



September 14, 2017

Jake Bordenave
Bordenave Designs
PO Box 91194
Albuquerque, NM 87199

RE: Homestead Suite - 5400 San Antonio Dr. NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 8/28/17
Hydrology File: E18D050

Dear Mr. Bordenave:

Based on the information provided in the submittal received on 9/14/17 the above-referenced Conceptual Grading Plan is approved for Site Plan for Building Permit with the following conditions.

1. The storm drain line must be physically relocated and accepted by the City before the Grading Plan will be approved for Building Permit. The new line must be constructed prior to removal of the existing line and prior to removal of the existing easement.
2. The storm drain design and calculations must be submitted and approved by hydrology separately prior to approval of the DRC Work Order Plans for the relocation of the Storm Drain. The Calculations should be bound into a report stamped by an engineer. The report should also include an offsite basin map.
3. Private maintenance will be required for the piece of pipe that will be left in the Channel Right of way that will just receive private drainage. An Agreement and Covenant will be required prior to DRC approval, and the recording information should be noted on the infrastructure plans.
4. Additional topographic survey along the north and west perimeter of the site must be shown on the final G&D plan prior to approval for Building Permit. The survey must extend several feet into the adjacent property. It must show the edge of the parking lot to the west and spot elevations along the retaining wall on the north in the plan view. Cross sections must be added at the property line showing existing and proposed grade with maximum and minimum vertical and horizontal dimensions and slope protection. Care will be taken to ensure that existing foundations, retaining walls, stable slopes or other structures are not endangered and that the adjacent property is not damaged nor its use constrained due to grading at or near the property line.

5. The Public Infrastructure must either be financially guaranteed or constructed as indicated by a recorded SIA prior to hydrology signature on the Site Plan for Building Permit.

If you have any questions, I can be contacted at 924-3986 or jhughes@cabq.gov.

Sincerely,

A handwritten signature in black ink, reading "James D. Hughes". The signature is written in a cursive, flowing style.

James D. Hughes P.E.
Principal Engineer, Planning Dept.
Development Review Services

DRAINAGE NOTES

1. THE SITE WAS PREVIOUSLY DEVELOPED AS AN HOTEL. THAT USE WILL CONTINUE AND THE FACILITY WILL BE EXPANDED INTO EXISTING PARKING AREA AND EXISTING BARE LAND.
2. THE NEWLY DEVELOPED AS WELL AS THE EXISTING RUNOFF WILL BE DIRECT DISCHARGED TO THE PINO ARROYO VIA IMPERMEABLE SURFACES DUE TO LAND FILL CONCERNS.
3. EXISTING AND PROPOSED FLOW RATES WILL NOT BE TABULATED AND COMPARED. INCOMING FLOW RATES IN THE STORM DRAIN WILL BE USED TO ESTABLISH GRADES AND PIPE SIZES OF THE NEW PORTION OF THE STORM DRAIN. THE RELOCATED STORM DRAIN WILL BE BASED A FLOW ANALYSIS AND DESIGN FLOW RATE, VELOCITY, WATER SURFACE AND HGL WILL BE SHOWN ON THE CITY APPROVED WORK ORDER PLANS.
4. AN ESC PLAN IS REQUIRED FOR THE SITE.
5. ADDITIONAL SURVEY INFORMATION (10' MIN. WIDTH) IS REQUIRED ON THE WEST AND NORTH BOUNDARY OF THE NEW CONSTRUCTION AREA.
6. THE BULK OF THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 137H, DATE AUGUST, 2012.
7. EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED BY CO6NSTRUCTION SURVEY TECHNOLOGIES, INC. IN JUNE, 2015.

- | LEGEND | |
|--------|---|
| TBM | TEMPORARY BENCHMARK |
| G | GROUND |
| FF | FINISH FLOOR |
| FG | FINISH GRADE <small>after
landscaping</small> |
| 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 METER |
| 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
 EXISTING CONTOUR
 PROPOSED CONTOUR
 EXISTING SPOT ELEVATION
 PROPOSED SPOT ELEVATION
 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
 ethylene, PVC— Polyvinyl Chloride, RCP—
 Reinforced Conc.

