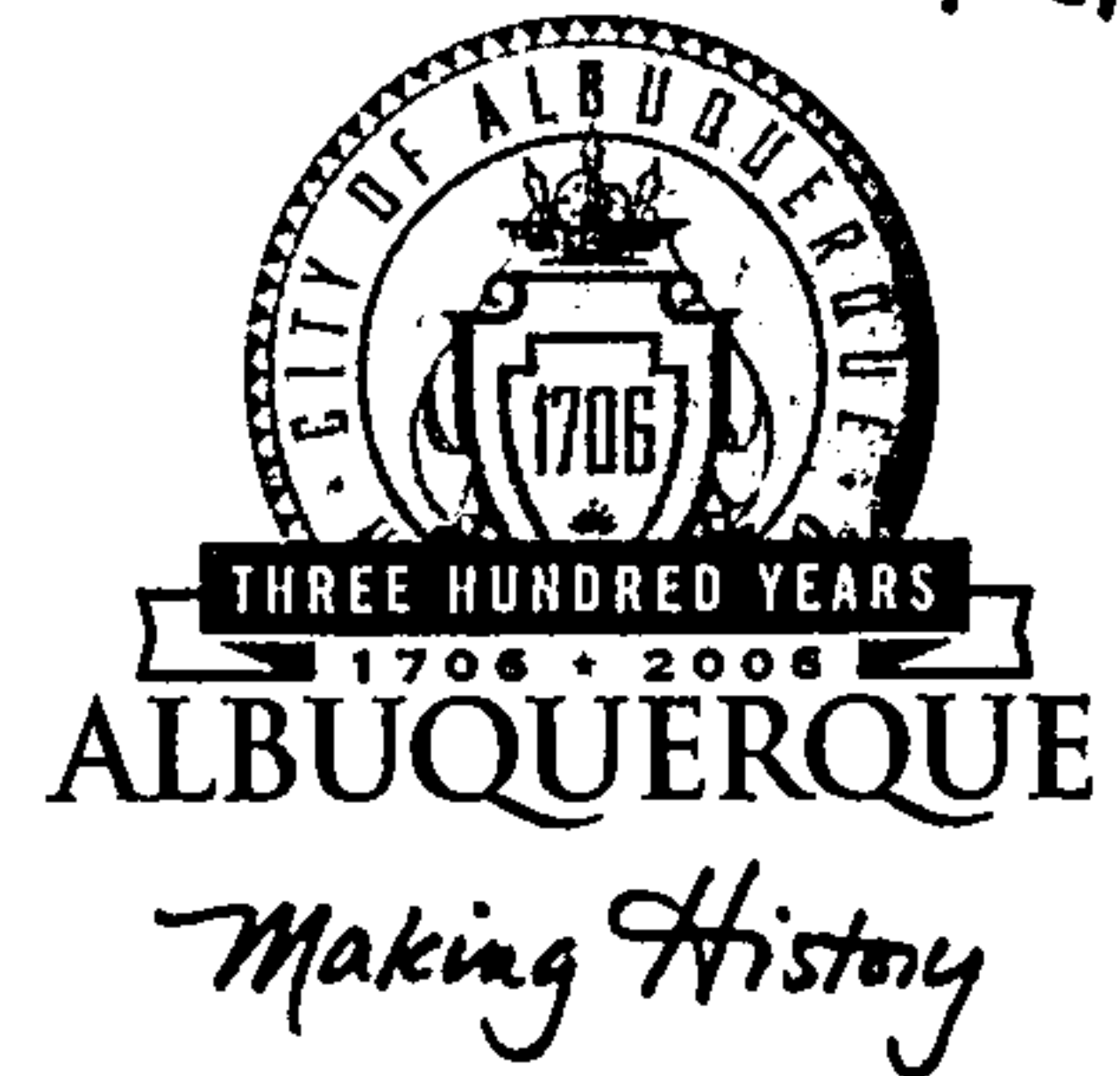


CITY OF ALBUQUERQUE

Scanned
8/18/14



December 6, 2005

Dennis A. Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE
Albuquerque, NM 87110

Re: Barons Run Subdivision, Barstow Ave NE
Grading and Drainage Plan
Engineer's Stamp dated 12-1-05 (B19-D26)

