

# CITY OF ALBUQUERQUE



April 7, 2015

Jeff Wooten, PE  
**Wooten Engineering, Inc.**  
3708 Saint Andrews SE  
Rio Rancho, NM 87124

**RE: Applebees and 14k Retail Building  
Grading and Drainage Plan  
Engineer's Stamp Date 4-03-2015 (File: K09-D038)**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 4-03-15, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

PO Box 1293 Prior to Certificate of Occupancy release, Engineer Certification per the DPM Checklist will be required. Additionally, it will be required to submit the construction work within COA right-of-way through the DRC Process.

Albuquerque If you have any questions, you can contact me at 924-3924.

New Mexico 87103

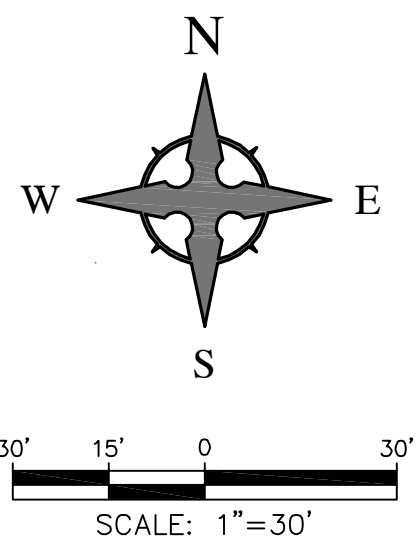
[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf via Email: Recipient, Monica Ortiz





CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

Jack-In-The-Box  
Tract 1-B-2,  
Unit A, Row 2  
Town of Atrisco Grant  
(07/29/11, 11C-74)

Note: Reference Utility  
Plan for Service Con-  
nections to be installed  
Under Retaining Wall.

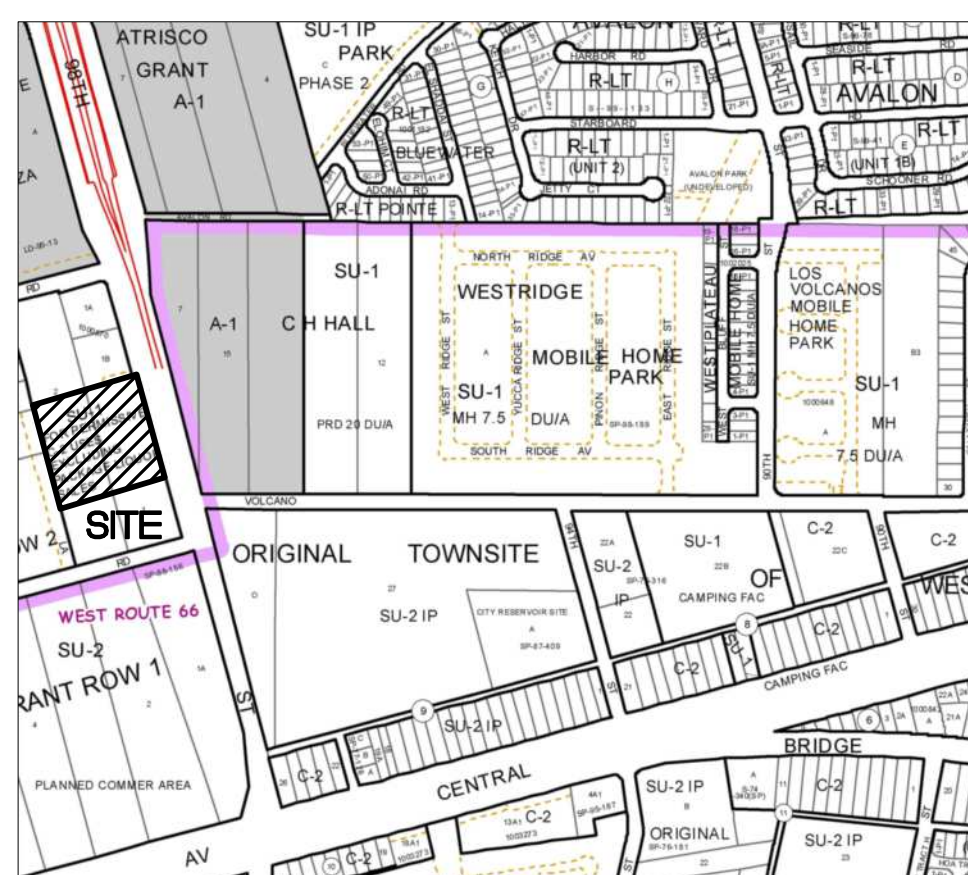
Note: All Work Within  
98th Street R/W to be  
Constructed by Separate  
Work Order. Ref. DRC  
Plans.

