

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

April 20, 2017

Jake Bordenave, P.E., P.S.
Bordenave Designs
PO Box 91194
Albuquerque, NM, 87199

RE: **Rain Tunnel Car Spa**
5401 Sevilla Ave
Grading and Drainage Plan
Engineer's Stamp Date 4/19/17 (File: F11D016)

Dear Mr. Bordenave:

PO Box 1293

Based on the information provided in your submittal received on 3/28/17 and updated information received on 4/20/17, the Grading and Drainage Plan is approved for Building Permit.

Albuquerque

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

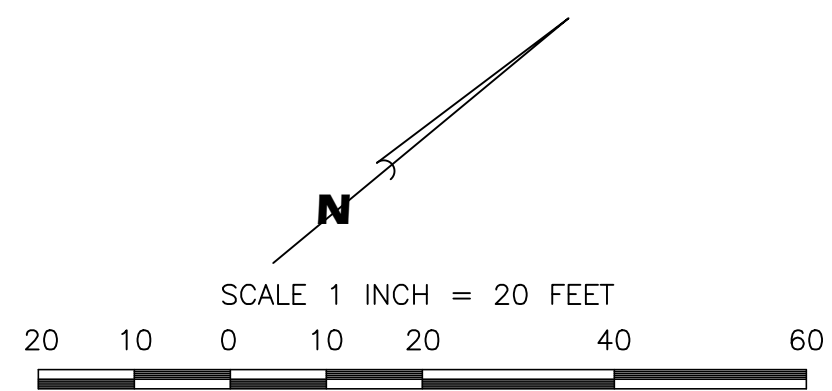
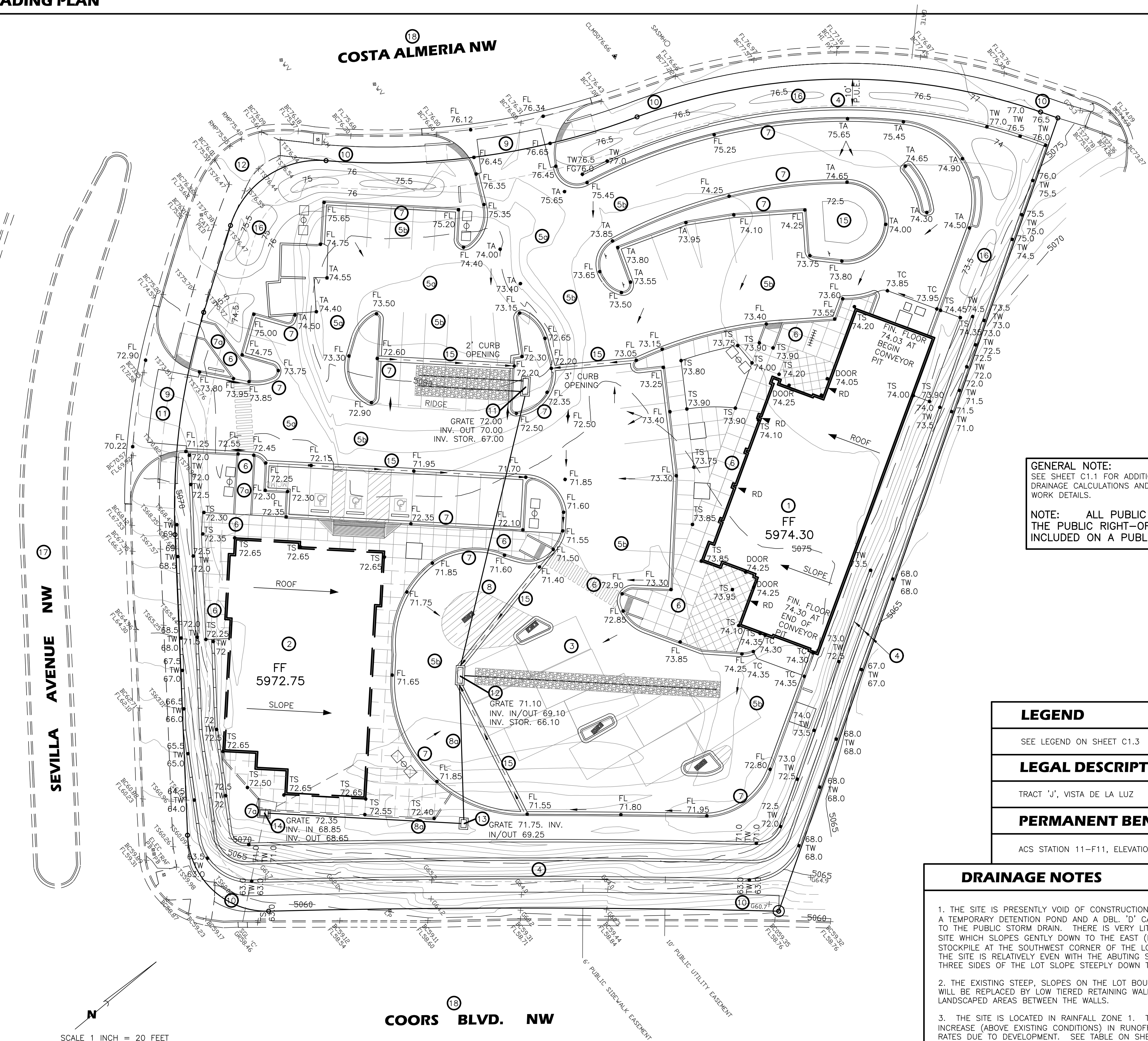
New Mexico 87103

Sincerely,

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

GRADING PLAN



COORS BLVD. NW

NOTE:
CATCH BASINS MUST BE INSPECTED AND CLEANED OF
SILT AND TRASH ON A REGULAR BASIS.

GENERAL NOTE:
SEE SHEET C1.1 FOR ADDITIONAL GRADING INFORMATION,
DRAINAGE CALCULATIONS AND SEE SHEET C1.2 FOR SITE
WORK DETAILS.

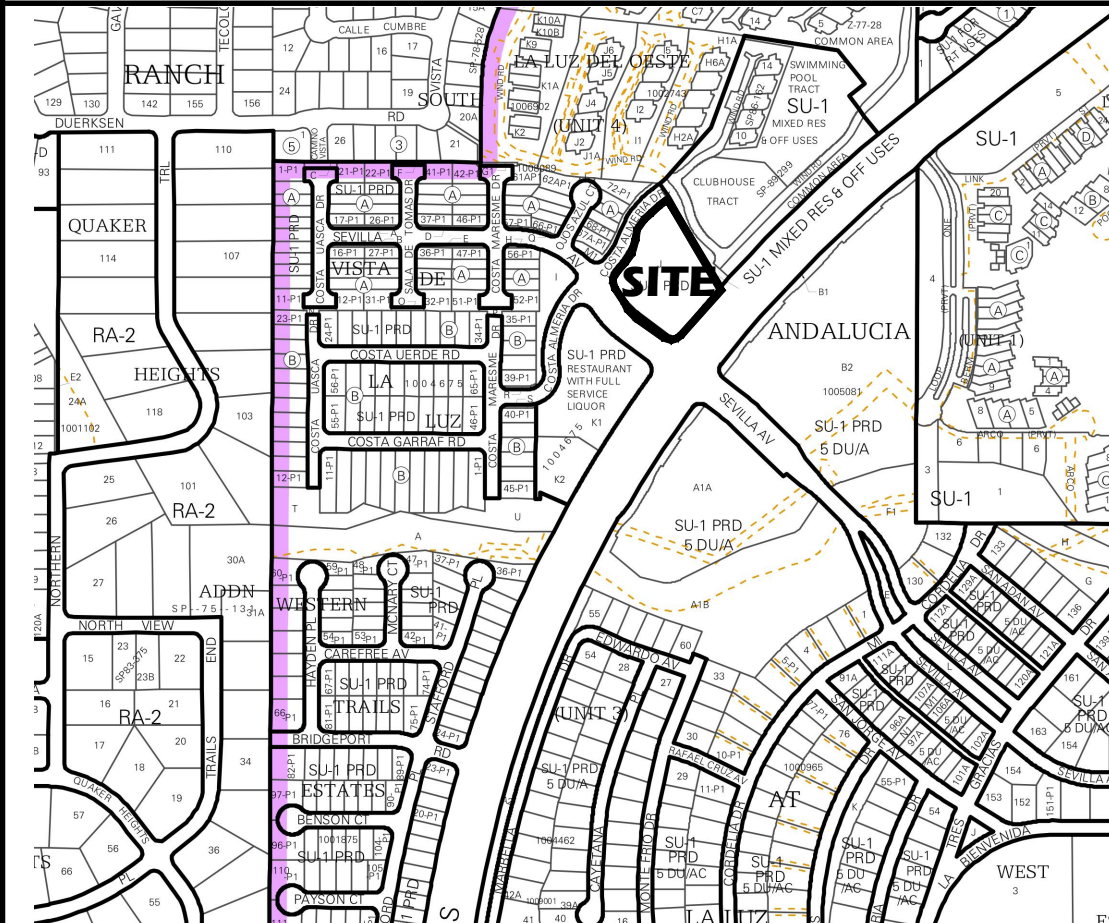
NOTE: ALL PUBLIC IMPROVEMENTS IN
THE PUBLIC RIGHT-OF-WAY MUST BE
INCLUDED ON A PUBLIC WORK ORDER.

