

Location
Parcel 2-A, Tract 2, of The Hahn Parcel is located at 2509 Comanche Road., NE containing 1.8257 acres. See attached portion of Vicinity Map G-16-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for the proposed 4040 square foot building addition and a 1080 square foot of dumpster addition, with total of +/-1,20 sf. We are requesting grading plan for building permit approval.

Existing Drainage Conditions
The site drains from west to east into the drainage easement along the east property line (see grading plan) and then north. Existing spot elevations and contours are shown. The site does not fall within a 100 year floodplain. No offsite flows enter this site. Under the current conditions the site generates a runoff of 8.20 cfs.

Proposed Conditions and On-Site Drainage Management Plan
The runoff will continue to drain into drainage easement to the east (see grading plan for location) under the proposed conditions. The site under the proposed conditions generates a runoff of 8.23 cfs, only an increase of 0.03 cfs from existing conditions. The increase in runoff is very insignificant and will not have any impact on the downstream storm drain structures capacity. First Flush ponds are proposed to intercept the 0.34 inches of the impervious area (5,120 sf). See Grading plan for calculations and location of the First Flush ponds.

* ZONE 2

* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.002853 SQ MI
PER A=0.00 PER B=5.50 PER C=5.50 PER D=89.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.002853 SQ MI
PER A=0.00 PER B=5.50 PER C=5.50 PER D=89.00
TP=0.1333 HR MASS RAINFALL=-1

* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=2.01 IN RAIN SIX=2.35 IN
RAIN DAY=2.75 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=100.0 AREA=0.002853 SQ MI
PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=-1

* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS)

START TIME=0.0
RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
RAIN ONE=1.34 IN RAIN SIX=1.57 IN
RAIN DAY=1.83 IN DT=0.03333 HR

* ON-SITE
COMPUTE NM HYD ID=1 HYD NO=110.0 AREA=0.002853 SQ MI
PER A=0.00 PER B=5.00 PER C=5.00 PER D=90.00
TP=0.1333 HR MASS RAINFALL=-1

FINISH

POND VOLUME REQUIRED
TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA =
(0.34/12 x 5,120) = 145.07 CF

POND CALCULATION
TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:
POND : AREA @ TOP = 313.60, AREA @ BOTTOM = 85.27
POND VOLUME = (313.60 + 85.27)/2 * 1 = 199.44 CF

