

CITY OF ALBUQUERQUE



May 31, 2005

Angela Valdez, P.E.
Wilson & Company
4900 Lang Ave. NE
Albuquerque, NM 87109

**Re: West Mesa Medical Center Office Building, 10501 Golf Course Road NW,
Grading and Drainage Plan
Engineer's Stamp dated 5-17-05 (A12-D5B)**

Dear Ms. Valdez,

Based upon the information provided in your submittal received 5-18-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Please note that a copy of the pond covenant must be provided for our files before a Certificate of Occupancy will be issued. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1253

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the New Mexico 87103 DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3981

www.cabq.gov

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE REPORT

DEVELOPED CONDITIONS:

THE PROPOSED CONDITIONS INCLUDE THE CONSTRUCTION OF A NEW MEDICAL OFFICE BUILDING, NEW SERVICE ROAD AND VARIOUS PARKING FACILITIES. ALL OF TWO EXISTING STRUCTURES WILL BE DEMOLISHED, THE RUNOFF FROM THE SITE WILL BE DETAINED IN TWO PONDS LOCATED AT THE NORTHEAST CORNER OF THE SITE AND WILL BE DISCHARGED AT A MAXIMUM RATE OF 10 CFS INTO THE EXISTING STORM DRAIN SYSTEM CONSTRUCTED WITH THE GOLF COURSE ROADWAY PROJECT.

PRECIPITATION ZONE: 1
TOTAL TRACT AREA = 24.45 Ac
LAND TREATMENT AREAS WITHIN TRACT
CONTRIBUTING STORM WATER:
48% LAND TREATMENT B = 11.88 Ac
52% LAND TREATMENT D = 12.57 Ac
PEAK DISCHARGE Qp(100Yr) - 24HR = (AREA)X(Qp)+[AREA X(Ob)
(11.88Ac)(2.09cfs/Ac)+12.57Ac(4.37) = 79.04 cfs

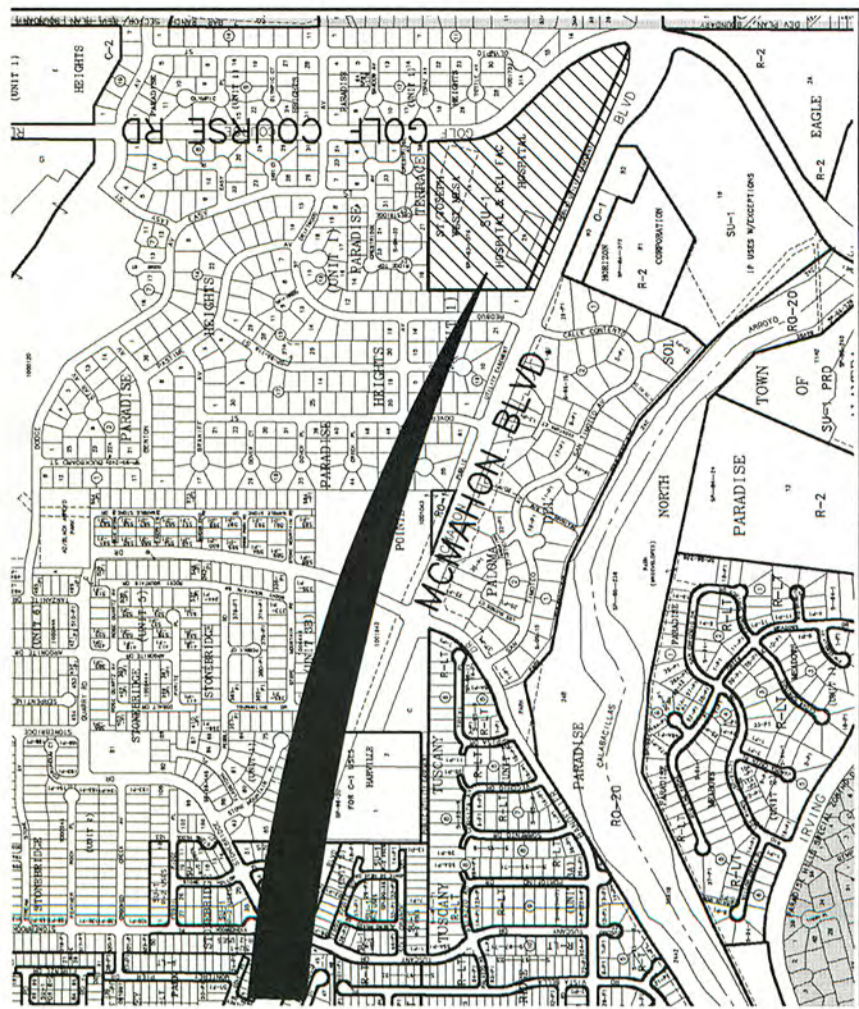
EARTHWORK:

LANDWORK.
BUILDING & PARKING LOT :
CUT = 22,832 CY
FILL = 35,108 CY

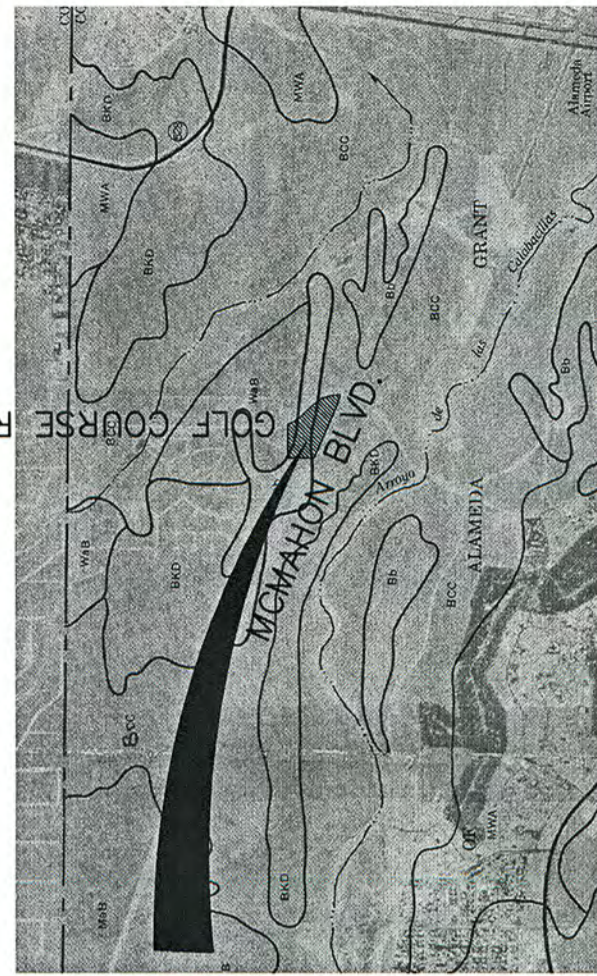
SITE NARRATIVE:

SITE NARRATIVE: THE EXISTING WEST MESA MEDICAL CENTER SITE IS LOCATED ON A SLOPED SITE WITH A MAXIMUM GRADE OF 15% SLOPING FROM THE SOUTHWEST CORNER TO THE SOUTHEAST CORNER. THE SITE IS GRADED SUCH THAT THE EXISTING HOSPITAL BUILDING, EXISTING PROFESSIONAL BUILDING SIT ON A SLIGHTLY SLOPED "PLATEAU" FROM WEST TO EAST AT AN APPROX. MAX. SLOPE OF 1% TO 2%. THE BUILDING COMES QUICKLY FROM THE NORTHERN EDGE OF THE PLATEAU DOWN TO A RETENTION POND IN THE NORTHEAST CORNER OF THE SITE. THE NORTHERN SECTION ALSO SLOPES FROM WEST TO EAST AT AN APPROX. MAX. SLOPE OF 1% TO 2%. THE EXISTING RETENTION POND IS NORTH OF THE EDGE OF THE PLATEAU TO ACCUMULATE IN THE EXISTING RETENTION POND.

