

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 18, 2013

Richard J. Berry, Mayor

Mr. Fred Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: **Longhorn Steakhouse- Retail Center**
9975 Coors By-Pass NW
Drainage Report and Grading & Drainage Plan, **Rev. 1** for Building Permit

B13-D003A2

PE Stamp dated: - 12/16/2013

Dear Mr. Arfman:

Based upon the information provided in your submittal received 12-16-2013, the above referenced Drainage Report and Grading & Drainage Plan, revision 1, meets the requirements for approval for **Building Permit**.

PO Box 1293

Please be advised that, before Building Permit can be issued, an Erosion and Sediment Control Plan prepared by a registered engineer under the laws of the State of New Mexico must be submitted to and approved by this office.

Albuquerque

Please attach a copy of this approved plan to the Building Permit, construction sets prior to requesting sign-off by Hydrology.

NM 87103

Prior to Certificate of Occupancy release, an Engineer's Certification of the As-Built grading and drainage at the site, will be required, per the DPM checklist (Chapter 22).

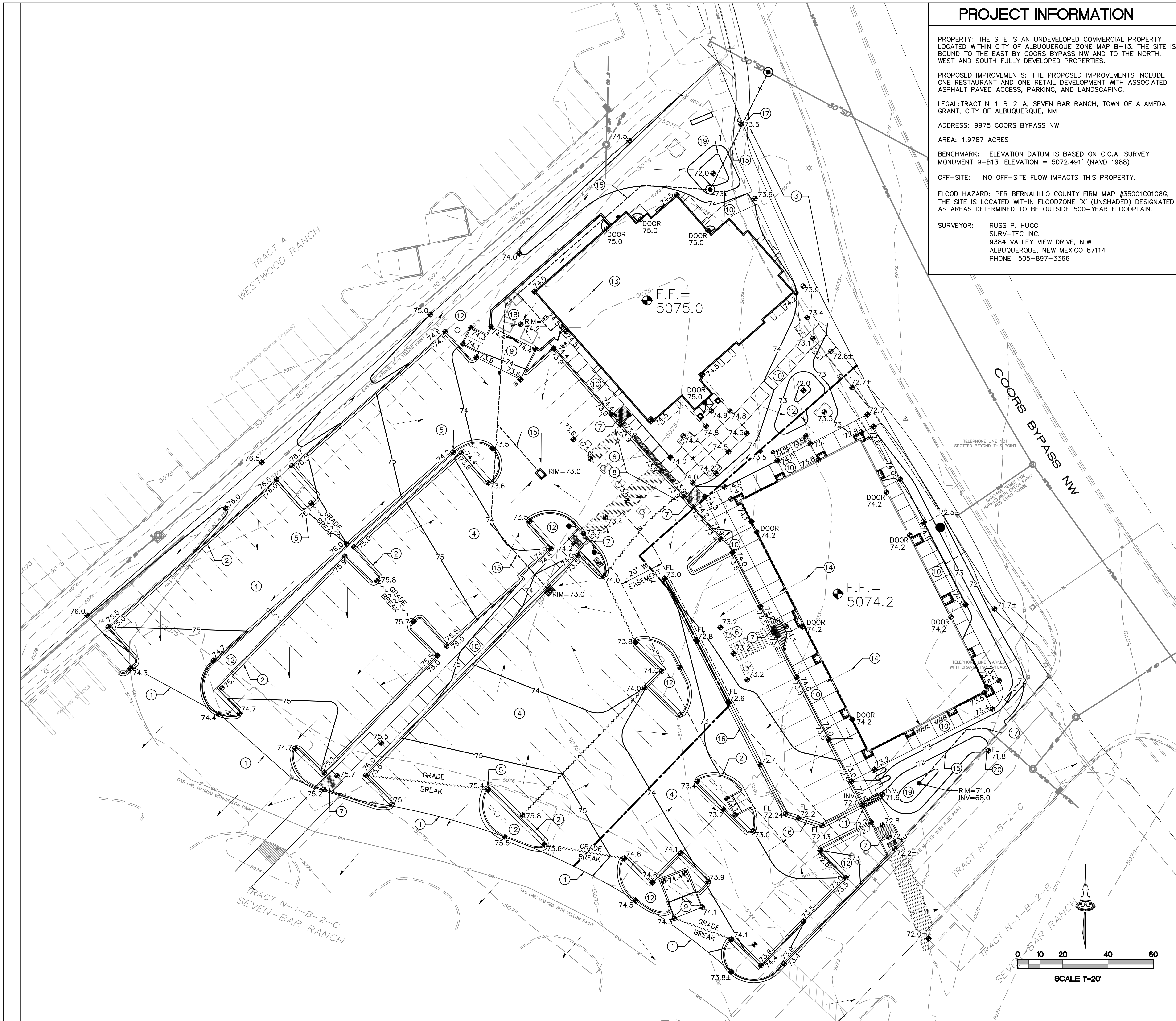
www.cabq.gov

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **DB13/D003A2**
c.pdf Addressee via Email FredA@IAcivil.com



