

DRAINAGE NARRATIVE

I. INTRODUCTION
 The purpose of this submittal is to present a grading and drainage plan for the proposed Lowe's Home Improvement Store in NE Albuquerque. The project will include a home improvement store with a pedestrian plaza, parking and landscaping on approximately 8.2 acres. This submittal is in support of the Site Plan for Building Permit application at DRB.

II. SITE LOCATION
 The site is located within zone atlas maps K-21-Z. The site is bounded along the north by an existing Target Store and parking lot, along the east and south by Hotel Circle, and along the west by an existing office supply store. In reference to the Federal Emergency Management Agency map #35001C0359F, there is no flood zone near the site.

III. EXISTING HYDROLOGIC CONDITIONS
 The site encompasses approximately 8.2 acres and is currently a shopping center with parking and minimal landscaping. Slopes for the site range between 1 to 5% to the west and there is free discharge off of the site. Currently, the majority of the site drains via surface flow into inlets located in Hotel Circle. There is currently a storm drain that runs under the existing building that discharges at the south end of the site into Hotel Circle. There is no offsite drainage that affects the site. There is an existing storm drain line that runs south down Hotel Circle and into the channel in I-40.

IV. PROPOSED HYDROLOGIC CONDITIONS
 The proposed site does not change the amount of impervious area and therefore does not change the amount of drainage from the site. The southern portion of the proposed parking lot drains over surface and to the existing storm drain in Hotel Circle. The northern portion drains to an existing inlet located near the NW corner of the site which eventually drains to Hotel Circle. The building will drain to the new private storm drain behind the building which ties to the existing public storm drain in Hotel Circle.

V. CONCLUSION
 The drainage management plan is capable of safely passing the 100 year storm and meets city requirements. The amount of impervious area is not changed with the proposed development. All analysis was completed in accordance with section 22.2 of the Development Process Manual.

LOWES OF MARKET CENTER EAST
 Existing and Proposed Conditions Basin Data Table
This table is based on the DPM Section 22.2, Zone 4

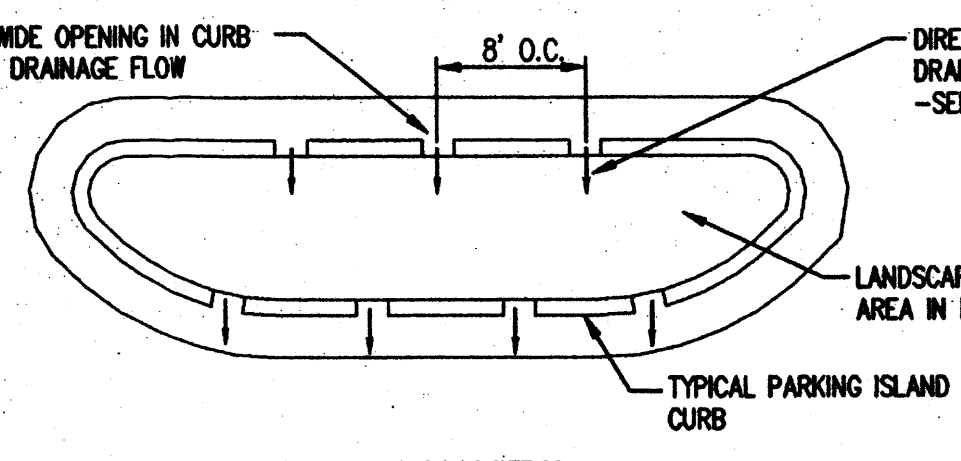
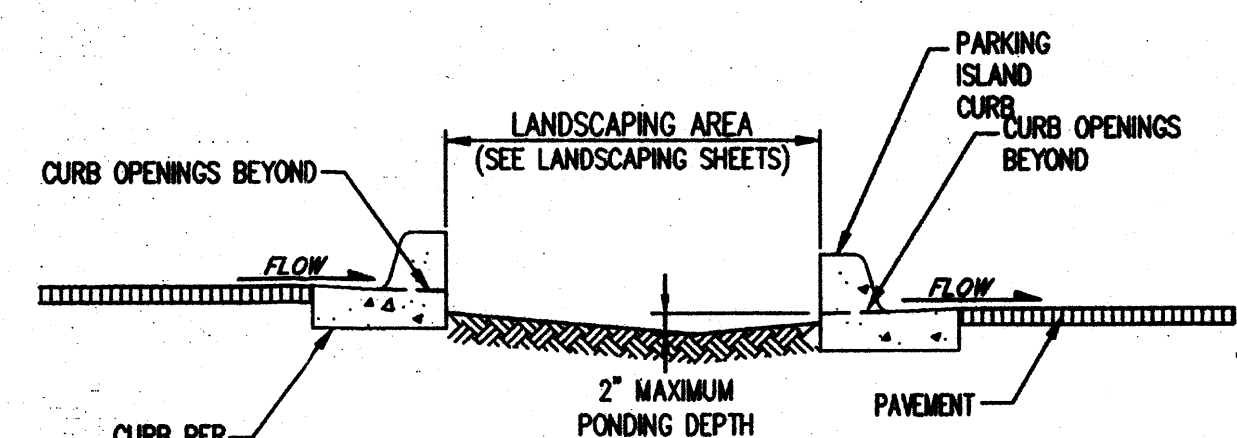
Basin ID	Area (SQ. FT.)	Area (ACS.)	Land Treatment Percentages				Q(100) (cfs/acs.)	Q(100) (CFD)	V(100) (ft/acs.)	V(100) (CF)
			A	B	C	D				
EXISTING										
1	358946	8.24	0.0%	5.0%	5.0%	90.0%	5.05	41.68	2.50	74870
PROPOSED										
1	358946	8.24	0.0%	5.0%	5.0%	90.0%	5.05	41.68	2.50	74870

