

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

July 15, 2019

Jean J. Bordenave, PE
PO Box 91194
Albuquerque, NM 87199

**RE: Garcia Apartments
618, 620, & 624 Garcia St. NE
Permanent C.O. - Accepted
Engineer's Certification Dated 05/22/19
Engineer Stamp Date: 10/10/17
Hydrology File: K20D063**

Dear Mr. Bordenave:

PO Box 1293

Based on the Certification received 07/08/19 and site visit on 07/12/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

**PRIVATE FACILITY
DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between Dan Garcia ("Owner"), whose address is 4120 Ellison NE Ste D Albu NM 87103 and whose telephone number is (505) 238-1848 and the City of Albuquerque, New Mexico, a municipal corporation whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. **Recital.** The Owner is the current owner of the following described real property located at [give legal description, and street address]
116, 120 & 128 Garcia St. NE Albu. NM 87123
Lots (17)(18) & (19) in Block Number (4) of Buena Ventura
Bernalillo County of New Mexico
 recorded on 9/11/1941, pages C1 through 8, as Document No. 201707234
 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. **Description and Construction of Drainage Facility.** The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:
Multiple ponds as shown on attached
Exhibit 'A'

The Drainage Facility is more particularly described in Exhibit A attached hereto and made a part hereof.

3. **Maintenance of Drainage Facility.** The Owner shall maintain the Drainage Facility at Owner's sole cost in accordance with the approved Drainage Report and plans.

4. **Benefit to Property.** The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. **Inspection of Drainage Facility.** The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. **Liability of City.** The Owner understands and agrees that the City shall not be liable



to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

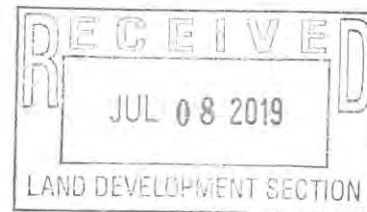
8. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's property for improvements to the property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

11. Changes to Covenant. Changes to this Covenant are not binding unless made in writing, signed by both parties.

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.



OWNER:

CITY OF ALBUQUERQUE:

By [signature]: [Signature]

By: _____

Name [print]: Don Garcia

Shahab Biazar, P.E., City engineer

Title: owner

Dated: _____

Dated: 6/24/19

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 24 day of June,
2019, by Don Garcia (name of person signing permit),
owner (title of person signing permit) of
[Signature] (Owner).



[Signature]
Notary Public
My Commission Expires: 10/5/19

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of _____
20____, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.

Notary Public
My Commission Expires: _____

(EXHIBIT A ATTACHED)

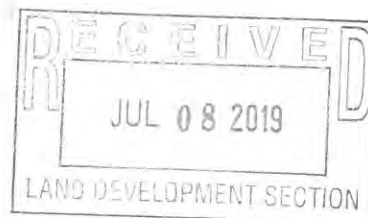
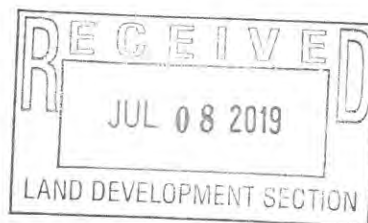


EXHIBIT 'A'

GARCIA ST. NE

CONTROLLED
DISCHARGE

POND
(TYPICAL)



[illegible]

