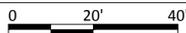
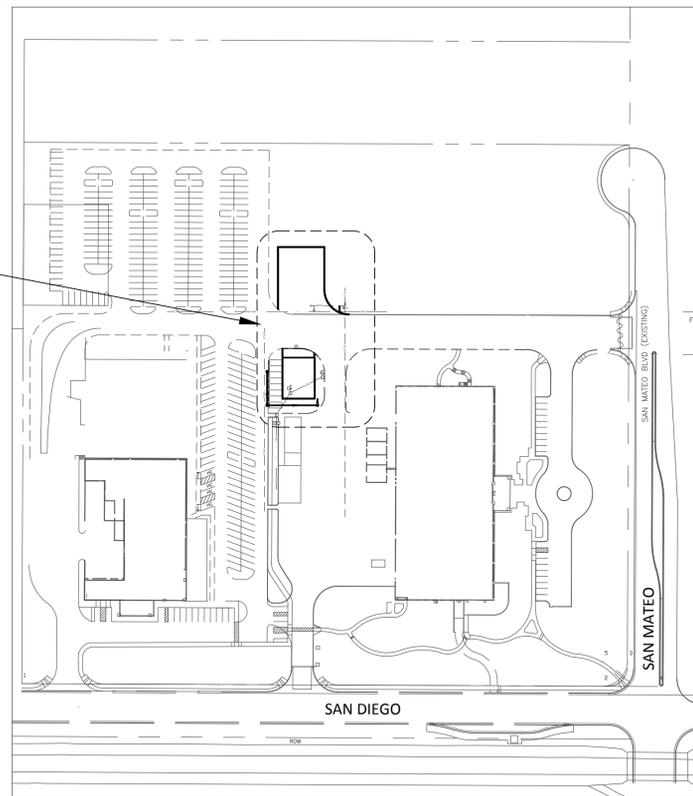


GRADING AND DRAINAGE PLAN

1" = 20'



PROJECT LOCATION



PROJECT LOCATION MAP

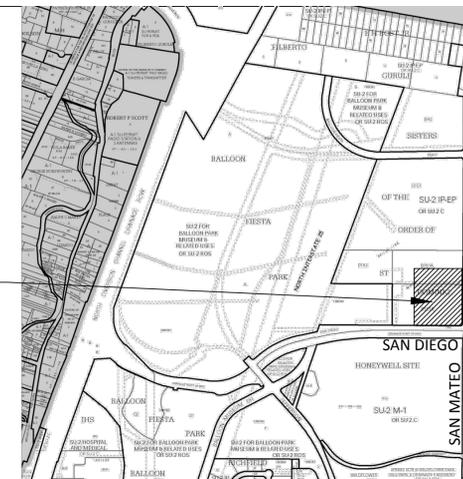
1"=100.00'

LEGEND

---	EXISTING CONTOUR LINE
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING UNDERGROUND GAS
---	EXISTING SANITARY SEWER
---	EXISTING STORM DRAIN
---	EXISTING WATER
[E]	EXISTING ELECTRIC BOX
---	NEW CONTOUR LINE
TC	TOP OF CURB
FL	FLOW LINE
FF = 5132.20	FINISH FLOOR ELEVATION
59.8	SPOT ELEVATION

UTILITY RELOCATION NOTES

- REMOVE 18" STORM DRAIN PIPE (SLOPING TO THE NORTH) AND REPLACE WITH NEW 18" HDPE STORM SEWER PIPE WITH REVERSED 0.5% SLOPE.
- NEW NDS 24" DRAIN BASIN WITH RIM EL= 31.6 INVERT EL= 27.0.
- NEW NDS 24" DRAIN BASIN WITH RIM EL= 29.8 INVERT EL= 26.74.
- NEW NDS 24" DRAIN BASIN WITH RIM EL= 30.6 INVERT EL= 26.50. PLUG EXISTING 18" INCOMING SD WITH CONCRETE.
- NEW 18" HDPE STORM DRAIN PIPE AT 0.39% SLOPE.
- REMOVE AND RELOCATE EXISTING FIRE HYDRANT EAST OF NEW PAVING AREA. CONTRACTOR SHALL COORDINATE WATER SHUT OFF WITH THE OWNER AND OPERATE VALVES IMMEDIATELY NORTH AND 200' SOUTH.
- REMOVE AND DISPOSE 18" STORM DRAIN UNDER BUILDING AND TO UPSTREAM MANHOLE.
- PLUG 18" OUTLET AT EXISTING MANHOLE WITH CONCRETE. PROTECT EXISTING MANHOLE TO REMAIN FROM DAMAGE DURING THE OVER EXCAVATION AND COMPACTION OF SLAB FOUNDATION.