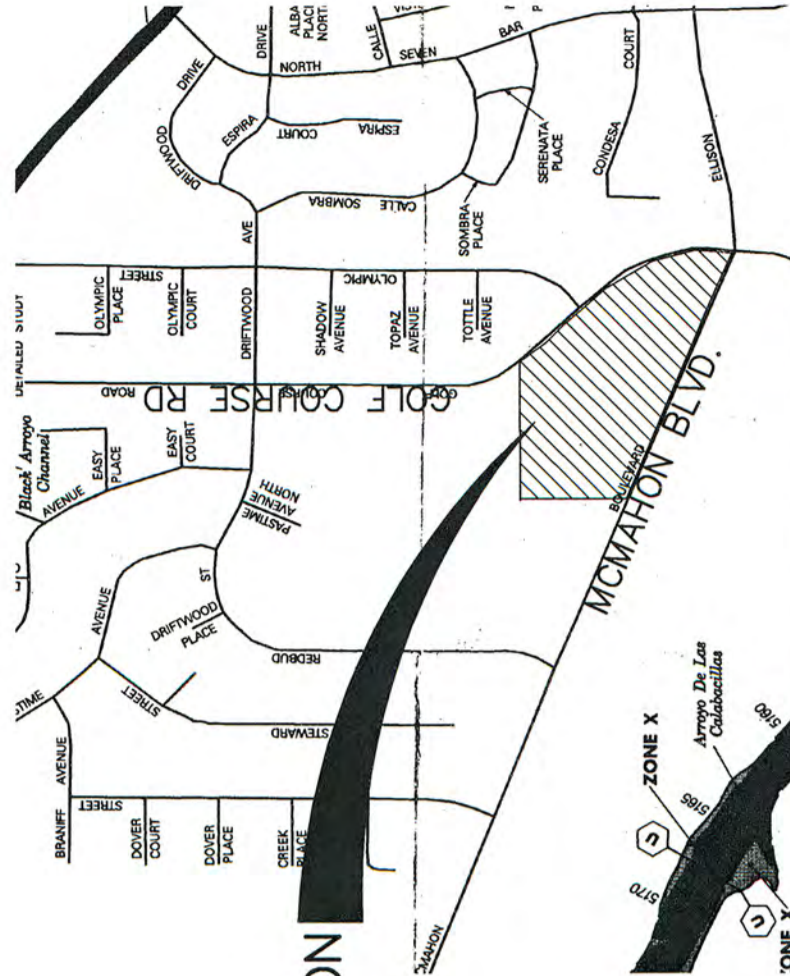
THE PROPOSED CHANGES INCLUDE REGRADING THE SITE IN THE EAST, NORTHEAST AND NORTH SECTIONS TO ACCOMMODATE A CONTINUOUS DRIVE FROM THE WEST TO THE PROPOSED GOLF COURSE ENTRANCE, SLOPING A MAXIMUM OF 6% WITH AN AVERAGE AROUND 5% THE PROPOSED MEDICAL OFFICE BUILDING WILL BE NESTLED IN THE HILLSIDE SO THAT FROM THE NORTH SIDE OF THE DRIVE THE BUILDING WOULD APPEAR TO BE A 1-STORY BUILDING. THE BUILDING WOULD IN FACT BE A 2-STORY BUILDING WITH ENTRANCES TO BOTH FLOORS. THE SECOND FLOOR WOULD BE 10 FEET ABOVE THE FIRST FLOOR WOULD BE ACCESSIBLE FROM THE NORTH-NORTH WEST PARKING LOT. THE MAXIMUM GRADE AROUND THE BUILDING WOULD BE 5% (1:20) TO ACCOMMODATE ACCESSIBILITY WITH THE EXCEPTION OF A 10' X 10' AREA OF 10% SLOPE NEAR THE BUILDING SIDEWALK. THE PROPOSED REUSE OF LOTION



VICINITY MAP
SCALE: 8:1
ZONE ATLAS MAP A-12



SOILS MAP
REFERENCE: SCS BERNALILLO COUNTY SOIL
SURVEY SHEET NO. 20



FLOOD INSURANCE MAP
REFERENCE: FLOOD INSURANCE STUDY
PANEL 108

LEGAL DESCRIPTION

TRACT 1A OF PARADISE HEIGHTS
UNIT ONE BERNALILLO COUNTY
TOWN OF ALAMEDA, ALBUQUERQUE, N.M.

BENCH MARK

THE STA. IS A USGS BRASS TABLET STAMPED
BLACK-2 1977. SET FLUSH W/THE GROUND. THE
STA. IS LOCATED 8.5 MI. N.W. OF DOWNTOWN ALBQ.
TO REACH THE STA. FROM THE INTX. OF COORS-1+40
N. ON COORS 5.8 MI. TO PARADISE BLVD., W. ON
PARADISE BLVD. 1.1 MI. TO GOLF COURSE RD., N. ON
GOLF COURSE RD. 0.1-3 MI. TO MCMAHON BLVD. THE
STA. IS ON THE LEFT. ELEVATION = 5213.926 (2ND
ORDER) (NGVD 29)

APPROVED FOR ROUGH GRADING ±1'