PROJECT INFORMATION

PROPERTY: THE SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE ZONE MAP B-13. THE SITE IS BOUND TO THE EAST BY COORS BYPASS NW AND TO THE NORTH, WEST AND SOUTH FULLY DEVELOPED PROPERTIES.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE ONE RESTAURANT AND ONE RETAIL DEVELOPMENT WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT N-1-B-2-A, SEVEN BAR RANCH, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, NM

ADDRESS: 9975 COORS BYPASS NW

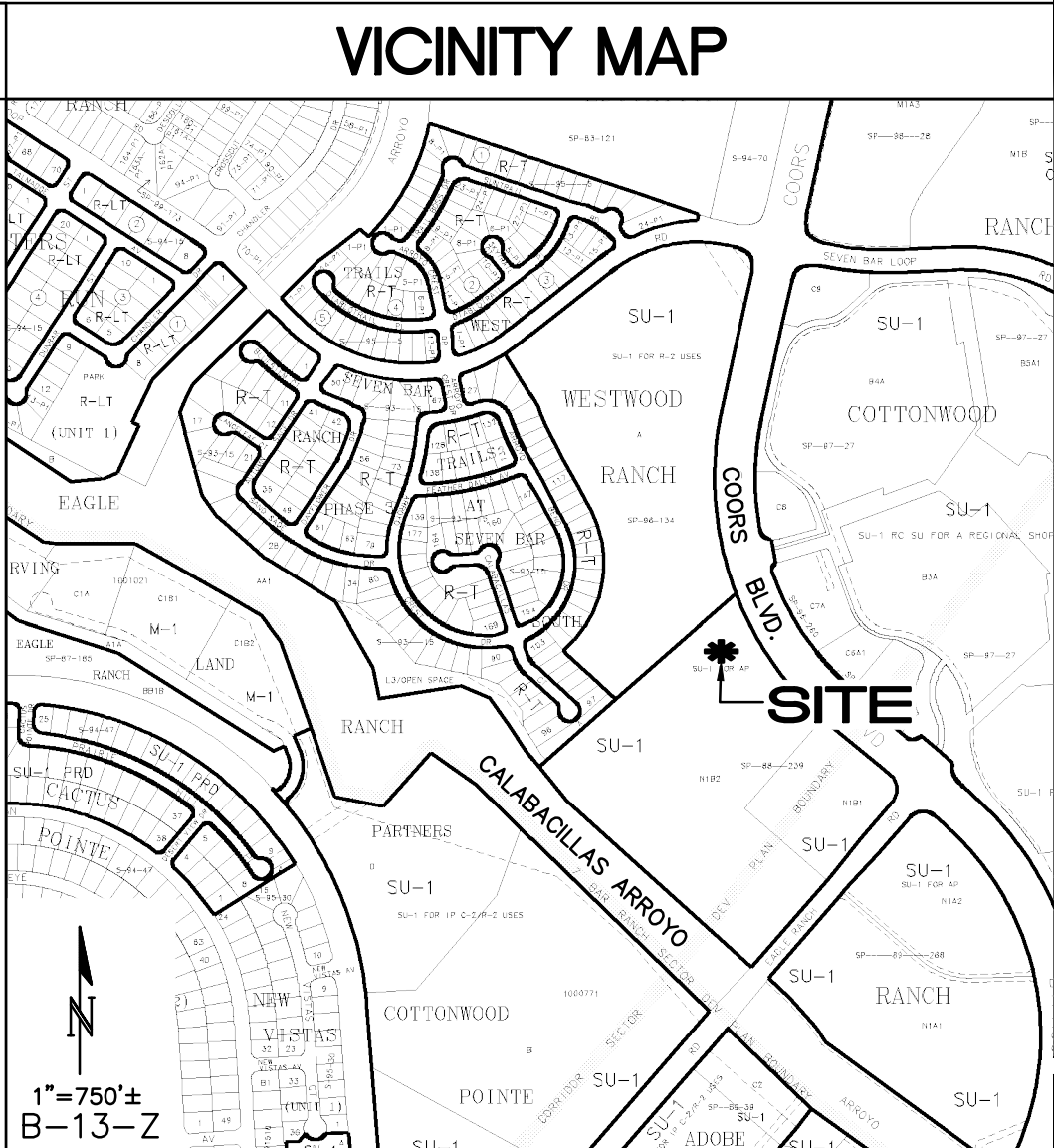
AREA: 1.9787 ACRES

BENCHMARK: ELEVATION DATUM IS BASED ON C.O.A. SURVEY MONUMENT 9-B13. ELEVATION = 5072.491' (NAVD 1988)

