

PORTION OF LOTS 2 THRU 7, BLOCK 6 TRACTION PARK AND CITY ELECTRIC ADDITION
WITHIN
SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE BERNALLILO COUNTY, NEW MEXICO

EXISTING CONDITIONS:

THE PROPOSED DEVELOPMENT SITE IS PRESENTLY DIVIDED INTO TWO SEPARATE SITES. THE WEST SITE HAS TWO BUILDINGS AND A LARGE ASPHALT LOT. HALF OF THE LOT DRAINS NORTH TO CENTRAL WHILE THE SOUTHERN PORTION DRAINS SOUTH ONTO NEIGHBORING PROPERTY.

THE EAST SITE, MOSTLY A GRAVEL LOT, CONTAINS ONE SMALL BUILDING AND AN ASPHALT PARKING AREA. THIS LOT GENERALLY DRAINS TOWARDS CENTRAL.

AN EXISTING CITY ALLEY BORDERS THE SITE ON THE WEST AND SOUTH PROPERTY LINES. THIS ALLEY IS CURRENTLY GRAVEL AND DRAINS TO NEIGHBORING PROPERTY TO THE SOUTH.

TOTAL RUNOFF FROM THE EXISTING SITE IS CALCULATED IN TABLE 1 OF THIS EXHIBIT.

ADJACENT PROPERTIES WERE NOT FOUND TO DISCHARGE ONTO THE PROJECT SITE. THE SITE IS DIRECTLY BORDERED BY TWO BUILDINGS - THE MONTEREY MOTEL TO THE WEST AND EL DON MOTEL TO THE EAST. THE EL DON MOTEL HAS A FLAT ROOF WHERE FLOWS ARE CONVEYED VIA A ROOF DRAIN SYSTEM. THE MONTEREY MOTEL ROOF FLOWS SHEET OFF THE ROOF BEHIND A CMU WALL WHICH KEEPS FLOWS ON THE MONTEREY MOTEL PROPERTY. SOME FLOWS FROM THE EXISTING SITE RUN ONTO NEIGHBORING PROPERTY TO THE SOUTH WHILE FLOWS FROM THE ALLEY EAST OF THE PROPERTY TRAVEL SOUTH AND DO NOT RUN ON TO THE PROJECT SITE.

PROPOSED CONDITIONS:

THE PROJECT WILL CONSIST OF A NEW 4-STORY, MIXED USE, MULTI-FAMILY BUILDING WITH A FOOTPRINT OF APPROXIMATELY 16,600-SF. THE EXISTING CITY ALLEY WILL ALSO BE WIDENED AND IMPROVED. THE PROPOSED GRADE WILL MATCH GRADE AT ADJACENT PROPERTY LINES AND SLOPE TOWARDS CATCH CURB ADJACENT TO THE BUILDING. PRESENT DRAINAGE ISSUES ON THE EXISTING SITE WILL BE MITIGATED WITH THE PROPOSED DESIGN AS FLOWS WILL NO LONGER BE CONVEYED TO SOUTHERN NEIGHBORING PROPERTIES.

THE SITE WILL BE DIVIDED INTO 4 SEPARATE BASINS, A-D. BASINS A-B WILL DRAIN TOWARDS WATER QUALITY FEATURES IN PARKING END ISLANDS. FLOWS WILL THEN BE CONVEYED, VIA STORM DRAIN, TO TIE INTO THE BACK OF EXISTING INLETS IN CENTRAL AVENUE.

