

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 3, 2024

Fred C. Arfman, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. N.E.
Albuquerque, NM 87108

RE: Imperial Inn Renovation
701 Central Ave NE
30-day Temporary C.O. - Accepted
Engineer's Certification Date: 12/22/23
Engineer's Stamp Date: 06/09/22
Hydrology File: K14D226

Dear Mr. Arfman:

Based **solely** on the Certification received 12/27/2023, this letter serves as a “green tag” from Hydrology Section for a **30-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

PRIOR TO PERMANENT CERTIFICATE OF OCCUPANCY:

1. Please Resubmit to PLNDRS@cabq.gov when ready with an updated engineer's certification with as-built topographic information.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to “**Bernalillo County**” for the underground stormwater quality facility per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.
3. Please pay the Payment-in-Lieu of **\$ 2,768.00** by emailing the attached approved Waiver Application from Stormwater Quality Volume Management On-site to PLNDRS@cabq.gov. Once this is received, a receipt will then be produced and email back. Follow the instructions on the bottom of the form and pay it at the Treasury in Plaza de Sol. Once paid, please provide me proof of payment.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

DRAINAGE CERTIFICATION

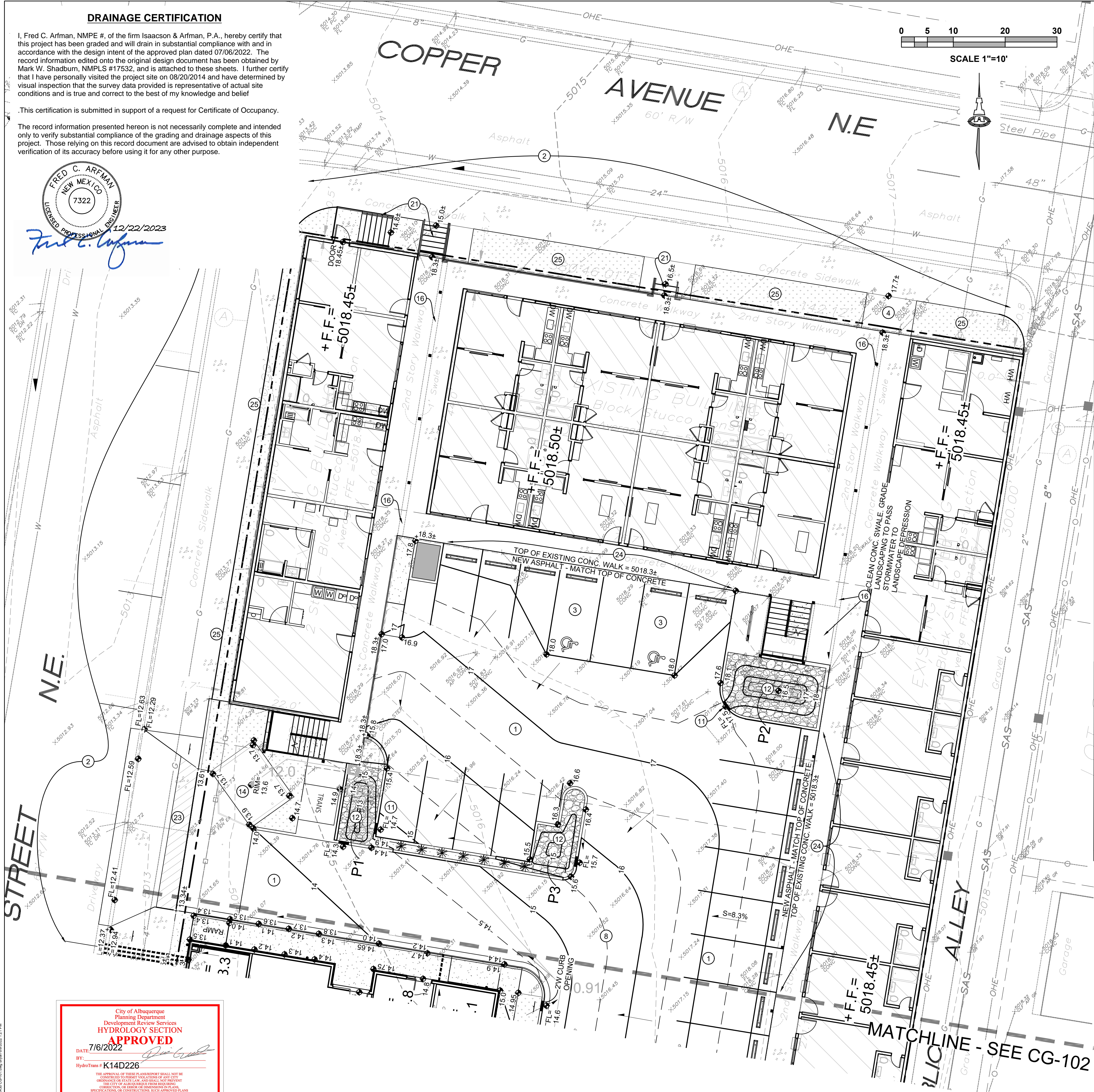
I, Fred C. Arfman, NMPE #, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 07/06/2022. The record information edited onto the original design document has been obtained by Mark W. Shadburn, NMPLS #17532, and is attached to these sheets. I further certify that I have personally visited the project site on 08/20/2014 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 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.



12/22/2023
Fred C. Arfman



KEYED NOTES

THESE KEYED NOTES ARE FOR USE ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE REFERENCED ON EACH SHEET.

- NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PAVING EXTENTS, SECTIONS, JOINTS, DETAILS (CURB, WALKS, DRIVES, PARKING, ETC.). TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- NO WORK SHALL BE PERFORMED IN THE PUBLIC R.O.W. WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
- ADA COMPLIANT PARKING SPACES.
- ADA COMPLIANT ACCESS RAMP.
- ADA COMPLIANT PEDESTRIAN WALK.
- TOP OF WALK VARIES BETWEEN 6" AND 9" ABOVE FLOWLINE THIS AREA TO ACCOMMODATE ADJACENT DOORS.
- HIGH POINT / GRADE BREAK LOCATION.
- INTERIM CONTOURS ARE PROVIDED THIS AREA TO CLARIFY GRADING CONCEPT.
- NON-ADA COMPLIANT RAMP FOR FOOD DELIVERY.
- EXTEND 4"Ø ROOF DISCHARGE PIPE THROUGH FACE OF CURB PER COA STD. DWG. 2435. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC LOCATIONS.
- 2.0' WIDE OPENING IN CURB TO PASS FLOW.
- STORMWATER QUALITY RETENTION. CONSTRUCT TO ELEVATIONS SHOWN. 2:1 SIDESLOPES WITH ANGULAR ROCK ARMORING.
- SWALE WITHIN ASPHALT PAVEMENT AT FLOWLINE ELEVATIONS SHOWN. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO CONTROL GRADES.
- CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITY PLAN.
- DEPRESS LANDSCAPING WHERE POSSIBLE FOR EXCEPT WITHIN 10' OF ANY BUILDING.
- CONTRACTOR TO CLEAN / CLEAR EXISTING SIDEWALK CULVERTS.
- INSTALL 6" DIA. SWIMMING POOL DRAINS (DOMED GRATES WITHIN LANDSCAPE). SEE CG-501 FOR ADDITIONAL INFORMATION.
- NEW CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. PAINT TOP AND SIDE 4" OF ALL STEPS YELLOW. SEE ARCHITECTURAL.
- CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. GRADES ON HIGH SIDE AND LOW SIDE OF WALL PROVIDED. SEE ARCHITECTURAL REGARDING TOTAL HEIGHT, FOOTING, GUARDRAIL, WEEPHOLES, REINFORCING, ETC.
- BUILDING EXTENDED / RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
- NEW CONCRETE STEPS TO ACCESS NORTH SIDE. PROVIDE SMOOTH TRANSITIONS.
- NEW STORM DRAIN SYSTEM. SEE CG-501 FOR INFORMATION AND DETAILS.
- MIN. 3' WIDE ADA COMPLIANT CROSSING AT NEW ENTRY DRIVE. SEE ARCHITECTURAL.
- NEW ASPHALT FLUSH WITH TOP OF EXISTING CONCRETE PAVEMENT THIS AREA.
- NEW LANDSCAPE AREA (CONCRETE REMOVED TO LIMITS SHOWN). SEE ARCHITECTURAL.
- PUBLIC WALK TO BE WIDENED TO 10'. PROVIDE SMOOTH TRANSITION AND MAINTAIN MAX. 2% CROSS-SLOPE.

