

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 3, 2022

Joe Lavender
Burns & McDonnell
3501 E. Speedway Blvd Suite 245
Tucson, AZ 85716

**RE: Curia Building Addition
34401 Alexander Blvd. NE Albuquerque, NM 87107
Grading and Drainage Plan (F16D003B1)
Engineers Stamp Date 10/25/2022**

PO Box 1293
Mr. Lavender,

Based upon the information provided in your submittal this project is approved for Building Permit.

Albuquerque

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3999.

www.cabq.gov

Sincerely,

Shahab Biazar, P.E., CFM
City Engineer
Planning Department
Development Review Services

C: F16D003B1



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



October 25, 2022

City of Albuquerque
Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Re: Curia Building Addition
4401 Alexander Blvd NE Albuquerque, NM 87107
Grading and Drainage Plan (F16D003B1)
Letter of Response

To Whom It May Concern,

On behalf of Curia New Mexico LLC (f/k/a Oso Biopharmaceuticals, LLC), Burns & McDonnell is pleased to submit this Letter of Response to the Grading and Drainage Plan (F16D003B1) comments received September 20, 2022. Response to comments are located below in italics and on enclosed drawings.

- 1) This site is under runoff discharge restriction of 0.10 cfs/acre.
The runoff discharge of 0.10 cfs/acre is not applicable to this project due to a 2018 approved Grading and Drainage Plan F16D003B1 (attached).
- 2) All runoff from this site must be routed through the existing detention pond. The detention pond must be analyzed to ensure it does not exceed the allowable discharge.
Runoff from a Basin 1 is routed to the existing detention pond.
- 3) Part of the site appears to drain to Montbel Loop via a concrete rundown. This may be allowed if the overall discharge from the site does not exceed the allowable discharge.
Runoff from Basin 2 is routed concrete rundown. This condition is an existing condition approved by the 2018 Grading and Drainage Plan.
- 4) Provide detail elevation and finished contours around the building and beyond to show how it will tie to the existing grades. To the north the Finished Floor elevation is nearly 6' about the exiting grade. Are there going to be stem walls. Provide cross-sections.
Finish grade and cross section are included on drawing CG102 Enlarged Grading & Drainage Plan.
- 5) First Flush Volume requirement calculations must be provided. How will the first flush volume requirement be handled?
First Flush Volume calculations are included in CG101 Overall Grading & Drainage Plan. The existing / proposed detention pond retains the First Flush within



the volume from bottom of pipe to bottom of pond.

- 6) If the existing pond is going to be modified a new Pond Maintenance & Covenant must be provided. Since most of the existing pond falls within the adjacent site, is there an existing pond easement to allow this site drains to it.
The existing pond will not be modified.