NOTICE TO CONTRACTORS

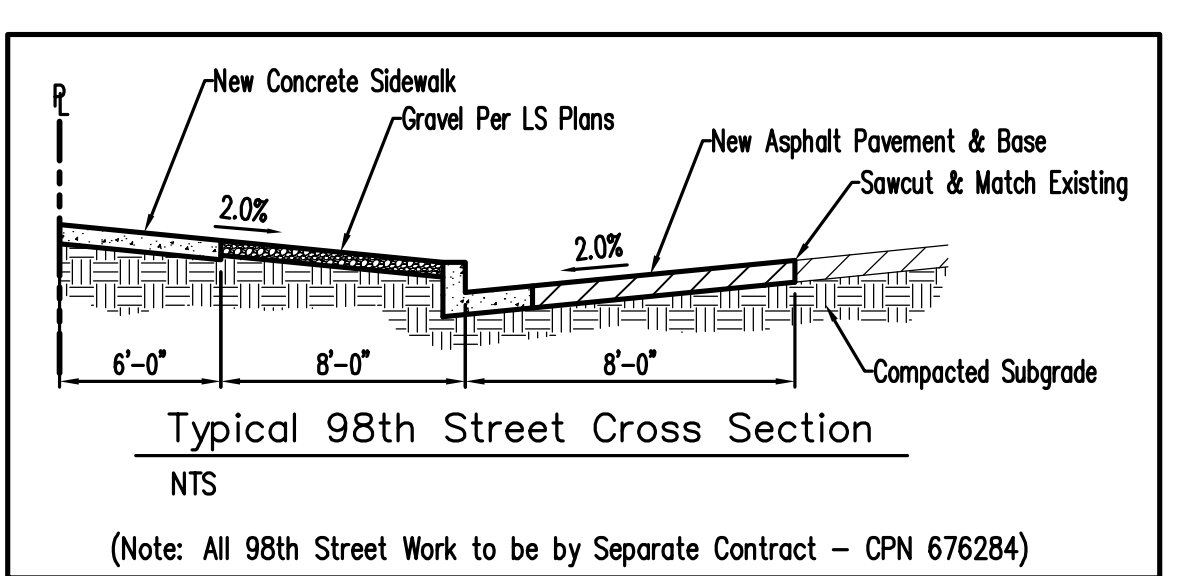
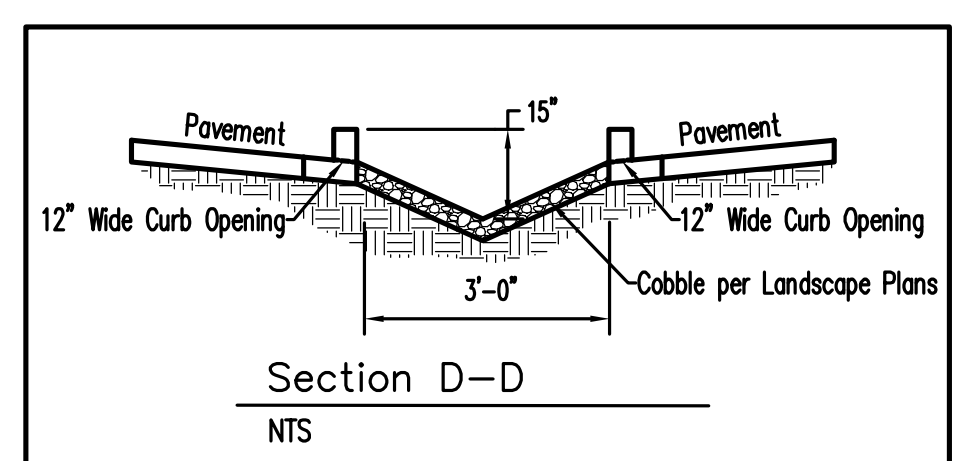
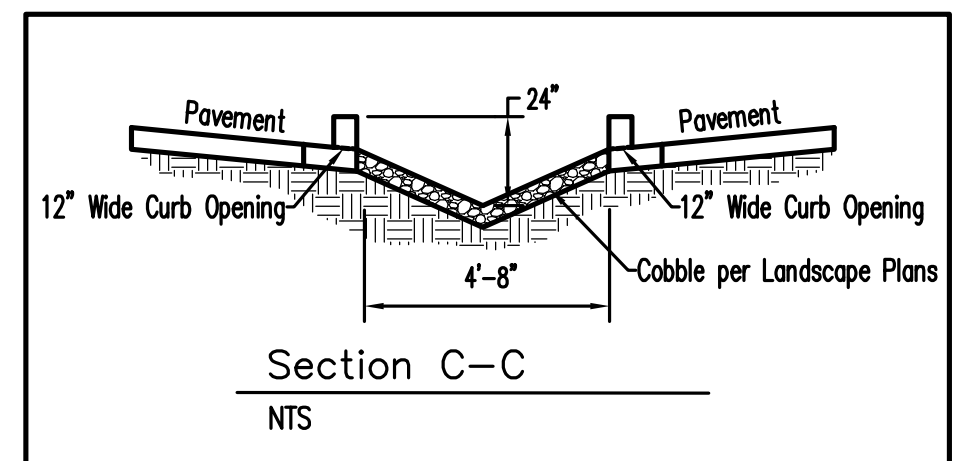
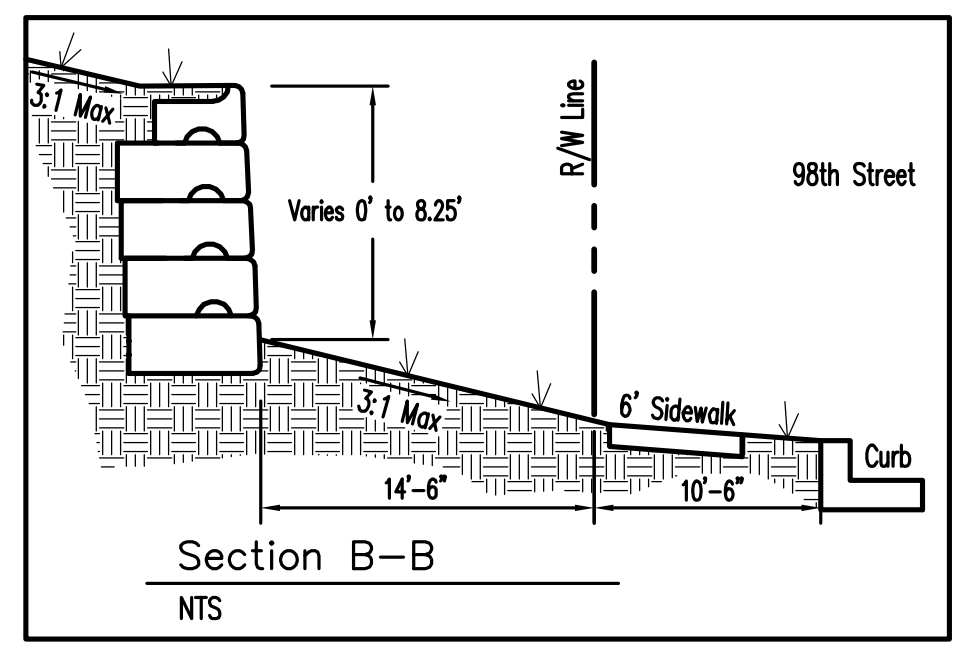
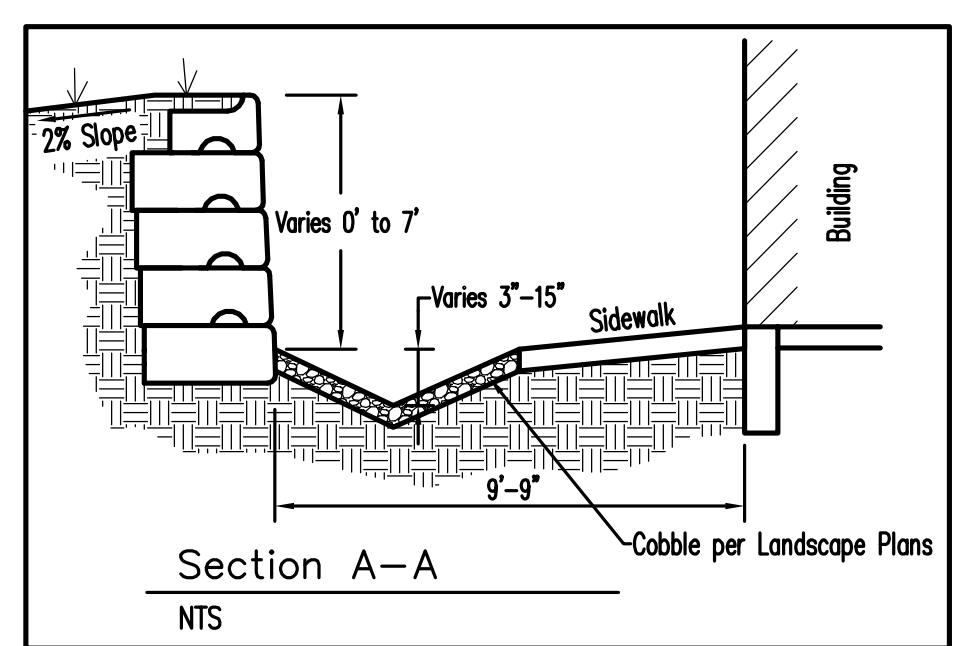
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 UPDATE NO. 8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NM ONE CALL FOR LOCATION OF EXISTING UTILITIES. (NM ONE CALL = '811')
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.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



VICINITY MAP - Zone Atlas K-9



LEGEND

- 27.8 FLOW ARROW
- FL27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
- TC27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
- TC27.8 PROPOSED TOP OF CURB ELEVATIONS
- TC27.8 PROPOSED TOP OF GRATE ELEVATION
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN
- FLOW LINE
- RIDGE LINE

**DSA**

Darren Sowell  
ARCHITECTS

4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201

Applebee's

XXY 98th STREET  
ALBUQUERQUE, NEW MEXICO

project number  
1420

drawing issuance  
PERMIT SET 02.27.2015

drawing revision:  
No. Description Date:

