

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 2, 2016

Richard J. Berry, Mayor

Joseph W. Cross, P.E.
Select Engineering Services
1544 N. Woodland Park Blvd Suite 310
Layton, Utah, 84041

**RE: Weinerschnitzel
Grading and Drainage Plan
Engineer's Stamp Date 5-10-2016 (File: H11D069)**

Dear Mr. Cross:

Based upon the information provided in your submittal received 5-21-2016, the above referenced conceptual plan is approved for Building Permit and for SO-19 Permit.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. Prior to Certificate of Occupancy release, Engineering Certification per the DPM Checklist will be required.

PO Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wienerschnitzel Building Permit #: _____ City Drainage #: H110069
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: SW Corner of Ouray Road and Corona Dr.

Engineering Firm: Select Engineering Services Contact: Joe Cross
Address: 1544 N. Woodland Park Blvd Ste 310
Phone#: 801-391-2391 Fax#: 801-399-1863 E-mail: joe.cross@sesincusa.com

Owner: Galardi Group Contact: Geoff Ingles
Address: 7700 Irvine Center Dr. Ste 550 Irvine, CA 92618
Phone#: 949-892-2639 Fax#: _____ E-mail: gingles@galardigroup.com

Architect: NCA Partners Contact: Kyle Bruns
Address: 5646 Milton St., Ste 610 Dallas TX 75206
Phone#: 214-361-9901x102 Fax#: 214-361-9906 E-mail: Kyle@ncapartners.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- ☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

Received
by Ae
5/21/16

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

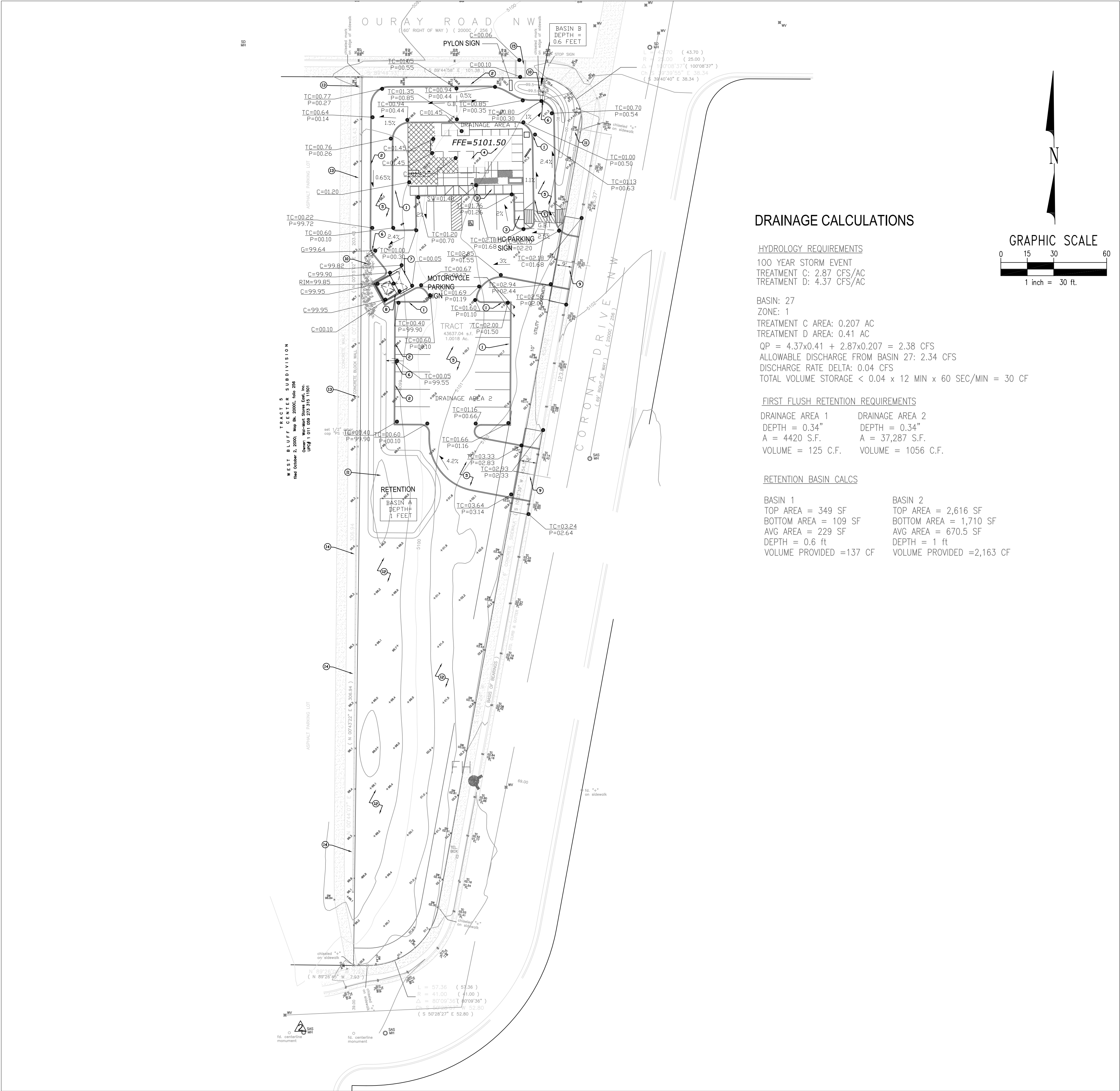
- ☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ PRELIMINARY PLAT APPROVAL
☐ SITE PLAN FOR SUB'D APPROVAL
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
☐ FINAL PLAT APPROVAL
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
☐ FOUNDATION PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ SO-19 APPROVAL
☐ PAVING PERMIT APPROVAL
☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR
☐ PRE-DESIGN MEETING
☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☒ Yes ☒ No

