

CITY OF ALBUQUERQUE



September 10, 2015

Fred C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

**Re: Starbucks @ Lomas & Washington
4407 Lomas Blvd NE
Grading and Drainage Plan
Permanent CO – Accepted
Engineer's Stamp dated: 4-24-15 (J17D012)
Certification dated: 9-8-15**

Dear Mr. Arfman,

Based upon the information provided in your submittal received 9/8/2015, the above referenced Certification received is acceptable for the release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

Sincerely,

Rita Harmon, P.E.
Senior Engineer,
Planning Department

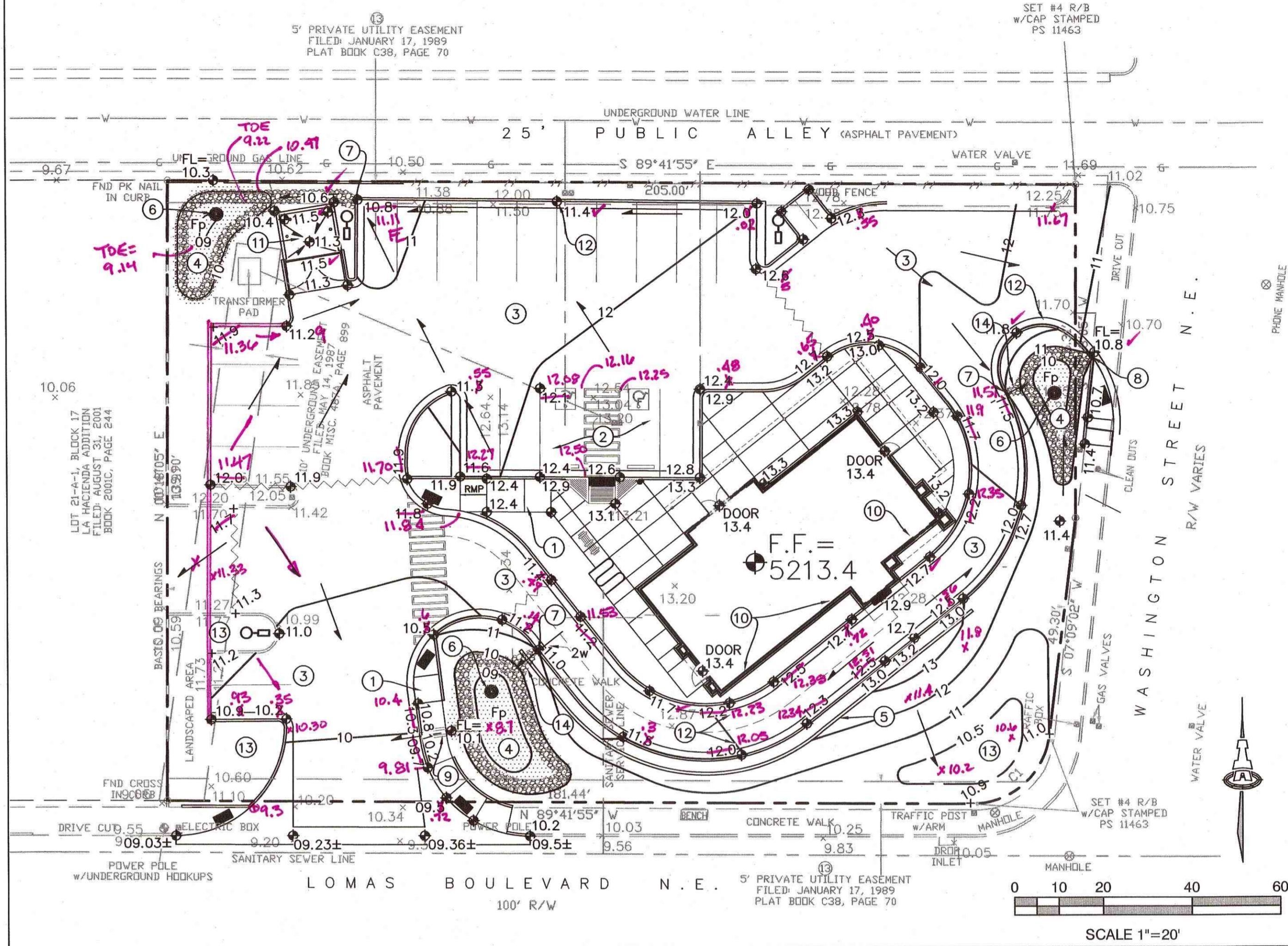
TE/RH
C: email

GENERAL NOTES

- A. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.
- B. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND ADA REQUIREMENTS.
- C. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION, OR PRIOR TO OCCUPANCY, AS APPROPRIATE. IF PERMITS ARE DELAYED OR ISSUED WITH CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY.
- D. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- E. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING OBSTRUCTIONS, AND CONDITION OF ALL EXISTING INFRASTRUCTURE PRIOR TO CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT AND VERIFY THE ARCHITECT'S INTENT BEFORE PROCEEDING.
- F. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.
- G. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.
- H. CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS OF THE WORK. CONTRACTOR SHALL REGULARLY UPDATE OWNER AND ARCHITECT REGARDING THE STATUS OF THE INSPECTIONS.
- I. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT STRUCTURES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- J. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS. EQUIPMENT SHALL ONLY OBSTRUCT DESIGNATED TRAFFIC LANES IF APPROPRIATE. BARRICADING PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.
- K. THE CONTRACTOR SHALL PROVIDE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN THAT CONFORMS TO THE LATEST EDITION OF THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND LOCAL REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN BARRICADING PERMITS FROM THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- L. THE CONTRACTOR SHALL MAINTAIN ALL BARRICADING AND CONSTRUCTION SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- M. PAVEMENT GRADES IN MARKED HANDICAPPED PARKING AREAS SHALL NOT EXCEED 2.0% IN ANY DIRECTION. FOR ALL ACCESSIBLE ROUTES, MAXIMUM ALLOWABLE CROSS SLOPE IS 2.0% AND MAXIMUM LONGITUDINAL SLOPE WITHOUT RAMP IS 5.0%. FOLLOW ALL ADA ACCESSIBILITY GUIDELINES OR CITY CODES, WHICHEVER IS MORE STRINGENT.
- N. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- O. PROPOSED SPOT AND CONTOUR ELEVATIONS 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.
- P. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
- Q. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.
- R. SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS ARE REQUIRED. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES, BACKFILL, 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.
- S. 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. PROPERTY CORNERS SHALL ONLY BE RESET BY A REGISTERED LAND SURVEYOR.
- T. A CURRENT STORMWATER CONTROL PERMIT, INCLUDING AN EROSION SEDIMENT CONTROL PLAN (E.S.C.) FOR EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL CONSTRUCTION, DEMOLITION CLEARING, AND GRADING OPERATIONS THAT DISTURB THE SOIL ON ONE ACRE OR MORE OF LAND. OWNER WILL COORDINATE.
- U. IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE A SWPPP/NPDES PERMIT (LESS THAN ONE ACRE), THE CONTRACTOR SHALL STILL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.
- V. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. PERIODIC INSPECTION AND CERTIFICATIONS OF THE FACILITIES MAY BE REQUIRED BY THE CITY ENGINEER.
- W. STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.44" OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).
- X. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- Y. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE $\pm 0.1'$ FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE $\pm 0.05'$ FROM PLAN ELEVATION.
- Z. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- AA. ALL EROSION PROTECTION TO BE FRACTURED FACE ROCK (F.F. ROCK) = 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.).
- AB. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.
- AC. 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.
- AD. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.

