

AREA SUMMARY

| | | |
|-----------------|----------|-----------|
| 1ST (NL) | 603 | 1,809 |
| 2ND (NL) | 166 | 498 |
| TOT (NL) | 769/unit | 2,307 Tot |
| TOT SITE | | 6,600 |
| SITE DENSITY | | 35% |
| AREA (UNHEATED) | | |
| GARAGE | 30X22 | 660 |

GENERAL NOTES - SITE

[GN01] ALL WALKWAYS AND DRIVE SURFACES SHALL BE 'POROUS PAVING' CRUSHER FINES OVER COMPACTED SUB-BASE

[GN02] COAL AVENUE IS FULLY CONSTRUCTED, ONE-WAY (EAST-BOUND) TRAFFIC. THE PARCEL IS SERVED BY A 16' PUBLIC ALLEY. ALL CABQ INFRASTRUCTURE IS IN PLACE FOR THIS INFILL PARCEL

[GN03] CABQ REFUSE PICKUP IS AT COAL FRONTAGE, NOT ALLEY. REFUSE SCREEN WALL SITUATED AT SOUTH END OF SITE ACCORDINGLY

[GN04] PARCEL IS LOCATED WITHIN UNIVERSITY NEIGHBORHOODS SECTOR PLAN, ZONING: DR - DIVERSE RESIDENTIAL

[GN05] ALL PLANTINGS, TREES, GROUND COVER SHALL BE IRRIGATED BY AUTO-TIMECLOCK

KEYED NOTES - SITE

[01] EXISTING CHAIN LINK FENCE

[02] NEW WROUGHT IRON OR COMPOSITE FENCE, 6' HT. A.F.F.

[03] EXISTING SCRUB BRUSH TO BE REMOVED

[04] GARAGE UNIT

[05] 5' DEEP KEYWAY

[06] PLANTER BED

[07] "GREENSCREEN" TRELLIS ASSEMBLY

[08] CMU REFUSE ENCLOSURE, 52" HEIGHT (6 COURSE PLUS 4" CAP); STUCCO FINISH

[09] REQUIRED BUILDING SETBACK

[10] CMU PLANTER WALL/DRAINAGE FLOW CONTROL WALL, 20" HEIGHT (3 COURSE PLUS 2" CAP); STUCCO FINISH

[11] REFUSE ENCLOSURE TO HOUSE 3 STD CABQ AUTOLIFT REFUSE CONTAINERS

[12] CONCRETE PARKING BUMPER, FIXED IN PLACE WITH 24" #5 REBAR STAKE

[13] EXISTING CMU WALL

[14] HEAVY DUTY METAL BORDER STRIP

[15] GLASS/PLASTIC RECYCLE CONTAINER LOCATION

[16] 6" X 12" CONCRETE BORDER STRIP

[17] 2" CRUSHER FINES OVER 6" COMPACTED RECYCLED CONCRETE SUB-BASE

[18] NEW CONCRETE DRIVE PAD PER CITY OF ALBUQUERQUE STD DETAIL #2425.

[19] BUFFALO GRASS/BLUE GRAMMA BLEND

UTILITY NOTES

[U01] ELECTRIC POWER AERIAL FEED TO GARAGE MOUNTED MAST

[U02] 300 AMP MAIN DISCONNECT AND METER-PAK (THREE GANG) FOR 120/220V SERVICE TO THREE 125A SERVICE PANELS

[U03] COMCAST/QWEST CONNECTION BOXES

[U04] POWER/COMCAST/QWEST SERVICE LINES TO EACH OF THREE RESIDENTIAL UNITS

[U05] GAS METER AND RISER ASSEMBLY (THREE GANG)

[U06] GAS YARD LINES TO EACH OF THREE RESIDENTIAL UNITS

[U07] WATER CONNECTION AT COAL AVENUE

[U08] THREE WATER METERS FOR DISTRIBUTION TO EACH OF THREE RESIDENTIAL UNITS

[U09] 1" POLYETHYLENE (WIRSBO) WATER SERVICE LINES (30" DEPTH OF BURY) TO EACH OF THREE RESIDENTIAL UNITS. PROVIDE SLEEVED GATE VALVE AT BUILDING EXTERIOR, IMMEDIATELY EAST OF PATIO FENCE FOR EACH UNIT

