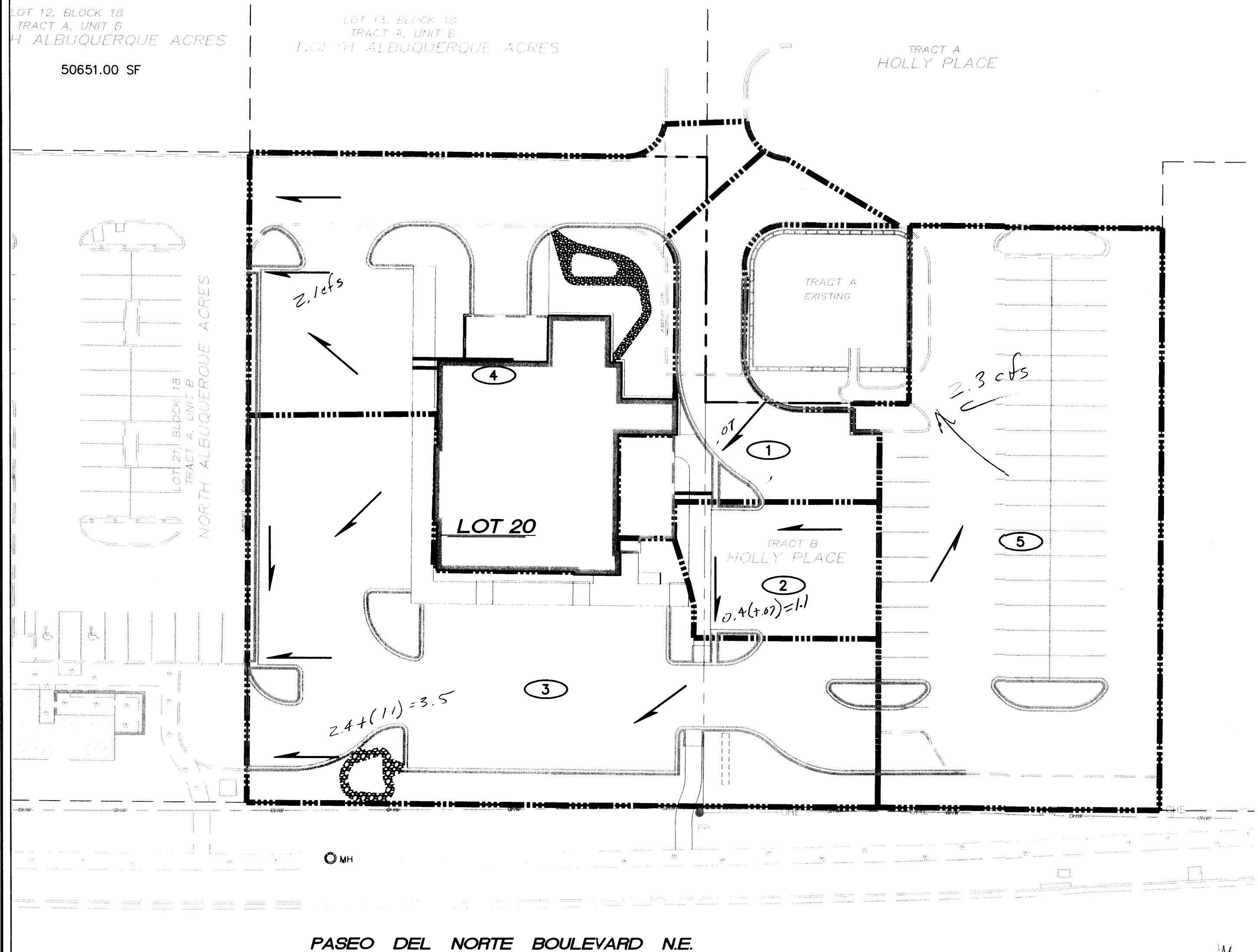


4-12 = 36.744 = 8.434

BASIN MAP



CALCULATIONS

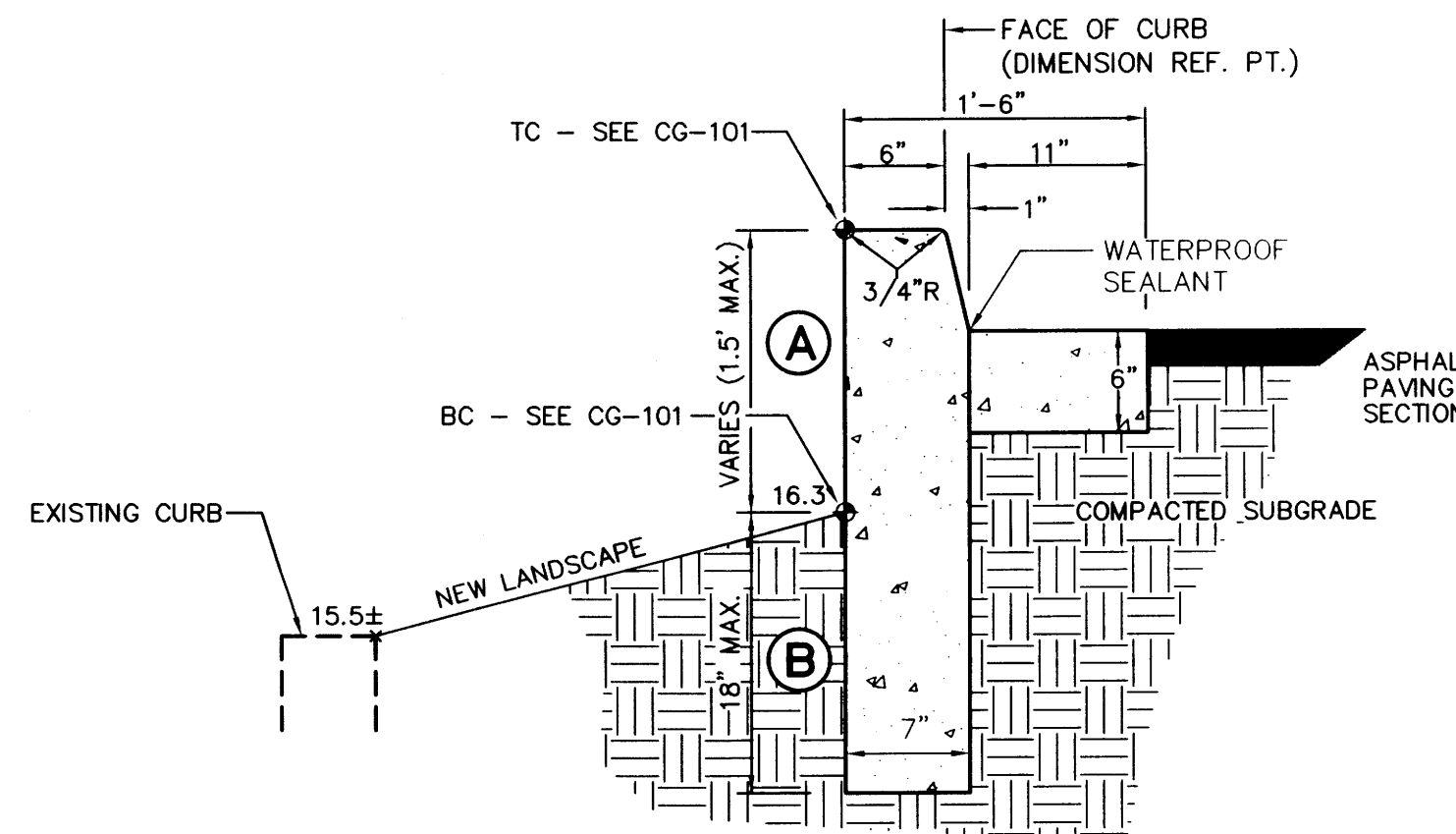
CALCULATIONS: Applebee's at Holly Place :			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE CALCULATIONS: 100-YEAR, 6-HOUR STORM			
AREA OF SITE:	70938.83	SF	= 1.6
HISTORIC FLOWS:			
Treatment	%		
Area A	= 0	0%	
Area B	= 0	0%	
Area C	= 70938.83	100%	
Area D	= 0	0%	
total Area	= 70938.83	100%	
DEVELOPED FLOWS:			
Treatment	%	EXCESS PRECIP:	
Area A	= 0	0%	Precip. Zon 3
Area B	= 3547	5%	E _A = 0.66
Area C	= 7094	10%	E _B = 0.92
Area D	= 60298	85%	E _C = 1.29
total Area	= 70938.83	100%	E _D = 2.36
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
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	= 1.29 in.	Developed E	= 2.18 in.
On-Site Volume of Runoff: V ₃₆₀ = E * A / 12			
Historic	= 7626 CF	Developed V	= 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			
For Precipitation 2.3			
Q _{pA}	= 1.87	Q _{pC}	= 3.45
Q _{pB}	= 2.60	Q _{pD}	= 5.02
Historic	= 5.6 CFS	Developed Q	= 7.7 CFS

Holly Place Tracts A & B should be located through the land in Tract A & B to the runoff from Lot 20 drainage for Area (3.93 cfs for 0.843 Ac)

- EDGE EXPOSED CORNERS WITH A 3/8" EDGING TOOL.
- CONSTRUCTION CONTROL JOINTS AT 6" O.C. MAX.
- 1/2" EXPANSION JOINTS AT CORNERS
- SLOPE TOP AT 2% AWAY FROM BLDG.

4 CONCRETE MOW CURB

SCALE: N.T.S.



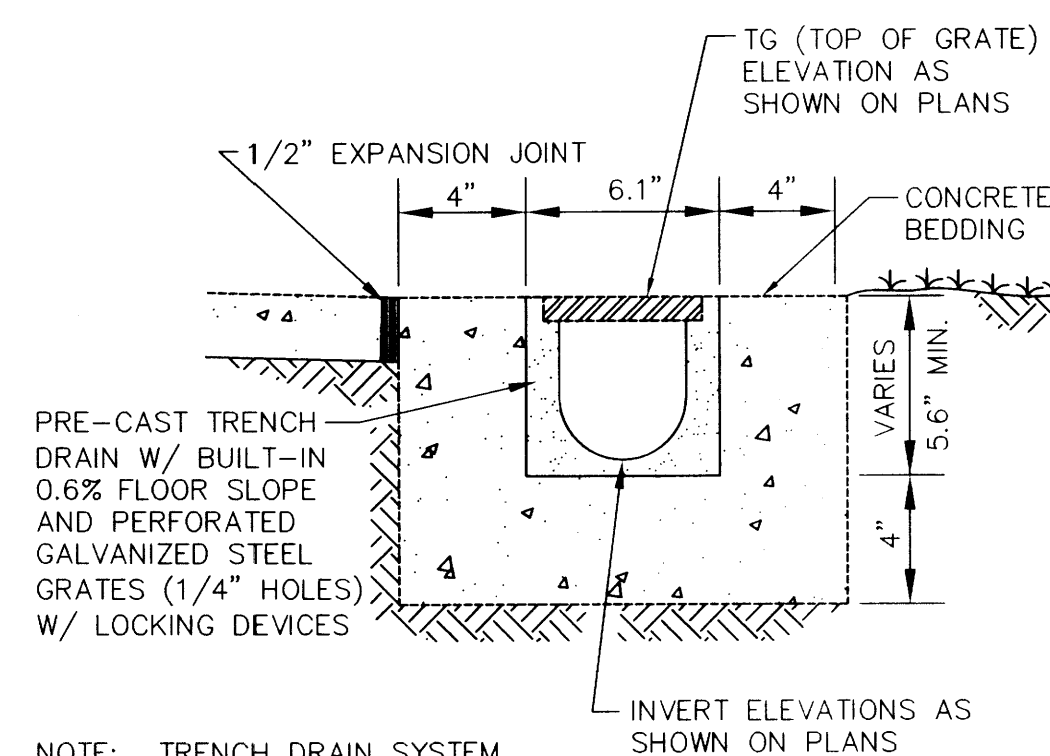
GENERAL NOTES

- PROVIDE CONST. CONTROL JOINTS @ 6" O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48" O.C. MAX
- EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL
- FULL FORM ON ALL FACES

- (A) CURB HEIGHT ABOVE GRADE (TC-BC)
(B) DEPTH BELOW GRADE MUST BE > (A)

5 EXTENDED HEADER CURB

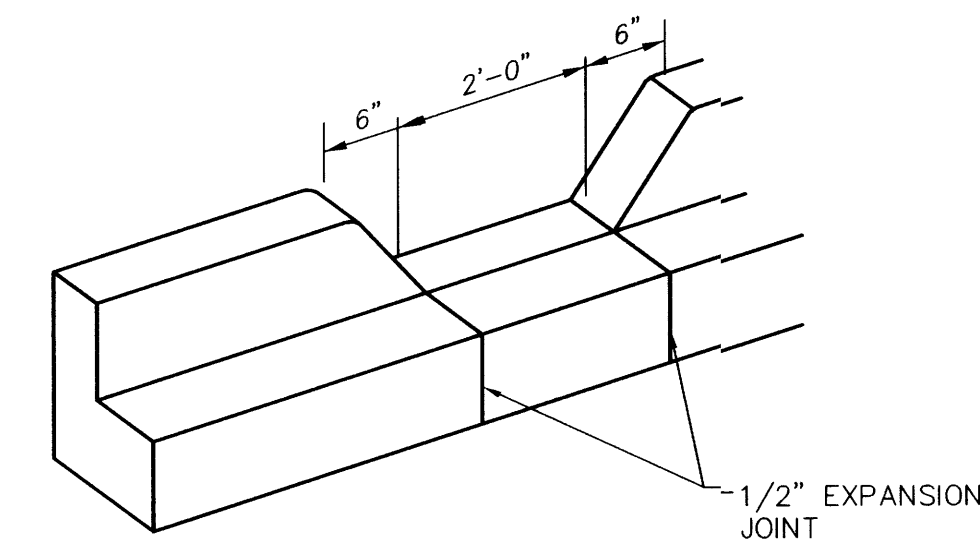
SCALE: N.T.S.



NOTE: TRENCH DRAIN SYSTEM BY ACO POLYMER PRODUCTS, OR APPROVED EQUAL.

6 TRENCH DRAIN DETAIL

SCALE: N.T.S.



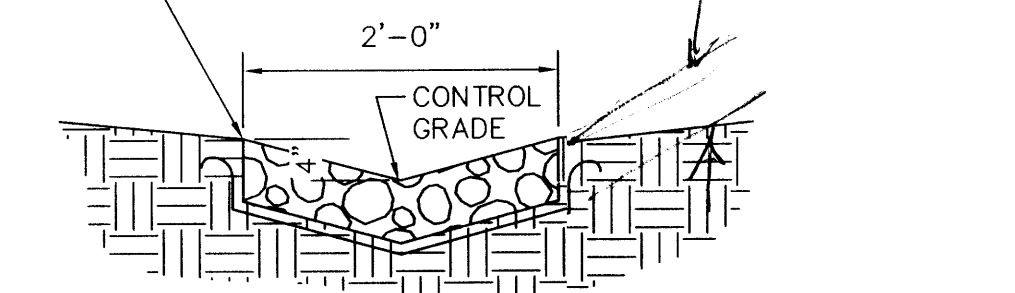
GENERAL NOTES

- EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

1 CURB OPENING

SCALE: N.T.S.

