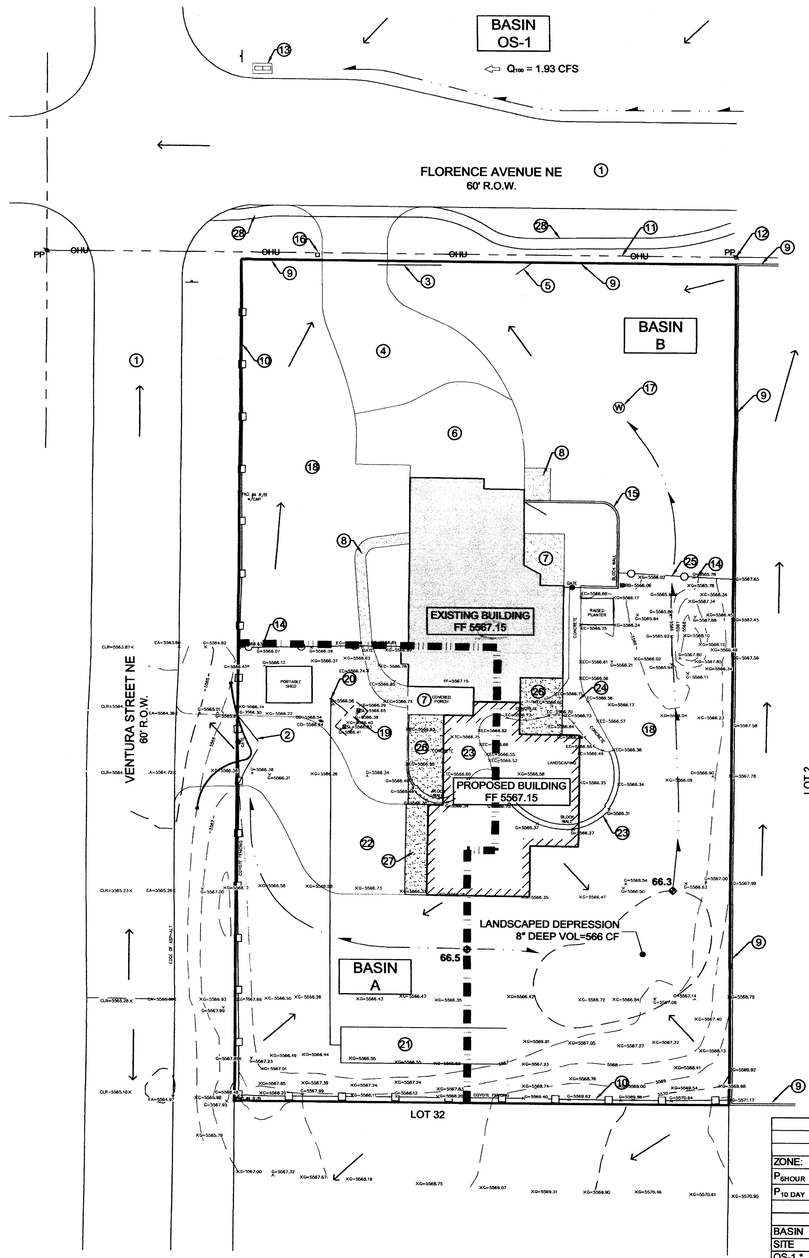
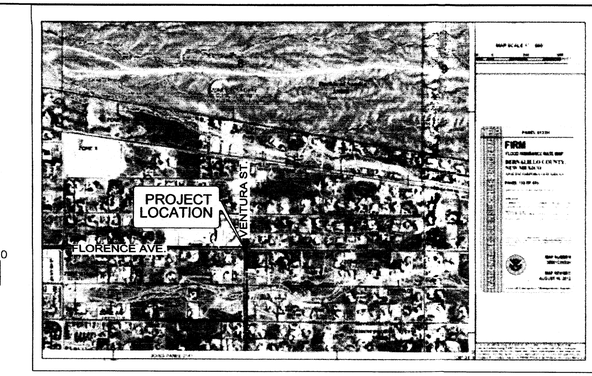
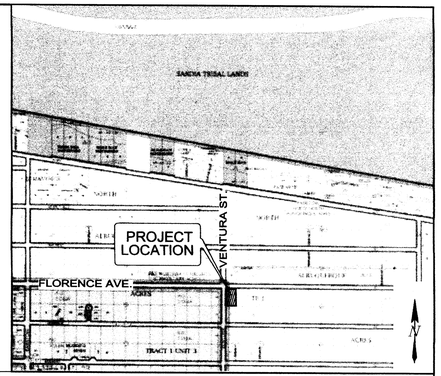






