CITY OF ALBUQUERQUE

April 19, 2017

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

RE: **Garcia Honda Gen 3 Service Bldg**
8301 Lomas NE
Request for Certificate of Occupancy – Permanent
Hydrology Final Inspection - Disapproved
Engineer's Stamp Date 8/29/18 (J19D072)
Certification Dated: 4/12/18

Dear Mr. Bordenave,

Based on the certification received 4/12/18, this submittal cannot be approved for release of Certificate of Occupancy (Permanent) by Hydrology until the following are corrected:

1. The Drainage Certification language, per DPM Ch. 22, Section 7, is missing.
2. The sidewalk culverts need to be built to city standards, refer to Standard Drawing 2236 for correct construction:
   a. The smooth rod, welded to the front of the steel plat and free of burrs and sharp edges was missing from all culverts.
   b. All screws need to be tack welded or ground down to discourage removal and theft.
   c. The sidewalk culvert described in keyed note 19 has several screws that were not countersunk and are left projecting above the plate.
   d. The sidewalk culvert described in keyed note 20 is not flush with the sidewalk, creating a trip hazard.
   e. The sidewalk described by keyed note 21, needs to be removed and rebuilt as two culverts as stated in the approved grading plan. Per drawing 2236, single culverts shall not exceed 24" wide.

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

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: GARCIA HONDA Building Permit #: 2017 - 18065 City Drainage #: J19/D072

DRB#: EPC#: Work Order#:

Legal Description: LOTS 19-24, BLOCK 24, EAST END ADDITION

City Address: 8301 LOMAS NE ALB, NM 87

Engineering Firm: BORDENAVE DESIGNS Contact:

Address: P.O. BOX 91194, 87199

Phone#: 823-1344 Fax#: 821-9105 E-mail: jakebordenavec comcast.net

Owner: GARCIA

Address: 8301 LOMAS NE, ALB, NM, 87110 Contact:

Phone#: Fax#: E-mail:

Architect: V.H. GILBERT

Address: 2428 BAYLOR SE 87106 Contact: M. Lee

Phone#: 247-9955 Fax#: E-mail:

Other Contact:

Address: Contact:

Phone#: Fax#: E-mail:

Check all that Apply:

DEPARTMENT:

- [X] HYDROLOGY/ DRAINAGE
- [ ] TRAFFIC/ TRANSPORTATION
- [ ] MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- [ ] ENGINEER/ ARCHITECT CERTIFICATION
- [ ] CONCEPTUAL G & D PLAN
- [X] GRADING PLAN RESUBMIT
- [ ] DRAINAGE MASTER PLAN
- [ ] DRAINAGE REPORT
- [ ] CLOMR/LOMR
- [ ] TRAFFIC CIRCULATION LAYOUT (TCL)
- [ ] TRAFFIC IMPACT STUDY (TIS)
- [X] EROSION & SEDIMENT CONTROL PLAN (ESC)
- [ ] OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

