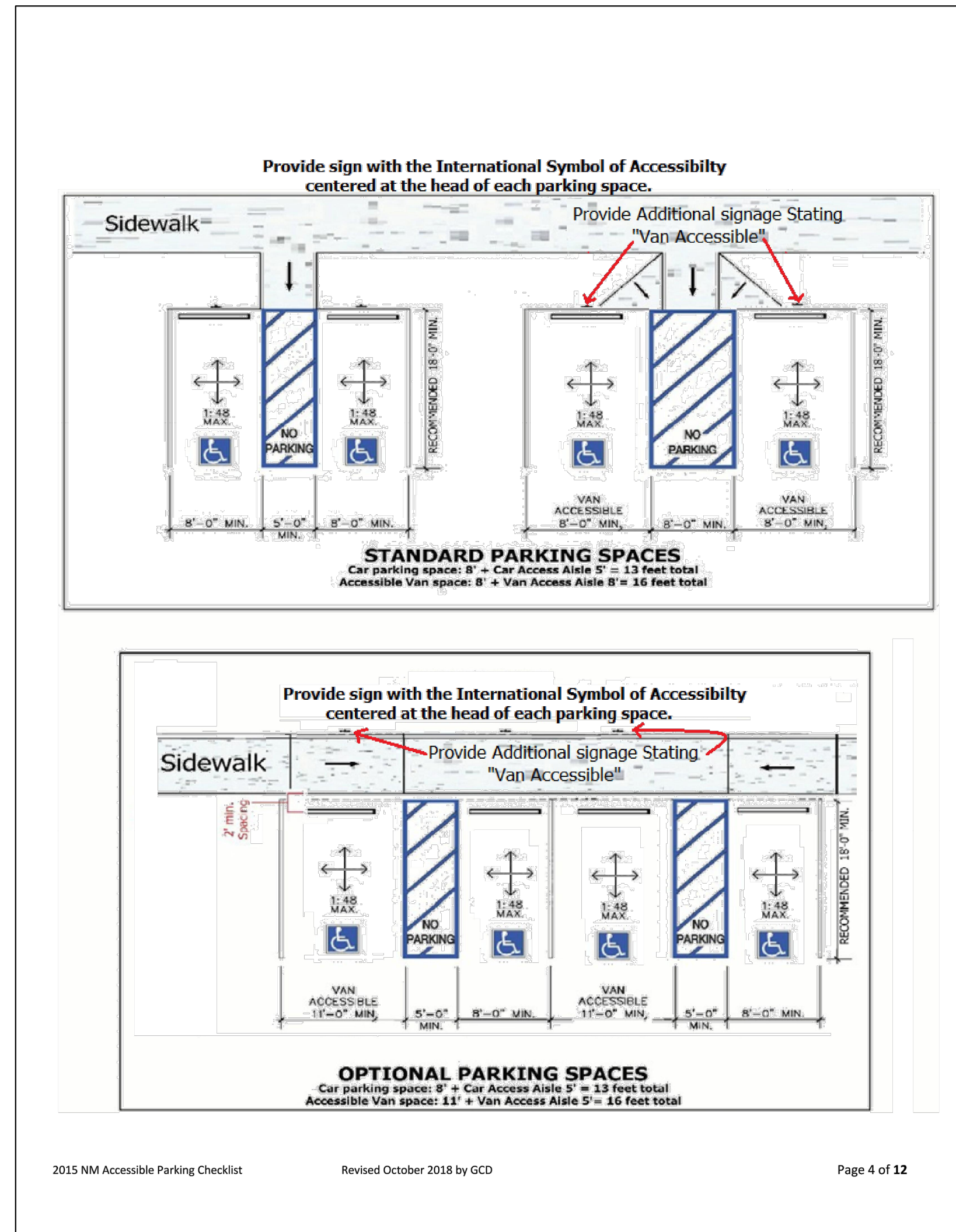
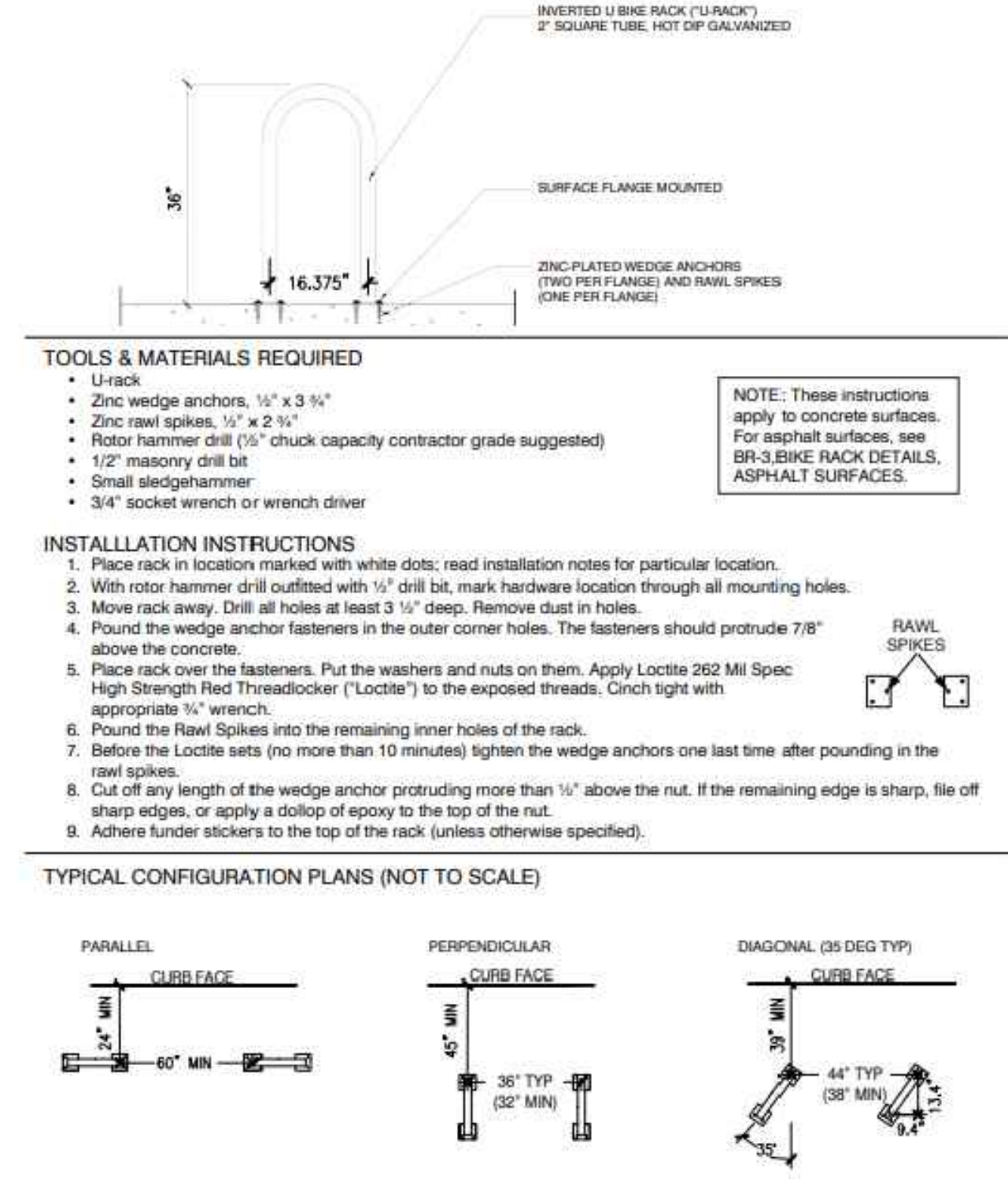
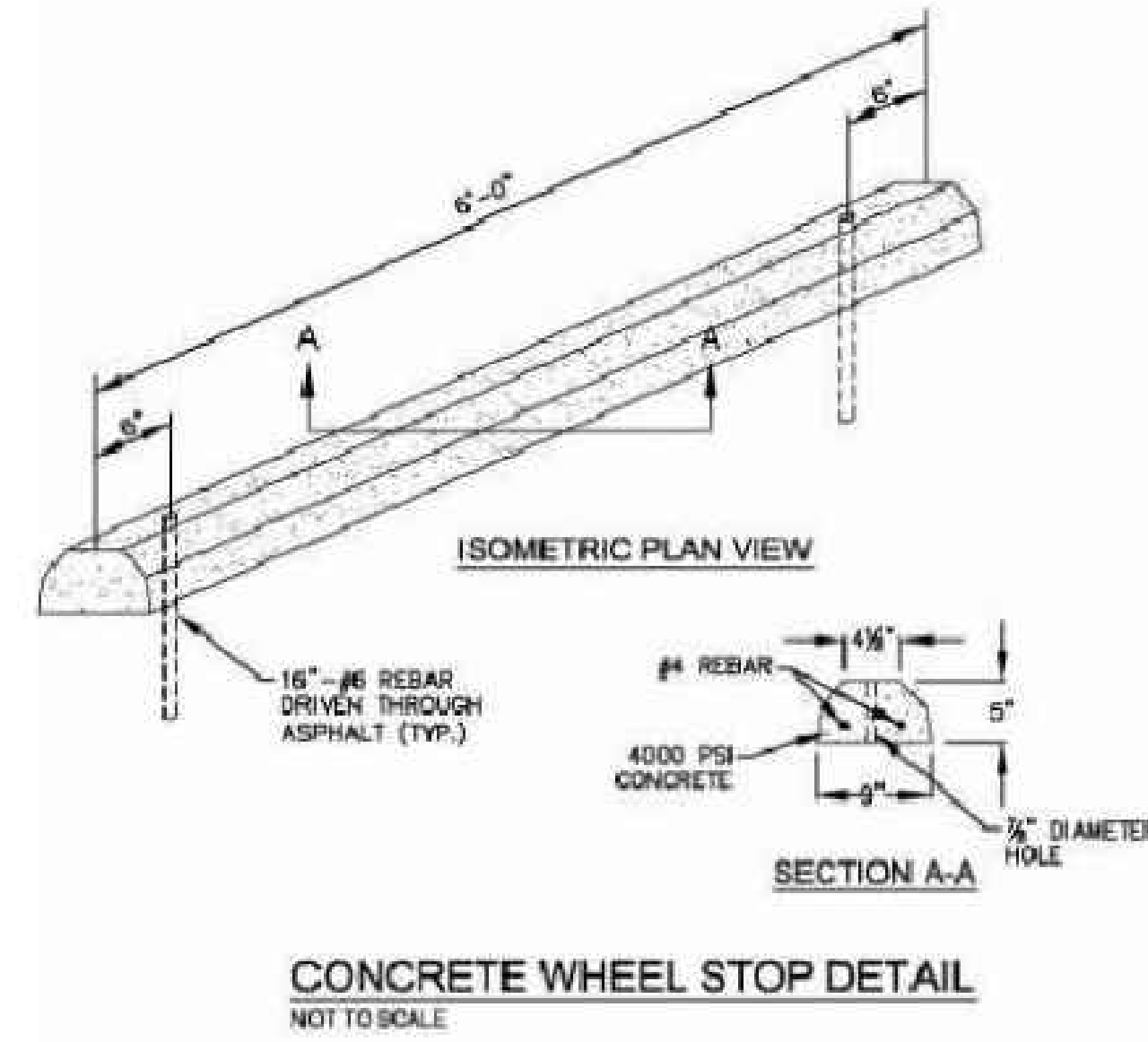