N

20 0 10 20

SCALE : 1" = 20'

FIRM PANEL 35001C0141G

VICINITY MAP ZONE ATLAS B-20-Z

KEYED NOTES

1. EXISTING ASPHALT ROAD.
2. EXISTING SIDEYARD ACCESS GATE.
3. EXISTING FRONT GATE.
4. EXISTING GRAVEL DRIVE.
5. EXISTING MAN GATE.
6. EXISTING CONCRETE DRIVE.
7. EXISTING CONCRETE PATIO.
8. EXISTING CONCRETE SIDEWALK.
9. EXISTING 6' CMU BLOCK PERIMETER WALL.
10. EXISTING COYOTE FENCE.
11. EXISTING OVERHEAD UTILITIES.
12. ***EXISTING UTILITY POLE.***
13. EXISTING NEIGHBORHOOD MAILBOX.
14. EXISTING WOOD FENCE.
15. EXISTING BLOCK WALL.
16. EXISTING UTILITY PEDESTAL.
17. EXISTNIG DOMESTIC WELL.
18. 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 WALLS.
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.
27. NEW CONCRETE GARAGE APRON.
28. EXISTING ASPHALT RECREATION TRAIL.

PROJECT DATA

PROPERTY ADDRESS:

9100 FLORENCE AVENUE N.E.
ALBUQUERQUE, NM

LEGAL DESCRIPTION:

LOT 1, BLOCK, 20, TRACT 1, UNIT 3,
NORTH ALBUQUERQUE ACRES

PROJECT BENCHMARK:

CONTROL POINT CITY OF ALBUQUERQUE
STATION NO. "7-B20", NAVD 1988
ELEV. = 5,566.658'

SURVEY:

PROJECT SURVEYING BY
HARRIS SURVEYING, INC.
ALBUQUERQUE, NM 87110

PROJECT HYDROLOGY
9100 FLORENCE NE

AHYMO

ZONE:	3
P_{6HOUR}	2.60
$P_{10\ DAY}$	4.90

EXISTING CONDITIONS

BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE	0.73	0.00	0.31	0.31	0.11	1.29	2.43	0.079
OS-1 *							193	

PROPOSED CONDITIONS

BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)
SITE ***	0.73	0.00	0.30	0.30	0.13	1.33	2.47	0.081
A	0.20	0.00	0.08	0.08	0.04	1.36	0.68	0.023
B	0.53	0.00	0.22	0.22	0.09	1.32	1.78	0.058
OS-1 *							193	
NAA TEMPLATE**	0.73	0.31	0.15	0.15	0.12	1.12	2.09	0.068

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

** PER THE "FINAL NORTH ALBUQUERQUE ACRES MASTER DRAINAGE PLAN" THE SITE IS CLASSIFIED AS NORTH ABLUQUERQUE ACRES WITH THE FOLLOWING LAND TREATMENT PERCENTAGES: A=43%, B=20%, C=20%, D=17%

*** PROPOSED DEVELOPMENT EXCEEDS THE NAA THRESHOLD OF 0.068 ACRE FEET A LANDSCAPED DEPRESSION WILL RETAIN 0.013 AC FT OR 566 CF OF EXCESS RUNOFF

AMENDED GRADING AND DRAINAGE PLAN

PURPOSE AND SCOPE

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

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 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.

As shown by the calculations, further development of the property will have negligible impact 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 to retain excess runoff exceeding the maximum developed flowrate allowed by the ***Masterplan.***

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 and concentrated flows.

CALCULATIONS

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.

B .247 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.

