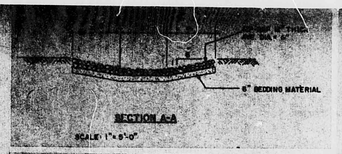
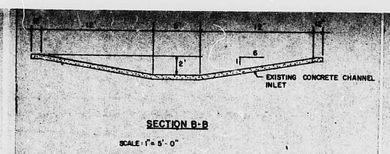


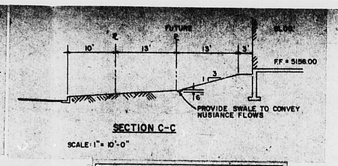
SECTION A-A

SCALE: 1"=5'-0"



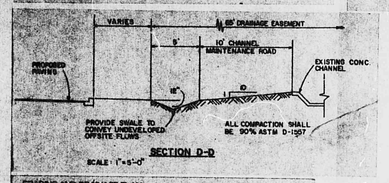
SECTION B-B

SCALE: 1"=5'-0"



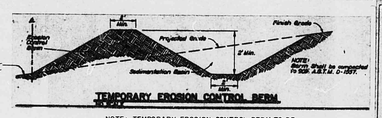
SECTION C-C

SCALE: 1"=10'-0"



SECTION D-D

SCALE: 1"=5'-0"



TEMPORARY EROSION CONTROL BERM

NOTE: TEMPORARY EROSION CONTROL BERM TO BE CONSTRUCTED ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE BOUNDARIES.

LEGEND

5118	EXISTING CONTOURS
54	PROPOSED CONTOURS
+ 45.21	TOP OF ASPHALT ELEV.
+ 57.50	PROPOSED SPOT ELEV.
	DIRECTION OF FLOW
	SWALE
	PROPERTY BOUNDARY
	PROPOSED WATER BLOCK
F.F. 5160.00	PROPOSED FINISH FLOOR
	DRAINAGE BASIN BOUNDARY
TC	TOP OF CURB ELEV.
TW 60.5	TOP OF WALL ELEV.
FL 56.5	FLOW LINE ELEV.
AP 70	DRAINAGE ANALYSIS POINT
	RETAINING WALL

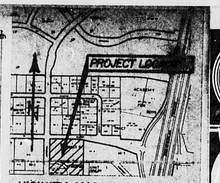
BENCHMARK

The station is located 6.3 miles north west of downtown Albuquerque, in the vicinity of the southeast corner of the intersection of Jefferson St. N.E. and Ellison St. N.E.

To reach the station from the interchange at I-25 and Osuna Rd. N.E., go west on Osuna 0.3 miles to Jefferson St. Turn right, go north on Jefferson St. 0.2 miles to the station on the left.

The station mark is a standard ACS brass tablet, stamped "6-D17A", set in top of a concrete post projecting 0.2' above ground.

MSLD ELEV = 5145.55



VICINITY MAP SCALE: 1" = 800' D-17

APPROVED FOR ROUGH GRADING PERMIT

APPROVED BY Robert Wren, P.E. 3-2-87

DATE

PARKING CALCULATIONS

60 BEDS X 1 SPACE PER EVERY 2 BEDS = 30 PARKING SPACES REQUIRED

130 PARKING SPACES PROVIDED

① DENOTES 12'X18' HANDICAPPED SPACE

② DENOTES 9'X18' REGULAR SPACE

CURB RADIUS CRITERIA

A. 35'
B. 33'
C. 30'
D. 25'
E. 20'
F. 15'
G. 5'
(#) DENOTES CURB RADIUS

GRADING AND DRAINAGE PLAN

The grading and drainage plan shown hereon outlines the drainage concept and provides the detail necessary to construct the improvements required to implement the stormwater generated by the Healthsouth Comprehensive Rehabilitation Facility, and contributing drainage basins. The plan shows: 1) Grading improvements and spot elevations and contours at 1'-0" intervals; 2) Proposed parking, access, landscaping, building footprint, landscaping, and retaining walls; 3) Delineated developed flowpaths; 4) Drainage patterns and basins; 5) Drainage facilities; 6) Erosion control measures and 7) Construction sequence for grading and drainage improvements.

Tract 4 more size is located at the southeast corner of Jefferson St. N.E. and Ellison St. N.E. The site is bounded on the north by Ellison St., on the East by undeveloped land, on the south by the Pino Arroyo (improved), and on the west by Jefferson St. The site is to be developed as a medical rehabilitation facility.

The site is presently undeveloped. Natural topography slopes towards the west at approximately 3 percent. Offsite flows impact the site from the east in the form of sheet flows from the undeveloped parcel (Tract 4B) located East of the site. An existing temporary earthen channel in conjunction with a recently constructed channel just to the Pino Arroyo divert the majority of offsite stormwater flows around the site. Onsite and offsite flows drain westward and outfall into Ellison St., Jefferson St. or the Pino Arroyo. The northern one half of the site drains to the intersection of Jefferson and Ellison. From there flows drain northeastern Ellison to the North Diversion Channel. The southern one-half of the site drains south and west into Jefferson and the improved Pino channel. An existing channel inlet is located at the midpoint of the south property boundary and receives offsite and onsite flows. An existing drop inlet is located in Jefferson in which street flows and flows generated by the project into the Pino channel.

As shown by plate 9 of 50 of the floodway maps for Albuquerque, this site does not lie within a designated flood hazard zone.

