

EXISTING CONDITIONS:

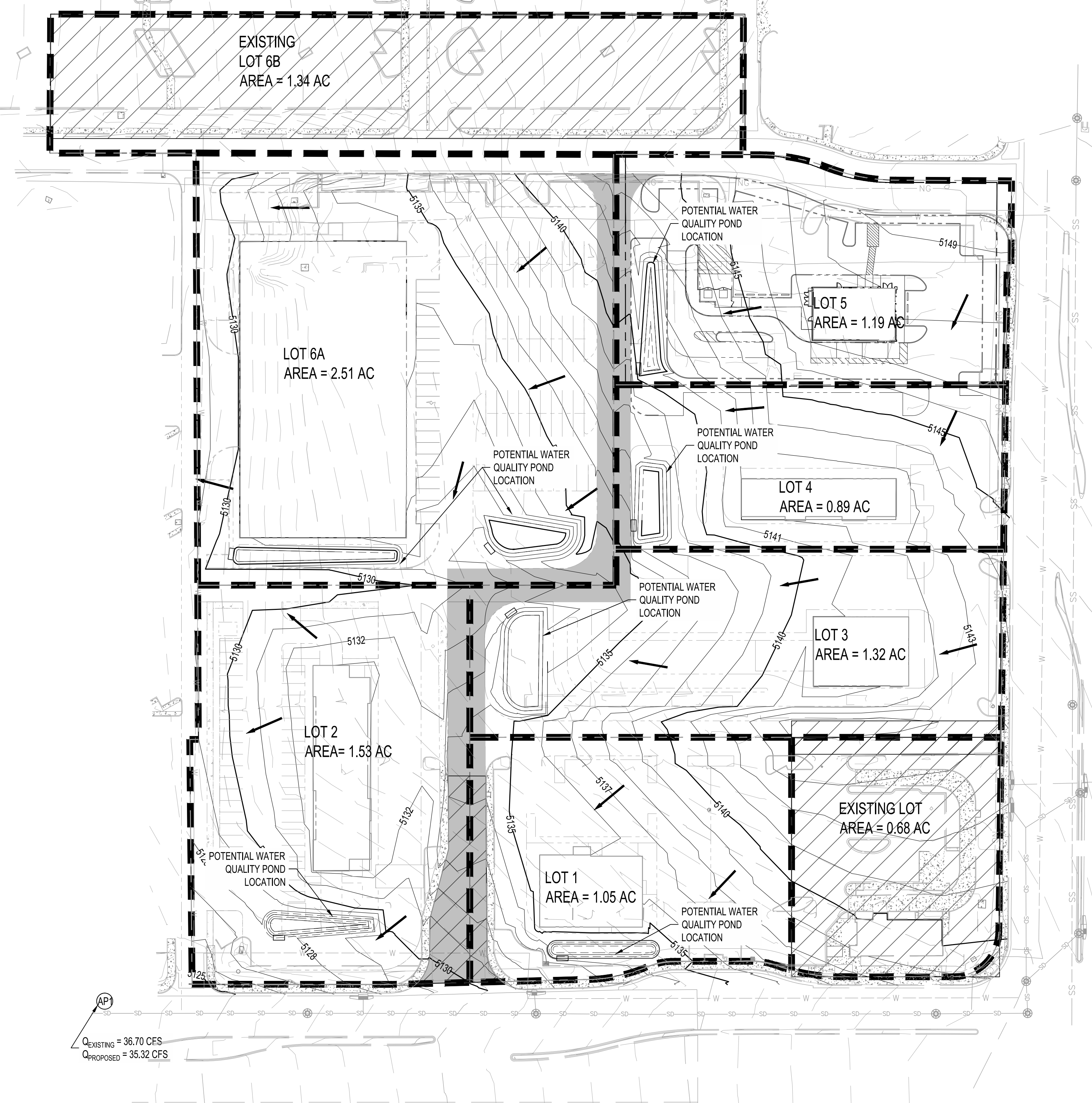
IN EXISTING CONDITIONS, THE SITE CONSISTS OF ONE LARGE BUILDING AND ASSOCIATED PARKING LOTS THAT GENERALLY SLOPES FROM THE NORTHEAST CORNER TO THE SOUTHWEST CORNER. THE SITE IS 100% IMPERVIOUS AND ALL OF THE RUNOFF GENERATED BY THE SITE IS ULTIMATELY DISCHARGING INTO MENAUL BLVD. NO OFFSITE DRAINAGE IS EXPECTED TO FLOW THROUGH THE SITE. THE ADJACENT EXISTING ESTABLISHMENT ON THE SOUTHEAST CORNER WILL REMAIN AND WILL CONTINUE TO DISCHARGE INTO MENAUL BLVD. THE NORTHERN MOST PORTION OF THE SITE, EXISTING BASIN 1B, WILL REMAIN IN UNTOUCHED DURING DEVELOPMENT. EXISTING BASIN 1B DRAINS WEST OFFSITE ALONG PHOENIX AVENUE. EXISTING BASIN 1A AND 3 DISCHARGE ALONG ON THE WESTERN BOUNDARY OF THE SITE BEFORE ENTERING AN ASPHALT SWALE THAT CONVEYS THE FLOW INTO MENAUL BLVD. THESE TWO BASINS GENERATE 17.45CFS. EXISTING BASIN 2, WHICH ENCOMPASSES THE ENTIRETY OF THE EXISTING BUILDING ON SITE, IS SAID TO ROOF DRAIN STRAIGHT TO MENAUL PER THE PRIOR DRAINAGE PLAN FOR AMERICAN SQUARE. EXISTING BASIN 4 DISCHARGES TO MENAUL VIA AN EXISTING INLET. EXISTING BASIN 2 AND 4 PRODUCE 11.04 CFS AND 8.20 CFS, RESPECTIVELY. IN EXISTING CONDITIONS, THE SITE AS A WHOLE GENERATES 36.70CFS AND DISCHARGES INTO MENAUL BLVD.