LEGEND

ITEM	EXISTING	PROPOSED
CONTROL MONUMENT (AS NOTED)	△	
TELEPHONE RISER	T	
EX. EDGE OF PAVING		
PROPERTY LINE		
SPOT ELEVATION	× 75.5	01.5 ◆
CONTOUR W/ ELEVATION	5800	5800
BLOCK WALL		
COYOTE FENCE		
WOOD FENCE		
DRAINAGE BASIN DIVIDE		
DIRECTION OF FLOW		←
DRAINAGE SWALE		
BUILDING HATCH		
CONCRETE HATCH		

OBS Drainage Report as revised pdf

DRAINAGE PLAN NOTES

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.
3. 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 the fill.
6. 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.
8. All spot elevations are top of pavement unless noted otherwise.

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

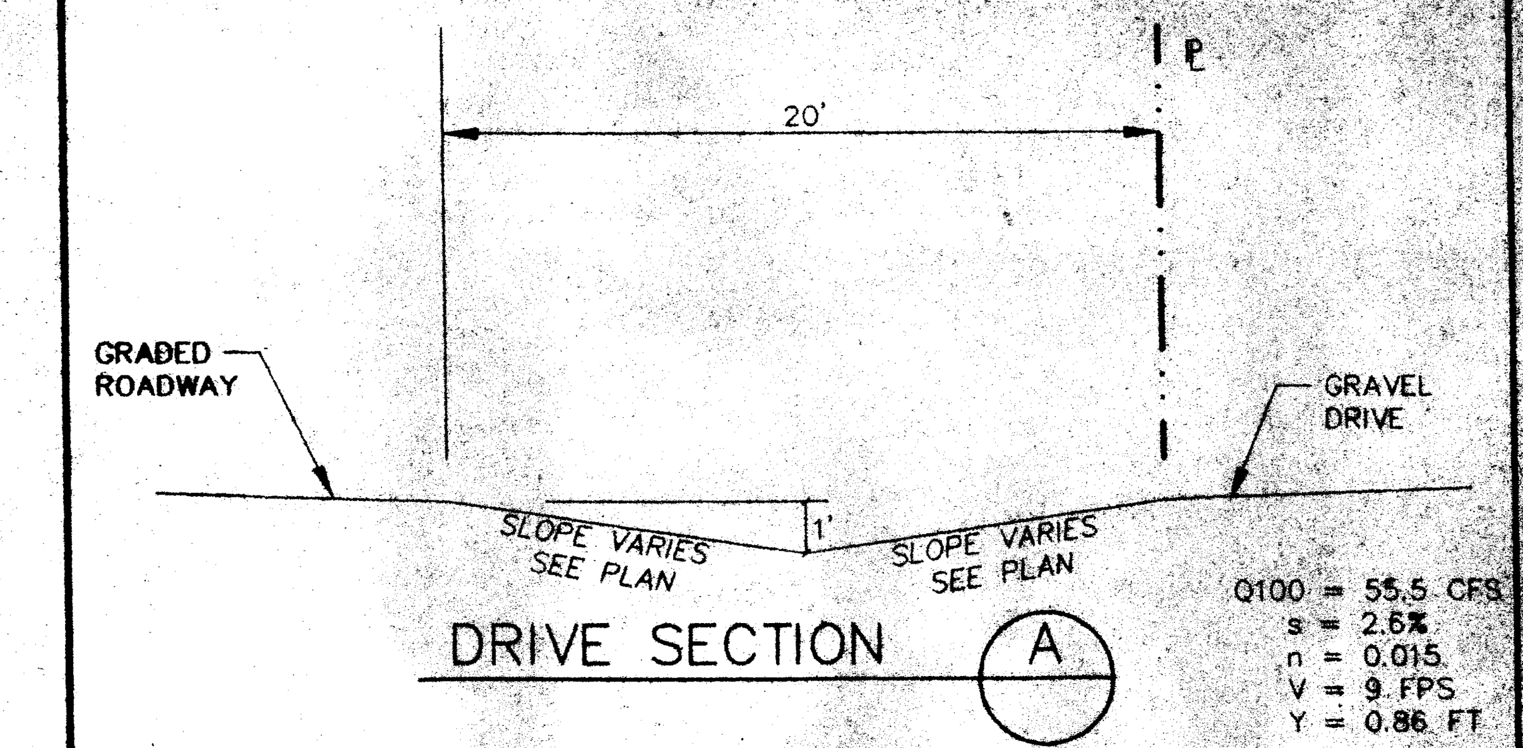
DENNIS A. LORENZ NEW MEXICO 9647 REGISTERED PROFESSIONAL ENGINEER

LORENZ DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management
2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-888-6088 Fax: 505-242-0655

