

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Applebee's on Montgomery ZONE ATLAS/DRNG. FILE #: F-21 / 049ALEGAL DESCRIPTION: Lot 22-B Lands of Ferrari Esquivel - PalmerCITY ADDRESS: 10895 Montgomery NEENGINEERING FIRM: Engineering & Surveying Assoc CONTACT: Tom MannADDRESS: 5312 Noreen NE 87111 PHONE: 298-4651OWNER: Applebee's of NM CONTACT: UnknownADDRESS: 4551 W 107 St. #100  
Overland KN 66207 PHONE: (913) 967 4000ARCHITECT: John Tarlos CONTACT: John TarlosADDRESS: 17802 Mitchell Worth  
Irvine CA 92714 PHONE: (714) 250 4117SURVEYOR: Clint Sherrill CONTACT: Clint SherrillADDRESS: 730 San Mateo SE PHONE: 256-7364CONTRACTOR: Unknown CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

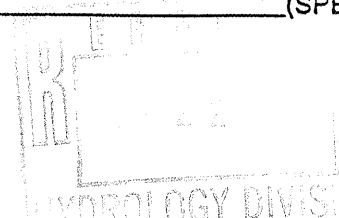
## TYPE OF SUBMITTAL:

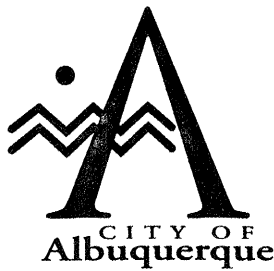
☐ DRAINAGE REPORT☒ DRAINAGE PLAN☐ CONCEPTUAL GRADING AND DRAINAGE PLAN☒ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATIONDRB NO. 96565

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☒ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER \_\_\_\_\_ (SPECIFY)DATE SUBMITTED: 11/21/96BY: Tom Mann



November 26, 1996

Martin J. Chávez, Mayor

Tom Mann  
Engineering & Surveying Assoc.  
5312 Noreen NE  
Albuquerque, NM 87111

**RE: APPLEBEE'S ON MONTGOMERY (F21-D49A). GRADING AND DRAINAGE PLAN  
FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT AND BUILDING  
PERMIT APPROVALS. ENGINEER'S STAMP DATED 11-21-96**

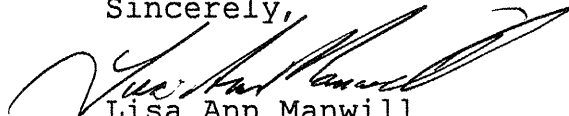
Dear Mr. Mann:

Based on the information provided on your November 22, 1996  
submittal, the above referenced project is approved for Site  
Development Plan for Building Permit and for Building Permit.

Prior to Certificate of Occupancy approval, an Engineer's  
Certification will be required.

If I can be of further assistance, please feel free to contact me at  
768-3622.

