Harmon Rita T.

From: Don R. Briggs <drbriggs@bernco.gov>

Sent: Monday, May 19, 2014 3:36 PM

To: Harmon Rita T.

Cc: Sims, Timothy E.; Ortiz, Monica; Dennis Lorenz

Subject: RE: 9100 Florence NE (B20D024)

Thank you Rita. I will add this correspondence to our file.

Best Regards

Don

From: Harmon Rita T. [mailto:rharmon@cabq.gov]

Sent: Monday, May 19, 2014 3:29 PM

To: Don R. Briggs

Cc: Sims, Timothy E.; Ortiz, Monica; Dennis Lorenz

Subject: 9100 Florence NE (B20D024)

Mr. Don Briggs,

This email serves to notify you that the City of Albuquerque, Development and Review Department has reviewed the Amended Grading and Drainage Plan (Engineer's Stamp date 5-19-14) for the Property at 9100 Florence Ave. NE.

The discharge from the Proposed development is less than the existing conditions discharge. Therefore, the City takes no issue and accepts the proposed discharge from this site.

Sincerely,

Rita Harmon, P.E.

Senior Engineer
Planning Department
Development & Review Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3864



April 30, 2014

Curtis Cherne, PE
Principal Engineer, Hydrology
Development and Building Services
City of Albuquerque
Plaza Del Sol
Albuquerque, New Mexico 87102

SUBJECT: 9100 FLORENCE AVENUE NE (B-20)

Bernalillo County Ref : PWDN 20140036

Dear Curtis:

Submitted herewith in support of the subject project are the following:

- 1. Amended Grading and Drainage Plan dated 04-29-2014.
- 2. Grading and Drainage Plan of record Dated 12-9-1996.
- 3. Bernalillo County Case Comments.

This project involves the construction of a residential building addition on the subject property. The site is located at 9100 Florence Avenue NE, Bernalillo County, New Mexico. Although the property is located within Bernalillo County, the property has frontage along Ventura Street NE, a City of Albuquerque public right of way. All site runoff drains westward to Ventura and Florence, where it is collected by City storm drainage improvements located downstream. Developed runoff that exceeds the threshold established by the Masterplan is ponded on-site in accordance with County criteria.

The Plan is in compliance with the Grading and Drainage Plan of record dated 12-9-1996, and the Final Drainage Masterplan for North Albuquerque Acres.

Since the property drains to City right of way, Bernalillo County has requested a letter stating acceptance of the Plan. A simple email to Don Briggs or myself would be acceptable. This request has come late in the review process. I trust you are able to respond in a timely manner. Thank you for your assistance. Please call me with any questions.

Sincerely,

LORENZ DESIGN & CONSULTING, LLC

Dennis A. Lorenz, PE

P\14-007.CC04302014

*

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 04/2009)

