E1 FLOOD ZONE MAP

SCALE: NOT TO SCALE
MAP 35001 C0329G

A3 VICINITY MAP L-11-Z

SCALE: NOT TO SCALE

Drainage Summary			
Project:	806 Old Coors Road SW		
Project Numbe:	2421		
Date:	07/12/10		
By:	Dave A		
Site Location			
Precipitaion Zone	1	Per Table A-1 COA DPM Section 22.2	
Existing summary			
Basin Name	Ex On#1		
Area (sf)	27942		
Area (acres)	0.64		
%A Land treatment			
%B Land treatment	15		
%C Land treatment			
%D Land treatment	85		
Soil Treatment (acres)			
Area "A"	0.00		
Area "B"	0.10		
Area "C"	0.00		
Area "D"	0.55		
Excess Runoff (acre-feet)			
100yr. 6hr.	0.0949		
10yr. 6hr.	0.0581		
2yr. 6hr.	0.0328		
100yr. 24hr.	0.1158		
Peak Discharge (cfs)			
100 yr.	2.58		
10yr.	1.65		
2yr.	0.92		
Proposed summary			
Basin Name	Pro On #1	Pro On #2	Pro On#3
Area (sf)	8700	5100	14100
Area (acres)	0.200	0.117	0.324
%A Land treatment	0	0	0
%B Land treatment	30	30	5
%C Land treatment	0	0	0
%D Land treatment	70	70	95
Soil Treatment (acres)			
Area "A"	0.000	0.000	0.000
Area "B"	0.060	0.035	0.016
Area "C"	0.000	0.000	0.000
Area "D"	0.140	0.082	0.308
Excess Runoff (acre-feet)			
100yr. 6hr.	0.0263	0.0154	0.0514
10yr. 6hr.	0.0155	0.0091	0.0321
2yr. 6hr.	0.0084	0.0049	0.0185
100yr. 24hr.	0.0317	0.0186	0.0632
Peak Discharge (cfs)			
100 yr.	0.73	0.43	1.38
10yr.	0.45	0.26	0.90
2yr.	0.24	0.14	0.52

806 Old Coors Roads SW.

I. PURPOSE AND SCOPE

The purpose of this drainage plan is to present the existing and proposed drainage management plans for the currently partially developed site located in along Old Coors SW. The site is located in Zone Atlas Page L–11 on the South side of Gallegos Road SW and to the North of Bohemio Court SW.

II. SITE DESCRIPTION AND HISTORY

This site was under construction prior to the economic crisis. The buildings were dried in and the parking lot partially graded and some curb and gutter in place. The proposed parking configuration is different than originally permitted and the sidewalks as constructed do not meet ADA requirements.
Access to the site is available from Old Coors SW and from Gallegos Road SW as well as in the back along Bohemio Court SW.
Prior to the current conditions the site had been developed, from the Aerial Photos, as a retail development. The building was located along the southern side of the site in an east west orientation. The parking lot was located along the northern side of the site. Two curb cuts were available for access from Old Coors.

III. COMPUTATIONAL PROCEDURES

Hydrologic analysis was performed utilizing the design criteria found in the COA–DPM Section 22.2 released in June 1997.

IV. PRECIPITATION

The 100–yr. 6–hr duration storm was used as the design storm for this analysis. This site is within Zone 2 as identified in the DPM Section 22.2. Tables within the section were used to establish the 6–hr precipitation, excess precipitation and peak discharge.

V. EXISTING DRAINAGE CONDITIONS OVERVIEW

The existing 0.6415 acre site is currently partially constructed. The site generally drains from the East to the North and West. The site is found on FIRM Map 35001C0329G and is not within designated hazard zone.

There is a CMU screen wall along the southern boundary and along the eastern side of the site. These wall restricts any cross lot drainage from entering the site from these sides.

Gallegos Road SW borders the site along the north. This street flows west towards Old Coors. The site is also bounded by Old Coors along the western side. Old Coors generally flows south.

The project site has been partially built as part of a separate building permit. This construction was halted most likely due to economic changes. This has left the buildings mostly completed and the parking lot with only curb and gutter and sidewalks in place. The plans that were approved were showing discharge from the site into Old Coors, and Gallegos Road. The southern side of the building and the eastern building drained into a small parking lot along Bohemio Court. This was also previously approved without on site ponding.

VI. DRAINAGE MANAGEMENT PLAN

The proposed development consists the construction of the parking areas related tot eh two existing buildings. The excess storm runoff from the main parking lot will be discharged onto Old Coors and Gallegos Road. Excess runoff from the buildings and back service area parking lot will discharge into Bohemio Court.

Basin Pro On #1 is the main parking lot area that will discharge into Old Coors. This basin will have a peak discharge rate of 0.73 cfs. Basin Pro On #2 is the main parking lot area that will discharge into Gallegos Road SW with peak discharge rate of 0.43 cfs.

The buildings and service drive that are located within Pro On #3 will generate a peak discharge of 1.38 cfs that will drain into Bohemio Court.

The total peak discharge of the site will be 2.54 cfs.

VII. CONCLUSIONS

The project is an infill project actually replacing a fully developed site with a new retail development. The site was partially constructed within the last couple of years but the construction activities stopped prior to the parking lot being completed. There are multiple locations where the sidewalks will need to be removed and replaced to comply with ADA criteria.
The previously fully developed site and the proposed configuration will have equal peak discharge rates and therefore will have little affect on downstream street flows and conveyance systems.

