

# CITY OF ALBUQUERQUE

Planning Department  
David Campbell, Director



Mayor Timothy M. Keller

June 10, 2019

Jeffrey T. Wooten, P.E.  
Wooten Engineering  
1005 21st Street SE, Suite 13  
Rio Rancho, NM, 87124

**RE: Horizon 3 Office Building  
8830 Horizon Blvd NE  
Grading and Drainage Plan  
Engineer's Stamp Date: 05/23/19  
Hydrology File: C17D127**

Dear Mr. Wooten:

PO Box 1293

Based upon the information provided in your submittal received 05/24/2019, the Grading and Drainage Plan is approved for Foundation Permit, and Grading Permit.

Albuquerque

An additional submittal and submittal fees will be needed for the Building Permit approval.

NM 87103

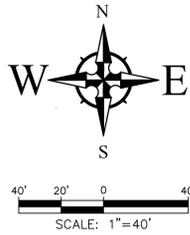
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, [ccherne@cabq.gov](mailto:ccherne@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

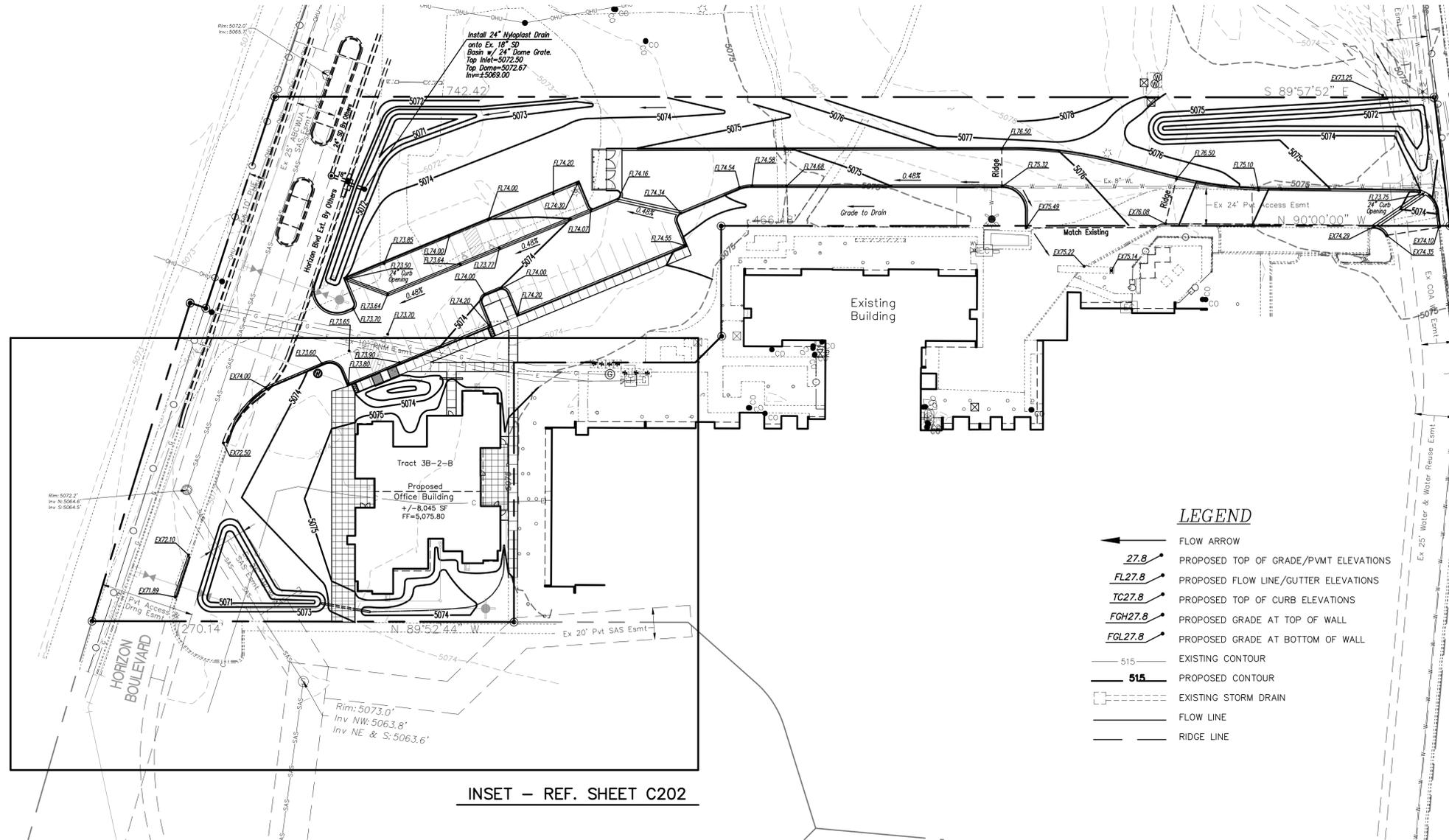
Sincerely,

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



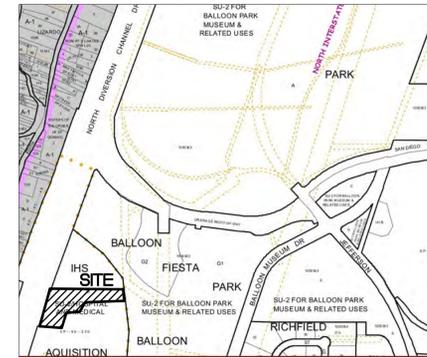
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



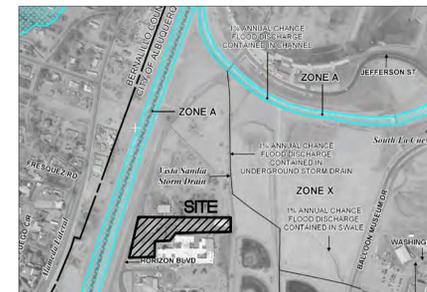
INSET - REF. SHEET C202

- LEGEND**
- ← FLOW ARROW
  - 27.8 PROPOSED TOP OF GRADE/PVMT ELEVATIONS
  - FL27.8 PROPOSED FLOW LINE/GUTTER ELEVATIONS
  - TC27.8 PROPOSED TOP OF CURB ELEVATIONS
  - FGH27.8 PROPOSED GRADE AT TOP OF WALL
  - FGL27.8 PROPOSED GRADE AT BOTTOM OF WALL
  - 515 EXISTING CONTOUR
  - 515 PROPOSED CONTOUR
  - EXISTING STORM DRAIN
