

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



October 16, 2014

Jean J. Bordenave, P.E.
Bordenave Designs
P.O. Box 91194
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Gold Avenue Casitas
Grading and Drainage Plan
Engineer's Stamp Date 10-1-2014 (File: K15D098)**

Dear Mr. Bordenave:

Based upon the information provided in your submittal received 10-2-014, the above referenced plan is approved for Building Permit with the following condition:

1. A drainage swale needs to extend from the 8-South pond to the drivepad to allow rainfall in excess of the first flush to discharge to the street. The fence would be removed to allow for the flow.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

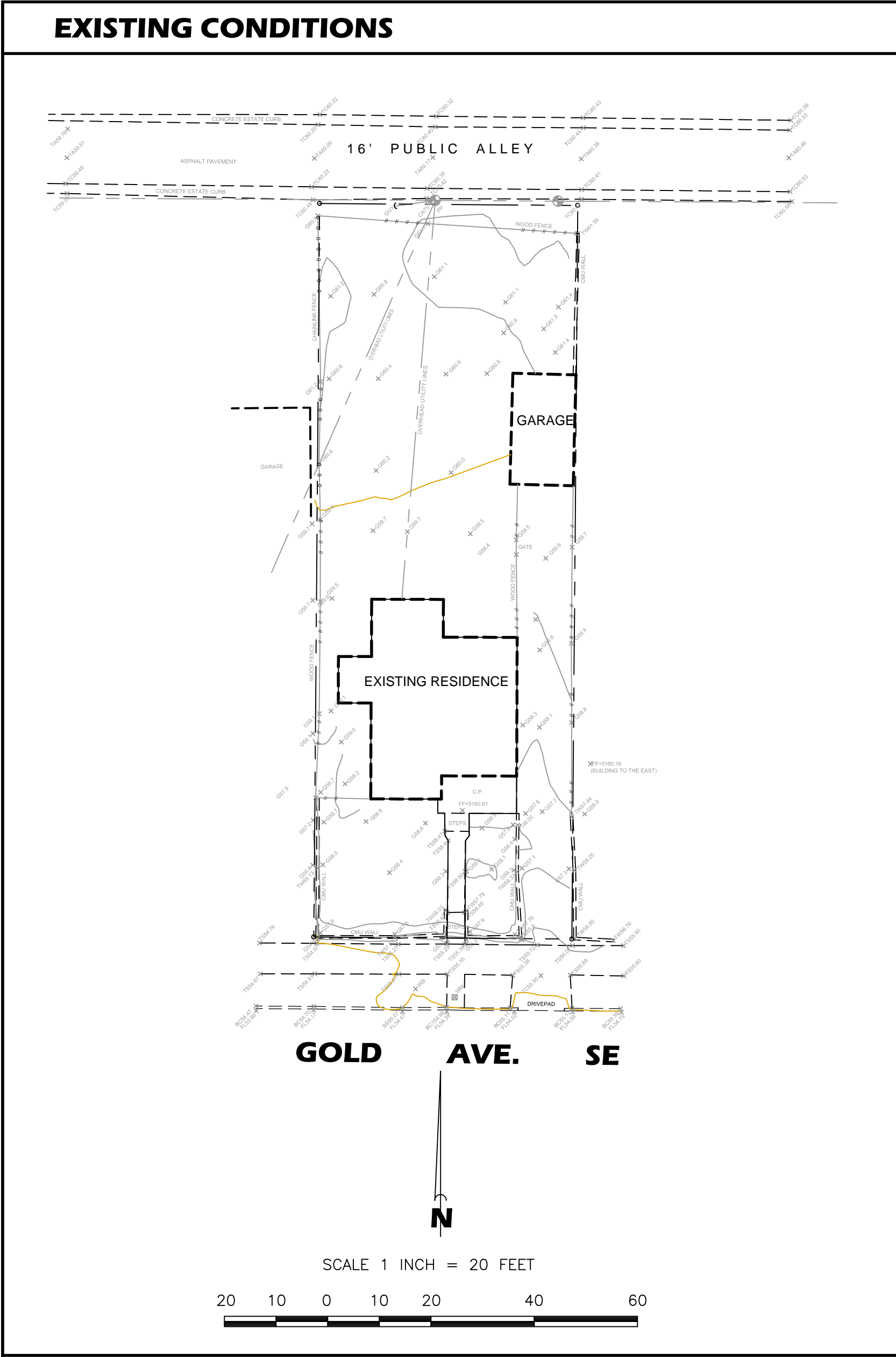
Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

