

**GRADING PLAN** 

**EXISTING CONDITIONS** 

TOTAL

TOTAL

TOTAL

TOTAL

100

DEVELOPED S 10

7100

2294

830

3976

700

1150

1844

830

3276

0.28

0.52

1.34

0.53

0.78

1.13

2.12

0.78

1.13

2.12

0.47

0.05

0.03

0.29

0.02

0.00

0.08 0.10

0.10

0.06

0.35

0.51

36

444

124

120

78

579

153

0.38

0.95

1.71

3.14

2.28

3.14

4.7

2.28

3.14

4.7

, 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

- 1. EXISTING RESIDENCE.
- 2. PROPOSED APARTMENTS.
- 3. PROPOSED CONCRETE FLATWORK.
- 4. PROPOSED COMPACTED CRUSHER FINES PARKING. SEE ARCHITECTURAL.
- PROPOSED CONCRETE CURB.
- 6. PROPOSED CRUSHER FINES WALKWAY. GRADE TO DRAIN INTO ADJACENT LANDSCAPED AREA.
- 7. 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.
- 8. 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 POND 18'x10' AT ELEV. 59.20. BOTTOM OF POND 12'x4' AT ELEV. 58.80.
- 9. PROPOSED LANDSCAPED AREA
- 10. PROPOSED CRUSHER FINES WALKWAY AND SWALE.
- 11. 4-3" DIAM. PVC PIPES THRU WALL OR 2 CMU'S ON EDGE. BOTTOM OF OPENING AT ELEV. 60.0.
- 12. CMU WALL. MIN. TOP OF WALL ELEVATION 60.25. SEE ARCHITECTURAL FOR
- 13. CMU WALL. SEE ARCHITECTURAL FOR WALL HEIGHT AND DETAILS.

#### **DRAINAGE NOTES**

1. 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.

2. 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

- 3. THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 142, DATED AUGUST, 2012.
- 4. 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.

2. 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.

3. 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.

4. 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.

2. 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.

3. THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND EXCAVATION PERMITS FROM THE CITY PRIOR TO BEGINNING CONSTRUCTION.

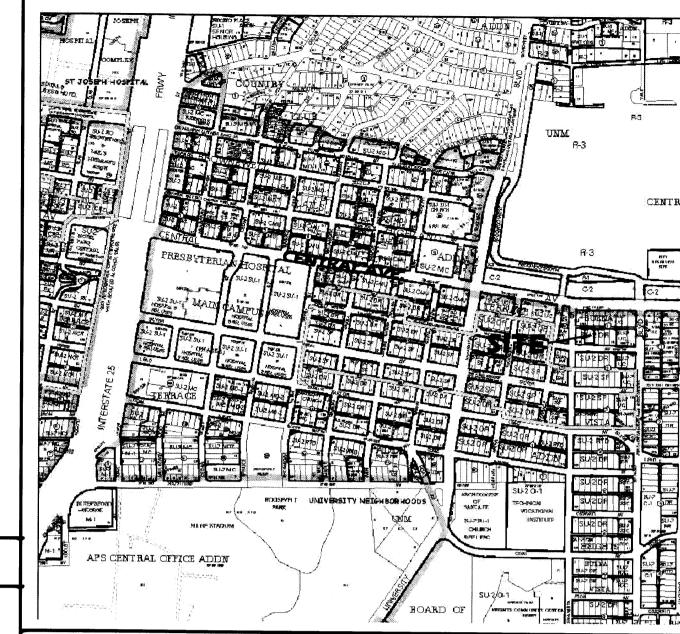
GAS MATER

GM

#### LEGEND

TBM TEMPORARY BENCHMARK

			O/ 10 MI/ (TET)
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 FLOODDIAIN DOLINDADY
TP	TOP OF EARTH PAD		FEMA FLOODPLAIN BOUNDARY
TS	TOP OF SIDEWALK	F 111111111111111111111111111111111111	DRAINAGE BASIN BOUNDARY
TW	TOP OF WALL		EROSION SETBACK LINE
		- parameter and a second	EXISTING CONTOUR
FH	FIRE HYDRANT		PROPOSED CONTOUR
WM	WATER METER	XX.XX	EXISTING SPOT ELEVATION
WV	WATER VALVE		
МН	MANHOLE	XX.XX	PROPOSED SPOT ELEVATION
СВ	CATCH BASIN GRATE	<del>-XX.XX</del> -	RECORD SPOT ELEVATION
СВ	CATCH DASIN GRATE		