Carlisle and Menaul						
Existing Basin Data Table (Assumed 100% impervious area)						
This table is based on page 6-10 of the DPM, Zone: 2						
BASIN	Area	Land Treatment Percentages				Q(100yr)
ID	AC	A	B	C	D	CFS
EXISTING BASIN 1A	2.81	0.0%	0.0%	0.0%	100.0%	12.16
EXISTING BASIN 2	2.55	0.0%	0.0%	0.0%	100.0%	11.04
EXISTING BASIN 3	1.22	0.0%	0.0%	0.0%	100.0%	5.29
EXISTING BASIN 4	1.89	0.0%	0.0%	0.0%	100.0%	8.20
SUBTOTAL	8.48	-	-	-	-	36.70
OFFSITE						
EXISTING BASIN 1B	1.34	0.0%	0.0%	0.0%	100.0%	5.80
SUBTOTAL	1.34	-	-	-	-	5.80

Carlisle and Menaul							
Interim Conditions Data Table							
This table is based on page 6-10 of the DPM, Zone: 2							
Lot ID	Area (AC.)	Land Treatment Percentages				Q(2yr)	V(2yr-24hr)
		A	B	C	D	(CFS)	(CF)
OFFSITE							
Lot 1	1.05	0.0%	0.0%	100.0%	0.0%	0.64	609
Lot 2	1.53	0.0%	0.0%	100.0%	0.0%	0.93	890
Lot 3	1.32	0.0%	0.0%	100.0%	0.0%	0.80	766
Lot 4	0.89	0.0%	0.0%	100.0%	0.0%	0.54	516
Lot 5	1.19	0.0%	0.0%	100.0%	0.0%	0.73	693
Lot 6A	2.52	0.0%	0.0%	100.0%	0.0%	1.53	1461
SITE SUBTOTAL	8.50	-	-	-	-	5.18	0.73

Carlisle and Menaul							
Proposed Lot Data Table (Assumed 90% impervious area)							
This table is based on page 6-10 of the DPM, Zone: 2							
LOT ID	Area AC	Land Treatment Percentages				Q(100yr)** CFS	V(100yr) AC-FT CF
		A	B	C	D		
LOT 1	1.05	0.0%	0.0%	10.0%	90.0%	4.40	0.19 891
LOT 2	1.53	0.0%	0.0%	10.0%	90.0%	6.43	0.28 1302
LOT 3	1.32	0.0%	0.0%	10.0%	90.0%	5.54	0.24 1121
LOT 4	0.89	0.0%	0.0%	10.0%	90.0%	3.73	0.16 755
LOT 5	1.19	0.0%	0.0%	10.0%	90.0%	5.01	0.22 1013
LOT 6A	2.52	0.0%	0.0%	10.0%	90.0%	10.56	0.46 2137
SUBTOTAL	8.50	-	-	-	-	35.68	-
OFFSITE							
LOT 6B	1.34	0.0%	0.0%	10.0%	90.0%	6.22	0.27 0
SUBTOTAL	1.34	-	-	-	-	6.22	-

