

DRAINAGE ANALYSIS

PROJECT LOCATION:
AS SHOWN ON THE VICINITY MAP, THE PROJECT SITE IS LOCATED AT 4000 OSUNA RD. NE. BETWEEN WASHINGTON & JEFFERSON NE.

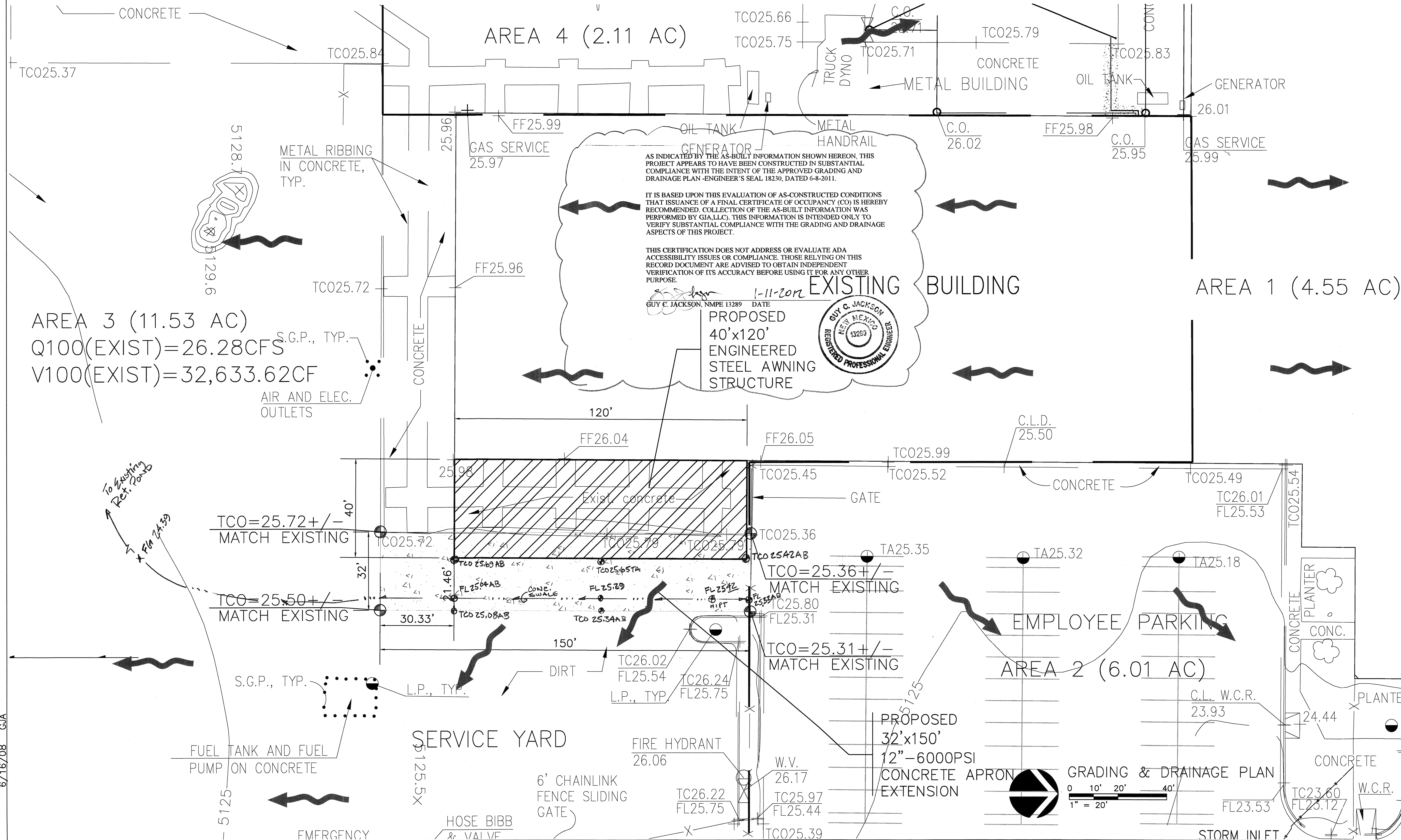
THERE IS AN APPROVED MASTER DRAINAGE PLAN THAT WAS PREPARED BY CONSTRUCTION ANALYSIS & MANAGEMENT INC. (CAMI) DATED JUNE 2000. IN JULY 2001, A DRAINAGE REPORT AND PROPOSED CONSTRUCTION PLANS FOR PHASED CONSTRUCTION WERE PREPARED BY BPLW ARCHITECTS & ENGINEERS AND APPROVED BY CITY HYDROLOGY ON OCTOBER 8, 2001. SINCE THEN, THE ONLY SITE IMPROVEMENTS WERE THE CONSTRUCTION OF THE PUBLIC SIDEWALKS AND ENTRANCE MODIFICATIONS AT THE OSUNA PUBLIC RIGHT-OF-WAY. THE PURPOSE OF THIS PLAN IS TO SHOW MINOR PROPOSED IMPROVEMENTS THAT CONSIST OF AN EXTERIOR 4800SF STEEL AWNING THAT EXTENDS FROM THE EASTERN PORTION OF THE EXISTING BUILDING OVER EXISTING CONCRETE PAVING AND THE EXTENSION OF 4800SF OF CONCRETE APRON FROM THE BUILDING