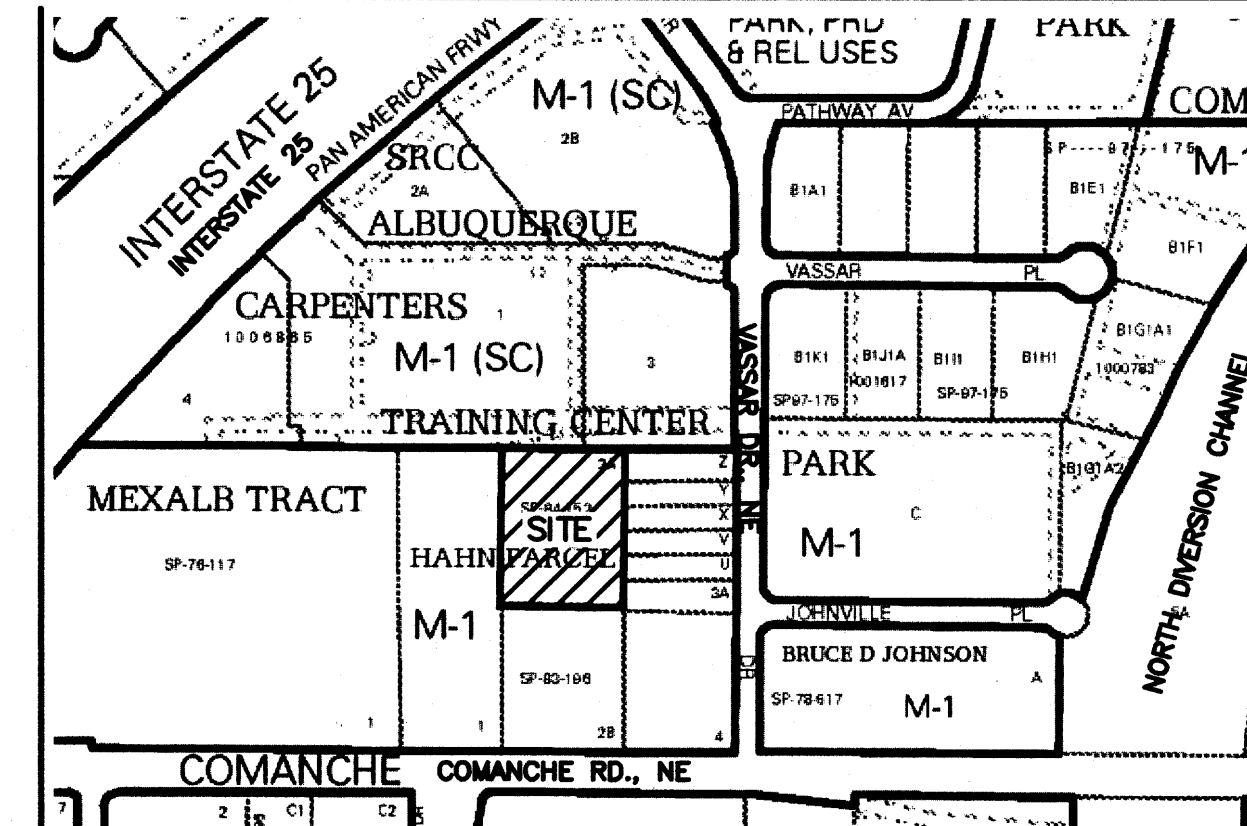
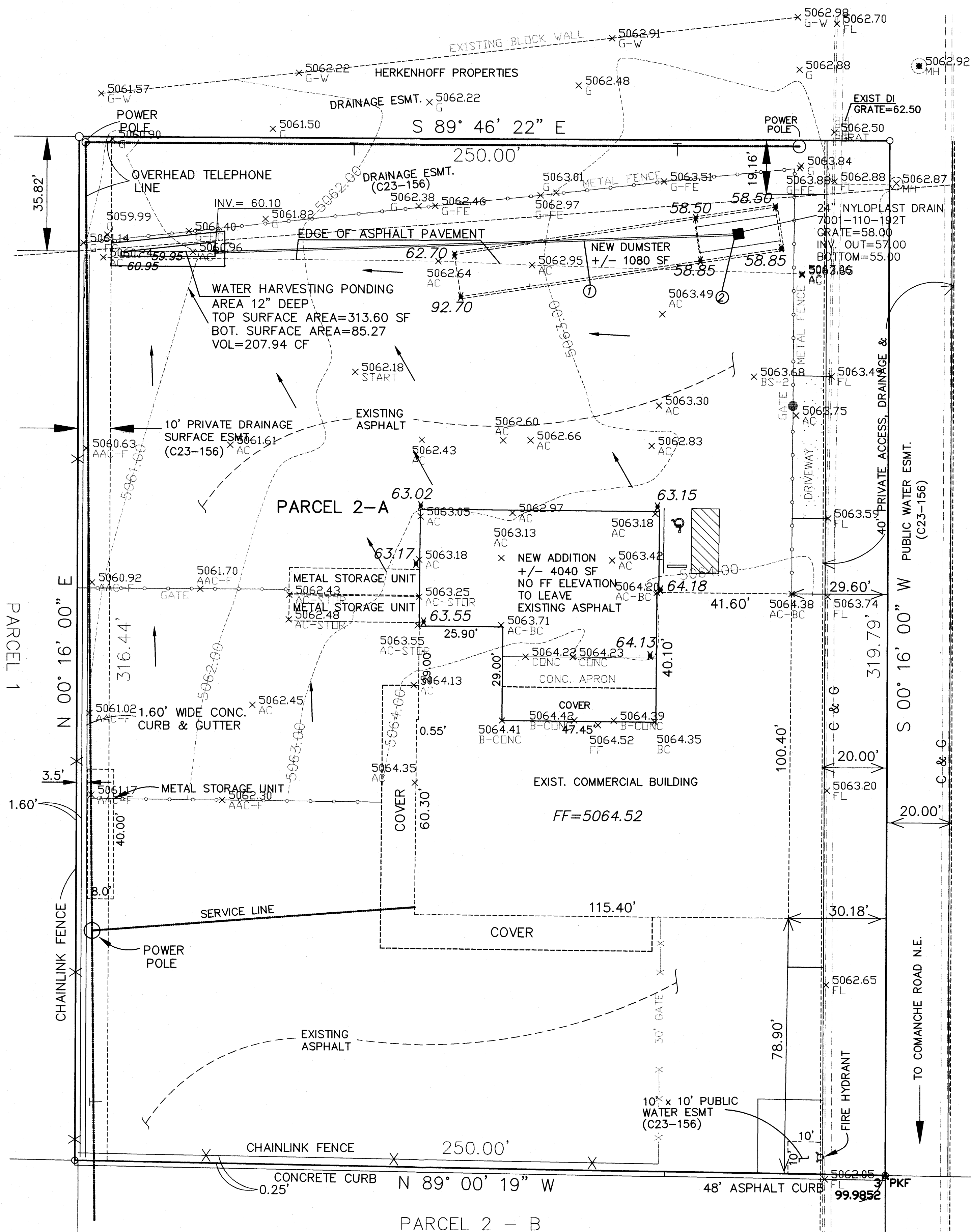
AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = COMANCHE.TXT

