

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

February 14, 2020

Craig Hagelgantz, PE
ABQ Engineering Inc.
8102 Menaul Blvd NE, Suite D
Albuquerque, NM 87110

RE: **Royal Coffee Roasting Co.**
2509 San Mateo NE
Grading and Drainage Plan
Engineer's Stamp Date: 2/7/20
Hydrology File: H17D116

Dear Mr. Hagelgantz:

PO Box 1293

Based on the submittal received on 2/10/20, the Grading and Drainage Plan cannot be approved until the following corrections are made:

Albuquerque

Prior to Building Permit:

NM 87103

www.cabq.gov

1. Include project benchmark and datum; all existing survey, proposed grades, and benchmarks must be provided in NAVD 88.
2. For trash enclosures serving food service developments, demonstrate *control of liquids from dumpster areas* per DPM Chapter 22.9.E, Table 1 by: containing runoff from the dumpster area, preventing outside drainage from entering the dumpster area, and discharging to the sanitary sewer. If this information is on the utility plan please provide it, or show on the grading plan.
3. Because these corrections are minor, the administrative resubmittal fee of \$40 may be used. Please include a copy of this letter when resubmitting in order to receive the reduced fee.

Prior to Certificate of Occupancy (For Information):

4. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
5. A Bernalillo County Recorded [Private Facility Drainage Covenant](#) is required for the stormwater quality ponds. The original notarized form, exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) regarding the routing and recording process for covenants. The routing and recording process

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for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Peterson', is written over a light gray circular background.

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Royal Coffee Roasting Co. **Building Permit #:** _____ **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Section 11, Township 10 North, Range 3 East, N.M.P.M.Subdivision: Vidas Subdivision
City Address: 2509 San Mateo Blvd. NE, ABQ, NM 87110

Applicant: ABQ Engineering Inc. **Contact:** Craig Hagelgantz PE
Address: 8102 Menaul Blvd. NE, Suite D, Albuquerque NM 87110
Phone#: 505-255-7802 **Fax#:** 505-255-7902 **E-mail:** chagelgantz@abqeng.com

Other Contact: Hatch Design Architecture **Contact:** Jeff Hatch AIA
Address: 6126 W. State St. , Boise ID 883703
Phone#: 208-475-3204 **Fax#:** 208-475-3205 **E-mail:** jeff@hatchda.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 2/10/20 **By:** Craig Hagelgantz PE

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

LAST MODIFIED: Feb 07, 2020 -- 10:44am BY USER: Cnright
DRAWN BY: JCH
DWG. NAME: 19-018 CIVIL.dwg

A	1	2	3	4	5	6	A
B	1	2	3	4	5	6	B
C	1	2	3	4	5	6	C
D	1	2	3	4	5	6	D

A. GENERAL

1.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND OR CONCEALED UTILITIES IN ADVANCE OF ANY CONSTRUCTION.
2.

THE CONTRACTOR SHALL REPAIR ANY AND ALL INFRASTRUCTURE DAMAGED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH APPLICABLE LOCAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3.

THE JOB SITE, AT THE COMPLETION OF CONSTRUCTION, SHALL BE CLEANED OF ANY DEBRIS OR SPOILS RESULTING FROM THE CONSTRUCTION.
4.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BE FAMILIARIZEWITH ALL THE EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS.
5.

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.
6.

THE CONTRACTOR SHALL NOT INSTALL ITEMS AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS THAT FIELD CONDITIONS ARE DIFFERENT THAN SHOWN IN THE DESIGN. SUCH CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER. IN THE EVENT THE CONTRACTOR DOES NOT NOTIFY THE CONSTRUCTION MANAGER, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY AND EXPENSE FOR ANY REVISIONS NECESSARY.
7.

EXISTING SITE IMPROVEMENTS WHICH ARE DAMAGED OR DISPLACED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8.

EXISTING FENCING THAT IS NOT DESIGNATED FOR REMOVAL SHALL NOT BE DISTURBED. ANY FENCING THAT IS DISTURBED OR ALTERED BY THE CONTRACTOR SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR WOULD LIKE TO REMOVE FENCING TO FACILITATE CONSTRUCTION OPERATIONS, THIS MAY BE DONE WITH THE OWNER'S PERMISSION, AND THE CONTRACTOR SHALL RESTORE THE FENCE TO ITS ORIGINAL CONDITION PRIOR TO THE CLOSE OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THE SITE UNTIL THE FENCE IS REPLACED.
9.

ALL EXISTING MAINLINE UTILITIES ARE TO REMAIN IN PLACE AND ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
10.

NEITHER THE OWNER, CONSTRUCTION MANAGER, NOR THE ARCHITECT OR ENGINEER OF RECORD WILL ENFORCE ANY SAFETY MEASURE OR REGULATION. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING TRAFFIC CONTROL, SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. IF ANYONE IN AUTHORITY OR SUPERVISORY POSITION SEES ANYTHING WRONG, OR A SERIOUS LIFE THREATENING SITUATION CAUSED BY THE CONTRACTOR, THAT PERSON SHALL HAVE THE RIGHT TO STOP THE JOB AND DEMAND THAT THE CONTRACTOR IMMEDIATELY CORRECTS THE WRONG-DOING.
11.

CONTRACTOR WILL BE RESPONSIBLE FOR ANY MONUMENTATION, BENCHMARKS AND/OR PROPERTY CORNERS THAT ARE DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR.
12.

ANY WORK DONE WITHOUT INSPECTION OR TESTING IS SUBJECT TO REMOVAL OR CORRECTION. THE CONTRACTOR SHALL PROVIDE A SIGNED DOCUMENT SHOWING PROOF OF INSPECTION AND/OR TESTING.
13.

THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, NOR SHALL THE EOR BE REQUIRED TO SUPERVISE THE CONDUCT OF THE WORK OR THE CONSTRUCTION PROCEDURES AND SAFETY PROCEDURES FOLLOWED BY THE CONTRACTOR OR THE SUBCONTRACTOR OR THEIR RESPECTIVE EMPLOYEES OR BY ANY OTHER PERSON AT THE JOB SITE, OTHER THAN THAT OF THE ENGINEER'S EMPLOYEES.
14.

CONTRACTOR WILL ASSUME RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY 24 HOURS A DAY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, CONSTRUCTION MANAGER AND ENGINEER HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
15.

ALL EXISTING TOPOGRAPHY, BOUNDARY, EASEMENT INFORMATION, & UTILITIES SHOWN ON THESE PLANS WERE OBTAINED FROM THE SURVEY COMPLETED BY CSI-CARTESIAN SURVEYS, INC.
16.

THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT IF AVAILABLE.
17.

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AT THE NEW MEXICO ONE CALL SYSTEM (811) TWO (2) WORKING DAYS FOR LOCATION OF EXISTING UTILITIES PRIOR TO ANY DIGGING OR EXCAVATION.
18.

THE FOLLOWING SPECIFICATIONS AND REPORTS SHALL GOVERN THE CONSTRUCTION OF THIS PROJECT:

THE LATEST EDITION OF THE "CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION".

PAVING, GRADING, AND EARTHWORK, NOT WITHIN PUBLIC ROADWAYS, IS TO COMPLY WITH INFORMATION IN THE LATEST EDITION OF THE GEOTECHNICAL INVESTIGATION IF AVAILABLE.
19.

STANDARD DETAILS REFERENCED ON THESE DRAWINGS SHALL BE THOSE AS CONTAINED IN THE ABOVE REFERENCED SPECIFICATIONS.
20.

ALL WORK PERFORMED ALONG WITH THE MATERIALS FURNISHED TO COMPLETE THE IMPROVEMENTS CALLED FOR ON THESE DRAWINGS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY AUTHORIZED REPRESENTATIVES OF THE CITY AND/OR OWNER, AND SHALL NOT BE COVERED, BURIED, OR OTHERWISE CONCEALED UNTIL HAS BEEN INSPECTED AND APPROVED. ALL UNDERGROUND CONDUIT AND APPURTENANCES FOR ELECTRICAL POWER, TELEPHONE, TELECOMMUNICATIONS, AND CABLE TELEPHONE SYSTEMS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL BY AUTHORIZED REPRESENTATIVES OF THE SERVING UTILITIES. ALL EARTHWORK SHALL BE SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE SOIL TESTING FIRM THAT FURNISHED THE SOIL REPORT REFERENCED WITHIN THESE DRAWINGS. EACH SUBCONTRACTOR SHALL GIVE THE INSPECTING AGENCY NO LESS THAN 24 HOURS NOTICE OF THE NEED FOR INSPECTION
21.

IT IS EACH SUBCONTRACTOR'S RESPONSIBILITY TO KNOW AND COMPLY WITH "THE
- OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970", OR LATEST EDITION THEREOF. FURTHER, EACH SUBCONTRACTOR DOING WORK ON THIS PROJECT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SAFETY OF PROPERTY AND ANY INDIVIDUAL WORKING WITHIN THE WORK AREA, DAY AND NIGHT, DURING BOTH WORKING AND NON-WORKING HOURS. ADDITIONALLY SUBCONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND SUCH SAFETY DEVICES.

22.

PLANS, DETAILS AND SPECIFICATIONS FOR ELECTRICAL POWER, TELEPHONE, GAS, TELECOMMUNICATIONS, AND CABLE TELEPHONE SYSTEMS SHALL BE PREPARED BY OTHERS IN ACCORDANCE WITH THE SERVING UTILITIES REQUIREMENTS AND APPROVAL FOR THIS PROJECT. THE WORK REQUIRED TO INSTALL THOSE FACILITIES SHALL CONFORM TO THE DOCUMENTS AS IF THEY WERE SHOWN, DETAILED, SPECIFIED WITH THESE DRAWINGS AND RELATED DOCUMENTS. QUESTIONS REGARDING THE DESIGN OR CONSTRUCTION OF THOSE FACILITIES SHALL BE DIRECTED TO AUTHORIZED REPRESENTATIVES OF THE SERVING UTILITIES.

23.

EACH SUBCONTRACTOR, SHALL INCLUDE AS PART OF THIS JOB, THE COSTS OF ANY ADDITIONAL PERMITS REQUIRED TO PERFORM THE SCOPE OF WORK, INCLUDING BUT NOT LIMITED TO ANY ENCROACHMENT PERMITS REQUIRED, THE EQUIPMENT OPERATION WITHIN ANY EXISTING UTILITY COMPANY EASEMENTS OR ANY CITY, COUNTY OR STATE RIGHT OF WAYS. EACH CONTRACTOR SHALL COMPLY WITH THE PROVISIONS AND REQUIREMENTS OF SAID PERMITS. A COPY OF ANY REQUIRED PERMITS SHALL BE FURNISHED TO THE OWNER BEFORE COMMENCING WORK IN ANY DESIGNATED AREAS.

24.

