

City of Albuquerque

Planning Department

Development & Building Services Division

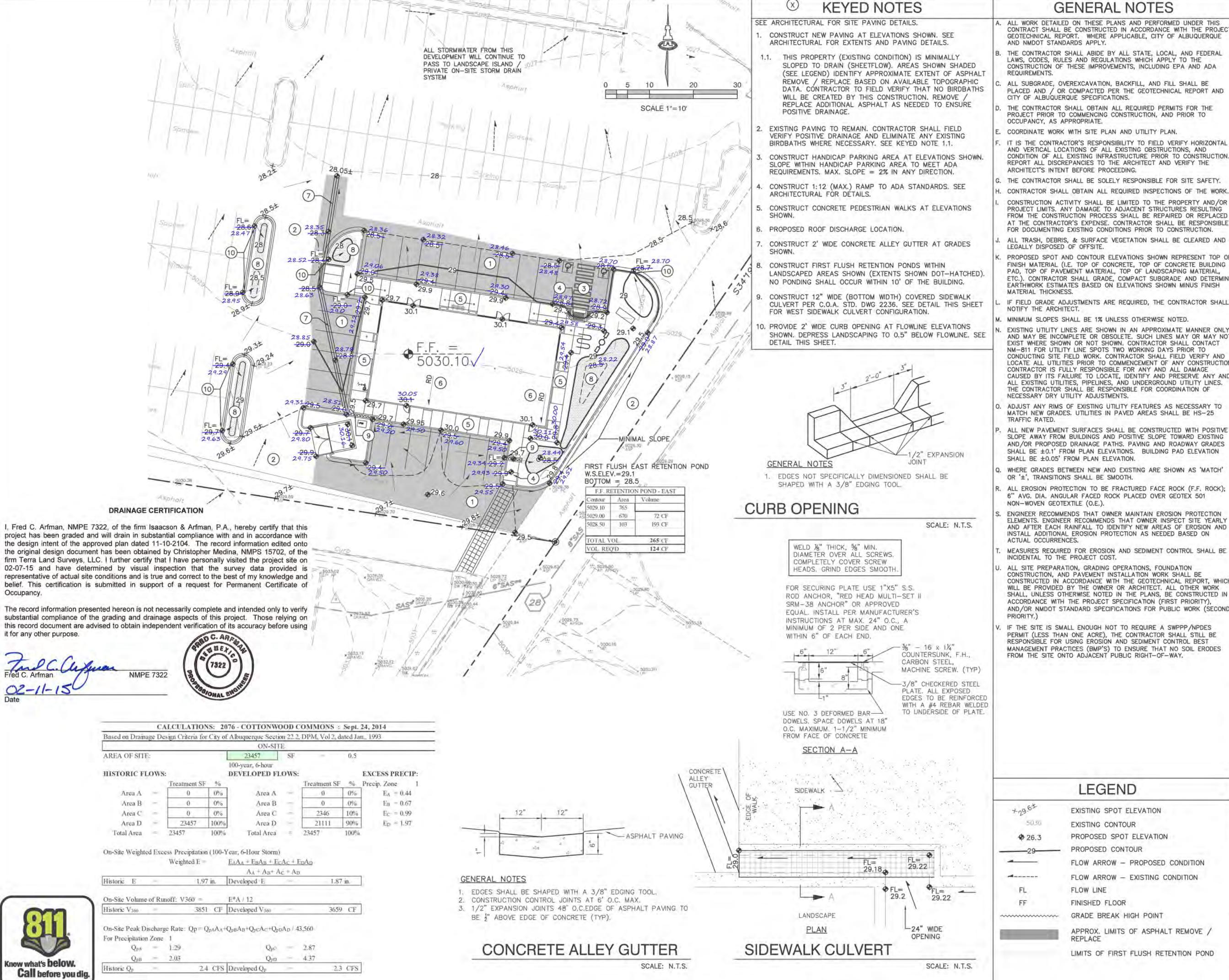
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Shops-Cottonwood Commons	Building Permit #:	City Drainage #: A14/D006
DRB#: EPC#:		
Legal Description: A Portion of Lot 1-A, Riverwalk Mar	ketplace	•
City Address:		
Engineering Firm: Isaacson & Arfman, P.A.		Contact: Fred C. Arfman
Address: 128 Monroe Street NE - Albu	iquerque, NM 87108	-
Phone#: (505) 268-8828 Fax#:		E-mail: freda@iacivil.com
Owner:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Architect: Modulus Architects, Inc.		Contact: Stephen Dunbar
Address: 220 Copper Ave. NW, Suite 350 - Albuquer	que, NM 87102	
Phone#: (505) 338-1499 Fax#:		E-mail:
Surveyor: Surv-Tek, Inc. / (Terra Land Surveys, LLC)	(): Denotes As-built provider	Contact: /Russ P. Hugg (Chris Medina)
Address: 9384 Valley View Drive NW - Albuquerque,	NM 87114	
Phone#: (505) 897-3366 Fax#:		E-mail:
Contractor: Hart Construction		Contact: Andy Hart
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	IT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL	_
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	
X ENGINEER'S CERT (HYDROLOGY)	X CERTIFICATE OF OCCUPA	ANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	OVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	VAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	X GRADING CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	ppy Provided
DATE SUBMITTED: February 11, 2015	By: Fred C. Arfman	
<u> </u>	Isaacson & Afrman 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



GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE AND NMDOT STANDARDS APPLY.
- . 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
- ALL SUBGRADE, OVEREXCAVATION, BACKFILL, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND
- CITY OF ALBUQUERQUE SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE
- PROJECT PRIOR TO COMMENCING CONSTRUCTION, AND PRIOR TO OCCUPANCY, AS APPROPRIATE.
- COORDINATE WORK WITH SITE PLAN AND UTILITY PLAN.
- 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 ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. 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
- 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 THICKNESS.
- IF FIELD GRADE ADJUSTMENTS ARE REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- . MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT 3,800 SF(±) COMMERCIAL RETAIL WITH ASSOCIATED ASPHALT PAVED 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. ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND SURVEYOR: ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- 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 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.
- WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- ALL EROSION PROTECTION TO BE FRACTURED FACE ROCK (F.F. ROCK); 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- ENGINEER RECOMMENDS THAT OWNER MAINTAIN EROSION PROTECTION ELEMENTS. 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.
- MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- 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 OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND
- 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.

1"=750'±

VICINITY MAP

PROJECT DATA

PROPERTY: THE AREA TO BE DEVELOPED IS A PREVIOUSLY DEVELOPED ASPHALT PARKING LOT PROPERTY WITH ASSOCIATED LANDSCAPED ISLANDS LOCATED WITHIN C.O.A. VICINITY MAP A-14. THE SITE IS BOUND TO THE NORTH, WEST, SOUTH AND EAST BY DEVELOPED COMMERCIAL

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE AN PARKING AND LANDSCAPING.

LEGAL: A PORTION OF LOT 1-A, RIVERWALK MARKETPLACE, CITY OF

SURV-TEK RUSS HUGG - NMPS#9750 9384 VALLEY VIEW DRIVE

PUBLISHED ELEVATION OF 5,026.132 FEET (NAVD 1988).

ALBUQUERQUE, NM 87114 505-897-3366 BENCHMARK: VERTICAL DATUM FOR THIS PROJECT IS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "NM-448-N12", HAVING A

OFF-SITE: HISTORIC FLOW FROM THE SOUTH PORTION OF LOT-1A, RIVERWALK MARKETPLACE WILL CONTINUE TO PASS THROUGH THIS PROPERTY. MINOR GRADING WILL DIVERT THIS FLOW AROUND THE PROPOSED BUILDING WHICH WILL THEN RETURN TO THE HISTORIC

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0109H DATED AUGUST 16, 2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

DRAINAGE PLAN CONCEPT:

FLOWPATHS.

PER THE CALCULATIONS, THE PROPOSED CONDITION WILL GENERATE SLIGHTLY LESS DISCHARGE (2.3 CFS -VS- 2.4 CFS) THAN HISTORIC. THE SITE WILL CONTINUE TO DISCHARGE HISTORIC FLOWPATH TO AN EXISTING PRIVATE STORM DRAIN INLET SITUATED IN THE LANDSCAPE ISLAND TO

FIRST FLUSH REQUIREMENTS

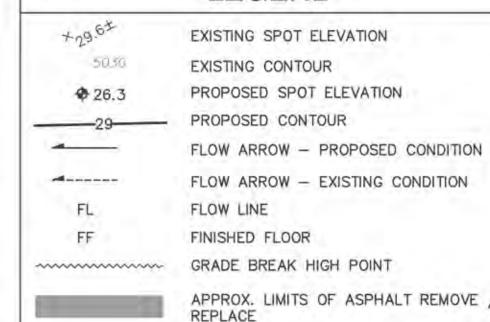
STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THE PONDING VOLUME REQUIRED IS 0.34" * TYPE 'D' AREA: 0.34/12 * 21,111 SF (90% IMPERVIOUS) = 598 CF.

DUE TO THE EXISTING FULLY DEVELOPED CONDITIONS, C.O.A. HYDROLOGY HAS AGREED TO APPROVE THIS PLAN WITH THE ADDITION OF THE EAST FIRST FLUSH RETENTION POND ACCEPTING 1/2 OF THE PROPOSED ROOF DISCHARGE, CURB OPENINGS AND ADDITIONAL FIRST FLUSH RETENTION IS PROVIDED IN THE WEST MEDIAN ISLANDS.

STORM WATER FROM THE IMPERVIOUS AREAS SHALL, AS MUCH AS POSSIBLE, BE DIRECTED TO THESE CURB OPENINGS.

LEGEND



LIMITS OF FIRST FLUSH RETENTION POND

2076 CG-101.dwg

ISAACSON & ARFMAN, P.A. Consulting Engineering Associates 128 Manroe Street N.E. Albuquerque, New Mexico 87108 Ph. 505-268-8828 www.iacivil.com

Nov 10,2014

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SHOPS-COTTONWOOD COMMONS

GRADING & DRAINAGE PLAN

Date: 11-10-14	No.	Revision:	Date:	Jab No. 2076.
Drawn By: BJB		1		CG-101
Ckd By: FCA				SH. OF

CITY OF ALBUQUERQUE

February 13, 2015



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

Re: Shops-Cottonwood Commons

Grading and Drainage Plan Permanent CO – Accepted

Engineer's Stamp dated: 11-10-14 (H19D080)

Certification dated: 2-11-15

Dear Mr. Arfman,

Based upon the information provided in your submittal received 2/11/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Custo a chun

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.

Principal Engineer, Planning Dept.

Development and Review Services

RR/CC email

C: