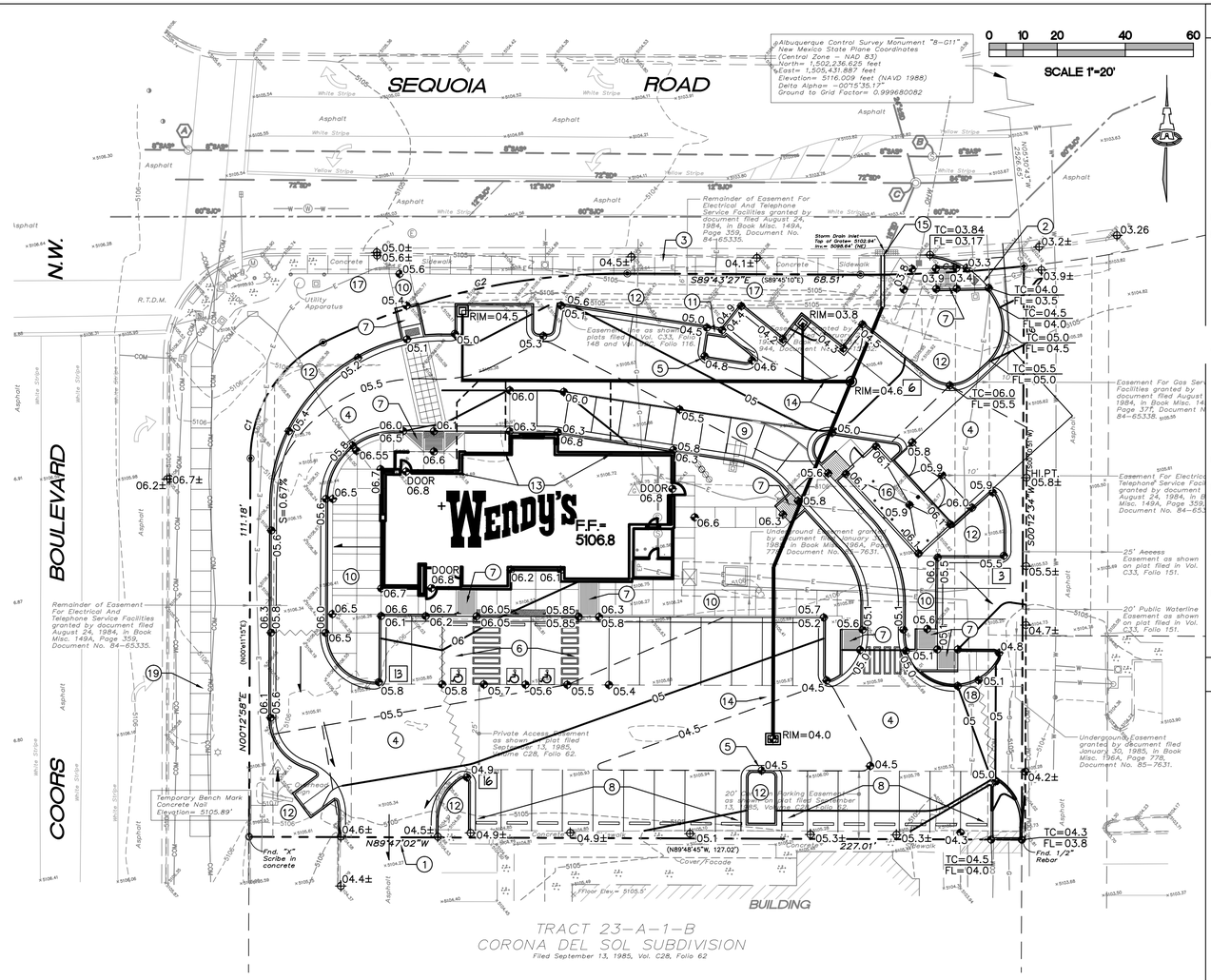


S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
4	PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

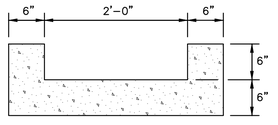
APPROVAL	NAME	DATE
INSPECTOR		

LEGEND

× 5414.15	EXISTING SPOT ELEVATION
⊕13.6±	PROPOSED SPOT ELEVATION AT TRANSITION TO EXISTING
⊕13.6	PROPOSED SPOT ELEVATION
→	FLOW DIRECTION
04	PROPOSED 1' CONTOUR
04.5	PROPOSED 0.5' CONTOUR
F.F. =	FINISH FLOOR ELEVATION
~~	GRADE BREAK

'U' SHAPED PCC CHANNEL

SEE KEYED NOTE #10 (TWO LOCATIONS)



GENERAL NOTES

1. EDGES SHOULD BE REMOVED WITH 3/8" EDGING TOOL

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.

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 GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.

E. MINIMUM SLOPES SHALL BE 1% UNLESS OTHERWISE NOTED.

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 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.

G. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AN NDPES 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.

H. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.

I. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDING(S) 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.

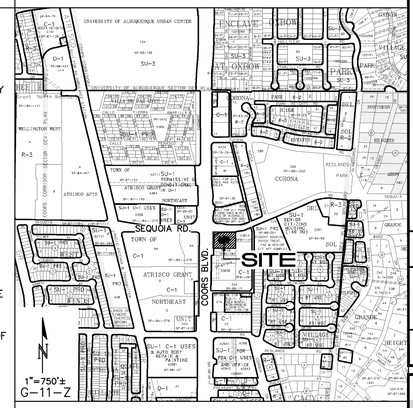
J. ALL FRACTURED FACE ROCK (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).

K. 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.

KEYED NOTES

1. EXISTING ACCESS DRIVE. PROVIDE SMOOTH TRANSITION AT PROPERTY LINE. ADJUST GRADES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE SOUTH.
2. CONSTRUCT NEW CURB RETURN / REVISED ACCESS DRIVE AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR DETAILS.
3. CONSTRUCT NEW PUBLIC SIDEWALK ALONG SEQUOIA ROAD TO C.O.A. STANDARDS. SEE ARCHITECTURAL FOR EXTENTS. TOP OF WALK = TOP OF EXISTING CURB. PROVIDE 2% MAX. CROSS SLOPE FROM BACK OF WALK TO EXISTING CURB.
4. CONSTRUCT NEW ASPHALT PAVEMENT AT ELEVATIONS SHOWN.
5. SPOT ELEVATIONS WITHIN GUTTER AREA REPRESENT FLOWLINE. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
6. SLOPES WITHIN HANDICAP PARKING AREA SHALL MEET ADA REQUIREMENTS. (MAX. SLOPE = 2% IN ANY DIRECTION).
7. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR DETAIL.
8. TOP OF NEW ASPHALT PAVEMENT SHALL BE FLUSH WITH EXISTING CONC. SIDEWALK THIS AREA.
9. CONSTRUCT PCC CONCRETE PAVEMENT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR EXTENTS.
10. CONSTRUCT CONCRETE PEDESTRIAN WALKS AND PATIOS AT ELEVATIONS SHOWN.
11. CONSTRUCT 2' WIDE (BOTTOM WIDTH) 'U' SHAPED CONCRETE CHANNEL AT BACK OF PARKING ISLAND TO ALLOW FLOW TO PASS.
12. DEPRESS ALL LANDSCAPING FROM FLUSH WITH TOP OF CURB TO 6"± DEPRESSED IN CENTER TO CONTAIN STORMWATER. FLOW IN EXCESS OF CAPACITY WILL OVERFLOW TO PAVEMENT. EXCEPTION: NO STORMWATER STORAGE SHALL OCCUR WITHIN 10' OF BUILDING.
13. BUILDING ROOF TO DISCHARGE DIRECTLY TO STORM DRAIN SYSTEM AT LOCATIONS SHOWN.
14. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR PLAN AND DETAILS. ALL PIPE TO BE ADS N-12WT WATERTIGHT. MAKE WATERTIGHT CONNECTIONS TO ROOF DRAIN DISCHARGE PIPES. SEE ARCHITECTURAL AND PLUMBING PLAN(S) FOR ROOF DRAIN LOCATIONS AND SIZES.
15. MAKE CONNECTION TO EXISTING PUBLIC STORM DRAIN INLET (REPLACING EXISTING SMALL DIAMETER CONNECTION) PER C.O.A. STD. DWG. 2237. S.O.19 PERMIT REQUIRED - SEE FORM THIS SHEET.
16. SLOPE DUMPSTER PAD AS SHOWN TO DIRECT STORMWATER TO PROPOSED SANITARY SEWER DRAIN. SEE UTILITY PLAN FOR ADDITIONAL INFORMATION.
17. SEE ARCHITECTURAL FOR INFORMATION REGARDING PROTECTION OF EXISTING LANDSCAPING THIS AREA.
18. CAUTION - EXISTING UTILITY LINES. CONTRACTOR SHALL ENSURE THAT ADEQUATE COVER IS PROVIDED AND COORDINATE WITH DRY UTILITY COMPANIES IF LINES NEED LOWERING (TYPICAL). SEE GENERAL NOTE 'F'.
19. CONSTRUCT NEW PUBLIC SIDEWALK ALONG COORS BLVD (NMDOT R/W) PER NMDOT STANDARDS. SEE CP-101 FOR CONSTRUCTION INFORMATION.

VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS A FULLY DEVELOPED COMMERCIAL FAST FOOD PROPERTY LOCATED WITHIN CITY OF ALBUQUERQUE ZONE MAP G-11. THE SITE IS BOUND TO THE WEST BY COORS BLVD., TO THE NORTH BY SEQUOIA ROAD AND TO THE EAST AND SOUTH BY FULLY DEVELOPED COMMERCIAL PROPERTY.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE THE DEMOLITION OF THE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW RESTAURANT (SAME OWNER) WITH DRIVE-UP AND ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: TRACT 23-A-1-A-A-1 OF THE PLAT OF TRACTS 23-A-1-A-A-1 & 23-A-1-A-A-2 OF CORONA DEL SOL SUBDIVISION, CITY OF ALBUQUERQUE, NM

ADDRESS: 3440 COORS BLVD. NW

AREA: 36456.49 SF (0.837 ACRE)

BENCHMARK: ELEVATION DATUM IS BASED ON C.O.A. SURVEY MONUMENT 8-G11 (SEE PLAN). ELEVATION = 5116.009' (NAVD 1988)

TEMPORARY BENCHMARKS: A CONCRETE NAIL PROVIDED BY SURVEYOR ON THE WEST SIDE OF THE PROPERTY (SEE PLAN FOR LOCATION). ELEV.=5105.89'

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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0327H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' (UNSHADED) DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

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

DRAINAGE PLAN CONCEPT:

DISCHARGE FROM THE PROPOSED DEVELOPMENT WILL APPROXIMATE THE CURRENT DRAINAGE PATTERNS AND RATES WITH THE MAJORITY OF THE SITE DRAINING TO ON-SITE INLETS TO BE PASSED TO THE EXISTING PUBLIC STORM SEWER SYSTEM IN SEQUOIA ROAD. MINOR PERIMETER BASINS WILL CONTINUE TO DISCHARGE TO SURROUNDING SITES. A MINOR DECREASE IN 100-YEAR 6-HOUR PEAK RATES WILL OCCUR DUE TO INCREASED DEPRESSED LANDSCAPING.

REV	DATE	BY	REVISION
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3			
2			
1			

MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

ASA M. NILSSON-WEBER
NEW MEXICO
17631
REGISTERED PROFESSIONAL ENGINEER
4-17-13

Wendy's®

PROJECT TITLE: WENDY'S
3340 COORS BLVD NW
ALBUQUERQUE, NEW MEXICO

DRAWN BY: FCA
JOB NO.
PROJECT MANAGER: STEPHEN DUNBAR, AIA

SHEET TITLE: GRADING & DRAINAGE PLAN

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

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CALCULATIONS: Wendy's @ Coors & Sequoia : 03-28-13

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

ON-SITE

AREA OF SITE: 36464 SF = 0.8

100-year, 6-hour

HISTORIC FLOWS:

	Treatment SF	%
Area A =	0	0%
Area B =	0	0%
Area C =	5469.6	15%
Area D =	30994.4	85%
Total Area =	36464	100%

DEVELOPED FLOWS:

	Treatment SF	%
Area A =	0	0%
Area B =	0	0%
Area C =	5470	15%
Area D =	30994	85%
Total Area =	36464	100%

EXCESS PRECIP:

Precip. Zone 1

E_A = 0.44
E_B = 0.67
E_C = 0.99
E_D = 1.97

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 E	=	1.82 in.	Developed E	=	1.82 in.

On-Site Volume of Runoff: V360 = E*A / 12

Historic V_{360}	=	5539 CF	Developed V_{360}	=	5539 CF

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

For Precipitation Zone 1

Q_{pA}	=	1.29	Q_{pC}	=	2.87
Q_{pB}	=	2.03	Q_{pD}	=	4.37
Historic Q_p	=	3.5 CFS	Developed Q_p	=	3.5 CFS

BASIN NO. 1 — **DESCRIPTION**

Area of basin flows = 12518 SF = 0.29 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 = 1.86 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 1936 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 1.20 cfs

LAND TREATMENT	
A =	0%
B =	5%
C =	5%
D =	90%

BASIN NO. 2 — **DESCRIPTION**

Area of basin flows = 4277 SF = 0.10 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 = 1.97 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 702 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.43 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	0%
D =	100%

BASIN NO. 3 — **DESCRIPTION**

Area of basin flows = 3246 SF = 0.07 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 = 1.97 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 533 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.33 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	0%
D =	100%