Sincerely,

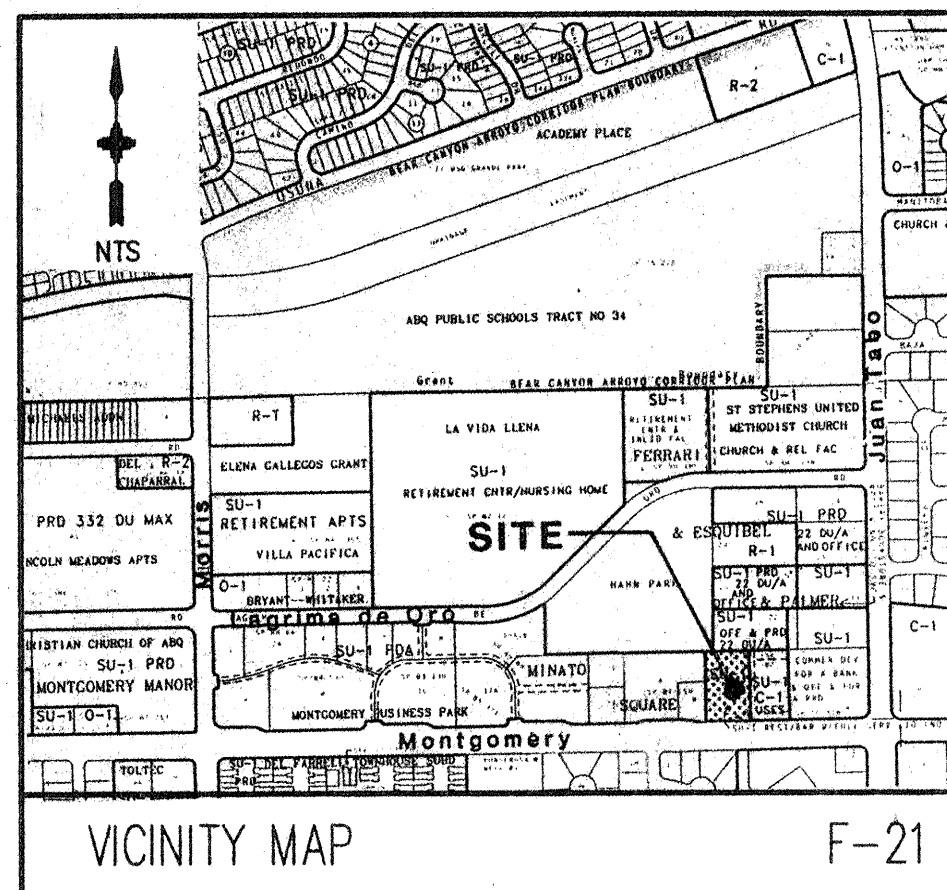


Lisa Ann Manwill  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

Good for You, Albuquerque!





# LEGEND

- X 12.5 EXISTING SPOT ELEVATION
- 7.5 NEW SPOT ELEVATION
- - - 5710 EXISTING CONTOUR
- - - 5700 NEW CONTOUR
- - - SWALE
- ✓ VERIFIED ELEVATION

## DRAINAGE PLAN

The following items concerning the Applebee's Restaurant on Montgomery Boulevard NE are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

The proposed improvements, as shown by the Vicinity Map, are located on the north side of Montgomery Boulevard NE, between Morris and Juan Tabo. The site is currently developed as a restaurant, with associated parking and landscaping. The site does not lie within a designated flood hazard zone.

The site is graded to drain to the west into a drainage easement that drains to Montgomery Boulevard. A small portion of the site drains directly to Montgomery through the drive pad. Off site runoff does enter the site from the east. The runoff is routed through the drainage system to the outlets. The existing development was done as shown on the grading plan prepared by Gary Tibljas in November 1985, file F21/D49. The proposed development will not alter the current drainage patterns.

The Grading Plan shows 1) existing and proposed grades indicated by spot elevations and contours at 1'-0" intervals, 2) continuity between existing and proposed elevations, 3) the limit and character of existing improvements and 4) the limit and character of proposed improvements. As shown by this plan, the proposed improvements consist of a restaurant with associated parking and landscaping. The existing restaurant will be demolished and a new structure will be constructed within the old footprint. The landscaping and parking adjacent to the building will be adjusted to fit the new building outline. The amount of impervious area, landscaped area and the drainage patterns will be essentially unchanged.

The Calculations, which appear below, analyze the existing and developed conditions for the 6-hour, 100-year rainfall event. The analysis is in accordance with the City of Albuquerque Development Process Manual, Volume II. As shown by these calculations, the rate of runoff and the volume of runoff will not change.