  - FLOW LINE
  - RIDGE LINE



VICINITY MAP B-17-Z

NTS  
 Legal Description: Tract 3B-2-B, of Land of IHS Acquisition No. 120, Inc., as shown and designated on the Plat entitled "Tracts 3B-1-A, 3B-2-A and 3B-2-B, Land of IHS Acquisition No. 120, Inc., a replat of Tracts 3B-1 and 3B-2, Within Projected Sections 11 and 14, T. 11 N., R. 3 E., N.M.P.M., City of Albuquerque, Bernalillo County, NM."



FIRM MAP 35001C0128G

Per FIRM Map 35001C0128G, dated September 26, 2008, the site is not located in the "Zone X Floodplain" and determined to not be within the 0.2% chance Annual Floodplain area with depths of less than 1 foot.

**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND Haul TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
11. THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



STUDIO CONSULTANTS, INC

P.O. Box 1515, Cedar Crest, NM 87008  
 Daniel@ariasinc.com (505) 506-2314

Architect



5/23/2019

Engineer

**CAUWELS & STUVE**

8814 Horizon Boulevard N.E.  
 Suite 400  
 Albuquerque, New Mexico 87113  
 Voice: 505.266.5711  
 Fax: 505.255.9922  
 www.cauwels-stuve.com

Foundation Permit Set for:  
 Cauwels Golden and  
 Schlenker & Cantwell  
 8830 Horizon Blvd NE  
 Albuquerque, NM 87113

Revision	Date	Description

Issue: Foundation Permit  
 Date: May 23, 2019  
 Drawn By: RG  
 Checked By: JTW  
 File Name: 2018048

Grading Plan

C201

1005 21st St SE, Suite 13  
 Rio Rancho, N.M. 87124  
 Phone: (505) 980-3560