DRAWN BY: J.M.T	DATE: 04/29/2014
CHECKED BY: D.A.L.	
FILE: 14-007 G & D	SHEET 1 OF 1

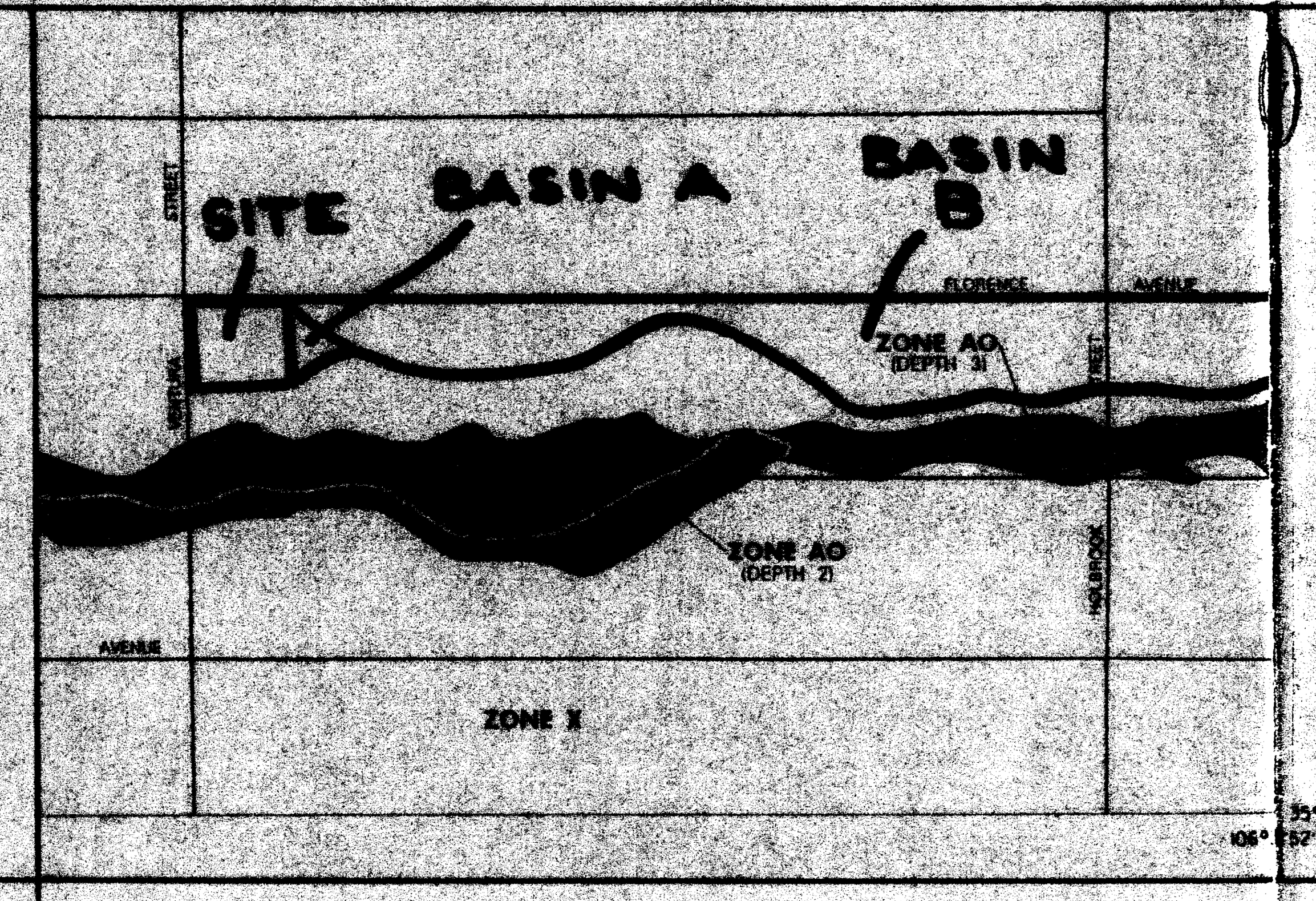