New Mexico 87103

www.cabq.gov

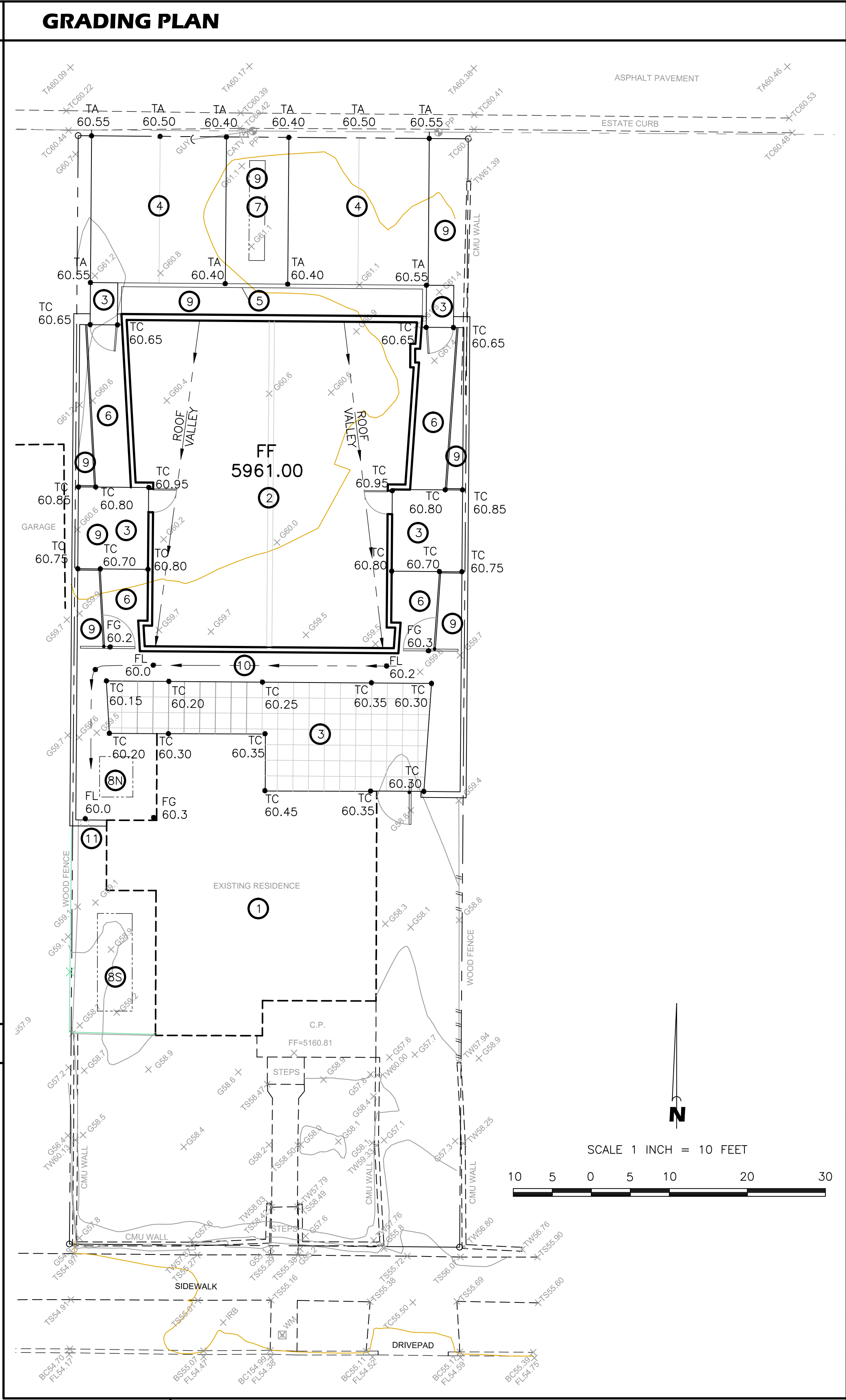
Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz



DRAINAGE DATA

NEW PARKING AREA FIRST FLUSH STORAGE VOLUME				NEW BUILDING, WALKWAY AND PATIO FIRST FLUSH STORAGE VOLUME			
REQUIRED (730)(0.44-0.1)/12 = 21 C.F.				REQUIRED ((2103)(0.44-.1)+(217)(0.44-0.35))/12 = 61 C.F.			
PROVIDED ELEV.	AREA	VOLUME		NORTH ELEV.	POND AREA	VOLUME	
60.4	156			60.4	110		
60.1	25	30 C.F.		60.0	20		26
							72 C.F.
				SOUTH ELEV.	POND AREA	VOLUME	
				59.3	180		46
				58.9	48		

CONDITION	B A S I N	STORM RETURN PERIOD	TREATMENT TYPE	TREATMENT AREA	EXCESS PRECIPITATION	PEAK RUNOFF	RUNOFF VOLUME	RUNOFF RATE
		year	(table 4)	sq. ft.	(table 8)	(table 9)	cu. ft.	cfs
EXISTING	S	10	A	0	0.13	0.38	0	0.00
	I		B	4695	0.28	0.95	110	0.10
	T		C	968	0.52	1.71	42	0.04
	E		D	1437	1.34	3.14	160	0.10
			TOTAL	7100			312	0.24
		100	A	0	0.53	1.56	0	0.00
			B	4695	0.78	2.28	305	0.25
			C	968	1.13	3.14	91	0.07
			D	1437	2.12	4.7	254	0.16
			TOTAL	7100			650	0.47
DEVELOPED	S	10	A	0	0.13	0.38	0	0.00
	I		B	2294	0.28	0.95	54	0.05
	T		C	830	0.52	1.71	36	0.03
	E		D	3976	1.34	3.14	444	0.29
			TOTAL	7100			533	0.37
	A	100	A	0	0.53	1.56	0	0.00
	L		B	450	0.78	2.28	29	0.02
	T		C	0	1.13	3.14	0	0.00
	E		D	700	2.12	4.7	124	0.08
	Y		TOTAL	1150			153	0.10
	S	100	A	0	0.53	1.56	0	0.00
	T		B	1844	0.78	2.28	120	0.10
	R		C	830	1.13	3.14	78	0.06
	E		D	3276	2.12	4.7	579	0.35
	T		TOTAL	5950			777	0.51



OFFSITE DRAINAGE MAP

NO OFFSITE DRAINAGE

ENGINEERS DRAINAGE CERTIFICATION

I, JEAN J. BORDENAVE, NMPE&LS NO. 5110, OF THE FIRM BORDENAVE DESIGNS, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN STAMP DATED MARCH 21, 2011. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DOCUMENT HAS BEEN OBTAINED BY ME OR UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

EXCEPTIONS AND/OR QUALIFICATIONS:

THE RECORD INFORMATION PRESENTED ON THE EDITED DESIGN DOCUMENT IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EDITED DESIGN DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

