

MONTEREY PLACE – SKETCH PLAT SUBMITTAL NARRATIVE

Grading and Drainage

The proposed development will maintain existing grade at the neighboring property lines and slope down to a catch curb adjacent to the sidewalk around the building. Flows will then be conveyed to curb cuts leading to landscaped areas at the southeast and southwest corners of the parking area. Water quality will be provided in these areas and excess flow will enter a proposed storm drain system that conveys flow north to tie into existing inlets on Central Avenue.

A bioswale will be constructed along the sidewalk of Central Avenue to provide additional water quality from the roof runoff. Water quality will be provided to the maximum extent possible for the site.

The site will be graded to ensure positive drainage away from the building, ADA compliance, and have slopes that meet City of Albuquerque Fire Rescue grade requirements.

There are several drainage issues with the existing conditions of the site, as a sizeable portion of the existing lots drain onto adjacent properties. With the proposed grading, a reduced imperviousness from the existing conditions, and the development of water quality features, the proposed development will improve the overall drainage conditions from the site.

Utilities and Infrastructure

Outside of the tie into existing inlet described in the *Grading and Drainage* section, there will be several improvements made to existing City of Albuquerque infrastructure. A new 6-in sewer service and grease trap will tie into the existing 8-in main in the alley to the south. A new domestic water service and fire protection service will come off the existing water main beneath the existing sidewalk north of the project site. A gas service will be provided from an existing main north of the project site. Electrical service will be provided by PNM.

The existing 20-ft gravel alley on the west and south sides of the project will be widened to have a 26-ft drive aisle and paved. All corners will have a 28-ft radius for fire apparatus maneuverability. Existing PNM lines will be relocated from the proposed drive aisle.

Two existing driveway aprons, on the west and east sides of the project, will be widened to 26-ft wide to accommodate the wider drive aisles. The western drive entrance expansion will require an existing fire hydrant to be relocated east. Two existing driveway aprons will be removed, reducing the number of access points onto Central Avenue. All existing light poles on Central Avenue will remain undisturbed with the proposed development.