* For redevelopment site, SWQOV = 0.26 in
** Allowable discharge flow from each lot



LEGEND

- 5320 PROPOSED INDEX CONTOUR
- 5319 PROPOSED INTERMEDIATE CONTOUR
- 5320 EXISTING INDEX CONTOUR
- 5319 EXISTING INTERMEDIATE CONTOUR
- BASIN LIMITS
- DIRECTION OF OFFSITE FLOW
- ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT
- EXISTING ASPHALT DRIVE TO REMAIN
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN INLET

DRAINAGE NARRATIVE

INTRODUCTION:

IN EXISTING CONDITIONS THE NEARLY 10 ACRE SITE CONSIST OF A SINGLE COMMERCIAL BUILDING. THE BUILDING WILL BE DEMOLISHED AND THE SITE WILL ULTIMATELY BE REPLANTED TO DIVIDE THE SITE INTO 6 LOTS. FOR THE DURATION OF THIS PROJECT THE EXISTING STARBUCK SITE LOCATED ON THE SOUTHEAST CORNER OF THE SITE WILL REMAIN AND ACCESS TO SAID ESTABLISHMENT WILL NEED TO BE MAINTAINED THROUGHOUT. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN. ALL ON-SITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE.

METHODOLOGY:

THE 100YR 6 HOUR RUNOFF FLOWS ARE CALCULATED USING THE CFS/ACRE METHODOLOGY IN THE CITY OF ALBUQUERQUE'S DPM TABLE 6.2.14 FOR ZONE 2. THE SITE IS NOT WITHIN A DEFINED FLOOD ZONE.

INTERIM/PHASED CONDITIONS:

THE SITE IS CURRENTLY UNDERGOING DEMOLITION AND HAS AN APPROVED "INTERIM GRADING PLAN" DATED 04-01-2024. ONCE THE DEMOLITION IS COMPLETE, THE SITE WILL BE ROUGH GRADED AS SHOWN IN THE CONCEPTUAL GRADING PLAN AND THIS DMP. WITH THIS ROUGH GRADING PHASE, PONDS WILL BE CONSTRUCTED IN EACH LOT AND SIZED FOR THE 2 YEAR STORM EVENT PER SECTION 2.2.12 OF THE CONSTRUCTION GENERAL PERMIT. CROSS LOT DRAINAGE WILL BE ALLOWED AS THESE PONDS WILL FILL AND OVERFLOW BEFORE ULTIMATELY DISCHARGING INTO MENAUL BLVD (AS IN EXISTING CONDITIONS). WHEN AN INDIVIDUAL LOT IS DEVELOPED, THE LOT MAY RESIZE AND/OR RELOCATE THE POND ACCORDING TO THEIR SITE DRAINAGE PLAN BUT WILL NEED TO ACCOUNT FOR THEIR OWN DEVELOPED FLOWS AS WELL AS THE CROSS LOT FLOWS DRAINING INTO THEIR SITE. EACH LOT WILL HAVE AN ALLOWABLE PROPOSED FLOW AS DEFINED BELOW AND ON THE PROPOSED LOT DATA TABLE.

PROPOSED CONDITIONS:

ALL ONSITE LAYOUTS AND GRADING SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FOR THE PURPOSES OF THIS PLAN, IT IS BEING ASSUMED THAT ALL PROPOSED LOTS ARE 90% LAND TREATMENT D AND 10% LAND TREATMENT C. ALL LOTS WILL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY OR CASH-IN LIEU.

THE TOTAL DISCHARGE INTO MENAUL WILL BE LESS THAN THE EXISTING DISCHARGE PRESENT IN EXISTING CONDITIONS DUE TO THE COMBINATION OF AN INCREASE IN LANDSCAPED AREA AS WELL AS POTENTIAL PONDING RETENTION VOLUME.