- KEYED NOTES**
- EXISTING RESIDENCE.
 - PROPOSED APARTMENTS.
 - PROPOSED CONCRETE FLATWORK.
 - PROPOSED PAVED PARKING.
 - PROPOSED CONCRETE CURB.
 - PROPOSED CRUSHER FINES WALKWAY. GRADE TO DRAIN INTO ADJACENT LANDSCAPED AREA.
 - PROPOSED RETENTION POND (FIRST FLUSH CONTAINMENT). TOP OF POND 8'x19.5' AT ELEV. 60.40, BOTTOM OF POND 3'x13.5' AT ELEV. 60.07.
 - PROPOSED RETENTION PONDS (FIRST FLUSH CONTAINMENT). POND 8NORTH TOP OF POND 11'x10' AT ELEV. 60.00, BOTTOM OF POND 5'x4' AT ELEV. 59.60. POND 8SOUTH TOP OF 18'x10' POND AT ELEV. 59.30, BOTTOM OF POND 12'x4' AT ELEV. 58.80.
 - PROPOSED LANDSCAPED AREA
 - PROPOSED CRUSHER FINES WALKWAY AND SWALE.
 - 4 3" DIAM. PVC PIPES THRU WALL OR 2 CMU'S ON EDGE. BOTTOM OF OPENING AT ELEV. 60.0.

