

CITY OF ALBUQUERQUE



March 25, 2013

Mike Balaskovits, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**Re: Mesa Del Sol Montage Unit 2, Portrait Park Swimming Pool
Grading and Drainage Plan
Engineer's Stamp date 03-20-2013 (R16/D003B)**

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received 03-20-13, the above referenced plan is approved for Building Permit. If $\frac{3}{4}$ an acre or more is being disturbed a Topsoil Disturbance Permit will be required.

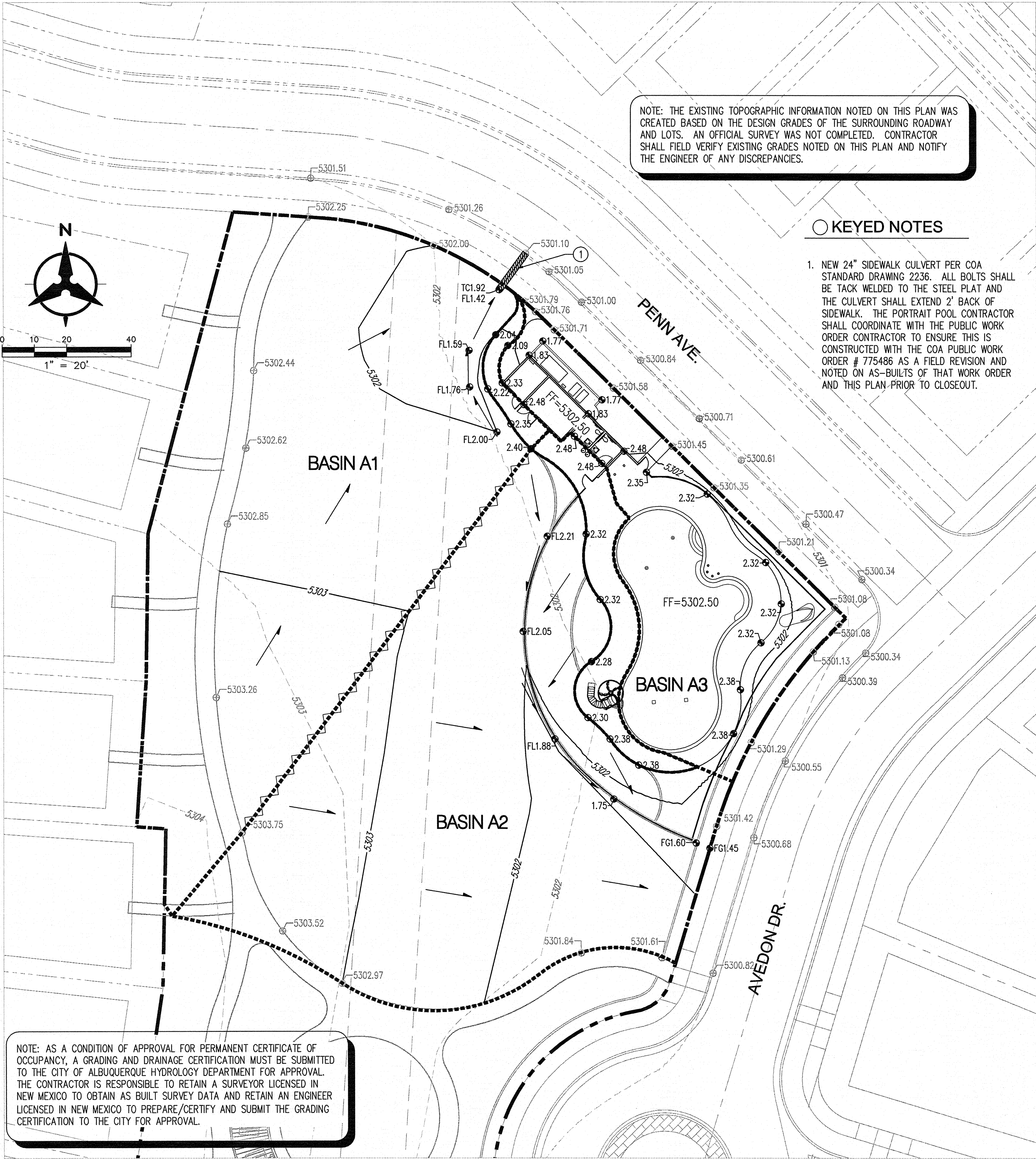
Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for Building Permit.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required. If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail



GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.

