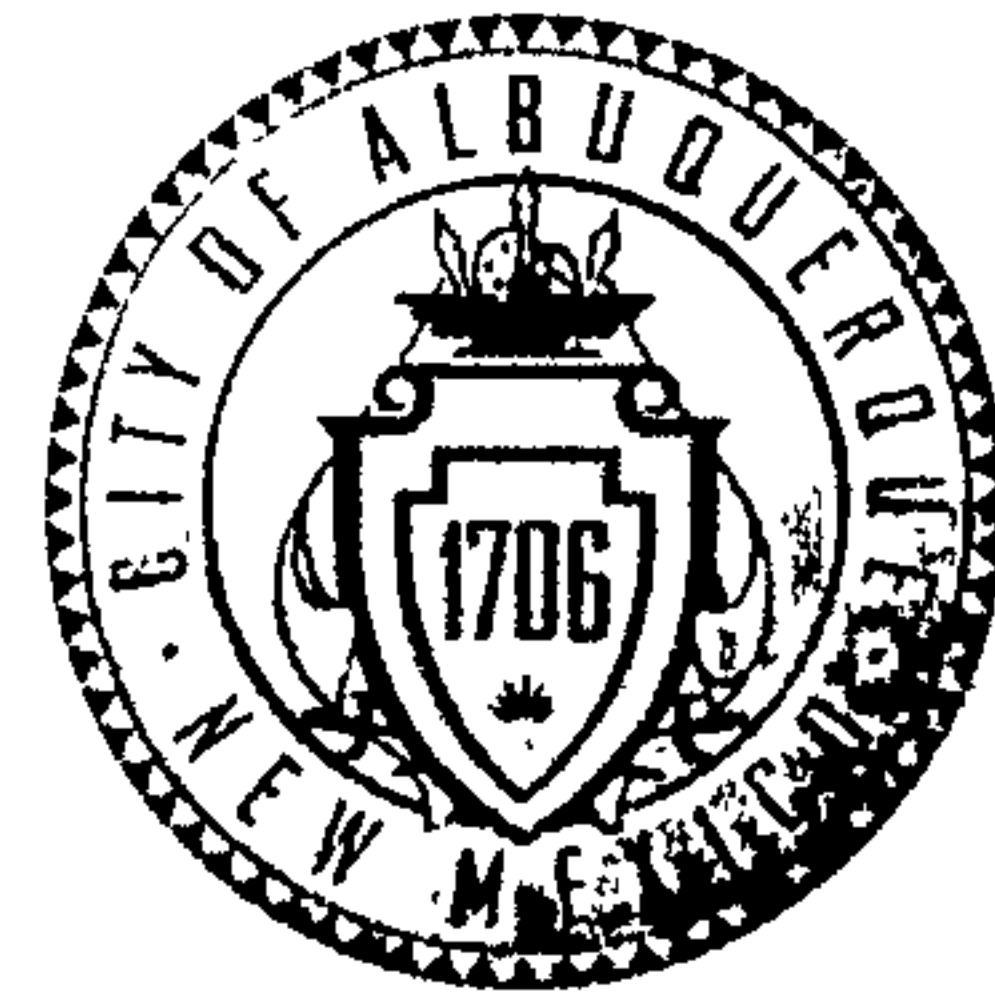


# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

August 22, 2014

Genevieve Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Applebee's, 5916 Holly Ave NE**  
**30-Day Temporary Certificate of Occupancy- Transportation Development**  
DRB Project Number 1004772 (C18-D073A)  
Certification dated 08-22-14

Dear Ms. Donart,

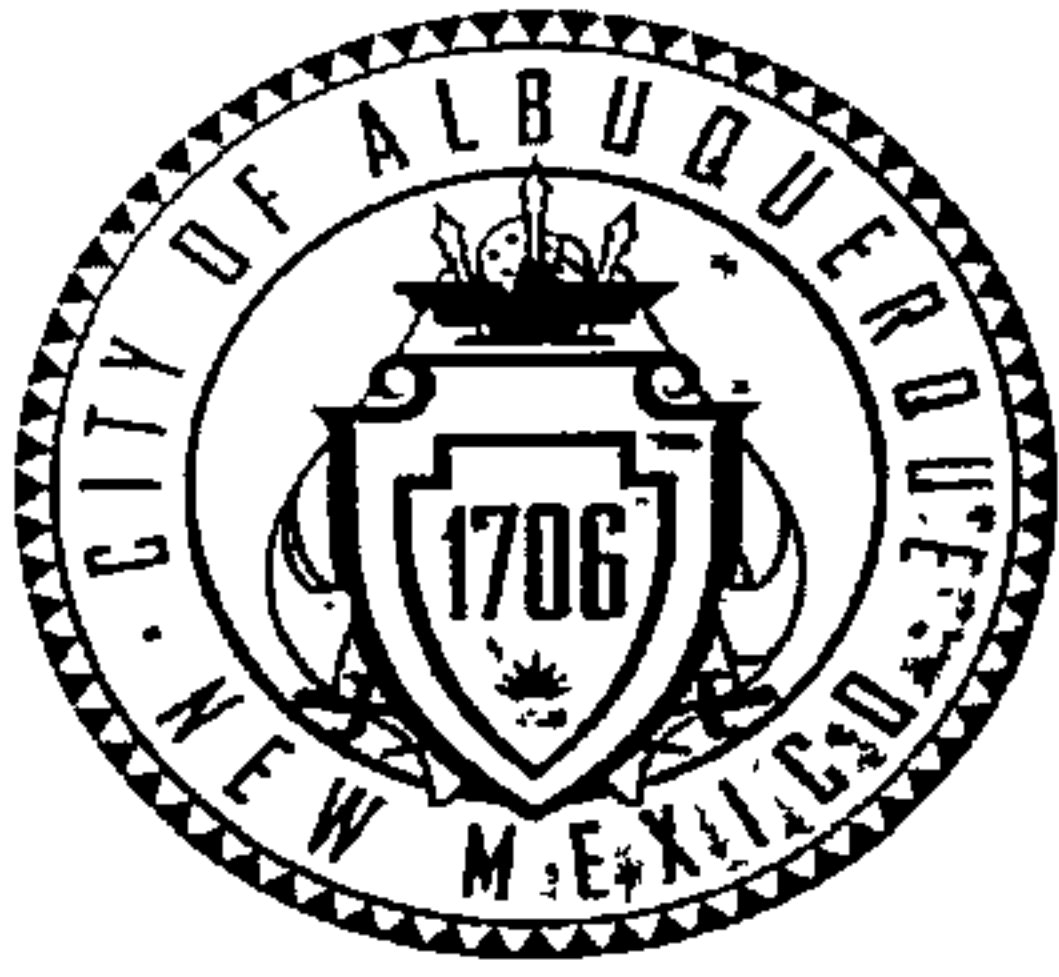
Based upon the information provided in your submittal received 08-22-14, Transportation Development has no objection to the issuance of a 30-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. A digital copy must be included with each submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

C: CO Clerk  
File



# City of Albuquerque

## Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Applebee's at Holly Place Building Permit #: T201392320 City Drainage #: C18/D  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 20, Block 18, Tract A, Unit B, North Albuquerque Acres & Tract B, Holly Place  
City Address: \_\_\_\_\_

Engineering Firm: Isaacson & Arfman, P.A. Contact: Genny Donart  
Address: 128 Monroe Street, NE - Albuquerque, NM 87108  
Phone#: (505) 268-8828 Fax#: N/A E-mail: gennyd@iacivil.com

Owner: Apple Investors Group Contact: Michael D. McGough  
Address: 917 Ravenwood Way - Canton, GA 30115  
Phone#: (770) 547-5920 Fax#: N/A E-mail: michael.mcough@appleig.com

Architect: Klover Architects, Inc. Contact: Chad Renoux  
Address: 10955 Lowell Ave., Suite 700 - Overland Park, KS 66210  
Phone#: (913) 649-8181 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg  
Address: 9384 Valley View Drive NW - Albuquerque, NM 87114  
Phone#: (505) 897-3366 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

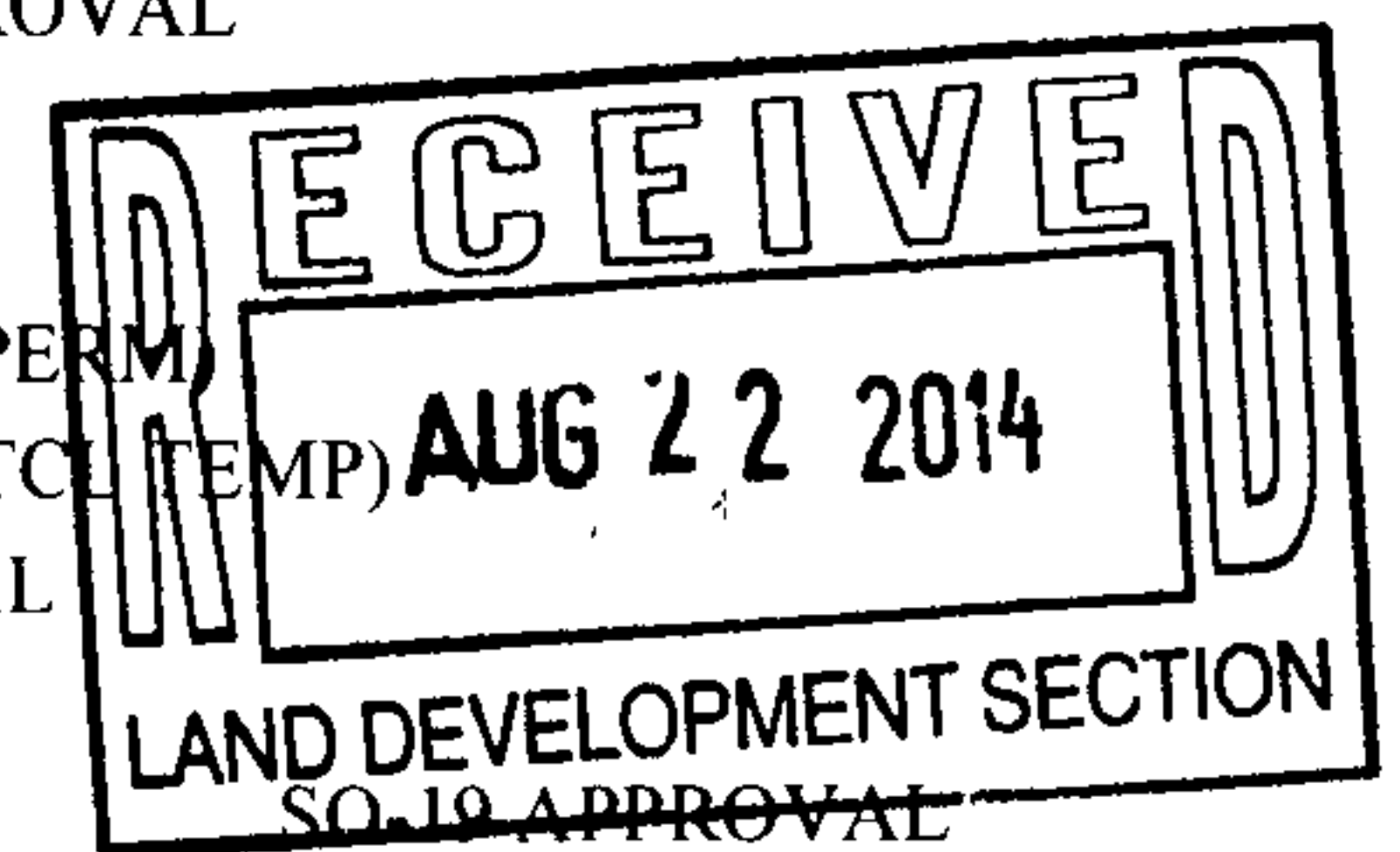
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### 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)
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- ☐ 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
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- ☐ ESC PERMIT APPROVAL
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- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: August 22, 2014 By: Genevieve Donart  
for 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
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- 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

## **Cherne, Curtis**

---

**From:** Cherne, Curtis  
**Sent:** Friday, August 22, 2014 1:17 PM  
**To:** 'Genny Donart'  
**Cc:** bills@ventureconstruction.com; Quintana, Carol S.  
**Subject:** 5916 Holly Ave. NE Hydrology 30 day Temp Co approval

Genny/Carol,

I am approving a 30-day Temp CO for the Applebee's at 5916 Holly Ave NE

Curtis

---

**From:** Genny Donart [<mailto:gennyd@iacivil.com>]  
**Sent:** Friday, August 22, 2014 11:58 AM  
**To:** Cherne, Curtis  
**Cc:** [bills@ventureconstruction.com](mailto:bills@ventureconstruction.com)  
**Subject:** Applebee's at Holly Place - drainage cert

**Good morning Curtis,**

**I have walked the site for the Applebee's at 5916 Holly Ave NE on 08/21/14.**

**It drains in substantial compliance with the approved Grading & Drainage plan dated 11/19/14.  
The as-built survey is imminent, and the certification should be to you this afternoon.**

**Genny Donart, P.E.  
Registered Engineer**



**Isaacson & Arfman, P.A.**

Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632  
[gennyd@iacivil.com](mailto:gennyd@iacivil.com)

**CONFIDENTIALITY STATEMENT and CONTENT NOTIFICATION :** This message and any accompanying attachment(s) contain information which may be confidential or privileged and is intended only for the individual or entity named above. It is prohibited to disclose, copy, or distribute the contents of this message. If you received this message in error, please notify us immediately.

Recipient acknowledges that any attached electronic files may not contain all of the information on the approved construction documents and are not intended to be relied upon as a replacement for the approved construction documents(s).

This information is provided to the user as a courtesy by I&A for this project only and shall not be used for any other purpose without the express written consent of Isaacson & Arfman, PA.

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Genny Donart, P.E.  
Registered Engineer



**Isaacson & Arfman, P.A.**

Consulting Engineering Associates  
128 Monroe St. N.E.  
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Phone: (505)268-8828  
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# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



December 10, 2013

Richard J. Berry, Mayor

Ms. Genny Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, New Mexico 87108

RE: **Applebee's at Holly Place** **C18-D073A**  
North Alb. Acres, Tract A, Unit B, Block 18, Lot 20 & Holly Place, Tract B  
Grading & Drainage Plan for Building Permit

PE Stamp: 11/19/2013

Dear Ms. Donart:

Based upon the information provided in your submittal received 11-20-2013, the above referenced Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

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

Albuquerque

Since this site exceeds 1.0 acres, a separate Erosion and Sediment Control (ESC) Plan, prepared by a registered NM Professional Engineer, must be submitted to and approved by Planning Department's Storm Water Quality Engineer. This approval will also be required prior to release of Building Permit.

NM 87103

Prior to Certificate of Occupancy release, an Engineer's Certification of Grading on this site, in accordance with this revised plan, will be required per the DPM checklist.

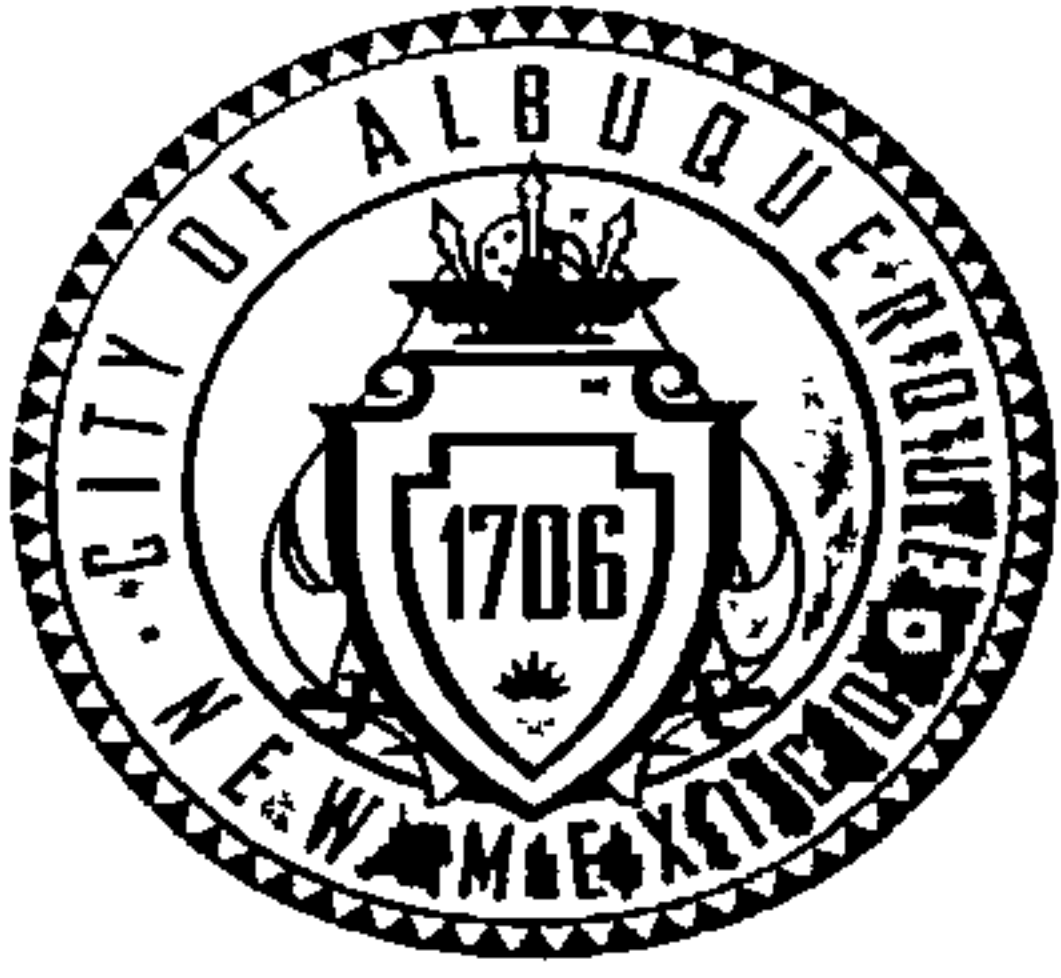
www.cabq.gov

If you have questions, please email me at [grolson@cabq.gov](mailto:grolson@cabq.gov) or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file **C18/D073A**  
c.pdf Addressee via Email [GennyD@IAcivil.com](mailto:GennyD@IAcivil.com)



# City of Albuquerque

## Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C18D073A

Project Title: Applebee's at Holly Place Building Permit #: T201392320 City Drainage #: C18/D  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 20, Block 18, Tract A, Unit B, North Albuquerque Acres & Tract B, Holly Place  
City Address: \_\_\_\_\_

Engineering Firm: Isaacson & Arfman, P.A. Contact: Genny Donart  
Address: 128 Monroe Street, NE - Albuquerque, NM 87108  
Phone#: (505) 268-8828 Fax#: N/A E-mail: gennyd@iacivil.com

Owner: Apple Investors Group Contact: Michael D. McGough  
Address: 917 Ravenwood Way - Canton, GA 30115  
Phone#: (770) 547-5920 Fax#: N/A E-mail: michael.mcough@appleig.com

Architect: Klover Architects, Inc. Contact: Chad Renoux  
Address: 10955 Lowell Ave., Suite 700 - Overland Park, KS 66210  
Phone#: (913) 649-8181 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg  
Address: 9384 Valley View Drive NW - Albuquerque, NM 87114  
Phone#: (505) 897-3366 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

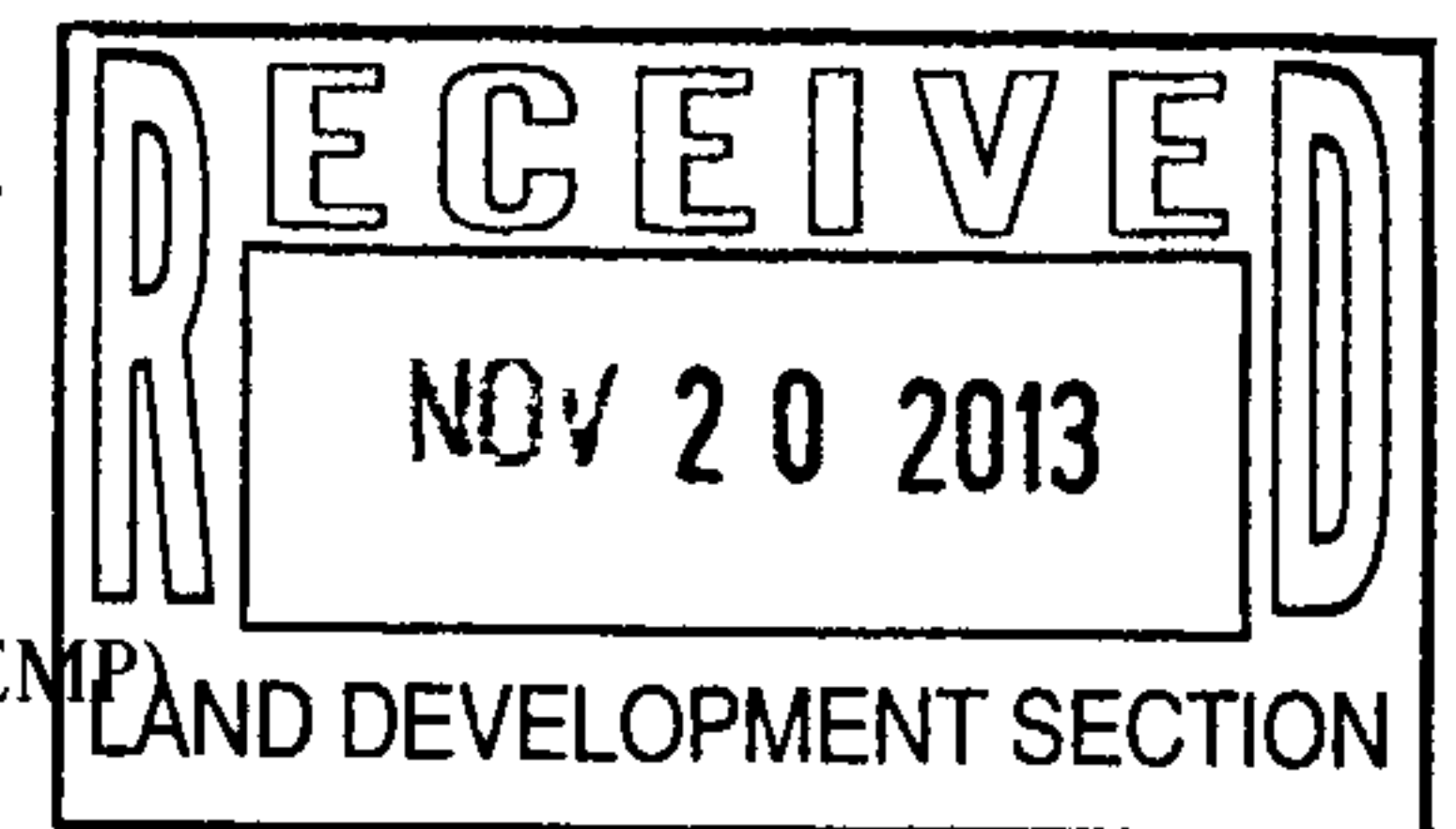
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### TYPE OF SUBMITTAL:

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☐ 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)  
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☐ ENGINEER'S CERT (DRB SITE PLAN)  
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#### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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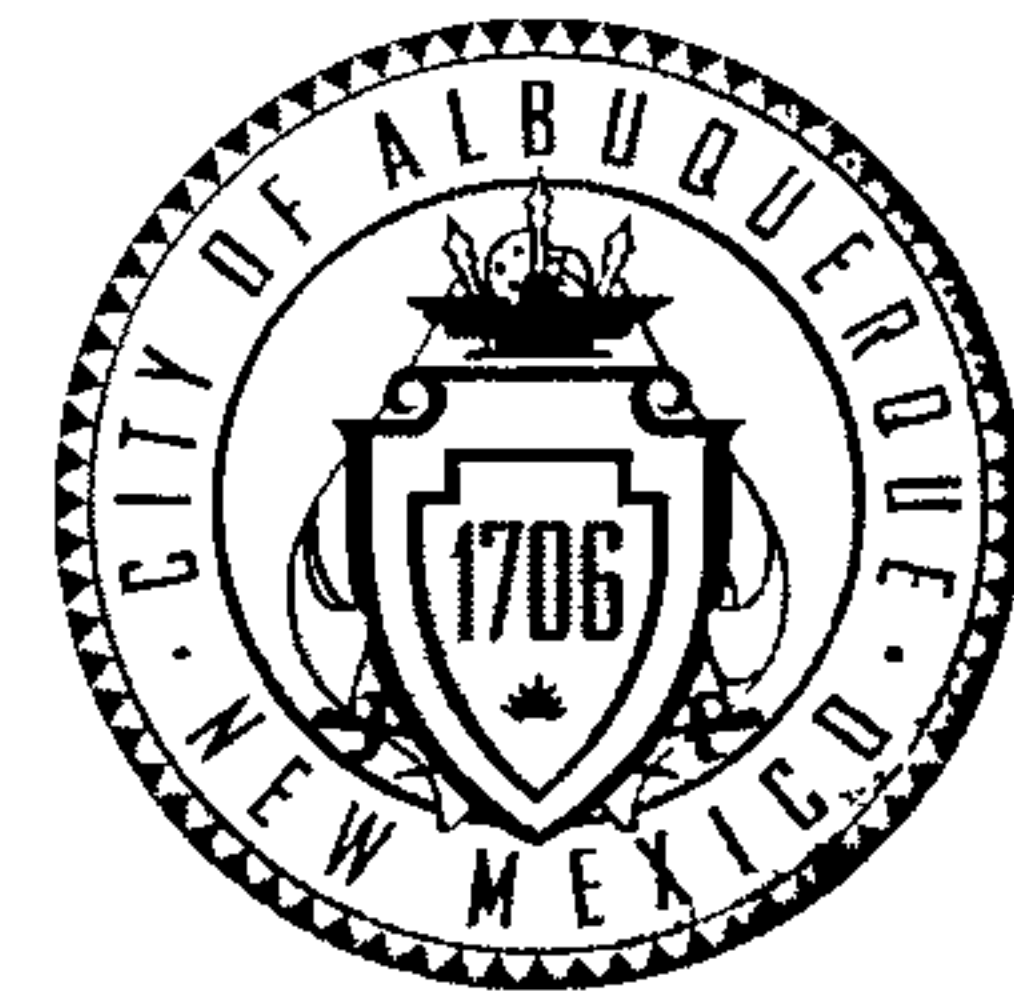
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided \_\_\_\_\_

DATE SUBMITTED: November 19, 2013 By: Genevieve Donart  
for 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
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# CITY OF ALBUQUERQUE



September 5, 2014

Genny Donart, PE  
Isaacson & Arfman, PA  
128 Monroe St NE  
Albuquerque, NM 87108

**Re: Applebee's at Holly Place  
Lot 20 Holly Place  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 11-19-13 (C18D073A)  
Certification dated: 8-26-14**

Dear Ms. Donart,

Based on the Certification received 9/2/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

Curtis Cherne, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

[www.cabq.gov](http://www.cabq.gov)

C: RR/CC  
email





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C18D073A

Project Title: Applebee's at Holly Place Building Permit #: T201392320 City Drainage #: C18/D

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 20, Block 18, Tract A, Unit B, North Albuquerque Acres & Tract B, Holly Place

City Address: \_\_\_\_\_

Engineering Firm: Isaacson & Arfman, P.A. Contact: Genny Donart

Address: 128 Monroe Street, NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: N/A E-mail: gennyd@iacivil.com

Owner: Apple Investors Group Contact: Michael D. McGough

Address: 917 Ravenwood Way - Canton, GA 30115

Phone#: (770) 547-5920 Fax#: N/A E-mail: michael.mcough@appleig.com

Architect: Klover Architects, Inc. Contact: Chad Renoux

Address: 10955 Lowell Ave., Suite 700 - Overland Park, KS 66210

Phone#: (913) 649-8181 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive NW - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

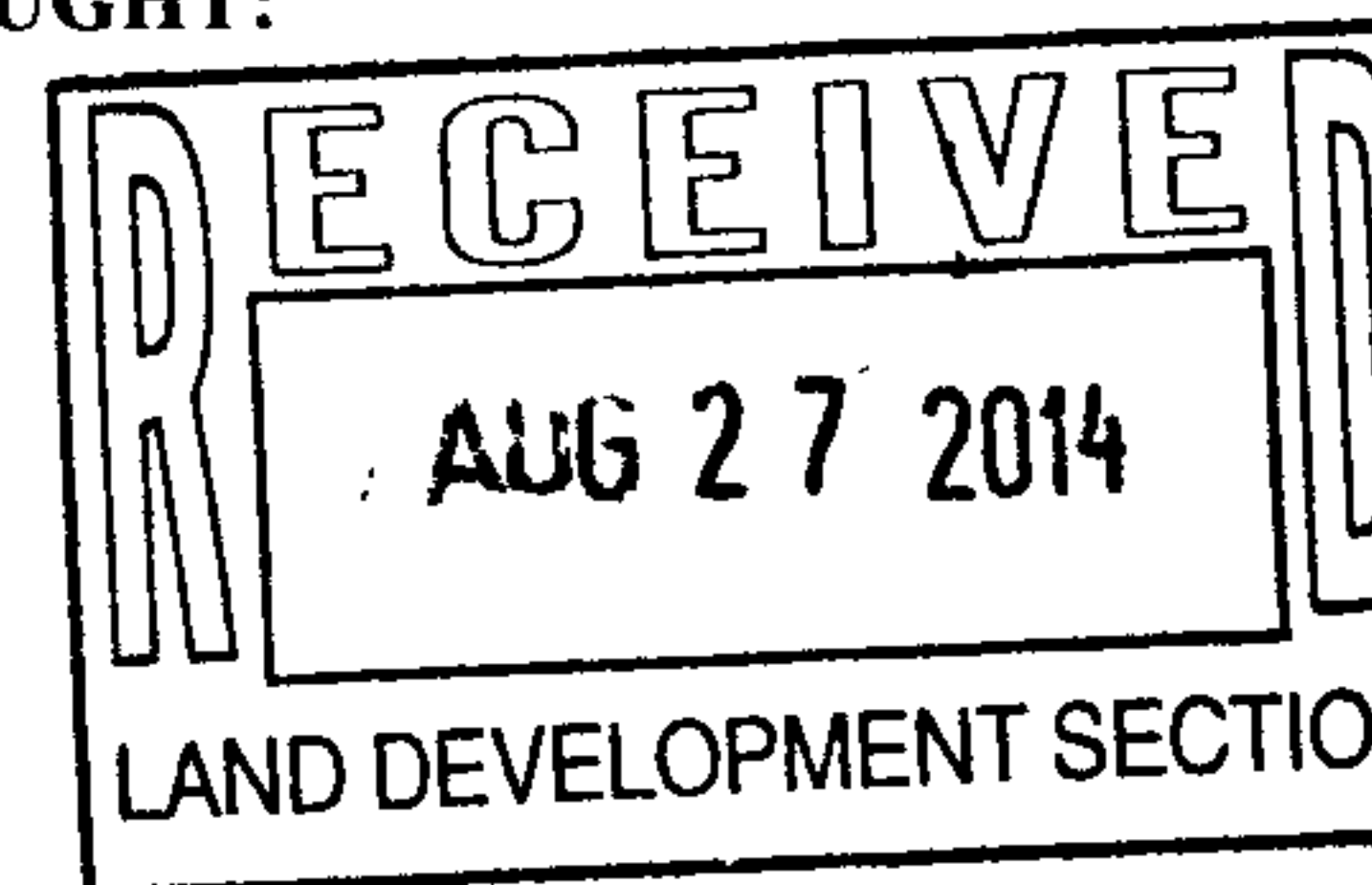
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### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
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- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
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- ☐ OTHER (SPECIFY) \_\_\_\_\_



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: August 26, 2014 By: Genevieve Donart

for 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:

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## Genny Donart

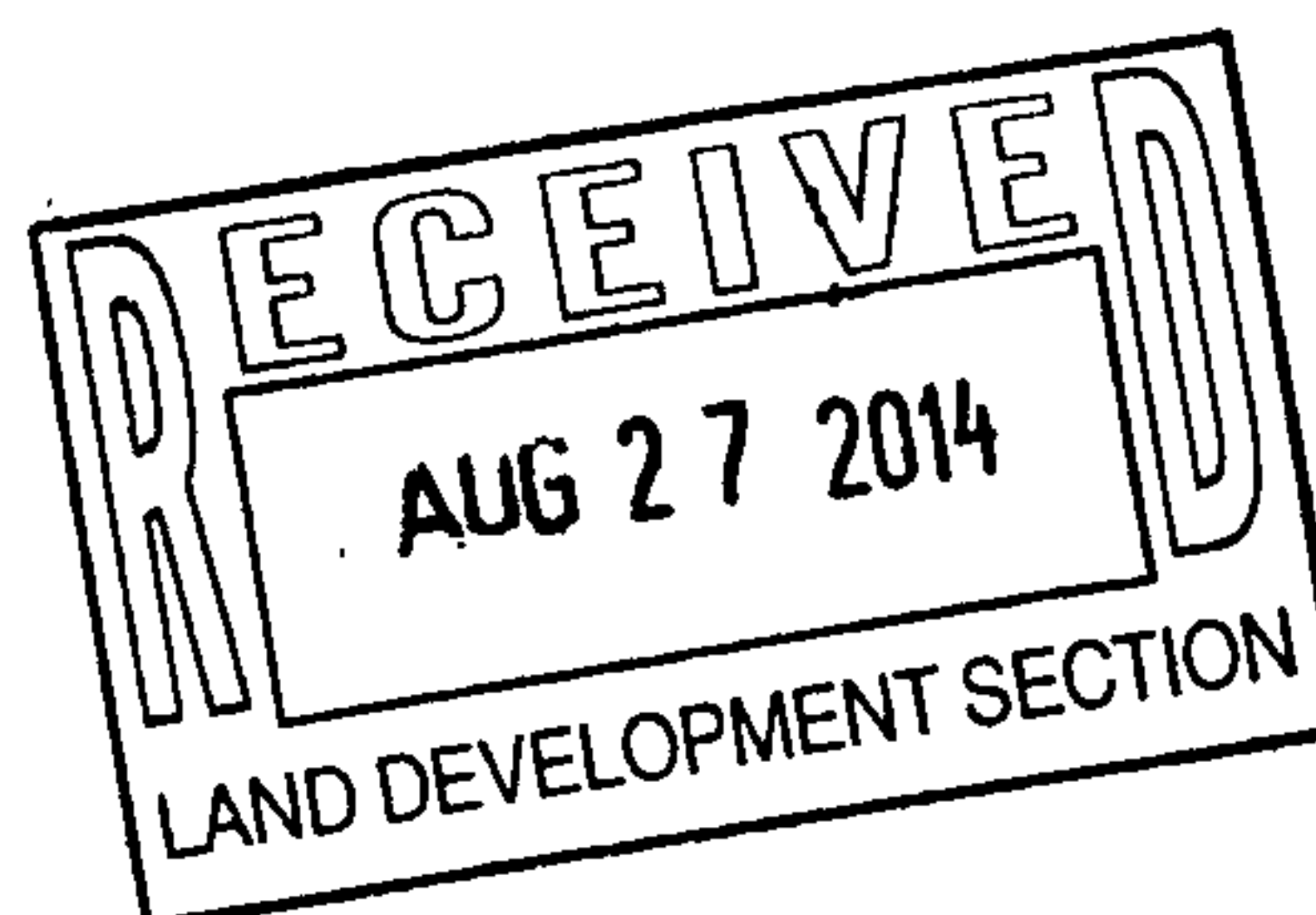
---

**From:** Cherne, Curtis <CCherne@cabq.gov>  
**To:** Genny Donart  
**Sent:** Tuesday, August 26, 2014 4:48 PM  
**Subject:** Read: RE: Applebee's at Holly Place - Final Drainage & TCL certifications

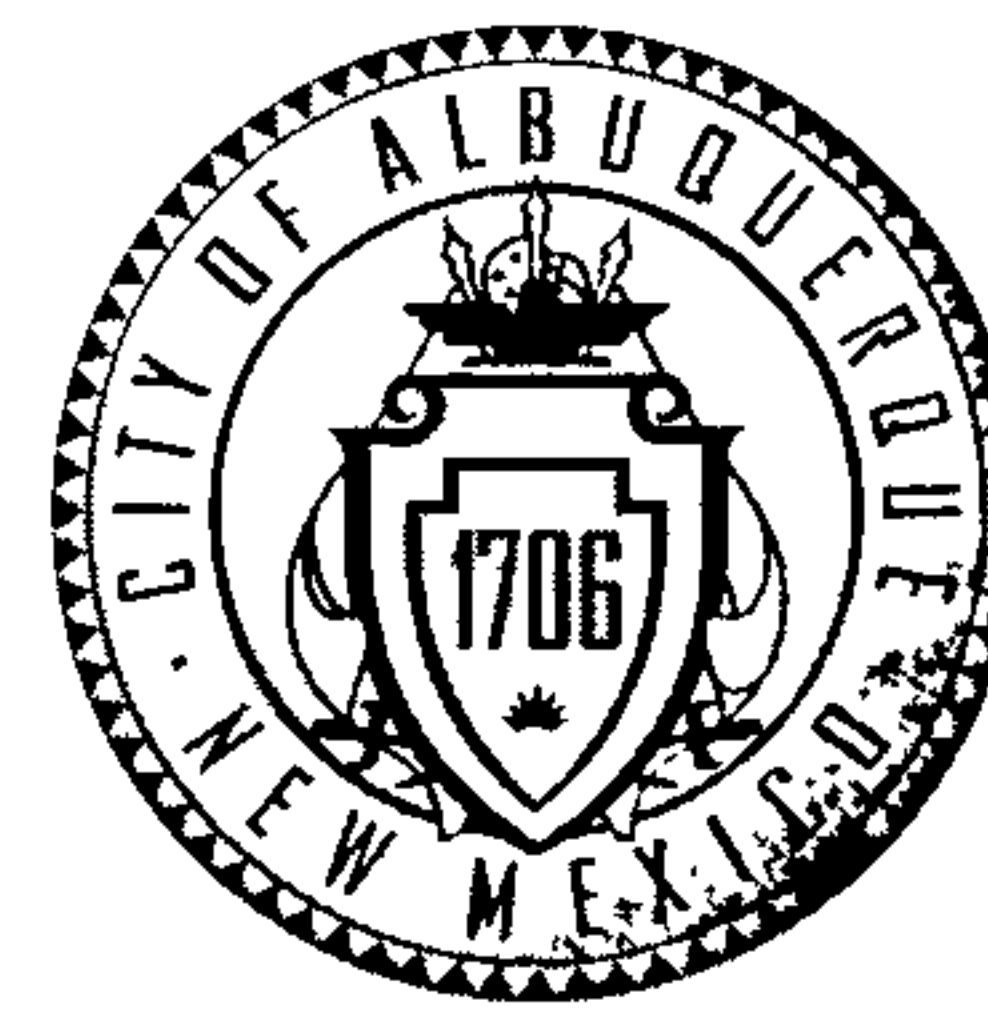
Your message

**To:** Ortiz, Monica  
**Cc:** Cherne, Curtis; Metro, Kristal D.;  
[bills@ventureconstruction.com](mailto:bills@ventureconstruction.com)  
**Subject:** RE: Applebee's at Holly Place - Final Drainage & TCL  
certifications  
**Sent:** Tue, 26 Aug 2014 16:05:37 -0600

was read on Tue, 26 Aug 2014 16:48:08 -0600



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

September 4, 2014

Genevieve Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, NM 87108

**Re: Applebee's at Holly, 5916 Holly Ave. NE**  
**Certificate of Occupancy – Transportation Development**  
Site Plan for Building Permit dated 12-04-13 (1004772) (C18-D073A)  
Certification dated 08-26-14

Dear Mrs. Donart,

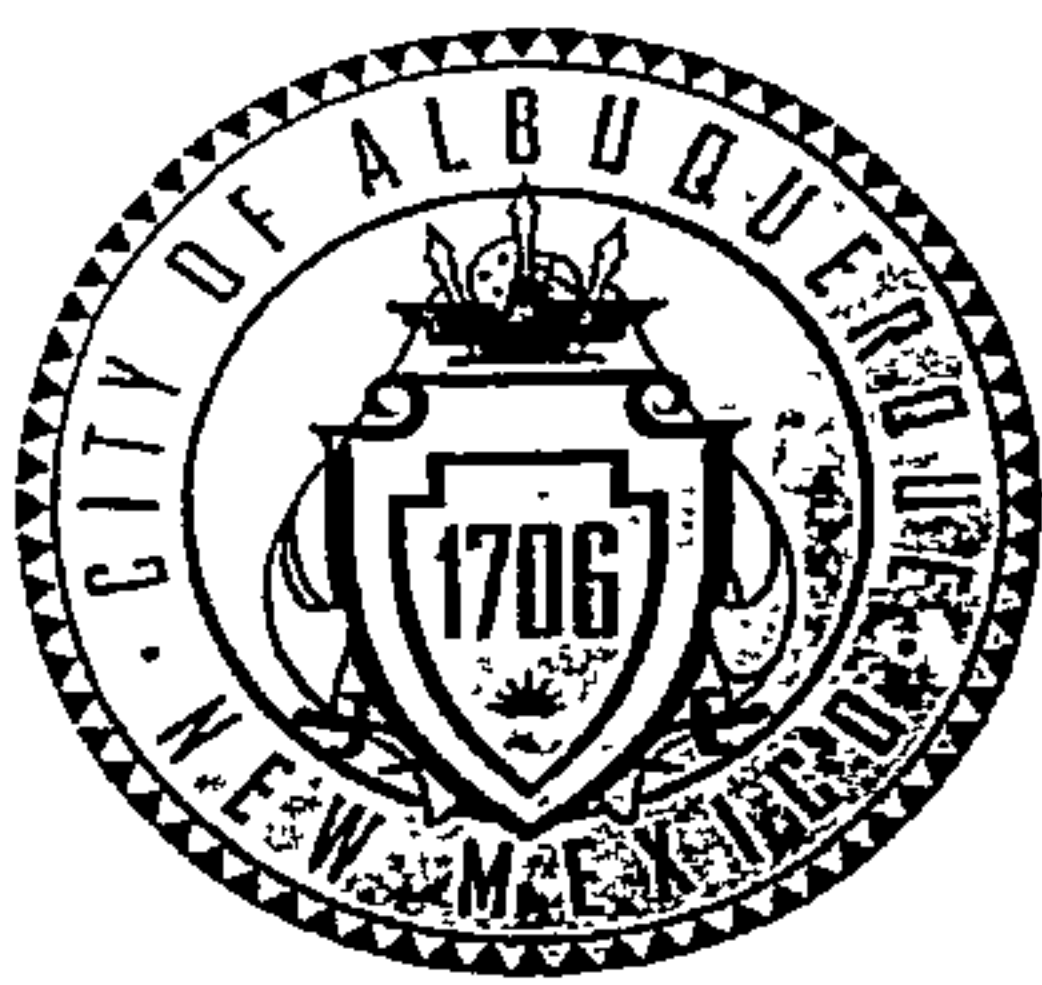
Based upon the information provided in your submittal received 08-27-14, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