UEL 11 2014

LAND DEVELOPMENT SEC

## **FEMA FIRM PANEL NO. 353**

**VICINITY MAP K-15** 



#### LEGAL DESCRIPTION

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

## PERMANENT BENCHMARK

ACS 2-K15 ELEVATION 5136.654 (NAVD 1988)

2	10/27/14	CHOW DARKING AREA WELL	
		SHOW PARKING AREA WITH CRUSHER FINES	JJB
1	10/21/14	ADD CMU WALL ON WEST PL WEST OF HOUSE	JJB
no.	date	remarks	by
		REVISIONS	



### **GOLD AVENUE CASITAS** 2109 GOLD AVE. SE ALBUQUERQUE, NM 87106

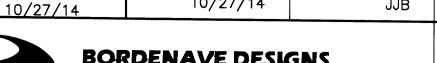
**GRADING & DRAINAGE PLAN** 

JJB

project no.

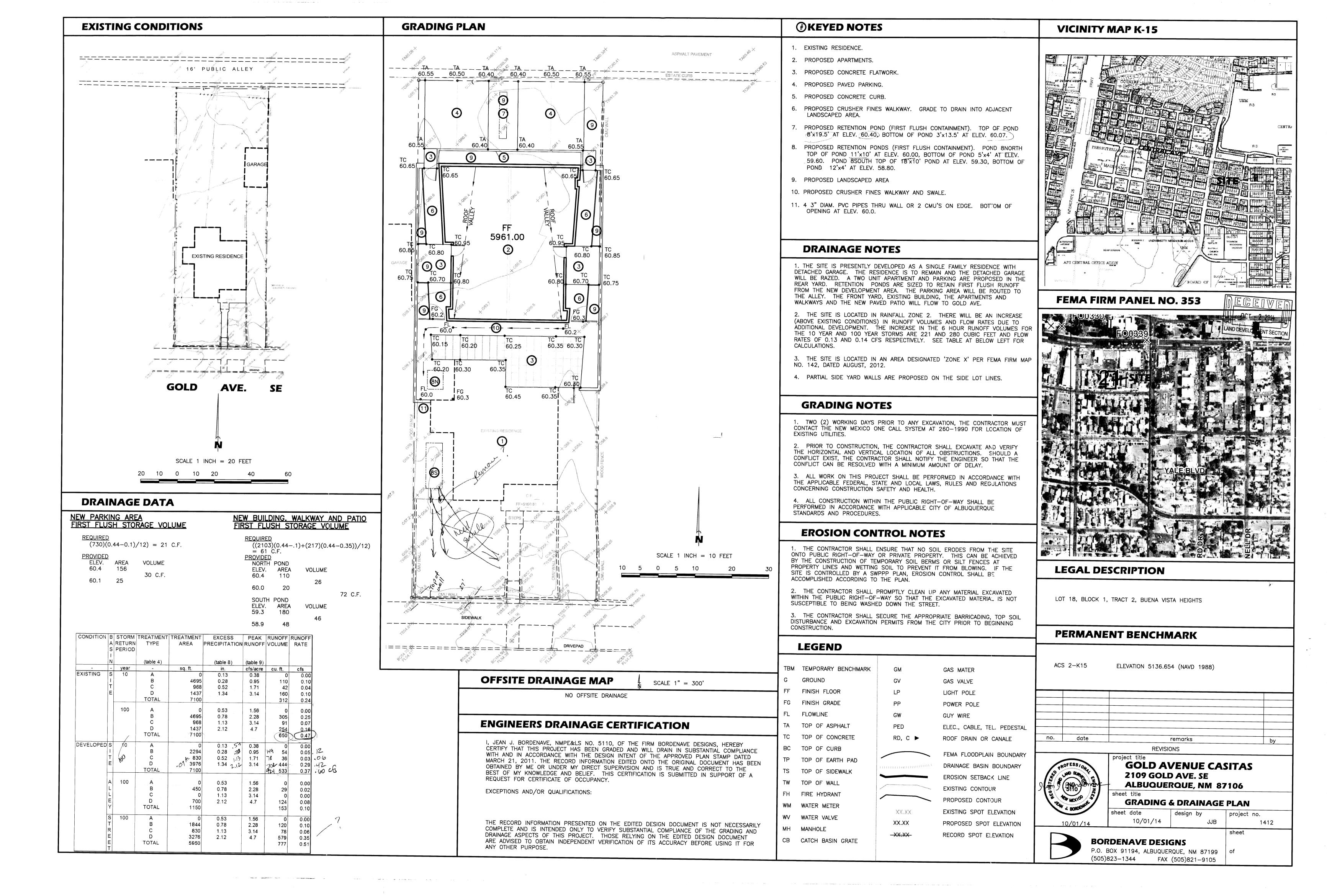
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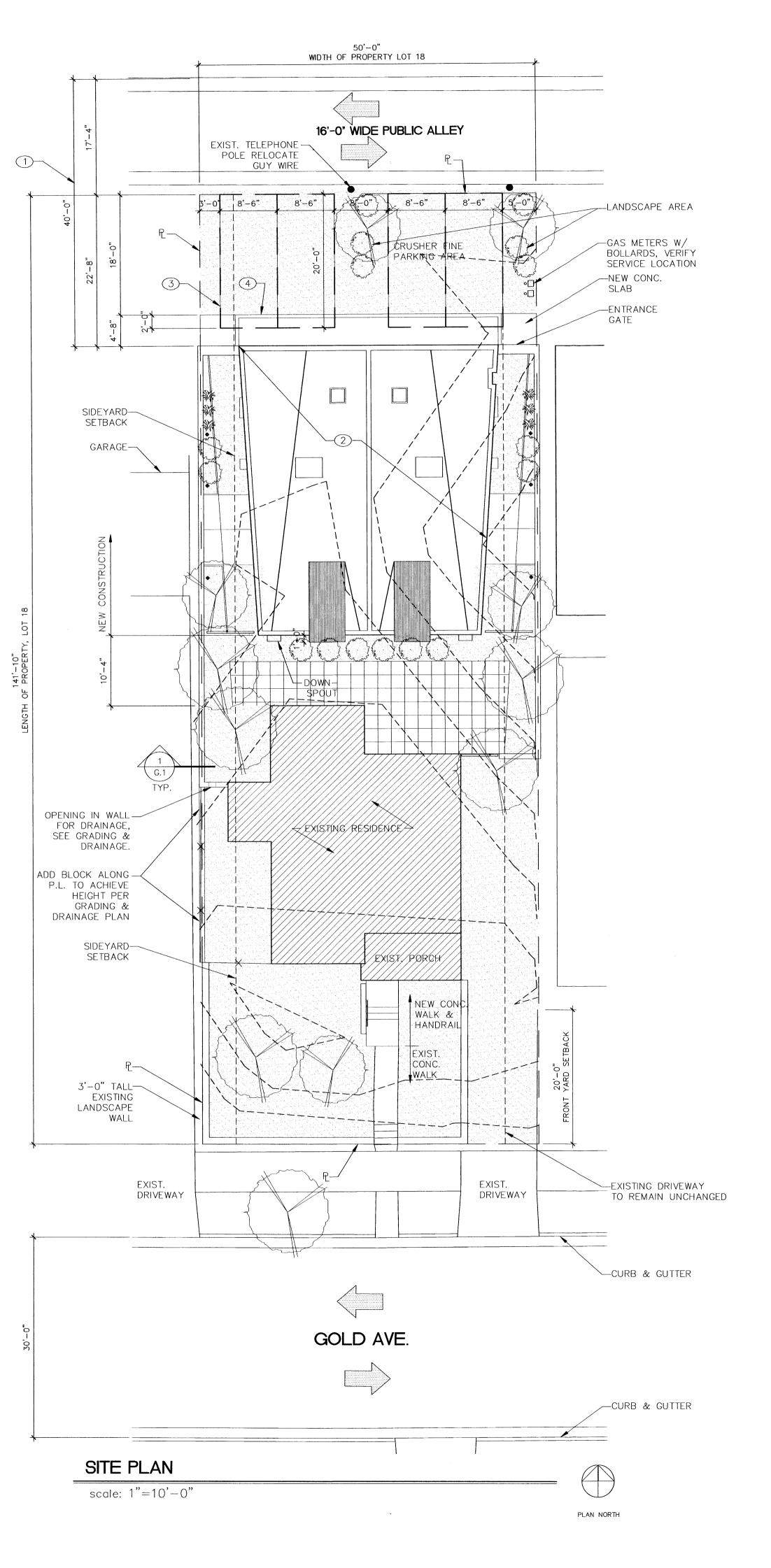
1412



10/27/14







# PROJECT DATA

REIGSTAD, STEPHEN & LUISA 2109 GOLD AVE. SE

ALBUQUERQUE, NEW MEXICO 87106 101505748026710803

018 001 BUENA VISTA HTS LEGAL DESCRIPTION

SU-2 DR, PAGE K-15-Z

HEATED FLOOR AREAS HEATED EXISTING HOUSE 950 sq. ft. NEW CONSTRUCTION 1300 sq. ft. 2250 sq. ft. TOTAL HEATED 7150 sq. ft. COVERED PORCH AREA 90 sq. ft.