professional seal

JEFFREY TODD WOOTEN  
NEW MEXICO  
16892  
ENGINEER

4/3/2015

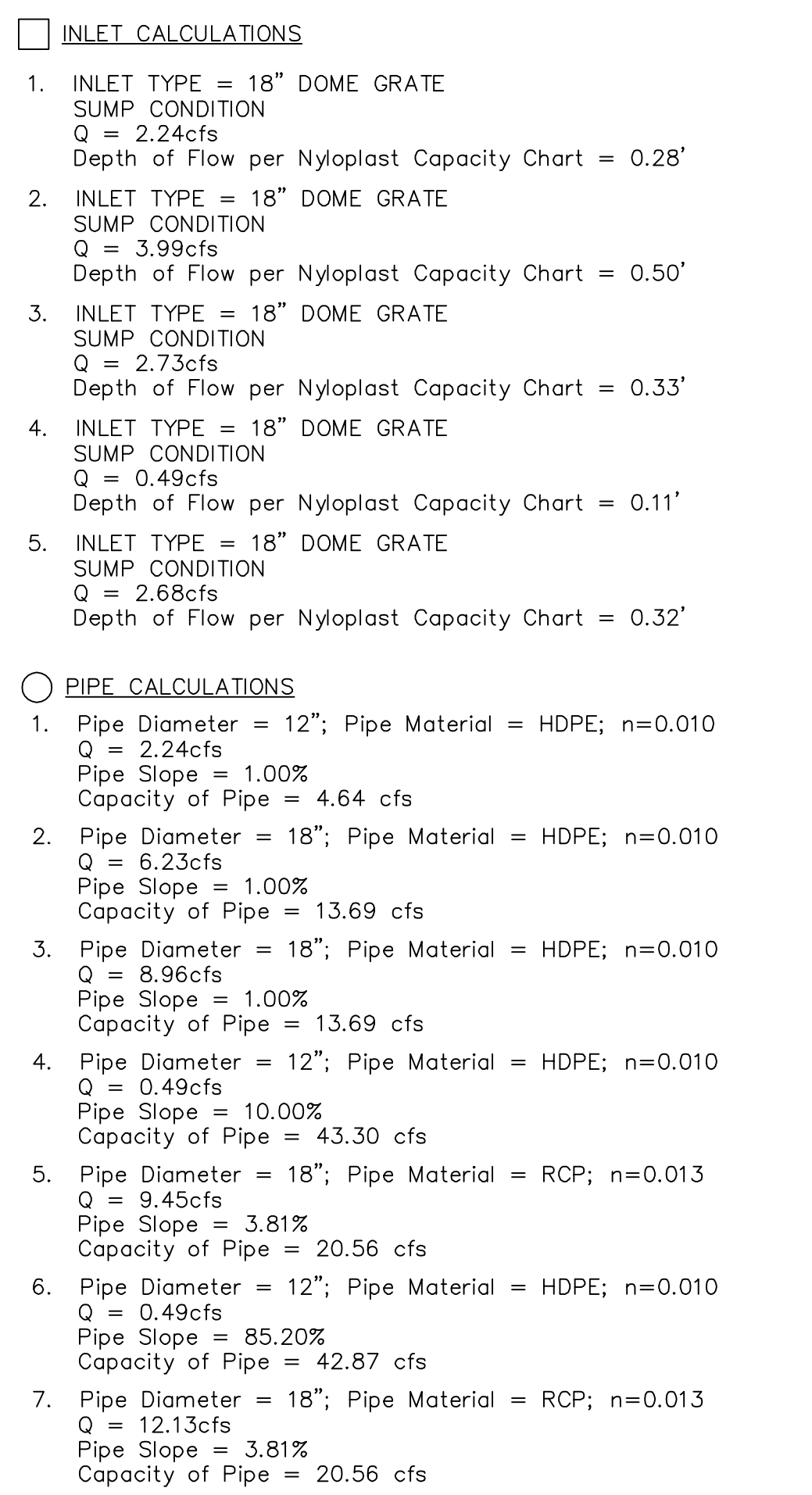
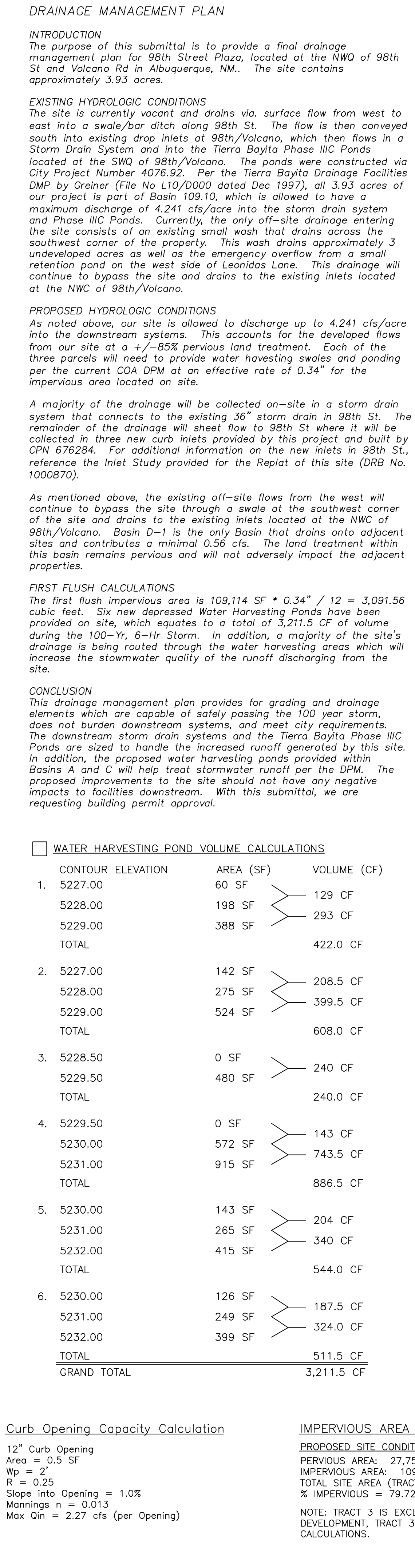
drawing title  
Grading Plan


drawing number  
C2

**Wooten Engineering**

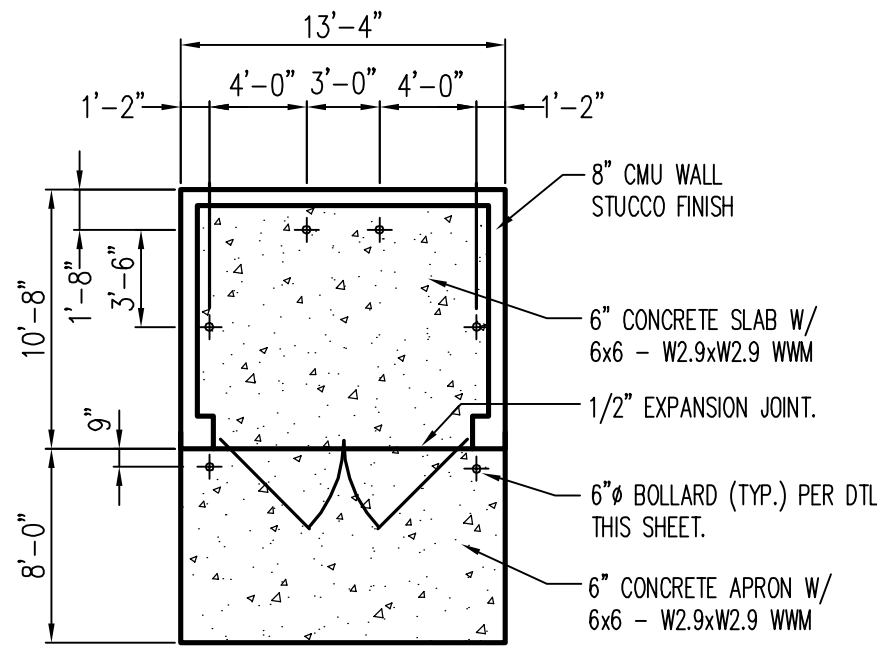
4700 Lincoln NE, Suite 111  
Albuquerque, NM 87109  
Ph: 505.980.3560