COMMAND	HYDROGRAPH IDENTIFICATION	FROM NO.	TO NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	100.00	-	1	.00285	8.20	.302	1.98571	1.500	4.488	PER IMP= 89.00
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	110.00	-	1	.00285	5.31	.188	1.23243	1.500	2.910	PER IMP= 89.00
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	100.10	-	1	.00285	8.23	.304	1.99749	1.500	4.509	PER IMP= 90.00
START	RAINFALL TYPE= 1									
COMPUTE NM HYD	110.10	-	1	.00285	5.35	.189	1.24199	1.500	2.929	PER IMP= 90.00

VERSION: 1997.02d RUN DATE (MON/DAY/YR) =11/08/2016
USER NO.= AHYMO-I-9702c01000R31-AH

NOTES:

1. 1-1/2" PVC SCH 40 PIPE
2. INSTALL 1/2 HP SUMERSIBLE PUMP.



VICINITY MAP: G-16-Z
LEGAL DESCRIPTION:
PARCEL 2-A, TRACT 2, OF THE HAHN PARCEL.
CONTAINING 1.8257 ACRES.
ADDRESS: 2509 COMANCHE RD., NE

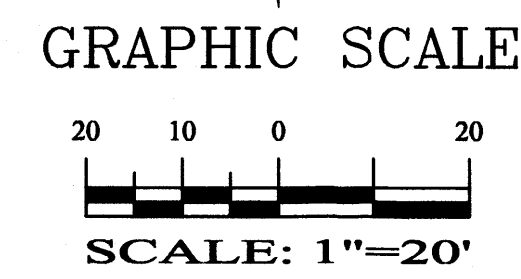
- GENERAL NOTES:**
1. CONTOUR INTERVAL IS HALF (1.00) FOOT.
 2. ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 7_617, HAVING AN ELEVATION OF 5125.716 FEET ABOVE SEA LEVEL.
 3. UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
 4. THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
 5. SLOPES ARE AT 3:1 MAXIMUM.