LEGEND
SEE LEGEND ON SHEET C1.3
LEGAL DESCRIPTION
TRACT 'J', VISTA DE LA LUZ
PERMANENT BENCHMARK
ACS STATION 11-F11, ELEVATION 5029.526 (NAVD 1988)

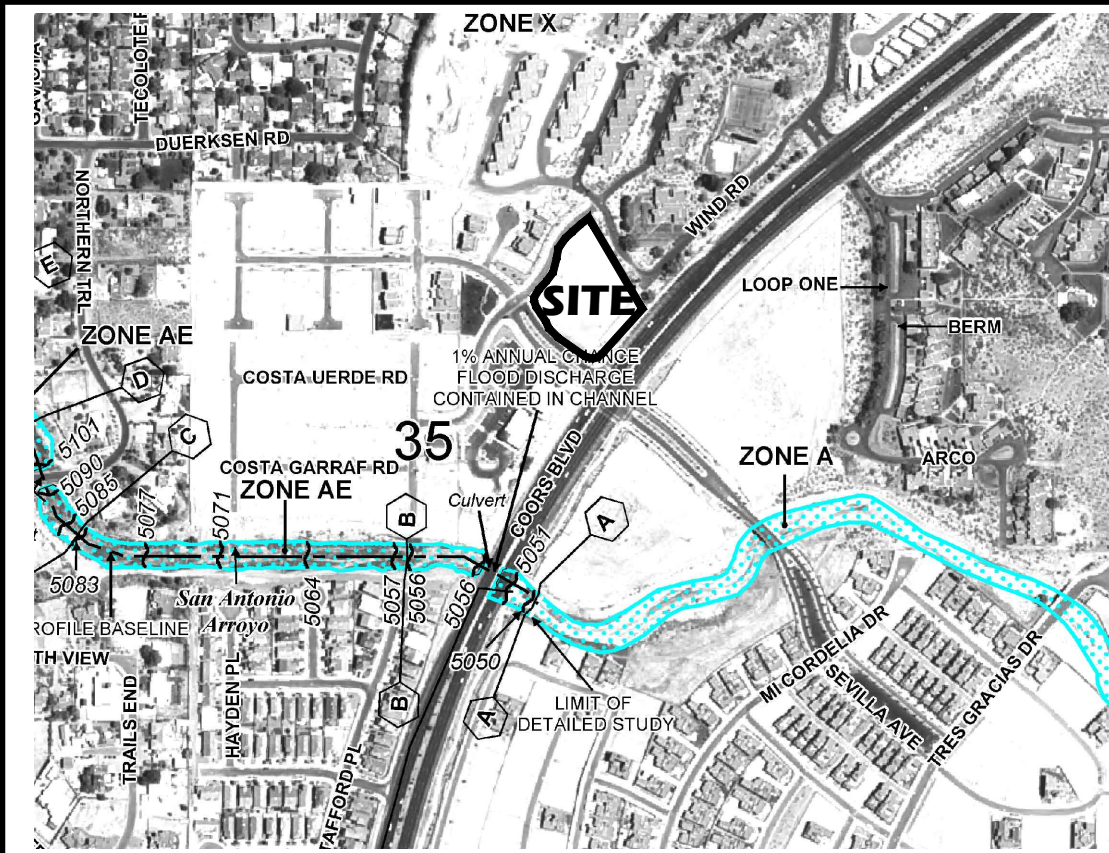
DRAINAGE NOTES

1. THE SITE IS PRESENTLY VOID OF CONSTRUCTION WITH THE EXCEPTION OF A TEMPORARY DETENTION POND AND A DBL. 'D' CATCH BASIN w/ AN OUTLET TO THE PUBLIC STORM DRAIN. THERE IS VERY LITTLE VEGETATION ON THE SITE WHICH SLOPES GENTLY DOWN TO THE EAST (EXCEPTING A SOIL STOCKPILE AT THE SOUTHWEST CORNER OF THE LOT). THE WEST SIDE OF THE SITE IS RELATIVELY EVEN WITH THE ADJUTING STREET. THREE OTHER THREE SIDES OF THE LOT SLOPE STEEPLY DOWN TO THE LOT LINE.
2. THE EXISTING STEEP, SLOPES ON THE LOT BOUNDARIES WILL BE REPLACED BY LOW TIERED RETAINING WALLS WITH LANDSCAPED AREAS BETWEEN THE WALLS.
3. THE SITE IS LOCATED IN RAINFALL ZONE 1. THERE WILL BE AN INCREASE (ABOVE EXISTING CONDITIONS) IN RUNOFF VOLUMES AND FLOW RATES DUE TO DEVELOPMENT. SEE TABLE ON SHEET 1.1 FOR EXISTING AND DEVELOPED FLOW RATES AND RUNOFF VOLUMES.
4. RUNOFF FROM IMPERVIOUS AREAS IS ROUTED TO CATCH BASINS WITH UNDERGROUND STORM WATER STORAGE CHAMBERS. THE CHAMBERS ARE SIZED TO STORE THE RUNOFF FROM THE MANDATED STORM.
5. THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 114H, DATED AUGUST, 2012.
6. EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED BY HARRIS SURVEYING, INC. IN NOVEMBER, 2015.

VICINITY MAP NO. F-11



FEMA FIRM PANEL NO. 114H

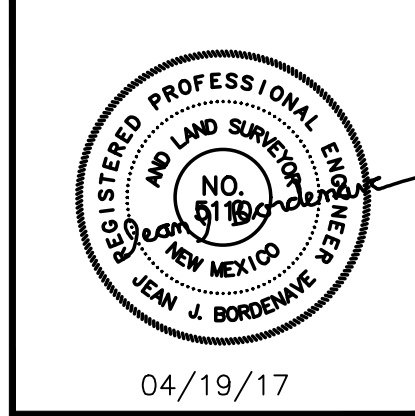


KEYED NOTES

1. PROPOSED CAR WASH.
2. FUTURE RETAIL. ROOF MUST DRAIN TO PAVED PARKING AREA.
3. PROPOSED COVERED AREA.
4. PROPOSED DRY STACK OR CMI RETAINING WALLS. SEVILLA AVE. WALLS 3.5' MAX. WALL HEIGHT, COORS BLVD WALLS 4' MAX. HEIGHT, NORTH PROPERTY LINE WALLS 3.5' MAX. HEIGHT.
- 5a. PROPOSED HEAVY DUTY ASPHALT.
- 5b. PROPOSED LIGHT DUTY ASPHALT.
6. PROPOSED WALK. (NOTE: FUTURE WALK AT RETAIL IS DASHED.)
7. PROPOSED CONCRETE MEDIAN CURB. SEE DETAIL SHT. C1.2. SEE ARCHITECTURAL SITE PLAN FOR GEOMETRY.
- 7a. PROPOSED CONCRETE HEADER CURB. SEE DETAIL SHEET C1.2.
8. PROPOSED 10" PVC STORM DRAIN FROM CATCH BASIN (ITEM 11) TO CATCH BASIN (ITEM 12).
- 8a. PROPOSED 12" PVC STORM DRAIN FROM CATCH BASIN (ITEM 12) TO CATCH BASIN (ITEM 14).
9. PROPOSED PRIVATE ENTRANCE DETAIL PER COA STD. DET. 2426. CONSTRUCTION PER CITY PROJ. NO. 791481.
10. PROPOSED 6' CONCRETE PUBLIC SIDEWALK PER COA STD. DET. 2430. CONSTRUCTION PER CITY PROJ. NO. 791481.
11. PROPOSED DBL 'D' WATER QUALITY CATCH BASIN. 10" PVC OUTLET TO BASIN (KEYED NOTE 12), 8" WATER QUALITY OUTLET TO EACH STORAGE CHAMBER, SEE DETAIL ON SHEET C1.1.
12. PROPOSED DBL 'D' WATER QUALITY CATCH BASIN. 12" WATER QUALITY OUTLET (12 DI ELL & 12 PVC PIPE) TO BASIN (KEYED NOTE 13). 10" WATER QUALITY OUTLET TO STORAGE CHAMBER, SEE DETAIL ON SHEET C1.1.
13. PROPOSED SGL 'D' CATCH BASIN. 12" PVC OUTLET TO BASIN (KEYED NOTE 14). SEE DETAIL ON SHEET C1.2.
14. PROPOSED SGL 'D' WATER QUALITY CATCH BASIN PER DETAIL ON SHEET. CONNECT 12" DI OUTLET TO EXISTING 12" CULVERT CONNECTION IN COORS BLVD. REMOVE EXISTING DBL 'D' CATCH BASIN AND INLET PIPE. SEE DETAIL ON SHEET C1.1.
15. PROPOSED VALLEY GUTTER. SEE DETAIL ON SHEET C1.2
16. RETENTION PONDS.
17. EXISTING PAVED STREET WITH CONCRETE CURB, GUTTER & SIDEWALK.
18. EXISTING PAVED STREET WITH CONCRETE CURB & GUTTER.
19. PROPOSED REFUSE ENCLOSURES. SEE FLOOR ELEVATIONS ON SHEET C1.2.

REVISION	DATE	BY
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MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT NO.	5401 SEVILLA AVE. NW
PROJECT NAME	COORS & SEVILLA ALBUQUERQUE, NM
PROJECT MANAGER	JONATHAN STERN
DRAWN BY	J.B.
JOB NO.	-
SHEET TITLE	SITE GRADING PLAN
DATE	03/27/17
SCALE	AS NOTED
Sheet	C1.0

GRADING PLAN

COSTA ALMERIA NW

SEVILLA AVENUE NW

AREA 'A'

AREA 'B'

AREA 'C'

COORS BLVD. NW

N

SCALE 1 INCH = 30 FEET

30 15 0 15 30 60 90

NOTE:
CATCH BASINS MUST
BE CLEANED OF SOLIDS
ON A REGULAR BASIS

UNDERGROUND UTILITIES

6" PUBLIC STORMWATER SEWER

18" PUBLIC UTILITY EASEMENT

DRAINAGE DATA

TOTAL SITE RUNOFF VALUES

CONDITION	BASIN	STORM A RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
-	-	year	(table 4)	sq. ft.	(table 8)	(table 9)		
-	-	-	-	-	in.	cfs/acre	cu. ft.	cfs
EXISTING	SITE	10	A	79619	0.08	0.24	531	0.44
			B	0	0.22	0.76	0	0.00
			C	0	0.44	1.49	0	0.00
			D	0	1.24	2.89	0	0.00
			TOTAL	79619			531	0.44
		100	A	79619	0.44	1.29	2919	2.36
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	79619				2919	2.36		
DEVELOPED	SITE	10	A	0	0.08	0.24	0	0.00
			B	19974	0.22	0.76	366	0.35
			C	0	0.44	1.49	0	0.00
			D	59645	1.24	2.89	6163	3.96
			TOTAL	79619			6530	4.31
		100	A	0	0.44	1.29	0	0.00
B	19974		0.67	2.03	1115	0.93		
C	0		0.99	2.87	0	0.00		
D	59645		1.97	4.37	9792	5.98		
TOTAL	79619				10907	6.91		

INITIAL RUNOFF VOLUMES

THE SITE IS GRADED INTO 4 BASINS (A THRU D) WITH BASIN D BEING ALL THE PERVIOUS AREA. INITIAL RUNOFF FOR BOTH AREAS A AND B IS RETAINED IN AREA B. INITIAL RUNOFF FROM AREA C IS RETAINED IN AREA C.