GRADING AND DRAINAGE PLAN



VICINITY MAP



PROJECT DATA

PROPERTY: THE SITE IS A FULLY DEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP J-17. THE SITE IS BOUND TO THE EAST BY WASHINGTON STREET, TO THE SOUTH BY LOMAS BLVD., TO THE WEST BY DEVELOPED COMMERCIAL AND TO THE NORTH BY A PUBLIC ALLEY AND FULLY DEVELOPED RESIDENTIAL PROPERTY.

SITE AREA: 0.6515 ACRES

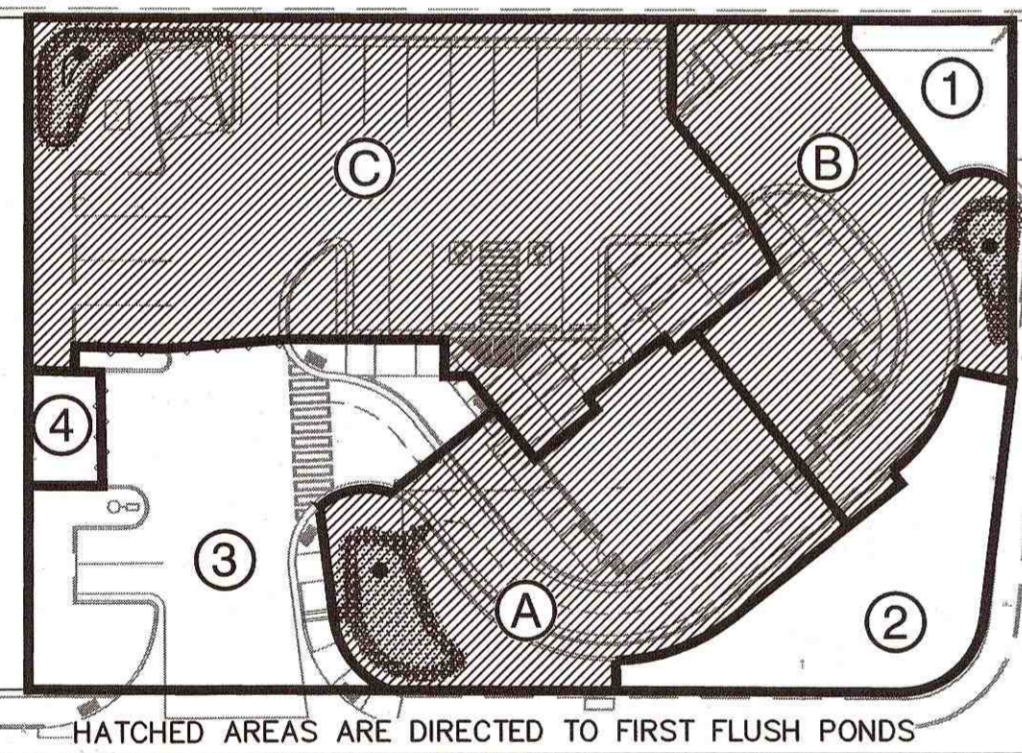
PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE DEMOLITION OF THE EXISTING BUILDING / PARKING AND THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING WITH DRIVE-THRU, UPDATED ASPHALT PAVED ACCESS AND PARKING, PEDESTRIAN WALKS, DRAINAGE IMPROVEMENTS, AND LANDSCAPING.

LEGAL: TRACT A-1, JOSEPH L. DAILEY'S SUBDIVISION OF BLOCK 17, LA HACIENDA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,

ADDRESS: 4407 LOMAS BLVD. N.E., ALBUQUERQUE NM

BENCHMARK: MONUMENT 9-J17 : ELEVATION (88) 5210.959 IS A 3-1/4 INCH ALUMINUM DISC STAMPED "ACS 9-J17 1990", SET FLUSH IN THE TOP OF THE CONCRETE CURB OF THE NOSE OF THE MEDIAN LOCATED AT THE INTERSECTION OF LOMAS BOULEVARD AND WASHINGTON STREET NE.

