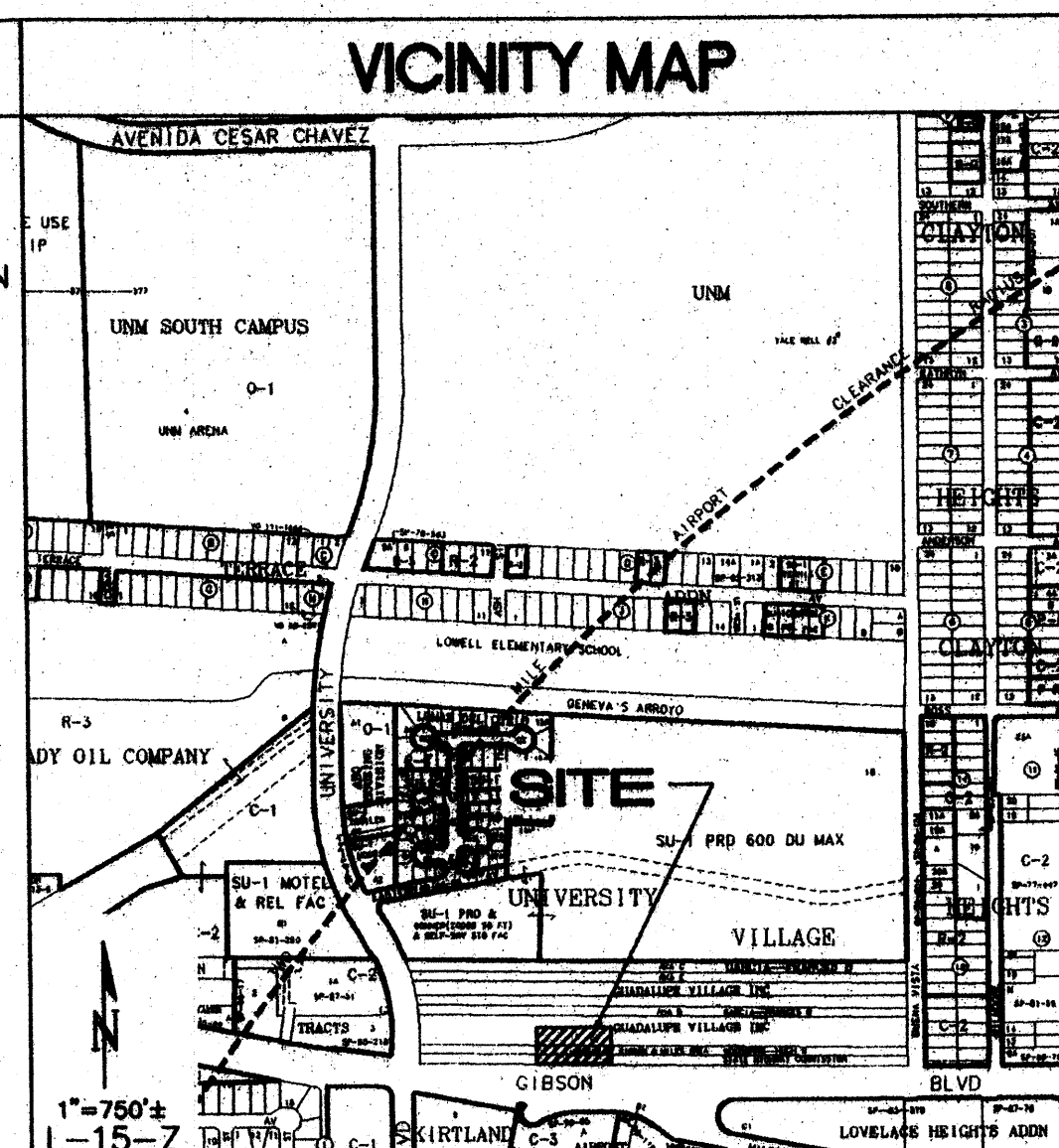
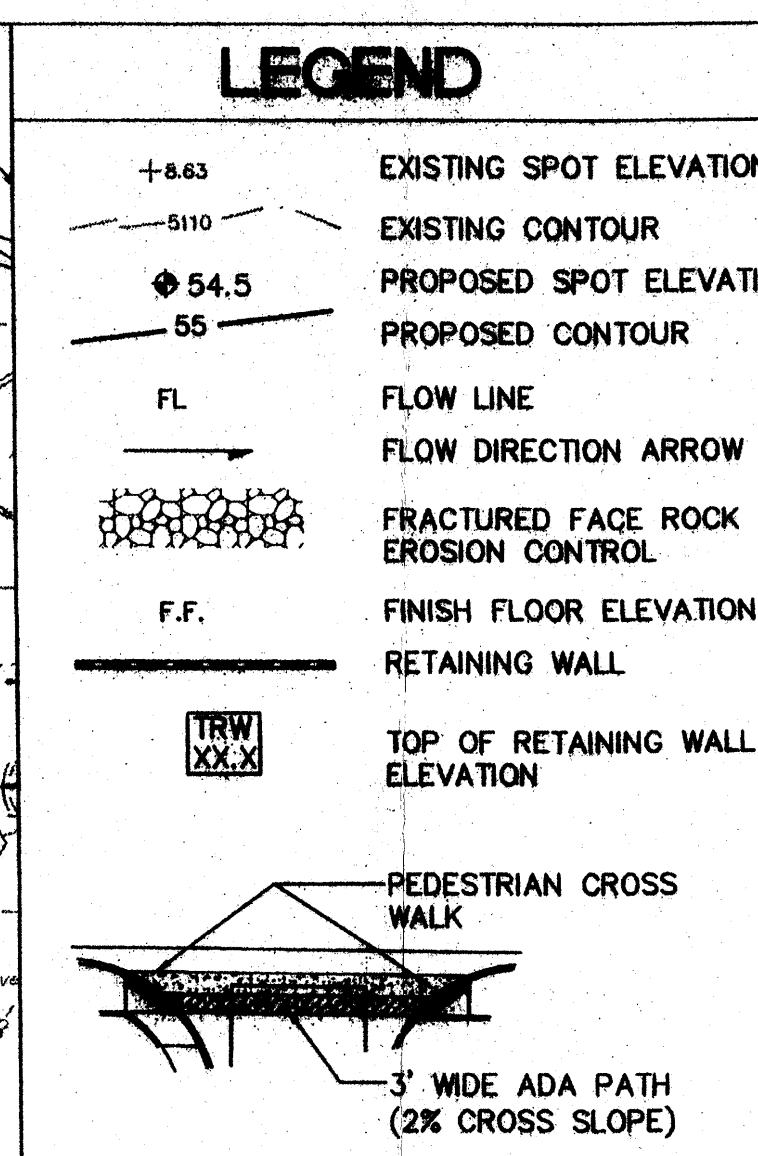
