

DRAINAGE NARRATIVE

INTRODUCTION
THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALAMEDA TO THE SOUTHWEST OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN DIEGO AVE NE. THE CURRENT SITE IS OCCUPIED BY HONEYWELL BUT IS BEING CONVERTED OVER TO A PRESBYTERIAN HEALTHCARE SERVICES FACILITY. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR PRESBYTERIAN HEALTHCARE SERVICES HONEYWELL SITE. WE ARE REQUESTING HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

METHODOLOGY
THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DMP. THE SITE IS LOCATED IN PRECIPITATION ZONE 2 PER TABLE A-1 SECTION 22.2. THE DESIGN STORM FOR EXISTING AND PROPOSED HYDROLOGY IS THE 100-YEAR 6-HR EVENT. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ACCORDING TO THE SITE CONDITIONS.

EXISTING CONDITIONS
THE EXISTING SITE IS APPROXIMATELY 55.51 ACRES. THE EXISTING SITE IS COVERED MOSTLY BY THE EXISTING BUILDING, PARKING LOTS, AND OPEN SPACE. THE SITE SLOPES DOWN FROM EAST TO WEST. THE HIGHEST POINT ON THE SITE IS AT AN APPROXIMATE 5155. THE LOW POINT ON THE SITE IS AT AN APPROXIMATE ELEVATION OF 5105. SLOPES RANGE BETWEEN 3:1 ALONG THE EASTERN EDGE OF THE SITE TO AVERAGE SLOPE OF ROUGHLY 2% IN THE EXISTING PARKING AREAS.

PROPOSED CONDITIONS
THE PROPOSED SITE GENERALLY REMAINS THE SAME AS THE EXISTING CONDITIONS WITH SOME MINOR CHANGES THAT IMPACT THE PERCENT IMPERVIOUS ON THE SITE. SITE GRADING WILL BE LIMITED TO AREAS IMMEDIATELY ADJACENT TO THE BUILDING AND PROPOSED COURTYARD MODIFICATIONS. SOIL IS CURRENTLY BERMED AGAINST THE BUILDING AROUND THE MAJORITY OF THE PERIMETER. THE GRADE WILL BE LOWERED IN SELECTIVE AREAS AROUND THE BUILDING TO ALLOW INSTALLATION OF WINDOWS. THE GRADE WILL CONTINUE TO STILL SLOPE AWAY FROM THE BUILDING BUT AT A FLATTER SLOPE. THE CHANGES IN THE SITE GRADING WILL NOT ALTER THE CURRENT DRAINAGE PATTERNS. ADDITIONAL LANDSCAPE ISLANDS WILL BE ADDED TO COMPLY WITH THE SITE LANDSCAPING REQUIREMENTS. CURB OPENINGS WILL BE ADDED TO THE PROPOSED AND EXISTING LANDSCAPE ISLANDS TO INTERCEPT RUNOFF IN SMALLER STORM EVENTS AND TO COMPLY WITH "FIRST-FLUSH" REQUIREMENTS. THE ADDITION OF NEW LANDSCAPE ISLANDS AND OTHER SITE MODIFICATIONS REDUCES THE IMPERIOUS AREA AND RESULTS IN A SLIGHT REDUCTION IN PEAK RUNOFF FLOW RATE.

CONCLUSION
THE PROPOSED SITE GENERATES APPROXIMATELY 33,736 CF FOR THE FIRST FLUSH REQUIREMENTS. SINCE THIS IS A REDEVELOPMENT OF AN EXISTING SITE IT WAS ASSUMED THAT THE PRECIPITATION DEPTH WAS 0.26 INCHES FOR THE FIRST FLUSH CALCULATIONS. THE AMOUNT OF VOLUME PROVIDED IS APPROXIMATELY 44,728 CF AND THEREFOR MEETS THE REQUIREMENTS.

CONCLUSION
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 222.4 CFS FOR EXISTING CONDITIONS AND 220.5 CFS FOR PROPOSED CONDITIONS. THE SITE CURRENTLY FREE DISCHARGES TO THE PUBLIC STORM DRAIN SYSTEM AND ONSITE DETENTION PONDS. AN ONSITE DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

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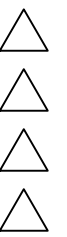
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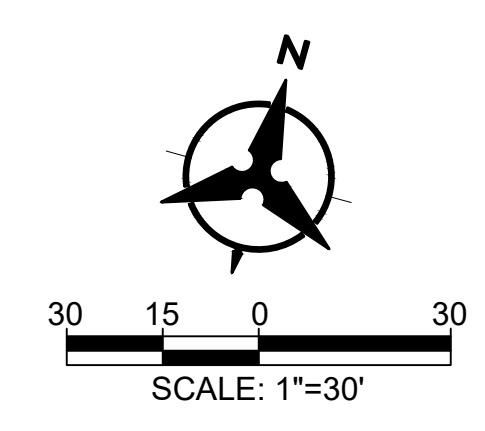
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1. PROPOSED RETAINING WALL.
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4. EXISTING RETAINING WALL TO REMAIN.
5. 2' WIDE CURB CUT WITH CONCRETE RUNDOWN.
6. EXISTING RETENTION POND.
7. PROPOSED RETENTION POND.

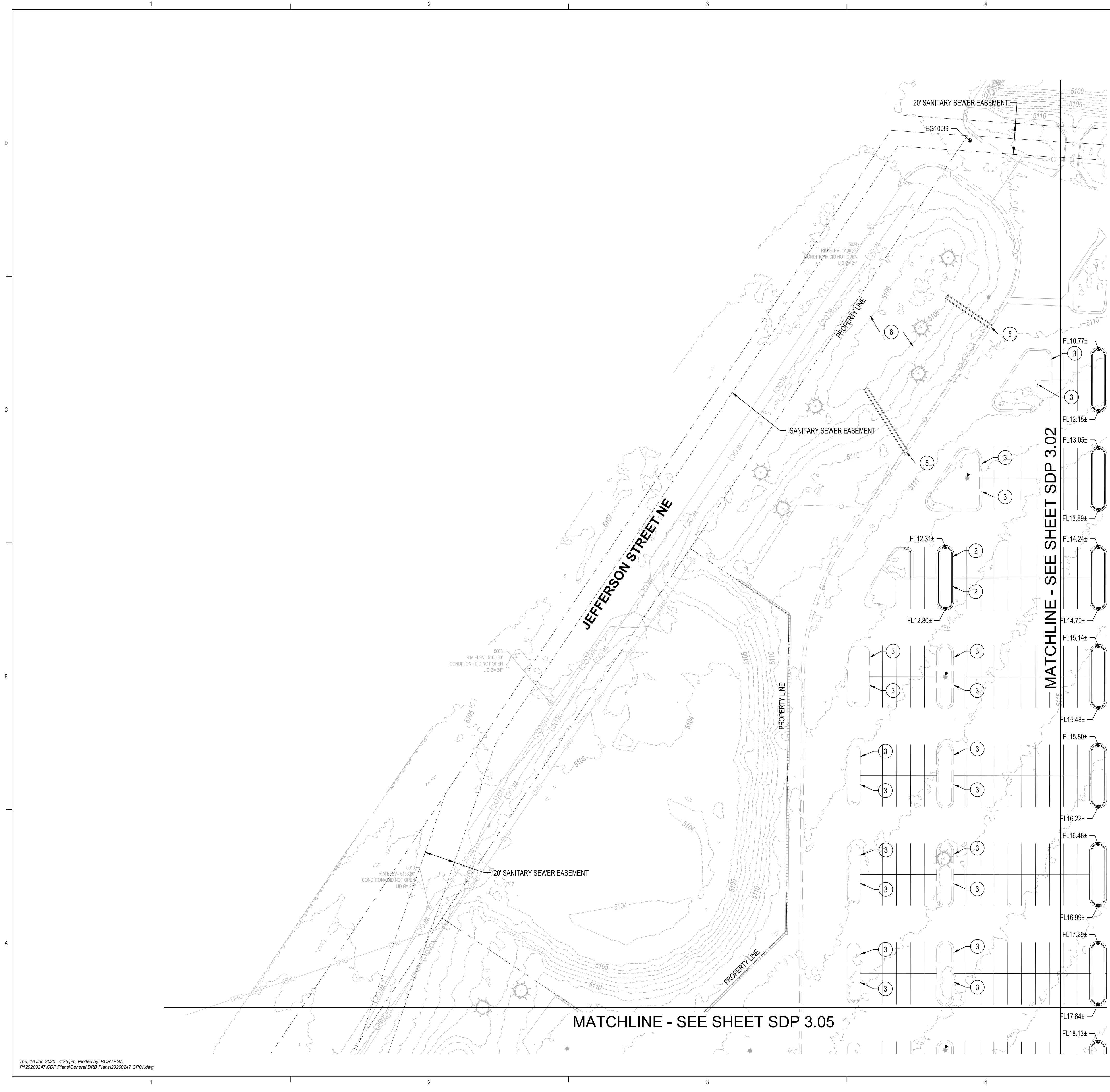
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- ~~~~~ WATER BLOCK