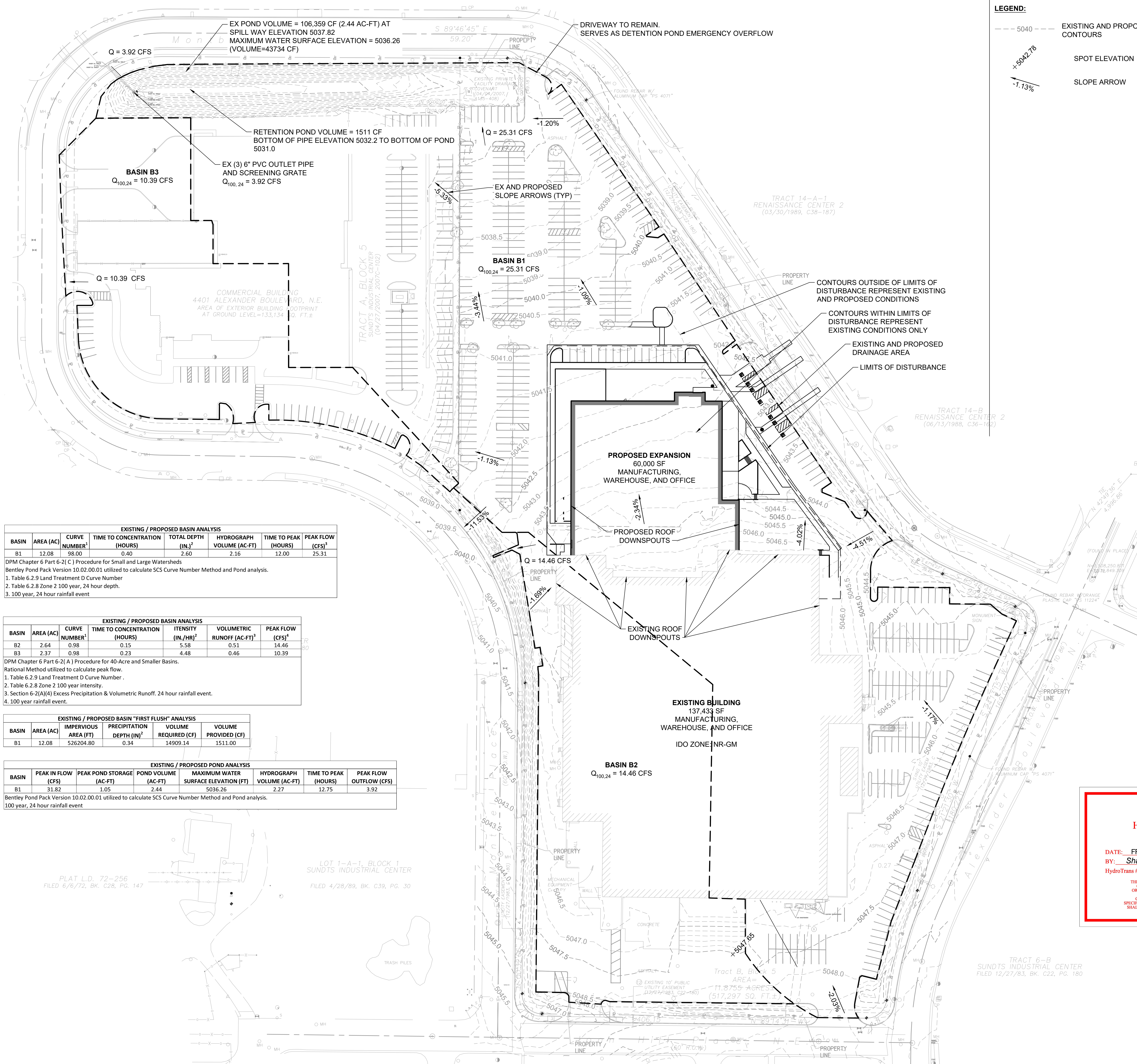
Burns & McDonnell looks forward to working with the City of Albuquerque Planning Department throughout the approval process. Please contact Joe Lavender (jlavender@burnsmcd.com) with questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Joseph A. Lavender".

Joseph A. Lavender, P.E.
jlavender@burnsmcd.com
(913) 289-3619

cc: Amber Yount, Burns & McDonnell
Adam Lysiak, Curia Global



EXISTING / PROPOSED BASIN ANALYSIS							
BASIN	AREA (AC)	CURVE NUMBER	TIME TO CONCENTRATION (HOURS)	TOTAL DEPTH (IN.) ²	HYDROGRAPH VOLUME (AC-FT)	TIME TO PEAK (HOURS)	PEAK FLOW (CFS) ¹
B1	12.08	98.00	0.40	2.60	2.16	12.00	25.31

DPM Chapter 6 Part 6-2(C) Procedure for Small and Large Watersheds
Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
1. Table 6.2.9 Land Treatment D Curve Number
2. Table 6.2.8 Zone 2 100 year, 24 hour depth.
3. 100 year, 24 hour rainfall event

EXISTING / PROPOSED BASIN ANALYSIS						
BASIN	AREA (AC)	CURVE NUMBER	TIME TO CONCENTRATION (HOURS)	INTENSITY (IN./HR.) ²	VOLUMETRIC RUNOFF (AC-FT) ³	PEAK FLOW (CFS) ¹
B2	2.64	0.98	0.15	5.58	0.51	14.46
B3	2.37	0.98	0.23	4.48	0.46	10.39

DPM Chapter 6 Part 6-2(A) Procedure for 40-Acre and Smaller Basins.
Rational Method utilized to calculate peak flow.
1. Table 6.2.9 Land Treatment D Curve Number .
2. Table 6.2.8 Zone 2 100 year intensity.
3. Section 6-2(A)(4) Excess Precipitation & Volumetric Runoff. 24 hour rainfall event.
4. 100 year rainfall event.

