

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 31, 2020

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

**RE: Beyond Health Office Building
3700 Bosque Plaza Lane NW
Grading and Drainage Plan
Engineer's Stamp Date: 08/11/20
Hydrology File: E12D006H**

Dear Mr. Wooten:

Based upon the information provided in your submittal received 08/17/2020, the Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

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 (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

www.cabq.gov

Also as a reminder, please pay the Payment-in-Lieu for the stormwater quality pond volume required prior to Hydrology's approval in support of Permanent Release of Occupancy. The Payment-in-Lieu payment (Amount = 392 CF x \$8/CF = \$3,136.00). Please use the attached City of Albuquerque Treasury Deposit form. The Owner needs to bring three copies to the Building Permits and pay the fee.

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

Sincerely,

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 11-2018)

Project Title: Beyond Health Office Building Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Lot 4, Bosque Plaza

City Address: 3700 Bosque Plaza Lane NW

Applicant: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.

Address: PO Box 15814, Rio Rancho, NM 87174

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL: _____ PLAT (____ # OF LOTS) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply: .

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

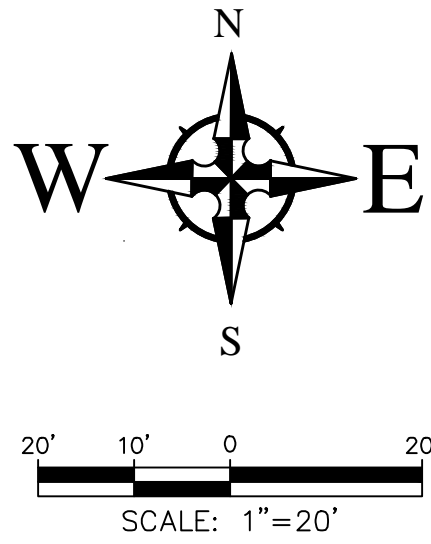
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: August 17, 2020 By: Jeffrey T. Wooten, P.E.

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



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 THE APPROPRIATE UTILITY COMPANY 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.

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
- TS27.8 PROPOSED TOP OF SIDEWALK ELEVATION
- (1.11') FGH83.40 FINISHED GRADE AT TOP OF WALL
- FGL83.40 FINISHED GRADE AT BOTTOM OF WALL
- 515 EXISTING CONTOUR
- 515 PROPOSED CONTOUR
- EXISTING STORM DRAIN

ACS Monument "NM_448_N8"
NAD 1983 CENTRAL ZONE
X=1512770.226
Y=1514900.643
Z=5021.651 (NAVD 1988)
G-G=0.999682367
Mapping Angle=-0°14'45.47"

DRAINAGE MANAGEMENT PLAN

INTRODUCTION

The purpose of this submittal is to provide a conceptual grading plan and drainage management plan for the development of Lot 4, Bosque Plaza. The site is located at 3700 Bosque Plaza Lane in Albuquerque, NM. The site contains approximately 0.498 acres. The proposed development consists of a new medical office building with the associated parking lot and landscaping. Tierra West LLC prepared the latest approved Drainage Report for this subdivision titled "Southeast Corner of La Orilla and Coors, Lots 1, 2, 3, 4, 5, 6A, 7A, and 8 of the Lands of Martin L. Taylor." The file number for this report is E12/D006.

EXISTING HYDROLOGIC CONDITIONS

Per the above Drainage Report by Tierra West LLC, the site was previously mass graded to allow for future development and generally slopes from southwest to northeast then surface drains south into Bosque Plaza Lane. The drainage systems for the subdivision allow free discharge of fully developed conditions.

PROPOSED HYDROLOGIC CONDITIONS

The site will continue to surface drain from southwest to northeast, into the stormwater quality ponds, and then discharge into Bosque Plaza Lane via a sidewalk culvert. As discussed above, the Bosque Plaza drainage systems were designed to accommodate the fully developed conditions of this tract.

Due to soil conditions, the owner has chosen to make a Payment-in-Lieu instead of providing stormwater quality ponding. Per the below calculations, the Payment-in-Lieu due will be \$3,136.00.