EACH SUBCONTRACTOR DOING WORK ON THIS PROJECT SHALL INCLUDE AS A PART OF THE WORK, ALL COSTS OF MATERIAL TESTING AND WORKMANSHIP, INSTALLED BY SAID SUBCONTRACTOR, AS REQUIRED BY THE OWNER, CITY, OTHER AGENCIES, AND UTILITIES HAVING JURISDICTION OVER THE WORK. TESTING SHALL BE PERFORMED BY AN INDEPENDENT LABORATORY, APPROVED BY THE OWNER/CITY /AGENCY /UTILITY REQUIRING SAME; EXCEPT ALL TRENCH BACKFILL, INCLUDING COMPACTION OF SAME, WHICH SHALL BE TESTED BY THE SOIL TESTING FIRM THAT FURNISHED THE SOIL REPORT REFERENCED WITHIN THESE DRAWINGS. ALL COPIES OF TEST RESULTS SHALL BE PROVIDED TO THE OWNER/CITY/AGENCY/UTILITY REQUIRING THE TESTS. MATERIALS AND WORKMANSHIP FOUND DEFICIENT SHALL BE REMOVED, REPAIRED OR OTHERWISE CORRECTED ACCORDING TO OWNER/CITY/AGENCY/UTILITY SATISFACTION.

25.

SUBCONTRACTORS DOING CONCRETE OR PAVING WORK SHALL PROVIDE WRITTEN AND SIGNED CERTIFICATES FROM CONCRETE AND PAVING SUPPLIERS, CERTIFYING THAT ALL MATERIALS SUPPLIED FOR THE PROJECT COMPLY WITH THE SPECIFICATIONS REQUIRED. DESIGN MIXES SHALL BE THE PRODUCT OF INDIVIDUAL OR COMPANY QUALIFIED TO PROVIDE SUCH SERVICES. CERTIFICATES SHALL BE OF AN APPROVED FORM AND CONTENT, WET SIGNED BY AN AUTHORIZED REPRESENTATIVE OF THE PRODUCT SUPPLIER AND ENDORSED BY THE SUBCONTRACTOR INSTALLING THE PRODUCT. THE CERTIFICATES SHALL BE DELIVERED TO THE OWNER UPON COMPLETION OF THE WORK.

26.

EACH SUBCONTRACTOR DOING WORK ON THE SITE SHALL PROVIDE A TRAFFIC CONTROL PLAN IN COMPLIANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" WHICH INCLUDES TRAFFIC CONTROL SIGNS, LIGHTS, FLAGMEN AND OTHER DEVICES NECESSARY TO PROTECT THE WORK AND EXCAVATIONS, AS WELL AS TO PROTECT PEDESTRIANS AND VEHICULAR TRAFFIC PASSING THROUGH OR NEAR WORK AREAS. THE SUBCONTRACTOR SHALL PROVIDE A COPY OF THE PLAN AS WELL AS THE NAME AND PHONE NUMBER OF PERSON RESPONSIBLE FOR THE PLAN MAINTENANCE TO THE OWNER REPRESENTATIVE.

27.

EACH SUBCONTRACTOR SHALL BE REQUIRED TO MAINTAIN ASSOCIATED CONSTRUCTION AREA IN A SAFE AND PASSABLE MANNER DURING THE LIFE OF THE PROJECT. ACCESS AND UTILITY SERVICES TO LOCAL BUSINESSES AND RESIDENCES SHALL BE KEPT OPEN AND ON INSOFAR AS POSSIBLE. IN THE EVENT ANY PUBLIC LANE CLOSURES OR UTILITY CLOSURES ARE REQUIRED, THE SUBCONTRACTOR SHALL COORDINATE AND NOTICE ANY CLOSURES WITH THE CITY WHICH MAY RESTRICT THE NORMAL FLOW OF TRAFFIC OR ANY SCHEDULED UTILITY OUTAGES. THE NOTICE MUST BE GIVEN AT LEAST ONE WEEK IN ADVANCE OF THE CLOSURE AND MUST BE SCHEDULED WITH WITH CITY AND UTILITY SERVICE PROVIDER. ACCESS FOR EMERGENCY VEHICLES AND FIRE PROTECTION MUST BE KEPT OPEN AT ALL TIMES.

28.

CLEAN-UP: BEFORE OCCUPANCY OF ANY UNIT IS PERMITTED, THE ENTIRE WORK SITE SHALL BE CLEANED OF ALL DEBRIS AND REFUSE THAT WOULD MAKE THE AREA UNSAFE OR UNSIGHTLY.

29.

ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY STANDARDS AND PROCEDURES.

30.

AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATIONS FOR THIS PERMIT.

B. PAVING

1.

WHEN ABUTTING NEW PAVEMENT TO EXISTING, SAWCUT THE EXISTING PAVEMENT TO A NEAT, STRAIGHT LINE AS REQUIRED TO REMOVE ANY BROKEN OR CRACKED PAVEMENT AND MATCH NEW PAVING TO EXISTING

2.

ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED AND APPROVED PRIOR TO PAVING.

3.

ALL EXISTING WATER VALVE BOXES, ELECTRICAL, TELEPHONE, TV AND SEWER MANHOLES IN THE CONSTRUCTION AREA SHALL BE ADJUSTED TO FINISHED GRADE.

4.

ALL STATIONING IS TO CONSTRUCTION BASELINES UNLESS OTHERWISE NOTED.

5.

ALL SLOPES AND GRADES ARE IN FEET/FOOT UNLESS OTHERWISE NOTED.

6.

ALL SURFACES ALONG ACCESSIBLE ROUTES AND FOR HANDICAP RAMPS SHALL BE STABLE, FIRM, SLIDE-RESISTANT, AND SHALL COMPLY WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS, PARAGRAPH 4.5.

7.

LONGITUDINAL SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS, EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:20. CROSS SLOPES ALONG ACCESSIBLE ROUTE SIDEWALKS EXCEPT AT HANDICAP RAMPS, SHALL NOT BE STEEPER THAN 1:48. SLOPES IN ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND PASSENGER LOADING ZONES SHALL NOT BE STEEPER THAN 1:48 IN ALL DIRECTIONS.

8.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED TRAFFIC CONTROL PLANS, ALL SIGNS, BARRICADES, CHANNELIZATION DEVICES, SIGN FRAMES AND ERECTION OF SUCH DEVICES SHALL CONFORM TO THE REQUIREMENTS OF CITY OF ALBUQUERQUE TRAFFIC CONTROL REQUIREMENTS.