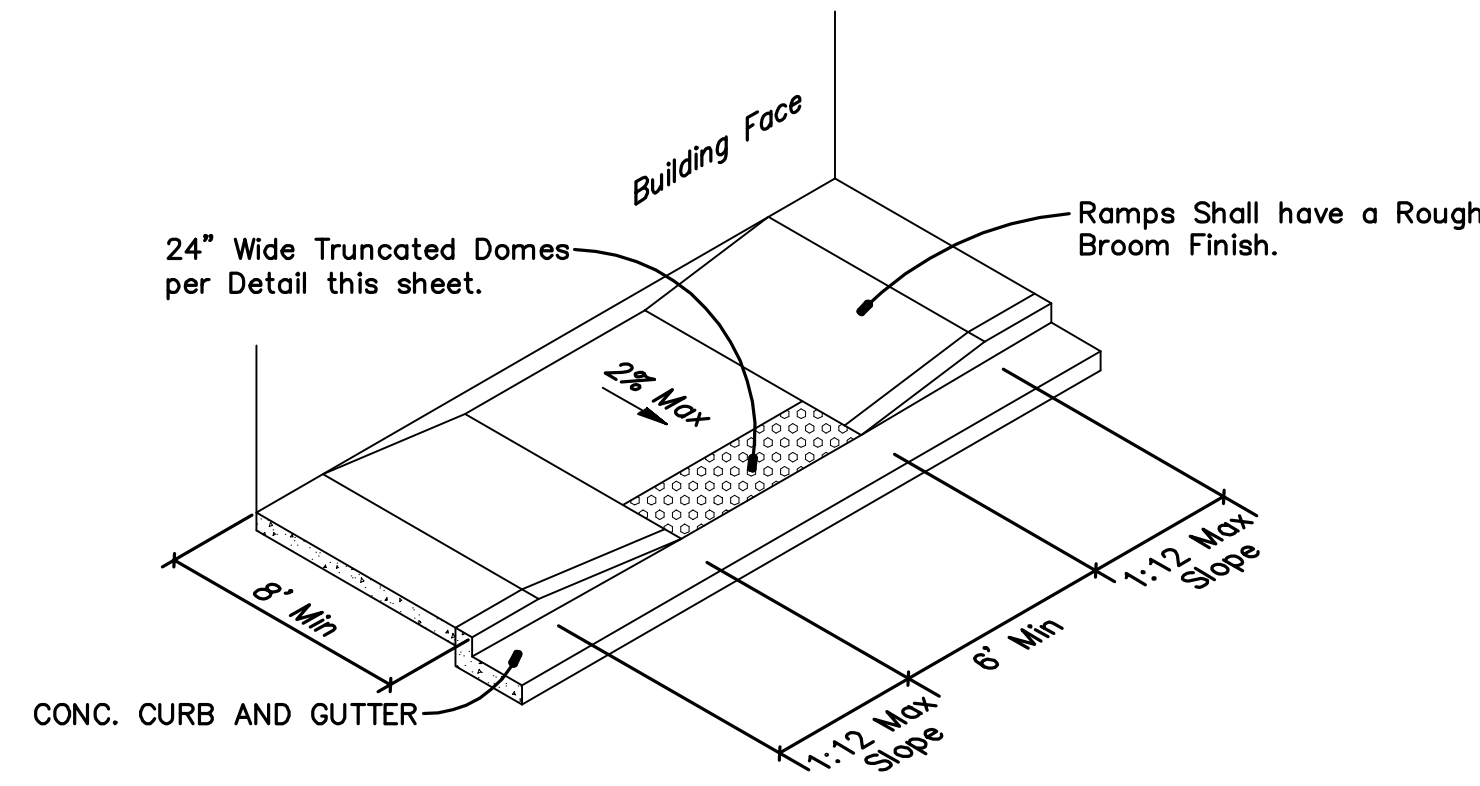


 <p><b>Darren Sowell</b> ARCHITECTS</p> <p>4700 Lincoln N.E., Suite 111 Albuquerque, N.M. 87109 Phone: (505) 342-6200 Fax: (505) 342-6201</p>	
<div style="display: flex; justify-content: space-between;"> <span>project title</span> <span></span> </div>	
<div style="display: flex; align-items: center; justify-content: center;">  <div style="margin-left: 20px;"> <p>xxx 98TH STREET ALBUQUERQUE, NEW MEXICO</p> </div> </div>	
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<div style="display: flex; justify-content: space-between;"> <span>drawing revision</span> <span>No.      Description:      Date:</span> </div>	
<div style="display: flex; justify-content: space-between;"> <span>professional seal</span> <span></span> </div>	
<div style="text-align: center;">  <p><i>[Signature]</i></p> <p>4/3/2015</p> </div>	
<div style="display: flex; justify-content: space-between;"> <span>drawing title</span> <span>Drainage Calculations</span> </div>	
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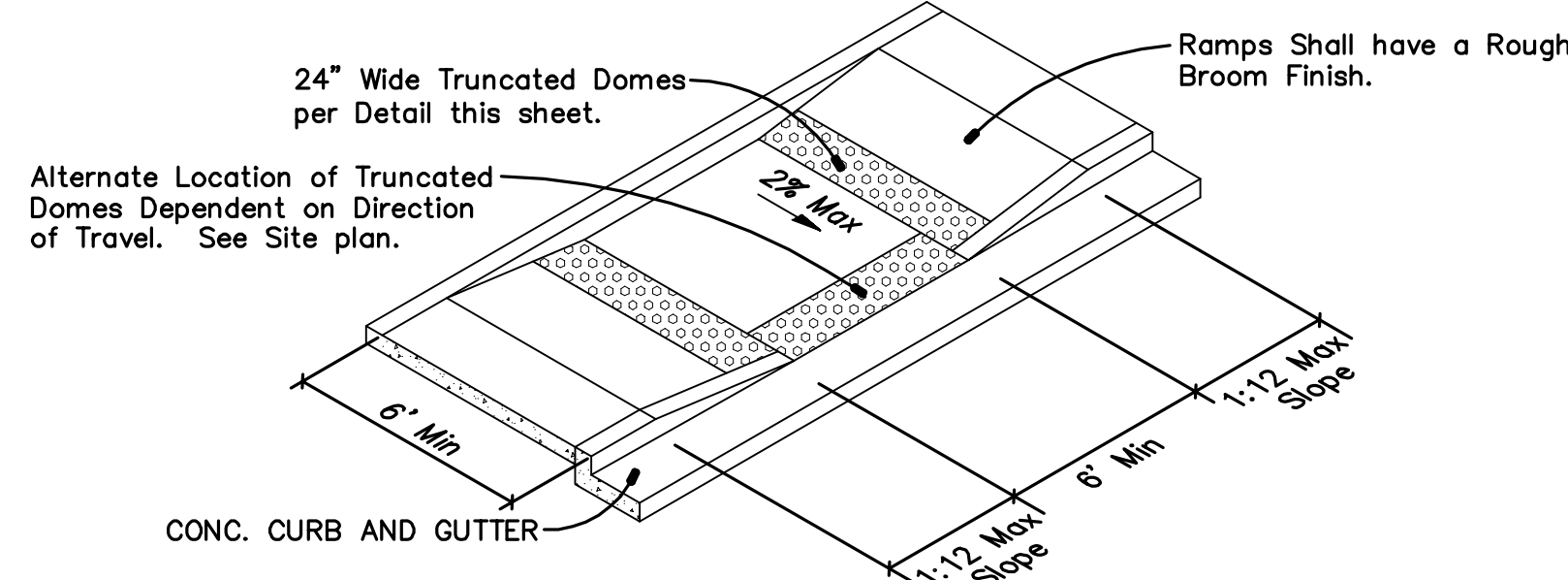