EXISTING CONDITIONS:
THE 25.1AC WAGNER EQUIPMENT SITE (FORMALLY RUST TRACTOR) IS BOUND BY OSUNA RD. NE TO THE NORTH, THE BF GOORICH AEOSPACE AND THE BUSINESS PARK THAT WAS DEVELOPED BY CINCO BISCO TO THE SOUTH. THE WESTERN AND EASTERN EDGES OF THE PROPERTY ARE BOUNDED BY INTERSTATE INDUSTRIAL TRACT (UNIT 2) RESPECTIVELY. PER THE FLOOD INSURANCE RATE MAP 138 OF 825 FOR BERNALILLO COUNTY, THE SITE IS NOT IN A FLOOD HAZARD ZONE. NO OFFSITE FLOWS ENTER THE SITE. AS SHOWN ON THE ATTACHED 2000 MASTER DRAINAGE PLAN, THE SITE IS DIVIDED INTO FIVE BASINS (AREA'S 1-5). AS SHOWN ON THE PLAN, THE AREA OF THE PROPOSED CONSTRUCTION OF THE STEEL AWNING & EXTENSION OF THE CONCRETE BUILDING APRON IS IN AREA 3. THE TOTAL EXISTING RUNOFF FOR THIS BASIN (AREA 3) IS 26.28CFS WITH AN EXISTING VOLUME OF 32,634CF. EXISTING FLOWS IN THIS BASIN ARE CONTAINED WITHIN THIS BASIN AND FLOW EAST AND THEN SOUTH TO THE EXISTING LARGE DIRT AREA ALONG THE SOUTHERN PORTION OF THE SITE. UNTIL THE MAJOR PHASED SITE DEVELOPMENT OCCURS AS SHOWN ON THE BPLW 2001 CONSTRUCTION PLANS, BASIN 3 WILL BE FULLY CONTAINED WITHIN THE SITE.

PROPOSED CONDITIONS:
THE DEVELOPED RUNOFF FROM THE PROPOSED CONSTRUCTION OF THE 4800SF OF STEEL AWNING STRUCTURE AND 4800SF OF ADJACENT CONCRETE APRON WILL CONTRIBUTE APPROXIMATELY 0.38CFS AND AN ADDED VOLUME OF APPROX. 744CF. THIS SMALL AMOUNT OF DEVELOPED RUNOFF WILL CONTINUE TO DRAIN EAST AND THEN SOUTH TO THE EXISTING DIRT AREA WITHIN THE AREA 3 BASIN. AGAIN, THIS AREA IS TOTALLY CONTAINED AND WILL NOT EXIT THE SITE.

CONCLUSION:
THE SMALL AMOUNT OF ADDITIONAL DEVELOPED FLOWS FOR THE AWNING STRUCTURE AND ACCOMPANYING CONCRETE APRON WILL CONTRIBUTE AN ADDITIONAL 0.38CFS TO THE EXISTING 26.28CFS OF EXISTING DISCHARGE INTO THE FULLY CONTAINED BASIN (AREA3) WITH AN ADDED VOLUME OF 744CF TO THE EXISTING VOLUME OF 32,634CF, THEREFORE THE ACTUAL TOTAL DISCHARGE AND VOLUME APPEARS TO BE INSIGNIFICANT.

LEGAL DESCRIPTION
BLOCK B, GROUP 9 INDUSTRIAL PARK



LEGEND

- DIRECTION OF FLOW
- BASIN BOUNDARY
- TC=25.00 PROPOSED SPOT ELEVATION
- FL=24.50 EXISTING SPOT ELEVATION
- 5762.57 PROPOSED STEEL AWNING
- PROPOSED CONCRETE APRON
- AS-BUILT ELEV

SITE

O-1

OSUNA

CHAPAL

ENVIRCO

TRACT

ONE

PRESS

GROUP NINE INDUSTRIAL PARK

VICINITY MAP

NOT TO SCALE

OSUNA RD. NE

WASHINGTON STREET

100-YEAR TO CONC

BEAR CANYON ARROYO

TO BE FENCED OFF

TO CONSTRUCTED CHANNEL

F.I.R.M. PANEL 138 OF 825

NOT TO SCALE

DATED 9-26-2008

GUY JACKSON AND ASSOCIATES, LLC

CIVIL ENGINEERING

REV.	DESCRIPTION	DATE

GUY C. JACKSON

NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER

13289

ENGINEER

GUY C. JACKSON

NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER

13289

ARCHITECT

Wagner Equipment Awning Structure

4000 Osuna Rd. NE
Albuquerque, NM

PROJECT NO.

DATE

May 2011

GRADING PLAN

DRAWING NO.

C-2.0