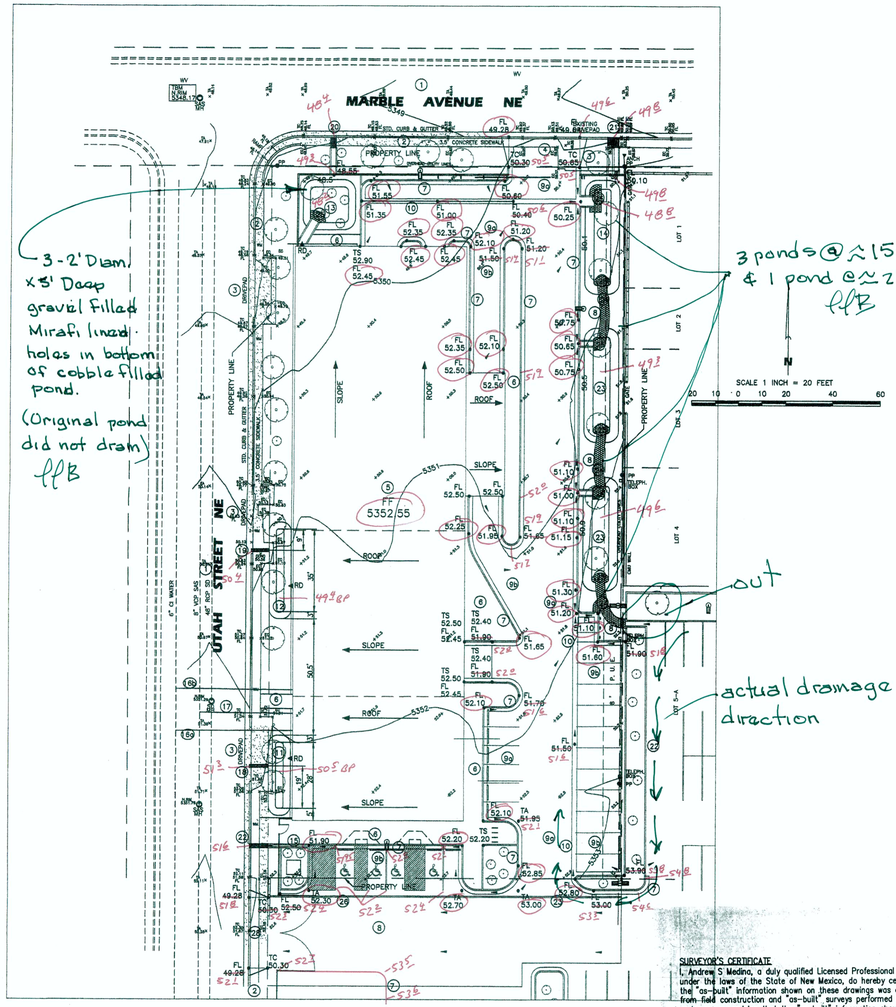
- [ ] BUILDING PERMIT APPROVAL
- [X] CERTIFICATE OF OCCUPANCY
- [ ] PRELIMINARY PLAT APPROVAL
- [ ] SITE PLAN FOR SUB'D APPROVAL
- [ ] SITE PLAN FOR BLDG. PERMIT APPROVAL
- [ ] FINAL PLAT APPROVAL
- [ ] SIA/ RELEASE OF FINANCIAL GUARANTEE
- [ ] FOUNDATION PERMIT APPROVAL
- [ ] GRADING PERMIT APPROVAL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

IS THIS A RESUBMITTAL?: ___ Yes [X] No

DATE SUBMITTED: 04/12/18 By:

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

VICINITY MAP NO. F-11



NOTE: ALL PUBLIC IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE INCLUDED ON A PUBLIC WORK ORDER. THIS INCLUDES REMOVAL OF EXISTING WATER METER BOXES AND CAPPING WATER SERVICE AND SANITARY SERVICE LINES AND INSTALLATION OF NEW WATER AND SANITARY SEWER SERVICES. IT ALSO INCLUDES ITEMS 3, 4 AND 18 THRU 21 SHOWN ON THIS SHEET AND DEFINED IN THE KEYED NOTES AT RIGHT.

SURVEYOR'S CERTIFICATE

I, Andrew S Medina, a duly qualified Licensed Professional Surveyor under the laws of the State of New Mexico, do hereby certify, that the "as-built" information shown on these drawings was obtained from field construction and "as-built" surveys performed by me or under my supervision that the "as built" information shown on these drawings was added by me of under my supervision; and that this "as-built" information is true and correct to the best of my knowledge and belief. I am not responsible for any of the design concepts, calculations, engineering, or intent of the record drawings.

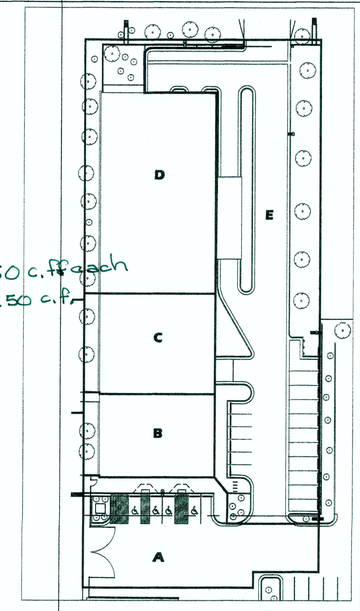
SANDIA LAND SURVEYING LLC
15 CASA TERRENOS
EDGEWOOD, NM, 87015
505-259-8130

Andrew S. Medina, NMPS 12649 — Date 5/15/18

ANDREW S. MEDINA NEW MEXICO 12649 REGISTERED PROFESSIONAL SURVEYOR

DRAINAGE BASINS

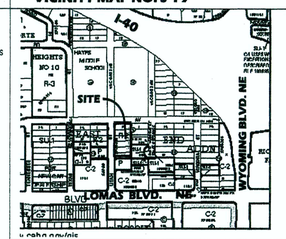
SCALE 1" = 30'



