

ZONE ATLAS MAP L-21

Site Location - As shown by the Vicinity Map (Zone Atlas Map L-21), the proposed construction is located on Cochiti Lane approximately two blocks west of Juan Tabo and one block south of Central. At present, the site has one existing structure and drains roughly from south to north onto Cochiti Lane. The purpose of this project is to construct about 3,600 sf of metal storage buildings as shown on the Plan. The majority of the surrounding area is currently developed and paved, thereby making this a modification to an existing site within an infill area.

Legal Description - 11320 Cochiti Lane SE. Lots 6 and 7, Block 9, East Central Business Addition. Zoned C-2. UPC: 102105635242210253

Benchmark - Basis of elevation is from a monument on the curb near the northeast corner of the property stamped with an "X". The surveyed elevation at this point is 5520.11 feet.

Flood Zone - As shown by Panel 359 of 825 of the National Flood Insurance Program Flood Insurance Rate Maps (FIRM) for the City of Albuquerque, New Mexico, dated September 20, 1996, this site does not lie within a designated flood hazard zone.

Existing Conditions - The project site comprises two platted lots with a total dimension of about 140'x100' (1/3-acre) in size. Currently, the project site drains from south to north through the gravel parking area into a concrete driveway runoff onto Cochiti Lane. The general offsite topography slopes from east to west at a three percent slope. No offsite runoff impacts the project site.