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE REDEVELOPED PORTION OF IMPERVIOUS AREA FOR THIS PROPERTY (NEW ASPHALT PAVING, NEW BUILDING) IS 21,000 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * 21,000 SF = 455 CF.

THREE STORMWATER QUALITY PONDING AREAS ARE PROVIDED (P1, P2, P3) WITH A TOTAL VOLUME OF 109 CF. A WAIVER APPLICATION IS INCLUDED WITH THIS SUBMITTAL FOR THE REMAINDER DUE TO THE LOT BEING TOO SMALL TO ACCOMMODATE MANAGEMENT ON-SITE WHILE ALSO ACCOMMODATING THE FULL PLAN OF DEVELOPMENT.

POND P1		
Contour	Area	Volume
14.3	55	
13.0	3	38 CF
POND VOLUME = 38 CF		

POND P2		
Contour	Area	Volume
17.5	70	
16.5	16	43 CF
POND VOLUME = 43 CF		

POND P3		
Contour	Area	Volume
16.0	50	
15.0	6	28 CF
POND VOLUME = 28 CF		

TOTAL SWQ VOL. 109 CF

BASED ON THE CALCULATIONS, THE PEAK DISCHARGE RATE DUE TO REDEVELOPMENT IS REDUCED (0.05 CFS) DUE TO AN INCREASE IN LANDSCAPE AREA.



PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-14. THE SITE IS BOUND TO THE EAST BY A PUBLIC ALLEY, TO THE WEST BY HIGH STREET NE, TO THE NORTH BY COPPER AVE. NE AND TO THE SOUTH BY CENTRAL AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE PARTIAL RENOVATION OF THE EXISTING FACILITY, TWO NEW COMMERCIAL BUILDINGS WITH ASSOCIATED PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOTS 7 THRU 12 BLOCK 44 HUNING'S HIGHLAND ADDITION

ADDRESS: 701 CENTRAL AVE. NE, ALBUQUERQUE, NM 87102

BENCHMARK: VERTICAL DATUM SHOWN HEREON WAS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14" HAVING A PUBLISHED ELEVATION OF 4957.484 FEET (NAVD 88).

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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP PANEL #65001C0334, EFFECTIVE DATE 09/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750 - SURV-TEK CONSULTING SURVEYORS.

LEGEND

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED 1.0' CONTOUR
- PROPOSED 0.5' CONTOUR
- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FINISH FLOOR ELEVATION
- ANGULAR ROCK EROSION PROTECTION
- STORM DRAIN

ACCESSIBLE RAMPS, WALKS + PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

CALCULATIONS: 2430 Imperial Inn : Jan 3, 2021

Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020

100-YEAR, 6-HOUR CALCULATIONS

AREA OF SITE:		42631	SF	=	0.98	ACRE
100-year, 6-hour						
HISTORIC FLOWS:		DEVELOPED FLOWS:		EXCESS PRECIP:		
Area A	Treatment SF	%	Area A	Treatment SF	%	Precip. Zone 2
Area B	0	0%	Area B	0	0%	E _A = 0.62
Area C	426	1%	Area C	938	2.2%	E _B = 0.80
Area D	0	0%	Area D	938	2.2%	E _C = 1.03
Total Area	42205	99%	Total Area	40755	96%	E _D = 2.33
	42631	100%		42631	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E = 2.31 in. Developed E = 2.27 in.

On-Site Volume of Runoff: V₃₆₀ = $\frac{E^* A}{12}$

Historic V₃₆₀ = 8223 CF Developed V₃₆₀ = 8056 CF

On-Site Peak Discharge Rate: Q_p = $\frac{Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D}{43,560}$

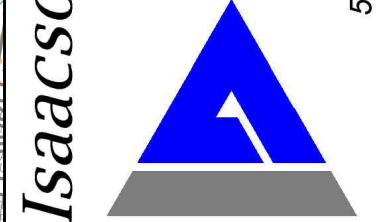
For Precipitation Zone 2

Q_{pA} = 1.71 Q_{pC} = 3.05

Q_{pB} = 2.36 Q_{pD} = 4.34

Historic Q_p = 4.2 CFS Developed Q_p = 4.2 CFS

Isaacson & Arfman, Inc.
Civil Engineering Consultants
128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com



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Engineer

IMPERIAL INN RENOVATION

701 Central Ave. NE
Albuquerque, NM 87102

DESIGN DEVELOPMENT	
ISSUE:	DEVELOPMENT
PROJECT NUMBER:	IA 2430
FILE:	
DRAWN BY:	BJB
CHECKED BY:	FCA
DATE:	2021-07-27

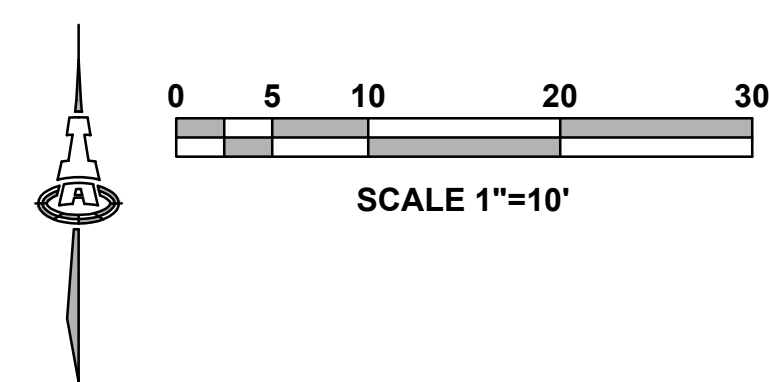
No	Date	Description

SHEET TITLE

GRADING & DRAINAGE
1 OF 2

SHEET NUMBER

CG-101



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26. PUBLIC WALK TO BE WIDENED TO 10'. PROVIDE SMOOTH TRANSITION

2% CROSS-SLOPE
LEGEND

S.O.19 : NOTICE TO CONTRACTORS

1. Build sidewalk culvert per COA STD DWG 2236.
2. Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
3. An excavation permit will be required before beginning any work within City Right-Of-Way.
4. 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.
5. 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.
6. 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.
7. Backfill compaction shall be according to traffic/street use.
8. Maintenance of the facility shall be the responsibility of the owner the property being served.
9. Work on arterial streets may be required on a 24-hour basis.
10. Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

n & Arfman, Inc.
EST. 1960
Civil Engineering Consultants

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Isaacson & Arfman, Inc.

