CITY OF ALBUQUERQUE

June 21, 2016

Richard J. Berry, Mayor

Mike Balaskovits, P.E.
Bohannan Huston, Inc.
7500 Jefferson St NE Courtyard 1
Albuquerque, NM, 87109

RE: **2440 Louisiana Lots**
Conceptual Grading and Drainage Plan
Submittal Date 5-17-2016 (File: H19D084)

Dear Mr. Balaskovits:

Based upon the information provided in your submittal received 5-17-16, and as discussed at a previous DRB Hearing (6-15-2016) the above referenced Grading and Drainage Plan is approved for Site Plan for Subdivision (#1010042).

Please make sure to be aware that if the final grading and drainage plan needs cross-lot drainage easements they will be required for final sign off.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: 2440 LOUSIANA LOTS Building Permit #: _____ City Drainage #: _____

DRB#: 1010042 EPC#: _____ Work Order#: _____

Legal Description: Lot 5-A Blk C Louisiana Subd (A Repl of Lts 2-7 Blk C) and Lot 6-A-1-C-1 Blk C Plat of Lots 6-A-1-C-1 & 7-A-1-A-1-A Blk C Louisiana Subd Comprised of Lots 6-A-A-C & 7-A-1-A-A Blk C

City Address: 2440 Louisiana Albuquerque, NM 87110

Engineering Firm: Bohannan Huston, Inc Contact: Mike Balaskovits or Matt Satches

Address: 7500 Jefferson St. NE 87109

Phone#: 505-823-1000 Fax#: 505-798-7988 E-mail: mbalaskovits@bhinc.com

Owner: PARS Assets Contact: Demetri Lahanas

Address: 7630 Carroll Rd Ste 202 San Diego, CA 92121-2428