9.

ALL EXISTING DRIVEWAYS, PARKING AREAS AND LANDSCAPED AREAS SHALL BE CONNECTED TO NEW CONSTRUCTION WITH MATERIAL AS GOOD AS OR BETTER THAN EXISTED PRIOR TO CONSTRUCTION. SUCH CONNECTIONS SHALL BE GRADED AS DIRECTED BY THE ENGINEER. THERE WILL BE NO DIRECT PAYMENT FOR SUCH CONNECTIONS EXCEPT AS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS.

C. UTILITIES

1.

THE EXISTING UTILITIES DEPICTED ON THESE PLANS WERE DERIVED FROM INFORMATION PROVIDED TO THE ENGINEER BY OTHERS, AND ARE SHOWN IN AN APPROXIMATE MANNER ONLY. INFORMATION PROVIDED TO THE ENGINEER BY OTHERS MAY ALSO BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY ABOVE OR UNDERGROUND UTILITY LINE IN OR NEAR THE CONSTRUCTION AREA. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF PERTINENT UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. CONTRACTOR IS TO EXERCISE DUE CARE TO AVOID DISTURBING ANY EXISTING UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY POTENTIAL DISRUPTIONS IN UTILITY SERVICE WITH THE UTILITY COMPANIES AFFECTED AT LEAST 48 HOURS PRIOR TO THE DISRUPTION.

2.

CONTRACTOR SHALL EXPOSE AND VERIFY INVERT ELEVATIONS OF RELEVANT SANITARY SEWER LINES BEFORE SETTING ANY NEW INVERTS. SHOULD INVERTS DIFFER MORE THAN 0.20' FROM THOSE SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED TO DETERMINE ANY RESULTING CHANGES IN DESIGN.

3.

ALL NEW AND EXISTING FRAMES, COVERS, VALVE BOXES, ETC. SHALL BE ADJUSTED TO NEW FINISHED GRADE PRIOR TO PLACING OF ASPHALT CONCRETE SURFACE COURSE BY THE CONTRACTOR.

4.

THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AT THE NEW MEXICO ONE CALL TWO (2) WORKING DAYS PRIOR TO ANY DIGGING OR EXCAVATION.

5.

EACH LOT WITHIN THE SCOPE OF WORK SHOWN ON THESE DRAWINGS SHALL BE PROVIDED WITH ONE EACH: WATER SERVICE, FIRE SERVICE, SEWER SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE, GAS SERVICE AND CABLE TV SERVICE. ALL SERVICES TO BE BROUGHT TO THE PROPERTY LINE OF EACH LOT AT LOCATIONS APPROVED BY THE RESPONSIBLE UTILITY AND/OR CITY.

D. EARTHWORK

1.

ALL WORK AREAS SHALL BE CLEARED OF OBSTRUCTIONS AND GRUBBED TO A DEPTH OF NO LESS THAN EIGHT (8) INCHES. VEGETATION SHALL BE REMOVED; HOLES AND DEPRESSIONS SHALL BE FILLED WITH COMPACTED EARTH. DEBRIS, VEGETATION AND OTHER DELETERIOUS MATTER NOT SUITABLE FOR INCORPORATION INTO EARTH FILLS AND EMBANKMENTS SHALL BE REMOVED FROM WORK SITE AND DISPOSED BY SUBCONTRACTOR WHOSE WORK HAS GENERATED SAME.

2.

IF THE WORK REQUIRES EARTH FILL TRANSPORTATION, THE SUBCONTRACTOR SHALL, BEFORE COMMENCING IMPORT WORK, DESIGNATE THE SOURCE AND ALLOW FOR TESTING AND APPROVAL BY THE FIRM THAT FURNISHED THE REFERENCED SOILS REPORT. ALL IMPORT SHALL BE SUBJECT TO THE APPROVAL THE GEOTECHNICAL ENGINEER OF RECORD.

3.

THE FINISHED SURFACES OF LOTS, BUILDING PADS AND PARKWAYS SHALL BE BROUGHT TO THE ELEVATIONS INDICATED ON THESE DRAWINGS. ALL EXCAVATIONS, WATERING, BACKFILL AND EMBANKMENT WORK REQUIRED TO COMPLETE SUCH GRADING SHALL CONFORM TO THE SPECIFICATIONS REFERENCED HEREIN. ALL IMPORTED EARTH, IF REQUIRED, BY THESE DRAWINGS, SHALL BE TESTED AND APPROVED AS SUITABLE FOR INCORPORATION INTO THE WORK BY THE SAME TESTING FIRM THAT FURNISHED THE REFERENCED SOIL REPORT. SURPLUS EARTH SHALL BE REMOVED AND DISPOSED, AS REQUIRED FOR DEBRIS; EXCEPT WHERE THE DRAWINGS SHOW OR INDICATE AN AREA FOR DISPOSAL OF SURPLUS EARTH. ALL EARTH SUITABLE FOR INCORPORATION INTO FILLS AND EMBANKMENTS SHALL BE UNIFORMLY SPREAD AND WATERED OVER SAID AREA. THE FINISHED SURFACE OF GROUND AFTER COMPLETION OF GRADING SHALL BE WITHIN 0.10 FT. PLUS (HIGH) OR MINUS (LOW) OF ELEVATIONS SHOWN ON THESE DRAWINGS; EXCEPT, THE DRAINAGE SWALES INVERT AND THE BUILDING SURFACE PADS SHALL BE WITHIN 0.05 FT. PLUS (HIGH) OR 0.10 FT. MINUS (LOW). LOT LINE SWALES SHALL BE ROUGH GRADED BEFORE BUILDING PERMITS ARE APPROVED AND FINISH GRADED BEFORE OCCUPANCY IS PERMITTED. THE ELEVATIONS OF FINISHED GROUND SURFACE BETWEEN POINTS WHERE THE ELEVATIONS ARE SET OUT ON THESE DRAWINGS SHALL BE OBTAINED BY STRAIGHT LINE INTERPOLATION. THE FINISHED SURFACE SHALL BE FREE OF CLODS, ROCKS LARGER THAN 2" SHALL BE UNIFORM IN APPEARANCE AS WELL AS TEXTURE MADE SUITABLE FOR GROWING AND MAINTAINING GRASS.