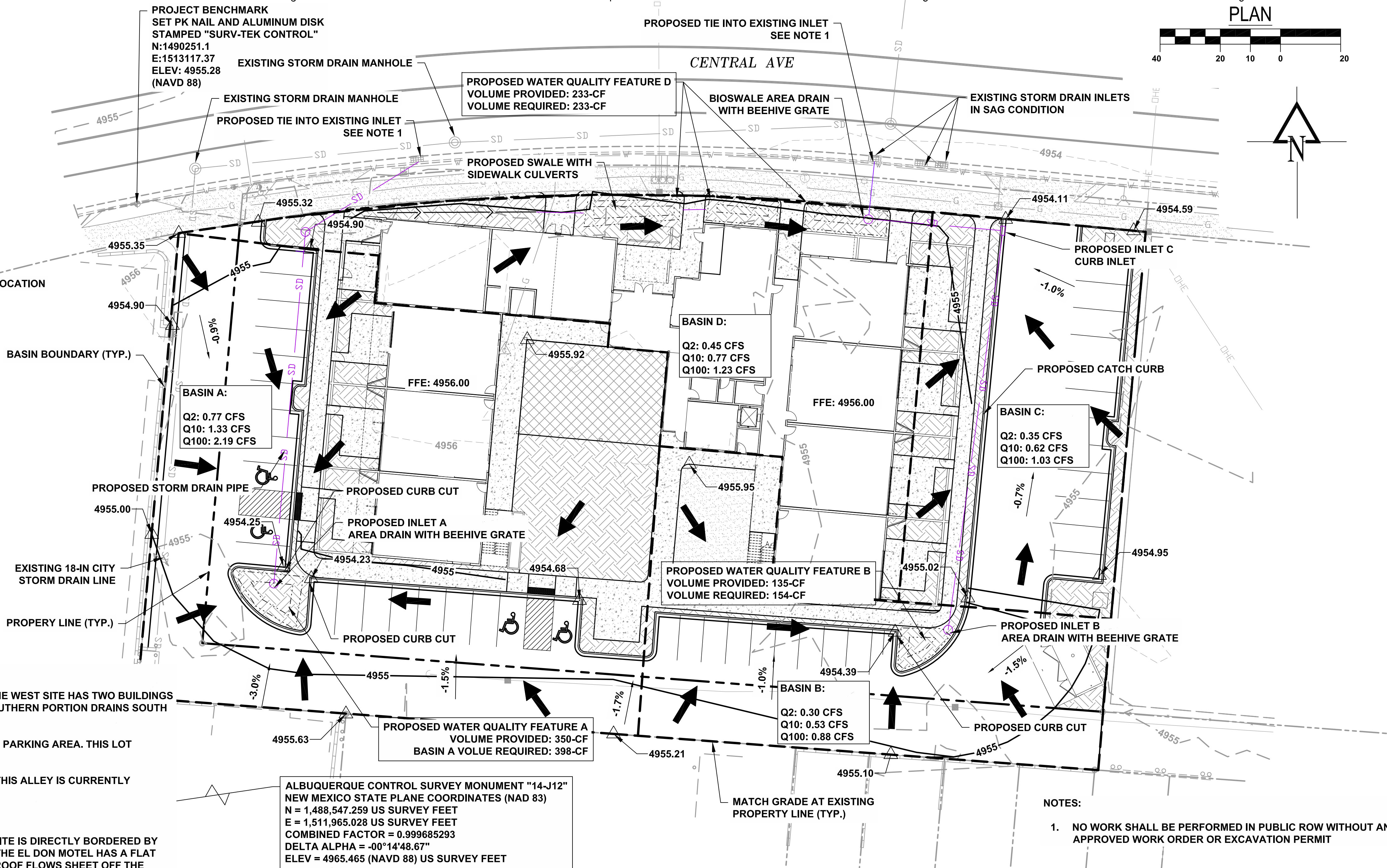
BASIN C WILL DRAIN TO A PROPOSED CURB INLET ADJACENT TO THE ALLEY APRON ONTO CENTRAL AVENUE. WATER QUALITY FOR THE IMPERVIOUS AREA OF THIS BASIN WAS NOT ABLE TO FEASIBLY BE PROVIDED AND THE DEVELOPER IS REQUESTING TO PAY A FEE-IN-LIEU OF MANAGING ON-SITE.

BASIN D INCLUDES FLOWS FROM THE THE PROPOSED BUILDING ROOF DRAINS. WATER QUALITY FOR THE FLOWS FROM THIS BASIN WILL BE PROVIDED BY A PONDING AREA IN FRONT OF THE BUILDING.