[U10] 4" SEWER MAIN FOR CONNECTION TO CABQ SEWER LINE LOCATED IN COAL AVENUE

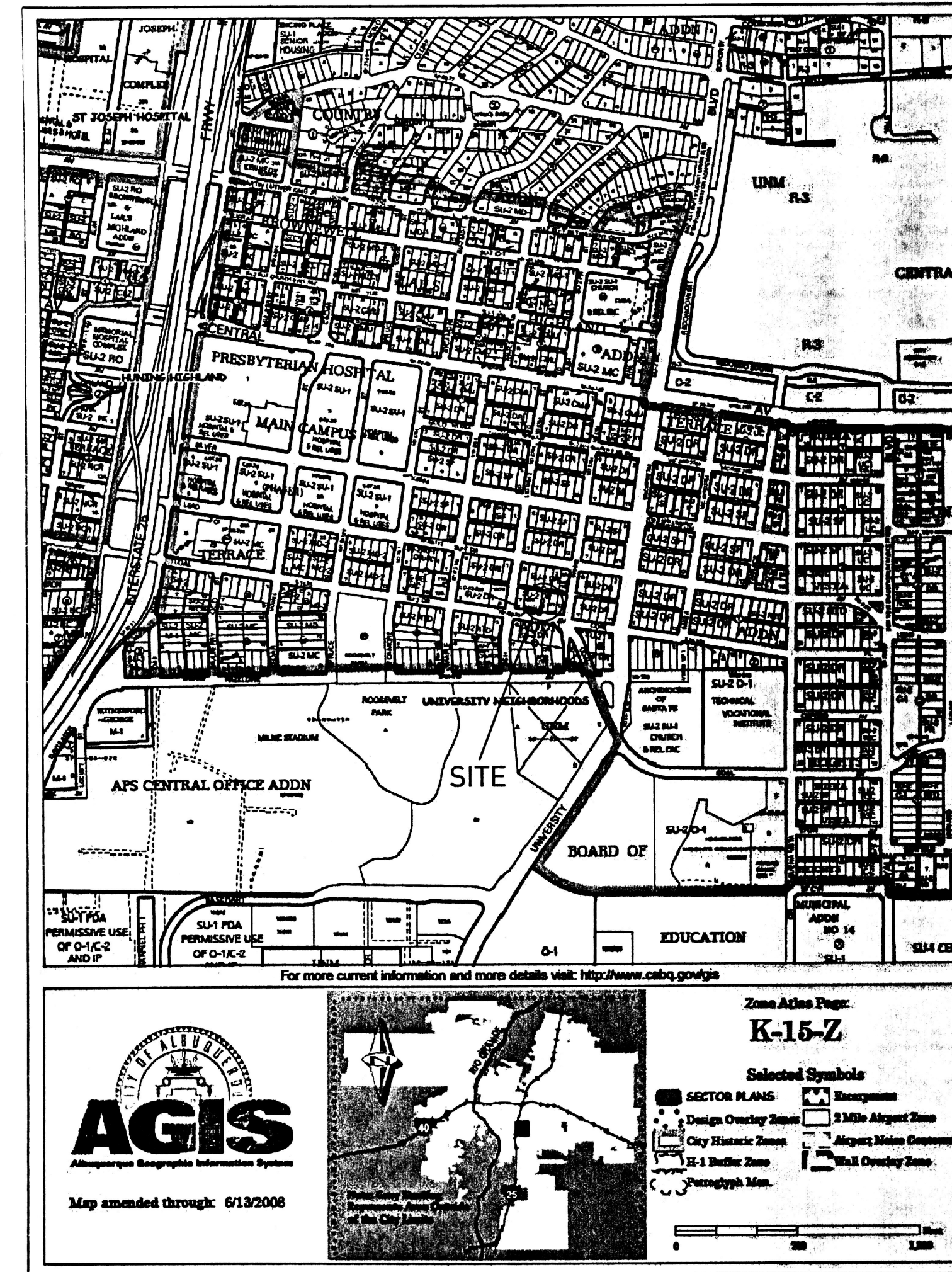
PARKING CALCULATIONS

AS REQUIRED PER THE UNIVERSITY AREA SECTOR PLAN: "DR" ZONE

REQUIRED: 1.5 PER UNIT
3 X 1.5 = 4.5; ROUND UP TO 5

PROVIDED: 3 IN GARAGE (1 PER UNIT)
1 OPEN OFF ALLEY
1 OPEN OFF COAL
1 "HYBRID" /SCOOTER/BIKE SPACE
6 TOTAL PROVIDED ON SITE

HANDICAP PARKING SPACE(S) NOT REQUIRED



LEGAL DESCRIPTION

LOT 9A-2, BLOCK 56, TERRACE ADDITION, 1607 COAL AVE SE
1/25/2001 2001C-28



Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

early Dec - Townhomes to be complete
Feb - Land/road project to come through

10/22/10
Per Diane Stoltz, if project has temp punt @ curb cut, will replace w/ concrete w/ lead/road project
will give final until tie-in complete

Coal Avenue, S.E.
(16' ROW)

TRAFFIC CIRCULATION PLAN

SCALE: 1" = 10'-0"

INSITE WORKS

ARCHITECTURE
SITE DESIGN DEVELOPMENT

57 Rock Point Place NE
Albuquerque, NM 87122
505.858.0100
888.781.0154
www.insiteworks.com
knight@insiteworks.com

Coal St. Townhouses

1607 Coal St. SE
Albuquerque, NM

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Creation Date | 1 May 2009
Date Stamp | 5/1/2009 10:56:34 AM
Drawn by | Author
Checked by | Checker
Sheet Title | Traffic Circulation Plan
Sheet Number |