CONCLUSION

This drainage management plan provides for grading and drainage elements which are capable of safely passing the 100 year storm and meet city requirements. The proposed improvements for the site should not have any negative impacts to facilities downstream. With this submittal, we are requesting approval of the Building Permit.

IMPERVIOUS AREA CALCULATIONS

PROPOSED SITE CONDITIONS

TOTAL SITE AREA: 21,678 SF
PERVIOUS AREA: 7,835 SF (36.1%)
IMPERVIOUS AREA: 13,843 SF (63.9%)

FIRST FLUSH CALCULATION

TOTAL IMPERVIOUS AREA = 13,843 SF
FIRST FLUSH = $13,843 \times 0.34'' / 12 = 392 \text{ CF}$
TOTAL VOLUME PROVIDED = 0 CF
PAYMENT-IN-LIEU REQ'D = $392 \text{ CF} \times \$8.00 = \$3,136.00$

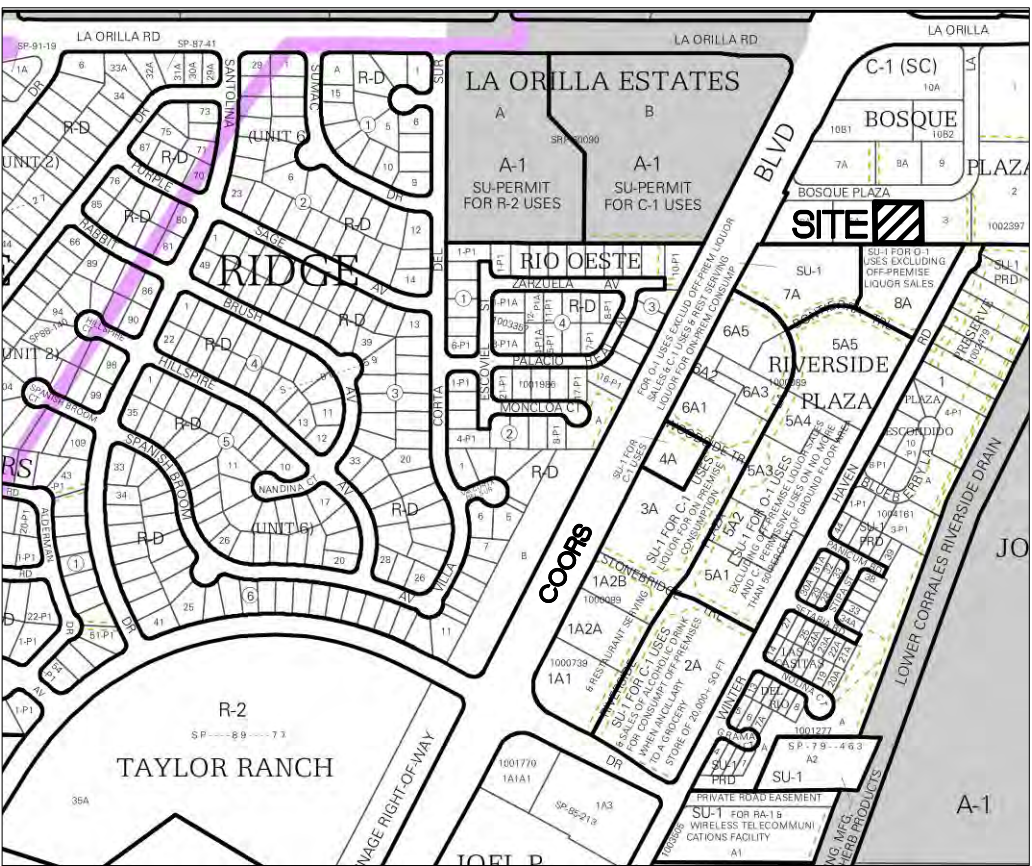
SIDEWALK CULVERT CALCULATION

WEIR EQUATION
 $Q = C \times L \times (H^{1.5})$

Given:
C = 2.87 (Weir Coefficient)
L = 2 feet (Width of Flow)
H = 0.67 feet (Depth of Flow)