DRAINAGE BASINS



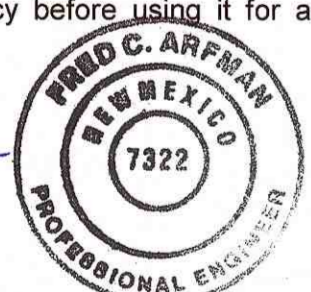
DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 03-15-15. The record information edited onto the original design document has been obtained by Russ Hugg, of the firm Surv-Tek, Inc. I further certify that I have personally visited the project site on 09-08-2015 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 Permanent Certificate of Occupancy.

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

Fred C. Arfman
Fred C. Arfman NMPE 7322

09-08-2015
Date



FIRST FLUSH POND A
TOP AREA = 550 SF
3:1 SIDE SLOPE
OVERFLOW ELEVATION = 5210.1
DEPTH = 1.1'
VOLUME = 448 CF

FIRST FLUSH POND B
TOP AREA = 300 SF
3:1 SIDE SLOPE
OVERFLOW ELEVATION = 5210.8
DEPTH = 0.8'
VOLUME = 156 CF

FIRST FLUSH POND C
TOP AREA = 330 SF
3:1 SIDE SLOPE
OVERFLOW ELEVATION = 5210.3
DEPTH = 1.3'
VOLUME = 296 CF

BASIN CALCULATIONS

BASIN NO.	1	DESCRIPTION	DISCHARGING TO WASHINGTON ST.
Area of basin flows =	835	SF	= 0.0 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	197	in.	B = 8%
Sub-basin Volume of Runoff (see formula above)	C =	8%	D = 84%
V ₅₀ =	135	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	0.1 cfs	FIRST FLUSH VOL
Q _p =	0.1	cfs	20 CF
BASIN NO.	2	DESCRIPTION	LANDSCAPE AREA
Area of basin flows =	2338	SF	= 0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	0.96	in.	B = 50%
Sub-basin Volume of Runoff (see formula above)	C =	50%	D = 0%
V ₅₀ =	188	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	0.1 cfs	FIRST FLUSH VOL
Q _p =	0.1	cfs	0 CF
BASIN NO.	3	DESCRIPTION	DISCHARGING TO LOMAS BLVD.
Area of basin flows =	4939	SF	= 0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	1.91	in.	B = 9%
Sub-basin Volume of Runoff (see formula above)	C =	9%	D = 82%
V ₅₀ =	786	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	0.5 cfs	FIRST FLUSH VOL
Q _p =	0.5	cfs	115 CF
BASIN NO.	4	DESCRIPTION	DISCHARGING TO WEST PROPERTY
Area of basin flows =	363	SF	= 0.0 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	2.12	in.	B = 0%
Sub-basin Volume of Runoff (see formula above)	C =	0%	D = 100%
V ₅₀ =	64	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	0.0 cfs	FIRST FLUSH VOL
Q _p =	0.0	cfs	10 CF
BASIN NO.	A	DESCRIPTION	TO FIRST FLUSH POND / LOMAS BLVD.
Area of basin flows =	5940	SF	= 0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	1.82	in.	B = 13%
Sub-basin Volume of Runoff (see formula above)	C =	13%	D = 74%
V ₅₀ =	763	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	0.5 cfs	FIRST FLUSH VOL
Q _p =	0.5	cfs	106 CF
BASIN NO.	B	DESCRIPTION	TO FIRST FLUSH POND / WASHINGTON ST.
Area of basin flows =	4607	SF	= 0.1 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	1.82	in.	B = 13%
Sub-basin Volume of Runoff (see formula above)	C =	13%	D = 74%
V ₅₀ =	698	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	0.4 cfs	FIRST FLUSH VOL
Q _p =	0.4	cfs	97 CF
BASIN NO.	C	DESCRIPTION	TO FIRST FLUSH POND / NORTH ALLEY
Area of basin flows =	10237	SF	= 0.2 Ac.
The following calculations are based on Treatment areas as shown in table to the right			
Sub-basin Weighted Excess Precipitation (see formula above)	A =	0%	LAND TREATMENT
Weighted E =	1.89	in.	B = 10%
Sub-basin Volume of Runoff (see formula above)	C =	10%	D = 80%
V ₅₀ =	1610	CF	
Sub-basin Peak Discharge Rate: (see formula above)	Q _p =	1.0 cfs	FIRST FLUSH VOL
Q _p =	1.0	cfs	232 CF

