HYDROLOGY

L20/D13C

BOB JACOBS WAREHOUSE

L 20 — D 21

1 PLAN

INFORMATION SHEET

PROJECT TITLE Warehouse 1921 TYPE OF SUBMITTAL Drainage Report

ZONE ATLAS PAGE NO. L-20-Z CITY ADDRESS Bob Jacobs 9935, Trumbull Ave SE 87123

LEGAL DESCRIPTION Lots 3 and 4 of Tumble Wood Park Subdiv. Albuq. N Mex.

ENGINEERING FIRM Tom Martinez & Sons CONTACT Tom Martinez

ADDRESS P.O. Box 556, Cedar Crest N.M. 87008 PHONE 281-5616

OWNER Bob Jacobs CONTACT Bob Jacobs

ADDRESS 9935 Trumbull Ave S.E Albuquerque 87123 PHONE 296-5520 - 299-6189

ARCHITECT CONTACT

ADDRESS PHONE

SURVEYOR Tom Martinez CONTACT Tom Martinez

ADDRESS P.O. Box 556, Cedar Crest N.M. 87008 PHONE 281-5616

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
✓ OTHER Drainage Plan (SPECIFY)

RECEIVED MAY 25 1984 HYDROLOGY SECTION

DATE SUBMITTED: May 25, 1984

BY: Thomas Martinez

- ~~No Delineation of flood hazard.~~
- No off site information at all ?
- No verfication of downstream system adequacy on trumbull ave.
- No information on nuisance waters. Is there any incoming drainage from the east, north or west?
- Fails to display spot elevations and contour lines 25' beyond the property on the west, east and south sides.
- Fails to show existing structures or property 25' beyond property line.

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

July 13, 1984

Mr. Tom Martinez
Tom Martinez & Sons
P.O. Box 556
Cedar Crest, New Mexico 87008

REF: REVISED DRAINAGE PLAN FOR BOB JACOBS, 9935 TRUMBULL AVE. S.E.
WAREHOUSE (L-20 D-21) RECEIVED JUNE 21, 1984.

Dear Mr. Tom Martinez:

The above referenced plan, dated June 21, 1984 is approved.

Please attach a copy of this approved plan along with the appropriate approved "Drainage Facilities Within City Right-of-Way" document to the construction set prior to release of the building permit.

If you have any questions, please feel free to call me at 766-7644.

Sincerely,

Carlos Montoya
Civil Engineer/Hydrology

CM/cl

cc: Greg Olson

84 46591

GRANT OF EASEMENT
FOR
PRIVATE DRAINAGE

870

THIS INDENTURE made and executed this 20th day of June, 1984 by and between Robert G. Jacobs and Elizabeth A. Jacobs, his wife state that we are sole owners of the property know as Lot 3 of Tumbleweed Park, City of Albuquerque in the County of Bernalillo and State of New Mexico as designated on plot filed in the office of the Bernalillo County Clerk on July 13, 1983 in Bk. C21 Page 184, Hereinafter called the Grantors.

WITNESSETH, that the Grantor for consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold and by the presents sell, convey and deliver unto Lot 4, a permanent private drainage easement including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit, maintain and repair said private drainage easement, across and through the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, use and maintenance of said private drainage easement.

The land affected by the grant of this easement and right of way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