Racquel M. Michel, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

c: File  
CO Clerk



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C18D073A

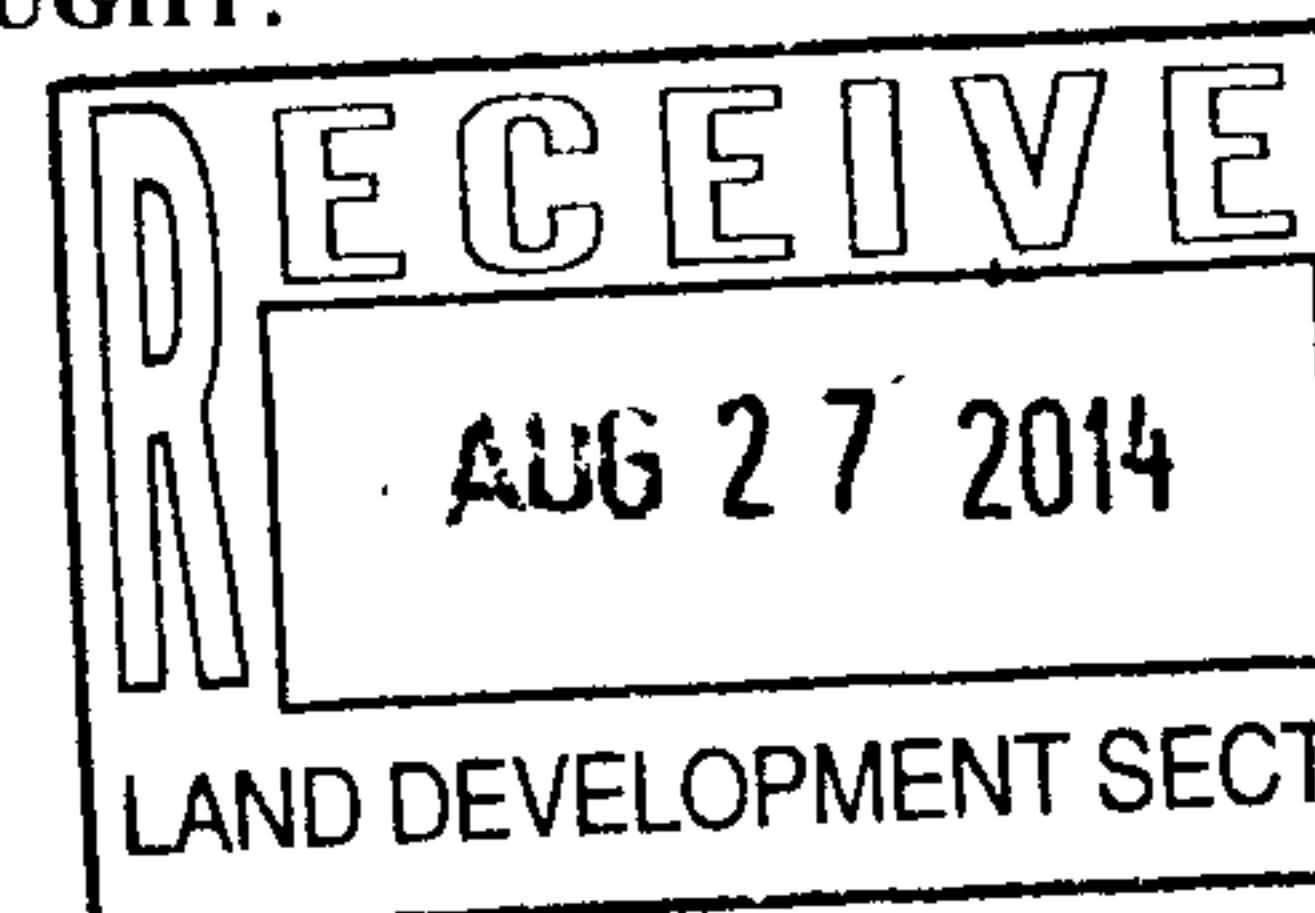
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DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
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Owner: Apple Investors Group Contact: Michael D. McGough  
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Architect: Klover Architects, Inc. Contact: Chad Renoux  
Address: 10955 Lowell Ave., Suite 700 - Overland Park, KS 66210  
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Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
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☐ 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: August 26, 2014

By: Genevieve Donart  
for 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

## Genny Donart

---

**From:** Genny Donart <gennyd@iacivil.com>  
**Sent:** Tuesday, August 26, 2014 4:06 PM  
**To:** 'Ortiz, Monica A.'  
**Cc:** Curtis Cherne (CCherne@CABQ.gov); Kristal Metro (KMetro@cabq.gov); bills@ventureconstruction.com  
**Subject:** RE: Applebee's at Holly Place - Final Drainage & TCL certifications

Hi Monica,

Please click the link below to download the pdf's for the drainage and TCL certifications for Permanent CO for Applebee's at Holly Place.

<https://iacivil.sharefile.com/d/se1fe7d3e9544e38a>

Genny Donart, P.E.  
Registered Engineer



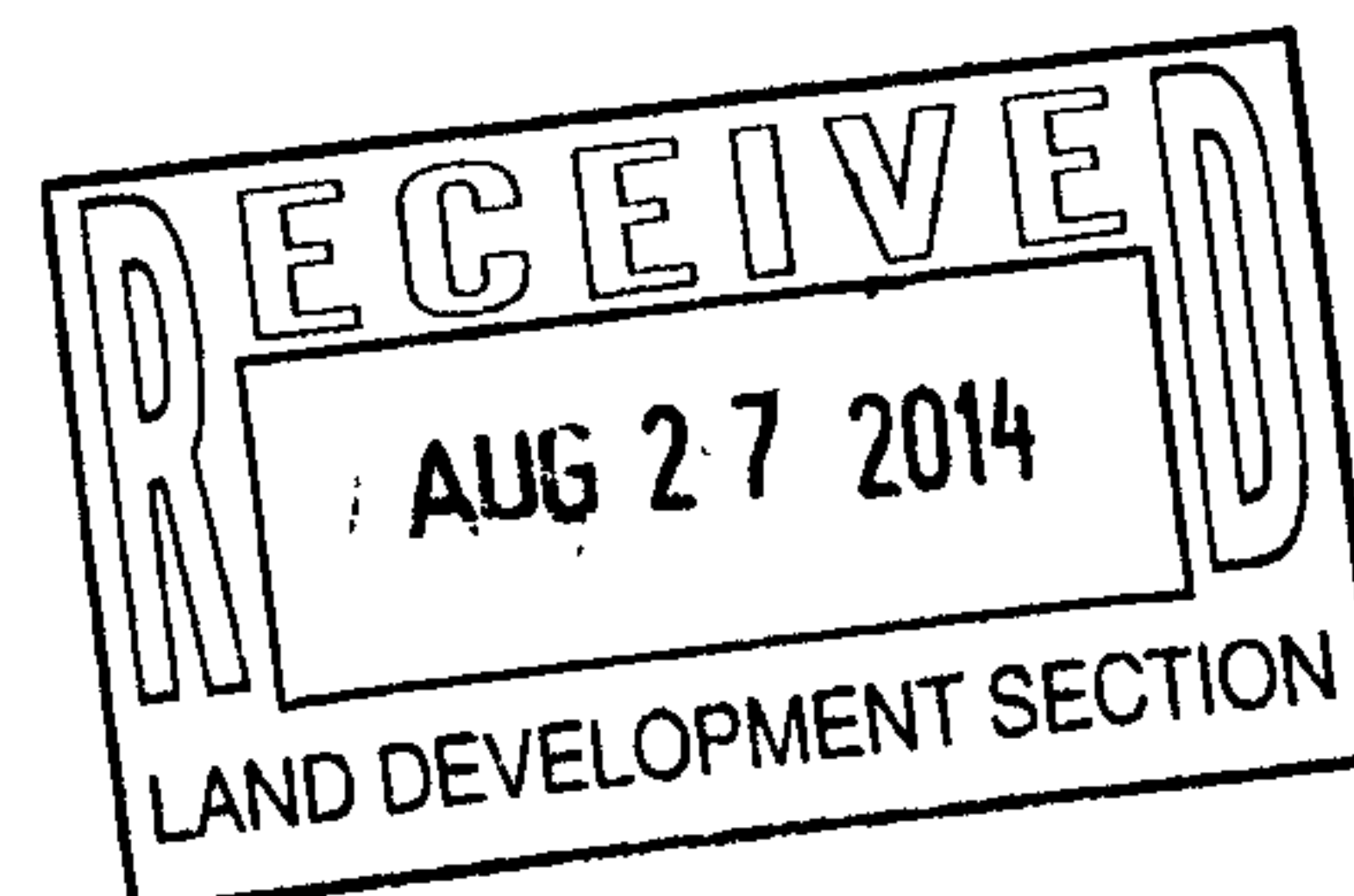
Isaacson & Arfman, P.A.

Consulting Engineering Associates  
128 Monroe St. N.E.  
Albuquerque, NM 87108  
Phone: (505)268-8828  
Fax: (505)268-2632  
[gennyd@iacivil.com](mailto:gennyd@iacivil.com)

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Recipient acknowledges that any attached electronic files may not contain all of the information on the approved construction documents and are not intended to be relied upon as a replacement for the approved construction documents(s).

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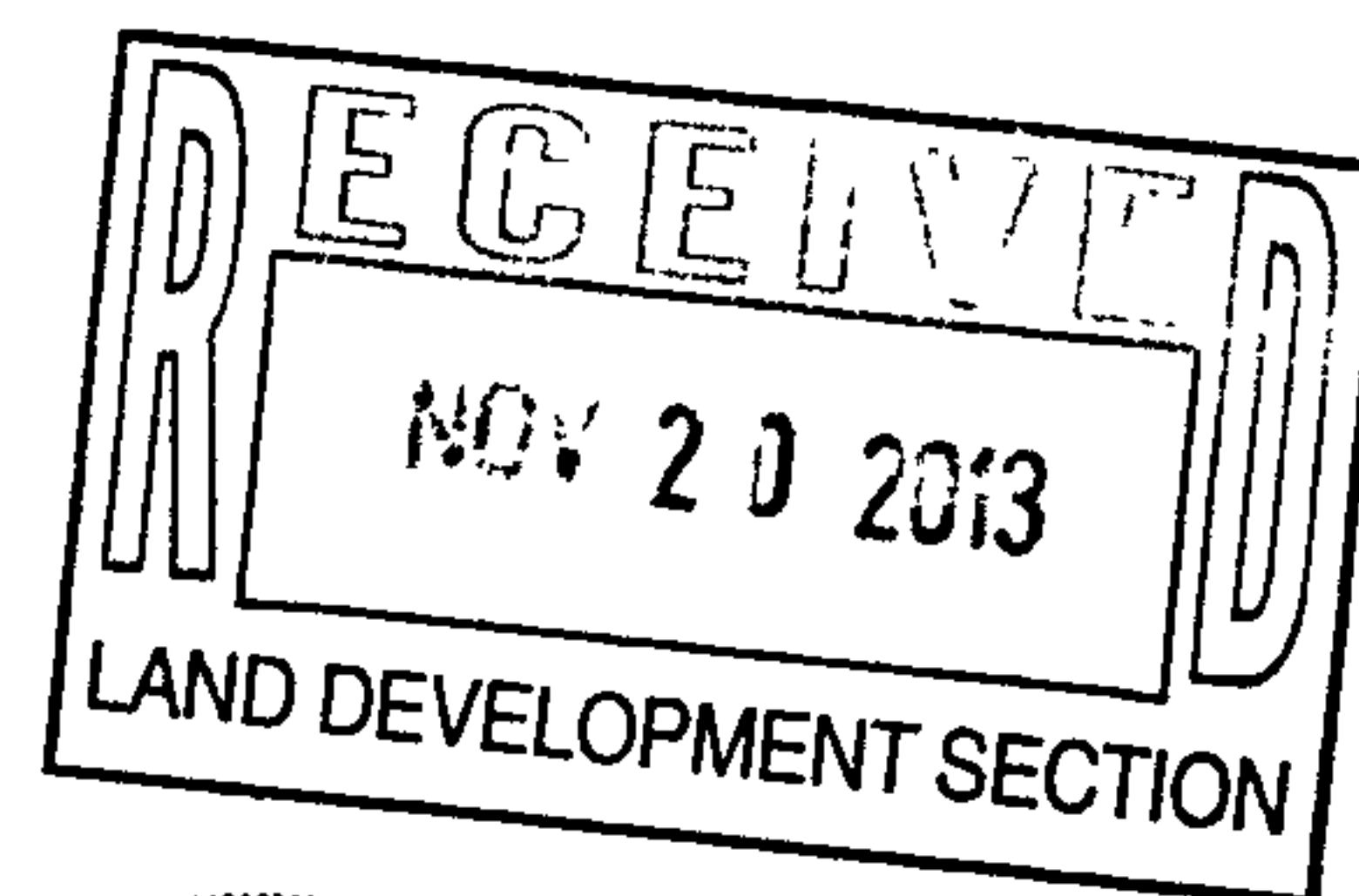
# SUPPLEMENTAL INFORMATION FOR

## APPLEBEE'S AT HOLLY PLACE

ALBUQUERQUE, NEW MEXICO

I&A Project No.: 1985

**NOVEMBER 19, 2013**



**Prepared by:**

Genevieve L. Donart, P.E. 15088



**ISAACSON & ARFMAN, P.A.**

**Consulting Engineering Associates**

128 Monroe N.E. \* Albuquerque, NM 87108 \* Phone: 268-8828 \* Fax: 268-2632

**CALCULATIONS: Applebee's at Holly Place :**

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

**ON-SITE**AREA OF SITE: 

70938.83
----------

 SF = 1.629 *x 4.629 cfs/Ac = 7.54 cfs*

100-year, 6-hour

**HISTORIC FLOWS:****DEVELOPED FLOWS:****EXCESS PRECIP:**

	Treatment SF	%
Area A =	0	0%
Area B =	0	0%
Area C =	70938.83	100%
Area D =	0	0%
Total Area =	70938.83	100%

	Treatment SF	%
Area A =	0	0%
Area B =	3547	5%
Area C =	7094	10%
Area D =	60298	85%
Total Area =	70938.83	100%

Precip. Zone	3
E <sub>A</sub>	= 0.66
E <sub>B</sub>	= 0.92
E <sub>C</sub>	= 1.29
E <sub>D</sub>	= 2.36

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E	=	1.29 in.	Developed E	=	2.18 in.
------------	---	----------	-------------	---	----------

On-Site Volume of Runoff: V<sub>360</sub> = E \* A / 12

Historic V <sub>360</sub>	=	7626 CF	Developed V <sub>360</sub>	=	12893 CF
---------------------------	---	---------	----------------------------	---	----------

On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>pA</sub>A<sub>A</sub> + Q<sub>pB</sub>A<sub>B</sub> + Q<sub>pC</sub>A<sub>C</sub> + Q<sub>pD</sub>A<sub>D</sub> / 43,560

For Precipitation Zone 3

Q<sub>pA</sub> = 1.87

Q<sub>pC</sub> = 3.45

Q<sub>pB</sub> = 2.60

Q<sub>pD</sub> = 5.02

Historic Q <sub>p</sub>	=	5.6 CFS	Developed Q <sub>p</sub>	=	7.722 CFS
-------------------------	---	---------	--------------------------	---	-----------

The overall site consists of 1.62853145087236 acre(s) located in Zone 3 which is designated as properties D. The 100-year, 6-hour historic discharge is 5.6 cfs. The proposed developed discharge is 7.7 cfs.

BASIN NO.	1	DESCRIPTION	Total area including Basin 1a
-----------	---	-------------	-------------------------------

Area of basin flows = 6019 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 1094 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.7 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	2	DESCRIPTION	Total area including Basin 2a
-----------	---	-------------	-------------------------------

Area of basin flows = 3462 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 629 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.4 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	3	DESCRIPTION	Total area including Basin 3a
-----------	---	-------------	-------------------------------

Area of basin flows = 29017 SF = 0.7 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 5274 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 3.2 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	4	DESCRIPTION	Portion that drains north, includes building
-----------	---	-------------	--

Area of basin flows = 11693 SF = 0.3 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 2125 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 1.3 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	5	DESCRIPTION	Eastern parking, drains to existing pond per Master Plan
-----------	---	-------------	--

Area of basin flows = 20748 SF = 0.5 Ac.

The following calculations are based on Treatment areas as shown in table to the right

LAND TREATMENT	
----------------	--

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 3771 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_p$  = 2.3 cfs

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	1a	DESCRIPTION	Part of Basin 1 that was Master Planned to drain to pond
-----------	----	-------------	--

Area of basin flows = 1652 SF = 0.0 Ac.

The following calculations are based on Treatment areas as shown in table to the right

LAND TREATMENT	
----------------	--

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 300 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_p$  = 0.2 cfs

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	2a	DESCRIPTION	Part of Basin 2 that was Master Planned to drain to pond
-----------	----	-------------	--

Area of basin flows = 2419 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

LAND TREATMENT	
----------------	--

Originally part of the Paseo Place pond. 1280 = require ponding

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 440 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_p$  = 0.3 cfs

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	3a	DESCRIPTION	Part of Basin 3 that was Master Planned to drain to pond
-----------	----	-------------	--

Area of basin flows = 2981 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

LAND TREATMENT	
----------------	--

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 542 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_p$  = 0.3 cfs

A = 0%

B = 5%

C = 10%

D = 85%



## BASIN SUMMARY

Basin No.	Description	Discharge (Q)	Comments
1	Total area including Basin 1a	0.7	
2	Total area including Basin 2a	0.4	
3	Total area including Basin 3a	3.2	
4	Portion that drains north, includes building	1.3	
5	Eastern parking, drains to existing pond per Master Plan	2.3	Drains to existing pond per Master Plan
1a	Part of Basin 1 that was Master Planned to drain to pond	0.2	No longer drains to existing pond
2a	Part of Basin 2 that was Master Planned to drain to pond	0.3	No longer drains to existing pond
3a	Part of Basin 3 that was Master Planned to drain to pond	0.3	No longer drains to existing pond

TOTAL DISCHARGE BASINS 1-4	5.5	CFS
TOTAL DISCHARGE BASINS 1a-3a (Part of Master Planned SUB-BASIN 2)	0.8	CFS
Portion of Basins 1-4 allowed to free discharge [(1-4) - (1a-3a)]	4.7	CFS

TOTAL DISCHARGE BASINS 1-3	4.2	CFS
----------------------------	-----	-----

Sub-Basin 2 discharge from pond allowed by Master Plan	0.80	CFS
Reduced discharge from pond by inlet constriction - - -	0.45	CFS
Amount of discharge constriction needed for Basins 1-4	0.35	CFS

ALLOWED DISCHARGE BASINS 1-4	5.11	CFS
------------------------------	------	-----

*Lot 20 allowed*  
*4.629 cfs/ac.*  
*2.37,572 s.f.*  
*⇒ 3.99 cfs Free*

<b>CALCULATIONS: Applebee's at Holly Place : 0</b>
<b>HYDROGRAPH FOR SMALL WATERSHED</b>
<b>DPM SECTION 22-2 * PAGE A-13/14</b>

Base time,  $t_B$ , for a small watershed hydrograph is,

$$t_B = (2.107 * E * A / Q_P) - (0.25 * A_D / A)$$

Where

E	=	2.18 inches
A	=	1.15 acres
A <sub>D</sub>	=	0.98 acres
Q <sub>P</sub>	=	5.5 cfs

BASINS 1 - 4

$t_B$	=	0.76 hours
-------	---	------------

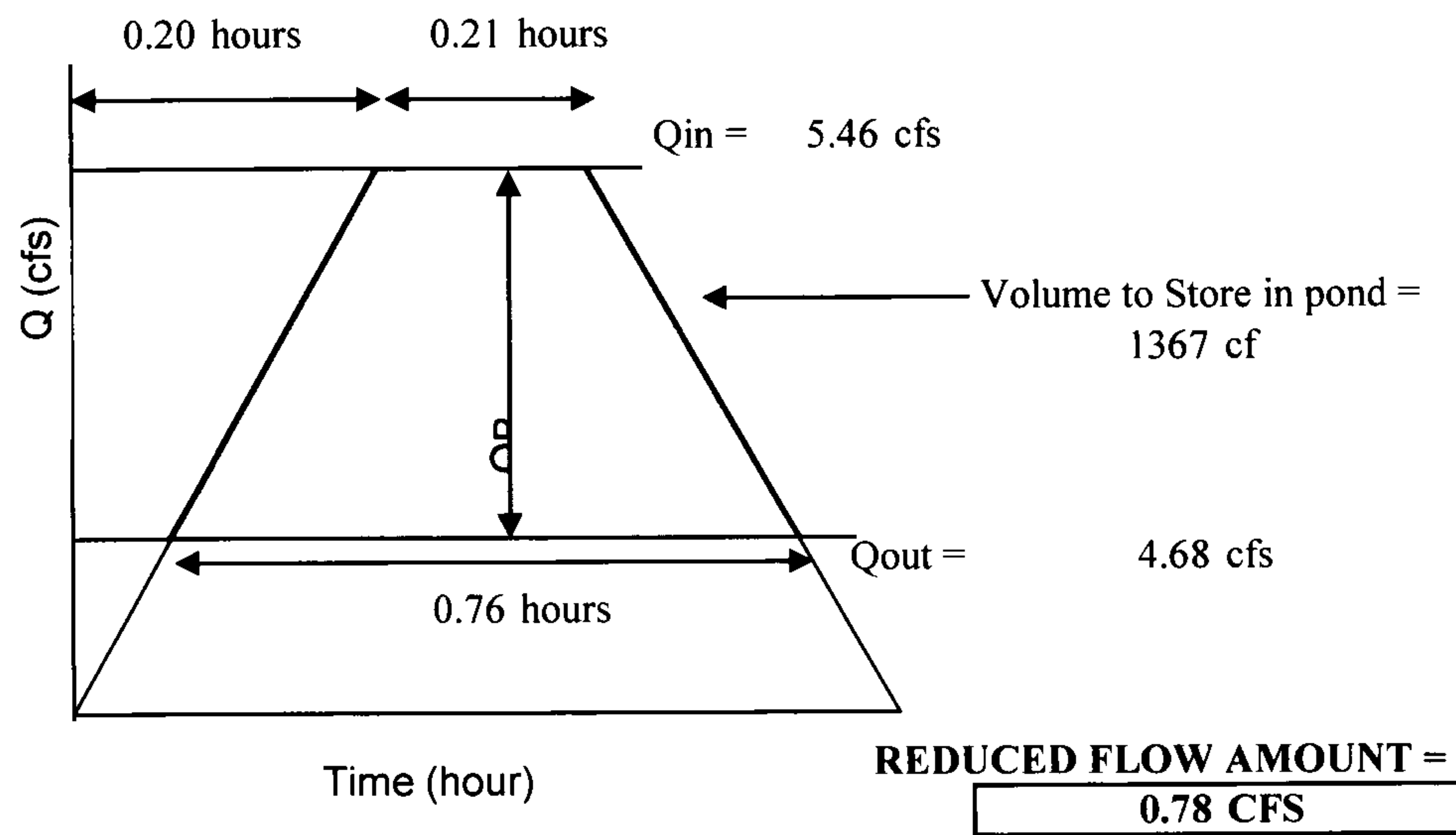
E is the excess precipitation in inches (from DPM TABLE A-8),  $Q_P$  is the peak flow,  $A_D$  is the area (acres) of treatment D, and  $A_T$  is the total area in acres. Using the time of concentration,  $t_C$  (hours), the time to peak in hours is:

$$t_P = (0.7 * t_C) + ((1.6 - (A_D / A)) / 12)$$

Where  $t_C = 0.20$  hours

$t_P = 0.20$  hours

Continue the peak for  $0.25 * A_D / A_T$  hours. When  $A_D$  is zero, the hydrograph will be triangular. When  $A_D$  is not zero, the hydrograph will be trapezoidal. see the graph below:



POND #1 NORTH OF BLDG		
Contour	Area	Volume
5220.00	723.95	
5219.00	346.67	535 CF
TOTAL VOL.		535 CF

POND #2 PARKING LOT - WEST		
Contour	Area	Volume
5217.00	2302.8	
5216.70	463.23	415 CF
5216.50	0	46 CF
TOTAL VOL.		461 CF

POND #3		
Contour	Area	Volume
5218.50	168.95	
5218.00	48.26	54 CF
5217.80	0	5 CF
TOTAL VOL.		59 CF

POND #4		
Contour	Area	Volume
5219.00	205	
5218.50	60.63	66 CF
5218.20	0	9 CF
TOTAL VOL.		76 CF

POND #5		
Contour	Area	Volume
5217.00	351.14	
5216.50	90.23	110 CF
5216.10	0	18 CF
TOTAL VOL.		128 CF

POND #6		
Contour	Area	Volume
5218.00	143.8	
5217.60	0	29 CF
TOTAL VOL.		29 CF

POND #7		
Contour	Area	Volume
5219.00	184.5	
5218.50	34.9	55 CF
5218.40	0	2 CF
TOTAL VOL.		57 CF

POND #8		
Contour	Area	Volume
5219.30	98	
5219.00	35.2	20 CF
5218.80	0	4 CF
TOTAL VOL.		24 CF

POND #9		
Contour	Area	Volume
5219.50	26.8	
5219.30	0	3 CF
TOTAL VOL.		3 CF

TOTAL BASINS 1-3 PONDING 777 CF

TOTAL BASIN 4 PONDING 594 CF

TOTAL PONDING 1371 CF

1367 Req'd ✓

## EXISTING DETENTION POND

### OUTLET PIPE OPENING CAPACITY CALCULATIONS

Using orifice equation  $Q=CA * (2gh)^{0.5}$

C	=	0.6
A	=	0.05
g	=	32.2
h	=	4.15
Q	=	0.48
Clogging Factor	=	
Qclog	=	

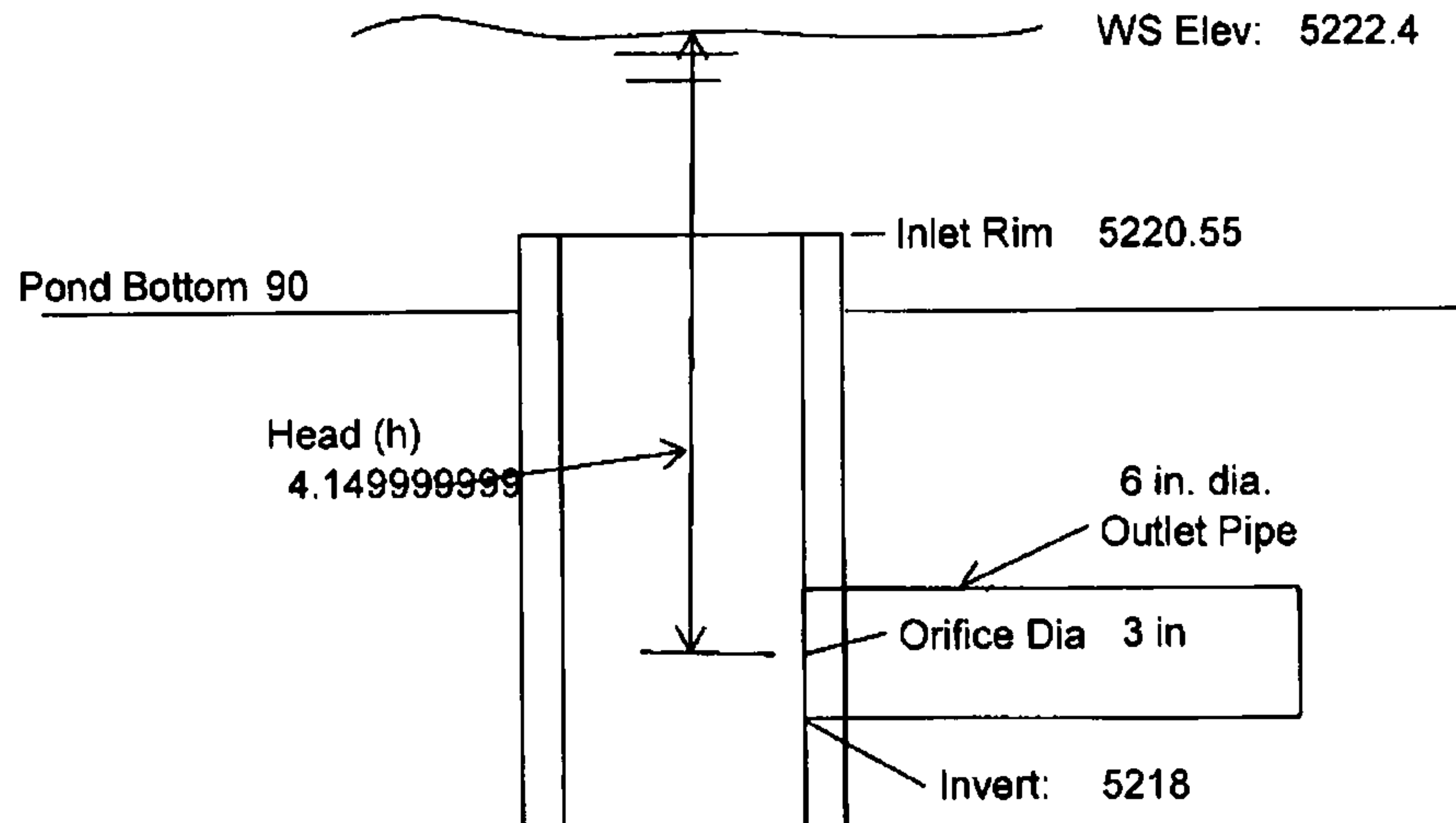
Note: Area (A) at left, is based on the open area of an orifice plate placed at the entrance to the outlet pipe. Based on calculations shown, an inlet with a head (h) of 4.14999999999964 ft. will accept 0.48 cfs. If the inlet becomes 0% clogged, at an h = 4.14999999999964 , the inlet will accept 0.00 cfs.

Note: The above calculations references 0.5' head. The following chart refers to head values from 0.1' to 1.0' for additional info.

h = 0.5'	→	0.17	cfs
h = 1.0'	→	0.24	cfs
h = 1.5'	→	0.29	cfs

h = 0.5'	→	0.17	cfs
h = 1.0'	→	0.24	cfs
h = 1.5'	→	0.29	cfs

Existing Pond discharge per Master Plan = 0.80 cfs  
Pond discharge with new outlet restriction = 0.48 cfs  
Minimum flow reduction by new site = 0.32 cfs





<b>CALCULATIONS: Applebee's at Holly Place : 0</b>
<b>HYDROGRAPH FOR SMALL WATERSHED</b>
<b>DPM SECTION 22-2 * PAGE A-13/14</b>

Base time,  $t_B$ , for a small watershed hydrograph is,

$$t_B = (2.107 * E * A / Q_P) - (0.25 * A_D / A)$$

Where

E	=	2.18 inches
A	=	1.15 acres
A <sub>D</sub>	=	0.98 acres
Q <sub>P</sub>	=	5.5 cfs

BASINS 1 - 4

t <sub>B</sub>	=	0.76 hours
----------------	---	------------

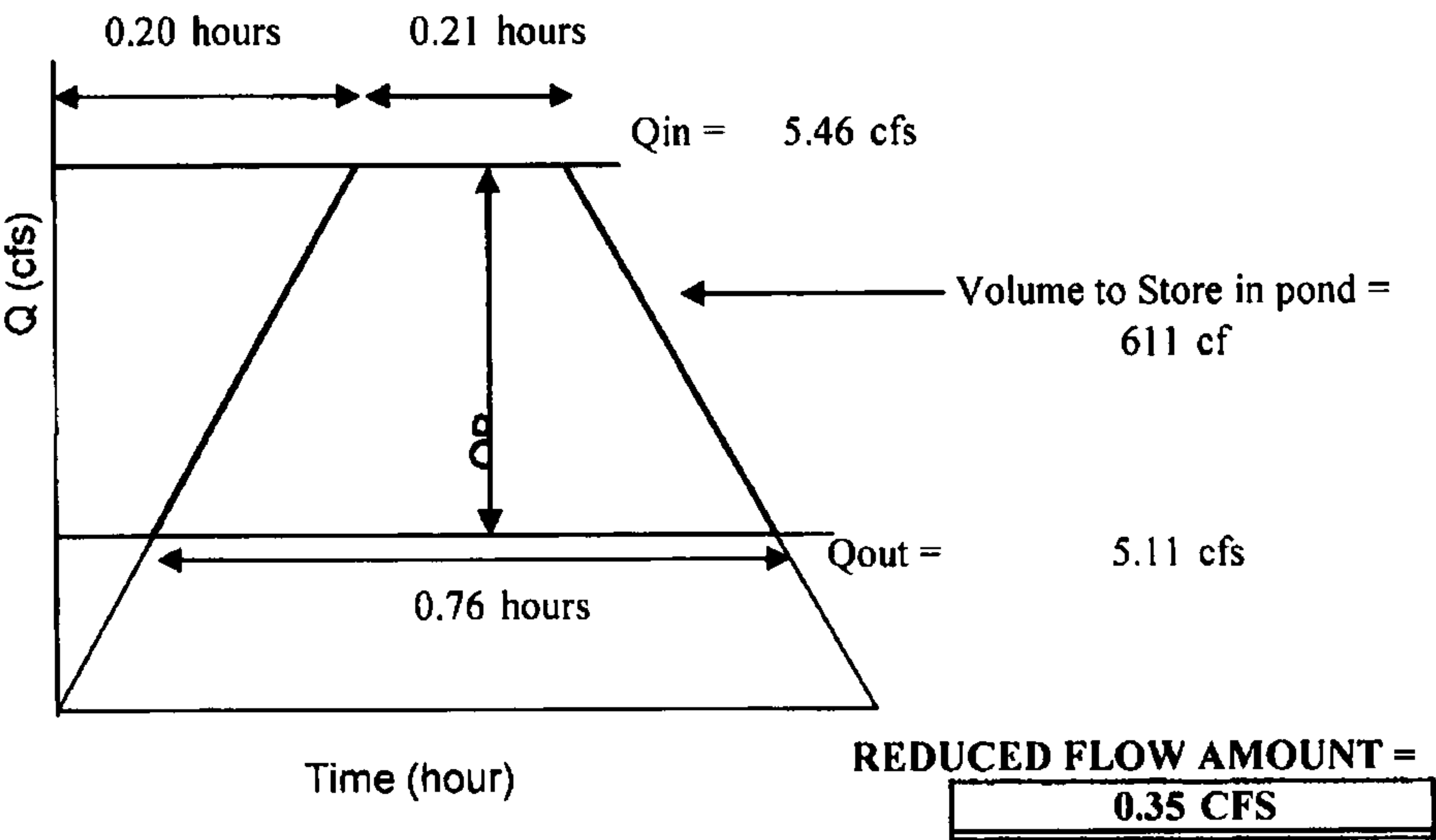
E is the excess precipitation in inches (from DPM TABLE A-8),  $Q_P$  is the peak flow,  $A_D$  is the area (acres) of treatment D, and  $A_T$  is the total area in acres. Using the time of concentration,  $t_C$  (hours), the time to peak in hours is:

$$t_P = (0.7 * t_C) + ((1.6 - (A_D / A)) / 12)$$

Where  $t_C$  = 0.20 hours

$t_P$  = 0.20 hours

Continue the peak for  $0.25 * A_D / A_T$  hours. When  $A_D$  is zero, the hydrograph will be triangular. When  $A_D$  is not zero, the hydrograph will be trapezoidal. see the graph below:



INFLOW / OUTFLOW HYDROGRAPH

### **CURB OPENING CAPACITY CALCULATION**

Weir equation:

$$Q=CLH^{3/2}$$

Constant

$$C = 3.33$$

Curb height

$$H = 0.5 \text{ feet}$$

Opening Length

$$L = 1.00 \text{ feet}$$

$Q = 1.2 \text{ cfs}$
-----------------------

## WESTERLY PARKING LOT POND - 4" PIPES

### OUTLET PIPE OPENING CAPACITY CALCULATIONS

Using orifice equation  $Q=CA * (2gh)^{0.5}$

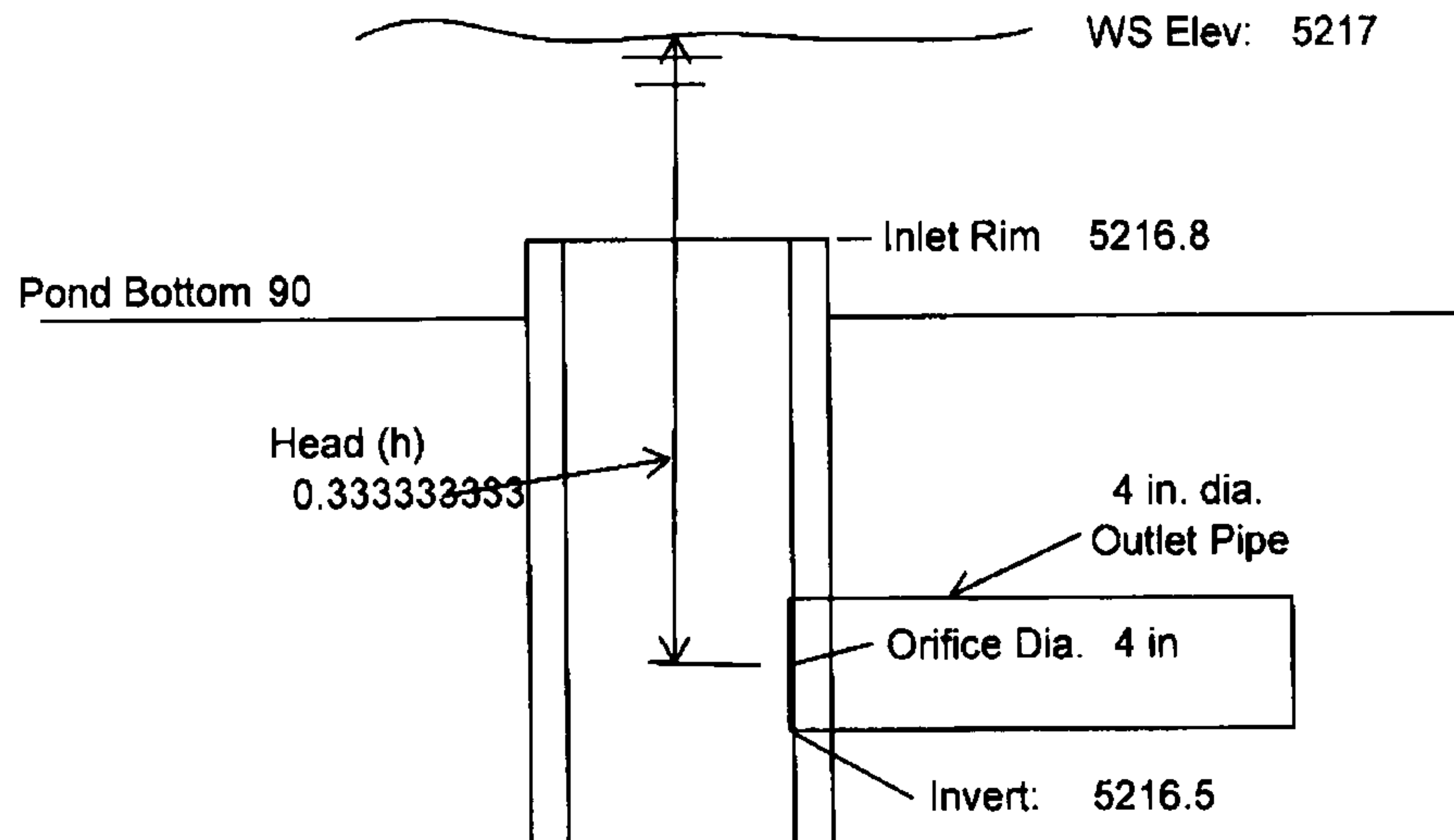
C	=	0.6
A	=	0.09
g	=	32.2
h	=	0.3333333
Q	=	0.24
Clogging Factor	=	
Qclog	=	

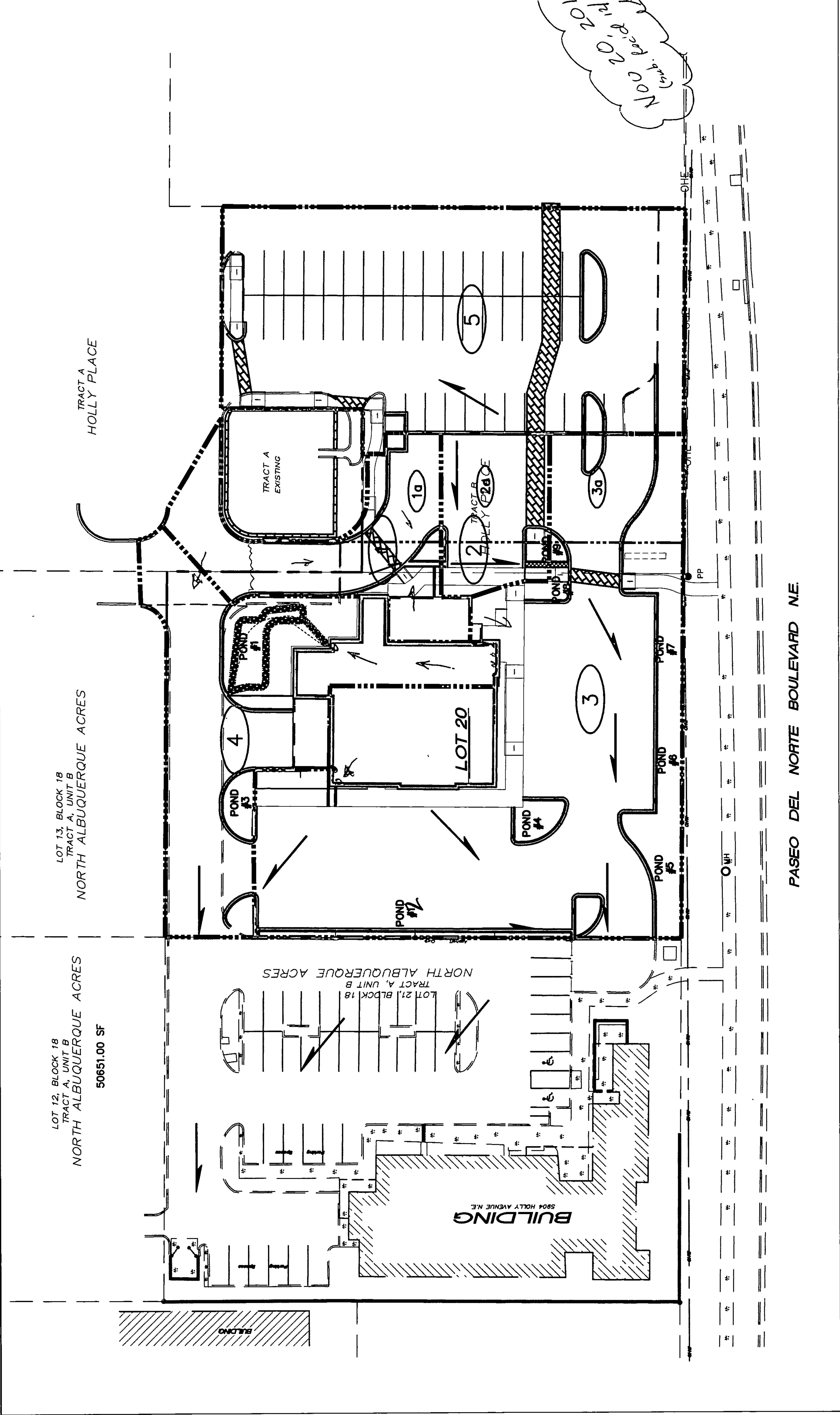
Note: Area (A) at left, is based on the open area of an orifice plate placed at the entrance to the outlet pipe. Based on calculations shown, an inlet with a head (h) of 0.33333333333333 ft. will accept 0.24 cfs. If the inlet becomes 0% clogged, at an h = 0.33333333333333 , the inlet will accept 0.00 cfs.