Single Dumpster Enclosure



ADA Parking Wheelchair Ramp



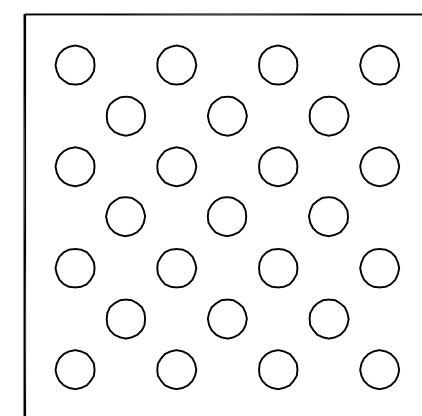
In-Line Wheelchair Ramp

TEXTURE SURFACING ON ASPHALTIC PAVEMENT SHALL CONSIST OF ABRASIVE ADHESIVE STRIPS

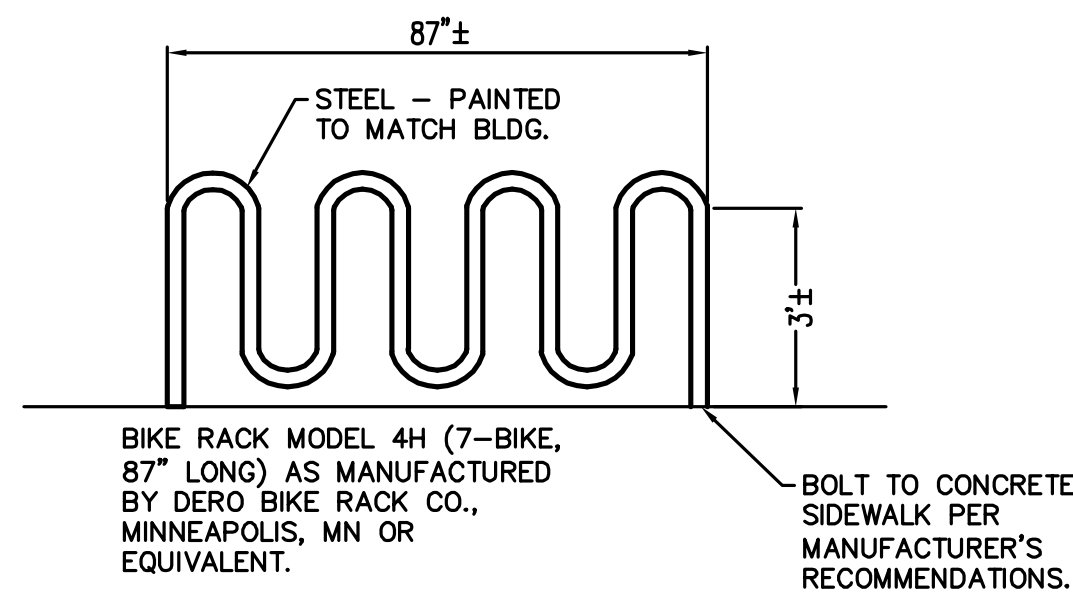
STAMARK HIGH PERFORMANCE TAPE SERIES - L386B BLUE 3M PH (612) 733-1154

SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

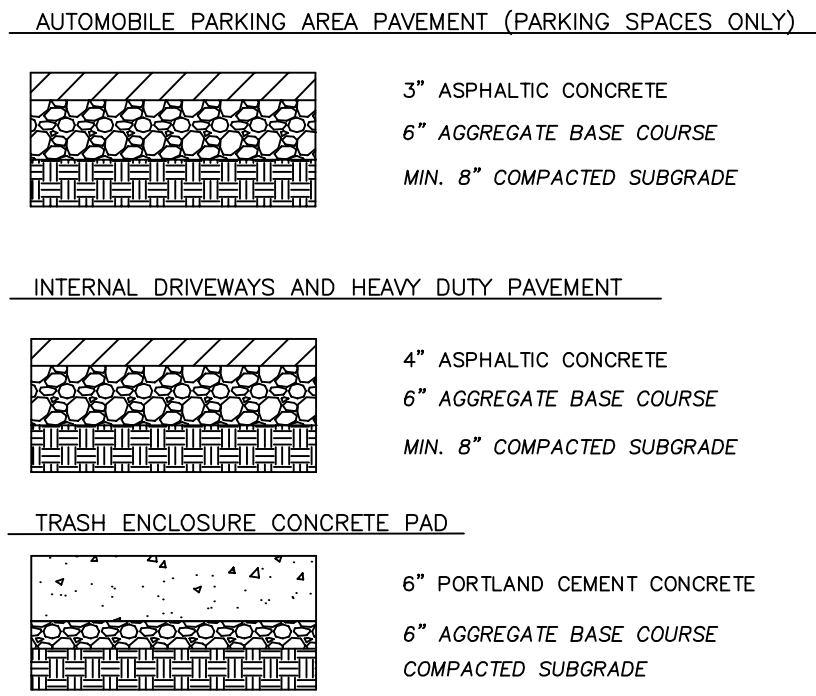
NOTE: ADAAG standardizes detectable warnings as raised truncated domes with a nominal 0.9 in. diameter, 0.2 in. height, and nominal 2.35 in. on center which must contrast visually with adjoining surfaces.