Engineer

**701 Central Ave. NE
Albuquerque, NM 87102**

No	Date	Description	DESIGN ISSUE: DEVELOPMENT
			PROJECT NUMBER: 1A-2430
			FILE: -
			DRAWN BY: BJB
			CHECKED BY: FCA
			DATE: 2024.07.27

SHEET TITLE

3 | SHEET NUMBER

CIVIL GENERAL NOTES			
A.	LAWS, CODES, RULES AND REGULATIONS: 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.		
B.	STANDARDS AND SPECIFICATIONS - PRIVATE: THE GOVERNING AUTHORITIES' PUBLIC WORKS AND WATER DEPARTMENT REQUIREMENTS, PLUMBING CODES, AND FIRE DEPARTMENT REGULATIONS SHALL TAKE PRECEDENCE FOR ALL PRIVATE IMPROVEMENTS WHERE APPLICABLE. ALL OTHER PRIVATE CONSTRUCTION, NOT REGULATED BY THE GOVERNING AUTHORITY, SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION, LATEST PRINTING AND AMENDMENTS THERETO, EXCEPT AS MODIFIED OR AMENDED BY THE PROJECT CONTRACT DOCUMENTS.		
C.	TOPOGRAPHIC SURVEY: TOPOGRAPHIC SURVEY INFORMATION SHOWN IS PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE INFORMATION SHOWN IS CORRECT, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE SURVEY INFORMATION PROVIDED. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL SURVEY SHALL BE BORNE BY THE CONTRACTOR.		
D.	PUBLIC CONVENIENCE AND SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.		
E.	STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND/OR EROSION AND SEDIMENT CONTROL PLAN (ESC): THE CONTRACTOR SHALL COMPLY WITH THE CONDITIONS OF THE SWP3 AND/OR ESC WHILE CONDUCTING ACTIVITIES ON THE PROJECT INCLUDING CONFORMANCE TO BEST MANAGEMENT PRACTICES AND PROCEDURES.		
F.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETERMINATION OF ANY REQUIRED INSPECTIONS, THE SCHEDULING AND CONTROL OF INSPECTIONS AND THE ACCEPTANCE OF ALL PUBLIC AND/OR PRIVATE UTILITIES BY THE APPROPRIATE GOVERNING AUTHORITY PRIOR TO TRENCH BACKFILLING.		
G.	THE CONTRACTOR SHALL VERIFY THE SITE BENCHMARKS' ELEVATION SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ENGINEER PRIOR TO ANY CONSTRUCTION STAKING. ALL CONSTRUCTION TRADES SHALL COORDINATE THROUGH THE GENERAL CONTRACTOR USING THE SAME BENCHMARKS FOR VERTICAL CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND REDESIGN OF ANY IMPROVEMENTS CONSTRUCTED PRIOR TO CHECKING HORIZONTAL/VERTICAL CONTROL AND PLAN DIMENSIONS AND NOTIFICATION OF ANY DISCREPANCIES TO THE OWNER, ARCHITECT, AND ENGINEER.		
H.	PROTECTION OF PROPERTY CORNERS AND BENCHMARKS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET BY A REGISTERED LICENSED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.		
I.	PROTECTION OF EXISTING UTILITIES: NEW MEXICO ONE CALL (NM811 PHONE: 1-800-321-2537) SYSTEM MUST BE CONTACTED AT LEAST TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT NM811 SYSTEM. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE AND ARE NOT GUARANTEED BY THE DEVELOPER OR ENGINEER TO BE ACCURATE AS TO LOCATION AND DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF HIS ACTIVITIES IN ORDER TO NEGOTIATE SUCH LOCAL ADJUSTMENTS AS NECESSARY IN THE CONSTRUCTION PROCESS TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL EXISTING UTILITIES, SERVICES AND STRUCTURES ENCOUNTERED, WHETHER OR NOT THEY ARE INDICATED ON THE PLANS. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS/HER EXPENSE. TO AVOID UNNECESSARY INTERFERENCES OR DELAYS, THE CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVALS, REPLACEMENTS AND CONSTRUCTION WITH THE APPROPRIATE GOVERNING AUTHORITIES. THEN REQUEST WRITTEN AUTHORIZATION FROM THE ENGINEER. THE DEVELOPER WILL NOT BE LIABLE FOR DAMAGES DUE TO DELAY AS A RESULT OF THE ABOVE.		
J.	DAMAGE TO EXISTING FACILITIES: ALL UTILITIES, PAVEMENT, SIDEWALKS, WALLS, FENCES, ETC. NOT DESIGNATED TO BE REMOVED BUT THAT ARE DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REPLACED TO A CONDITION AS GOOD AS OR BETTER THAN THE CONDITIONS PRIOR TO STARTING THE WORK, SOLELY AT THE EXPENSE OF THE CONTRACTOR.		
K.	FIRE AND LIFE SAFETY SYSTEMS: CONTRACTOR SHALL NOT REMOVE, DISABLE OR DISRUPT EXISTING FIRE OR LIFE SAFETY SYSTEMS WITHOUT WRITTEN PERMISSION FROM THE GOVERNING AUTHORITY.		
L.	RECORD INFORMATION: THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON SITE AT ALL TIMES. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED.		
M.	ALL SITE PREPARATION, GRADING OPERATIONS, FOUNDATION CONSTRUCTION, AND PAVEMENT INSTALLATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, WHICH WILL BE PROVIDED BY THE OWNER OR ARCHITECT. ALL OTHER WORK SHALL, UNLESS OTHERWISE NOTED IN THE PLANS, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATION (FIRST PRIORITY), AND/OR NMDOT STANDARD SPECIFICATIONS FOR PUBLIC WORK (SECOND PRIORITY.)		
N.	VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.		
O.	SOIL TESTING AND INSPECTION SERVICES DURING SITE 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.		
P.	CONSTRUCTION STAKING: ALL SITE CONSTRUCTION STAKING MUST BE PERFORMED BY A LICENSED SURVEYOR USING APPROVED, STAMPED AND DATED PLANS. UPON WRITTEN REQUEST FROM THE CONTRACTOR, A FILE CONTAINING THE ELECTRONIC DATA COMPRISING THE CIVIL CAD DRAWINGS (GRADING & DRAINAGE, AND UTILITIES) MAY BE FORWARDED TO THEIR DESIGNATED LICENSED LAND SURVEYOR. THE ELECTRONIC INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES AND MUST BE VERIFIED WITH THE STAMPED AND DATED PLANS. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.		
GRADING GENERAL NOTES			
A.	TESTING: ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL STUDY.		
B.	PROPOSED GRADES: THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS UNLESS NOTED. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF		