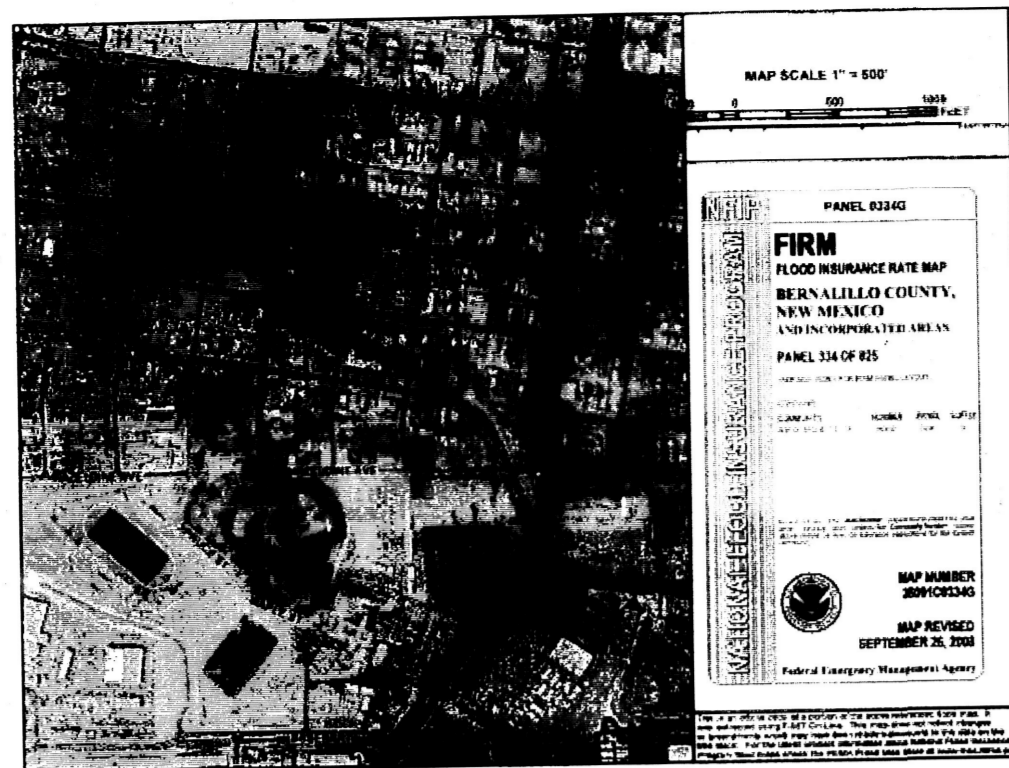
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KNIGHT L SEAVEY
NO. 1470
REGISTERED ARCHITECT

5/1/2009

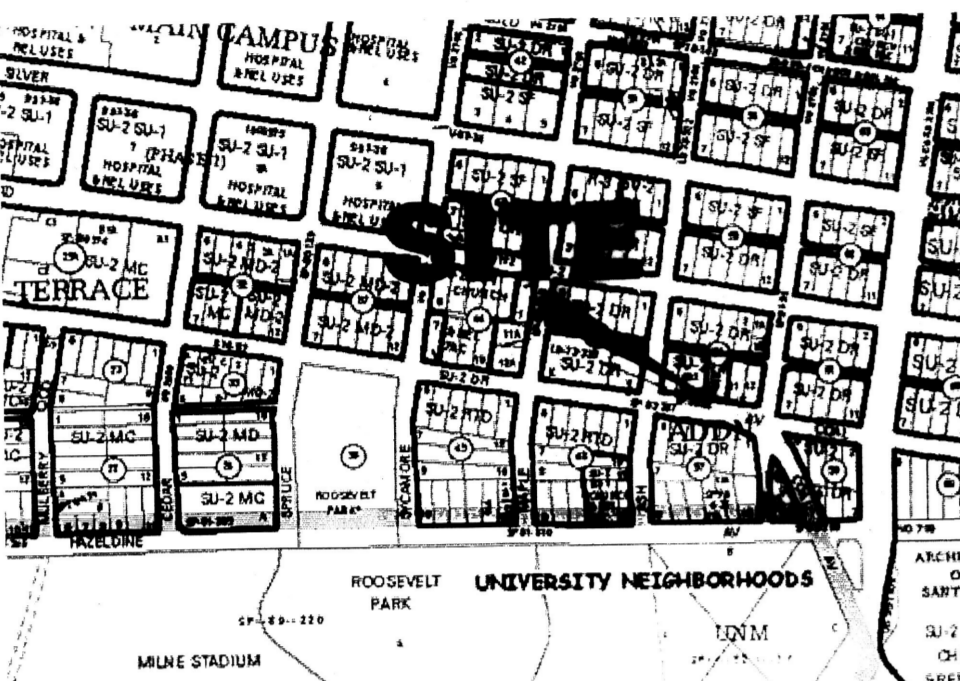
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MAY 04 2009
HYDROLOGY





E1 FLOOD ZONE MAP
SCALE: NOT TO SCALE



A3 VICINITY MAP K-15-Z
SCALE: NOT TO SCALE

ABBREVIATIONS

FF FINISHED FLOOR
FG FINISHED GROUND
FL FLOW LINE
ST TOP OF STOOPT
TC TOP OF CURB
TOC TOP OF CONCRETE
EOA EDGE OF APRON
TSW TOP OF SIDEWALK
EG EXISTING GROUND
----- 6" STEP

1607 Coal Avenue

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the currently vacant site located along Coal Avenue SE, West of University Boulevard. The site is located in Zone Atlas Page K-14 on the North side of Coal Avenue SE and to the West of Pine Street SE.

II. SITE DESCRIPTION AND HISTORY

This site is currently undeveloped and is in use as an residential community. The site is bordered by a 16' wide public alley on the North side, a residence on the East side and a small residence that has been converted into a business on the West side.

Access to the site is available from Coal Avenue SE as well as the 16' Public Alley.

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the COA-DPM Section 22.2 released in June 1997.