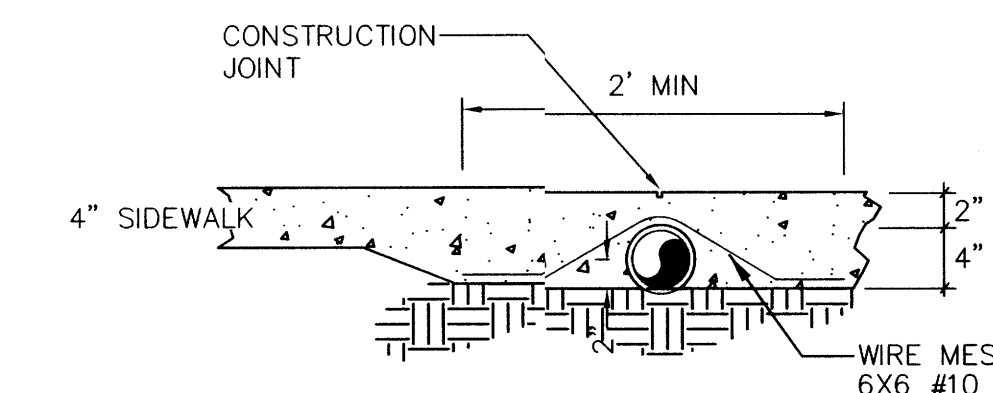
CONSTRUCT ALL SWALES BELOW ADJACENT GRADE TO ENSURE RUNOFF CAN BE CAPTURED AND CONVEYED PROPERLY



- VARY ANGULAR FACE ROCK SIZE BETWEEN 4" AND 8" DIA. (AVG. = 6")
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION

2 ROCK SWALE

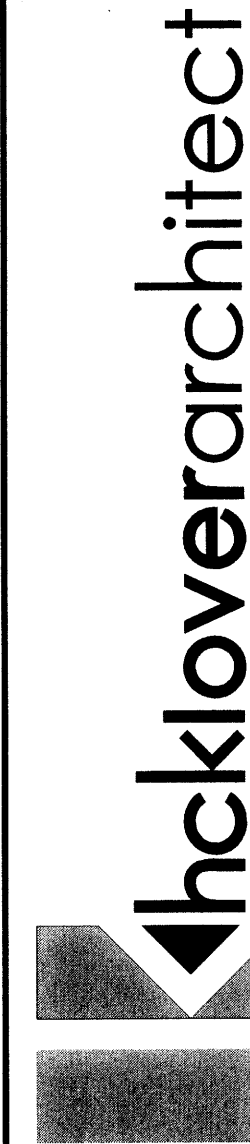
SCALE: N.T.S.



3 PIPE THROUGH WALK

SCALE: N.T.S.

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Albuquerque, New Mexico 87108
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RELATED DOCUMENTS: This drawing is a single component of an integrated set of Construction Documents. General and supplementary conditions of the Contract, General Requirements, specifications and other drawings may affect the Work described. Failure to review and interpret the design intent of the whole of the Construction Documents does not relieve the Contractor from providing a complete Project.

CARE: With all law, codes, ordinances and regulations with authority having jurisdiction and with requirements of the contract, it is the Contractor's responsibility to ensure that the Work is completed in accordance with the design intent of the whole of the Construction Documents. Commencement of work constitutes acceptance of the Work, and assumption of responsibility for satisfactory completion.

CONTRACTING: CONTRACTOR to be held liable for a material which otherwise indicated. CONTRACTOR to be held liable for a material which otherwise indicated.

project title

Applebee's
Lot 20 Holly Place
ALBUQUERQUE, NEW MEXICO 87108

project number
13024016
drawing issuance
BID / PERMIT
05.31.2013
drawing revisions
No. Description: Date:

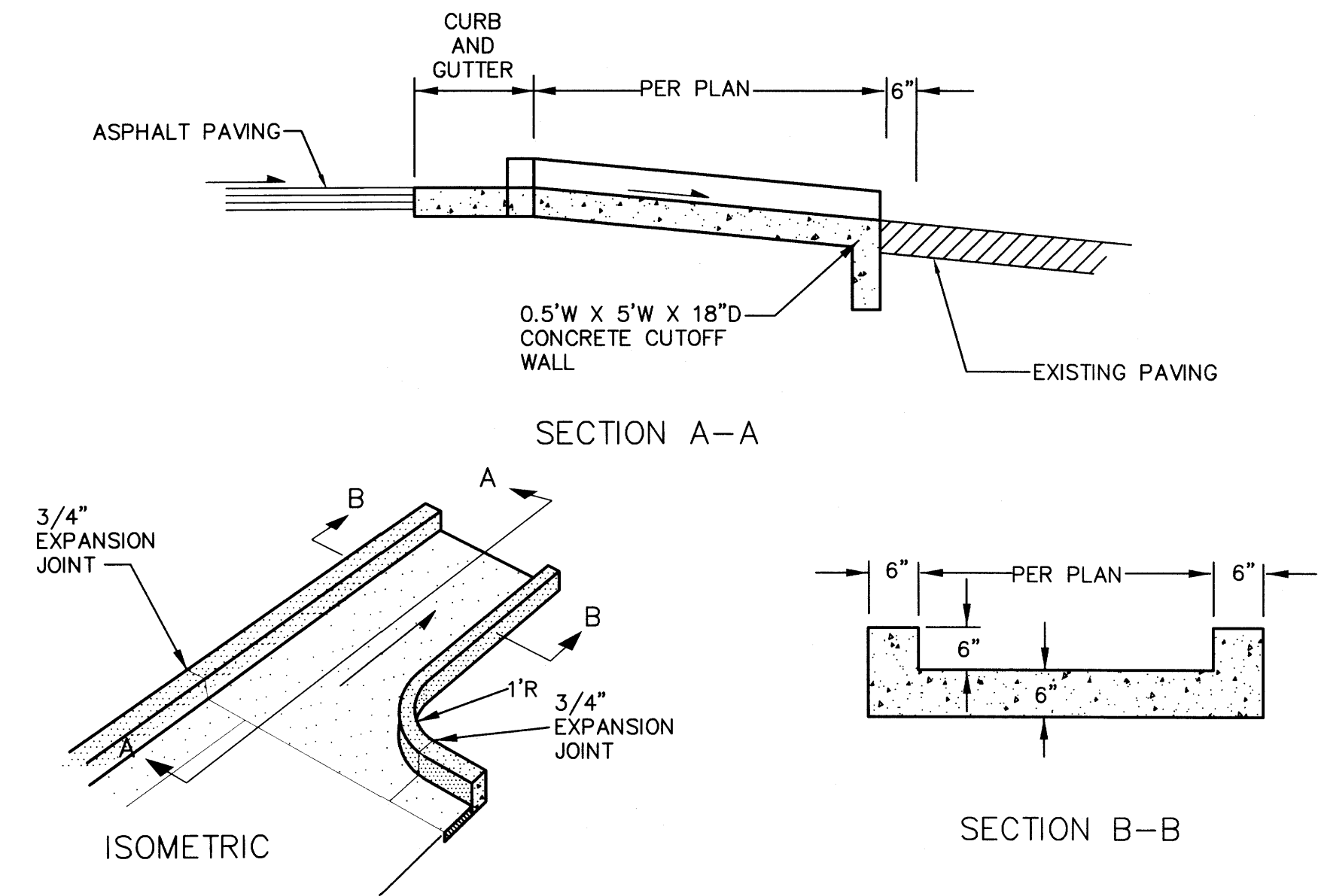
professional seal

GENIVIE L. DONAT
NEW MEXICO
15082
Professional Engineer
05/21/13

drawing title
GRADING DETAILS
& CALCULATIONS
drawing number
CG-501

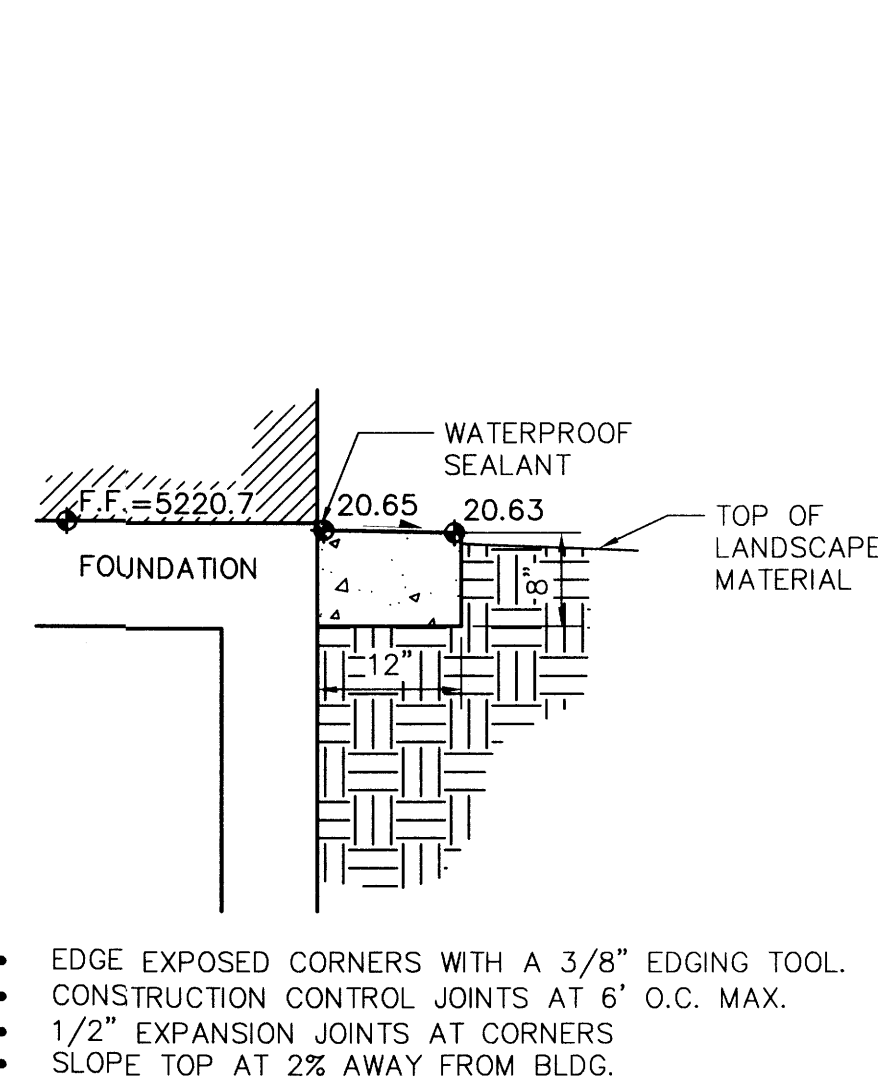
SEP 23 2013
LAND DEVELOPMENT SECTION

\\MAPROJECTS\1900-1999\1985\1985 CAD FILES\dwg\1985 CG-501.dwg, 10/23/2013 2:34:17 PM, thor



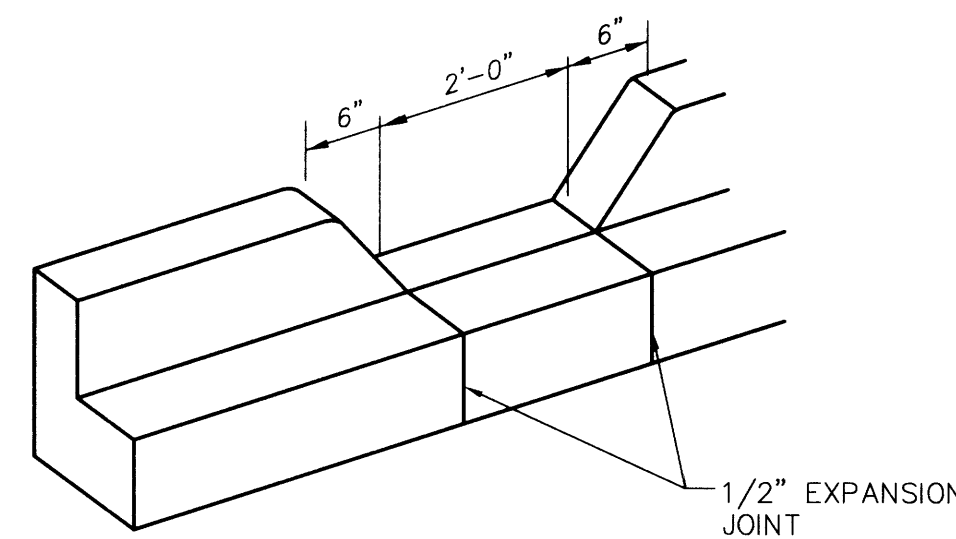
7 CONCRETE RUNDOWN

SCALE: N.T.S.



4 CONCRETE MOW CURB

SCALE: N.T.S.