LOTS 1, 2 AND 3 ARE GRADED SUCH THAT THE RUNOFF FROM BASINS WILL DISCHARGE TO MENAUL. EACH BASIN IS ALLOWED TO DISCHARGE 4.40 CFS, 6.43 CFS AND 5.54 CFS, RESPECTIVELY FOR A TOTAL OF 16.21CFS. TO HELP DIRECT THE FLOW ONTO MENAUL THE EXISTING STORM DRAIN INLET IN BASIN 1 WILL REMAIN IN USE.

FLOWS PRODUCED IN BASINS 4, 5 AND 6A WILL BE DIRECTED SO THAT THEY DISCHARGE DIRECTLY WEST OFFSITE. EACH INDIVIDUAL BASIN PRODUCES 3.73 CFS, 5.01 CFS AND 10.56CFS, RESPECTIVELY.

CONCLUSION:

PROPOSED CONDITIONS WILL FOLLOW EXISTING DRAINAGE PATTERNS AND DISCHARGE 35.68 CFS INTO MENAUL BLVD. THIS IS LESS THAN THE EXISTING CONDITIONS OF 36.70 CFS. INDIVIDUAL LOTS ARE NOT BEING DEVELOPED AT THIS TIME, ALL LOTS SHALL BE INDIVIDUALLY RESPONSIBLE FOR STORM WATER QUALITY TREATMENT OR CASH-IN LIEU. INDIVIDUAL LOTS SHALL NEED TO CONFORM TO RELEASE RATES SPECIFIED IN THIS PLAN.



CALL NM ONE-CALL SYSTEM
SEVEN (7) DAYS PRIOR TO
ANY EXCAVATION



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT
BACKBONE INFRASTRUCTURE
PROPOSED DMP

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO.
		H-16
		CITY PROJECT NO.
		SHEET NO.
		1 OF 1