$Q = 2.87 \times 2 \times (0.67^{1.5})$
 $Q = 2.87 \times 2 \times 0.55$
 $Q_{cap} = 3.15 \text{ cfs}$

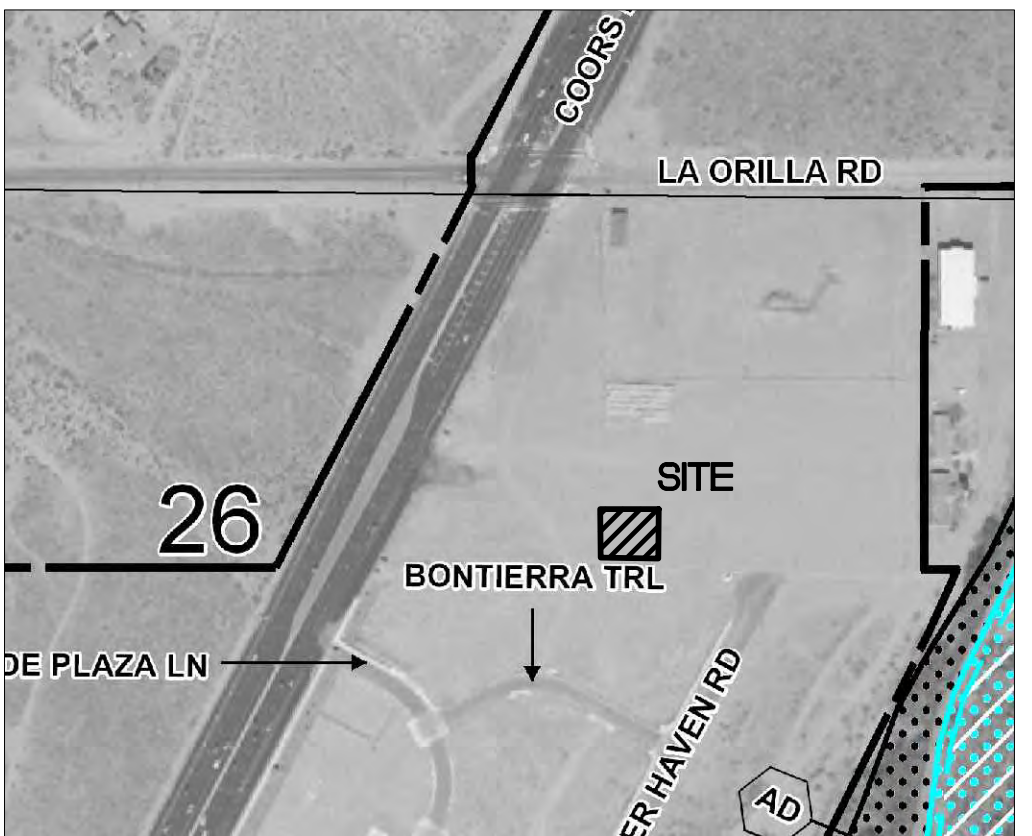
$Q_{reqd} = 1.91 \text{ cfs}$ CHECK



VICINITY MAP - Zone Map E-12-Z

Legal Description:

Lot Numbered Four (4) of Bosque Plaza, as the same shown and Designated on the Plat Entitled "Bosque Plaza," City of Albuquerque, Bernalillo County, NM.