BENCH MARK

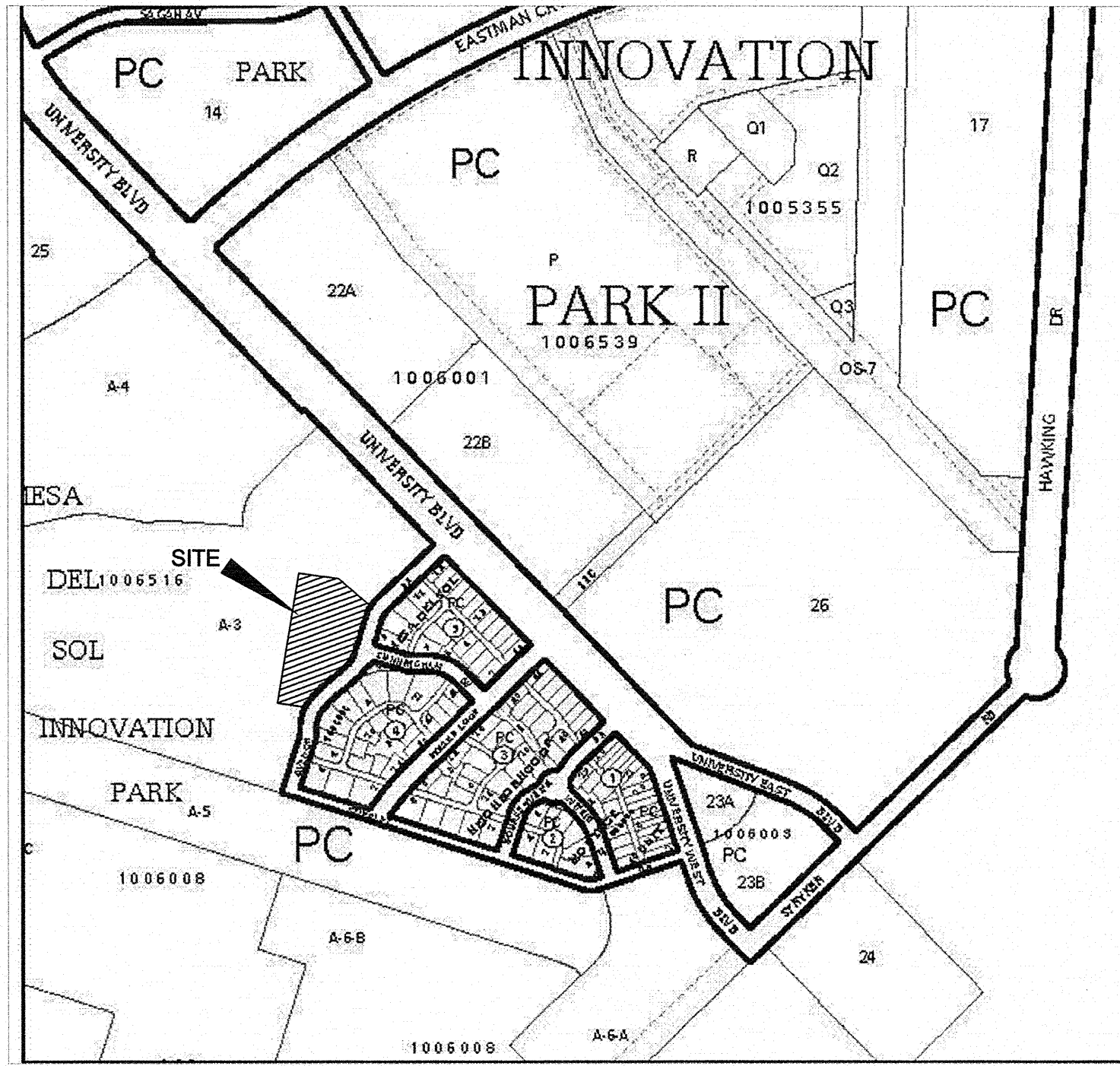
ACS BRASS TABLET STAMPED "S.R15, 1984" GEOGRAPHIC POSITION (NAD 83)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 1,529,053.7389 Y = 1,452,149.458
GROUND-TO-GRID FACTOR = 0.999664300
Δx = -0.01247.80
NAVD 1988 ELEVATION = 5306.6741