Note: The above calculations references 0.5' head. The following chart refers to head values from 0.1' to 1.0' for additional info.

h = 0.5' →	0.30	cfs	x2 =	0.59	cfs
h = 1.0' →	0.42	cfs	x2 =	0.84	cfs
h = 1.5' →	0.51	cfs	x2 =	1.03	cfs

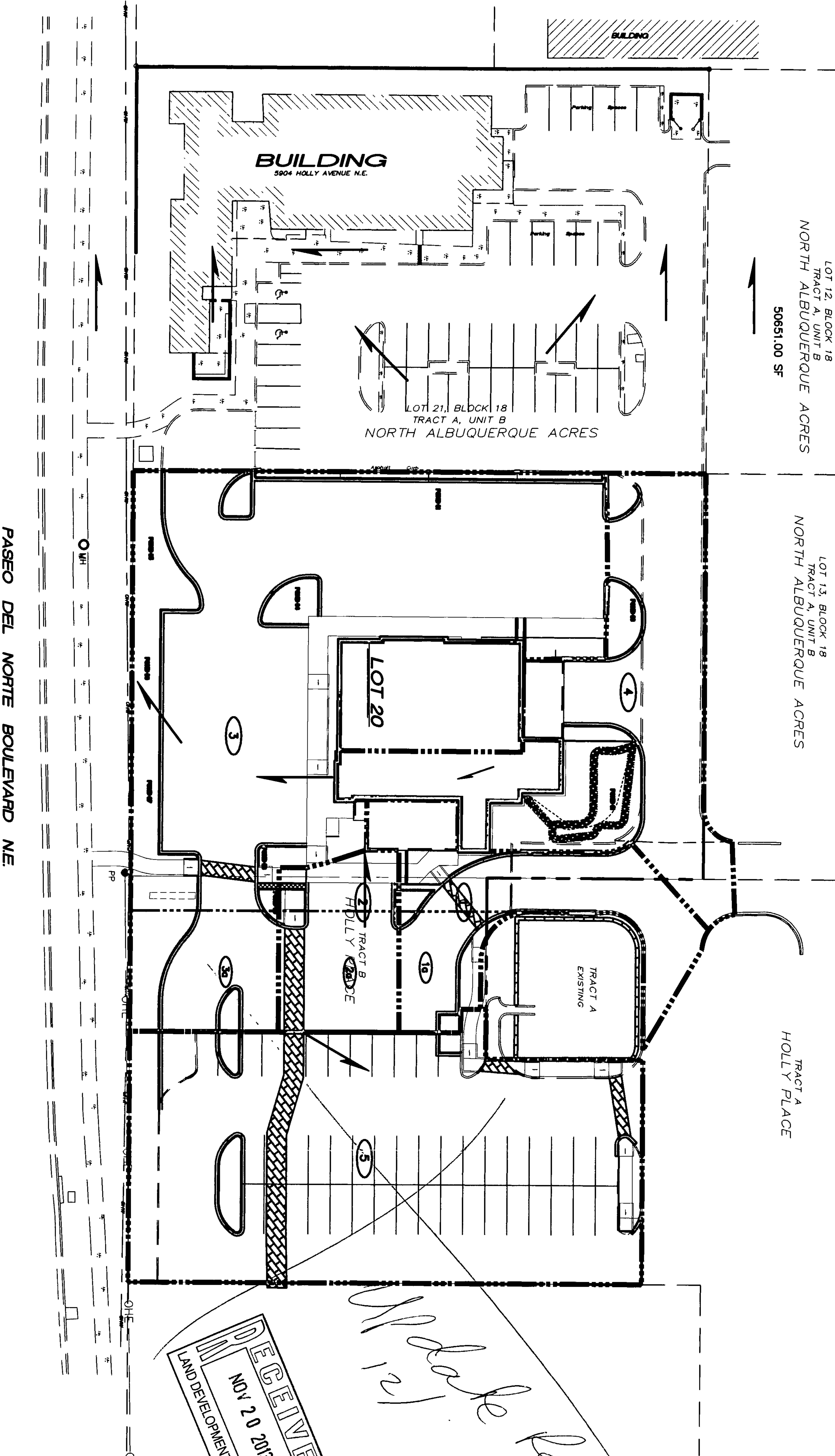
4" discharge pipes through curb from westerly parking lot pond: 0.24 cfs each







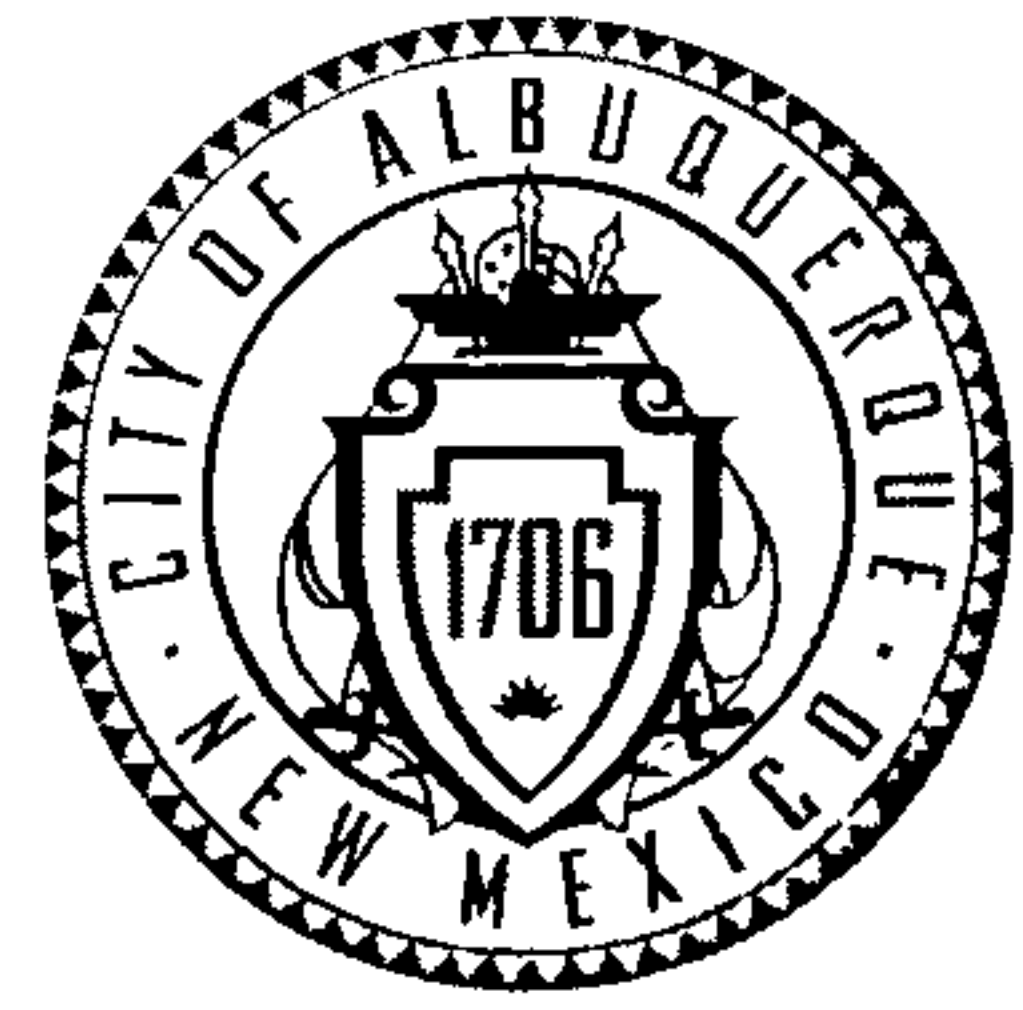
BASIN MAP





# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 13, 2013

Richard J. Berry, Mayor

Ms. Genny Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, New Mexico 87108

C18-D073A

~~B13-D022A~~ AO

RE: **Applebee's at Holly Place**

North Alb. Acres, Tract A, Unit B, Block 18, Lot 20 & Holly Place, Tract B  
Conceptual Grading & Drainage Plan for Site Development Plan

PE Stamp: 10/23/2013

Dear Ms. Donart:

Based upon the information provided in your submittal received 10-23-2013 and supporting documentation received 10/28/13, the above referenced is approved for Site Development Plan for DRB action.

PO Box 1293

A separate submittal will be required for Building Permit. Per your discussion your discussions with Curtis Cherne and comments on my 9/23/13 letter, there are a few issues to be resolved on this plan for us to approve it for Building Permit. See the back of this letter for a brief summary of those points.

Albuquerque

If you have questions, please email me at [rolson@cabq.gov](mailto:rolson@cabq.gov) or phone 505-924-3994.

New Mexico 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

 11/13/13

Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file C18/D073A  
c.pdf Addressee via Email [GennyD@IAcivil.com](mailto:GennyD@IAcivil.com)

November 13, 2013

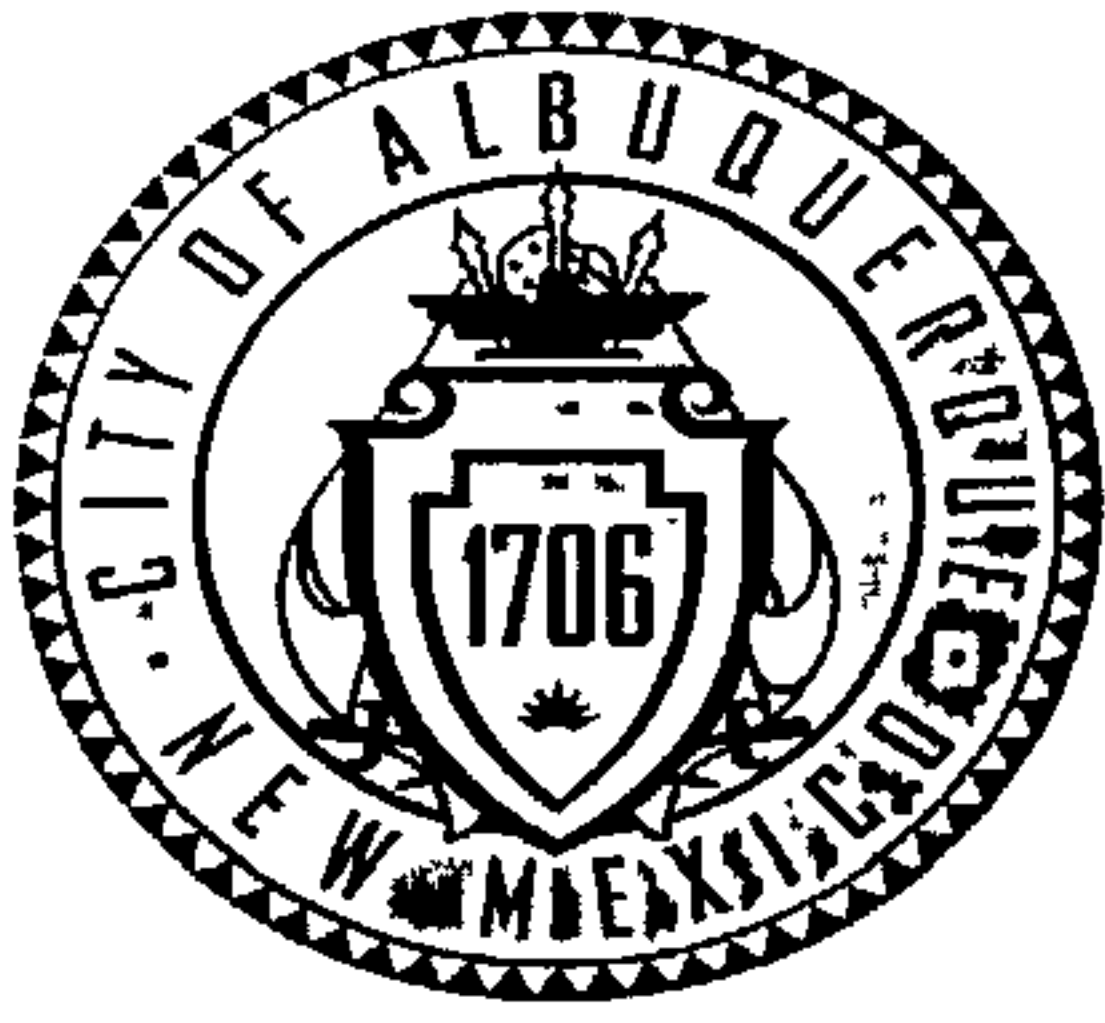
**C18-D073A - Applebee's at Holly Place**

Page 2

Please review and address the following issues for Building Permit approval:

1. Ponding along the western edge of the site proposes rundown pipes that will be exposed above grade, west of the curb. Reference Detail 5 on Sheet CG-501. Stabilize this design for Building permit.
2. Clarify developed site flow conditions: On the Basin Map, label the new basin discharge points and rates at detention pond inlets and outlets, and where flows enter and leave the site.
3. Please advise your client that because this site exceeds 1.0 acre, any Grading or Building on this site will require a Storm Water Pollution Prevention Plan (SWPPP). Also, an Erosion and Sediment Control (ESC) Plan, prepared by a NM Registered Professional Engineer, must be submitted to and approved by this office, prior to Building Permit approval **and** start of grading.

MO



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Applebee's at Holly Place Building Permit #: T201392320 City Drainage #: C18/D 073 A

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 20, Block 18, Tract A, Unit B, North Albuquerque Acres & Tract B, Holly Place

City Address: \_\_\_\_\_

Engineering Firm: Isaacson & Arfman, P.A. Contact: Genny Donart

Address: 128 Monroe Street, NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: N/A E-mail: gennyd@iacivil.com

Owner: Apple Investors Group Contact: Michael D. McGough

Address: 917 Ravenwood Way - Canton, GA 30115

Phone#: (770) 547-5920 Fax#: N/A E-mail: michael.mcgough@appleig.com

Architect: Klover Architects, Inc. Contact: Chad Renoux

Address: 10955 Lowell Ave., Suite 700 - Overland Park, KS 66210

Phone#: (913) 649-8181 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive NW - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

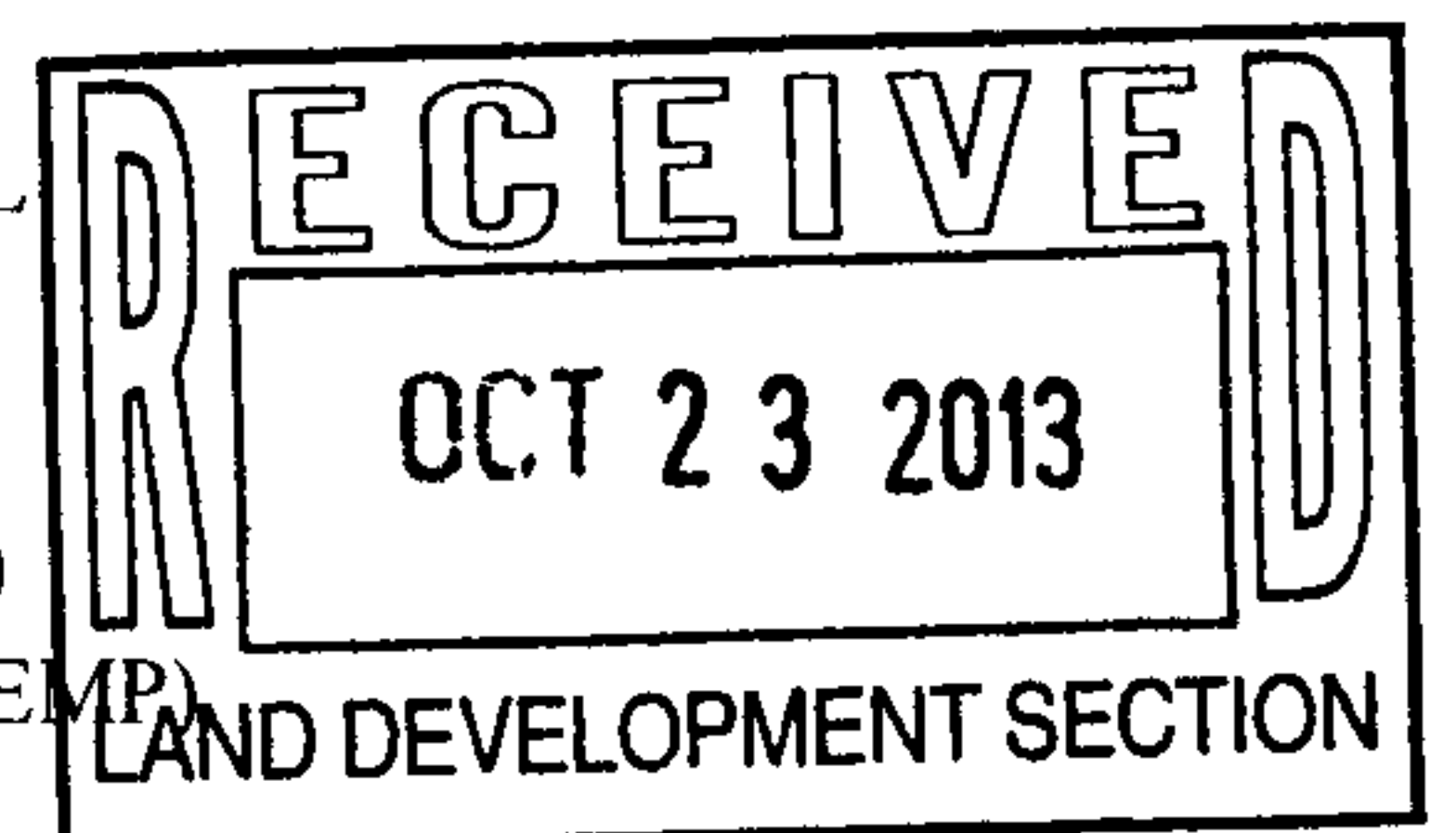
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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: October 23, 2013 By: Genevieve Donart

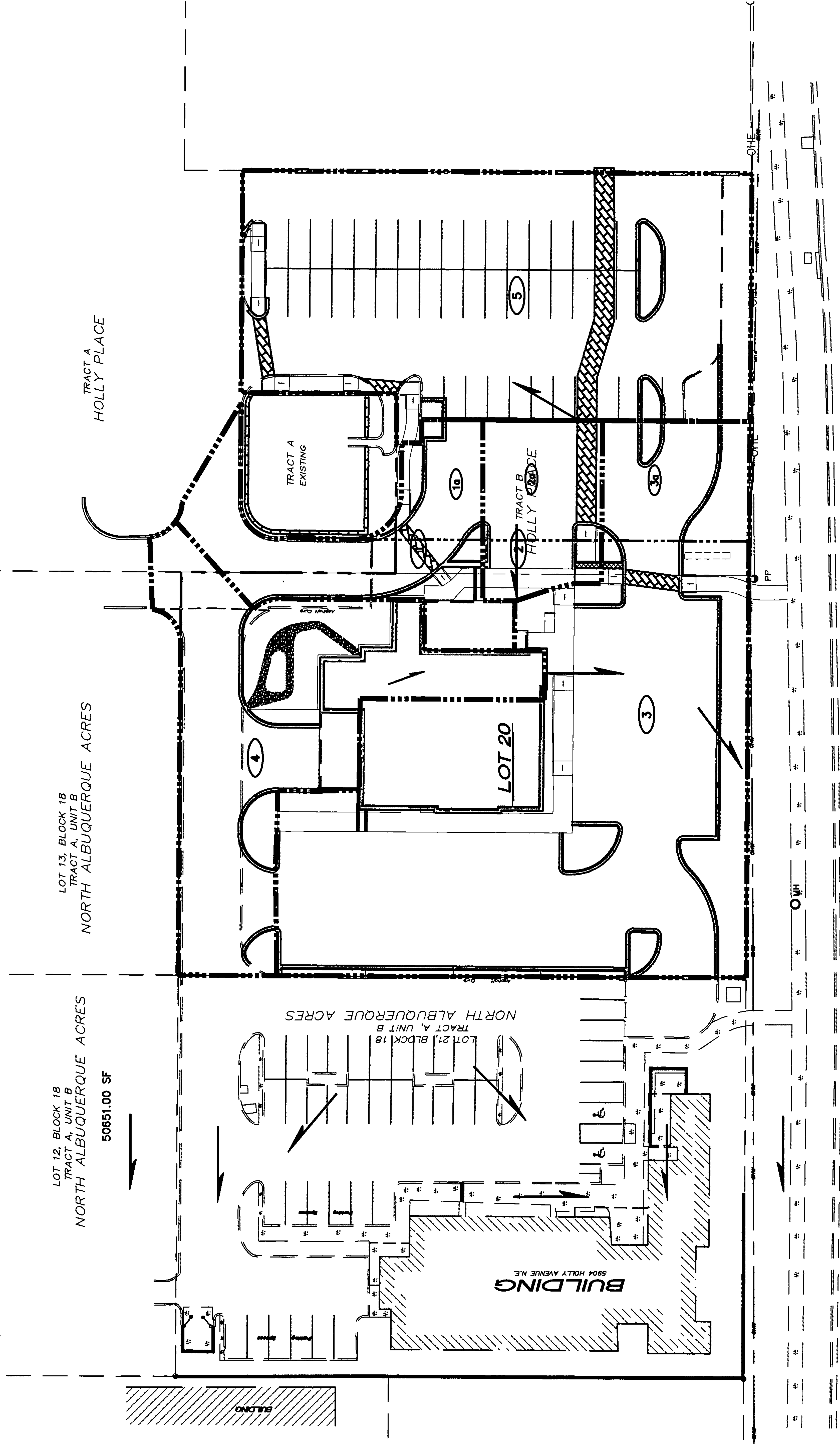
for Isaacson & Arfman, P.A.

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



# BASIN MAP



**PASEO DEL NORTE BOULEVARD N.E.**



10-20

Grg,

I talked to Gmy.

She agrees Detail 5 on Shad Sol  
can't work - more of a Bldg Permit thing.

I wish her narrative was a lot  
more concise.

e.g. The site will produce  $X$ , we  
can only ~~allow~~ allowed  $Y$ , therefore we  
now to do  $Z$  amount of ponding.

Auth

**CITY OF ALBUQUERQUE**  
**PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION**  
**DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1007316**

**AGENDA ITEM NO: 3**

**SUBJECT:**

Site Plan for Subdivision

Plat Approval

**ENGINEERING COMMENTS:**

Hydrology has no objection.

Your client may benefit from having the appropriate private storm sewer easements.

