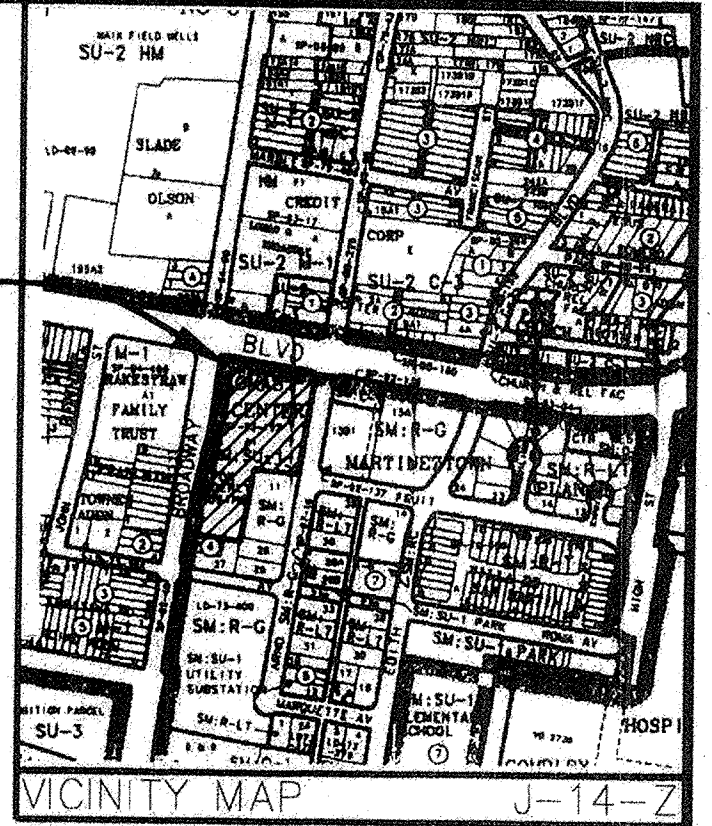


PROJECT LOCATION



LEGEND

	PROPOSED ELEVATION
	EXISTING CONTOUR LINE
	EXISTING ELEVATION
	FLOW DIRECTION
	BASIN BOUNDARY
	EASEMENT LINE
	100 YEAR FLOODPLAIN
	FLOODPLAIN BOUNDARY

GENERAL NOTES:

LEGAL DESCRIPTION: TRACT A-1 OF LOMAS CENTER, FILED DECEMBER 9, 1993, INVOLUME 93C, FOLIO 343.

SITE AREA: 3.302 ACRES

BENCHMARK: ACS MONUMENT "6-K14(R)", STANDARD ALUMINUM CAP, FOUND AT THE SOUTHWEST CORNER OF BROADWAY BOULEVARD N.E. AND ROMA AVENUE N.E.
ELEVATION = 4968.765

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 20, 1996 (PANEL NO. 35001C03340) INDICATES A FLOOD HAZARD ZONE (ZONE AH, ELEVATION 4954) ENCROACHMENT AT THE NORTHWEST CORNER OF THE PROPERTY.

EXISTING STORM DRAINAGE FACILITIES AND CONDITIONS:

BROADWAY BLVD. STORM SEWER: AN EXISTING 24" STORM SEWER IS LOCATED IN BROADWAY BLVD. WITH STORM INLETS LOCATED 400 FEET SOUTH OF THE LOMAS INTERSECTION AND AT THE SOUTH RETURN OF THE LOMAS INTERSECTION.

LOMAS BOULEVARD STORM SEWER: AN EXISTING 54" STORM SEWER IS LOCATED IN LOMAS BOULEVARD WITH STORM INLETS LOCATED AT THE WEST RETURN OF THE ARNO INTERSECTION, 200 FEET EAST OF THE BROADWAY INTERSECTION, AND AT THE EAST RETURN OF THE BROADWAY INTERSECTION.