FOR SIZING PURPOSES ASSUME STORMTECH SC-740 STORMWATER STORAGE CHAMBER OR AN APPROVED EQUAL

CHAMBER	W x H x L	VOLUME
51"	30" x 85"	45.9 c.f.

GRAVEL 30% OF GRAVEL VOLUME 21.8 c.f. (ASSUMING 6" GRAVEL BASE)
REQUIRED PONDING VOLUME = (IMPERVIOUS AREA)(0.44-0.10)/12

BASIN	IMPERV. AREA	REQ. VOL.	NO. OF UNITS	PROVIDED VOL.
	sf.	c.f.		c.f.
A	15,624	443	2 LINES OF 5	677
B	6,744	191		
C	33,156	939	1 LINE OF 13	948

ENCLOSED DRAINAGE SYSTEM RUNOFF VALUES

CONDITION	BASIN	STORM A RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE	
-	-	year	(table 4)	sq. ft.	(table 8)	(table 9)			
-	-	-	-	-	in.	cfs/acre	cu. ft.	cfs	
DEVELOPED	A	10	B	1800	0.67	2.03	101	0.08	
			D	15624	1.97	4.37	2565	1.57	
			TOTAL	17424			2665	1.65	
			B	B	693	0.67	2.03	39	0.03
				D	6912	1.97	4.37	1135	0.69
		TOTAL		7605			1173	0.73	
C	B	0	0.67	2.03	0	0.00			
	D	33552	1.97	4.37	5508	3.37			
	TOTAL	33552			5508	3.37			

APPROXIMATELY 83% OF THE TOTAL SITE RUNOFF AND 98% OF THE IMPERVIOUS SITE RUNOFF IS ROUTED THROUGH THE ENCLOSED SYSTEM

ROUND STORAGE CHAMBER DETAILS

(NOT TO SCALE)

NOTE:

ADS "STORMTECH" SC-740 CHAMBERS SHOWN. INSTALLATION DIMENSIONS SHOWN ARE FOR THAT PRODUCT. SUBMITTAL OF PROPOSED PRODUCT INSTALLATION PROCEDURES AS WELL AS PRODUCT SPECIFICATIONS TO BE MADE TO ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.

SECTION AT BASIN A-B

SECTION AT BASIN C

INVERT OF INLET/OUTLET PIPES MUST BE AT OR ABOVE TOP OF GRAVEL.

INSTALL 12" DI ELL AT KEYED NOTE 12 OUTLET ONLY

24" MIN.

6"

TOP OF GRAVEL

30"

BASIN TO BE LEVEL

6"

BOTTOM OF GRAVEL

8" DI ELL & DI PIPE

TYPE DBL 'D' CATCH BASIN. CAST 2-2" CIRCULAR HOLES IN FLOOR TO DRAIN BASIN.

6" COMPACTED SUBGRADE (95% MOD. PROCTOR, ASTM D-1557).

BASIN A/B-2 LINES @ 35.42'

BASIN C-1 LINE @ 92.08'

CLEAN CRUSHED STONE.

GEOGRID TO PROTECT FILTER FABRIC FROM ROCK PUNCHING. MINIMUM LAP (12").

MIRAFI 140-N FILTER FABRIC OR APPROVED EQUAL. ENTIRE (TOP, BOTTOM, SIDES AND ENDS) STONE AND GEOGRID UNIT SHALL BE ENCLOSED BY FILTER FABRIC. MIN. LAP (9").

STORMTECH SC-740 CHAMBER OR APPROVED EQUAL w/ END CAPS. STORAGE CHAMBER.

ASPHALT PAVEMENT PER DETAIL ON SHEET C-3 EARTH.

		REV	DATE	BY	REVISION
		A			
		B			
		C			
		D			
		E			
		F			
		G			

MODULUS ARCHITECTS

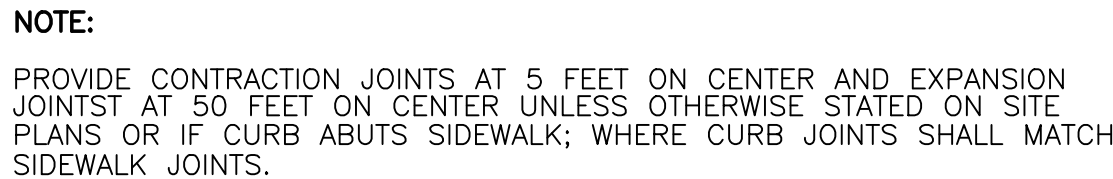
220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102

PHONE (505) 338-1499 FAX (505) 338-1498

04/19/17

PROJECT TITLE:		PROPERTY NO.	
5401 SEVILLA AVE. NW			
COORS & SEVILLA ALBUQUERQUE, NM			
PROJECT MANAGER	JOB NO.	DRAWN BY:	
JONATHAN STERN	-	JAB	
SHEET TITLE			
DRAINAGE PLAN & CALCULATIONS			

DATE 03/27/17	SCALE AS NOTED	C1.1
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[illegible]

HEADER CURB

15"

6"

2'-0" MIN.

1'-0" MIN.

6"

6"

FILL SLOPE
(SEE GRADING PLAN)

2-#4 REINFORCING STEEL BARS

PORTLAND CEMENT CURB

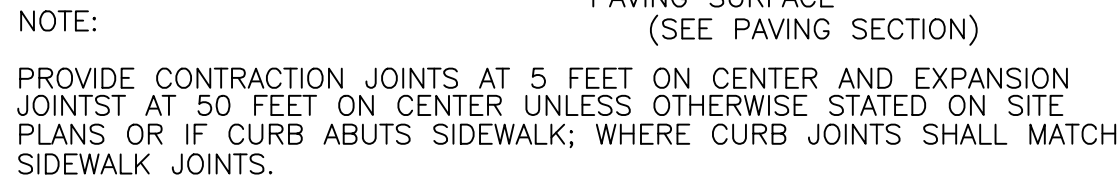
SUBGRADE PREPARATION
(95% MODIFIED PROCTOR)

COMPACTED SUBGRADE
(90% MODIFIED PROCTOR)

PAVING SURFACE
(SEE PAVING SECTION)

NOTE:

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



SIDEWALK

SEE SITE PLAN FOR WIDTH

SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE SHOWN

6"

6"

FLAT

4" PORTLAND CEMENT CONCRETE SIDEWALK (4000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)



SEE SITE PLAN FOR WIDTH

SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE SHOWN

TURNDOWN

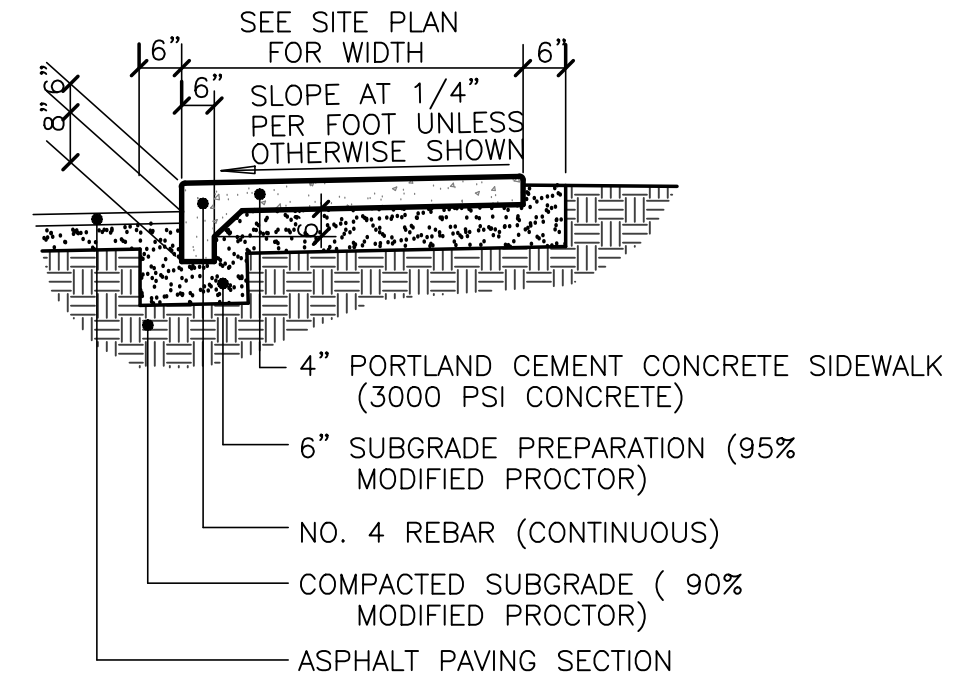
4" PORTLAND CEMENT CONCRETE SIDEWALK (3000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

