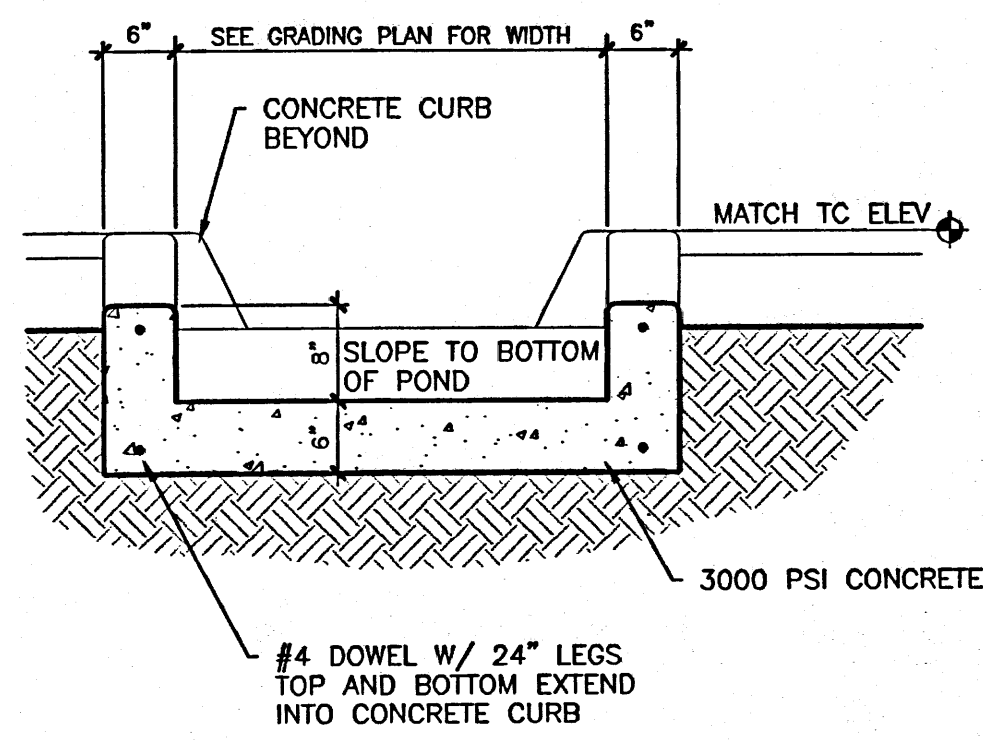




CONCRETE RUNDOWN

SCALE: 3/4" = 1'-0"

LEGEND:

51.00	EXISTING SPOT ELEVATION
51.00	NEW SPOT ELEVATION
51	EXISTING CONTOUR
51	NEW CONTOUR
51.0	SWALE
51.0	VERIFIED ELEVATION
51.0	AS BUILT ELEVATION
51.0	BASIN BOUNDARY
51.0	PROPERTY LINE
FL	FLOW LINE
GND	GROUND
INV	INVERT
TA	TOP OF ASPHALT
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF CONCRETE SLAB
TW	TOP OF WALL
TBM	TEMPORARY BENCH MARK
Gravel	GRAVEL
New Concrete	NEW CONCRETE

GRADING AND DRAINAGE PLAN - LOT A-1 BLOCK 20

DRAINAGE PLAN

THE FOLLOWING ITEMS CONCERNING THE LOT A-1 OF BLOCK 20, VIRGINIA PLACE ADDITION GRADING AND DRAINAGE PLAN ARE CONTAINED HEREON:

1. VICINITY MAP
2. GRADING PLAN
3. CALCULATIONS

THE PROPOSED IMPROVEMENTS, AS SHOWN BY THE VICINITY MAP, ARE LOCATED NORTH OF EASTERN AVENUE AND EAST OF PALOMAS DRIVE. THE SITE IS UNDEVELOPED. THE LAND SLOPES TO THE NORTH WEST CORNER AT A SLOPE OF 0.8% ACCORDING TO PANEL 352 OF 825 OF FIRM MAP. THE SITE LIES WITHIN THE FLOOD HAZARD ZONE A0 (DEPTH 1). THE PROPOSED BUILDING PAD HAS BEEN ELEVATED 2 FEET ABOVE THE EXISTING FLOWLINE OF ALVARADO DRIVE.

