

VICINITY MAP
ZONE ATLAS MAP NO. L-20-Z

LEGAL DESCRIPTION: LOTS 1, 2, 3, 4, 5, 6, 7, & 9A, BLOCK 49, SKYLINE HEIGHTS,
BERNALILLO COUNTY, NEW MEXICO.

Drainage Management Plan

I. INTRODUCTION

The purpose of this submittal is to present a conceptual grading and drainage plan for the proposed Z-coil footwear offices and retail facility located on the northwest corner of Southern Ave. and Eubank Blvd. This submittal is made in order to support preliminary and final plot approval.

II. SITE LOCATION AND EXISTING CONDITIONS

The project site is located on the northwest corner of Eubank and Southern. Currently, the site is occupied by one a two story office building, and several temporary buildings and storage facilities. The site is bound to the north by Trumbull Avenue, to the south by Central Ave., to the east by Eubank Blvd. and to the west by existing developed commercial properties. About half of the site currently drains to the north into Trumbull, and about half the site drains to the South into Southern via surface flow. Based on the method given in the DPM chapter 22.2-A.6, the existing total peak discharge from the site in the 100 year storm is approximately 8.25cfs. That flow is split almost equally between Basins A and B as shown on the plan. The site is located within zone atlas map # L-20, and hydrologic zone 3.

III. PROPOSED HYDROLOGIC CONDITIONS

The proposed project consists of the demolition of some of the existing buildings and the addition of a new retail sales building and a parking lot with landscaping and a track at which customers can try the shoes. The discharge to both Truman and Southern does not substantially change as a result of the proposed improvements to the site. In fact, a slight decrease in runoff is expected. Please see the Basin data provided on the plan.

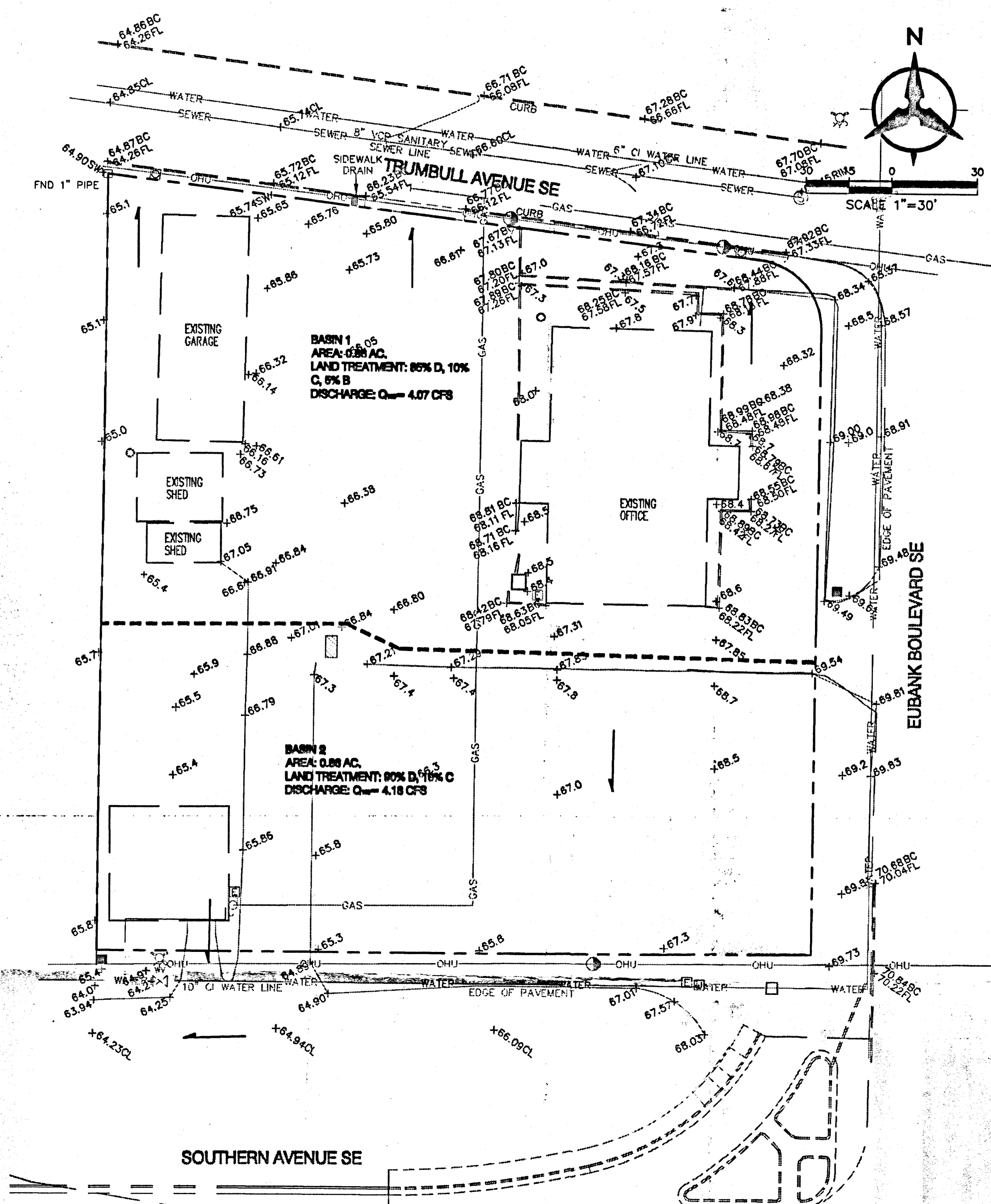
IV. OFFSITE CONSIDERATIONS

There are no upstream offsite flows which will impact this site. In addition, the site will not have any detrimental impact on downstream drainage infrastructure since proposed conditions discharge is less than existing. Further, since Eubank intercepts any upstream flows, both Trumbull and Southern have more than enough capacity to convey the discharge from the site via surface flow.

