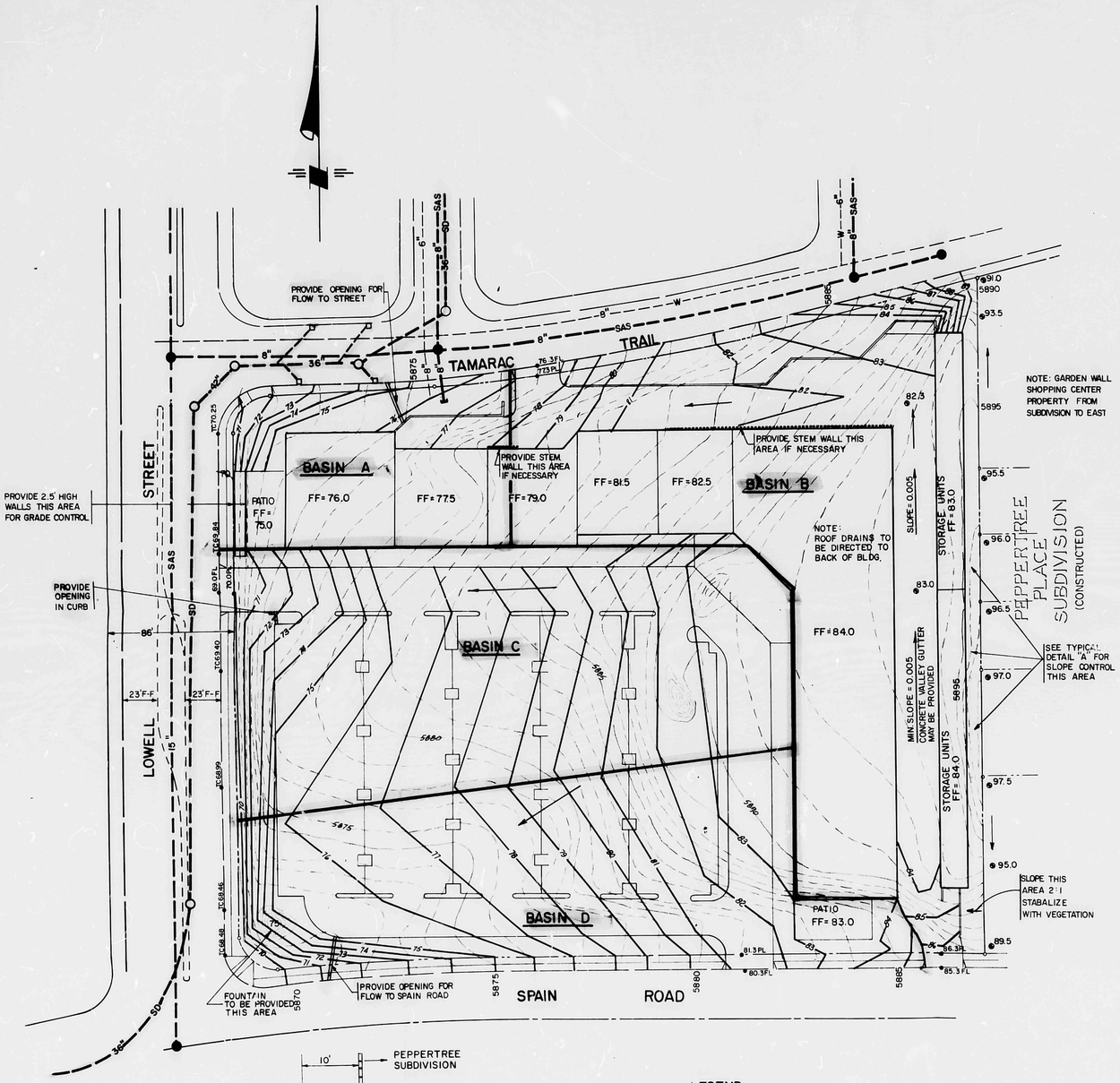
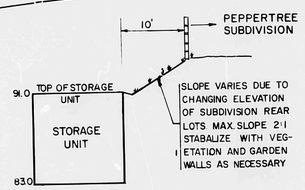
HYDROLOGY