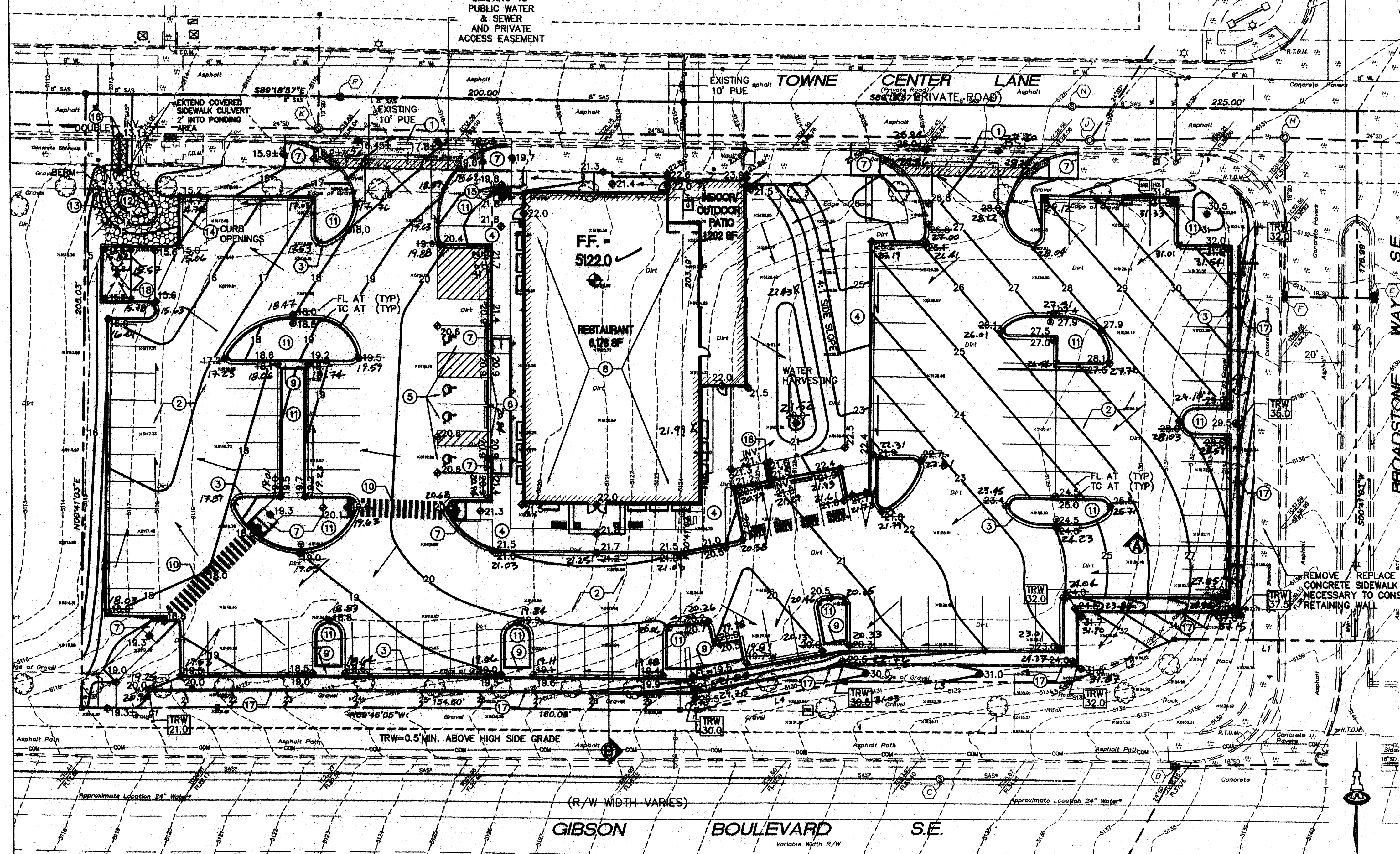
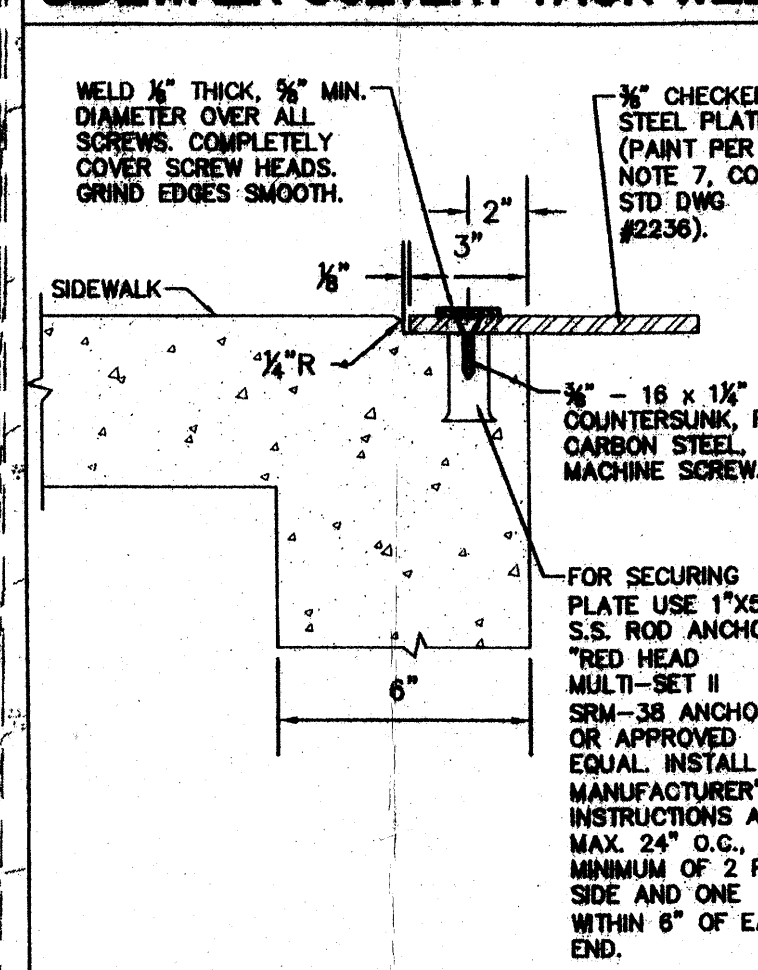


