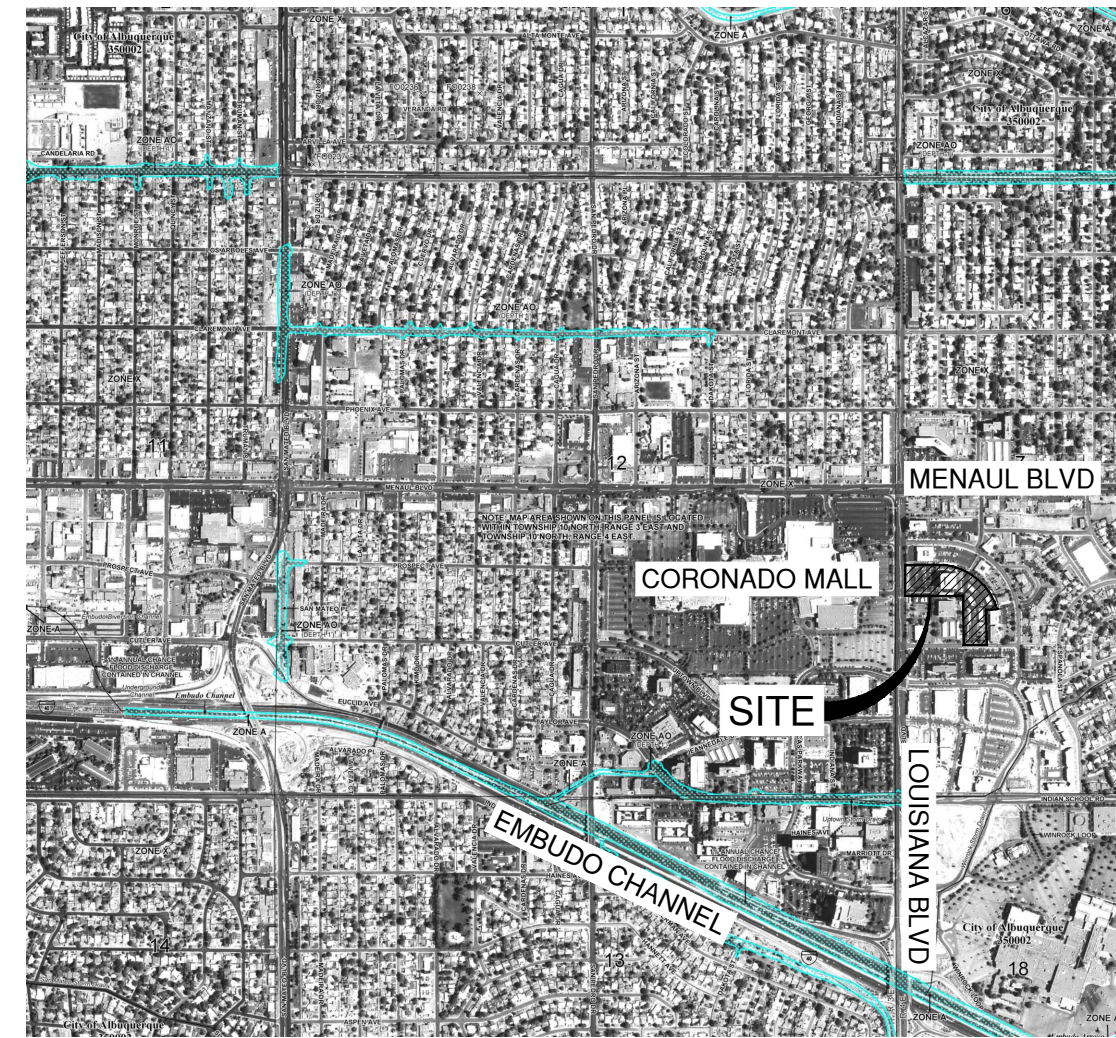


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July 18, 2016 - 2:44pm
Plotted by: MBALASKOVITS



FEMA FLOODPLAIN MAP: 35001C0352H

DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED NEAR THE INTERSECTION OF LOUISIANA BLVD AND CUTLER AVE, EAST OF CORONADO MALL. THE APPROXIMATELY 5.8 ACRES OF THE ENTIRE DEVELOPMENT IS CURRENTLY SUBDIVIDED INTO 2 TRACTS, WHICH ARE FULLY DEVELOPED. THE SITE CONSISTS OF EXISTING PARKING LOTS AND COVERED PARKING AREAS BUILT AROUND AN EXISTING 7 STORY BUILDING. THE CURRENT CONDITIONS OF THE SITE ARE FAIRLY FLAT.

