

ZONE ATLAS MAP K-19-Z

MESA VERDE ADDITION
ZONING C-2

NTS

EXECUTIVE SUMMARY

The property replat was recorded on October 15, 2012.
Drainage Plan is to be submitted on October 15, 2012.

1 - LOCATION is within the La Mesa Verde Sector Development Plan, Zone Map K-19.

This property is located at 130 Tennessee St. NE between Central Ave to the South and Chico Rd to the North.

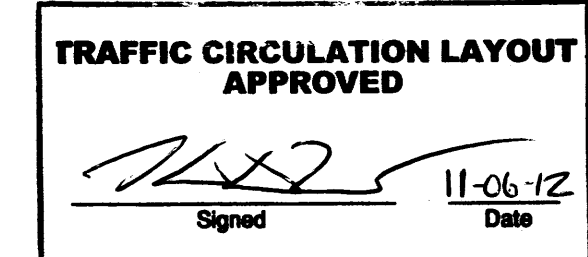
2 - DEVELOPMENT The Owners wish to develop the property with a auto body repair shop. Zoning is C-2.

REQUIRED PARKING

SPRAY BOOTH: MANUFACTURE: 1092 SF	= 1
BODY SHOP: 49.5 X 40 = 1980/200	= 10
APARTMENT/ 1 BED/ 1 BATH	= 2
REQUIRED:	13
LESS AUTOS IN BUILDING:	-5
LESS TRANSIT CREDIT:	-1
REQUIRED PARKING:	7
PARKING PROVIDED:	13
HANDICAP	1
MOTORCYCLE	1
BIKE	2

LANDSCAPING REQUIRED

LOT SIZE: 100' X 131.88'	13,188 SF
BUILDING FOOTPRINT: 78' X 40'	3,120 SF
MINIMUM AREA OF LANDSCAPING	10,068 SF
10,068 X .15 =	1,510 SF
LANDSCAPING PROVIDED:	2,732 SF



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.

LEYBA BODY SHOP

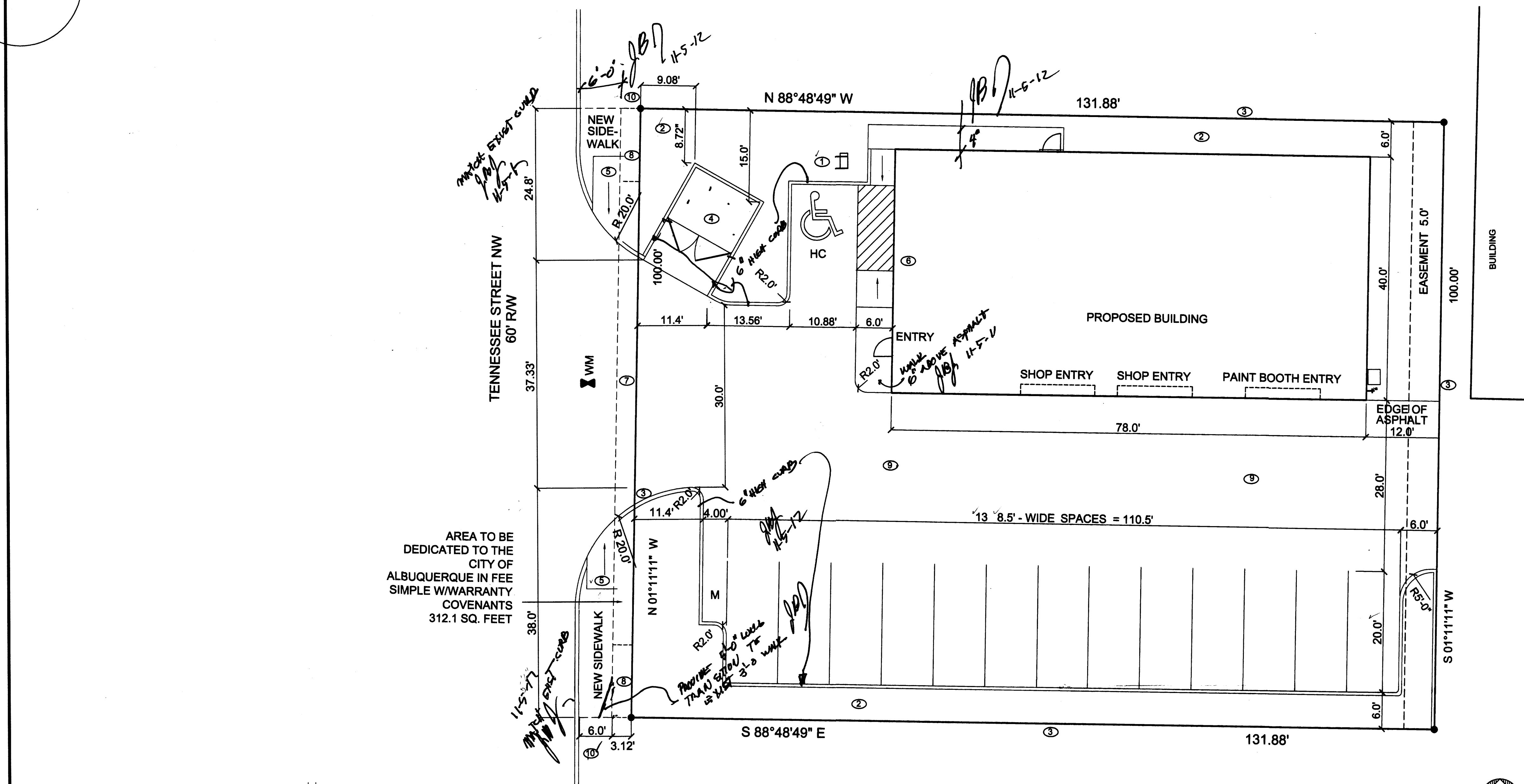
130 TENNESSEE NE
ALBUQUERQUE, NM 87108
BERNALILLO COUNTY
505 249 2700

St Price design
st price design
Joseph B. Burwinkle Jr.
Albuquerque, New Mexico 87120
505 345 3850

DRAWN
ALC/BJP
CHECKED
JBB/STP
DATE
10/26/12
SCALE
VARIES
JOB NO.
12-15
SHEET

1

1 SHEETS



TRAFFIC CIRCULATION LAYOUT

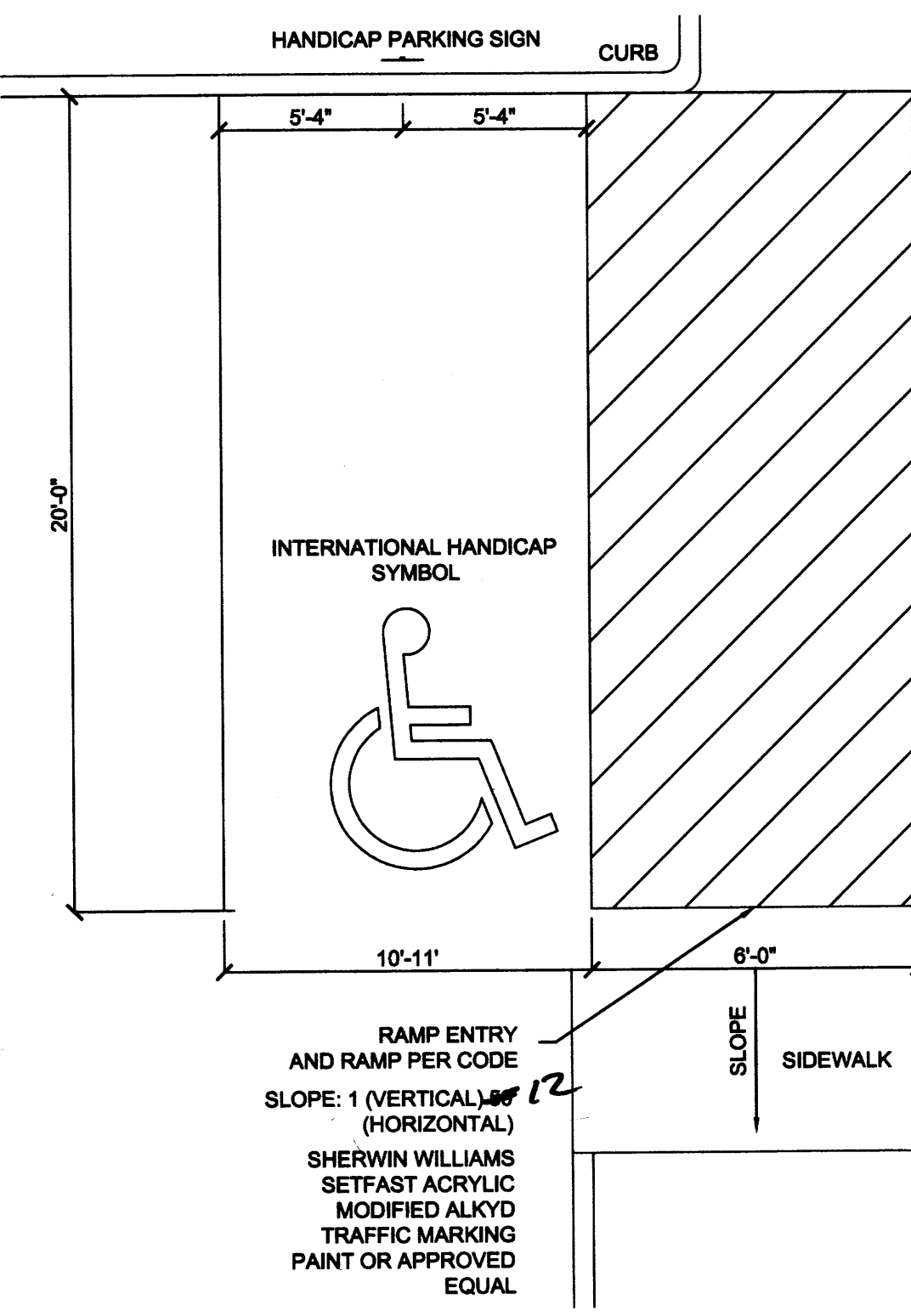
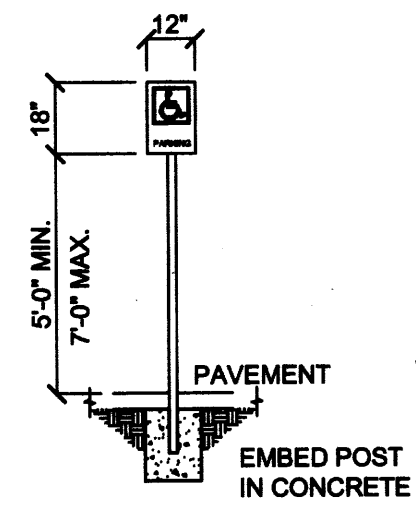
SCALE: 1" = 10'

LEGAL DESCRIPTION

130 TENNESSEE
WITHIN SEC. 19, T. 10N, R. 4E., NMPM
LOTS 16 A BLOCK 3
MESA VERDE ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NM
UPC: 1 019 057 353 101 41021
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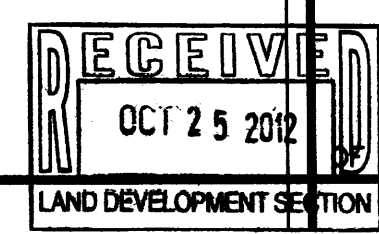
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- 2-bike rack.
- Landscaping.
- Property line.
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- ADA ramp to be installed, as per DWG. 2426 with truncated cones.
- Ramp from ADA parking spaces to entry. 2'4"-2' truncated cones. See Detail A.
- Private Entrance as per Dwg. 2426.
- Remove existing driveways and install 5'-6" sidewalk and curb per CABQ Dwg. 2430, 2415A JBB 11-5-12
- Asphalt.
- There are no existing drive pads within 30'-0" North or South of the property lines.