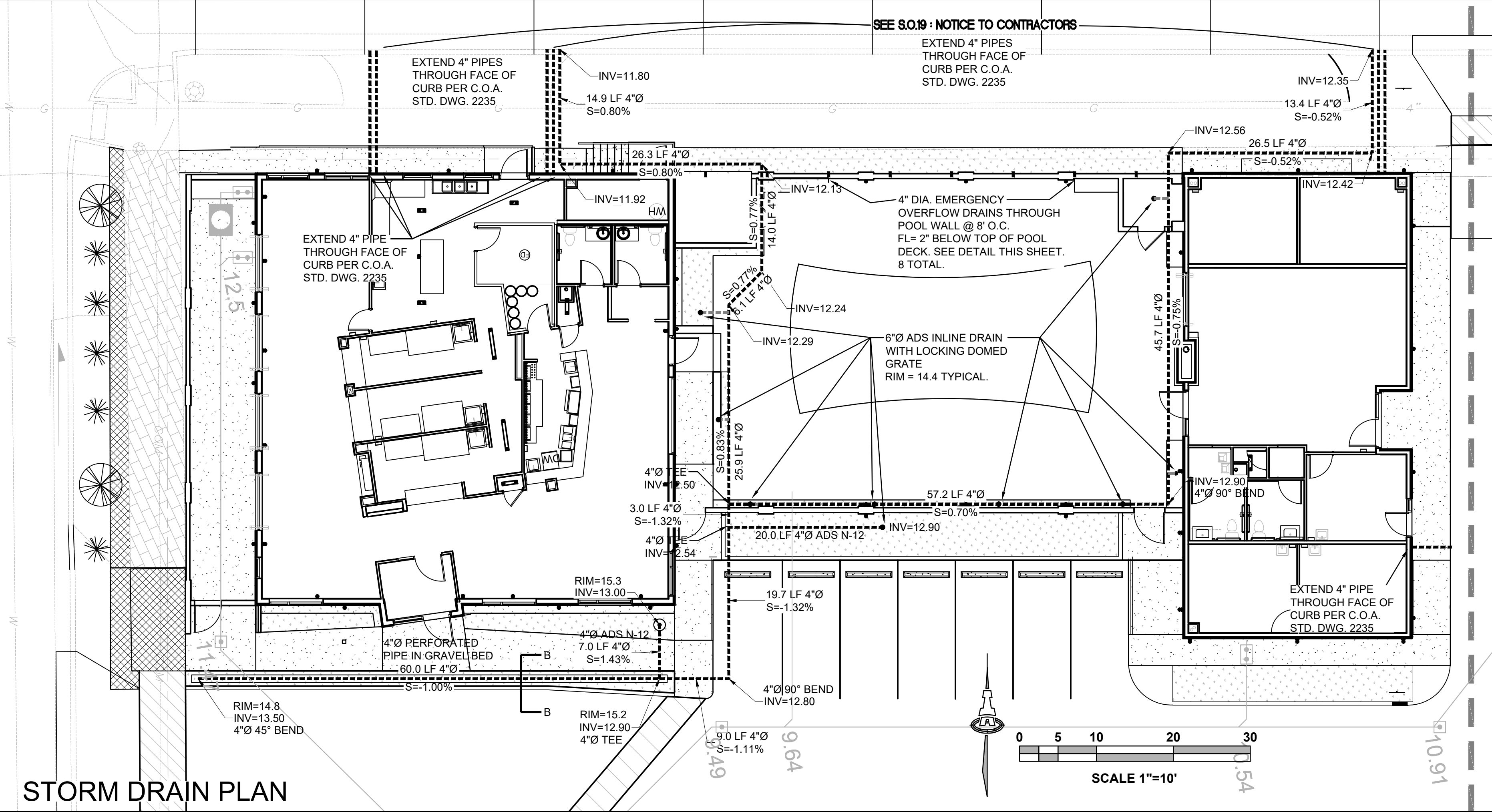
- PAVEMENT, UNLESS NOTED OTHERWISE.
- C. **BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND NEW MEXICO ACCESSIBILITY STANDARDS.
- D. **PAVEMENT GRADES:** IN MARKED ADA PARKING AREAS SHALL NOT EXCEED 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.
- E. **TRANSITION TO EXISTING:** WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.
- F. **UNDERGROUND STORM DRAIN STRUCTURES:** PRIOR TO BACKFILLING OF UNDERGROUND RETENTION/DETENTION PONDS AND STORM DRAIN SYSTEMS, CONTRACTOR SHALL PROVIDE PHOTOS OF THE INSTALLATION AND AN AS-BUILT EXHIBIT(S) SHOWING HORIZONTAL LOCATION AND AS-BUILT ELEVATIONS TO THE PROJECT ENGINEER.
- G. **STORMWATER FACILITIES:** POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE AND ELEVATION OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES. 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. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED.
- H. **AS-BUILT SURVEY:** FOR ENGINEER'S CERTIFICATION OF SUBSTANTIAL COMPLIANCE, CONTRACTOR SHALL PROVIDE AN AUTOCAD FORMAT AS-BUILT SURVEY PREPARED BY A LICENSED SURVEYOR WHICH INCLUDES:
- AS-BUILT SPOT ELEVATIONS AT EACH DESIGN SPOT ELEVATION SHOWN ON THE APPROVED GRADING & DRAINAGE PLAN;
 - ALL CONSTRUCTION, INCLUDING DRAIN INLETS, PIPES AND PONDS SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN IN ORDER TO RECEIVE ENGINEER'S CERTIFICATION.
- Q. **ELECTRONIC FILES:** UPON WRITTEN REQUEST COORDINATED THROUGH THE PROJECT ARCHITECT, THE ELECTRONIC FILE OF THE GRADING AND DRAINAGE MAY BE PROVIDED TO THE CONTRACTOR FOR VERTICAL CONTROL. DO NOT USE GRADING & DRAINAGE PLAN FOR PROJECT STAKING AS THERE IS NO CERTAINTY THAT IT IS USING THE MOST CURRENT SITE BASE. SITE CONSTRUCTION LAYOUT / STAKING SHALL BE COORDINATED WITH THE ARCHITECT USING THE ARCHITECT PROVIDED SITE PLAN.

ENVIRONMENTAL PROTECTION:

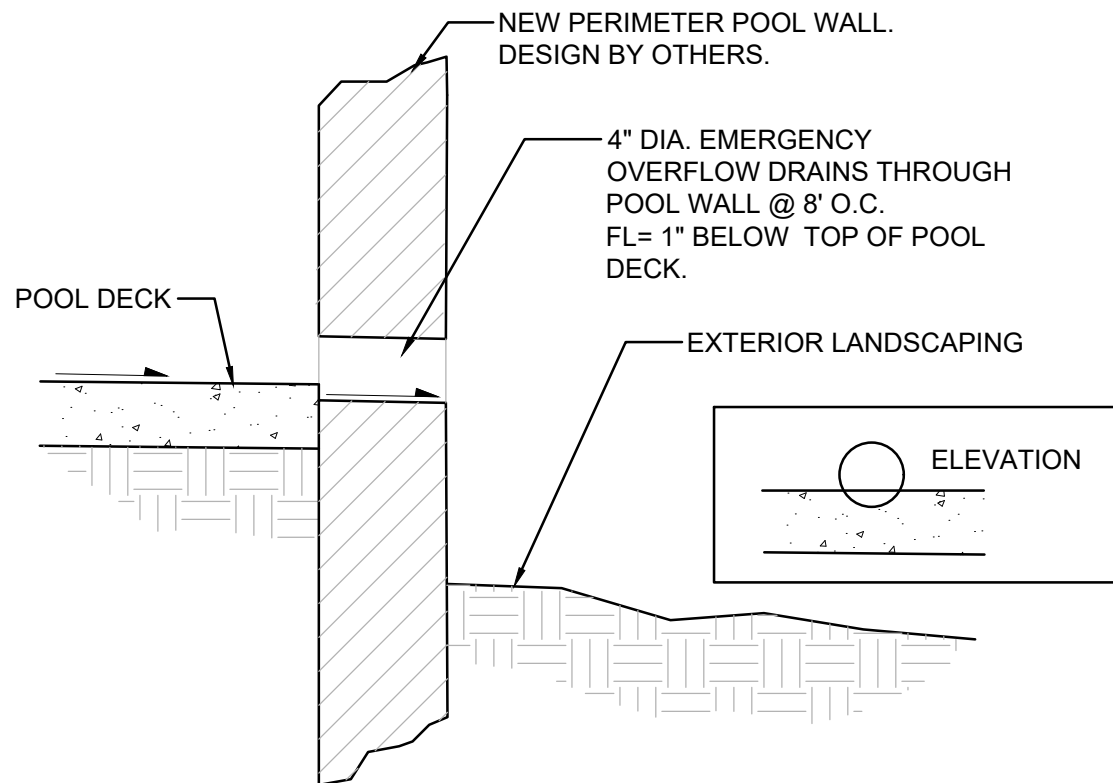
- A. **ELECTRONIC NOTICE OF INTENT (eNOI):** TO CONFORM WITH EPA STORMWATER REGULATIONS, THE PROPERTY OWNER AND GENERAL CONTRACTOR MUST FILE AN eNOI WITH THE EPA FOR SITES DISTURBING 1 ACRE OR MORE OF LAND, OR IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT THAT WILL DISTURB GREATER THAN ONE ACRE OF LAND, 14 DAYS PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES.
- B. **EROSION AND SEDIMENT CONTROL:** IF THE SITE IS SMALL ENOUGH NOT TO REQUIRE AN eNOI, THE CONTRACTOR SHALL 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. MEASURES REQUIRED FOR EROSION AND SEDIMENT CONTROL SHALL BE INCIDENTAL TO THE PROJECT COST.
- C. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED BY LANDSCAPING OR AN IMPERVIOUS SURFACE SHALL BE RE-VEGETATED WITH NATIVE GRASS SEEDING IN ACCORDANCE WITH SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, CURRENT EDITION.
- D. **EROSION PROTECTION - SLOPES:** TYPICAL EROSION PROTECTION SHALL BE INSTALLED AT 4" TOTAL DEPTH, 2" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 501 NON-WOVEN GEOTEXTILE (O.E.) UNLESS NOTED. SIDESLOPES STEEPER THAN 3:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED. NO SLOPE SHALL BE STEEPER THAN 2:1 UNLESS NOTED.

STORM DRAIN GENERAL NOTES

- A. **PROTECTION OF UTILITIES:** THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, FENCES, TREES, SHRUBS, GAS MAINS, TELEPHONE CABLES, ELECTRIC CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW THE GROUND.
- B. **PRIVATE STORM DRAIN PIPE:** UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL PIPE FOR PRIVATE STORM DRAIN IMPROVEMENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND DETAILS AS FOLLOWS:
- 4"Ø THROUGH 12"Ø: POLYVINYL CHLORIDE PIPE (PVC), SDR - 35, OR ADS HIGH DENSITY POLYETHYLENE PIPE (HDPE), N-12
- C. **ROOF DRAINS:** THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ROOF DRAIN LATERALS WITH BUILDING PLANS FOR DOWNSPOUT AND STORM DRAIN CONNECTIONS.
- D. **ADJUSTMENT OF STRUCTURES:** ALL STORM DRAIN STRUCTURES INCLUDING MANHOLES, INLETS AND CLEANOUTS MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO, AND AFTER, PLACEMENT OF PAVING AND LANDSCAPING.
- E. **BENDS & WYE CONNECTIONS:** ALL STORM BENDS & WYE CONNECTIONS SHALL BE PREFABRICATED "FACTORY" BENDS & WYES.
- F. **INSTALLATION:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO PROPOSED STORM DRAINS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, INLET COLLARS, TESTING, CLEANING.
- G. **TRENCHING:** TRENCHING SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPEC. SECT. 700 . ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY PER ASTM D-1557.
- H. **CROSSINGS:** ALL STORM DRAIN CROSSINGS OF WATER AND SEWER LINES SHALL HAVE 18" MIN CLEARANCE. IF 18" CLEARANCE IS NOT POSSIBLE, CONTACT THE ENGINEER AND / OR ARCHITECT IMMEDIATELY.
- I. **INVERTS AND SLOPES:** STORM DRAINS SHALL BE INSTALLED AT INVERTS AND SLOPES SPECIFIED ON THE PLANS. THE PIPE SHALL DRAIN AT A CONSTANT SLOPE BETWEEN FITTINGS AND MANHOLES. THE PIPE SHALL DRAIN TOWARD THE OUTLET AT ALL LOCATIONS.
- J.

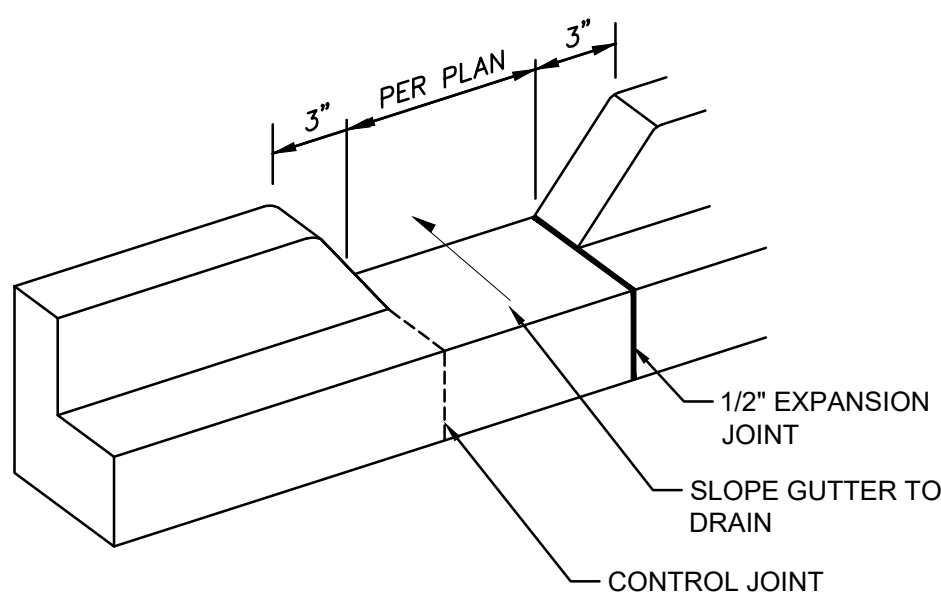


STORM DRAIN PLAN



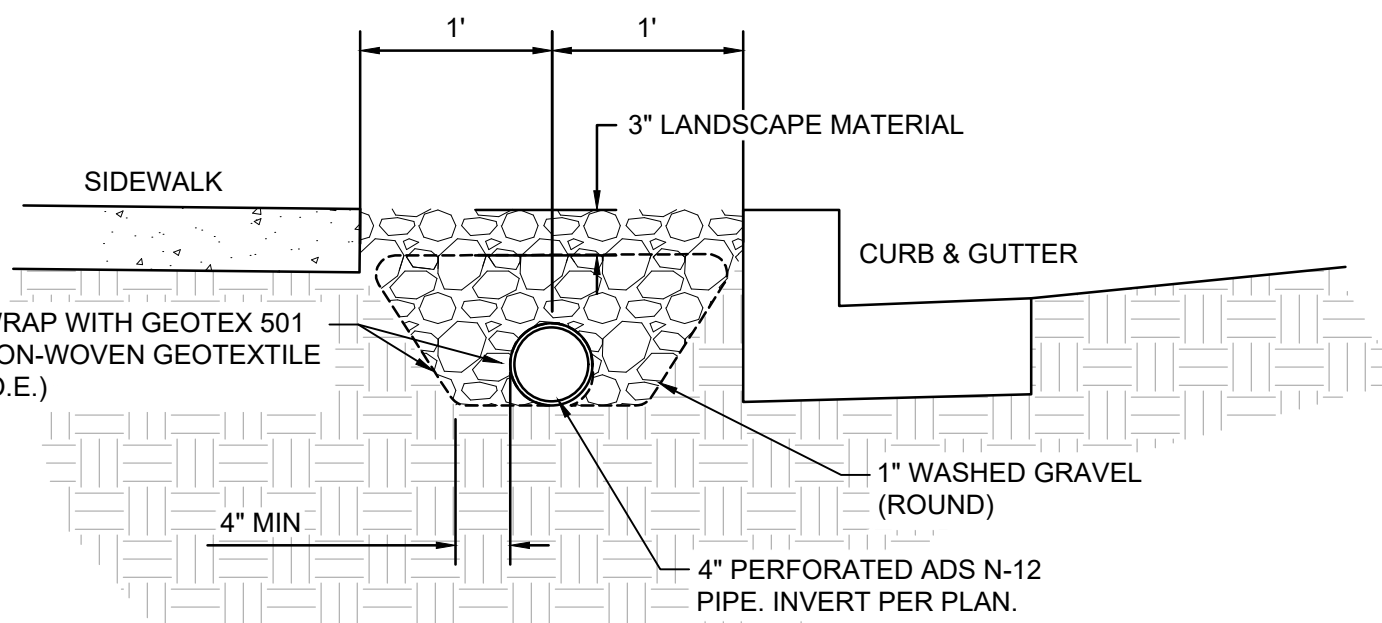
DRAIN THROUGH POOL WALL

SCALE: N.T.S.