1. EXISTING PAVED PUBLIC SIDEWALK.
2. EXISTING CONCRETE PUBLIC SIDEWALK.
3. EXISTING CONCRETE DRIVE PAD. REMOVE DRIVE PAD AND CONSTRUCT STD C&G AND 4' WIDE CONC SIDEWALK PER COA STD. DET.S 2415B & 2430 RESPECTIVELY.
4. REMOVE CONCRETE CURB & GUTTER AND CONCRETE SIDEWALK. CONSTRUCT 24' CONCRETE DRIVE PAD PER COA STD. DET. 2425, SECTION D-D.
5. PROPOSED TRIPLEX. SEE ARCHITECTURAL FOR DETAILS.
- 6a. PROPOSED FLAT SIDEWALK. SEE DETAIL SHEET C1.2.
- 6b. PROPOSED TURNDOWN SIDEWALK. SEE DETAIL SHEET C1.2.
7. PROPOSED CONCRETE HEADER CURB. SEE DETAIL SHEET C1.2. SEE ARCHITECTURAL SITE PLAN FOR GEOMETRY.
8. PROPOSED LIGHT DUTY ASPHALT. SEE DETAIL SHEET C1.2.
9. PROPOSED 3' BOTTOM WIDTH STONE LINED CHANNEL. SEE DETAIL SHEET C1.2.
10. PROPOSED WATER HARVESTING POND. BOTTOM OF POND 41.3. MINIMUM STORAGE VOLUME--228 C.F.
11. PROPOSED WATER HARVESTING POND. BOTTOM OF POND 42.5. MINIMUM STORAGE VOLUME--35 C.F.
12. PROPOSED WATER HARVESTING POND. BOTTOM OF POND 43.5. MINIMUM STORAGE VOLUME--79 C.F.
13. PROPOSED WATER HARVESTING POND. BOTTOM OF POND 44.2. MINIMUM STORAGE VOLUME--81 C.F.
14. PROPOSED WATER HARVESTING POND. BOTTOM OF POND 42.2. MINIMUM STORAGE VOLUME--35 C.F.
15. PROPOSED 4' WIDE CONCRETE CHANNEL. SEE DETAIL SHEET C1.2.
16. ~~PROPOSED 6" WIDE CHANNEL SIDEWALK CULVERT. SEE DETAIL SHEET C1.2.~~ OWNER SUBSTITUTED MULTIPLE 3" PVC PIPES FOR THE SIDEWALK CULVERT DURING CONSTRUCTION.
17. PROPOSED CONCRETE EXIT STRUCTURE. SEE DETAIL SHEET C1.2.
18. PROPOSED 2-3" PVC PIPE CULVERT. SEE DETAIL SHEET C1.2.
19. PROPOSED 3-3" PVC PIPE CULVERT. SEE DETAIL SHEET C1.2.
20. SET BOTTOM OF POND 0.1' BELOW OUTLET PIPES FROM EACH POND.
21. SAW CUT (AT PROPERTY LINE) AND REMOVE EXISTING ASPHALT PAVEMENT SOUTH OF SAW CUT.

THE SITE IS CURRENTLY VOID OF CONSTRUCTED ITEMS WITH THE EXCEPTION OF A SMALL PAVED AREA AND SOME CHAIN LINK FENCING AT THE NORTHWEST CORNER OF LOT 19. THERE IS VERY LITTLE VEGETATION ON THE SITE WHICH SLOPES GENTLY DOWN TO THE WEST. THERE IS AN EXISTING CONCRETE SIDEWALK IN THE STREET RIGHT-OF-WAY. THE WALK IS 6 FEET WIDE IN FRONT OF LOT 17 AND 4 FEET WIDE IN FRONT OF LOTS 18 AND 19.

FFSITE FLOWS FROM A SEMI DEVELOPED AREA TO THE EAST PRESENTLY ENTER THE SITE. THERE IS A SMALL BUILDING ON THE OFFSITE AREA AND THE REST OF THE AREA IS BEING USED TO STORE CARS. THE LOTS ARE LIGNED WITH AND ARE THE SAME SIZE AS THE PROJECT SITE.

THE SITE IS LOCATED IN RAINFALL ZONE 3. THERE WILL BE AN INCREASE (ABOVE EXISTING CONDITIONS) IN RUNOFF VOLUMES AND FLOW RATES DUE TO DEVELOPMENT. SEE TABLE ON SHEET C1.2 FOR EXISTING AND DEVELOPED FLOW RATES AND RUNOFF VOLUMES.

RUNOFF FROM IMPERVIOUS AREAS IS ROUTED TO SHALLOW RETENTION PONDS. THE PONDS ARE SIZED TO CONTAIN THE CALCULATED REQUIRED WATER HARVESTING VOLUME.