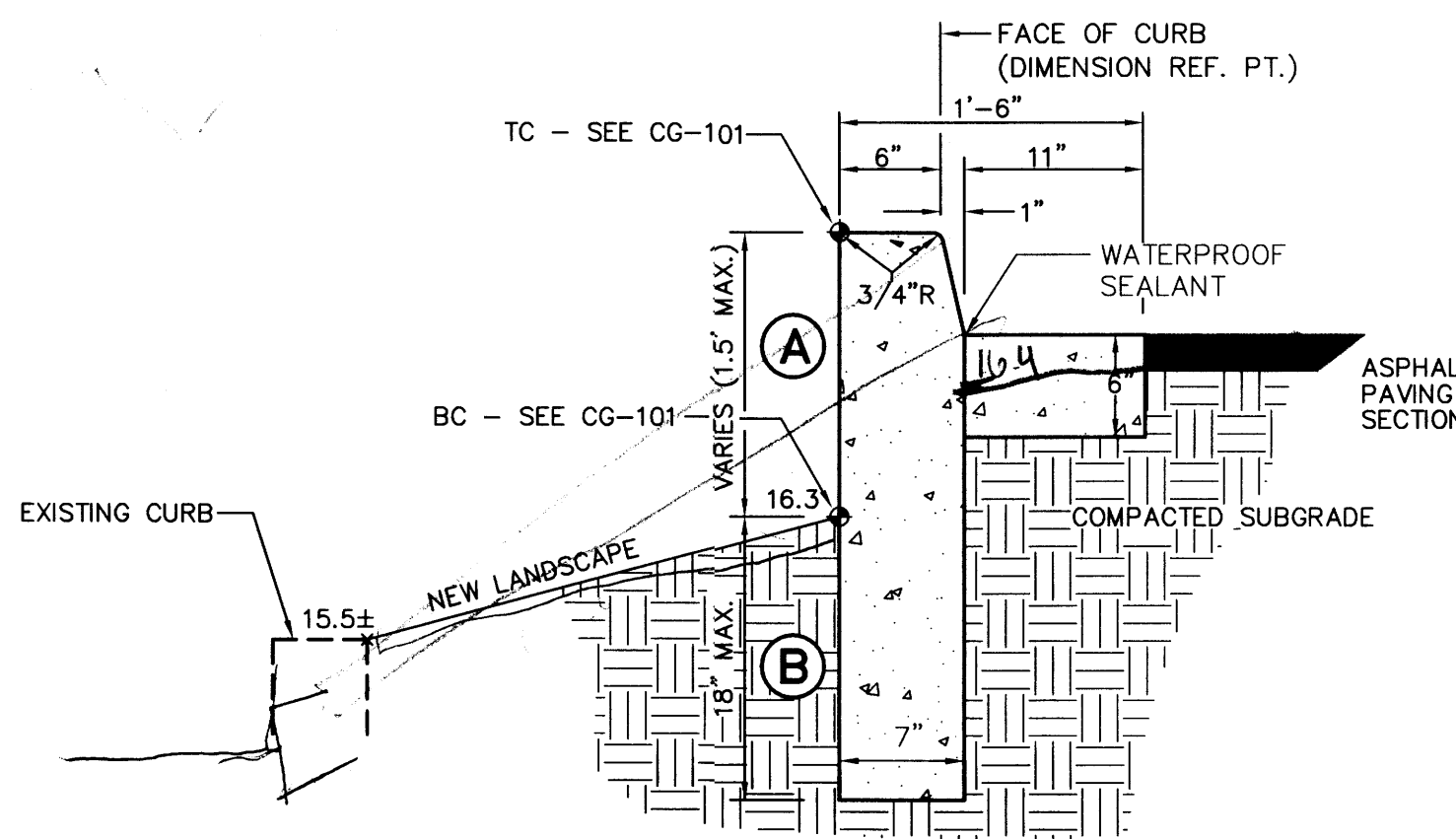


GENERAL NOTES

1. EDGES NOT SPECIFICALLY DIMENSIONED SHALL BE SHAPED WITH A 3/8" EDGING TOOL.

1 CURB OPENING

SCALE: N.T.S.



GENERAL NOTES

1. PROVIDE CONST. CONTROL JOINTS @ 6' O.C. MAX. AND 1/2" EXPANSION JOINTS @ 48' O.C. MAX.
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3. FULL FORM ON ALL FACES.

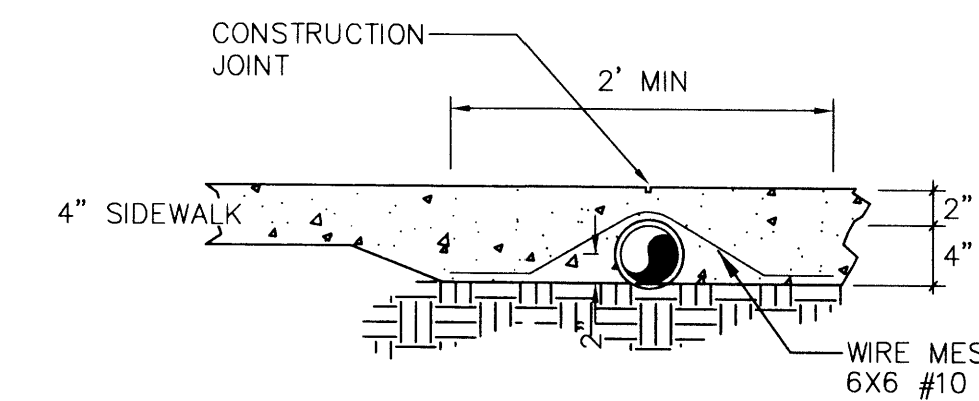
- (A) CURB HEIGHT ABOVE GRADE (TC-BC)
(B) DEPTH BELOW GRADE MUST BE = OR > (A)

5 EXTENDED HEADER CURB

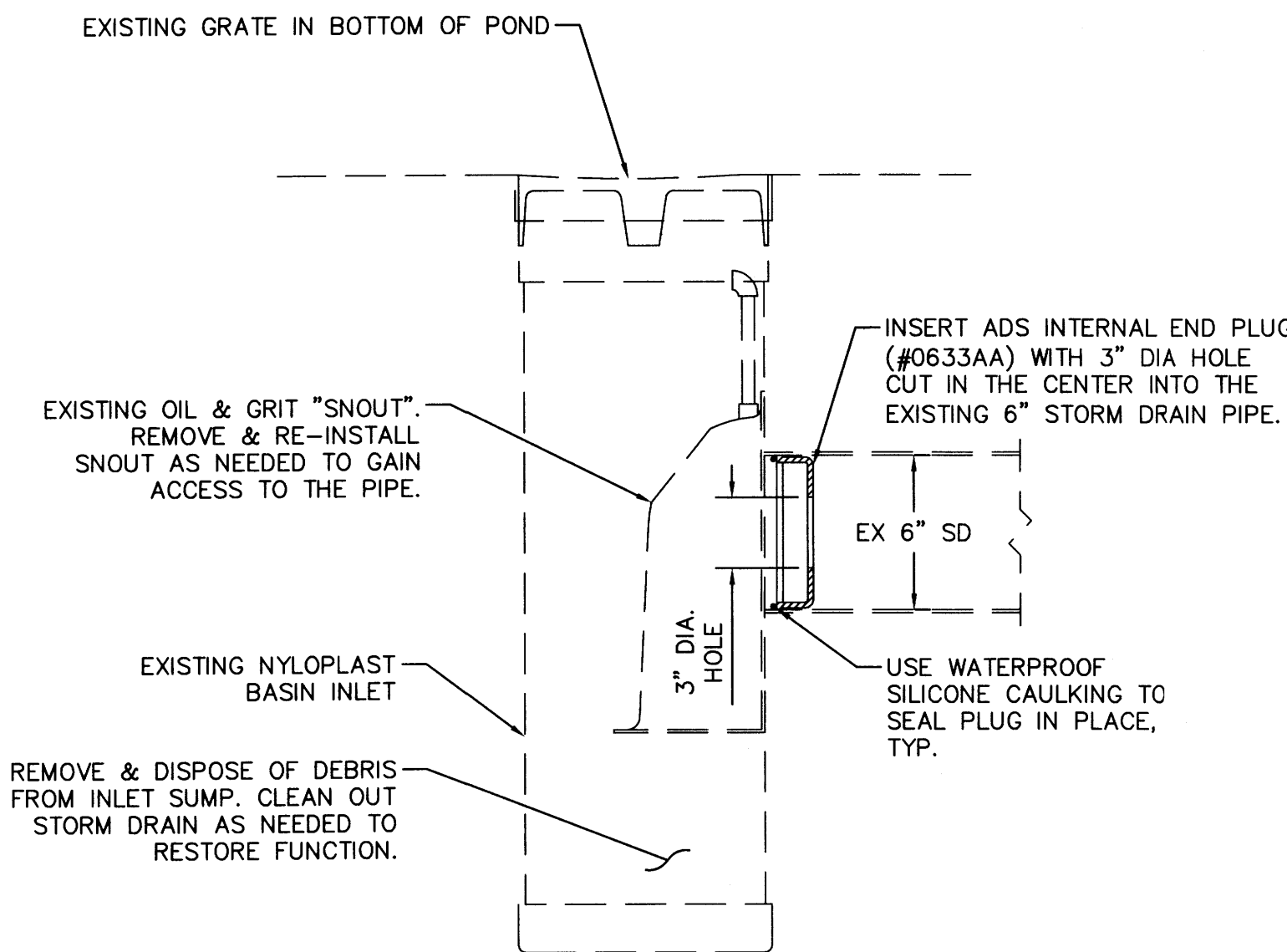
SCALE: N.T.S.

2 ROCK SWALE

SCALE: N.T.S.

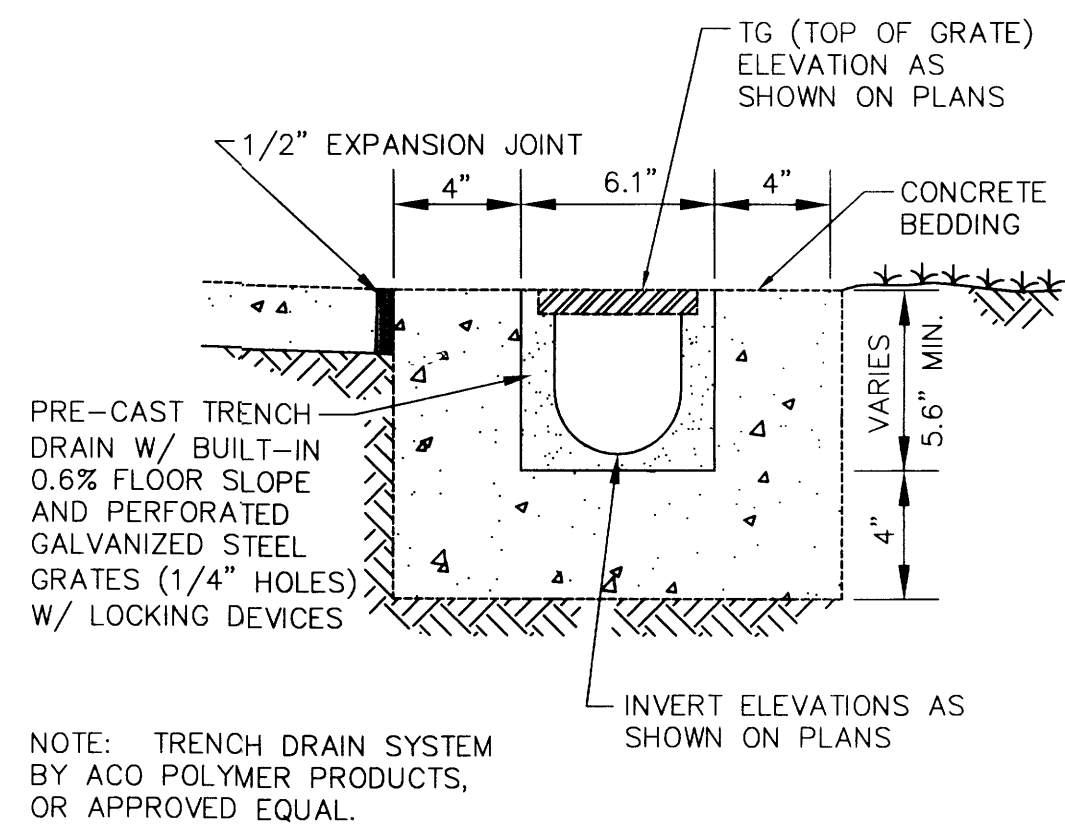


- VARY ANGULAR FACE ROCK SIZE BETWEEN 4" AND 8" DIA. (AVG.=6")
- PLACE GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) BENEATH ALL EROSION PROTECTION



8 POND OUTLET REDUCTION DETAIL

SCALE: N.T.S.



NOTE: TRENCH DRAIN SYSTEM BY ACO POLYMER PRODUCTS, OR APPROVED EQUAL.

6 TRENCH DRAIN DETAIL

SCALE: N.T.S.

3 PIPE THROUGH WALK

SCALE: N.T.S.

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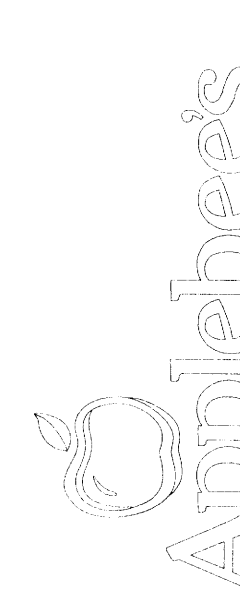
RELIABLE DOCUMENTS: This drawing is a single component of an integrated set of construction documents. General and supplementary conditions of the contract, contract requirements, specifications and other drawings may affect the work described. Failure to make and request the design and all of the other of the construction documents does not release the Contractor from providing a complete Project.

CONTRACT: All work, materials, methods and equipment shall conform to the latest editions of the specifications and standards of the governing authority and with requirements of the contract. If applicable, the contractor shall be responsible for obtaining all necessary permits and approvals.

VERIFY ACTUAL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment to be used is not a warranty. Application of a material or equipment to be used is not a warranty. Application of a material or equipment to be used is not a warranty.

UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. UNLESS OTHERWISE SHOWN, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

project title



Lot 20 Holly Place
ALBUQUERQUE, NEW MEXICO, 12345

project number

13024.016

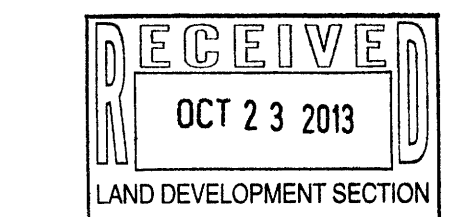
drawing issuance

BID / PERMIT 05/31/2013

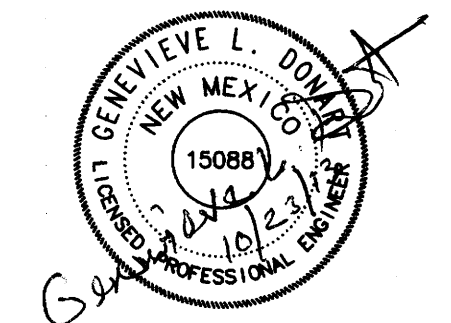
drawing revisions

No. Description: Date:

ADD EAST PARKING LOT 09-20-13



professional seal



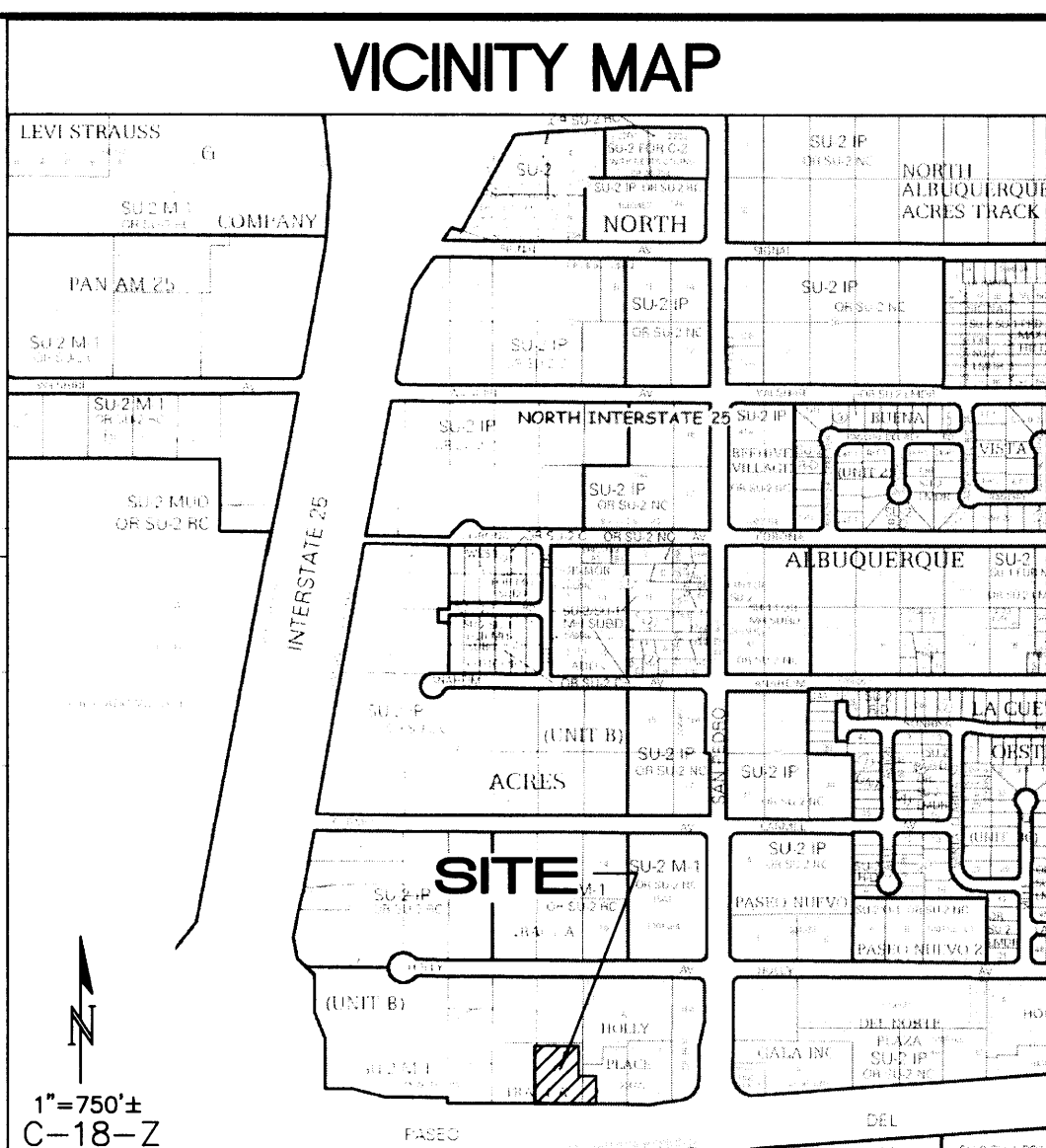
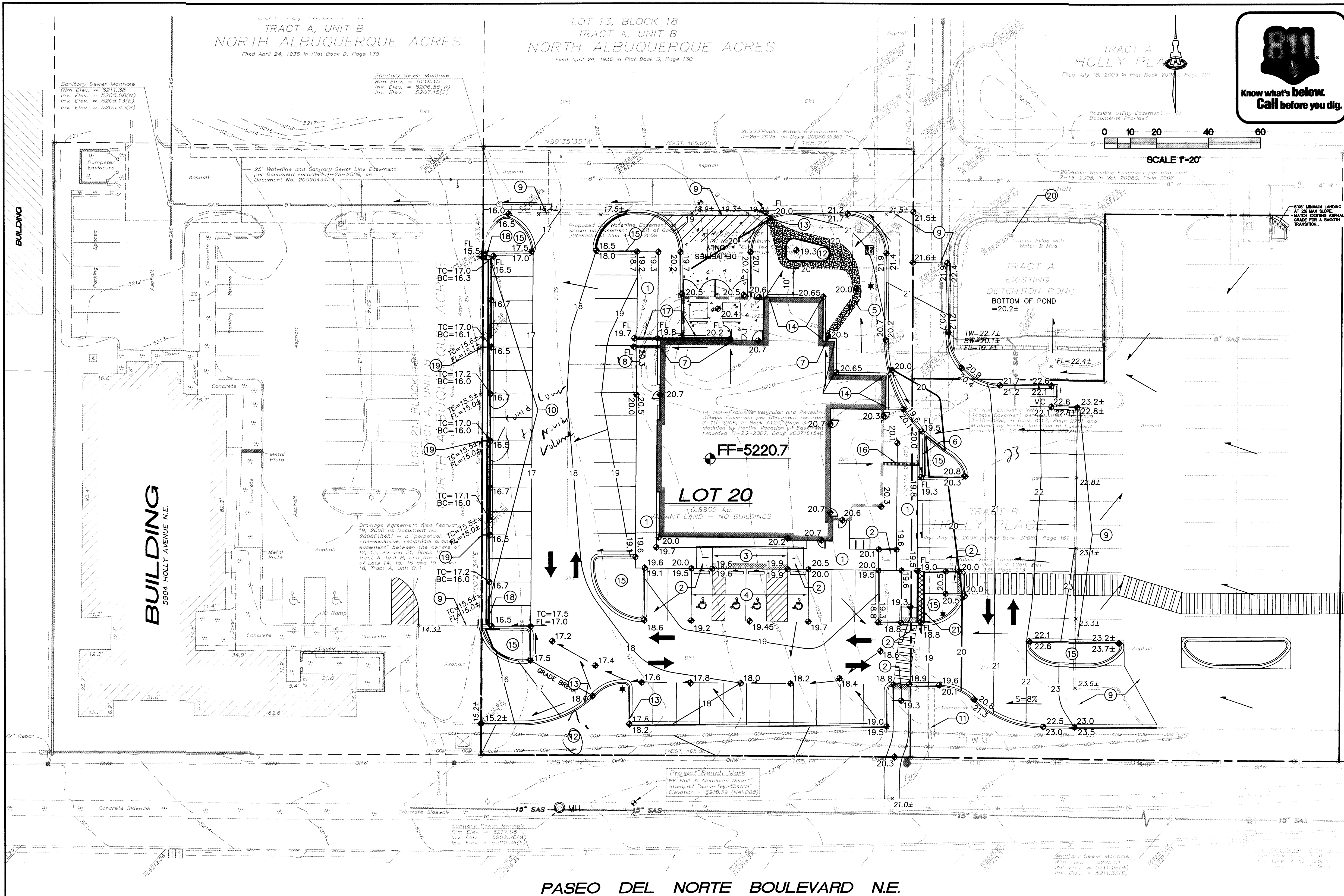
drawing title

GRADING DETAILS

& CALCULATIONS

drawing number

CG-501



- ### GENERAL NOTES
- 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.
 - 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.
 - OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
 - OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
 - 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.
 - ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS "MATCH" OR "±", TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
 - ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 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.

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, TOGETHER WITH PORTIONS OF TRACT B, HOLLY PLACE.

AREA: 1.16 ACRES

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE CONTROL SURVEY BENCHMARK "9-C18" HAVING A PUBLISHED ELEVATION OF 5232.470' (NAVD 1988)

SURVEYOR: SURV-TEK, INC. 9384 VALLEY VIEW DR NW ALBUQUERQUE, NM 87114 RUSS T. HUGG, PLS (505) 897-3366

FLOOD HAZARD: THIS SITE IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN, PER FEMA FIRM PANEL 35001C0137H DATED AUGUST 18, 2012

EXISTING CONDITIONS: THIS SITE IS AN UNDEVELOPED, PREVIOUSLY GRADED PROPERTY, THAT IS PART OF THE MASTER PLANNED HOLLY PLACE (AKA PASEO PLACE) COMMERCIAL PROJECT. PASEO DEL NORTE IS TO THE SOUTH. THERE ARE EXISTING DEVELOPMENTS TO THE EAST AND WEST, WITH UNDEVELOPED COMMERCIAL TRACTS TO THE NORTH.

THERE IS AN EXISTING MASTER DRAINAGE PLAN FOR THE SITE THAT RESTRICTS DISCHARGE FROM THE MAJORITY OF THE PROJECT TO 4.629 CFS/AC (BASINS 1-4 CAN DISCHARGE 4.7

CFS MAX). A RETENTION POND TO THE EAST THAT CAPTURES FLOWS FROM DEVELOPMENTS TO THE EAST, NORTHEAST, AND A PORTION OF THE EASTERN SIDE OF THE PROPOSED SITE. THE POND DISCHARGES 0.8 CFS TO A PRIVATE STORM DRAIN.

MINOR OFFSITE STORM WATER FLOWS IN THE ACCESS ROAD ON THE NORTH SIDE OF THE PROJECT CONTINUE WEST IN THE ROAD. FLOWS FROM THE EXISTING PARKING LOT TO THE EAST ARE DIVERTED NORTH, AND DON'T ENTER THIS SITE.

THE PROPERTY SLOPES TO THE WEST, AND HAS HAD PREVIOUS GRADING ACTIVITIES.

PROPOSED CONDITIONS: PER THE MASTER DRAINAGE PLAN, MOST OF THIS SITE IS ALLOWED FREE DISCHARGE FOR UP TO 85% TYPE D LAND TREATMENT. SUB-BASINS 1a, 2a, & 3a WERE ORIGINALLY INTENDED TO BE CAPTURED BY THE EXISTING DETENTION POND. THESE STORM FLOWS, ALONG WITH OTHER STORM WATER FROM THIS SITE WILL BE DIRECTED TO THE WEST. AN EQUIVALENT AMOUNT OF STORM WATER FROM SUB-BASINS 1a, 2a, & 3a WILL BE CAPTURED.

TO MAINTAIN THE MAXIMUM DISCHARGE OF FROM THE OVERALL PASEO/HOLLY PLACE DEVELOPMENT, THE OUTPUT FROM THE EXISTING DETENTION POND IS REDUCED FROM 0.8 CFS TO 0.45 CFS, BY CONSTRUCTING THE OUTLET DIAMETER TO 3". THE PEAK 100-YEAR FLOW DISCHARGED FROM THE REMAINDER OF THE SITE MAY BE INCREASED BY 0.35 CFS. THIS INCREASES THE TOTAL ALLOWED DISCHARGE FOR BASINS 1-4 TO 5.1 CFS. THIS MEANS 611 CF OF ADDITIONAL STORM WATER MUST BE

DETAINED/RETAINED ONSITE.

BASINS 1, 2, & 3, WHICH INCLUDE SUB-BASINS 1a, 2a, & 3a, ARE DIRECTED TO THE PARKING LOT ON THE EAST SIDE OF THE PROPERTY, WHERE 461 CF OF STORM WATER POUNDS UNTIL IT DISCHARGES THROUGH 2'-1" WIDE CONCRETE RUNDOWNS AND 3'-4" DIA. PVC PIPES THROUGH THE CURB. THE FLOWS PASS THROUGH THE ADJACENT PARKING LOT, AND EVENTUALLY REACH HOLLY DRIVE TO THE NORTH.

BASIN 4 DISCHARGES THE SITE NORTH TO THE EXISTING ACCESS ROAD. A 186 CF OF RETENTION POND IN THE LANDSCAPING AREA WILL CAPTURE STORM WATER FROM A PORTION OF THE ROOF AND LANDSCAPING.

BASIN 5 IS AN EXISTING PARKING AREA THAT IS BEING INCORPORATED INTO THE APPLEBEE'S PROPERTY. THE BASIN FLOWS TO THE EXISTING RETENTION POND ON THE NORTHEAST CORNER OF THE BASIN.

SEE CALCULATIONS SEPARATELY.

- ### KEYED NOTES
- CONCRETE WALK WITH TURN-DOWN EDGE. SEE DETAIL ON CP-501.
 - ADA ACCESSIBLE RAMP. SEE DETAIL ON CP-501.
 - SIDEWALK FLUSH WITH PAVING.
 - ADA ACCESSIBLE PARKING AREA WITH 2% MAXIMUM SLOPE IN ANY DIRECTION. SEE DETAIL ON CP-501.
 - FRACTURED FACE ROCK SWALE. SEE GENERAL NOTE 'L'. SEE DETAIL ON CG-501.
 - 2' WIDE CONCRETE RUNDOWN. SEE DETAIL ON CG-501.
 - ROOF DRAIN LOCATION. SEE ARCHITECTURAL PLANS.
 - EXTEND 4" ROOF DRAIN THROUGH FACE OF WALK. SEE DETAIL ON CG-501.
 - THE NEW PAVING TO EXISTING PAVING. PROVIDE SMOOTH TRANSITION.
 - EXTENDED DEPTH HEADER CURB WITH GUTTER TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE DETAIL ON CG-501.
 - EXISTING SIGN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
 - 8" DEEP POND WITH FRACTURED FACE ROCK SIDE SLOPES AT 4:1. MUST BE AT LEAST 10' AWAY FROM BUILDING FOOTPRINT. SEE GENERAL NOTE 'L'.
 - 2' WIDE CURB OPENING. SEE DETAIL ON CG-501.
 - CONSTRUCT 8" WIDE CONCRETE MOW CURB ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. SEE DETAIL ON CG-501.
 - DEPRESS ALL LANDSCAPING MIN. 6" TO PROVIDE WATER HARVESTING EXCEPT FOR ALL AREAS WITHIN 10' OF BLDG.
 - TRENCH DRAIN THROUGH SIDEWALK. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
 - TRENCH DRAIN TO CAPTURE ROOF DRAIN FLOWS, AND DIRECT THEM TO THE WESTERN PARKING AREA. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
 - 1' WIDE CONCRETE RUNDOWN. SEE DETAIL ON CG-501.
 - 4" DIA DRAIN LINE THROUGH CURB PER COA STD DWG #2235.
 - RESTRICT FLOW FROM EXISTING POND OUTLET BY INSERTING A PLUG INTO THE EXISTING 6" OUTLET STORM DRAIN. CUT A 3" DIA HOLE OUT INTO THE PLUG. SEE POND OUTLET REDUCTION DETAIL ON CG-501.
 - 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2235.

