

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

July 26, 2019

Craig Hagelgantz, P.E.
ABQ Engineering Inc.
8102 Menaul Blvd NE, Suite D
Albuquerque, NM 87120

**RE: Legacy Home Health
3610 Bosque Plaza Lane NW
Permanent C.O. - Accepted
Engineer's Certification Dated 07/17/19
Engineer Stamp Date: 11/17/17
Hydrology File: E12D006F**

PO Box 1293

Dear Mr. Hagelgantz:

Based on the Certification received 07/25/19 and site visit on 07/26/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: Legacy Home Health Building Permit #: _____ Hydrology File #: E12D006F
 DRB#: _____ EPC#: 17-EPC40048 Work Order#: _____
 Legal Description: Lot 2 Bosque Plaza
 City Address: 3610 Bosque Plaza Lane NW, Albuquerque, NM 87120

Applicant: ABQ Engineering Inc. Contact: Craig Hagelgantz PE
 Address: 8102 Menaul Blvd. NE, Suite D, Albuquerque NM 87110
 Phone#: 505-255-7802 Fax#: 505-255-7902 E-mail: chagelgantz@abqeng.com

Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR

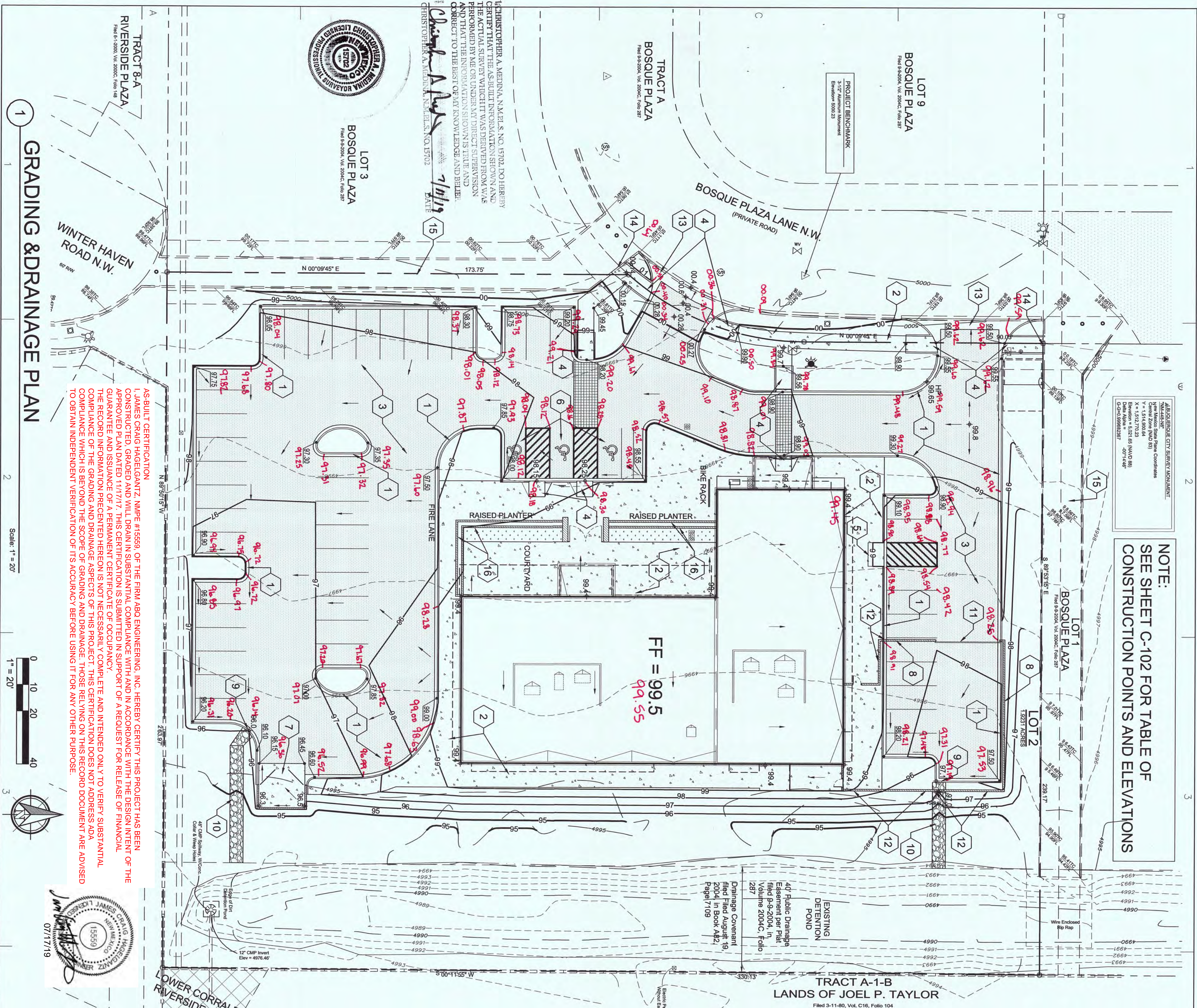
PRE-DESIGN MEETING?

OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: _____ By: _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED:



NOTE:
 SEE SHEET C-102 FOR TABLE OF
 CONSTRUCTION POINTS AND ELEVATIONS

DRAINAGE NARRATIVE
 THIS SITE IS LOCATED AT LOT 2, BOSQUE PLAZA IN ALBUQUERQUE, BERNALILLO COUNTY. THIS SITE IS LOCATED ON THE NATIONAL FLOOD INSURANCE RATE MAP NO. 35001C0116G EFFECTIVE ON 08/26/2008, AND LIES WITHIN ZONE X, WITH NO PORTION OF THE SITE LOCATED WITHIN A 100 YEAR FLOOD PLAIN.
 THE EXISTING SITE IS PART OF AN APPROVED MASTER DRAINAGE PLAN TITLED "REVISED DRAINAGE REPORT FOR SOUTHWEST CORNER OF LA ORILLA AND COORS LOTS 1, 2, 3, 4, 5, 6, 7, 8 OF THE LANDS OF MARTIN L. TAYLOR, DATED AUGUST 5, 2004, COA# E-4206. THE EXISTING ON-SITE DRAINAGE IS DIRECTED TOWARDS AN EXISTING ON-SITE 40" PUBLIC DRAINAGE EASEMENT AND POND. PROPOSED GRADING FOR THIS SITE HONORS THE EXISTING DRAINAGE PATTERNS. THE MASTER PLAN INCLUDED DRAINAGE PONDS SIZED FOR THE LOTS ASSUMING TYPICAL LOT LAND TREATMENTS AREAS OF 85% TYPE D AND THE REMAINING 15% WITH TYPE C.

THIS PROPOSED DEVELOPMENT INVOLVES THE ADDITION OF A NEW BUILDING AND PAVED PARKING AREA. THIS PROJECT DISTURBS APPROXIMATELY 1.6 ACRES. THE PROPOSED GRADING DIRECTS ALL RUNOFF TOWARDS THE EXISTING ON-SITE 40" PUBLIC DRAINAGE EASEMENT/POND. THE PROPOSED PLAN HAS DRAINAGE FOR THE LOT BASED ON LAND TREATMENTS OF 85% TYPE D AND THE REMAINING 42% WITH TYPE C. THE DEVELOPED RUNOFF IS LESS THAN ALLOWABLE FROM THE MASTER PLAN. THEREFORE NO ADDITIONAL PONDING HAS BEEN ADDED FOR THE 100 YEAR STORM VOLUME (SEE CALCULATIONS).

