CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director

Mayor Timothy M. Keller

June 5, 2019

Jake Bordenave, PE, PS
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

RE: **Taylor Ranch Storage – Bldg H**
6911 Taylor Ranch Rd NW
Request for Certificate of Occupancy – Permanent
Engineer's Certification – Accepted
Grading Plan Stamp Date: 5/21/18
Certification Dated: 5/21/19
Hydrology File: D11D009B2

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Dear Mr. Bordenave:

Based on submittal received on 5/31/19, the Engineer's Certification is approved in support of Certificate of Occupancy (Permanent) by Hydrology.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson, PE
Senior Engineer, Planning Dept.
Development Review Services

C: Email Fox, Debi; Tena, Victoria; Sandoval, Darlene; Costilla, Michelle

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: Taylor Ranch Storage - Bldg H Building Permit #:_______________ Hydrology File #: D11D009B2

DRB#: _______________ EPC#: _______________ Work Order#: ___________

Legal Description: Tract Y-2A-1-B, Taylor Ranch

City Address: 6911 Taylor Ranch Rd NE

Applicant: Bordenave Designs Contact: Jake Bordenave

Address: PO Box 91194, Albuquerque, NM 87199

Phone#: 505-823-1344 Fax#: -- E-mail: jakebordenave@comcast.net

Owner: Homestead Hills Enterprises Contact: Dan Rich

Address: 3200 Calle de Laura NW, Albuquerque, NM 87114

Phone#: 505-304-4516 Fax#:_______________ E-mail: emeraldprops@aol.com

TYPE OF SUBMITTAL:_____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE X ADMIN SITE

IS THIS A RESUBMITTAL?: ____________ Yes X No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION X HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

X ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ DRAINAGE MASTER PLAN
____ DRAINAGE REPORT
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ OTHER (SPECIFY) _______________
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _______________

DATE SUBMITTED: 05/23/19 By: J. J. Bordenave

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:_____________

FEE PAID:_____________

D11-003

PRIVATE FACILITY
DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between Homestead Hills Enterprises ("Owner"), whose address is 3200 CALLE DE LAURA NW, ABQ NM 87104 and whose telephone number is (505) 304-4576 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. Recital. The Owner is the current owner of the following described real property located at [give legal description, and street address]
6911 Taylor Ranch RD NW, ALBUQUERQUE NM 87120
TRACT Y-2A-1-B

recorded on 2/15/2013, pages 1 through 1, as Document No. 2013017376 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:
First flush retention pond

The Drainage Facility is more particularly described in **Exhibit A** attached hereto and made a part hereof.

3. Maintenance of Drainage Facility. The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

Doc# 2018020502
03/07/2018 03:18 PM Page: 1 of 4
COV R $25.00 Linda Stover, Bernalillo County

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.

OWNER: Homestead Hills Enterprises

By [signature]: [signature]

Name [print]: DAN RICH, MEMBER

Title: MEMBER

Dated: 3/1/2018

CITY OF ALBUQUERQUE:

By: [signature]

Shahab Biazar, P.E., City Engineer

Dated: 3/6/18

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 1st day of March, 2018, by Dan Rich (name of person signing permit). Member (title of person signing permit) of Homestead Hills Enterprises (Owner).

(SEAL)

RACHAEL MIRANDA NOTARY PUBLIC STATE OF NEW MEXICO

Rachael Miranda
Notary Public
My Commission Expires: 10/6/2021

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 6th day of March 2018, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

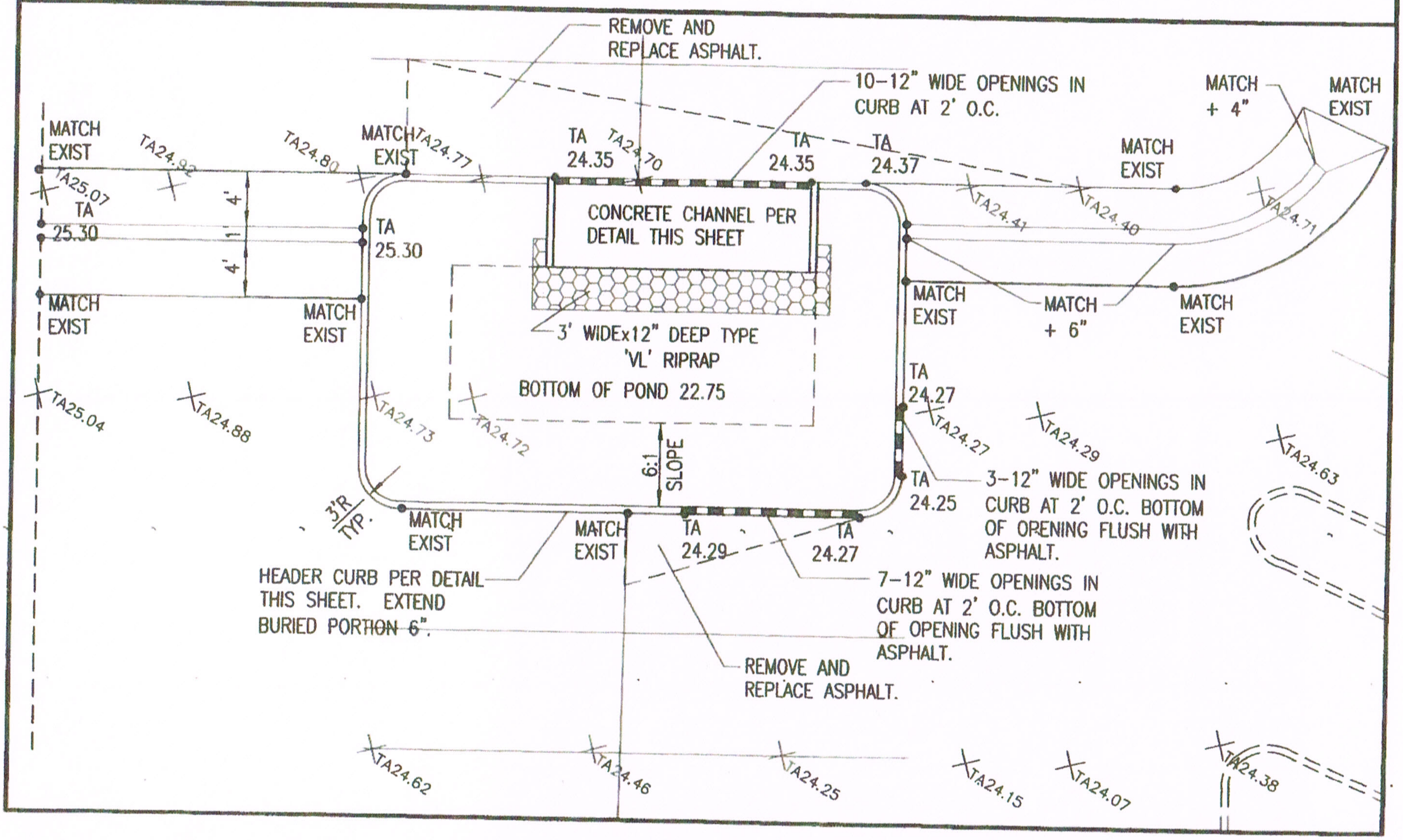
(SEAL)