Truncated Domes Detail  
NTS

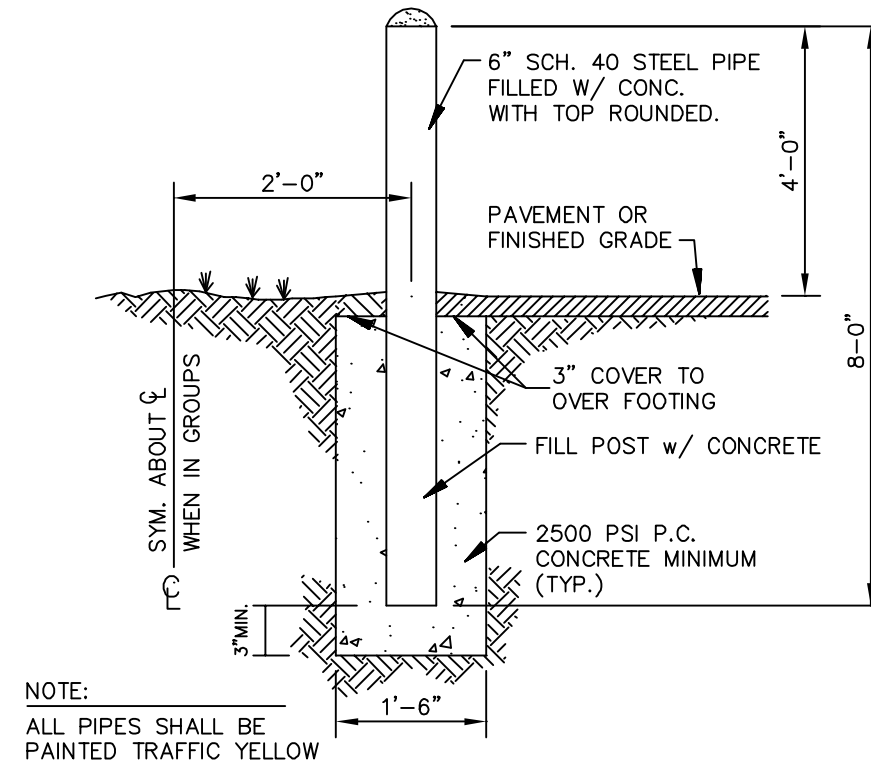


Bike Rack Detail  
NTS

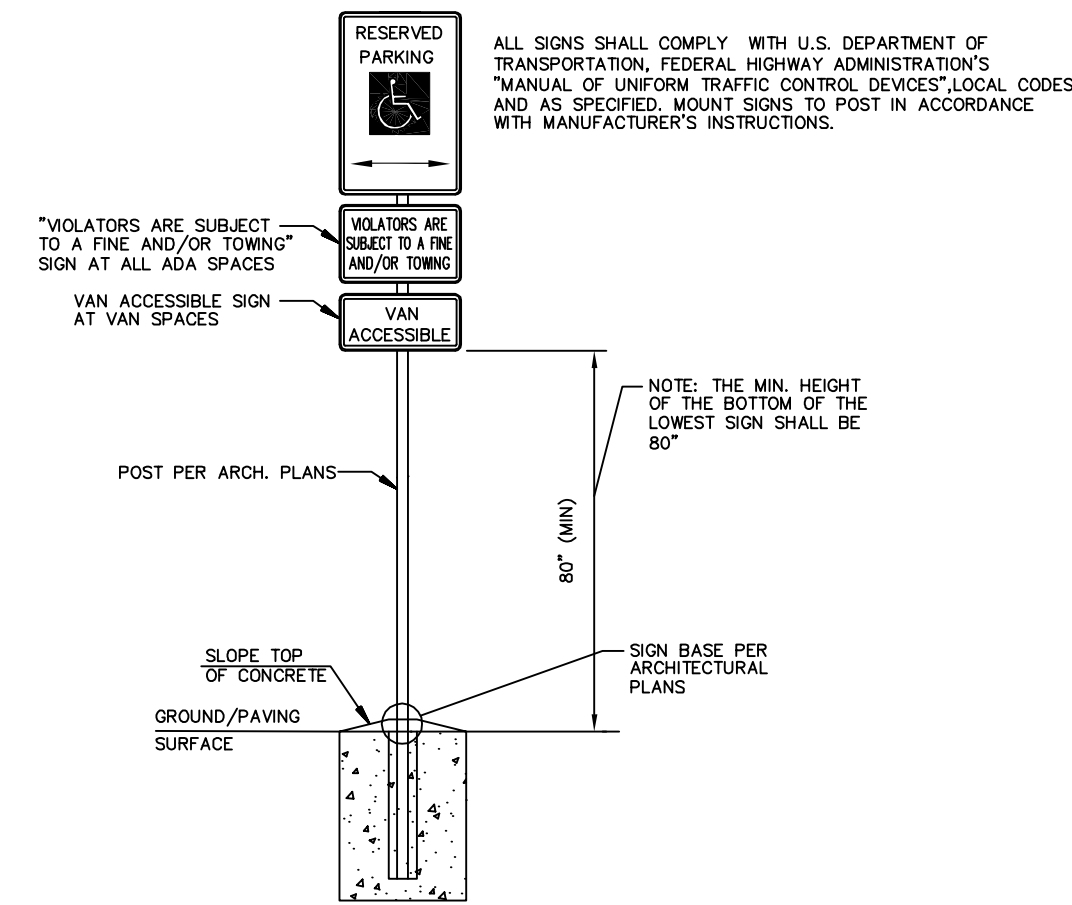


NOTE: REFERENCE GEOTECHNICAL REPORT BY GEO-TEST DATED 11/7/2014 FOR ADDITIONAL DETAILS AND SPECIFICATIONS OF PAVEMENT.