LEGEND

TC=15.5±x
FF = 5220.7

EXISTING CONTOUR
EXISTING SPOT ELEVATION
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
FLOW ARROW
FINISH FLOOR ELEVATION

ISAACSON & ARFMAN, P.A.
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1985 CG-101.dwg Oct 23, 2013

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Applebee's
LOT 20 HOLLY PLACE
ALBUQUERQUE, NEW MEXICO, 12345

project title
drawing number
13024.016
drawing issuance
BID / PERMIT 05.31.2013
drawing revisions
No. Description Date
ADD EAST PARKING LOT 09-20-13

professional seal

drawing title
GRADING & DRAINAGE PLAN
drawing number
CG-101

SURVEYOR AS-BUILT CERTIFICATION

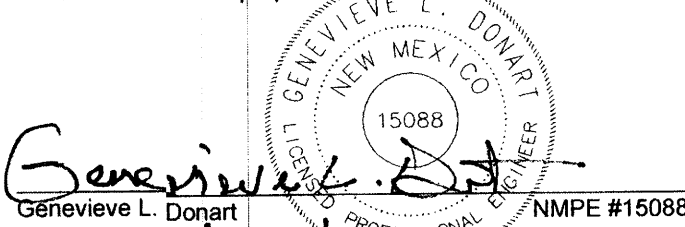
I, JACOBO J. PACHECO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 17822, DO HEREBY CERTIFY THAT THE DIMENSION AS-BUILT INFORMATION SHOWN ON THESE CONSTRUCTION PLANS WAS OBTAINED FROM AN AS-BUILT SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DIMENSION AS-BUILT INFORMATION SHOWN ON THESE PLANS WAS ADDED BY ME OR UNDER MY SUPERVISION; AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS

I, Genevieve L. Donart, PE, NMPE 15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the site development plan for building permit dated 12/05/13. The record information edited onto the original design document has been obtained by Jacobo J. Pacheco, NMPS #17822 of the firm WH Pacific. I further certify that I have personally visited the project site on 08/20/14 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



INDEX TO DRAW

SHEET NO.	TITLE
CP-001	SITE DEVELOPMENT PLAN
CP-501	PAVING DETAILS
CG-101	GRADING & DRAINAGE PLAN
CU-101	UTILITY PLAN
LS-101	LANDSCAPE PLAN
A-200	ELEVATIONS (FRONT & SIDE)
A-201	ELEVATIONS (REAR & SIDE)
A-202	ELEVATIONS (PATIO)

EASEMENT NOTES

- EXISTING PRIVATE CROSS-LOT ACCESS EASEMENT PER DOC# 20080818450 FILED 02/19/08.
- ACCESS TO HOLLY AVE. NE, VIA LOT 20 CROSS-EASEMENTS AGREEMENT RECORDED 02-19-2008, AS DOC# 20080818450 AND GRANT OF EASEMENT PER DOCUMENT RECORDED 05-18-2008 IN BOOK A117, PAGE 2751 AND NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT PER DOCUMENT RECORDED 06-15-2006, IN BOOK A124.
- BLANKET DRAINAGE AGREEMENT WITHIN THE COMMON AREAS OF TRACTS A, B, AND C, HOLLY PLACE, AND LOTS 12, 13, 20 AND 21, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, FOR THE BENEFIT OF THE PREVIOUSLY DESCRIBED PARCELS GRANTED BY DOCUMENT FILED 02-19-2008 AS DOC# 20080818451. MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PREVIOUSLY DESCRIBED PARCELS.
- BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENTS WITHIN THE COMMON AREAS OF TRACTS A, B AND C, HOLLY PLACE, FOR THE BENEFIT OF THE PREVIOUSLY DESCRIBED PARCELS GRANTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND CROSS-EASEMENT AGREEMENT FILED 06-20-2007 AS DOC# 2007090250 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND CROSS-EASEMENT AGREEMENT FILED 06-19-2008 AS DOC# 2008069999. MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PREVIOUSLY DESCRIBED PARCELS.
- INGRESS, EGRESS AND PARKING EASEMENTS PER DOC# 201230258 FILED 12-10-2012.

GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH CITY DESIGN STANDARDS. ONE SHARED MONUMENT SIGN IS EXISTING ALONG PASEO DEL NORTE. FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL BUILDING-MOUNTED SIGNAGE SHALL BE INDIVIDUALLY TYPE LETTERING NOT TO EXCEED 6% OF EACH BUILDING ELEVATION FACADE.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF SECTION 14-16-3-8, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE MONTANO PLAZA SITE PLAN FOR SUBDIVISION DESIGN STANDARDS. MAXIMUM HEIGHT OF FIXTURES SHALL BE 20FT, EXCEPT 16FT WITHIN 100FT OF RESIDENTIAL DEVELOPMENT.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS).
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED WHERE PRACTICAL.
- RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES PER PNM DESIGN GUIDELINES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DEPARTMENT TO COORDINATE ELECTRICAL SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRICAL SERVICE CONNECTION.
- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
- SEE CIVIL DETAIL SHEET, CP-501 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0", WITH 2' OVERHANG. 2' OVERHANG INTO LANDSCAPE AREA IS NOT PART OF LANDSCAPE CREDIT.
- ALL ACCESSIBLE PARKING SPACES AS DIMENSIONED AND 20'-0" DEEP.
- ALL MOTORCYCLE PARKING SPACES ARE 4'-0" WIDE BY 10'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- ALL ON-SITE SIDEWALKS ARE 6' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.
- ALL CURB RADIUS AT END OF ISLANDS ARE 2'R UNLESS OTHERWISE DIMENSIONED.

PASEO DEL NORTE BOULEVARD N.E.

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "OUTDOOR" PATIO SPACE, AN OUTDOOR LOFT, AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TRACT B, HOLLY PLACE AND LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, HAVING A LAND AREA OF 1.5697 ACRES (68,377 SF). A PLAT WILL COMBINE THESE 2 LOTS INTO A SINGLE TRACT.

MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PEDESTRIAN CONNECTIONS:

- THE EXISTING PEDESTRIAN SIDEWALK FROM PASEO DEL NORTE TO THE SOUTH WILL CONNECT TO THE ON-SITE PEDESTRIAN ACCESS WALK.
- AN EXISTING PEDESTRIAN PATH FROM THE DISCOUNT TIRE PARKING TO THE EAST WILL BE EXTENDED WEST TO THE BUILDING.
- AN EXISTING PEDESTRIAN PATH FROM THE NORTHEAST WILL BE EXTENDED SOUTH TO THE BUILDING.

PROJECT NUMBER: 1004772

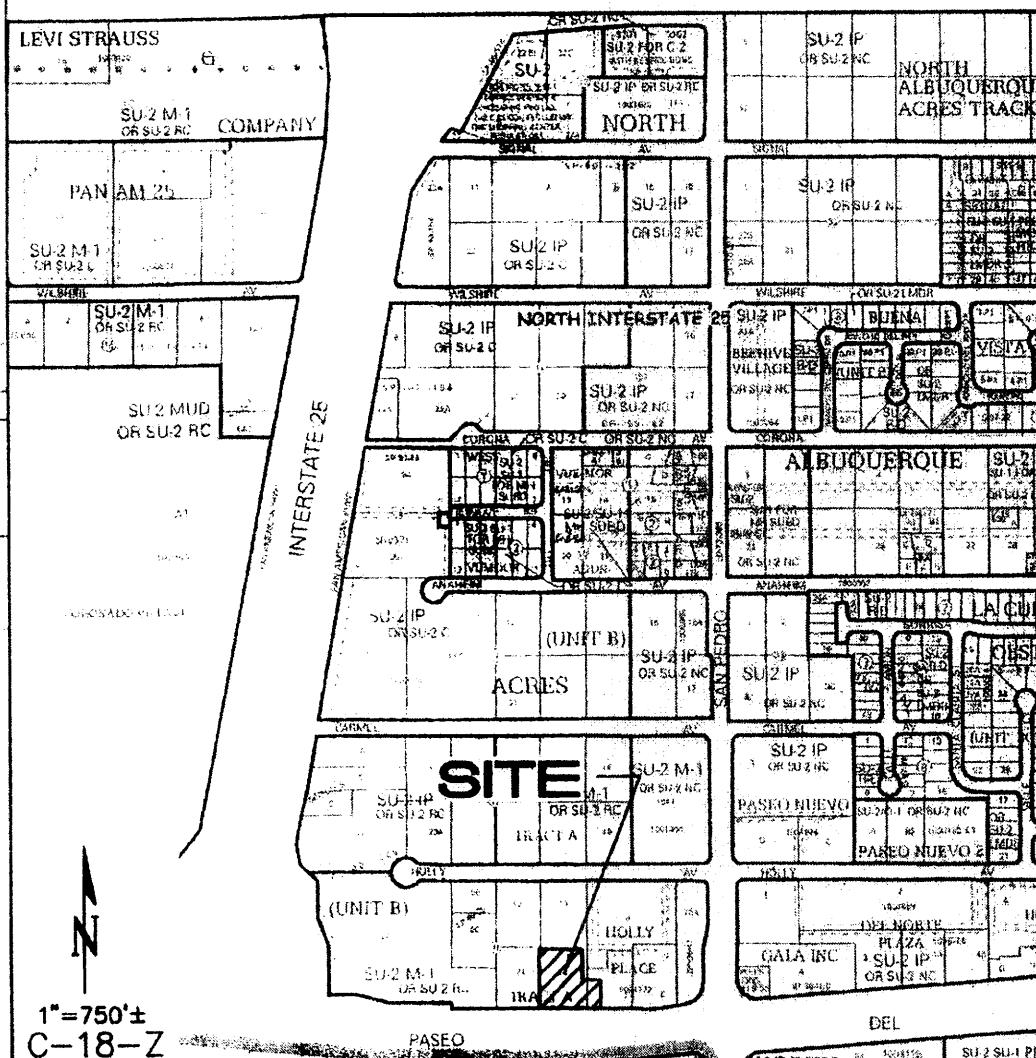
Application Number: 13DRB-70693

Is an Infrastructure List required? Yes () No () If Yes, then a set of approved DRP 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

<i>[Signature]</i>	11/13/13
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	11/13/13
ABOWUA	Date
<i>[Signature]</i>	11-13-13
Parks and Recreation Department	Date
<i>[Signature]</i>	11-13-13
City Engineer	Date
NA	
* Environmental Health Department-(conditional)	Date
<i>[Signature]</i>	
Solid Waste Management	Date
<i>[Signature]</i>	12-4-13
DRB Chairperson, Planning Department	Date

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION:

TRACT 8, HOLLY PLACE AND LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, NM

ZONING:

SU-2 FOR M-1

AREAS:

TRACT AREA: 68,377 SF
BUILDING FOOTPRINT: 5,681 SF
PATIO AREA: 1,606 SF
F.A.R.: 0.083

PROPOSED USE:

RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

TOTAL PARKING SPACES

REQUIRED = 397 OCCUPANCY/3 = 99 SPACES
PROVIDED = 101 SPACES

ADA PARKING SPACES

REQUIRED = 4 SPACES
PROVIDED = 4 SPACES (INCLUDING 2 VAN ACCESSIBLE)

NON-ADA (NORMAL) PARKING SPACES

PROVIDED = 97 SPACES

MOTORCYCLE PARKING SPACES

REQUIRED = 3 SPACES
PROVIDED = 4 SPACES

BICYCLE PARKING

REQUIRED = 97/20 = 5 SPACES
PROVIDED = 5 SPACES

KEYED NOTES

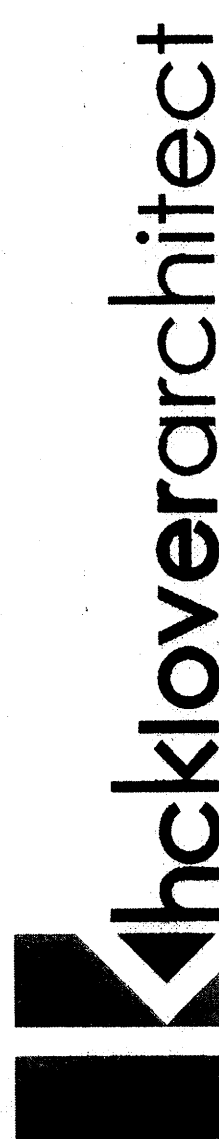
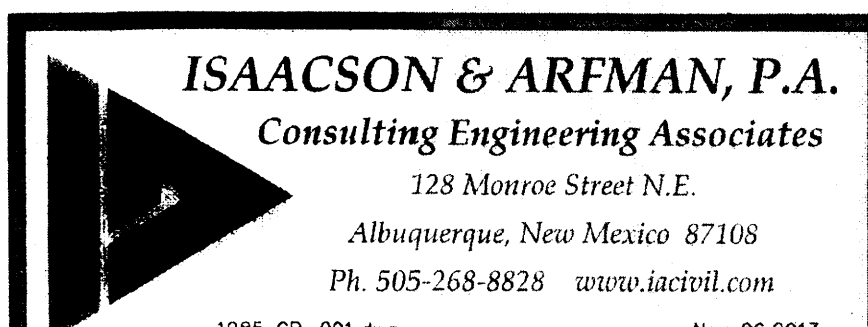
- PAVED AREAS, SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA ACCESSIBILITY RAMP, SEE DETAILS CP-501.
- ACCESSIBLE PARKING SIGN, SEE DETAIL CP-501.
- MOTORCYCLE PARKING SIGN, SEE DETAIL CP-501.
- ACCESSIBLE PARKING STALL, SEE DETAILS CP-501.
- GARBAGE ENCLOSURE (ROLL-OUT).
- PCC SIDEWALKS, SEE DETAIL SHEET CP-501.
- 3-BIKE RACKS. SEE DETAIL SHEET CP-501.
- VAN ACCESSIBLE PARKING SIGN, SEE DETAIL CP-501.
- EXISTING MONUMENT SIGN, SHARED PER MASTER AGREEMENT
- GARBAGE/LOADING ACCESS.
- ADA PATH. STAMPED, COLORED CONCRETE.
- EXISTING PARKING SPACES TO BE REMOVED.
- EXISTING PARKING SPACES TO REMAIN.
- EXISTING TO REMAIN.

PREPARED FOR:

APPLE INVESTORS GROUP
917 RAVENWOOD WAY
CANTON, GA 30115

PREPARED BY:

ISAACSON & ARFMAN, P.A.
128 MONROE ST NE
ALBUQUERQUE, NM 87108



10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210
PH: 913.948.8181 • FX: 913.948.1275 • www.hcklover.net

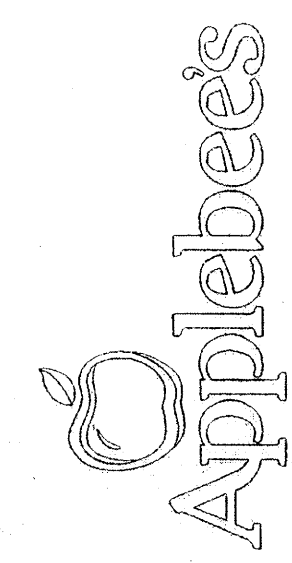
THIS DRAWING has been prepared by the Architect, or prepared under his direct supervision as an instrument of service and is intended for use only in the project of the Project which do not bear the Architect's seal. The Architect's seal and signature are required to be placed on the Project. No other person is authorized to use the Architect's name or signature on this drawing without the written consent of the Architect. A study prohibited.

THE ARCHITECT ASSUMES responsibility for the existing building structure, site conditions, existing construction elements, or any documents, drawings or other documents and for the project of the Project which do not bear the Architect's seal. The Architect's seal and signature are required to be placed on the Project. No other person is authorized to use the Architect's name or signature on this drawing without the written consent of the Architect. A study prohibited.

