CONCEPTUALGRADING AND DRAINAGE PLAN

SCOPE

Pursuant to the City of Albuquerque Drainage Ordinance and the Development Process Manual, Volume 2, Section 22.2, the Conceptual Grading and Drainage Plan shown hereon outlines the drainage management criteria for controlling developed runoff from the project site. The project consists of the construction of an 11 unit residential development, located at 3010 Rio Grande Boulevard NW, Albuquerque, New Mexico.

This plan is presented in support of a Site Plan for Subdivision and Site Plan for Building Permit.

EXISTING CONDITIONS

The project is presently fully developed. Existing site improvements consist of an existing residence, garage, carport, landscaping and associated site improvements. The site is bounded on the west by Rio Grande Blvd NW, and on the north, south and east by developed residential properties. Site topography is extremely flat, with the site situated approximately 1-foot below Rio Grande Blvd. All excess site runoff remains on-site, ponding in very shallow depressions. No off-site drainage impacts the site. An existing 18" storm drain is located in Rio Grande Blvd, constructed mainly to drain nuisance flows from the right of way.

As shown by the attached FIRM Panel, the site lies within the 500-year Zone "X" Flood Zone.

PROPOSED IMPROVEMENTS

As shown by the Plan, the project consists of the construction of an 12 unit residential development. The existing residence and site improvements will remain as shown. Grading, drainage, utility and landscaping improvements will be provided to support the development. Since the site is situated lower than Rio Grande Blvd, and given the existing 18" public storm drain is shallow and has limited capacity, the site will implement a "Flat lands drainage concept". All stormwater runoff will be ponded on-site withina shallow retention pond locate at the eastern portion of the property within Tract II. The pond is sized to retain the 100 year, 10 day volume. All buildings will be positioned to provide adequate freeboard above the water surface of the pond. Drainage easements will be granted for conveyance and storage of all runoff.

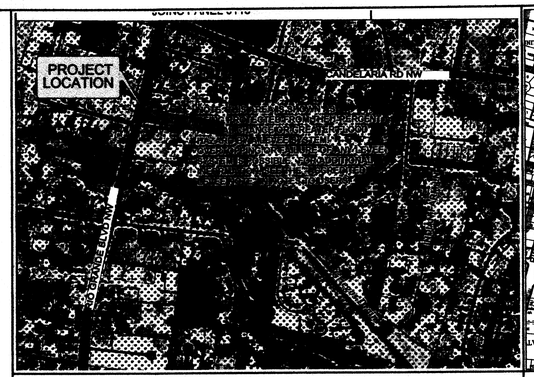
Since construction will disturb only1.37 acres, and no excess runoff will be released from the propert,y a Storm Water Pollution Prevention Plan should not be required.

CALCULATIONS

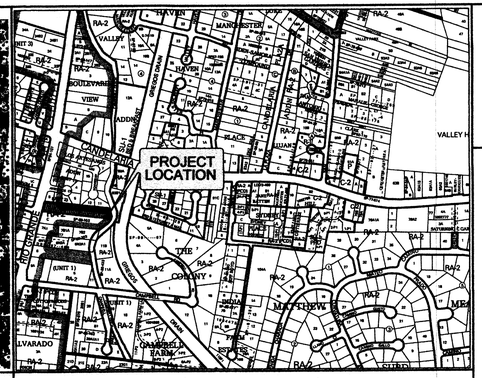
The calculations shown hereon define the 100-year/6 hour design storm falling within the project area under existing and proposed conditions. The hydrology is per "Section 22.2, Part A, Development Process Manual, Vol 2", dated June 1997.

LEGEND

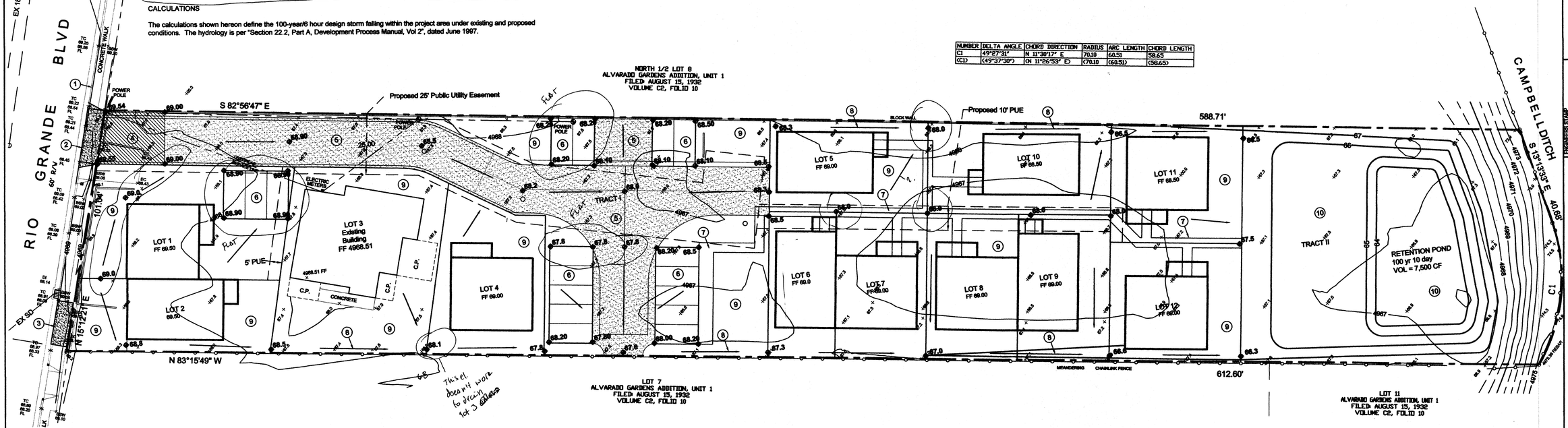
ITEM	EXISTING	PROPOSED
UTILITY POLE	PP	
PROPERTY LINE		
SPOT ELEVATION	× 75.5	01.5 ◆
CONTOUR W/ ELEVATION	5800	5800
BLOCK WALL		
CHAIN LINK FENCE		
STORM DRAIN		
DIRECTION OF FLOW		
DRAINAGE SWALE		
DRAINAGE BASIN DIVIDE		
FENCE		
CONCRETE		
GRAVEL DRIVE		