THE SITE IS LOCATED IN AN AREA DESIGNATED 'ZONE X' PER FEMA FIRM MAP NO. 114H, DATED AUGUST, 2012.

EXISTING TOPOGRAPHY FOR THE SITE WAS OBTAINED BY HARRIS SURVEYING, INC. IN APRIL, 2017.

A PRIVATE CROSS LOT DRAINAGE EASEMENT IS REQUIRED AS EXISTING LOT LINES ARE TO BE MAINTAINED.

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 COUNTY OF BERNALILLO STANDARDS AND PROCEDURES.

THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO THE 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 UNSUSCEPTIBLE TO BEING WASHED DOWN THE STREET.

THE CONTRACTOR SHALL SECURE THE APPROPRIATE BARRICADING, TOP SOIL DISTURBANCE AND ACCESS PERMITS FROM THE COUNTY PRIOR TO BEGINNING CONSTRUCTION.

The map shows a grid of streets in Buena Ventura, California. The main streets are Buena Ventura (top), East Gateway (middle, highlighted in pink), Central Avenue (bottom), Garcia Street (left), and Eubank (right). The map is divided into several blocks. The top block is bounded by Buena Ventura, East Gateway, and Garcia Street. The middle block is bounded by East Gateway, Central Avenue, and Garcia Street. The bottom block is bounded by Central Avenue, East Gateway, and Eubank. The map shows various lots, some with house numbers, and a small area labeled 'EAST GATEWAY' in pink. The map is oriented with Buena Ventura at the top and Central Avenue at the bottom.

SEE LEGEND ON SHEET C1.2

LOTS 17, 18 AND 19, BUENA VENTURA

ACS STATION 5-K20, ELEVATION 5249.995 (NAVD 1988)

no.	date	remarks	by

REVISIONS



project title			GARCIA APARTMENTS GARCIA ST. NE ALBUQUERQUE, NM
sheet title			
GRADING & DRAINAGE PLAN			sheet C1.1
drawn by	design by	project no.	
METO	JB	1706	
RDENAVE DESIGNS BOX 91194, ALBUQUERQUE, NM 87199 (505)823-1344 Cell (505)480-6812 JakeBordenave@comcast.net			

C1.1

1/4" RADIUS

3/8" - 16x1 - 1/4" COUNTER-SUNK, F.H., STAINLESS STEEL MACHINE SCREW IN 1"x5" +/- THREADED STEEL ANCHOR.

EXPANSION JOINT

3/8" CHECKERED STEEL PLATE w/ ONE COAT SHOP RED OXIDE PAINT AND TWO COATS ALUMINUM PAINT.

WELD 3/4" ROUND STEEL ROD TO UNDERSIDE OF PLATE FULL WIDTH OF OPENING AT TRAFFIC END OF PLATE.

3' 6" PER PLAN

TROWEL INVERT TO A SMOOTH, DENSE SURFACE. SLOPE 1/2" TO FORM FLOWLINE.

NOTES:

1. DIMENSION 'X' TO BE 1/2" LESS THAN CURB HEIGHT AT OUTLET. DIMENSION 'X' TO BE A MINIMUM OF 3" AND A MAXIMUM OF 6" IN LANDSCAPED AREAS. MINIMUM CHANNEL SLOPE SHALL BE 2%.
2. AT INSTALLATIONS WHERE THE CULVERT PENETRATES A CURB w/ GUTTER, THE GUTTER SHALL BE POURED MONOLITHICALLY WITH THE SIDEWALK CULVERT.
3. THE MAXIMUM WIDTH OF CULVERT OPENING IS 24". AT MULTI-BARREL INSTALLATIONS THE BARRELS SHALL BE SEPARATED BY A 9" WIDE CONCRETE WALL.
4. VISIBLE SURFACES OF THE SIDEWALK CULVERT SHALL MATCH THE COLOR AND TEXTURE OF THE ADJACENT SIDEWALK.