CHARLOTTE LaBADIE NOTARY PUBLIC STATE OF NEW MEXICO

Charlotte LaBadie
Notary Public
My Commission Expires: March 15, 2021

(EXHIBIT A ATTACHED)

EXHIBIT 'A'

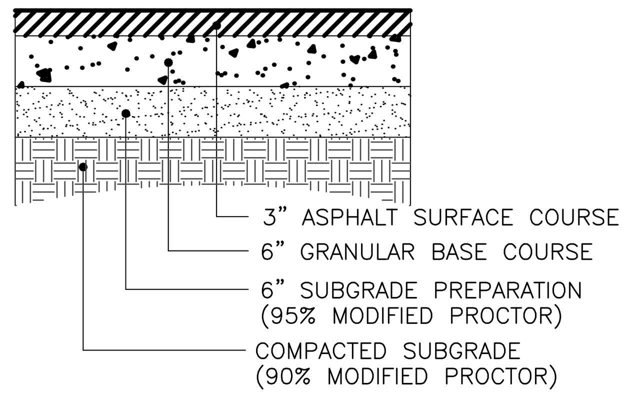


REMOVE AND REPLACE ASPHALT.
10-12" WIDE OPENINGS IN CURB AT 2' O.C.
MATCH + 4"
MATCH EXIST
MATCH EXIST
TA24.92
TA24.80
MATCH EXIST
TA24.77
TA 24.35
TA24.70
TA 24.35
TA 24.37
MATCH EXIST
TA25.07
TA 25.30
4'
1'
4'
TA 25.30
CONCRETE CHANNEL PER DETAIL THIS SHEET
TA24.41
TA24.40
TA24.71
MATCH EXIST
MATCH EXIST
MATCH EXIST
MATCH + 6"
MATCH EXIST
3' WIDEx12" DEEP TYPE 'VL' RIPRAP
BOTTOM OF POND 22.75
TA 24.27
TA25.04
TA24.88
TA24.73
TA24.72
TA24.27
TA24.29
TA24.63
6:1 SLOPE
TA 24.25
3-12" WIDE OPENINGS IN CURB AT 2' O.C. BOTTOM OF OPENING FLUSH WITH ASPHALT.
3'R TYP.
MATCH EXIST
MATCH EXIST
TA 24.29
TA 24.27
HEADER CURB PER DETAIL THIS SHEET. EXTEND BURIED PORTION 6".
7-12" WIDE OPENINGS IN CURB AT 2' O.C. BOTTOM OF OPENING FLUSH WITH ASPHALT.
REMOVE AND REPLACE ASPHALT.
TA24.62
TA24.46
TA24.25
TA24.15
TA24.07
TA24.38

ASPHALT PAVEMENT

heavy duty

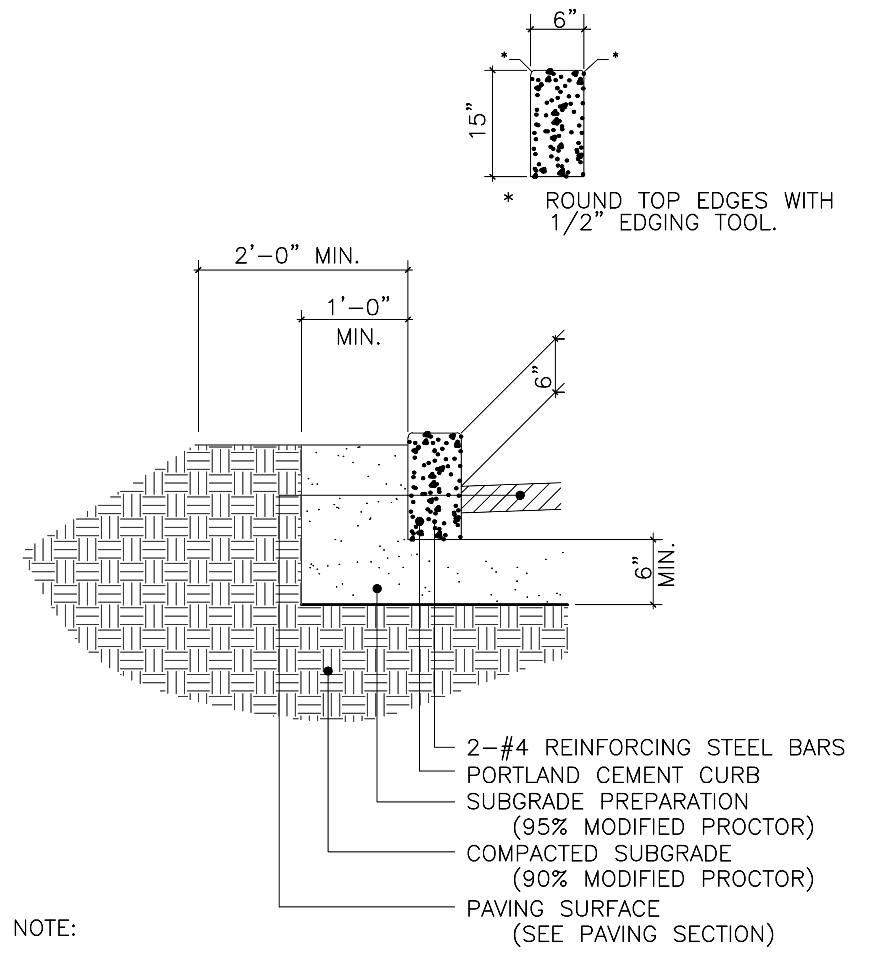
(HATCHED AREA ON GRADING PLAN.)