E22/D3C
ONE PLAN

E22/D3C

1 PLAN





DETAIL "A"
(TYPICAL) NO SCALE

LEGEND

- EXISTING CONTOURS
- PROPERTY LINE
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- STEM WALL
- MAJOR DRAINAGE DIVIDE

DRAINAGE TEXT

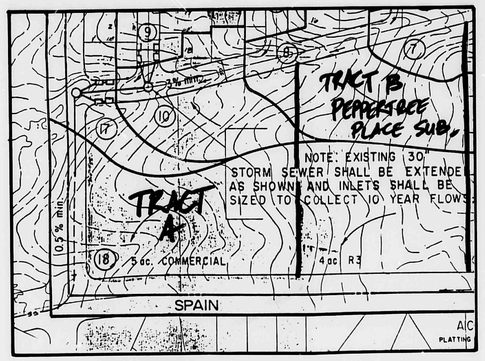
Drainage management for this tract has been previously approved under the "Peppertree Subdivision Drainage Plan", prepared by Community Science Corporation. This plan calls for free discharge from the site once developed. Included at the bottom of this sheet is a graphic representation of drainage basins designated for the site and the flow directions for developed runoff. As indicated, a portion of the site is to flow northward into Tamarac Trail to eventually be collected by storm inlets at the corner of Lowell Street and Tamarac Trail. The remaining portion of the site is designed to flow to the west. Runoff in Spain Road is eventually collected by a system directing runoff into the "Broke-Off" Channel. All storm facilities in the Peppertree Subdivision and Spain Road have been constructed.

As the grading plan indicates, runoff basically follows the desired drainage boundaries. One small deviation does occur, however, along the back driveway. This runoff has been directed to the north due to grading constraints on-site. It is felt that this additional area draining to Tamarac Trail does not adversely impact the downstream system.

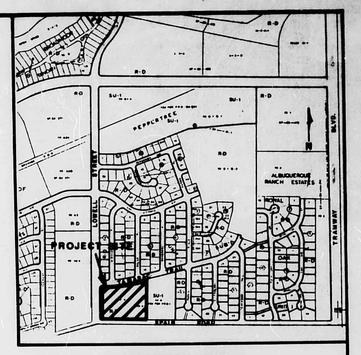
The Rational Formula was computed for the two major basins. The following chart outlines coefficients and values utilized in the analysis. A 10-minute time of concentration was assumed.

BASIN	SIZE (ACRES)	% IMPERVIOUS	% PERVIOUS	"C" VALUE	RAINFALL (in.)		INTENSITY (in/hr)		FLOWRATE (cfs)	
					10 yr	100 yr	10 yr	100 yr	10 yr	100 yr
A	0.51	5	25	.74	1.7	2.6	3.6	5.5	1.4	2.1
B	1.70	90	10	.89	1.7	2.6	3.6	5.5	5.5	8.3
C	1.31	90	10	.89	1.7	2.6	3.6	5.5	4.2	6.4
D	1.13	90	10	.89	1.7	2.6	3.6	5.5	3.6	5.5
	4.65									

Runoff draining into streets through landscaped areas will be conveyed via appropriate rundowns and sidewalk culverts. Approval of this concept will be processed through the Special Order 19 procedure.



SOURCE:
PEPPERTREE SUBDIVISION
DRAINAGE PLAN



LOCATION MAP
ZONE ATLAS PAGE E-22-Z

FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY

SOILS MAP
REFERENCE: SCS BERNALLO COUNTY SOIL SURVEY MAP NO 22

LEGAL DESCRIPTION: TANOAN A PEPPERTREE SUBDIVISION
TRACT

BENCHMARK: ALUMINUM CAP - 75' EAST OF LOWELL STREET/TAMARAC TRAIL INTERSECTION
ELEV. = 5871.41

RECEIVED
NOV 04 1986
DEVELOPMENT REVIEW SECTION

Date	Revision	By

MARKET PLACE AT PEPPERTREE

Project No.

Seal: Susan Bennett 10-31-86

PRELIMINARY GRADING & DRAINAGE PLAN

Job No: 63731	Sheet 1 Of 1		
Drawn By: TL & LD	Date: 10/86		
Checked By: BB	Scale: 1" = 40'		

BRUNING 44-132 64256