Cherne, Curtis

From:

Cherne, Curtis

Sent:

Thursday, January 12, 2017 12:42 PM Jeff Wooten (jeffwooten.pe@gmail.com)

To: Cc:

Al-Najjar, Marwa G.; Biazar, Shahab

Subject:

comments/suggestions on Wendy's 4900 Central

Jeff,

Good afternoon.

We seem to keep missing each other on voicemail, so I figured I'd put an e-mail together.

- 1. Include a narrative. All plans require a narrative.
- 2. There are offsite flows that drain through an existing curb cut. Either quantify or say something about how the existing curb cut works and should continue to work in the future.
- 3. Proposed conditions Q and Volume. I don't think you need to provide calcs, but you should mention that proposed flows and volumes will be slightly lower than existing flows and volumes due to the landscaping.
- 4. It appears to be relatively painless to have flows along the eastern edge drain into the proposed landscape area. Provide curb opening at FL 49.88 and flows could leave the landscaping just upstream of the proposed channel. Section of landscape area could look like landscape buffer swale (5:1 side slopes).
- 5. It appears that construction of the new channel is partially on the lot to the east. Provide written (email OK) approval from the property owner or authorized agent (e.g. General Manager).

Curtis Cherne, PE, QCIS Stormwater Quality Engineer COA 505-924-3420

"Cement (concrete, stucco, mortar...) pollution is preventable.....Let's prevent it. Thank you."