ORIFICE EQUATION - OVERFLOW SIDEWALK CULVERTS (TWO 2' WIDE X 8" HIGH)
The Orifice Equation is used to calculate the Flow at the opening of a Channel
 $Q = C \cdot A \cdot \sqrt{2gh}$
Where
Q = Discharge, cfs
C = Coefficient of Discharge, 0.6
A = Area of Orifice, sq. ft.
g = Acceleration due to Gravity, 32.2 ft/sec²
h = Depth of flow at opening from the center of culvert, ft.
(indicating that the opening will function at 60% capacity)



SIDEWALK CULVERT TACK WELD



KEYED NOTES

1. CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2526 AND 2441. SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF WALK / ASPHALT / CONCRETE CURB AND GUTTER.
2. CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PAVEMENT TYPE, EXTENTS, SECTIONS, LAYOUT, ETC. NOTE: SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
3. CONSTRUCT CURB AND GUTTER THIS AREA. SEE ARCHITECTURAL FOR SITE DETAILS.
4. CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR SITE DETAILS.
5. SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
6. TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
7. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND DETAILS.
8. ALL ROOF DISCHARGE TO BE DISCHARGED DIRECTLY ONTO SURFACE ALONG EAST, SOUTH AND WEST SIDES OF BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION WITHIN 5' OF BUILDING.
9. PROVIDE 24" WIDE (BOTTOM WIDTH) 'U' SHAPED DRAINAGE CHANNEL THROUGH PARKING ISLAND AS SHOWN TO PASS FLOW. MINIMUM SLOPE = 0.5%.
10. PEDESTRIAN ACCESS TO ADA STANDARDS. MAX. SLOPE = 5%, MAX. CROSS-SLOPE = 2%.
11. PROVIDE SHALLOW DEPRESSION (4" TO 6" DEEP) WITHIN LANDSCAPING THIS AREA TO CAPTURE STORMWATER (TYPICAL FOR ALL LANDSCAPED AREAS EXCEPT WITHIN 10' OF BUILDING).
12. CONSTRUCT WATER HARVESTING BASIN TO COLLECT SITE DISCHARGE. UTILIZE FOR LANDSCAPING AND RELEASE EXCESS TO STREET. PROVIDE EROSION PROTECTION ON ALL SLOPES AND BERMS TO MAINTAIN BASIN DEFINITION.
13. PROVIDE FRACTURED FACE ROCK EROSION PROTECTION (SEE GENERAL NOTE H.) ALL AREAS EXCEEDING 3:1 SLOPE.
14. PROVIDE 18" WIDE CURB OPENINGS (FOUR TOTAL) WITHIN CURB AS SHOWN TO PASS SITE STORMWATER.
15. CONSTRUCT STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS INCLUDING RAILING.
16. CONSTRUCT 2' WIDE COVERED SIDEWALK CULVERT (DOUBLE WHERE SHOWN) PER C.O.A. STD. DWG. 2236. EXTEND SIDEWALK CULVERT 2.0' INTO PONDING AREA.
17. CONSTRUCT SITE RETAINING WALL (MAX. RETAINING = 7.5') TO ACHIEVE GRADE TRANSITION SHOWN. DESIGN BY OTHERS.
18. CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. INSTALL SAS AREA DRAIN AT LOWPOINT OF DUMPSTER PAD. SEE UTILITY PLAN.

GENERAL NOTES

- A. COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- B. FINAL GRADES 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.
- C. UNLESS OTHERWISE NOTED, MAXIMUM SLOPES SHALL BE 3:1. MINIMUM SLOPES SHALL BE 1%.
- D. 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. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE 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.
- E. THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB 3/4 ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- F. ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
- G. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS TO EXISTING SHALL BE SMOOTH.
- H. ALL FRACTURED FACE ROCK EROSION PROTECTION (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).
- I. OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

PROJECT DATA

Legal: Tracts 2 and 3, Broadstone Town Center, Albuquerque, New Mexico

Zone map: L-15

Site Area: 81,474 sf (1.8704 Acres)

Flood zone: Zone X (outside 500-year flood zone) per FIRM Map #35001C0342G

Off-site flow: The property is isolated from off-site flow with the exception of a small landscape strip at the southeast end of the property. Minor flow from this area will continue to be accepted into the site to follow historic flowpath.

Existing conditions: The property, approximately 1.87 acres, is an undeveloped commercial property located in Albuquerque east of the intersection of Gibson Blvd. and University SE. The site is bound to the east and north by Town Center access roads, to the south by Gibson Blvd. SE and to the west by undeveloped commercial property. The property slopes to the northwest at approximately 5.8%.

Existing conditions: Currently, undeveloped flow drains as sheetflow to the northwest and passes to Towne Center Lane. Flow is then collected within existing storm drain inlets and passed to the existing public storm drain system within Towne Center Lane.

Proposed conditions: The proposed improvements consist of a restaurant building and outdoor patio area with associated paved parking and landscaping. Retaining walls will be required along the east and south sides of the property to achieve parking grades.

Per the master drainage plan for the Towne Center prepared by High Mesa Consulting Group and per a pre-design meeting with Curtis Chermie dated 07-13-12 (COA Drainage File: 115/d055), Tracts 2 and 3 should drain to Towne Center Lane.

The proposed development will route stormwater through the proposed paved parking lot to free discharge to Towne Center Lane via the northwest access drive.

Landscaped parking islands will be depressed where possible to capture stormwater.

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 IN ACCORDANCE WITH DESIGN INTENT OF THE APPROVED PLAN DATED. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ALDRICH LAND SURVEYING INC., NMPS 7719. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 6, 2013 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 CERTIFICATION 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.

RECEIVED
AUG 07 2013
LAND DEVELOPMENT SECTION

CALCULATIONS: BUFFALO WILD WINGS : JULY 25, 2012
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

AREA OF SITE: 81,474 SF = 1.870

100-year, 6-hour
DEVELOPED FLOWS:

Area	Treatment SF	% Precip. Zone	EA
Area A	0	0%	EA = 0.53
Area B	8147	10%	EB = 0.78
Area C	8147	10%	EC = 1.13
Area D	65179	80%	ED = 2.12
Total Area	81474	100%	

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)
Weighted E = $\frac{EA \cdot A_A + EB \cdot A_B + EC \cdot A_C + ED \cdot A_D}{A_A + A_B + A_C + A_D}$
Developed E = 1.89 in.

On-Site Volume of Runoff: V360 = $\frac{E \cdot A}{12}$
Developed V360 = 12812 CF

On-Site Peak Discharge Rate: $Q_p = Q_{pA} + Q_{pB} + Q_{pC} + Q_{pD} / 43,560$
For Precipitation Zone 2
 $Q_{pA} = 1.56$
 $Q_{pB} = 2.28$
 $Q_{pC} = 3.14$
 $Q_{pD} = 4.70$
Developed $Q_p = 8.0$ CFS