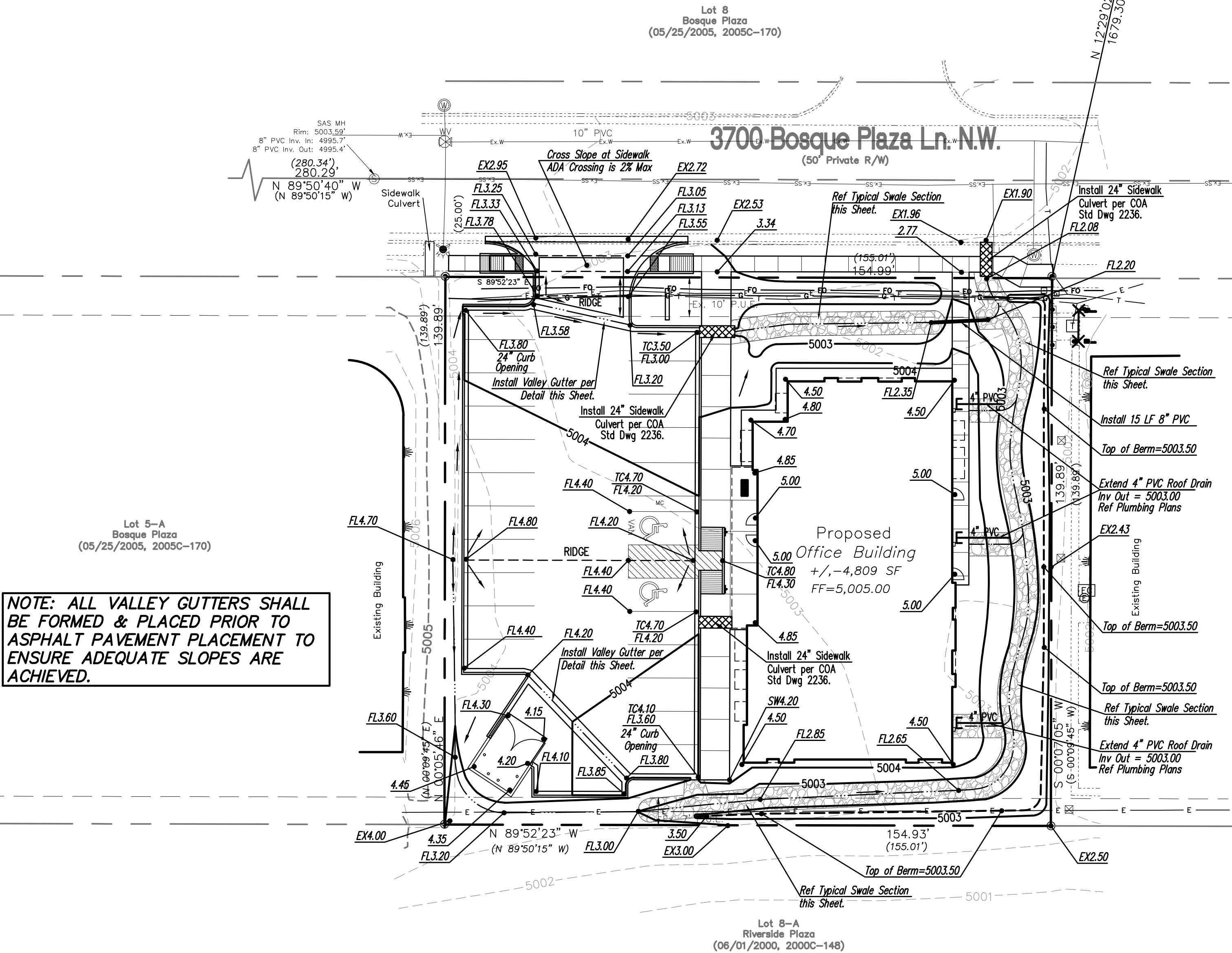


FIRM MAP 35001C0116G

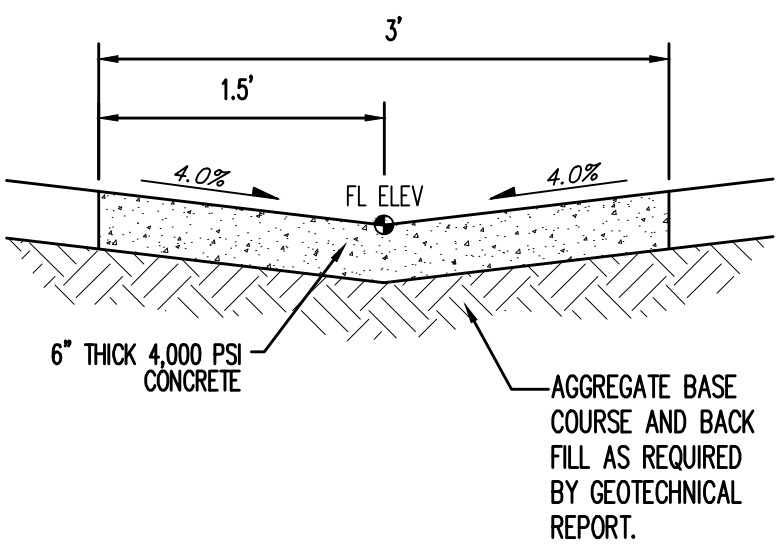
Per FIRM Map 35001C0116G, dated September 26, 2008, the site is not located in the floodplain and determined to be outside the 0.2% chance Annual Floodplain.

