

SOUTHEAST

Contour	Area	Volume
4958.50	620	
4958.00	373	248 CF
4957.50	82	114 CF

SOUTHWEST

Contour	Area	Volume
4958.20	354	
4958.00	257	61 CF
4957.00	5	131 CF

NORTH

Contour	Area	Volume
4958.50	1023	
4958.00	537	390 CF
4957.50	193	183 CF

TOTAL VOLUME

1127

THE DEVELOPED DISCHARGE (100-YR 6-HR STORM) WILL BE AN INCREASE OF 0.1 CFS WITH A VOLUME INCREASE OF 402 CF. THE PROPOSED WATER HARVESTING AREAS HAVE ADEQUATE CAPACITY TO ACCEPT THE MAJORITY OF ON-SITE STORMWATER.

GENERAL NOTES

ADA REQUIREMENTS.

I. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

J. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY.

K. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS.

L. CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL IN THE RIGHT-OF-WAY.

M. 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. CONTRACTOR SHALL CONTACT NM-811 FOR UTILITY LINE SPOTS FIVE WORKING DAYS PRIOR TO CONDUCTING SITE FIELD WORK. CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF NECESSARY DRY UTILITY ADJUSTMENTS.

N. FIVE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NM811 (811) FOR LOCATION OF EXISTING UTILITIES.

O. ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.

P. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

Q. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES.

R. CONTRACTOR SHALL COMPLY WITH LOCAL REGULATIONS FOR RESEEDING OF DISTURBED AREAS.

KEYED NOTES

1. CONSTRUCT CONCRETE APRON AND GRAVEL WALKS TO ELEVATIONS SHOWN.

2. PROPOSED ROOF DISCHARGE DIRECTION (SHEETFLOW).

3. CONSTRUCT 2' WIDE PERCOLATION TRENCH PER DETAIL THIS SHEET. NOTE: TOTAL LENGTH TO BE 12" GREATER THAN FINAL DEPTH.

4. EXISTING FLAT LAND GRADING CONCEPT REQUIRES STORMWATER PONDING WITHIN DEPRESSED WATER HARVESTING BASINS THROUGHOUT THE PROPERTY. DUE TO SITE CONSTRAINTS, THESE BASINS ARE LOCATED IN CLOSE PROXIMITY TO EXISTING AND PROPOSED BUILDINGS. PER THE SURVEY PROVIDED, ALL EXISTING AND PROPOSED F.F. ELEVATIONS ARE MIN. 1' ABOVE SURROUNDING GRADES. CONTRACTOR SHALL COORDINATE PROTECTION OF EXISTING AND PROPOSED BUILDING FOUNDATIONS WITH GEOTECH AND STRUCTURAL ENGINEERS AS NECESSARY.

VICINITY MAP

CALCULATIONS: 2198 18th Street Townhomes : November 17, 2016

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 9736 SF = 0.22

HISTORIC FLOWS:

Treatment	SF	%
Area A	0	0%
Area B	1947.2	20%
Area C	7788.8	80%
Area D	0	0%
Total Area	9736	100%

DEVELOPED FLOWS:

Treatment	SF	%
Area A	0	0%
Area B	1947	20%
Area C	2921	30%
Area D	4868	50%
Total Area	9736	100%

EXCESS PRECIP:

Precip. Zone	E _A	E _B	E _C	E _D
2	0.53	0.78	1.13	2.12

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E = $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Historic E = 1.06 in. Developed E = 1.56 in.