City of Albuquerque

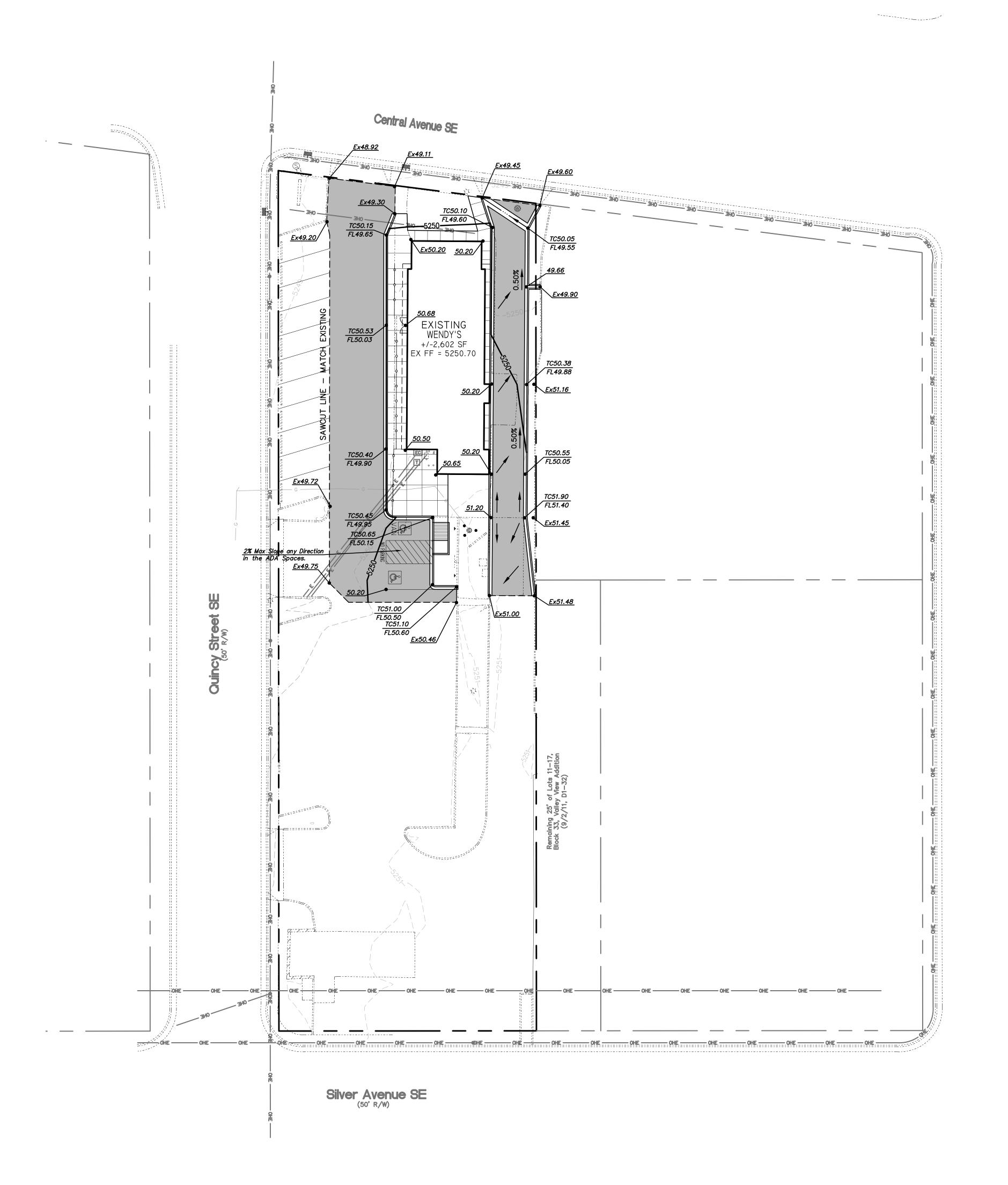
Planning Department

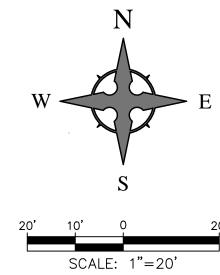
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title:	Building Permit #: City Drainage #:			
DRB#: EPC#:				
Legal Description:				
City Address:				
Engineering Firm:	Contact:			
Address:				
Phone#: Fax#:	E-mail:			
Owner:	Contact:			
Address:				
Phone#: Fax#:	E-mail:			
Architect:				
Address:				
	E-mail:			
Other Contact:	Contact:			
Address:				
Phone#: Fax#:	E-mail:			
DEPARTMENT: HYDROLOGY/ DRAINAGE TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:BUILDING PERMIT APPROVALCERTIFICATE OF OCCUPANCY			
	CERTIFICATE OF OCCUPANCE			
TYPE OF SUBMITTAL:	PRELIMINARY PLAT APPROVAL			
ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL			
CONCEPTUAL G & D PLAN	SITE PLAN FOR BLDG. PERMIT APPROVAL			
GRADING PLAN	FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE			
DRAINAGE MASTER PLAN	FOUNDATION PERMIT APPROVAL			
DRAINAGE REPORT	GRADING PERMIT APPROVAL			
CLOMR/LOMR	SO-19 APPROVAL			
	PAVING PERMIT APPROVAL			
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICATION			
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL			
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR			
OTHER (SPECIFY)	PRE-DESIGN MEETING			
	OTHER (SPECIFY)			
IS THIS A RESUBMITTAL?: Yes No				
DATE SUBMITTED:By:				

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ____





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.

LEGEND

FLOW ARROW

PROPOSED TOP OF GRADE/PVMT ELEVATIONS

FL27.8

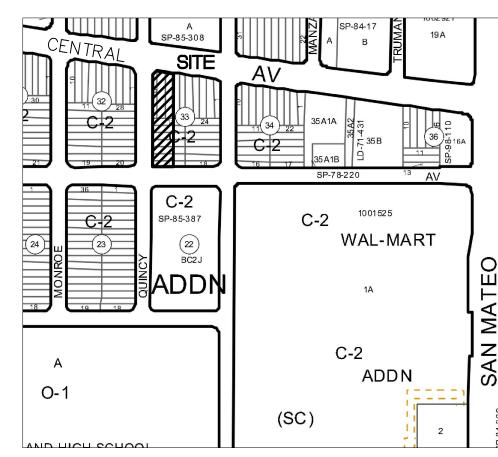
PROPOSED FLOW LINE/GUTTER ELEVATIONS

PROPOSED TOP OF CURB ELEVATIONS

EXISTING CONTOUR

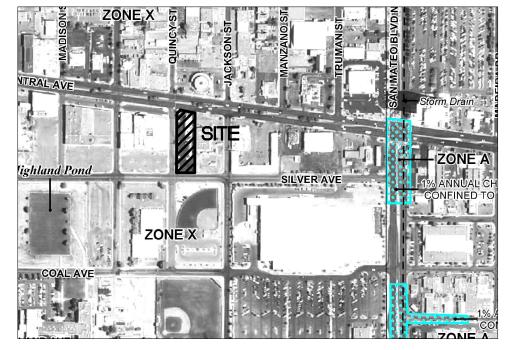
PROPOSED CONTOUR

EXISTING STORM DRAIN



VICINITY MAP - Zone Map K-17-Z

Legal Description: Lots 7—10 and the Westerly 100' of Lots 11—17, Block 33, Valley View Add'n



FIRM MAP 35001C0354H

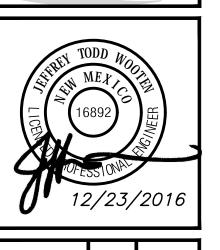
Per FIRM Map 35001C0354H, dated August 16, 2012, the site is not located in the Floodplain and determined to be outside the 0.2% chance Annual Floodplain.'

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 FROM 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.



87109 (505)



		DRAW	JEFF W(
SANT	CO 87108	JOB NO.	2016043		
PROJECT TITLE WENDY'S RESTAURANT	4900 CENTRAL AVE SE ALBUQUERQUE, NEW MEXICO 87108	PROJECT MANAGER	JEFF WOOTEN	SHEET TITLE	Grading Plan
DATE:			sheet-		
12.15.16				1	1

Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560