4.

ALL EXCAVATIONS WITHIN TEN (1 0) FEET OF AN ESTABLISHED PUBLIC ROADWAY SHALL BE FILLED AND COMPACTED AT THE END OF EACH WORK DAY. LIKEWISE, PILES OF MATERIAL WITHIN (1 0) FEET OF AN ESTABLISHED PUBLIC ROADWAY SHALL BE LEVELED OFF AND GRADED FLUSH. WHERE EXCAVATIONS FOR PAVING WORK ARE MADE ADJACENT TO EXISTING TRAVELWAYS, SUCH EXCAVATIONS SHALL BE BACKFILLED WITH COMPACTED APPROVED AGGREGATE BASE TO TOP OF EXISTING PAVEMENT OR GRADE, SLOPING AWAY THEREFROM AT A SLOPE SAFE FOR PASSING VEHICLES. IN NO CASE SHALL SAID SLOPE BE STEEPER THAN 20 HORIZONTAL TO 1 VERTICAL (20:1). FILLS NEAR ROADWAYS SHALL BE MAINTAINED FLUSH WITH PAVEMENT, FREE OF LOOSE SURFACE MATERIAL, CONTINUOUSLY, DAY AND NIGHT, UNTIL THE FINAL SURFACE IS PLACED.

5.

IF CALLED FOR IN THESE DRAWINGS OR BY THE CITY, THE SUBCONTRACTOR SHALL FURNISH AND APPLY A SOIL STERILANT. ONLY AS ALLOWED BY ALL APPLICABLE REGULATIONS, A SOILS STERILANT EQUAL TO THAT MANUFACTURED BY DUPONT AS KARMEX, A WETABLE POWDER RECOMMENDED FOR THE CONTROL OF WEEDS ALONG IRRIGATION DITCHES. THE SUBCONTRACTOR, IF REQUIRED, PRIOR TO APPLICATION SHALL NOTIFY THE CITY BUILDING DEPARTMENT REGARDING THE INTENTION TO APPLY THE STERILANT. UPON EACH APPLICATION THEREOF SHALL SUBMIT TO CITY BUILDING DEPARTMENT A "CERTIFICATION OF STERILIZATION" FOR EACH PHASE OF THE WORK.

6.

AREAS IDENTIFIED ON THESE DRAWINGS AS BUILDING PADS SHALL BE WATERED, EXCAVATED, BACKFILLED, COMPACTED, GRADED AND OTHERWISE PREPARED AS IS NECESSARY TO BRING SUBSOILS, SURFACE SOILS AND FILL MATERIALS WITHIN THE LIMITS OF MOISTURE AND DENSITY CALLED FOR IN THE SOILS REPORT REFERENCED IN THESE DRAWINGS. SUCH WORK SHALL BE TESTED AND CERTIFIED BY THE SAME TESTING FIRM THAT FURNISHED THE REFERENCED SOILS REPORT AS THEIR ACCEPTANCE AND APPROVAL OF SAME FOR THE CONSTRUCTION OF BUILDING FOUNDATIONS THEREON. THE MOISTURE CONTENT AND DENSITY OF COMPLETED AND APPROVED BUILDING PADS SHALL BE MAINTAINED UNTIL BUILDING FOUNDATIONS ARE IN PLACE.

7.

IF REQUIRED BY THE CITY, BEFORE THE ISSUANCE OF BUILDING PERMITS, EACH FINISHED BUILDING PAD ELEVATION, SHALL BE CERTIFIED THROUGH A LETTER STAMPED AND SIGNED BY A REGISTERED ENGINEER OR LAND SURVEYOR. A COPY OF PAD CERTIFICATIONS SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT .

E. EROSION CONTROL, ENVIRONMENTAL PROTECTION, AND STORM WATER POLLUTION PREVENTION PLAN

13.

THE OWNER AND CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS FOR STORM WATER POLLUTION PREVENTION AND MAKE ALL SUCH APPLICATIONS, NOTICE OF INTENTS AND POLLUTION PREVENTION PLANS AS REQUIRED BY THE CITY OF ALBUQUERQUE AND ENVIRONMENTAL PROTECTION AGENCY (EPA).

14.

THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR SHALL PREPARE AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM REGULATORY AGENCIES.

15.

THE CONTRACTOR SHALL PROMPTLY REMOVE ANY MATERIAL EXCAVATED WITHIN THE RIGHT-OF-WAY TO KEEP IT FROM WASHING OFF THE PROJECT SITE.

16.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE BY CONSTRUCTING TEMPORARY EROSION CONTROL BERMS OR INSTALLING SILT FENCES AT THE PROJECT BOUNDARY LINES AND WETTING THE SOIL TO KEEP IT FROM BLOWING.

17.

WATERING, AS REQUIRED FOR CONSTRUCTION AND DUST CONTROL, SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION AND NO MEASUREMENT OR PAYMENT SHALL BE MADE THEREFORE.

18.

CONSTRUCTION AREAS SHALL BE WATERED FOR DUST CONTROL IN COMPLIANCE WITH GOVERNMENT ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND SUPPLYING WATER AS REQUIRED.

19.

ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH RECLAMATION SEEDING.