NOTES:

1. ASPHALT MIX SHALL USE COA DESIGN w/ 3/4" AGGREGATE AND HAVE A MARSHALL STABILITY GREATER THAN 1800 LBS.
2. ASPHALT CONCRETE COURSES GREATER THAN 3" IN THICKNESS SHALL BE PLACED WITH MULTIPLE LIFTS. MINIMUM LIFT THICKNESS 1 1/2".

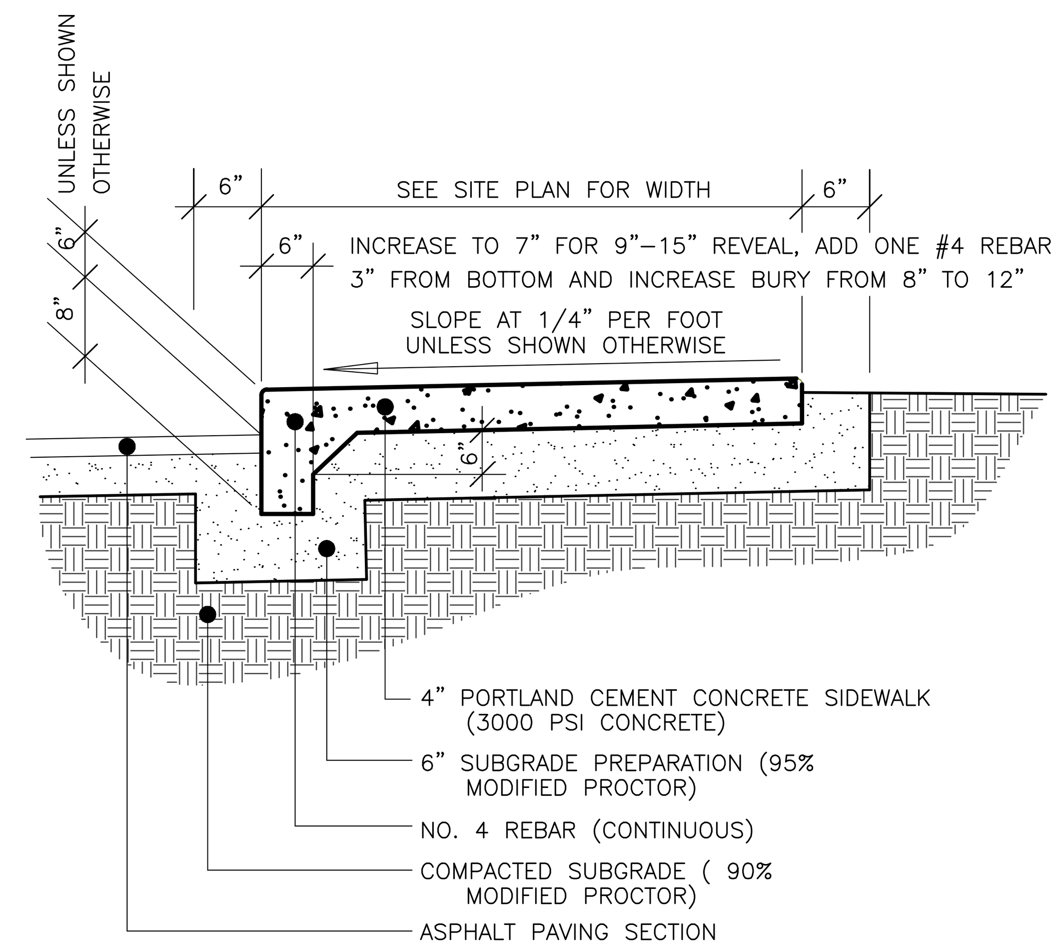
HEADER CURB



NOTE:

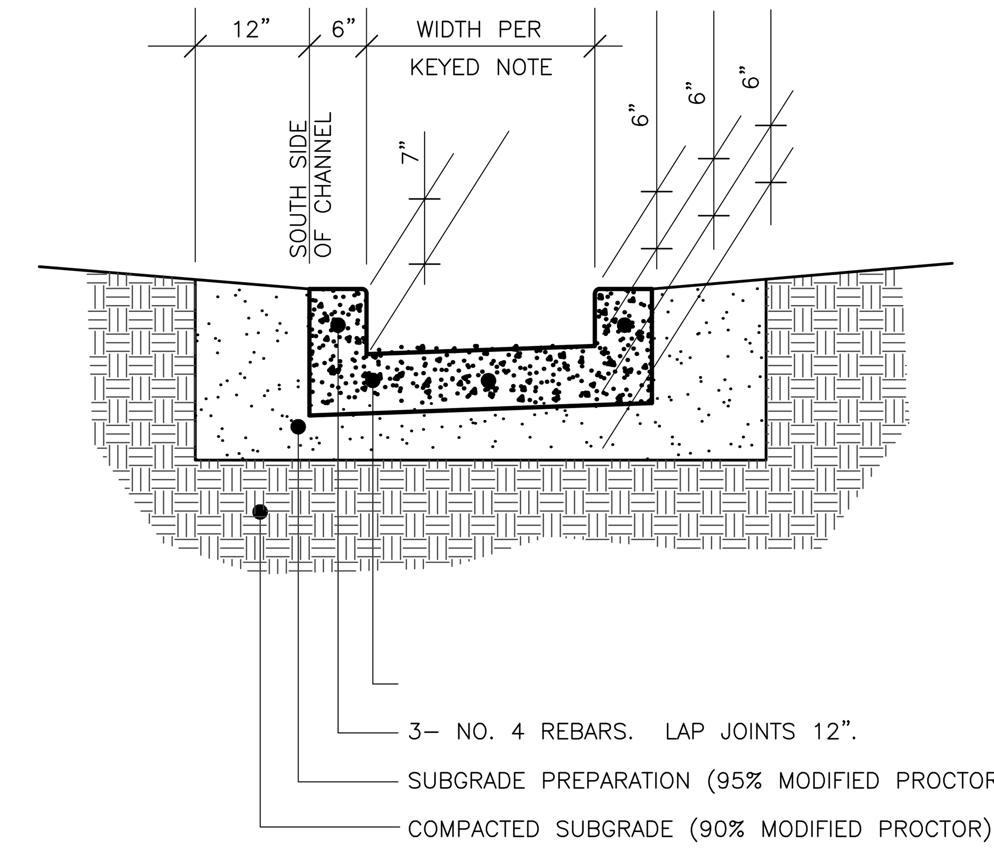
PROVIDE CONTRACTION JOINTS AT 5 FEET ON CENTER AND EXPANSION JOINTST AT 50 FEET ON CENTER UNLESS OTHERWISE STATED ON SITE PLANS OR IF CURB ABUTS SIDEWALK; WHERE CURB JOINTS SHALL MATCH SIDEWALK JOINTS.