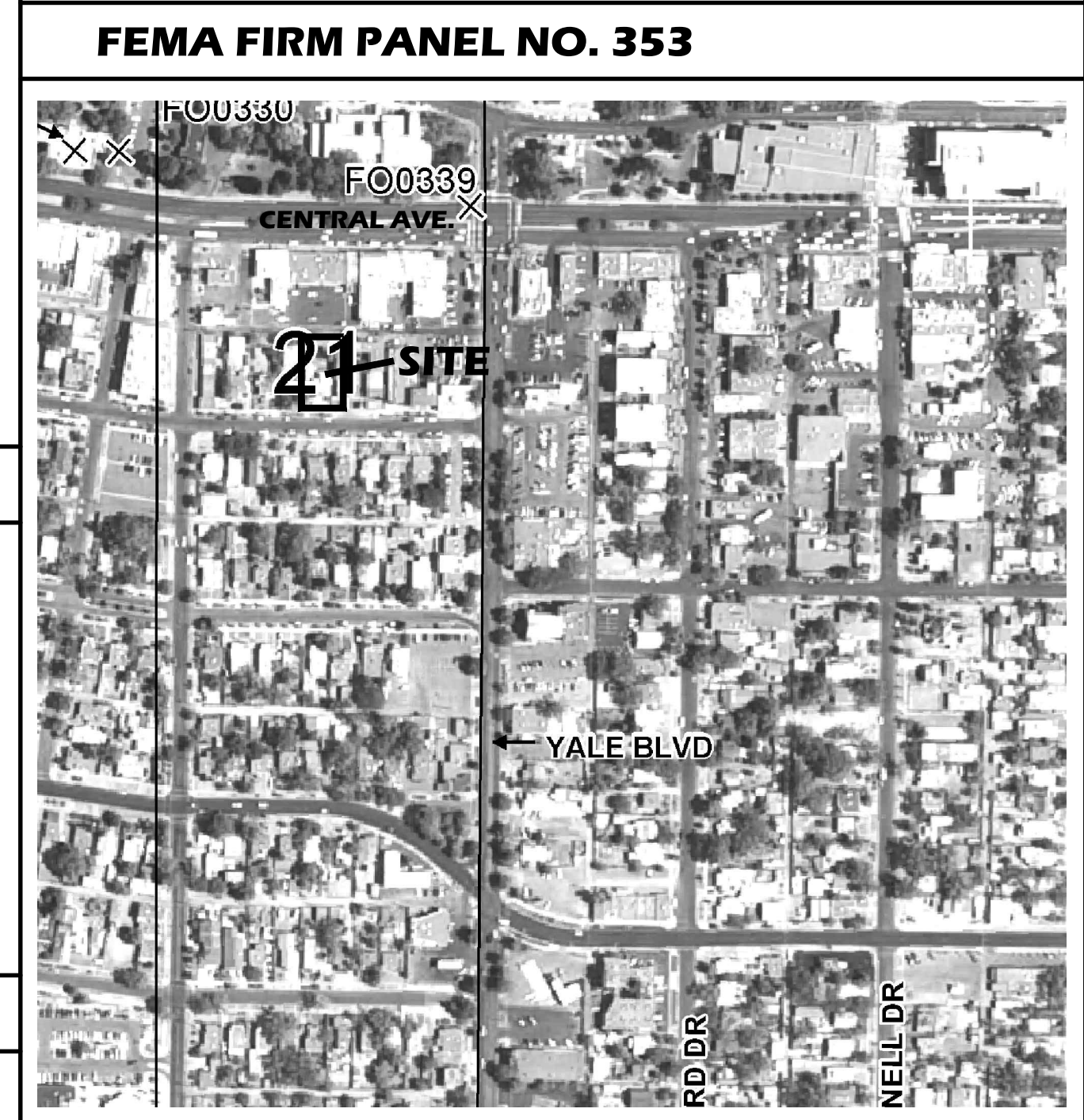
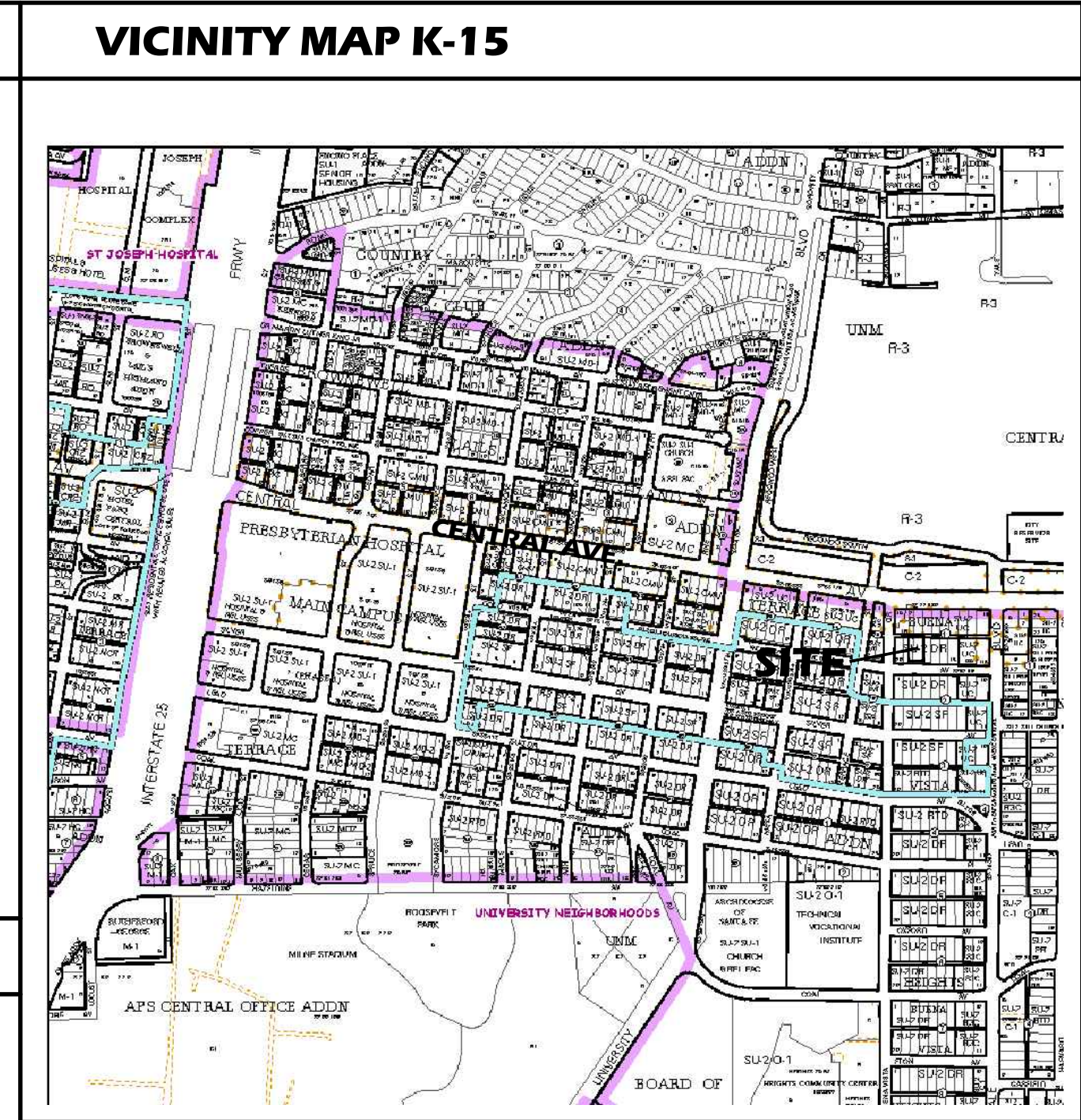
- DRAINAGE NOTES**
- THE SITE IS PRESENTLY DEVELOPED AS A SINGLE FAMILY RESIDENCE WITH DETACHED GARAGE. THE RESIDENCE IS TO REMAIN AND THE DETACHED GARAGE WILL BE RAZED. A TWO UNIT APARTMENT AND PARKING ARE PROPOSED IN THE REAR YARD. RETENTION PONDS ARE SIZED TO RETAIN FIRST FLUSH RUNOFF FROM THE NEW DEVELOPMENT AREA. THE PARKING AREA WILL BE ROUTED TO THE ALLEY. THE FRONT YARD, EXISTING BUILDING, THE APARTMENTS AND WALKWAYS AND THE NEW PAVED PATIO WILL FLOW TO GOLD AVE.
 - THE SITE IS LOCATED IN RAINFALL ZONE 2. THERE WILL BE AN INCREASE (ABOVE EXISTING CONDITIONS) IN RUNOFF VOLUMES AND FLOW RATES DUE TO ADDITIONAL DEVELOPMENT. THE INCREASE IN THE 6 HOUR RUNOFF VOLUMES FOR THE 10 YEAR AND 100 YEAR STORMS ARE 221 AND 280 CUBIC FEET AND FLOW RATES OF 0.13 AND 0.14 CFS RESPECTIVELY. SEE TABLE AT BELOW LEFT FOR CALCULATIONS.
 - THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 142, DATED AUGUST, 2012.
 - PARTIAL SIDE YARD WALLS ARE PROPOSED ON THE SIDE LOT LINES.