As shown by the plan, all onsite stormwater is routed overland by paving improvements and landscaped swales to two (2) discharge points. Basin "A1" outfalls into Jefferson St. which conveys runoff to the existing drop inlet located in the Pino Channel. Basin "B" drains to the existing channel/side inlet to the Pino channel. Undeveloped offsite flows are to be diverted north into Ellison St. and south to the above mentioned side inlet. Existing drainage facilities located at the Pino channel just east of the project site are programmed for use by future development of Tract 4B.

Temporary erosion control measures will be required during the construction period to prohibit the release of sediment downstream. A ditch-like system shall be employed as detailed on this sheet. This system shall remain in place until paving operations are completed.

The calculations shown below analyze the existing and developed conditions for the 100 year and 10 year - 6 hour duration storm events. The calculations are prepared as outlined in the Development Process Manual, Volume II, Chapter 22.

TOPOGRAPHY

The site topography and survey data shown hereon is taken from a result of survey prepared by Rhombus Engineering, December 1986.

LEGAL DESCRIPTION

Tract 4A, Interstate Industrial Tract, Unit 5.

PROPERTY ADDRESS

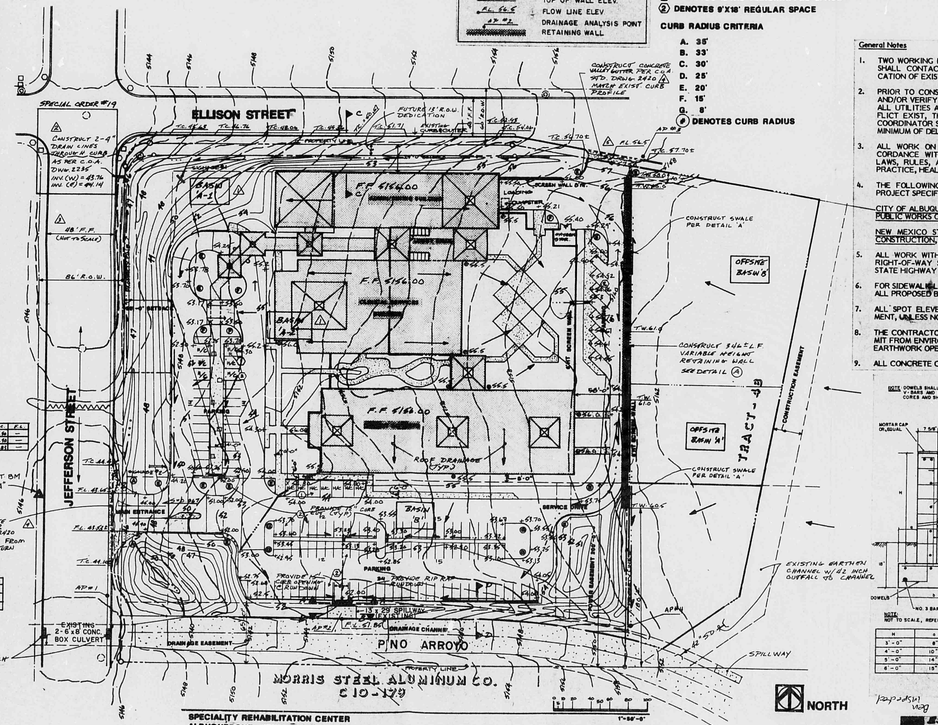
Jefferson St. N.E.

CALCULATIONS

1. DESIGN CRITERIA
   SOILS: Wink-Glendale Complex, Type "B"
   RAINFALL: P_{100} = 2.2 in. P_{10} = 1.65 in.
   PLANTING: GRASS
2. FLOWS: V = AR/CDS
3. HYDROLOGIC CALCULATIONS

AP	Basin	Area ac	Q100 cfs	Q10 cfs	C100	C10	Tc min	V100 fps	V10 fps
EXISTING									
A1	A-1	1.0	1.0	0.7	0.70	0.14	0.10	1.6	0.7	1.70	0.65
A2	A-2	2.9	10.0	6.0	0.50	0.13	0.08	1.9	0.7	1.90	0.66
DEVELOPED											
A1	A-1	1.0	1.0	0.7	0.70	0.14	0.10	1.6	0.7	1.70	0.65
A2	A-2	2.9	10.0	6.0	0.50	0.13	0.08	1.9	0.7	1.90	0.66

3. NEW BASINS @ AP 3
   USING: Q = 3.33 $V^{1.5}$ WHERE Q_{100} = 15.0 cfs
   V_{100} = 6.9
   L = 19' USE 15'



SPECIALTY REHABILITATION CENTER
ALBUQUERQUE, NEW MEXICO
HEALTHSOUTH REHABILITATION CORPORATION

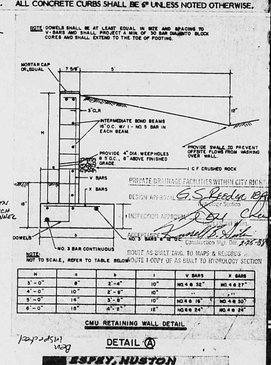
Revision	Date	Description	Initials
1	7/20/87	DRAINAGE BASINS A-1 & A-2	JEG
2	7/20/87	50-ft & 2-6" DRAIN LINES @ NW CORNER	JEG
3	7/20/87	JEFFERSON ST. C.O.	JTG
4	7/20/87	C.O.A. DWG. NOS.	JTG
5	7/20/87	Ellison St. Entrance	JTG

General Notes

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT THE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND/OR VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE PROJECT COORDINATOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION PRACTICE, HEALTH, AND SAFETY.
4. THE FOLLOWING SPECIFICATIONS SHALL BE CONSIDERED THE PROJECT SPECIFICATIONS:

   CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985 EDITION.