CURB OPENING

SCALE: N.T.S.



PERFORATED PIPE TRENCH (B-B)

SCALE: N.T.S.

STORM DRAIN NOTES

- ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE EITHER ADS N-12 WT PIPE OR PVC SCHD 40. (PERFORATED WHERE NOTED.)
- INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR BI-YEARLY AND AFTER MAJOR STORM EVENTS.
- EXTEND TO MAIN (MAINTAIN POSITIVE DRAINAGE SLOPE @ 0.5% MIN.) AND CONNECT USING INSERT-A-TEE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.
- INLET LOCATIONS IN THE POOL AREA MAY BE ADJUSTED BASED ON OPTIMAL FIELD CONDITIONS.

Isaacson & Arfman, Inc.
Civil Engineering Consultants

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Engineer

IMPERIAL INN RENOVATION

701 Central Ave. NE
Albuquerque, NM 87102

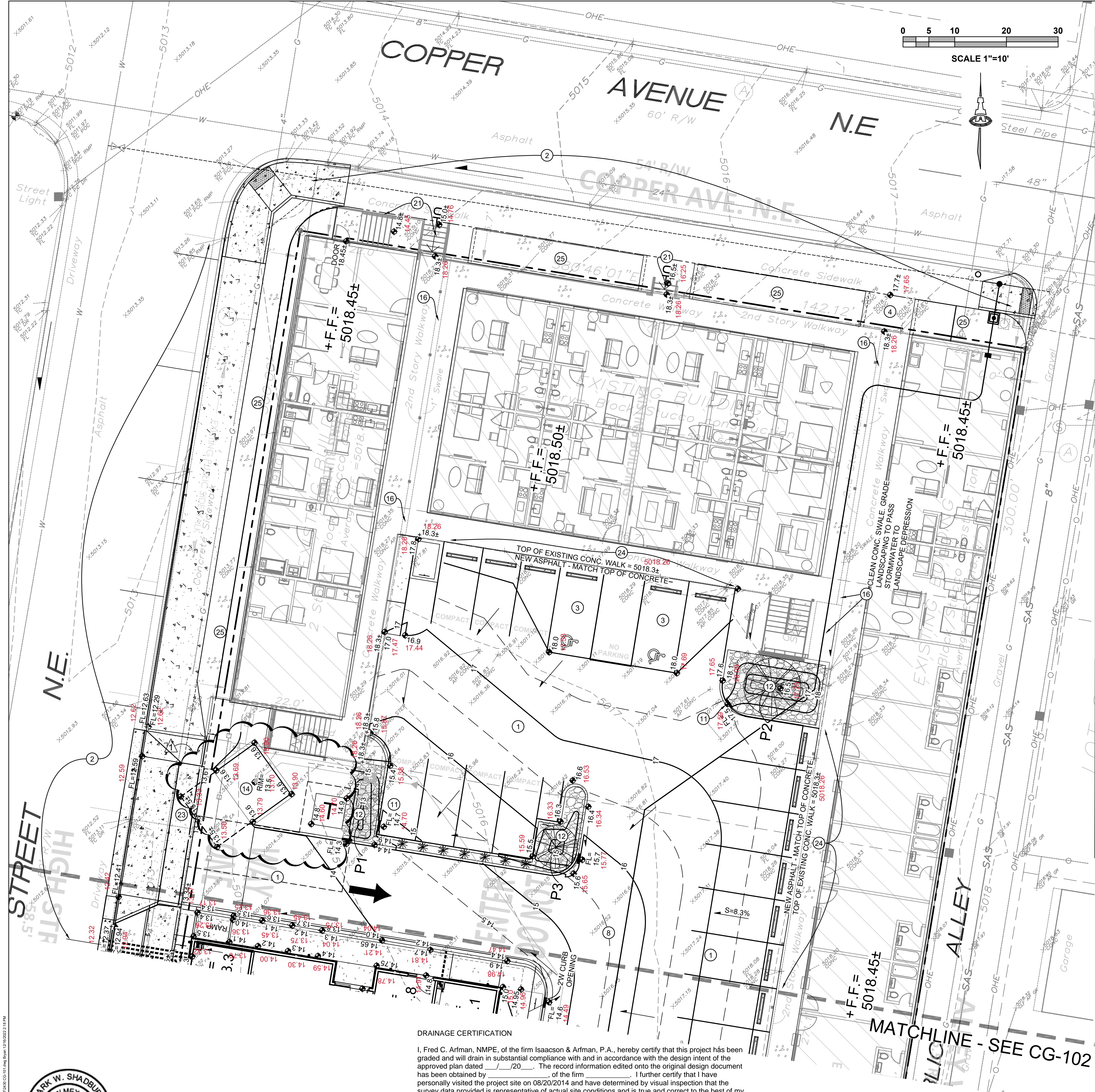
DESIGN DEVELOPMENT	ISSUE:	No	Date	Description
PROJECT NUMBER: IA 2430	FILE:			
DRAWN BY: BJB	CHECKED BY: FCA			
DATE: 2021.07.27				

SHEET TITLE

DRAINAGE DETAILS & CIVIL NOTES

SHEET NUMBER

CG-501



- ### KEYED NOTES
- THESE KEYED NOTES ARE FOR USE ON SHEETS CG-101 AND CG-102. NOT ALL NOTES ARE REFERENCED ON EACH SHEET.
- NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PAVING EXTENTS, SECTIONS, JOINTS, DETAILS (CURB, WALKS, DRIVES, PARKING, ETC.). TEXT SHOWN WITHIN FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
 - NO WORK SHALL BE PERFORMED IN THE PUBLIC R.O.W. WITHOUT AN APPROVED WORK ORDER OR EXCAVATION PERMIT.
 - ADA COMPLIANT PARKING SPACES.
 - ADA COMPLIANT ACCESS RAMP.
 - ADA COMPLIANT PEDESTRIAN WALK.
 - TOP OF WALK VARIES BETWEEN 6" AND 9" ABOVE FLOWLINE THIS AREA TO ACCOMMODATE ADJACENT DOORS.
 - HIGH POINT / GRADE BREAK LOCATION.
 - INTERIM CONTOURS ARE PROVIDED THIS AREA TO CLARIFY GRADING CONCEPT.
 - NON-ADA COMPLIANT RAMP FOR FOOD DELIVERY.
 - EXTEND 4" ROOF DISCHARGE PIPE THROUGH FACE OF CURB PER COA STD. DWG. 2435. REFER TO ARCHITECTURAL PLANS FOR SPECIFIC LOCATIONS.
 - 2.0' WIDE OPENING IN CURB TO PASS FLOW.
 - STORMWATER QUALITY RETENTION. CONSTRUCT TO ELEVATIONS SHOWN. 2:1 SIDESLOPES WITH ANGULAR ROCK ARMORING.
 - SWALE WITHIN ASPHALT PAVEMENT AT FLOWLINE ELEVATIONS SHOWN. OWNER'S OPTION: CONSTRUCT 2' WIDE CONCRETE ALLEY GUTTER TO CONTROL GRADES.
 - CONCRETE DUMPSTER PAD SLOPED TO SAS DRAIN INLET. SEE UTILITY PLAN.
 - DEPRESS LANDSCAPING WHERE POSSIBLE FOR EXCEPT WITHIN 10' OF ANY BUILDING.
 - CONTRACTOR TO CLEAN / CLEAR EXISTING SIDEWALK CULVERTS.
 - INSTALL 6" DIA. SWIMMING POOL DRAINS (DOMED GRATES WITHIN LANDSCAPE). SEE CG-501 FOR ADDITIONAL INFORMATION.
 - NEW CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. PAINT TOP AND SIDE 4" OF ALL STEPS YELLOW. SEE ARCHITECTURAL.
 - CONSTRUCT GARDEN RETAINING WALL(S) (RETAINING < 30') TO ACHIEVE GRADE DIFFERENCE SHOWN. GRADES ON HIGH SIDE AND LOW SIDE OF WALL PROVIDED. SEE ARCHITECTURAL REGARDING TOTAL HEIGHT, FOOTING, GUARDRAIL, WEEPHOLES, REINFORCING, ETC.
 - BUILDING EXTENDED / RETAINING STEMWALL REQUIRED TO ACHIEVE GRADES SHOWN. SEE ARCHITECTURAL / STRUCTURAL PLANS.
 - NEW CONCRETE STEPS TO ACCESS NORTH SIDE. PROVIDE SMOOTH TRANSITIONS.
 - NEW STORM DRAIN SYSTEM. SEE CG-501 FOR INFORMATION AND DETAILS.
 - MIN. 3' WIDE ADA COMPLIANT CROSSING AT NEW ENTRY DRIVE. SEE ARCHITECTURAL.
 - NEW ASPHALT FLUSH WITH TOP OF EXISTING CONCRETE PAVEMENT THIS AREA.
 - NEW LANDSCAPE AREA (CONCRETE REMOVED TO LIMITS SHOWN). SEE ARCHITECTURAL.
 - PUBLIC WALK TO BE WIDENED TO 10'. PROVIDE SMOOTH TRANSITION AND MAINTAIN MAX. 2% CROSS-SLOPE.

