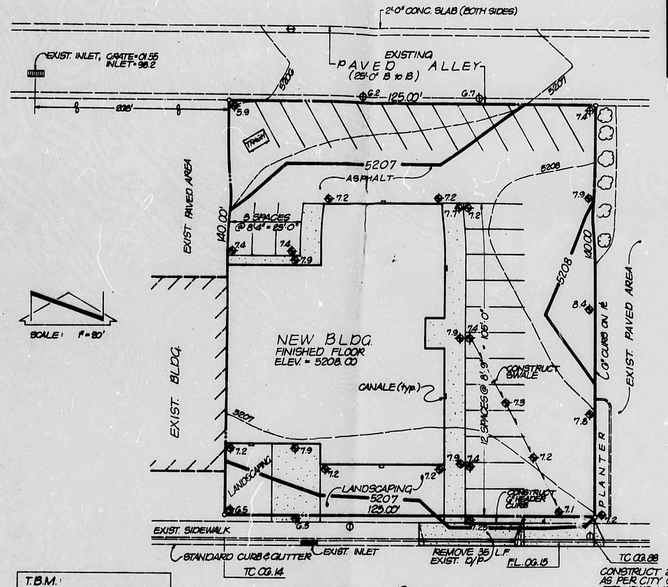
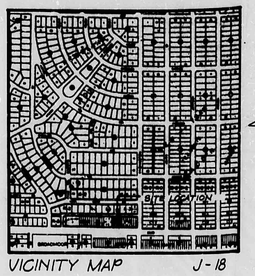
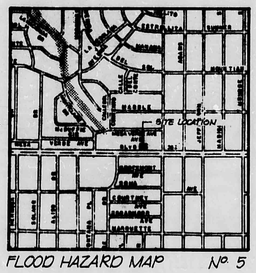


T.B.M.:
USE CITY BM DESCRIBED @ RIGHT.



VICINITY MAP J-18



FLOOD HAZARD MAP No. 5

-LEGEND-

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEV.
- PROPOSED SPOT ELEV.

LEGAL DESCRIPTION

LOTS 25 THROUGH 29 BLOCK 17
LA HACIENDA ADDITION.

ADDRESS
4401 LOMAS AVE. NE

SOILS
We B Wink-Embudo
Soil Group B.

DRAINAGE PLAN

The following items concerning the Jackmol Drainage Plan are contained herein:

1. Vicinity Map
2. Flood Hazard Map
3. Grading Plan
4. Calculations

The proposed building is located on the north side of Lomas Boulevard N.E. just west of Washington Street N.E. The building will be used as offices with associated adjacent parking for employees and customers.

The land to the east of the project site is slightly higher than the project site. Flow from the east is diverted away from the project site by an existing concrete curb. The project site is bordered on the south by Lomas and on the north by a paved alley. The site is approximately parallel with both the street and the alley. The project site is bordered on the west by an existing building with parking lot and is slightly higher than the building and parking lot; therefore, offsite drainage will not enter the site. The project (1) does not lie in a flood plain, (2) does not lie adjacent to a natural or artificial water course and (3) has no drainage easements on the property.

The site will be graded such that approximately half of the runoff will enter Lomas Boulevard and half will go to the paved alley. There is a storm sewer system in the alley with an inlet that will receive the flow west of the project site. Directly in front of the site in Lomas is an inlet to allow the storm water into the Lomas drainage system. There will be no ponding on this project. Approximately fifty percent of the parcel will drain to the alley. This flow is approximately equivalent to the flow that was exiting the site before development.

The Grading Plan shows (1) existing contours at 1'-0" intervals, (2) proposed grades indicated by spot elevations and contours, (3) swales, (4) continuity between proposed and existing elevations, (5) that sidewalks are adjacent to the curb, (6) that all runoff will be conveyed to either the street or the alley, (7) that retaining walls will not be required and (8) that erosion will not result from upland runoff or the proposed construction activities.