On-Site Volume of Runoff: V₃₆₀ = E*A / 12

Historic V₃₆₀ = 860 CF Developed V₃₆₀ = 1262 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

Historic Q_p = 0.7 CFS Developed Q_p = 0.8 CFS

OVERALL SITE

AREA TO BE DEVELOPED= 9736 SF

TOTAL AREA: 0.4793

PROJECT DATA

LEGAL: TRACTS 69 AND 80, M.R.G.C.D. MAP NO. 38, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

TOTAL AREA: 0.4793

ADDRESS: 1703 LOMAS BLVD. NW

EXISTING CONDITION: THE PRESENT 0.5-ACRE SITE (TWO PROPERTIES) IS A DEVELOPED RESIDENTIAL PROPERTY WITH AN EXISTING RESIDENCE AND GARAGE BLDGS. THE SITE FOLLOWS A 'FLAT' GRADING CONCEPT COMMON FOR THE AREA. DEVELOPED RESIDENTIAL PROPERTIES BORDER THE PROPERTY TO THE WEST AND NORTH, 18TH ST. NW IS TO THE EAST AND LOMAS BLVD. NW IS TO THE SOUTH.

PROPOSED IMPROVEMENTS: FOUR APARTMENT UNITS WILL BE CONSTRUCTED ON THE NORTHERN HALF OF THE PROPERTY WITH ASSOCIATED ASPHALT PAVEMENT FOR PARKING, PEDESTRIAN ACCESS WALKS AND LANDSCAPE IMPROVEMENTS.

BENCHMARK: VERTICAL DATUM IS BASED ON THE ALBUQUERQUE STATION No. "12-J13", HAVING AN ELEVATION OF 4957.502, (NAVD88).

DRAINAGE CONCEPT: BASED ON A SITE OBSERVATION AND A CURRENT AS-BUILT SURVEY, THE FLAT GRADING CONCEPT WILL BE ACCOMMODATED WITH THE ADDITION OF ON-SITE SHALLOW PONDING AREAS (< 18" DEPTH) SIZED TO ACCEPT THE INCREASE IN RUNOFF DUE TO CONSTRUCTION OF IMPERVIOUS AREA.

FLOOD HAZARD: PER FIRM MAP 35001C0333H DATED AUGUST 16, 2012, THE PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD

OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

ENGINEER: FRED C. ARFMAN, NMPE 7322
ISAACSON & ARFMAN, P.A.
PHONE: 268-8828

SURVEYOR: Anthony L. Harris, N.M.P.S.#11463
THE SURVEY OFFICE, LLC
PHONE: 998-0303

DETAILS

PERCOLATION TRENCH

LOCATE CLAY LAYER BELOW SURFACE GRADE. MAY VARY BASED ON LOCATION OF INFILTRATION PIT.
SCALE: N.T.S.

TYPICAL DIMENSIONS

LENGTH TO BE MIN. 12" LONGER THAN DEPTH

2' WIDE

VARIES

3/4" RIVER RUN WASHED STONE

GEOTEX501 NON-WOVEN GEOTEXTILE FABRIC ON TOP, BOTTOM, AND SIDES

CLAY SILTY CLAYS

SILTY CLAYS SAND STRATA

EXTEND 18" INTO SAND STRATA TYPICAL

2'± WIDE

OVERALL SITE

AREA TO BE DEVELOPED= 9736 SF

TOTAL AREA: 0.4793

LEGEND

EXISTING SPOT ELEVATION

EXISTING CONTOUR

PROPOSED SPOT ELEVATION

SURFACE FLOW DIRECTION

FL

F.F.

INV.

FINISHED FLOOR

INVERT ELEVATION

18th & Lomas Townhomes

BCR Construction

Drainage & Grading Plan

Date: 01-04-17

No. 1

Revision: PERC. TRENCH DIM'S

Date: 01.04.17

Job No. 2198

Drawn By: BJB

Ckd By: FCA

CG-101

SH OF

M:\PROJECTS\2198 18th Street Townhomes\2198 18th Street Townhomes.dwg, 11/20/17 9:44:00 AM, RJB, RJB

WATER HARVESTING

SOUTHEAST		
Contour	Area	Volume
4958.50	620	
4958.00	373	248 CF
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- GENERAL NOTES
- A. PROPOSED SPOT AND CONTOUR ELEVATIONS 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.

B. THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE CITY OF ALBUQUERQUE MAY REQUIRE AN EROSION AND SEDIMENT CONTROL (ESC) PERMIT FOR PROJECTS WHERE CONSTRUCTION ACTIVITIES MEET THE EPA THRESHOLD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PUBLIC RIGHT-OF-WAY.

C. ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. PAVING AND ROADWAY GRADES SHALL BE ±0.1' FROM PLAN ELEVATIONS. BUILDING PAD ELEVATION SHALL BE ±0.05' FROM PLAN ELEVATION.

D. WHERE GRADES BETWEEN NEW AND EXISTING ARE SHOWN AS 'MATCH' OR '±', TRANSITIONS SHALL BE SMOOTH.

E. SIDESLOPES STEEPER THAN 4:1 BUT LESS THAN 2:1 MUST HAVE PERMANENT EROSION PROTECTION INSTALLED. TYPICAL NO SLOPE SHALL BE STEEPER THAN 2:1.

F. POND DESIGN PARAMETERS AND STORMWATER CONTROL MEASURES SHOWN ON THIS PLAN (TOP OF POND, BOTTOM OF POND, SIZE OF ORIFICE, AREA OF POND, ETC.) TO BE STRICTLY ADHERED TO FOR CERTIFICATION PURPOSES.

G. POST-CONSTRUCTION MAINTENANCE FOR PRIVATE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE FACILITIES OWNER. ENGINEER RECOMMENDS THAT OWNER INSPECT SITE YEARLY AND AFTER EACH RAINFALL TO IDENTIFY NEW AREAS OF EROSION AND INSTALL ADDITIONAL EROSION PROTECTION AS NEEDED BASED ON ACTUAL OCCURRENCES.

H. THE CONTRACTOR SHALL ABIDE BY ALL STATE, LOCAL, AND FEDERAL LAWS, CODES, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA AND

- ADA REQUIREMENTS.
- I. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.

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P. VIBRATORY COMPACTION SHALL NOT BE USED OVER IN-PLACE UTILITIES.

Q. ADJUST ANY RIMS OF EXISTING UTILITY FEATURES AS NECESSARY TO MATCH NEW GRADES. UTILITIES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.