DRAINAGE CONCEPT

THIS SITE IS AN INFILL PROPERTY LOCATED IN A FULLY DEVELOPED PART OF THE CITY. THE PROPERTY WILL CONTINUE TO FREE DISCHARGE TO THE ADJACENT PUBLIC STREETS AND ALLEY (<= 85% TREATMENT D) WITH THE MAJORITY EXITING THE SITE TO LOMAS BLVD. SEE BASIN EXHIBIT THIS SHEET.

STORMWATER CONTROL MEASURES ARE REQUIRED TO PROVIDE MANAGEMENT OF 'FIRST FLUSH' (DEFINED AS THE 90TH PERCENTILE STORM EVENT OR 0.34" [0.44" LESS 0.1" FOR INITIAL ABSTRACTION] OF STORMWATER WHICH DISCHARGES DIRECTLY TO A PUBLIC STORM DRAINAGE SYSTEM).

THERE ARE 'FIRST FLUSH' RETENTION PONDS AREAS LOCATED IN THREE OF THE FOUR DRAINAGE BASINS. STORM WATER FROM THE IMPERVIOUS AREAS SHALL BE DIRECTED TO THESE BASINS VIA CURB OPENINGS (KEYED NOTE 7). ONCE THE BASINS FILL, EXCESS STORMWATER WILL BE PASSED BACK TO PAVEMENT TO CONTINUE ALONG HISTORIC FLOWPATHS. SEE CHART THIS SHEET FOR FIRST FLUSH RETENTION VOLUMES.

LEGEND

- 78 PROPOSED CONTOUR
- 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5328.05 FINISH FLOOR ELEVATION
- PROPOSED GRADE BREAK
- Fp PROPOSED FIRST FLUSH RETENTION PONDING AREA.
- PROPOSED PERCOLATION PIT

ENGINEER'S CERTIFICATION

PER C.O.A. HYDROLOGY BUILDING PERMIT APPROVAL, PRIOR TO CERTIFICATE OF OCCUPANCY RELEASE, ENGINEER'S CERTIFICATION PER THE DPM CHECKLIST IS REQUIRED.

CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED, STAMPED AND DATED BY A LICENSED SURVEYOR WHICH INCLUDES:

- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED PLAN;
- TOP AND BOTTOM ELEVATIONS DEFINING ALL FIRST FLUSH RETENTION PONDS, AND OTHER SITE PONDING;
- NOTE ANY ITEMS NOT CONSTRUCTED;
- SHOW LINWORK FOR ANYTHING CONSTRUCTED DIFFERENT FROM THE APPROVED PLAN.