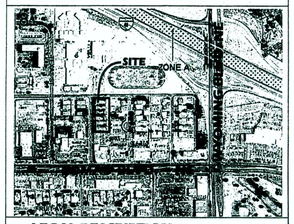
KEYED NOTES

1. EXISTING PAVED PUBLIC STREET.
2. EXISTING CONCRETE PUBLIC SIDEWALK.
3. EXISTING CONCRETE DRIVE PAD. REMOVE DRIVE PAD AND CONSTRUCT STD C&G 4" WIDE CONC SIDEWALK PER COA STD. DETAILS 2415B & 2430 RESPECTIVELY.
4. REMOVE CONCRETE CURB & GUTTER AND CONCRETE SIDEWALK. CONSTRUCT 30' CONCRETE DRIVE PAD PER COA STD. DET. 2425, SECTION D-D. CONSTRUCT PAD AFTER OTHER CONSTRUCTION IS COMPLETE.
5. PROPOSED BUILDING. SEE ARCHITECTURAL FOR DETAILS.
6. PROPOSED CONCRETE SIDEWALK. SEE DETAIL THIS SHEET.
7. PROPOSED 2' WIDE, 6" HIGH CONCRETE CURB. SEE DETAIL THIS SHEET. SEE ARCHITECTURAL SITE PLAN FOR GEOMETRY.
8. EXISTING ASPHALT PAVEMENT TO REMAIN.
9a. PROPOSED HEAVY DUTY ASPHALT. SEE DETAIL THIS SHEET.
9b. PROPOSED LIGHT DUTY ASPHALT. SEE DETAIL THIS SHEET.
10. PROPOSED CONCRETE VALLEY GUTTER. SEE DETAIL THIS SHEET.
11. PROPOSED WATER HARVESTING POND. MINIMUM STORAGE VOLUME=111 C.F. MIN. STORAGE DEPTH 7" INCHES BELOW CULVERT INLET.
12. PROPOSED WATER HARVESTING POND. MINIMUM STORAGE VOLUME=135 C.F. MIN. STORAGE DEPTH 7" INCHES BELOW CULVERT INLET.
13. PROPOSED WATER HARVESTING POND. MINIMUM STORAGE VOLUME=272 C.F. MIN. STORAGE DEPTH 10 INCHES BELOW CULVERT INLET.
14. PROPOSED WATER HARVESTING POND. MINIMUM STORAGE VOLUME=504 C.F. MIN. STORAGE DEPTH 12 INCHES BELOW CULVERT INLET.
15. PROPOSED 2' WIDE CONCRETE CHANNEL. SEE DETAIL THIS SHEET.
16a. 6" UNMETERED WATER FIRE SERVICE.
16b. 1-1/2" WATER METER w/ 2" WATER LINE.
17. 4" SANITARY SEWER SERVICE.
18. PROPOSED 9" WIDE SIDEWALK CULVERT. INLET INVERT 51.31 OUTLET INVERT 51.11.
19. PROPOSED 11" WIDE SIDEWALK CULVERT. INLET INVERT 50.40, OUTLET INVERT 50.20.
20. PROPOSED 24" WIDE CONCRETE CHANNEL PER DETAIL THIS SHEET AND SIDEWALK CULVERT PER COA STD. DWG 2236. INLET INVERT 48.34, OUTLET INVERT 48.30.
21. PROPOSED DOUBLE 42" WIDE CONCRETE CHANNEL PER DETAIL THIS SHEET AND DOUBLE BARREL 21" SIDEWALK CULVERT PER COA. STD. DWG 2236. INLET INVERT 51.16 OUTLET INVERT 51.50.
22. PROPOSED 18" WIDE SIDEWALK CULVERT PER COA STD. DWG. 2236. INLET INVERT 51.60, OUTLET INVERT 51.50.
23. PROPOSED WATER HARVESTING POND. APPROX. STORAGE VOLUME 500 C.F. MIN. STORAGE DEPTH 12 INCHES CURB FLOWLINE AT INLET.
24. 36" WIDE DRY STREAM. SEE DETAIL THIS SHEET.
25. ENERGY DISSIPATOR. SEE DETAIL THIS SHEET.
26. REMOVE EXISTING CONCRETE HEADER CURB IMMEDIATELY PRIOR TO INSTALLING NEW PAVEMENT.
27. SOUTH LIMIT OF DRAINAGE STUDY.
28. REMOVE CONCRETE CURB & GUTTER AND CONCRETE SIDEWALK. CONSTRUCT 30' CONCRETE DRIVE PAD PER COA STD. DET. 2425, SECTION D-D. CONSTRUCT PAD AFTER OTHER CONSTRUCTION IS COMPLETE.