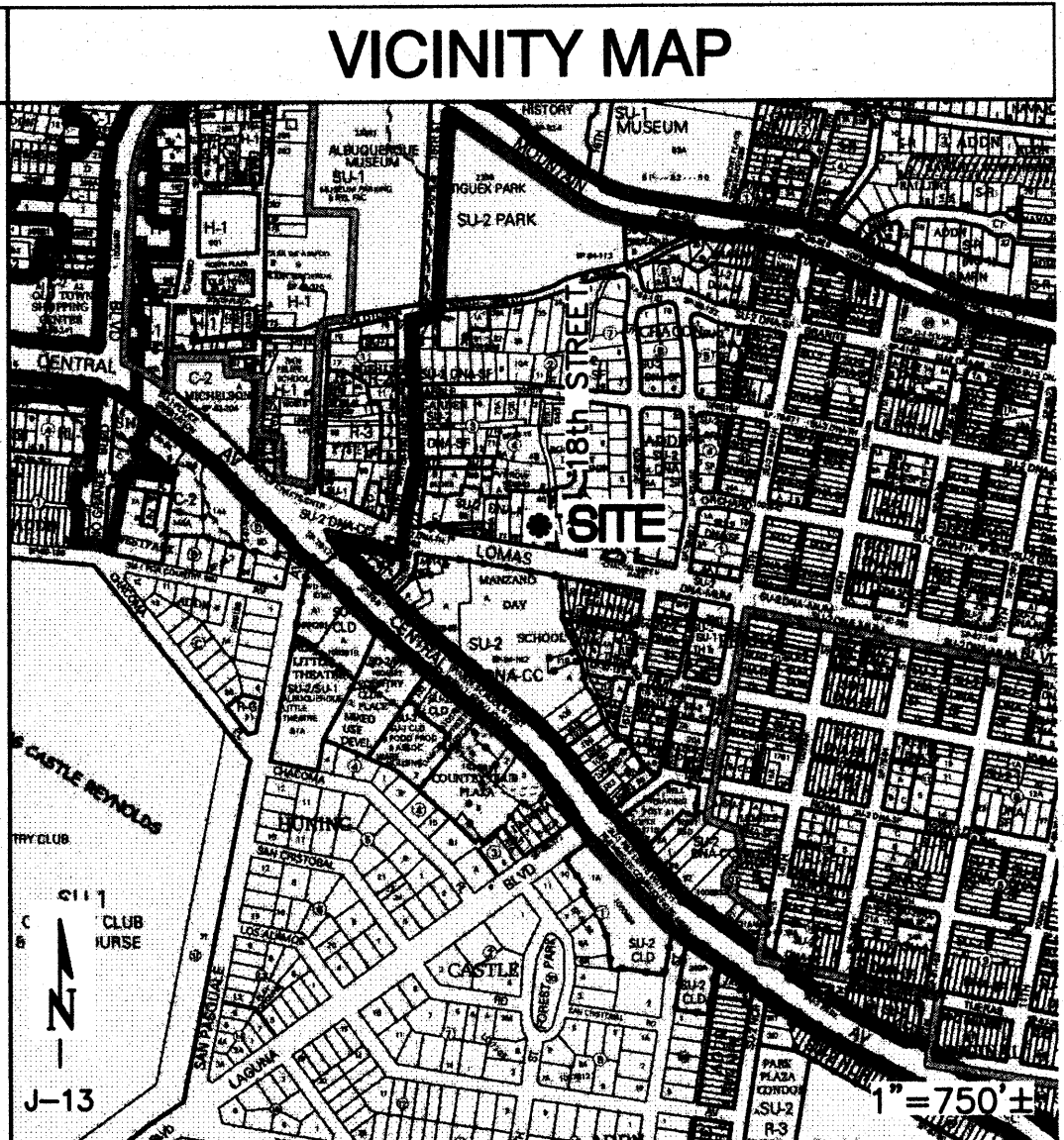
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3. CONSTRUCT 2' WIDE X 5' LONG PERCOLATION TRENCH PER DETAIL THIS SHEET.