EXISTING / PROPOSED BASIN "FIRST FLUSH" ANALYSIS				
BASIN	AREA (AC)	IMPERVIOUS AREA (FT)	PRECIPITATION DEPTH (IN.) ²	VOLUME REQUIRED (CF)
B1	12.08	526204.80	0.34	14909.14

DPM Chapter 6 Part 6-2(A) Procedure for 40-Acre and Smaller Basins.
Rational Method utilized to calculate peak flow.
1. Table 6.2.9 Land Treatment D Curve Number .
2. Table 6.2.8 Zone 2 100 year intensity.
3. Section 6-2(A)(4) Excess Precipitation & Volumetric Runoff. 24 hour rainfall event.
4. 100 year rainfall event.

EXISTING / PROPOSED POND ANALYSIS							
BASIN	PEAK IN FLOW (CFS)	PEAK POND STORAGE (AC-FT)	POND VOLUME (AC-FT)	MAXIMUM WATER SURFACE ELEVATION (FT)	HYDROGRAPH VOLUME (AC-FT)	TIME TO PEAK (HOURS)	PEAK FLOW OUTFLOW (CFS)
B1	31.82	1.05	2.44	5036.26	2.27	12.75	3.92

Bentley Pond Pack Version 10.02.00.01 utilized to calculate SCS Curve Number Method and Pond analysis.
100 year, 24 hour rainfall event

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED

DATE: FFB/DEGG
BY: Shahab Blazar
HydroTrans # F16D003B1

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR REVISION OR DIMENSION IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS, SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

EXECUTIVE SUMMARY

THE PURPOSE OF CURIA'S NEW MEXICO EXPANSION PROJECT (PROJECT) IS TO INCREASE MANUFACTURING AND WAREHOUSE CAPACITY. THE EXPANSION OF THE EXISTING 137,000 SQUARE FOOT BUILDING TO THE NORTH BY APPROXIMATELY 60,000 SQUARE FEET TOTAL THE GROSS FLOOR AREA TO APPROXIMATELY 197,000 SQUARE FEET.

THE PROJECT'S GRADING AND DRAINAGE ANALYSIS EITHER MATCHES OR IS LESS THAN THE GRADING AND DRAINAGE ANALYSIS PERFORMED IN PLANNING DEPARTMENT HYDROLOGIC FILE : F16D003B1. BASED UPON A CONVERSATION BETWEEN THE PLANNING DEPARTMENT AND BURNS & McDONNELL, THE HYDROLOGIC FILE : F16D003B1 IS THE AGREED UPON DESIGN STANDARD FOR THIS PROJECT .

GRADING, AND RESULTANT CHANGE IN TOPOGRAPHY, SHALL NOTE TAKE PLACE IN THIS PROJECT. PROPOSED BASIN ENGINEERING PARAMETERS ARE EQUAL TO EXISTING BASIN ENGINEERING PARAMETERS. THE EXISTING POND DOES NOT REQUIRE MODIFICATION TO RETAIN "FIRST FLUSH" RUN OFF.