Phone#: (858) 547-1800 Fax#: _____ E-mail: demetri@parsassets.com

Architect: Dekker / Perich / Sabatini Contact: Ann Marie Allan

Address: 7601 Jefferson St NE, Suite 100 87109

Phone#: 505-761-9700 Fax#: 505-761-4222 E-mail: annmariea@dpsdesign.org

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

__X__ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION
_____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

_____ ENGINEER/ ARCHITECT CERTIFICATION

__X__ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ DRAINAGE MASTER PLAN
_____ DRAINAGE REPORT
_____ CLOMR/LOMR

_____ TRAFFIC CIRCULATION LAYOUT (TCL)
_____ TRAFFIC IMPACT STUDY (TIS)
_____ EROSION & SEDIMENT CONTROL PLAN (ESC)

_____ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY

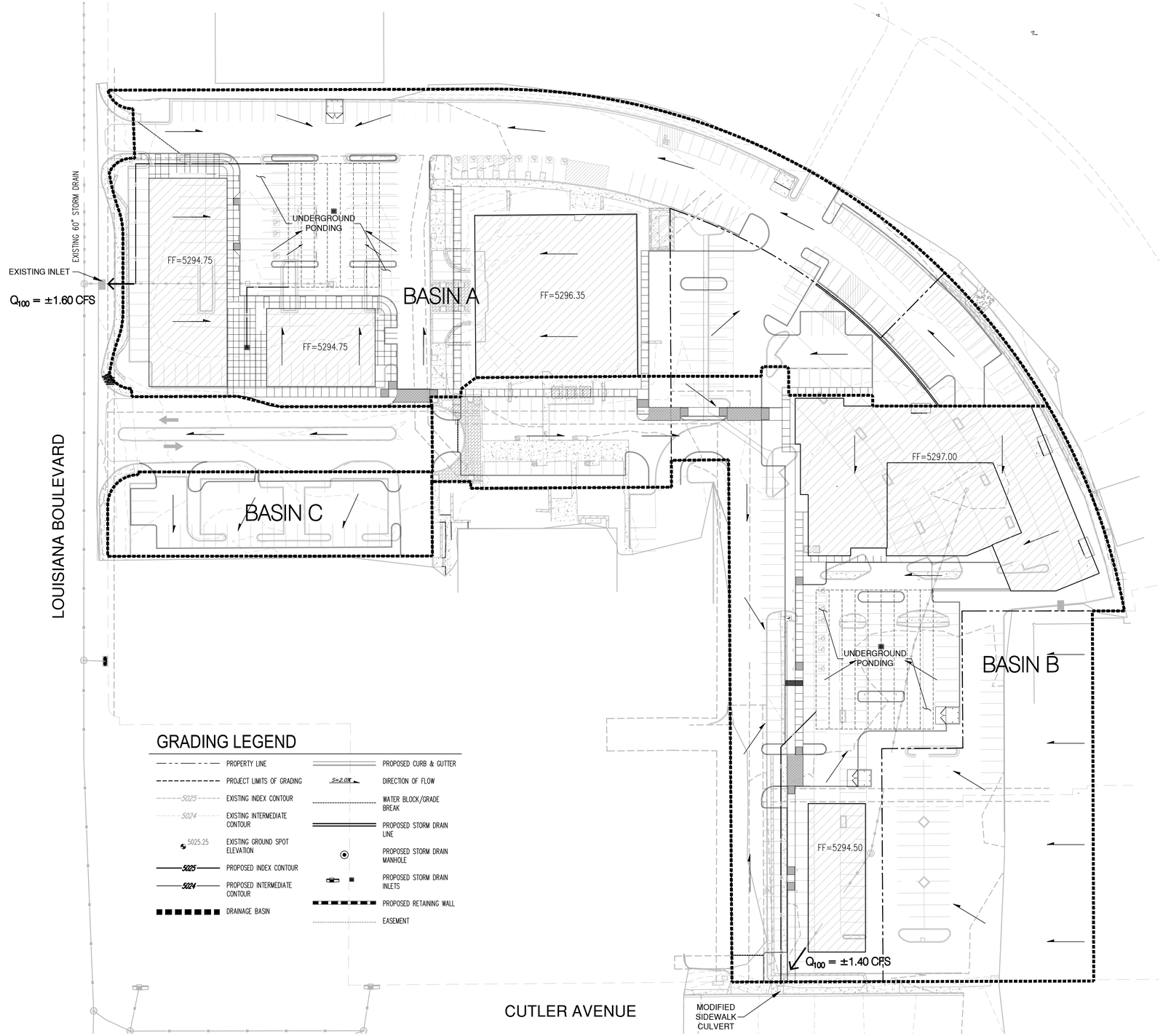
_____ PRELIMINARY PLAT APPROVAL
__X__ SITE PLAN FOR SUB'D APPROVAL
_____ SITE PLAN FOR BLDG. PERMIT APPROVAL
_____ FINAL PLAT APPROVAL
_____ SIA/ RELEASE OF FINANCIAL GUARANTEE
_____ FOUNDATION PERMIT APPROVAL
_____ GRADING PERMIT APPROVAL
_____ SO-19 APPROVAL
_____ PAVING PERMIT APPROVAL
_____ GRADING/ PAD CERTIFICATION
_____ WORK ORDER APPROVAL
_____ CLOMR/LOMR

_____ PRE-DESIGN MEETING
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes __X__ No

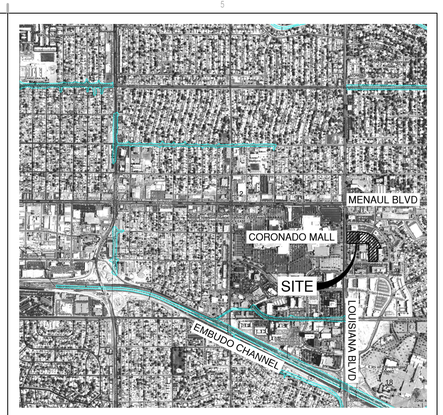
DATE SUBMITTED: 5-17-2016 By: Matt Satches