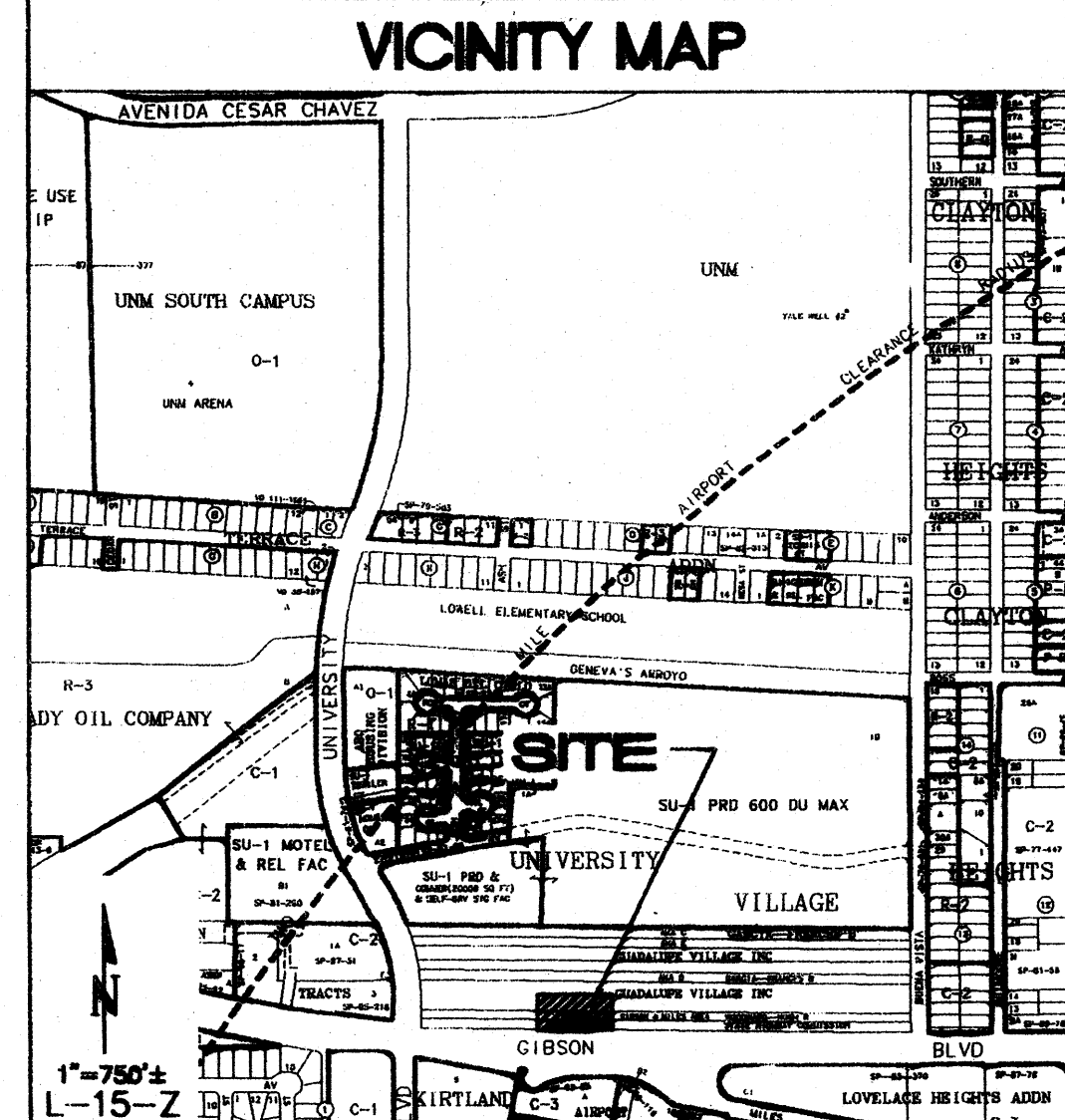
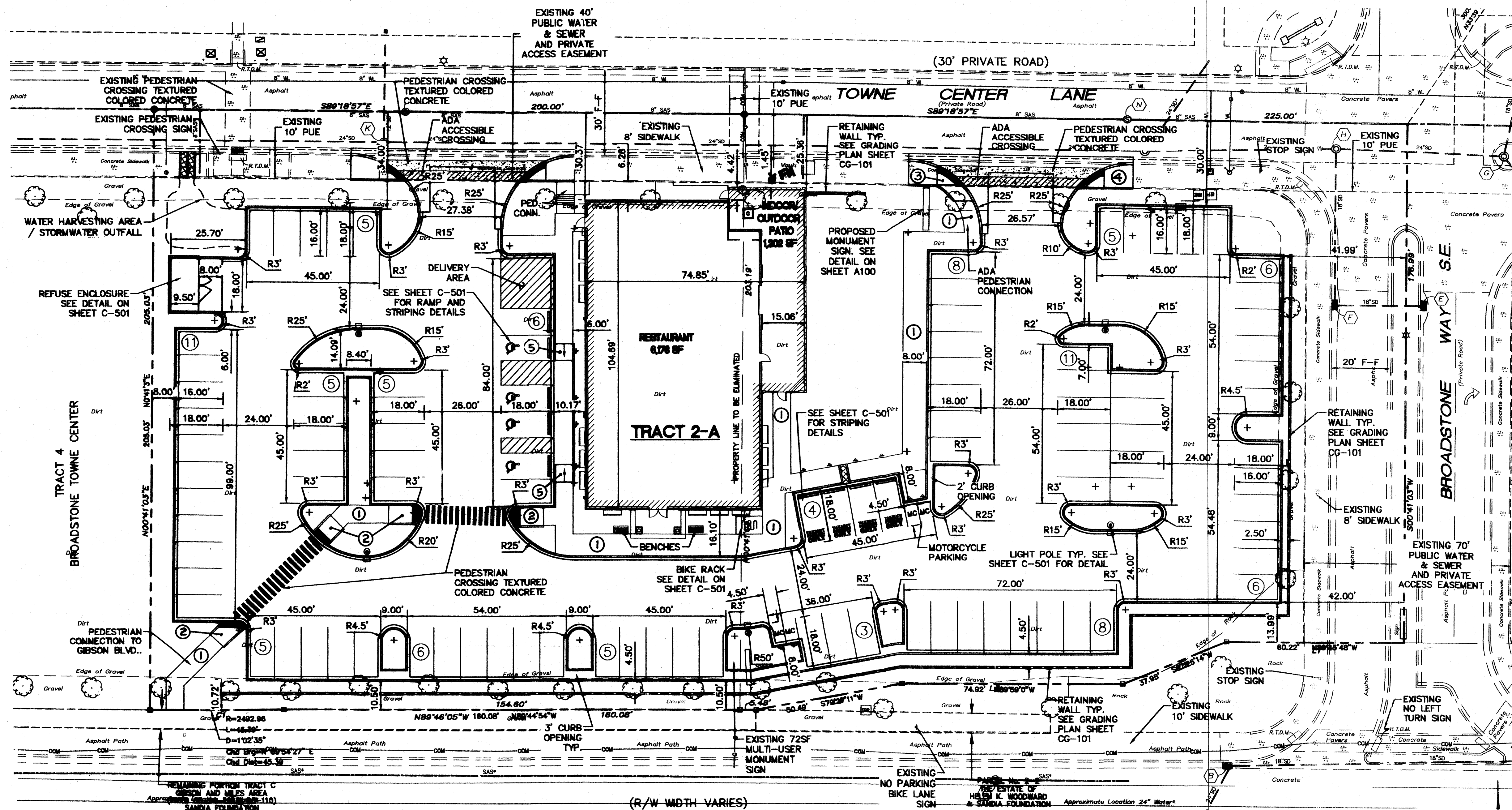
ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaifirm.com