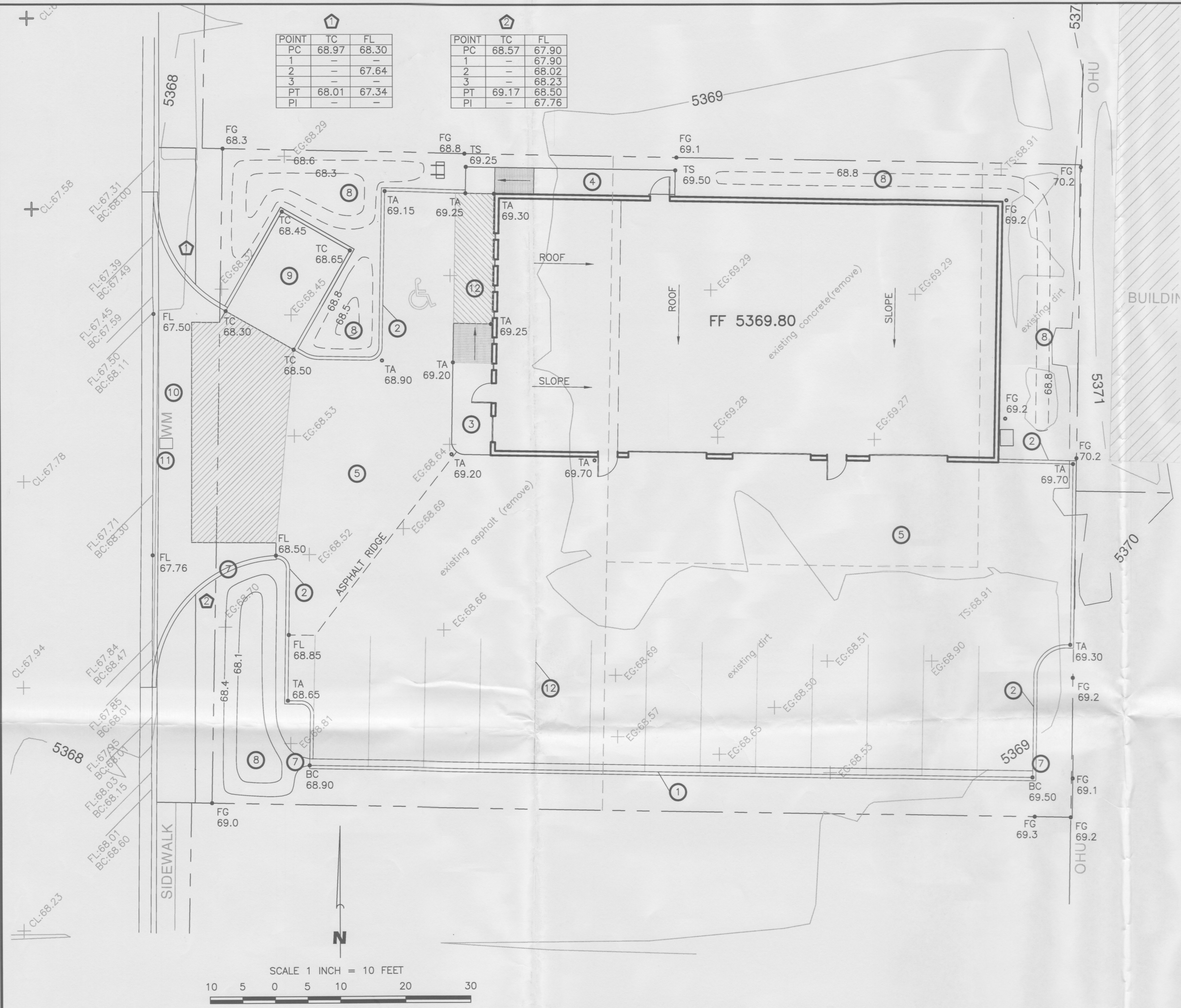


ADA RAMP AND SIGN DETAIL

1/4" = 1'-0"



GRADING PLAN



KEYED NOTES

- CONCRETE CURB AND GUTTER. SEE DETAIL SHEET 2.
- HEADER CURB. SEE DETAIL SHEET 2.
- TURNDOWN SIDEWALK. SEE DETAIL SHEET 2.
- SIDEWALK. SEE DETAIL SHEET 2.
- ASPHALT PAVEMENT (LIGHT DUTY). SEE DETAIL SHEET 2.
- ASPHALT PAVEMENT (HEAVY DUTY) (HATCHED AREA). SEE DETAIL SHEET 2.
- CURB OPENINGS: 18"x6" AT SE COR OF PARKING LOT, 36"x6" AT POND INLET AND 30"x6" AT POND OUTLET. LOCATE POND OUTLET WHERE THE TOP OF CURB ON THE LOW SIDE OF THE OPENING IS 4 9/16" ABOVE THE POND INLET FLOWLINE ELEVATION. SET THE POND OUTLET FLOWLINE 5 3/16" BELOW THE TOP OF CURB ON THE LOW SIDE OF THE OPENING. CONSTRUCT THE POND OUTLET ELEVATION FLAT.
NOTE: STONE EROSION CONTROL PADS SHALL BE INSTALLED AT THE CURB OPENINGS. 85% (BY WEIGHT) OF THE STONE SHALL HAVE A MINIMUM DIMENSION OF 3 INCHES. THE PAD SHALL HAVE A MINIMUM WIDTH OF 42 INCHES, CENTERED ON THE CURB OPENING, AND A MINIMUM LENGTH OF 4 FEET AND SHALL BE SET ON A FABRIC FILTER (MIRAFI 140N OR EQUAL). THE TOP SURFACE OF THE STONE PAD SHALL NOT PROTRUDE ABOVE THE SURFACE OF THE CURB OPENING AND SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
- WATER HARVESTING POND.
- REFUSE ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PRIVATE ENTRANCE DETAIL. SEE COA STD. DWG. 2426 FOR DETAILS. 20' RADIUS RETURNS.
- INSTALL HEAVY DUTY WATER METER BOX AT EXISTING WATER SERVICE.
- PAINTED PARKING STRIPING.

DRAINAGE NOTES

- THE SITE WAS PREVIOUSLY DEVELOPED. THE BUILDING SLAB AND PORTIONS OF THE ASPHALT PARKING AREA ARE ALL THAT REMAIN. THE UNDEVELOPED PROPERTY TO THE EAST OF THE SITE, AS WELL AS HALF OF THE BUILDING SOUTH OF THAT IS PRESENTLY DRAINING ACROSS THE SITE. THE PROPOSED DEVELOPMENT WILL ACCEPT AND ROUTE THOSE FLOWS ACROSS THE SITE TO TENNESSEE STREET UNTIL THE OFFSITE PROPERTY IS DEVELOPED.
- THE SITE IS LOCATED IN RAINFALL ZONE 3. DUE TO THE FACT THAT THE SITE WAS PREVIOUSLY DEVELOPED THERE IS LITTLE CHANGE IN THE RUNOFF RATE AND VOLUME DUE TO THE PROPOSED DEVELOPMENT. PROPOSED WATER HARVESTING PONDS WILL CAUSE A SLIGHT REDUCTION IN 100 YEAR STORM RUNOFF RATES AND VOLUMES. THE PONDS WILL, HOWEVER, SIGNIFICANTLY REDUCE HIGHER FREQUENCY STORMS AND STORMWATER POLLUTANTS.
- THE SITE IS LOCATED IN 'ZONE X' PER FEMA FIRM MAP NO. 358, DATED SEPTEMBER, 2008.
- TOPOGRAPHY SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY DOUG SMITH SURVEYING, INC. DATED AUGUST, 2012.

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.

SOUTHEAST INLET TO PARKING LOT
BROAD CRESTED WEIR
 $Q = CLH^{3/2}$ where $Q = 0.89$ (offsite flow from table)
 $C = 2.6$ and $H = 0.4$

therefore $L = 1.35$ ft USE 1.5 ft

SOUTHWEST POND INLET
FLOW RATE
 $Q = 0.89$ (offsite flow from above) + $(8432/43560)(5.02)$
 $= 1.86$ cfs

BROAD CRESTED WEIR
 $Q = CLH^{3/2}$ where $C = 2.6$ and $H = 0.4$
therefore $L = 2.83$ ft USE 3 ft therefore $H = 0.38$ ft

SOUTHWEST POND OUTLET (IGNORE POND ATTENUATION EFFECT)
FLOW RATE
 $Q = 1.86$ (from above) + $(1212/43560)(3.45)$
 $= 1.96$ cfs

BROAD CRESTED WEIR
 $Q = CLH^{3/2}$ where $C = 2.8$ and $H = 0.45$

therefore $L = 2.31$ ft USE 2.5 ft, therefore $H = 0.43$ ft

VICINITY MAP K-19



FEMA FIRM PANEL NO. 358



LEGAL DESCRIPTION

LOT 16-A, BLOCK THREE, MESA VERDE ADDITION

PERMANENT BENCHMARK

ACS 14-K20 ELEVATION 5381.929 (NAVD 1988)

ENGINEER'S 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 _____. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL GRADING PLAN 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.

