

FIRM PANEL 35001C0161G

NTS LOCATION MAP

G-16-Z

NTS

LEGEND

ITEM	EXISTING	PROPOSED
CURB AND GUTTER	---	---
CURB ELEVATIONS	---	---
SLOT ELEV.	x 16.7	16.7
EASEMENT	---	---
CENTERLINE	---	---
TOP OF ASPHALT ELEV.	TA 16.2	TA 16.2
FUTURE CURB AND GUTTER (N.I.C.)	---	---
ASPHALT PAVING	---	---
GRAVEL	---	---
DRAINAGE SWALE	---	---
DIRECTION OF FLOW	---	---
CONCRETE SIDEWALK OR PAVEMENT	---	---
OVERHEAD UTILITIES	---	---

KEYED NOTES

- EXISTING ASPHALT PAVING.
- EXISTING GRAVEL PAVING.
- EXISTING STANDARD CURB & GUTTER.
- EXISTING CONCRETE SIDEWALK.
- EXISTING CONCRETE DRIVEPAD.
- EXISTING FIRE HYDRANT.
- EXISTING STEEL BOLLARD.
- EXISTING STEEL SWING GATE.
- EXISTING CONCRETE TIRE STOP.
- EXISTING CMU WALL.
- EXISTING STEEL STAIRWAY.
- ROOF DRAIN.

PROJECT HYDROLOGY

AHYMO

Goodrich Roofing

ZONE:	2
P ₂ HOUR	2.35
P ₁₀ DAY	3.95

EXISTING							
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)
SITE	1.72	0.00	0.00	1.47	0.25	1.27	5.79

PROPOSED							
BASIN	AREA (ac)	A (ac)	B (ac)	C (ac)	D (ac)	E	Q (cfs)
SITE	1.72	0.00	0.00	1.46	0.26	1.28	5.81
A	1.49	0.00	0.00	1.30	0.19	1.26	4.98
B	0.23	0.00	0.00	0.16	0.07	1.43	0.83

GRADING AND DRAINAGE PLAN

SCOPE AND PURPOSE

The scope of this Grading and Drainage Plan is to outline the drainage management criteria for controlling developed runoff from the project site in accordance with the City of Albuquerque Drainage Ordinance and the Development Process Manual, Volume 2, Section 22.2. The project consists of the construction of a 1,000 square foot building addition, located at 3401 Vassar Drive NE, Albuquerque, New Mexico. The purpose of this Plan is to support building permit application.

EXISTING CONDITIONS

The project site is presently fully developed. The property is owned and operated by Goodrich Roofing. Existing site improvements consist of an existing 11,000 square foot building, storage sheds and associated site improvements. The site is bounded on the east by Vassar Drive NE, and on the north, south and west by developed light manufacturing properties. Site topography slopes from east to west approximately one-percent (1%). The site is divided into 2 on-site drainage basins. Basin 'A' drains as sheet flow east to Vassar Drive. Basin 'B' represents the public portion of the property located east of the perimeter wall. Basin 'B' is the remainder of the property which largely consists of a contractor's yard. Flows from Basin 'B' drain to the west as sheet flow, through the adjoining property, then to Stanford Drive NE. No off-site flows enter the site.

Research of public document revealed no drainage master plans establishing drainage management criteria for the site. No public or private drainage easements of record have been discovered.

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 a 1,000 square foot addition, with associated grading, drainage, paving, utility and landscaping improvements. The site will be re-graded around the building addition to promote positive drainage around the buildings and respect historic drainage patterns.

As shown by the AHYMO calculations, the impact of this project increases the developed peak runoff by approximately 0.02 cfs. Minimal grading will be performed. The impact to downstream properties and public improvements will be negligible.

Since construction will disturb an area of less than 1.0 acres, 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.

DRAINAGE PLAN NOTES

- BLI recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 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.
- 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.
- 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.
- BLI recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 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 finished grade or top of pavement, unless noted otherwise.

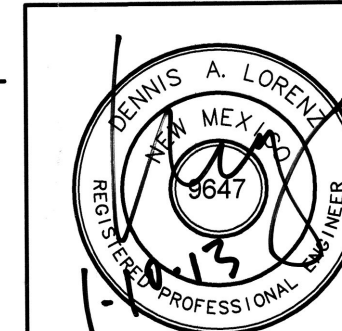
PROJECT DATA

PROPERTY ADDRESS
3401 VASSAR DRIVE N.E.
ALBUQUERQUE, NEW MEXICO 87107

PROJECT BENCHMARK
ACS ALUMINUM CAP "P_225"
ELEV = 5102.670

LEGAL DESCRIPTION
TRACT N-3, BLOCK N AND NORTH
150' TRACT M,
COLE'S INDUSTRIAL SUBDIVISION
ALBUQUERQUE, NEW MEXICO

TOPOGRAPHIC MAPPING
HARRIS SURVEYING, INC.
DECEMBER, 2012



BRASHER & LORENZ
CONSULTING ENGINEERS
2201 San Pedro NE Building 1 Suite 1200
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GOODRICH ROOFING CO.
GRADING AND DRAINAGE PLAN

DESIGN	DAL	DRAWN	JMT	CHECKED	DAL	SHEET
SCALE	1"=20'	BLI JOB	12544	DATE	JANUARY 10, 2013	1 of 1