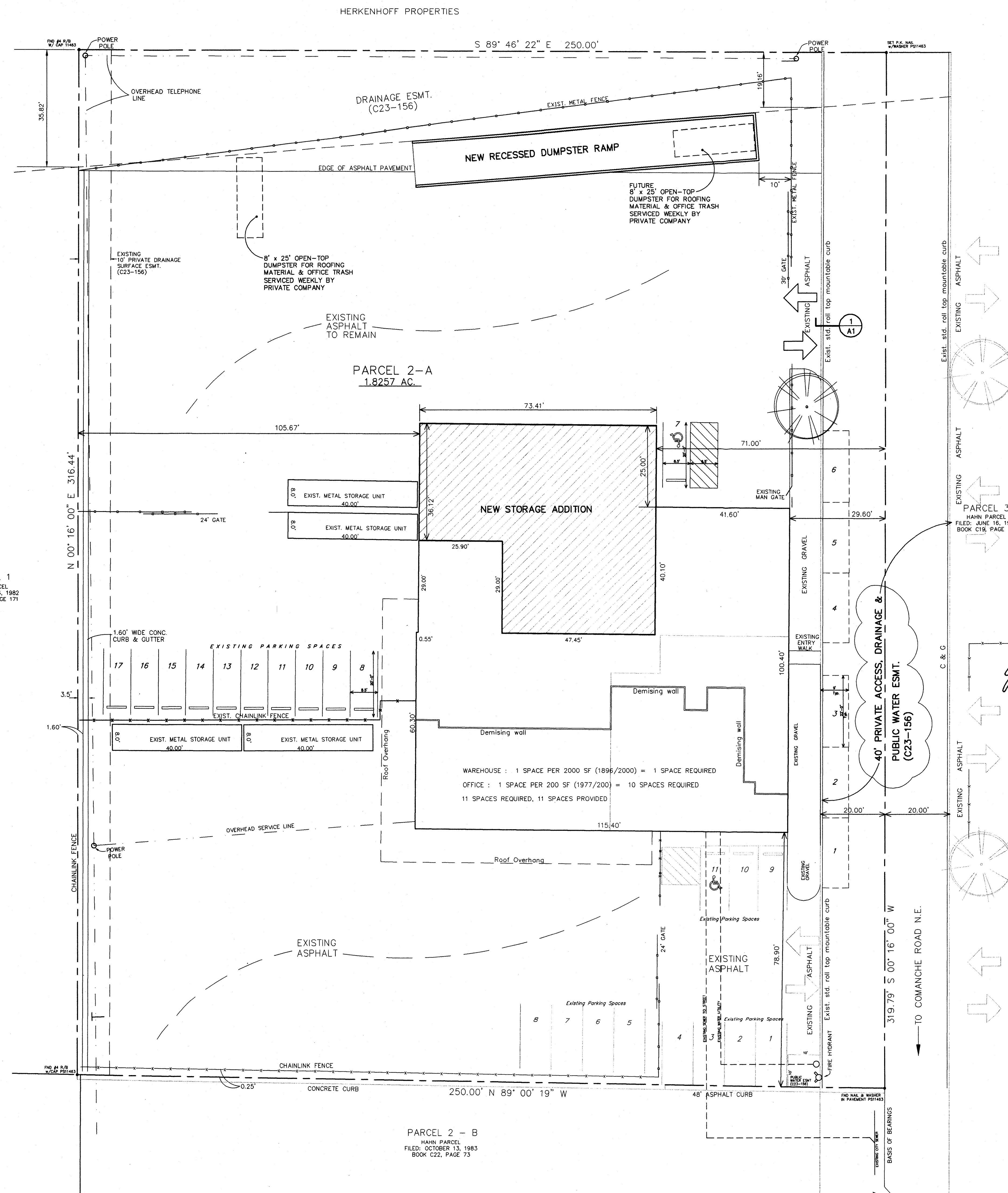
- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
 3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
 5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND	
-----55030-----	EXISTING CONTOUR (MAJOR)
-----55030-----	EXISTING CONTOUR (MINOR)
-----55030-----	BOUNDARY LINE
x 28.50	PROPOSED SPOT ELEVATION
x 5029.16	EXISTING GRADE
x 5075.65	EXISTING FLOWLINE ELEVATION
	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TC=28.50	TOP OF CURB
TA=28.00	TOP OF ASPHALT
HP	HIGH POINT
86.65	AS-BUILT GRADES
x 86.65	AS-BUILT SPOT ELEVATIONS