1937 CG-101.dwg Oct. 29, 2012

BUFFALO WILD WINGS BROADSTONE TOWN CENTER

GRADING AND DRAINAGE PLAN

Date:	Rev.	By:	Date:	Job No.
10/29/12				1937
Drawn By:				CG-101
Check By:				SHEET 4



PROJECT DATA

LEGAL DESCRIPTION: TRACT 2-A, BROADSTONE TOWNE CENTER, ALBUQUERQUE, NM

ZONING: SU-1 FOR C-2 USES

AREAS:

TRACT AREA:	81,474	SF
BUILDING FOOTPRINT:	7,380	SF
F.A.R.	0.09	

PROPOSED USE:
RESTAURANT WITH PATIO DINING

PARKING ANALYSIS

MAXIMUM PARKING REQUIRED (15 PER 1,000 SF)	111
PARKING PROVIDED	99
ADA PARKING REQUIRED	4
ADA PARKING PROVIDED	4
BICYCLE PARKING REQUIRED (1 PER 20 VEHICLES)	5
BICYCLE PARKING PROVIDED	7
MOTORCYCLE PARKING REQUIRED	4
MOTORCYCLE PARKING PROVIDED	4

SETBACKS PER BROADSTONE TOWNE CENTER SITE PLAN FOR SUBDIVISION.

PARKING COMPARISON

RESTAURANT (294 SEATS)	
1 PARKING SPACE PER 4 SEATS	74

GENERAL NOTES

- SIGNAGE SHALL COMPLY WITH THE APPROVED SITE PLAN FOR SUBDIVISION DESIGN STANDARDS FOR BROADSTONE TOWNE CENTER. ONE MONUMENT SIGN IS PROPOSED ALONG TOWNE CENTER LANE FRONTAGE THAT IS LIMITED TO 20 SF SIGN AREA AND A MAXIMUM HEIGHT OF 4 FEET.
- ALL BUILDING-MOUNTED SIGNAGE SHALL BE INDIVIDUAL TYPE LETTERING NOT TO EXCEED 6% OF EACH BUILDING ELEVATION FACADE.
- ALL LIGHTING SHALL COMPLY WITH THE STANDARDS OF SECTION 14-16-3-8, AREA REGULATIONS OF THE CITY COMPREHENSIVE ZONING CODE, AND THE BROADSTONE TOWNE CENTER SITE PLAN FOR SUBDIVISION DESIGN STANDARDS. MAXIMUM HEIGHT OF FIXTURES SHALL BE 20FT, EXCEPT 18FT WITHIN 100FT OF RESIDENTIAL DEVELOPMENT.
- ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED (SEE ARCHITECTS ELEVATIONS)
- THE MECHANICAL SYSTEMS (HEATING AND COOLING) AND BUILDING ENVELOPE (WALLS, ROOF, AND WINDOWS) SHALL BE DESIGNED AND MAINTAINED TO PROMOTE EFFICIENT USE OF ENERGY.
- RAINWATER HARVESTING MEASURES SUCH AS DEPRESSED LANDSCAPE, SHALL BE PROVIDED.
- RECYCLING CARTS SHALL BE PROVIDED IN THE BUILDING AND PICKED UP THROUGH A PRIVATE CONTRACTOR.
- ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES PER PNM DESIGN GUIDELINES.
- PNM COORDINATION: DEVELOPMENT SHALL ABIDE BY ALL CONDITIONS OR TERMS OF UTILITY EASEMENTS PRIOR TO DEVELOPMENT. CONTACT SHALL BE MADE TO PNM'S NEW SERVICE DEPARTMENT TO COORDINATE ELECTRICAL SERVICE AND OPTIONS FOR THE LOCATION OF ELECTRICAL SERVICE CONNECTION.
- ALL EXISTING EASEMENTS WERE GRANTED BY PLAT OF BROADSTONE TOWNE CENTER ON MARCH 20, 2008; BK. 2008C, PG. 52, DOC. #2008031639.

KEYED ADA NOTES

- ADA ACCESSIBLE ROUTE, 6' MIN. WIDTH.
- ADA ACCESSIBLE RAMP PER DETAIL 'A' ON SHEET C-501.
- ADA ACCESSIBLE RAMP PER DETAIL 'B' ON SHEET C-501.
- ADA ACCESSIBLE RAMP PER DETAIL 'C' ON SHEET C-501.
- ADA ACCESSIBLE RAMP PER DETAIL 'D' ON SHEET C-501.

SITE PLAN

PROJECT SUMMARY

THE PROPOSED PROJECT CONSISTS OF A SINGLE-STORY RESTAURANT WITH AN "INDOOR/OUTDOOR" PATIO SPACE (OPEN TO THE OUTSIDE VIA OPERABLE GARAGE DOORS), AN OUTDOOR PATIO AND ASSOCIATED PARKING, ACCESS AND LANDSCAPING TO BE BUILT IN A SINGLE PHASE. THE SITE IS SITUATED ON TWO TRACTS (TRACTS 2 & 3) OF THE BROADSTONE TOWNE CENTER DEVELOPMENT AND HAVING A LAND AREA OF 1.8703 ACRES (81,470 SF). A PLAT ACTION TO ASSEMBLE THE TRACTS INTO A SINGLE PARCEL WILL ACCOMPANY THE SDP THROUGH THE DEVELOPMENT REVIEW BOARD.

THE SITE PLAN SHALL COMPLY WITH THE APPROVED BROADSTONE TOWNE CENTER SITE DEVELOPMENT PLAN FOR SUBDIVISION, PROJECT NO. 1006243 AS APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) ON JAN. 18, 2007.

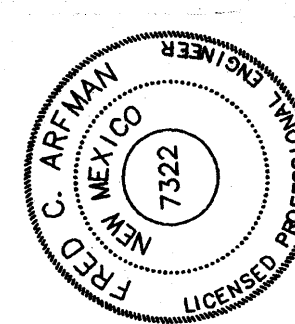
MAINTENANCE OF THE OUTDOOR AMENITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PEDESTRIAN CONNECTIONS: THE EXISTING PEDESTRIAN CROSS-WALK FROM THE APARTMENTS TO THE NORTH WILL CONNECT TO THE ON-SITE PEDESTRIAN ACCESS WALK. PEDESTRIAN ACCESS ALONG TOWNE CENTER LANE IS ENCOURAGED BY EIGHT FOOT WIDE SIDEWALKS ALONG THE NORTHERLY BORDER OF THE SITE.