TURNDOWN SIDEWALK



NOTE:
SEE ARCHITECTURAL SITE PLAN FOR JOINT PATTERN.

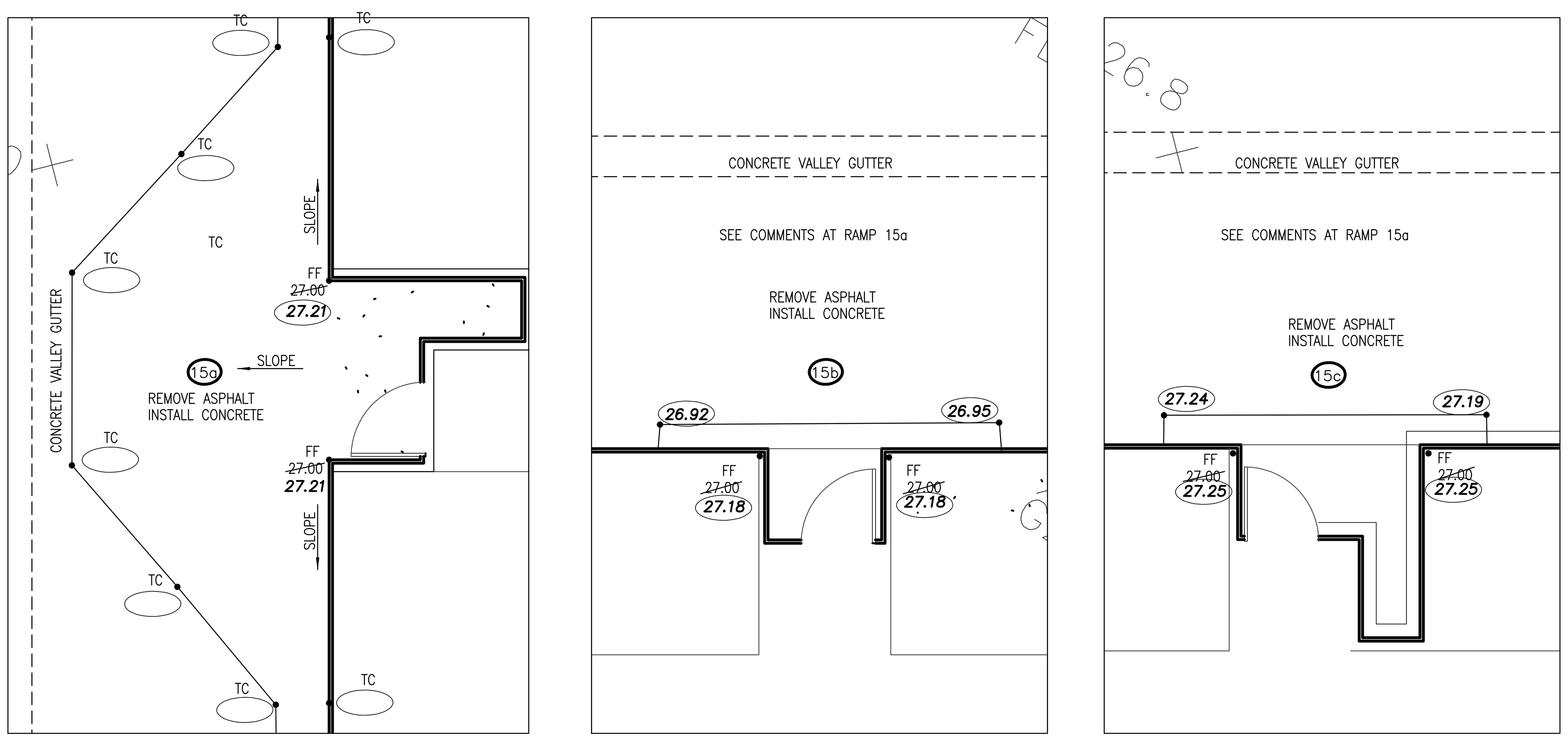
CONCRETE CHANNEL



NOTE:

AT INSTALLATIONS WHERE THE SIDEWALK PENETRATES A CURB FACE THE GUTTER SHALL BE POURED MONOLITHICALLY WITH

ASPHALT RAMPS @ DOORS



LEGEND

TBM	TEMPORARY BENCHMARK
G	GROUND
FF	FINISH FLOOR
FG	FINISH GRADE after lanscaping
FL	FLOWLINE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
BC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS MATER
GV	GAS VALVE
LP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
PED	ELEC., TEL. OR CBL PED.
OHU	OVERHEAD UTILITIES
◄RD/C	ROOF DRAINAGE POINT

FEMA FLOODPLAIN BOUNDARY

DRAINAGE BASIN BOUNDARY

EROSION SETBACK LINE

MAJOR MINOR — EXISTING CONTOUR

PROPOSED CONTOUR

+XX.XX — EXISTING SPOT ELEVATION

●XX.XX — PROPOSED SPOT ELEVATION

~~XX.XX~~ (XX.XX) — RECORD SPOT ELEVATION

EXISTING / PROPOSED — STRUCTURES

UNDERGROUND UTILITIES

EXISTING — S,T,U — — —

S,T,U - SIZE (INCHES), TYPE & USE

TYPE: CI- Cast Iron, DI-Ductile Iron, CMP-Corr. Metal, HDPE-High Density Poly ethelyne, PVC- Polyvinyl Chloride, RCP-Reinforced Conc.