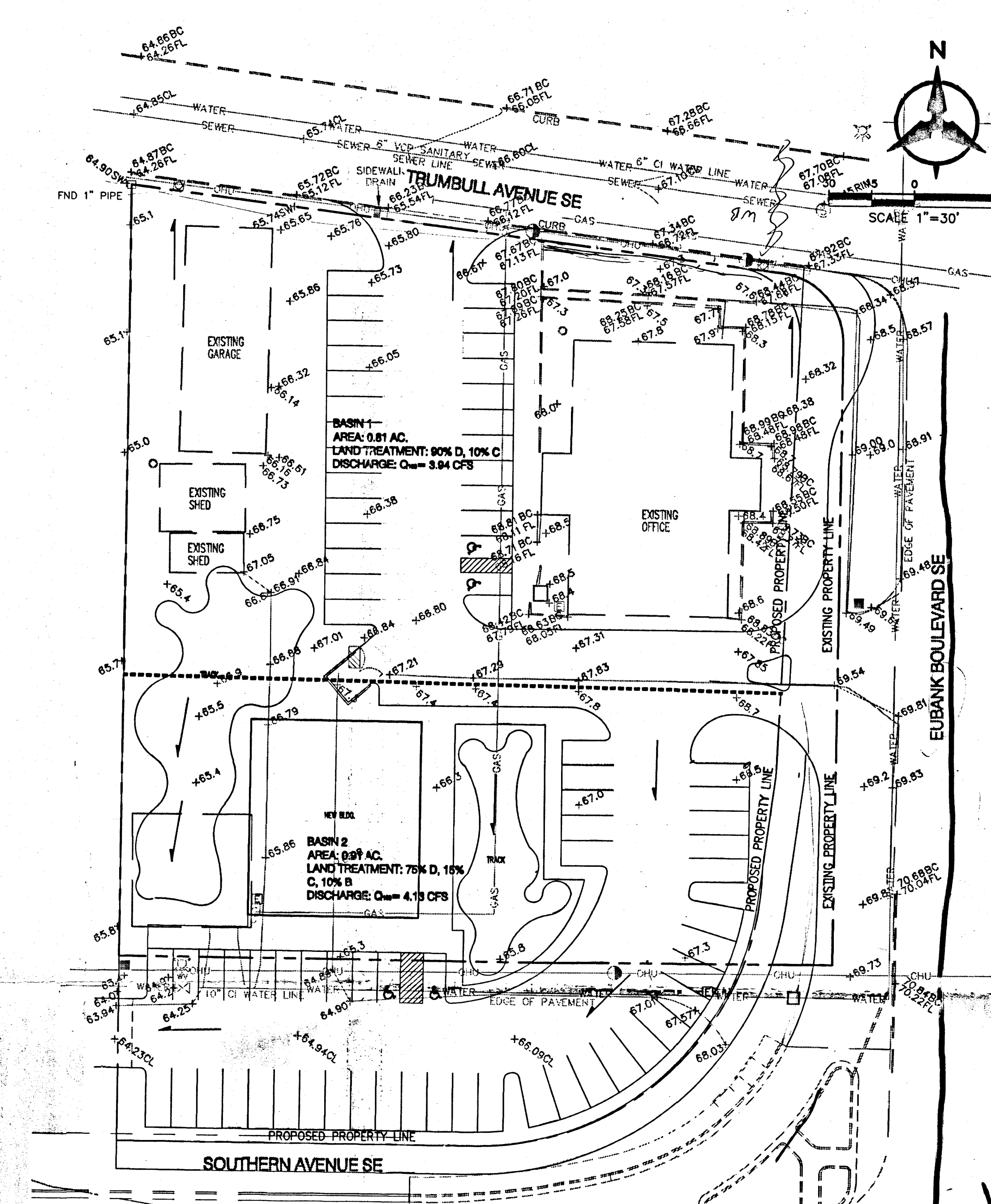
V. CONCLUSION

The improvements proposed with this conceptual grading and drainage plan are capable of safely passing the 100 year storm and meet city requirements. With this submittal, we are seeking city hydrology approval for preliminary and final plot.

Z-Coil



EXISTING DRAINAGE PLAN



PROPOSED DRAINAGE PLAN

Show Eubank Storm Drain



CONCEPTUAL GRADING & DRAINAGE PLAN
1" = 30'

Bohannon & Huston
 7500 Jefferson NE Albuquerque, NM 87109-4386
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PROJECT NO. 040092
DATE 4-15-03

ISSUE PURPOSE
**CONCEPTUAL
DRAINAGE
PLAN**