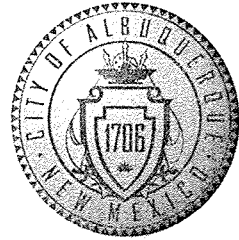


CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services



September 5, 2008

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, New Mexico 87108

RE: **Las Palomas Nursing Center – Parking Expansion, 8100 Palomas NE (D19-D 012)**
Grading & Drainage Plan for Paving Permit (PE Stamped 08-19-08)

Dear Mr. McGee:

Based upon the information provided in your submittal dated 8/20/08, the above referenced Grading and Drainage Plan is approved for Paving Permit. Please attach a copy of this approved plan to the Building Permit plan sets prior to requesting sign-off by Hydrology.

If I can be of further assistance, feel free to call me at 924-3981.

PO Box 1293

Sincerely,

Albuquerque

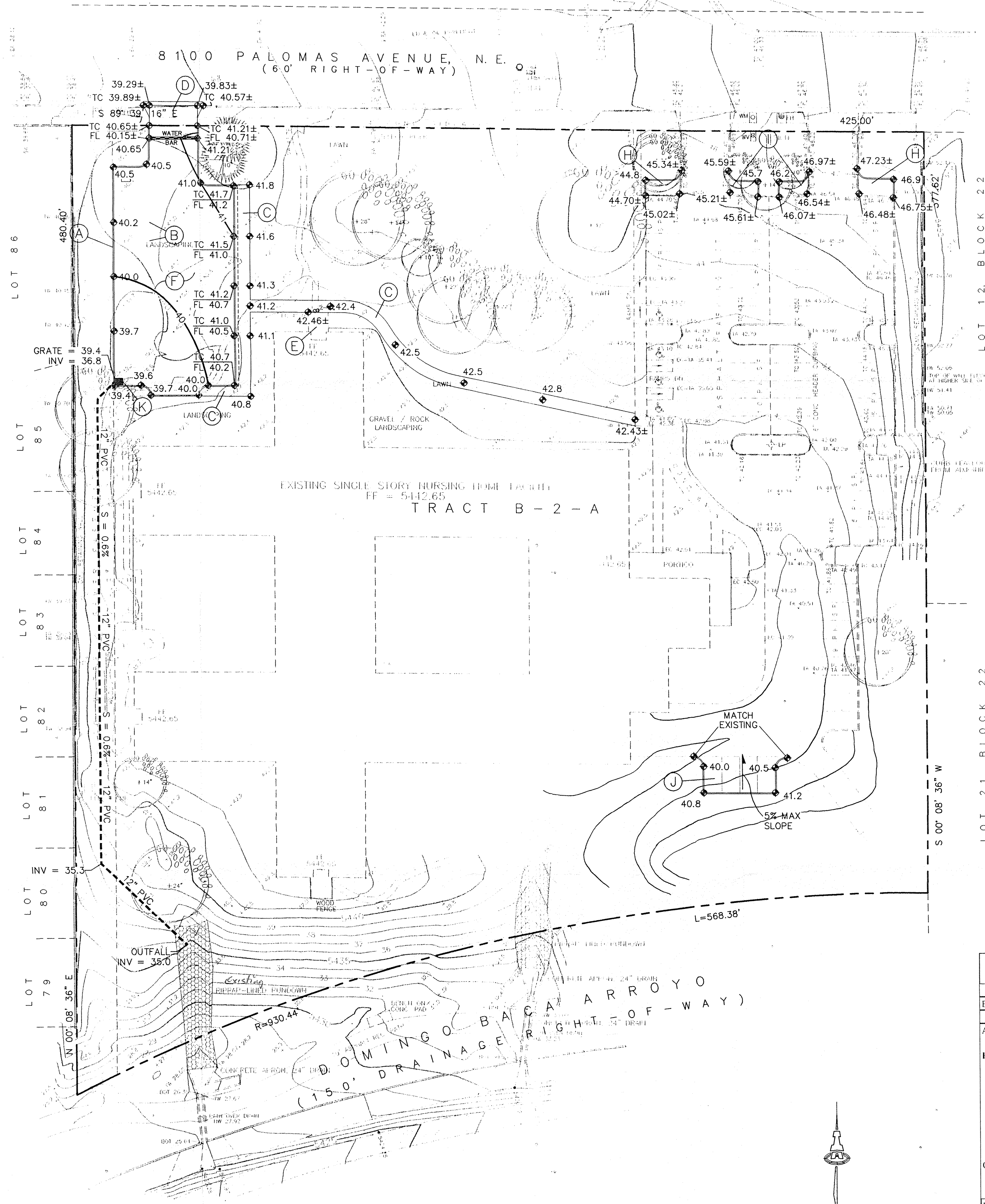
NM 87103

Gregory R. Olson, P.E.
Hydrology Section

www.cabq.gov

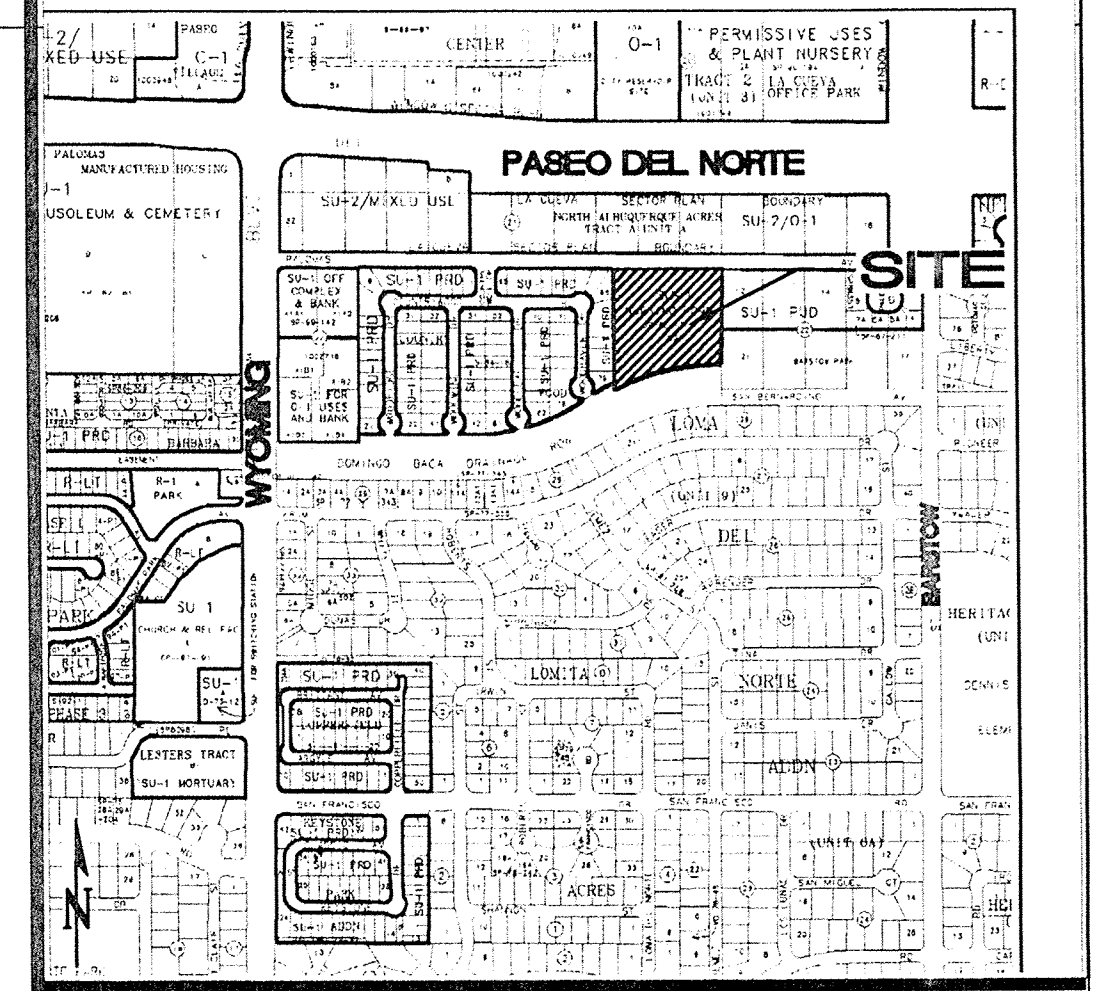
XC: Bradley Bingham, COA-PLN/Hydrology
Drainage file D19-D 012