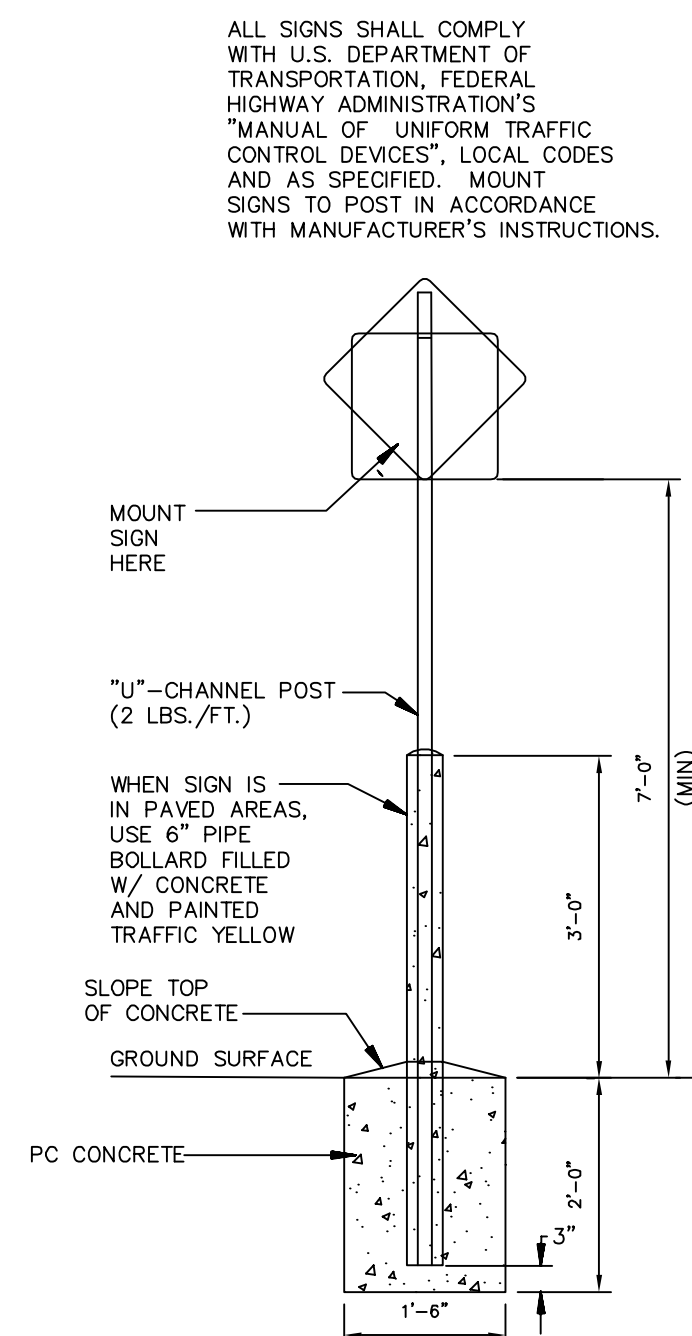
Pavement Sections



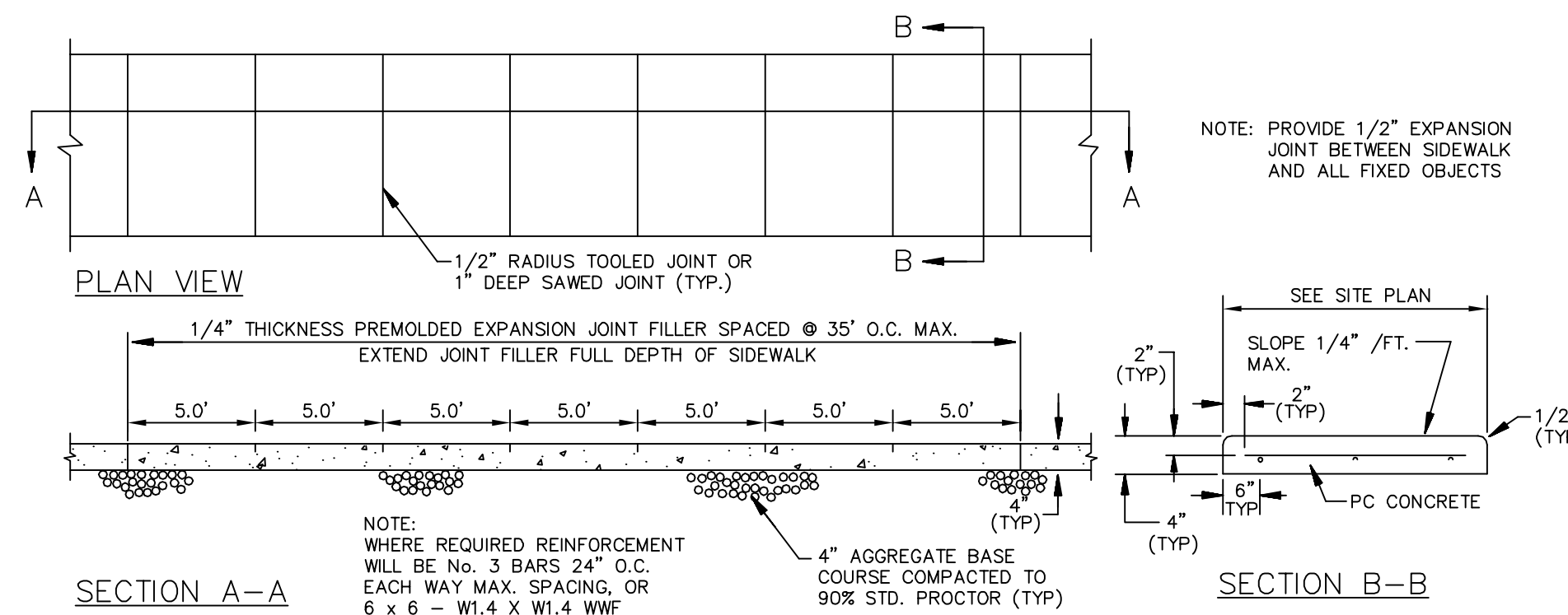
Pipe Bollard Detail  
NTS



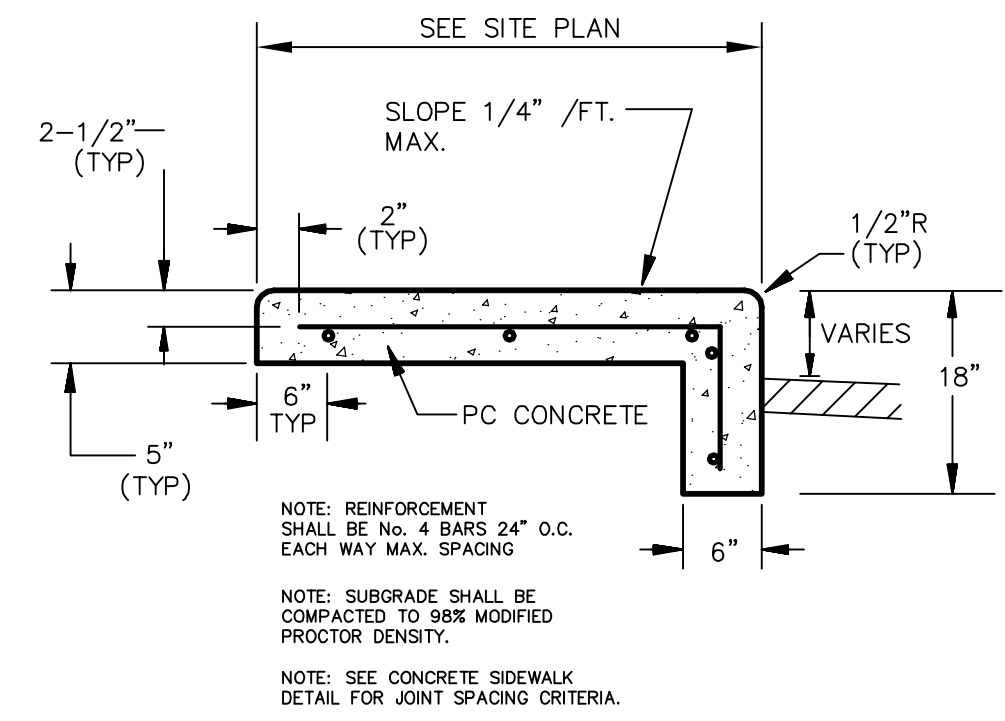
H/C Sign Detail  
NTS



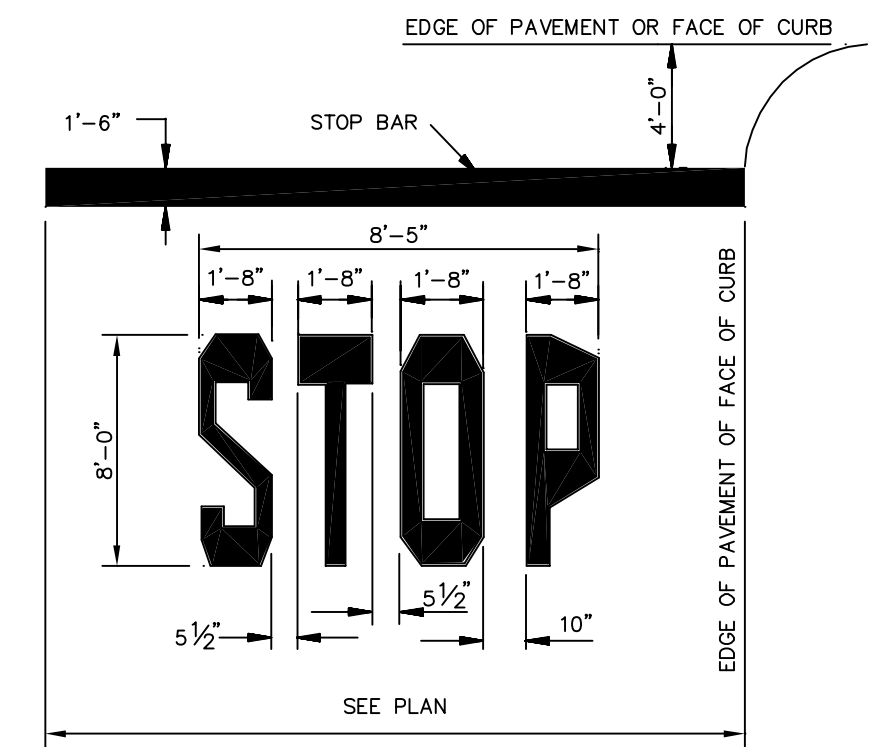
Standard Sign Base  
NTS



Concrete Sidewalk  
NTS

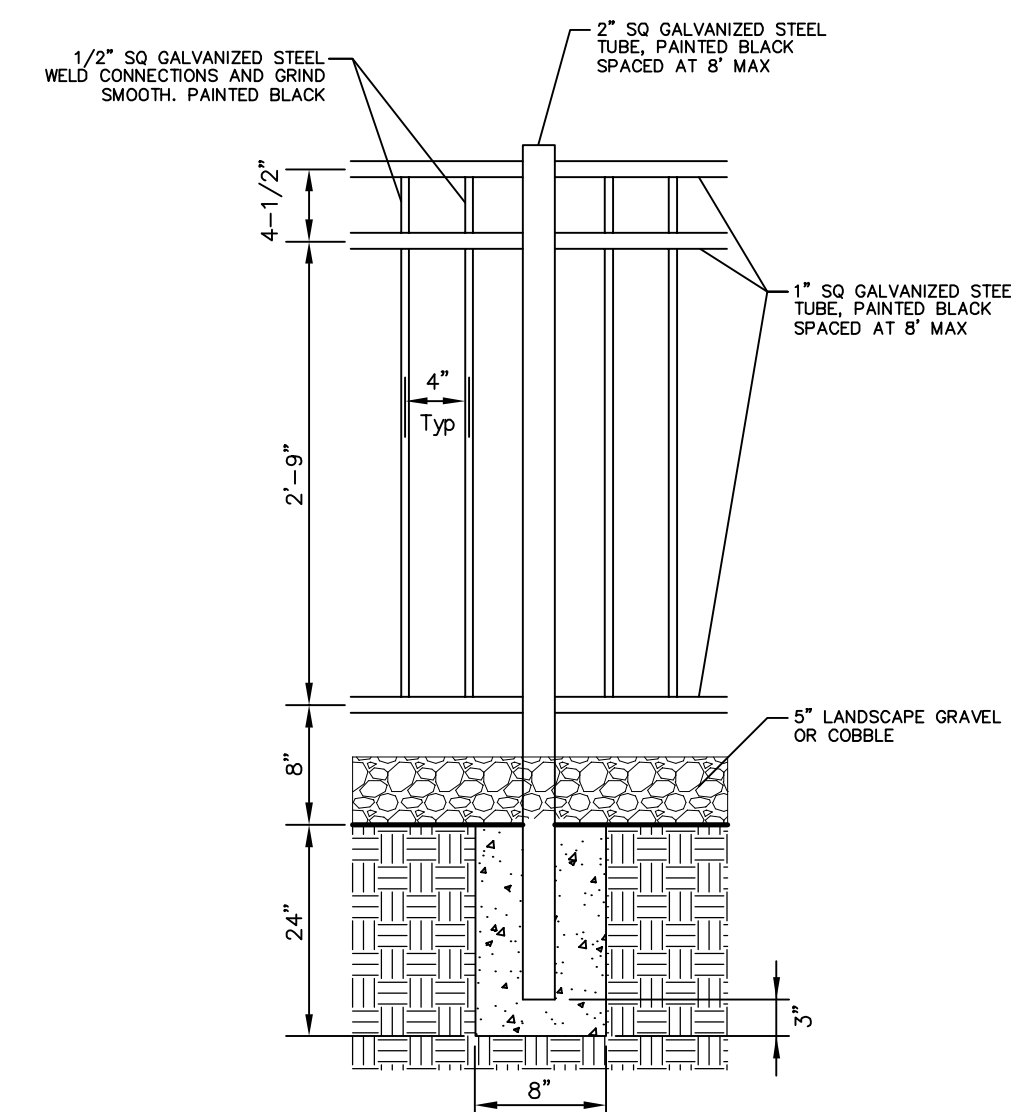


Sidewalk with Turndown Detail  
NTS



NOTE:  
1. WORDS AND ARROWS FOR DRIVEWAYS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS  
2. THESE WORDS AND BAR ARE TO BE PAINTED REFLECTIVE WHITE.