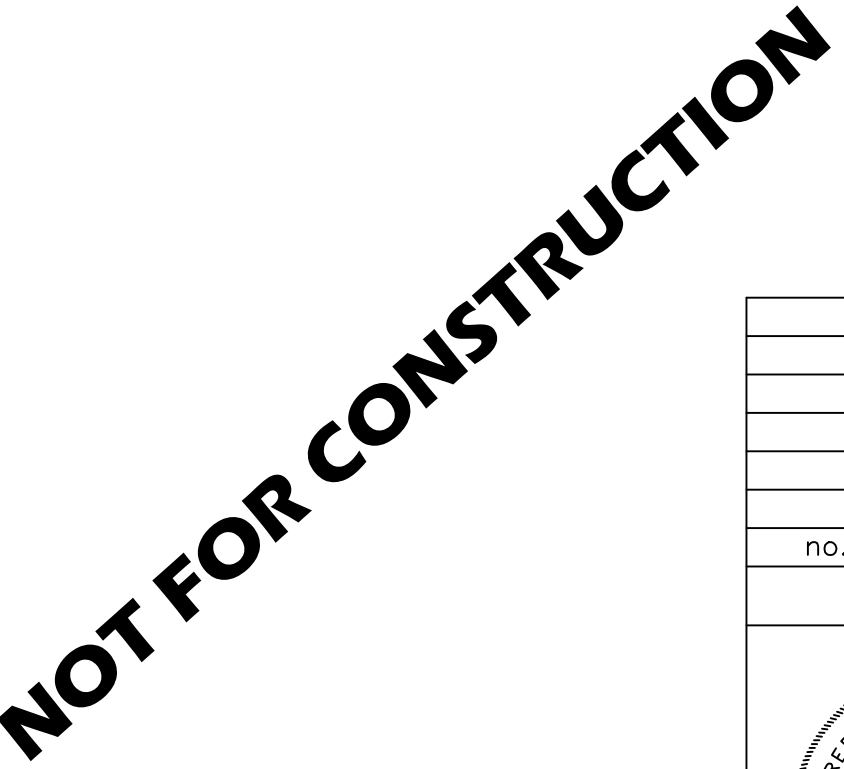
USES: SD—STORM DRAIN, SAS—SANITARY SEWER,
 W—WATER, IRR— IRRIGATION

PROPOSED — S,T,U, — — — —

KEYED NOTES

1. EXISTING PARTIALLY DEVELOPED SITE.
2. PROPOSED ADDITIONAL PAVEMENT.
3. EXISTING PARKING AREA TO BE REMOVED.
4. AREA TO HAVE BURIED TRASH REMOVED AND TO HAVE CLEAN SOIL INSTALLED.
5. PROPOSED BUILDING. SEE ARCHITECTURAL FOR DETAILS.
6. PROPOSED CONCRETE SIDEWALK.
7. PROPOSED CONCRETE HEADER CURB.
8. PROPOSED ASPHALT.
9. EXISTING 36" PUBLIC STORM DRAIN TO REMAIN.
10. EXISTING 36" PUBLIC STORM DRAIN TO BE REMOVED.
11. PROPOSED 36" PUBLIC STORM DRAIN.
12. PROPOSED PRIVATE CONCRETE CHANNEL TO BE EXTENDED, PRIVATE DBL. D CATCH BASIN AND 12" OUTLET TO BE CONSTRUCTED AND CONNECTED TO EXISTING PUBLIC 36" STORM DRAIN. RECOMMEND CONVERTING THE PUBLIC 36" STORM DRAIN STUB TO A PRIVATE FACILITY.
13. PROPOSED EXTENSION OF CONCRETE SIDE INLET TO PINO ARROYO CHANNEL.

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LEGAL DESCRIPTION		
TRACT A-3-A, J GROUP ADDITION		
PERMANENT BENCHMARK		
ACS STATION	, ELEVATION	(NAVD 1988)

PERMANENT BENCHMARK

VICINITY MAP NO. E-18

The map shows the proposed site location in San Antonio, Texas. The site is situated between I-25 and I-10, and between I-37 and I-10. The site is labeled "SITE" and is outlined with a dashed line. The surrounding areas are labeled with various land use codes: C-2, SU-1, C-1, and C-1 USES. The map also shows the San Antonio River and the Northside area.

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE NEW MEXICO ONE CALL SYSTEM AT 260-1990 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 COUNTY OF BERNALILLO STANDARDS AND PROCEDURES.

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 COUNTY PRIOR TO BEGINNING CONSTRUCTION.

no.	date	remarks	by	
REVISIONS				
		project title HOMESTEAD SUITES SAN ANTONIO NE ALBUQUERQUE, NM		
		sheet title CONCEPTUAL GRADE AND DRAIN		
drawn by METO		design by JJB	project no. 1715	
08/28/17			sheest	
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