COUNTRYWOOD SUBDIVISION
(Recorded September 5, 1984, Plat Book C24, Page 192)



KEYED NOTES

- CONSTRUCT 6" MEDIAN CURB PER COA STD DWG #2415B.
- INSTALL 4" WHITE STRIPING AT ALL NEW SPACES.
- CONSTRUCT 6" CONCRETE SIDEWALK WITH 5% MAX. SLOPE AND 2% MAX. CROSS-SLOPE PER ADA STANDARDS. INSTALL CONTROL JOINTS AT 6' ON CENTER AND EXPANSION JOINTS AT 24' ON CENTER.
- REMOVE & DISPOSE 30 LF CURB & GUTTER AND 109 SF OF SIDEWALK. CONSTRUCT 24' PRIVATE DRIVEWAY ENTRANCE PER COA STD DWG #2425.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- PROPOSED 3" THICK ASPHALT PARKING LOT WITH ADDITIONAL 23 PARKING SPACES (9'x18' TYPICAL).
- PROPOSED PARKING AREA LIGHTING FIXTURE.
- PROPOSED PARKING SPACE (9'x18').
- PROPOSED SMALL-CAR PARKING SPACE (7.5'x15').
- PROPOSED FOUR PARKING SPACES (9'x18') AT 5% MAX. SLOPE.
- INSTALL SINGLE TYPE 'D' AREA INLET PER COA STD DWG #2206.



D-19-Z
VICINITY MAP
1"=750'

GENERAL NOTES

- ALL TRASH, DEBRIS, & SURFACE VEGETATION SHALL BE CLEARED AND LEGALLY DISPOSED OF OFFSITE.
- ALL SUBGRADE, OVEREXCAVATION, AND FILL SHALL BE PLACED AND / OR COMPACTED PER THE GEOTECHNICAL REPORT AND CITY OF ALBUQUERQUE SPECIFICATIONS.
- FINAL GRADES SHOWN REPRESENT TOP OF FINISH MATERIAL (I.E. TOP OF CONCRETE, TOP OF CONCRETE BUILDING PAD, TOP OF PAVEMENT MATERIAL, TOP OF LANDSCAPING MATERIAL, ETC.). CONTRACTOR SHALL GRADE, COMPACT SUBGRADE AND DETERMINE EARTHWORK ESTIMATES BASED ON ELEVATIONS SHOWN MINUS FINISH MATERIAL THICKNESSES.
- UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AS SHOWN ON PLAN. COMPACT WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE INDICATED.
- EXISTING UTILITY LINES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AND MAY BE INCOMPLETE OR OBSOLETE. SUCH LINES MAY OR MAY NOT EXIST WHERE SHOWN OR NOT SHOWN. ALL UTILITIES SHOULD BE FIELD VERIFIED AND LOCATED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES.
- OWNER WILL PROVIDE SOIL TESTING AND INSPECTION SERVICES DURING EARTHWORK OPERATIONS. CONTRACTOR SHALL ALLOW TESTING LABS TO INSPECT AND APPROVE COMPACTED SUBGRADES AND FILL LAYERS BEFORE FURTHER CONSTRUCTION WORK IS DONE. SHOULD COMPACTION TESTS INDICATE INADEQUATE DENSITY, CONTRACTOR SHALL PROVIDE ADDITIONAL COMPACTION AND TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- ALL NEW PAVEMENT SURFACES SHALL BE CONSTRUCTED WITH POSITIVE SLOPE AWAY FROM BUILDINGS AND POSITIVE SLOPE TOWARD EXISTING AND/OR PROPOSED DRAINAGE PATHS. WHERE NEW GRADES ARE SHOWN AS 'MATCH' OR 'I', TRANSITIONS SHALL BE SMOOTH AND LEVEL.
- ALL AREAS DISTURBED BY CONSTRUCTION (OUTSIDE DESIGNATED AREA) SHALL BE REPLACED WITH IN-KIND LANDSCAPING. IRRIGATION SPRINKLER HEADS SHALL BE RELOCATED AS NEEDED.