VERIFY ALL CONDITIONS AND dimensions prior to construction. Connection of work with existing structure and location of all existing conditions. Application of a material or equipment item to work existing by other conditions of the Project. The Architect's seal and signature are required to be placed on the Project. No other person is authorized to use the Architect's name or signature on this drawing without the written consent of the Architect. A study prohibited.

DRAWINGS SHOWN are to final line of a material unless otherwise indicated. DUCKING & MOUNTING - DO NOT SCALE drawings unless otherwise indicated.

project title



Lot 20 Holly Place
ALBUQUERQUE, NEW MEXICO, 12345

project number

13024016

drawing issuance

BID / PERMIT 09/23/2013

drawing revisions

No. Description Date

professional seal

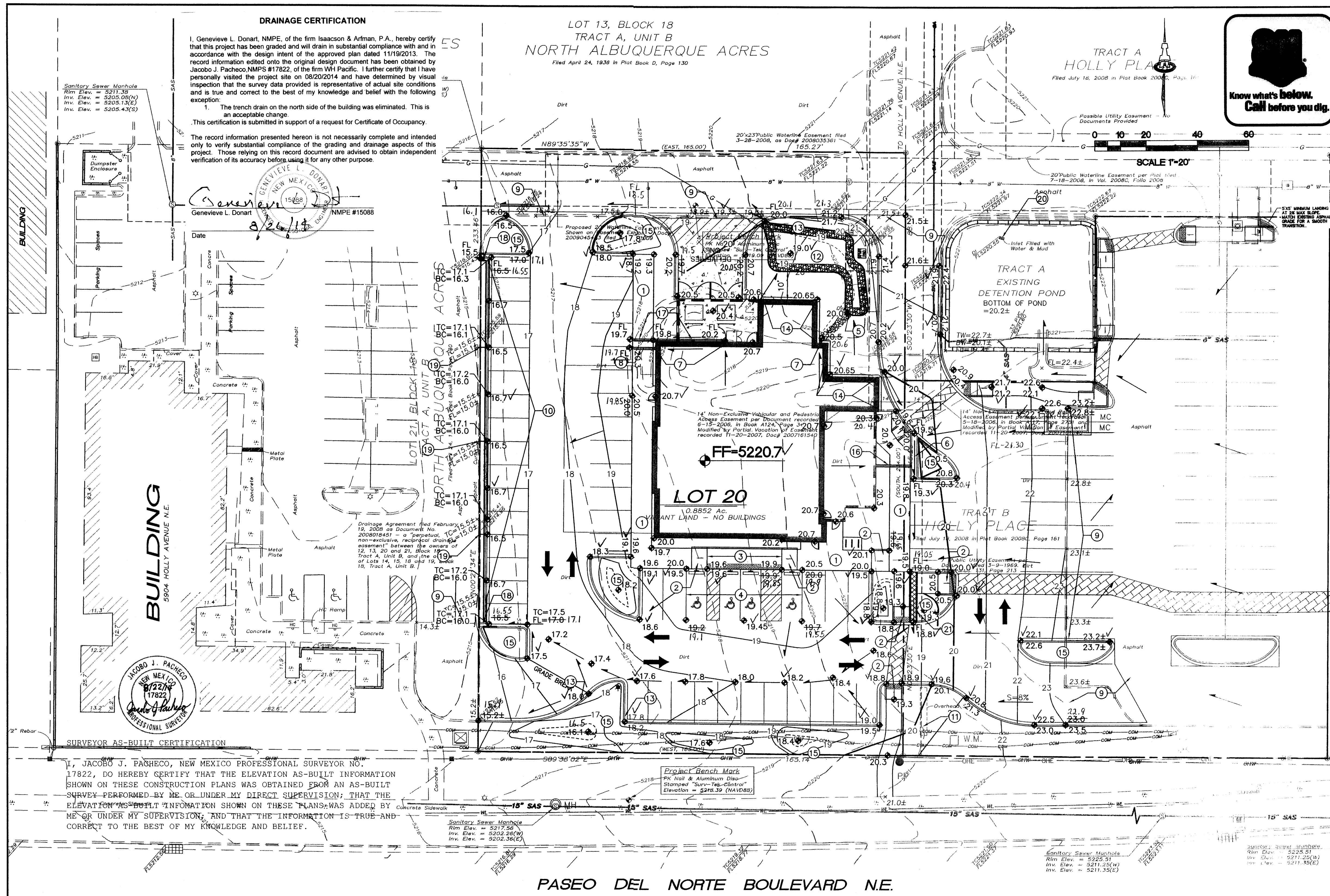
drawing title

CP-001 SITE

DEVELOPMENT PLAN

FOR BUILDING PERMIT

drawing number



KEYED NOTES

LEGAL DESCRIPTION: LOT 20, BLOCK 18, TRACT A, UNIT B,
NORTH ALBUQUERQUE ACRES, TOGETHER WITH
PORTIONS OF TRACT B, HOLLY PLACE.

AREA: 1.16 ACRES

BENCHMARK. VERTICAL DATUM IS BASED ON THE
ALBUQUERQUE CONTROL SURVEY BENCHMARK "9-C18" HAVING
A PUBLISHED ELEVATION OF 5232.470' (NAVD 1988)

SURVEYOR. SURV-TEK, INC.
9384 VALLEY VIEW DR NW
ALBUQUERQUE, NM 87114
RUSS T. HUGG, PLS
(505) 897-3366

FLOOD HAZARD: THIS SITE IS OUTSIDE OF THE 100-YEAR
FLOOD PLAIN. FEMA FIRM PANEL 35001C0137H DATED
AUGUST 16, 2012

EXISTING CONDITIONS. THIS SITE IS AN UNDEVELOPED,
PREVIOUSLY GRADED PROPERTY, THAT IS PART OF THE MASTER
PLANNED HOLLY PLACE (AKA PASEO PLACE) COMMERCIAL
PROJECT. PASEO DEL NORTE IS TO THE SOUTH. THERE ARE
EXISTING DEVELOPMENTS TO THE EAST AND WEST, WITH
UNDEVELOPED COMMERCIAL TRACTS TO THE NORTH.

THERE IS AN EXISTING MASTER DRAINAGE PLAN FOR THE SITE
AND THE PROJECT DISCHARGES FROM THE MAJORITY OF THE
PROJECT TO 4.629 CFS/AC (BASINS 1-4 CAN DISCHARGE 4.7

CFS MAX). A RETENTION POND TO THE EAST THAT CAPTURES FLOWS FROM DEVELOPMENTS TO THE EAST, NORTHEAST, AND A PORTION OF THE EASTERN SIDE OF THE PROPOSED SITE. THE POND DISCHARGES 0.8 CFS TO A PRIVATE STORM DRAIN.

MINOR OFFSITE STORM WATER FLOWS IN THE ACCESS ROAD ON THE NORTH SIDE OF THE PROJECT CONTINUE WEST IN THE DRAINAGE DITCH TO THE WEST. THE PARKING LOT TO THE EAST ARE DIVERTED NORTH, AND DON'T ENTER THIS SITE.

THE PROPERTY SLOPES TO THE WEST, AND HAS HAD PREVIOUS GRADING ACTIVITIES.

PROPOSED CONDITIONS: PER THE MASTER DRAINAGE PLAN, MOST OF THIS SITE IS ALLOWED FREE-DISCHARGE FOR UP TO 85% TYPE D LAND TREATMENT. SUB-BASINS 1a, 2a, & 3a WERE ORIGINALLY INTENDED TO BE CAPTURED BY THE EXISTING 18" DRAINAGE DITCH TO THE WEST. STORM WATER FROM OTHER STORM WATER FROM THIS SITE WILL BE DIRECTED TO THE WEST, AN EQUIVALENT 0.8 CFS OF STORM WATER FROM SUB-BASINS 1b, 2b, & 3b WILL BE CAPTURED BY THE EXISTING POND, AND DECREASED BY CONSTRICTING THE EXISTING HOLLOW PLACE DETENTION POND OUTLET DIAMETER TO 3". THIS REDUCES THE DISCHARGE FROM THE POND FROM 0.8 CFS TO 0.45 CFS (0.35 CFS REDUCTION).

BASINS 1, 2, & 3, WHICH INCLUDE SUB-BASINS 1a, 2a, & 3a, ARE DIRECTED TO THE PARKING LOT ON THE EAST SIDE OF THE PROJECT. THE REMAINDER OF STORM WATER FROM THIS SITE DISCHARGES THROUGH 2'-1" WIDE CONCRETE RUNWAYS AND

3'-4" DIA. PVC PIPES THROUGH THE CURB. THE FLOWS PASS THROUGH THE ADJACENT PARKING LOT, AND EVENTUALLY REACH HOLLY DRIVE TO THE NORTH. SMALL WATER HARVESTING PONDS CAPTURE AN ADDITIONAL 316 CF.

BASIN 4 DISCHARGES THE SITE NORTH TO THE EXISTING ACCESS ROAD, A 535 CF RETENTION POND IN THE LANDSCAPING AREA. IT CAPTURES STORM WATER FROM A PORTION OF THE ROAD AND LANDSCAPING. SMALL WATER HARVESTING PONDS CAPTURE AN ADDITIONAL 59 CF.

THE 2 PRIMARY NEW PONDS REDUCE THE TOTAL DISCHARGE 0.6 CFS BETWEEN THEM. BY ADDING THE WATER HARVESTING PONDS, THE TOTAL NEW PONDING REDUCTION IS 0.8 CFS.

BASIN 5 IS AN EXISTING PARKING AREA THAT IS BEING INCORPORATED INTO THE APPLLEE'S PROPERTY. THE BASIN FLOWS TO THE EXISTING RETENTION POND ON THE NORTHEAST CORNER OF THE BASIN.

SEE CALCULATION SHEET.

1. CONCRETE WALK WITH TURN-DOWN EDGE. SEE DETAIL ON CP-501.
2. ADA ACCESSIBLE RAMP. SEE DETAIL ON CP-501.
3. SIDEWALK FLUSH WITH PAVING.
4. ADA ACCESSIBLE PARKING AREA WITH 2% MAXIMUM SLOPE IN ANY DIRECTION. SEE DETAIL ON CP-501.
5. FRACTURED FACE ROCK SWALE. SEE GENERAL NOTE 'L'. SEE DETAIL ON CG-501.
6. 2' WIDE CONCRETE ROUNDOFF. SEE DETAIL ON CG-501.
7. ROOF DRAIN LOCATION. SEE ARCHITECTURAL PLANS.
8. EXTEND 4" ROOF DRAIN THROUGH FACE OF WALK. SEE DETAIL ON CG-501.
9. THE NEW PAVING TO EXISTING PAVING. PROVIDE SMOOTH TRANSITION.
10. EXTENDED DEPTH HEADER CURB WITH GUTTER TO ACHIEVE GRADE DIFFERENCE SHOWN. SEE DETAIL ON CG-501.
11. EXISTING SIGN. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
12. 8" DEEP POND WITH FRACTURED FACE ROCK SIDE SLOPES AT 4:1. MUST BE AT LEAST 10' AWAY FROM BUILDING FOOTPRINT. SEE GENERAL NOTE 'L'.
13. 2' WIDE CURB OPENING. SEE DETAIL ON CG-501.
14. CONSTRUCT 8" WIDE CONCRETE MOW CURB ADJACENT TO BUILDING THIS AREA TO ACHIEVE GRADES SHOWN. SEE DETAIL ON CG-501.
15. DEPRESS ALL LANDSCAPING MIN. 6" TO PROVIDE WATER HARVESTING EXCEPT FOR ALL AREAS WITHIN 10' OF BLDG.
16. TRENCH DRAIN THROUGH SIDEWALK. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
17. TRENCH DRAIN TO CAPTURE ROOF DRAIN FLOWS, AND DIRECT THEM TO THE WESTERN PARKING AREA. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
18. 1' WIDE CONCRETE ROUNDOFF. SEE DETAIL ON CG-501
19. 4" DIA DRAIN LINE THROUGH CURB PER COA STD DWG #2235. PLACE ROCK SWALE IN LANDSCAPE AREA DOWNSTREAM OF PIPE
20. RESTRICT FLOW FROM EXISTING POND OUTLET BY INSERTING A PLUG INTO THE EXISTING 6" OUTLET STORM DRAIN. CUT A 3" DIA HOLE CUT INTO THE PLUG. SEE POND OUTLET REDUCTION DETAIL ON CG-501.
21. 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2235.

LEGEND

TC = 75.5 ± x
 78.3
 FF = 5220.7

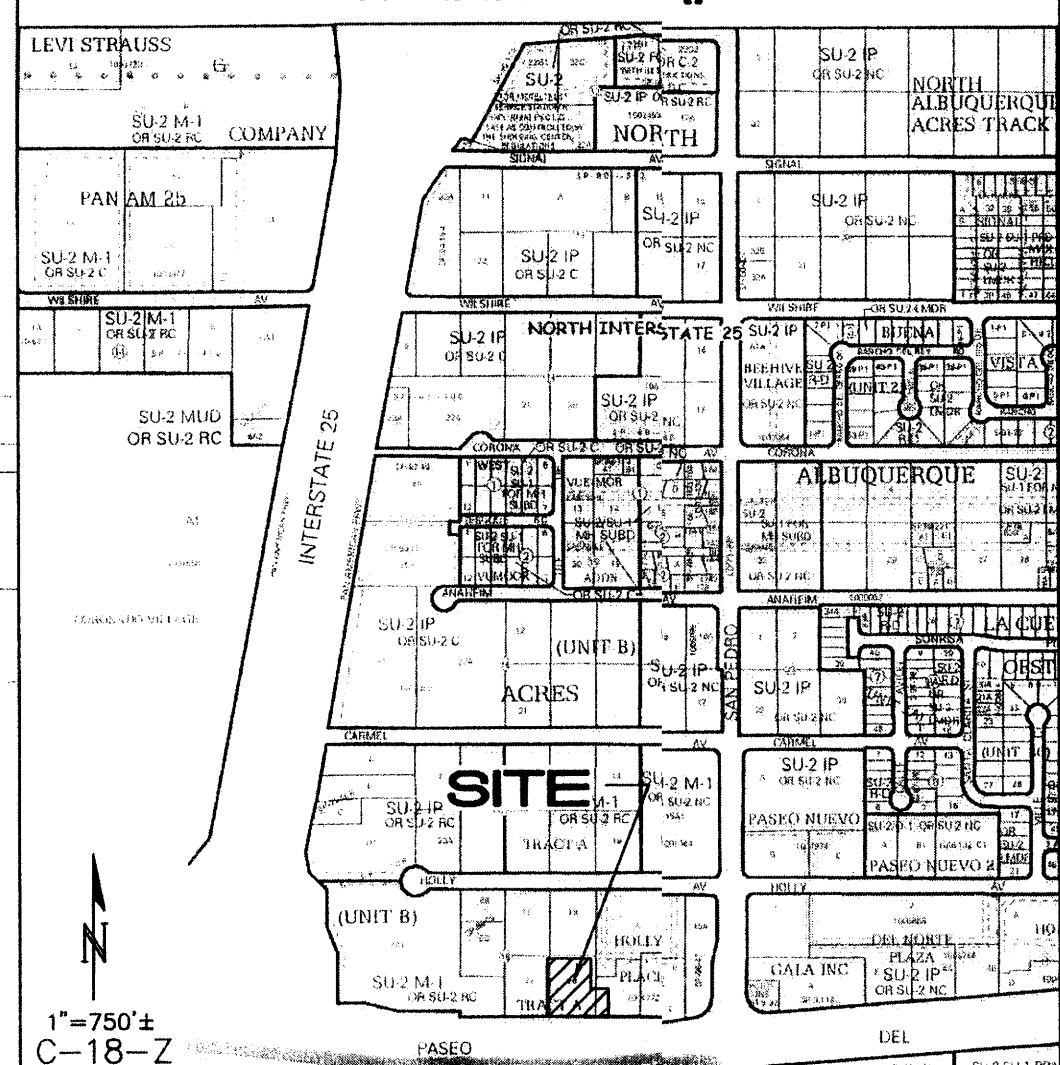
EXISTING CONTOUR
 EXISTING SPOT ELEVATION
 PROPOSED CONTOUR
 PROPOSED SPOT ELEVATION
 FLOW ARROW
 FINISH FLOOR ELEVATION



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

1985 CG-101.dwg Nov. 10, 2013

VICINITY MAP



GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. 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 GIVE COMPACT TOP OF FINISH MATERIAL AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- E. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- F. 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 VERIFY ALL UTILITY LINES AND SPOTS AND 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.
- G. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTH-WORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS ACCESS TO AND ADJACENT TO ALL EXISTING UPGRADES AND LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- H. OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
- I. 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) PLAN. CONSTRUCTION ACTIVITIES 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.
- J. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- K. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING ADJACENT PROPOSED DRIVEWAYS. WHERE NEW GRADES ARE SHOWN AS "MATCH" OR "L", TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
- L. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEXT 501 NON-WOVEN GEOTEXTILE (O.E.).
- M. 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 ALL ADDITIONAL EROSION PROTECTION AS NEEDED DURING OR AFTER ACTUAL OCCURRENCES.