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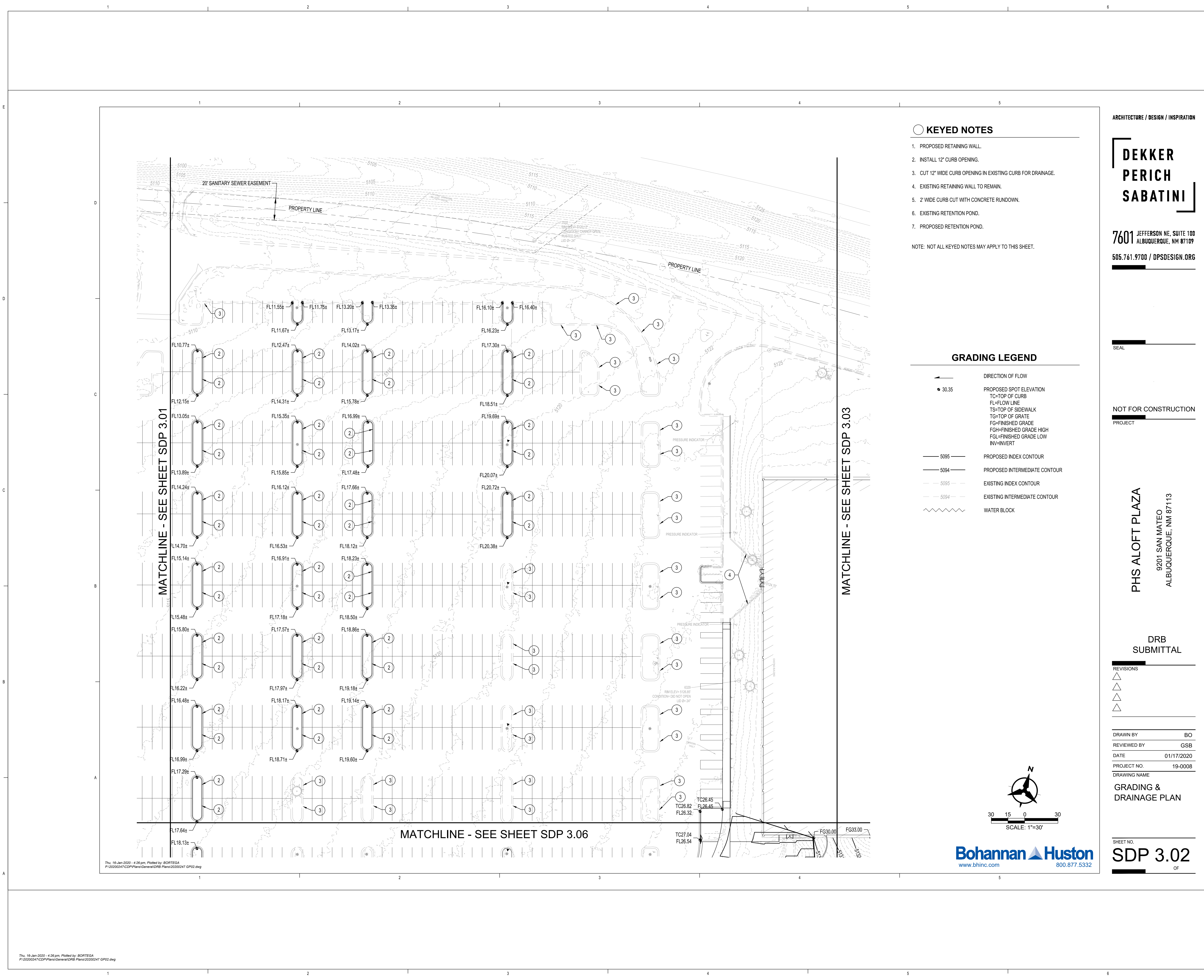
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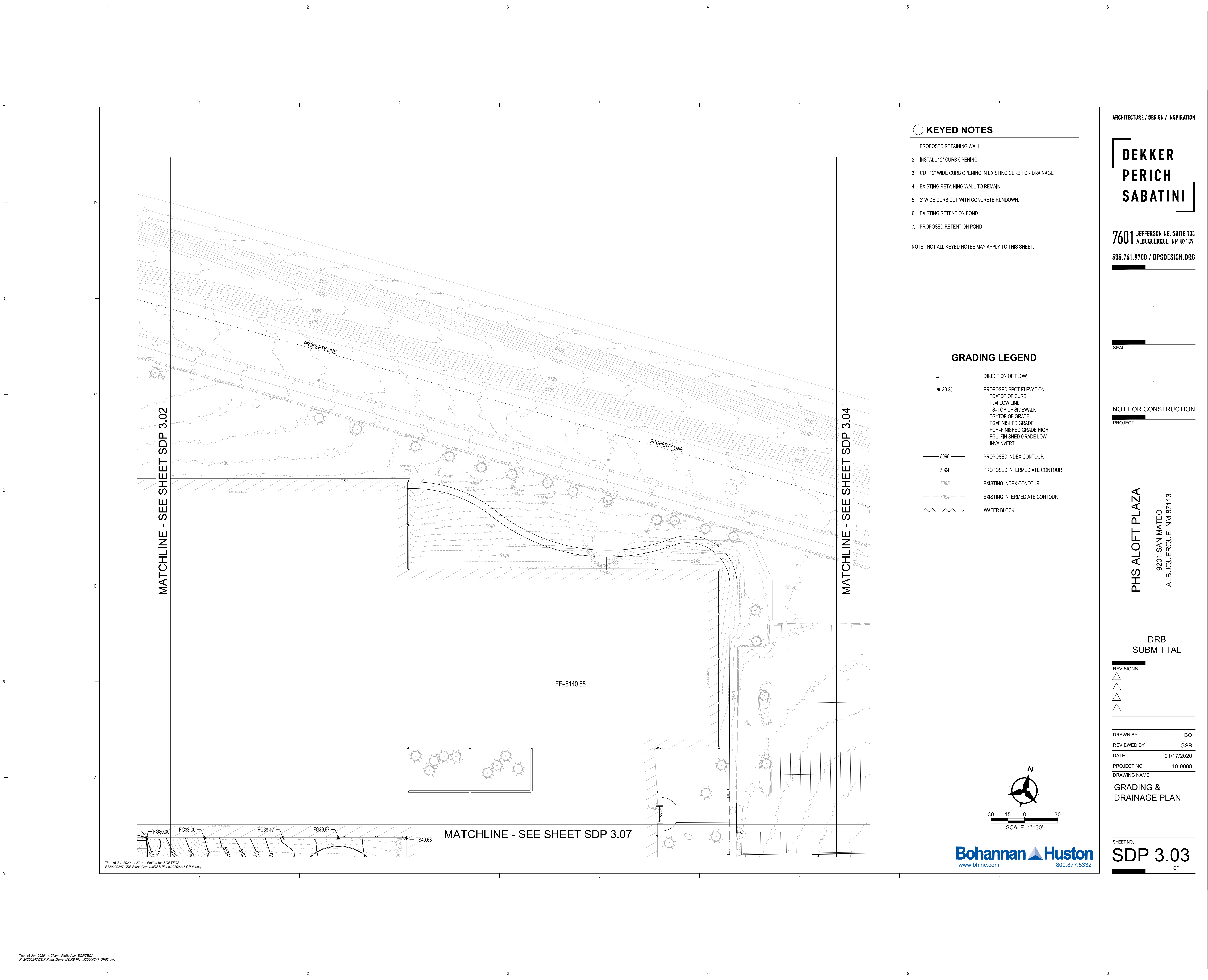
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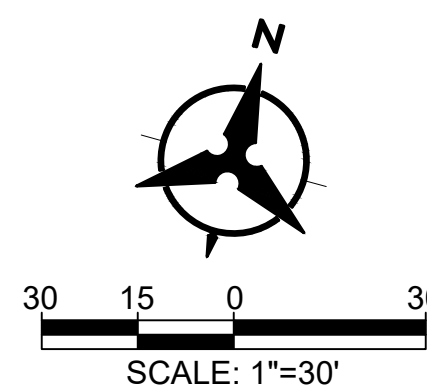
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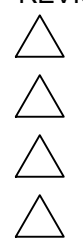
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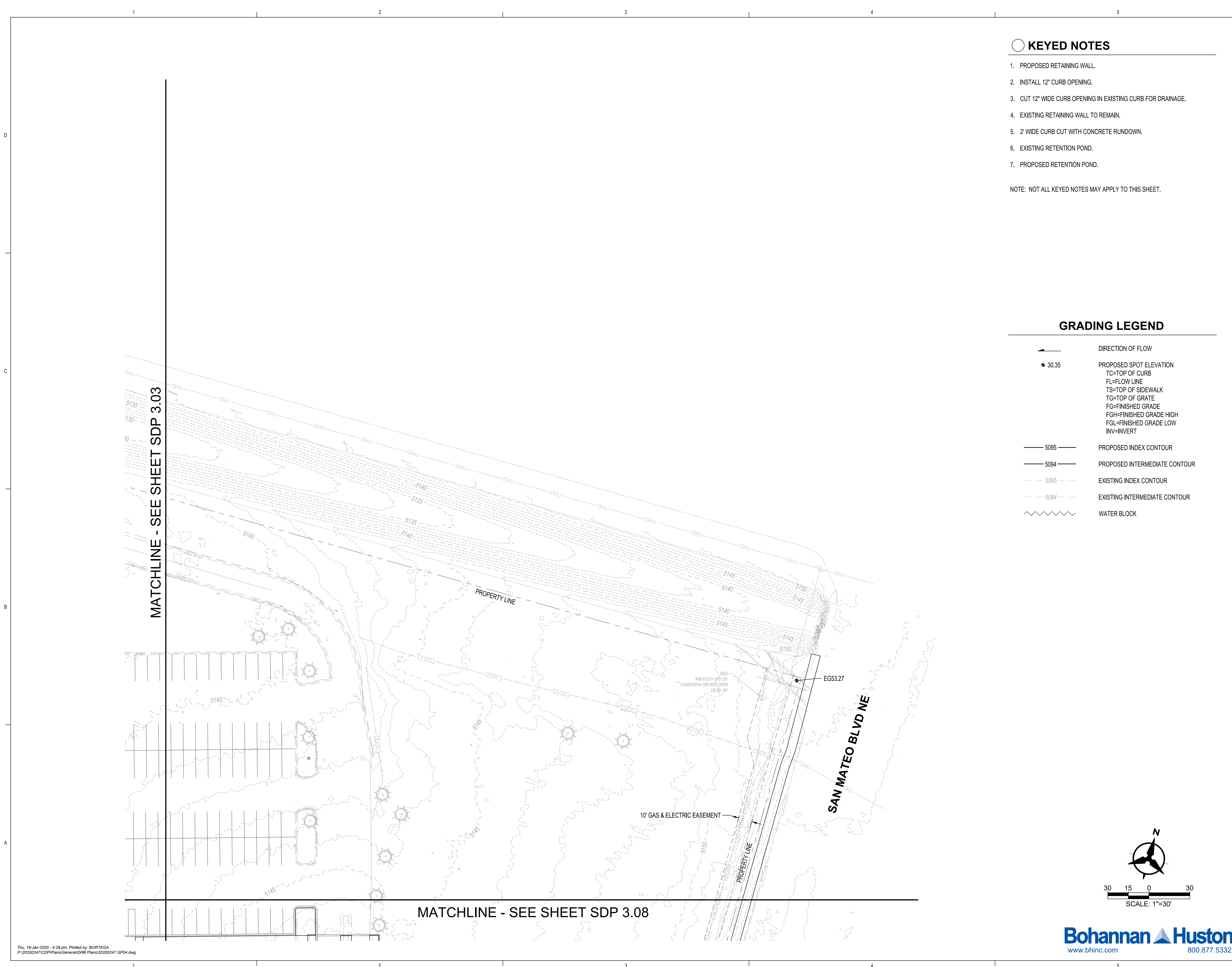