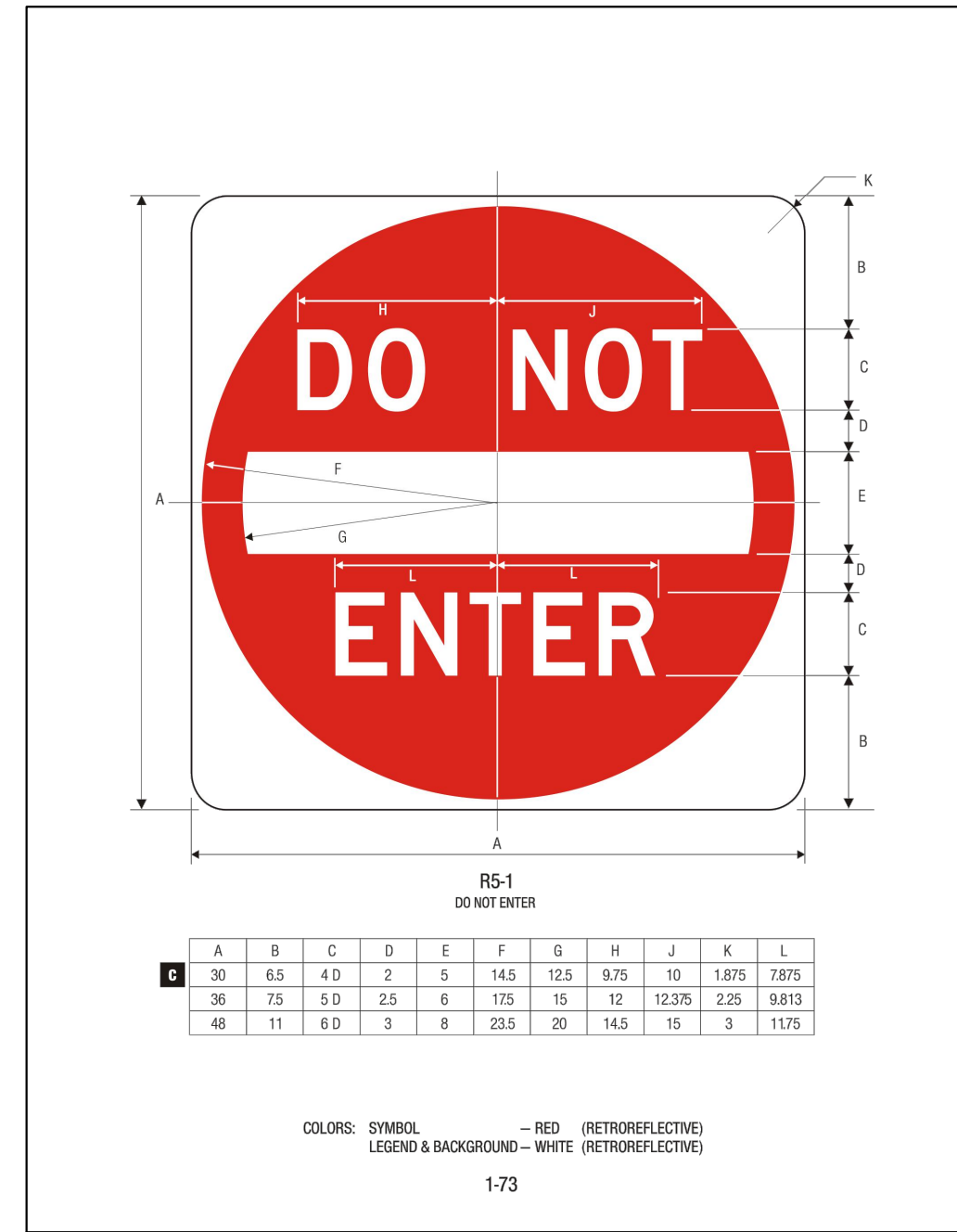
BENCHMARKS		
TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492861.32)	ELEV: 5215.90'