**RESOLUTION/COMMENTS:**

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 10-16-13**

# SUPPLEMENTAL INFORMATION FOR

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## APPLEBEE'S AT HOLLY PLACE

ALBUQUERQUE, NEW MEXICO

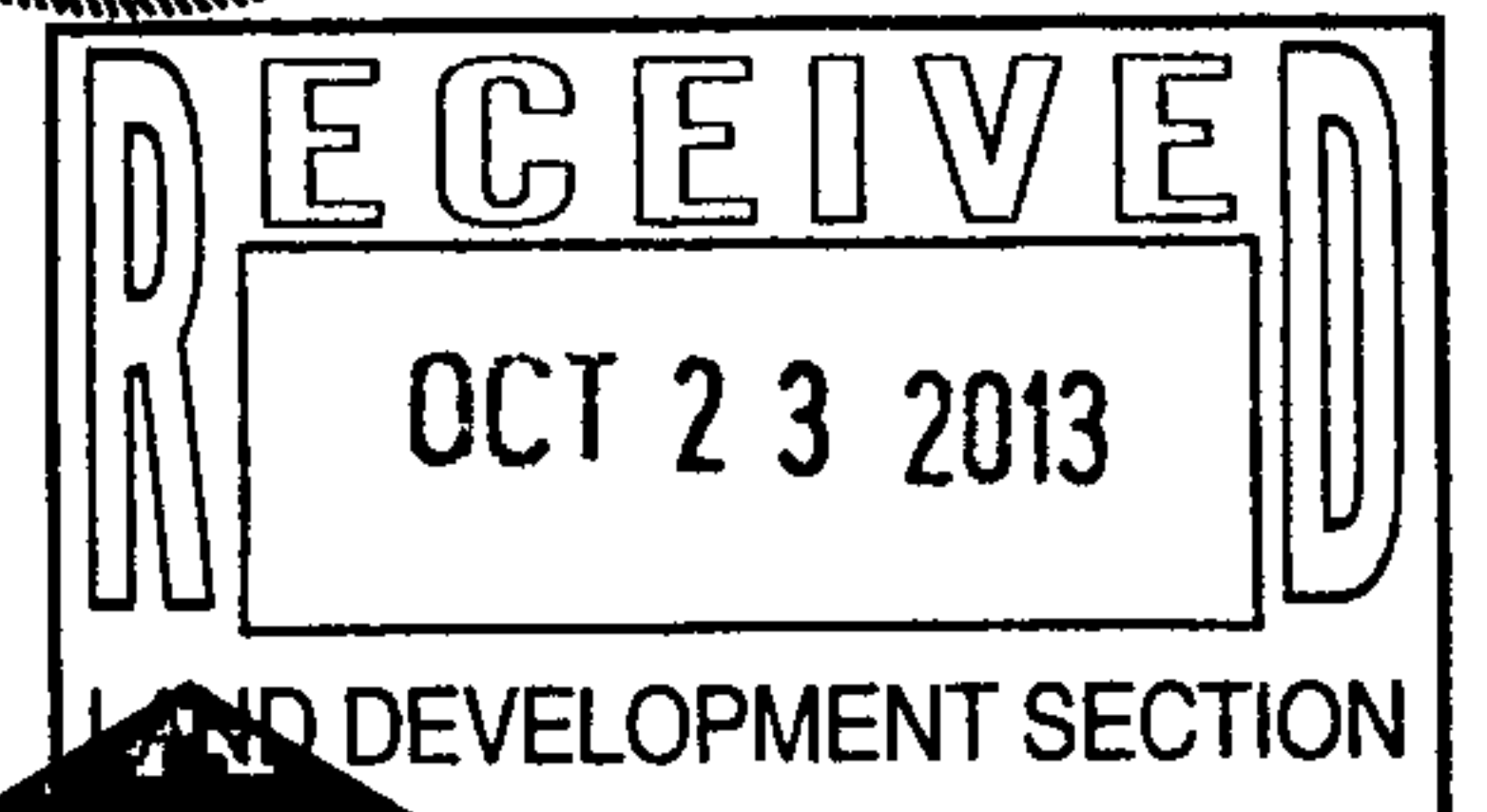
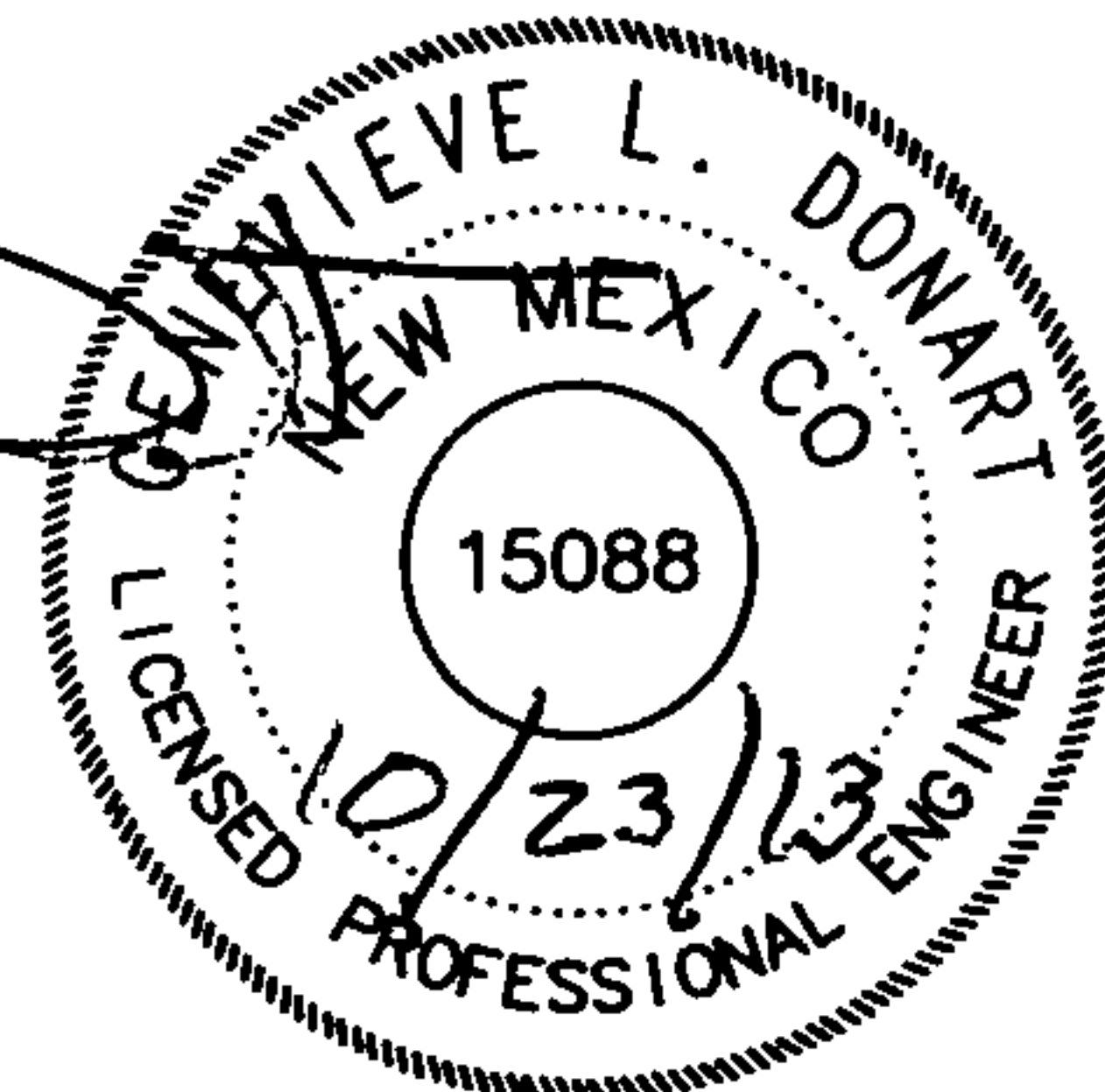
I&A Project No.: 1985

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**OCTOBER 23, 2013**

**Prepared by:**

*Genevieve L. Donart*  
Genevieve L. Donart, P.E. 15088



**ISAACSON & ARFMAN, P.A.**

*Consulting Engineering Associates*

128 Monroe N.E. \* Albuquerque, NM 87108 \* Phone: 268-8828 \* Fax: 268-2632

**CALCULATIONS: Applebee's at Holly Place :**

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

**ON-SITE**AREA OF SITE: 70938.83 SF = 1.629

100-year, 6-hour

**HISTORIC FLOWS:****DEVELOPED FLOWS:****EXCESS PRECIP:**

	Treatment SF	%
Area A =	0	0%
Area B =	0	0%
Area C =	70938.83	100%
Area D =	0	0%
Total Area =	70938.83	100%

	Treatment SF	%
Area A =	0	0%
Area B =	3547	5%
Area C =	7094	10%
Area D =	60298	85%
Total Area =	70938.83	100%

Precip. Zone	3
$E_A = 0.66$	
$E_B = 0.92$	
$E_C = 1.29$	
$E_D = 2.36$	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted E} = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic E =	1.29 in.	Developed E =	2.18 in.
--------------	----------	---------------	----------

On-Site Volume of Runoff:  $V_{360} = E * A / 12$ 

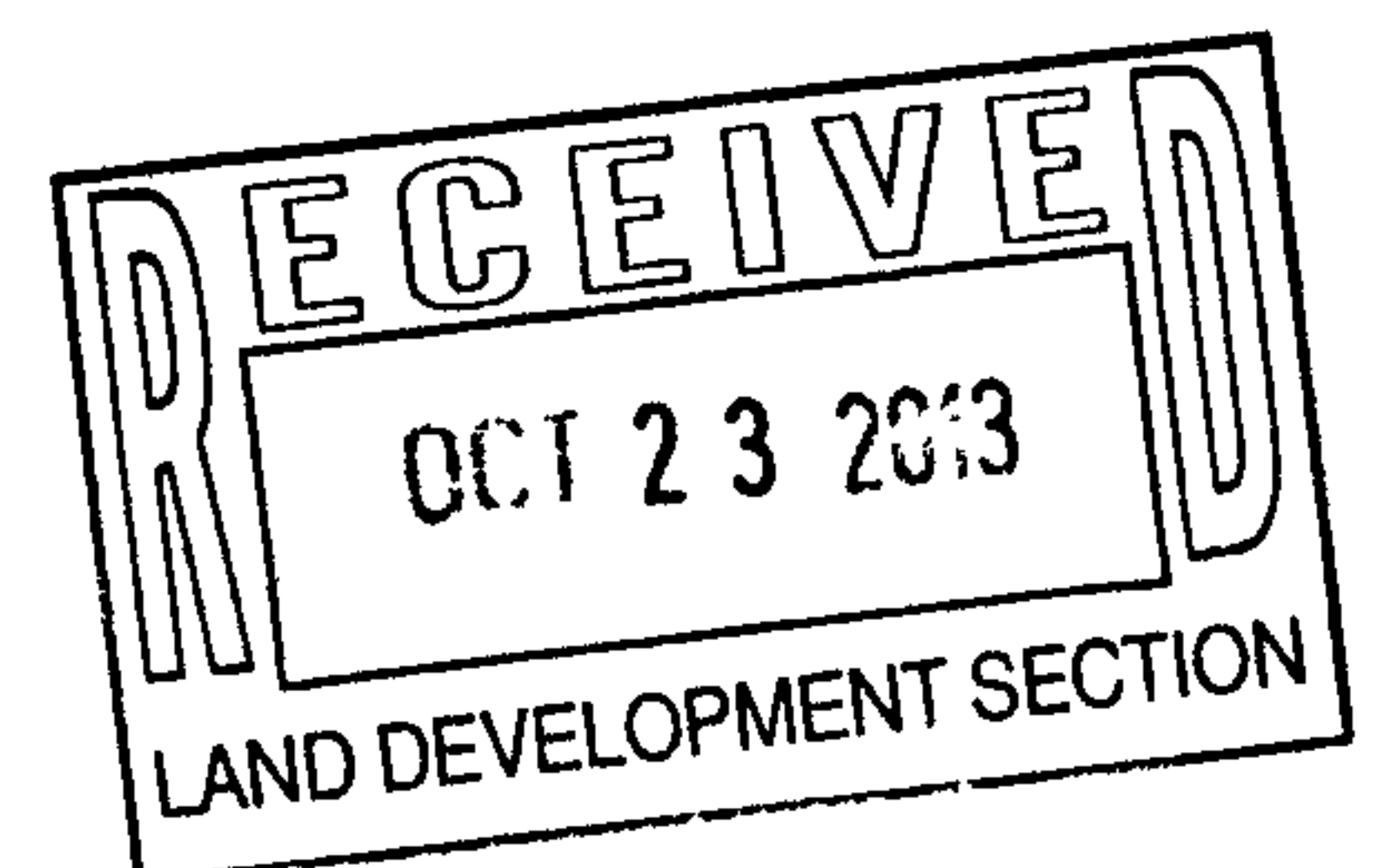
Historic $V_{360}$ =	7626 CF	Developed $V_{360}$ =	12893 CF
----------------------	---------	-----------------------	----------

On-Site Peak Discharge Rate:  $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$ 

For Precipitation Zone 3

$Q_{pA} =$	1.87	$Q_{pC} =$	3.45
$Q_{pB} =$	2.60	$Q_{pD} =$	5.02

Historic $Q_p$ =	5.6 CFS	Developed $Q_p$ =	7.722 CFS
------------------	---------	-------------------	-----------





BASIN NO.	1	DESCRIPTION	Total area including Basin 1a
-----------	---	-------------	-------------------------------

Area of basin flows = 6019 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 1094 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.7 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	2	DESCRIPTION	Total area including Basin 2a
-----------	---	-------------	-------------------------------

Area of basin flows = 3462 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 629 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.4 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	3	DESCRIPTION	Total area including Basin 3a
-----------	---	-------------	-------------------------------

Area of basin flows = 29017 SF = 0.7 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 5274 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 3.2 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	4	DESCRIPTION	Portion that drains north, includes building
-----------	---	-------------	--

Area of basin flows = 11693 SF = 0.3 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 2125 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 1.3 cfs

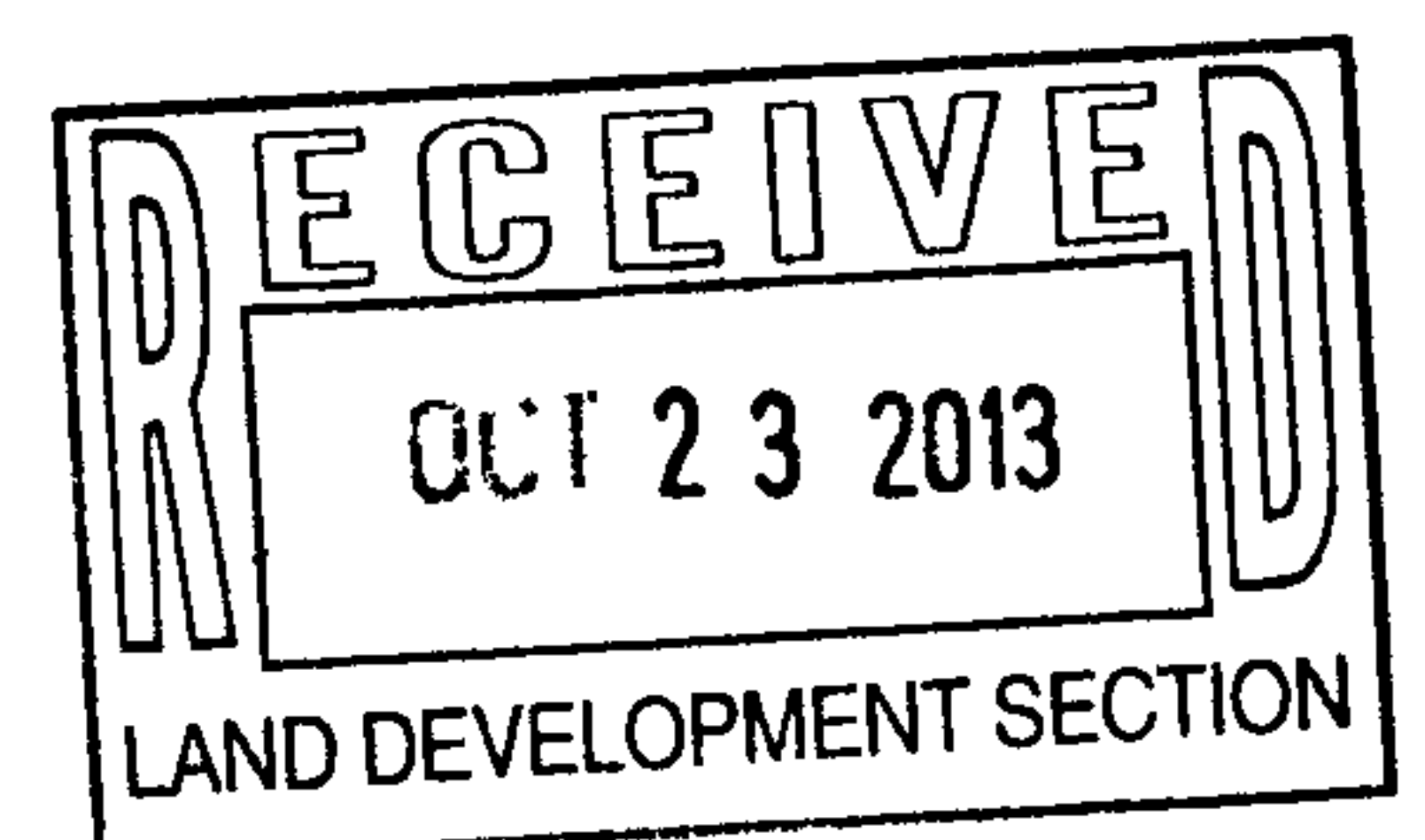
#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%



BASIN NO.	5	DESCRIPTION	Eastern parking, drains to existing pond per Master Plan
-----------	---	-------------	--

Area of basin flows = 20748 SF = 0.5 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 3771 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 2.3 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	1a	DESCRIPTION	Part of Basin 1 that was Master Planned to drain to pond
-----------	----	-------------	--

Area of basin flows = 1652 SF = 0.0 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 300 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.2 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	2a	DESCRIPTION	Part of Basin 2 that was Master Planned to drain to pond
-----------	----	-------------	--

Area of basin flows = 2419 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Originally part of  
the Paseo Place  
pond. 1280 =  
require ponding

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 440 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.3 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%

BASIN NO.	3a	DESCRIPTION	Part of Basin 3 that was Master Planned to drain to pond
-----------	----	-------------	--

Area of basin flows = 2981 SF = 0.1 Ac.

The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)

Weighted E = 2.18 in.

Sub-basin Volume of Runoff (see formula above)

$V_{360}$  = 542 CF

Sub-basin Peak Discharge Rate: (see formula above)

$Q_P$  = 0.3 cfs

#### LAND TREATMENT

A = 0%

B = 5%

C = 10%

D = 85%



## BASIN SUMMARY

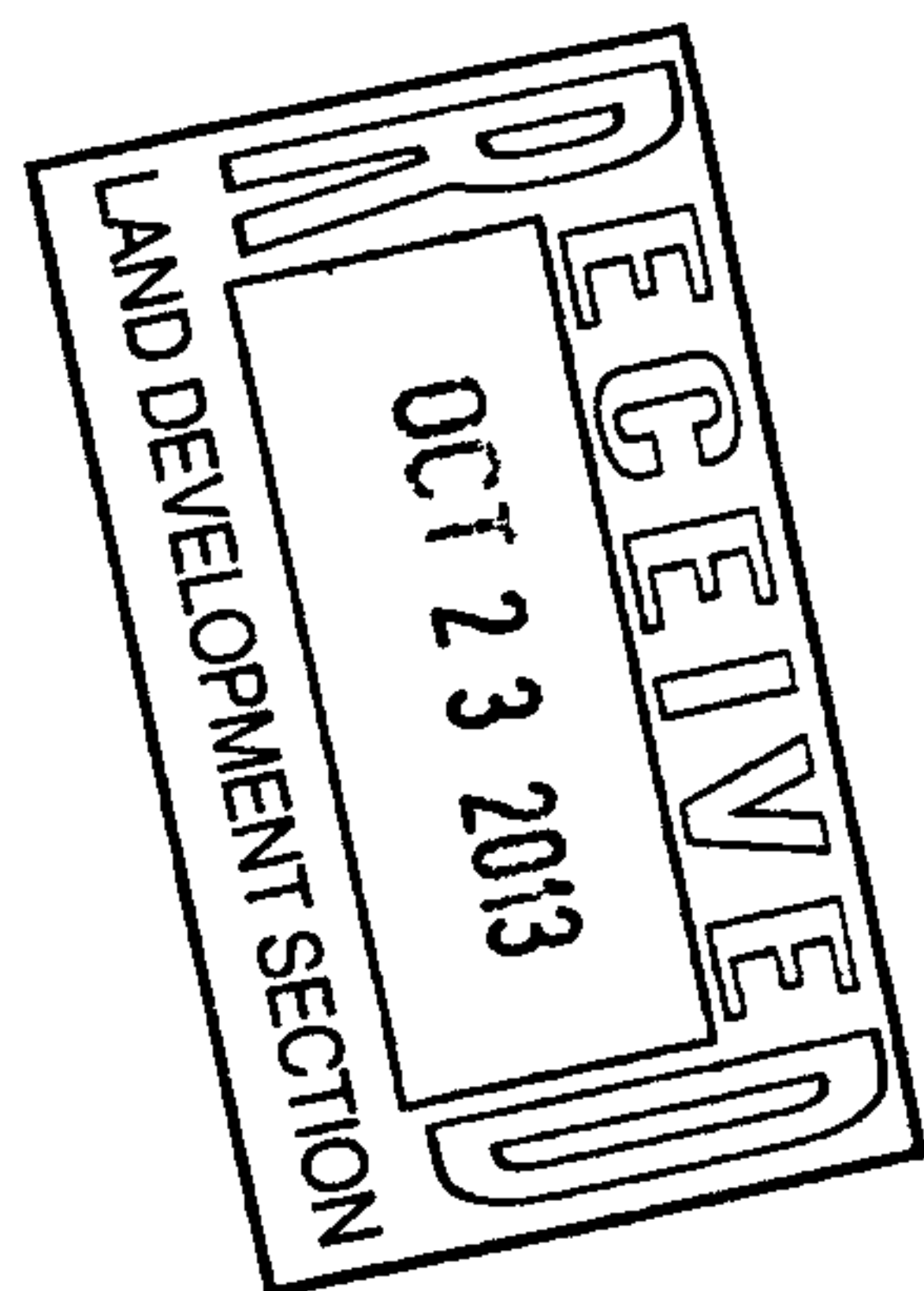
Basin No.	Description	Discharge (Q)	Comments
1	Total area including Basin 1a	0.7	
2	Total area including Basin 2a	0.4	
3	Total area including Basin 3a	3.2	
4	Portion that drains north, includes building	1.3	
5	Eastern parking, drains to existing pond per Master Plan	2.3	Drains to existing pond per Master Plan
1a	Part of Basin 1 that was Master Planned to drain to pond	0.2	No longer drains to existing pond
2a	Part of Basin 2 that was was Master Planned to drain to pond	0.3	No longer drains to existing pond
3a	Part of Basin 3 that was Master Planned to drain to pond	0.3	No longer drains to existing pond