IV. PRECIPITATION

The 100-yr. 6-hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6-hr precipitation, excess precipitation and peak discharge.

The ponding volumes for this site will be computed for the 100 year - 6 hour storm because the site will have retention ponds.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

The existing 0.1519 acre site is currently undeveloped. The site generally drains from the South-East to the North-West. The site is found on FIRM Map 35001C0334G and is within a Zone X hazard designation.

There is a CMU retaining wall along the Eastern boundary of the site. This wall also restricts any cross lot drainage from entering the site.

The Public Alley along the North side of the site has a inverted crown that conveyed off site runoff past the site. For the purposes of this drainage study it is assumed that the alley will be maintained with the inverted crown and that drainage from the alley will not enter the project site.

There is a small parking lot to the west of the site. This parking area has a shallow swale located along the back side of the parking stalls that will convey storm runoff into the alley. No storm runoff will enter the project site from the West.

Coal Avenue SE completes the boundary of the site along the South. Coal Avenue has COA STD curb and gutter and will convey storm runoff toward the West. It is not anticipated that even with a new driveway that storm runoff within the street section will enter the project site.

VI. DRAINAGE MANAGEMENT PLAN

The proposed development consists of the construction of two units, 2 car garage and associated patios, stoops and crusher fines surfaced parking spaces. Flat roofs will be utilized for the entirety of the buildings. A 6" tall concrete header curb will be required along portions of the western property line to maintain grading elevations. Cross lot drainage from the western portion of the building will enter the adjacent parcel.

A high point line was created to spit the roof flow north and south. The high point is along the dividing wall of the northern and southern units. There are also high points creating the basin that flows onto the adjacent property to the west. These high points are located at the Northern entrance and Southern patio of the West side of the units.

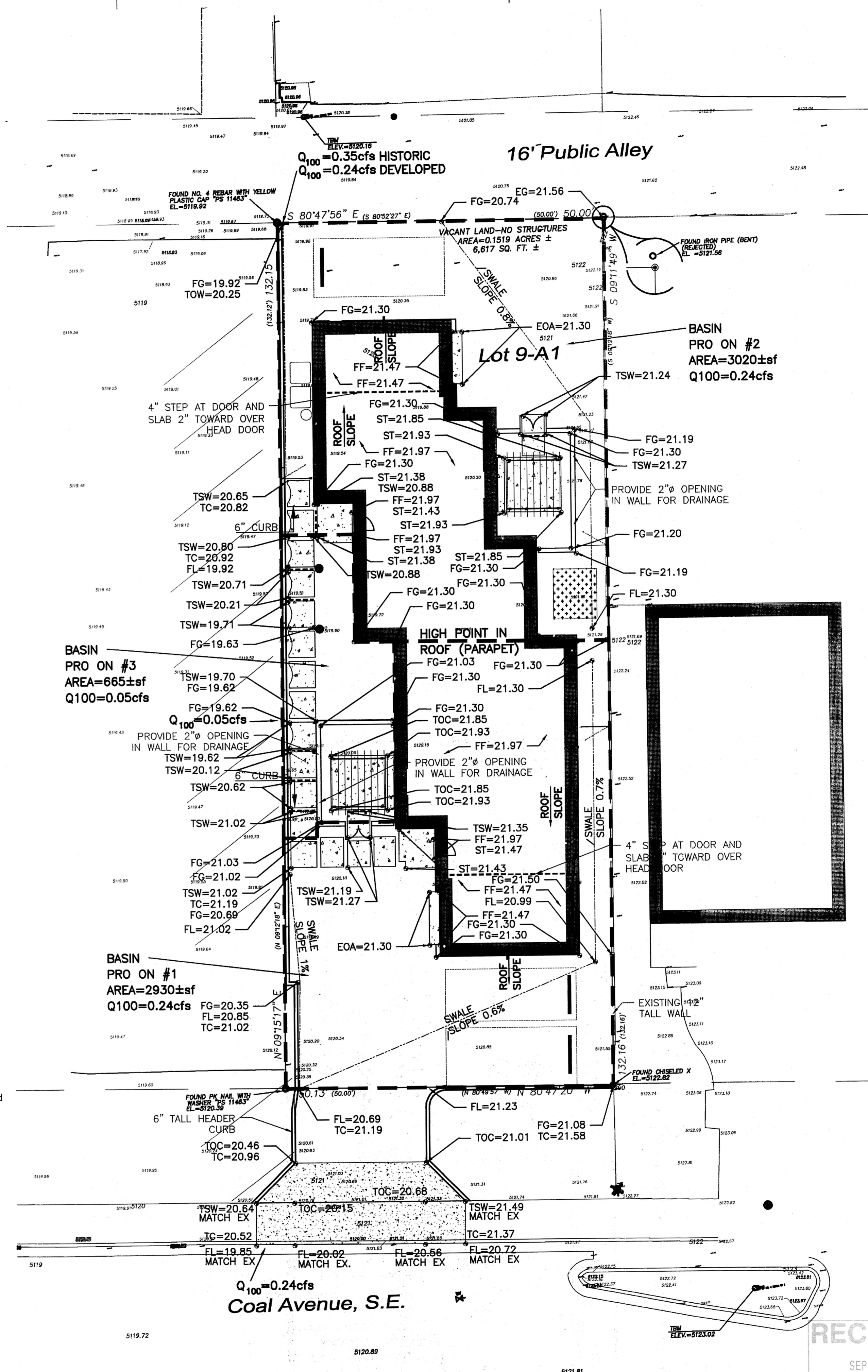
Basin Pro On #1 is the Southern half of the lot. It contains the Southern unit and two parking spaces. This basin is also contains an existing PNM and MST&T overhang easement--no permanent structures are proposed in this area. The peak discharge onto Coal Ave. from this basin is 0.24 cfs.