## CALCULATIONS

Precipitation Zone = 4  
Area of Site = 1.10 acres

Existing and Developed Conditions

Land Treatment B = 13% D = 87%  
E =  $1.08 \times 0.13 + 2.64 \times 0.87 = 2.44$  inches  
V =  $2.44 \times 1.10 / 12 = 0.22$  acre feet  
Q =  $(2.92 \times 0.13 = 5.25 \times 0.87) \times 1.10 = 5.44$  cfs

## LEGAL DESCRIPTION

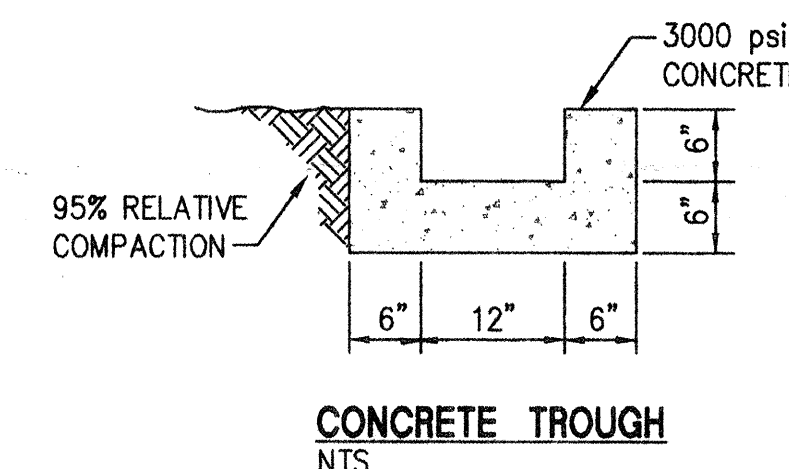
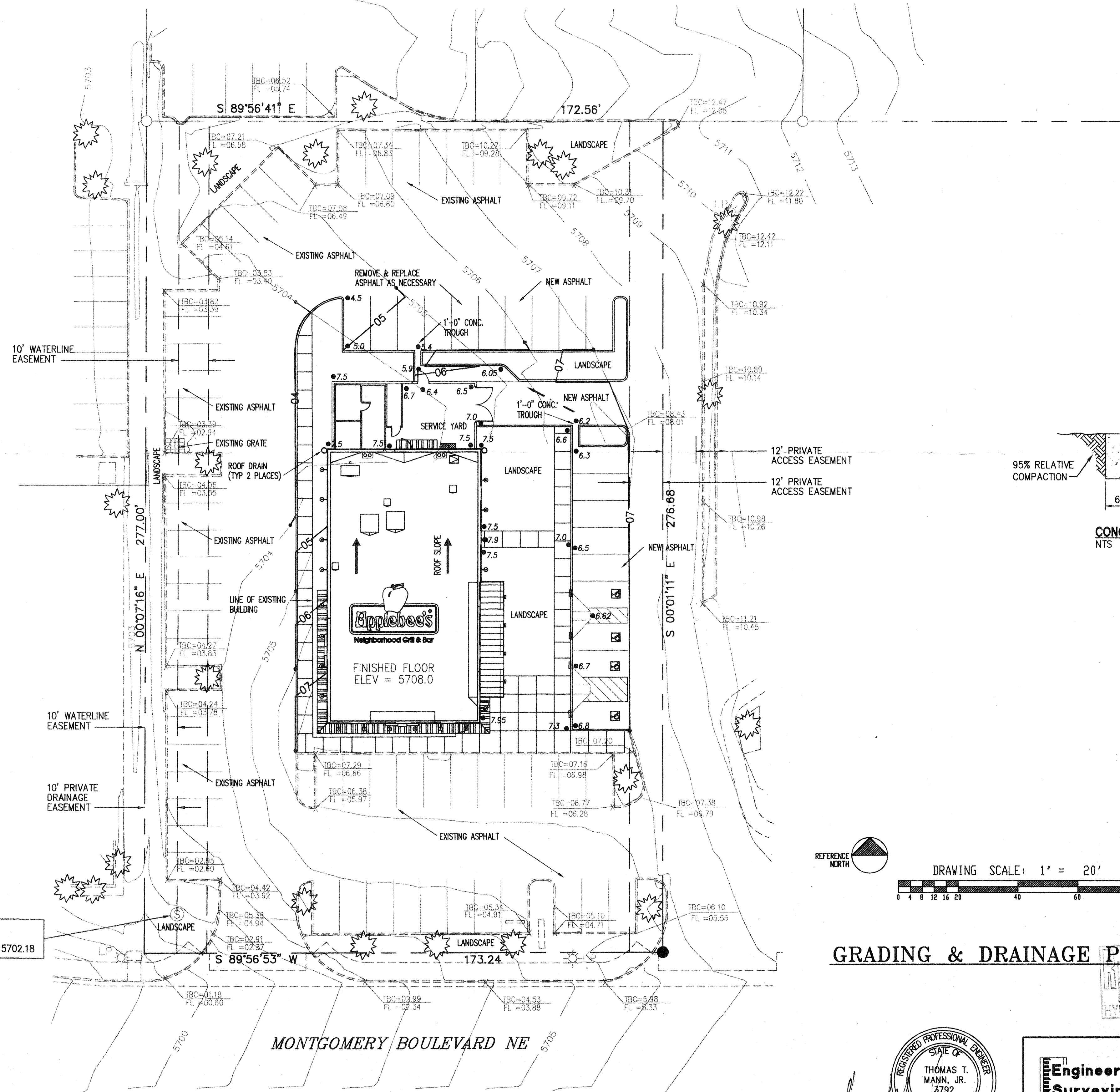
LOT 22B LANDS OF FERRARI-ESQUIBEL-PALMER