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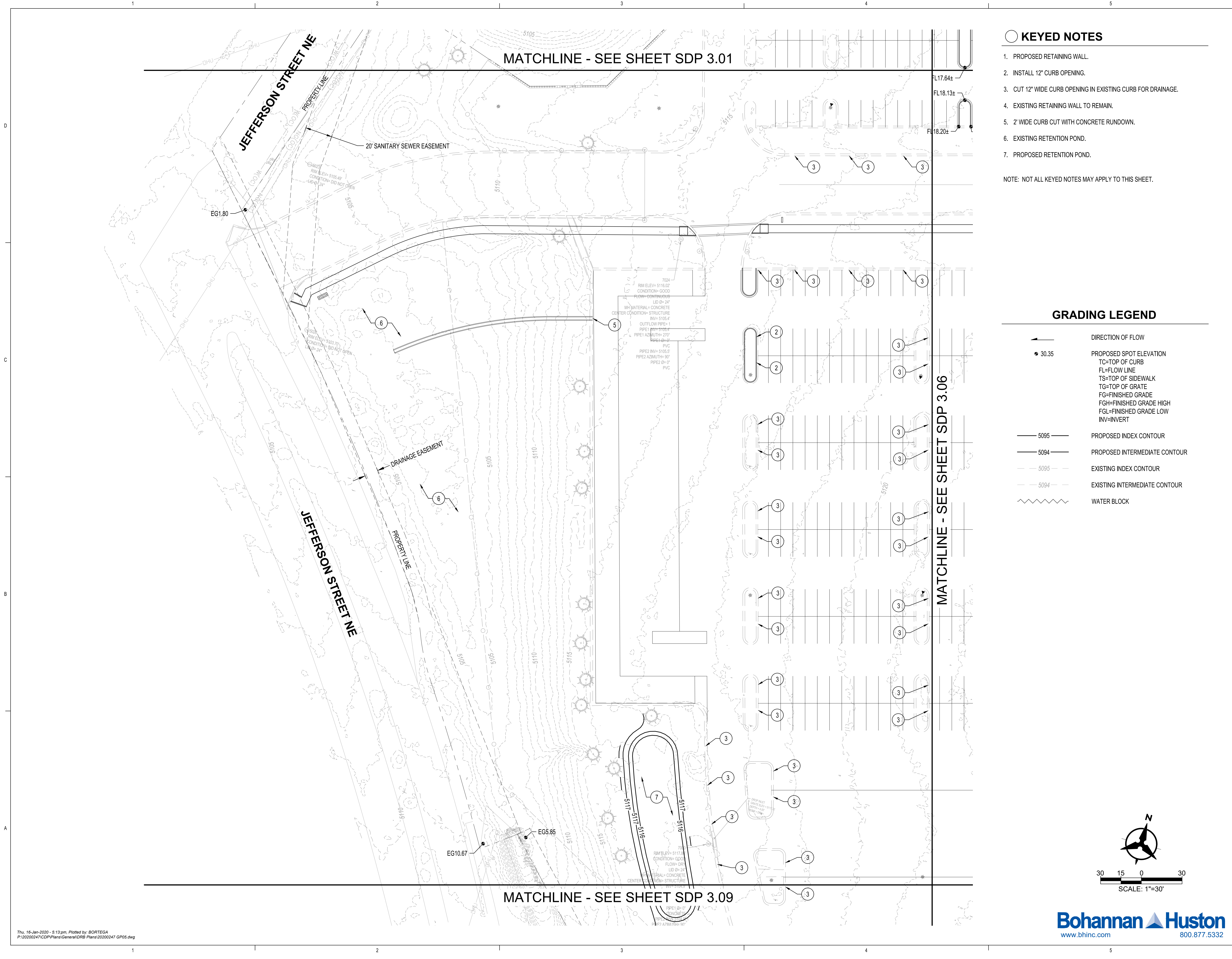
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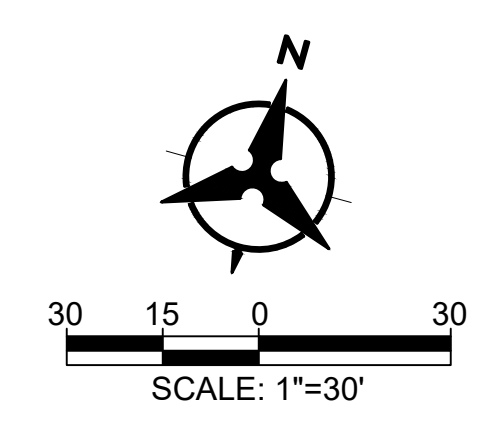
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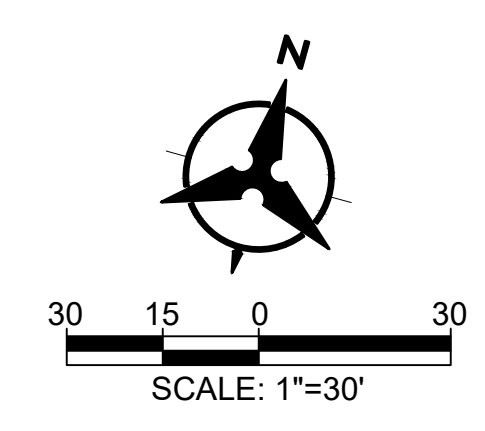