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CALCULATIONS

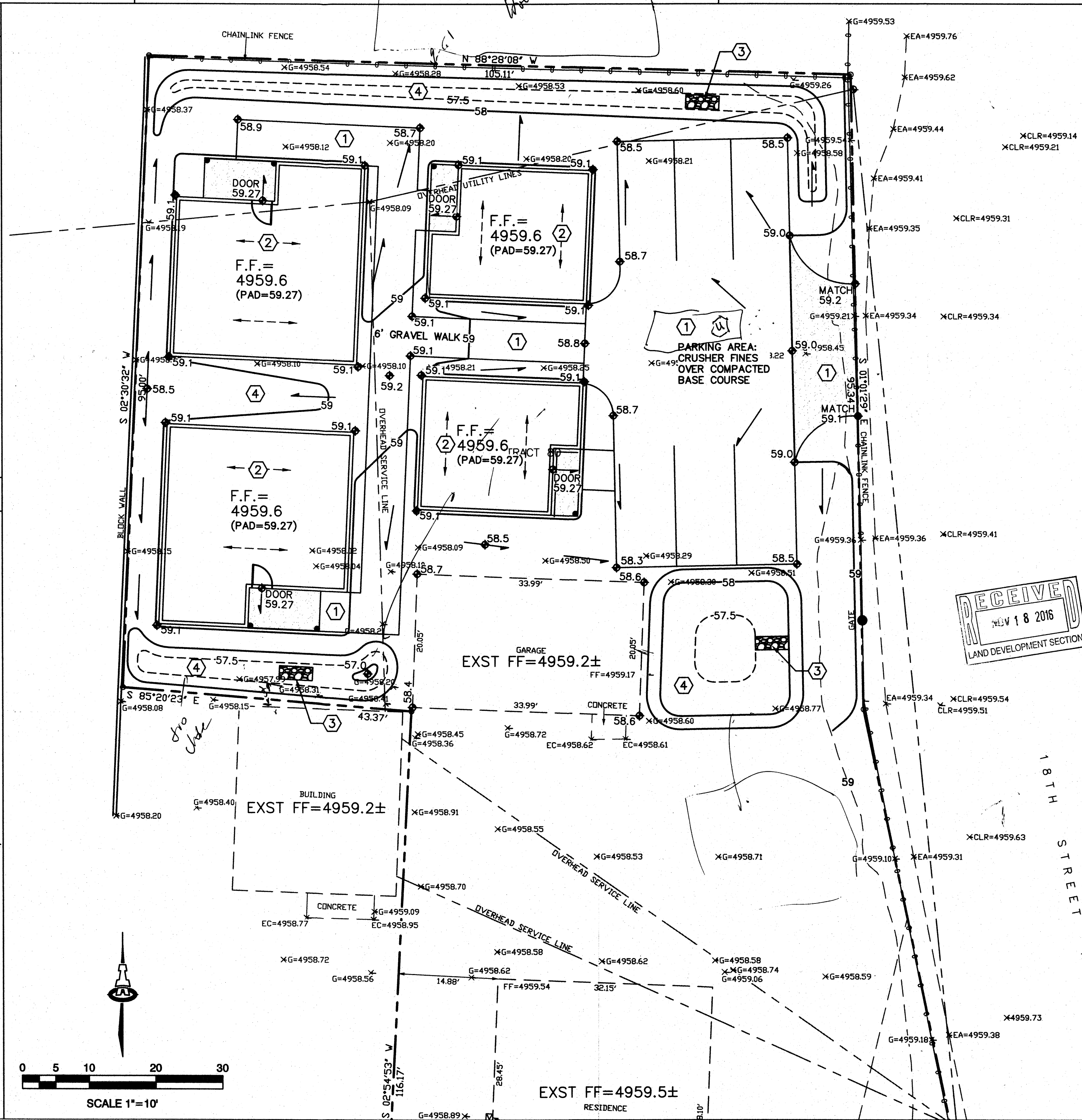
CALCULATIONS: 2198 18th Street Townhomes : November 17, 2016

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE			
AREA OF SITE:	9736	SF	= 0.22
HISTORIC FLOWS:			
Treatment SF	%	DEVELOPED FLOWS:	%
Area A = 0	0%	Area A = 0	0%
Area B = 1947.2	20%	Area B = 1947	20%
Area C = 7788.8	80%	Area C = 2921	30%
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Total Area = 9736	100%	Total Area = 9736	100%
EXCESS PRECIP:			
Precip. Zone	2	E _A	= 0.53
		E _B	= 0.78
		E _C	= 1.13
		E _D	= 2.12
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)			
Weighted E =		$\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$	
Historic E	= 1.06 in.	Developed E	= 1.56 in.
On-Site Volume of Runoff: V ₃₆₀ = $\frac{E \cdot A}{12}$			
Historic V ₃₆₀	= 860 CF	Developed V ₃₆₀	= 1262 CF
On-Site Peak Discharge Rate: Q _p = $\frac{Q_{pA} A_A + Q_{pB} A_B + Q_{pC} A_C + Q_{pD} A_D}{43,560}$			
For Precipitation Zone 2			
Q _{pA}	= 1.56	Q _{pC}	= 3.14
Q _{pB}	= 2.28	Q _{pD}	= 4.70
Historic Q _p	= 0.7 CFS	Developed Q _p	= 0.8 CFS

OVERALL SITE

TOTAL AREA: 0.4793



PROJECT DATA

LEGAL: TRACTS 69 AND 80, M.R.G.C.D. MAP NO. 38, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

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OFF-SITE DRAINAGE: NO OFF-SITE DRAINAGE IMPACTS THIS PROPERTY.

ENGINEER: FRED C. ARFMAN, NMPE 7322
ISAACSON & ARFMAN, P.A.
PHONE: 268-8828

SURVEYOR: Anthony L. Harris, N.M.P.S.#11463
THE SURVEY OFFICE, LLC
PHONE: 998-0303

LEGEND

XG=4958.21

EXISTING SPOT ELEVATION

EXISTING CONTOUR

PROPOSED SPOT ELEVATION

SURFACE FLOW DIRECTION

FL

FLOW LINE

F.F.