PREVIOUS DRAINAGE PLAN (L18-D20) HAVE ESTABLISHED FREE DISCHARGE TO THE STREET.

THE EXISTING SITE IS HIGHER THAN THE LANDS TO THE NORTH AND WEST. THE EXISTING STREET BLOCK FLOWS ALONG THE SOUTH AND EAST PROPERTY LINES. THEREFORE OFFSITE SITE FLOW ARE NOT CONSIDERED SIGNIFICANT.

THE GRADING PLAN SHOWS:

1. THE EXISTING AND PROPOSED GRADES, INDICATED BY SPOT ELEVATIONS AND CONTOURS AT 1'-0" INTERVALS.
2. CONTINUITY BETWEEN EXISTING AND PROPOSED ELEVATIONS.
3. THE LIMIT AND CHARACTER OF EXISTING IMPROVEMENTS, AND
4. THE LIMIT AND CHARACTER OF THE PROPOSED IMPROVEMENTS.

THE PROPOSED IMPROVEMENTS CONSIST OF A SATELLITE PARKING LOT, A FUTURE OFFICE BUILDING, AND ASSOCIATED LANDSCAPING. THE SITE IS DIVIDED INTO TWO SUBBASINS. BASIN A CONSIST OF 85 % OF THE SITE AND DISCHARGES TO PALOMAS DRIVE APPROXIMATELY 50 FEET SOUTH OF ROSS AVENUE. BASIN B DISCHARGES TO EASTERN AVENUE APPROXIMATELY 30 WEST OF ALVARADO DRIVE.

THE COMBINED VOLUME OF RUNOFF FOR THE IMPROVED SITE IS 0.515+0.088=0.603 ACRE FT
THE COMBINED RATE OF RUNOFF IS 13.74+2.35=16.09 CFS

THE CALCULATIONS ANALYZE THE EXISTING AND PROPOSED CONDITIONS FOR THE 6-HOUR, 100 YEAR RAINFALL EVENT. THE ANALYSIS IS IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL VOLUME II. AS SHOWN BY THESE CALCULATIONS, THE RATE AND VOLUME OF RUNOFF WILL INCREASE BUT THE POND(S) WITH CONTROLLED OUTLETS WILL MITIGATE THE INCREASE. THIS PLAN IS IN CONFORMANCE WITH THE MASTER DRAINAGE PLAN.

CALCULATIONS

PRECIPITATION ZONE = 3
TOTAL SITE AREA = 3.716 ACRES

BASIN A

AREA = 3.173 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66 (3.173) / 12 = 0.175 ACRE FEET
Q = 1.87 (1.00) (3.173) = 5.93 CFS

DEVELOPED CONDITIONS

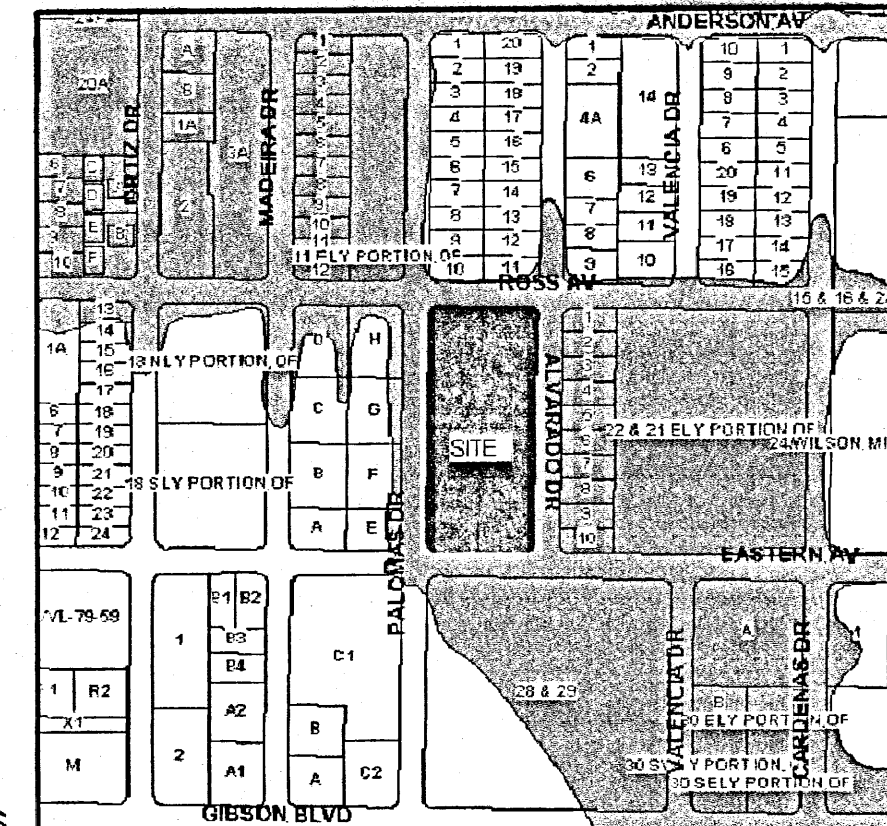
LAND TREATMENT B=29% D=71%
E = 0.912 (0.29) + 2.36 (0.71) = 1.95 INCHES
V = 1.95 (3.173) / 12 = 0.515 ACRE FEET
Q = [2.60 (0.29) + 5.02 (0.71)] (3.173) = 13.74 CFS
INCREASE IN VOLUME OF RUNOFF = 0.340 ACRE FT
INCREASE IN RATE OF RUNOFF = 7.81 CFS