   NEW MEXICO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1979 EDITION.
5. ALL WORK WITHIN NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH STATE HIGHWAY DEPARTMENT SPECIFICATIONS.
6. FOR SIDEWALK, LANDSCAPE/CONCRETE DETAIL ADJACENT TO ALL PROPOSED BUILDING AREAS SEE ARCHITECTURAL PLANS.
7. ALL SPOT ELEVATIONS SHOWN HEREON ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH PRIOR TO PERFORMING ANY EARTHWORK OPERATIONS.
9. ALL CONCRETE CURBS SHALL BE 6" UNLESS NOTED OTHERWISE.



H	a	b	l	V BARS	V BARS
4'-0"	8"	2'-4"	10"	NO.4 @ 32"	NO.4 @ 27"
5'-0"	10"	2'-9"	10"	NO.4 @ 16"	NO.4 @ 27"
5'-0"	12"	3'-3"	10"	NO.4 @ 16"	NO.4 @ 30"
6'-0"	12"	3'-9"	10"	NO.4 @ 24"	NO.4 @ 25"

DETAIL Ⓐ

ESPEY, HUSTON AND ASSOC., INC.
ENGINEERING & ENVIRONMENTAL CONSULTANTS
317 COMMERCIAL ST. N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 842-1200

MIMBRES INC.
PLANNERS • ARCHITECTS • ENGINEERS
SANTA FE • ALBUQUERQUE

SPECIALTY REHABILITATION CENTER OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN

1-17-87
ROBERT L. WREN
NEW MEXICO
6857
REGISTERED PROFESSIONAL ENGINEER

BY: CK:
PROJ. # 304
DATE: 26 DEC 1986

L-1A
OF:

STATUS:

D17/D061A

RF 21 DATE 6-23-92 OP EJP

CITY OF ALBUQUERQUE

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THIS PLAN SHOT TWICE ONCE ON LIGHT AND ONCE ON DARK.

Karen Acuna
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: Nov 8, 1988

CITY OF ALBUQUERQUE
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PLANS/PLATS ON FILE

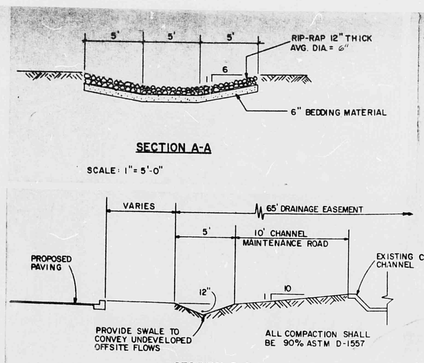
FILE DESC: D-17 / D061A

PLANS/PLATS 4

F 30 D 24 C 20 B 16 A 12

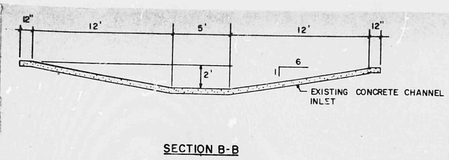
CITY OF ALBUQUERQUE

C D F



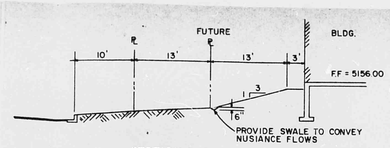
SECTION A-A

SCALE: 1"= 5'-0"



SECTION B-B

SCALE: 1"= 5' 0"

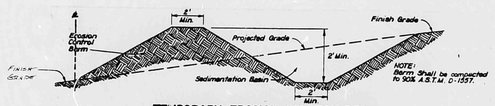


SECTION C-C

SCALE: 1"= 10'-0"

SECTION D-D

SCALE: 1"=5'-0"



TEMPORARY EROSION CONTROL BERM

NOTE: TEMPORARY EROSION CONTROL BERM TO BE CONSTRUCTED ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE BOUNDARIES.

LEGEND

5148	EXISTING CONTOURS
54	PROPOSED CONTOURS
+ 55.21	TOP OF ASPHALT ELEV
+ 57.50	PROPOSED SPOT ELEV
	DIRECTION OF FLOW
	SWALE
	PROPERTY BOUNDARY
	PROPOSED WATER BLOCK
F.F. 5160.00	PROPOSED FINISH FLOOR
	DRAINAGE BASIN BOUNDARY
TC	TOP OF CURB ELEV.
TW 60.5	TOP OF WALL ELEV.
FL 56.5	FLOW LINE ELEV
AP #3	DRAINAGE ANALYSIS POINT
	RETAINING WALL

BENCHMARK

The station is located 6.3 miles north east of downtown Albuquerque, in the vicinity of the southwest corner of the intersection of Jefferson St. N.E. and Ellison St. N.E.

To reach the station from the interchange at I-25 and Osuna Rd. N.E., go west on Osuna 0.3 miles to Jefferson St. Turn right, go north on Jefferson St. 0.2 miles to the station on the left.

The station mark is a standard ACS brass tablet, stamped "8-D17A", set in top of a concrete post projecting 0.2' above ground.

MSLD ELEV = 5145.59

VICINITY MAP SCALE: 1"= 800' D-17

APPROVED FOR ROUGH GRADING PERMIT	
APPROVED BY	DATE

DRAINAGE FACILITIES WITHIN CITY R.O.W.