STORMWATER QUALITY

FOR REDEVELOPMENT SITES, THE CABQ STORMWATER QUALITY VOLUME (SWQV) IS BASED ON THE 80TH PERCENTILE STORM EVENT OR 0.26".

THE REDEVELOPED PORTION OF IMPERVIOUS AREA FOR THIS PROPERTY (NEW ASPHALT PAVING, NEW BUILDING) IS 21,000 SF. THE TOTAL REQUIRED S.Q. RETENTION VOLUME = 0.26" * TYPE 'D' AREA: 0.26/12 * 21,000 SF = 455 CF.

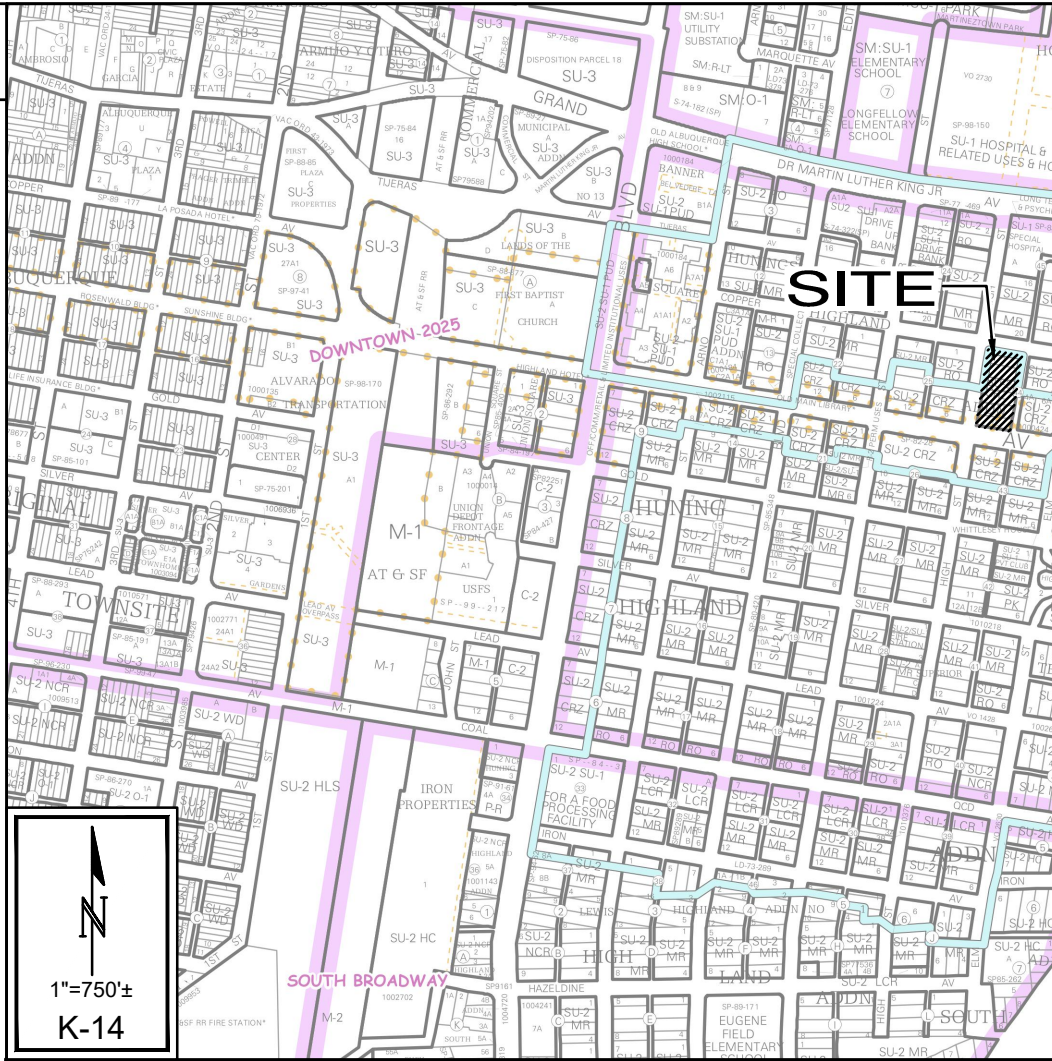
THREE STORMWATER QUALITY PONDING AREAS ARE PROVIDED (P1, P2, P3) WITH A TOTAL VOLUME OF 109 CF. A WAIVER APPLICATION IS INCLUDED WITH THIS SUBMITTAL FOR THE REMAINDER DUE TO THE LOT BEING TOO SMALL TO ACCOMMODATE MANAGEMENT ON-SITE WHILE ALSO ACCOMMODATING THE FULL PLAN OF DEVELOPMENT.

POND P1		
Contour	Area	Volume
14.3	55	
13.0	3	38 CF
POND VOLUME = 38 CF		

POND P2		
Contour	Area	Volume
17.5	70	
16.5	16	43 CF
POND VOLUME = 43 CF		

POND P3		
Contour	Area	Volume
16.0	50	
15.0	6	28 CF
POND VOLUME = 28 CF		
TOTAL SWQ VOL. 109 CF		

BASED ON THE CALCULATIONS, THE PEAK DISCHARGE RATE DUE TO REDEVELOPMENT IS REDUCED (0.05 CFS) DUE TO AN INCREASE IN LANDSCAPE AREA.