TOTAL DISCHARGE BASINS 1-4	5.5	CFS
TOTAL DISCHARGE BASINS 1a-3a (Part of Master Planned SUB-BASIN 2)	0.8	CFS
Portion of Basins 1-4 allowed to free discharge [(1-4) - (1a-3a)]	4.7	CFS

TOTAL DISCHARGE BASINS 1-3	4.2	CFS
----------------------------	-----	-----

Sub-Basin 2 discharge from pond allowed by Master Plan	0.80	CFS
Reduced discharge from pond by inlet constriction	0.45	CFS
Amount of discharge constriction needed for Basins 1-4	0.35	CFS

ALLOWED DISCHARGE BASINS 1-4	5.11	CFS
------------------------------	------	-----



EXISTING DETENTION POND

OUTLET PIPE OPENING CAPACITY CALCULATIONS

Using orifice equation  $Q=CA \cdot (2gh)^{0.5}$

C	=	0.6
A	=	0.05
g	=	32.2
h	=	4.15
Q	=	0.48
Clogging Factor	=	
Qclog	=	

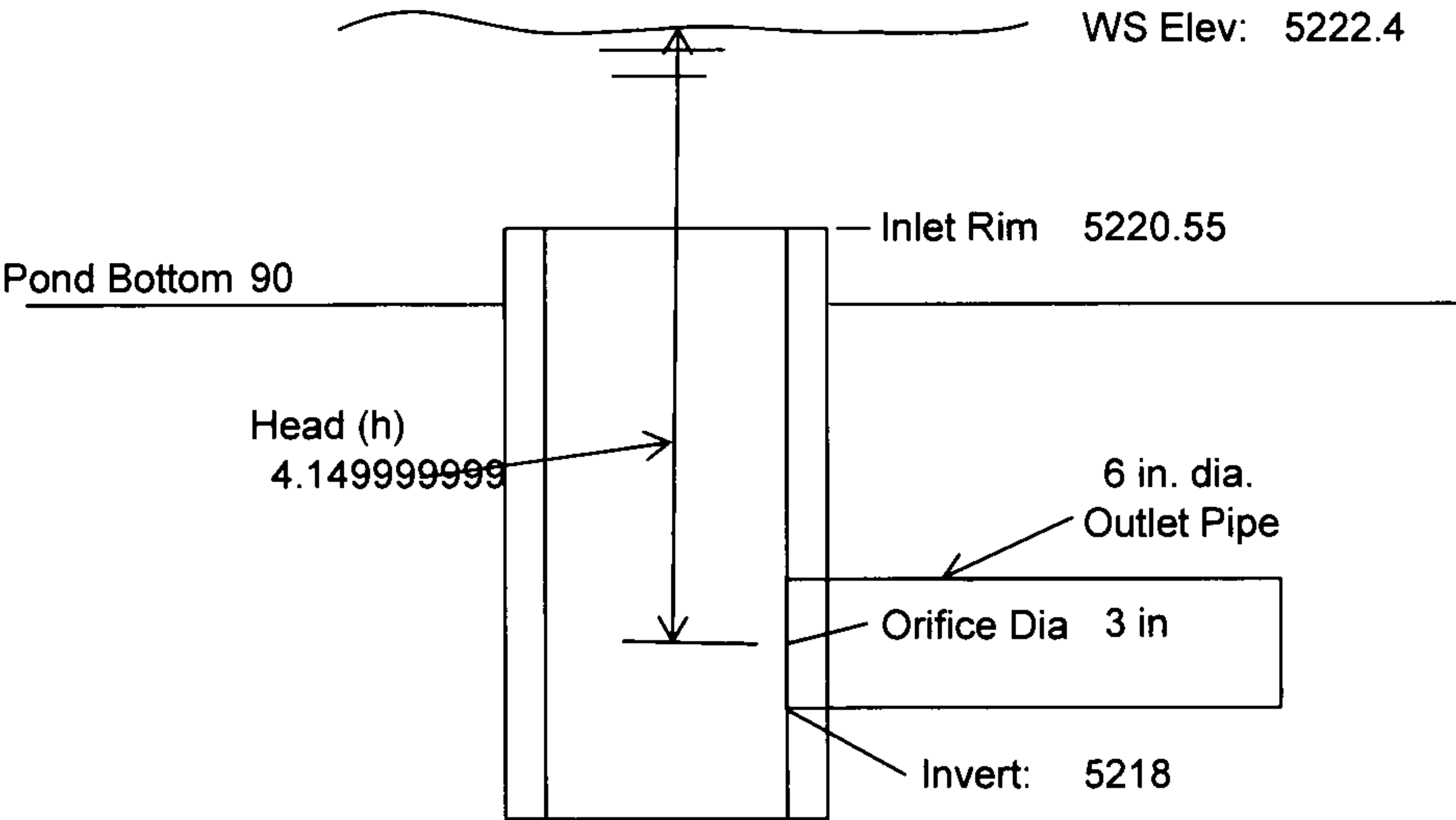
Note: Area (A) at left, is based on the open area of an orifice plate placed at the entrance to the outlet pipe. Based on calculations shown, an inlet with a head (h) of 4.14999999999964 ft. will accept 0.48 cfs. If the inlet becomes 0% clogged, at an h = 4.14999999999964 , the inlet will accept 0.00 cfs.

Note: The above calculations references 0.5' head. The following chart refers to head values from 0.1' to 1.0' for additional info.

h = 0.5'	→	0.17	cfs
h = 1.0'	→	0.24	cfs
h = 1.5'	→	0.29	cfs

h = 0.5'	→	0.17	cfs
h = 1.0'	→	0.24	cfs
h = 1.5'	→	0.29	cfs

Existing Pond discharge per Master Plan = 0.80 cfs  
Pond discharge with new outlet restriction = 0.48 cfs  
Minimum flow reduction by new site = 0.32 cfs



Note: Orifice is centered in outlet pipe opening





**CALCULATIONS: Applebee's at Holly Place : 0****HYDROGRAPH FOR SMALL WATERSHED****DPM SECTION 22-2 \* PAGE A-13/14**Base time,  $t_B$ , for a small watershed hydrograph is,

$$t_B = (2.107 * E * A / Q_P) - (0.25 * A_D / A)$$

Where

E	=	1	2.18 inches
A	=		1.15 acres
A <sub>D</sub>	=		0.98 acres
Q <sub>P</sub>	=	1	5.5 cfs

BASINS 1 - 4

$t_B$	=	0.76 hours
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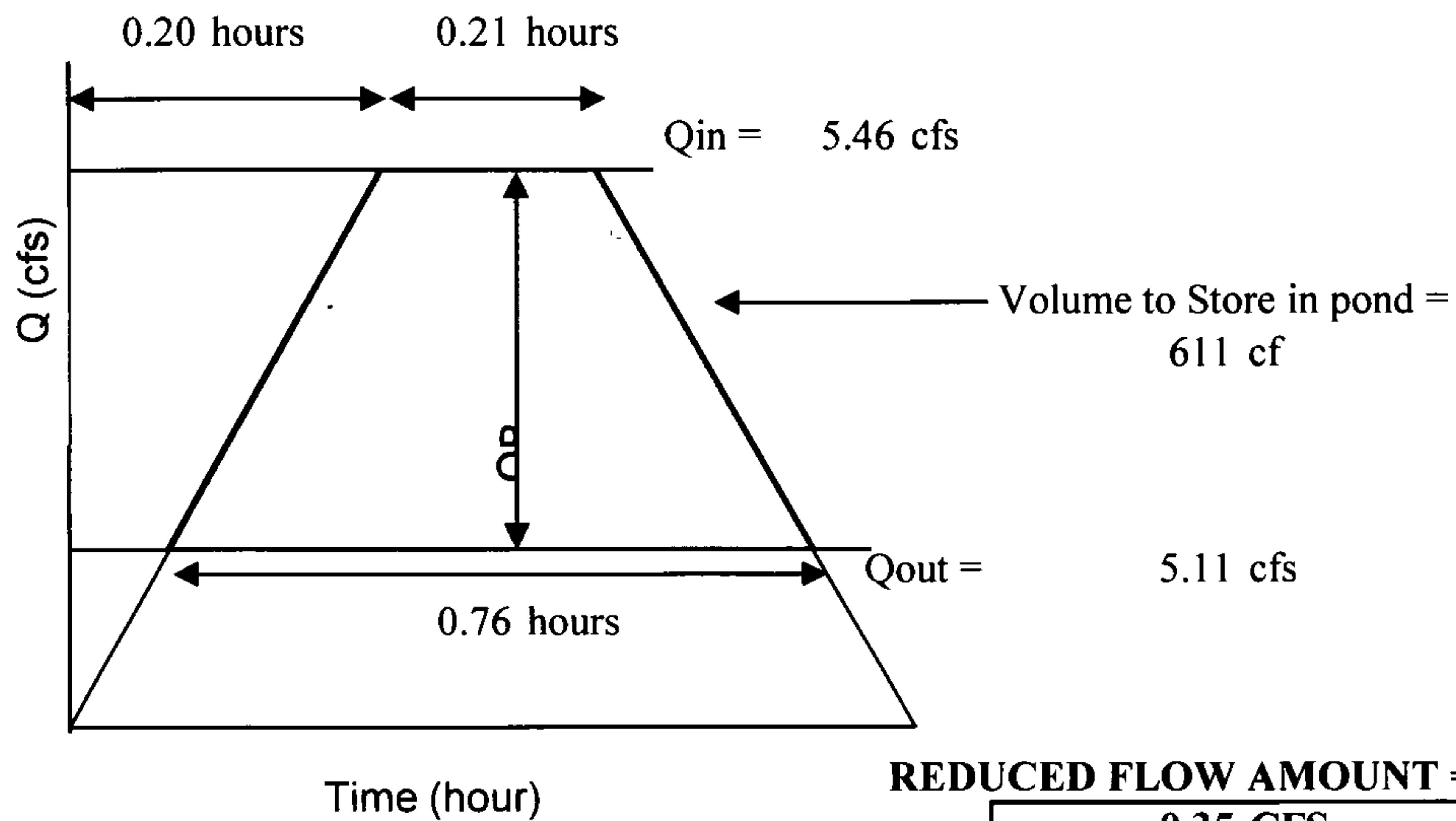
E is the excess precipitation in inches (from DPM TABLE A-8),  $Q_P$  is the peak flow,  $A_D$  is the area (acres) of treatment D, and  $A_T$  is the total area in acres. Using the time of concentration,  $t_C$  (hours), the time to peak in hours is:

$$t_p = (0.7 * t_C) + ((1.6 - (A_D / A)) / 12)$$

Where  $t_C = 0.20$  hours

$$t_p = 0.20 \text{ hours}$$

Continue the peak for  $0.25 * A_D / A_T$  hours. When  $A_D$  is zero, the hydrograph will be triangular. When  $A_D$  is not zero, the hydrograph will be trapezoidal. see the graph below:

**INFLOW / OUTFLOW HYDROGRAPH**

## CURB OPENING CAPACITY CALCULATION

Weir equation:

$$Q = CLH^{3/2}$$

Constant

$$C = 3.33$$

Curb height

$$H = 0.5 \text{ feet}$$

Opening Length

$$L = 1.00 \text{ feet}$$

$Q = 1.2 \text{ cfs}$
-----------------------

$$2 \times 1.2 = 2.4$$

$$3 \times .24 = .72$$

3.12 cfs discharge  
from east pond



## WESTERLY PARKING LOT POND - 4" PIPES

### OUTLET PIPE OPENING CAPACITY CALCULATIONS

Using orifice equation  $Q = CA \cdot (2gh)^{0.5}$

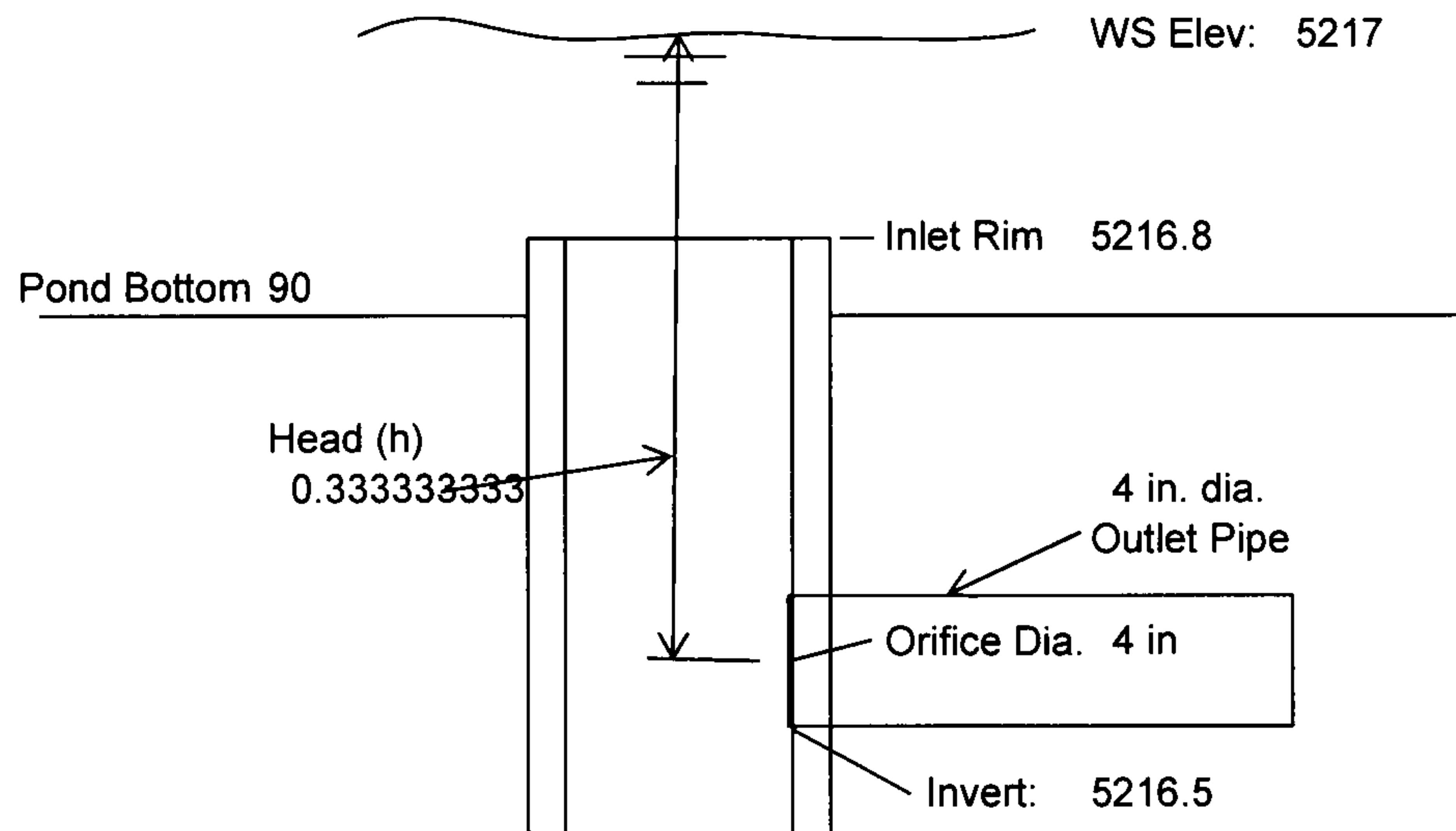
C	=	0.6
A	=	0.09
g	=	32.2
h	=	0.3333333
Q	=	0.24
Clogging Factor	=	
Qclog	=	

Note: Area (A) at left, is based on the open area of an orifice plate placed at the entrance to the outlet pipe. Based on calculations shown, an inlet with a head (h) of 0.33333333333333 ft. will accept 0.24 cfs. If the inlet becomes 0% clogged, at an h = 0.33333333333333 , the inlet will accept 0.00 cfs.

Note: The above calculations references 0.5' head. The following chart refers to head values from 0.1' to 1.0' for additional info.

h = 0.5' →	0.30	cfs	x2 =	0.59	cfs
h = 1.0' →	0.42	cfs	x2 =	0.84	cfs
h = 1.5' →	0.51	cfs	x2 =	1.03	cfs

**4" discharge pipes through curb from westerly parking lot pond: 0.24 cfs each**



Note: Orifice is centered in outlet pipe opening



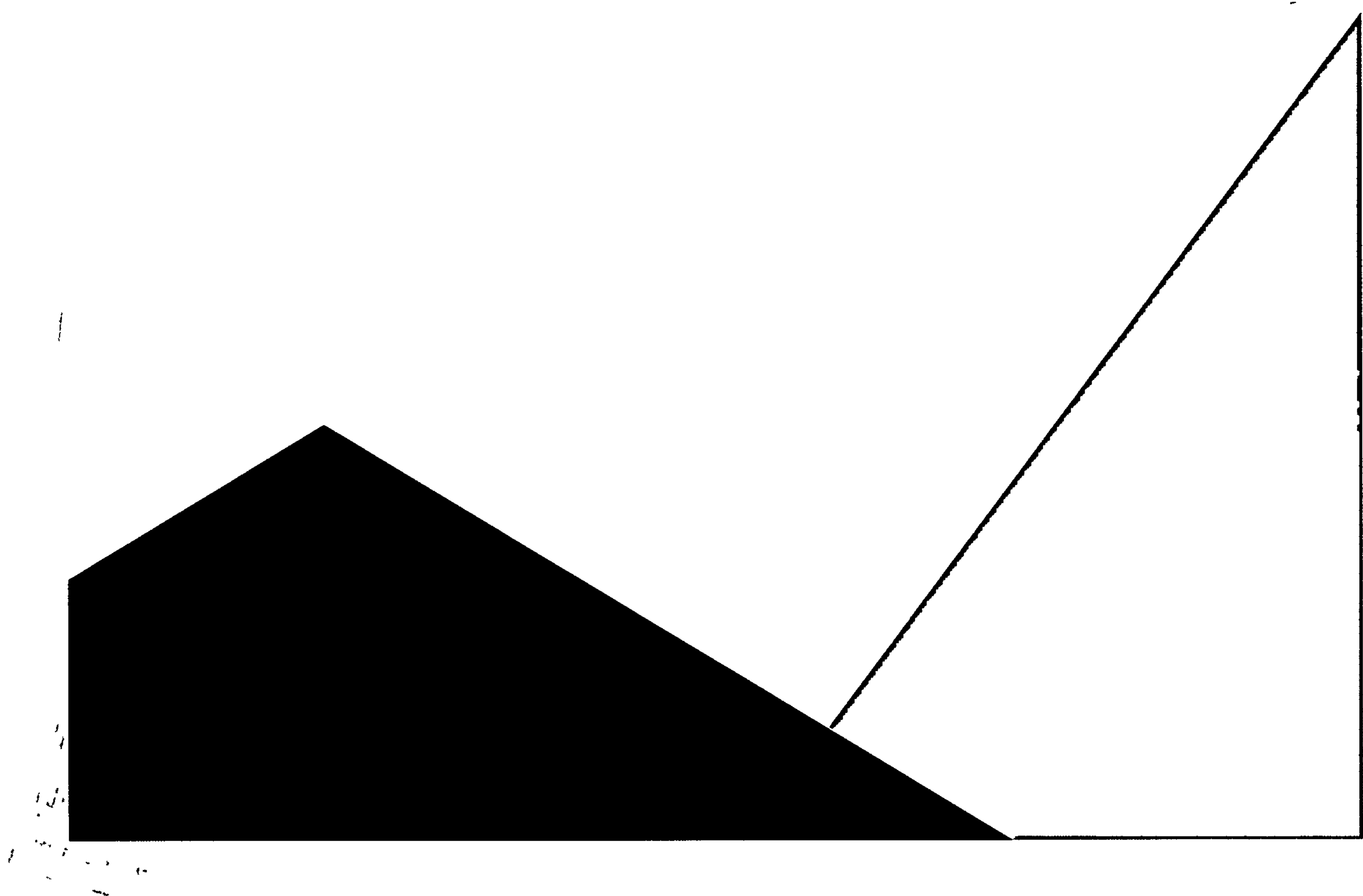
POND NORTH OF BLDG		
Contour	Area	Volume
5220.00	411.9	
5219.30	118.3	186 CF
TOTAL VOL.		186 CF

PARKING LOT POND - WEST		
Contour	Area	Volume
5217.00	2302.8	
5216.70	463.23	415 CF
5216.50	0	46 CF
TOTAL VOL.		461 CF









**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1004772**

**AGENDA ITEM NO: 2**

**SUBJECT:**

Site Plan for Building Permit

*Delegated to Aling*

Plat Approval

*Delegated to Aling*

**RESOLUTION/COMMENTS:**

*Trans - access easement not in agreement with as shown in plat*  
*Sign site plan*  
*Sign plat*

**ENGINEERING COMMENTS:**

Hydrology has comments on the drainage plan, but conceptually it is OK and it appears the required ponding can be accommodated with this site plan.

Hydrology has no objection.

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

**DATE: 11-13-13**

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**HYDROLOGY DEVELOPMENT SECTION  
DEVELOPMENT REVIEW BOARD MEMO**

**DRB PROJECT NO: 1004772**

**AGENDA ITEM NO: 5**

**SUBJECT:**

Site Plan for Building Permit

**ENGINEERING COMMENTS:**

It appears the required ponding can be accommodated with this site plan.