OFF-SITE: NO OFF-SITE FLOW IMPACTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0108G, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG
SURV-TEC INC.
9384 VALLEY VIEW DRIVE, N.W.
ALBUQUERQUE, NEW MEXICO 87114
PHONE: 505-897-3366



- KEYED NOTES
- NEW SITE ENTRANCE FROM PAVED ACCESS DRIVE. PROVIDE SMOOTH TRANSITION.
 - CONSTRUCT 6" HIGH CONCRETE CURB AND GUTTER.
 - REMOVE / REPLACE PUBLIC WALK THIS AREA. SEE ARCHITECTURAL FOR EXTENTS AND DETAILS.
 - CONSTRUCT ASPHALT PAVEMENT AT ELEVATIONS SHOWN.
 - SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
 - SLOPES WITHIN HANDICAP PARKING AREAS SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
 - CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAIL.
 - TOP OF NEW ASPHALT PAVEMENT SHALL BE FLUSH WITH EXISTING CONC. SIDEWALK THIS AREA.
 - CONSTRUCT PCC CONCRETE PAVEMENT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR EXTENTS.
 - CONSTRUCT CONCRETE PEDESTRIAN WALKS AND PATIOS AT ELEVATIONS SHOWN. MAXIMUM GROSS SLOPE = 1.75%.
 - CONSTRUCT 18" WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS FLOW. SEE DETAIL ON SHEET CG-501.
 - DEPRESS ALL LANDSCAPING FROM FLUSH WITH TOP OF CURB TO 6"± DEPRESSED IN CENTER TO CONTAIN STORMWATER. FLOW IN EXCESS OF CAPACITY WILL OVERFLOW TO PAVEMENT. EXCEPTION: NO STORMWATER STORAGE SHALL OCCUR WITHIN 10' OF BUILDING.
 - RESTAURANT ROOF TO DISCHARGE DIRECTLY TO STORM DRAIN SYSTEM.
 - RETAIL BUILDING ROOF TO DISCHARGE VIA 12" WIDE COVERED SIDEWALK CULVERTS TO PAVEMENT. SEE PLUMBING PLAN AND ARCHITECTURAL FOR LOCATION AND DETAILS.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR PLAN AND DETAILS. ALL PIPE TO BE ADS N-12WT. WATERTIGHT. SEE ARCHITECTURAL AND PLUMBING PLAN(S) FOR ROOF DRAIN LOCATIONS AND SIZES.
 - CONSTRUCT 2" WIDE CONCRETE ALLEY GUTTER AT FLOWLINE ELEVATIONS SHOWN. S=0.67%.
 - MAKE CONNECTION TO EXISTING PRIVATE STORM DRAIN STUB.
 - SLOPE DUMPSTER PAD AS SHOWN TO DIRECT STORMWATER TO PROPOSED SANITARY SEWER DRAIN. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
 - CONSTRUCT DETENTION POND AT ELEVATIONS SHOWN.
 - PROVIDE THREE 12" WIDE CURB OPENINGS AT 2' O.C. TO PASS EXCESS FLOW TO PAVEMENT. SEE CG-501 FOR DETAIL.
 - PROVIDE ONE 6" WIDE CURB OPENING. GRADE LANDSCAPE TO DRAIN. SEE CG-501 FOR DETAIL (SIMILAR).

GENERAL NOTES

SEE CG-501 FOR GRADING / DRAINAGE PLAN GENERAL NOTES

LEGEND

× 5414.15

⊕ 13.6±

⊕ 13.6

→

— 0.4

— 0.4.5

F.F. =

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EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION AT TRANSITION TO EXISTING

PROPOSED SPOT ELEVATION

FLOW DIRECTION

PROPOSED 1' CONTOUR

PROPOSED 0.5' CONTOUR

FINISH FLOOR ELEVATION

GRADE BREAK

ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

128 Monroe Street N.E.

Albuquerque, New Mexico 87108

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

2002 CG-101.dwg

Dec 16, 2013

| REV | DATE    | BY | REVISION          |
|-----|---------|----|-------------------|
| 1   | 9/13/13 | SA | ISSUED FOR PERMIT |
| 2   | 9/13/13 | SA | ISSUED FOR PERMIT |
| 3   | 9/13/13 | SA | ISSUED FOR PERMIT |
| 4   | 9/13/13 | SA | ISSUED FOR PERMIT |
| 5   | 9/13/13 | SA | ISSUED FOR PERMIT |

MODULUS ARCHITECTS

220 COPPER AVE. N.W. SUITE 350

ALBUQUERQUE, NEW MEXICO 87102

PHONE (505) 338-1499 FAX (505) 338-1498

FRED C. ARFMAN  
NEW MEXICO  
7322  
LICENSED PROFESSIONAL ENGINEER  
12.16.13

PROJECT TITLE

LONGHORN STEAKHOUSE / RETAIL CENTER

XXXX COORS BYPASS NW

ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER

STEPHEN DUNBAR, AIA

JOB NO.