TRAFFIC CERTIFICATION

I, FRED C. ARFMAN, P.E., HEREBY CERTIFY THAT THIS PROJECT IS IN ACCORDANCE WITH THE DESIGN INTENT OF THE TOL APPROVED SITE PLAN FOR SUBDIVISION, PROJECT NO. 1006243, DATED DECEMBER 20, 2012. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY FRED C. ARFMAN OF THE FIRM ISAACSON & ARFMAN, P.A. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AUGUST 08, 2013 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE ATTACHED PLAN 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 A PERMANENT CERTIFICATION OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO THE RECORD INFORMATION COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



PROJECT NUMBER: 1005243

Application Number:

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

<i>[Signature]</i>	12-12-12
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	11-28-12
ABCWUA	Date
<i>[Signature]</i>	11-28-12
Parks and Recreation Department	Date
<i>[Signature]</i>	11-28-12
City Engineer	Date
<i>[Signature]</i>	12-13-12
Solid Waste Management	Date
<i>[Signature]</i>	12-13-12
DRB Chairperson, Planning Department	Date

RF

PREPARED FOR: VERDAD REAL ESTATE
502 NORTH CARROLL AVE
SOUTHLAKE, TX 76092

PREPARED BY: CONSENSUS PLANNING, INC.
ISAACSON & ARFMAN, P.A.
PRANGER GROUP

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 www.isaacson.com

1937 CP-101.dwg Oct 25, 2012

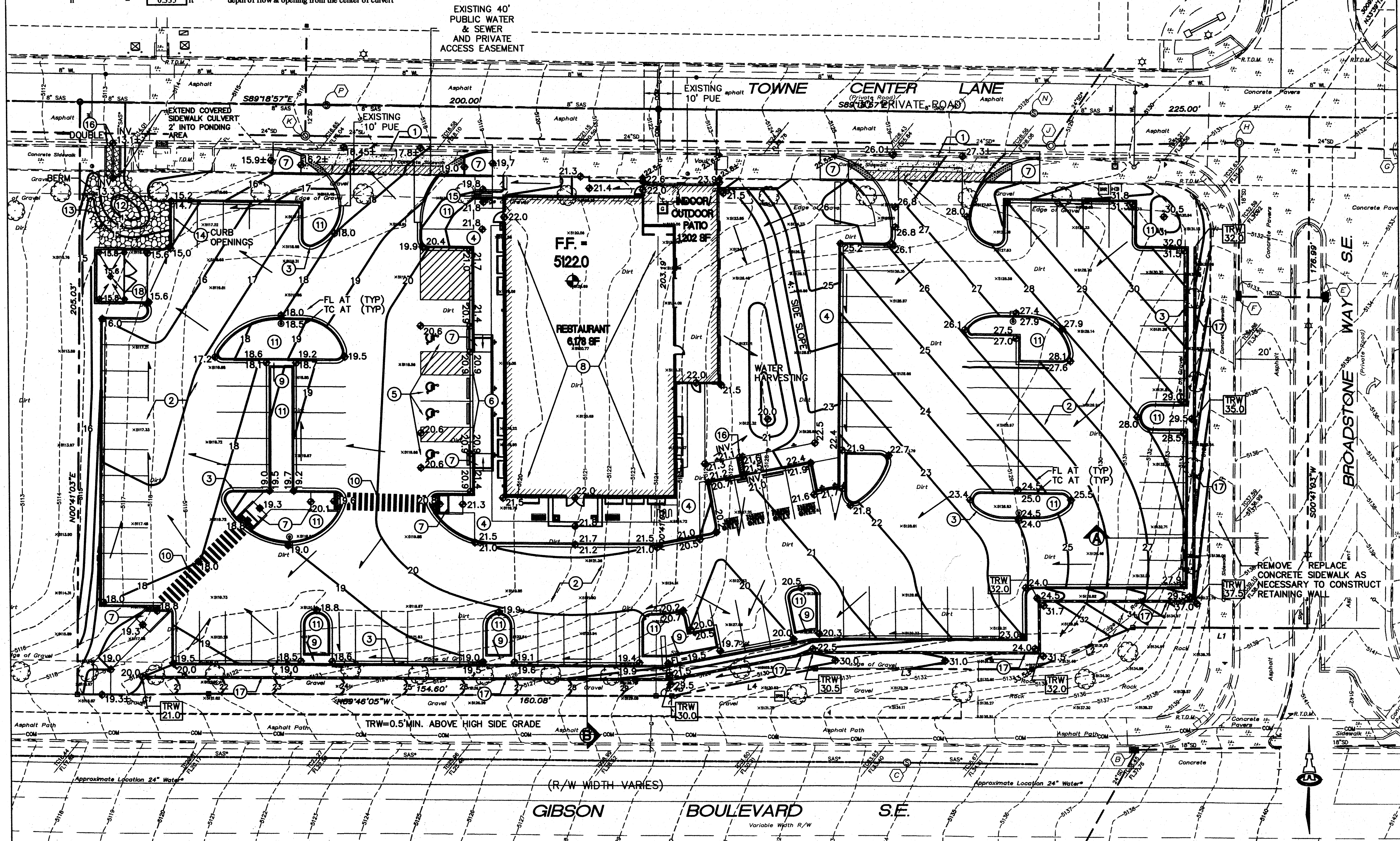
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BUFFALO WILD WINGS
BROADSTONE TOWNE CENTER

SITE PLAN FOR BUILDING PERMIT

Date:	10/05/12	Job No.	1937
Drawn By:			C-101
Old By:			SHEET 1

ORIFICE EQUATION - OVERFLOW SIDEWALK CULVERTS (TWO 2' WIDE X 8" HIGH)
The Orifice Equation is used to calculate the Flow at the opening of a Channel
 $Q = C A \sqrt{2 g h}$
Where
 Q = 3.7 cfs each
 C = 0.6 (indicating that the opening will function at 60% capacity)
 A = 1.334 sq.ft.
 g = 32.2 ft/sec²
 h = 0.335 ft depth of flow at opening from the center of culvert



GENERAL NOTES

- COORDINATE WORK WITH SITE PLAN, UTILITY PLAN, DEMOLITION PLAN, AND LANDSCAPE PLAN.
- FINAL GRADES 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.
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- THE ENVIRONMENTAL PROTECTION AGENCY AND THE CITY OF ALBUQUERQUE REQUIRE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES (INCLUDING OTHER LAND-DISTURBING ACTIVITIES) DISTURB 3/4 ACRE OR MORE (BY OTHERS). A SWPPP MUST BE INCLUDED WITH THE CONTRACTOR'S SUBMITTAL FOR A ROUGH GRADING, GRADING, PAVING OR BUILDING PERMIT. THE SWPPP MUST BE IN PDF OR MS WORD FORMAT ON A CD.
- ADJUST RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES, TYPICAL.
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- ALL FRACTURED FACE ROCK EROSION PROTECTION (F.F. ROCK) TO BE 6" AVG. DIA. ANGULAR FACED ROCK PLACED OVER GEOTEX 50 NON-WOVEN GEOTEXTILE (O.E.).
- OWNER SHALL MAINTAIN EROSION PROTECTION ELEMENTS. OWNER SHALL INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

PROJECT DATA

Legal: Tracts 2 and 3, Broadstone Town Center, Albuquerque, New Mexico
Zone map: L-15
Site Area: 81,474 sf (1.8704 Acres)
Flood zone: Zone X (outside 500-year flood zone) per FIRM Map #35001C0342G

Offsite flow: The property is isolated from off-site flow with the exception of a small landscape strip at the southeast end of the property. Minor flow from this area will continue to be accepted into the site to follow historic flowpath.