REVISION	DATE	DESCRIPTION
1		

INTERSECTION SIGHT CLEARANCE
WHATABURGER
 NEC 98TH ST. & VOLCANO RD.
 ALBUQUERQUE, NM 87124

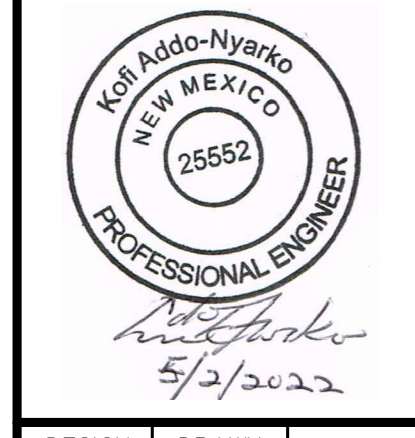


DESIGN	DRAWN	CHKD
BB	BB	KAN
JOB No. 070426-01-001		
SHEET C007		

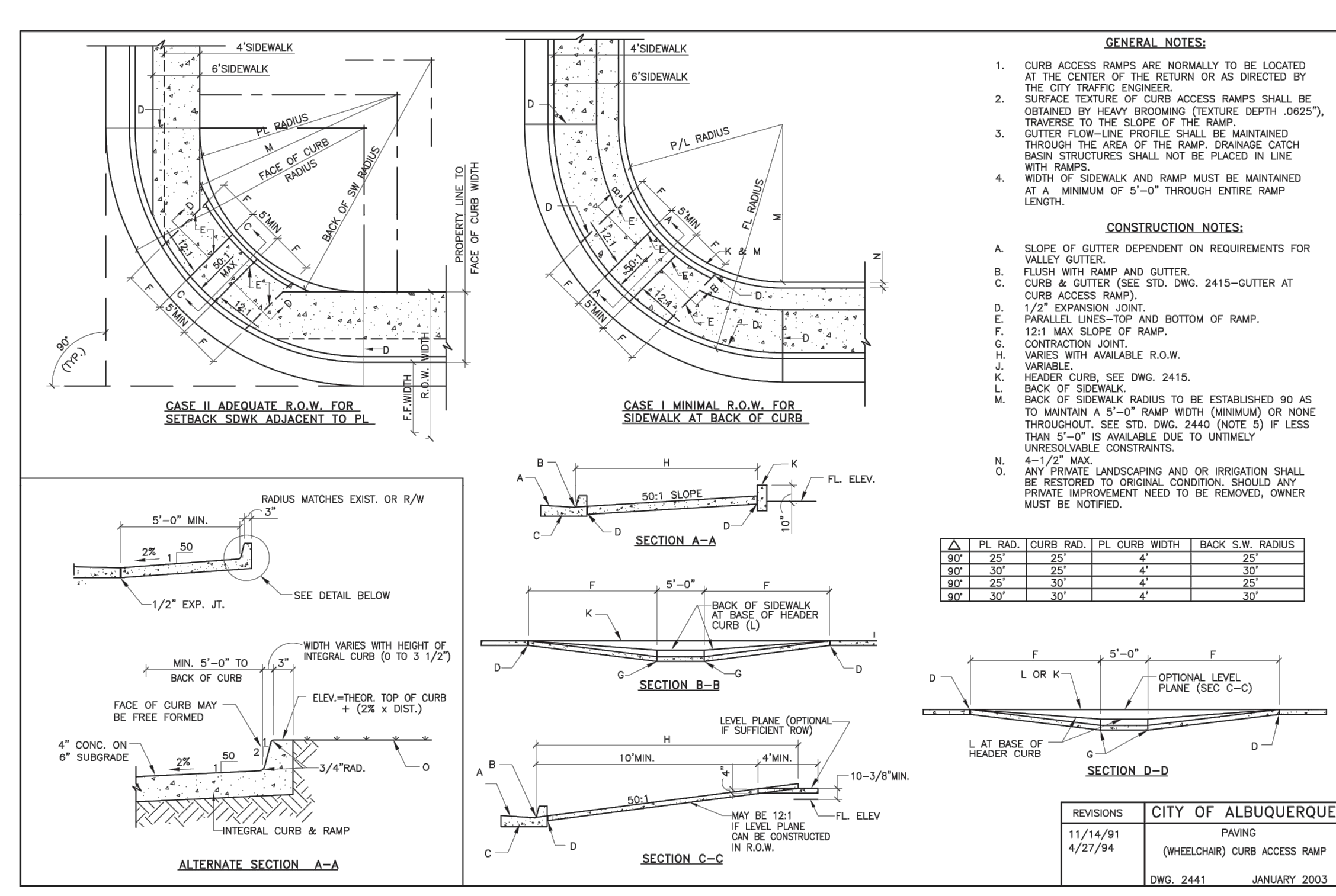
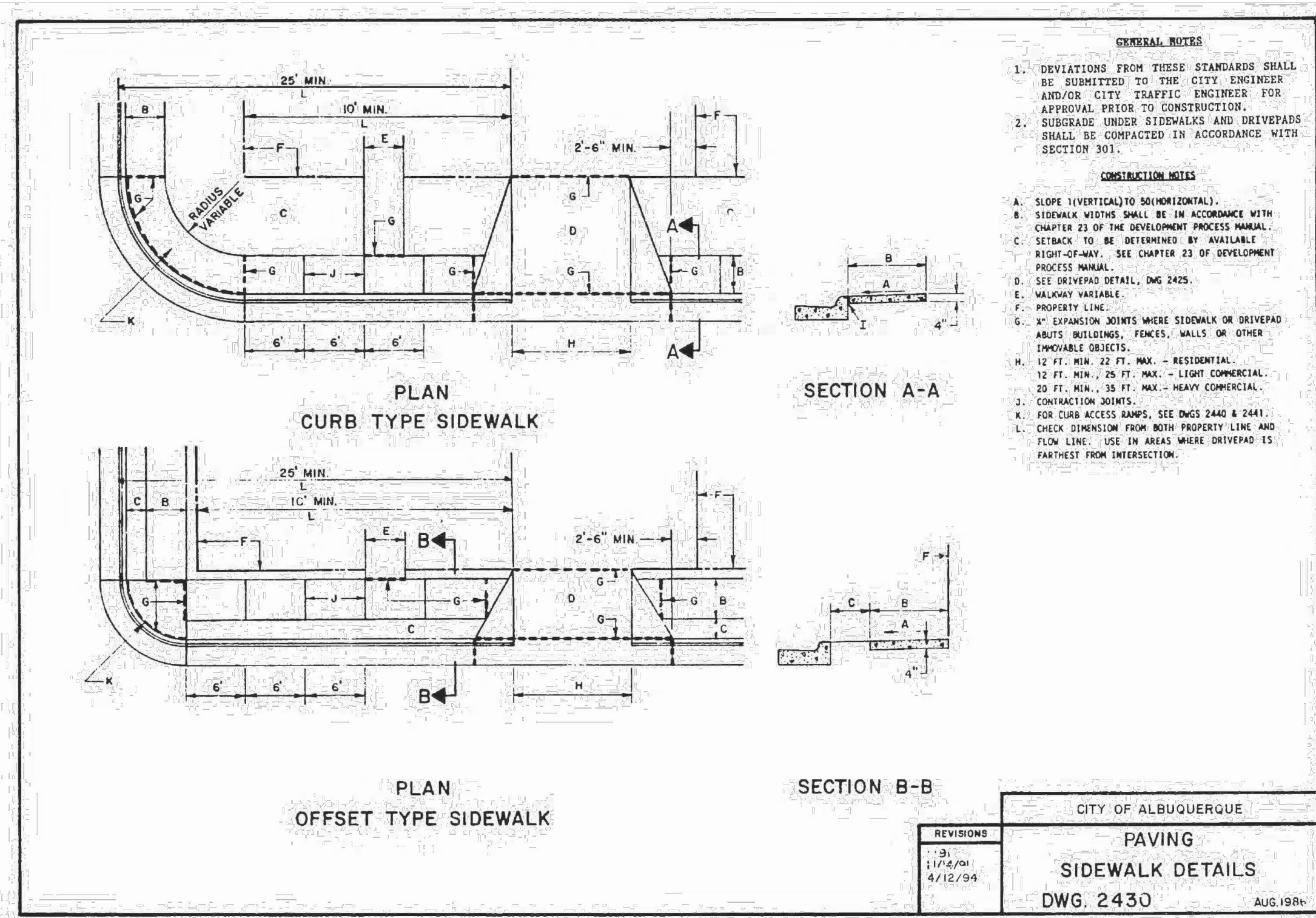
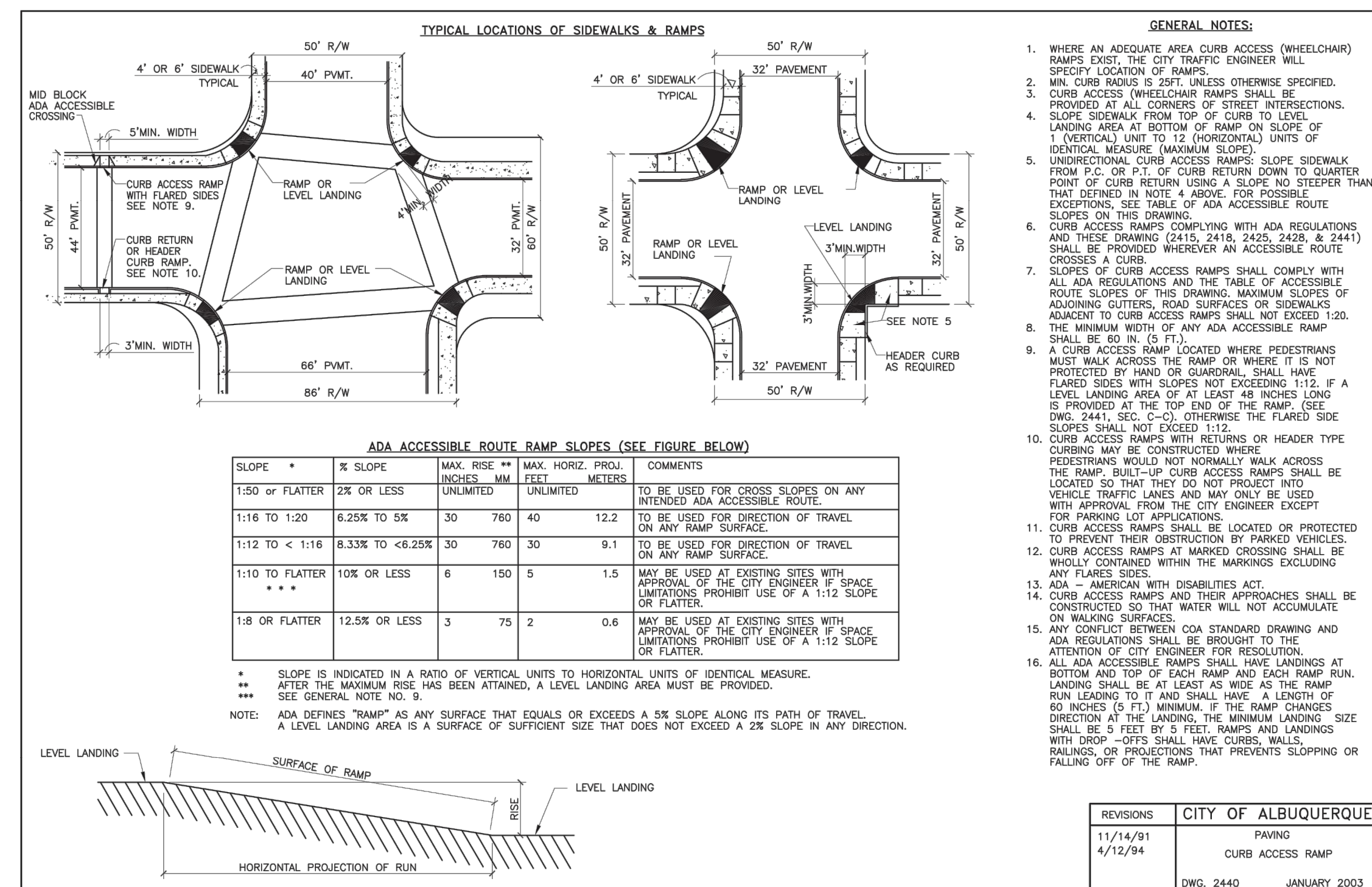
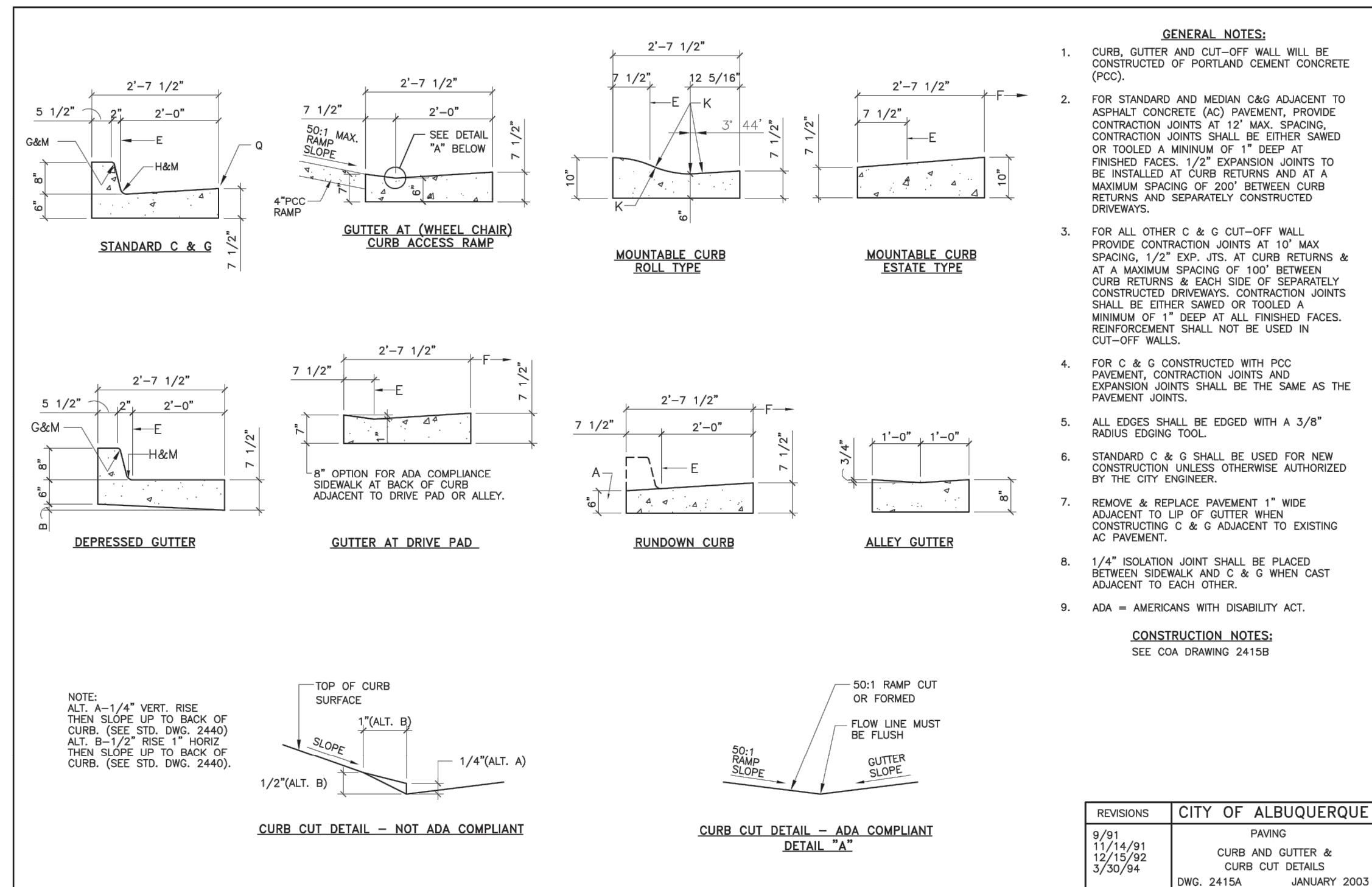