Basin Pro On #2 is the Northern half of the lot. It contains the Northern unit, patio, and one parking space. The peak discharge onto the existing unpaved alley--way from this basin is 0.24 cfs.

Basin Pro On #3 is the Western area between the Northern unit entrance and the Southern unit patio. It contains a paved walkway and the southern unit's patio. The peak discharge onto the adjacent property from this basin is 0.05 cfs.

VII. CONCLUSIONS

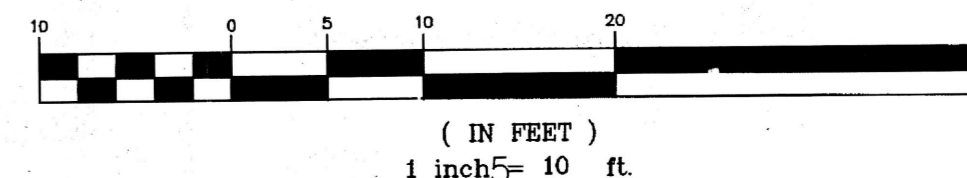
The project is an infill project on a small 0.1519 acre (6617sf) lot along Coal Avenue SE west of University Boulevard. There is no offsite drainage that enters the site. A peak discharge of 0.24 cfs will be released into Coal Avenue SE. A peak discharge of 0.24 cfs will be released into the public alley-way. A peak discharge of 0.05 cfs will be released onto the adjacent property to the West. The historic rate generated by the site added 0.35 cfs into the alley. There should be no significant impact to down stream parcels from the proposed infill project.



A4

OVERALL GRADING & DRAINAGE PLAN

SCALE: 1" = 10'-0"



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HYDROLOGY
SECTION



THE HARTMAN + MAJEWSKI

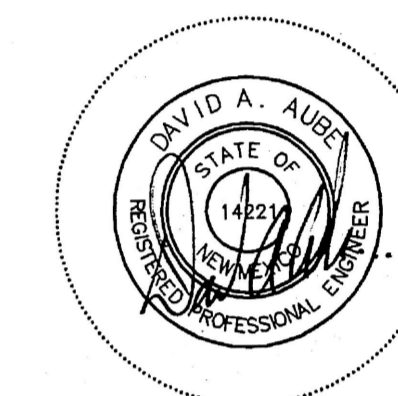
DESIGN GROUP

ARCHITECTS • ENGINEERS • INTERIOR DESIGN
PLANNERS • URBAN DESIGNERS • LEED •

202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.8880 FAX: 505.242.6881

CONSULTANT

STAMP



9-7-10

PROJECT NAME

Seavey Family Ltd. Partnership
57 Rock Point PI NE
Albuquerque, NM 87122

1607 Coal Avenue SE

REVISIONS:

| No. | DATE | DESCRIPTION |
|-----|------|-------------|
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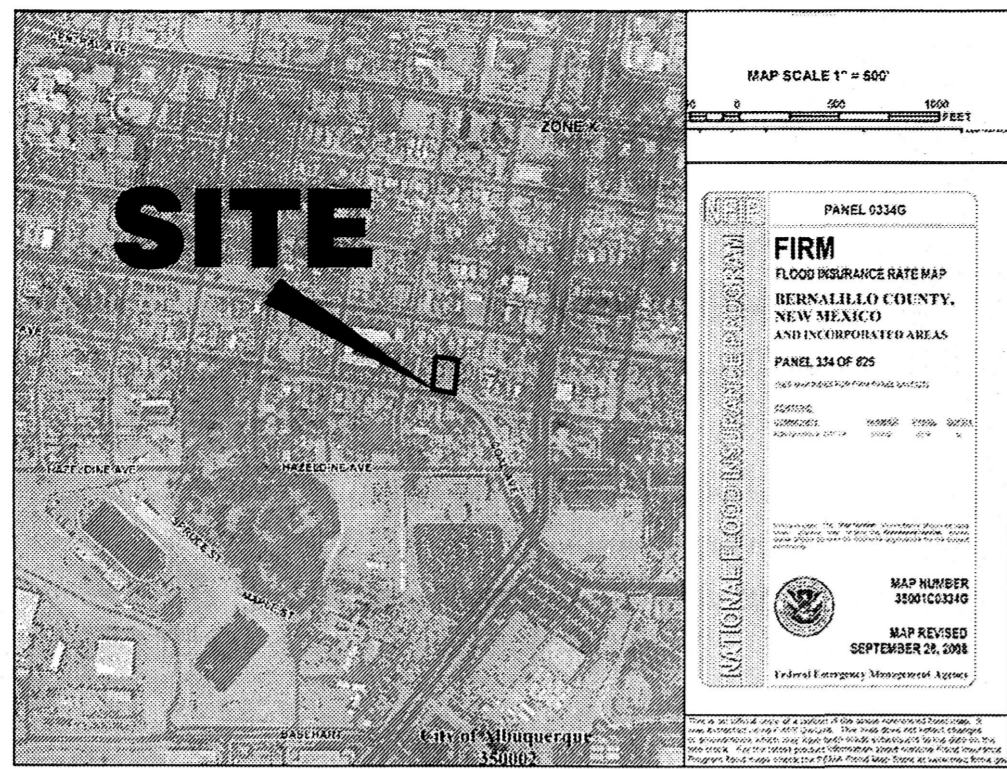
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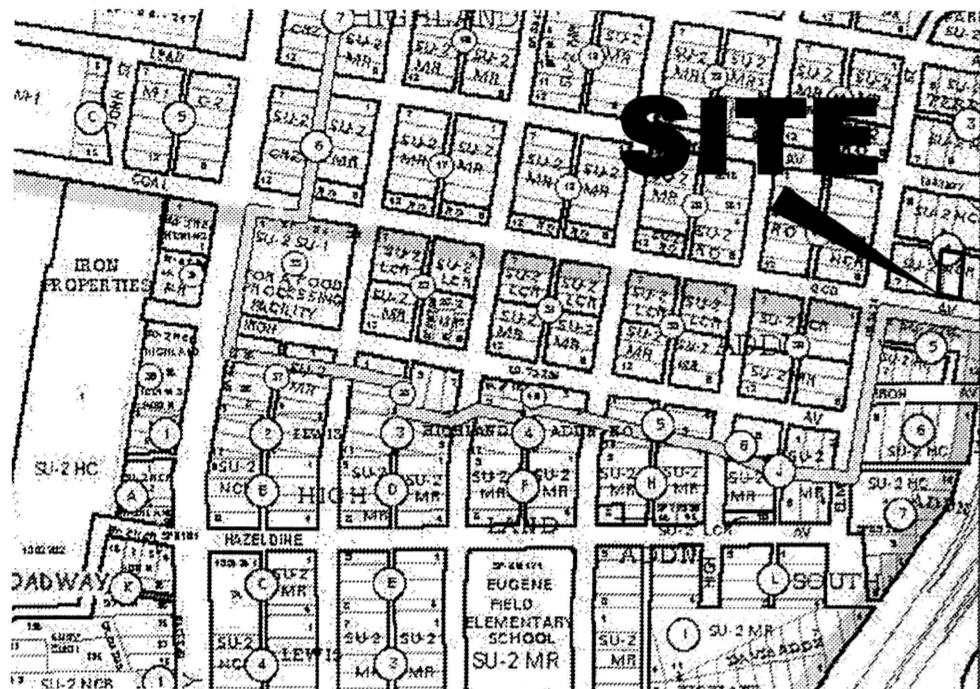
OVERALL GRADING
AND DRAINAGE
PLAN

SHEET NUMBER:

C201



E1 FLOOD ZONE MAP
SCALE: NOT TO SCALE



A3 VICINITY MAP K-14-Z
SCALE: NOT TO SCALE

| Drainage Summary | | | | | | | | | |
|---------------------------|--------------------------------------|-----------|-----------|-----------|-----------|-----------|--|--|--|
| Project: | Coal Street Townhouses | | | | | | | | |
| Project Number: | 2398 | | | | | | | | |
| Date: | 05/01/09 | | | | | | | | |
| By: | Dave A | | | | | | | | |
| Site Location | | | | | | | | | |
| Precipitation Zone | 2 Per Table A-1 COA DPM Section 22.2 | | | | | | | | |
| Existing summary | | | | | | | | | |
| Basin Name | Ex Cn#1 | | | | | | | | |
| Area (sf) | 6605.37 | | | | | | | | |
| Area (acres) | 0.15 | | | | | | | | |
| %A Land treatment | | | | | | | | | |
| %B Land treatment | 100 | | | | | | | | |
| %C Land treatment | | | | | | | | | |
| %D Land treatment | | | | | | | | | |
| Soil Treatment (acres) | | | | | | | | | |
| Area "A" | 0.00 | | | | | | | | |
| Area "B" | 0.15 | | | | | | | | |
| Area "C" | 0.00 | | | | | | | | |
| Area "D" | 0.00 | | | | | | | | |
| Excess Runoff (acre-feet) | | | | | | | | | |
| 100yr. 6hr. | 0.0099 | | | | | | | | |
| 10yr. 6hr. | 0.0005 | | | | | | | | |
| 2yr. 6hr. | 0.0003 | | | | | | | | |
| 100yr. 24hr. | 0.0099 | | | | | | | | |
| Peak Discharge (cfs) | | | | | | | | | |
| 100 yr. | 0.35 | | | | | | | | |
| 10yr. | 0.14 | | | | | | | | |
| 2yr. | 0.01 | | | | | | | | |
| Proposed summary | | | | | | | | | |
| Basin Name | Area (sf) | Pro On #1 | Pro On #2 | Pro On #3 | Pro On #4 | Pro On #5 | | | |
| Area (sf) | 877.23 | 945.69 | 1489.74 | 1021.65 | 2273.92 | | | | |
| Area (acres) | 0.02 | 0.02 | 0.03 | 0.02 | 0.05 | | | | |
| %A Land treatment | | | | | | | | | |
| %B Land treatment | | 35 | 10 | 35 | 15 | | | | |
| %C Land treatment | 10 | | | | | | | | |
| %D Land treatment | 90 | 65 | 90 | 65 | 85 | | | | |
| Soil Treatment (acres) | | | | | | | | | |
| Area "A" | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | | | | |
| Area "B" | 0.000 | 0.006 | 0.003 | 0.006 | 0.005 | | | | |
| Area "C" | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | | | | |
| Area "D" | 0.000 | 0.004 | 0.001 | 0.001 | 0.004 | | | | |
| Excess Runoff (acre-feet) | | | | | | | | | |
| 100yr. 6hr. | 0.0034 | 0.0030 | 0.0057 | 0.0032 | 0.0083 | | | | |
| 10yr. 6hr. | 0.0021 | 0.0018 | 0.0035 | 0.0019 | 0.0051 | | | | |
| 2yr. 6hr. | 0.0012 | 0.0009 | 0.0020 | 0.0010 | 0.0029 | | | | |
| 100yr. 24hr. | 0.0040 | 0.0035 | 0.0067 | 0.0037 | 0.0089 | | | | |
| Peak Discharge (cfs) | | | | | | | | | |
| 100 yr. | 0.09 | 0.08 | 0.15 | 0.09 | 0.23 | | | | |
| 10yr. | 0.06 | 0.05 | 0.10 | 0.06 | 0.15 | | | | |
| 2yr. | 0.03 | 0.03 | 0.06 | 0.03 | 0.08 | | | | |