BASIN NO. 4 — **DESCRIPTION**

Area of basin flows = 5805 SF = 0.13 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 = 1.86 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 898 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.56 cfs

LAND TREATMENT	
A =	0%
B =	5%
C =	5%
D =	90%

BASIN NO. 5 — **DESCRIPTION**

Area of basin flows = 3861 SF = 0.09 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 = 1.81 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 581 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.36 cfs

LAND TREATMENT	
A =	0%
B =	5%
C =	10%
D =	85%

BASIN NO. 6 — **DESCRIPTION**

Area of basin flows = 933 SF = 0.02 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 = 1.97 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 153 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.09 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	0%
D =	100%

BASIN NO. 7 — **DESCRIPTION**

Area of basin flows = 2110 SF = 0.05 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 = 1.81 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 318 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.20 cfs

LAND TREATMENT	
A =	0%
B =	5%
C =	10%
D =	85%

BASIN NO. 8 — **DESCRIPTION**

Area of basin flows = 441 SF = 0.01 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 = 1.97 in.

Sub-basin Volume of Runoff (see formula above)
V_{360} = 72 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.04 cfs

LAND TREATMENT	
A =	0%
B =	0%
C =	0%
D =	100%

BASIN NO. 9 — **DESCRIPTION**

Area of basin flows = 3264 SF = 0.07 Ac.

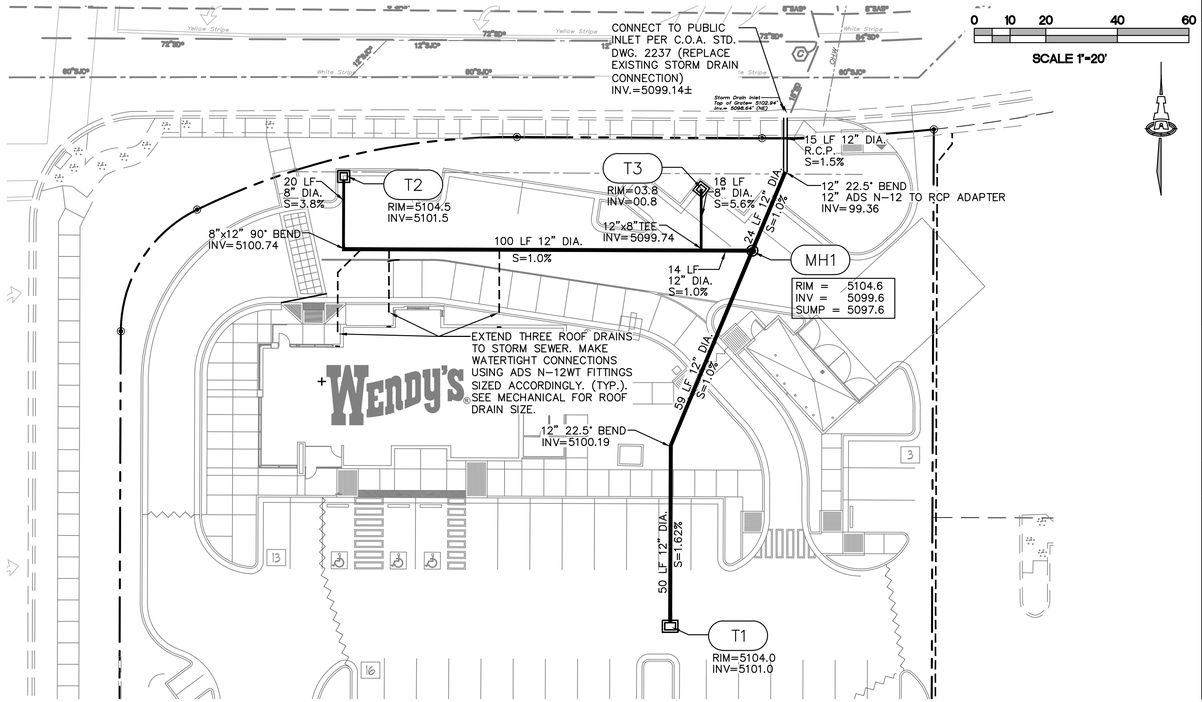
The following calculations are based on Treatment areas as shown in table to the right

Sub-basin Weighted Excess Precipitation (see formula above)
Weighted E = 0.96 in.