Existing conditions:
The property, approximately 1.87 acres, is an undeveloped commercial property located in Albuquerque east of the intersection of Gibson Blvd. and University SE. The site is bound to the east and north by Town Center access roads, to the south by Gibson Blvd. SE and to the west by undeveloped commercial property. The property slopes to the northwest at approximately 5.8%.

Existing conditions:
Currently, undeveloped flow drains as sheetflow to the northwest and passes to Towne Center Lane. Flow is then collected within existing storm drain inlets and passed to the existing public storm drain system within Towne Center Lane.

Proposed conditions:
The proposed improvements consist of a restaurant building and outdoor patio area with associated paved parking and landscaping. Retaining walls will be required along the east and south sides of the property to achieve parking grades.

Per the master drainage plan for the Towne Center prepared by High Mesa Consulting Group and per a pre-design meeting with Curtis Cheme dated 07-13-12 (COA Drainage File: 115/d055), Tracts 2 and 3 should drain to Towne Center Lane.

The proposed development will route stormwater through the proposed paved parking lot to free discharge to Towne Center Lane via the northwest access drive.

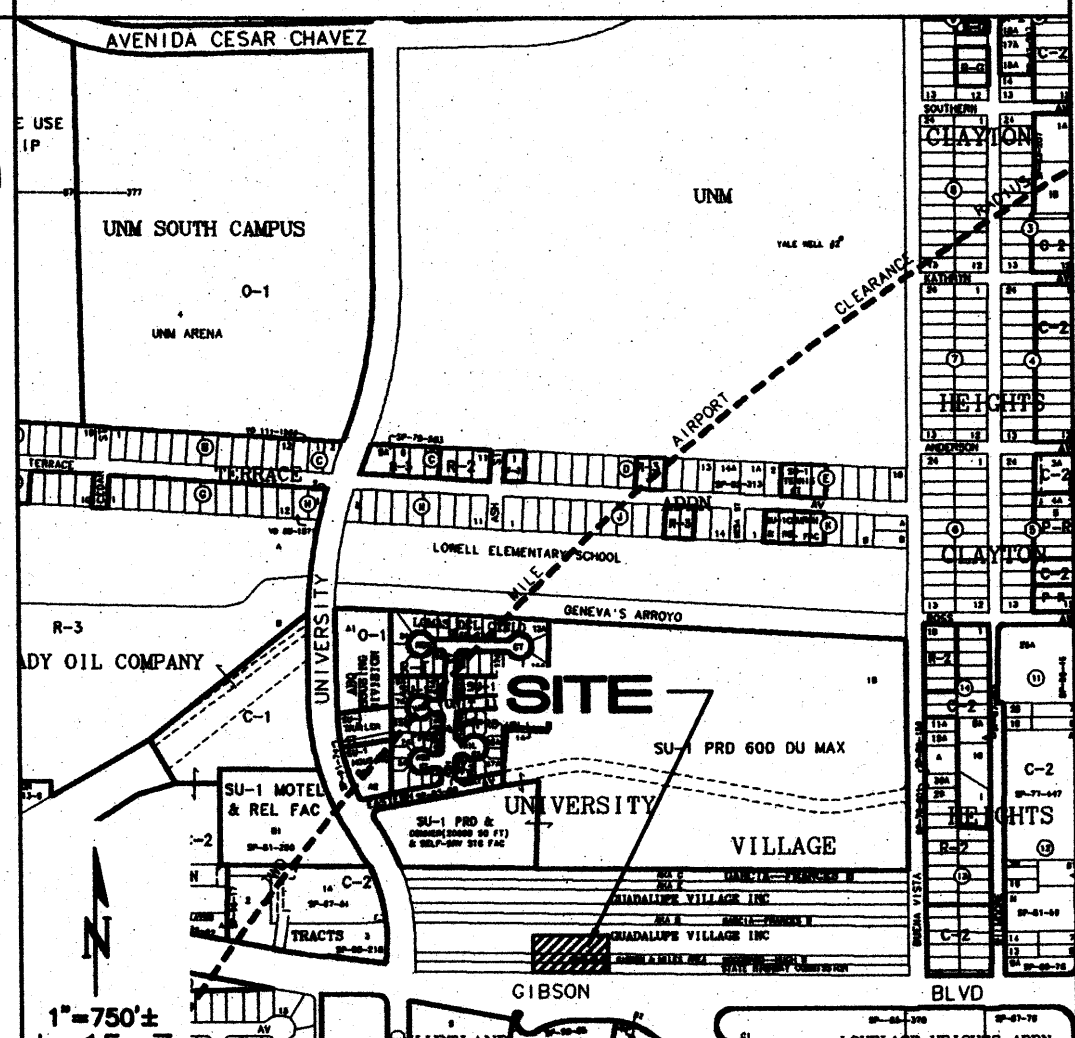
Landscape parking islands will be depressed where possible to capture stormwater.

(Control Point - NAD 83)
North: 1,478,550.205
East: 1,529,987.388
Elevation: 5,184.135 feet (NAVD 1988)
Delta Alpha: -0.0724666
Ground to Grid Factor: 0.999971083

LEGEND

- EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- FLOW LINE
- FLOW DIRECTION ARROW
- FRACTURED FACE ROCK EROSION CONTROL
- FINISH FLOOR ELEVATION
- RETAINING WALL
- TOP OF RETAINING WALL ELEVATION
- PEDESTRIAN CROSS WALK
- 3' WIDE ADA PATH (2% CROSS SLOPE)