200024

PROJECT	JECT TITLE: 9100 Florence Ave NE			ZONE MAP: B-20			
DRB#:	NA	EPC#:	NA	WORK	ORDER#:	NA	
LEGAL DESCRIPTION: Lot 1, Block 20, Tract 1, Unit 3, North Albuquerque Acres							
CITY ADDRESS: 9100 Florence Avenue NE							
ENGINE	ERING FIRM:	Lorenz Design & Consu	lting, LLC		CONTACT:	Dennis Lo	renz
		2501 Rio Grande Blvd N	-		PHONE:		
		Albuquerque, NM	·		ZIP CODE:		
			<u>.</u>	<u> </u>		· · · · ·	
OWNER:	•	Jon Hager			CONTACT:	Jon Ha	ger
		9100 Florence Avenue N	VE		PHONE:		-
		Albuquerque, NM			ZIP CODE:		
	_						
ARCHIT	ECT:	NA			CONTACT:		
	ADDRESS:				PHONE:		
			·		ZIP CODE:		
	_						
SURVEY	OR:	Harris Surveying			CONTACT:	Anthor	y Harris
		2412-D Monroe NE			PHONE:	889-80	56
(CITY, STATE:	Albuquerque, NM			ZIP CODE:	87110	
	_						
CONTRA	CTOR:	Unknown			CONTACT:		
1	ADDRESS:				PHONE:		
(CITY, STATE:				ZIP CODE:		
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:							
	DRAINAGE RE	PORT		SIA/FINANCIAL	GUARANTI	EE RELEA	SE
	DRAINAGE PL	AN 1 st SUBMITTAL		PRELIMINARY	PLAT APPRO	YYL	
	DRAINAGE PL	AN RESUBMITTAL		S. DEV. PLAN F	OR SUB'TA	PPROYA	
	CONCEPTUAL	G & D PLAN		S. DEV. FOR BL	DG. PERMIT	APPROV	AE
	GRADING PLA	N		SECTOR PLAN	APPROVAL	APR 3	0 2244
	EROSION CON	TROL PLAN		FINAL PLAT AP			C 23:4
	ENGINEER'S C	CERT (HYDROLOGY)		FOUNDATION F	PERMITAPP	ROVAL -	
	CLOMR/LOMR	· •		BUILDING PERI			
	TRAFFIC CIRC	ULATION LAYOUT		_ CERTIFICATE C	OF OCCUPAN	VCY (PER	VI)
	ENGINEER'S C	CERT (TCL)		_ CERTIFICATE C	OF OCCUPAN	NCY (TEM	P)
	ENGINEER'S C	CERT (DRB SITE PLAN))	_ GRADING PERN	MIT APPROV	'AL	
OTHER (SPECIFY) PAVING P				_ PAVING PERMI	T APPROVA	L	
				_ WORK ORDER .	APPROVAL		
				GRADING CERT	ΓIFICATION		121171
			<u> </u>	OTHER (SPECH	Y) 30- 19	456	COVE
						LE	TTEN
WAS A PRE-DESIGN CONFERENCE ATTENDED:							
	YES						
<u>X</u>	NO						
	COPY PROVID	ED		•	†		
		4.30.14		ウビルンは	07	ゼルて	•
DATE SI	JBMITTED:		BY:				

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan. Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



County of Bernalillo Case Comments Report

Permit: PWDN2014-0036

Department: PW Development Review

Activity: Engineering Review

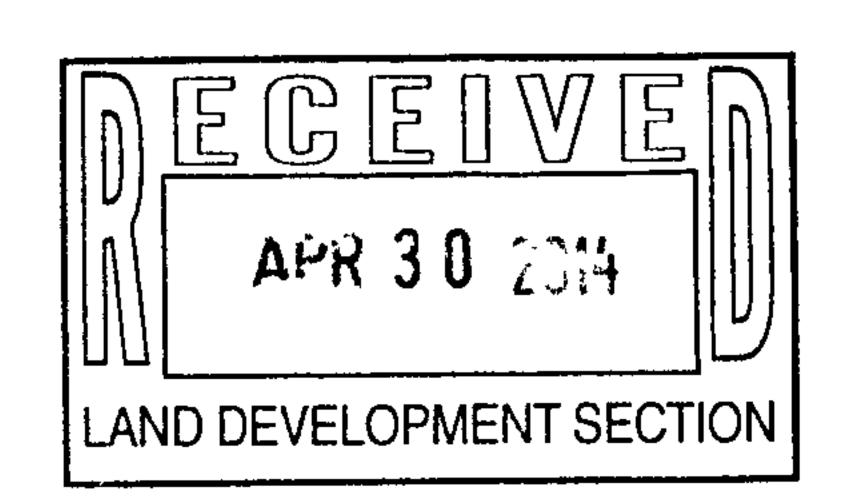
Action: Additional Info Required

Note Date: 04/14/2014

Comment: COMMENTS FOR PLAN WITH ENGINEER'S SEAL DATED 4/9/2014

1) Please revise hydrology calculations based on an allowable 43, 20, 20, 17 land treatment balance for the A, B, C, D land treatments respectively.

2) As a protion of the lot drains to the City of Albuquerque right of way. Please provide a letter from the City indicating acceptace of this discharge.



'Harmon Rita T.

From: Dennis Lorenz < Dennis l@lorenznm.com>

Sent: Monday, May 19, 2014 11:39 AM

To: Harmon Rita T.