OFFSITE DRAINAGE MAP

1" = 200'



DRAINAGE DATA

CONDITION	B	STORM	TREATMENT	TREATMENT	EXCESS	PEAK	RUNOFF	RUNOFF
A	RETURN	PERIOD	TYPE	AREA	PRECIPITATION	RUNOFF	VOLUME	RATE
S	I	N	(table 4)	(table 8)	(table 9)	(table 9)	(table 9)	(table 9)
-	-	year	-	sq. ft.	in.	cfs/acre	cu. ft.	cfs
EXISTING	S	10	A	0	0.19	0.58	0	0.00
	I		B	0	0.36	1.19	110	0.10
	T		C	3660	0.62	2	506	0.45
	E		D	9785	1.5	3.39	1223	0.76
			TOTAL	13445			1838	1.31
		100	A	0	0.66	1.87	0	0.00
			B	0	0.92	2.6	0	0.00
			C	3660	1.29	3.45	393	0.29
			D	9785	2.36	5.02	1924	1.13
			TOTAL	13445			2318	1.42
DEVELOPED	S	10	A	0	0.19	0.58	0	0.00
	I		B	1045	0.36	1.19	31	0.03
	T		C	1960	0.62	2	101	0.09
	E		D	10440	1.5	3.39	1305	0.81
			TOTAL	13445			1438	0.93
		100	A	0	0.66	1.87	0	0.00
			B	1045	0.92	2.6	80	0.06
			C	1960	1.29	3.45	211	0.16
			D	10440	2.36	5.02	2053	1.20
			TOTAL	13445			2344	1.42
EXISTING	O	100	A	0	0.66	1.87	0	0.00
	F		B	1810	0.92	2.6	139	0.11
	S		C	7841	1.29	3.45	843	0.62
	I		D	1435	2.36	5.02	282	0.17
	T		TOTAL	11086			1264	0.89

REVISIONS

DATE BY

St Price design studio 2012

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12/07/12

PERMIT
AND BIDDING
SET
12.07.12

LEYBA BODY SHOP

130 TENNESSEE NE
ALBUQUERQUE, NM 87108
BERNALILLO COUNTY
505 249 2700

St Price
st price design studio
Joseph B. Burwinke Jr. ARCHITECT
3700 Coors Blvd NW Suite E
Albuquerque, New Mexico 87120 505 345 3650

DRAWN

METO

CHECKED

JBB/STP

DATE

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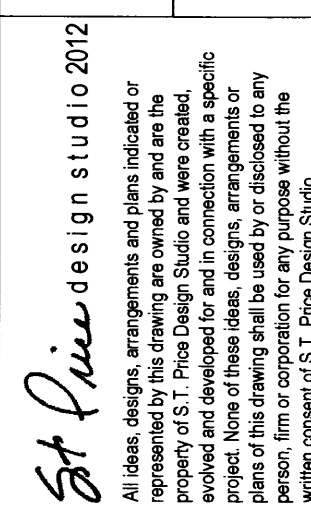
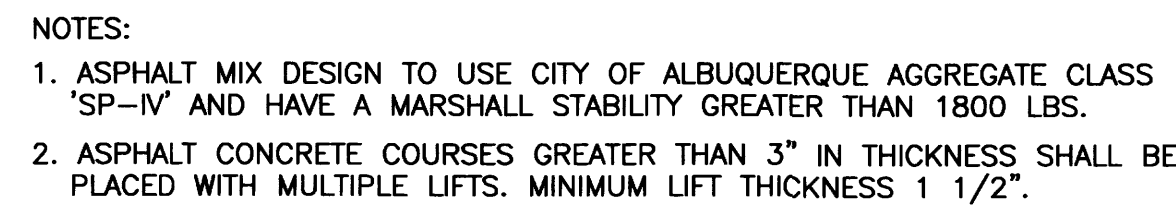
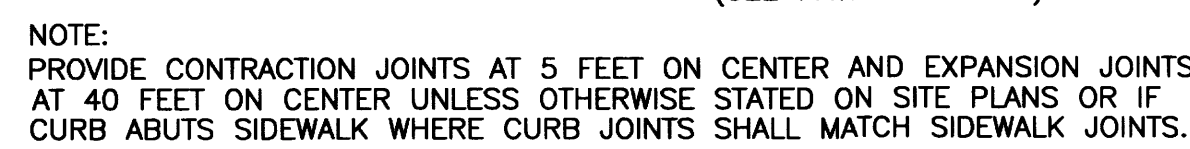
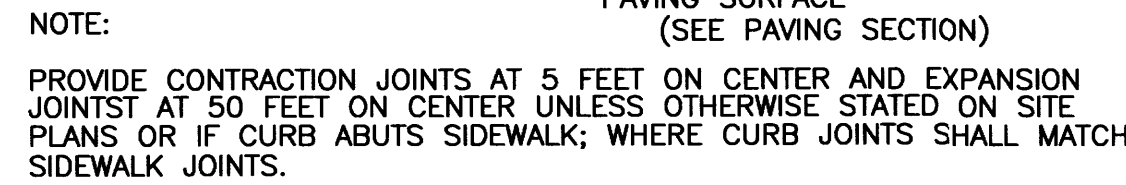
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JOB NO.

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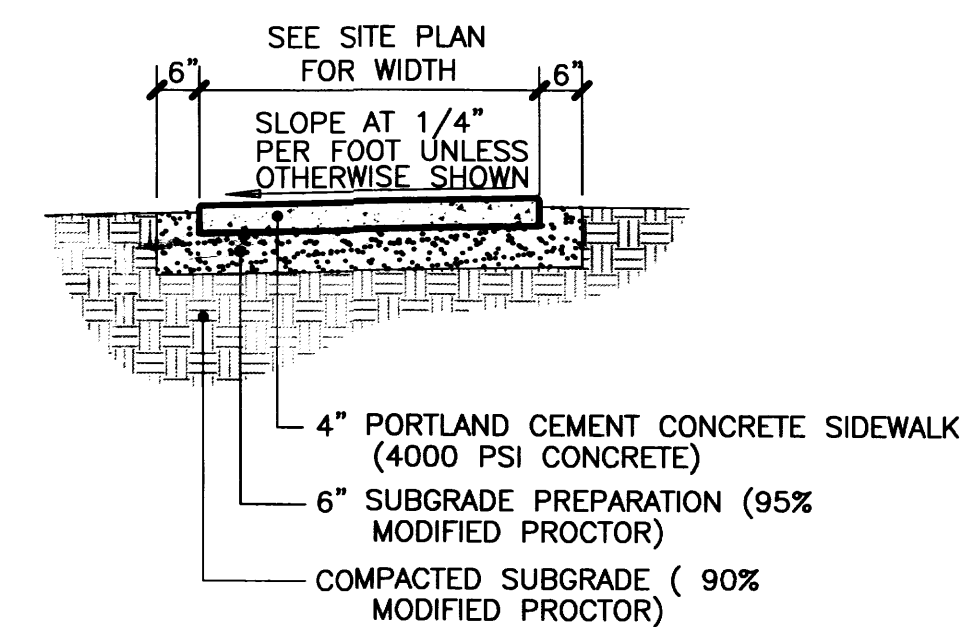
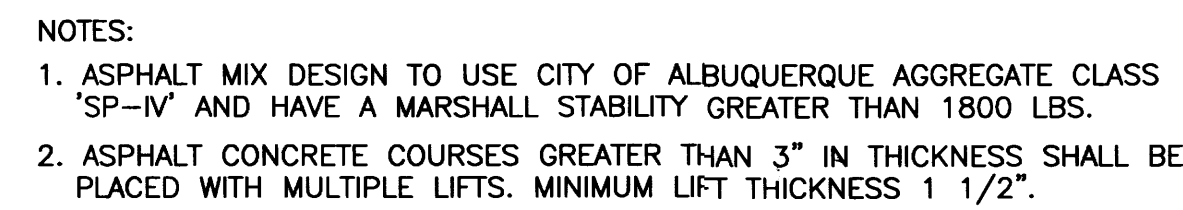
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OF 7 SHEETS






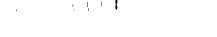
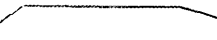
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PERMIT
AND BIDDING
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LEYBA BODY SHOP
130 TENNESSEE NE
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BERNALILLO COUNTY
505 249 2700

TBM	TEMPORARY BENCHMARK
G	EXISTING GRADE
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLINE
TA	TOP OF ASPHALT
TC	TOP OF CONCRETE
BC	TOP BACK 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. OR TEL. PEDESTAL
RD ►	ROOF DRAINAGE POINT
	FEMA FLOODPLAIN BOUNDARY
	DRAINAGE BASIN BOUNDARY
	EROSION SETBACK LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
XX.XX	EXISTING SPOT ELEVATION
XX.XX	PROPOSED SPOT ELEVATION
XX.XX	RECORD SPOT ELEVATION

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3700 Coors Blvd. NW Suite E
Albuquerque, New Mexico 87120 505 243-1111

DRAWN

METO

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DATE _____

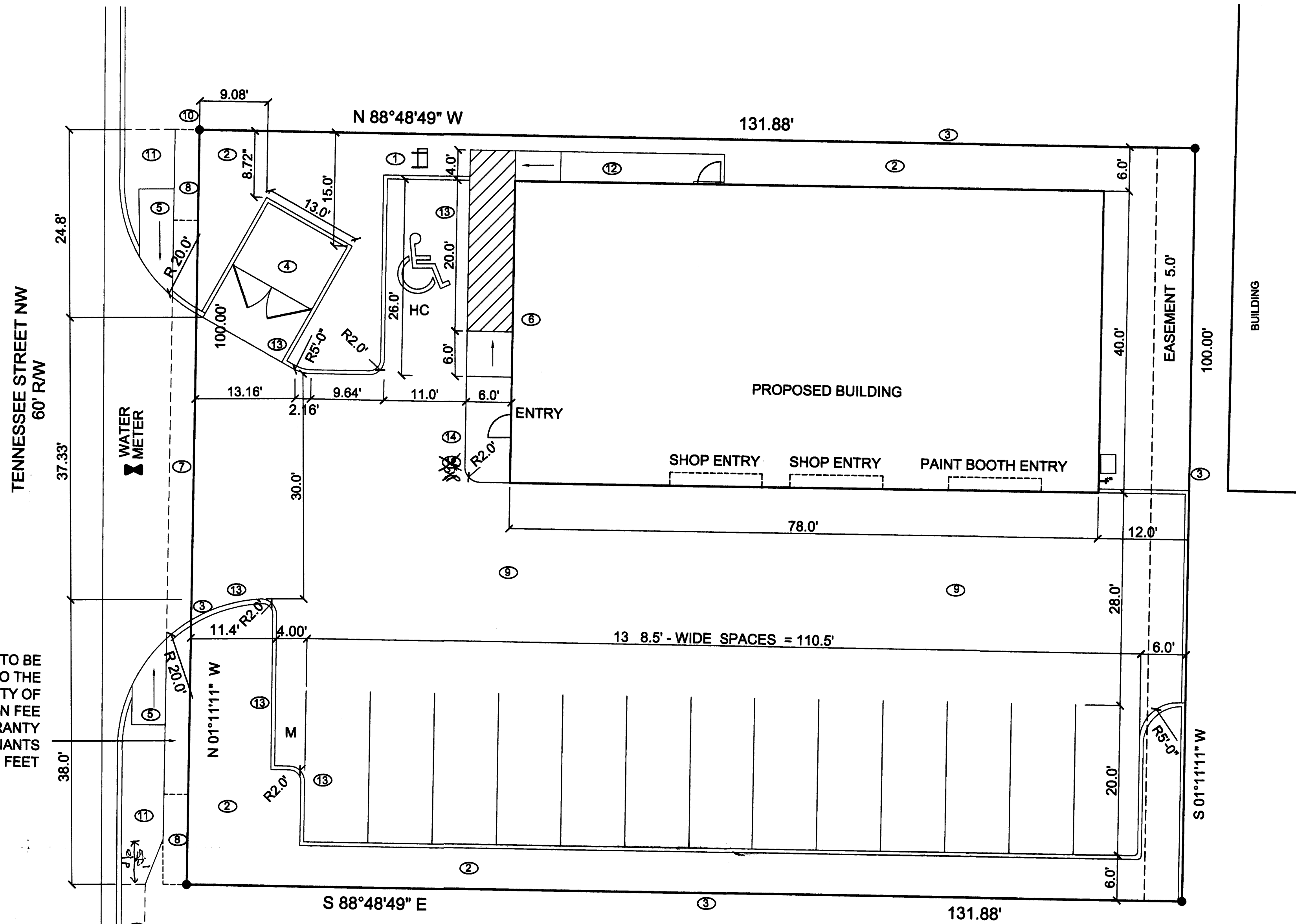
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SHEET