[illegible]

project title



Applebee's
 Lot 20 Holly Place
 ALBUQUERQUE, NEW MEXICO, 12345

project number
13024.016
drawing issuance
BID / PERMIT 05.31.2013
drawing revisions
No. Description: Date:

professionalseal

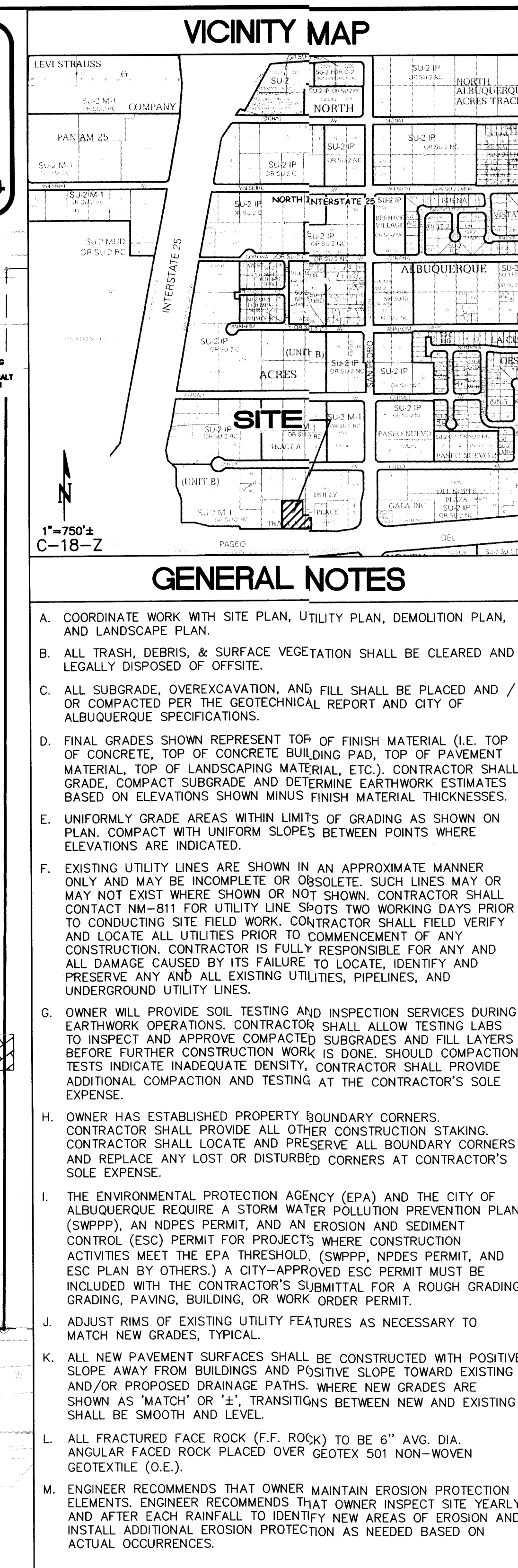
d r a w i n g t i t l e
GRADING &
DRAINAGE PLAN
d r a w i n g n u m b e r

CG-101

hckloverarchitect

Lot 20 Holly Place
ALBUQUERQUE, NEW MEXICO, 12345

10955 LOWELL AVENUE, SUITE 700 • OVERLAND PARK, KS 66210



KEYED NOTES

3-4" DIA. PVC PIPES THROUGH THE CURB. THE FLOWS PASS THROUGH THE ADJACENT PARKING LOT, AND EVENTUALLY REACH HOLLY DRIVE TO THE NORTH. SMALL WATER HARVESTING PONDS CAPTURE AN ADDITIONAL 316 CF.

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SEE CALCULATIONS SEPARATELY.

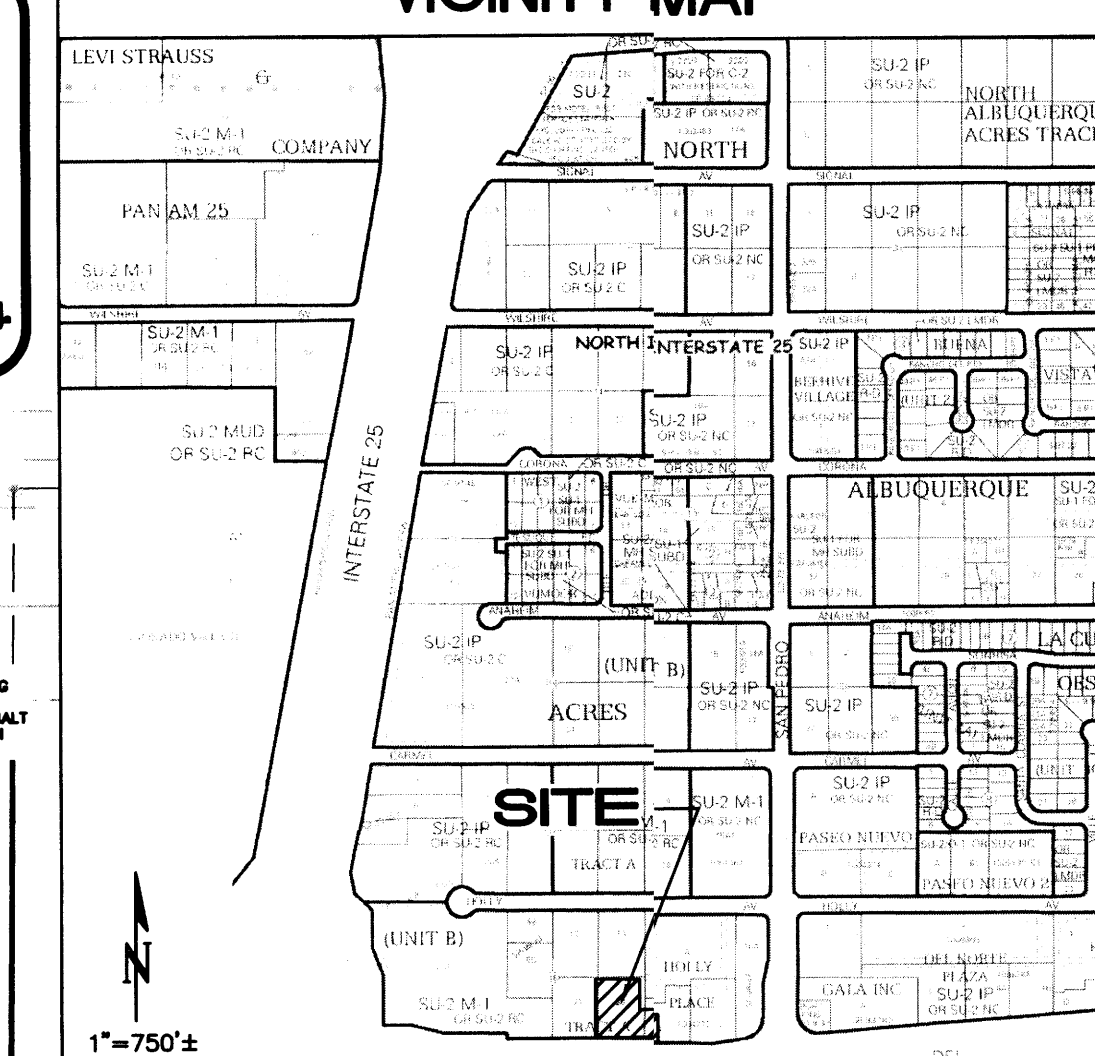
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15. DEPRESS ALL LANDSCAPING MIN. 6" TO PROVIDE WATER HARVESTING EXCEPT FOR ALL AREAS WITHIN 10' OF BLDG.
16. TRENCH DRAIN THROUGH SIDEWALK. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
17. TRENCH DRAIN TO CAPTURE ROOF DRAIN FLOWS, AND DIRECT THEM TO THE WESTERN PARKING AREA. SEE DETAIL ON CG-501. CUT GRATE AS NEEDED TO ALLOW ROOF DRAIN FLOWS TO ENTER TRENCH DRAIN.
18. 1' WIDE CONCRETE ROUNDOFF. SEE DETAIL ON CG-501.
19. 4" DIA DRAIN LINE THROUGH CURB PER COA STD DWG #2235. PLACE ROCK SWALE IN LANDSCAPE AREA DOWNSTREAM OF PIPE.
20. RESTRICT FLOW FROM EXISTING POND OUTLET BY INSERTING A PLUG INTO THE EXISTING 6" OUTLET STORM DRAIN. CUT A 3" DIA HOLE CUT INTO THE PLUG. SEE POND OUTLET REDUCTION DETAIL ON CG-501.
21. 2' WIDE SIDEWALK CULVERT PER COA STD DWG #2235.

	<p>EXISTING CONTOUR</p> <p>EXISTING SPOT ELEVATION</p> <p>PROPOSED CONTOUR</p> <p>PROPOSED SPOT ELEVATION</p> <p>FLOW ARROW</p> <p>FINISH FLOOR ELEVATION</p>
--	---



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1985 C0-101.dwg Nov 19,2013



- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- C. ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- D. 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 CHURN, COMPACT SUBGRADE AND DETERMINE EARTHWORK VOLUMES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- E. UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- F. 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 CONDUCT A MIN-30' SURVEY UTILITY LINE SHOTS AND 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.
- G. OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO ENTER AND INSPECT AND TAKE SAMPLES AND SUBGRADES AND FILL LAYERS. BESTS FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACT AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- H. OWNER HAS ESTABLISHED PROPERTY BOUNDARY CORNERS. CONTRACTOR SHALL PROVIDE ALL OTHER CONSTRUCTION STAKING. CONTRACTOR SHALL LOCATE AND PRESERVE ALL BOUNDARY CORNERS AND REPLACE ANY LOST OR DISTURBED CORNERS AT CONTRACTOR'S SOLE EXPENSE.
- I. 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'S THRESHOLD FOR EROSION PREVENTION 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.
- J. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- K. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN, "MATCH" OR "X" TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND LEVEL.
- L. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- M. 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 PROVIDE ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

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RELATED DOCUMENTS: This drawing is a single component of an integrated set of construction documents. General and Supplementary Conditions of the Contract, General Requirements, Specifications and other drawings may affect the Work described. Failure to review and interpret the drawing in the whole of the construction documents does not release the Contractor from providing a complete PROJECT.

CONSENT: With all laws, codes, ordinances and regulations with authorities having jurisdiction and with requirements of the Landlord, if applicable. Do not start Work until all permits are required are obtained.

VERIFY ALL CONDITIONS and dimensions prior to construction. Commencement of work constitutes verification and acceptance of all existing conditions. Application of a material or equipment item to Work installable by others constitutes acceptance of that Work, and acceptance of responsibility for satisfactory installation.