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all conflict structures. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to RESIDENTIAL street use.
6. Maintenance of these facilities shall be the responsibility of the Owner of the property served.

PARKING CALCULATIONS

60 BEDS X 1 SPACE PER EVERY 2 BEDS= 30 PARKING SPACES REQUIRED

130 PARKING SPACES PROVIDED

(1) DENOTES 12'X18' HANDICAPPED SPACE

(2) DENOTES 9'X18' REGULAR SPACE

CURB RADIUS CRITERIA

A. 35'
B. 33'
C. 30'
D. 25'
E. 20'
F. 15'
G. 8'
(#) DENOTES CURB RADIUS

General Notes

1. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND/OR VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE PROJECT COORDINATOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.
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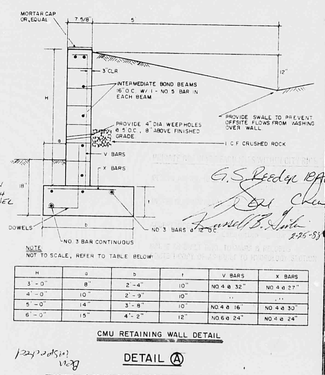
7. ALL SPOT ELEVEVATIONS SHHOWN HEREON ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
8. THE CONTRACTOR SHALL OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM ENVIRONMENTAL HEALTH PRIOR TO PERFORMING ANY EARTHWORK OPERATIONS.
9. ALL CONCRETE CURBS SHALL BE 6" UNLESS NOTED OTHERWISE.

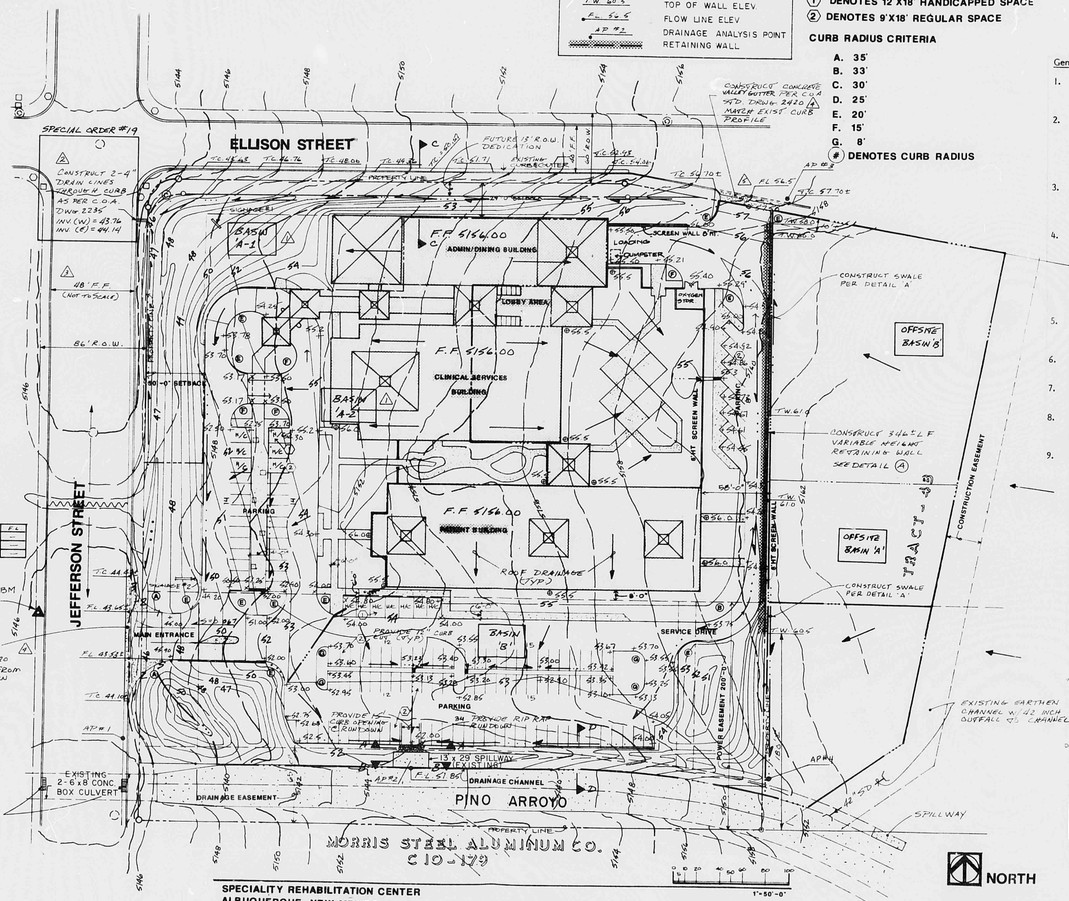
NOTE DOWELS SHALL BE AT LEAST EQUAL IN SIZE AND SPACING TO V-BARS AND SHALL PROJECT A MIN. OF 30 BAR DIA INTO BLOCK CORES AND SHALL EXTEND TO THE TOE OF FOOTING



NOTE
NOT TO SCALE, REFER TO TABLE BELOW

3' - 0"	8"	2' - 4"	10"	NO 4 @ 32"	NO 4 @ 27"
4' - 0"	10"	2' - 9"	10"		
5' - 0"	14"	3' - 8"	10"	NO 4 @ 16"	NO 4 @ 32"
6' - 0"	15"	4' - 2"	10"	NO 5 @ 24"	NO 4 @ 24"

CMU RETAINING WALL DETAIL



	TC	FL
1	45.46	—
2	45.46	—
3	47.86	—
4	47.86	—

	FL	TC
1	43.46	—
2	45.76	—
3	44.86	—

CALCULATIONS

1. DESIGN CRITERIA

   SOILS: Wink-Embudo Complex, Type "B"

   RAINFALL: P_{100} = 2.2 in. P_{10} = 1.45 in.