DRAWN BY:

SCALE:

AS NOTED

SHEET TITLE

GRADING & DRAINAGE PLAN

DATE

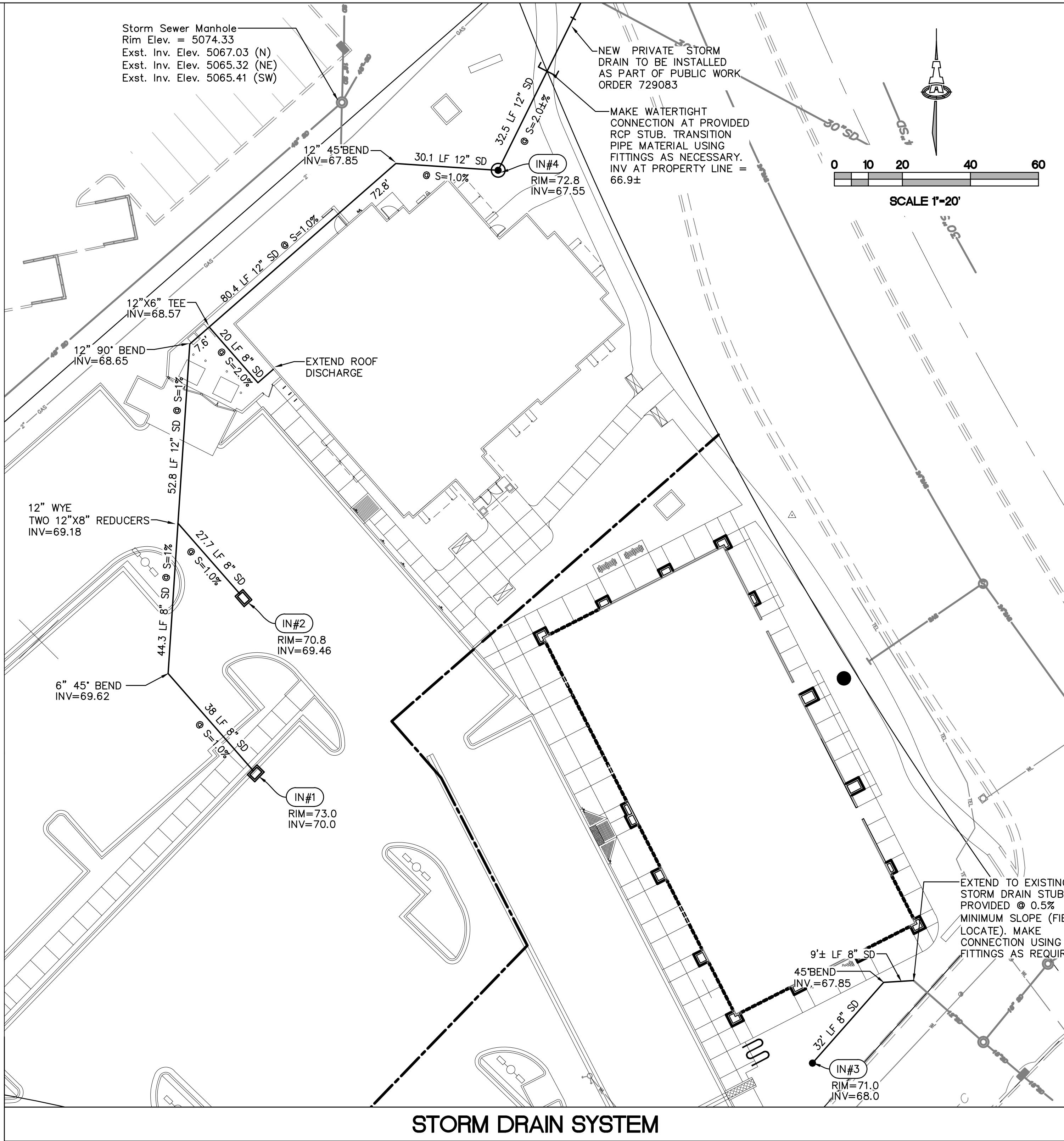
9/13/13

SHEET

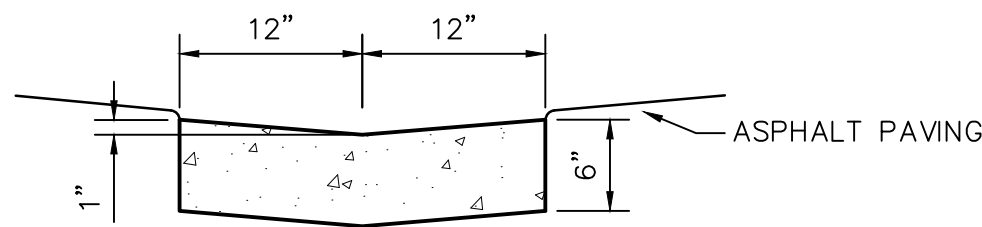
CG-101

OF



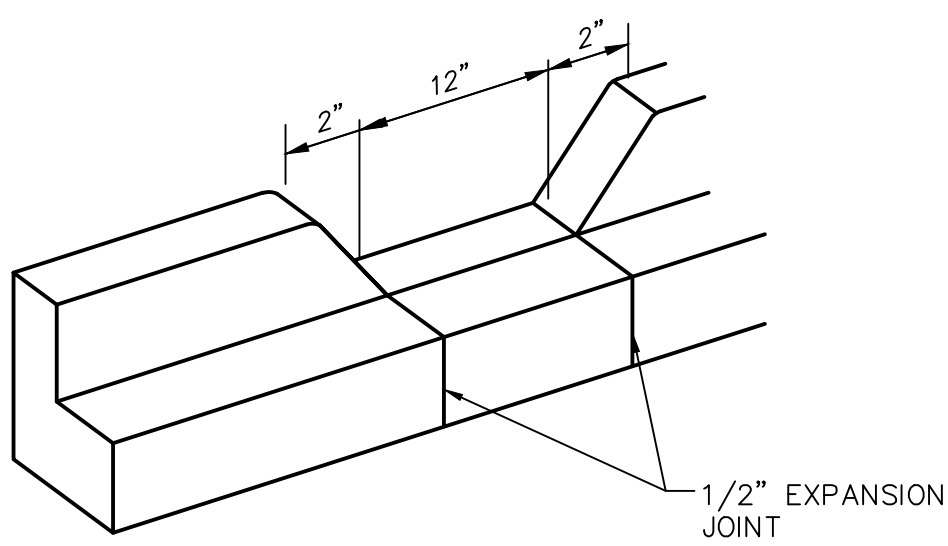


STORM DRAIN SYSTEM