DATE SUBMITTED: April 8, 2016 5/21/2016 By: Joe Cross

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: ☒ Ac



GRADING NOTES

1. CONSTRUCT NEW 6" CONCRETE SINGLE CURB PER DETAIL SHEET C-5.
2. CONSTRUCT NEW 6" CONCRETE CURB AND GUTTER PER DETAIL SHEET C-5.
3. CONSTRUCT NEW 5' WIDE SIDEWALK PER DETAIL SHEET C-5.
4. PREPARE NEW BUILDING PAD PER GEOTECHNICAL REPORT RECOMMENDATIONS . REFER TO ARCHITECTURAL PLANS FOR BUILDING SLAB AND GRANULAR BASE THICKNESS.
5. GRADE SITE TO PROPOSED ELEVATIONS, PREPARE SUBGRADE AND CONSTRUCT NEW REGULAR DUTY ASPHALT PAVEMENT SECTION PER GEOTECHNICAL REPORT RECOMMENDATIONS
6. CONSTRUCT NEW 3' WIDE OPENING IN CURB.
7. CONSTRUCT NEW 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT OVER COMPACTED SUBGRADE AND ABC COURSE PER GEOTECHNICAL REPORT RECOMMENDATIONS.
8. CONSTRUCT NEW TRASH ENCLOSURE PER DETAIL ON ARCHITECTURAL SHEETS.
9. CONSTRUCT NEW CONCRETE COMMERCIAL DRIVEWAY PER CITY OF ALBUQUERQUE STANDARD DETAIL 2425.
10. CONSTRUCT NEW RIVER ROCK SPILLWAY. STONES SHALL BE 6"-8" DIA. AND SHALL BE PLACED NEATLY TO FORM A 6' WIDE 6" DEEP SPILLWAY FROM THE CURBOPENING EXTENDING 5' ALONG THE BOTTOM OF BASIN. SPILLWAY SHALL BE GRADED TO DRAIN FROM PAVEMENT ELEVATION AT CURB OPENING TO BOTTOM OF BASIN.
11. CONSTRUCT NEW DETENTION BASIN WITH 4:1 SIDESLOPES. SIDES AND BOTTOM OF BASIN SHALL BE GRADED SMOOTH. SEE LANDSCAPE PLAN FOR IRRIGATION AND TURF REQUIREMENTS.
12. PROPERTY SOUTH OF PARKING LOT AND RETENTION BASIN SHALL REMAIN UNDISTURBED.
13. CONTRACTOR SHALL REMOVE SCREENWALL NORTH OF THE SOUTHERNMOST RETENTION BASIN
14. CONTRACTOR SHALL LEAVE SCREENWALL INTACT SOUTH OF THE SOUTHERNMOST RETENTION BASIN.
15. CONTRACTOR SHALL CONSTRUCT NEW SIDEWALK CULVERT WITH STEEL PLATE TOP PER ALBUQUERQUE STANDARD DETAIL 2236.

BENCHMARK:
ACS STA. 12-H11 ELEV. 5104.854 NAVD 88
LOCATED IN TRAFFIC ISLAND. SE QUADRANT OF
INTERSECTION OF QUAIL ROAD AND COORS BOULEVARD,
NW
TBM
CENTERLINE MONUMENT, S. OF TRACT ELEV 5100.70

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY
NOTICE TO CONTRACTOR
(SPECIAL ORDER 19 ~ "SO-19")

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT **NEW MEXICO ONE CALL, DIAL "811"** [OR (505) 260-1990] FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. 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 THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

STREET MAINTENANCE INSPECTOR
APPROVAL _____

SES

SELECT ENGINEERING SERVICES

1544 Woodland Park Dr. Suite 310
Layton, Utah 84041
Phone: (801) 395-1858 Fax: (801) 395-1863

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DRAFTED BY: JWC

DESIGNED BY: SES

CHECKED BY: JWC

DATE

REVISION DESCRIPTION

NO

1

2

GRADING PLAN

5/10/2016

JOSEPH W. ORDS
NEW MEXICO
22148
PROFESSIONAL ENGINEER

PROJECT NO.
15-01-09

SHEET NUMBER
C-2

WIENERSCHNITZEL

ALBUQUERQUE WESTBLUFF NM

OURAY ROAD AND CORONA DRIVE