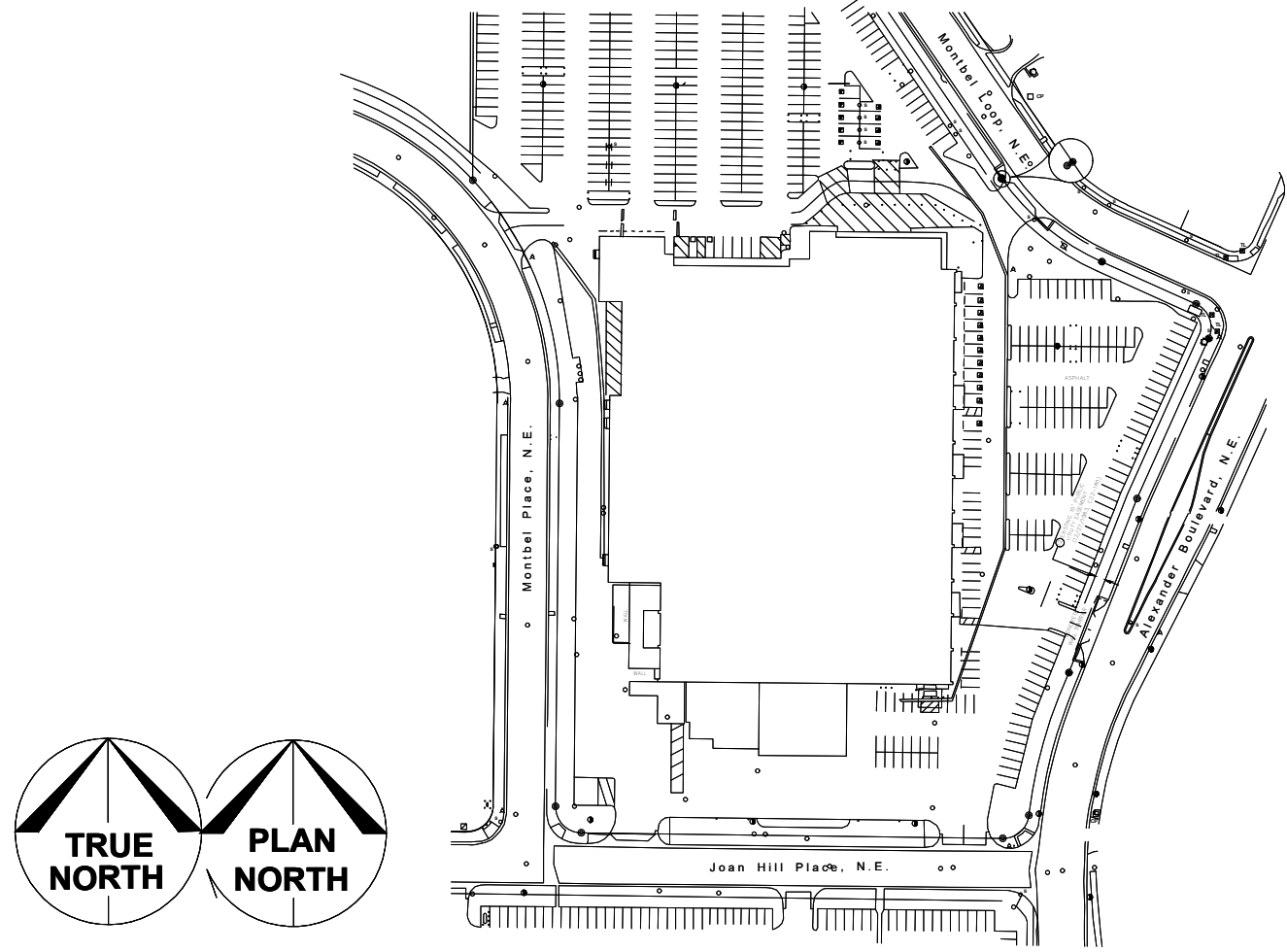
EXISTING / PROPOSED CONDITION

THE EXISTING TOPOGRAPHY DIVIDES THE SITE INTO 3 BASINS. THE PROPOSED PROJECT DOES NOT IMPACT THE EXISTING TOPOGRAPHY OR BASINS.

TOTAL FLOW OF 25.31 CFS FROM BASIN 1 FLOWS TO THE DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE SITE. BASED ON THE ANALYSIS AT A PEAK INFLOW RATE OF 25.31 CFS, THE MAXIMUM WATER SURFACE ELEVATION OF 5036.26 FT. THE EXISTING POND HAS A VOLUME OF 106,359 CF WITH A SPILLWAY ELEVATION OF 5037.82 AT THE NORTHERN DRIVEWAY. AS NOTED IN THE PRICE CLUB DRAINAGE REPORT, THIS DRIVEWAY WAS DESIGNED AS THE EMERGENCY OVERFLOW IN THE EVENT THE OUTLET PIPE BECOMES CLOGGED. THE TOP OF POND EMBANKMENT IS AT AN ELEVATION OF 5038.20 FT. THIS PROVIDES 1.94 FEET OF FREEBOARD DURING A 100 YEAR, 24 HOUR EVENT. THE PEAK DISCHARGE FROM THE EXISTING DETENTION POND WITH THREE 6 INCH OUTLET IS 3.92 CFS.

OUTLET PIPES FOR THE EXISTING PRIVATE STORMWATER POND (COVENANT A135-0408, 04/04/217) SHALL BE INSPECTED FOR PROPER SCREENING DEVICES TO ENSURE REMOVAL OF GROSS POLLUTANTS (DEBRIS 2" AND LARGER) PRIOR TO DISCHARGE FROM THE SITE.