PROJECT DATA

BENCHMARK: ACS STA "9-C19", ALBUQUERQUE SURVEY CONTROL BRASS DISC SET IN A CONCRETE CURB ON THE NORTH SIDE OF PASEO DEL NORTE, NE, 0.25 MILES EAST OF WYOMING BOULEVARD, NE, ELEVATION 5435.665 (NAVD 1988).

TEMPORARY BENCHMARK: SAS MANHOLE RIM LOCATED WITHIN PALOMAS AVENUE, NE RIGHT-OF-WAY. ELEVATION 5444.05

SURVEYOR: TGC ENGINEERING INCORPORATED
330 LOUISIANA BLVD, NE
ALBUQUERQUE, NM 87108
PHONE: (505) 255-2052

FLOODPLAIN INFORMATION: THE PROPERTY IS LOCATED WITHIN ZONE "X" (NO FLOOD HAZARDS). COMMUNITY PANEL NO. 350002.041 F. DATED NOVEMBER 19, 2003. DOMINGO BACA ARROYO IS LOCATED WITHIN ZONE "A" (NO BASE ELEVATION DETERMINED) WHERE ADJACENT TO SUBJECT PROPERTY.

LEGEND

- EXISTING CURB
PROPOSED CURB
BOUNDARY LINE
PROPOSED SIDEWALK
PROPOSED STRIPING
ADJOINING PROPERTY LINE
EXISTING TREE
PROPOSED STORM SEWER LINE
PROPOSED STORM DRAIN INLET

NOTE:
ALL ELEVATIONS ARE AT FLOWLINE UNLESS DESIGNATED AS "TC" FOR TOP OF CURB.

HYDROLOGIC DATA

CALCULATIONS: Las Palomas Nursing Home :

Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan., 1993

ON-SITE

AREA OF SITE: 175285 SF = 4.0 Ac.

HISTORIC FLOWS:

On-Site Historic Land Condition	Area	Area
Area A	0 SF	Area A
Area B	97367 SF	Area B
Area C	1428 SF	Area C
Area D	76490 SF	Area D
Total Area	175285 SF	Total Area

DEVELOPED FLOWS:

On-Site Developed Land Condition	Area	Area
Area A	0 SF	Area A
Area B	86831 SF	Area B
Area C	1428 SF	Area C
Area D	87026 SF	Area D
Total Area	175285 SF	Total Area

EXCESS PRECIP:	Area	Area
Area A	0 SF	Area A
Area B	86831 SF	Area B
Area C	1428 SF	Area C
Area D	87026 SF	Area D
Total Area	175285 SF	Total Area

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

$$\text{Weighted } E = \frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$$

Historic: E = 1.55 in. Developed: E = 1.64 in.

On-Site Volume of Runoff: V₃₆₀ = E*A / 12

Historic: V₃₆₀ = 22661 CF Developed: V₃₆₀ = 23926 CF

On-Site Peak Discharge Rate: Q_p = Q_{RA}A_A + Q_{RB}A_B + Q_{RC}A_C + Q_{RD}A_D / 43,560

For Precipitation Zone 3

Q_{RA} = 1.87 Q_{RB} = 3.45

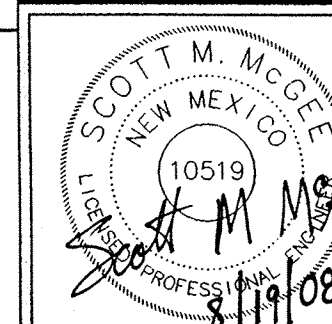
Q_{RC} = 2.60 Q_{RD} = 5.02

Historic: Q_p = 14.7 CFS Developed: Q_p = 15.3 CFS

RECEIVED

AUG 20 2008

HYDROLOGY SECTION



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates

128 Monroe Street N.E.
Albuquerque, New Mexico 87108
Ph. 505-268-8828 Fax. 505-268-2632
1668 CG-101.dwg Aug 18, 2008

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LAS PALOMAS NURSING AND
REHABILITATION CENTER
8100 PALOMAS AVENUE NE

GRADING AND DRAINAGE PLAN

Date:	No. Revision:	Date:	Job No.
08/15/08			1668
Drawn By:			AS-101
Ckd By:			SH 1 OF 1