AMENDMENT: SHOWN on this sheet as a result of site review otherwise indicated. DISCUSS & RESOLVE DISCREPANCIES - DO NOT START WORK until all drawings are obtained.

project title

13024/O16

drawing issuance

BID / PERMIT 05/31/2013

drawing revisions

No.	Description	Date

RECEIVED
 NOV 20 2 013
 LAND DEVELOPMENT SECTION

professional seal

GENITIVE L. JONES
 NEW MEXICO
 15088
 PROFESSIONAL

drawing title

GRADING &
 DRAINAGE PLAN

drawing number


CG-101

[illegible]

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CERTIFICATE OF SUBSTANTIAL COMPLIANCE ON PLANS
I, Genevieve L. Donat, PE, NMPE 15088, of the firm Isaacson & Arfman, P.A., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the site development plan for building permit dated 12/05/13. The record information edited onto the original design document has been obtained by Jacobo J. Pacheco, NMPS # of the firm WH Pacific. I further certify that I have personally visited the project site on 08/20/14 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

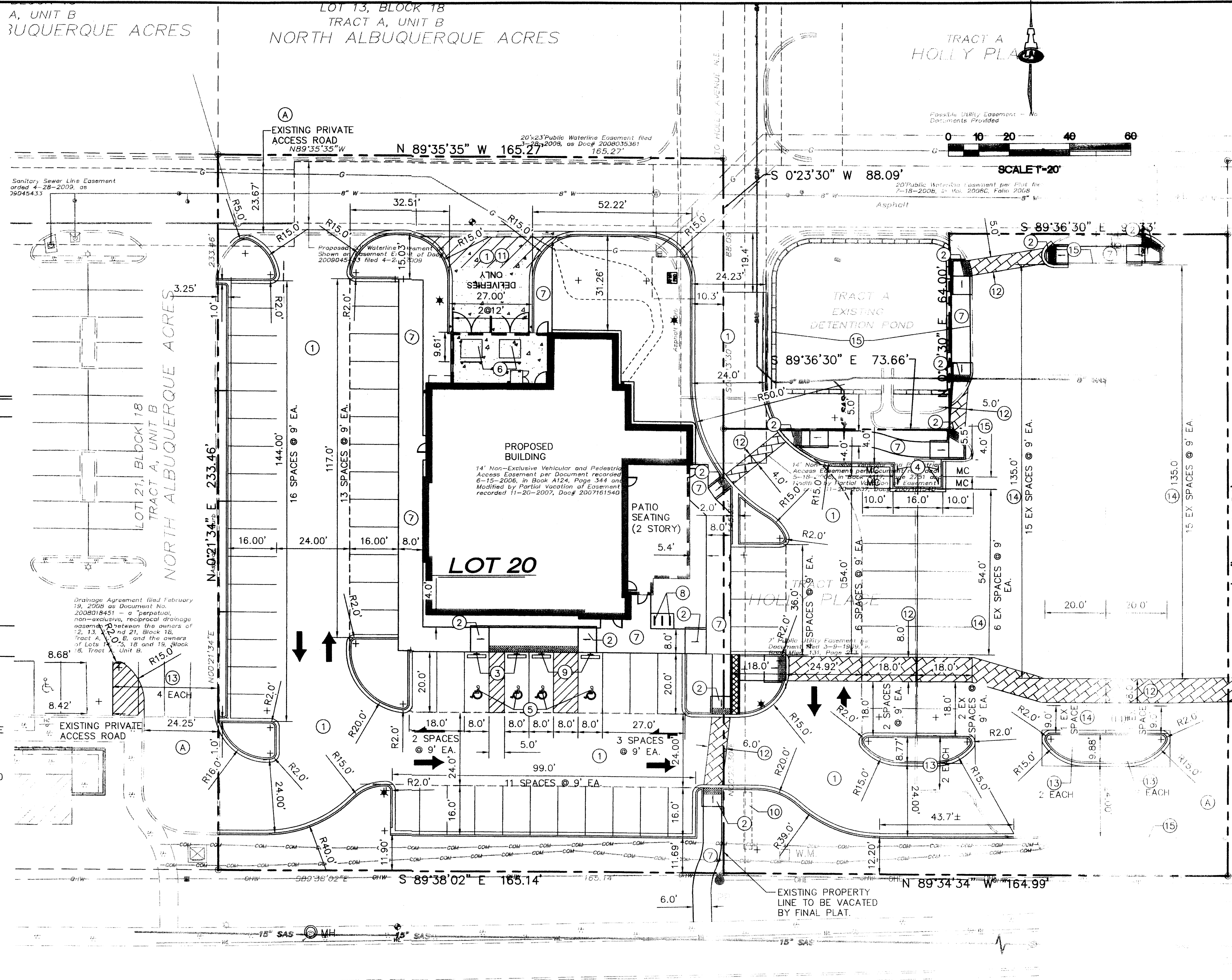

Genevieve L. Donat NMPE #15088
Date 08/22/14

INDEX TO DRAWINGS

SHEET NO.	TITLE
CP-001	SITE DEVELOPMENT PLAN
CP-501	PAVING DETAILS
CG-101	GRADING & DRAINAGE PLAN
CU-101	UTILITY PLAN
LS-101	LANDSCAPE PLAN
A-200	ELEVATIONS (FRONT & SIDE)
A-201	ELEVATIONS (REAR & SIDE)
A-202	ELEVATIONS (PATIO)

EASEMENT NOTES

- EXISTING PRIVATE CROSS-LOT ACCESS EASEMENT PER DOC# 20080818450 FILED 02/19/08).
- ACCESS TO HOLLY AVE. NE. VIA LOT 20 CROSS-EASEMENTS AGREEMENT RECORDED 02-19-2008, AS DOC# 20080818450 AND GRANT OF EASEMENT PER DOCUMENT RECORDED 05-18-2006 IN BOOK A117, PAGE 2751 AND NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENT PER DOCUMENT RECORDED 06-15-2006, IN BOOK A124.
- BLANKET DRAINAGE AGREEMENT WITHIN THE COMMON AREAS OF TRACTS A, B, AND C, HOLLY PLACE AND LOTS 12, 13, 20 AND 21, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, FOR THE BENEFIT OF THE PREVIOUSLY DESCRIBED PARCELS GRANTED BY DOCUMENT FILED 02-19-2008 AS DOC# 20080818451, MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PREVIOUSLY DESCRIBED PARCELS.
- BLANKET ACCESS, DRAINAGE AND UTILITY EASEMENTS WITHIN THE COMMON AREAS OF TRACTS A, B AND C, HOLLY PLACE, FOR THE BENEFIT OF THE PREVIOUSLY DESCRIBED PARCELS GRANTED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND CROSS-EASEMENT AGREEMENT FILED 06-20-2007 AS DOC# 2007080250 AND FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND CROSS-EASEMENT AGREEMENT FILED 06-19-2008 AS DOC# 2008069999, MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE PREVIOUSLY DESCRIBED PARCELS.
- INGRESS, EGRESS AND PARKING EASEMENTS PER DOC# 201230258 FILED 12-10-2012.



GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH CITY DESIGN STANDARDS. ONE SHARED BUILDING SIGN IS EXISTING ALONG PASEO DEL NORTE. FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL BUILDING-MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6% OF EACH BUILDING ELEVATION FACADE.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF SECTION 14-16-3-9, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE MONTANO PLAZA SITE PLAN FOR SUBDIVISION DESIGN STANDARDS. MAXIMUM HEIGHT OF FIXTURES SHALL BE 20FT, EXCEPT 16FT WITHIN 100FT OF RESIDENTIAL DEVELOPMENT.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS)
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED WHERE PRACTICAL.
- RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES PER PNM DESIGN GUIDELINES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT, CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DEPARTMENT TO COORDINATE ELECTRICAL SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRICAL SERVICE CONNECTION.
- FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NMB1 FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

PASEO DEL NORTE BOULEVARD N.E.

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "OUTDOOR" PATIO SPACE, AN OUTDOOR LOFT, AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TRACT B, HOLLY PLACE AND LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, HAVING A LAND AREA OF 1.5697 ACRES (68,377 SF). A PLAT WILL COMBINE THESE 2 LOTS INTO A SINGLE TRACT.

MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- PEDESTRIAN CONNECTIONS:
- THE EXISTING PEDESTRIAN SIDEWALK FROM PASEO DEL NORTE TO THE SOUTH WILL CONNECT TO THE ON-SITE PEDESTRIAN ACCESS WALK.
 - AN EXISTING PEDESTRIAN PATH FROM THE DISCOUNT TIRE PARKING TO THE EAST WILL BE EXTENDED WEST TO THE BUILDING.
 - AN EXISTING PEDESTRIAN PATH FROM THE NORTHEAST WILL BE EXTENDED SOUTH TO THE BUILDING.

- ADJUST ALL UTILITY CLEANOUTS & WATER VALVES TO FINAL GRADE.
- SEE CIVIL DETAIL SHEET, CP-501 FOR SITE STRIPING AND ACCESSIBILITY DETAILS.
- ALL STANDARD PARKING SPACES ARE 9'-0" WIDE BY 16'-0", WITH 2' OVERHANG. 2' OVERHANG INTO LANDSCAPE AREA IS NOT PART OF LANDSCAPE CREDIT.
- ALL ACCESSIBLE PARKING SPACES AS DIMENSIONED AND 20'-0" DEEP.
- ALL MOTORCYCLE PARKING SPACES ARE 4'-0" WIDE BY 10'-0" DEEP.
- ALL DIMENSIONING IS TO FACE OF CURB/EDGE OF TURNDOWN SIDEWALKS/ENTRANCE OF PARKING STALLS.
- ALL ON-SITE SIDEWALKS ARE 6' IN WIDTH UNLESS OTHERWISE NOTED/DIMENSIONED.
- ALL CURB RADII AT END OF ISLANDS ARE 2'R UNLESS OTHERWISE DIMENSIONED.

PROJECT NUMBER: 1004772

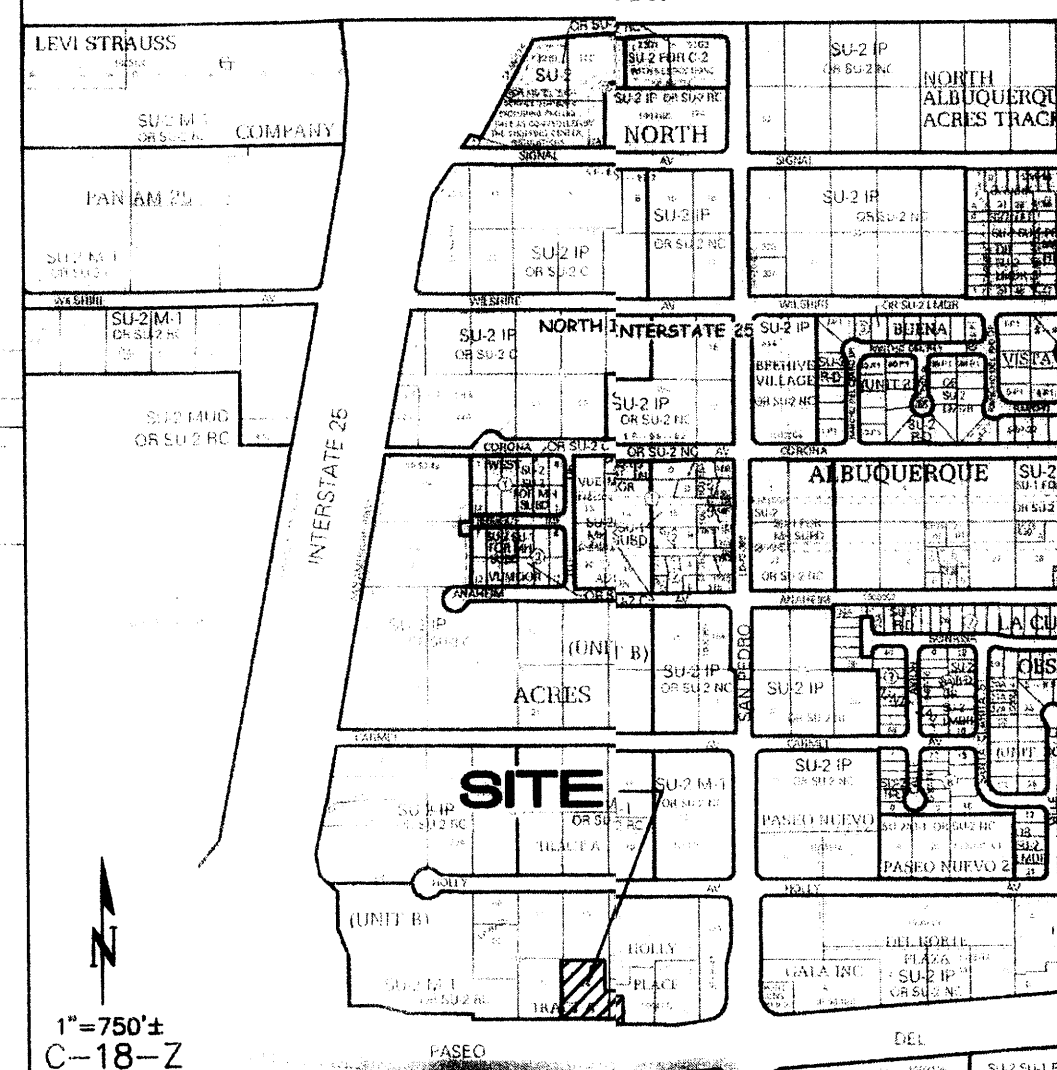
Application Number: 130RB 70673

Is an Infrastructure List required? Yes/No. If yes, then a set of approved DRC 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

Traffic Engineering, Transportation Division	11/13/13
ABOWUA	11/13/13
Carol S. Dumont	11-13-13
Parks and Recreation Department	11-13-13
City Engineer	
N/A	
Environmental Health Department (Health)	
OK-File	
Solid Waste Management	
DRB Chairperson, Planning Department	

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION:	TRACT B, HOLLY PLACE AND LOT 20, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, NM
ZONING:	SU-2 FOR M-1
AREAS:	TRACT AREA: 68,377 SF BUILDING FOOTPRINT: 5,681 SF PATIO AREA: 1,066 SF F.A.R.: 0.063
PROPOSED USE:	RESTAURANT WITH PATIO DINING
PARKING ANALYSIS:	TOTAL PARKING SPACES REQUIRED = 397 OCCUPANCY/3 = 99 SPACES PROVIDED = 101 SPACES ADA PARKING SPACES REQUIRED = 4 SPACES PROVIDED = 4 SPACES (INCLUDING 2 VAN ACCESSIBLE) NON-ADA (NORMAL) PARKING SPACES PROVIDED = 97 SPACES MOTORCYCLE PARKING SPACES REQUIRED = 3 SPACES PROVIDED = 4 SPACES BICYCLE PARKING REQUIRED = 97/20 = 5 SPACES PROVIDED = 5 SPACES

KEYED NOTES

- PAVED AREAS. SEE PAVING PLAN FOR LIMITS AND TYPE OF PAVING.
- ADA ACCESSIBILITY RAMP. SEE DETAILS CP-501.
- ACCESSIBLE PARKING SIGN. SEE DETAIL CP-501.
- MOTORCYCLE PARKING SIGN. SEE DETAIL CP-501.
- ACCESSIBLE PARKING STALL. SEE DETAILS CP-501.
- GARBAGE ENCLOSURE (ROLL-OUT).
- PG&S SIDEWALKS. SEE DETAIL SHEET CP-501.
- 3-BIKE RACKS. SEE DETAIL SHEET CP-501.
- VAN ACCESSIBLE PARKING SIGN. SEE DETAIL CP-501.
- EXISTING MONUMENT SIGN, SHARED PER MASTER AGREEMENT.
- GARBAGE/LOADING ACCESS.
- ADA PATH: STAMPED, COLORED CONCRETE.
- EXISTING PARKING SPACES TO BE REMOVED.
- EXISTING PARKING SPACES TO REMAIN.
- EXISTING TO REMAIN.

PREPARED FOR:

APPLE INVESTORS GROUP
917 RAVENWOOD WAY
CANTON, GA 30115

PREPARED BY:

ISAACSON & ARFMAN, P.A.
128 MONROE ST. NE
ALBUQUERQUE, NM 87108

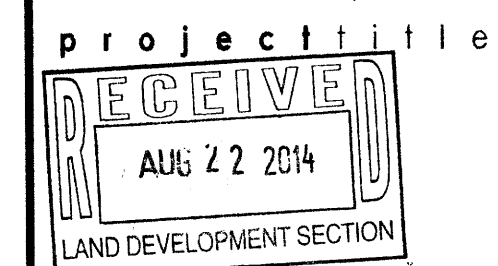


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project number: 13024016
drawing issuance
BID / PERMIT 09/23/2013
drawing revisions

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drawing title
CP-001 SITE
DEVELOPMENT PLAN
FOR BUILDING PERMIT
drawing number