Dear Mr. Lorenz,

P.O. Box 1293

Based upon the information provided in your submittal received 12-02-05, the above referenced plan is approved for Preliminary Plat Action by DRB.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3695.

www.cabq.gov

Sincerely,

Rudy E. Rael, Associate Engineer
Planning Department.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

CITY OF ALBUQUERQUE



November 6, 2007

Dennis Lorenz, PE
BRASHER & LORENZ, INC.
2201 San Pedro Drive NE
Albuquerque, NM 87110

RE: Baron's Run Subdivision (B-19/D026), WO#: 779981
Engineers Certification for Release of Financial Guaranty
Engineers Stamp dated 12/01/2005
Engineers Certification dated 11/05/2007

Dear Mr. Lorenz:

Based upon the information provided in your Engineer's Certification Submittal dated 11/05/2007, the above referenced is approved for Grading and Drainage Certification for Release of Financial Guaranty.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Timothy Sims
Plan Reviewer, Planning Dept.-Hydrology
Development and Building Services

C: File
M. Maldonado
WO# 779981

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE REPORT
FOR
BARON'S RUN SUBDIVISION

Albuquerque, New Mexico

Prepared For:

Baron's Run, LLC
PO Box 30801
Albuquerque, New Mexico 87190

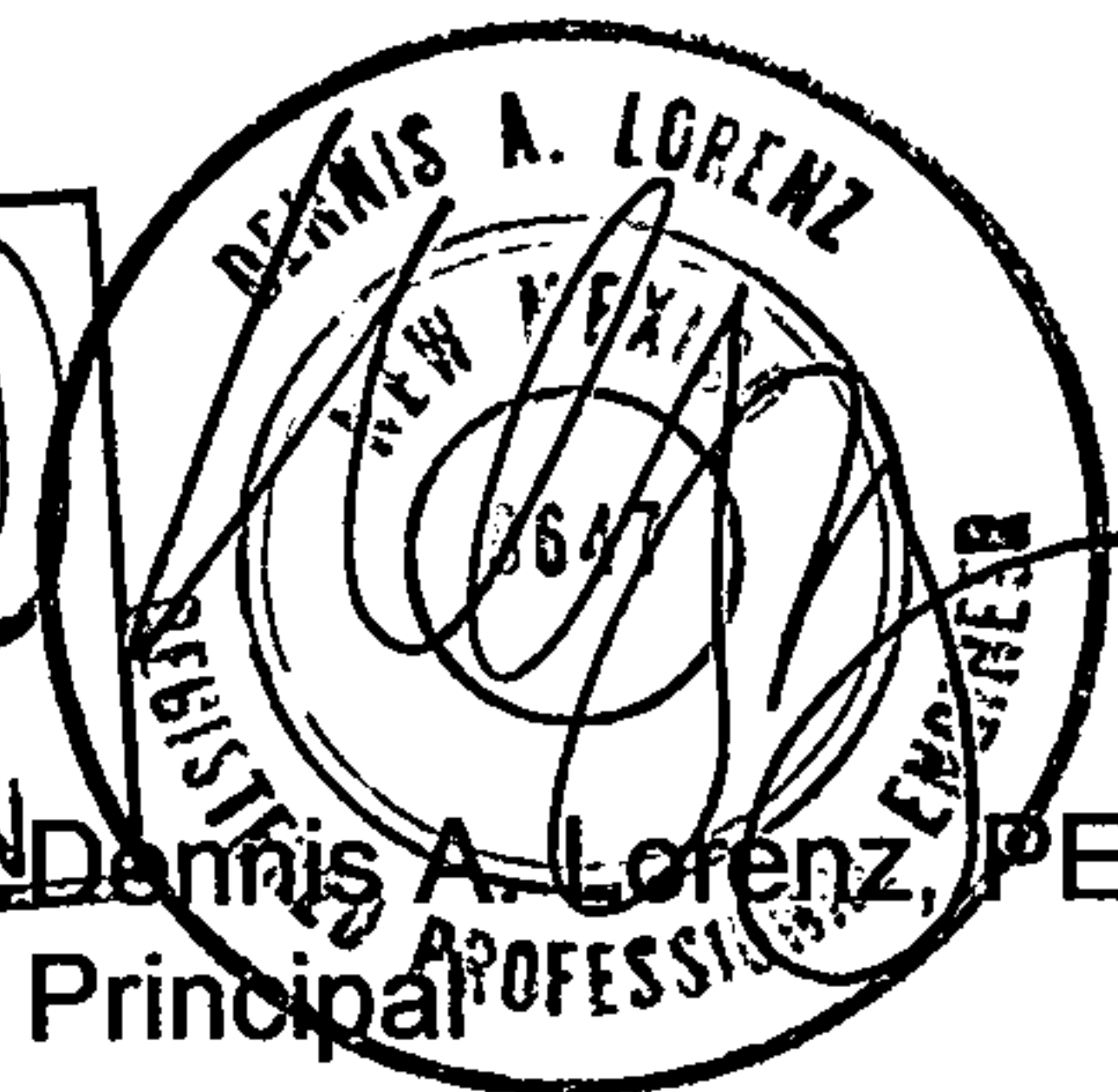
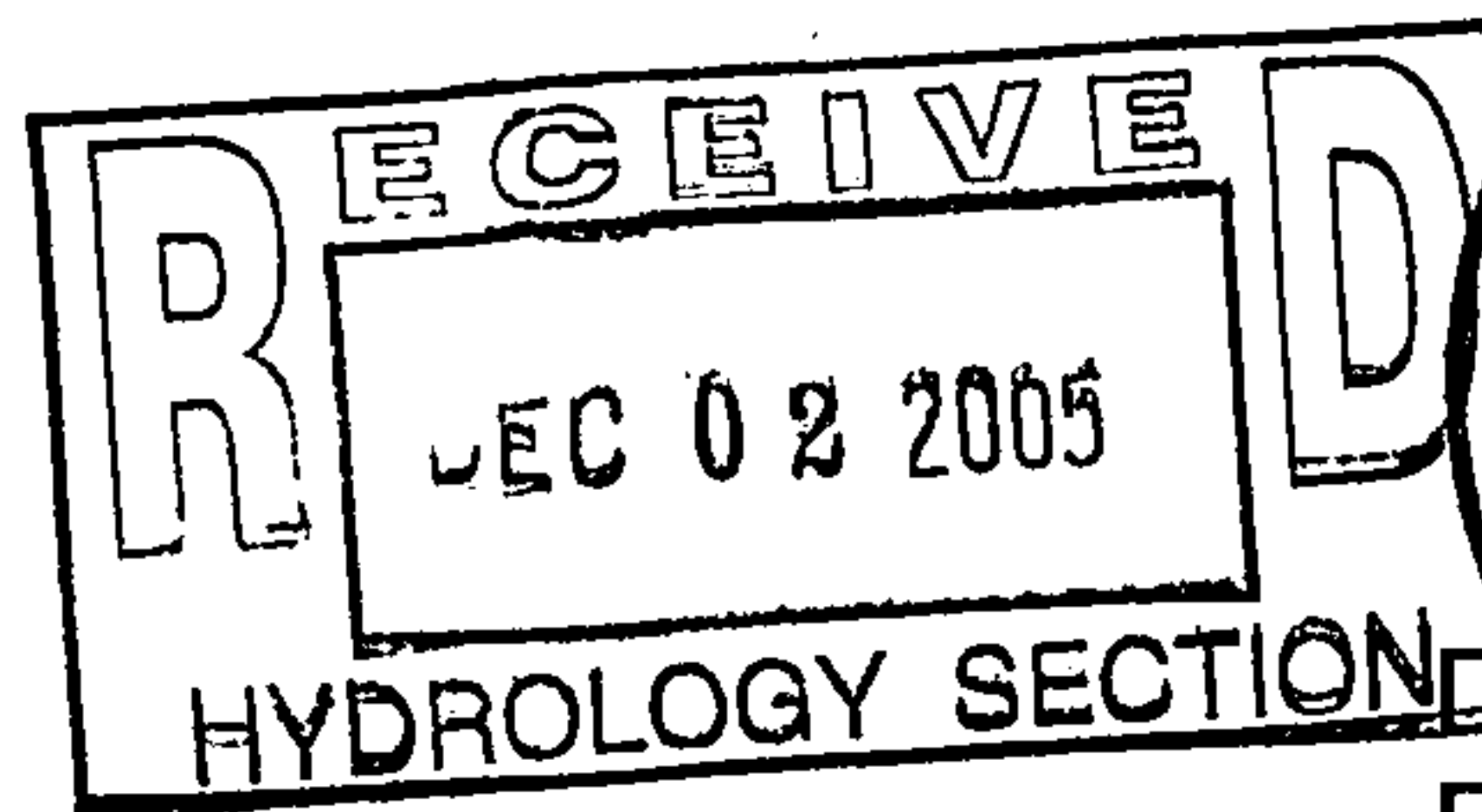
Prepared by:



BRASHER AND LORENZ, INC.

Consulting Engineers

2201 San Pedro NE, Building 1, Suite 1200
Albuquerque, New Mexico 87110



Dennis A. Lorenz, PE
Principal

12.1.05

December 2005

TABLE OF CONTENTS

TITLE	PAGE NO.
PURPOSE AND SCOPE	1
SITE DESCRIPTION	1
EXISTING DRAINAGE CONDITIONS	1
DRAINAGE MASTERPLAN	2
PROPOSED CONDITIONS	2
TEMPORARY EROSION CONTROL	2
APPENDIX	
MAPS	
LOCATION MAP - FIGURE 1	
FLOOD INSURANCE RATE MAP - FIGURE 2	
OFF-SITE DRAINAGE MAP – EXISTING CONDITIONS, FIGURE 3	
OFF-SITE DRAINAGE MAP – DEVELOPED CONDITIONS, FIGURE 4	
ON-SITE DRAINAGE BASIN MAP, EXISTING CONDITIONS, FIGURE 5	
ON-SITE DRAINAGE BASIN MAP, DEVELOPED CONDITIONS, FIGURE 6	
CALCULATIONS	
STREET DEPTHS	
CHANNELS	
STORM DRAINS	
AHYMO OUTPUT FILES	
DRAINAGE MASTER PLAN	
EXHIBITS (Located in back pocket)	
GRADING & DRAINAGE PLAN, SHEET 1	
WALL AND DRAINAGE DETAILS, SHEET 2	

PURPOSE AND SCOPE

Pursuant to City of Albuquerque Development Process Manual, this Drainage Report is presented to outline the drainage management criteria for controlling developed runoff generated by the project site, and to identify the storm drainage infrastructure recommended to protect the site from off-site runoff. A residential development is proposed on the existing 4.0-acre project site. Access, landscaping, grading, drainage and utility improvements will be provided to support the development. This Drainage Report is presented to support a Preliminary Plat request, including Infrastructure List and Grading Plan approval by the Development Review Board.

SITE DESCRIPTION

Presently the project site is undeveloped. The site is located on Barstow Street NE between Glendale Avenue and Florence Avenue NE, in Albuquerque, New Mexico (see Figure 1). The site slopes from east to west at approximately 5 percent. The site is sparsely vegetated with native plant species. Recent construction activity adjacent to the site has disturbed the natural vegetation and topography. The site is located in the far NE Heights of Albuquerque, within the la Cueva Sector plan area that is zoned RD/3DU/Acre. Intermixed with this zoning unit are existing single family residences constructed on the 1.0-acre North Albuquerque Acres lots.

Glendale Avenue and Florence Avenue are partially improved across the property frontage. Street, water sewer and storm sewer improvements exist across the property frontages.

EXISTING DRAINAGE CONDITIONS

The site is impacted by an 18.6-acre partially developed off-site basin (see Figure 3). Basin "A" enters the site from the east then divides, flowing to Florence and Glendale. The project site presently drains west, and then divides north and south, draining to Florence and Glendale respectively. The On-site Drainage Map – Existing Conditions (see Figure 5), illustrates the on-site drainage basins that impact the project site.