Hydrology Calculations
 PPM - Volume 2, October 2008
 Section 22.2 Hydrology
 Precipitation Zone 1
 100 Year Storm Depth: P (980) = 2.2

Treatment Area	A	B	C	D
Excess Precipitation	0.44	0.67	0.99	1.97
Peak Discharge Factors	1.29	2.03	2.87	4.37
Land Treatment Area	0.00	0.00	0.00	0.00
Type "F" (Native Grass, weedy, and shrubs)	0.00	0.00	0.00	0.00
Type "P" (Native Grass, 2000 Sph/ft)	0.00	0.00	0.00	0.00
Type "C" (Cement Landscaping, rock/gravel)	0.29	0.29	0.29	0.29
Type "D" (Impervious, Roof, Pavement)	1.63	1.63	1.63	1.63
Total (Acres)	1.923	1.923	1.923	1.923

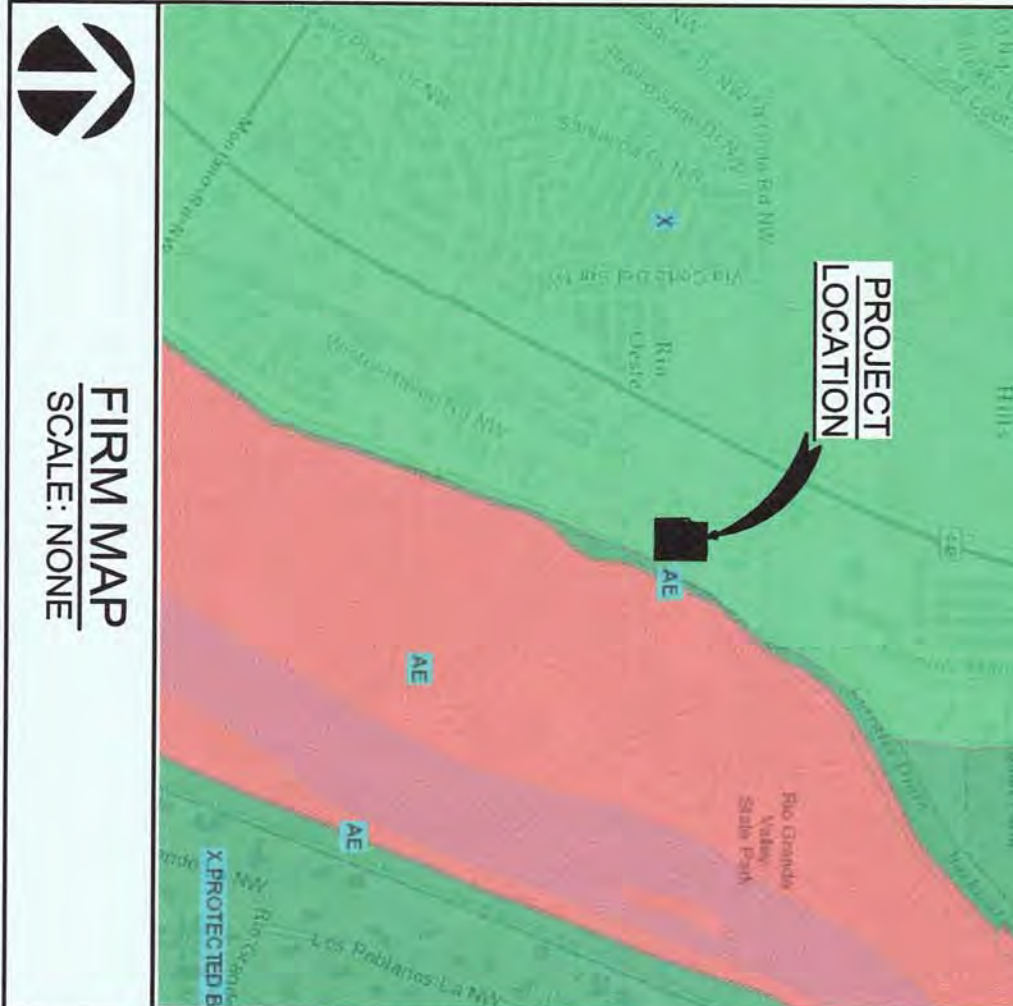
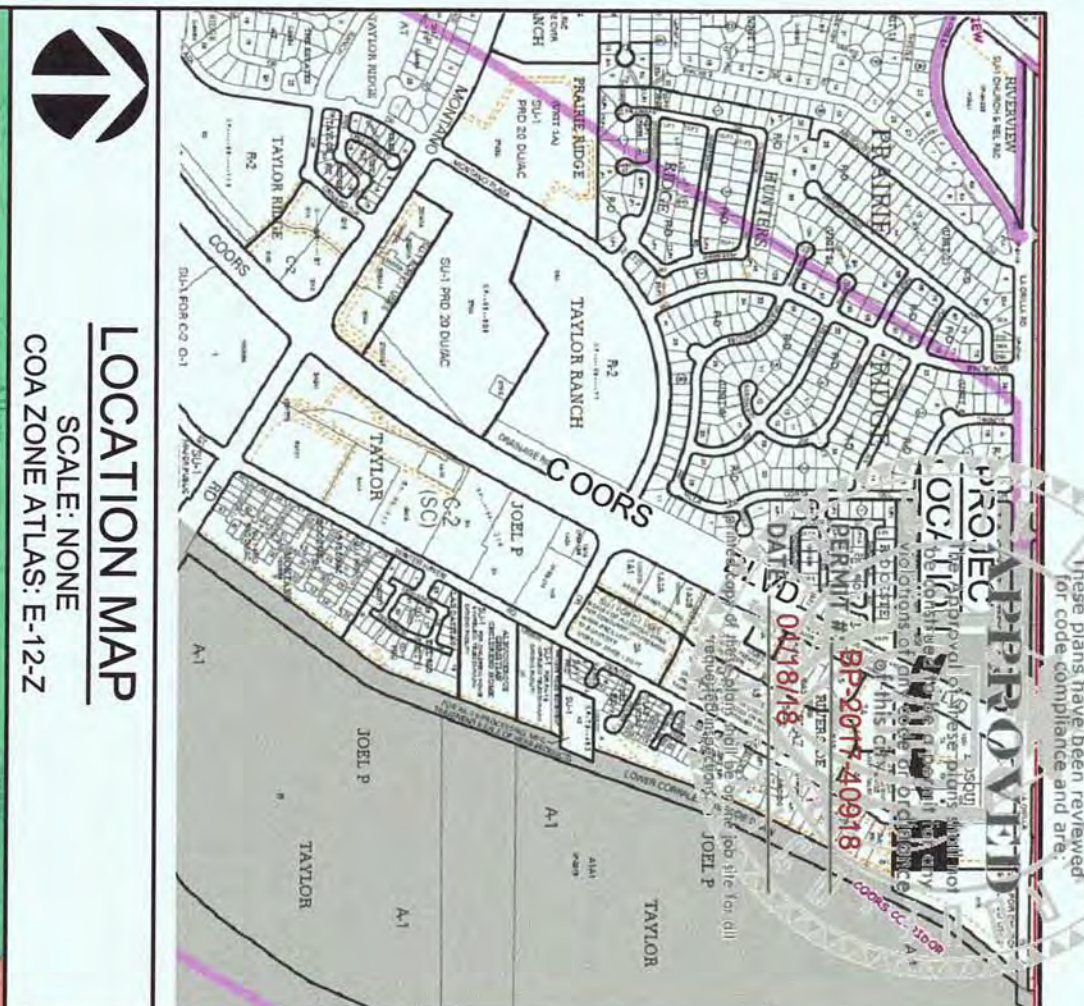
Excess Precipitation: 1.82, 1.82, 1.82, 1.82
 Volume (1000) of: 12725, 12725, 10870, 10870
 Volume (10) of: 8526, 8526, 7283, 7283
 Q (100) cfs: 7.97, 7.97, 7.19, 7.19
 Q (10) cfs: 5.34, 5.34, 4.82, 4.82
 P (980) Ponding Volume of: -124.9
 Additional P (980) Ponding Not Required