VICINITY MAP NO. J-19



FEMA FIRM PANEL NO. 358H



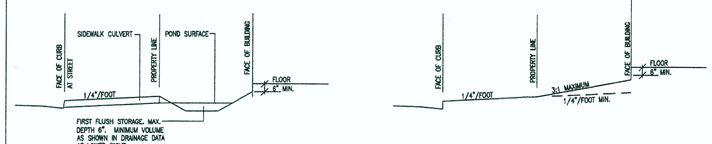
LEGAL DESCRIPTION

LOTS 19 THRU 24, BLOCK 24, EAST END ADDITION

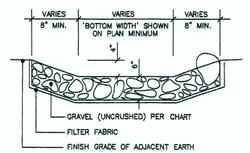
PERMANENT BENCHMARK

ACS STATION 17-K19, ELEVATION 5544.389 (NAVD 1988)

TYPICAL GRADING - WEST SIDE OF BUILDING



DRY STREAM/ ENERGY DISSIPATOR



DRY STREAM	
PERCENT BY VOL.	PERCENT BY VOL.
> 6"	0-5
3"-6"	40-60
1"-3"	10-30
3/8"-1"	10-15
< 3/8"	0-5

ENERGY DISSIPATOR	
PERCENT BY VOL.	PERCENT BY VOL.
> 6"	10-25
3"-6"	40-70
1"-3"	10-25
3/8"-1"	5-10
< 3/8"	0

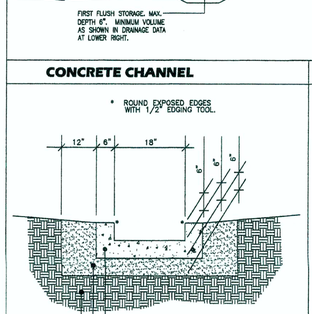
STREAM CONSTRUCTION NOTES:
BOTTOM AND BANK WIDTHS SHALL VARY TO SIMULATE A NATURAL STREAM.

STONES GREATER THAN 6" SHALL BE LIMITED TO THE BANK AREA.

DISSIPATOR CONSTRUCTION NOTES:
DISSIPATOR SHALL BE FLAT. INCREASE STONE PORTION OF SECTION TO 10" THICKNESS.

WIDTH OF DISSIPATOR TO BE AT LEAST 6" BEYOND THE APPROACH CHANNEL WIDTH AND 5' LONG IN THE DIRECTION OF TRAVEL.