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___



GRADING LEGEND

PROPERTY LINE	PROPOSED CURB & GUTTER
PROJECT LIMITS OF GRADING	S=2.0% DIRECTION OF FLOW
5025 EXISTING INDEX CONTOUR	WATER BLOCK/GRADE BREAK
5024 EXISTING INTERMEDIATE CONTOUR	PROPOSED STORM DRAIN LINE
5025.25 EXISTING GROUND SPOT ELEVATION	PROPOSED STORM DRAIN MANHOLE
5025 PROPOSED INDEX CONTOUR	PROPOSED STORM DRAIN INLETS
5024 PROPOSED INTERMEDIATE CONTOUR	PROPOSED RETAINING WALL
DRAINAGE BASIN	EASEMENT



FEMA FLOODPLAIN MAP: 35001C0352H

DRAINAGE NARRATIVE

EXISTING CONDITIONS:

THE SITE IS LOCATED NEAR THE INTERSECTION OF LOUISIANA BLVD AND CUTLER AVE, EAST OF CORONADO MALL. THE APPROXIMATELY 5.8 ACRES OF THE ENTIRE DEVELOPMENT IS CURRENTLY SUBDIVIDED INTO 2 TRACTS, WHICH ARE FULLY DEVELOPED. THE SITE CONSISTS OF EXISTING PARKING LOTS AND COVERED PARKING AREAS BUILT AROUND AN EXISTING 7 STORY BUILDING. THE CURRENT CONDITIONS OF THE SITE ARE FAIRLY FLAT.

REVIEW OF THE CITY HYDROLOGY FILES (COA HYDROLOGY FILE #H19-D1) AND THE EXISTING TOPOGRAPHIC SURVEY SHOWS THERE ARE SEVERAL EXISTING INLETS LOCATED AROUND THE SITE WHICH DISCHARGE INTO THE PUBLIC RIGHT OF WAY. ALL THE DRAINAGE FROM THE SITE APPEARS TO ENTER THE EXISTING 60" STORM DRAIN LOCATED WITHIN LOUISIANA BLVD VIA A DIRECT STORM DRAIN CONNECTION (BASIN A) OR VIA SURFACE FLOW WHICH IS PICKED UP IN CURB INLETS AT THE INTERSECTION OF CUTLER AND LOUISIANA (BASIN B). THE NORTHERN AND WESTERN PORTION OF THE SITE (BASIN A) CURRENTLY DRAIN TO A SERIES OF EXISTING INLETS ONSITE WHICH TIE TO AN AREA DRAIN WITHIN LOUISIANA BLVD. THE SOUTHERN PORTION OF THE SITE DRAINS TO A SERIES OF SHALLOW ONSITE INLETS THAT EVENTUALLY DISCHARGES INTO CUTLER AVE VIA A MODIFIED SIDEWALK CULVERT. THIS IS CONSISTENT WITH THE APPROVED DRAINAGE REPORT FOR AMERICAN FINANCIAL CENTER (HYDROLOGY FILE H19-D1) DATED JANUARY 17, 1984. ACCORDING TO THIS REPORT, THE ALLOWABLE DISCHARGE FROM THE SITE IS DETAINED VIA 4" ORIFICE PLATES ON ALL OUTFLOW PIPES. EXISTING SURFACE PARKING PONDS HELP TO MITIGATE THESE FLOWS AS NECESSARY. THIS REPORT ANALYZED THE SITE BASED ON A MODIFIED SITE LAYOUT THAT WAS NEVER FULLY CONSTRUCTED.

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.

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 VOLUME.

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 REROUTED 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.

ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ISSUED FOR
DRB/URT
Site Plan for Subdivision

SEAL

PROJECT

2440 LOUISIANA LOTS
Albuquerque, New Mexico
SITE PLAN FOR SUBDIVISION
DRB SUBMITTAL

REVISIONS

DRAWN BY	MHS
REVIEWED BY	MJB
DATE	5.18.16
PROJECT NO	20160384

DRAWING NAME

CONCEPTUAL GRADING PLAN

SHEET NO

2 OF 2

Bohannan Huston
www.bhinc.com 800.877.5332

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May 16, 2016 - 6:33pm
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