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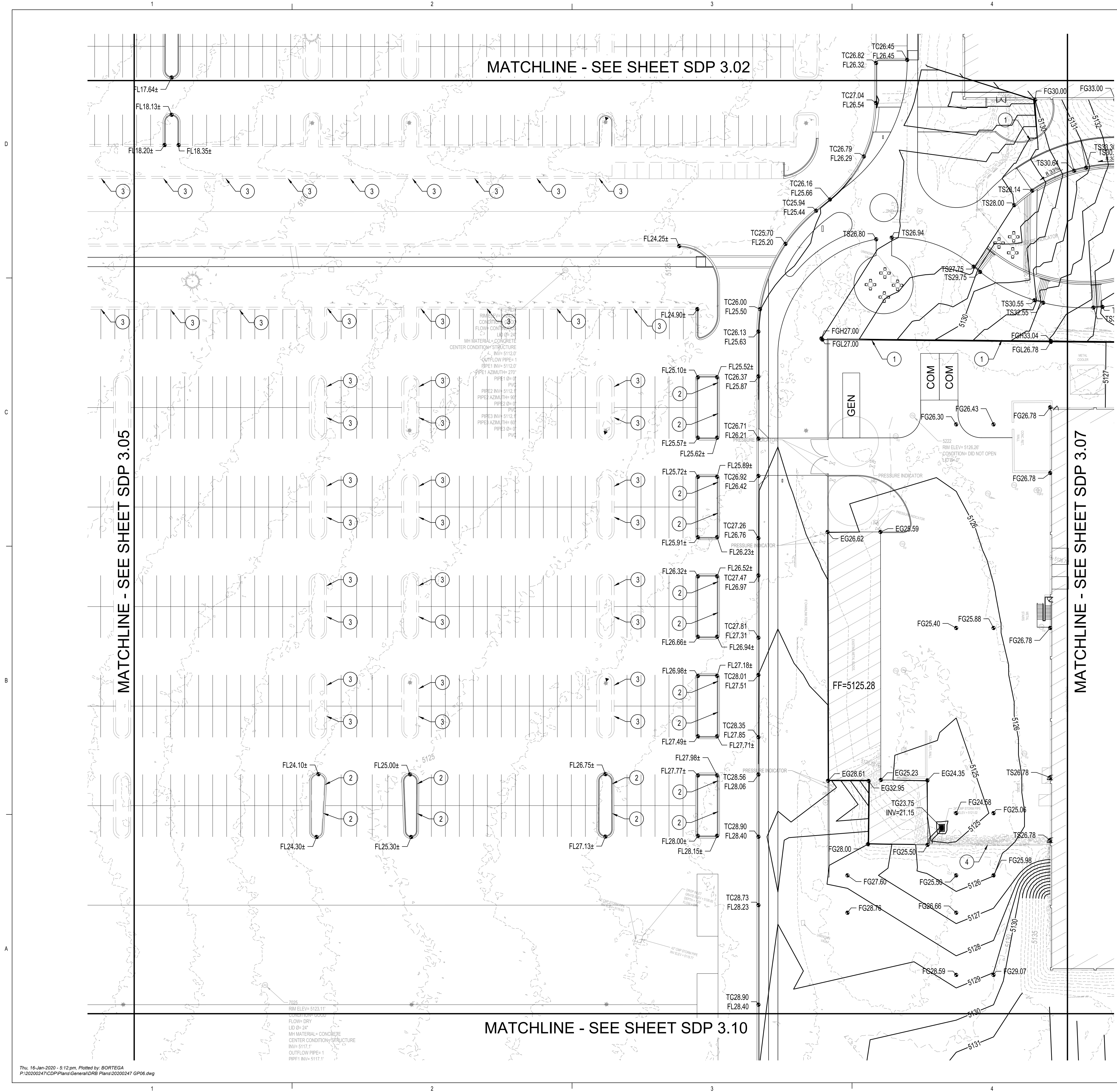
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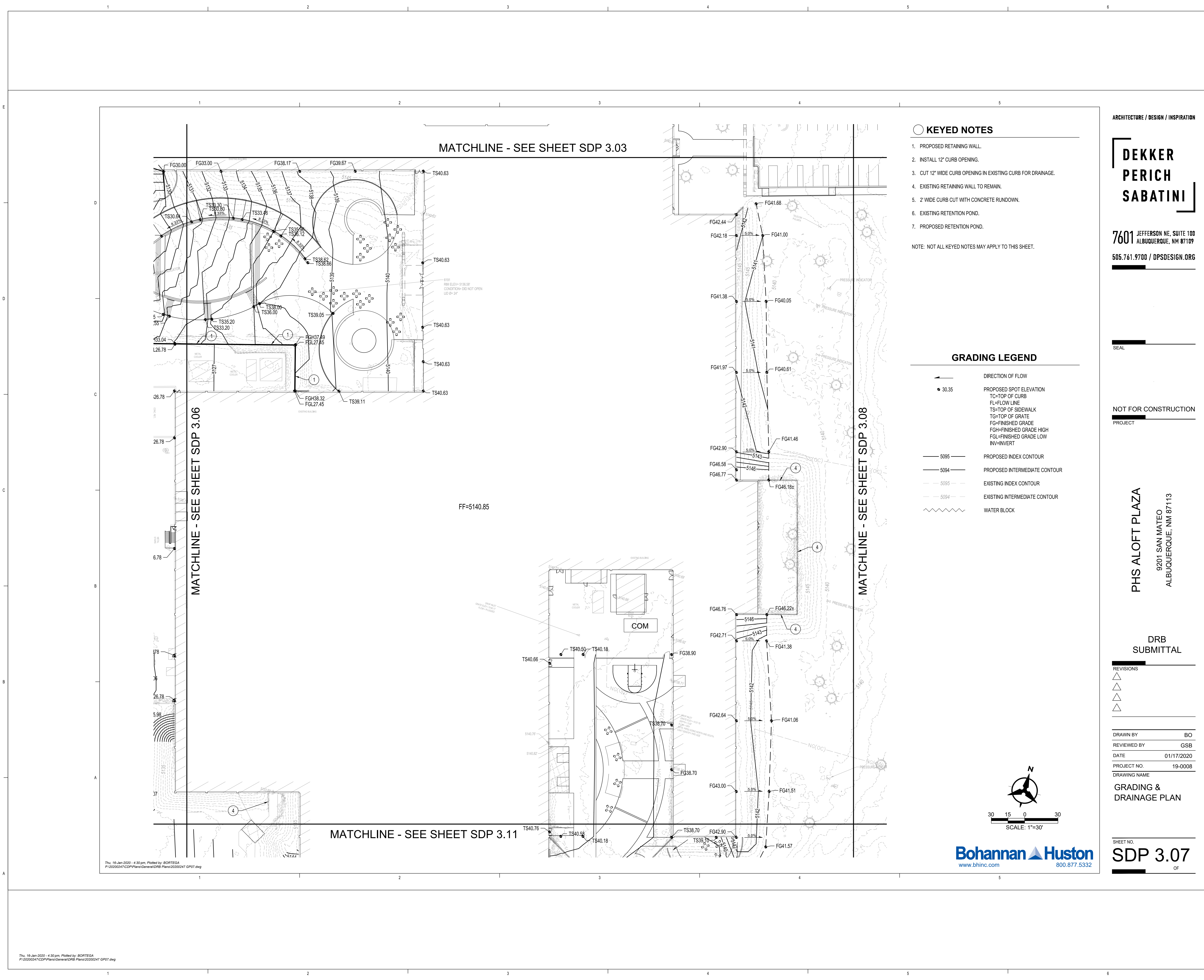
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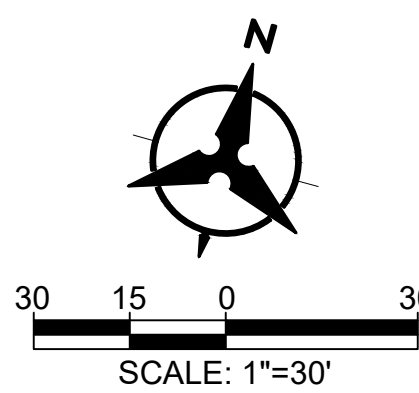
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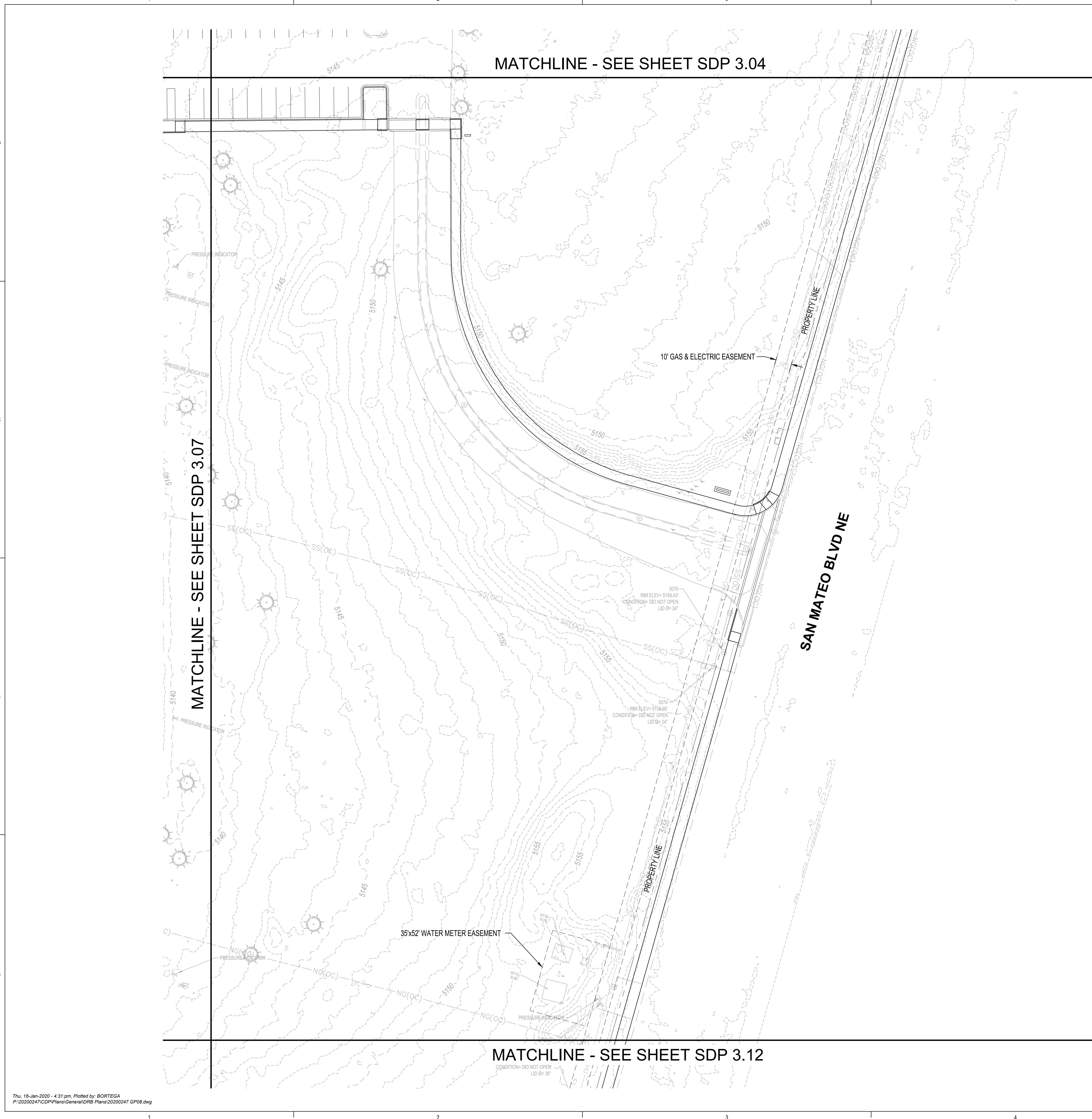