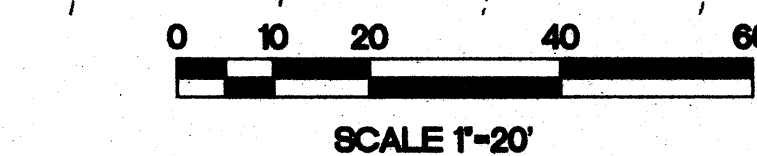
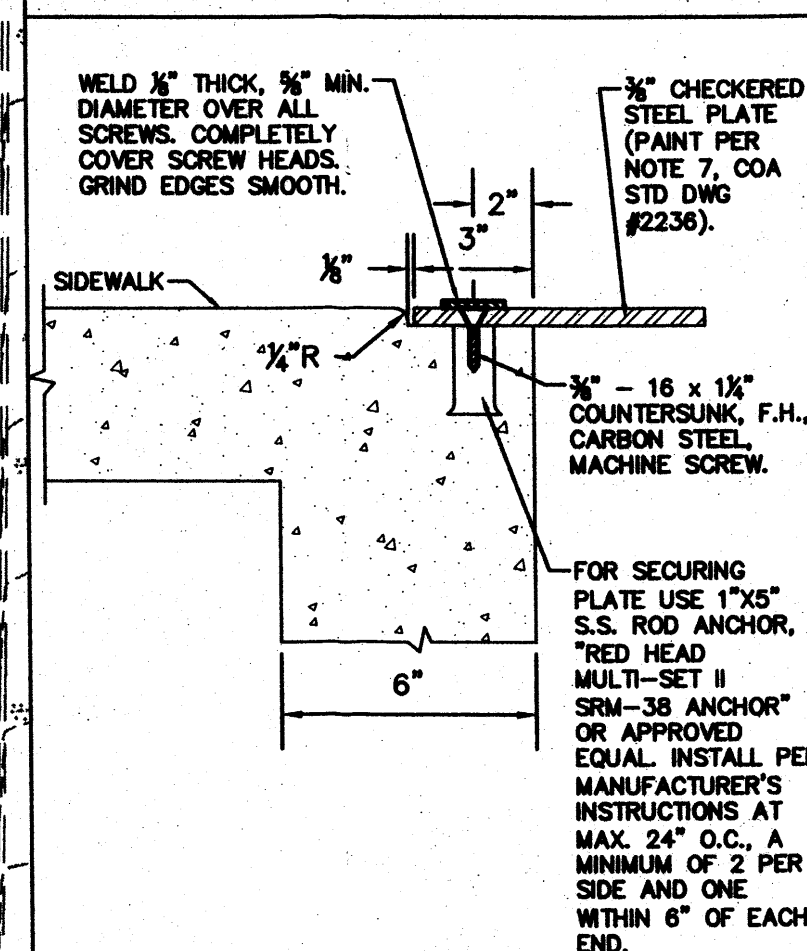
VICINITY MAP



KEYED NOTES

- CONSTRUCT NEW PRIVATE ENTRANCE DRIVE WITH CONCRETE VALLEY GUTTER AND HANDICAP RAMPS EACH SIDE PER C.O.A. STD. DWGS. 2526 AND 2441. SAWCUT EXISTING AS REQUIRED TO PROVIDE CLEAN BONDING EDGE. MATCH EXISTING TOP OF WALK / ASPHALT / CONCRETE CURB AND GUTTER.
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR PAVEMENT TYPE, EXTENTS, SECTIONS, LAYOUT, ETC. NOTE: SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
- CONSTRUCT CURB AND GUTTER THIS AREA. SEE ARCHITECTURAL FOR SITE DETAILS.
- CONSTRUCT CONCRETE WALK AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR SITE DETAILS.
- SLOPES WITHIN HANDICAP PARKING AREA TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
- TOP OF ASPHALT TO BE FLUSH WITH TOP OF CONCRETE WALK THIS AREA.
- CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL ROOF DISCHARGE TO BE DISCHARGED DIRECTLY ONTO SURFACE ALONG EAST, SOUTH AND WEST SIDES OF BUILDING. SEE ARCHITECTURAL AND PLUMBING PLANS FOR SPECIFIC ROOF DISCHARGE INFORMATION WITHIN 5' OF BUILDING.
- PROVIDE 24" WIDE (BOTTOM WIDTH) 'U' SHAPED DRAINAGE CHANNEL THROUGH PARKING ISLAND AS SHOWN TO PASS FLOW. MINIMUM SLOPE = 0.5%.
- PEDESTRIAN ACCESS TO ADA STANDARDS. MAX. SLOPE = 5%, MAX. CROSS-SLOPE = 2%.
- PROVIDE SHALLOW DEPRESSION (4" TO 6" DEEP) WITHIN LANDSCAPING THIS AREA TO CAPTURE STORMWATER (TYPICAL FOR ALL LANDSCAPED AREAS EXCEPT WITHIN 10' OF BUILDING).
- CONSTRUCT WATER HARVESTING BASIN TO COLLECT SITE DISCHARGE, UTILIZE FOR LANDSCAPING AND RELEASE EXCESS TO STREET. PROVIDE EROSION PROTECTION ON ALL SLOPES AND BERMS TO MAINTAIN BASIN DEFINITION.
- PROVIDE FRACTURED FACE ROCK EROSION PROTECTION (SEE GENERAL NOTE H.) ALL AREAS EXCEEDING 3:1 SLOPE.
- PROVIDE 18" WIDE CURB OPENINGS (FOUR TOTAL) WITHIN CURB AS SHOWN TO PASS SITE STORMWATER.
- CONSTRUCT STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS INCLUDING RAILING.
- CONSTRUCT 2' WIDE COVERED SIDEWALK CULVERT (DOUBLE WHERE SHOWN) PER C.O.A. STD. DWG. 2236. EXTEND SIDEWALK CULVERT 2.0' INTO PONDING AREA.
- CONSTRUCT SITE RETAINING WALL (MAX. RETAINING = 7.5') TO ACHIEVE GRADE TRANSITION SHOWN. DESIGN BY OTHERS.
- CONSTRUCT CONCRETE DUMPSTER PAD AND ENCLOSURE AT ELEVATIONS SHOWN. INSTALL SAS AREA DRAIN AT LOWPOINT OF DUMPSTER PAD. SEE UTILITY PLAN.

SIDEWALK CULVERT TACK WELD



CALCULATIONS: BUFFALO WILD WINGS : JULY 25, 2012			
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993			
ON-SITE			
AREA OF SITE:	81474	SF	= 1.870
DEVELOPED FLOWS:			
	Area	Treatment SF	% Precip. Zone
	A	0	0%
	B	8147	10%
	C	8147	10%
	D	65179	80%
	Total Area	81474	100%
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$			
Developed E = 1.89 in.			
On-Site Volume of Runoff: V360 = $\frac{E^* A}{12}$			
Developed V360 = 12812 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}	1.56	Q_{pC} 3.14
	Q_{pB}	2.28	Q_{pD} 4.70
	Developed Q_p		8.0 CFS

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1937 CG-101.dwg Oct 29, 2012

BUFFALO WILD WINGS BROADSTONE TOWN CENTER

GRADING AND DRAINAGE PLAN

Date:	10/29/12	No. Revisions:		Drawn By:	BJB	Job No.:	1937
Check By:	FCA						

RECEIVED OCT 29 2012 LAND DEVELOPMENT SECTION

CG-101
SHEET 4