FINISHED FLOOR

INV.

INVERT ELEVATION

FRED C. ARFMAN
NEW MEXICO
7322
Professional Engineer

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

2198 CG-101.dwg Nov 17, 2016

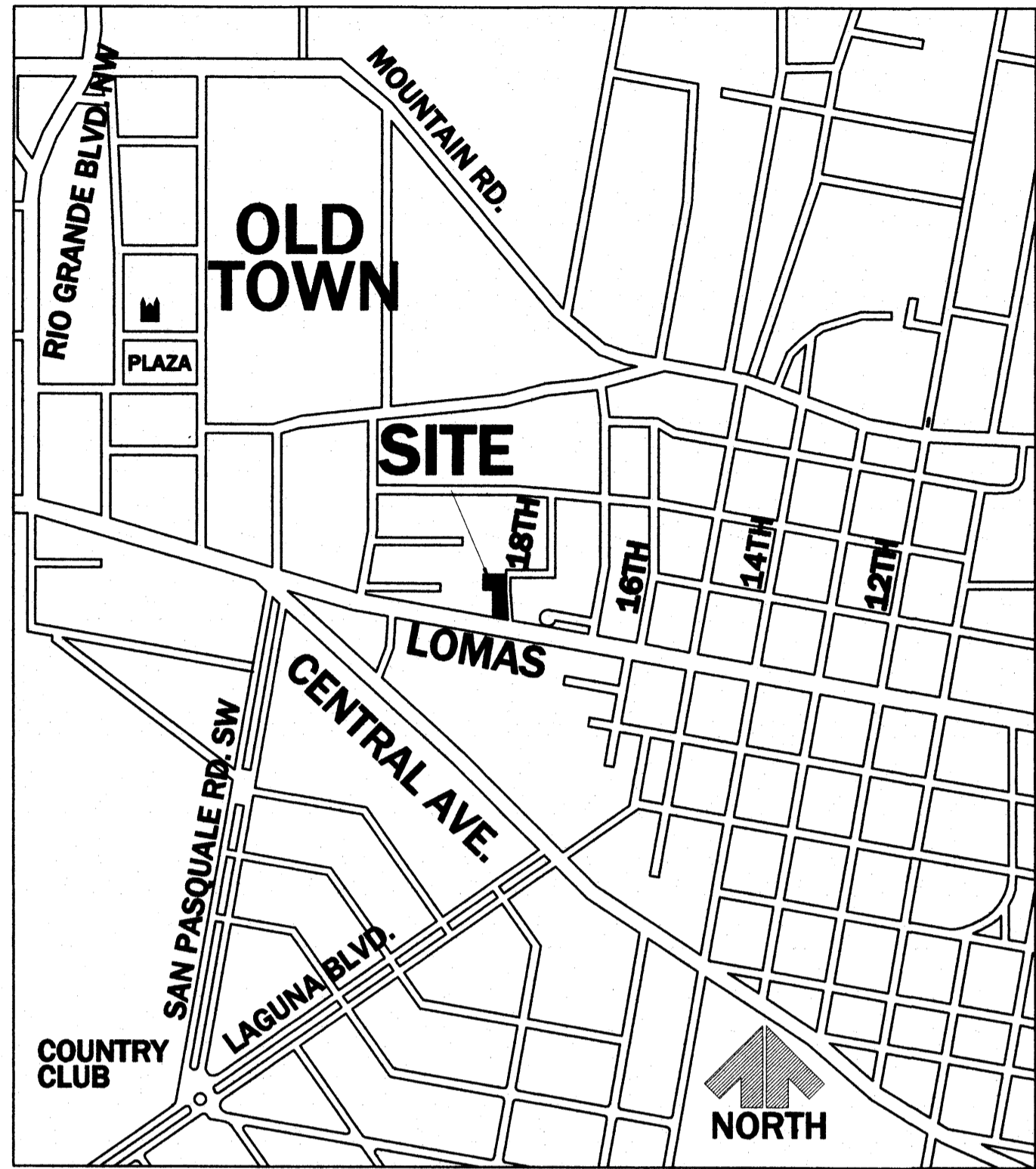
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18th & Lomas Townhomes