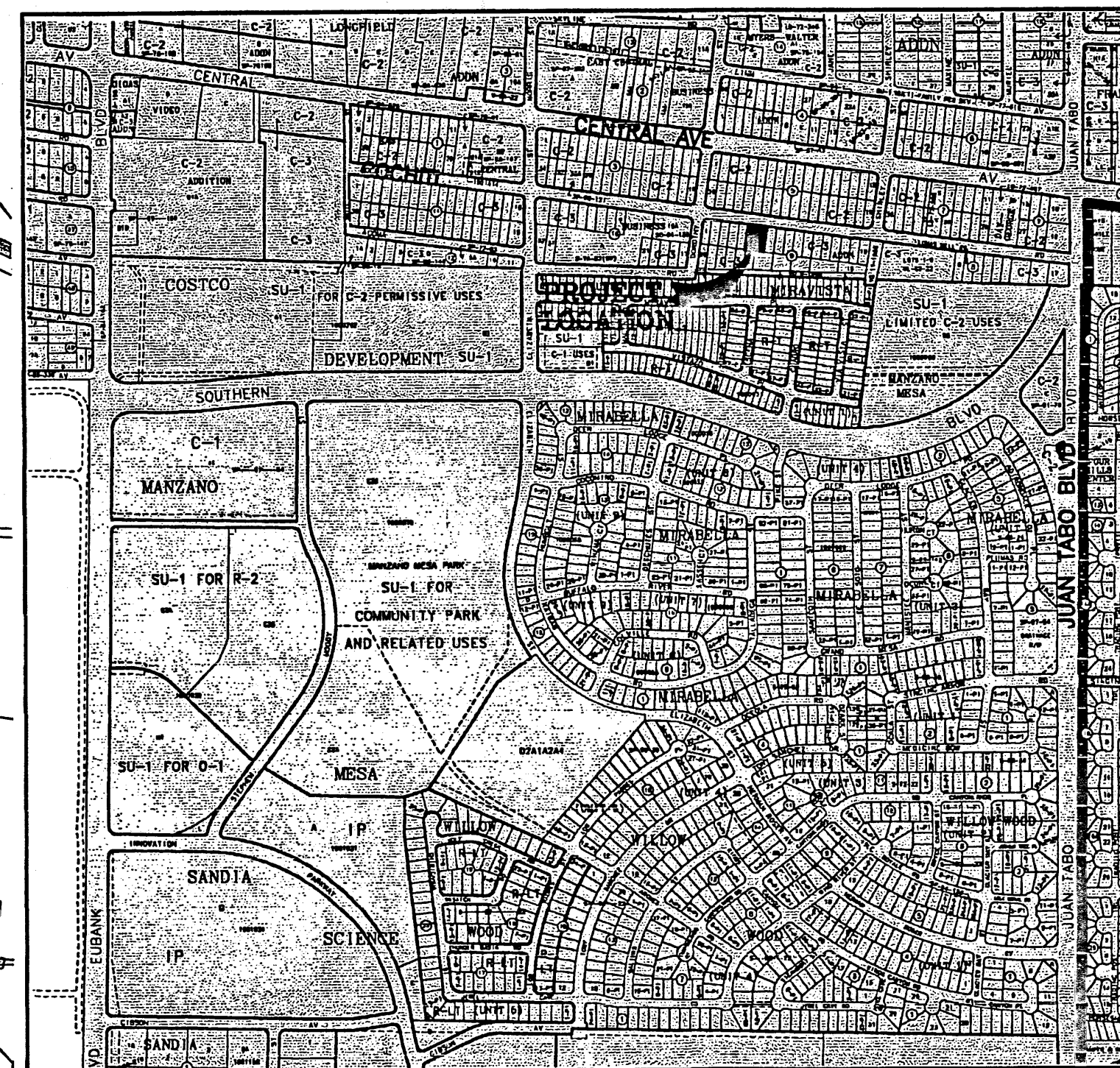
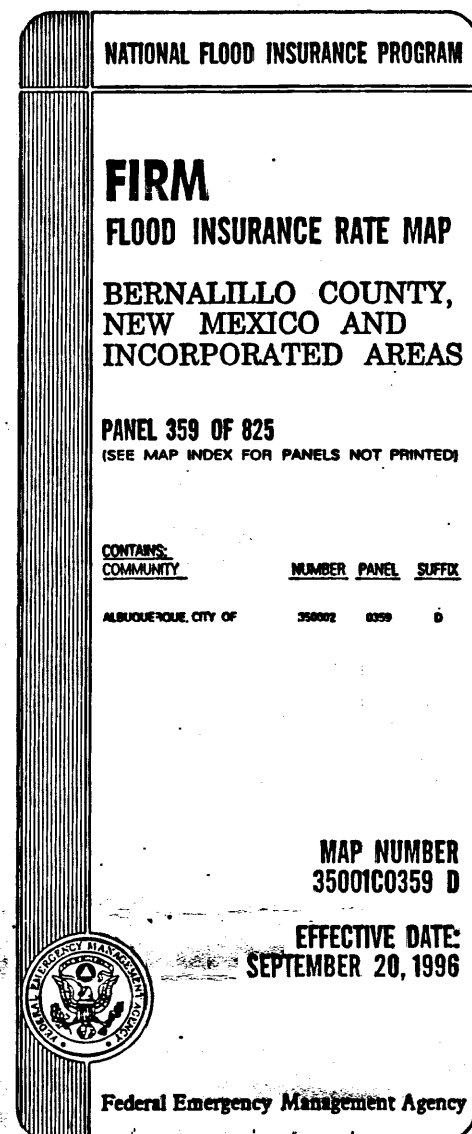
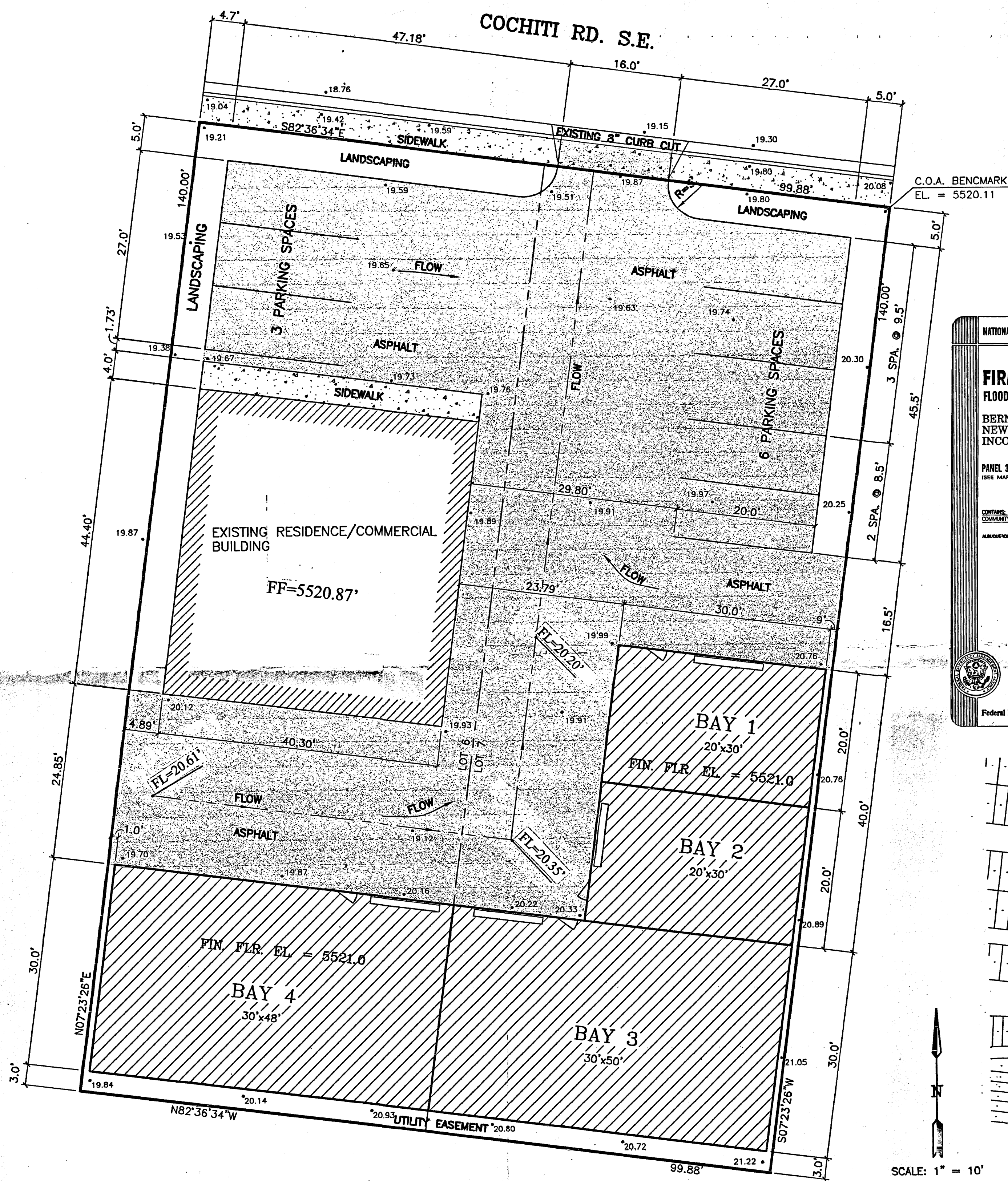
Proposed Grading - The Grading and Drainage Plan shows 1) existing and proposed grades indicated by spot elevations; 2) the limit of existing and proposed improvements. The ensuing area will then be graded and paved to flow north to the historical drainage outfall point onto Cochiti Lane. A negligible increase in runoff will discharge to the street under design flow conditions. A portion of the gravel parking area will be replaced with the proposed building, thus producing a slightly higher outfall peak. By replacing the existing gravel with impervious pavement and buildings and relocating some of the parking structures the current flow line to the existing concrete driveway runoff will not have to be relocated. The proposed slope through the site will maintain a one-half percent from front to back. Runoff will be directed to the street with an inverted crown in the middle of the drive way.