BASIN B

AREA = 0.542 ACRES
EXISTING CONDITIONS
LAND TREATMENT A=100%
E = 0.66(1.00) = 0.66 INCHES
V = 0.66 (0.542) / 12 = 0.030 ACRE FEET
Q = 1.87 (1.00) (0.542) = 1.01 CFS

DEVELOPED CONDITIONS

LAND TREATMENT B=29% D=71%
E = 0.912 (0.29) + 2.36 (0.71) = 1.95 INCHES
V = 1.95 (0.542) / 12 = 0.088 ACRE FEET
Q = [2.60 (0.29) + 5.02 (0.71)] (0.542) = 2.35 CFS
INCREASE IN VOLUME OF RUNOFF = 0.058 ACRE FT
INCREASE IN RATE OF RUNOFF = 1.33 CFS



VICINITY MAP (FIRM PANEL 352 OF 825) L-18

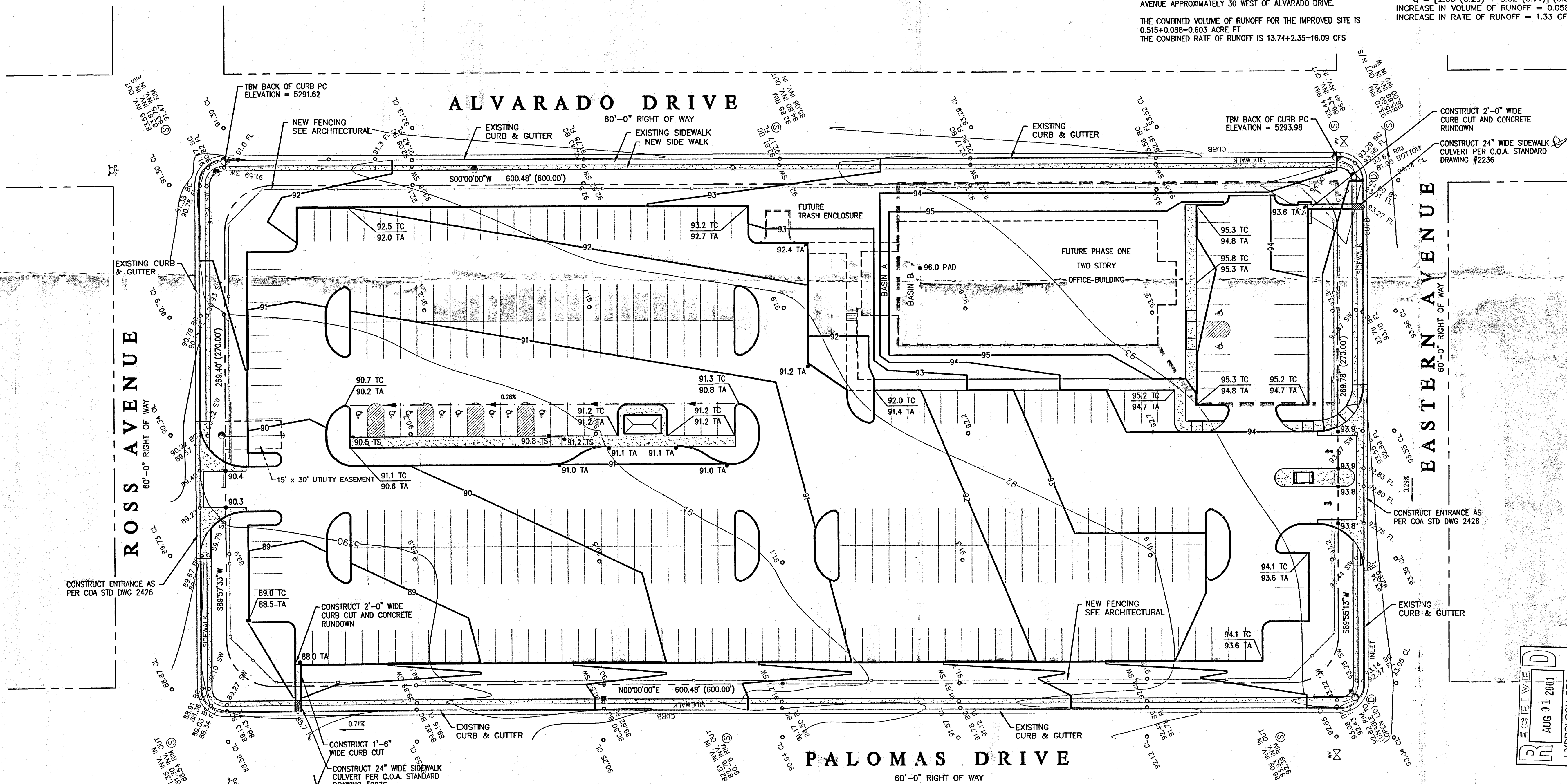
ADDRESS:
5401 EASTERN AVENUE, S.E.