COA _____ DATE _____SUBMITTED FOR BUILDING
PERMIT REVIEW

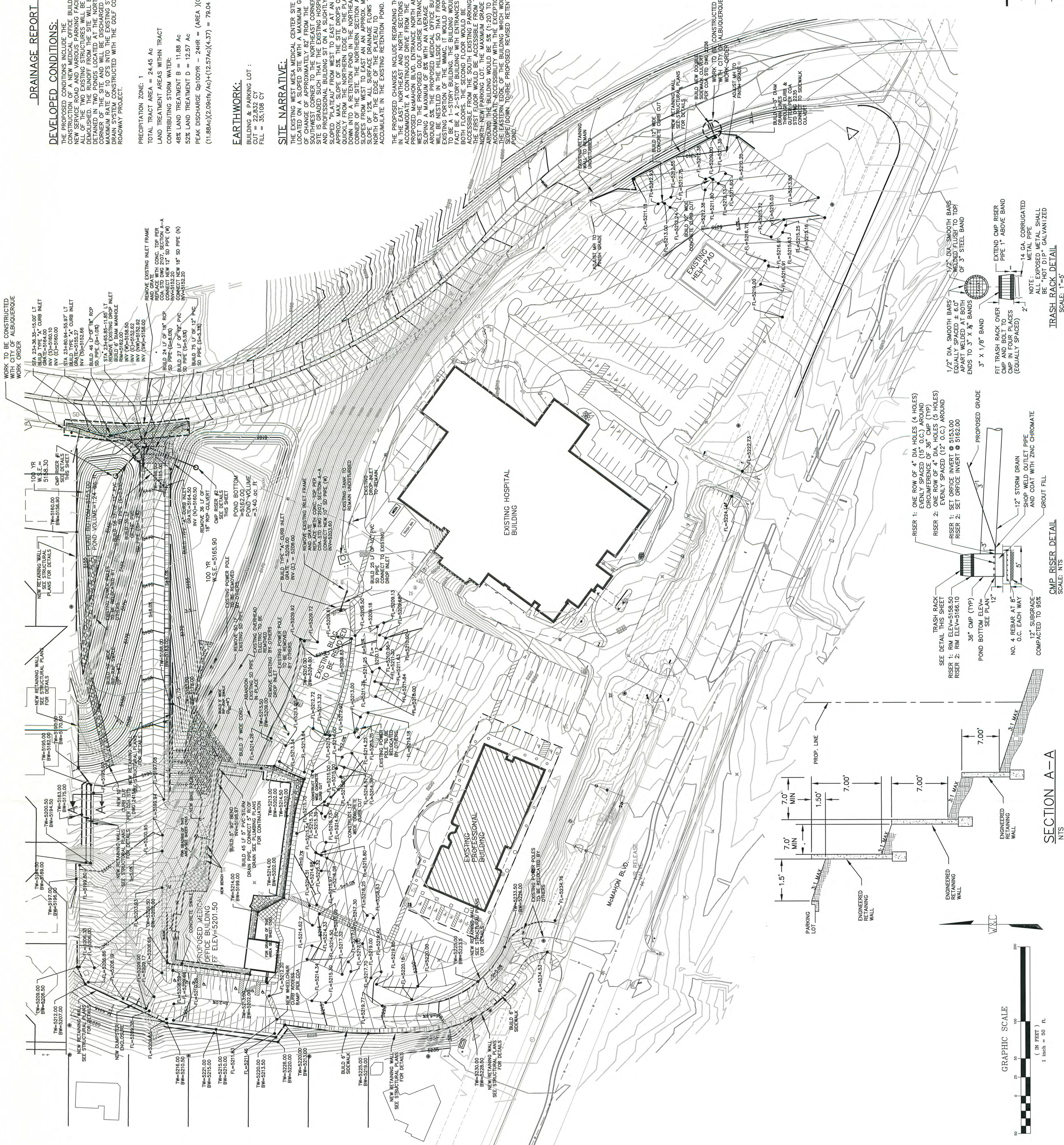
**WILSON
& COMPANY**
4900 LANG AVENUE N.E.
SUITE 100
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

THE DESIGN GROUP
ARCHITECTS • PLANNERS • INTERIOR DESIGN
202 CENTRAL AVENUE SE SUITE 260
ALBUQUERQUE, NEW MEXICO 87102
PHONE: 505.342.6886 FAX: 505.342.6881
dg

PROJECT NAME:	
WMMC MOB	
Rad. Onc. Addition	
Golf Course & McMahon NW, Albuquerque, NM	
REVISIONS	
No.	DATE DESCRIPTION

SHEET TITLE:	
GRADING & DRAINAGE PLAN	
DESIGNED:	SCALE:
CHECKED BY: J. R. ZIMM	JOB NO. 4003-MOB
DATE: 5/12/2005	GNP: n/a
HYDROLOGY SECTION	

C 101



SECTION A-A
NTS

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- NEW MEDIAN TYPE CURB AND GUTTER