PROJECT INFORMATION

PROPERTY: THE SITE IS A FULLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP K-14. THE SITE IS BOUND TO THE EAST BY A PUBLIC ALLEY, TO THE WEST BY HIGH STREET NE, TO THE NORTH BY COPPER AVE. NE AND TO THE SOUTH BY CENTRAL AVE. NE.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE PARTIAL RENOVATION OF THE EXISTING FACILITY, TWO NEW COMMERCIAL BUILDINGS WITH ASSOCIATED PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOTS 7 THRU 12 BLOCK 44 HUNING'S HIGHLAND ADDITION

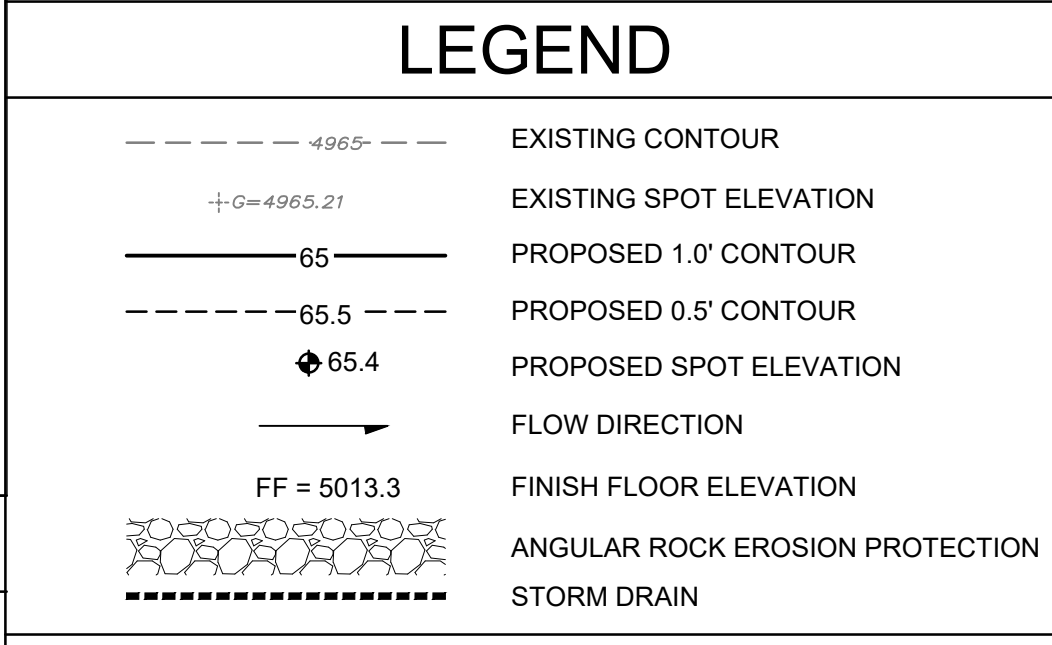
ADDRESS: 701 CENTRAL AVE. NE, ALBUQUERQUE, NM 87102

BENCHMARK: VERTICAL DATUM SHOWN HEREON WAS BASED UPON ALBUQUERQUE CONTROL SURVEY MONUMENT "17-J14" HAVING A PUBLISHED ELEVATION OF 4957.484 FEET (NAVD 88).

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

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP PANEL #65001C0334, EFFECTIVE DATE 09/26/2008, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

SURVEYOR: RUSS P. HUGG, NMPS NO. 9750 - SURV-TEK CONSULTING SURVEYORS.



ACCESSIBLE RAMPS, WALKS + PARKING

SIDEWALK(S) AND RAMP(S): TARGET CROSS SLOPE = 1% TO 1.5%. CROSS SLOPE SHALL NOT EXCEED 2%

ACCESSIBLE RAMP(S): TARGET LONGITUDINAL SLOPE = 7% LONGITUDINAL SLOPE SHALL NOT EXCEED 12.1 (8.3%).

ACCESSIBLE PARKING: TARGET SLOPE = 1% TO 1.5%. SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION

CALCULATIONS: 2430 Imperial Inn : Jan 3, 2021			
Based on City of Albuquerque DMP, Article 6-2 Hydrology dated June 26, 2020			
100-YEAR, 6-HOUR CALCULATIONS			
AREA OF SITE:	42631 SF	=	0.98 ACRE
100-year, 6-hour			
DEVELOPED FLOWS:		EXCESS PRECIP:	
Area A =	Treatment SF %	Area A =	Treatment SF % Precip. Zone 2
Area B =	0 0%	Area B =	938 2.2%
Area C =	426 1%	Area C =	938 2.2%
Area D =	0 0%	Area D =	40755 96%
Total Area =	42631 100%	Total Area =	42631 100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$			
Historic E =	2.31 in.	Developed E =	2.27 in.
On-Site Volume of Runoff: $V_{360} = \frac{E^* A}{12}$			
Historic V_{360} =	8223 CF	Developed V_{360} =	8056 CF
On-Site Peak Discharge Rate: $Q_p = Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D / 43,560$			
For Precipitation Zone 2			
Q_{pA} =	1.71	Q_{pC} =	3.05
Q_{pB} =	2.36	Q_{pD} =	4.34
Historic Q_p =	4.2 CFS	Developed Q_p =	4.2 CFS

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE, 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 11/19/2023. The record information edited onto the original design document has been obtained by the firm. I further certify that I have personally visited the project site on 08/20/2014 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 with the following exception:

This certification is submitted in support of a request for 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.

I, MARK W. SHADBURN NMPS 17532, HEREBY CERTIFY THESE AS-BUILTS HAVE BEEN COMPOSED BY MYSELF OR PERSONNEL UNDER MY DIRECT SUPERVISION. THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF DOCUMENTATION: 11/19/2023



Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-266-8828 | www.iacivil.com

IMPERIAL INN RENOVATION

701 Central Ave. NE
Albuquerque, NM 87102

DESIGN DEVELOPMENT

ISSUE: 12/14/22

PROJECT NUMBER: IA 2430

FILE: 17532

DRAWN BY: BJB

CHECKED BY: FCA

DATE: 2021-07-27

GRADING & DRAINAGE

1 OF 2

SHEET NUMBER

CG-101



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- NEW LANDSCAPE AREA (CONCRETE REMOVED TO LIMITS SHOWN). SEE ARCHITECTURAL.
- PUBLIC WALK TO BE WIDENED TO 16'. PROVIDE SMOOTH TRANSITION AND MAINTAIN MAX. 2% SLOPE.

LEGEND

4965.21

EXISTING CONTOUR

65

EXISTING SPOT ELEVATION

65.5

PROPOSED 1.0' CONTOUR

65.5

PROPOSED 0.5' CONTOUR

◆

65.4

PROPOSED SPOT ELEVATION

→

FLOW DIRECTION

FF = 5013.3

FINISH FLOOR ELEVATION

ANGULAR ROCK EROSION PROTECTION

STORM DRAIN

S.O.19 : NOTICE TO CONTRACTORS

PRIVATE DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

- Build sidewalk culvert per COA STD DWG 2236.
- Contact Storm Drain Maintenance at (505) 857-8033 to schedule a meeting prior to forming.
- An excavation permit will be required before beginning any work within City Right-Of-Way.
- 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.
- 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.
- 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.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets may be required on a 24-hour basis.
- Contractor must contact Storm Drain Maintenance at (505) 857-8033 to schedule a construction inspection. For excavating and barricading inspections, contact Construction Coordination at (505) 924-3416.

Isaacson & Arfman, Inc.

Civil Engineering Consultants

7322

FRED C. ARFMAN

REGISTERED PROFESSIONAL ENGINEER

06-04-22

Engineer

IMPERIAL INN RENOVATION

701 Central Ave. NE

Albuquerque, NM 87102

DESIGN

ISSUE

PROJECT NUMBER: IA 2430

FILE:

DRAWN BY:

CHECKED BY:

DATE:

12/14/22

Grade Revisions

1

No

Date

Description

GRADING & DRAINAGE

2 OF 2

SHEET NUMBER

CG-102

I, MARK W. SHADBURN NMPS 17532, HEREBY CERTIFY THESE AS-BUILTS HAVE BEEN COMPOSED BY MYSELF OR PERSONNEL UNDER MY DIRECT SUPERVISION. THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF DOCUMENTATION: 11/9/2023

SANITARY SEWER MANHOLE
Rim Elev.=5016.41
Inv. Elev.=5008.61 (N)
Elev.=5008.61 (S)