NO. 4 REBAR (CONTINUOUS)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

ASPHALT PAVING SECTION

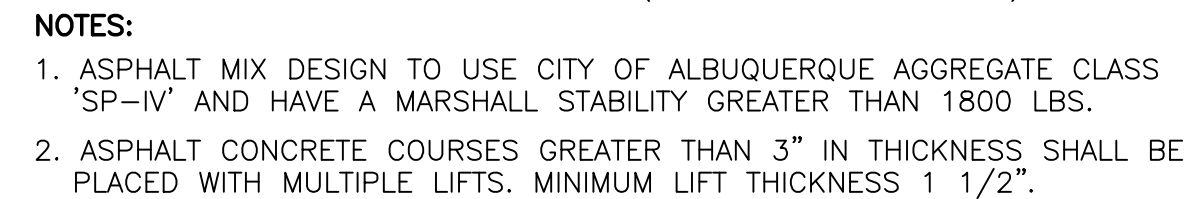
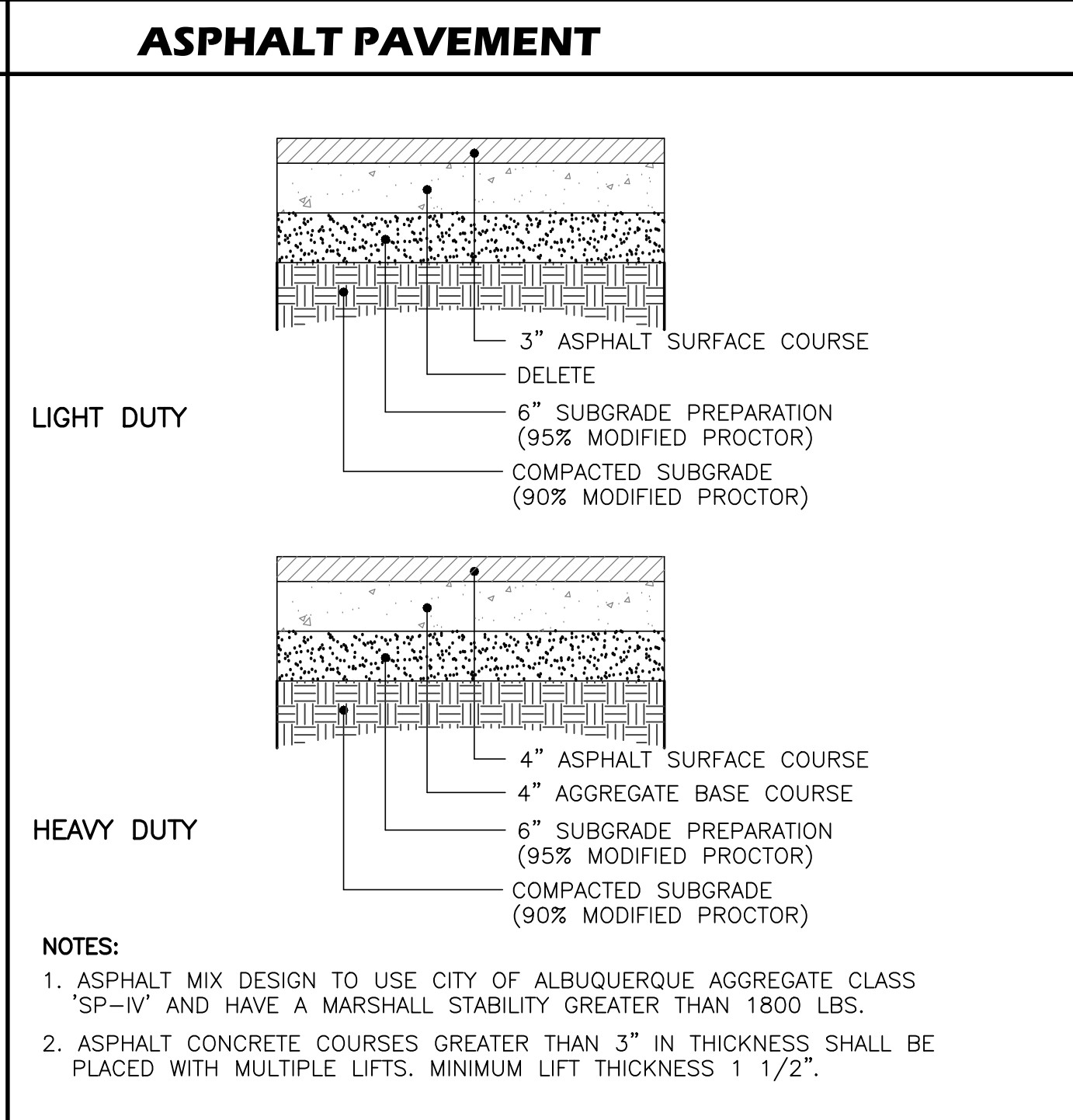


VALLEY GUTTER

The diagram illustrates a cross-section of a valley gutter. The gutter is 12 inches wide at the top and has a depth of 1 1/2 inches. The total width of the structure is 2 feet 0 inches. The gutter is filled with a material labeled 'VALLEY GUTTER (3000 PSI PORTLAND CEMENT CONCRETE)'. Below the gutter is a 6-inch layer of 'SUBGRADE PREPARATION (95% MODIFIED PROCTOR)', which is further supported by a 'COMPACTED SUBGRADE (90% MODIFIED PROCTOR)'. A drainage pipe is shown at the bottom of the gutter, with a slope of 1/8 inch per foot indicated.

12" MIN. 2'-0" 1 1/2" 1/8" SLOPE

- VALLEY GUTTER (3000 PSI PORTLAND CEMENT CONCRETE)
- 6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)
- COMPACTED SUBGRADE (90% MODIFIED PROCTOR)



SIDEWALK

FLAT

SEE SITE PLAN FOR WIDTH

SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE SHOWN

6"

4" PORTLAND CEMENT CONCRETE SIDEWALK (4000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

TURNDOWN

SEE SITE PLAN FOR WIDTH

SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE SHOWN

6"

4" PORTLAND CEMENT CONCRETE SIDEWALK (3000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

NO. 4 REBAR (CONTINUOUS)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

ASPHALT PAVING SECTION

RETAINING WALLS

VARIABLES
B MAXIMUM

A

LEVEL

AFTER LANDSCAPING

1" +/- TYP.

WALL @ COSTA ALMERIA

SLOPE TOWARD POND

WALLS @ COORS, SEVILLA & LA LUZ DEL SOL

NOTES:

1. DRY STACK OR CMU MASONRY WALLS. DRY STACK SHOWN. INSTALL DRY STACK MASONRY PER MANUFACTURERS INSTRUCTIONS. INSTALL CMU PER STRUCTURAL ENGINEERS INSTRUCTIONS.
2. PLANTING AREAS SHALL USE VEGETATION THAT REQUIRES MINIMAL (IF ANY) IRRIGATION.
3. NO GRADING IS ALLOWED ON LA LUZ DEL SOL PROPERTY WITHOUT WRITTEN PERMISSION.

WALL DIMENSIONING

LOCATION	A	B	C	BASE ELEV.
COORS	7'	4.0'	10'	TS+0.10'
SEVILLA	6'	3.5'	0.25'	TS
LA LUZ DEL SOL	4.5'	3.5'	0.5'	EXIST. GROUND

LEGEND

TBM TEMPORARY BENCHMARK

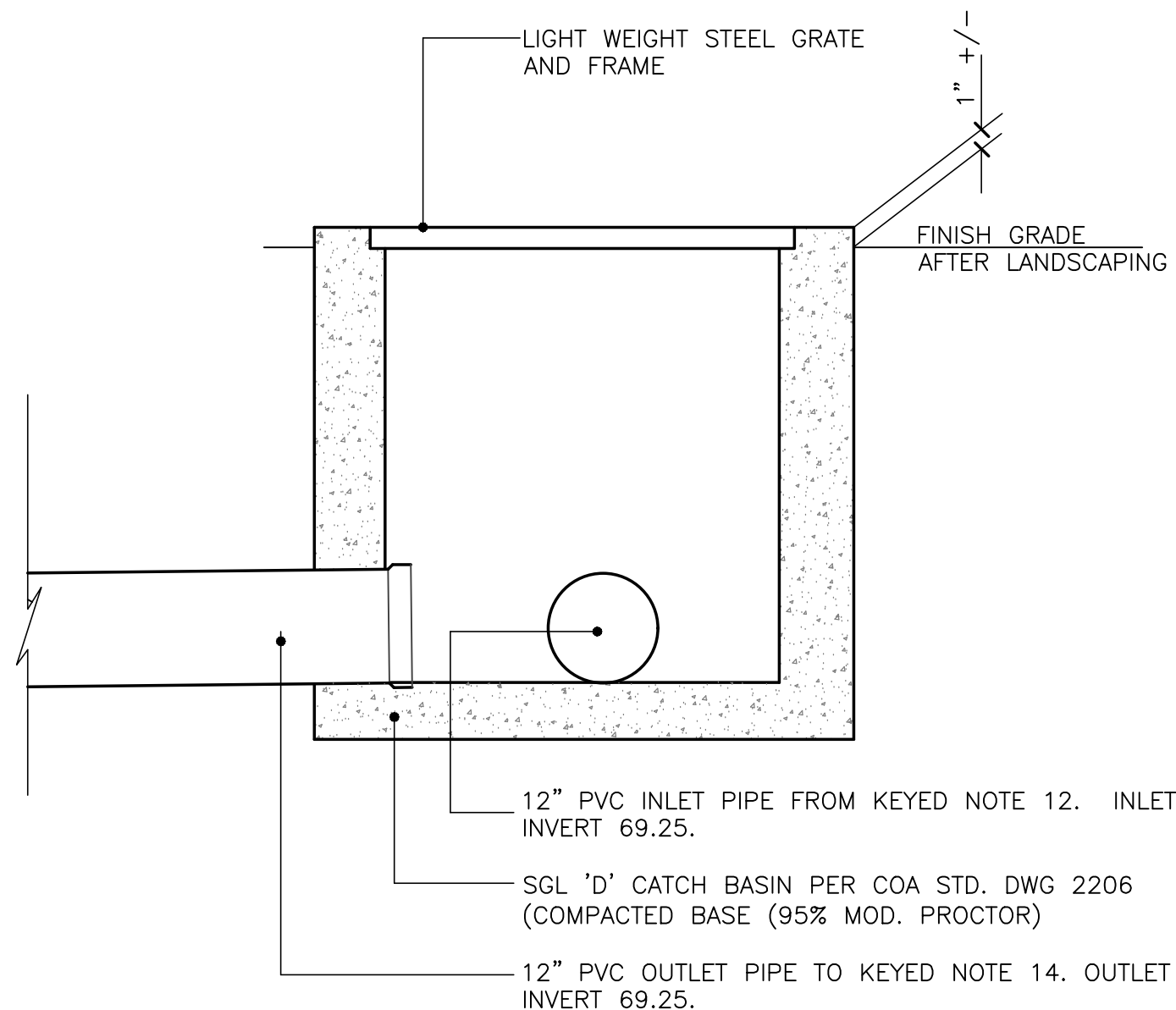
FEMA FLOODPLAIN BOUNDARY



LOCATION	A	B	C	BASE ELEV.
COORDS	7'	4.0'	10'	TS+0.10'
SEVILLA	6'	3.5'	0.25'	TS
LA LUZ DEL SOL	4.5'	3.5'	0.5'	EXIST. GROUND