20.

THE CONTRACTOR SHALL PROPERLY HANDLE AND DISPOSE OF ALL ASPHALT REMOVED ON THE PROJECT BY HAULING TO AN APPROVED LANDFILL IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW MEXICO, AND BERNALILLO COUNTY.

21.

ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING ITEMS DESIGNATED FOR REMOVAL, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, TIRES, ETC.), GARBAGE, GRUBBING, EXCESS CUT MATERIAL, VEGETATIVE DEBRIS, ETC. SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY PERMITS REQUIRED FOR HAUL OR DISPOSAL OF WASTE PRODUCTS. THE CONTRACTOR SHALL BE RESPONSIBILITY FOR ENSURING THAT THE WASTE DISPOSAL SITE COMPLIES WITH GOVERNMENT REGULATIONS REGARDING THE ENVIRONMENT, ENDANGERED SPECIES, AND ARCHAEOLOGICAL RESOURCES.

22.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEAN-UP AND REPORTING OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION OPERATIONS. HAZARDOUS MATERIALS INCLUDE GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS, PAINT, ETC. WHICH MAY BE A THREAT TO THE ENVIRONMENT.

23.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING SURFACE AND UNDERGROUND WATER. CONTACT WITH SURFACE WATER BY CONSTRUCTION AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.

24.

THE CONTRACTOR SHALL BE APPRISE OF ALL AIR POLLUTION CONTROL REGULATIONS OF STATE OF NEW MEXICO, BERNALILLO COUNTY AND CITY OF ALBUQUERQUE PRIOR TO BIDDING AND PERFORMING THE WORK.

25.

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS CONCERNING CONSTRUCTION NOISE AND HOURS OF OPERATIONS.

NEW COMMERCIAL DEVELOPMENT FOR:

ROYAL COFFEE
ROASTING CO.

2509 SAN MATEO BLVD. ALBUQUERQUE, NM 87110

DATE: FEB 2020
DRAWN BY: JCH
CHECKED BY: JCH
JOB NUMBER: 19-018

SHEET TITLE

CIVIL GENERAL
NOTES

SHEET NUMBER

C-0.1

SHEET

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DRAINAGE NARRATIVE

THIS SITE IS LOCATED AT 2509 SAN MATEO BOULEVARD NE, VIDAS SUBDIVISION IN ALBUQUERQUE, BERNALILLO COUNTY. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35001C0352H DATED AUGUST 16, 2012, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.

THE EXISTING SITE DOES NOT ACCEPT OFFSITE FLOWS FROM THE SURROUNDING LOTS ALONG IT'S BOUNDARIES. THE PRE-DEVOLPED SITE CONSIST OF IMPERVIOUS AREAS FOR BUILDING AND ASPHALT PARKING/DRIVES AND A LOW PERCENTAGE OF LANDSCAPED AREAS (<1.5% OF LOT AREA). THE PRE-DEVOLPED SITE RUN-OFF FLOWS TO THE SOUTHWEST CORNER OF THE PROPERTY AND IS HELD IN A ON-SITE POND. PRE-DEVOLPED SITE HAS A WATER STOP IN THE FORM OF A DEPRESSED ASPHALT CHANNEL WHICH DIRECTS THE PRE-DEVELOPED RUNOFF ALONG THE SOUTHERN PROPERTY LINE INTO THE PRE-DEVOLPED SITE PONDING AREA LOCATED IN THE SOUTH-WEST CORNER .

THIS PROPOSED DEVELOPMENT INVOLVES THE CONSTRUCTION OF A NEW BUILDING, PAVED PARKING AREAS, AND NEW LANDSCAPE AREAS ADJACENT TO ON-SITE PARKING. THIS PROJECT DISTURBS APPROXIMATELY 0.561 ACRES. THE PROPOSED GRADING DIRECTS ALL RUNOFF TOWARDS THE SOUTHWEST PROPERTY CORNER. THE PROPOSED PLAN HAS DRAINAGE FOR THE LOT BASED ON LAND TREATMENTS OF 66% TYPE D AND THE REMAINING 34% WITH TYPE C. THE DEVELOPED RUNOFF VOLUME IS LESS THAN THE PRE-DEVOLPED VOLUME. THEREFORE NO ADDITIONAL PONDING HAS BEEN ADDED FOR THE 100 YEAR STORM VOLUME (SEE CALCULATIONS). THE DEVELOPED RUNOFF HONORS THE PREDEVELOPED HISTORICAL DRAINAGE PATTERNS, WHILE DIRECTING THE DEVELOPED RUNOFF TOWARDS VARIOUS SHALLOW FIRST FLUSH PONDING AREAS. THESE PONDING AREAS WILL ALSO BE UTILIZED AS LANDSCAPE AREAS LOCATED ADJACENT TO THE PROPOSED PARKING AREAS.

ONSITE FIRST FLUSH DRAINAGE

FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY:
PROVIDE STORAGE FOR FIRST FLUSH RUNOFF PER SECTION 22 OF DPM
TABLE A-6 USE 0.36 - 0.1 = 0.26 IN

FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES)
THEREFORE (0.26 / 12) X 0.369 X 43560 = 348 CF (0.008 ACRE-FT)