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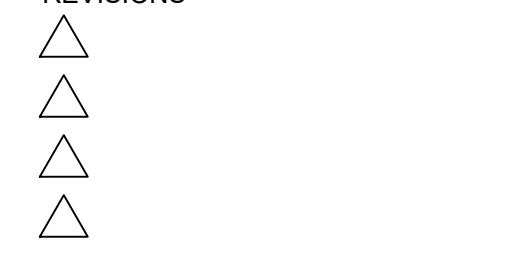
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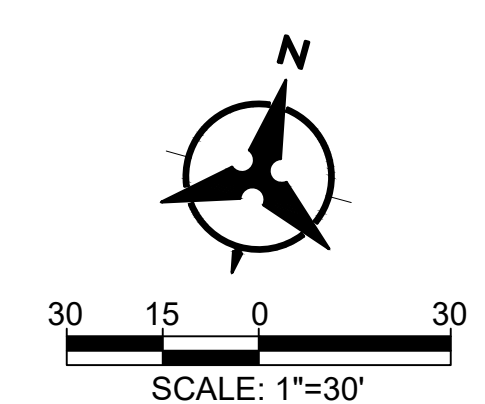
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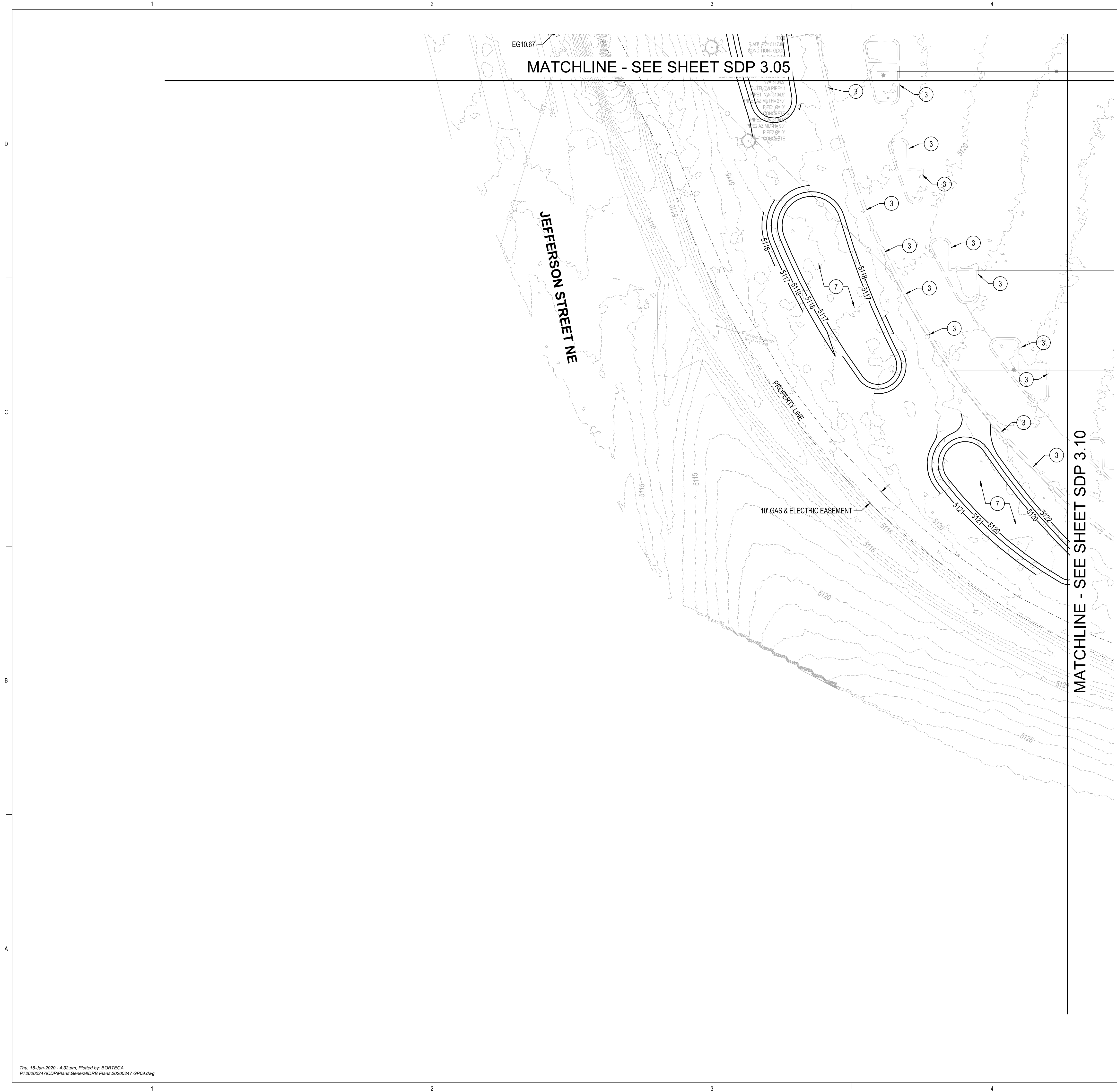