RECEIVED
APR 30 2014
LAND DEVELOPMENT SECTION

4.29.14

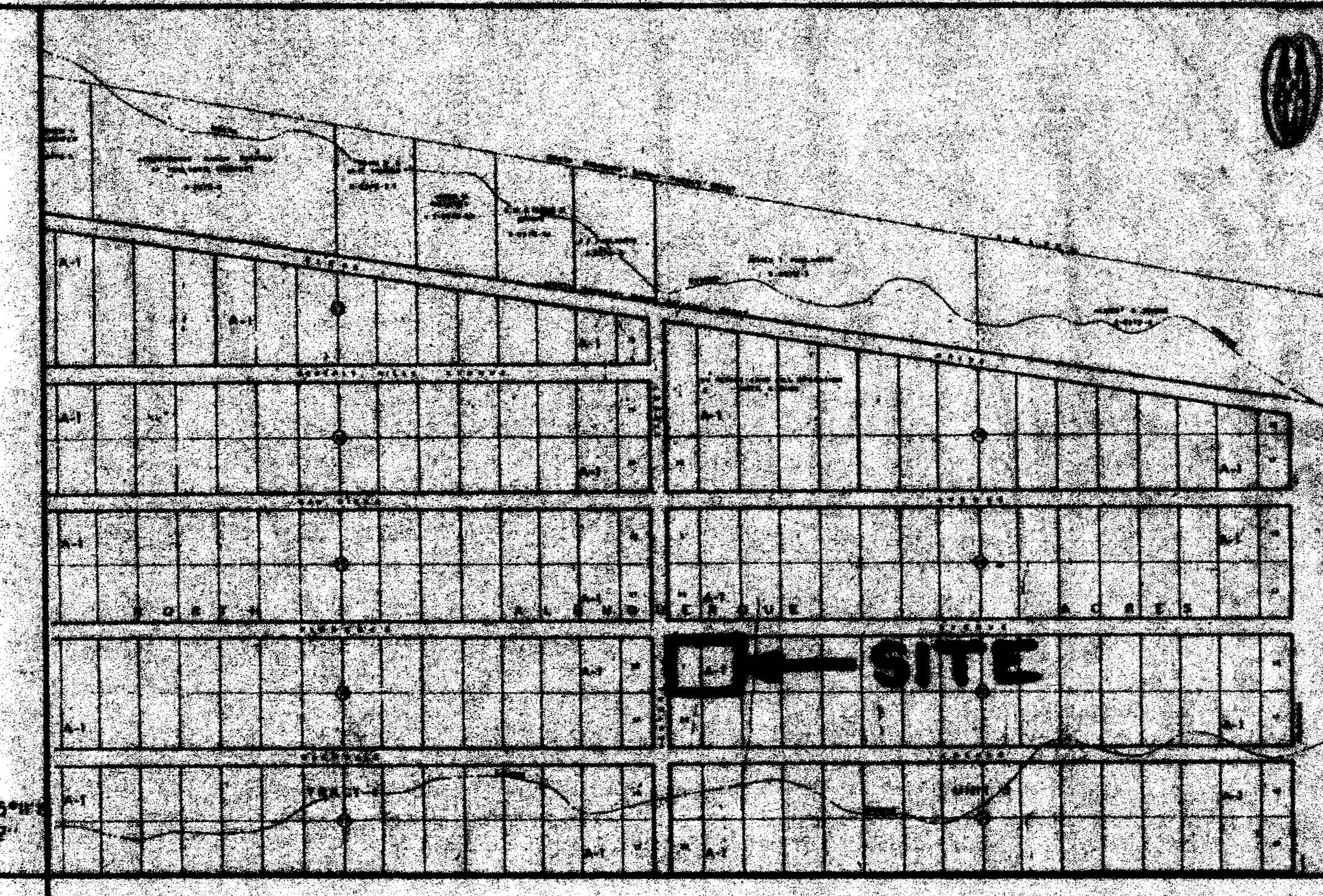


DRIVE SECTION (A)