VICINITY MAP - B-17

NTS

DRAINAGE

LEGAL: Tracts D-1B-1A & D-1C-1A, Sisters of the Order of St Dominic

AREA: 10,450 sf (0.24 acre) Overall site area is 18 acres.

BENCHMARK: U.S.G.L.O.S. Cap (located on the north boundary line of the Elena Gallegos Grant where Sections 11 and 12 meet) ELEVATION = 5132.803 (NGVD29)

TEMPORARY BENCHMARK: Top of existing curb as shown on plan. ELEVATION = 5132.50

SURVEYOR: Bohannon - Huston, Inc

PRECIPITATION ZONE: 2

FLOOD HAZARD: From FEMA Panel 35001C129H (dated 8/16/2012), this site is identified as being within Zone 'X' which is located outside the 0.2% annual chance floodplain.

EXISTING CONDITIONS: The existing site is a partially developed light industrial area with commercial buildings along with associated paved parking. It is located at the NW corner of San Diego Ave and San Mateo Blvd NE. Undeveloped portions are lightly vegetated with grasses. The site slopes down from the east to the west at 2-4%. Existing site drainage is generally directed to the northwest where runoff is conveyed via an existing concrete channel and earthen swale to the north.

PROPOSED IMPROVEMENTS: The proposed improvements include a 3,185 sf garage slab with a drive pad to the north. Initially the slab will be used as a truck parking area. At some point in the future a building permit will be requested in order to erect a metal garage building. A paved truck turning area is also proposed to the north to accommodate backing onto the garage slab area.

DRAINAGE APPROACH: The drainage plan will follow historic drainage patterns. The proposed concrete slab and added paving will have very minor impacts on this site which is 18 acres overall. The proposed slab is within Basin 1 while the truck turning area is within Basin 4 (per the approved Drainage plan prepared by Mike Emery, PE, Bohannon Huston Inc. sealed 10-31-1996 for affected portion of the site revision).

Existing land treatment: Basin 1--12% B, 6% C, and 82% D A=3.8 acres
Basin 4--60% B, 30% C, and 10% D A=5.5 acres

Basin 1: $Q = [(0.46)(2.28) + (0.23)(3.14) + (3.11)(4.70)] = 16.4$ cfs

Basin 4: $Q = [(3.30)(2.28) + (1.65)(3.14) + (.55)(4.70)] = 15.3$ cfs

Proposed land treatment: Basin 1--12% B, 4% C, and 84% D

Basin 4--57% B, 30% C, and 13% D

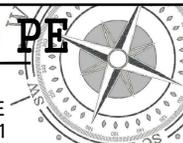
Basin 1: $Q = [(0.46)(2.28) + (0.13)(3.14) + (3.21)(4.70)] = 16.5$ cfs

Basin 4: $Q = [(3.15)(2.28) + (1.65)(3.14) + (0.70)(4.70)] = 15.6$ cfs

The approved Drainage plan gives Basin 4 fully developed $Q=22.9$ CFS. The proposed improvements increase site runoff slightly (0.4 CFS increase), but the impact to downstream drainage facilities will be minimal as they were designed for fully developed conditions.

Scott M McGee PE

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PROJECT TITLE

SUMCO

SHEET TITLE

GRADING PLAN

PROJECT NO.

1403

DATE

07/2014

SHEET NO.

C101