I.B.C. 2003 OCCUPANCY TYPE:

#### ○ KEYED NOTES

PROJECT ADDRESS

1. VERIFY LOCATION OF NEW CONSTRUCTION W/40'-0" SETBACK INCLUDING ALLEY WIDTH AT NORTH PROPERTY LINE PER VARIANCE APPROVAL: PROJECT # 1010109, SPECIAL EXCEPTION #14ZHE-80140.

2. VERIFY LOCATION OF NEW CONSTRUCTION W/ 10'-0" MIN. SETBACK FROM EXIST. HOUSE.

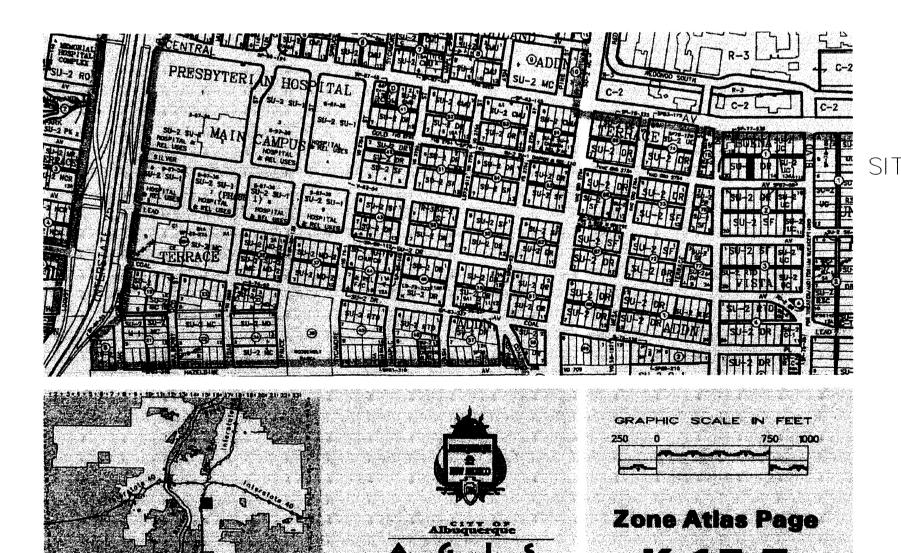
- 3. TYPICAL PARKING SPACES: (4) @ 8'6"W X 20'L
- 4. CONT. 8"TALL X 8" WIDE CONCRETE WHEEL STOP

# LEGAL DESCRIPTION

LOT 18, BLOCK 1 SUBDIVISION: BUENA VISTA HEIGHTS

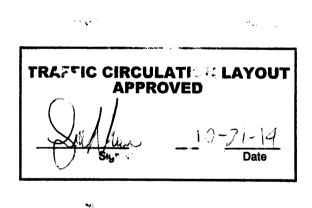
#### **TCL Executive Summary**

The project is located at 2109 Gold Ave. SE, Albuquerque, NM 87106. The project is to build a duplex to the north of an existing residence on the same lot (Lot 18 of Block 1). Each unit will be approximately 650 sq. ft. Access to the duplex will be from the 16' wide existing alley to the north. The impact on the adjacent sites will be minimal because parking spaces will be provided off the alley on the site. The adjacent property to the east is apartments with similar off-street parking, accessed from the same alley. The existing alley was originally provided by the City of Albuquerque to provide vehicular access to these residences. The alley also provides access to parking for commercial businesses on the north side along Central Avenue.



vicinity map

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



TRAFFIC CIRCULATION LAYOUT

GOLD AVE CASITAS 2109 Gold Ave. SE Albuquerque, New Mexico 87106

E D W A R D FITZGERALD ARCHITECTS 121 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

TEL 5 0 5 . 2 6 8 . 9 0 5 5

FAX 5 0 5 . 2 6 5 . 2 6 9 6