USES: SD-STORM DRAIN, SAS-SANITARY SEWER, W-WATER, IRR- IRRIGATION

PROPOSED — S,T,U,

GRADING NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 811 FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION 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.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTY. THIS CAN BE ACHIEVED BY THE CONSTRUCTION OF TEMPORARY SOIL BERMS OR SILT FENCES AT PROPERTY LINES AND WETTING SOIL TO PREVENT IT FROM BLOWING. IF THE SITE IS CONTROLLED BY A SWPPP PLAN, EROSION CONTROL SHALL BE ACCOMPLISHED ACCORDING TO THE PLAN.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND ACCESS PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE DATA

CONDITION	BASIN	STORM RETURN PERIOD	TREATMENT TYPE (table 4)	TREATMENT AREA	EXCESS PRECIPITATION (table 8)	PEAK RUNOFF (table 9)	RUNOFF VOLUME	RUNOFF RATE
-	-	year	-	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	S	10	A	26625	0.08	0.24	178	0.15
	I		B	0	0.22	0.76	0	0.00
	T		C	0	0.44	1.49	0	0.00
	E		D	0	1.24	2.89	0	0.00
			TOTAL	26625			178	0.15
		100	A	26625	0.44	1.29	976	0.79
			B	0	0.67	2.03	0	0.00
			C	0	0.99	2.87	0	0.00
			D	0	1.97	4.37	0	0.00
			TOTAL	26625			976	0.79
DEVELOPED	S	10	A	0	0.08	0.24	0	0.00
	I		B	684	0.22	0.76	13	0.01
	T		C	0	0.44	1.49	0	0.00
	E		D	25941	1.24	2.89	2681	1.72
			TOTAL	26625			2693	1.73
		100	A	0	0.44	1.29	0	0.00
			B	684	0.67	2.03	38	0.03
			C	0	0.99	2.87	0	0.00
			D	25941	1.97	4.37	4259	2.60
			TOTAL	26625			4297	2.63
	A	100	A	0	0.44	1.29	0	0.00
	R		B	1648	0.67	2.03	92	0.08
	E		C	0	0.99	2.87	0	0.00
	A		D	45474	1.97	4.37	7465	4.56
			TOTAL	47122			7557	4.64
	B							

WATER HARVESTING POND

POND VOLUME

REQUIRED VOLUME

V = IMPERVIOUS AREA X (0.44-0.10)/12
= (25941)(0.34)/12
= 735 C.F. required

PROVIDED VOLUME

ABOVE GROUND VOLUME
TOP AREA = 638 SF
BOTTOM AREA =199 SF @ 1.5 FT DEEP
V = 628 C.F. @ 18" DEEP PROVIDED

BELOW GROUND VOLUME USE 35% PORE SPACE
2- 6'x6'x4' (ONE ON EACH SIDE OF THE POND) ROCK FILLED & FILTER FABRIC ENCLOSED CHAMBER. 115 C.F. WATER
1- 1'x34'x14' WITH FILTER FABRIC ON SIDES AND BOTTOM. 190 C.F. WATER
TOTAL VOLUME PROVIDED 735 C.F.