SBS CONSTRUCTION AND ENGINEERING, LLC
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

AAA ROOFING STORAGE SPACE 2509 COMANCHE RD., NE GRADING PLAN			
DRAWING:	DRAWN BY:	DATE:	SHEET #
201630-SITE-GD.DWG	SH-B	7-10-2016	1





REFUSE

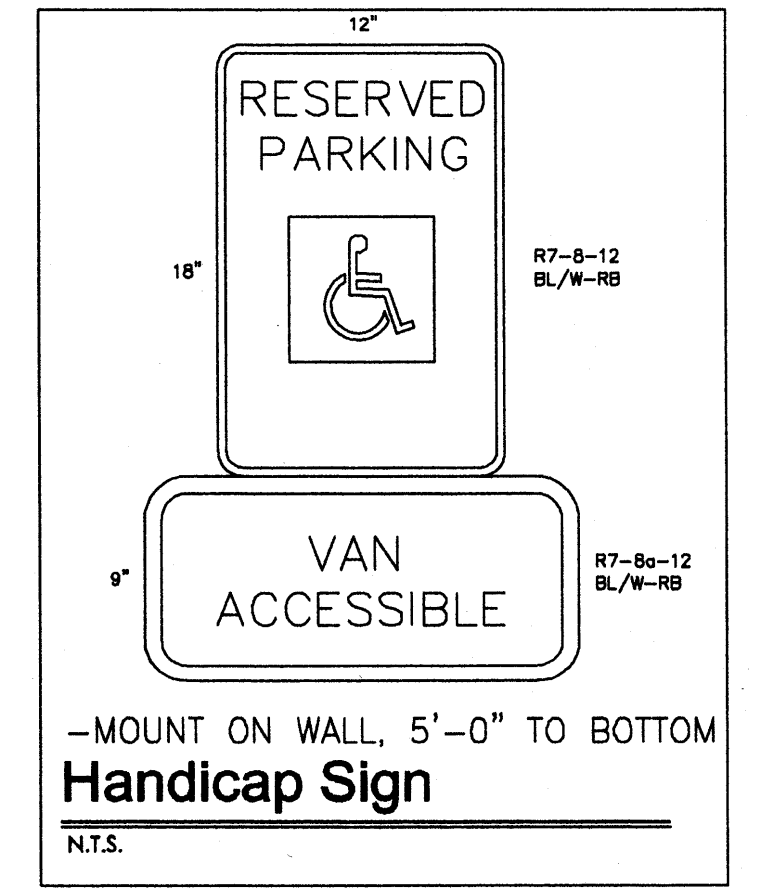
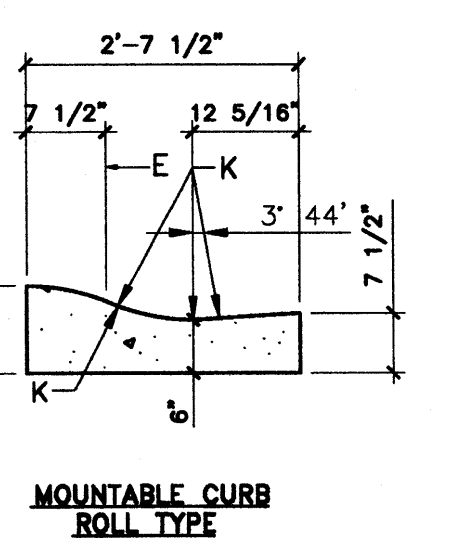
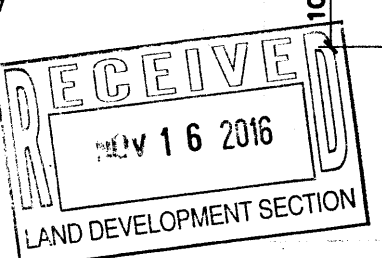
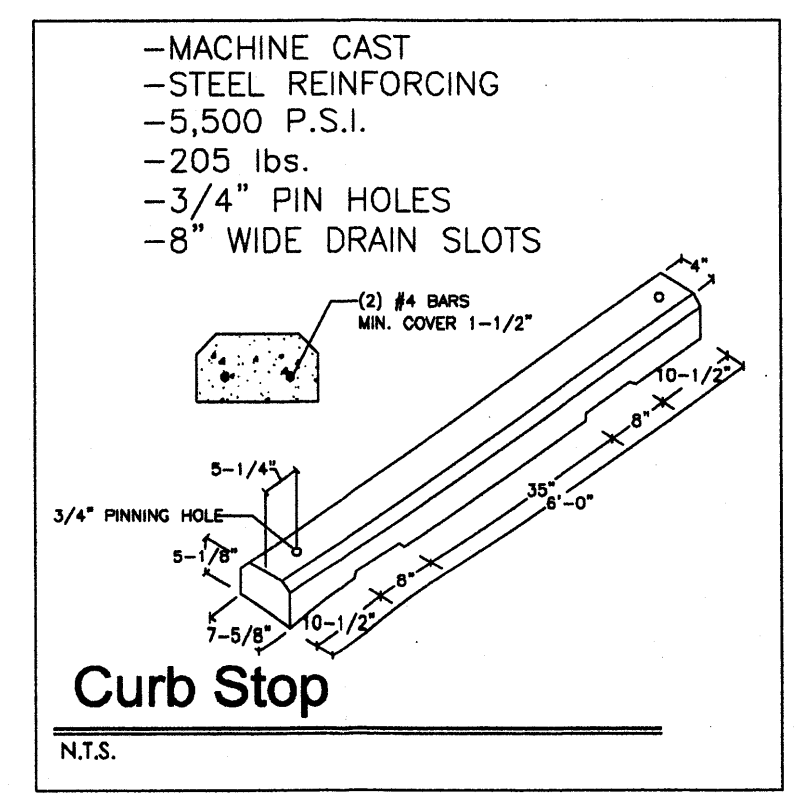
REFUSE IS DISPOSED OF IN EXISTING ON-SITE DUMPSTER TO BE SERVICED BY A PRIVATE WASTE DISPOSAL COMPANY; WEEKLY SERVICE