CALCULATIONS

Area of Parcel = 0.40 ac
Impervious Area = 0.37 ac
Pervious Area = 0.03 ac

Composite C = $\frac{.37}{.40}(.95)+\frac{.03}{.40}(.40) = 0.91$

Undeveloped Flow
Q = CiA = 0.40(5.4)0.40 = 0.86 cfs
Developed Flow
Q = CiA = 0.91(5.4)0.40 = 1.97 cfs

APPROVED FOR DRAINAGE
3-21-92
DATE
PUBLIC WORKS INSPECTOR
WHEN GRADING EXECUTED

APPROVED FOR CONSTRUCTION
CITY ENGINEER DATE

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
THOMAS J. MANN, JR.
3706
LAND SURVEYOR

Job No. 2097

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

BENCH MARKS

City of Albuquerque Brass Cap "2-117" chiseled square @ West North West curb return of Washington and Lomas. Elevation=5207.861

AS BUILT INFORMATION

CONTRACTOR
WORK STAKED BY:
INSPECTORS
FIELD CHANGE BY: DATE
SATISFACTION BY: DATE
CONSTRUCTION BY:
COMPLETED
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

REFERENCES

MAP NO. J-18
EST. NO. W.O. NO.

NO.	DATE	REMARKS	BY

BRUNING ENGINEERING
BY DALLAS, N.Y. - ALBUQUERQUE - NEW MEXICO - EL PASO
ENGINEERS

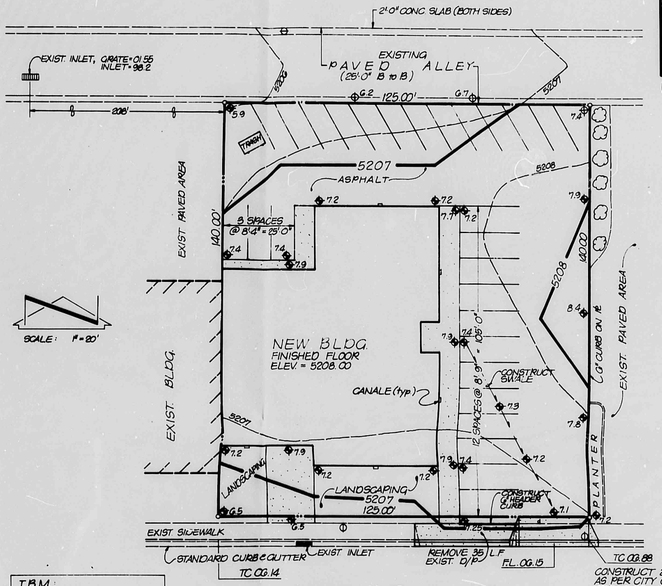
CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: JACKMOL DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING NO.
SHEET 1 OF 1

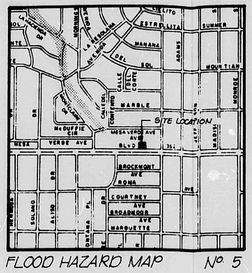
B 24 C 20 B 16 A 12 CITY OF ALBUQUERQUE C D



T.B.M.
USE CITY BM DESCRIBED @ RIGHT.

LOMAS BLVD. N.E.

VICINITY MAP J-18



FLOOD HAZARD MAP Nº 5

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LA HACIENDA ADDITION.

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SOILS
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SURVEY INFORMATION			BENCH MARKS	AS BUILT INFORMATION	
FIELD NOTES			City of Albuquerque Brass Cap "2-17" chiseled square @ West North West curb return of Washington and Lomas. Elevation=5207.841	CONTRACTOR	
NO.	BY	DATE		WORK DONE BY	
				INSPECTIONS	DATE
				ACCEPTANCE BY	DATE
				FIELD VERIFICATION BY	DATE
				CORRECTED BY	
				MICRO-FILM INFORMATION	
				RECORDED BY	DATE
				NO	

REFERENCES				REMARKS	NO.	DATE	BY
MAP NO. J-18	W.O. NO.						
EST. NO.							

BOHANNAN HUSTON INC. ALBUQUERQUE, NEW MEXICO
81 DALLAS N.E. - ALBUQUERQUE - NEW MEXICO - 87108
ENGINEERS

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — STATE OF NEW MEXICO — THOMAS T. MANN, JR. — 3795
3/25/82

APPROVED FOR CONSTRUCTION

CITY ENGINEER DATE

Job No. 2097

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

TITLE: JACKMOL DRAINAGE PLAN

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
City Engineer			Liquid Waste		
A.C.E.-Design			Traffic		
A.C.E.-Hydrology			Water		

DRAWING NO. SHEET 1 OF 1

B C B A
24 20 16 12

CITY OF ALBUQUERQUE

C D