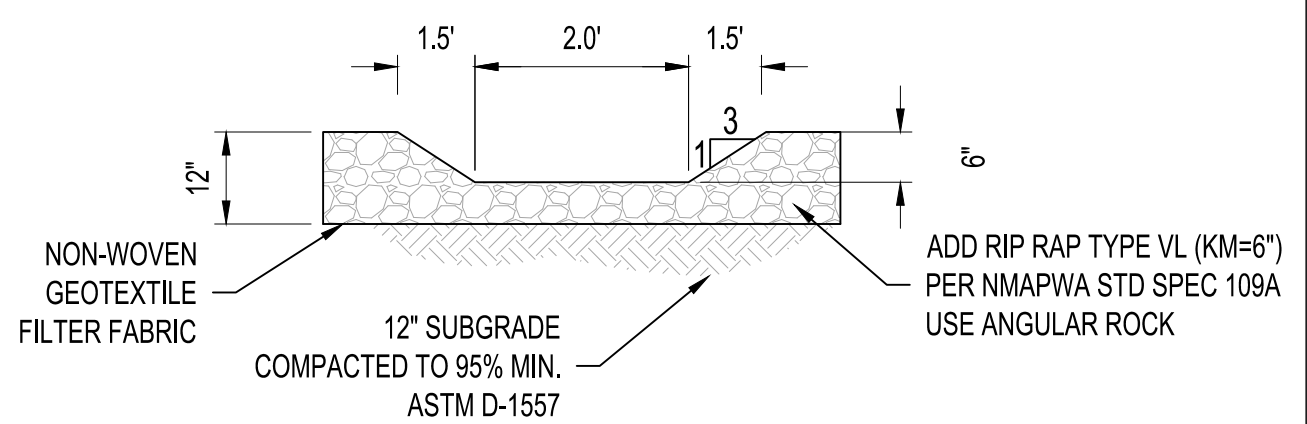
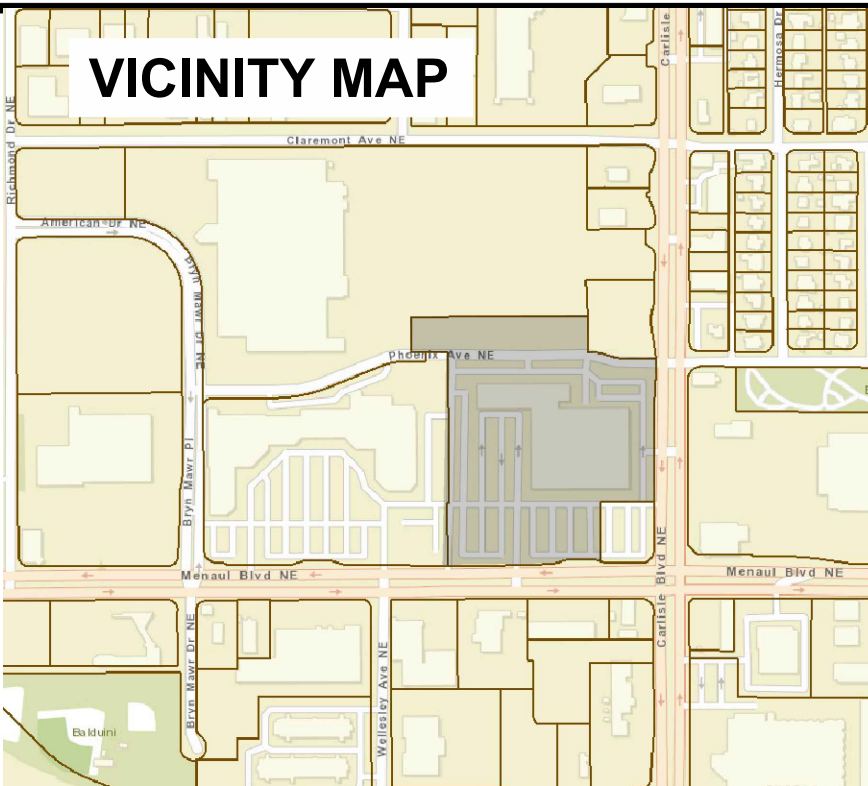
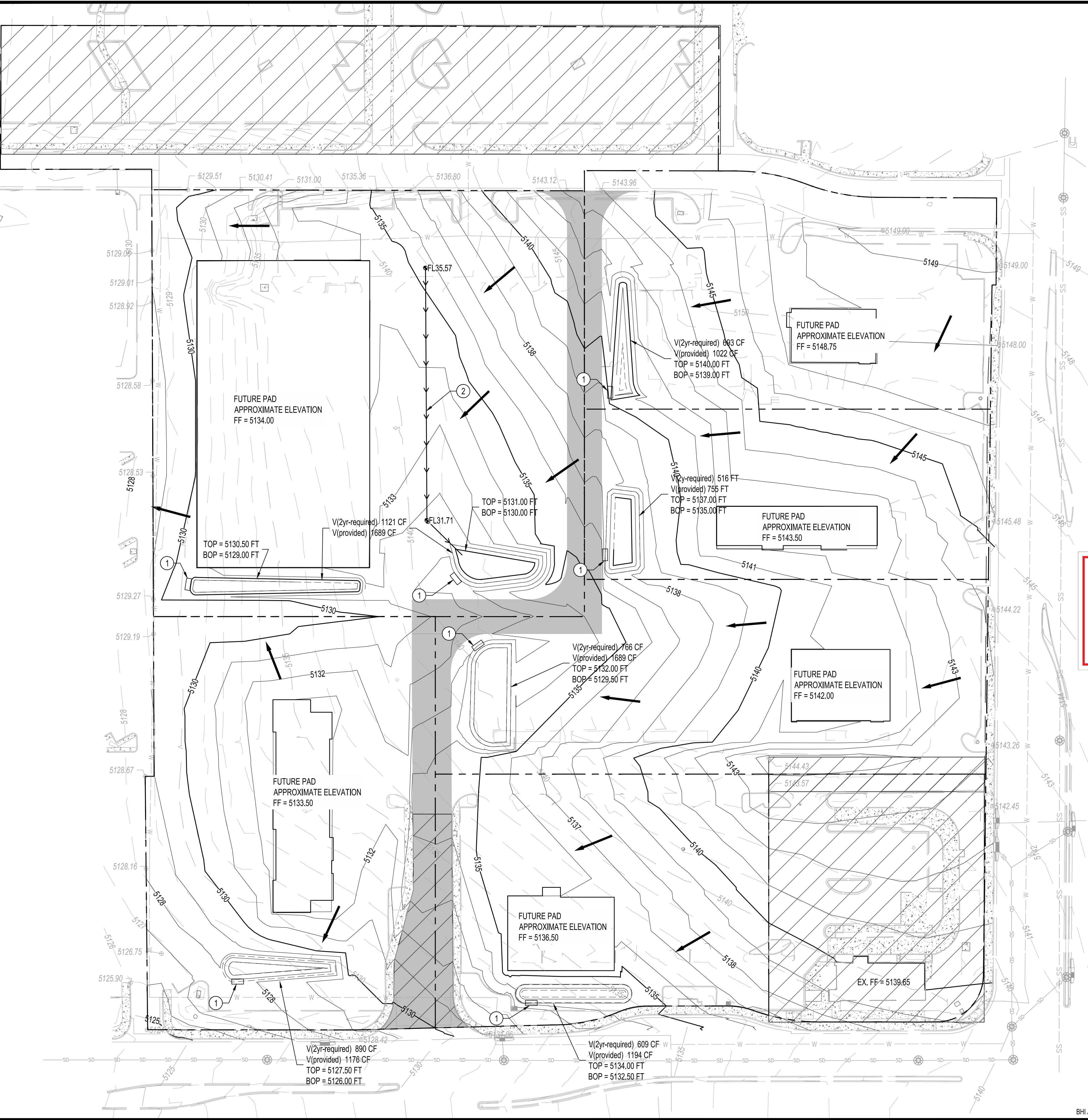
CONSULTANTS