PARKING CRITERIA

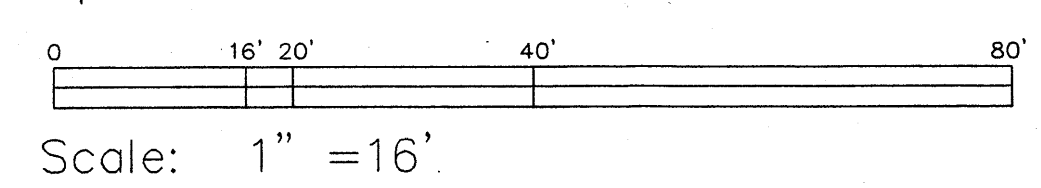
WAREHOUSE : 1 SPACE PER 2000 SF (8308/2000) = 5 SPACES REQUIRED
OFFICE : 1 SPACE PER 200 SF (1167/200) = 6 SPACES REQUIRED
11 SPACES REQUIRED, 17 SPACES PROVIDED
1 OF WHICH IS HANDICAPPED ACCESSIBLE SPACE



SECTION DETAIL-CONC. SCALE: 1/2" = 1' - 0"



SITE PLAN / TRAFFIC CIRCULATION LAYOUT SCALE: 1/16" = 1' - 0"



LEGAL DESCRIPTION:
PARCEL NUMBERED TWO-A (2-A) OF THE REPLAT OF PARCEL 2A OF AMENDED REPLAT OF PARCEL 2, SECOND REPLAT OF TRACT 2 OF THE HAHN PARCEL, WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO ON APRIL 13, 1984 IN VOLUME C-23, FOLIO 156.