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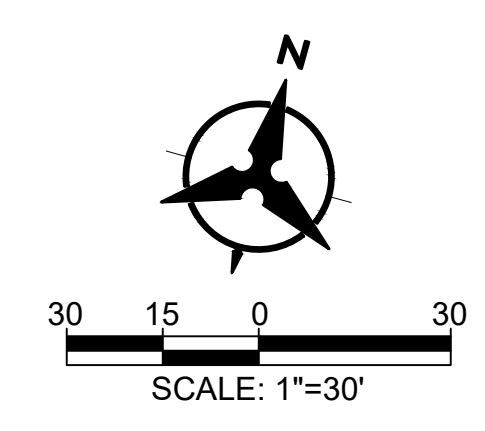
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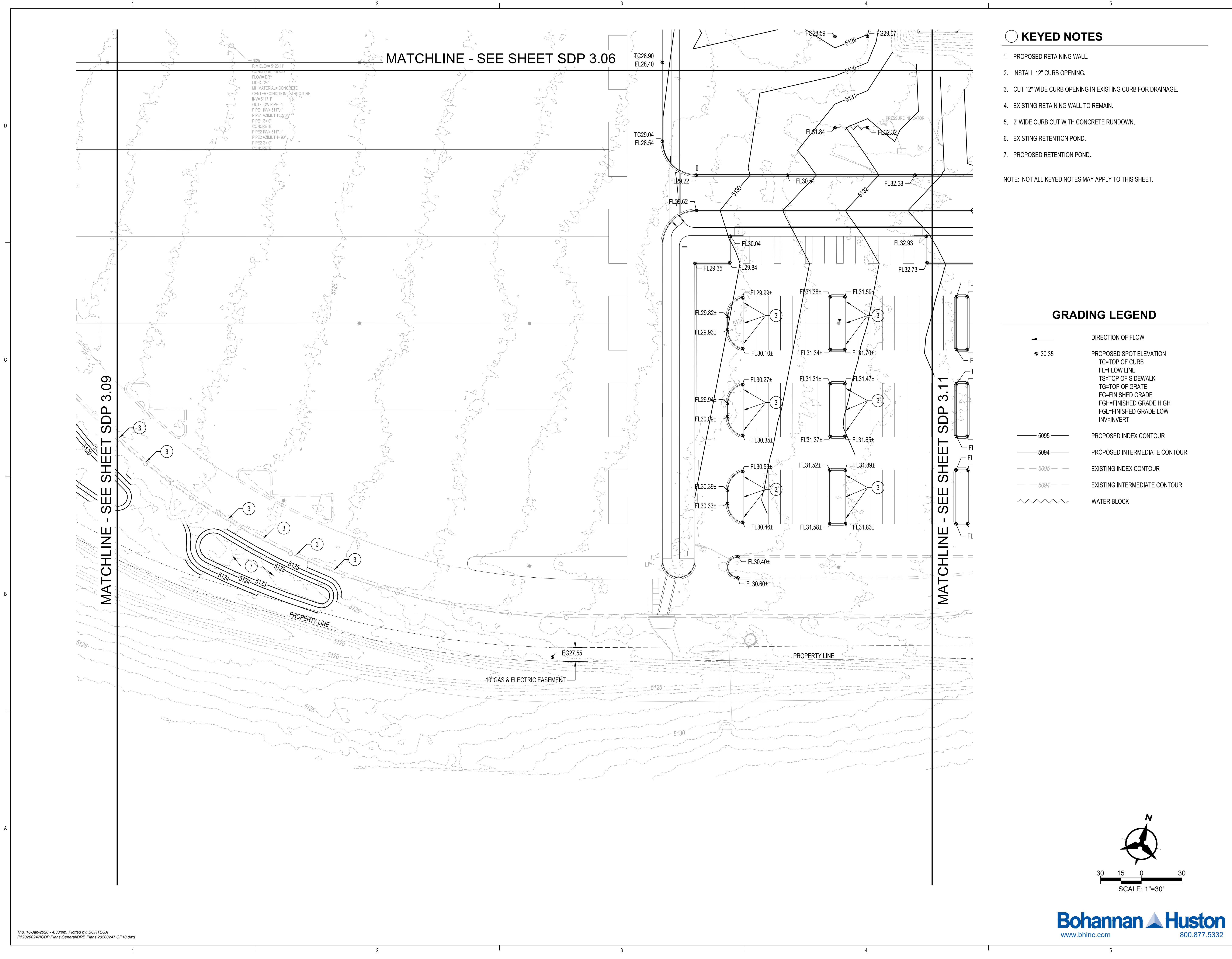
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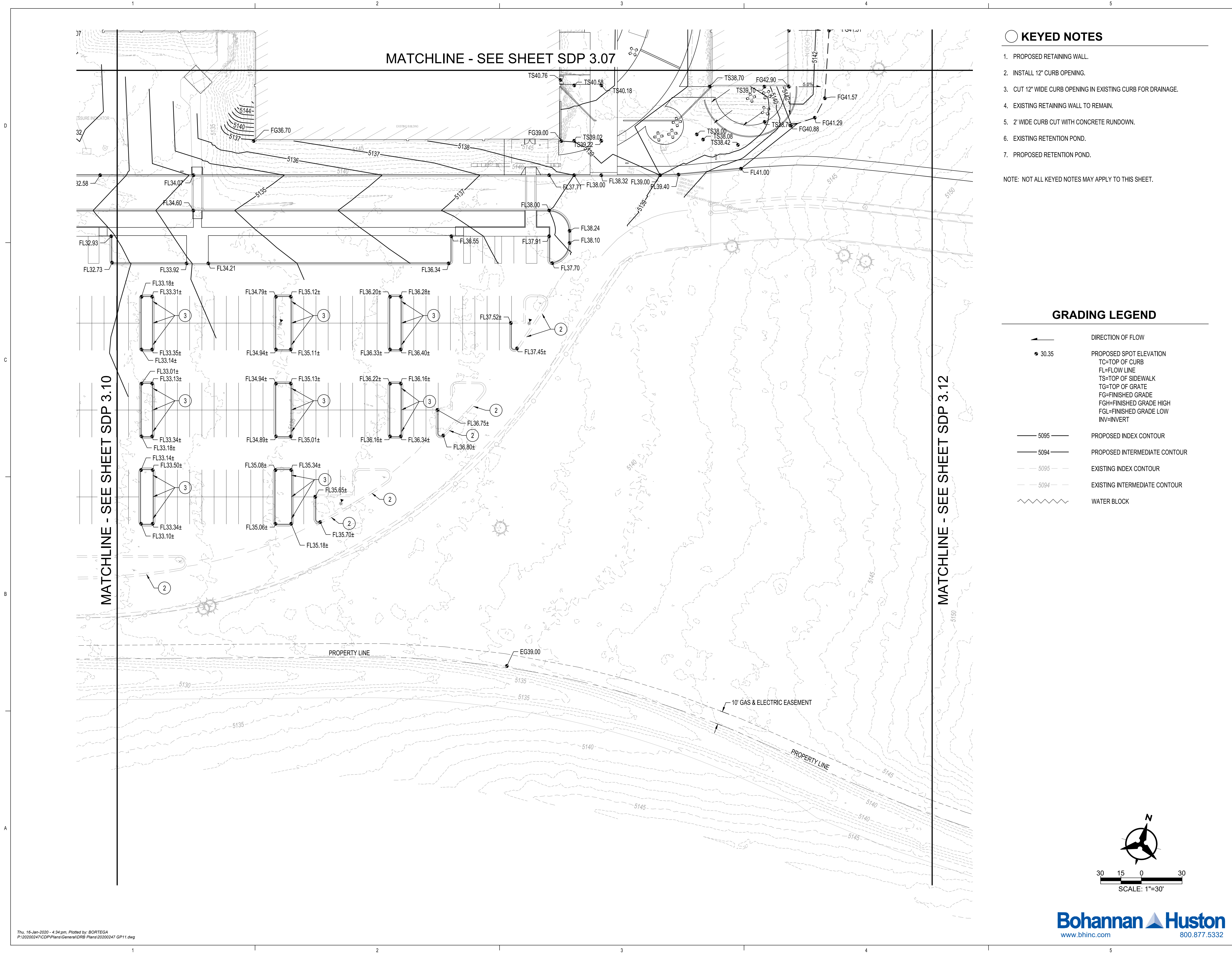
DRB  
SUBMITTAL