BENCH MARKS

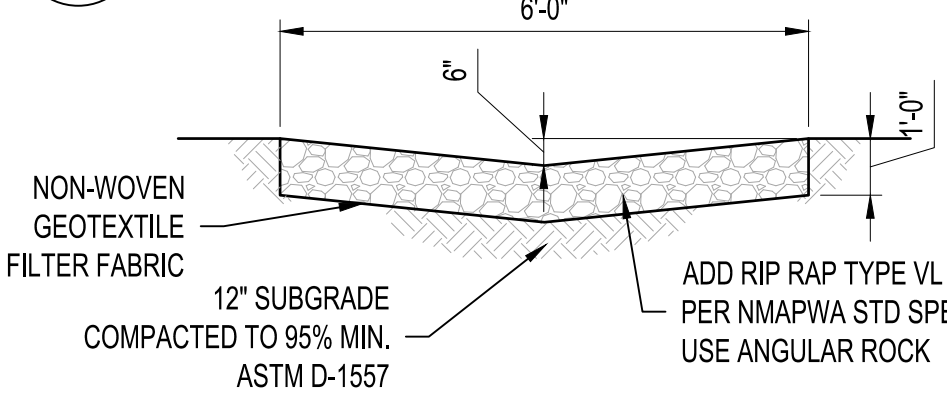
SEAL

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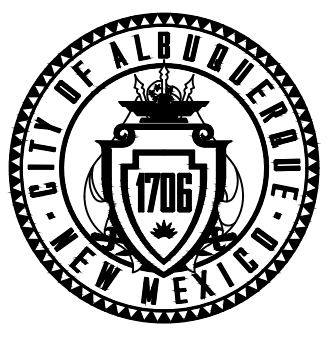
1 POND WEIR SECTION
NTS



2 RIP-RAP SWALE
NTS

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 10/16/2024
BY: [Signature]
HydroTrans # 1160283F
THESE PLANS AND/OR REPORT ARE
CONCEPTUAL ONLY. MORE INFORMATION MAY
BE NEEDED IN THEM AND SUBMITTED TO
HYDROLOGY FOR BUILDING PERMIT APPROVAL.

- LEGEND**
- PROPERTY LINE
 - EXISTING EASEMENT
 - 5320 PROPOSED INDEX CONTOUR
 - 5319 PROPOSED INTERMEDIATE CONTOUR
 - 5320 EXISTING INDEX CONTOUR
 - 5319 EXISTING INTERMEDIATE CONTOUR
 - DIRECTION OF OFFSITE FLOW
 - ASPHALT DRIVE ISLE TO BE INSTALLED WITH THIS BACKBONE PROJECT
 - EXISTING ASPHALT DRIVE TO REMAIN



CITY OF ALBUQUERQUE
DEPARTMENT OF MUNICIPAL DEVELOPMENT
ENGINEERING DIVISION

**CARLISLE AND MENAUL COMMERCIAL DEVELOPMENT
BACKBONE INFRASTRUCTURE
INTERIM/ROUGH GRADING PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. H-16
		CITY PROJECT NO.
		SHEET NO. 1 OF 1

CONSULTANTS

BENCH MARKS

SEAL



NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	
		WORK STAKED BY:	DATE:
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY:	
DRAWN BY:	KK
CHECKED BY:	JR
DATE:	09/03/2024