Cc: Don Briggs (drbriggs@bernco.gov)

Subject: 9100 Florence NE Attachments: 9100 Florence.pdf

Rita:

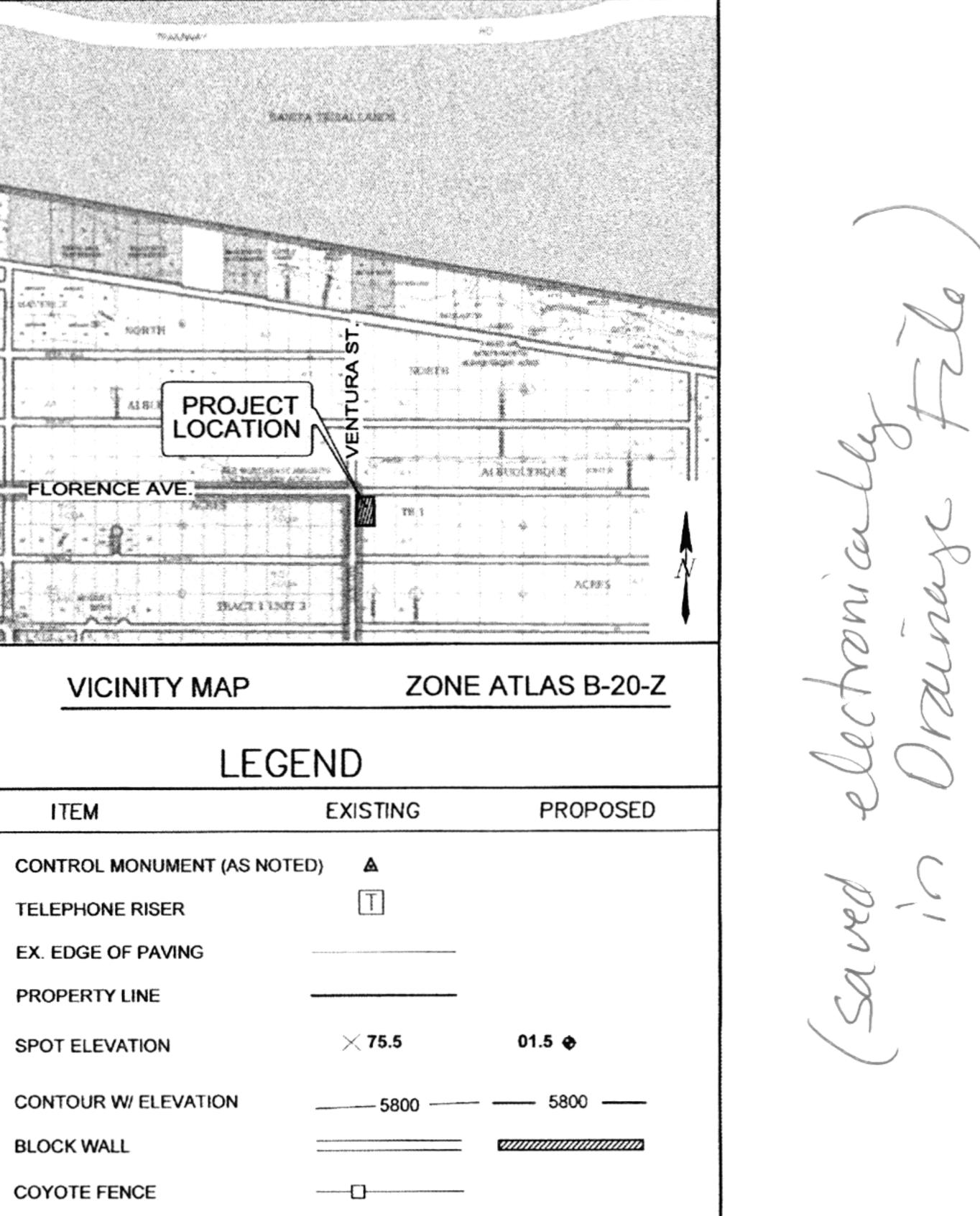
Attached is the updated Grading and Drainage plan for the subject project. At your request, we have subdivided Basin 'B' in to 2 basins. Basin B-1 drains north to Florence. Basin B-2 drains to the ponding area located in the rear yard. Since Basin B-2 is a closed basin, the proposed peak developed flowrate existing the property into City ROW will be less than the existing condition.