REVISIONS  
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DRAWN BY BO  
REVIEWED BY GSB  
DATE 01/17/2020  
PROJECT NO. 19-0008  
DRAWING NAME

GRADING &  
DRAINAGE PLAN

SHEET NO.  
SDP 3.11  
OF



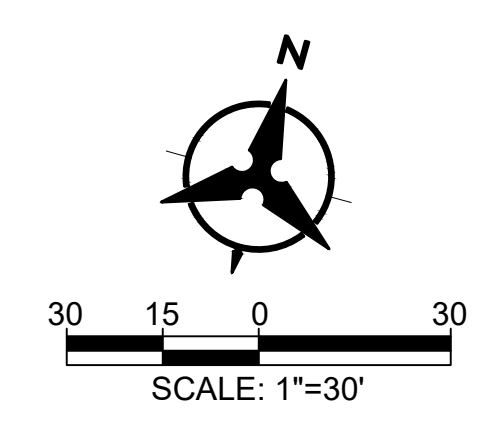
KEYED NOTES

1. PROPOSED RETAINING WALL.
2. INSTALL 12" CURB OPENING.
3. CUT 12" WIDE CURB OPENING IN EXISTING CURB FOR DRAINAGE.
4. EXISTING RETAINING WALL TO REMAIN.
5. 2' WIDE CURB CUT WITH CONCRETE RUNDOWN.
6. EXISTING RETENTION POND.
7. PROPOSED RETENTION POND.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