**RESOLUTION/COMMENTS:**

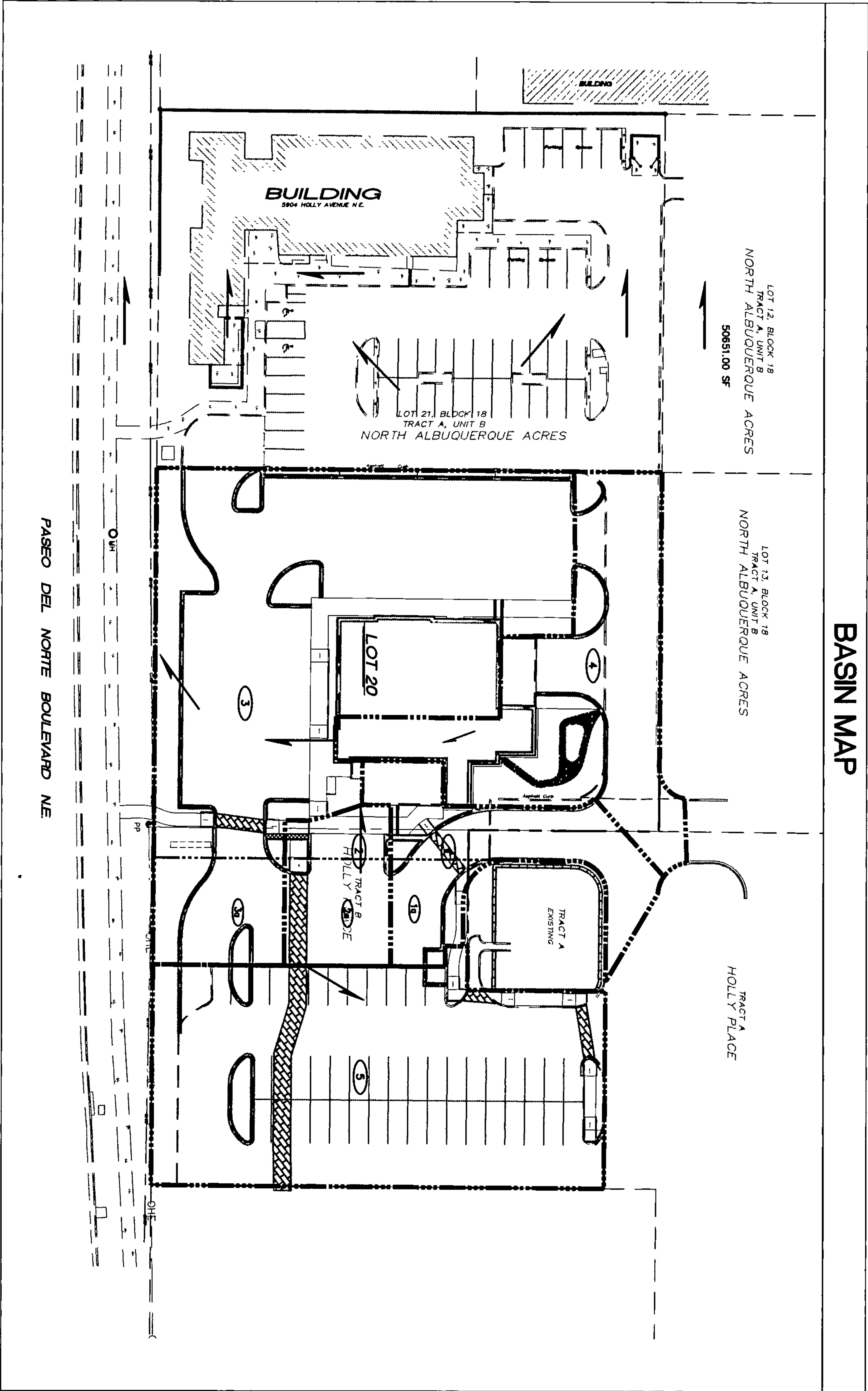
Greg  
Probably DRB Amended

**SIGNED:**

Curtis Cherne  
Hydrology Section  
City Engineer Designee  
AMAFCA Designee  
924-3986

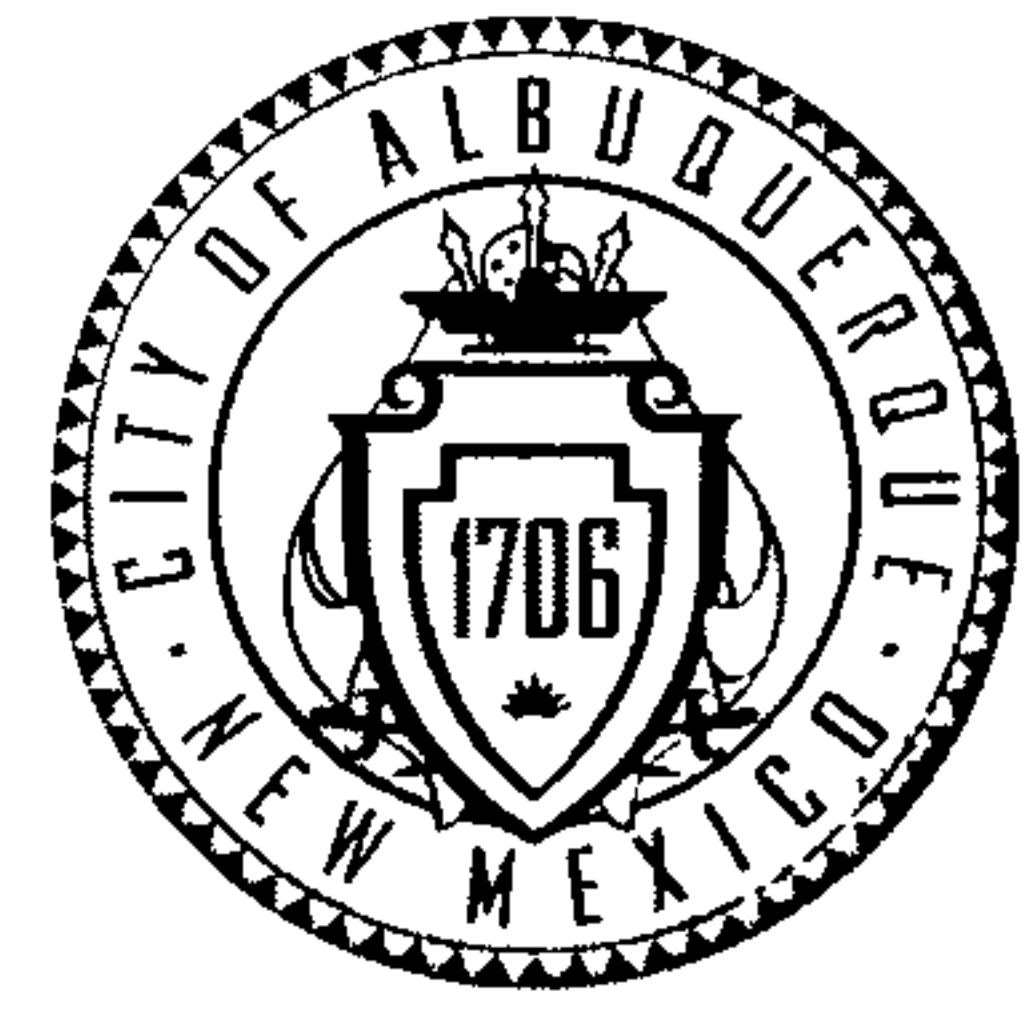
**DATE:** 10-23-13





# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



October 16, 2013

Richard J. Berry, Mayor

Ms. Genny Donart, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. NE  
Albuquerque, New Mexico 87108

RE: **Applebee's at Holly Place** **B13-D022A**  
North Alb. Acres, Tract A, Unit B, Block 18, Lot 20 & Holly Place, Tract B  
Conceptual Grading & Drainage Plan for Site Development Plan,  
Grading Permit and Building Permit PE Stamp: 9/20/2013

Dear Ms. Donart:

Based upon the information provided in your submittal received 09-23-2013, the above referenced plan cannot be approved for Site Development Plan, Grading Permit, nor Building Permit.

PO Box 1293

Per our discussion of 10-15-13, incorporation of Holly Place Tract B into this plan has introduced additional runoff, which cannot be discharged to Lot 21, west of the site, at the proposed rate. Since you are considering detention ponding along the west side of Lot 20, I have framed the following comments in that perspective.

Albuquerque

Please review and address the following issues for Site Plan and Building Permit approval:

New Mexico 87103

www.cabq.gov

1. A portion of Tract B included in drainage Basins 1, 2 and 3, was master planned (*"Holly Place Commercial Phase II," 10/26/07 by Fred Arfman*) to drain to, and be detained in, the existing detention pond on Tract A. Routing of these additional flows through Applebee's site (Lot 20) will require detention prior to discharging onto Lot 21. Lot 21 and its outfall channel were designed with assumed runoff rate of 4.629 cfs/acre from Lot 20, only.
2. Revise your Basin map on CG-501 to show the "offsite" flows that enter Basin 5, which constitute the remainder of Sub-Basin 2 from the 2007 analysis. Basin 5 should also include the area of the existing detention pond. Revise calculations accordingly.
3. Refine the "PROJECT INFORMATION, Proposed Conditions:" on CG-101 to reflect the above constraints, rather than "FREE DISCHARGE."

*Handwritten signature* 1 of 2

October 16, 2013

**C18-D073A - Applebee's at Holly Place**

Page 2

4. Label the new basin discharge points and rates at detention pond inlets and outlets, and where flows enter and leave the site.
5. CG-501: Dimension the thickness on the Rock Swale, Detail 2.

Please advise your client that because this site exceeds 1.0 acre, any Grading or Building on this site will require a Storm Water Pollution Prevention Plan (SWPPP). Also, an Erosion and Sediment Control (ESC) Plan, prepared by a NM Registered Professional Engineer, must be submitted to and approved by this office, prior to Building Permit approval **and** start of grading.

If you have questions, please email me at [grolson@cabq.gov](mailto:grolson@cabq.gov) or phone 505-924-3994.

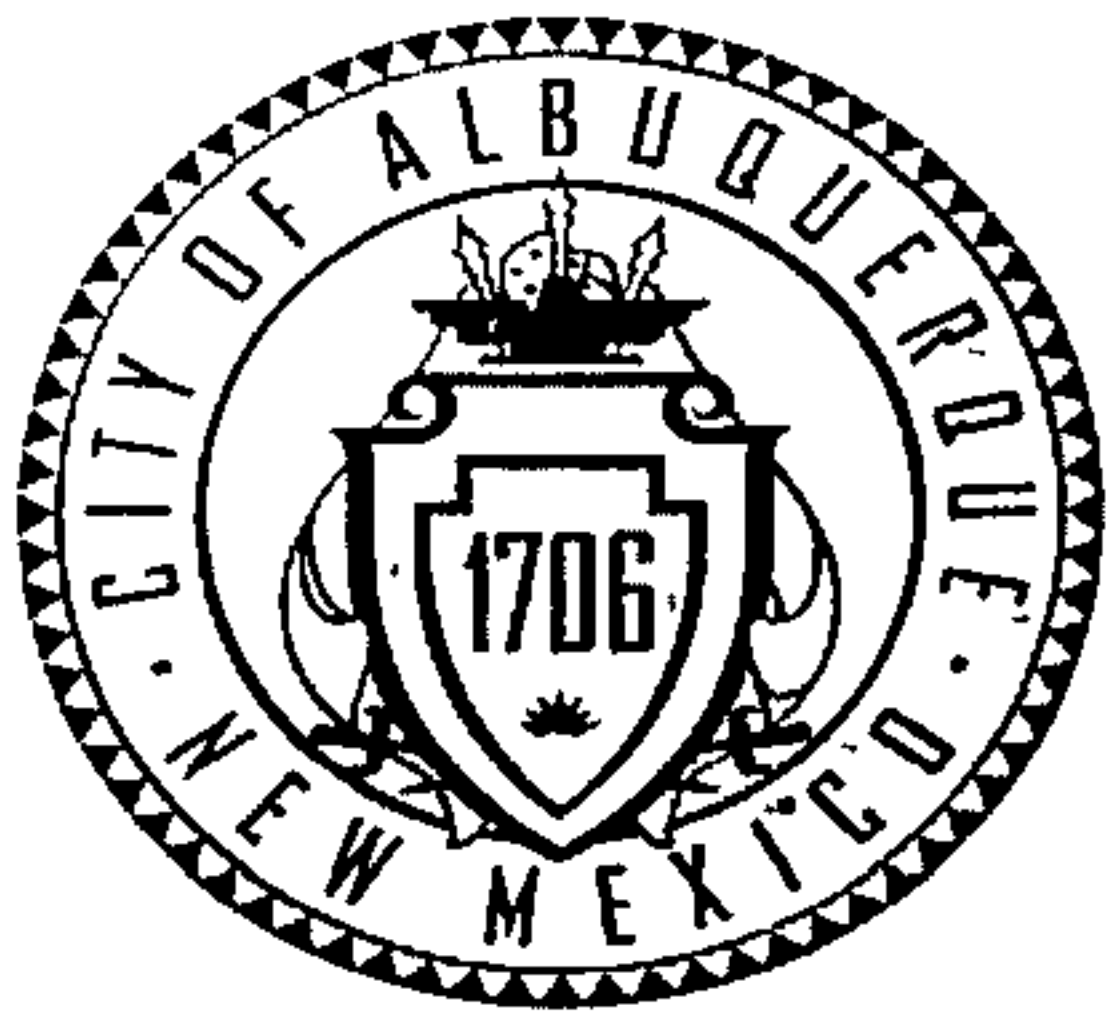
Sincerely,



Gregory R. Olson, P.E.  
Senior Engineer

Orig: Drainage file **C18/D073A**  
c.pdf Addressee via Email [GennyD@IACivil.com](mailto:GennyD@IACivil.com)





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Applebee's at Holly Place Building Permit #: T201392320 City Drainage #: C18/D 073A

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 20, Block 18, Tract A, Unit B, North Albuquerque Acres & Tract B, Holly Place

City Address: \_\_\_\_\_

Engineering Firm: Isaacson & Arfman, P.A. Contact: Genny Donart

Address: 128 Monroe Street, NE - Albuquerque, NM 87108

Phone#: (505) 268-8828 Fax#: N/A E-mail: gennyd@iacivil.com

Owner: Apple Investors Group Contact: Michael D. McGough

Address: 917 Ravenwood Way - Canton, GA 30115

Phone#: (770) 547-5920 Fax#: N/A E-mail: michael.mcough@appleig.com

Architect: Klover Architects, Inc. Contact: Chad Renoux

Address: 10955 Lowell Ave., Suite 700 - Overland Park, KS 66210

Phone#: (913) 649-8181 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: Surv-Tek, Inc. Contact: Russ P. Hugg

Address: 9384 Valley View Drive NW - Albuquerque, NM 87114

Phone#: (505) 897-3366 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

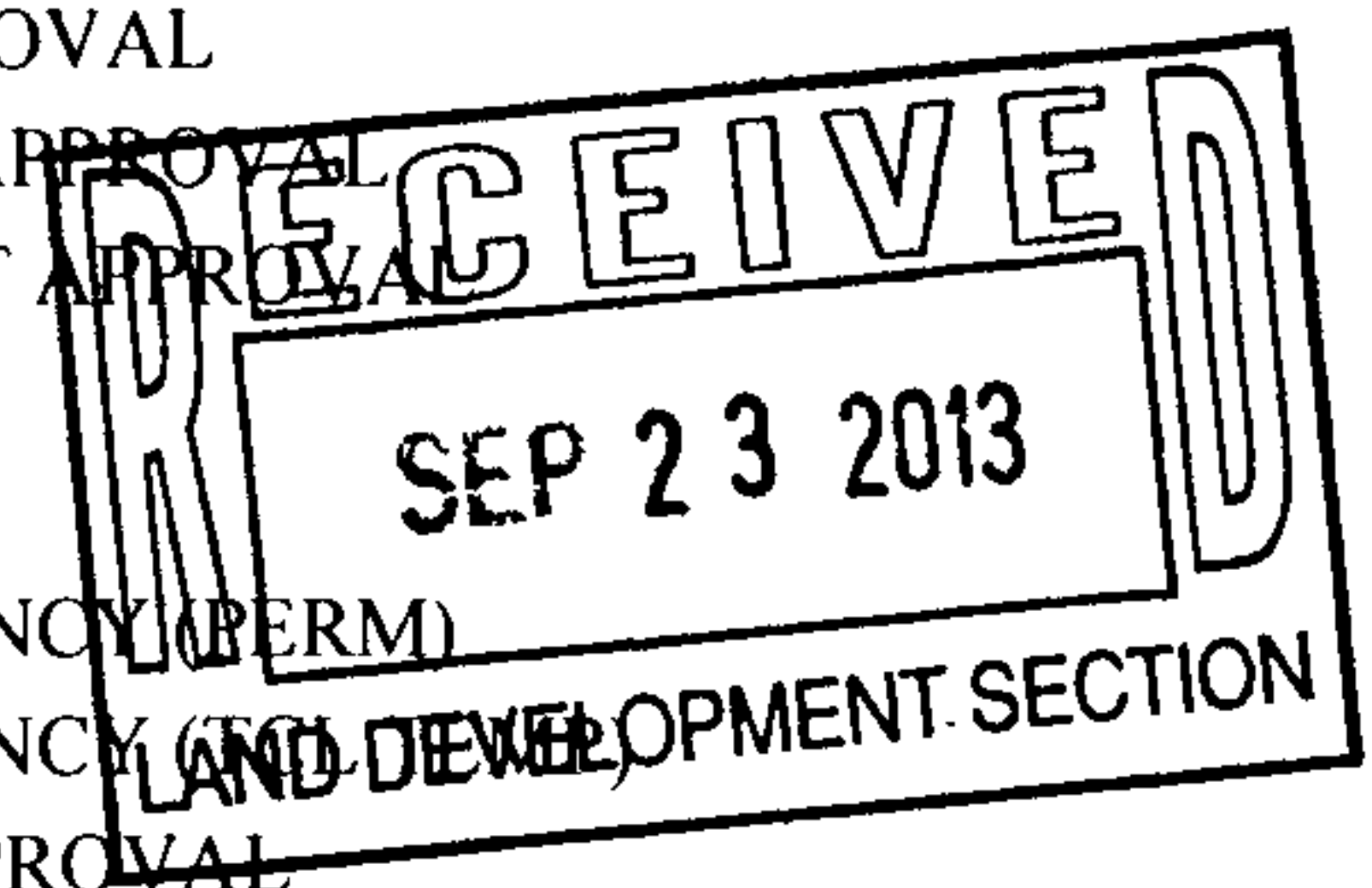
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### 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 (LAND DEVELOPMENT SECTION)
- ☐ 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

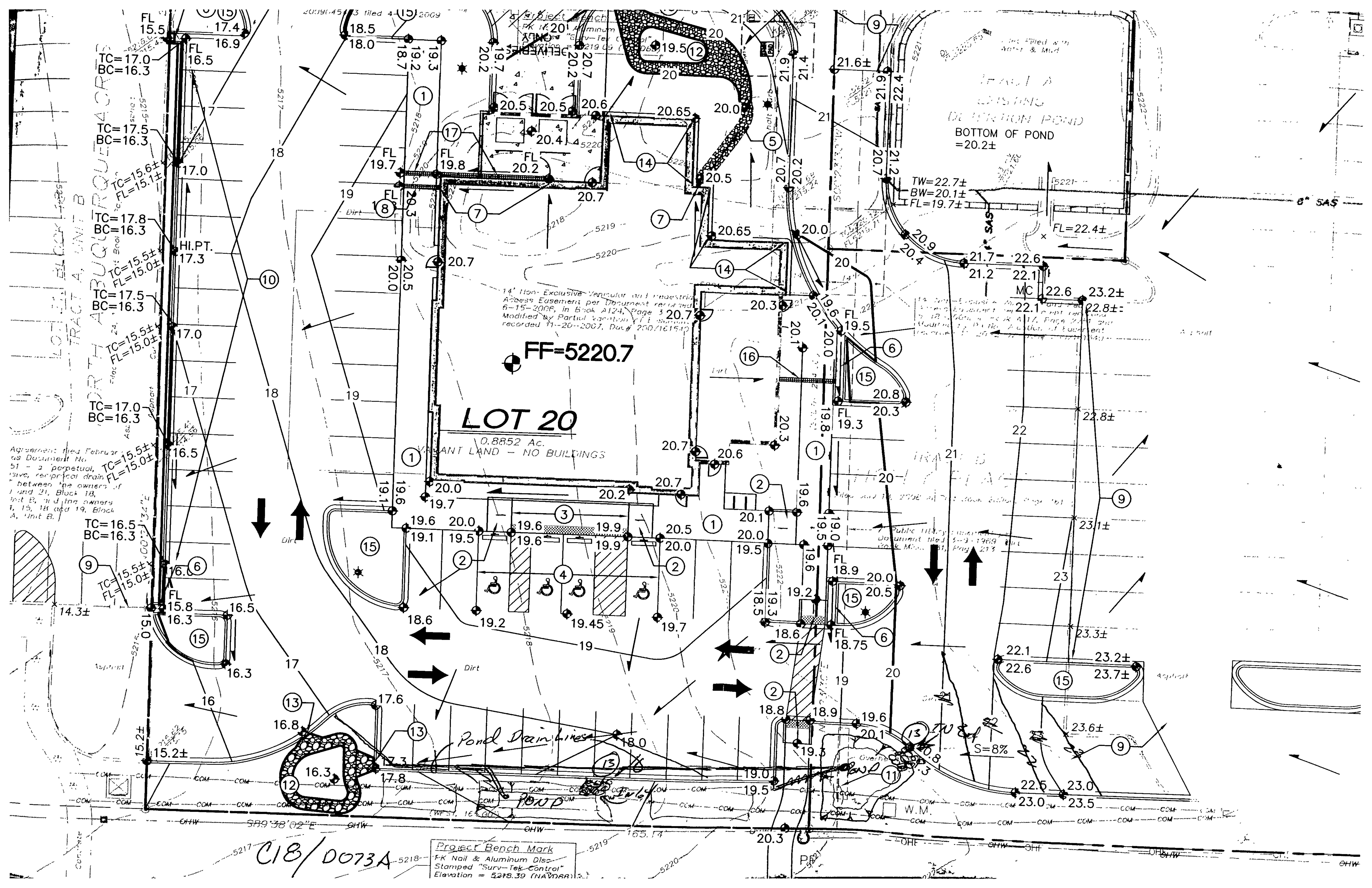
DATE SUBMITTED: September 23, 2013 By: Genevieve Donart

for 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





Project Bench Mark  
FK Nail & Aluminum Disc  
Stamped "Surv-Tek Control"  
Elevation = 5218.39 (NAVD83)





Map  
Traffic

Paseo Del Norte Blvd NE

423

423

423

100 ft  
20 m

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C18D072

HOLLY

C18D072

C18D072

C18D044

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C18D077

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