GRADING NOTES

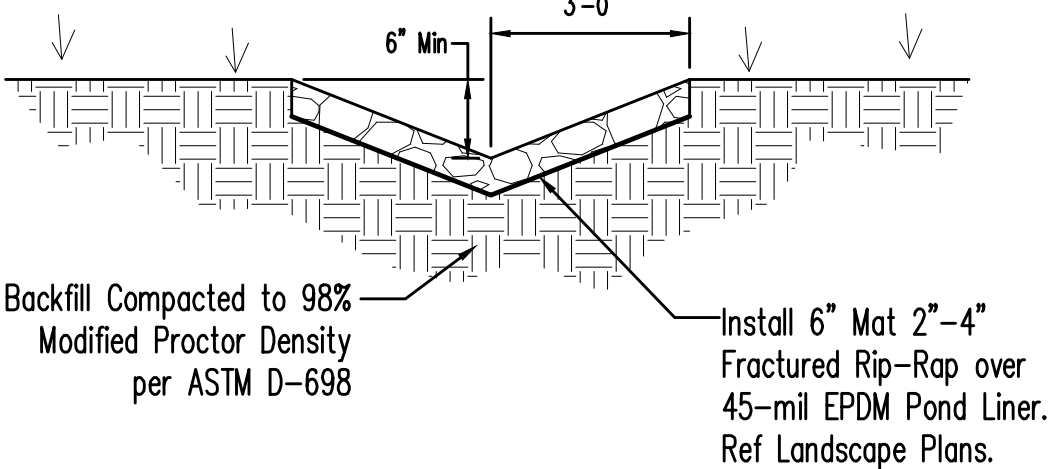
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAYMENT 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).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- 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.
- 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.
- 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 HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- 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.



NOTE: ALL ON-SITE CURBS ARE 6" (0.5') TALL. TC IS 0.5' ABOVE FL ELEVATION.



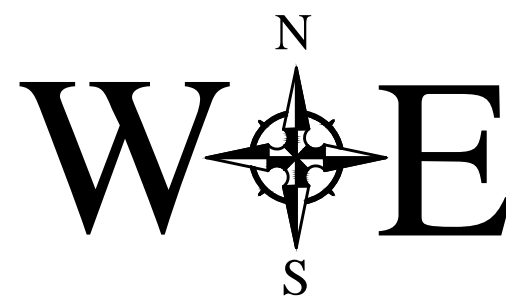
Valley Gutter Detail
NTS



Typical Swale Section
NTS

Pre-Developed Drainage Calculations										
This table is based on the COA DPM Section 22.2, Zone:1										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CF S)	WT E (inches)	V(100) ₃₀₀ (CF)
Site	21678	0.50	0.0%	0.0%	100.0%	0.0%	2.87	1.43	0.99	1788
TOTAL	21678	0.50						1.43		1788

Post-Developed Drainage Calculations										
Ultimate Development Conditions Basin Data Table										
This table is based on the COA DPM Section 22.2, Zone:1										
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac.)	Q(100) (CF S)	WT E (inches)	V(100) ₃₀₀ (CF)
Site	21678	0.50	0.0%	0.0%	36.1%	63.9%	3.83	1.91	1.62	2920
TOTAL	21678	0.50						1.91		2920



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



ARCHIS
ARCHITECTS

RCHIS design, LLC

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SUITE 102 D
ALBUQUERQUE
NEW MEXICO 87109
(505) 998-7717
www.archisdesign.net