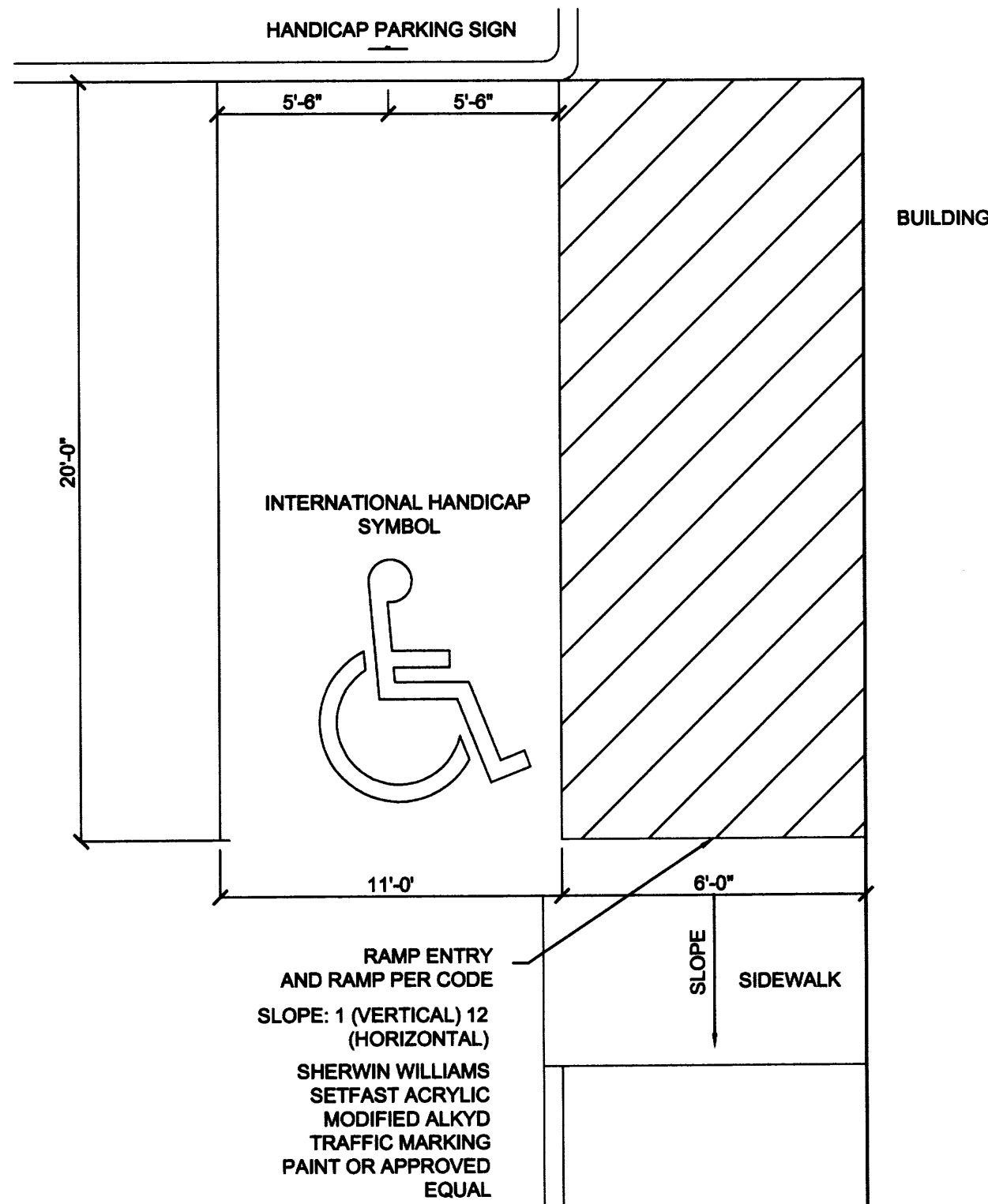
TRAFFIC CIRCULATION LAYOUT

LEGAL DESCRIPTION

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LOTS 16 A BLOCK 3
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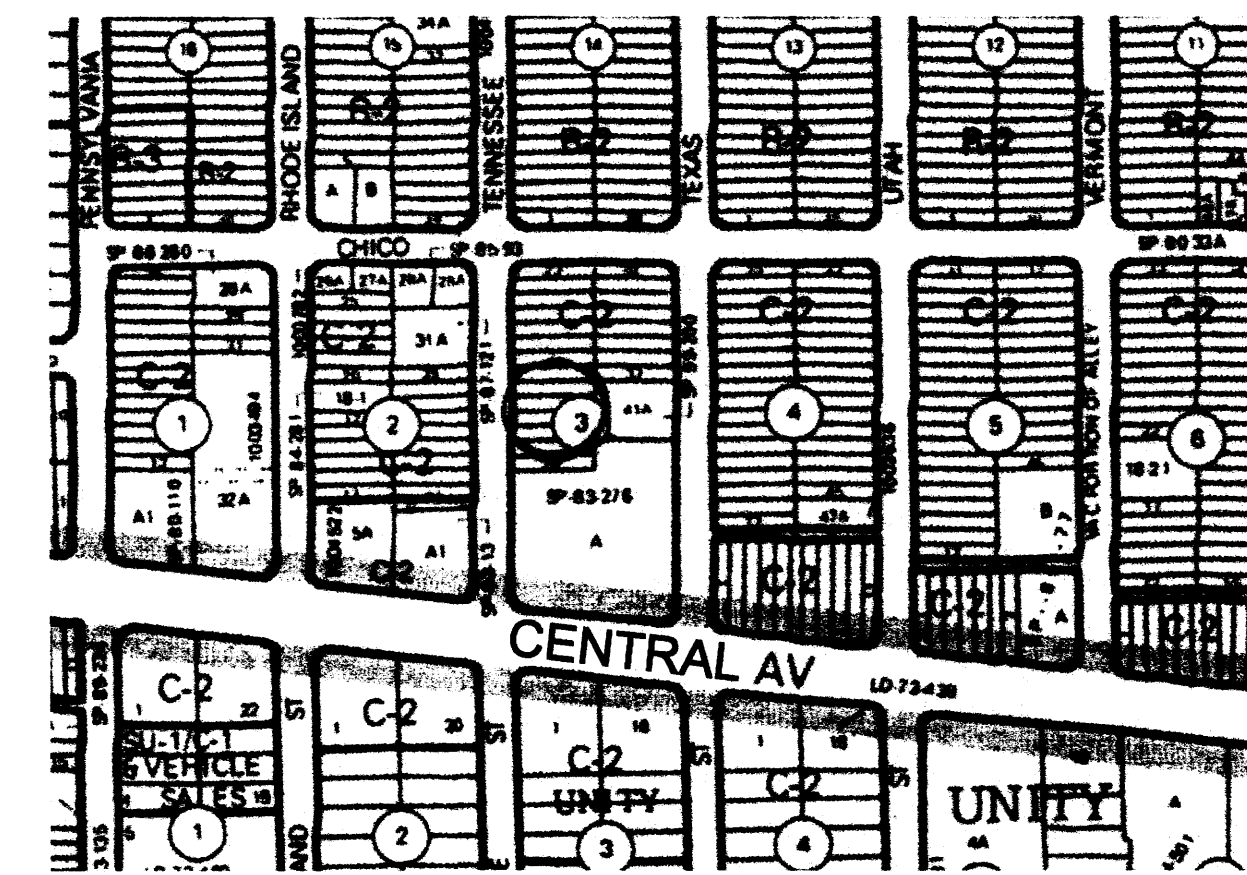
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- Landscaping.
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- Remove existing driveways and install 5'-6" sidewalk and curb per CABQ Dwg. 2430, 2415A.
- Asphalt.
- There are no existing drive pads within 30'-0" North or South of the property lines.
- 6' wide sidewalk.
- 4' wide sidewalk.
- 6" high curb, see detail Sheet C2.
- Concrete walk 6" above asphalt, see detail sheet C2.