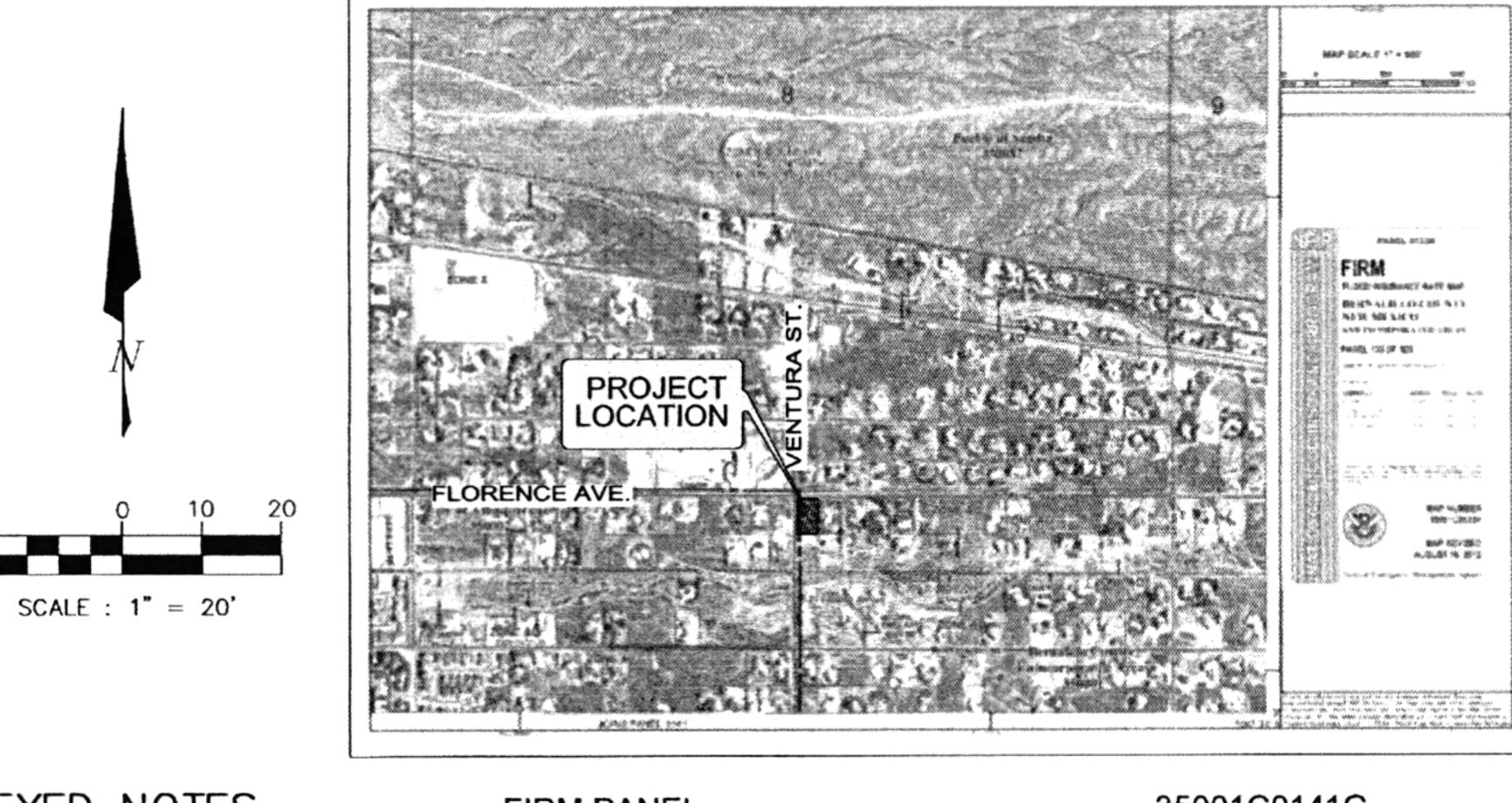
Thanks for your help. Call me if you have any additional concerns.

