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PLOTTER: Adobe PDF
PLOT TIME: 1:52:10 PM
PLOT DATE: Wednesday, September 18, 2013
PLOT BY: Edgar Ode

*** CONSTRUCTION NOTES ***

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
7. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
8. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD TO 0 TO -1/2" OF SUBGRADE.

STANDARD ACCESSIBILITY REQUIREMENTS

- (A) PARKING:**
ACCESSIBLE PARKING SPACES SHALL BE A MIN. 8' WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)
- (B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE IN EVERY 5 SPACES MUST HAVE AN ADDITIONAL INDICATION "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AT 60" ABOVE GROUND SURFACE TO BOTTOM OF TEXT.**
- (C) ALL ACCESSIBLE SERVING ACCESSIBLE PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE PER EIGHT ACCESSIBLE SPACES PROVIDED.**
- (D) RAMPS:**
RAMPS EXCEEDING 6" IN RISE SHALL HAVE HANDRAILS EACH SIDE BETWEEN 34" AND 38" IN HEIGHT, EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP, AND SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
- (E) RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES A MINIMUM OF 2" HIGH TO PREVENT PEOPLE FROM SLIPPING OFF THE RAMP.**
- (F) CURB RAMPS SHALL HAVE A ROUGH (BROOM FINISH) SURFACE OR ABRASIVE TILE. CURB RAMPS SHALL ALSO CONTAIN EITHER TRUNCATED DOMES OR DEEP GROOVES IN ACCORDANCE WITH ADA STANDARDS AND, BE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) AND LIGHT REFLECTIVE VALUE MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES.**
- (G) LANDINGS FOR RAMPS SHALL BE A MINIMUM OF 5'-0" LONG IN DIRECTION OF TRAVEL. ALL LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP THEY SERVE.**
- (H) SIDEWALKS AND ACCESSIBLE ROUTES:**
36" MIN. ACCESS ROUTE TO PUBLIC WALK OR RIGHT-OF-WAY. (MAX. LONGITUDINAL SLOPE 4.9%; MAX CROSS SLOPE 1.9%)

DRAINAGE REPORT

Site Location – The site is located on the northwest corner of Central Avenue N.W. and Yucca Drive N.W. There is currently a Church's Chicken restaurant at the site. The proposed development will include demolition of the existing building and parking area, and construction of a new Church's restaurant building with associated paving, grading, landscaping, and utility construction.

Methodology – The proposed storm water management system was designed in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Bernalillo County Precipitation Zone 1. The 100-year, 6-hour frequency event was used as the principal design storm.

Existing Conditions – The site is completely impervious under existing conditions. The majority of the site drains south to Central Avenue. A small portion on the west side of the site drains to Yucca Avenue, and a small portion along the east property boundary drains off the site to the east.

Proposed Conditions – Refer to Sheet C5.1 for the Grading & Drainage Plan for the site. There are three drainage areas identified for proposed conditions at the site. The existing drainage patterns at the site were maintained for the proposed conditions. For the purpose of quantifying the peak discharge rate and runoff volume from the site, all impervious areas were assigned a Land Treatment Condition D, and disturbed pervious areas were assigned a Land Treatment Condition C. Area A-1 consists of 0.013 acres, and drains to Yucca Drive to the west. Drainage Area A-2 contains 0.355 acres, and drains off the site to the south onto Central Avenue. Area A-3 contains 0.021 acres and drains off the site to the east. The 100-year, 6-hour peak runoff rate and volume calculations for post-developed conditions are summarized on Sheet C5.1.

Conclusions – The site is completely impervious under existing conditions. Under proposed conditions, approximately 0.059 acres of the 0.389 total acres at the site will be converted to landscaped area. It is anticipated that the 100-year, 6-hour event peak discharge rate from the site will decrease from approximately 1.7 cubic feet per second (cfs) under existing conditions to approximately 1.6 cfs under proposed conditions. Therefore this redevelopment will not have an adverse impact on the existing storm water management system surrounding the site.

** FEMA NOTE **

Flood Statement: According to Community Panel No. 35001C 0329 H, Dated August 16, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within flood zone "X", areas determined to be outside the 0.2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor or Engineer.

** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

The Contractor shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the proposed solution to ADA issues which may fail to satisfy full ADA compliance upon completion of the work. If necessary, spot elevations of the area in question shall be obtained by the contractor and provided to the engineer for a detailed resolution of the condition. Engineer and owner shall be indemnified of problems and / or cost which may result from contractor's failure to notify engineer and owner in a timely manner.

You don't need this wall for drainage, and should NOT build it on the neighbors frontage.

Tactile strips are probably not required since this is no longer a ramp.

CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL

5' TAPER IN CURB HEIGHT

5' TAPER IN CURB HEIGHT

POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS									
Drainage Area Number	Area (ac)	Land Treatment Condition				Excess Precipitation (in)	Volume (ac-ft)	Peak Discharge (cfs)	Remarks
A-1	0.013	0.000	0.000	0.013	0.000	0.99	0.00	0.04	WEST TO YUCCA DRIVE
A-2	0.355	0.000	0.000	0.025	0.330	1.90	0.06	1.51	SOUTH TO CENTRAL AVENUE
A-3	0.021	0.000	0.000	0.021	0.000	0.99	0.00	0.06	OFF-SITE TO THE EAST
Total	0.389						0.06	1.61	

Note: Calculations in accordance with the City of Albuquerque Development Process Manual

****NOTICE****
ANY WORK WITHIN R.O.W. SHALL CONFORM TO CITY OF ALBUQUERQUE SPECIFICATIONS

SITE & PAVING LEGEND

- BOUNDARY LINE
 - PROPOSED CURBS
 - EXISTING CURBS
 - GRADE BREAK
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED FLOW ARROWS
 - EXISTING SPOT GRADES
- TC=11.00
TP=10.50
1.0%
2
0.05 ac
- PROPOSED SPOT GRADES
PROPOSED SLOPE ARROWS
DRAINAGE DIVIDE LINE & ACREAGE
- TC = PROPOSED TOP OF CURB ELEVATION
TP = PROPOSED TOP OF PAVEMENT ELEVATION
FF = PROPOSED FINISHED FLOOR ELEVATION
TG = PROPOSED TOP OF GRADE ELEVATION

GRAPHIC SCALE

SCALE: 1" = 10'

CHURCH'S CHICKEN
PROTOTYPE 1850
1,850 GROSS SQ. FT.
FFE = 5027.70

BENCHMARK DESCRIPTION

BENCHMARK (BASE)
CITY OF ALBUQUERQUE MONUMENT STATION NAME: 22_K11
DESC.: 1 3/4" METALLIC DISK STAMPED "ACS BM 22-K11"
LOCATION: INT. OLD COORS DR. & CENTRAL AVE SW @ NW CORNER OF A CONC. TRAFFIC LIGHT BASE IN THE SOUTHWEST QUADRANT OF INT.
ELEV.: 5020.55' (NAVD88)

SITE BENCHMARK
DESC.: CUT "X" ON TOP OF CURB (PROP. CORNER)
LOCATION: MOST SOUTHERLY PROP. COR. ON @ THE BEGINNING OF A CURVE TO THE RIGHT
ELEV.: 5026.44' (NAVD88)



Know what's below.
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910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

CHURCH'S CHICKEN #695
ALBUQUERQUE, NM

GRADING & DRAINAGE PLAN



PROJECT MGR.

DWL

PROJECT TECH.

HJM

CHECKED BY

JOB NO.

2012.347

SHEET NO.

C5.1