BEYOND HEALTH
OFFICE BUILDING
3700 BOSQUE PLAZA LANE
ALBUQUERQUE, NEW MEXICO 87120

Project No.
2019049

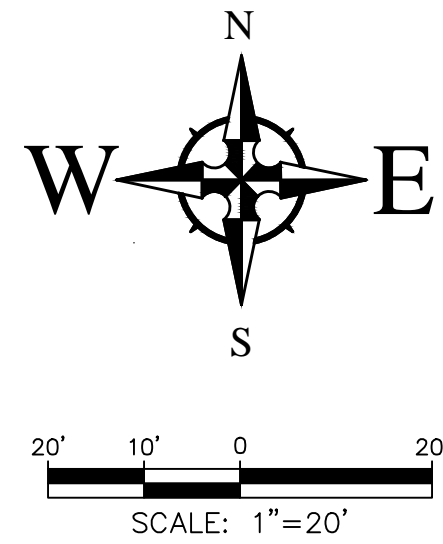
Issue Date
August 4, 2020

Revisions

Date

Sheet Title
Grading Plan

Sheet No.
C100



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ACS Monument *NM_448_N8
NAD 1983 CENTRAL ZONE
X=1512770.226
Y=1514900.643
Z=5021.651 (NAVD 1988)
G-G=0.999682367
Mapping Angle=-0°14'45.47"



VICINITY MAP – Zone Map E-12-Z
Legal Description:

Lot Numbered Four (4) of Bosque Plaza, as the same shown and Designated on the Plat Entitled "Bosque Plaza," City of Albuquerque, Bernalillo County, NM.

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE (±0.5") SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

UTILITY NOTES:

COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN STREET RIGHTS-OF-WAY WITH THE CITY OF ALBUQUERQUE AS APPLICABLE TO THE WORK. THIS INCLUDES PAVEMENT REMOVAL/REPLACEMENT AND NECESSARY TRAFFIC CONTROL. OBTAIN RIGHT TO WORK PERMITS AS NECESSARY.

REFERENCE MEP PLANS FOR ELECTRICAL SERVICE AND SITE LIGHTING. COORDINATE WITH ELECTRIC UTILITY COMPANY FOR PROPOSED TRANSFORMERS, METERS, AND SERVICE LINE EXTENSIONS AS REQUIRED.

REFERENCE MEP PLANS FOR GAS SERVICE. COORDINATE WITH GAS COMPANY FOR PROPOSED LOADING AS REQUIRED.

COORDINATE WITH TELECOMMUNICATION COMPANIES FOR NEW PHONE AND CABLE SERVICE AS REQUIRED FOR THE PROJECT. REFERENCE MEP PLANS FOR BUILDING STUB OUT LOCATIONS AND SERVICE REQUIREMENTS.

UTILITY KEYED NOTES

1. CONNECT TO EXISTING 1.5" METER AND EXTEND 1.5" SERVICE TO BUILDING. REF. MEP PLANS FOR EXACT POINT OF CONNECTION. BACKFLOW PREVENTER TO BE LOCATED INSIDE BUILDING.
2. CONNECT NEW 4" SAS SERVICE TO EXISTING 4" SAS SERVICE AND EXTEND TO BUILDING. REF. MEP PLANS FOR EXACT POINT OF CONENCTION.
3. GAS SERVICE PER MEP PLANS. COORDINATE WITH GAS SERVICE PROVIDER FOR SERVICE LINE EXTENSION.
4. REFERENCE GRADING PLAN FOR ROOF DRAINS.

NOTES:

1. ELECTRICAL SERVICE PER MEP PLANS. COORDINATE WITH ELECTRICAL SERVICE PROVIDER FOR SERVICE LINE EXTENSION.
2. TELECOM SERVICE PER MEP PLANS. COORDINATE WITH TELECOM SERVICE PROVIDER FOR SERVICE LINE EXTENSION.



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OFFICE BUILDING
3700 BOSQUE PLAZA LANE
ALBUQUERQUE, NEW MEXICO 87120

Project No.
2019049

Issue Dates
August 4, 2020

Revisions	Date

Sheet Title
Utility Plan

Sheet No.
C200



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Phone: (505) 980-3560