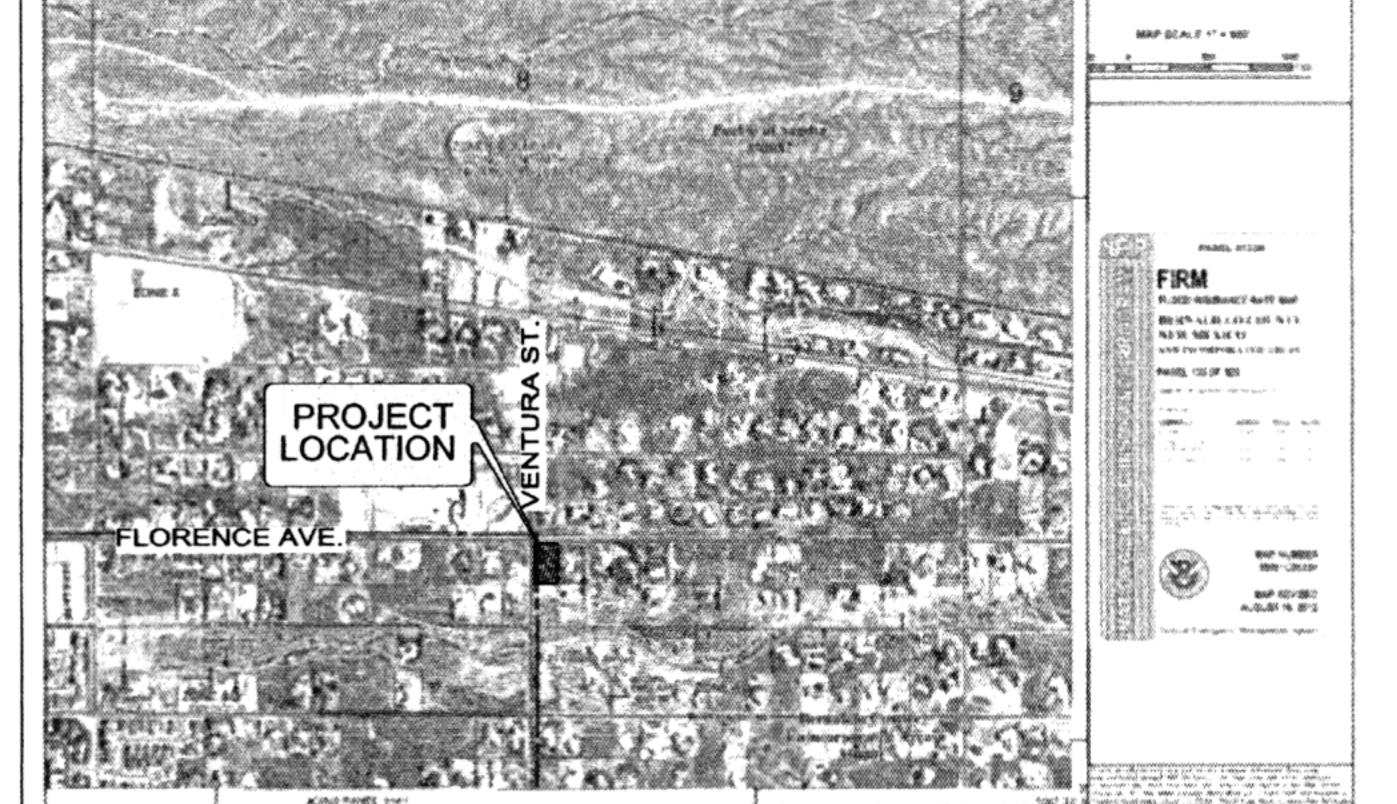
Dennis A. Lorenz, PE

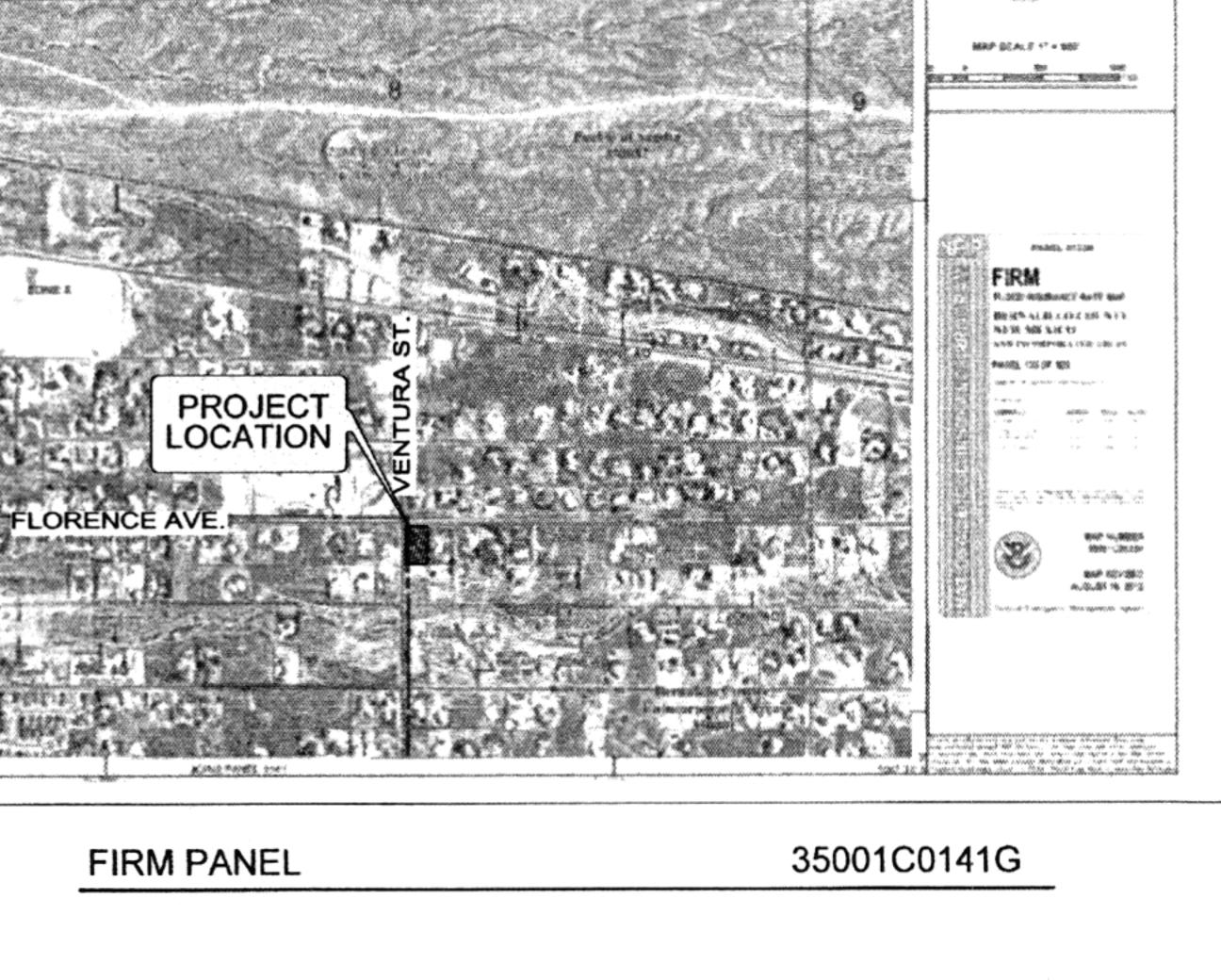
Lorenz Design & Consulting, LLC

Office: 505-888-6088 Mobile: 505-220-0869











- EXISTING SIDEYARD ACCESS GATE EXISTING FRONT GATE. EXISTING GRAVEL DRIVE.
- EXISTING MAN GATE EXISTING CONCRETE DRIVE EXISTING CONCRETE PATIO.
- EXISTING CONCRETE SIDEWALK. EXISTING 6' CMU BLOCK PERIMETER WALL
- EXISTING COYOTE FENCE. 11. EXISTING OVERHEAD UTILITIES.
- 12. EXISTING UTILITY POLE. 13. EXISTING NEIGHBORHOOD MAILBOX
- 14. EXISTING WOOD FENCE
- 15. EXISTING BLOCK WALL EXISTING UTILITY PEDESTAL.
- 17. EXISTNIG DOMESTIC WELL.
- EXISTING LANDSCAPING. 19. APPROXIMATE LOCATION OF SEPTIC TANK
- 20. NEW SEPTIC PUMP.
- 21. NEW SEPTIC LEACH FIELD.
- 22. NEW GRAVEL DRIVE. 23. REMOVE & DISPOSE CONCRETE PATIO AND GARDEN
- 24. EXISTING CONCRETE WALK TO BE MODIFIED.
- COORDINATE WITH OWNER.
- 25. RAISE FENCE PICKETS 4-INCHES MINIMUM ABOVE
- GROUND FOR DRAINAGE. 26. NEW CONCRETE PATIO.

PROJECT DATA

PROPERTY ADDRESS:

ALBUQUERQUE, NM

LEGAL DESCRIPTION:

PROJECT BENCHMARK

PROJECT SURVEYING BY

HARRIS SURVEYING, INC

ALBUQUERQUE, NM 87110

PROJECT HYDROLOGY

9100 FLORENCE NE

EXISTING CONDITIONS

PROPOSED CONDITIONS

BASIN OS-1 PER THE "FINAL NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN"