CONCRETE CHANNEL



DRAINAGE DATA

CONDITION	SOIL	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
			(table 4)	sq. ft.	(table B) in.	(table B) cfs/acre	cu. ft.	cfs
EXISTING	B	10	A	0	0.19	0.58	0	0.00
			B	9750	0.36	1.19	293	0.27
			C	0	0.62	2	0	0.00
			D	41924	1.8	3.39	5241	3.26
			TOTAL	51674			5533	3.53
		100	A	0	0.66	1.87	0	0.00
			B	9760	0.92	2.6	748	0.56
			C	0	1.29	3.45	0	0.00
			D	41924	2.36	5.02	8245	4.83
			TOTAL	51674			8993	5.41
DEVELOPED	B	10	A	0	0.19	0.58	0	0.00
			B	7490	0.36	1.19	225	0.20
			C	0	0.62	2	0	0.00
			D	44184	1.8	3.39	5523	3.44
			TOTAL	51674			5748	3.64
		100	A	0	0.66	1.87	0	0.00
			B	7490	0.92	2.6	574	0.45
			C	0	1.29	3.45	0	0.00
			D	44184	2.36	5.02	8690	5.06
			TOTAL	51674			9264	5.54
		A 100	A	0	0.66	1.87	0	0.00
			B	140	0.92	2.6	11	0.01
			C	0	1.29	3.45	0	0.00
			D	8190	2.36	5.02	1611	0.94
			TOTAL	8330			1621	0.96
		B 100	A	0	0.66	1.87	0	0.00
			B	438	0.92	2.6	34	0.03
			C	0	1.29	3.45	0	0.00
			D	3928	2.36	5.02	773	0.45
			TOTAL	4366			806	0.48
		C 100	A	0	0.66	1.87	0	0.00
			B	572	0.92	2.6	44	0.03
			C	0	1.29	3.45	0	0.00
			D	4700	2.36	5.02	924	0.54
			TOTAL	5272			968	0.58
		D 100	A	0	0.66	1.87	0	0.00
			B	2830	0.92	2.6	202	0.16
			C	0	1.29	3.45	0	0.00
			D	9590	2.36	5.02	1886	1.11
			TOTAL	12220			2088	1.26
		E 100	A	0	0.66	1.87	0	0.00
			B	3710	0.92	2.6	284	0.22
			C	0	1.29	3.45	0	0.00
			D	17778	2.36	5.02	3490	2.05
			TOTAL				3780	2.27

WATER HARVESTING VOLUME PER BASIN
VOLUME = IMPERVIOUS AREA X (0.44-0.10)/12

BASIN	IMP. AREA SF	VOL. REQ'D CF
A	8190	0
B	3928	111
C	4700	133
D	9590	272
E	17778	504

MOST OF BASIN 'A' IS AN EXISTING PAVED AREA AND ONLY SHOWN FOR TOPO CLARITY. THE BALANCE IS A TRANSITION FROM EXISTING PAVEMENT TO THE NEW BUILDING.

POND OUTLETS (CONCRETE CHANNELS AND/OR SIDEWALK CULVERTS)
ASSUME FACILITY TO BEHAVE AS A BROAD CRESTED WEIR. FLOW FROM 100 YEAR STORM
FLOW RATE $Q = CLH^{\frac{3}{2}}$, where Q from table above, where C=2.6, H=0.4

BASIN	FLOW RATE CFS	WEIR LENGTH CALC. L (ft)	WEIR LENGTH USE L (IN)
B	0.48	0.73	9
C	0.58	0.88	11
D	1.26	1.91	23
E	2.27	3.45	42 (DOUBLE BARREL 21")

DRAINAGE NOTES

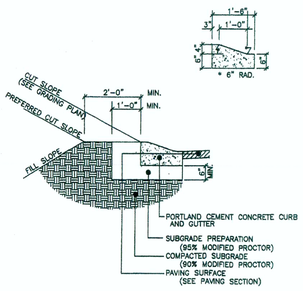
1. THE SITE WAS PREVIOUSLY DEVELOPED AS AN APARTMENT COMPLEX. THAT CONSTRUCTION HAS BEEN RAZED AND THE SITE IS BARE. THE PROPOSED DEVELOPMENT WILL BE LANDSCAPED ON THE PERIMETER AND THE BALANCE OF THE SITE WILL BE DEVELOPED WITH IMPERVIOUS SURFACES.
2. RUNOFF IS ROUTED THROUGH RETENTION PONDS. RUNOFF VOLUMES FROM RAINFALL IN EXCESS OF 0.44 INCHES ON IMPERVIOUS SURFACES IS ALLOWED TO OVERFLOW FROM THE PONDS TO ABUTTING STREETS VIA CONCRETE CHANNELS AND SIDEWALK CULVERTS.
3. THE SITE IS LOCATED IN RAINFALL ZONE 3. THERE WILL BE A VERY SLIGHT INCREASE 0.13 CFS (FROM THE EXISTING DEVELOPMENT CONDITIONS) IN RUNOFF VOLUMES AND FLOW RATES. SEE TABLE (AT LEFT) FOR EXISTING AND DEVELOPED FLOW RATES AND RUNOFF VOLUMES.
4. THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 358H, DATED AUGUST, 2012.
5. EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED BY HARRIS SURVEYING, INC. IN APRIL, 2017.

