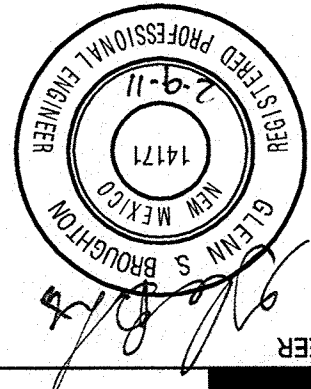


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ENGINEER



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REVISIONS
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REVIEWED BY GSB
DATE 02/09/2011
PROJECT NO.

DRAINAGE
MANAGEMENT
PLAN

SHEET NO.



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TECHNOLOGY
SECTION

LEGEND

--- DRAINAGE BASIN

I. INTRODUCTION
THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A CONCEPTUAL DRAINAGE MANAGEMENT PLAN AND CONCEPTUAL GRADING PLAN FOR DEVELOPMENT OF THE REDW OFFICE BUILDING LOCATED IN THE JOURNAL CENTER, PHASE 2, UNIT 1, LOT 9A-1A-1 IN NE ALBUQUERQUE.
II. SITE LOCATION
THE SITE IS CURRENTLY LEGALLY DESCRIBED AS JOURNAL CENTER, PHASE 2, UNIT 1, LOT 9A-1A-1 (-/-) 2.8 ACRES. THE SITE IS LOCATED WITHIN ZONE MAP #P-17, AND IS IN HYDROLOGIC ZONE 2. THE SITE IS LOCATED AT THE SOUTHWEST CORNER OF MASTHEAD AND JEFFERSON.
III. EXISTING HYDROLOGIC CONDITIONS
CURRENTLY THE SITE (2.8 AC) IS UNDEVELOPED LAND. THE SURROUNDING STREETS AND INFRASTRUCTURE ARE IN PLACE. THE SITE DRAINS FROM EAST TO WEST IN A SHEET FLOW CONDITION. PER THE APPROVED DRAINAGE PLAN OF JOURNAL CENTER - PHASE 2 LOCATED IN THE NUMBER D17/03A4, THIS SITE HAS BEEN APPROVED AS A FULLY DEVELOPED SITE AND CAN FREE DISCHARGE TO THE ADJACENT PUBLIC STREETS.
IV. PROPOSED HYDROLOGIC CONDITIONS
THE PROPOSED CONDITIONS FOR THE REDW OFFICE BUILDING ARE SHOWN ON THE CONCEPTUAL GRADING PLAN. THE HYDROLOGIC MAPS FOR THIS AREA IS BASED ON DRAINAGE REQUIREMENTS FOR THE 100-YR 6-HR STORM EVENT IN ACCORDANCE WITH CHAPTER 22.2 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL. THE PEAK DISCHARGE FROM THIS SITE WAS CALCULATED TO BE 12.3 CFS. THE OVERALL SITE IS APPROXIMATELY 647 LAND TREATMENT D. THE REMAINING AREA IS CONSIDERED LAND TREATMENT C. LAND TREATMENT C LAND TREATMENT D. THE BASINS ARE SHOWN ON THE PROPOSED CONDITIONS BASIN DATA TABLE. FLOWS WILL BE CONVEYED THROUGH THE PRIVATE ACCESS AND DRAINAGE EASEMENT ON THE SOUTHERN BOUNDARY OF THE SITE. DRAINAGE WILL SURFACE DRAIN TO THE ADVANCE STREET THROUGH SIDEWALK CULVERTS AND THROUGH THE PROPOSED DRIVEWAYS. SIDEWALK CULVERTS HAVE BEEN SIZE TO ACCOMMODATE ON-SITE DRAINAGE.
A SUMMARY OF THE CALCULATED PEAK FLOW DISCHARGE TO ADJACENT STREETS IS LISTED BELOW. APPROXIMATELY 8.9 CFS DRAINS TO TIBURON, 3.2 CFS DRAINS TO THE SOUTH ACCESS DRIVE, 0.2 CFS DRAINS TO MASTHEAD AND 0.1 CFS DRAINS TO JEFFERSON.
V. CONCLUSION
THIS DRAINAGE MANAGEMENT PLAN PROVIDES FOR GRADING AND DRAINAGE ELEMENTS WHICH ARE CAPABLE OF SAFELY PASSING THE 100 YEAR STORM IN ACCORDANCE WITH CITY REQUIREMENTS AND ARE IN CONFORMANCE WITH THE PREVIOUSLY APPROVED MASTER DRAINAGE PLAN FOR JOURNAL CENTER, PHASE 2. WITH THIS SUBMITTAL WE ARE REQUESTING CONCEPTUAL DRAINAGE AND DRAINAGE PLAN APPROVAL FOR SITE PLAN FOR BUILDING PERMIT AND FOUNDATION PERMIT.
APPROVAL

Proposed Conditions Basin Data Table									
REDW OFFICE BUILDING									
This table is based on the DPM Section 22.2, Zone 1									
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