** PER THE "FINAL NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN" THE SITE IS

*** PROPOSED DEVELOPMENT EXCEEDS THE NAA THRESHOLD OF 0.068 ACRE FEET

CLASSIFIED AS NORTH ABLUQUERQUE ACRES WITH THE FOLLOWING LAND TREATMENT

A LANDSCAPED DEPRESSION WILL RETAIN 0.013 AC FT OR 566 CF OF EXCESS RUNOFF

ELEV. = 5,566.658'

SURVEY:

AREA (ac) A (ac) B (ac) C (ac) D (ac)

0.73 0.00 0.31 0.31 0.11

NAA TEMPLATE** 0.73 0.31 0.15 0.15 0.12 1.12

PERCENTAGES: A=43%, B=20%, C=20%, D=17%

4.90

9100 FLORENCE AVENUE N.E.

LOT 1, BLOCK, 20, TRACT 1, UNIT 3

CONTROL POINT CITY OF ALBUQUERQUE

AHYMO

Q (cfs) VOL (ac ft)
(2.43) 0.079

2.09

NORTH ALBUQUERQUE ACRES

STATION NO. "7-B20", NAVD 1988

- 27. NEW CONCRETE GARAGE APRON.
- 28. EXISTING ASPHALT RECREATION TRAIL.

- walls along the north, this basin has no significant impact on this site. 2. The El Camino Arroyo is located approximately 700-feet south of the project site. As
- shown by the Masterplan, the estimate peak 100 year flowrate is 660 cfs. Given the main channel is located south of Glendale Avenue NE, and that Glendale is paved, the El Camino Arroyo has no significant impact on this site. 3. Lot 2, located directly east of the site, drains north to Florence Avenue. The presence
- of a solid perimeter wall prevents off-site flows from entering the subject property.

As shown by the attached FIRM Panel, the property is located within a 500 year, Zone "X" Flood Zone.

PRPOSED CONDITIONS

As shown on the Plan, a building addition is proposed to the existing single-family residence, on an existing 0.73-acre County A-1 lot. The Plan proposed grading and drainage improvements to support construction of the building addition and related site improvements.

Drainage flows will be managed on-site by grading and drainage improvements recommended by this plan. All flows will drain around and away from proposed pad site with slopes not less than one percent. Care will be taken not to direct concentrated flows at downstream properties. All roof drains should discharge onto splash blocks to dissipate energy prior to release downstream.

on downstream properties and improvements. The developed peak 100 year-6 hour flowrate and excess volume will increase slightly. A shallow landscaped depression will be provided in the southeast corner of the property (Basin B-2) to retain excess runoff exceeding the maximum developed flowrate allowed by the Masterplan. This results in a net decrease of runoff exiting the site.

and concentrated flows.