REVISION	DATE	DESCRIPTION
1		

CONSTRUCTION DETAILS
WHATABURGER
 NEC 98TH ST. & VOLCANO RD.
 ALBUQUERQUE, NM 87124

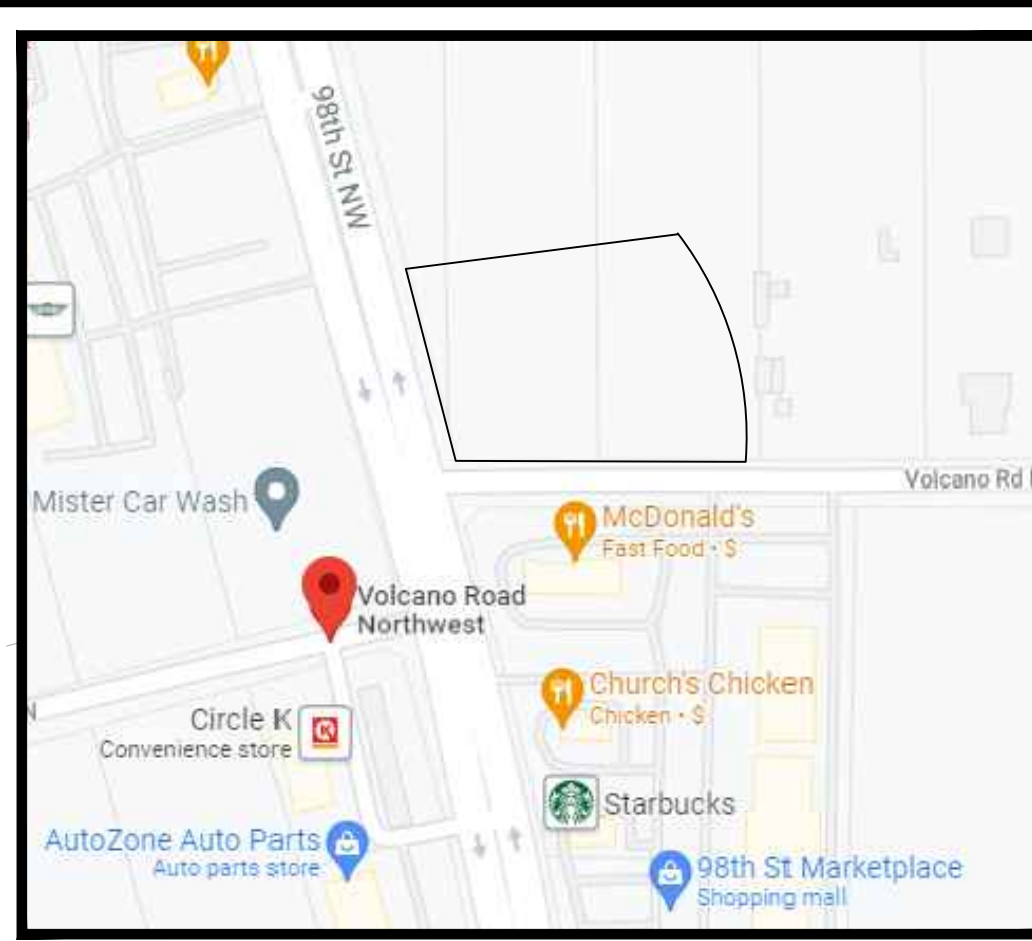


DESIGN	DRAWN	CHKD
BB	BB	KAN
JOB No. 070426-01-001		
SHEET C012		



REVISION	DATE	DESCRIPTION
Δ		





VICINITY MAP
NTS

DRAINAGE CALCULATIONS ARE BASED ON CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6-2(A) - PROCEDURE FOR 40-ACRE AND SMALLER BASINS ZONE 1 LOCATION.

Pre-Development Conditions											
Drainage Area	Acres	Time of Concentration (Min)	2 Year Runoff Coefficient	2 Year Intensity (In/Hr)	2 Year Runoff (cfs)	10 Year Runoff Coefficient	10 Year Intensity (In/Hr)	10 Year Runoff (cfs)	100 Year Runoff Coefficient	100 Year Intensity (In/Hr)	100 Year Runoff (cfs)
A-1	1.457	12.00	0.28	0.15	0.06	0.51	0.23	0.17	0.63	0.36	0.33

Post-Development Conditions											
Drainage Area	Acres	Time of Concentration (Min)	2 Year Runoff Coefficient	2 Year Intensity (In/Hr)	2 Year Runoff (cfs)	10 Year Runoff Coefficient	10 Year Intensity (In/Hr)	10 Year Runoff (cfs)	100 Year Runoff Coefficient	100 Year Intensity (In/Hr)	100 Year Runoff (cfs)
A-1	1.457	12.00	0.89	0.15	0.19	0.90	0.23	0.30	0.90	0.36	0.47

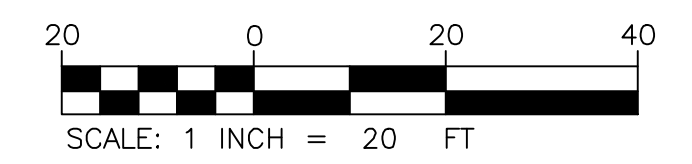
DIFFERENCE IN RUNOFF (EXISTING VS PROPOSED)			
2 Year Runoff (cfs)	10 Year Runoff (cfs)	100 Year Runoff (cfs)	Net Change
0.13	0.13	0.14	Increase

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 03/15/22
BY: *Renee Brucetti*
HydroTrans # K09D048A

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

GRADING LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- STD. 6" CONCRETE CURB
- PROPOSED CONTOUR
- EXISTING CONTOUR
- DIRECTION OF FLOW
- SPOT ELEVATION
- EXISTING GRADE TIE IN
- TOP OF CURB
- BOTTOM OF CURB
- STORM CATCH BASIN
- STORM PIPE



EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
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- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
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- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

GRADING NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
- ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED. TOP OF CURB ELEVATIONS ARE 6 INCH ABOVE ELEVATIONS SHOWN ON THIS PLAN.
- ALL ELEVATIONS PRESENTED IN THESE PLANS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF NAVD 88.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAR OF MUD, DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
- CLEAR AND GRUB WITHIN WORK LIMITS FOR ALL SURFACE VEGETATION, TREES, STUMPS, BRUSH, ROOTS, ETC. DO NOT DAMAGE OR REMOVE TREES EXCEPT AS APPROVED BY THE ENGINEER OR AS SHOWN ON THE DRAWINGS. PROTECT ALL ROOTS TWO INCHES IN DIAMETER OR LARGER.
- STRIKE LIMITS: REMOVING ALL ORGANIC MATTER WHICH CANNOT BE COMPACTED INTO A STABLE MASS. ALL TRESS, BRUSH, AND DEBRIS ASSOCIATED WITH CLEARING, STRIPPING OR GRADING SHALL BE REMOVED AND DISPOSED OFF SITE BY THE CONTRACTOR.
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS, STRAIGHT GRADES SHALL BE RUN BETWEEN ALL FINISH GRADE ELEVATIONS AND/OR FINISH CONTOUR LINES. FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR SHALL BE FEATHERED PAST JOINTS WITH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINAGE SURFACE.
- ALL EXISTING AND CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.