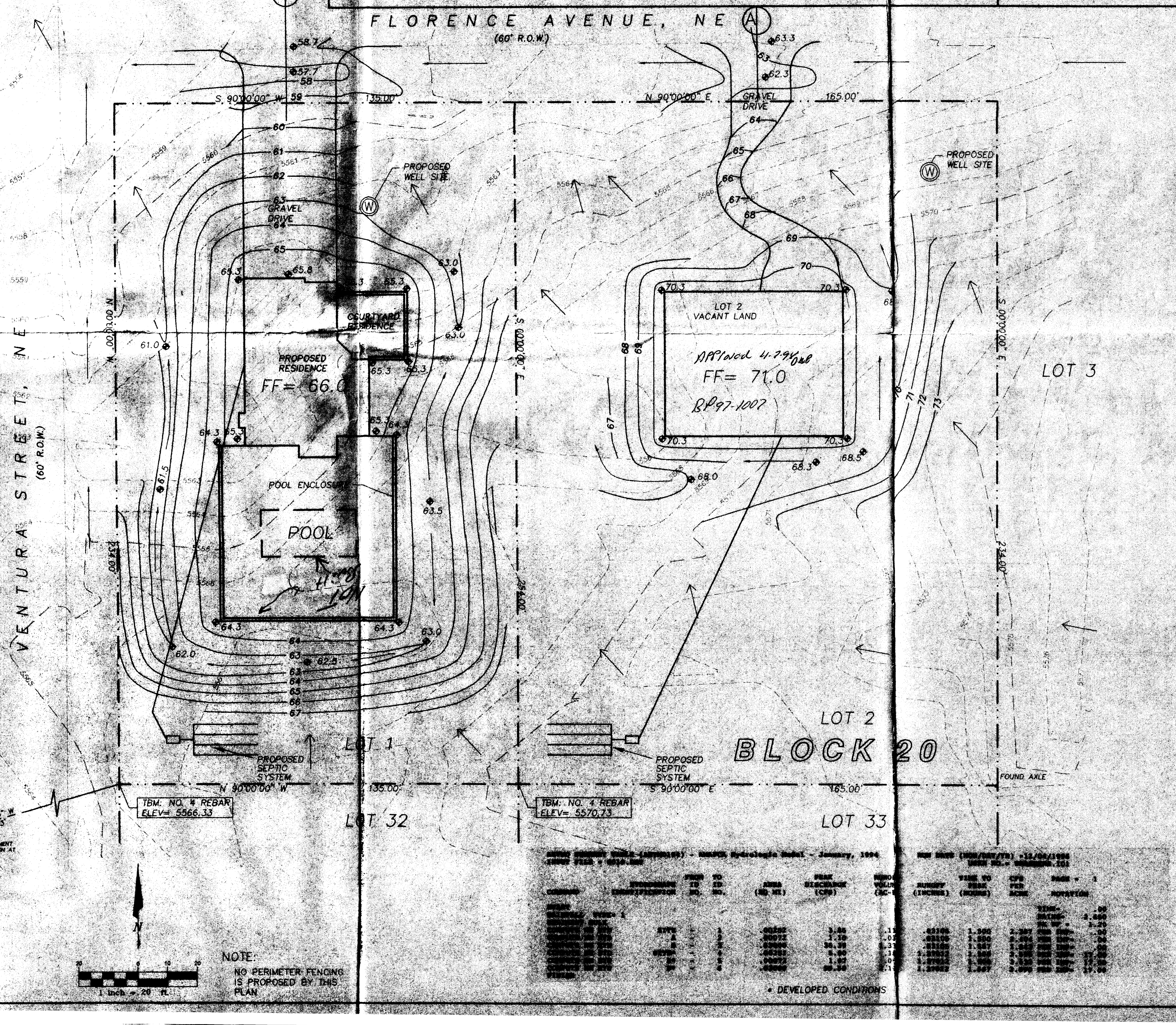
OFFSITE DRAINAGE BASIN MAP 1"=500'