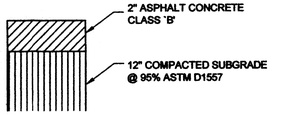
FIRM PANEL 35001C0331H
NOT TO SCALE



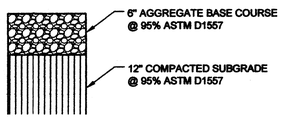
LOCATION MAP ZONE ATLAS G-13-Z
NOT TO SCALE



NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	49°27'31"	N 11°30'17" E	70.10	60.51	58.65
(C1)	(49°37'30")	(N 11°26'53" E)	(70.10	(60.51)	(58.65)



ASPHALT PAVEMENT SECTION A/3
NTS



GRAVEL PAVEMENT SECTION B/3
NTS

KEYED NOTES

1. EXISTING PUBLIC CURB, GUTTER AND SIDEWALK.
2. REMOVE EXISTING DRIVEPAD. CONSTRUCT NEW DRIVEPAD..
3. REMOVE EXISTING DRIVEPAD. REPLACE WITH CURB, GUTTER & SIDEWALK.
4. CONSTRUCT 25' X 25' ASPHALT SURFACE PER DETAIL THIS SHEET.
5. CONSTRUCT AGGREGATE SURFACING PER DETAIL THIS SHEET.
6. COVERED PARKING.
7. CONSTRUCT 4' CONCRETE SIDEWALK.
8. CONSTRUCT LANDSCAPED DRAINAGE SWALE.
9. LANDSCAPING. SEE LANDSCAPE PLAN.
10. COMMUNITY GARDEN AND STORM WATER RETENTION POND.

PROJECT HYDROLOGY		
AHYMO		
ZONE:	2	Rio Grande Housing
P_{6HOUR}	2.35	
$P_{10\ DAY}$	3.95	

EXISTING CONDITION									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	VOL 10day (ac ft)
SITE	1.37	0.00	0.65	0.65	0.07	1.01	3.85	0.116	0.1252

PROPOSED CONDITION									
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)	VOL (ac ft)	VOL 10day (ac ft)
SITE	1.37	0.00	0.83	0.23	0.31	1.14	4.07	0.130	0.1717

0.1717 = 7479 CF
actt

PROJECT DATA

PROPERTY ADDRESS:

3010 RIO GRANDE ALBUQUERQUE, NEW MEXICO

LEGAL DESCRIPTION:

SOUTH HALF OF LOT 8, UNIT 1, ALVARADO GARDENS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932, IN VOL. C-2, FOLIO 10.

SITE MAPPING:

TOPOGRAPHIC AND IMPROVEMENT MAPPING BY HARRIS SURVEYING OCTOBER 2015

PROJECT BENCHMARK

ACS MONUMENT "3-G12"
ELEVATION 4965.946 FEET 1988 NAVD
THE MONUMENT IS LOCATED 0.9 MILES NORTH OF THE INTERSECTION OF RIO GRANDE BLVD. AND INTERSTATE 40.

- Cross lot drainage easements will be needed.
- Show anticipated roof flow directions

20 0 10 20
SCALE : 1" = 20'

RECEIVED
OCT 29 2015
LAND DEVELOPMENT SECTION

LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management
2501 Rio Grande Blvd NW, Suite A
Albuquerque, New Mexico 87104
Ph: 505-888-8088 Fax: 505-242-8655

GARRETT SMITH LTD
DESIGN, ARCHITECTURE & DEVELOPMENT

ENGINEERS STAMP

CONCEPTUAL GRADING AND DRAINAGE PLAN

RIO GRANDE HOUSING
3010 RIO GRANDE BLVD

MARK	DATE	DESCRIPTION

ISSUE: EPC
PROJECT NUMBER:
FILE: LDC 15-028
DRWN. BY: DAL
CHKD BY: DAL
DATE: 10/29/2015

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