A ADA RAMP AND SIGN DETAIL

1/4" = 1'-0"



ZONE ATLAS MAP K-19-Z

MESA VERDE ADDITION
ZONING C-2

NTS

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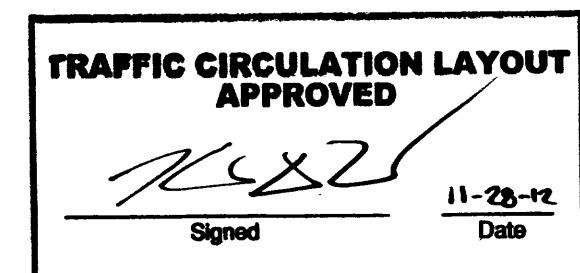
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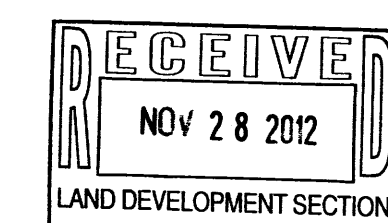
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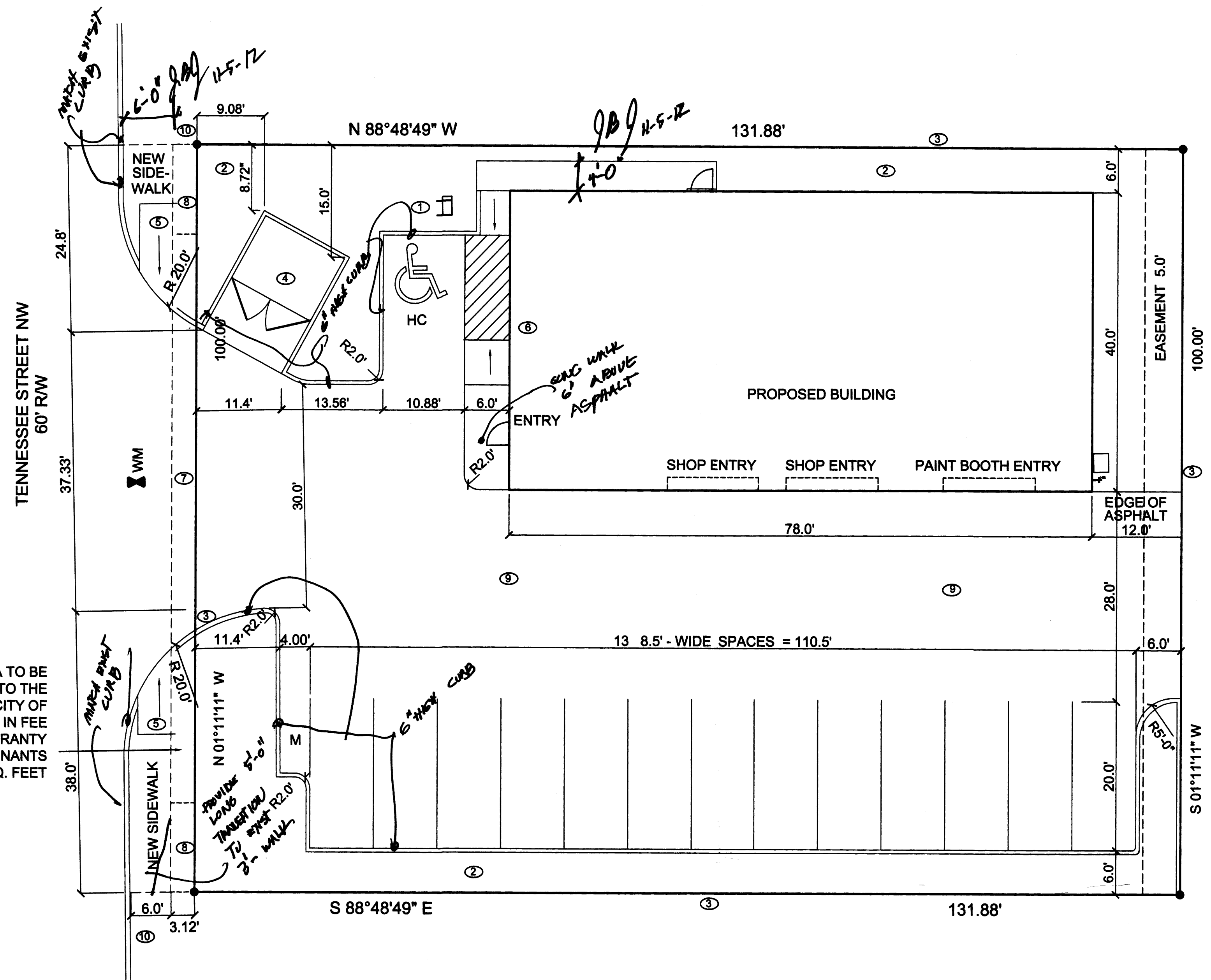
JOE NO
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SHEET

2

OF 1 SHEETS

K19-D146



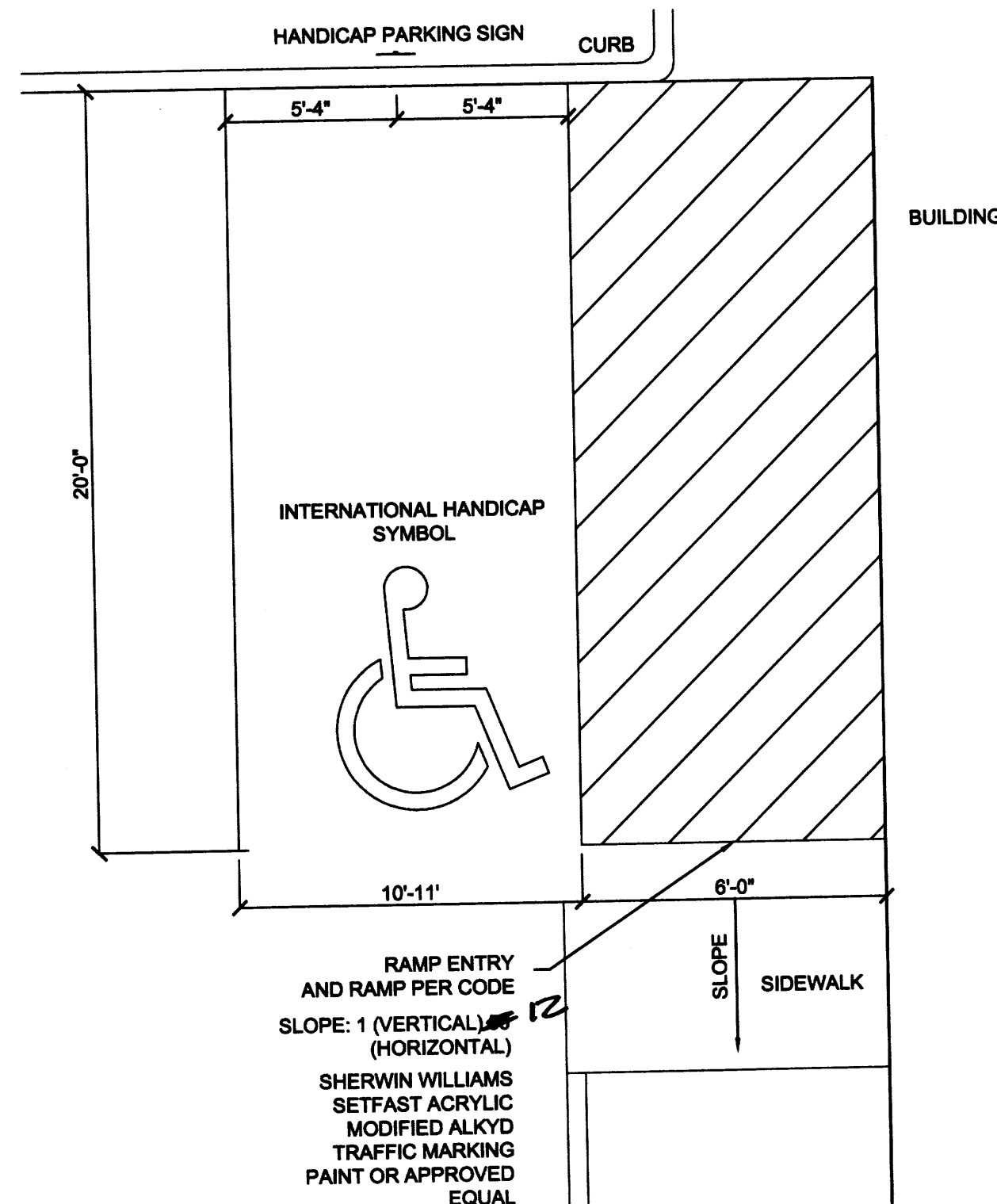
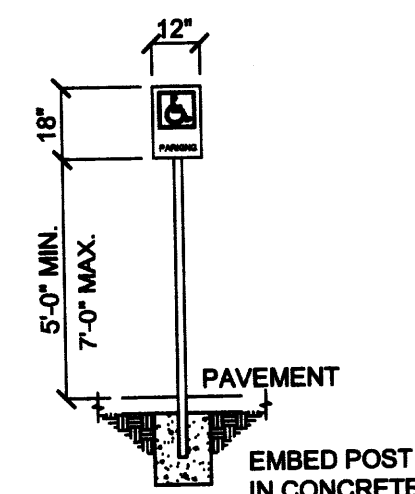
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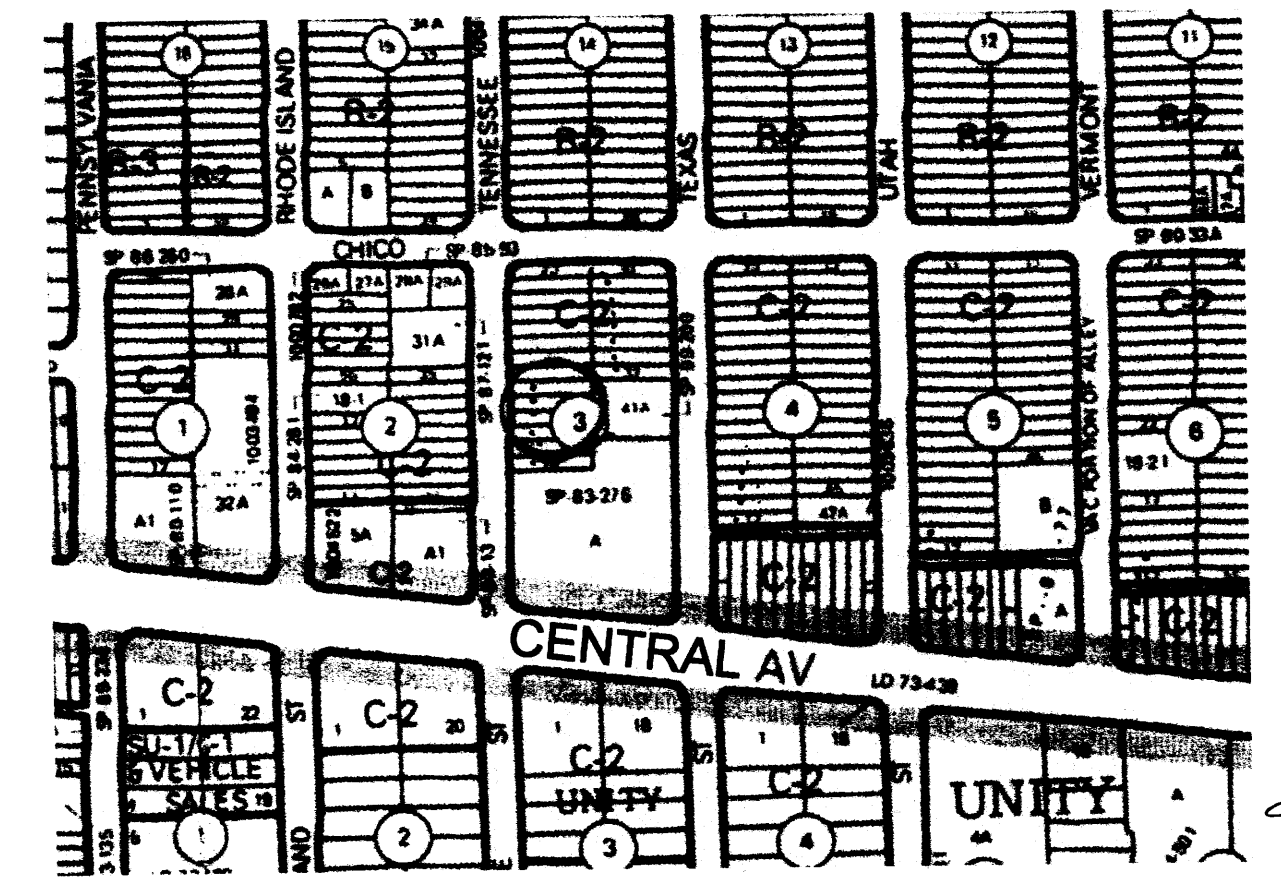
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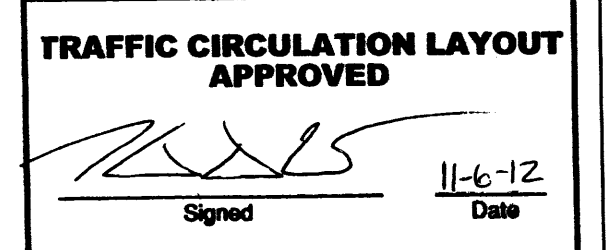
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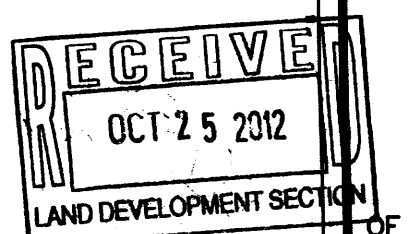
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JBB/STP
DATE
10/26/12
SCALE
VARIES
JOB NO.
12-15
SHEET