FIRM PANEL 1"=500'



B-20 LOCATION MAP 1"=800'



NOTE: NO PERIMETER FENCING IS PROPOSED BY THIS PLAN

GRADING AND DRAINAGE PLAN

SCOPE

Pursuant to Bernalillo County Ordinance No. 90-6, Section 11.E, the Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff on and exiting the project site. A single family home is proposed on each of the two lots included in the Plan, together with associated access, landscaping, and utility improvements.

EXISTING CONDITIONS

Presently the 1.61 acre site is undeveloped. The site is located at the southeast corner of Florence Avenue, NE and Ventura Street NE. The site is bounded on the east and south by undeveloped residential lots. It is bounded on the north by Florence Avenue, NE and on the west by Ventura Street NE. Both streets are unimproved dirt roads.

The site is well-vegetated with native grasses and shrubs. Site topography drains from southeast to northwest at slopes varying from 1% to 15%. All flow discharges from the site at the northwest corner of the site, where it freely runs across the Ventura Street/Florence Avenue intersection.

Offsite flows enter the site from the east (Basin "A"). Basin A is a very small basin (about half an acre). This study also examines flows in the roadside swale on the south side of Florence Avenue in order to size the driveway dip sections.

As shown by the attached Floodway Map, this site does not lie within a 100 year flood hazard zone.

PROPOSED CONDITIONS

As shown on the Plan, each lot will have a structure located approximately in the center of the lot. Flows from Basin A will continue to drain across the lots and discharge into the roadside swale on Florence Avenue. Flows will be directed around the homes via swales as shown. All roof drains will discharge onto splash blocks to dissipate energy prior to release downstream.

Driveways will contain 1-foot dip sections where they traverse the Florence Avenue roadside swale. The dip sections are sized to carry the 55.5 cfs flow generated by the 100 year-6 hour storm.

Locations of proposed septic drain fields and wells are shown on the plan. They have been positioned outside of concentrated flow areas.

No perimeter fencing is proposed on this plan.

CALCULATIONS

The calculations shown hereon define the 100-year/6 hour design storm falling within the project area under existing and developed conditions. the hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2," dated January, 1993. All flowrates include a 20 percent bulking factor.

6079\RUTLEDGE\FLORENCE & VENTURA [6019.DAT]
100-YEAR 6 HOUR RAINFALL

* DEVELOPED CONDITIONS

LEGEND

- 6001 — EXISTING CONTOUR ELEVATION
- 02.5 × EXISTING SPOT ELEVATION
- 01 — PROPOSED CONTOUR ELEVATION
- PROPERTY LINE
- 01.5 PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- DRAINAGE SWALE
- DRAINAGE BASIN DIVIDE

PROPERTY ADDRESS

Florence Avenue NE

LEGAL DESCRIPTION

NAA, Tract 1, Unit 3, Block 20, Lots 1 and 2

PROJECT BENCHMARK

ACS Monument 1-B20, Elev. 5474

SURVEY

Topographic and Field Measurement by Precision Surveys Inc.
Dated November, 1996

I, Dennis A. Lorenz, hereby certify that I personally inspected the site shown on this plan on November 8, 1995, 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.

DRAINAGE PLAN NOTES

1. BLI 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.
3. 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. BLI 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 BLI to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. BLI 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.

CUSTOM HOMES

GRADING & DRAINAGE PLAN

BRASHER & LORENZ, INC.
Consulting Engineers
2201 San Pedro NE Building 1 Suite 210
Albuquerque, New Mexico 87110
Ph: 505-888-6088 Fax: 505-888-6188

12-9-96

DRAWN BY: D.D.E.	DATE: NOVEMBER, 1996
CHECKED BY: D.A.L.	SHEET 1 OF 1
FILE: 6019Q-D.DWG	