The calculations contained herein define the 100-year/6-hour design storm falling within the project area under existing and developed conditions. The hydrology is per "Chapter 22, Development Process Manual, Vol. 2", 1997 Revision.

flow into stree Existing + 1000 = 2.43 cf3

Proposed flow into st.

Fr. BASIN H& BI:
= 0.68 + 1.38 = 2.06 cfs

TOPO CERTIFICATION:

I, DENNIS A. LORENZ, HEREBY CERTIFY THAT I PERSONALLY INSPECTED THE SITE SHOWN ON THIS PLAN ON APRIL 3, 2014, AND AS OF THAT DATE IT APPEARED THAT NO FILLING, GRADING, OR EXCAVATION HAD OCCURRED THEREON SINCE COMPLETION OF THE TOPOGRAPHIC SURVEY USED TO PREPARE THIS PLAN.

AMENDED GRADING AND DRAINAGE PLAN

Pursuant to Bernalillo County Storm Drainage Ordinance, this Amended Grading and Drainage Plan outlines the grading criteria for construction and the drainage management criteria for controlling developed runoff on and exiting the project site. A building addition is proposed on the existing 0.73-acre lot, with associated access, landscaping, drainage and utility improvements. This Plan is presented in support of a building permit application.

DRAINAGE MASTERPLANS

PURPOSE AND SCOPE

A Grading and Drainage Plan was submitted to support the original construction of the home (PWD 96-217). Development on this property is further governed by the Final Drainage Masterplan for North Albuquerque Acres (Masterplan), prepared by Resource Technologies, Inc., 1998.

EXISTING CONDITIONS

The 0.73-acre project site is presently developed. The site is located at 9100Florence Avenue NE, just west of Ventura Street NE. The site is bounded on the north by Florence Avenue, on the east and south by residential properties, and on the west by Ventura Street NE. All on-site drainage flows are managed by yard swales exiting the property on the north, through the existing driveway and man gate to Florence Avenue.

The following off-site drainage basins have minor impact on the site:

- 1. As shown by the Masterplan, Basin OS-1 is a linear basin originating east of Holbrook Street NE. It peaks at approximately 193 cfs within a roadside swale along the north side of Florence Avenue. Since Florence is paved, and the site has solid perimeter

As shown by the calculations, further development of the property will have negligible impact

As required, the plan illustrates the location of the existing well and individual liquid waste system. The individual liquid waste system is located away from the proposed pond location

CALCULATIONS

DRAINAGE PLAN NOTES

TELEPHONE RISER

EX. EDGE OF PAVING

PROPERTY LINE

SPOT ELEVATION

BLOCK WALL

COYOTE FENCE

WOOD FENCE

DRAINAGE BASIN DIVIDE

DIRECTION OF FLOW

DRAINAGE SWALE

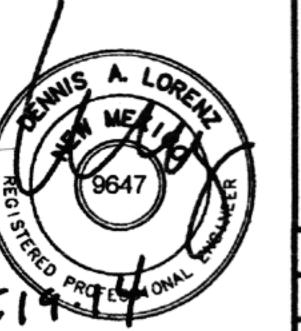
BUILDING HATCH

CONCRETE HATCH

- 1. LDC recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.

- Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
- 4. This Plan is prepared to establish on-site drainage and grading criteria only. LDC assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
- 5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes LDC to prepare the Certification, we must be notified PRIOR to placement of
- LDC recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
- All spot elevations are top of pavement unless noted otherwise

9100 FLORENCE AVENUE N.E. AMENDED GRADING AND DRAINAGE PLAN



Civil Engineering I Construction Management 2501 Río Grande Blvd NW, Suite A Albuquerque, New Mexico 87104 Ph: 505-888-6088 Fax: 505-242-6655

DRAWN BY: J.M.T DATE: 05/19/2014 CHECKED BY: D.A.L. SHEET 1 OF 1 FILE: 14-007 G & D