Technical drawing of a catch basin. The drawing shows a rectangular basin with a circular inlet pipe on the left and a circular outlet pipe on the right. The basin is surrounded by a concrete base and walls. A light weight steel grate and frame is shown on top of the basin. The finish grade after landscaping is indicated by a line with a cross-hatch pattern. The drawing includes the following labels:

- LIGHT WEIGHT STEEL GRATE AND FRAME
- FINISH GRADE AFTER LANDSCAPING
- 12" PVC INLET PIPE FROM KEYED NOTE 12. INLET INVERT 69.25.
- SGL 'D' CATCH BASIN PER COA STD. DWG 2206 (COMPACTED BASE (95% MOD. PROCTOR))
- 12" PVC OUTLET PIPE TO KEYED NOTE 14. OUTLET INVERT 69.25.



CATCH BASIN @ KEYED NOTE 14

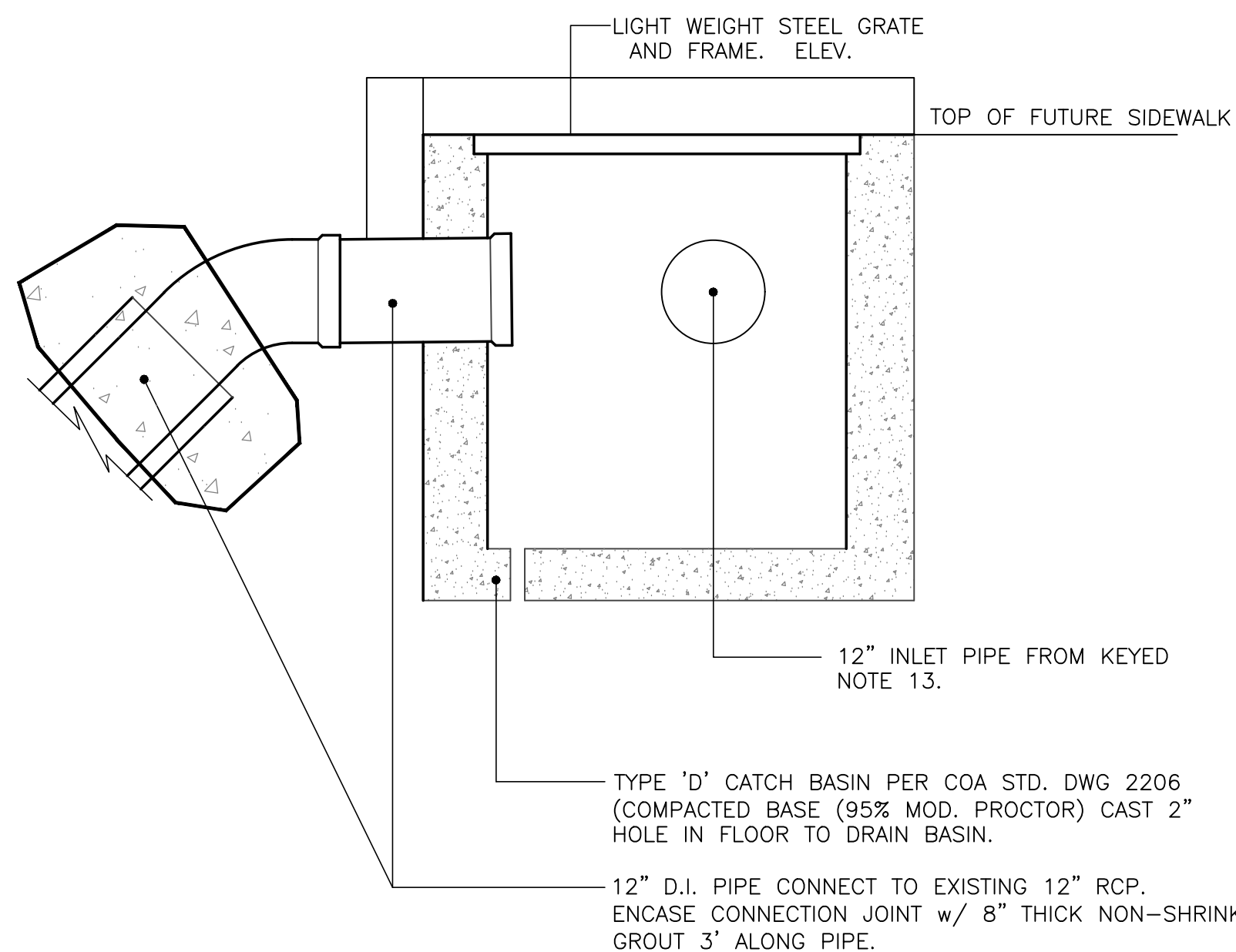
— LIGHT WEIGHT STEEL GRATE AND FRAME. ELEV.

— TOP OF FUTURE SIDEWALK

— 12" INLET PIPE FROM KEYED NOTE 13.

— TYPE 'D' CATCH BASIN PER COA STD. DWG 2206. (COMPACTED BASE (95% MOD. PROCTOR) CAST 2" HOLE IN FLOOR TO DRAIN BASIN.

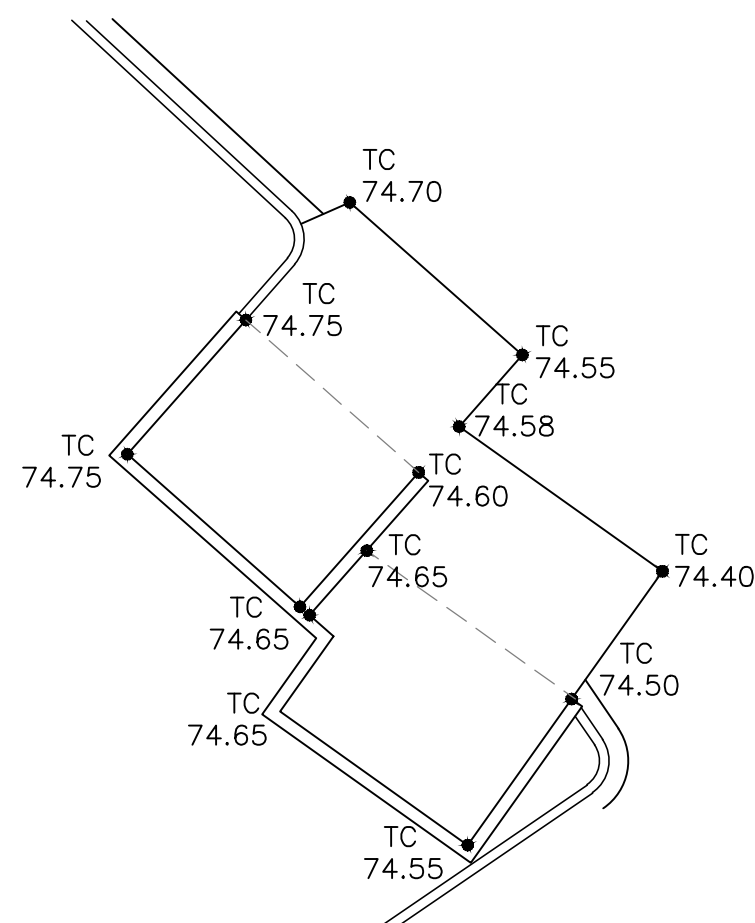
— 12" D.I. PIPE CONNECT TO EXISTING 12" RCP. ENCASE CONNECTION JOINT w/ 8" THICK NON-SHRINK GROUT 3' ALONG PIPE.



A diagram of a closed traverse polygon with 11 vertices. The vertices are labeled with 'TC' followed by a bearing value. The traverse is oriented such that it is roughly rectangular with some irregularities. The bearings are as follows:

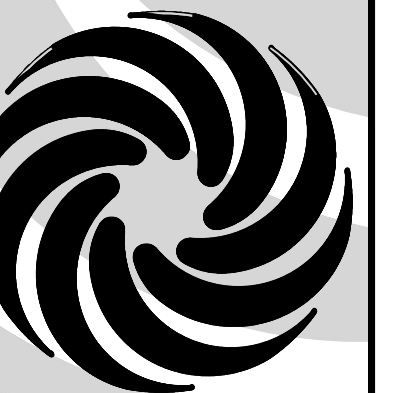
- TC 74.75 (top-left vertex)
- TC 74.75 (top-right vertex)
- TC 74.58 (middle-right vertex)
- TC 74.55 (bottom-right vertex)
- TC 74.40 (bottom-right vertex)
- TC 74.50 (bottom-right vertex)
- TC 74.55 (bottom-left vertex)
- TC 74.65 (bottom-left vertex)
- TC 74.65 (middle-left vertex)
- TC 74.65 (top-left vertex)

The diagram shows a closed traverse with 11 points. The points are labeled with 'TC' and a bearing value. The bearings are: 74.75, 74.75, 74.58, 74.55, 74.40, 74.50, 74.55, 74.65, 74.65, 74.65, and 74.75. The traverse is a closed polygon with 11 vertices.