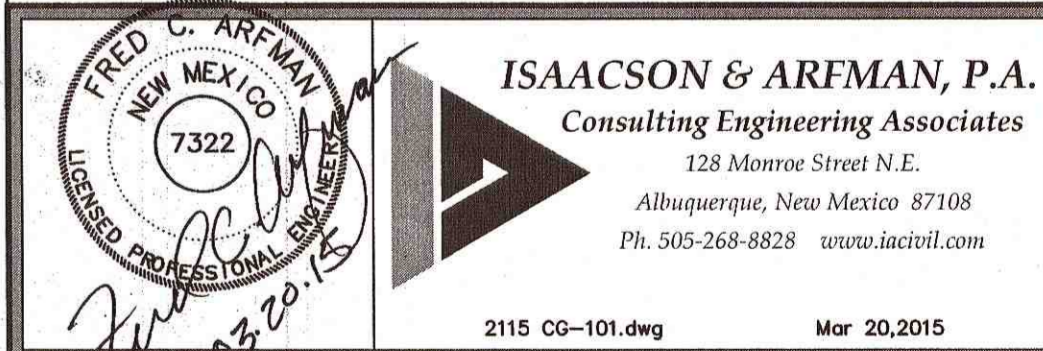
PROJECT DATA

- NEW PEDESTRIAN WALK AT ELEVATIONS SHOWN. ALL WALKS TO BE ADA ACCESSIBLE (5% MAX SLOPE, 2% MAX CROSS-SLOPE).
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- PROPOSED PAVING. SEE ARCHITECTURAL FOR PAVEMENT MATERIAL, JOINT INFORMATION, SECTIONS, PARKING LAYOUT, DIMENSIONS, STRIPING, ETC.
- CONSTRUCT SHALLOW FIRST FLUSH RETENTION POND AT ELEVATIONS SHOWN. INSTALL ANGULAR ROCK TO DEFINE PERIMETER. HATCHED AREA REPRESENTS EXTENTS OF PONDING. SLOPE AT 3:1.
- DECORATIVE LANDSCAPE WALL WITH MINOR GRADE TRANSITIONS. SEE ARCHITECTURAL PLANS.
- INSTALL PERCOLATION PIT THIS AREA. SEE DETAIL SHEET THIS.
- CONSTRUCT 12" WIDE (BOTTOM WIDTH) CURB CUT AT FLOWLINE (FL=) SHOWN TO PASS 'FIRST FLUSH' DISCHARGE INTO PONDING AREAS. ALL 'FIRST FLUSH' PONDING AND CURB CUTS MUST BE INSTALLED PER PLAN.
- CONSTRUCT 12" WIDE (BOTTOM WIDTH) CURB CUT AT FLOWLINE (FL=) SHOWN TO PASS EXCESS FLOW BACK TO PAVEMENT TO FOLLOW HISTORIC FLOWPATH TO STREET / ALLEY.
- CONSTRUCT 12" WIDE COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT FLOWLINE (FL=) SHOWN TO PASS EXCESS FLOW BACK TO PAVEMENT TO FOLLOW HISTORIC FLOWPATH TO STREET.
- EXTEND ROOF STORMWATER DISCHARGE PIPES THROUGH FACE OF CURB PER C.O.A. STD. DWG. 2235, USING FITTINGS AS REQUIRED. SEE PLUMBING PLAN FOR SPECIFIC LOCATIONS.
- CONSTRUCT NEW CONCRETE DUMPSTER PAD SLOPING TO SANITARY SEWER INLET. SEE UTILITY PLAN.
- NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK. TEXT SHOWN WITHIN FLOWLINE REPRESENTS FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF ADJACENT CURB OR WALK ELEVATIONS.
- DEPRESS LANDSCAPING FOR WATER HARVESTING (THESE ARE SEPARATE FROM FIRST FLUSH PONDING). TYPICAL. NOTE: NO WATER HARVESTING SHALL OCCUR WITHIN 10' OF BUILDING.
- CONSTRUCT 2' WIDE FRACTURED FACE ROCK SWALE (SEE GENERAL NOTE AA) AT ELEVATIONS SHOWN. SEE DETAIL THIS SHEET.

OFF-SITE: NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #3500200553H DATED AUGUST 16, 2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

ENGINEER: FRED C. ARFMAN, P.E., NMPE 7322
ISAACSON & ARFMAN, PA
128 MONROE NE, 87111
TELEPHONE: (505) 268-8828



STARBUCKS
LOMAS & WASHINGTON
MODULUS ARCHITECTS

GRADING & DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
03/21/15			2115
Drawn By:			CG-101
DEC/BJB			
Ckd By:			SH OF
FCA			





City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Contractor: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Isaacson & Afman, P.A.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development