ONSITE FIRST FLUSH DRAINAGE

FIRST FLUSH STORAGE REQUIRED BY COA HYDROLOGY: 40% OF EXISTING VOLUME FOR FIRST FLUSH RUNOFF PER SECTION 22 OF PDM TABLE 4-9 USE 0.4 - 0.1 - 0.24 IN
 FIRST FLUSH (IN) APPLIED OVER IMPERVIOUS AREAS (ACRES) THEREFORE: (0.4) (1.2) (1.1) X (59380) = 1370 CF (0.0315 ACRES=FT)

SITE KEVED NOTES

1. NEW CURB & GUTTER, PER COA STD DWG 2419A & 50C-501.
2. NEW CONCRETE SIDEWALK PER COA STD DWG 2430 AND DETAIL 20C-501.
3. NEW ASPHALT PAVEMENT, SEE DETAIL 10C-501
4. CONSTRUCT NEW ACCESSIBLE RAMP PER COA STD DWG 2441 AND/OR ALL CURRENT ADA STANDARDS.
5. NEW ACCESS RAMPS FOR DELIVERIES.
6. NEW ACCESSIBLE PARKING SPACE, SEE ARCHITECTURAL PLANS FOR DETAILS.
7. NEW REFUSE ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
8. NEW WALL FOR SECURED PARKING AREA, SEE DETAIL 30C-501 FOR DETAIL.
9. CONSTRUCT 2" CURB CUT FOR DRAINAGE.
10. INSTALL HAND PLACED, 5" WIDE RYR RIPRAP (3" TO 4" DIA, TYP.) SVALE FOR EROSION CONTROL FROM BACK OF CURB TO TOP OF EXISTING POND, SEE DETAIL 80S-501
11. NEW ROLLING GATE FOR SECURED PARKING SEE ARCHITECTURAL PLANS FOR DETAILS.
12. PROVIDE OPENINGS AT BOTTOM OF WALL FOR DRAINAGE SEE DETAIL 40C-501
13. CONSTRUCT NEW ENTRANCE PER COA STD. DWG. 2428.
14. NEW CURB CUT AND SIDEWALK ELEVATION TO MATCH EXISTING FLOW LINE OF EXISTING DRAINAGE CHANNEL.
15. EXISTING CONCRETE DRAINAGE CHANNEL
16. SITE WALLS SEE ARCHITECTURAL AND DETAIL 30S-501



CURB CUT WEIR CAPACITIES

SEE RETED NOTE 9 AND PLAN FOR LOCATIONS OF TWO CURB CUTS
 Q = C L H^3/2 = 2.93 X 2.88^3/2 = 29.58 > Q (10) / 2 = 4.82 / 2 = 2.41 cfs

NOTES

1. LOT 2 IS SUBJECT TO ALL RESTRICTIONS, CONDITIONS, AND REQUIREMENTS AS SET FORTH IN THAT CERTAIN BOSQUE PLAZA DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
2. SEE SHEET C-102 FOR TABLE OF CONSTRUCTION POINTS AND ELEVATIONS

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERIM CONTOUR
- NEW INDEX CONTOUR
- NEW INTERIM CONTOUR
- NEW SPOT ELEVATION
- NEW CONCRETE SIDEWALK
- NEW ASPHALT PAVEMENT
- NEW BUILDING
- FINISH FLOOR ELEVATION
- EXISTING STORM DRAIN STRUCTURE
- EXISTING STORM DRAIN
- DIRECTION OF FLOW
- NEW SIGN
- EXISTING SANITARY SEWER MANHOLE
- NEW SANITARY SEWER CLEANOUTS
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- NEW FIRE HYDRANT

ARRIA
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 CEDAR CREST NM, 87008
 DANIEL@ARIASCINC.COM
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LEGACY
 HOME HEALTH AND HOSPICE
 LEGACY HOME HEALTH
 3610 BOSQUE PLAZA LANE NW
 ALBUQUERQUE, NM 87120

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 8102 Newell Blvd. NE, Suite D, Albuquerque, NM 87110
 Tel: 505.255.7802 Project No: 17-062 www.abqeng.com

LEGACY ENGINEERING
 ARCHITECT/ENGINEER
 11/17/17

REVISIONS

MARK	DATE	DESCRIPTION
ISSUE	100% permit set	
PROJECT NO	1714.1	
CAD DWG FILE		
DRAWN BY		
CHECKED BY		
DATE	11/17/2017	

SITE GRADING, DRAINAGE PLAN
 C-101