DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ISSUED FOR DRB/URT
Site Plan for Subdivision

PROJECT

2440 Lead Albuque

REVISIONS

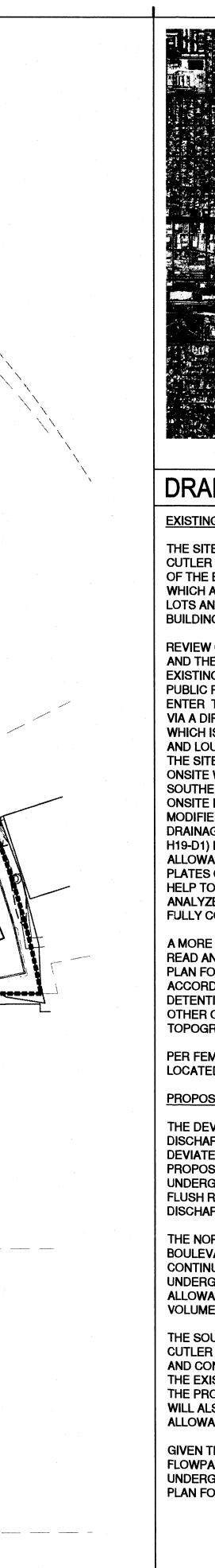
DRAWN BY MHS **REVIEWED BY** MJB DATE 5.18.16 PROJECT NO 20160384

DRAWING NAME

CONCEPTUAL **GRADING PLAN**

SHEET NO

2 OF 2



A MORE RECENT GRADING AND DRAINAGE PLAN PREPARED BY LARRY READ AND APPROVED ON JANUARY 11, 2002 FOR PAVING PERMIT AND SITE PLAN FOR BUILDING PERMIT, CONSTRUCTED ADDITIONAL ONSITE PARKING. ACCORDING TO THIS PLAN, THE SITE UTILIZES THE PARKING LOTS AS DETENTION PONDS DURING LARGER STORM EVENTS. THESE PONDS AND OTHER ONSITE DRAINAGE IMPROVEMENTS WERE VERIFIED BY THE TOPOGRAPHIC SURVEY.

FEMA FLOODPLAIN MAP: 35001C0352H

PER FEMA MAP PANEL #35001C0352H (SEE ABOVE), THE SITE IS NOT LOCATED WITHIN A KNOWN FLOOD ZONE.

PROPOSED CONDITIONS:

THE DEVELOPED FLOWS FOR THE SITE WILL MAINTAIN THE REDUCED DISCHARGE TO THE SURROUNDING RIGHT OF WAY. THE SITE WILL NOT DEVIATE SIGNIFICANTLY FROM HISTORIC FLOW PATHS. DUE TO THE PROPOSED BUILDINGS AND THE SITE SLOPE CONSTRAINTS, UNDERGROUND PONDING WILL BE REQUIRED TO ASSIST IN THE FIRST FLUSH REQUIREMENTS AS WELL AS HELP TO DETAIN THE PEAK DISCHARGE TO MEET THE ALLOWABLE DISCHARGE RATES.

THE NORTHERN PORTION OF THE SITE (BASIN A), ALONG LOUISIANA BOULEVARD INCLUDING THE EXISTING LEWIS UNIVERSITY BUILDING, WILL CONTINUE TO DISCHARGE TO THE 60" STORM DRAIN IN LOUISIANA. UNDERGROUND PONDING WITH BE REQUIRED TO MAINTAIN THE ALLOWABLE DISCHARGE (±1.6CFS) AND TO RETAIN THE FIRST FLUSH

THE SOUTHERN PORTION OF THE SITE (BASIN B) THAT IS ADJACENT TO CUTLER AVENUE WILL MAINTAIN THE ALLOWABLE DISCHARGE (±1.4CFS) AND CONTINUE TO DISCHARGE DIRECTLY TO CUTLER VIA SURFACE FLOW. THE EXISTING STORM DRAINAGE WILL HAVE TO BE REPOUTED AROUND THE PROPOSED BUILDINGS AS NECESSARY AND UNDERGROUND PONDING WILL ALSO BE REQUIRED TO RETAIN THE FIRST FLUSH AND MAINTAIN THE ALLOWABLE DISCHARGE.

GIVEN THE ABOVE INFORMATION, THE SITE WILL MAINTAIN HISTORICAL FLOWPATHS AND FLOWS VIA ONSITE STORM DRAIN SYSTEMS AND UNDERGROUND PONDING. WITH THIS SUBMITTAL, WE ARE SEEKING SITE PLAN FOR SUBDIVISION APPROVAL.



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EXISTING INLET

 $Q_{100} = \pm 1.60 \, \text{CFS}$

EVARD

ronisi

FF≠5296.35

MODIFIED

SIDEWALK-CULVERT

CUTLER AVENUE

FF=5294.50

FF=5294.75

PROPOSED CURB & GUTTER

DIRECTION OF FLOW

WATER BLOCK/GRADE

PROPOSED STORM DRAIN

PROPOSED STORM DRAIN

PROPOSED STORM DRAIN

PROPOSED RETAINING WALL

EASEMENT

S=2.0%

GRADING LEGEND

---- PROJECT LIMITS OF GRADING

CONTOUR

ELEVATION

EXISTING INTERMEDIATE

EXISTING GROUND SPOT

--- PROPOSED INTERMEDIATE

----5025---- EXISTING INDEX CONTOUR

---- PROPERTY LINE

DRAINAGE BASIN

-----5024

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