ARNO STREET STORM SEWER: AN EXISTING 36" STORM SEWER IS LOCATED IN ARNO STREET WITH STORM INLETS LOCATED 430 FEET SOUTH OF THE LOMAS INTERSECTION AND AT THE SOUTH RETURN OF THE LOMAS INTERSECTION. THE ARNO STREET STORM SEWER DRAINS INTO THE LOMAS BOULEVARD STORM SEWER.

ACCORDING TO THE PREVIOUSLY APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THIS SITE (DATED 5-8-95, J14/D109) PREPARED BY ISAACSON & ARFMAN THE EXISTING SITE HAD A RUNOFF OF 14.48 CFS WHICH DISCHARGED INTO BROADWAY BLVD., LOMAS BLVD., AND ARNO STREET TO BE COLLECTED BY THE STORM INLETS IN THOSE STREETS.

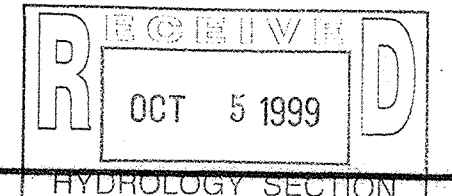
DEVELOPED DRAINAGE CONDITIONS

THE PREVIOUSLY APPROVED CONCEPTUAL GRADING AND DRAINAGE PLAN FOR THIS SITE (DATED 5-8-95, J14/D109) PREPARED BY ISAACSON & ARFMAN INDICATED THAT THE SITE IS ALLOWED FREE DISCHARGE INTO THE ADJACENT STREETS BECAUSE THE RUNOFF FROM THE DEVELOPED CONDITIONS IS LESS THAN THE RUNOFF FROM THE EXISTING CONDITIONS. THE TOTAL RUNOFF UNDER DEVELOPED CONDITIONS IS 14.21 CFS, WHICH IS 0.27 CFS LESS THAN THE RUNOFF UNDER EXISTING CONDITIONS.

THE SITE IS LOCATED WITHIN PRECIPITATION ZONE 2 AS SHOWN IN SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL (DPM). THE 100-YEAR, 6-HOUR STORM PRODUCES 2.35 INCHES OF RAIN. ALL CALCULATIONS WERE PERFORMED FOLLOWING THE PROCEDURES IN SECTION 22.2 OF THE DPM.

THE SITE WAS DIVIDED INTO 5 DRAINAGE BASINS. BASIN A RUNOFF WILL DRAIN THROUGH THE DRIVEWAY ON ARNO STREET TO BE COLLECTED BY THE STORM INLETS IN ARNO STREET. BASIN B RUNOFF WILL DRAIN THROUGH THE DRIVEWAY ON LOMAS BLVD. TO BE COLLECTED BY THE STORM INLETS IN LOMAS BLVD. BASINS C & D RUNOFF WILL DRAIN THROUGH THE NORTH DRIVEWAY ON BROADWAY BLVD. TO BE COLLECTED BY THE STORM INLETS IN BROADWAY BLVD. BASIN E RUNOFF WILL DRAIN THROUGH THE SOUTH DRIVEWAY ON BROADWAY BLVD. TO BE COLLECTED BY THE STORM INLETS IN BROADWAY BLVD. THE FOLLOWING TABLE SHOWS THE PEAK FLOW FROM EACH BASIN.

BASIN	AREA (ac.)	LAND TREATMENT	PEAK RUNOFF (cfs)	DISCHARGE LOCATION
A	0.238	TYPE B TYPE C TYPE D	0.040 0.198	1.02 ARNO STREET
B	0.728	0.084 0.644	3.22	LOMAS BLVD
C	0.843	0.168 0.675	3.56	BROADWAY BLVD
D	0.888	0.111 0.777	3.91	BROADWAY BLVD
E	0.604	0.139 0.465	2.50	BROADWAY BLVD
TOTAL	3.301		14.21	
EXIST COND.	3.31	0.69 2.62	14.48	



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McDonald's Martineztown Site
CONCEPTUAL GRADING AND DRAINAGE PLAN

DRAWN BY: DATE: JULY 30, 1999 SHEET 2 OF 6

SCALE 1"=30'