Coal Street Townhouses

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the currently vacant site located in along Coal Avenue SE, West of University Boulevard. The site is located in Zone Atlas Page K-14 on the North side of Coal Avenue SE and to the West of Pine Street SE.

II. SITE DESCRIPTION AND HISTORY

This site is currently undeveloped and is in use as an residential community. The site is bordered by a 16' wide public alley on the North side, a residence on the East side and a small residence that has been converted into a business on the West side.

Access to the site is available from Coal Avenue SE as well as the 16' Public Alley.

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the COA-DPM Section 22.2 released in June 1997.

IV. PRECIPITATION

The 100-yr. 6-hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6-hr precipitation, excess precipitation and peak discharge.

The ponding volumes for this site will be computed for the 100 year - 6 hour storm because the site will have retention ponds.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

The existing 0.1519 acre site is currently undeveloped. The site generally drains from the South-East to the North-West. The site is found on FIRM Map 35001C0334G and is within a Zone X hazard designation.

There is a CMU retaining wall along the Eastern boundary of the site. This wall also restricts any cross lot drainage from entering the site.

The Public Alley along the North side of the site has a inverted crown that conveyed off site runoff past the site. For the purposes of this drainage study it is assumed that the alley will be maintained with the inverted crown and that drainage from the alley will not enter the project site.

There is a small parking lot to the west of the site. This parking area has a shallow swale located along the back side of the parking stalls that will convey storm runoff into the alley. No storm runoff will enter the project site from the West.

Coal Avenue SE completes the boundary of the site along the South. Coal Avenue has COA STD curb and gutter and will convey storm runoff toward the West. It is not anticipated that even with a new driveway that storm runoff within the street section will enter the project site.

VI. DRAINAGE MANAGEMENT PLAN

The proposed development consists the construction of three townhouses, 3 car garage and associated patios, stoops and crusher fines surfaced parking spaces. The townhouses are partial two story structures with approximately 1/3 of the ground floor area on the second floor. Pitched roofs will be utilized on the second floor and primarily flat roofs on the first floor. A small 12" tall concrete header curb will be required along the western property line to prevent cross lot drainage from entering the adjacent parcel.

The ridge line of the pitched roofs was used to slit the drainage basins along the building. A high point dividing line was also created to spit the flow north and south. The dividing line is along the north side of the second unit from the Coal Avenue SE side. This dividing line was necessary to limit the import of soil to the site and will also restrict the flow rate into the alley on the north side to less than historic rates.