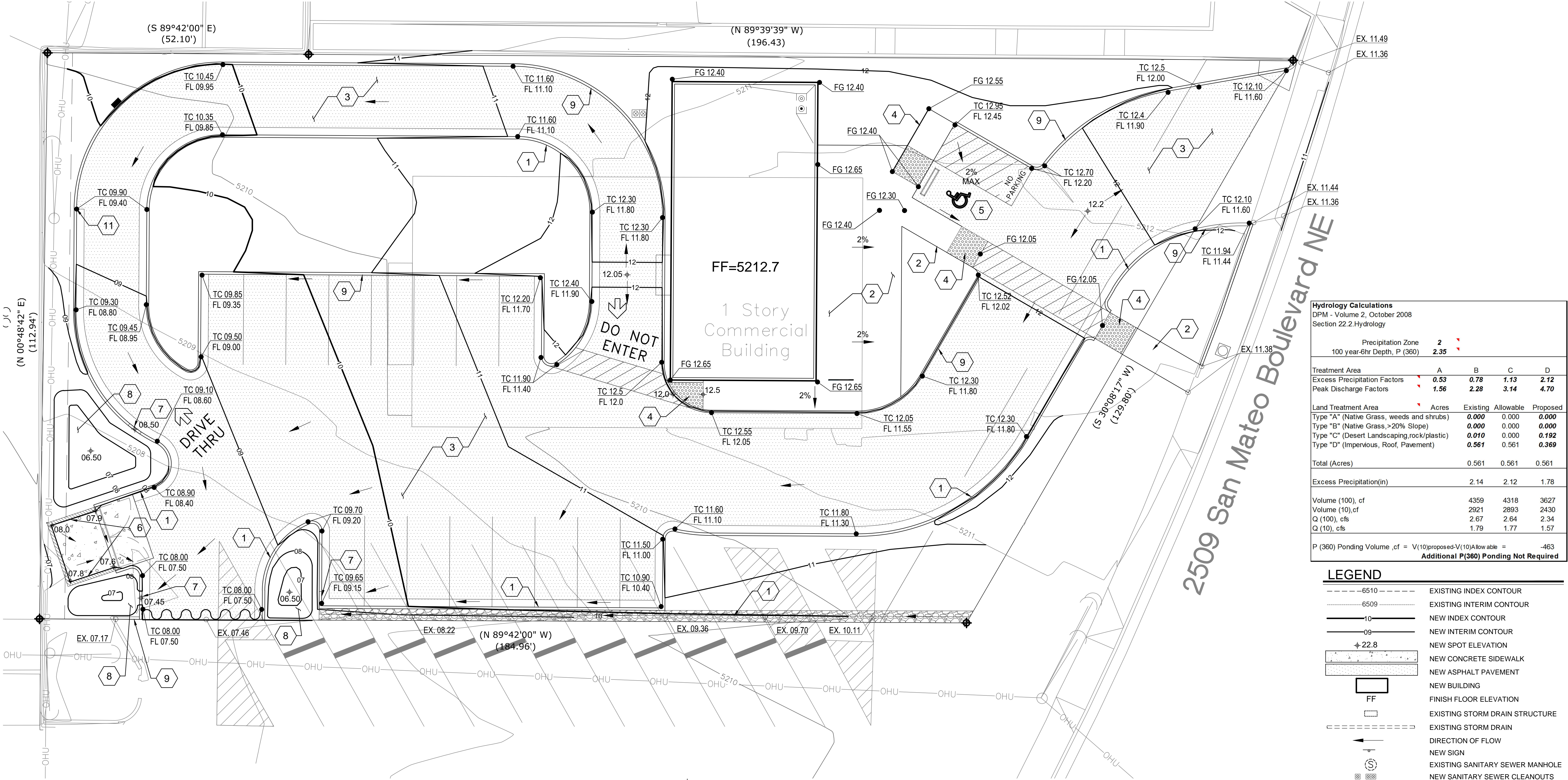
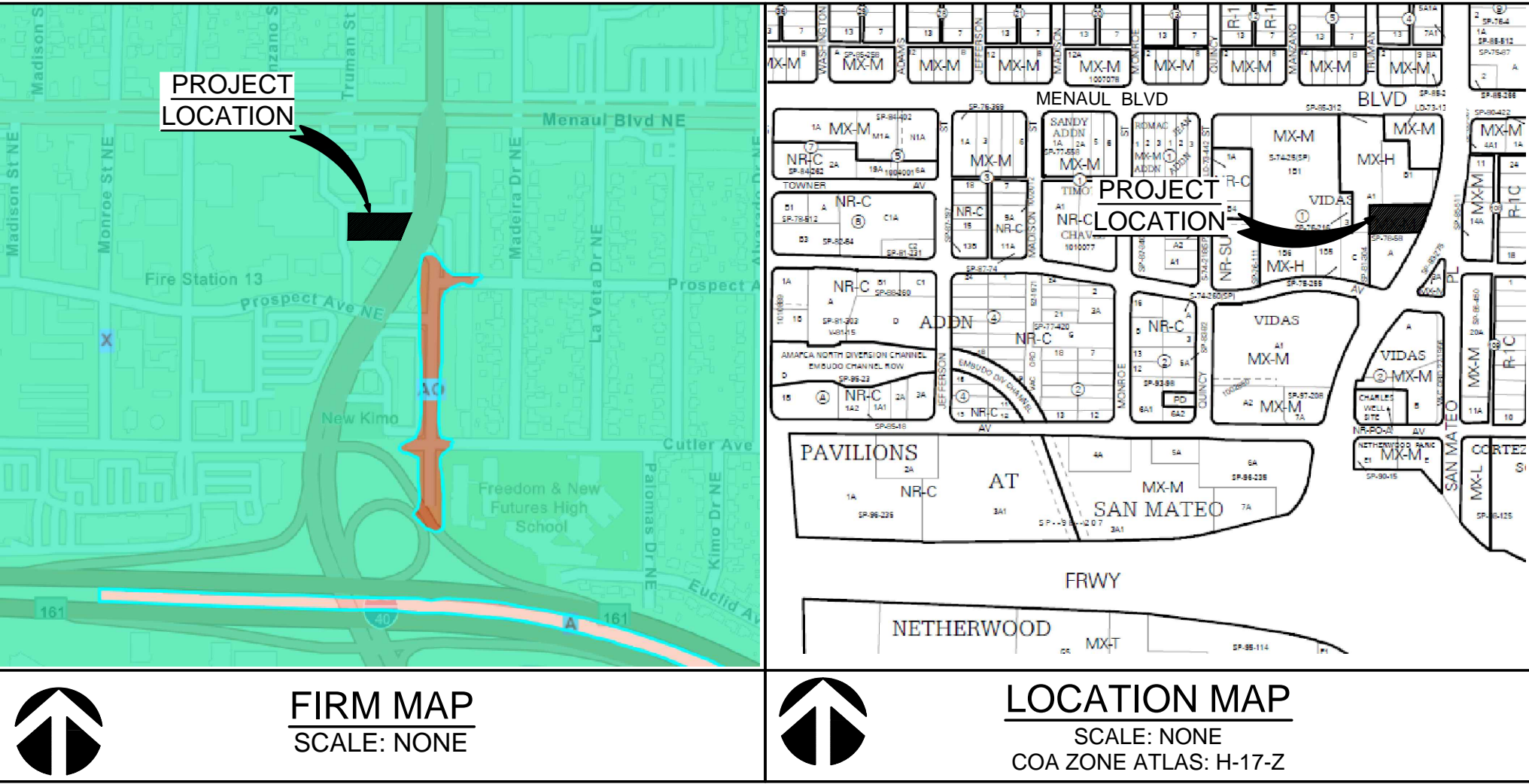
FIRST FLUSH PONDING AREA REQD. = 348 CF < 400 CF CAPACITY OF
PROPOSED PONDING AREAS