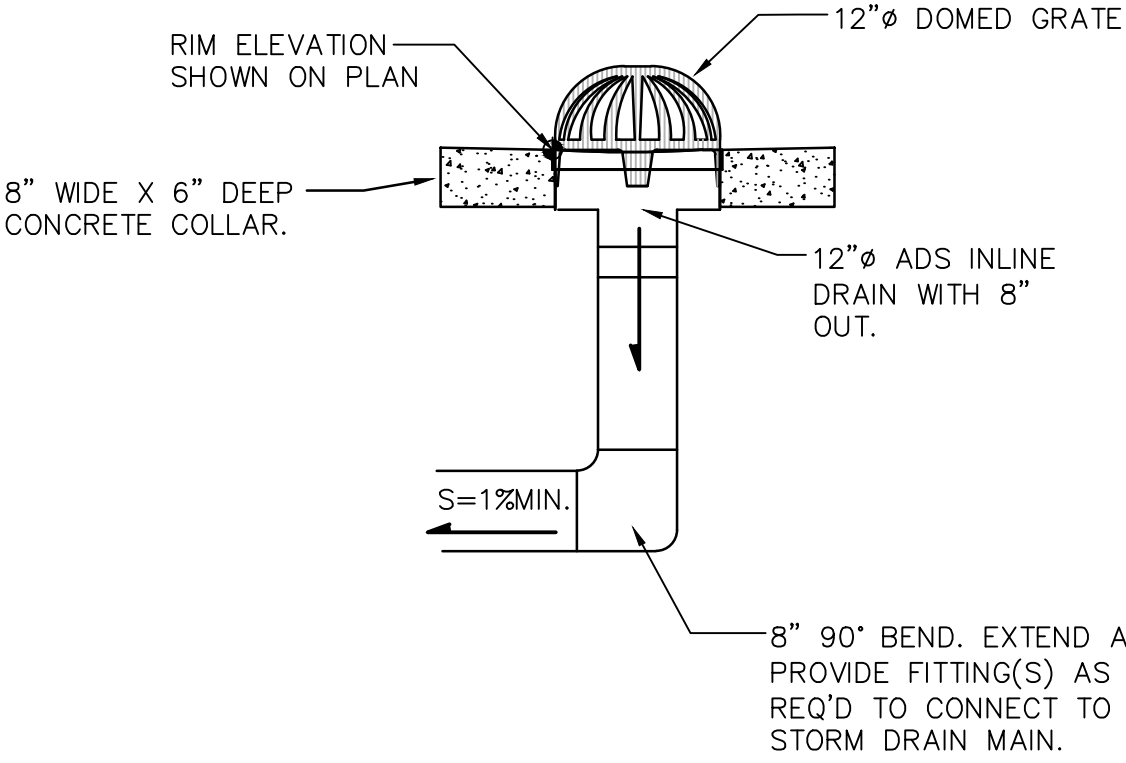
GENERAL NOTES

- EDGES SHALL BE SHAPED WITH A 3/8" EDGING TOOL.
- CONSTRUCTION CONTROL JOINTS AT 6' O.C. MAX.
- 1/2" EXPANSION JOINTS 48' O.C.
- EDGE OF ASPHALT PAVING TO BE 1/2" ABOVE EDGE OF CONCRETE (TYP).