ADA NOTES

- THE DESIGN PROFESSIONAL SIGNING THIS DOCUMENT REPRESENTS THAT TO THE BEST OF HIS/HER PROFESSIONAL JUDGEMENT, KNOWLEDGE, AND BELIEF THE DESIGN SPECIFICATIONS HEREIN COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL GRADES/SLOPES SHOWN ON THIS PLAN WERE DESIGNED AT OR BELOW MAXIMUMS ALLOWED BY THE AMERICANS WITH DISABILITIES ACT (ADA). IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE ADA DESIGN MANUAL. IN THE EVENT THAT A DESIGN QUESTION SHOULD ARISE, OR A FIELD CONDITION PRESENT ITSELF THAT IS DIFFERENT FROM THOSE SHOWN ON THESE PLANS, WORK SHOULD CEASE AND THE ENGINEER SHOULD BE NOTIFIED SO THAT AN ACCEPTABLE SOLUTION CAN BE DETERMINED.
- THE CONTRACTOR IS ADVISED TO CAREFULLY CHECK ALL THE PHASES OF WORK RELATING TO ADA ACCESSIBILITY FOR THIS PROJECT. SINCE THE CODE DOES NOT ALLOW FOR CONSTRUCTION TOLERANCE, ANY CONSTRUCTION THAT EXCEEDS MAXIMUM OR MINIMUM DIMENSIONS AND SLOPES AS REQUIRED BY ADA ARE SUBJECT TO REJECTION AND MAY BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- SINCE THE CIVIL ENGINEER OR SURVEYOR CANNOT CONTROL THE EXACT METHODS OR MEANS USED BY THE GENERAL CONTRACTOR OR THEIR SUBCONTRACTORS DURING GRADING AND CONSTRUCTION OF THE PROJECT, THE CIVIL ENGINEER OR SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE FINAL ACCEPTANCE OF AMERICANS WITH DISABILITIES ACT ACCESSIBILITY RELATED ITEMS BY THE CITY, ANY OTHER AUTHORITY, OR AFFECTED PARTIES.

FEMA FLOOD NOTE

THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0328J, WHICH BEARS AN EFFECTIVE DATE OF 11/04/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

STORMWATER QUALITY VOLUME AND DETENTION

SITE AREA TOTAL: 63,496 SF (1.457 AC)
IMPERVIOUS AREA: 47,927 SF (1.100 AC)
PERVIOUS AREA OPEN SPACE: 15,569 SF (0.357 AC)

STORMWATER QUALITY VOLUME (SWQV) REQUIRED:
SWQV = 0.42 INCHES PER SQUARE FOOT IMPERVIOUS AREA
SWQV = (0.42 x 47,927) / 12
SWQV = 1,677 CF

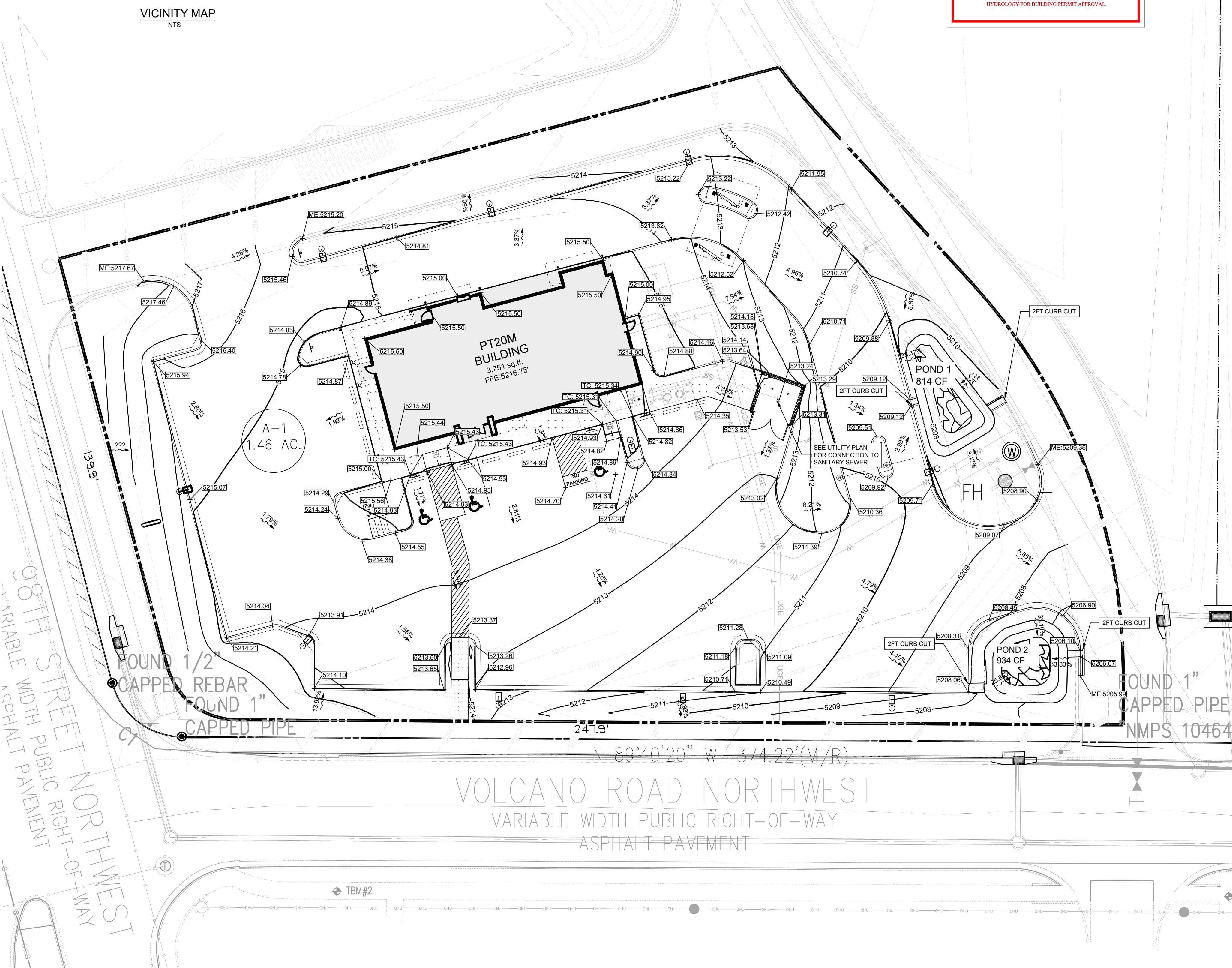
STORMWATER QUALITY VOLUME (SWQV) PROVIDED
SWQV PROVIDED POND 1 = 814 CF
SWQV PROVIDED POND 2 = 934 CF
TOTAL SWQV PROVIDED = 1,748 CF

POND 1 CURB CUT WEIR CALCULATIONS

$Q = CLH^{3/2}$
 $L = Q / CH^{3/2}$
 $L = 0.47 / (2.7 \times 0.5^{3/2})$
 $L = 0.5 FT$
CURB CUT PROVIDED 2FT

POND 2 CURB CUT WEIR CALCULATIONS

$Q = CLH^{3/2}$
 $L = Q / CH^{3/2}$
 $L = 0.47 / (2.7 \times 0.5^{3/2})$
 $L = 0.5 FT$
CURB CUT PROVIDED 2FT



BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492861.32)	ELEV: 5215.90'