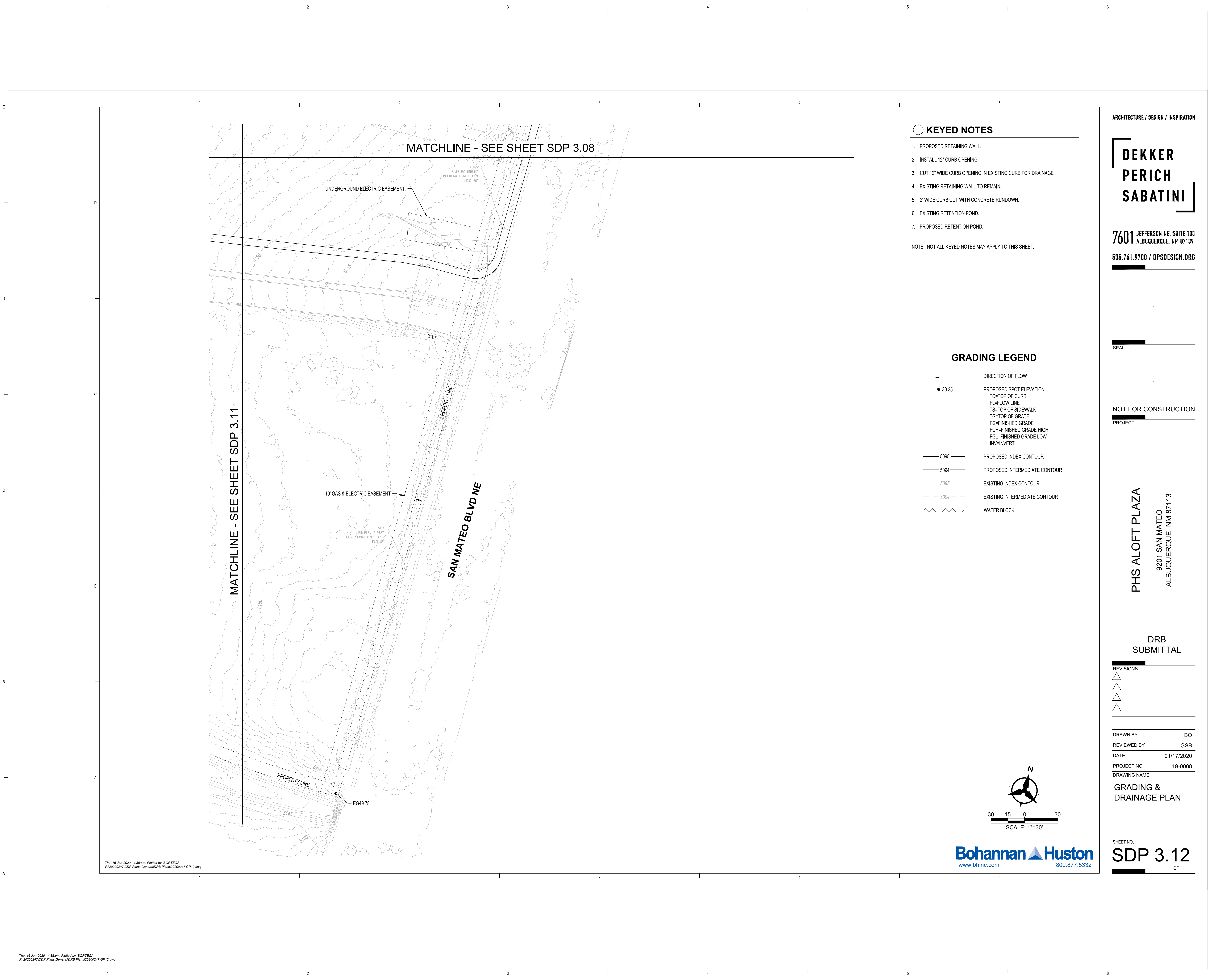
GRADING LEGEND

- DIRECTION OF FLOW
- 30.35 PROPOSED SPOT ELEVATION
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 5095 PROPOSED INDEX CONTOUR
  - 5094 PROPOSED INTERMEDIATE CONTOUR
  - 5095 EXISTING INDEX CONTOUR
  - 5094 EXISTING INTERMEDIATE CONTOUR
  - WATER BLOCK



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Thu, 16-Jan-2020 - 4:34 pm. Plotted by: BORTEGA  
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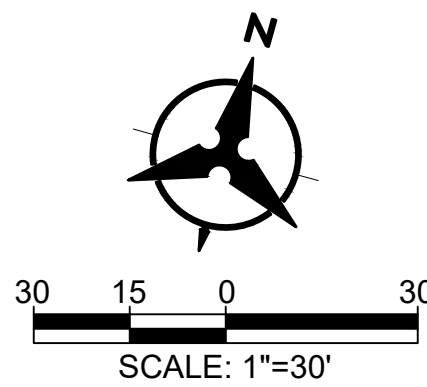
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GRADING LEGEND

|  |                                                                                                                                                                                            |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | DIRECTION OF FLOW                                                                                                                                                                          |
|  | PROPOSED SPOT ELEVATION<br>TC=TOP OF CURB<br>FL=FLOW LINE<br>TS=TOP OF SIDEWALK<br>TG=TOP OF GRATE<br>FG=FINISHED GRADE<br>FGL=FINISHED GRADE HIGH<br>FGL=FINISHED GRADE LOW<br>INV=INVERT |
|  | PROPOSED INDEX CONTOUR                                                                                                                                                                     |
|  | PROPOSED INTERMEDIATE CONTOUR                                                                                                                                                              |
|  | EXISTING INDEX CONTOUR                                                                                                                                                                     |
|  | EXISTING INTERMEDIATE CONTOUR                                                                                                                                                              |
|  | WATER BLOCK                                                                                                                                                                                |



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ARCHITECTURE / DESIGN / INSPIRATION

**DEKKER  
PERICH  
SABATINI**

**7601** JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
**505.761.9700 / DPSDESIGN.ORG**

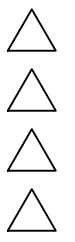
SEAL

NOT FOR CONSTRUCTION  
PROJECT

**PHS ALOFT PLAZA**  
9201 SAN MATEO  
ALBUQUERQUE, NM 87113

**DRB  
SUBMITTAL**

REVISIONS



|              |            |
|--------------|------------|
| DRAWN BY     | BO         |
| REVIEWED BY  | GSB        |
| DATE         | 01/17/2020 |
| PROJECT NO.  | 19-0008    |
| DRAWING NAME |            |

**GRADING &  
DRAINAGE PLAN**

SHEET NO.  
**SDP 3.12**  
OF

**DEKKER  
PERICH  
SABATINI**

ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

**PRELIMINARY  
NOT FOR CONSTRUCTION**

ENGINEER

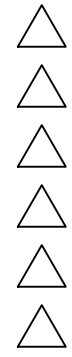


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PROJECT

**PHS ALOFT PLAZA**  
9201 SAN MATEO  
ALBUQUERQUE, NM 87113

**DRB  
SUBMITTAL**

REVISIONS



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**GRADING &  
DRAINAGE PLAN**

SHEET NO.

**SDP 3.12**  
OF