All on-site and off-site drainage flows are managed by existing public storm drainage improvements. On-site Basins S-A and S-C drain to Florence Avenue then west approximately 1000 feet to a recently constructed public storm drain. The Florence Avenue storm drainage improvements were designed anticipating developed runoff from these Basins. On-site Basin S-B drains south to Glendale Avenue. Runoff is intercepted by the recently constructed 78-inch storm drain constructed to convey developed runoff from the El Camino Arroyo and located development.

As shown by the attached FIRM Panel (Figure 2), the project site is impacted by a mapped Floodplain resulting from the El Camino Arroyo. A LOMR request to FEMA to relocate the floodplain to the 78-inch storm drain is pending.

DRAINAGE MASTERPLAN

The current Drainage Masterplan for the site is the "Final Drainage Masterplan for North Albuquerque Acres", prepared by Resource Technology, Inc for the City of Albuquerque. Improvements recommended by the Study include a 78-inch storm drain in Glendale Avenue, designed to convey the El Camino Arroyo flows from the existing temporary pond located at Barstow and Glendale, west to the La Cueva Arroyo Channel. The Plan also recommends construction of a 54-inch storm drain in Barstow from Florence to Glendale. The 78-inch storm drain and temporary pond were constructed in conjunction with Quivera Estates.

PROPOSED CONDITIONS

As shown by the Plan, the project consists of the development of the property into a 12 lot residential subdivision. Paving, water, sanitary sewer, and drainage improvements will be constructed as necessary to support the project. The Plan shows the elevations and details required to properly grade and construct the recommended improvements. The direction of the drainage flows are given by flow arrows.

The Grading and drainage Plan (see Sheet 1 located in back pocket) recommends construction of curb and gutter and one-half width paving improvements along Glendale Avenue, Florence Avenue and Barstow Street NE.

The Off-site Drainage Map – Developed Conditions (see Figure 4), illustrates the off-site drainage basins that impact the project site. Each off-site basin is described as follows:

1. Basin "A" will be ~~will be~~ intercepted by a 36-inch storm drain as recommended by the Masterplan.
2. Basin "B", a 2.2-acre basin along Barstow will be intercepted by storm inlets and a 42-inch storm drain that will connect to the existing 78-inch sitem drain in Glendale Ave NE.

The On-site Drainage Map – Developed Conditions (see Figure 6), illustrates the on-site drainage basins that impact the project site. Each on-site basin is described as follows:

1. Basin S-A will drain north within Lexie Lane then through a concrete drainage channel to Florence Avenue.
2. Basin S-B is a single lot that will drain south to Glendale Ave.
3. Basin S-C is a single lot that will drain north to Florence Ave.

TEMPORARY EROSION CONTROL

As required by the City of Albuquerque and the Environmental Protection Agency a detailed Storm Water Pollution Prevent Plan (SWPPP) will be prepared to outline criteria for the management of storm water flows and the discharge of potential

pollutants, both during the construction phase and long term life of the project. The SWPPP will be completed and available for inspection prior to construction commencement.

BARON'S RUN
PROJECT HYDROLOGY SUMMARY
AHYMO

		LAND TREATMENTS						
BASIN	AREA	Aa	Ab	Ac	Ad	Ew	VOL 100/6	Q 100/6
	acres	%	%	%	%	inches	ac-feet	cfs
EXISTING CONDITIONS								
SITE	4.00	100	0	0	0	0.66	0.218	7.5
S-A	1.22	100	0	0	0	0.66	0.067	2.3
S-B	0.44	100	0	0	0	0.66	0.024	0.8
S-C	2.34	100	0	0	0	0.66	0.128	4.4
A	18.57	72	10	10	8	0.90	1.387	43.0
DEVELOPED CONDITIONS								
SITE *	4.00	20	20	34	26	1.45	0.482	13.4
S-A *	3.34	20	20	34	26	1.45	0.403	11.2
S-B *	0.32	20	20	34	26	1.45	0.039	1.1
S-C*	0.34	20	20	34	26	1.45	0.041	1.2
A*	19.40	20	20	34	26	1.45	2.338	64.8
B*	2.21	20	20	34	26	1.45	0.266	7.4
* LOW DENSITY RESIDENTIAL PER NAA MDP FIG 2A								

RUN DATE (MON/DAY/YR) =12/01/2005

USER NO. = AHYMO-I-9702c01000T35-AH

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