TBM #1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

REVISION	DATE	DESCRIPTION

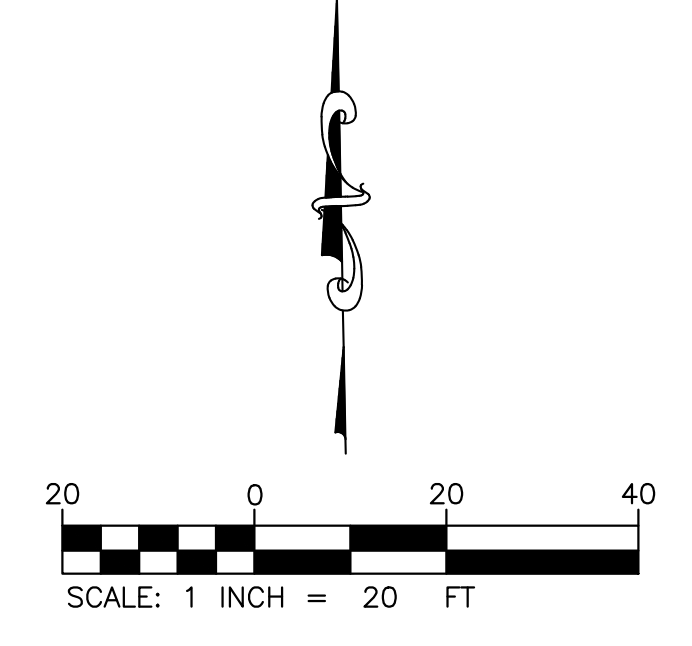
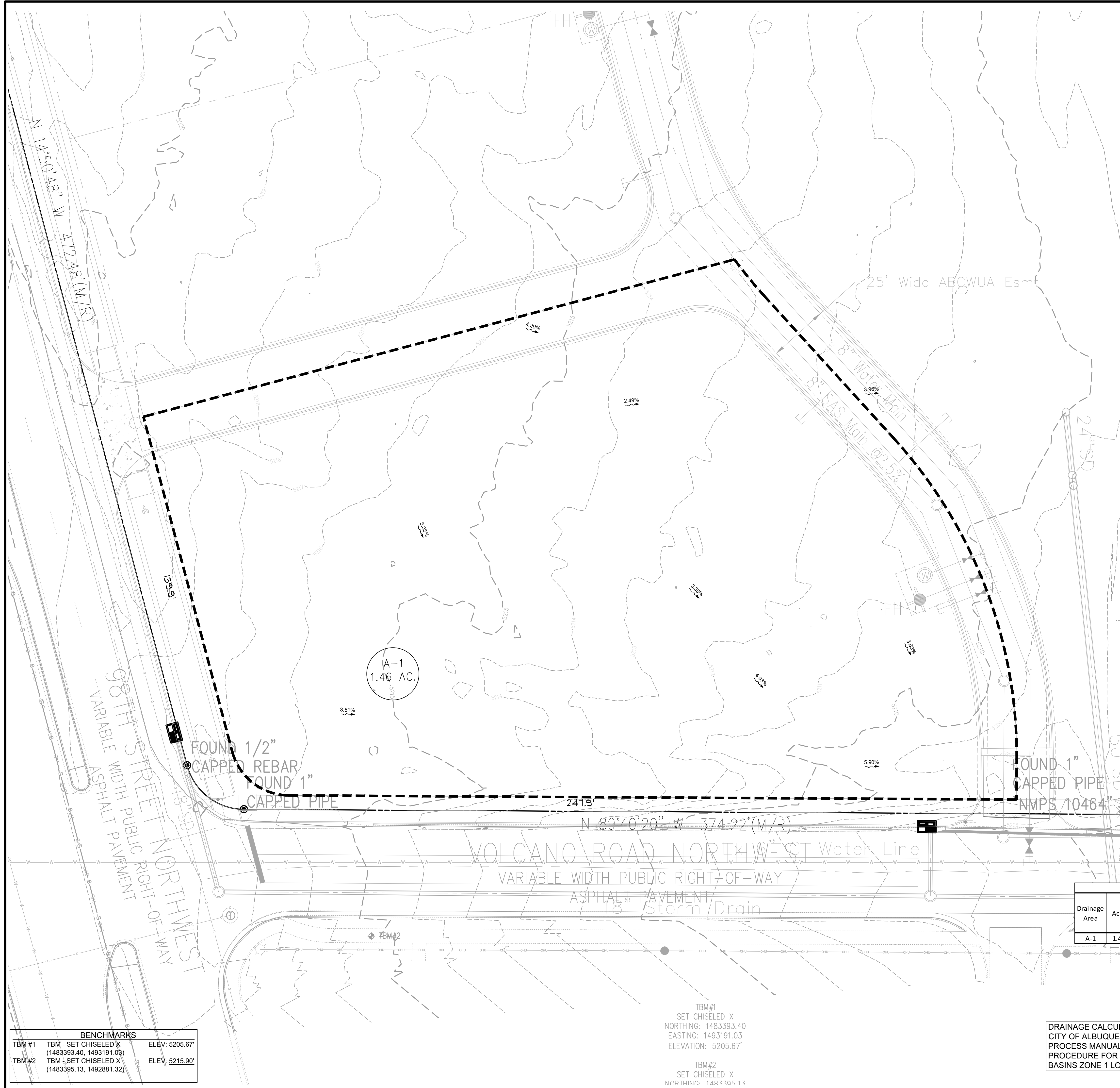
GRADING & DRAINAGE PLAN
WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124

Professional Engineer
New Mexico
25552
2/23/2022

DESIGN	DRAWN	CHKD
BB	BB	KAN
JOB No. 070426-01-001		
SHEET		
C4.0		



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



DRAINAGE LEGEND

- DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA IDENTIFIER
- EXISTING CONTOURS

EXISTING LEGEND

- FOUND MONUMENT (AS NOTED)
- TEMPORARY BENCHMARK
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- FIRE HYDRANT
- WATER VALVE
- DRAINAGE INLET
- SIGN
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EA EDGE OF ASPHALT
- TC TOP OF CONCRETE
- TA TOP OF ASPHALT
- TB TOP OF BANK
- BB BOTTOM OF BANK
- NG NATURAL GROUND
- BUILDING OVERHANG
- CENTERLINE
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM DRAIN LINE
- SUBJECT PROPERTY LINE

Pre-Development Conditions											
Drainage Area	Acres	Time of Concentration (Min)	2 Year Runoff Coefficient	2 Year Intensity (In/Hr)	2 Year Runoff (cfs)	10 Year Runoff Coefficient	10 Year Intensity (In/Hr)	10 Year Runoff (cfs)	100 Year Runoff Coefficient	100 Year Intensity (In/Hr)	100 Year Runoff (cfs)
A-1	1.457	12.00	0.28	0.15	0.06	0.51	0.23	0.17	0.63	0.36	0.33

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492861.32)	ELEV: 5215.90'

TBM#1
SET CHISELED X
NORTHING: 1483393.40
EASTING: 1493191.03
ELEVATION: 5205.67'

TBM#2
SET CHISELED X
NORTHING: 1483395.13
EASTING: 1492861.32

DRAINAGE CALCULATIONS ARE BASED ON CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6-2(A) - PROCEDURE FOR 40-ACRE AND SMALLER BASINS ZONE 1 LOCATION.