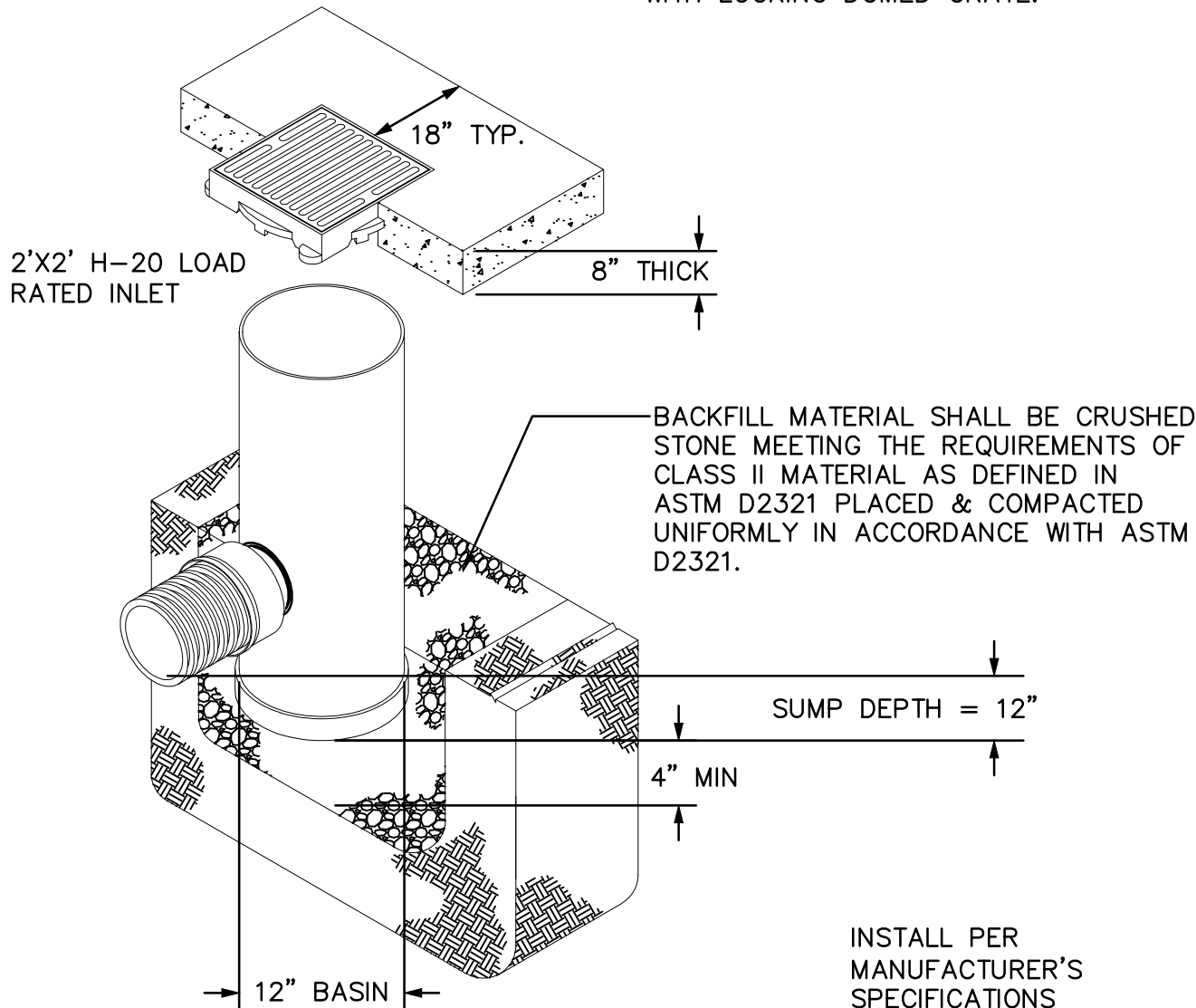
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