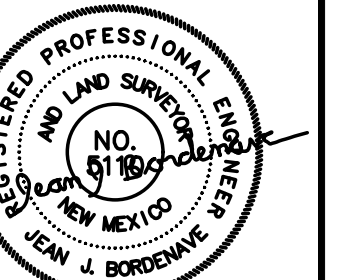


LEGEND	
TBM	TEMPORARY BENCHMARK
G	GROUND
FF	FINISH FLOOR
FG	FINISH GRADE after landscaping
FL	FLOWLINE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
BC	TOP OF CURB
TP	TOP OF EARTH PAD
TS	TOP OF SIDEWALK
TW	TOP OF WALL
FH	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
MH	MANHOLE
CB	CATCH BASIN GRATE
GM	GAS METER
GV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

TBM	TEMPORARY BENCHMARK			FEMA FLOODPLAIN BOUNDARY
G	GROUND			DRAINAGE BASIN BOUNDARY
FF	FINISH FLOOR			EROSION SETBACK LINE
FG	FINISH GRADE	after landscaping		EXISTING CONTOUR
FL	FLOWLINE			PROPOSED CONTOUR
TA	TOP OF ASPHALT			EXISTING SPOT ELEVATION
TC	TOP OF CONCRETE			PROPOSED SPOT ELEVATION
BC	TOP OF CURB			RECORD SPOT ELEVATION
TP	TOP OF EARTH PAD			
TS	TOP OF SIDEWALK			
TW	TOP OF WALL			
FH	FIRE HYDRANT			STRUCTURES
WM	WATER METER			
WV	WATER VALVE			
MH	MANHOLE			
CB	CATCH BASIN GRATE			UNDERGROUND UTILITIES
GM	GAS METER			
GV	GAS VALVE			
LP	LIGHT POLE			
PP	POWER POLE			
GW	GUY WIRE			
PED	ELEC. OR TEL. PEDESTAL			
OHU	OVERHEAD UTILITIES			



MODULUS ARCHITECTS
220 COPPER AVE. N.W. SUITE 350
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PHONE (505) 338-1499 FAX (505) 338-1498



/19/17

5401 SEVILLA AVE. NW

COORS & SEVILLA

ALBUQUERQUE, NM

PROJECT MANAGER

JOB NO.

DRAWN BY

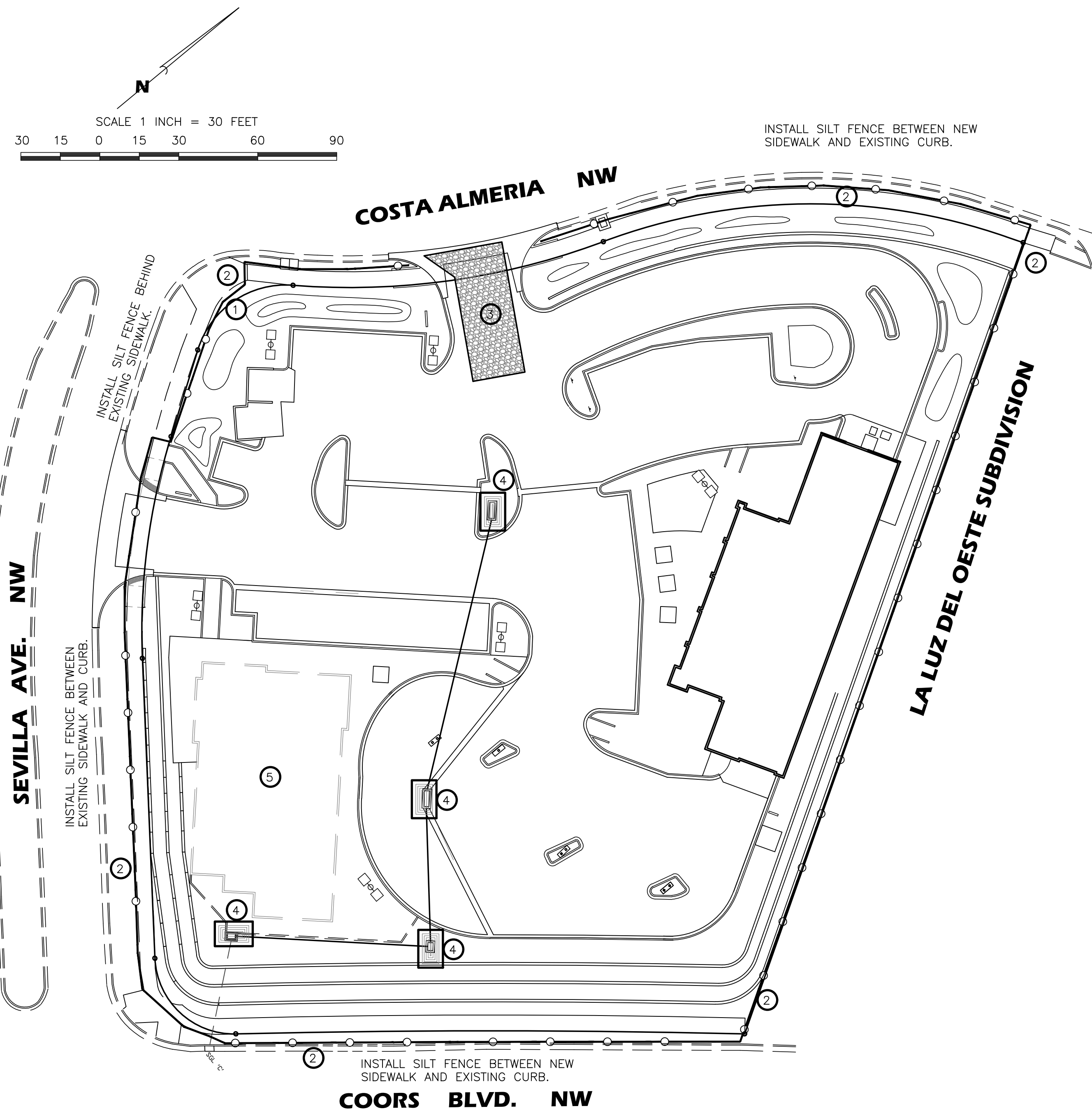
JONATHAN STERN	-	JJB
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ADDITIONAL DETAILS

DATE:	03/27/17
SCALE:	
AS NOTED	

sheet-
C1.2

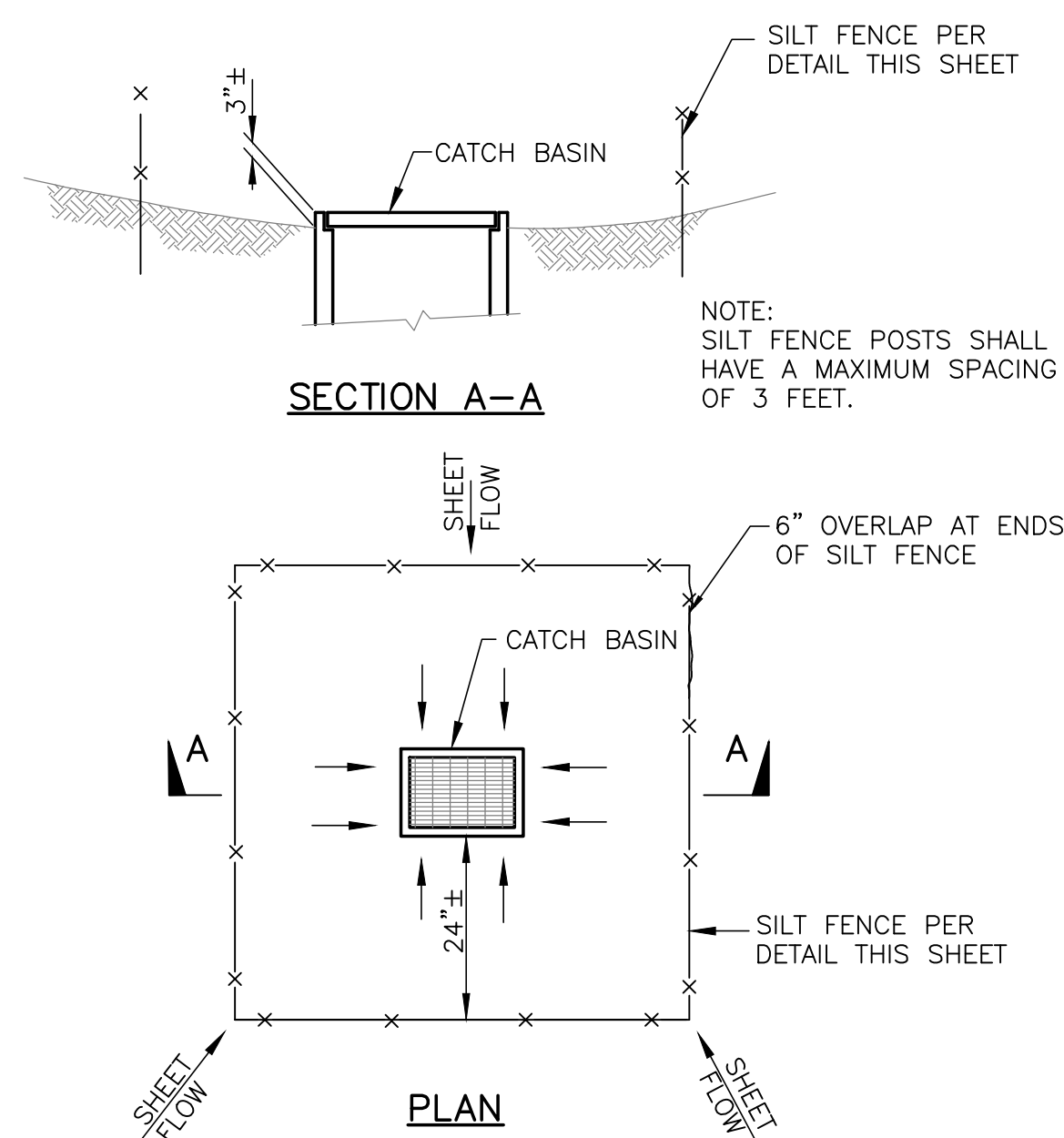
SITE PLAN



KEYED NOTES

1. INSTALL NPDES SIGN. SIGN SHALL BE VISIBLE FROM THE SIDEWALK.
2. INSTALL SILT FENCE PER DETAIL THIS SHEET.
3. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET.
4. INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET. PROTECTION TO BE PLACED IN PLACE UNTIL PAVING BEGINS. RACE AND SLOPE OF OUTLET PIPES FROM CATCH BASIN TO UNDERGROUND CHAMBERS SHALL BE POSITIVELY BLOCKED UNTIL CONSTRUCTION (INCLUDING LANDSCAPING) IS COMPLETE.
5. INSTALL WASHOUT AREA, PORTABLE TOILET AREA.