INLET AND OUTLET WEIRS

BROAD CRESTED WEIR

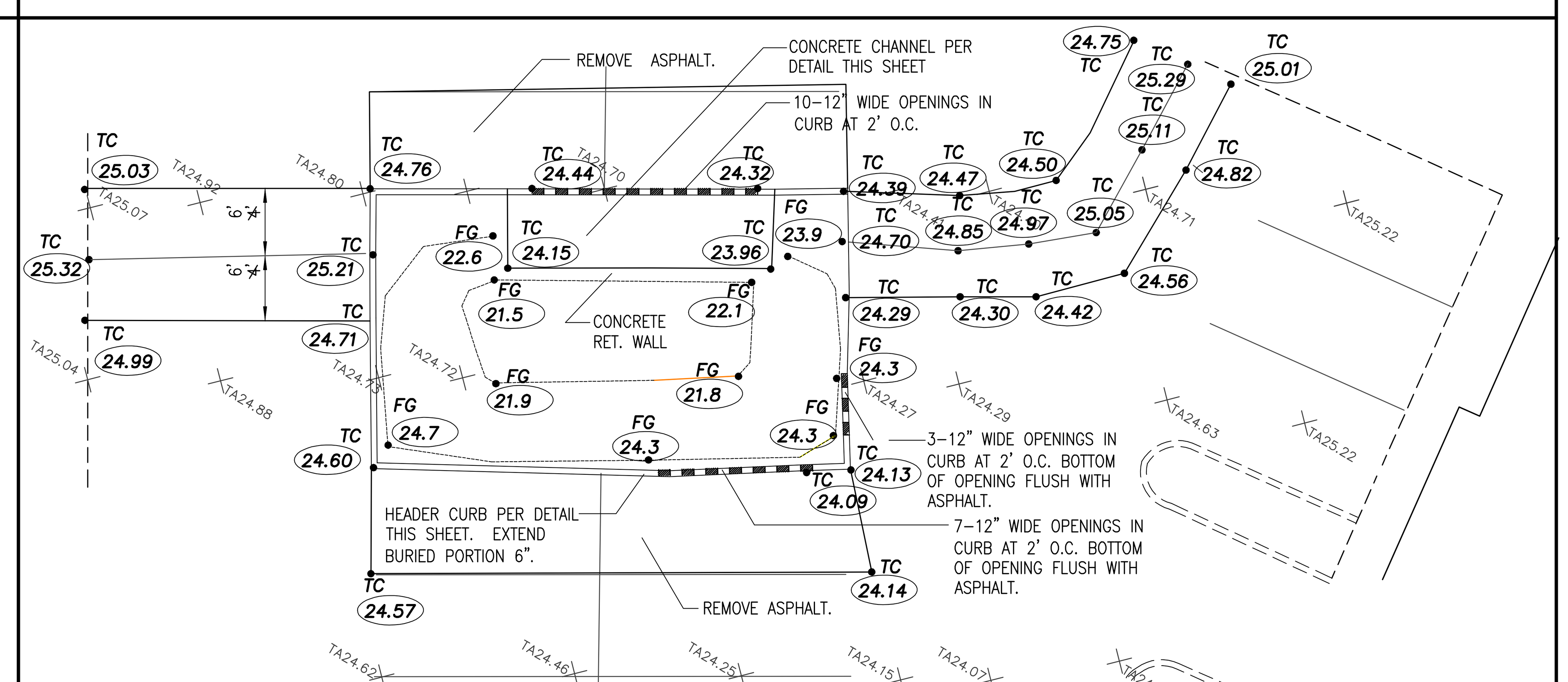
$Q = CLH^{3/2}$

$4.64 = (2.6)(L)(0.33)^{3/2}$

L = 9.4 FT.

USE 10 CURB OPENINGS AT 1.0 FT. EACH

WATER HARVESTING POND



ARCHITECTS

7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
TAYLOR RANCH SELF STORAGE
STORAGE BUILDING 'H'

SHEET TITLE:
SITE DETAILS, LEGEND & DRAINAGE CALCULATIONS

NO.	REVISION	DATE

ARCHITECT STAMP

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO

05/21/19

CONSULTANT STAMP

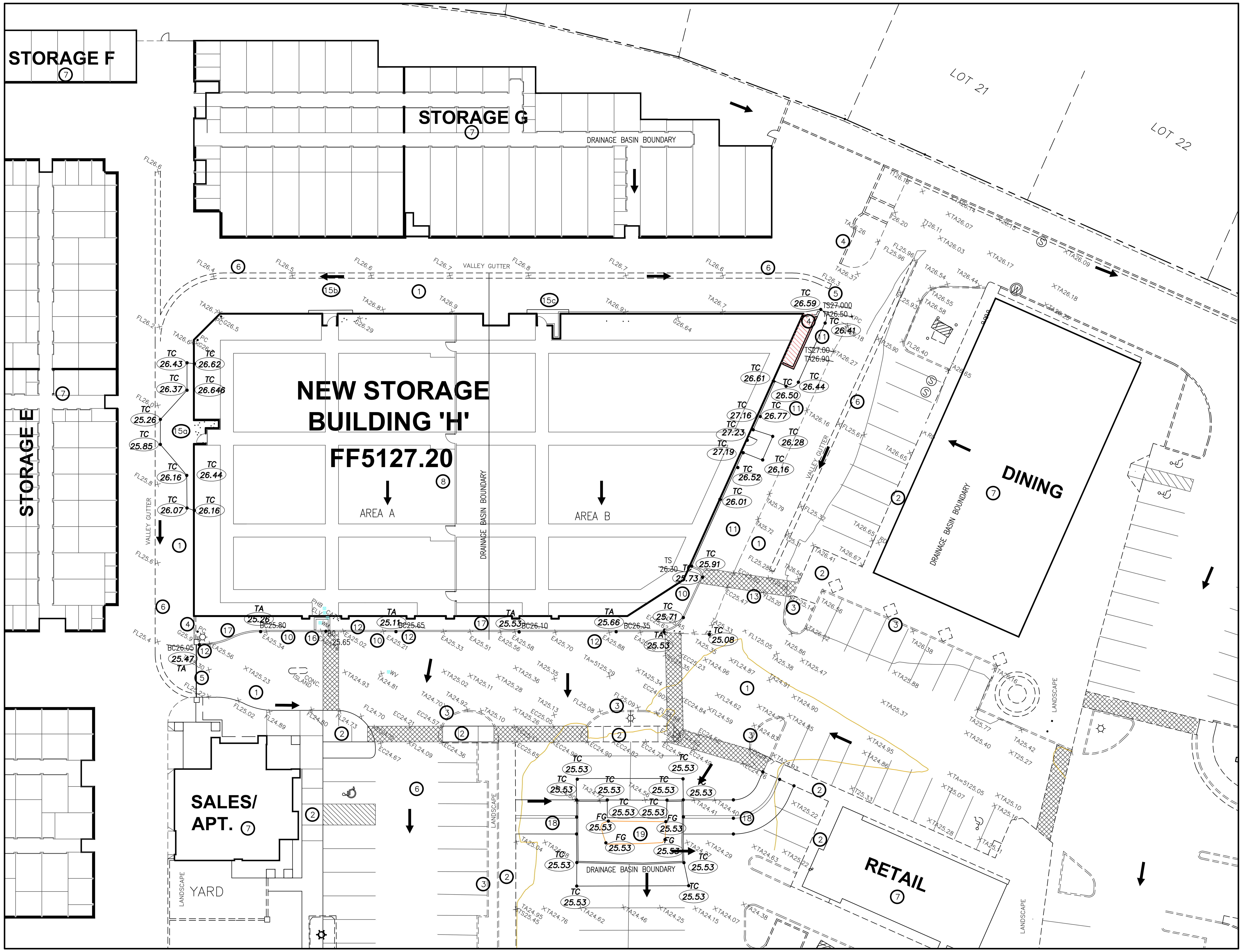
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO JEAN J. BORDENAVE