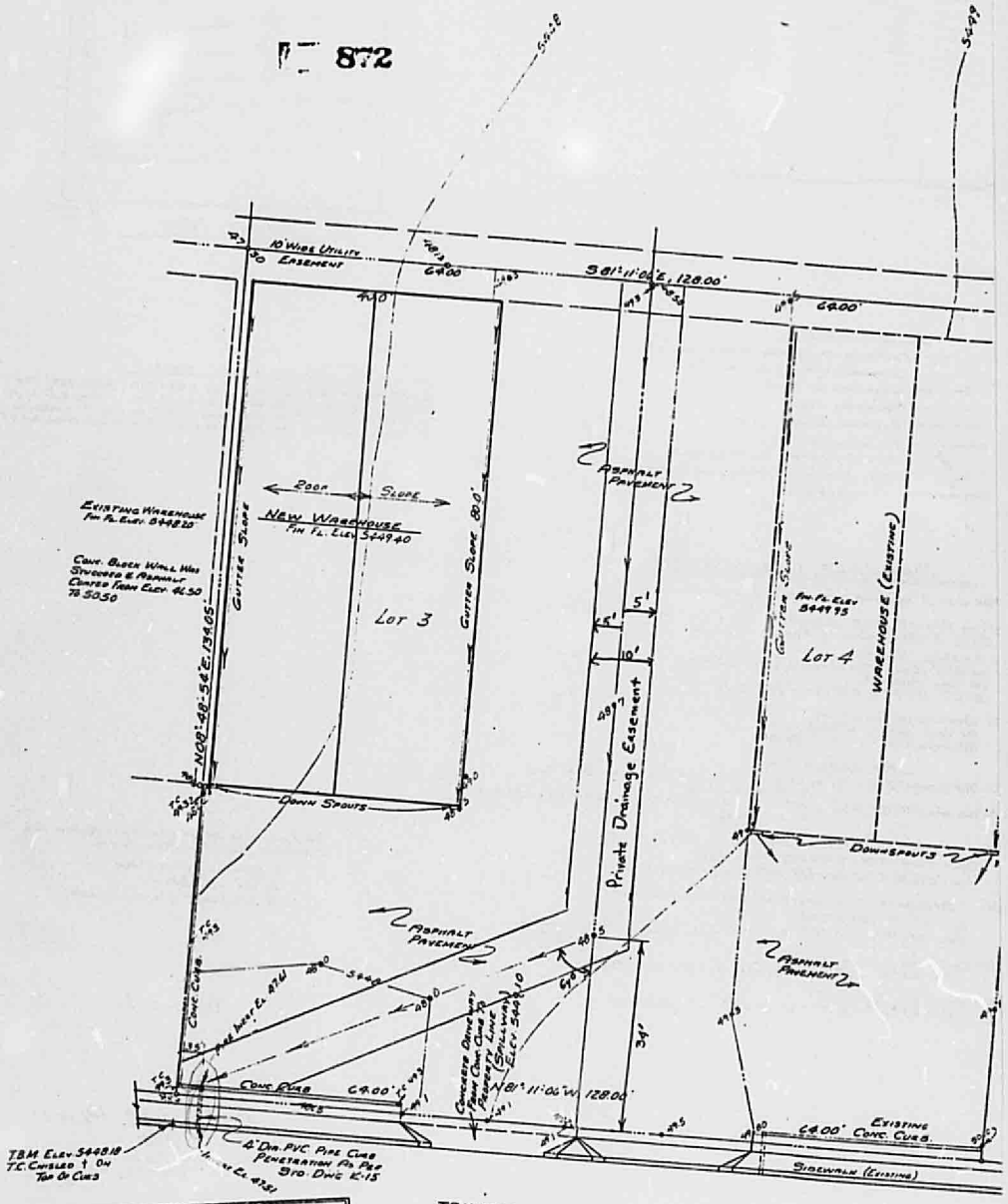
SEE ATTACHED EXHIBITS "A"

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a surface private drainage easement.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a

872



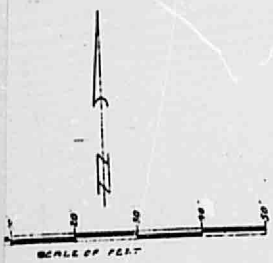
LEGAL DESCRIPTION

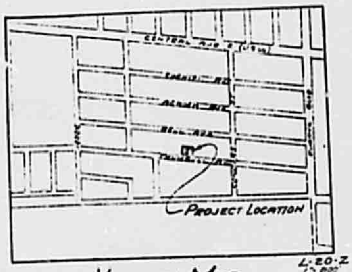
Lots Nos 3 and 4 of the Tumble Weed Park Subdiv. Within the City Limits Of Albuquerque, Bernalillo Co. N. Mex. Recorded in the Bernalillo Co. Clerk's office on May 13, 1983 in B-C21 Page 189

TRUMBULL AVE. S.E.