1
SHEETS

LEYBA BODY SHOP

130 TENNESSEE NE
ALBUQUERQUE, NM 87108
BERNALILLO COUNTY
505 249 2700

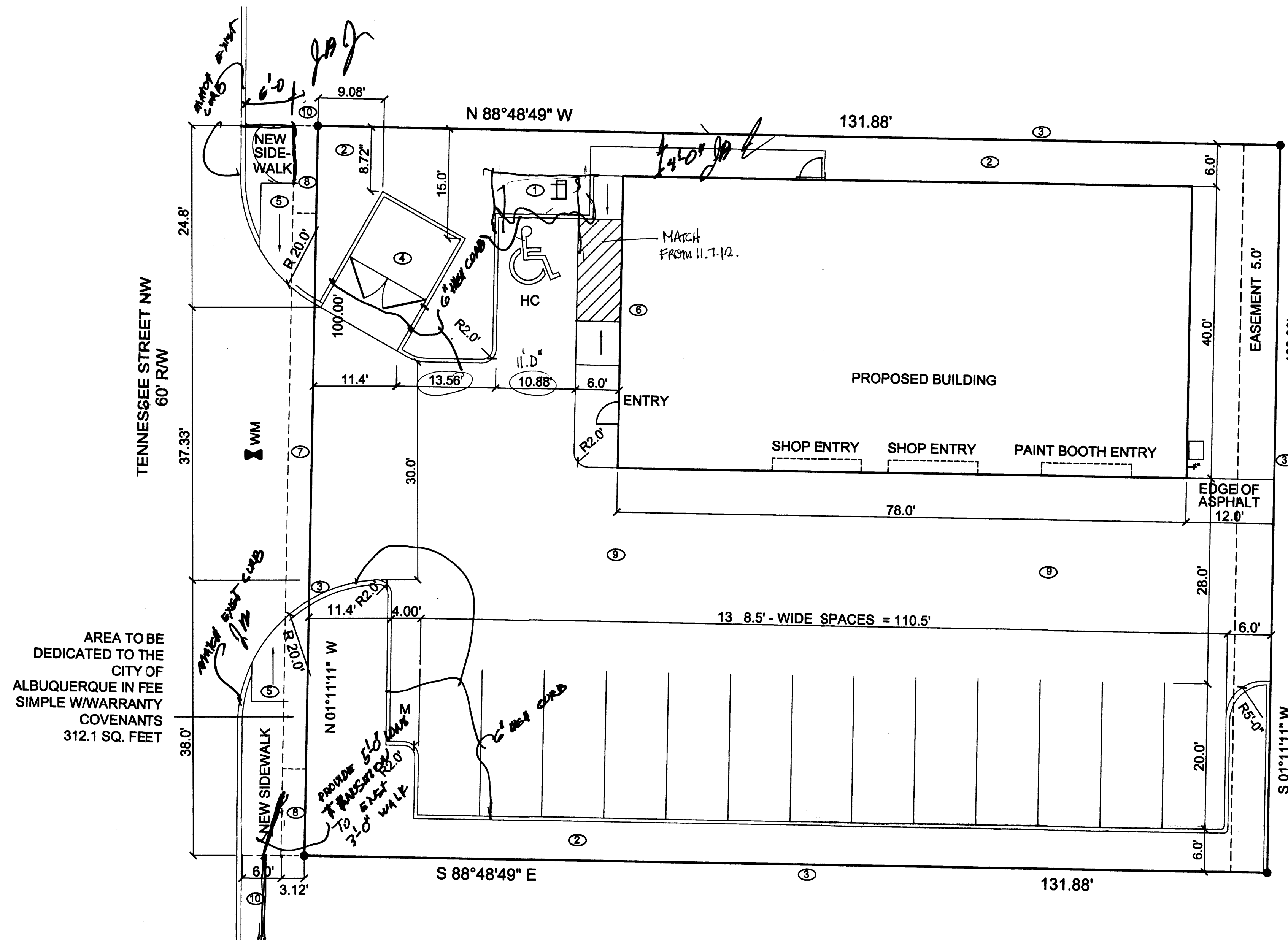
st price design
st price design
Joseph B. Burwinkle Jr.
Architect
Albuquerque, New Mexico 87120
505 345 3850

st price design st
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TCL
10.26.12

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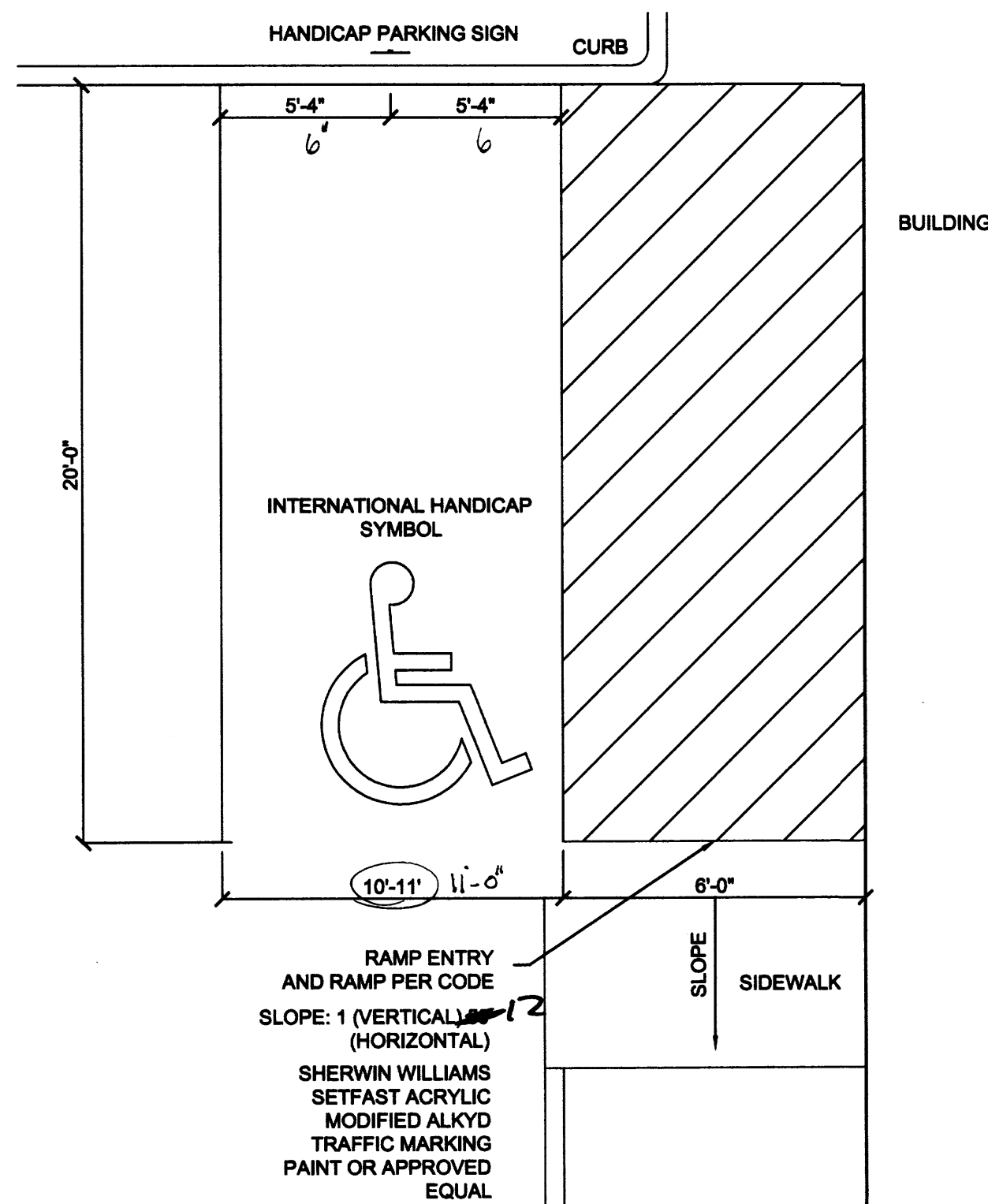
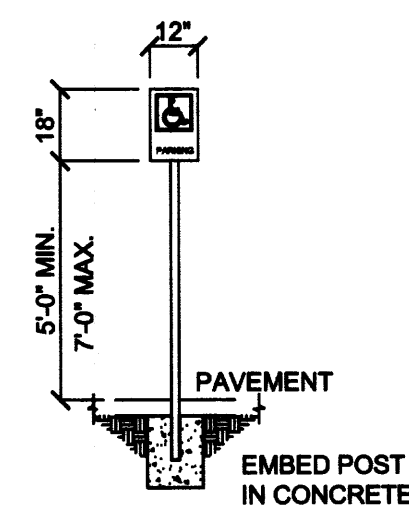
TRAFFIC CIRCULATION LAYOUT