KEYED NOTES

1. MATCH EXISTING GRADE.
2. NEW STORM DRAIN INLET.
3. NEW STORM DRAIN MAN HOLE.
4. NEW STORM DRAIN.
5. WATER HARVESTING ISLAND. SEE DETAIL THIS SHEET.

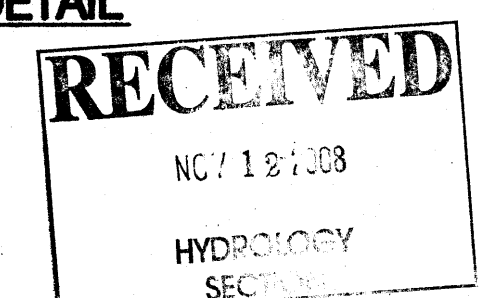
LEGEND

- PROPERTY LINE
- 5301--- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- 2.0%--- PROPOSED DIRECTION OF FLOW
- PROPOSED RETAINING WALL
- 5305--- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED CURB
- EXIST EASEMENT



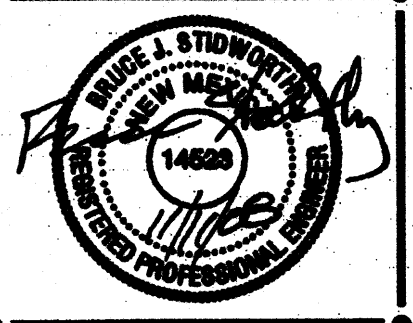
1 TYPICAL WATER HARVESTING DETAIL
 N.T.S.

NOTE: SEE SITE PLAN DETAIL 1/CO03 FOR TYPICAL ISLAND GEOMETRY



PROJECT TEAM
 Gary Wyatt Sr. VP Real Estate, Eng. & Const.
 Dan Moylan Real Estate Manager
 Matthew Smiley Site Development Manager
 Brian Nell Real Estate Director

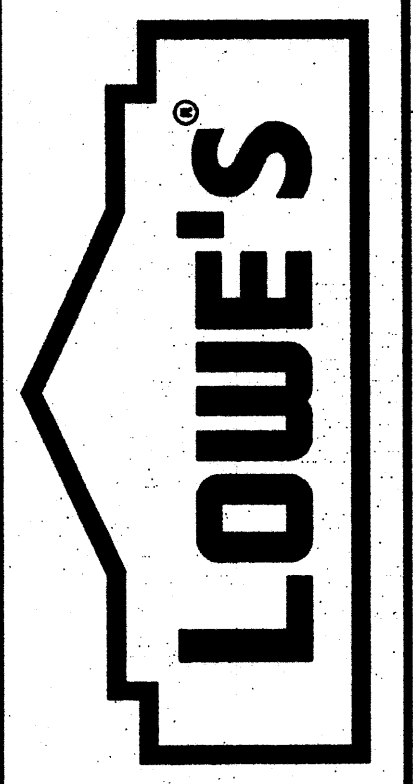
DRAWING DATE
 JUNE 5, 2008
 REVISION
 NOVEMBER 5, 2008



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 ENGINEERING - PARTIAL DATA - ADVANCED TECHNOLOGIES

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CONCEPTUAL GRADING & DRAINAGE PLAN
 LOWES OF:
 Market Center East
 Albuquerque, NM
 PROJECT NO: 07-298
 DRAWN BY: BO | CHECKED BY: BJR/RR

DRAWING NUMBER:

C-101