   RUNOFF: G = 1.5 AMC II

   VOLUME: V = AP(K)G/12

2. HYDROLOGIC CALCULATIONS

AP	BASIN	AREA	N	%imp.	CN	R100	R10	Q100	Q10	V100	V10
					EXISTING						
—	Site	6.7	10	0	61	0.2	0.1	6.1	3.0	4865	2433
1	A	3.4	10	0	61	0.2	0.1	3.1	1.6	2470	1235
2	B	3.3	10	0	61	0.2	0.1	3.0	1.5	2395	1197
3	0.5 AC	0.8	10	0	61	0.2	0.1	0.7	0.4	580	290
4	0.5 AC	1.0	10	0	61	0.2	0.1	0.9	0.5	725	362
					DEVELOPED						
—	Site	6.7	10	66	85	1.0	0.4	30.4	12.2	24320	9760
1	A	3.4	10	67	85	1.0	0.4	15.3	6.2	12240	4910
2	B	3.3	10	65	85	1.0	0.4	15.0	6.0	11980	4890

3. WEIR SIZING @ AP 2

   USING $Q = 3.33\,H^{1.5}$ WHERE Q_{100} = 15.0 cfs

   H = 0.9'

   L = 17' USE 19'

	Area	Tc	%imp	CN	R_{100}	R_{10}	Q_{100}	Q_{10}	V_{100}	V_{10}
A1	1.8	10	10	70	0.4	0.10	1.6	0.5	1270	365
A2	2.4	10	80	90	3.0	0.66	14.2	7.1	11,355	5680

SPECIALITY REHABILITATION CENTER
ALBUQUERQUE, NEW MEXICO
HEALTHSOUTH REHABILITATION CORPORATION

REVISION	DATE	DESCRIPTION	INITIAL
1	7/20/87	DRAINAGE BASINS A-1 & A-2	JTO.
2	7/20/87	36"-19 2-4" DRAIN LINES & INV CHANGE	JTO.
3	7/20/87	JEFFERSON ST. F.F	JTO.
4	7/20/87	C.O.A. DWG NOS.	JTO.
5	7/20/87	ELLISON ST ENTRANCE	JTO.

DETAIL (A)

ESPEY, HUSTON AND ASSOC. INC.
ENGINEERING & ENVIRONMENTAL CONSULTANTS
317 COMMERCIAL ST. N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 242-1909

D17/D61A

MIMBRES INC.
PLANNERS • ARCHITECTS • ENGINEERS
SANTA FE • ALBUQUERQUE

SPECIALTY REHABILITATION CENTER OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN

BY: CK
PROJ # 304
DATE 26 DEC 1986

L-1A
OF
STATUS

THIS PLAN SHOT TWICE ONCE ON LIGHT AND ONCE ON DARK.

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

FR 21 DATE 12-23-87 OP 277

CITY OF ALBUQUERQUE

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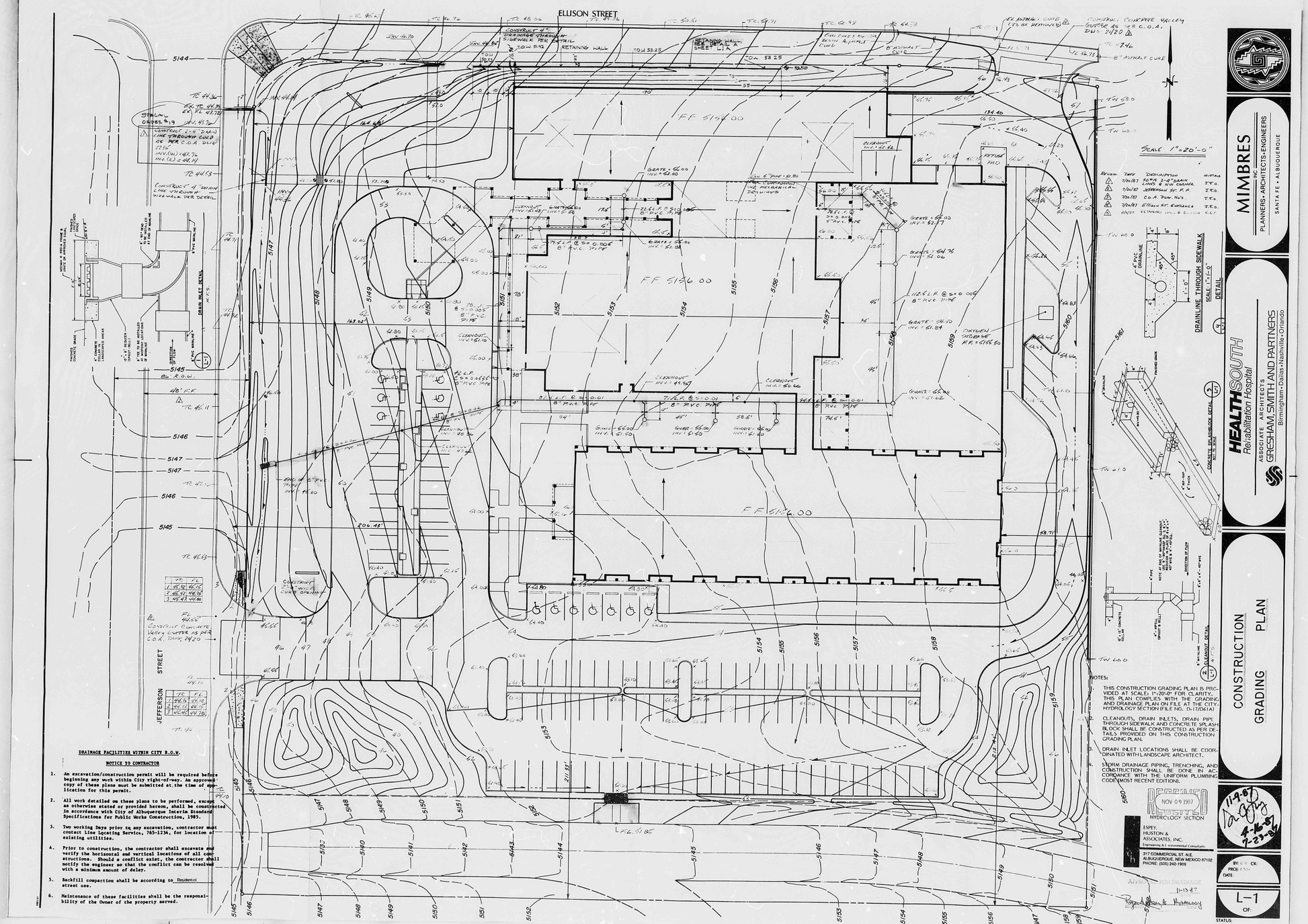
CITY CLERK RECORDER