NOTES:

1. DIMENSION 'X' TO BE 1/2" LESS THAN CURB HEIGHT AT OUTLET. DIMENSION 'X' TO BE A MINIMUM OF 3" AND A MAXIMUM OF 6" IN LANDSCAPED AREAS. MINIMUM CHANNEL SLOPE SHALL BE 2%.
2. AT INSTALLATIONS WHERE THE CULVERT PENETRATES A CURB w/ GUTTER, THE GUTTER SHALL BE POURED MONOLITHICALLY WITH THE SIDEWALK CULVERT.
3. THE MAXIMUM WIDTH OF CULVERT OPENING IS 24". AT MULTI-BARRAGE INSTALLATIONS THE BARRELS SHALL BE SEPARATED BY A 9" WIDE CONCRETE WALL.
4. VISIBLE SURFACES OF THE SIDEWALK CULVERT SHALL MATCH THE COLOR AND TEXTURE OF THE ADJACENT SIDEWALK.

CONCRETE CHANNEL

* ROUND EXPOSED EDGES WITH 1/2" EDGING TOOL.

12" 6" 18"

6" 6" 6"

CONCRETE CHANNEL

NO. 4 REBAR (2 MIN.) AT 18" O.C. MAX.

SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

The diagram illustrates a cross-section of a concrete channel. The channel has a width of 12 inches and a depth of 6 inches. The bottom of the channel is reinforced with No. 4 rebar at a maximum spacing of 18 inches on center. The channel is set into a subgrade that has been prepared to 95% modified proctor and compacted to 90% modified proctor. The edges of the concrete channel are to be rounded with a 1/2 inch edging tool. The diagram also shows the 6-inch depth of the channel and the 18-inch spacing of the rebar.

PIPE SIDEWALK CULVERT

HEADER CURB

6"

15"

6"

* ROUND EXPOSED EDGES WITH 1/2" EDGING TOOL.

2'-0" MIN.

1'-0" MIN.

6"

6"

6"

FILL SLOPE (SEE GRADING PLAN)

2-#4 REINFORCING STEEL BARS

PORTLAND CEMENT CURB

SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

PAVING SURFACE (SEE PAVING SECTION)

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.

DRAINAGE DATA

ASPHALT PAVEMENT

light duty

3" ASPHALT SURFACE COURSE
12" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)
COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

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".

POND OUTLET STRUCTURE

15.75' RADIUS
1.0000'
3.5'
4.54'
3.58'
2.83'
10.95'
PROPERTY LINE

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".

SIDEWALK

FLAT

SEE SITE PLAN FOR WIDTH

6"

SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE SHOWN

4" PORTLAND CEMENT CONCRETE SIDEWALK (4000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

TURNDOWN

SEE SITE PLAN FOR WIDTH

6"

6"

8"

SLOPE AT 1/4" PER FOOT UNLESS OTHERWISE SHOWN

4" PORTLAND CEMENT CONCRETE SIDEWALK (3000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95% MODIFIED PROCTOR)

NO. 4 REBAR (CONTINUOUS)

COMPACTED SUBGRADE (90% MODIFIED PROCTOR)

TURNDOWN

SEE SITE PLAN
FOR WIDTH

SLOPE AT 1/4"
PER FOOT UNLESS
OTHERWISE SHOWN

4" PORTLAND CEMENT CONCRETE SIDEWALK
(3000 PSI CONCRETE)

6" SUBGRADE PREPARATION (95%
MODIFIED PROCTOR)

NO. 4 REBAR (CONTINUOUS)

COMPACTED SUBGRADE (90%
MODIFIED PROCTOR)

ASPHALT PAVING SECTION

The diagram shows a cross-section of a road surface. From top to bottom, the layers are: a 4-inch thick Portland Cement Concrete Sidewalk (3000 PSI concrete) with a 6-inch wide curb on the left and a 6-inch wide base on the right; a 6-inch thick Subgrade Preparation (95% Modified Proctor) layer; a Compacted Subgrade (90% Modified Proctor) layer; and an Asphalt Paving Section at the bottom. A continuous No. 4 rebar is shown extending through the concrete sidewalk and the subgrade preparation layer. A slope of 1/4 inch per foot is indicated for the top surface of the concrete sidewalk. Dimensions of 6 inches are shown for the curb and base widths. A note refers to the site plan for the overall width. Arrows point from the text labels to their respective layers in the cross-section.