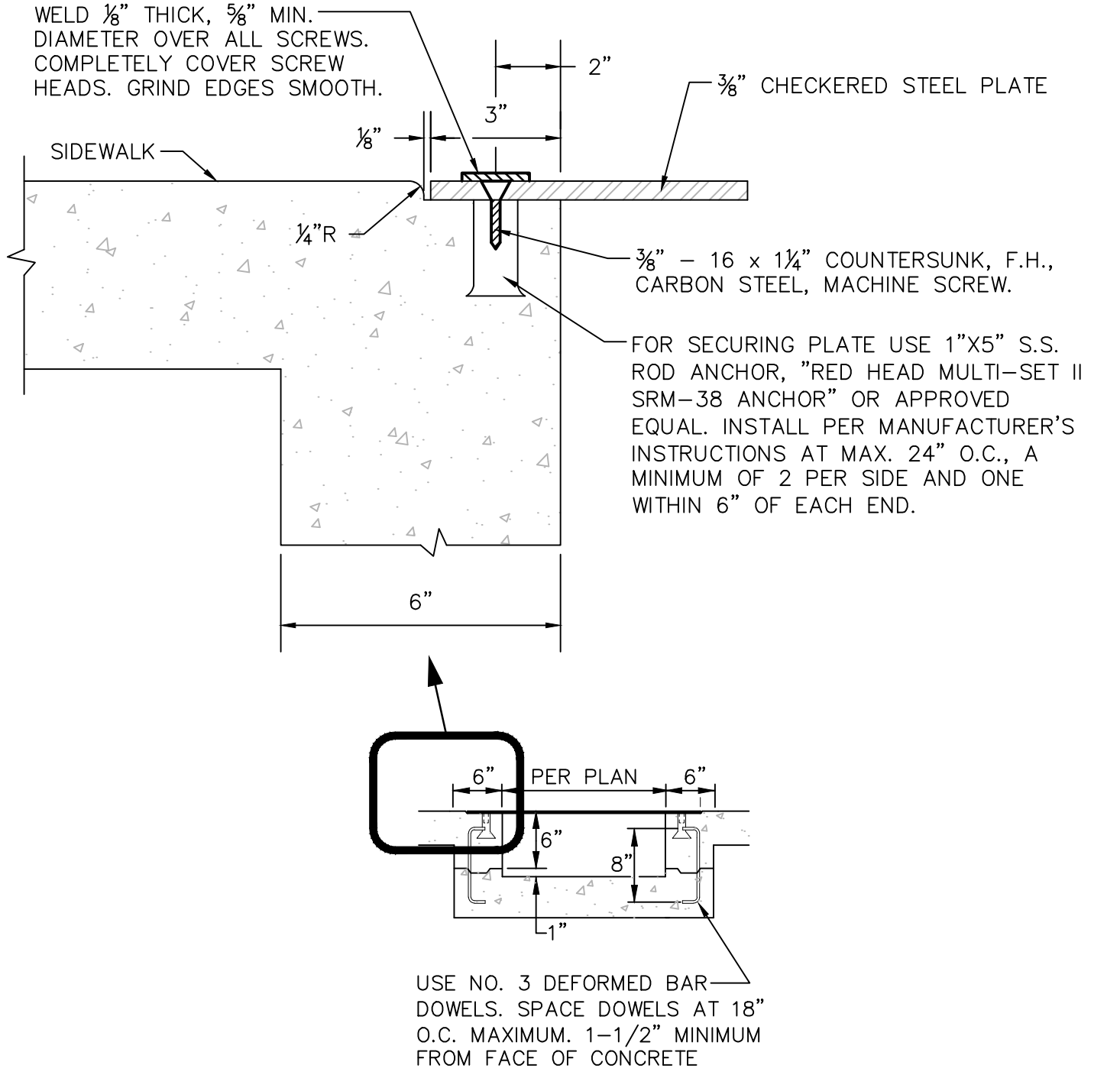
INLET WITH DOMED GRATE