LEGAL DESCRIPTION

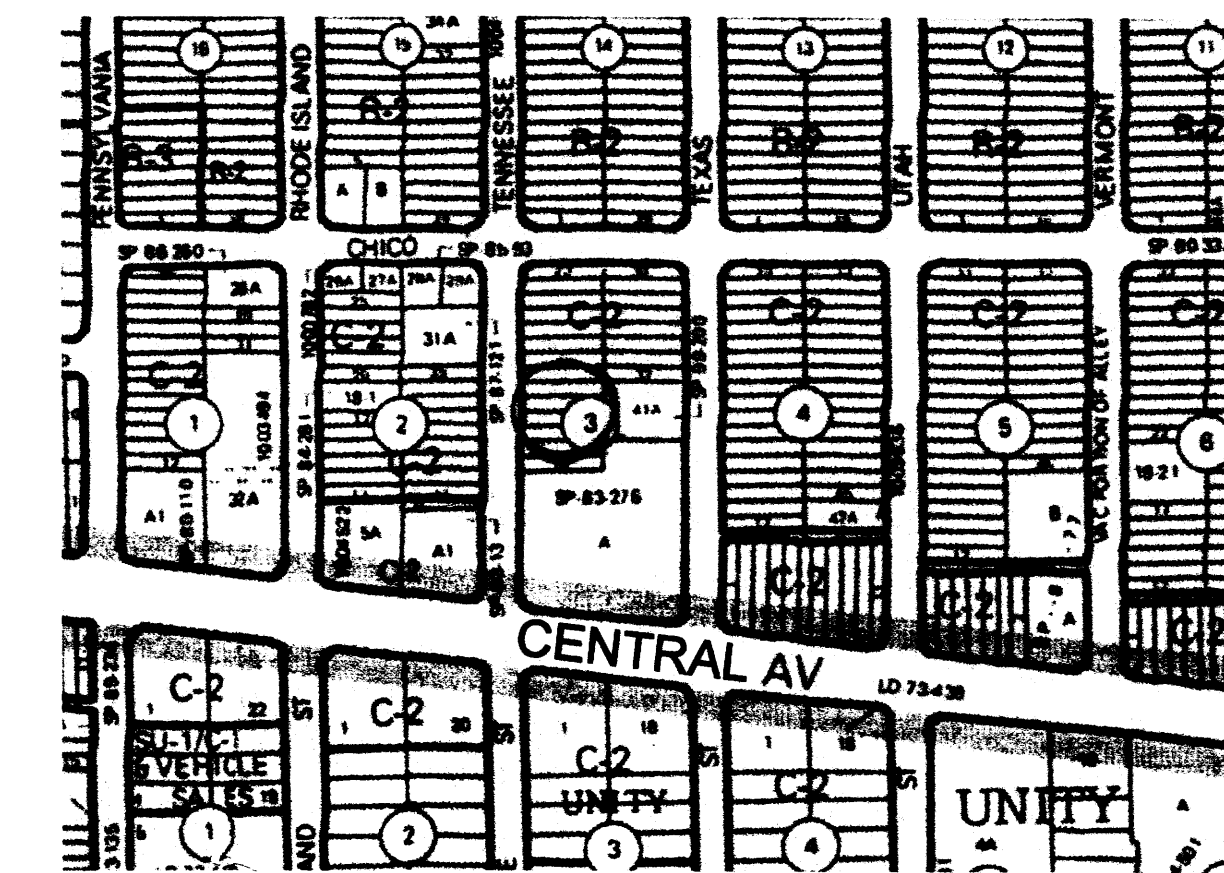
130 TENNESSEE
WITHIN SEC. 19, T. 10N, R.4E., NMPM
LOTS 16 A BLOCK 3
MESA VERDE ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NM
UPC: 1 019 057 353 101 41021
UPC: 1 019 057 353 101 41022

TCL LEGEND

1. 2-bike rack.
2. Landscaping.
3. Property line.
4. Refuse and apron as per CABQ Solid Waste Drawing.
5. ADA ramp to be installed, as per DWG. 2426 with truncated cones.
6. Ramp from ADA parking spaces to entry. 2' 4"-2' 6" ~~maximum slope~~. See Detail A.
7. Private Entrance as per DWG. 2426.
8. New existing driveways and install 5'-6" sidewalk and curb per CABQ DWG. 2430, ~~2415~~ *Asphlt curb 1-27-14*
9. There are no existing drive pads within 30'-0" North or South of the property lines.



ADA RAMP AND SIGN DETAIL

$$1/4" = 1'-0"$$


ZONE ATLAS MAP K-19-Z

**MESA VERDE ADDITION
ZONING C-2**

NTS

EXECUTIVE SUMMARY

The property replat was recorded on October 15, 2012.
Drainage Plan is to be submitted on October 15, 2012.

This property is located at 130 Tennesse St. NE between Central Ave to the South and Chico Rd to the North

2 - DEVELOPMENT The Owners wish to develop the property with a auto body repair shop. Zoning is C-2.

REQUIRED PARKING

SPRAY BOOTH: MANUFACTURE: 1092 SF	= 1
BODY SHIP: 49.5 X 40 = 1966/200	= 10
APT/MENT/1 BED/ 1 BATH	= 2
REQUIRE:	13
LESS AUTS IN BUILDING:	-5
LESS TRANSIT CREDIT:	-1
REQUIRE) PARKING:	7
PARKING PROVIDED:	13
HANDICA	1
MOTORC/CLE	
BIKE	2

LANDSCAPING REQUIRED

LOT SIZE:	100' X 131.88'	13,188 SF
BUILDING FOOTPRINT:	78' X 40'	- 3,120 SF
		<hr/>
MINIMUM REA OF LANDSCAPING		10,068 SF
	10,068 X .15 =	1,510 SF
LANDSCAING PROVIDED:		2,732 SF

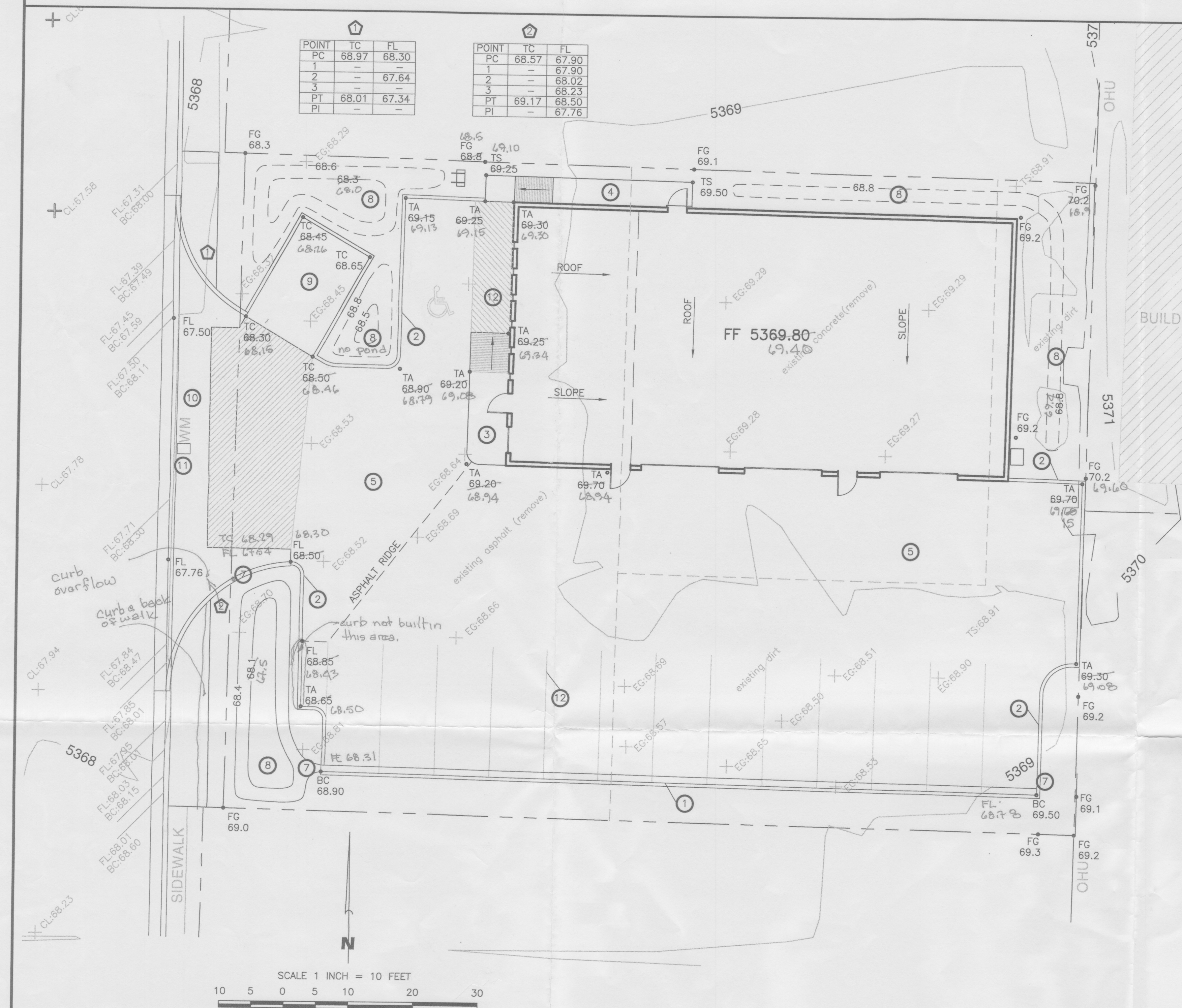
**TRAFFIC CIRCULATION LAYOUT
APPROVED**

Signed Date

**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.

GRADING PLAN



OFFSITE DRAINAGE MAP

1" = 200'



DRAINAGE DATA

CONDITION	STORM	TREATMENT	TREATMENT	EXCESS	PEAK	RUNOFF	RUNOFF
	A RETURN PERIOD	TYPE	AREA	PRECIPITATION	RUNOFF	VOLUME	RATE
	N	(table 4)	(table 8)	(table 9)		cu. ft	cfs
EXISTING	10	A	0	0.19	0.58	0	0.00
		B	0	0.38	1.19	110	0.10
		C	3660	0.62	2	506	0.46
		D	9785	1.5	3.39	1223	0.76
		TOTAL	13445			1838	1.31
	100	A	0	0.66	1.87	0	0.00
		B	0	0.92	2.6	0	0.00
		C	3660	1.29	3.45	393	0.29
		D	9785	2.36	5.02	1924	1.13
		TOTAL	13445			2318	1.42
DEVELOPED	10	A	0	0.19	0.58	0	0.00
		B	1045	0.38	1.19	31	0.03
		C	1980	0.62	2	101	0.09
		D	10440	1.5	3.39	1305	0.81
		TOTAL	13445			1438	0.93
	100	A	0	0.66	1.87	0	0.00
		B	1045	0.92	2.6	80	0.06
		C	1980	1.29	3.45	211	0.16
		D	10440	2.36	5.02	2053	1.20
		TOTAL	13445			2344	1.42
EXISTING	100	A	0	0.66	1.87	0	0.00
		B	1810	0.92	2.6	139	0.11
		C	7841	1.29	3.45	843	0.62
		D	1435	2.36	5.02	282	0.17
		TOTAL	11086			1264	0.89

