

**VICINITY MAP**  
ZONE ATLAS PAGE K-15-Z  
**MASTER DRAINAGE MANAGEMENT PLAN**

The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed Heart Institute Medical Center Office Building project. The site consists of approximately 2.23 acres. The project is being submitted for DRB review. The purpose of this drainage management plan is to support DRB final sign-off of the site development plan for building permit. A more detailed final grading and drainage plan will be submitted to support building permit approval.

The site is located between Elrn Street to the west and the I-25 frontage road to the east, Martin Luther King Blvd. is located about a block to the south. (Zone Atlas Map K-15-Z)

The site is currently a parking lot being used by nearby hospitals. An existing building located in the southeast corner of the site will be demolished. The site is a 92% impervious surface and generates about 10.6 cfs conveyed by sheet flow to the west and free discharging to Elrn Street. A drainage report prepared for Heart Hospital in Basine 'A' (K15/D6D) included an existing conditions basin map for the St. Joseph Medical Complex. June 98' shown on this exhibit covers the area where most of the improvements are proposed. The proposed conditions basin map for Heart Hospital of New Mexico included additional landscape area south and adjacent to the hospital.

East of the proposed development is the I-25 southbound frontage road. There is a fill slope between the frontage road and the proposed development that drains onto this site. The upper reach of the basin is a concrete wall barrier along the west side of the frontage road. Drainage east of the barrier is conveyed south within the frontage road. The slope is covered with landscape gravel and was considered to all be a land treatment. 'C'. The offsite drainage area consists of two basins. Basin 'A' is the northern most and has an area of 0.19 acres and generates a  $Q_{10}$  of 0.6 cfs. Drainage for this basin enters the site and flows north to the existing heart hospital an ultimately to Elm Street. Basin 'B' has an area of 0.32 acres and generates a  $Q_{10}$  of 1.0 cfs. This basin drains westerly onto Elm Street. Drainage patterns between the current development and proposed development are nearly identical. No additional offsite drainage will result from this development.

This project proposes to construct a new medical office building and parking structure. Drainage analysis for this project was based on the DPM Section 22.2 and is located within zone 2. A single drainage basin was used the analysis of this site. Some additional landscaping areas will be added, reducing impervious surface areas to 90% and generating a flow of 10.5 cfs. The upper level parking structure and office building roofs will drain to the west via roof drains. The flow will discharge to ground level parking areas and driveways and be conveyed by sheet flow to a valley gutter through a sidewalk culvert and into Elm Street. This proposed development does not increase the overall discharge from this site.


This conceptual drainage management plan proposes concepts that are in compliance with Heart Hospital of New Mexico Drainage Report (K15/D6D) and city standards. With this submittal, we are seeking site development plan approval.

Heart Institute Medical Office Building						
BASIN CALCULATIONS						
Onsite Basin Data Table						
	Area (Sq. Ft.)	Area (Ac.)	A	Land Treatment Percentages	D	Q(100) (CFS)
EXISTING	101676.7	2.33	0.00%	3.00%	5.00%	92.00%
PROPOSED	101676.7	2.33	0.00%	5.00%	5.00%	90.00%
Offsite Basin Data Table						
Basin 'A'	6290	0.19	0.00%	0.00%	100.00%	0.60
Basin 'B'	13800	0.32	0.00%	0.00%	100.00%	0.99

This table is based on the DPM Section 22.2. Zone:

This table is based on the DPM Section 22.2, Zone:

# CONCEPTUAL GRADING / DRAINAGE BASIN MAP

**Bohannon & Huston**  

 Courtyard One 7500 JEFFERSON NE Albuquerque NEW MEXICO 87109  
 ENGINEERS PLANNERS PHOTOGRAMMETRISTS SURVEYORS SOFTWARE DEVELOPERS

architecture  
interiors  
planning  
engineering

**Dekker  
Perich  
Sabatini**

6801 Jefferson NE  
Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax 761-4222  
dps@dpsabq.com

architect

engineer

DRB Submittal  
April 9, 2002

project

**Heart Institute  
Medical Office Building**

Albuquerque, NM 87102

## Revisions

1	4-9-02	EPC FINDINGS AND CONDITIONS 3-22-02
2	04-12-02	REVISED PER COA REVIEW 04/09/02

elotted: .

Drawn by	RS
Reviewed by	GSB
Date	4-9-02
Project no.	020227
Drawing name	

Sheet no.

sheet no.

of