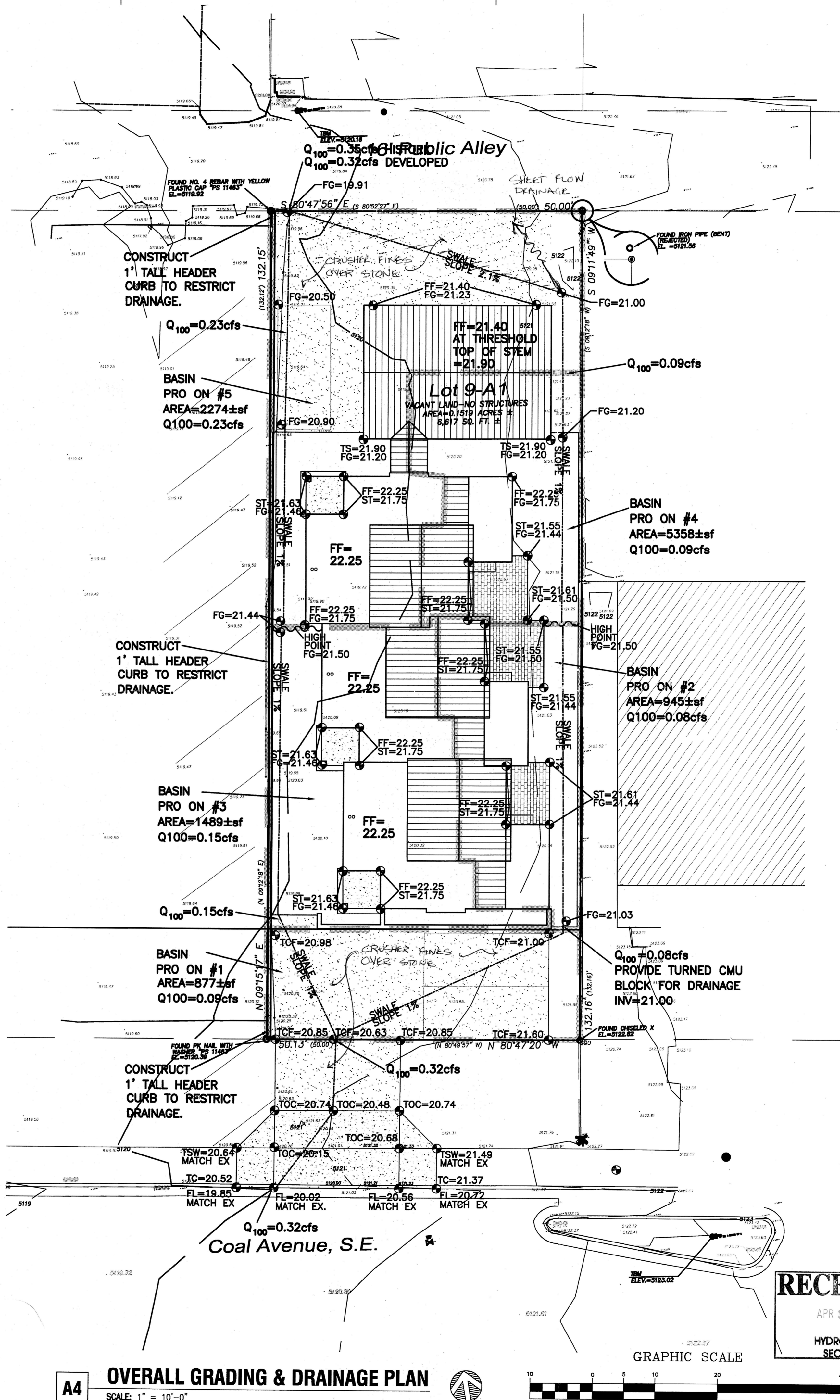
Basin Pro On #1 is the southern portion of the site that will be utilized for parking. This basin is also within an existing PNM and MST&T overhang easement. No permanent structures are proposed in this area. The peak runoff from this basin is 0.09 cfs.

Basins Pro On #2 and Pro On #3 area the east and west drainage basins for the first two townhouses. Both of these basins will drain along the edges of the property in shallow swales and will discharge into Basin Pro On #1. The shallow swales will continue through the crusher fines parking area and will drain down the driveway into Coal Avenue SE. The peak runoff for Basins Pro On #2 and Pro On #3 are 0.08 and 0.15 cfs respectively. The peak runoff from all three combined basins will generate 0.32 cfs discharge into Coal Avenue SE.

Basins Pro On #4 and Pro On #5 area the east and west drainage basins for the third townhouse and the garage. Both of these basins will drain along the edges of the property in shallow swales and will discharge into the public alley on the north side of the site. The peak runoff for Basins Pro On #4 and Pro On #5 are 0.09 and 0.23 cfs respectively. The peak runoff from all three combined basins will generate 0.32 cfs discharge into public alley. The historic discharge rate into the alley was 0.35 cfs so there should be no impact to the alley or downstream users.

VII. CONCLUSIONS

The project is an infill project on a small 0.1519 acre (6617sf) lot along Coal Avenue SE west of University Boulevard. There is no offsite drainage that enters the site. A peak discharge of 0.32 cfs will be released into Coal Avenue SE. A peak discharge of 0.32 cfs will be released into the public alley. The historic discharge rate into the alley was 0.35 cfs so there should be no significant impact to down stream parcels from the proposed infill project.



A4

OVERALL GRADING & DRAINAGE PLAN

SCALE: 1" = 10'-0"



(IN FEET)
1 inch = 10 ft.



THE HARTMAN + MAJEWSKI

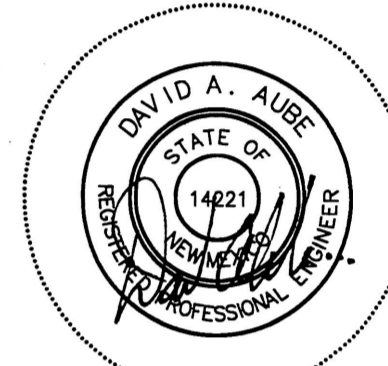
DESIGN GROUP

ARCHITECTS • ENGINEERS • INTERIOR DESIGN
PLANNERS • URBAN DESIGNERS • LEED

202 CENTRAL AVENUE SE SUITE 200
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.242.6880 FAX: 505.242.6881

CONSULTANT

STAMP



PROJECT NAME

Seavey Family Ltd. Partnership
57 Rock Point PI NE
Albuquerque, NM 87122

Coal Avenue Townhouses
1607 Coal Avenue SE

REVISIONS:

| No. | DATE | DESCRIPTION |
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DATE: 4/30/09

SCALE: 1"=10'

JOB NO.: 2398

CAD FILE: 2398_C2.1

SHEET TITLE:

OVERALL GRADING
AND DRAINAGE
PLAN

SHEET NUMBER:

C2.1