ABBREVIATIONS

FF	FINISHED FLOOR
FG	FINISHED GROUND
FL	FLOW LINE
ST	TOP OF STOOP
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TS	TOP OF STEM
TSW	TOP OF SIDEWALK

Hydrology Certification

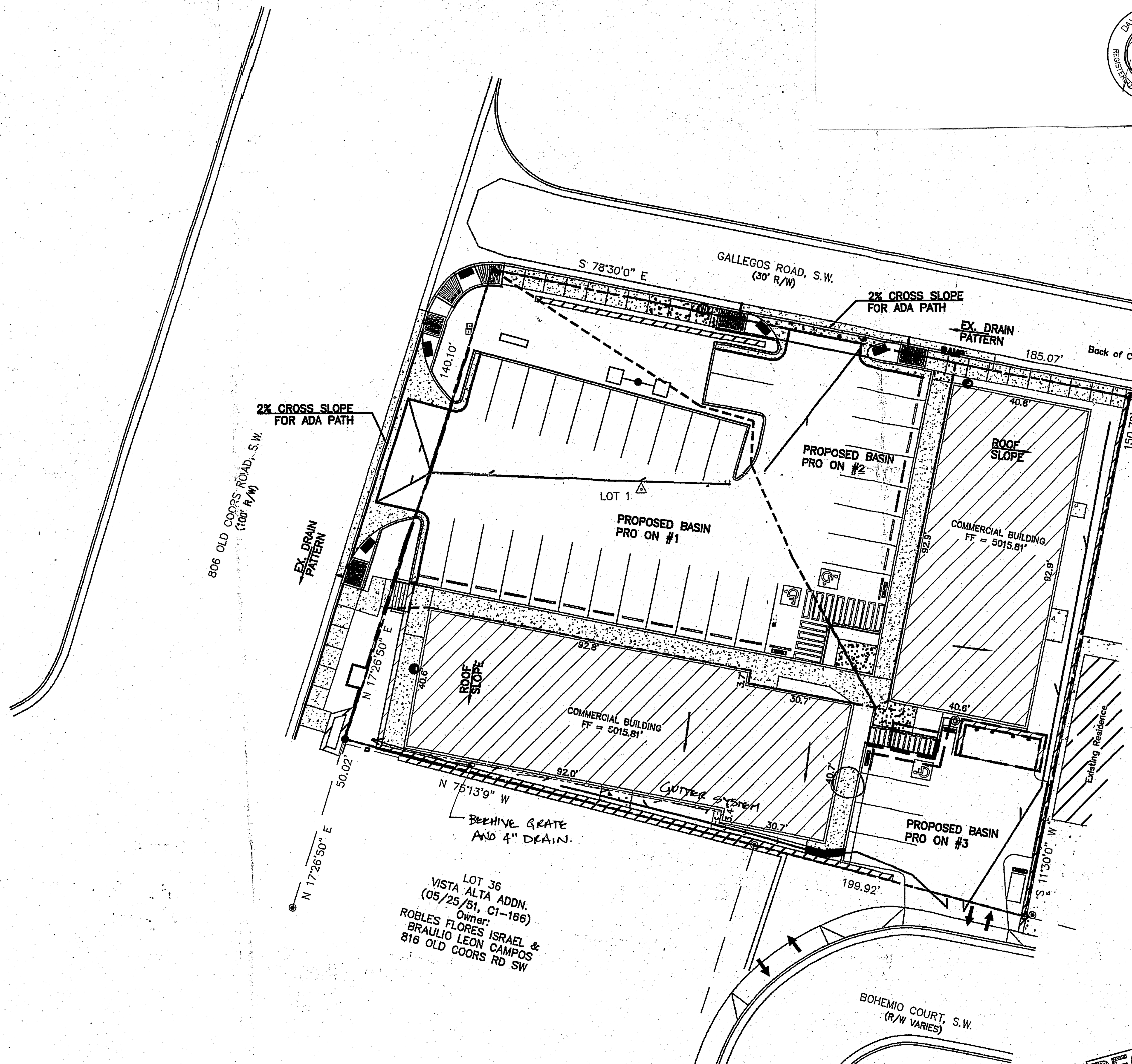
I, David A Aube. NMPE 14221, of the firm The Hartman + Majewski Design Group, Inc, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Grading and Drainage Planpreviously approved and dated July 20, 2010. The record information that has been edited onto the original design documents when obtained by Tony Harris NM Registered PS. I further certify that I have personally visited the project site on December 8, 2010 and have determined by visual inspection that the actual site conditions shown on this plan to be true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy for Hydrology.

The site is still missing detectable warning surfaces and other ADA compliance items. These items will be addressed by the Traffic Circulation Layout certification..

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the drainage aspects of this project. Those relying on the record documents are advised to obtain independent verification of its accuracy before using it for any other purpose.

DAVID A. AUBE STATE OF NEW MEXICO 14221 REGISTERED PROFESSIONAL ENGINEER

12-9-11



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HYDROLOGY SECTION

SITE DRAINAGE PLAN

SCALE: 1"=20'

20 0 20 40 80

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REV	DATE	BY	REVISION
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7-20-10

PROJECT TITLE: 806 OLD COORS
S.E.C OF OLD COORS AND GALLEGOS RD. S.W
ALBUQUERQUE, NEW MEXICO

PROJECT MANAGER: STEPHEN DUNBAR, AIA
JOB NO.: 806
DRAWN BY: DAA

SHEET TITLE: SITE DRAINAGE PLAN

DATE: 7/12/10
SCALE: AS NOTED
sheet- C2.0 of-