Hydrologic Methods - The entire area of the project was assessed as 85% impervious and 15% landscaped. This generated less than two cfs for the 100-year design peak rate with less than a single cfs increase from existing conditions. The offsite drainage area impacting Cochiti Lane at the site consisted of around 12-acres. The calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The process outlined in the DPM, Section 22.2 was used to quantify the peak flow rates and volumes. As shown by these calculations, the fully developed commercial improvements will not result in a significant increase in runoff generated by the site.

A spreadsheet for Precipitation Zone 4 is included on this plan. This spreadsheet outlines the peak runoff and volume generated for each subbasin for existing and proposed fully developed conditions. Fully developed conditions includes all the remaining offsite area that is currently vacant. Also, a spreadsheet outlining the impact on the adjacent street capacity is also shown.

STREET FLOWS			
Manning's Equation for flow capacity in a street section.			
Cochiti Road			
Input variables:		Output Parameters:	
Depth of flow	0.46 ft	Capacity at d	51.8 cfs
Width (back of curb)	27.0 ft	@ top of curb	63.6 cfs
Crown height	0.22 ft	@ back of walk	63.6 cfs
Street slope	3.00 %	Velocity at d	6.6 fps
Sidewalk width	0.0 ft	Hydraulic Jump	1.14 ft
Curb height	6.00 in	Gutter width	1.5 ft
Median width	0.0 ft	Gutter depression	1.5 in
Rt back of walk	100.0 %	Asphalt lip	0 in
Lt back of walk	100.0 %	Manning's n	0.017
Note: To maintain two 12-ft dry lanes, depth cannot exceed		0.125 feet	
Note: Input 100% slope at back of walk for vertical walls.		BURAK	

DESIGNED BY:	DRAWN BY: T.D.S.	CHECKED BY:	REVISION	BY	DATE	MARK
<p>11320 COCHITI RD. S.E.</p> <p>PROPOSED SITE PLAN</p> <p>GRADING AND DRAINAGE PLAN</p>						
DRAWING NUMBER						
C1						
2 OF 2						



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