LEGAL DESCRIPTION

TRACT J MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2

LEGEND

- PROPERTY LINE
- BASIN BOUNDARY
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
- EX=EXISTING, FG=FINISHED GRADE
- FGH=FINISHED GRADE HIGH
- FGL=FINISHED GRADE LOW
- PROPOSED DIRECTION OF FLOW
- RIDGE
- PROPOSED INDEX CONTOURS
- PROPOSED INTERMEDIATE CONTOURS



VICINITY MAP - ZONE MAP R-16

DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION

THE PURPOSE OF THIS RESUBMITTAL IS TO PROVIDE A REVISION TO THE APPROVED DRAINAGE REPORT FOR MESA DEL SOL RESIDENTIAL MONTAGE UNIT 1 AND 2 IN ORDER TO INCLUDE THE ADDITION OF A POOL TO PORTRAIT PARK (TRACT J, MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 2). THE GRADING PLAN FOR THIS TRACT HAS BEEN APPROVED UNDER THE OVERALL GRADING PLAN FOR MESA DEL SOL MONTAGE UNIT 2 (COA HYDRO FOLDER #R16/00038, ENGINEER STAMP DATE 1-2-2013) AND IS CURRENTLY UNDER CONSTRUCTION. WITH THIS SUBMITTAL WE ARE SEEKING BUILDING PERMIT APPROVAL OF A NEW SWIMMING POOL ON THIS TRACT. THE NEW SWIMMING POOL WILL BE ADDED TO THE NORTHEAST CORNER OF THIS TRACT. THE REMAINDER OF THIS SITE WILL DRAIN IN ACCORDANCE WITH THE ORIGINAL APPROVED GRADING AND DRAINAGE PLAN PREVIOUSLY NOTED. THIS RESUBMITTAL SHOULD BE CONSIDERED A REVISION TO THE APPROVED DRAINAGE REPORT.

II. SITE LOCATION

PORTRAIT PARK IS LOCATED JUST WEST OF AVEDON DR AND BOUND TO THE NORTH BY PENN AVE., SOUTH BY GANDERT AVE. AND TO THE WEST BY NEW LOTS. AVEDON DR. HAS BEEN CONSTRUCTED UNDER COA PROJECT # 775486 UNDER THE UNIT 1 WORK ORDER AND PENN AVE. AND GANDERT AVE. ARE CURRENTLY BEING CONSTRUCTED UNDER COA PROJECT # 775486 AS APART OF UNIT 2. THE MAJORITY OF THE TRACT WILL REMAIN A PARK AND THE NORTHERN QUARTER OF THE SITE WILL INCLUDE THE POOL AND POOL HOUSE.

III. EXISTING HYDROLOGIC CONDITIONS

THIS SITE DETAILED ON THIS SHEET IS LOCATED ENTIRELY IN BASIN A OF THE APPROVED DRAINAGE REPORT OF MONTAGE UNIT 1 AND 2. CURRENTLY THE SITE IS ROUGH GRADED PER THE APPROVED GRADING PLAN AND DRAINS BOTH TO THE EAST INTO AVEDON AND NORTH INTO PENN AVE. ONCE IN THESE ROADWAYS, THIS DRAINAGE IS CONVEYED TO SERIES OF EXISTING PONDS (POND 2A, 2B, AND 3) LOCATED AT THE SOUTH END OF THE SITE VIA A STORM DRAIN WITHIN AVEDON. CONSTRUCTION OF THE SOUTHERN PORTION OF THE PARK IS UNDERWAY INCLUDING FINE GRADING AND LANDSCAPING. THE IMPROVEMENTS ASSOCIATED WITH THE POOL LIE WITHIN BASIN A OF THE APPROVED DRAINAGE REPORT. TABLE 1 SHOWS THE ORIGINAL Q OF BASIN A (SEE 'APPROVED CONDITIONS').

IV. PROPOSED HYDROLOGIC CONDITIONS

THE PROPOSED IMPROVEMENTS INCLUDE A 4,500SF POOL ALONG WITH AN ASSOCIATED POOL HOUSE AND BATHROOMS TOTALING 5,300SF OF ADDITIONAL IMPERVIOUS AREA TO BE ADDED TO BASIN A. THIS IS JUST OVER 1% OF AN INCREASE TO THE EXISTING IMPERVIOUS AREA. SEE TABLE 1 WHICH SHOWS BASIN A UNDER THE 'REVISED CONDITIONS', WHICH RESULTS IN A 0.31CFS INCREASE TO THE OVERALL SYSTEM, AND 1,350CF OF VOLUME UNDER THE 100YR TODAY STORM EVENT.

