



DRAINAGE PLAN:
LEGAL DESCRIPTION: LOTS 1-A-1 AND 2-A-1, BLOCK 29, HUNINGS
HIGHLAND EDITION
SITE AREA = 0.324 ACRES
BENCHMARK: ACS STATION "5-K 14 A" LOCATED IN THE SIDEWALK AT
THE AUTHORITY OF THE DISTRICT OF COLUMBIA, AT THE INTERSECTION OF BROADWAY AND
LEAD. ELEVATION = 4965.13'
(TOPOGRAPHIC SURVEY PERFORMED BY PRECISION SURVEYS, INC.)

FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND
FLOODWAY MAP DATED SEPTEMBER 20, 1996 (PANEL NO. 35001C0334D)
INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO
BE OUTSIDE THE 500 YEAR FLOODPLAIN.

EXISTING DRAINAGE CONDITIONS:

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THE PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF LEAD AVENUE AND HIGH STREET. THE EXISTING SITE DRAINS FROM EAST TO WEST AT AN AVERAGE SLOPE OF 5% IN THE ALLEY WEST OF THE SITE IS AN EXISTING 12" STORM SEWER WITH A TYPE D 12" INLET. DRAINAGE FLOWS FROM THE DRAIN TO THE ALLEY. THERE ARE NO OFFSITE FLOWS THAT REACH THE SITE. ALONG THE SOUTH PROPERTY LINE PREVENTS FLOWS FROM THE SOUTH. THERE IS NO DRAINAGE FROM THE SOUTH. DRAINAGE FROM THE SOUTH PROPERTY LINE FOR CROSS LOT DRAINAGE FROM THE LOTS SOUTH OF THE PROPERTY LINE. THE DRAINAGE EASEMENT FOLLOWED A PREVIOUS EASEMENT AND DRAINAGE FROM THE LOTS SOUTH OF THE PROPERTY. THE PARKING LOTS WERE SHARED BETWEEN LOTS AND FLOWS CROSSED FROM ONE LOT TO THE OTHER IN THOSE PARKING LOTS. SINCE THIS PLANT WAS NOT CONSTRUCTED THE DRAINAGE EASEMENTS ARE NO LONGER REQUIRED.

THE DRAINAGE ANALYSIS FOR THIS SITE IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL SECTION 22.2, HYDROLOGY. THE PROPERTY IS LOCATED IN ZONE 2. THE 100 HOUR STORM IS 2.35 INCHES. UNDER EXISTING CONDITIONS THE SITE IS CONSIDERED TO BE LAND TREATMENT C BECAUSE OF ITS SLOPE. THE PEAK RUNOFF DURING A 100 YEAR, 6 CONDITIONS IS 1.02 CFS.

DEVELOPED DRAINAGE CONDITIONS:

THE TWO EXISTING LOTS WILL BE COMBINED INTO ONE LOT THROUGH A PLATTING ACTION. THE SITE IS DIVIDED INTO ~~SIX BASINS~~ ^{SEVEN BASINS} BASINS A THRU G. BASIN A AT THE EAST END OF THE PROPERTY WILL DRAIN ~~THROUGH A SWALE TO LEAD AVE~~ ^{TO THE PEAK FLOW FROM} BASIN A (0.07 ACRES) IS 0.28 CFS. BASINS B THRU G WILL ALL DRAIN ~~TO THE WEST TO THE 12" STORM INLET IN THE ALLEY~~ ^{TO THE WEST TO THE 12" STORM DRAIN IN THE ALLEY} CONNECTS TO A 15" STORM DRAIN IN LEAD AVENUE TO THE NORTH. THE TOTAL PEAK RUNOFF REACHING THE STORM INLET IS 1.09 CFS, WHICH IS ONLY 0.07 CFS GREATER THAN THE EXISTING CONDITIONS. ~~THE PEAK FLOW FROM BASIN G~~ ^{THE PEAK FLOW FROM BASIN G} WILL BE COLLECTED BY AREA DRAINS AND CONVEYED IN A 6" PVC STORM DRAIN THAT WILL DAYLIGHT INTO THE PARKING LOT TO THE WEST OF THE BUILDING. BASINS A DRAIN TO THE PATIO AREAS AND THEN TO THE PARKING LOT TO THE WEST. TURNING BLOCKS ARE ON-
END TO ALLOW DRAINAGE TO GO THROUGH. SEE THE TABLE BELOW FOR THE HYDROLOGY CALCULATIONS. HOUR STORM UNDER EX

LEGEND

- 99.9' SPOT ELEVATIONS
- RETAINING WALL
- EXIST. CONTOURS
- BASIN BOUNDARY
- BASIN NUMBER
- FLOW DIRECTION

SCALE:
HORIZ : 1"=10'

AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATION PUBLIC WORKS CONSTRUCTION, 1985.

TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.

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.

BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

RECEIVED
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HYDROLOGY SECTION

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