PLOT PLAN

873





VICINITY MAP

LEGEND

- Contours Of Existing Ground Surface
- Contours Of Finish Asphalt Surfacing
- Direction Of Flow
- Boundary Lines
- Existing Buildings Outline
- Proposed Building
- Spot Elevations On Fin Surface
- Spot Elevations On Existing Surface
- Concrete Curb

BENCH MARK DATA

B.M. Station No. I-L21 (R) Elev. 5534.543 (S.L.D. 1929) The Station is located on the median strip of Central Ave. 5 ft North of the Centerline of the street and is 8 ft. west of the centerline of Juan Tabo Blvd. The Station is a standard A.C.S. Brass tablet.

DRAINAGE CALCULATIONS

For Lot 3 and The Westerly 23 Feet Of Lot 4.

From The U.S. S.C.S. Bernalillo County Soil Survey Plate 32
Emb Embudo Gravelly Fine Sandy Loam.

1) Existing Conditions
   (a) Total Area = 87 x 134 = 11,658 sq.ft. = 0.27 Acre
   (b) Imp. Area = 0
   (c) C = 0.34 (D.P.M. Plate 22.2 C-1)

2) Developed Conditions:
   (a) Imp. Area = 11,453 Sq.ft.
   (b) Perv. Area = 205 Sq.ft.

RATIONAL METHOD

1) Discharge: $Q = CLA$, Where C varies, $L = 5.18$ in/hr. (D.P.M. Plate)
   A = Area in Acres
2) Volume: $V = C P_2 A (1/2)$, Where C varies, $P_2 = 2.45$ in (D.P.M. Plate 22.2 D-1)
   A = Area in Sq.ft.

(3) Existing Conditions (Drainage to Bell Ave.)
   $Q_{100} = CLA = 0.34 \times 5.18 \times 0.27 = 0.48$ c.f.s.
   $V_{100} = C P_2 A (1/2) = 0.34 \times 2.45 \times 11{,}658 \times 1/2 = 405$ Cu.Ft.

(4) Developed Conditions (Discharge to Trumbell Ave.)
   $Q_{100} = CLA = 1.0 \times 5.18 \times 0.27 = 1.41$ c.f.s.
   $V_{100} = C P_2 A (1/2) = 1.0 \times 2.45 \times 11{,}658 \times 0.5 = 1{,}191$ Cu.Ft. Pond Capacity 2,200 Cu.Ft.

(5) Controlled Release
   $Q = C A \sqrt{2gH}$ 0.8(0.0078) $\sqrt{2 \times 32.2 \times 1.0} = 0.56$ c.f.s. = 252 g.p.m.

(6) Overflow (Spillway)
   $Q = 3.33 L H^{3/2} = 0.47 = 3.33 \times 16 \times H^{3/2}$ H = 0.04 ft = 3/4 in

The Following Items Contained Herein For The Drainage Plan For Bob Jacobs.

1. Drainage Plot Plan
2. Vicinity Map
3. Drainage Calculations.

EXHIBIT A

DRAINAGE PLAN
FOR
BOB JACOBS, 9935 TRUMBULL AVE. S.E.
ALBUQUERQUE N. MEX.
87123

84-46592

874

GRANT OF EASEMENT
FOR
PRIVATE DRAINAGE

THIS INDENTURE made and executed this 20th day of June, 1984 by and between Robert G. Jacobs and Elizabeth A. Jacobs, his wife state that we are sole owners of the property know as Lot 4 of Tumbleweed Park, City of Albuquerque in the County of Bernalillo and State of New Mexico as designated on plot filed in the office of The Bernalillo County Clerk on July 13, 1983 in Bk. C21 Page 184 Hereinafter called the Grantors.

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The land affected by the grant of this easement and right of way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

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As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a

result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this 20th day of June, 1984.

Robert G. Jacobs

Elizabeth A. Jacobs

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

The foregoing instrument was acknowledged before me this 20th day of June, 1984.

Midge Alger

My commission expires:

OFFICIAL SEAL
MIDGE ALGER
NOTARY PUBLIC-STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 1-26-87

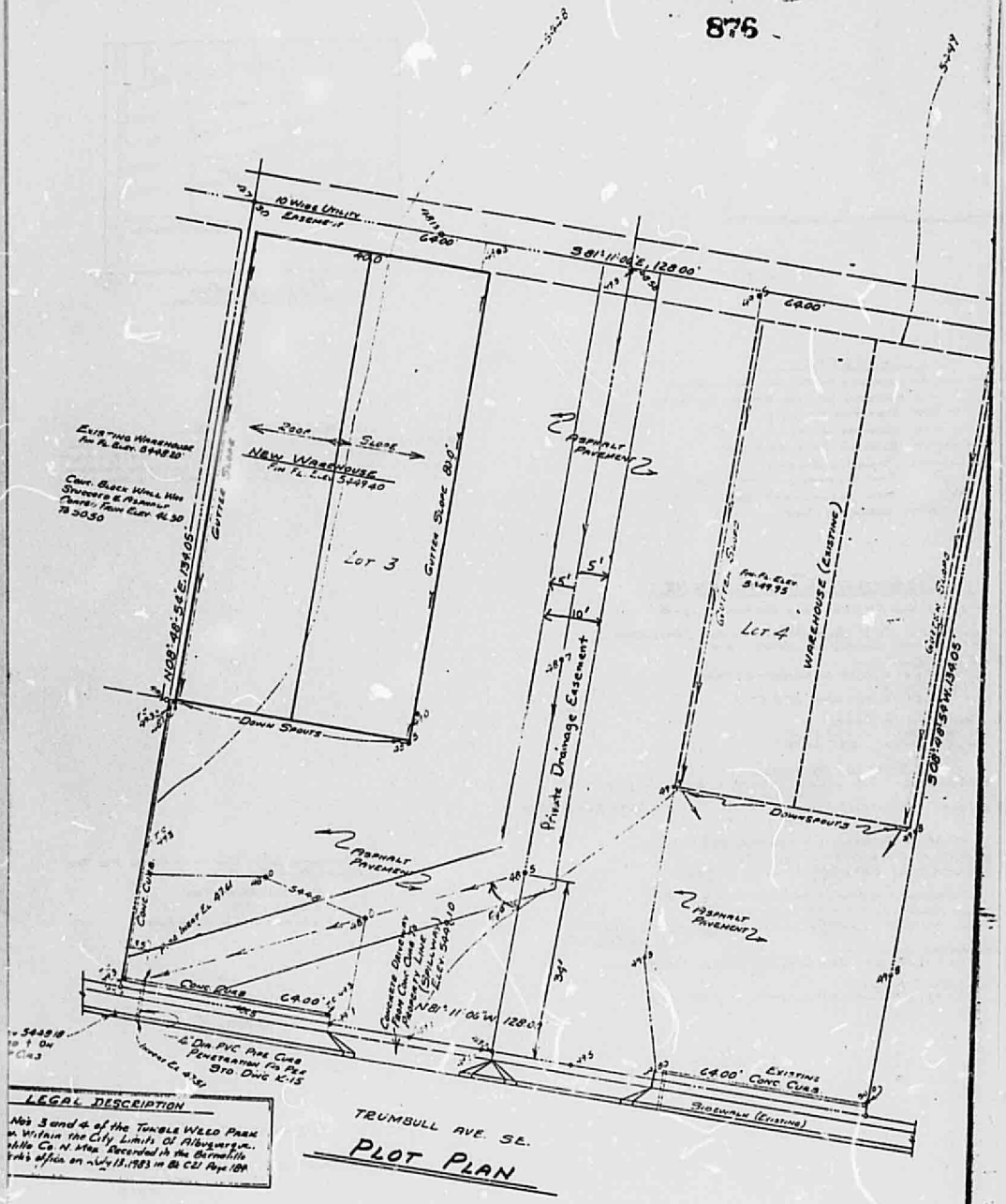
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1984 JUN 20 PM 4:08

No. 126A 874-877

DOLORES SANCHEZ
COUNTY CLERK & RECORDER

DEPUTY



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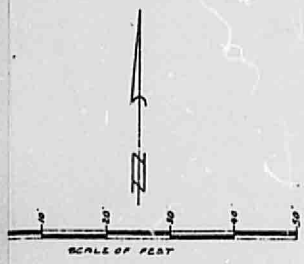

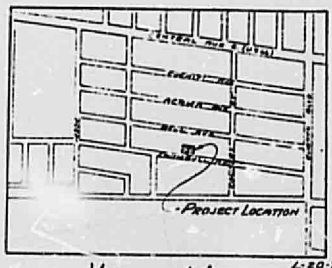

VICINITY MAP

L-20-Z
1"=600'

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FOR
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ALBUQUERQUE N. MEX.
87123