The drawing consists of two parts. The top part is a cross-section of a channel. It shows a trapezoidal shape with a flat bottom and sloped sides. The interior is filled with irregular shapes representing stones. A layer of filter fabric is shown just above the stones, and the top surface is labeled 'FINISH GRADE OF ADJACENT EARTH'. Dimensions are indicated: the top width 'VARIES' with '6" MIN.' on either side of the stone layer; the stone layer thickness is '4"'; the filter fabric thickness is '3"'. A note says 'SEE KEYED NOTES'. The bottom part is a plan view symbol for a 'STONE LINED CHANNEL', showing a curved line with a hexagonal pattern inside. A label points to it: 'STONE LINED CHANNEL SYMBOL ON PLAN.'

VARIES
6" MIN.

VARIES
SEE KEYED NOTES

VARIES
6" MIN.

4"

3"

RIVER RUN STONE (UNCRUSHED) PER CHART

FILTER FABRIC

FINISH GRADE OF ADJACENT EARTH

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

STONE SIZE	PERCENT BY VOL.
> 6"	0
3"-6"	0
1"-3"	15-30
3/8"-1"	30-60
< 3/8"	10-20

STONE LINED CHANNEL
SYMBOL ON PLAN.

STONE SIZE	PERCENT BY VOL.
> 6"	0
3"-6"	0
1"-3"	15-30
3/8"-1"	30-60
< 3/8"	10-20

STONE LINED CHANNEL SYMBOL ON PLAN.

The diagram shows a cross-section of a sidewalk culvert. It consists of two main horizontal sections separated by an "EXPANSION JOINT". The top section is labeled "6x6, 10/10 W.W.F.". Inside the culvert, there are three circular pipes, each labeled "3\" DIAMETER PVC PIPE. NUMBER OF PIPES PER GRADING PLAN.". Below the pipes, there are dimension lines indicating a "4\"" gap from the left edge to the first pipe, and a "5\"" gap between the first and second pipes. On the right side, there is a note: "EXTEND CULVERT BASE 4\" INTO LANDSCAPED AREA AT INLET & OUTLET.".

NOTES:

1. AT INSTALLATIONS WHERE THE SIDEWALK CULVERT PENETRATES A CURB FACE, THE GUTTER SHALL BE POURED MONOLITHICALLY WITH THE SIDEWALK CULVERT.
2. VISIBLE SURFACES OF THE SIDEWALK CULVERT SHALL MATCH THE COLOR AND TEXTURE OF THE ADJACENT SIDEWALK

NOTES:

1. AT INSTALLATIONS WHERE THE SIDEWALK CULVERT PENETRATES A CURB FACE, THE GUTTER SHALL BE POURED MONOLITHICALLY WITH THE SIDEWALK CULVERT.
2. VISIBLE SURFACES OF THE SIDEWALK CULVERT SHALL MATCH THE COLOR AND TEXTURE OF THE ADJACENT SIDEWALK

[illegible]

AREA B POND EMERGENCY DISCHARGE
 100 YEAR 6 HOUR PEAK DISCHARGE (FROM TABLE ABOVE) = 2.31 CFS
 BROAD CRESTED WEIR
 $Q = CLH^{1.5}$ Where C = 2.6. L = weir length, H = flow depth (use 0.4')
 therefore $2.31 = 2.6L(0.4)^{1.5}$ and L = 3.51 ft. Use 3.58'