OFFICIAL SEAL
NORBERTA SANCHEZ
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commision Expires 11 MAY 8 1989

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

ELLISON STREET
JEFFERSON STREET
FF 5156.00
F.F. 5156.00
SCALE 1"=20'-0"
DRAINLINE THROUGH SIDEWALK DETAIL
SCALE 1"=5'-0"
DETAIL
DRAIN INLET DETAIL
OXYGEN STORAGE F.F. = 5158.50
CONSTRUCT CONCRETE VALLEY GUTTER AS PER C.O.A. DWG 2420
8" ASPHALT CURB
CONSTRUCT 4" DRAINAGE THROUGH SIDEWALK PER DETAIL
CONSTRUCT 4" DRAIN LINE THROUGH SIDEWALK PER DETAIL
CONSTRUCT CONCRETE VALLEY GUTTER AS PER C.O.A. DWG. 2420
CONSTRUCT CURB & GUTTER AS PER C.O.A. DWG. 2420
CONSTRUCT CURB INLET
CLEANOUT
GRATE = 62.00 INV. = 51.50
GRATE = 64.76 INV. = 52.06
GRATE = 65.00 INV. = 51.62
GRATE = 65.00 INV. = 51.50
GRATE = 65.00 INV. = 51.60
GRATE = 65.00 INV. = 51.80
GRATE = 65.00 INV. = 51.90
GRATE = 65.00 INV. = 51.92
GRATE = 65.00 INV. = 52.00
GRATE = 65.00 INV. = 52.12
GRATE = 65.00 INV. = 52.17
GRATE = 65.00 INV. = 52.24
GRATE = 65.00 INV. = 52.26
GRATE = 65.00 INV. = 52.32
GRATE = 65.00 INV. = 52.34
GRATE = 65.00 INV. = 52.40
GRATE = 65.00 INV. = 52.42
GRATE = 65.00 INV. = 52.46
GRATE = 65.00 INV. = 52.48
GRATE = 65.00 INV. = 52.50
GRATE = 65.00 INV. = 52.52
GRATE = 65.00 INV. = 52.54
GRATE = 65.00 INV. = 52.56
GRATE = 65.00 INV. =



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RF 21 DATE 2-23-88 OF 572
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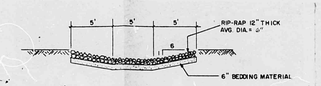
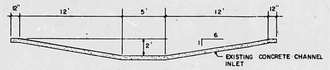


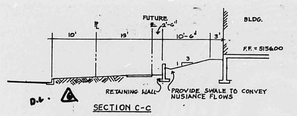
SECTION A-A

SCALE: 1"= 5'-0"



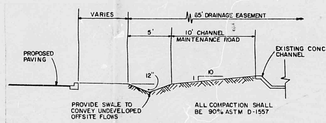
SECTION B-B

SCALE: 1" 5' 0"



SECTION C-C

SCALE: 1"= 10'-0"



SECTION D-D

SCALE: 1"= 5'-0"

TEMPORARY EROSION CONTROL BERM

NOT TO SCALE

NOTE: TEMPORARY EROSION CONTROL BERM TO BE CONSTRUCTED ALONG THE NORTH, SOUTH AND WEST PROPERTY LINE BOUNDARIES

LEGEND

5160	EXISTING CONTOURS
54	PROPOSED CONTOURS
+ 5X.21	TOP OF ASPHALT ELEV
+ 57.40	PROPOSED SPOT ELEV
	DIRECTION OF FLOW
	SWALE
	PROPERTY BOUNDARY
	PROPOSED WATER BLOCK
F.F. 5160.00	PROPOSED FINISH FLOOR
	DRAINAGE BASIN BOUNDARY
TC	TOP OF CURB ELEV.
TW 55.5	TOP OF WALL ELEV.
FL 54.5	FLOW LINE ELEV.
AP 56	DRAINAGE ANALYSIS POINT
	RETAINING WALL

BENCHMARK

The station is located 6.3 miles north east of downtown Albuquerque, in the vicinity of the southeast corner of the intersection of Jefferson St. N.E. and Ellison St. N.E.