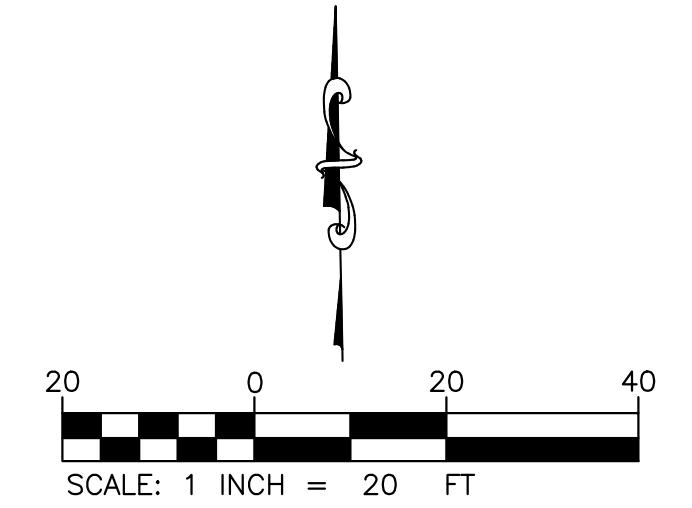
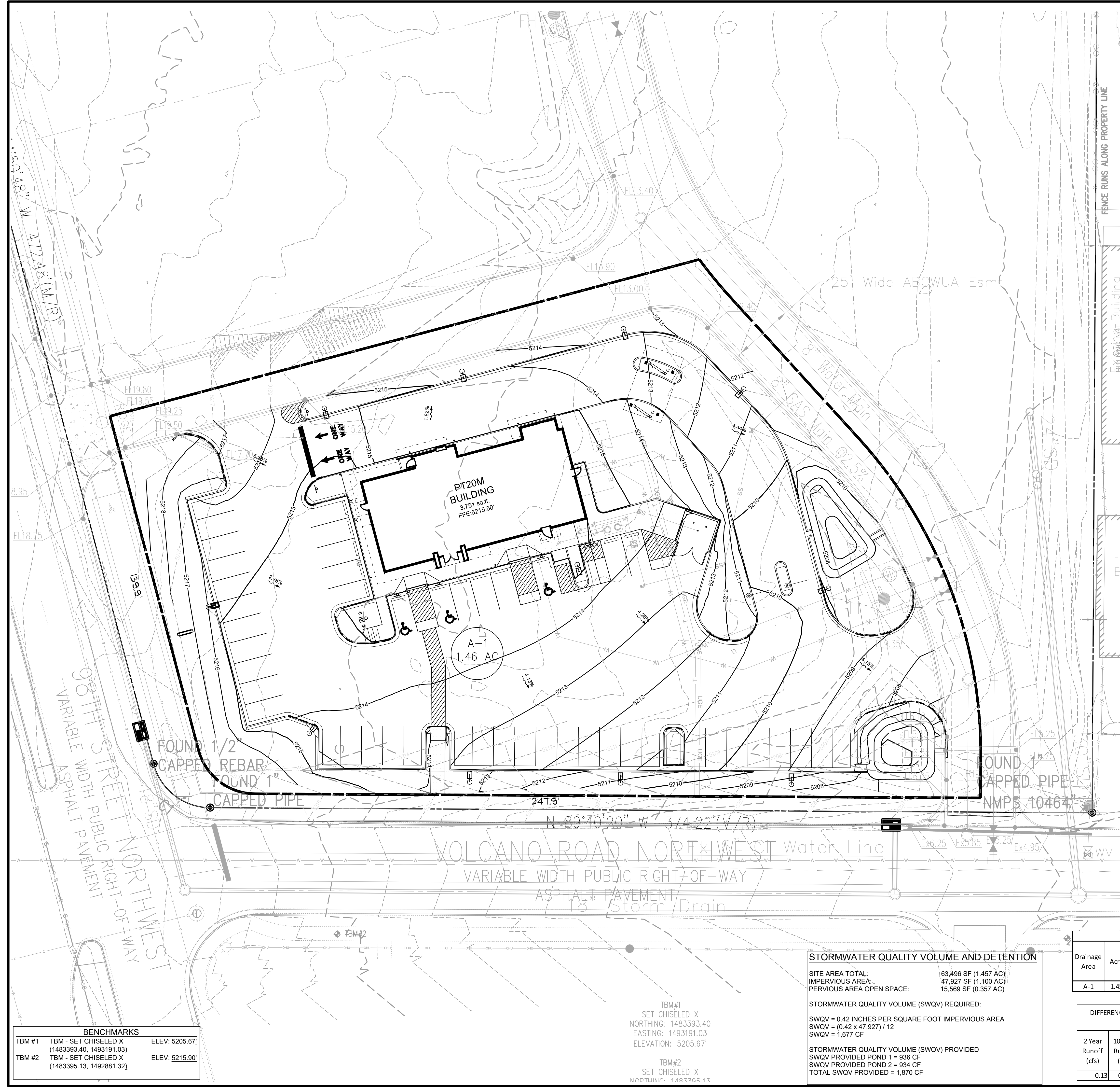
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REVISION	DATE	DESCRIPTION
1		

EXISTING DRAINAGE AREA MAP
WHATABURGER
NEC 98TH ST. & VOLCANO RD.
ALBUQUERQUE, NM 87124



DESIGN	DRAWN	CHKD
BB	BB	KAN
JOB No. 070426-01-001		
SHEET C008		



- PROPOSED LEGEND**
- PROPOSED BUILDING
 - PROPERTY LINE
 - STD. 6\"/>
 - DIRECTION OF FLOW
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA IDENTIFIER
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
- EXISTING LEGEND**
- FOUND MONUMENT (AS NOTED)
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DRAINAGE CALCULATIONS ARE BASED ON CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6-2(A) - PROCEDURE FOR 40-ACRE AND SMALLER BASINS ZONE 1 LOCATION.

POND 1 CURB CUT WEIR CALCULATIONS

$Q = CLH^{3/2}$
 $L = Q / CH^{3/2}$
 $L = 0.47 / (2.7 \times 0.5^{3/2})$
 $L = 0.5 \text{ FT}$
 CURB CUT PROVIDED 2FT

POND 2 CURB CUT WEIR CALCULATIONS

$Q = CLH^{3/2}$
 $L = Q / CH^{3/2}$
 $L = 0.47 / (2.7 \times 0.5^{3/2})$
 $L = 0.5 \text{ FT}$
 CURB CUT PROVIDED 2FT

STORMWATER QUALITY VOLUME AND DETENTION

SITE AREA TOTAL: 63,496 SF (1.457 AC)
 IMPERVIOUS AREA: 47,927 SF (1.100 AC)
 PERVIOUS AREA OPEN SPACE: 15,569 SF (0.357 AC)

STORMWATER QUALITY VOLUME (SWQV) REQUIRED:
 SWQV = 0.42 INCHES PER SQUARE FOOT IMPERVIOUS AREA
 SWQV = (0.42 x 47,927) / 12
 SWQV = 1,677 CF

STORMWATER QUALITY VOLUME (SWQV) PROVIDED
 SWQV PROVIDED POND 1 = 936 CF
 SWQV PROVIDED POND 2 = 834 CF
 TOTAL SWQV PROVIDED = 1,870 CF

Post-Development Conditions											
Drainage Area	Acres	Time of Concentration (Min)	2 Year Runoff Coefficient	2 Year Intensity (In/Hr)	2 Year Runoff (cfs)	10 Year Runoff Coefficient	10 Year Intensity (In/Hr)	10 Year Runoff (cfs)	100 Year Runoff Coefficient	100 Year Intensity (In/Hr)	100 Year Runoff (cfs)
A-1	1.457	12.00	0.89	0.15	0.19	0.90	0.23	0.30	0.90	0.36	0.47

DIFFERENCE IN RUNOFF (EXISTING VS PROPOSED)			
2 Year Runoff (cfs)	10 Year Runoff (cfs)	100 Year Runoff (cfs)	Net Change
0.13	0.13	0.14	Increase

BENCHMARKS

TBM #1	TBM - SET CHISELED X (1483393.40, 1493191.03)	ELEV: 5205.67'
TBM #2	TBM - SET CHISELED X (1483395.13, 1492861.32)	ELEV: 5215.90'

TBM#1
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TBM#2
 SET CHISELED X
 NORTHING: 1483395.13
 EASTING: 1492861.32
 ELEVATION: 5215.90'

REVISION	DATE	DESCRIPTION

PROPOSED DRAINAGE AREA MAP
WHATABURGER
 NEC 98TH ST. & VOLCANO RD.
 ALBUQUERQUE, NM 87124

Kofi Addo-Nyarko
 NEW MEXICO
 25552
 PROFESSIONAL ENGINEER
 4/1/2022











PR-2021-005864_PR-2019-002402_SI-2021-02080_Site_Plan_Approved_3-30-22_Sheet_1


Final Audit Report

2022-08-16

Created:	2022-08-15
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQjoc_fBmxIbmxrZHRQαJ3PIU9UpHD1

"PR-2021-005864_PR-2019-002402_SI-2021-02080_Site_Plan_Approved_3-30-22_Sheet_1" History


-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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 Agreement completed.
2022-08-16 - 1:25:53 PM GMT