

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

April 10, 2018

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM, 87111

**RE: Nexus Blue
1511 Broadway SE
Grading Plan
Engineer's Stamp Date: 03/29/18
Hydrology File: L14D026**

Dear Mr. McGee:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 03/30/2018, the Grading Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets for Building Permit processing. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush pond prior to Certificate of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.

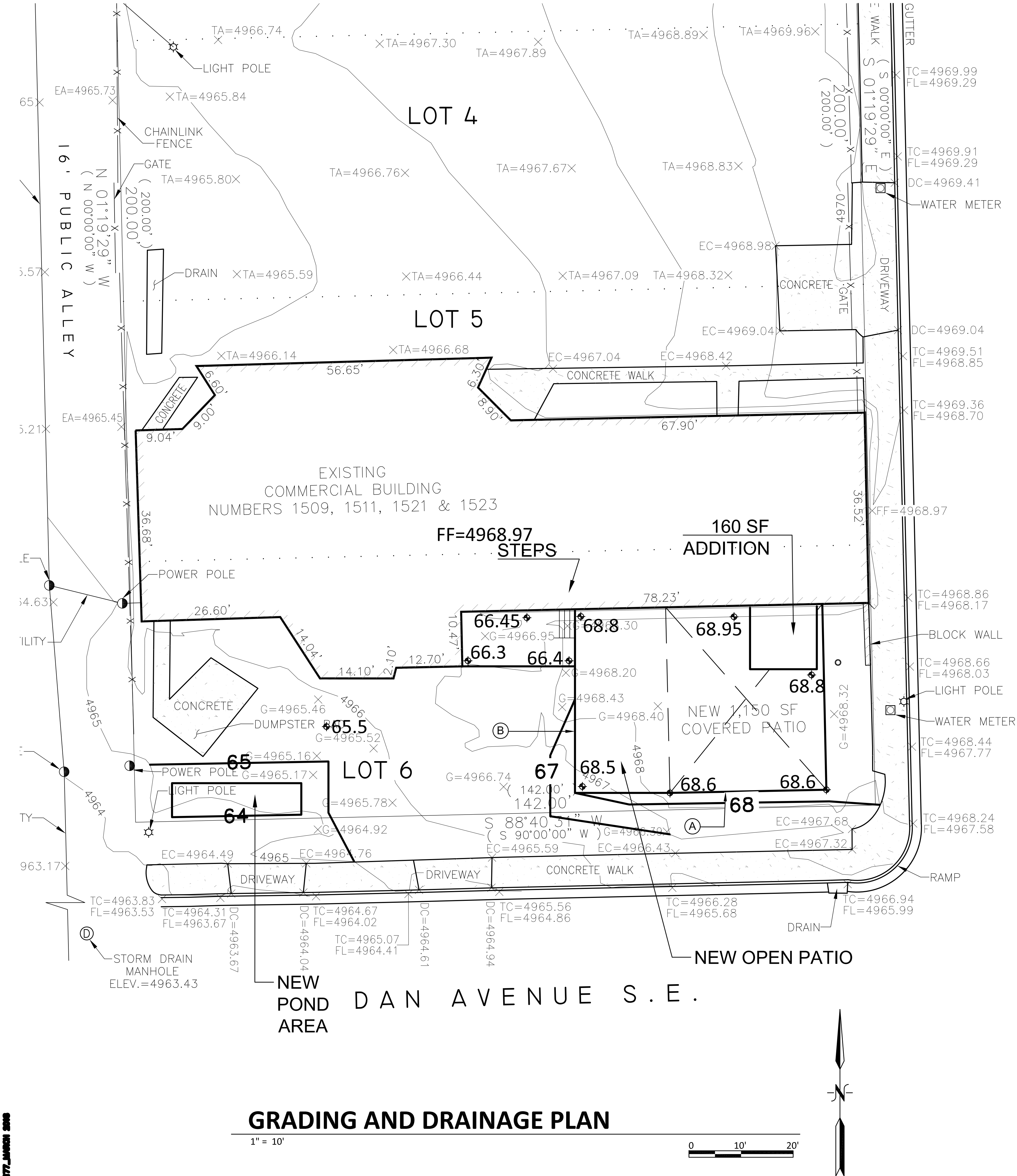
If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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

10-0117 JAN 2018



GRADING AND DRAINAGE PLAN

1" = 10'

0 10' 20'



VICINITY MAP

L14

LEGEND

- EXISTING CONSTRUCTION
- NEW CONTOUR
- FF=4968.97 EXISTING BUILDING FINISH FLOOR ELEV
- ◆65.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- FL FLOWLINE

KEYED NOTES

- SOUTH PATIO EDGE TO BE 12" TURNED DOWN WITH 6" EXPOSED.
- WEST PATIO EDGE SHALL HAVE 18" TURNED DOWN (8" EXPOSED) AT SOUTH END AND 34" TURNED DOWN (28" EXPOSED) AT JUNCTION WITH LOWER PATIO.

DRAINAGE ANALYSIS

ADDRESS: 1511 Broadway Avenue SE, Albuquerque, NM

LEGAL DESCRIPTION: Lots 6, BLOCK L, Eastern Addition

SITE AREA: 7,100 SF (0.163 acres)

BENCHMARK: City of Albuquerque Station '14-L14' being a brass cap
ELEV = 4961.157 (NAVD 1988)

SURVEYOR: The Survey Office dated March, 2018

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Map 35001C0334G (9/26/08), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The site was an existing building and asphalt parking area with 2 concrete slabs. The site is bounded by Broadway Avenue to the east and Dan Avenue to the south. A public alley runs along the west and a paved parking area exists to the north. The site slopes down to the southwest and discharges through an existing drive pad to Dan Avenue SE.

PROPOSED IMPROVEMENTS: The proposed improvements include both a covered and open patio. A 160 SF building addition is proposed under a portion of the covered patio area.

DRAINAGE APPROACH: The site drainage pattern will remain unchanged as the site will continue to drain to the southwest per historic conditions.

Existing land treatment: 16% C and 84% D
 $Q = [(0.16) (3.14) + (0.84) (4.70)] (0.163) = 0.7 \text{ CFS}$

Proposed land treatment: 20% C and 80% D
 $Q = [(0.20) (3.14) + (0.80) (4.70)] (0.163) = 0.7 \text{ CFS (UNCHANGED)}$
Redevelopment First Flush $V = (2,130) / (0.26 / 12) = 46 \text{ CF}$

Pond size: $A = 25 \times 8' = 200 \text{ SF}$ $V = 50 \text{ CF at } 0.25' \text{ DEPTH (OK } > 46 \text{ CF)}$

The proposed detention pond area will contain the first flush volume. Site runoff will not increase and there will be no adverse impact on downstream drainage facilities.

scout
design LLC

ARCHITECT/ENGINEER



NEXUS BLUE

1511 BROADWAY SE
ALBUQUERQUE, NEW MEXICO
87102

CONSTRUCTION DOCUMENTS

REVISION	DATE
001	02.12.18

DATE	01.24.18
PROJECT NO	1717

GRADING PLAN

SHEET NO.

C-100