Stop Bar  
NTS



Railing Detail  
NTS

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project title

Applebee's  
XXX 98TH STREET  
ALBUQUERQUE, NEW MEXICO

project number  
1420  
drawing issuance  
PERMIT SET 03.02.2015  
drawing revisions  
No. Description: Date:

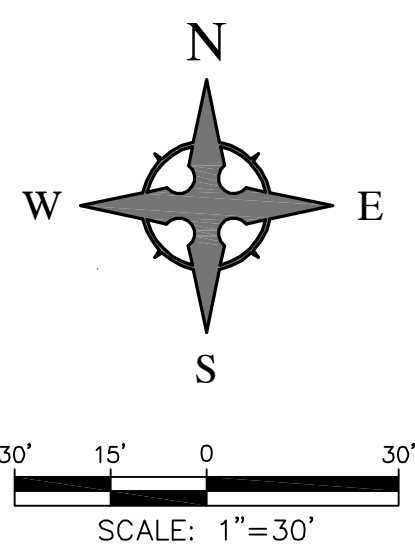
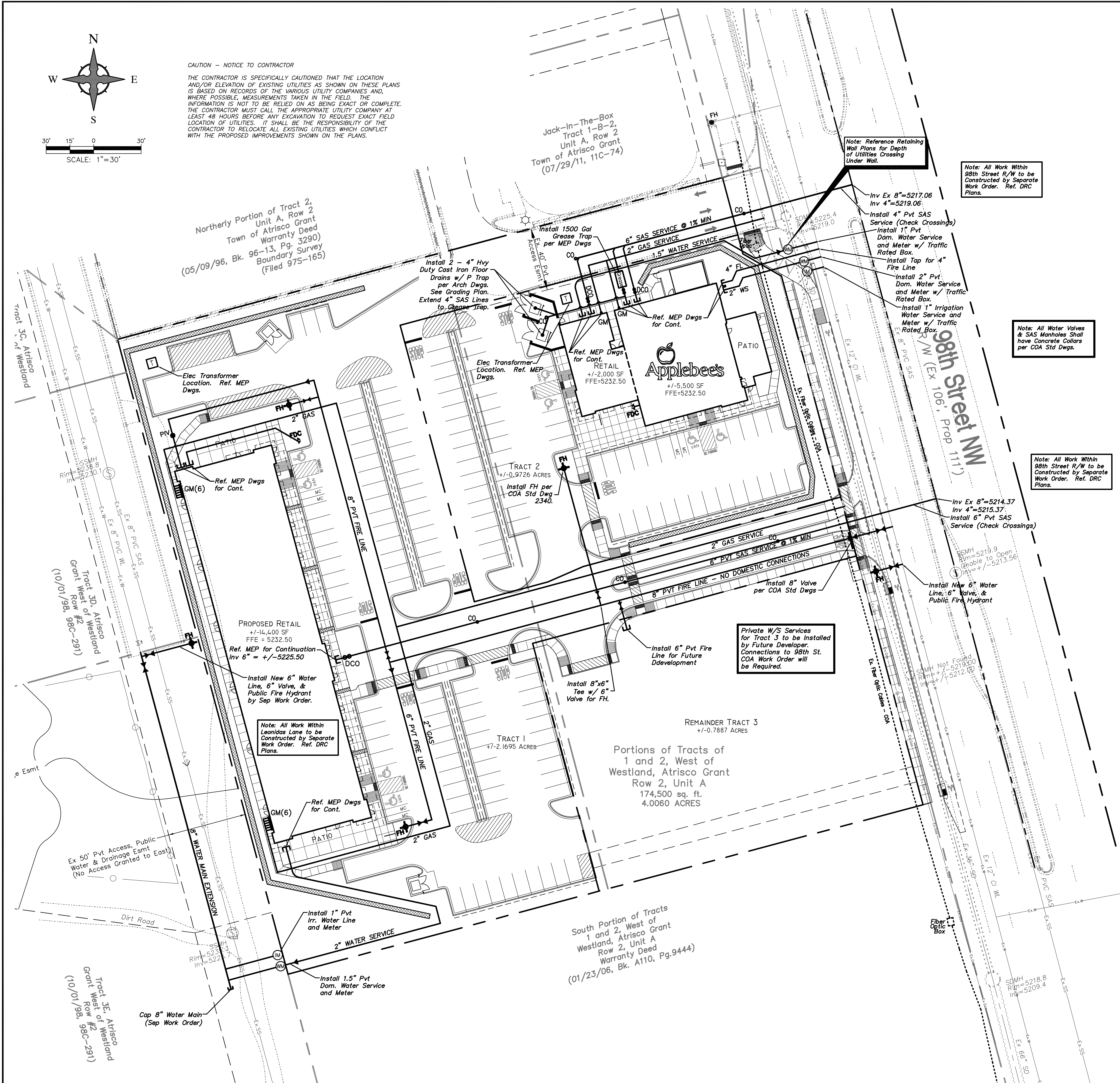
professional seal

JEFFREY TODD WOOTEN  
NEW MEXICO  
16892  
PROFESSIONAL ENGINEER  
3/31/15

drawing title  
Site Details  
drawing number

C4





CAUTION - NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

- GENERAL NOTES**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
  2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
  3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
  4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
  5. ROUGH GRADING OF SITE (+0.5') SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
  6. CONTRACTOR WILL BE RESPONSIBLE FOR CONNECTIONS TO BUILDING UTILITIES AND ALL NECESSARY FITTINGS TO WITHIN 5' OF BUILDING.
  7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
  8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
  9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
  10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

- UTILITY NOTES**
1. INSTALL NEW WATER METERS AND SERVICES PER CITY STANDARDS AND SPECIFICATIONS AS WELL AS THE UNIFORM PLUMBING CODE. REFER TO BUILDING PLUMBING PLANS FOR EXACT LOCATIONS OF BUILDING STUB OUTS.
  2. INSTALL NEW SANITARY SEWER SERVICES PER CITY STANDARDS AND SPECIFICATIONS AS WELL AS THE UNIFORM PLUMBING CODE. CLEAN OUTS SHALL BE INSTALLED AT A MAXIMUM OF 100' SPACING PER THE UPC. REFER TO BUILDING PLUMBING PLANS FOR EXACT LOCATIONS OF BUILDING STUB OUTS.
  3. COORDINATE WITH ELECTRIC UTILITY COMPANY FOR PROPOSED TRANSFORMERS, METERS, AND SERVICE LINES EXTENSIONS AS REQUIRED. REFERENCE MEP PLANS FOR ACTUAL BUILDING STUB OUT LOCATIONS AS WELL AS LOADING AND ELECTRICAL PANEL REQUIREMENTS.
  4. COORDINATE WITH GAS UTILITY COMPANY FOR NEW SERVICE AS REQUIRED. REFERENCE MEP PLANS FOR ACTUAL BUILDING STUB OUT LOCATIONS AS WELL AS GAS LOADING REQUIREMENTS.
  5. COORDINATE WITH TELECOMMUNICATION COMPANIES FOR NEW PHONE AND CABLE SERVICE AS REQUIRED FOR THE PROJECT. REFERENCE MEP PLANS FOR BUILDING STUB OUT LOCATIONS AND SERVICE REQUIREMENTS.
- NOTES:**  
COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN STREET RIGHTS-OF-WAY WITH THE CITY OF ALBUQUERQUE AS APPLICABLE TO THE WORK. THIS INCLUDES PAVEMENT REMOVAL/REPLACEMENT AND NECESSARY TRAFFIC CONTROL. OBTAIN RIGHT TO WORK PERMITS AS NECESSARY.

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project title

**Applebee's**  
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C3