BCR Construction

Drainage & Grading Plan

Date:	No.	Revision:	Date:	Job No.
11-17-16				2198
Drawn By:				CG-101
Check By:				SH. OF



VICINITY MAP

VARIANCE REQUEST

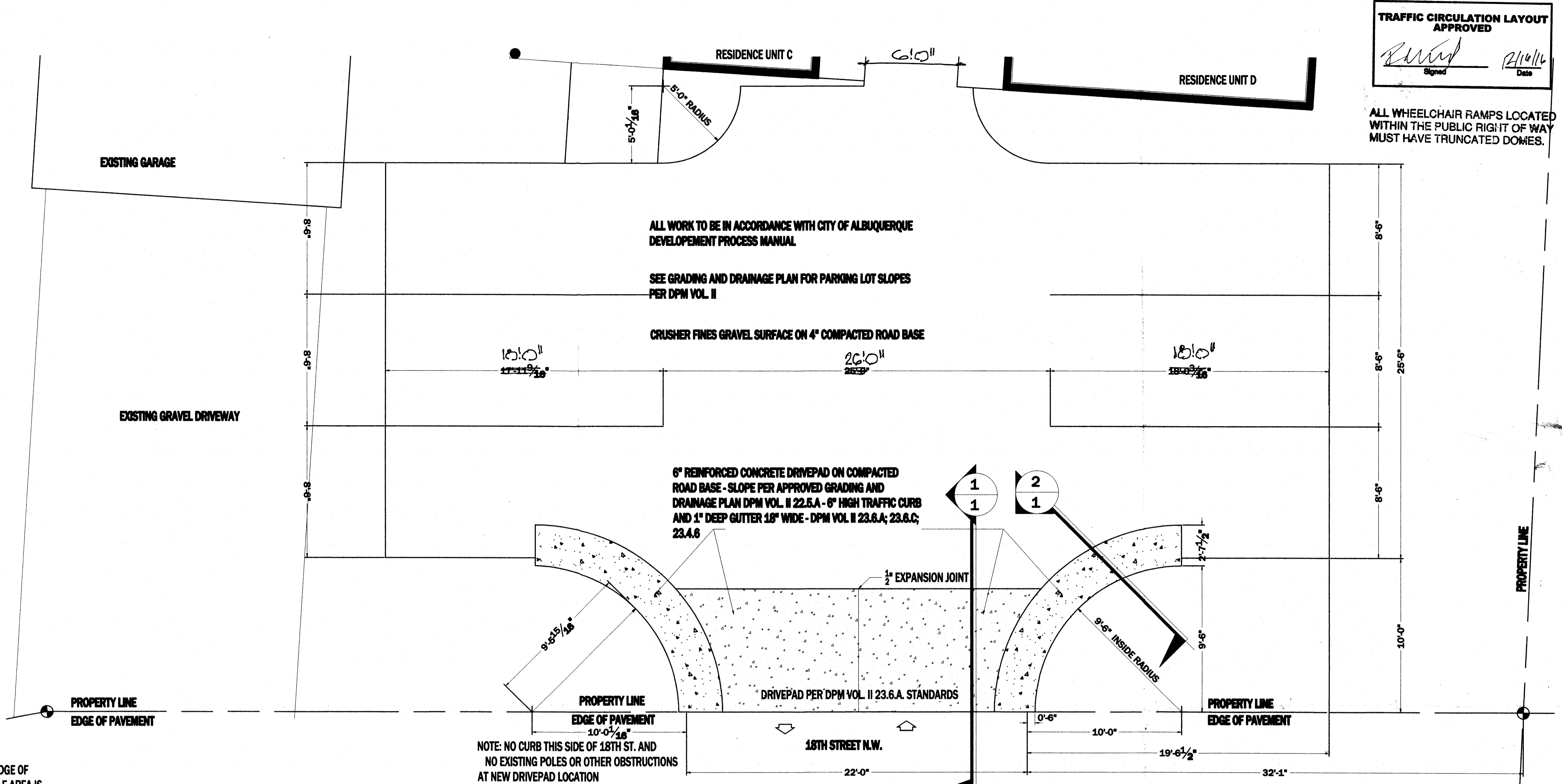
18TH STREET ON THE WEST SIDE OF PROPERTY IS VERY NARROW AND PAVED FROM EDGE OF RIGHT OF WAY TO EDGE OF R.O.W. THIS HAS LEFT NO ROOM FOR SIDEWALK ACCESS TO LOMAS FROM NEW DWELLING UNITS AS ALL AVAILABLE AREA IS TAKEN BY THE ROADWAY. A VARIANCE TO NOT BUILD A SIDEWALK IS REQUESTED. CLEAR AND FLAT PEDESTIAN ACCESS IS AVAILABLE ON SITE TO LOMAS FROM THE DWELLING UNITS THROUGH LANDSCAPING OR DRIVEWAY. THERE ARE NO IMPEDING FENCES OR OTHER BARRIERS IN THE NON BUILDING AREAS.