IN#3

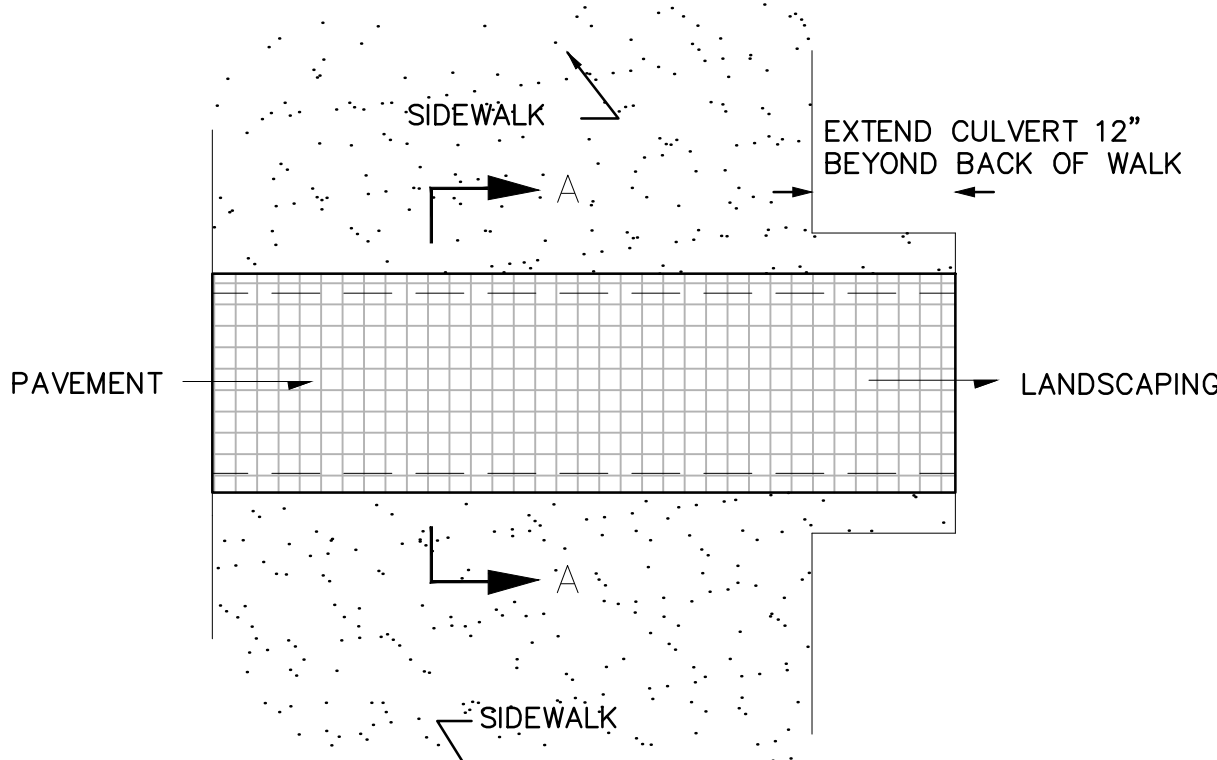


ADS NYLOPLAST ROAD AND HIGHWAY INLET

IN#1 IN#2 IN#4 SIM



SECTION A-A



PLAN

COVERED SIDEWALK CULVERT

SCALE: N.T.S.

FOR IN#4, INSTALL 12" DIA. BASIN WITH LOCKING DOMED GRATE.

GENERAL CIVIL NOTES

- REFERS TO SHEETS CG-101 AND CG-501
- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
  - ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
  - ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
  - FINAL GRADES 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.
  - UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
  - MAXIMUM SLOPES SHALL BE 4:1. 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 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 ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NPDES PERMIT, AND AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. (SWPPP, NPDES PERMIT, AND ESC PLAN BY OTHERS.) A CITY-APPROVED ESC PERMIT MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING, BUILDING, OR WORK ORDER PERMIT.
  - ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
  - TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
  - 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.).
  - SIDESLOPES STEEPER THAN 4:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION CONTROL (F.F. ROCK) INSTALLED. NO SLOPE SHALL BE STEEPER THAN 2:1.
  - POND DESIGN PARAMETERS: TOP OF POND, BOTTOM OF POND, AREA OF POND, ETC., TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.
  - 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.

GENERAL STORM DRAIN NOTES

- ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N-12WT (WATERTIGHT) UNLESS NOTED.
- INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR TO TRANSITION BETWEEN EXISTING AND PROPOSED STORM DRAIN PIPE USING WATERTIGHT FITTINGS AS REQUIRED (ACCOMMODATE MATERIAL AND SIZE CHANGES)

NOTE TO OWNER: STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT PROPERTY OWNER PUT IN PLACE INSPECTION AND MAINTENANCE CRITERIA SCHEDULED TO OCCUR MONTHLY AND AFTER EACH STORM EVENT.

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12.16.13

PROJECT TITLE: LONGHORN STEAKHOUSE / RETAIL CENTER  
XXX COOPS BYEASS NUI  
ALBUQUERQUE, NEW MEXICO  
PROJECT MANAGER: STEPHEN DUNBAR, AIA  
JOB NO.:  
DRAWN BY:  
SHEET TITLE: GRADING & DRAINAGE DETAILS

DATE: 9/19/13  
SCALE: AS NOTED  
CG-501