CURB CUT WEIR CAPACITIES

SEE KEYED NOTE 9 AND PLAN FOR LOCATIONS OF TWO CURB CUTS
 $Q = C L H^{3/2} = 2.75 \times 1.667 \times .667^{3/2} = 2.50 \text{ cfs} > Q(10) = 1.57 \text{ cfs}$

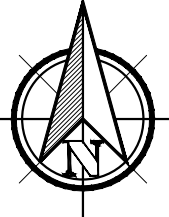
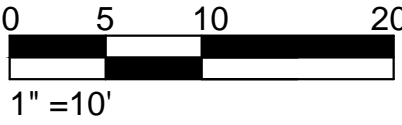
SITE KEYED NOTES

1. NEW STANDARD CURB & GUTTER. PER COA STD DWG 2415A & 5/C-5.1
2. NEW CONCRETE SIDEWALK PER COA STD DWG 2430 AND DETAIL 2/C-5.1
3. NEW ASPHALT PAVEMENT. SEE DETAIL 1/C-5.1
4. CONSTRUCT NEW ACCESSIBLE RAMP PER COA STD DWG 2441 AND/OR ALL CURRENT ADA STANDARDS.
5. NEW ACCESSIBLE PARKING SPACE. SEE ARCHITECTURAL PLANS FOR DETAILS.
6. NEW REFUSE ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
7. CONSTRUCT 18" WIDE CURB CUT WITH RUNDOWN CURB PER COA STD DWG 2415A.
8. FIRST FLUSH PONDING AREAS WITH 400CF TOTAL CAPACITY
9. NEW HEADER CURB. PER COA STD DWG 2415B & 7/C-5.1
10. RIP RAP SWALE SECTION, SEE DETAIL 8/C-5.1
11. END HEADER CURB AND BEGIN CURB AND GUTTER.



1 GRADING & DRAINAGE PLAN

Scale: 1" = 10'



Hydrology Calculations
DPM - Volume 2, October 2008
Section 22.2.Hydrology

Precipitation Zone	2	2.35
100 year-6hr Depth, P (360)		

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.70

Land Treatment Area	Acres	Existing	Allowable	Proposed
Type "A" (Native Grass, weeds and shrubs)	0.000	0.000	0.000	0.000
Type "B" (Native Grass, >20% Slope)	0.000	0.000	0.000	0.000
Type "C" (Desert Landscaping, rock/plastic)	0.010	0.000	0.192	
Type "D" (Impervious, Roof, Pavement)	0.561	0.561	0.369	
Total (Acres)		0.561	0.561	

Excess Precipitation(in)	2.14	2.12	1.78
--------------------------	------	------	------

Volume (100), cf	4359	4318	3627
Volume (10), cf	2921	2893	2430
Q (100), cfs	2.67	2.64	2.34
Q (10), cfs	1.79	1.77	1.57

P (360) Ponding Volume, cf = $V(10) \text{proposed} - V(10) \text{allowable} = -463$
Additional P(360) Ponding Not Required

LEGEND

- 6510--- EXISTING INDEX CONTOUR
- 6509----- EXISTING INTERIM CONTOUR
- 10----- NEW INDEX CONTOUR
- 09----- NEW INTERIM CONTOUR
- +22.8 NEW SPOT ELEVATION
- [Pattern] NEW CONCRETE SIDEWALK
- [Pattern] NEW ASPHALT PAVEMENT
- [Box] NEW BUILDING
- [Box] FINISH FLOOR ELEVATION
- [Box] EXISTING STORM DRAIN STRUCTURE
- [Box] EXISTING STORM DRAIN
- [Arrow] DIRECTION OF FLOW
- [Circle] NEW SIGN
- [Circle] EXISTING SANITARY SEWER MANHOLE
- [Circle] NEW SANITARY SEWER CLEANOUTS
- [Circle] EXISTING GATE VALVE
- [Circle] EXISTING FIRE HYDRANT
- [Circle] EXISTING WATER METER
- [Circle] NEW FIRE HYDRANT
- [Circle] WATER BLOCK

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DWG: NAME: 19-018 CIVIL.dwg

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DATE: DATE DESCRIPTION COMMENTS

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SHEET TITLE
GRADING AND
DRAINAGE
PLAN

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