SUMMARY STATEMENT ~ 1703 LOMAS BLVD. N.E., ABQ., N.M.

THIS PROJECT IS TO CONFORM WITH THE "SU-2 / DNA MUM ZONING" AS AN ACCEPTABLE ALLOWABLE PERMISSIVE USE - 4 NEW ADDITIONAL DWELLING UNITS ARE PROPOSED TO BE ADDED TO AN EXISTING RESIDENTIAL BUILDING AND GARAGE NEAR OLD TOWN - THE PRESENT ZONING ALLOWS A MIX OF NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL USES - THESE PROPOSED DWELLING UNITS WILL HAVE ADJACENT RESIDENCES AS NEIGHBORS - OFF STREET PARKING TO BE ACCESSIBLE FROM SMALLER NEIGHBORHOOD SIDE STREET ADJACENT TO DWELLING UNITS - SMALL DETACHED ONE STOREY UNITS IN UNDERUSED REAR YARD WILL PROVIDE NEEDED NEW AFFORDABLE HOUSING IN THE PLAZA VIEJA NEIGHBORHOOD - THE ADJACENCY TO BICYCLE, MASS TRANSIT ROUTES, AND PEDESTRIAN ACCESSWAYS PROVIDES CONVENIENT MOBILITY FOR NEIGHBORHOOD RESIDENTS - UNM STUDENTS CAN COMMUTE WITH THE LOMAS BUS ROUTE - THE COMMUNITY AMENITIES, NEARBY CITY RECREATIONAL DESTINATIONS AND MUSEUMS HAVE ALSO ADDED TO THE NEED AND REQUEST FOR MORE LOCAL DWELLING AVAILABILITY IN THIS DESIREABLE AREA.

DESIGN INFORMATION

CURRENT ZONING:	SU-2 DNA - MUM
ZONE ATLAS PAGE:	J = 13
LEGAL DESCRIPTION:	TRACTS 79 & 80 M.R.G.C.D. MAP 38, SEC. 18, T14N36E, R10E, ALBUQUERQUE, N.M.
APPLICABLE BUILDING CODE:	IRC-2009
SEISMIC DESIGN CATEGORY:	PER UBC98
OCCUPANCY GROUP:	R-3
TOTAL BUILDING AREA:	2 - 1BR @ 442 S.F. + 2 - 2BR @ 782 S.F. = 1664 S.F.
TOTAL LOT AREA:	48 AC. 20,900 S.F.
NEW REQUIRED PARKING:	1 SPACE PER BEDROOM 6 NEW SPACES PROVIDED



TRAFFIC CIRCULATION LAYOUT PARKING AREA PLAN