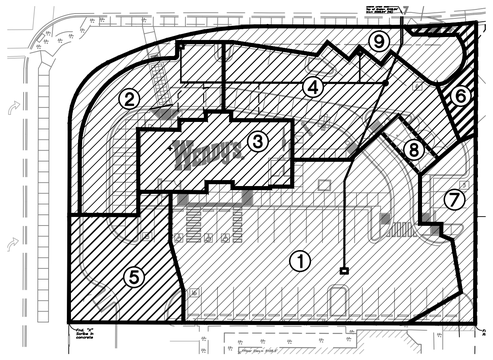
Sub-basin Volume of Runoff (see formula above)
V_{360} = 261 CF

Sub-basin Peak Discharge Rate: (see formula above)
Q_p = 0.20 cfs

LAND TREATMENT	
A =	0%
B =	40%
C =	50%
D =	10%



STORM DRAIN EXHIBIT



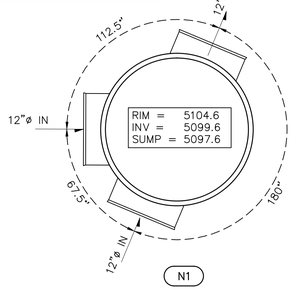
PROPOSED DRAINAGE SUB-BASINS

Drainage Analysis: Wendy's Restaurant located at the southeast corner of Coors Blvd. And Sequoia Road NW

The pre- and post-development discharge rates and approximate drainage basins of the will remain virtually unchanged. Per the attached drainage sub-basin exhibit, the proposed development consists of nine (9) distinct drainage basins as follows:

Sub-Basin Number	100-year 6-hour Q	Description
1	1.20	To inlet #1
2	0.43	To inlet #2
3	0.33	Roof drains directly to Storm Sewer
4	0.56	To inlet #3
5	0.36	Drains to property to south
6	0.09	Drains to Sequoia via improved drive entrance
7	0.20	Drains to property to east
8	0.04	Dumpster area drains to Sanitary Sewer
9	0.20	Landscaping

Sub-basins 1 through 4 (total 2.52 cfs) will be collected within the proposed private storm drain system to be released directly to the back of the existing public storm drain inlet located within Sequoia Road.
12" ADS N-12 PIPE @ S=1.0% HAS CAPACITY FOR 3.8 CFS
12" RCP @ S=1.5% HAS CAPACITY FOR 4.3 CFS.

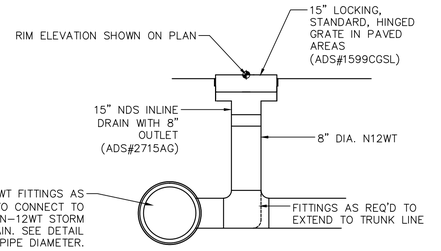


N1

24" DIA. NYLOPLAST BASIN WITH LOCKING SOLID LID

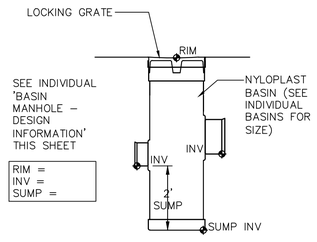
1 ADS NYLOPLAST BASIN

Scale: N.T.S. SEE STORM DRAIN EXHIBIT (MH#)



2 IN-LINE DRAIN: TRAFFIC RATED GRATE

Scale: N.T.S. SEE STORM DRAIN EXHIBIT (T#)



3 NYLOPLAST BASIN MANHOLE

Scale: N.T.S. SEE STORM DRAIN EXHIBIT (MH#)

LEGEND

(N#) NYLOPLAST BASIN # (SEE DETAIL: "ADS NYLOPLAST BASIN MANHOLES – DESIGN INFORMATION" THIS SHEET FOR SIZES, PIPE INVERT(S), SUMP INVERT, GRATE TYPE, ETC. FOR EACH MANHOLE.

(T#) IN-LINE DRAIN: TRAFFIC RATED GRATE. SEE DETAIL THIS SHEET.

(S#) IN-LINE DRAIN CLEANOUT: SOLID LID. SEE DETAIL THIS SHEET.

STORM DRAIN NOTES

A. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

B. ALL STORM DRAIN LINES AND FITTINGS TO BE ADS N-12WT WATERTIGHT O.A.E. UNLESS OTHERWISE NOTED.

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

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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498

NEW MEXICO — 17631 — LICENSED PROFESSIONAL ENGINEER — Lisa M. Nilsson-Weber — 4-17-13

PROJECT TITLE: WENDY'S 3340 COORS BLVD NW ALBUQUERQUE, NEW MEXICO
PROJECT MANAGER: STEPHEN DUNBAR, AIA
DRAWN BY:
JOB NO.
SHEET TITLE: GRADING & DRAINAGE DETAILS

ISAACSON & ARFMAN, P.A.
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