



ZONE ATLAS MAP : K-14-Z

**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  
SOUTHWEST QUADRANT OF 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 IN SEPTEMBER 20, 1995 (PANEL NO. 5501C0334D)  
INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO  
BE OUTSIDE THE 500 YEAR FLOODPLAIN.  
EXISTING DRAINAGE CONDITIONS:  
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 STORM INLET THAT CATCHES FLOWS THAT DRAIN TO THE ALLEY.  
THERE ARE NO OFFSITE FLOWS THAT REACH THE SITE. A WALL ALONG  
THE SOUTH PROPERTY LINE PREVENTS FLOWS FROM THE SOUTH.  
CURRENTLY THERE IS A DRAINAGE EASEMENT ALONG THE WEST  
PROPERTY LINE FOR CROSS LOT DRAINAGE FROM THE LOTS SOUTH OF  
THE PROPERTY LINE. THE DRAINAGE EASEMENT FOLLOWED A PREVIOUS  
GRADING AND DRAINAGE PLAN THAT WAS NOT CONSTRUCTED WHERE  
PARKING LOTS WERE SHARED BETWEEN LOTS AND FLOWS CROSSED  
FROM ONE LOT TO THE OTHER IN THOSE PARKING LOTS. SINCE THIS PLAN  
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 YEAR, 6  
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 HOUR STORM UNDER EXISTING  
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 SEVEN DRAINAGE BASINS.  
BASINS A THRU G. BASIN A AT THE EAST END OF THE PROPERTY WILL  
DRAIN NORTH VIA A SWALE TO LEAD AVENUE. 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 EXISTING TYPE D STORM INLET IN THE ALLEY. 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 IN THE ALLEY IS 1.09 CFS, WHICH IS ONLY 0.07 CFS GREATER  
THAN EXISTING CONDITIONS. RUNOFF FROM BASINS C AND D 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 B AND E DRAIN TO THE PATIO AREAS AND THEN TO  
THE PARKING LOT TO THE WEST VIA TURNING BLOCKS IN THE WALLS ON  
END TO ALLOW DRAINAGE TO GO THROUGH. SEE THE TABLE BELOW FOR  
THE HYDROLOGY CALCULATIONS.

SCALE:  
HORIZ : 1"=10'

THOMPSON ENGINEERING CONSULTANTS  
CIVIL ENGINEERING SERVICES  
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NO.	REVISION	BY	DATE

DRAWN BY: BLN  
CHECKED BY:  
APPROVED BY:  
FILE:

PROJECT:  
DATE:  
HORIZ. SCALE:  
VERT. SCALE:

LEAD AVE. AND HIGH ST.

GRADING & DRAINAGE PLAN

CITY/COUNTY REVIEW		SIGN-OFF	DATE
DEPARTMENT	WATER		
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WATER SERVICES			
SUBDIVISION ENG.			
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SHEET No. 1

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HYDROLOGY SECTION