02/14/18

DATE:
01/30/18

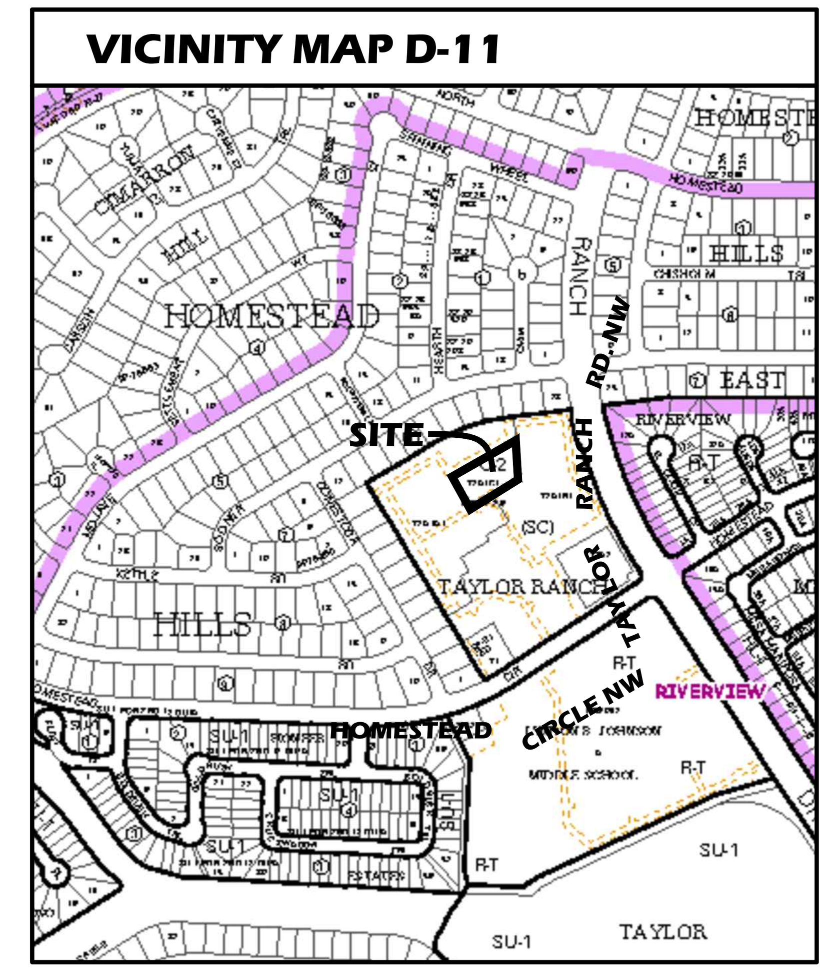
PROJECT NO.
1707

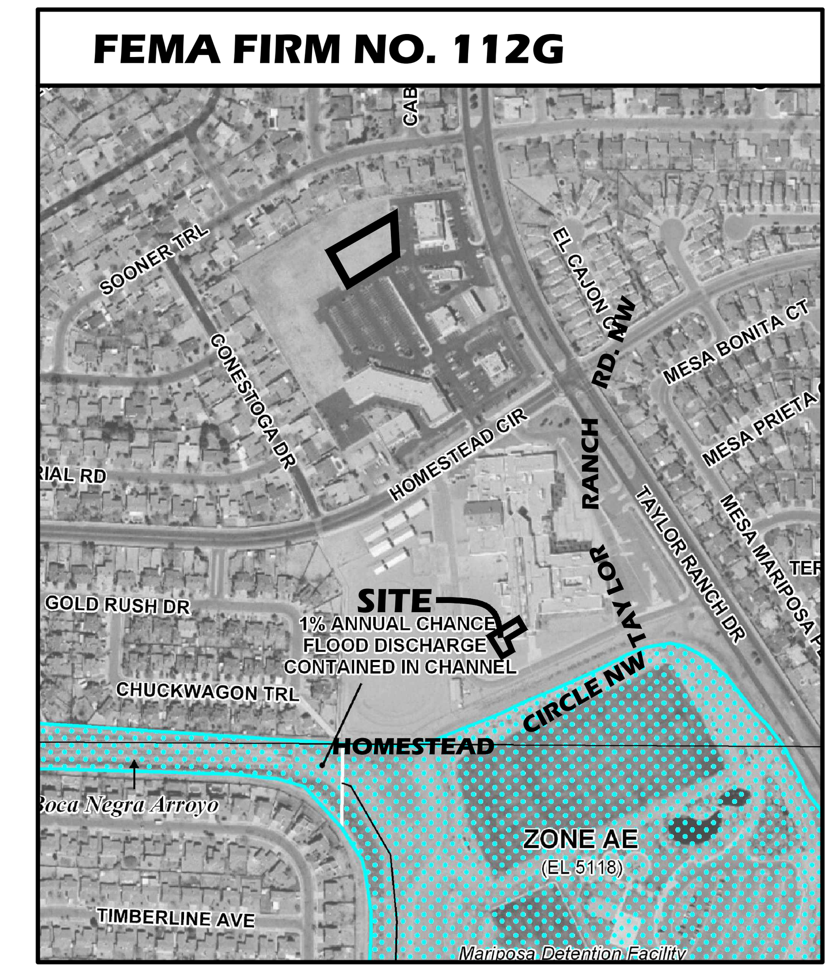
SHEET NO.
C1.2



DRAINAGE PLAN

0 10' 20' 40'
SCALE: 1" = 20'-0"