BENCH MARK:
THE BASIS OF ELEVATIONS FOR THIS SURVEY IS ACS BENCHMARK 18-118, THE PUBLISHED ELEVATION OF WHICH IS 5290.93, AND IS LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF KATHRYN AVE N.E. AND ALVARADO DRIVE S.E.

LEGAL DESCRIPTION:
LOTS A-1 BLOCK 20 VIRGINIA PLACE ADDITION

CONSTRUCTION NOTES

1. TWO WORKING DAY PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL FOR LOCATION OF EXISTING UTILITIES.
2. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CITY OF ALBUQUERQUE STANDARD AND PROCEDURE.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS, AND RULES CONCERNING SAFETY AND HEALTH.
4. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXISTING SITE CONDITIONS AND INFORM THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BETWEEN THE INFORMATION SHOWN THE PLANS AND THOSE OF THE EXISTING SITE.
5. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILT SITE PLAN.

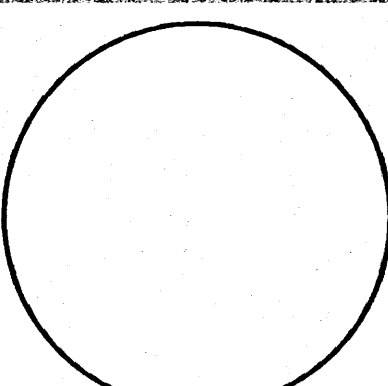
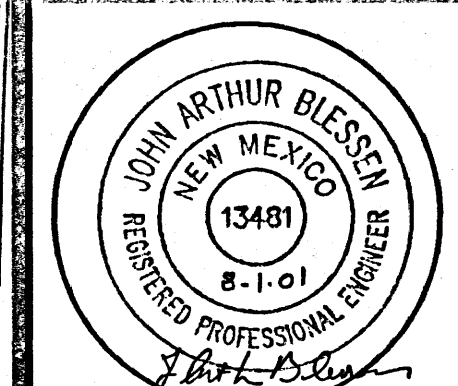


SITE GRADING PLAN

AUGUST 1, 2001 SCALE: 1" = 30'-0" (U.N.O.)

CLAUDIO VIGIL ARCHITECTS

LOVELACE HEALTH SYSTEMS
LOVELACE MEDICAL CENTER
PALOMAS SATELLITE PARKING SITE
5401 EASTERN AVENUE, S.E.
ALBUQUERQUE, NEW MEXICO



SHEET
C-1
PROJECT NUMBER
01045

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