KEYED NOTES

- CONCRETE CURB AND GUTTER. SEE DETAIL SHEET 2.
- HEADER CURB. SEE DETAIL SHEET 2.
- TURNDOWN SIDEWALK. SEE DETAIL SHEET 2.
- SIDEWALK. SEE DETAIL SHEET 2.
- ASPHALT PAVEMENT (LIGHT DUTY). SEE DETAIL SHEET 2.
- ASPHALT PAVEMENT (HEAVY DUTY) (HATCHED AREA). SEE DETAIL SHEET 2.
- CURB OPENINGS: 18"x6" AT SE COR OF PARKING LOT, 36"x6" AT POND INLET AND 30"x6" AT POND OUTLET. LOCATE POND OUTLET WHERE THE TOP OF CURB ON THE LOW SIDE OF THE OPENING IS 4 9/16" ABOVE THE POND INLET FLOWLINE ELEVATION. SET THE POND OUTLET FLOWLINE 5 3/16" BELOW THE TOP OF CURB ON THE LOW SIDE OF THE OPENING. CONSTRUCT THE POND OUTLET ELEVATION FLAT.
NOTE: STONE EROSION CONTROL PADS SHALL BE INSTALLED AT THE CURB OPENINGS. 85% (BY WEIGHT) OF THE STONE SHALL HAVE A MINIMUM DIMENSION OF 3 INCHES. THE PAD SHALL HAVE A MINIMUM WIDTH OF 42 INCHES, CENTERED ON THE CURB OPENING, AND A MINIMUM LENGTH OF 4 FEET AND SHALL BE SET ON A FABRIC FILTER (MIRAFI 140N OR EQUAL). THE TOP SURFACE OF THE STONE PAD SHALL NOT PROTRUDE ABOVE THE SURFACE OF THE CURB OPENING AND SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.
- WATER HARVESTING POND.
- REFUSE ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- PRIVATE ENTRANCE DETAIL. SEE COA STD. DWG. 2426 FOR DETAILS. 20' RADIUS RETURNS.
- INSTALL HEAVY DUTY WATER METER BOX AT EXISTING WATER SERVICE.
- PAINTED PARKING STRIPING.

DRAINAGE NOTES

- THE SITE WAS PREVIOUSLY DEVELOPED. THE BUILDING SLAB AND PORTIONS OF THE ASPHALT PARKING AREA ARE ALL THAT REMAIN. THE UNDEVELOPED PROPERTY TO THE EAST OF THE SITE, AS WELL AS HALF OF THE BUILDING SOUTH OF THAT IS PRESENTLY DRAINING ACROSS THE SITE. THE PROPOSED DEVELOPMENT WILL ACCEPT AND ROUTE THOSE FLOWS ACROSS THE SITE TO TENNESSEE STREET UNTIL THE OFFSITE PROPERTY IS DEVELOPED.
- THE SITE IS LOCATED IN RAINFALL ZONE 3. DUE TO THE FACT THAT THE SITE WAS PREVIOUSLY DEVELOPED THERE IS LITTLE CHANGE IN THE RUNOFF RATE AND VOLUME DUE TO THE PROPOSED DEVELOPMENT. PROPOSED WATER HARVESTING PONDS WILL CAUSE A SLIGHT REDUCTION IN 100 YEAR STORM RUNOFF RATES AND VOLUMES. THE PONDS WILL, HOWEVER, SIGNIFICANTLY REDUCE HIGHER FREQUENCY STORMS AND STORMWATER POLLUTANTS.
- THE SITE IS LOCATED IN 'ZONE X' PER FEMA FIRM MAP NO. 358, DATED SEPTEMBER, 2008.
- TOPOGRAPHY SURVEY DATA SHOWN ON THIS DRAWING WAS OBTAINED BY DOUG SMITH SURVEYING, INC. DATED AUGUST, 2012.

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.

SOUTHEAST INLET TO PARKING LOT
BROAD CRESTED WEIR
 $Q = CLH^{3/2}$ where $Q = 0.89$ (offsite flow from table)
 $C = 2.6$ and $H = 0.4$

therefore $L = 1.35$ ft USE 1.5 ft

SOUTHWEST POND INLET
FLOW RATE
 $Q = 0.89$ (offsite flow from above) + $(8432/43560)(5.02)$
 $= 1.86$ cfs

BROAD CRESTED WEIR
 $Q = CLH^{3/2}$ where $C = 2.6$ and $H = 0.4$

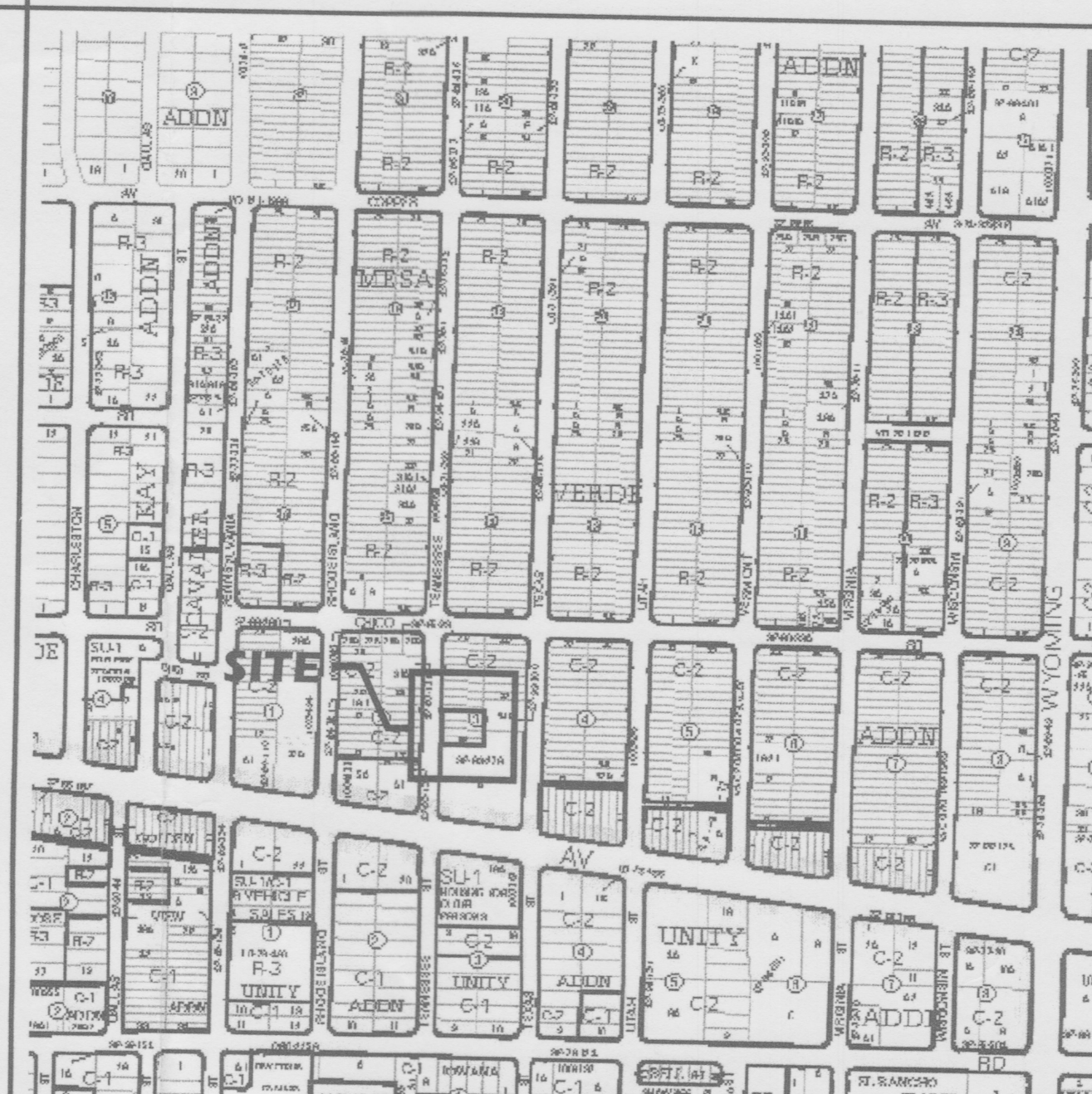
therefore $L = 2.83$ ft USE 3 ft therefore $H = 0.38$ ft

SOUTHWEST POND OUTLET (IGNORE POND ATTENUATION EFFECT)
FLOW RATE
 $Q = 1.86$ (from above) + $(1212/43560)(3.45)$
 $= 1.96$ cfs

BROAD CRESTED WEIR
 $Q = CLH^{3/2}$ where $C = 2.8$ and $H = 0.45$

therefore $L = 2.31$ ft USE 2.5 ft, therefore $H = 0.43$ ft

VICINITY MAP K-19



FEMA FIRM PANEL NO. 358



LEGAL DESCRIPTION

LOT 16-A, BLOCK THREE, MESA VERDE ADDITION

PERMANENT BENCHMARK

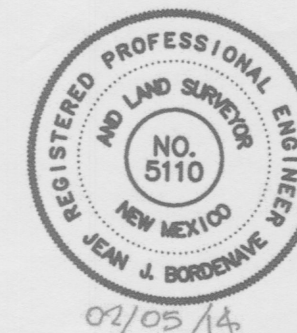
ACS 14-K20 ELEVATION 5381.929 (NAVD 1988)

ENGINEER'S 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 12/03/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL GRADING PLAN 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:
see notes on plan

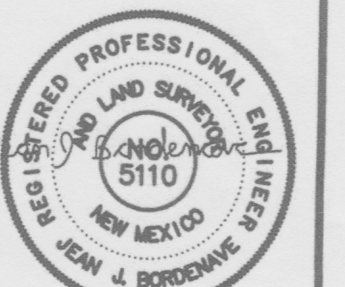
THE RECORD INFORMATION PRESENTED ON THE EDITED DESIGN DOCUMENT IS NOT NECESSARILY COMPLETE AND IS INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE EDITED DESIGN DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY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



REVISIONS

DATE BY

St. Line
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12/07/12

PERMIT
AND BIDDING
SET
12.07.12

LEYBA BODY SHOP

130 TENNESSEE NE
ALBUQUERQUE, NM 87108
BERNALILLO COUNTY
505 249 2700

St. Line
st price design studio
Joseph B. Bordenave, Jr. ARCHITECT
3700 Coors Blvd. NW Suite E
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505-345-3650

DRAWN
METO
CHECKED
JBB/STP
DATE
12/07/12
SCALE
JOB NO.
1208
SHEET