- GRADING NOTES**
- 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.
 - 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.
 - 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.
 - ALL CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

- EROSION CONTROL NOTES**
- 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.
 - 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.
 - THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

LEGEND

TBM	TEMPORARY BENCHMARK	GM	GAS MATER
G	GROUND	GV	GAS VALVE
FF	FINISH FLOOR	LP	LIGHT POLE
FG	FINISH GRADE	PP	POWER POLE
FL	FLOWLINE	GW	GUY WIRE
TA	TOP OF ASPHALT	PED	ELEC., CABLE, TEL. PEDESTAL
TC	TOP OF CONCRETE	RD, C	ROOF DRAIN OR CANALE
BC	TOP OF CURB		FEMA FLOODPLAIN BOUNDARY
TP	TOP OF EARTH PAD		DRAINAGE BASIN BOUNDARY
TS	TOP OF SIDEWALK		EROSION SETBACK LINE
TH	TOP OF WALL		EXISTING CONTOUR
FW	FIRE HYDRANT		PROPOSED CONTOUR
WM	WATER METER	XX.XX	EXISTING SPOT ELEVATION
WV	WATER VALVE	XX.XX	PROPOSED SPOT ELEVATION
MH	MANHOLE	-XX-XX-	RECORD SPOT ELEVATION
CB	CATCH BASIN GRATE		



LEGAL DESCRIPTION

LOT 18, BLOCK 1, TRACT 2, BUENA VISTA HEIGHTS

PERMANENT BENCHMARK

ACS 2-K15 ELEVATION 5136.654 (NAVD 1988)

REVISIONS

no.	date	remarks	by

project title
GOLD AVENUE CASITAS
2109 GOLD AVE. SE
ALBUQUERQUE, NM 87106

sheet title
GRADING & DRAINAGE PLAN

sheet date 10/01/14 design by JJB project no. 1412

BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199
(505)823-1344 FAX (505)821-9105

sheet of