To reach the station from the interchange at I-25 and Osuna Rd. N.E., go west on Osuna 0.3 miles to Jefferson St. Turn right, go north on Jefferson St. 0.2 miles to the station on the left.

The station mark is a standard ACS brass cablet, stamped "B-017A", set in top of a concrete post projecting 0.2' above ground.

MSLD ELEV = 5145.55

APPROVED FOR ROUGH GRADING PERMIT

APPROVED BY: Ronald Wilson PE 3-2-87

DATE

VICINITY MAP SCALE: 1" = 800' D-17

DRAINAGE FACILITIES WITHIN CITY R.O.W.

NOTES TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way; an approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, unless otherwise specified in the General Notes, shall be constructed in accordance with City of Albuquerque Interim Standard Specifications for Public Works Construction, 1985.
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of water & utilities.
4. Prior to constructing, the contractor shall examine and compare these plans with the actual field conditions and structures. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to [illegible]
6. Maintenance of these facilities shall be the responsibility of the owner of the property served.

PARKING CALCULATIONS

60 BEDS X 1 SPACE PER EVERY 2 BEDS= 30 PARKING SPACES REQUIRED

130 PARKING SPACES PROVIDED

① DENOTES 12'X18' HANDICAPPED SPACE

② DENOTES 9'X18' REGULAR SPACE

CURB RADIUS CRITERIA

A. 35'
B. 33'
C. 30'
D. 25'
E. 20'
F. 15'
G. 8'
(#) DENOTES CURB RADIUS

GRADING AND DRAINAGE PLAN

The grading and drainage plan shown hereon outlines the drainage criteria and provides the detail necessary to construct the improvements required to manage developed stormwater generated by the Healthsouth Comprehensive Rehabilitation Facility and contributing drainage basins. The plan shows: 1) Grading plan described by spot elevations and contours at 1'-0" intervals; 2) Proposed pavement, sidewalks, curbs, swales, building footprint, landscaping, and retaining walls; 3) Quantified developed flowrates; 4) Drainage patterns and basins; 5) Proposed drainage facilities; 6) Erosion control measures; and 7) Construction details for paving and drainage improvements.

The 6.7 acre site is located at the southeast corner of Jefferson St. N.E. and Ellison St. N.E. The site is bounded on the north by Ellison St., on the East by undeveloped land, on the south by the Pino Arroyo (improved), and on the west by Jefferson St. The site is to be developed as a medical rehabilitation facility.

The site is presently undeveloped. Natural topography slopes towards the west at approximately 3 percent. Offsite flows impact the site from the east in the form if sheet flows from the undeveloped parcel (Tract 4B) located East of the site. An existing temporary earthen channel in conjunction with a recently constructed channel inlet to the Pino Arroyo divert the majority of offsite stormwater into the improved arroyo channel. Only a small offsite basin of approximately 1.8 acres impacts the site. Onsite and offsite flows drain westward and outfall into either Ellison St., Jefferson St. or the Pino Arroyo. The northern one half of the site drains to the intersection if Jefferson and Ellison. From there flows drain westward down Ellison to the North Diversion Channel. The southern one-half of the site drains south and west into Jefferson and the improved Pino channel. An existing channel inlet is located at the midpoint of the south property boundary which drains onsite and offsite flows. An existing drop inlet is located in Jefferson to drain street flows and flows generated by the project into the Pino channel.

As shown by plate 1 of 50 of the floodway maps for Albuquerque, this site does not lie within a designated flood hazard zone.

As shown by the plan, all onsite stormwater is routed overland by paving improvements and landscaped swales to two (2) discharge points. Basin "A" discharges into Jefferson St, which conveys runoff to the existing drop inlet located at the Pino Channel. Basin "B" drains to the existing channel size inlet to the Pino channel. Undeveloped offsite flows are to be diverted north into Ellison St. and south to the above mentioned size inlet. Existing drainage facilities located at the Pino channel just east of the project site are programmed for use by future development of Tract 4B.

Temporary erosion control measures will be required during the construction period to prohibit the release of sediment downstream. A ditch-like system shall be employed as detailed on this sheet. This system shall remain in place until paving operations are completed.

The calculations shown below analyze the existing and developed conditions for the 100 year and 10 year - 6 hour duration storm events. The calculations are prepared as outlined in the Development Process Manual, Volume II, Chapter 22.

TOPOGRAPHY

The site topography and survey data shown hereon is taken from a result of survey prepared by Rhombus Engineering, December 1986.

LEGAL DESCRIPTION

Tract 4A, Interstate Industrial Tract, Unit 5.

PROPERTY ADDRESS

Jefferson St. N.E.

CALCULATION:

1. DESIGN CRITERIA

SOIL: Mine-Embudo Complex, Type B*

RAINFALL P_{100} = 2.2 in. P_{10} = 1.6 in.