LEGEND

TBM	TEMPORARY BENCHMARK
G	GROUND
FF	FINISH FLOOR
FG	FINISH GRADE after fill or 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 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
XX.XX	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
*XX.XX	PROPOSED SPOT ELEVATION
*XX.XX XX.XX	RECORD SPOT ELEVATION
EXISTING	STRUCTURES
PROPOSED	

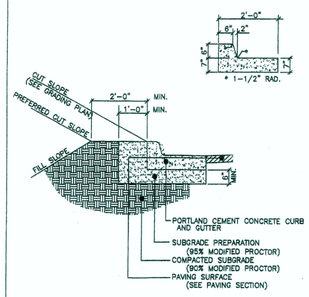
UNDERGROUND UTILITIES
EXISTING — S,T,U — — —
S,T,U – SIZE (INCHES), TYPE & USE
TYPE: CI- Cast Iron, DI-Ductile Iron, CMP-Corr. Metal, HDPE-High Density Poly ethelyne, PVC- Polyvinyl Chloride, RCP-Reinforced Conc.
USES: SD-STORM DRAIN, SAS-SANITARY SEWER, W-WATER, IRR- IRRIGATION
PROPOSED — S,T,U —

MOUNTABLE CURB



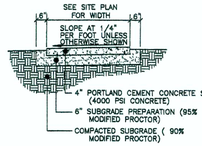
NOTE:
PROVIDE CONTRACTION JOINTS AT 5 FEET ON CENTER AND EXPANSION JOINTS AT 50 FEET ON CENTER UNLESS OTHERWISE STATED ON SITE PLANS OR IF CURB ABUTS SIDEWALK; WHERE CURB JOINTS SHALL MATCH SIDEWALK JOINTS.

2' x 6" HIGH CONCRETE CURB

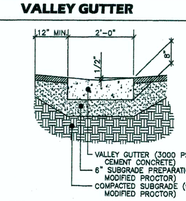


NOTE:
PROVIDE CONTRACTION JOINTS AT 5 FEET ON CENTER AND EXPANSION JOINTS AT 50 FEET ON CENTER UNLESS OTHERWISE STATED ON SITE PLANS OR IF CURB ABUTS SIDEWALK; WHERE CURB JOINTS SHALL MATCH SIDEWALK JOINTS.

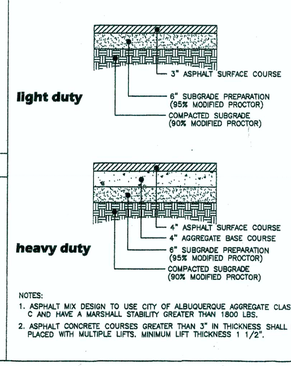
SIDEWALK



VALLEY GUTTER



ASPHALT PAVEMENT



NOTES:
1. ASPHALT MIX DESIGN TO USE CITY OF ALBUQUERQUE AGGREGATE CLASS C 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".

Van H. Gilbert Architect PC
ARCHITECTURE • INTERIORS • PLANNING
VHGA
2428 Baylor Dr SE Albuquerque, NM 87106
Tel 505-247-9865 Fax 505-247-1828
E-mail info@vhgarchitect.com
Web Site www.vhgarchitect.com

CONSULTANTS

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
ph (505)823-1344 cell (505)480-6812
email jakebordenave@comcast.net

Δ5 REVISED 04/12/18 ffB

08/28/17

PROJECT

GARCIA AUTOMOTIVE GROUP

GARCIA HONDA - GENERATION 3 - NEW SERVICE BUILDING

ADDRESS

8301 LOMAS BLVD, ALBUQUERQUE, NM 87110

PERMIT SET

City of Albuquerque Building Safety
AUG 31 2017
I.B.C. Plan Check Section

Mark	Date	Description
Date		05/05/17
Project Number		15918
Drawn By		JJB
Checked By		

VAN H. GILBERT ARCHITECT

SHEET TITLE

AS-BUILT

GRADING, DRAINAGE & UTILITY SERVICE PLAN

SHEET C-101 OF