CONDITION	BASIN	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
					in.	cfs/acre		
DEVELOPED	A	100	A	0	0.66	1.87	0	0.00
			B	0	0.92	2.6	0	0.00
			C	1645	1.29	3.45	177	0.13
			D	1730	2.36	5.02	340	0.20
			TOTAL	3375			517	0.33
	B	100	A	0	0.66	1.87	0	0.00
			B	2360	0.92	2.6	181	0.14
			C	0	1.29	3.45	0	0.00
			D	13687	2.36	5.02	2692	1.58
			TOTAL	16047			2873	1.72
	C	100	A	0	0.66	1.87	0	0.00
			B	0	0.92	2.6	0	0.00
			C	1100	1.29	3.45	118	0.09
			D	1490	2.36	5.02	293	0.17
			TOTAL	2590			411	0.26
	O	100	A	0	0.66	1.87	0	0.00
	F		B	0	0.92	2.6	0	0.00
			C	15735	1.29	3.45	1692	1.25
			D	0	2.36	5.02	0	0.00
	A		TOTAL	15735			1692	1.25
	O	100	A	0	0.66	1.87	0	0.00
	F		B	0	0.92	2.6	0	0.00
			C	587	1.29	3.45	632	0.47
			D	400	2.36	5.02	79	0.05
	B		TOTAL	6277			710	0.51

The site plan illustrates the layout of the proposed multi-family development. It includes the following impervious areas and parking spaces:

- IMP. AREA 1:** 7666 S.F. (Main building footprint)
- IMP. AREA 2:** 1227 S.F. (Paved area at the top right)
- IMP. AREA 3:** 2792 S.F. (Paved area in the middle right)
- IMP. AREA 4:** 2866 S.F. (Paved area below Area 3)
- IMP. AREA 5:** 1227 S.F. (Paved area at the bottom right)
- IMP. AREA 6:** 490 S.F. (Paved area on the left side)
- IMP. AREA 6:** 128 S.F. (Paved area at the bottom left)

Parking spaces are indicated by dashed lines and are located primarily in the central and right portions of the site. A north arrow is located in the upper right corner of the plan.

1 INCH = 30 FEET

ABBREVIATIONS		PED ELEC. OR TEL. PEDESTAL		WET UTILITIES	
TBM	TEMPORARY BENCHMARK	OHU	OVERHEAD UTILITIES	EXISTING _____	S,T,U _____
G	GROUND	LP	LIGHT POLE	S,T,U : SIZE (INCHES), TYPE & USE	
FF	FINISH FLOOR	PP	POWER POLE	TYPE: CI—Cast Iron, DI—Ductile Iron, CMP—Corr. Metal, HDPE—High Density Polyethylene, PVC—Polyvinyl Chloride, RCP—Reinforced Concrete	
FG	FINISH GRADE (after landscaping)	GW	GUY WIRE		
FL	FLOWLINE			USES: SD—STORM DRAIN, SAS—SANITARY SEWER, W—WATER, IRR—IRRIGATION	
TA	TOP OF ASPHALT				
TC	TOP OF CONCRETE			PROPOSED _____	
BC	TOP OF CURB				
TP	TOP OF EARTH PAD			PROPOSED _____	
TS	TOP OF SIDEWALK				
TW	TOP OF WALL			PROPOSED _____	
FH	FIRE HYDRANT				
WM	WATER METER			PROPOSED _____	
WV	WATER VALVE				
MH	MANHOLE			PROPOSED _____	
CB	CATCH BASIN GRATE				
GM	GAS METER			PROPOSED _____	
GV	GAS VALVE				
LP	LIGHT POLE			PROPOSED _____	

BASIN	IMP. AREA	REQD VOL.	(C.F.)	PROV. VOL.	(C.F.)	
1	7466	211		228		
2	1227	35		71		
3	2792	79		83		
4	2866	81		91		
5	1227	35		55		
6	618	<u>18</u>		<u>0</u>		DRIVEWAY ENTRANCES
		459		528		DIRECT DISCHARGE

project title
GARCIA APARTMENTS
GARCIA ST. NE
ALBUQUERQUE, NM

sheet title
SITE DETAILS, LEGEND

drawn by METO	design by JJB	project no. 1706
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			sheet
BORDENAVE DESIGNS			

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