RUNOFF: Q, V, Lag

VOLUME: V = AFQ/12

2. HYDROLOGIC CALCULATIONS

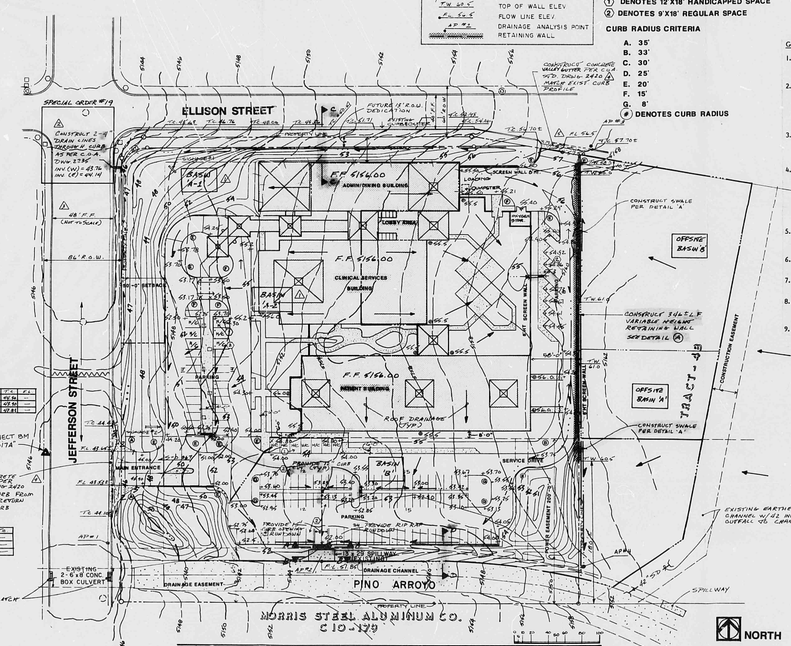
AP	BASIN	AREA	Q Q_{100}	Q Q_{10}	CN CN_{100}	CN CN_{10}	T_{lag} T_{100}	T_{lag} T_{10}	V_{100}	V_{10}
		EXISTING								
1	Site	6.7	18	8	87	82	0.1	0.1	53	34.5
2	A-1	1.8	5.0	2.2	87	82	0.1	0.1	14.8	9.6
3	A-2	4.9	13	6	87	82	0.1	0.1	39	25.4
4	OUTFLOW	1.8	5.0	2.2	87	82	0.1	0.1	14.8	9.6
		DEVELOPED								
1	Site	6.7	18	8.6	85	1.0	0.4	30.4	13.2	24.501 ft³
2	B	1.8	5.0	2.3	85	1.0	0.4	13.4	5.2	13.340 ft³
3	A	4.9	13	6.3	85	1.0	0.4	15.0	6.5	11.940 ft³

3. WATER SURFACE at P_1

USING Q = 3.2 ft^3/s WS ELEV Q_{100} = 1.0 ft

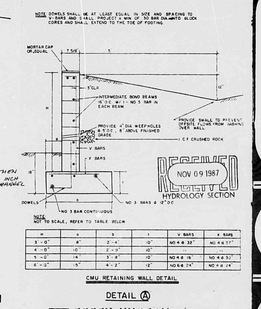
L = 1.5 FT

	Area	Q	Temp	CN	T_{lag}	R_{100}	R_{10}	V_{100}	V_{10}	V_{10}
A1	1.4	10	10	78	0.14	1.0	1.6	0.7	1.2	8.4
A2	2.4	10	8.6	90	1.3	0.86	1.42	7.1	5.81	4.6



SPECIALTY REHABILITATION CENTER
ALBUQUERQUE, NEW MEXICO
HEALTHSOUTH REHABILITATION CORPORATION

DETAIL A



H	A	B	C	X BARS	Y BARS
6'-0"	6"	2'-4"	12"	NO 4 @ 36"	NO 4 @ 17"
4'-0"	12"	2'-0"	12"	NO 4 @ 18"	NO 4 @ 17"
3'-0"	12"	1'-4"	12"	NO 4 @ 18"	NO 4 @ 9.5"
2'-0"	12"	0'-8"	12"	NO 4 @ 18"	NO 4 @ 18"

CMU RETAINING WALL DETAIL

ESPEY, HUSTON AND ASSOC. INC.
ENGINEERING & ENVIRONMENTAL CONSULTANTS
317 COMMERCIAL ST. N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 242-1909

REVISION	DATE	DESCRIPTION	BY
1	7/30/87	DRAINAGE CALCS A-1 & A-2	EKS
2	7/24/87	36" & 24" DRAIN LINES & END CURBS	ETA
3	7/24/87	JEFFERSON ST. F.F.	ETA
4	7/24/87	C.O.A. TYPE NOT	ETA
5	7/24/87	ELLISON ST. CHANGES	ETA
6	11/4/87	RETAINING WALL @ ELLISON SECTION	ETA

APPROVED FOR DRAINAGE

11-13-87

Ronald Wilson PE HYDROLOGY

MIMBRES INC. PLANNERS • ARCHITECTS • ENGINEERS SANTA FE • ALBUQUERQUE

SPECIALTY REHABILITATION CENTER OF NEW MEXICO
ALBUQUERQUE, NEW MEXICO

GRADING & DRAINAGE PLAN

BY: CK
PROJ # 3104
DATE: 20 DEC 1986

L-1A

OF:

STATUS:

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BK 21 DATE 2-23-88 OF 57

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CITY OF ALBUQUERQUE

C D F