## ADDRESS

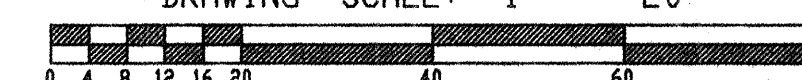
10895 MONTGOMERY BOULEVARD NE

## BENCHMARK

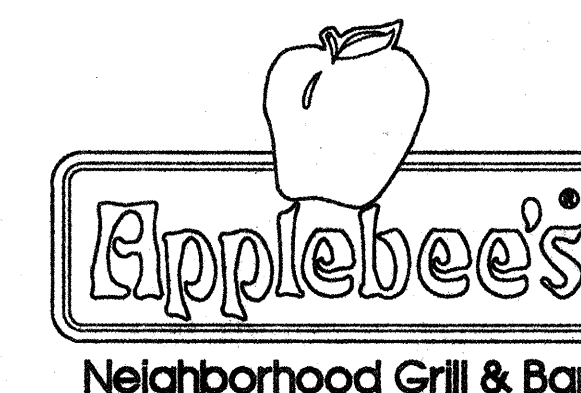
ACS BRASS CAP JT-1A LOCATED AT THE INTERSECTION OF MONTGOMERY AND JUAN TABO. ELEVATION = 5721.25.



DRAWING SCALE: 1" = 20'

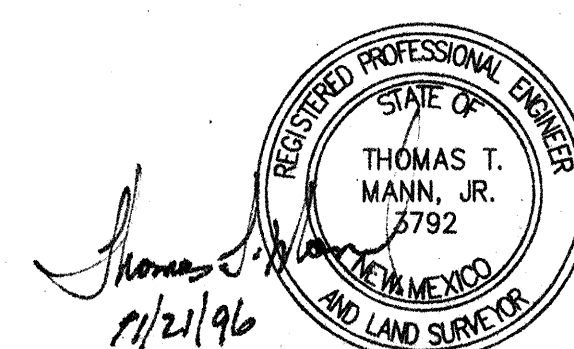


## GRADING & DRAINAGE PLAN



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Engineering & Surveying Associates, Inc.

602.045  
APPLEBEE'S  
ALBUQUERQUE

MONTGOMERY BLVD.  
ALBUQUERQUE, NM

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