OVERALL, PONDING FEATURES ON THE SITE WILL PROVIDE WATER QUALITY TREATMENT FOR 34,045-SF OF IMPERVIOUS AREA. AFTER CREDITS FOR TREATING FLOWS FROM THE PUBLIC ALLEY, 3,065-SF OF IMPERVIOUS AREA WILL NOT BE TREATED ON-SITE AND THE DEVELOPER IS REQUESTING TO PAY A FEE IN-LIEU OF MANAGING ON SITE PER TABLE 6.17 OF THE DRAFT DPM.

STORM VOLUMES AND WATER QUALITY CALCULATIONS ARE SHOWN IN TABLES 3 AND 4. CALCULATED FLOWS ARE SHOWN IN THE EXHIBIT FOR EACH BASIN.

THE DEVELOPED SITE OVERALL FLOWS WILL BE SLIGHTLY REDUCED FROM THE EXISTING CONDITIONS, AS SHOWN IN TABLE 2. THE RUNOFF PATTERN WAS ALTERED TO CONVEY FLOW TO CENTRAL AVENUE INSTEAD OF NEIGHBORING PROPERTIES TO THE SOUTH BASED ON DISCUSSIONS WITH THE CITY.



**TABLE 1 - EXISTING SITE OVERALL RUNOFF
(PUBLIC ALLEY NOT CONSIDERED)**

		PEAK (CFS)		
LAND TREATMENT	AREA (ACRES)	2-YR	10-YR	100-YR
B	0.02	0.00	0.02	0.05
C	0.31	0.19	0.49	0.95
D	0.75	1.25	2.03	3.26
TOTAL	1.08	1.44	2.54	4.25

**TABLE 2 - DEVELOPED SITE OVERALL RUNOFF
(PUBLIC ALLEY NOT CONSIDERED)**

		PEAK (CFS)		
LAND TREATMENT	AREA (ACRES)	2-YR	10-YR	100-YR
B	0.23	0.02	0.22	0.54
C	0	0.00	0.00	0.00
D	0.85	1.41	2.30	3.69
TOTAL	1.08	1.43	2.52	4.23

TABLE 3 - DEVELOPED BASIN VOLUME TABLE

BASIN	TREATMENT B AREA (ACRES)	TREATMENT D AREA (ACRES)	TOTAL AREA (ACRES)	EXCESS PRECIPITATION (IN)	V100 - 360 (CF)	V100 - 1440 (CF)	V100 - 4 DAY (CF)	V100 - 10 DAY (CF)
A	0.08	0.46	0.54	2.103	4123	4907	5201	5397
B	0.06	0.15	0.21	2.052	1639	1958	2078	2158
C	0.07	0.14	0.21	2.036	1921	2299	2440	2535
D	0.07	0.25	0.32	2.133	2400	2850	3019	3131

TABLE 4 - DEVELOPED WATER QUALITY TABLE

BASIN	PRIVATE IMPERVIOUS AREA (SF)	80TH PERCENTILE EVENT (IN)	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	FEE-IN LIEU OF VOLUME (CF)	FEE-IN LIEU OF AREA (SF)
A	14061	0.26	305	350	-45	-2093
B	4579	0.26	99	135	-36	-1652
C	6810	0.26	148	0	148	6810
D	11660	0.26	253	233	20	0
TOTAL	37110	0.26	804	718	86	3065

NOTE: BASINS A AND B SHOW A NEGATIVE FEE-IN LIEU OF AREA AS A "CREDIT" FOR PROVIDING TREATMENT FOR FLOWS FROM THE PUBLIC ALLEY

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ALBUQUERQUE, NM 87107
505 . 843 . 7587

MONTEREY PLACE
APARTMENTS

320 CENTRAL AVE SW

CONCEPTUAL DESIGN
NOT FOR
CONSTRUCTION

APR 2016 K. RUSSEL
NEW MEXICO
15799
05/16/2019
CROSS SECTION

DATE: 04/16/2019

REVISIONS

4/16	SKETCH PLAT
4/25	CONCEPTUAL G&D
5/16	CONCEPTUAL G&D

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A	SHEET TITLE
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