6971 TAYLOR RANCH DRIVE NW

KEYED NOTES

1. EXISTING ASPHALT PAVING TO REMAIN.
2. EXISTING CONCRETE SIDEWALK TO REMAIN.
3. EXISTING CONCRETE CURB TO REMAIN.
4. EXISTING CMU WALL TO REMAIN. INSTALL NEW WALL POCKET FOR NEW SLIDING GATE. SEE ARCHITECTURAL FOR DETAILS.
5. INSTALL NEW WALL SLIDING GATE. SEE ARCHITECTURAL FOR DETAILS.
6. EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
7. EXISTING BUILDING TO REMAIN.
8. PROPOSED BUILDING. SEE ARCHITECTURAL FOR DETAILS.
9. PROPOSED CONCRETE TURNDOWN SIDEWALK. REVEAL DIMENSION VARIES. SEE TS/TA ELEVATIONS ON THIS SHEET TO DETERMINE REVEAL DIMENSION. SEE SHEET C1.2 FOR DETAILS.
10. PROPOSED CONCRETE HEADER CURB. SEE SHEET C1.2 FOR DETAILS.
11. PROPOSED ~~HEAVY DUTY ASPHALT~~ PC CONCRETE PAVEMENT. SEE SHEET C1.2 FOR DETAILS.
12. SAW CUT NEAT EDGE AT LEAST 12" FROM NEW HEADER CURB PLACE HEAVY DUTY ASPHALT PAVEMENT IN SPACE BETWEEN SAWN EDGE AND HEADER CURB.
13. PROPOSED PATTERNED CONCRETE WALKWAY. SEE ARCHITECTURAL FOR DETAILS.
14. DELETE
15. PROPOSED CONCRETE RAMP. SEE SHEET C1.2 FOR DETAILS.
16. PROPOSED 2.0' HIGH CMU WALL (18" RETAINING) AROUND WATER METER AND UTILITY PEDESTALS. SEE ARCHITECTURAL FOR DETAILS.
17. PROPOSED LANDSCAPED AREA. SEE LANDSCAPE PLANS FOR DETAILS.
18. ASPHALT SPEED HUMP TO DIRECT RUNOFF TO WATER HARVESTING POND. SEE SHEET C1.2
19. REMOVE EXISTING LANDSCAPED AREA. CONSTRUCT WATER HARVESTING POND. SEE SHEET C1.2 FOR DETAILS.

LEGAL DESCRIPTION

LOT Y2A1, TAYLOR RANCH

PERMANENT BENCHMARK

ACS STATION 16-E11, ELEV. 5115.814 (NAVD 88)

DRAINAGE NOTES

1. THE SHOPPING CENTER SITE HAS BEEN DEVELOPED AS NEED BECAME APPARENT. THIS PROPOSED PHASE WILL COMPLETE THE PROPOSED CONSTRUCTION ON THE SHOPPING CENTER SITE.

2. THE FOLLOWING NOTE REGARDING SITE DRAINAGE WAS STATED ON THE PREVIOUS GRADING AND DRAINAGE PLAN FOR THIS PARCEL BY MR. G. JACKSON AND APPROVED BY THE COA IN 2013 AND IS REITERATED BY THIS DESIGNER. "As indicated on the grading and drainage plan prepared by Isaacson & Arfman, date 10/18/07, the proposed improvements increase the discharge from the entire property (Lot Y2A1) from 35.2 cfs to 45.1 cfs for the 100 year, 6 hour storm event.
The proposed on-site improvements will surface drain to the surrounding existing pavement to follow the historic on-site discharge paths to the paved cul-de-sac at the southwest corner of the property.
Per the COA approved overall grading plan for the Homestead Hill Shopping Center, the fully developed site is permitted free discharge to Homestead Circle NW via four 24" wide sidewalk culverts constructed as part of COA Project 26-4091.90-91. Flow will continue along the historic route across Homestead Circle to an existing drainage system to the Mariposa detention facility (AMAFCA). No discharge will be directed to Taylor Ranch Drive NW."

WHILE THE OVERALL DRAINAGE CALCULATIONS ARE ESSENTIALLY THE SAME AS THEY WERE FOR THE EARLIER PROPOSED SITE THE REQUIREMENT FOR WATER HARVESTING IS A NEW CITY REQUIREMENT. THE PROPOSED CONSTRUCTION IS INTERIOR TO THE SITE AND SURROUNDING DRAINAGE PATTERNS WERE SET BY PREVIOUS CONSTRUCTION. THEREFORE, THE WATER HARVESTING VOLUME WILL BE MET BY HARVESTING RUNOFF FROM A PORTION OF THE EXISTING CONSTRUCTION AND A PORTION OF THE PROPOSED CONSTRUCTION. A PORTION OF THE PROPOSED CONSTRUCTION WILL BE ALLOWED TO DIRECT DISCHARGE VIA EXISTING FLOW PATHS. THE REQUIRED WATER HARVESTING VOLUME SHOWN IS BASED ON THE PROPOSED NEW CONSTRUCTION. (NOTE THAT THE OVERALL SITE DISCHARGE WILL BE SLIGHTLY LESS THAN PREVIOUSLY DETERMINED BY BOTH ISAACSON & ARFMAN AND GUY JACKSON DUE TO THE WATER HARVESTING REQUIREMENT.)

3. THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 112G, DATED SEPTEMBER, 2008.

4. EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED BY HARRIS SURVEYING INC. IN JUNE, 2017.

DRAINAGE CERTIFICATION

I, JEAN J. BORDENAVE, NM PE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, 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 02/14/18 BY JEAN J. BORDENAVE. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CARTESIAN SURVEYS PER MY DIRECTION 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.

EXCEPTIONS AND/OR QUALIFICATIONS: MINOR ELEVATION DIFFERENCES AS SHOWN AND REVISION OF THE POND CONSTRUCTION AS SHOWN ON SHEET 2 OF 2.

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

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO
05/21/19

NO.	DATE	REMARKS	BY
1	03/31/17	REMOVE STAIRS, SHOW CMU WALL AT WATER METER AND UTILITY PEDESTALS, REALIGN CURB AND ALTER GRADES IN SAME AREA	JJB

REVISIONS

ARCHITECTS
7925 Bosque ST. NW, Albuquerque, NM 87114 Ph. (505) 892-8453 Fax. (505)890-1736

PROJECT:
TAYLOR RANCH SELF STORAGE
STORAGE BUILDING 'H'

SHEET TITLE:
GRADING & DRAINAGE PLAN

NO.	REVISION	DATE

ARCHITECT STAMP
CONSULTANT STAMP
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 5110 NEW MEXICO JEAN J. BORDENAVE
02/14/18

DATE: 01/30/18
PROJECT NO. 1707
SHEET NO.
C1.1