CATCH BASIN PROTECTION



GENERAL EROSION CONTROL NOTES

SEE SWPPP PLAN FOR CONTRACTOR RESPONSIBLE FOR EACH CONTROL MEASURE LISTED AND BMP DETAILS.

1. **ROUGH GRADING PHASE**
INSTALL SILT FENCE, STABILIZED CONSTRUCTION SITE ENTRANCE, AND SEDIMENT PONDS WHERE PRACTICAL. INSTALL EROSION CONTROL MEASURES BEFORE ANY GRADING WHERE POSSIBLE. IF NOT POSSIBLE MEASURES SHALL BE INSTALLED CONCURRENT WITH MAJOR GRADING. APPLY WATER TO DISTURBED AREAS FOR SOIL STABILIZATION AS NECESSARY.
2. **BUILDING CONSTRUCTION & UTILITY INSTALLATION PHASE**
MAINTAIN SOIL EROSION MEASURES DURING ENTIRE PHASE. APPLY WATER TO DISTURBED AREAS FOR SOIL STABILIZATION AS NECESSARY.
3. **FINAL STABILIZATION PHASE**
INSTALL FINAL STRUCTURAL AND STABILIZATION CONTROLS PER APPROVED SITE WORK AND LANDSCAPING PLANS (REFERENCED BY SWPPP).

SITE SPECIFIC CONTROL NOTES

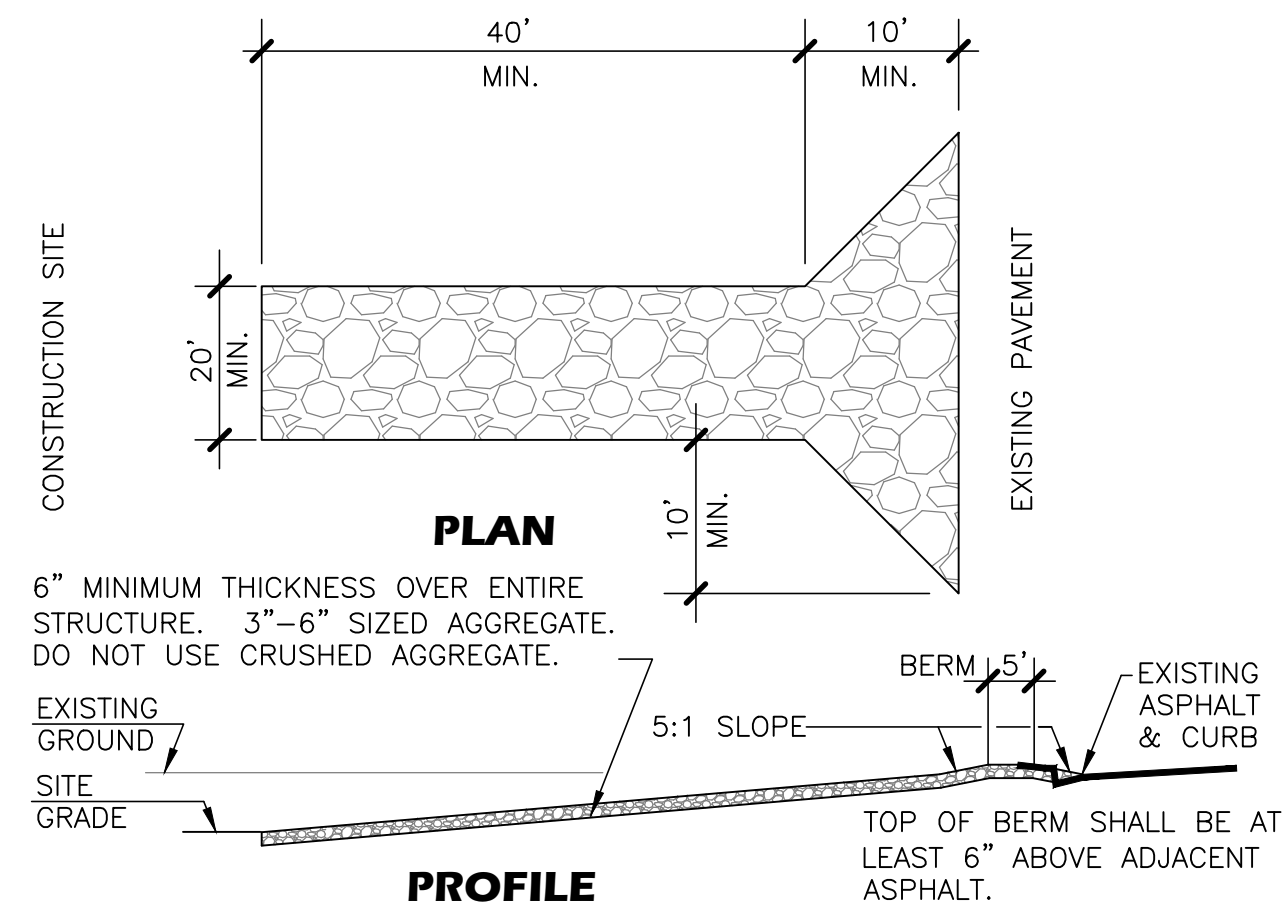
DURING CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE REQUIRED BETWEEN PAVED/UNPAVED ROADWAYS.
2. INSTALL SILT FENCE AT INITIAL GRADING FOR TEMPORARY EROSION CONTROL. SILT FENCE MAY BE ATTACHED TO CONSTRUCTION SECURITY FENCING FOR ADDITIONAL STABILITY WHERE NECESSARY.
3. DISTURBED EARTH SURFACES SHALL BE WATERED AS NECESSARY FOR TEMPORARY STABILIZATION AND DUST CONTROL.
4. MATERIAL'S STORAGE AND EQUIPMENT STAGING AREAS MAY BE RELOCATED BASED ON CONTRACTOR PREFERENCE AND CHANGING CONDITIONS ON THE JOB SITE.
5. LOCATIONS OF TRASH, PORTA-LETS AND CONCRETE WASH-OUT PITS TO BE RED LINED ON THIS DRAWING AND A PROTECTED COPY OF SAME SHALL BE AFFIXED TO THE SITE SIGN BOARD CONTAINING SWPPP INFORMATION.
6. THERE IS NO DIRECT DISCHARGE FOR THIS SITE TO WATERS OF THE U.S. OR LISTED WETLANDS.
7. SOILS ARE BEING HAULED TO, OR BORROWED FROM AN OFFSITE LOCATION.

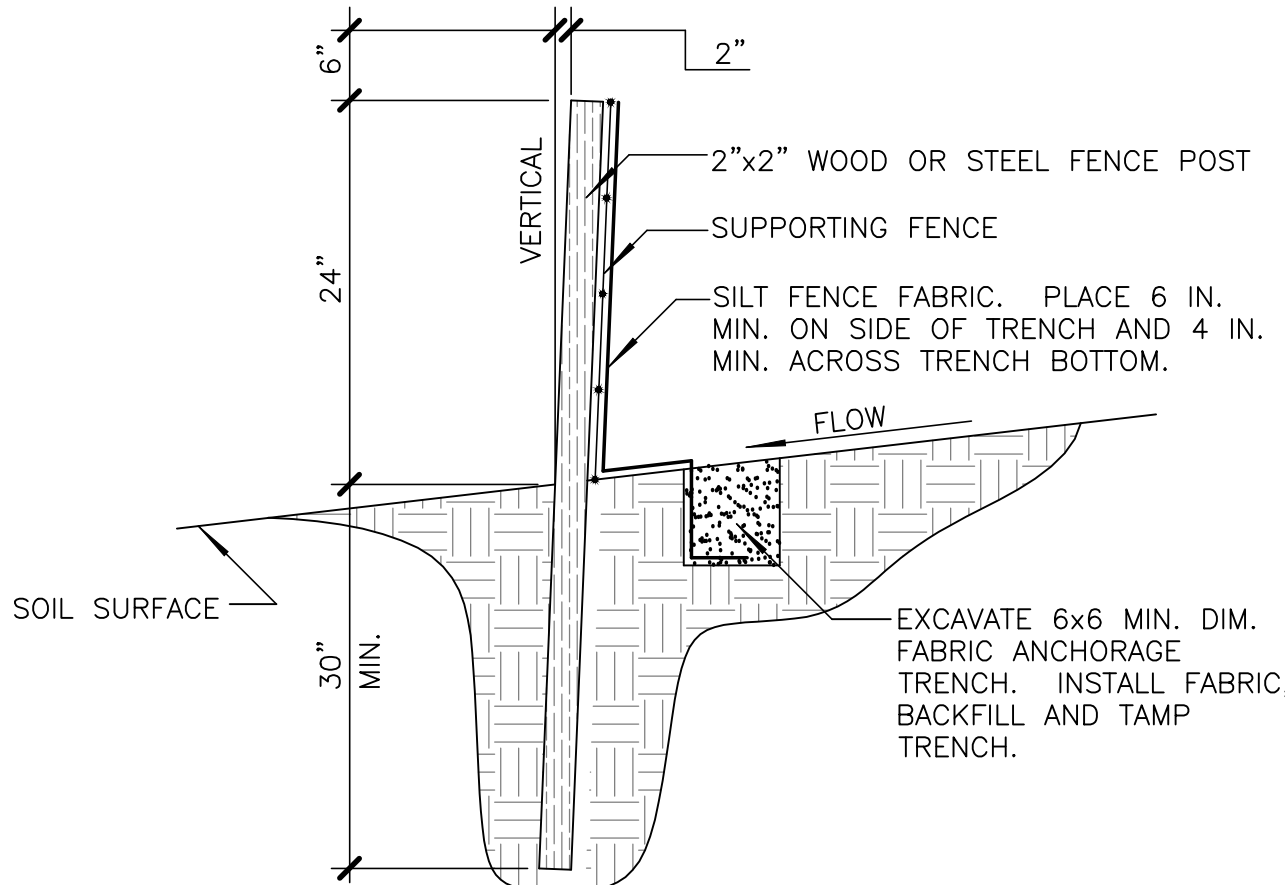
AFTER CONSTRUCTION

1. REFER TO APPROVED CONSTRUCTION DRAWINGS FOR FINAL STRUCTURAL CONTROLS INCLUDING SIDEWALKS, DRIVEWAYS, PARKING AREAS, RUNDOWNS, DRAINAGEWAYS AND PONDS.
- 1 REFER TO APPROVED LANDSCAPING DRAWINGS FOR FINAL STABILIZATION OF PVIOUS DISTURBED AREAS.

STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE



GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING ALL APPLICABLE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS. THOSE REQUIREMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, OBTAINING AN NPDES PERMIT PRIOR TO ANY CONSTRUCTION, FILING THE NOTICE OF INTENT (NOI) AND THE NOTICE OF TERMINATION (NOT) APPLICATIONS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE IMPLEMENTATION AND INSPECTION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) INCLUDING THE FILING OF THE INSPECTION REPORTS.
2. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED SWPPP ON-SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL DUST AND EROSION CONTROL REGULATIONS. THE CONTRACTOR PREPARE APPLICATIONS FOR AND OBTAIN ANY NECESSARY DUST OR EROSION CONTROL PERMITS FROM THE APPLICABLE REGULATORY AGENCIES.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS CONCERNING SURFACE AND SUBSURFACE WATER. CONTACT WITH SURFACE AND SUBSURFACE WATER BY CONSTRUCTION EQUIPMENT AND PERSONNEL SHALL BE MINIMIZED. EQUIPMENT MAINTENANCE AND REFUELING OPERATIONS SHALL BE PERFORMED IN AN ENVIRONMENTALLY SAFE MANNER IN COMPLIANCE WITH GOVERNMENT REGULATIONS.
5. WHERE PRIVATE STORM DRAIN INLETS ARE SUSCEPTIBLE TO INFLOW OF SILT OR DEBRIS FROM, OR DUE TO, CONSTRUCTION ACTIVITIES, PROTECTION FROM SAID INFLOW SHALL BE PROVIDED UTILIZING BEST MANAGEMENT PRACTICES (BMPs) IDENTIFIED IN THE APPROVED SWPPP.

NO OFFSITE STORM DRAIN INLETS SHALL BE BLOCKED. ONLY ONSITE/PROPOSED STORM DRAIN INLETS CAN BE BLOCKED DURING CONSTRUCTION.

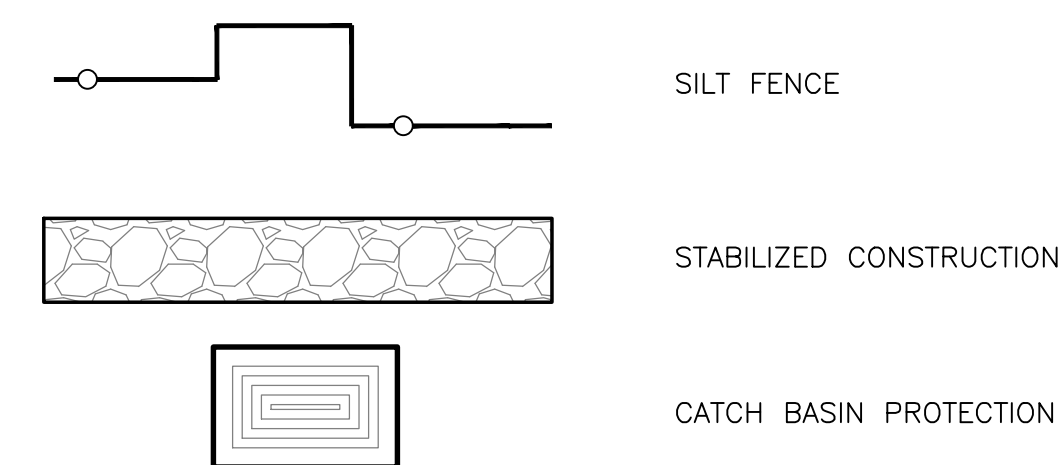
6. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE IT SHALL BE REMOVED FROM THE ADJACENT PROPERTY OR RIGHT-OF-WAY AT THE TIME OF OCCURRENCE. IN ADDITION, THE CONTRACTOR SHALL MAINTAIN A REGIMEN OF STREET SWEEPING AND GENERAL CLEAN-UP MEASURES.
7. ANY AREAS DISTURBED BY CONSTRUCTION AND NOT TO BE COVERED BY DESIGNED LANDSCAPING OR IMPERVIOUS SURFACES SHALL BE REVEGETATED WITH NATIVE GRASS SEEDING, UNLESS INDICATED OTHERWISE ON THESE PLANS OR ON THE LANDSCAPING PLAN. NATIVE GRASS SEEDING SHALL BE CLASS 'A' SEEDING PER SECTION 1012 OF THE NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, APWA NM CHAPTER, LATEST EDITION.

WHEN CONSTRUCTION ACTIVITIES CEASE AND EARTH DISTURBING ACTIVITIES WILL NOT RESUME WITHIN 14 DAYS, SURFACE STABILIZATION MEASURES, AS DEFINED ON THE SWPPP, MUST BE INITIATED.

8. ALL WASTE PRODUCTS FROM THE CONSTRUCTION SITE, INCLUDING, BUT NOT LIMITED TO, ITEMS RESULTING FROM DEMOLITION, CONSTRUCTION WASTE, CONSTRUCTION EQUIPMENT WASTE PRODUCTS (OIL, GAS, DIESEL, TIRES, ETC.), GARBAGE, DEBRIS FROM GRUBBING AND EXCESS CUT MATERIAL SHALL BE APPROPRIATELY DISPOSED OF OFF-SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE PROPER PERMITS TO HANDLE AND DISPOSE OF WASTE PRODUCTS. THE CONTRACTOR SHALL BE THE CONTRACTOR RESPONSIBLE TO ENSURE THAT THE WASTE DISPOSAL SITE IS PROPERLY PERMITTED PER LOCAL, STATE AND FEDERAL REGULATIONS TO ACCEPT THE WASTE BEING DISPOSED OF.

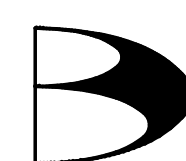
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPORTING AND CLEAN-UP OF SPILLS OF HAZARDOUS MATERIALS ASSOCIATED WITH THE CONSTRUCTION SITE. HAZARDOUS MATERIALS ARE THOSE WHICH MAY BE A THREAT TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO, GASOLINE, DIESEL FUEL, MOTOR OIL, SOLVENTS, CHEMICALS AND PAINTS. THE CONTRACTOR SHALL REPORT THE DISCOVERY OF PAST OR PRESENT SPILLS TO THE NEW MEXICO ENVIRONMENT DEPARTMENT EMERGENCY RESPONSE TEAM AT 505-827-9329.

BMP LEGEND



NOTES:

1. POST SPACING SHALL BE NO MORE THAN 10 FT. WITH A SUPPORTING FENCE AND NO MORE THAN 4 FEET WITHOUT A SUPPORTING FENCE.
2. SILT FENCE USED AS A SILT DAM IN CONCENTRATED FLOWS SHALL HAVE A SUPPORTING FENCE AND A POST SPACING OF NO MORE THAN 4 FT. SILT DAMS SHALL BE CLEANED ON A REGULAR BASIS.
3. POSTS FOR 4 FT. MAXIMUM POST SPACING SHALL BE 2 IN. SQUARE, OR HEAVIER, WOOD POSTS OR STANDARD I OR U SECTION POST WEIGHING NO LESS THAN 1.0 LB./FT. POSTS FOR 10 FT. MAXIMUM POST SPACING SHALL BE 4 IN. SQUARE, OR HEAVIER, WOOD POSTS OR STEEL POSTS AS SPECIFIED ABOVE.
4. SUPPORTING FENCE SHALL BE WIRE MESH (14 GA. MIN. WITH 2" MAX. OPENING SIZE).
5. SUPPORTING FENCE SHALL BE FASTENED SECURELY TO POSTS WITH STAPLES OR WIRE TIES. FILTER FABRIC SHALL BE FASTENED SECURELY TO SUPPORTING FENCE WITH WIRE TIES SPACED AT 24 IN. MAX. ALONG THE TOP AND MID-SECTION. WHEN A SUPPORTING FENCE IS NOT USED, FILTER FABRIC SHALL BE SECURELY FASTENED TO POSTS WITH STAPLES OR WIRE TIES.



BORDENAVE DESIGNS

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EMAIL jakebordenave@comcast.net

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MODULUS ARCHITECTS

2220 COPPER AVE. N.W. SUITE 350
ALBUQUERQUE, NEW MEXICO 87102

PHONE (505) 338-1499 FAX (505) 338-1498



04/17/17

PROJECT TITLE
5401 SEVILLA AVE. NW

COORS & SEVILLA
ALBUQUERQUE, NM

PROJECT MANAGER	JOB NO.	DRAWN BY
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THAN STERN	-	JOB
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EROSION & SEDIMENT CONTROL PLAN

DATE: 12/0

12/07/16

SCALE:
AS NOTED

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