IN ADDITION, THE PROPOSED ONSITE BASINS HAVE BEEN SHOWN (SEE TABLE 1 FOR DEVELOPED CONDITIONS). BASIN A1 OUTFALLS TO A NEW SIDEWALK CULVERT TO THE NORTH INTO PENN AVE. BASIN A2 AND A3 BOTH OUTFALL VIA SURFACE FLOW INTO AVEDON DR.

THE INTENT OF THE PROPOSED DEVELOPMENT IS NOT TO DISRUPT THE CURRENT DRAINAGE BUT TO ENSURE THE PROPOSED IMPROVEMENTS CONTINUE TO DRAIN IN ACCORDANCE WITH THE ORIGINAL DRAINAGE SCHEME. THE INCREASE TO THE IMPERVIOUS AREA IS EXTREMELY MINOR AND NO ADVERSE EFFECTS WILL BE ENCOUNTERED AS A RESULT OF THIS REVISION.

V. CONCLUSION

THIS DRAINAGE MANAGEMENT PLAN AND GRADING PLAN DEMONSTRATE THAT THE DRAINAGE ELEMENTS PROPOSED WITH THE PROJECT ARE CAPABLE OF SAFELY CONVEYING THE 100 YEAR, 6 HOUR STORM EVENT IN ACCORDANCE WITH THE DEVELOPMENT PROCESS MANUAL AND LEVEL B GUIDELINES. WITH THIS SUBMITTAL WE ARE REQUESTING GRADING AND DRAINAGE APPROVAL FOR BUILDING PERMIT APPROVAL.

TABLE 1 - MESA DEL SOL MONTAGE UNIT 2 BASIN A

Ultimate Development Conditions Basin Data Table											
	This table is based on the DPM Section 22.2, Zone: 2										
SUB-BASIN	Area	Area	Land Treatment Percentages				Q(100)	Q(100)	WT E	V(100) ₂₆₀	V(100) _{today}
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(cfs)	(inches)	(CF)	(CF)
APPROVED CONDITIONS	500900	11.50	0.0%	23.0%	23.0%	54.0%	3.78	43.52	1.58	66123	102188
REVISED CONDITIONS*	500900	11.50	0.0%	21.9%	23.0%	55.1%	3.81	43.83	1.60	66738	103538
Difference								0.31		615	1350
PORTRAIT PARK SUB BASINS											
BASIN A1	15584	0.36	45.0%	50.0%	0.0%	5.0%	2.08	0.74	0.73	954	1058
BASIN A2	15895	0.36	40.0%	50.0%	0.0%	10.0%	2.23	0.82	0.81	1078	1290
BASIN A3	5518	0.13	0.0%	0.0%	50.0%	50.0%	3.92	0.50	1.63	747	1115
Total								2.05		2779	3463
*BASED ON THE ADDITION OF 5,310SF OF IMPERVIOUS AREA AS APART OF THE POOL CONSTRUCTION											

*BASED ON THE ADDITION OF 5,310SF OF IMPERVIOUS AREA AS APART OF THE POOL CONSTRUCTION

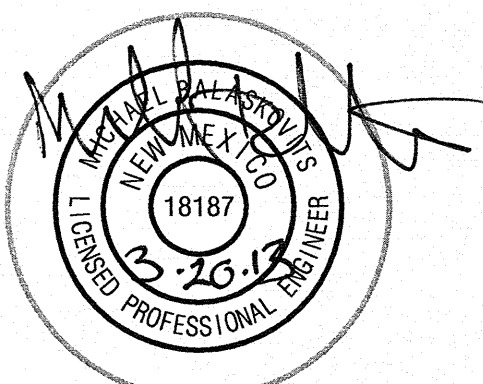
a new neighborhood
swimming pool
at portrait park

Mesa del Sol
albuquerque, n.m.

slagle
HERR

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GRADING AND
DRAINAGE PLAN



revisions:

date:
2/28/13
sheet:

Bohannon & Huston

C 101