REVIEW OF THE CITY HYDROLOGY FILES (COA HYDROLOGY FILE #H19-D1) AND THE EXISTING TOPOGRAPHIC SURVEY SHOWS THERE ARE SEVERAL EXISTING INLETS LOCATED AROUND THE SITE WHICH DISCHARGE INTO THE PUBLIC RIGHT OF WAY. ALL THE DRAINAGE FROM THE SITE APPEARS TO ENTER THE EXISTING 60" STORM DRAIN LOCATED WITHIN LOUISIANA BLVD VIA A DIRECT STORM DRAIN CONNECTION (BASIN A) OR VIA SURFACE FLOW WHICH IS PICKED UP IN CURB INLETS AT THE INTERSECTION OF CUTLER AND LOUISIANA (BASIN B). THE NORTHERN AND WESTERN PORTION OF THE SITE (BASIN A) CURRENTLY DRAIN TO A SERIES OF EXISTING INLETS ONSITE WHICH TIE TO AN AREA DRAIN WITHIN LOUISIANA BLVD. THE SOUTHERN PORTION OF THE SITE DRAINS TO A SERIES OF SHALLOW ONSITE INLETS THAT EVENTUALLY DISCHARGES INTO CUTLER AVE VIA A MODIFIED SIDEWALK CULVERT. THIS IS CONSISTENT WITH THE APPROVED DRAINAGE REPORT FOR AMERICAN FINANCIAL CENTER (HYDROLOGY FILE H19-D1) DATED JANUARY 17, 1984. ACCORDING TO THIS REPORT, THE ALLOWABLE DISCHARGE FROM THE SITE IS DETAINED VIA 4" ORIFICE PLATES ON ALL OUTFLOW PIPES. EXISTING SURFACE PARKING PONDS HELP TO MITIGATE THESE FLOWS AS NECESSARY. THIS REPORT ANALYZED THE SITE BASED ON A MODIFIED SITE LAYOUT THAT WAS NEVER FULLY CONSTRUCTED.

A MORE RECENT GRADING AND DRAINAGE PLAN PREPARED BY LARRY READ AND APPROVED ON JANUARY 11, 2002 FOR PAVING PERMIT AND SITE PLAN FOR BUILDING PERMIT, CONSTRUCTED ADDITIONAL ONSITE PARKING. ACCORDING TO THIS PLAN, THE SITE UTILIZES THE PARKING LOTS AS DETENTION PONDS DURING LARGER STORM EVENTS. THESE PONDS AND OTHER ONSITE DRAINAGE IMPROVEMENTS WERE VERIFIED BY THE TOPOGRAPHIC SURVEY.

PER FEMA MAP PANEL #35001C0352H (SEE ABOVE), THE SITE IS NOT LOCATED WITHIN A KNOWN FLOOD ZONE.

PROPOSED CONDITIONS:

THE DEVELOPED FLOWS FOR THE SITE WILL MAINTAIN THE REDUCED DISCHARGE TO THE SURROUNDING RIGHT OF WAY. THE SITE WILL NOT DEVIATE SIGNIFICANTLY FROM HISTORIC FLOW PATHS. DUE TO THE PROPOSED BUILDINGS AND THE SITE SLOPE CONSTRAINTS, UNDERGROUND PONDING WILL BE REQUIRED TO ASSIST IN THE FIRST FLUSH REQUIREMENTS AS WELL AS HELP TO DETAIN THE PEAK DISCHARGE TO MEET THE ALLOWABLE DISCHARGE RATES.

THE NORTHERN PORTION OF THE SITE (BASIN A), ALONG LOUISIANA BOULEVARD INCLUDING THE EXISTING LEWIS UNIVERSITY BUILDING, WILL CONTINUE TO DISCHARGE TO THE 60" STORM DRAIN IN LOUISIANA. UNDERGROUND PONDING WITH BE REQUIRED TO MAINTAIN THE ALLOWABLE DISCHARGE (±1.6CFS) AND TO RETAIN THE FIRST FLUSH VOLUME.

THE SOUTHERN PORTION OF THE SITE (BASIN B) THAT IS ADJACENT TO CUTLER AVENUE WILL MAINTAIN THE ALLOWABLE DISCHARGE (±1.4CFS) AND CONTINUE TO DISCHARGE DIRECTLY TO CUTLER VIA SURFACE FLOW. THE EXISTING STORM DRAINAGE WILL HAVE TO BE REROUTED AROUND THE PROPOSED BUILDINGS AS NECESSARY AND UNDERGROUND PONDING WILL ALSO BE REQUIRED TO RETAIN THE FIRST FLUSH AND MAINTAIN THE ALLOWABLE DISCHARGE.

GIVEN THE ABOVE INFORMATION, THE SITE WILL MAINTAIN HISTORICAL FLOWPATHS AND FLOWS VIA ONSITE STORM DRAIN SYSTEMS AND UNDERGROUND PONDING. WITH THIS SUBMITTAL, WE ARE SEEKING SITE PLAN FOR SUBDIVISION APPROVAL.

DEKKER
PERICH
SABATINI

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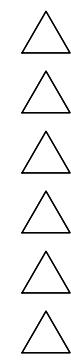
ISSUED FOR
DRB/URT
Site Plan for Subdivision

SEAL

PROJECT

2440 LOUISIANA LOTS
Albuquerque, New Mexico
SITE PLAN FOR SUBDIVISION
DRB SUBMITTAL

REVISIONS



DRAWN BY MHS

REVIEWED BY MJB

DATE 5.18.16

PROJECT NO 20160384

DRAWING NAME

CONCEPTUAL
GRADING
PLAN

SHEET NO

2 of 3