KEY PLAN:



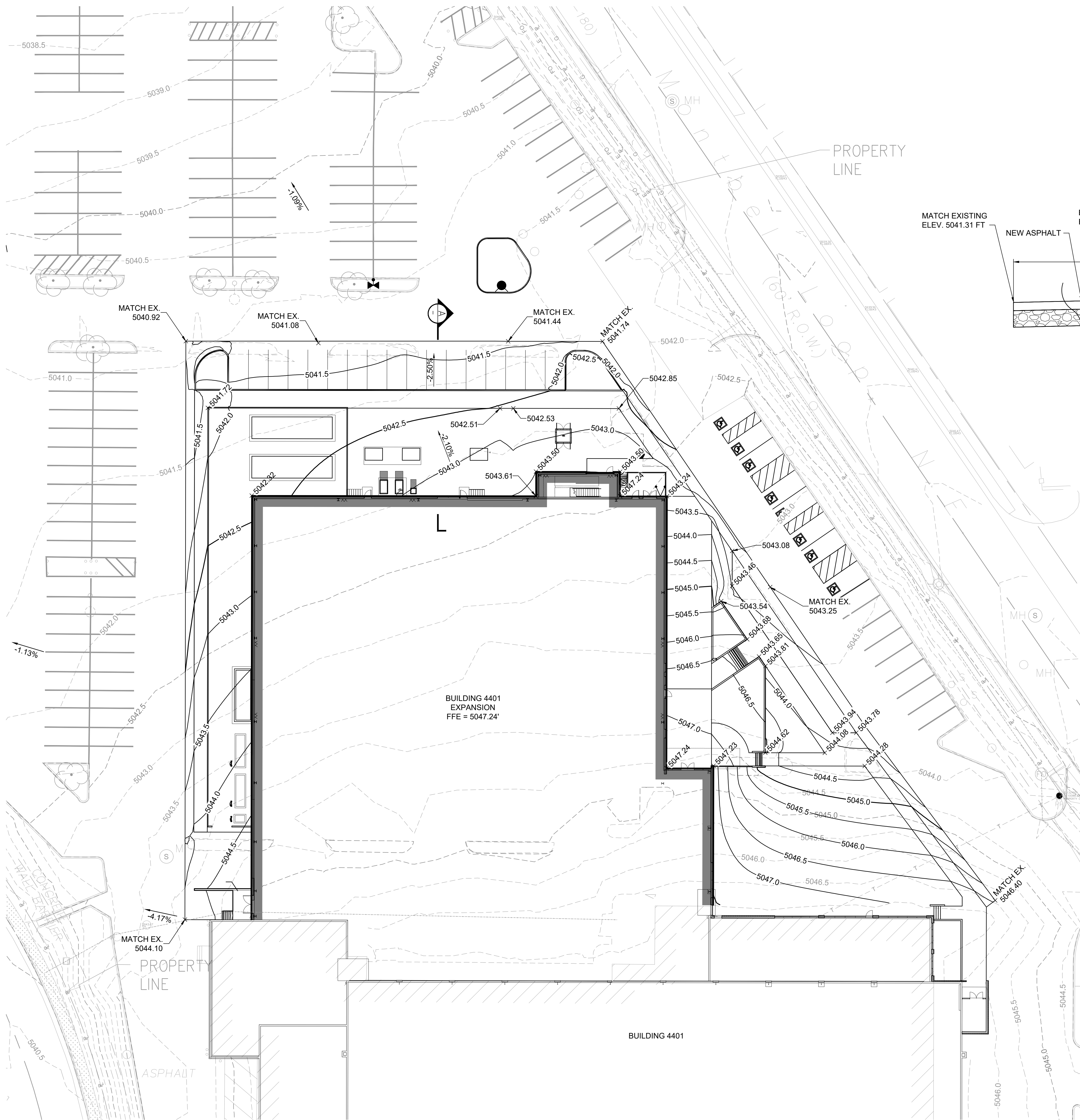
ARCHITECTS/ENGINEERS:

**BURNS
MCDONNELL**
9400 WARD PARKWAY
KANSAS CITY, MO 64114

**PRELIMINARY - NOT
FOR CONSTRUCTION**

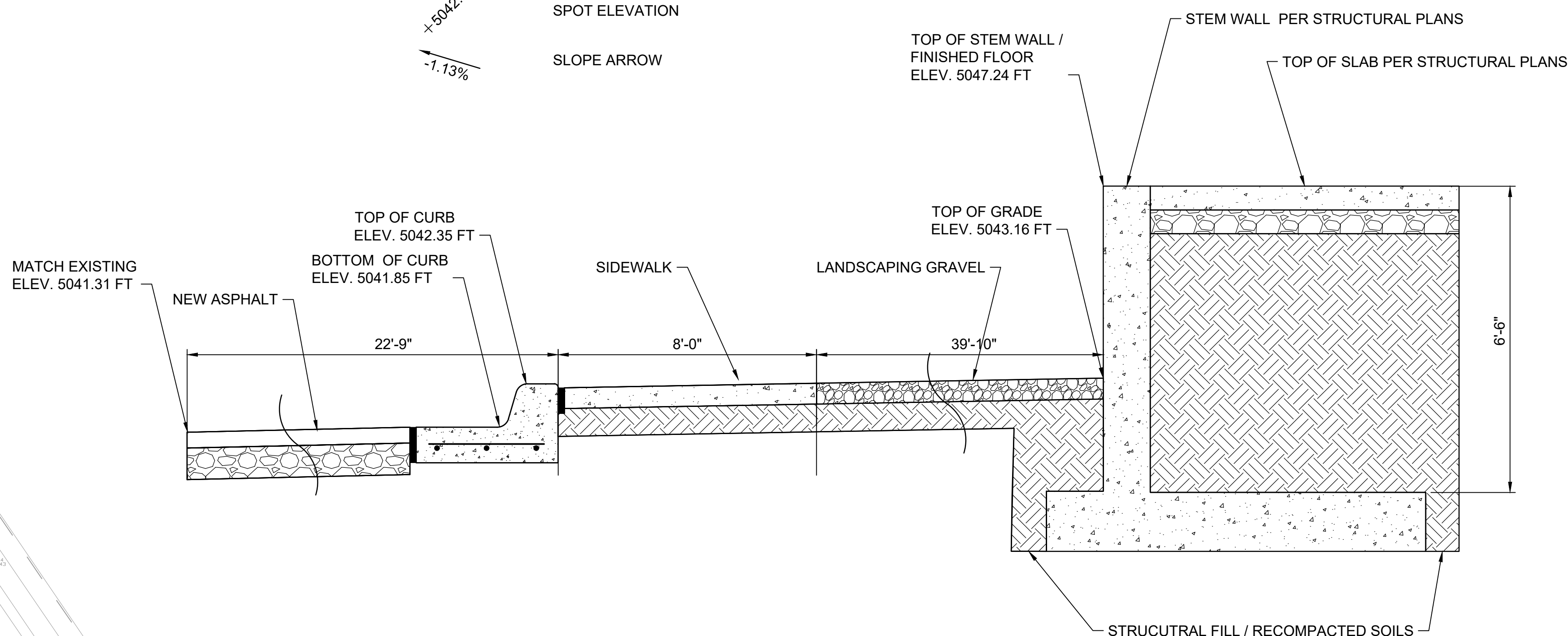


Oct 25 2022 8:04 PM

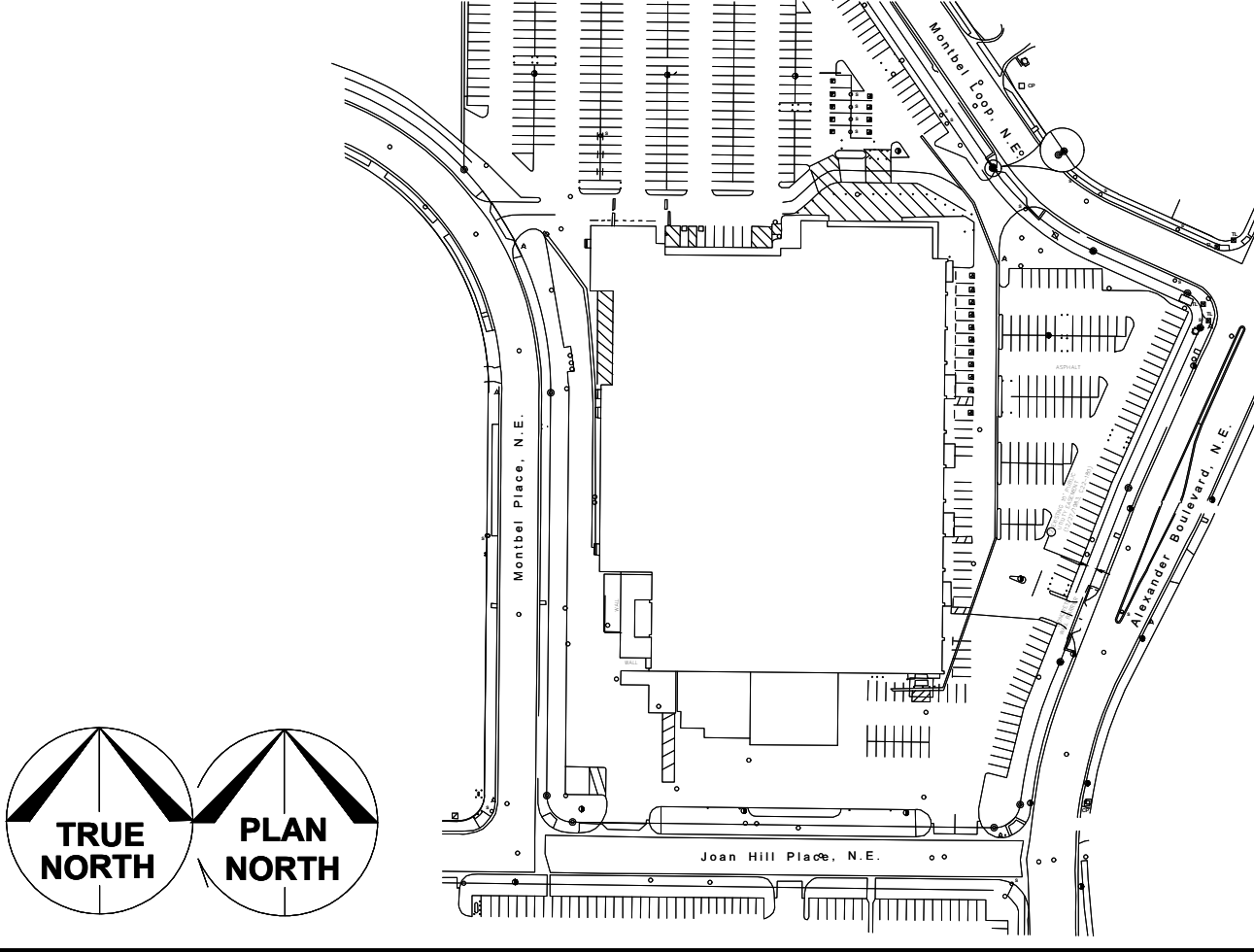


LEGEND:

- 5040 --- EXISTING CONTOURS
- 5040 — PROPOSED CONTOURS
- +5042.78 SPOT ELEVATION
- 1.13% SLOPE ARROW



KEY PLAN:



ARCHITECTS/ENGINEERS:

BURNS MEDONNELL
9400 WARD PARKWAY
KANSAS CITY, MO 64114

PRELIMINARY - NOT FOR CONSTRUCTION

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 11/3/2022
BY: Shahab Blazar
HydroTrans # F16D003B1
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DIMENSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.



Oct 25 2022 8:05 PM

REFERENCE DOCUMENTS



July 22, 2022

City of Albuquerque
Planning Department
Plaza del Soil Building
600 Second NW
Albuquerque, NM 87102

Re: Letter of Authorization
4401 Alexander Blvd NE
Site Plan – DRB Process

To Whom It May Concern,

I hereby authorize Burns & McDonnell to act on our behalf to represent Curia Global to the City of Albuquerque for the 4401 Alexander Blvd Site Plan – DRB Process. As Curia New Mexico LLC's (f/k/a Oso Pharmaceutical) Agent, Burns & McDonnell will submit documents to and communicate with the Planning Department until the project's completion.

If in any case, the Planning Department Staff should have questions in this matter, please contact me at Adam.Lysiak@curiaglobal.com.

Sincerely,



Adam Lysiak, P.E.
Senior Director of Project Engineering
Adam.Lysiak@curiaglobal.com
(908) 752-9244

cc: Amber Yount, Burns & McDonnell
Steven Karl, Curia Global
Daniel Lavin, Curia Global

FORM P: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: 4401 Alexander Blvd. NE

Track B Block 5 Plat Of Tracts A & B Block 5 Sundt's Industrial Center 11.86 AC

Job Description: Two story expansion of existing building; Aseptic Manufacturing
Packaging, Office type support, Utility Space

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	_____ NA
• Traffic Impact Study (TIS)	_____ Approved	_____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• MRCOG	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Water/Sewer Availability Statement/Serviceability Letter	_____ Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	_____ NA
• ABCWUA Service Connection Agreement	_____ Approved	_____ NA

ABCWUA

Date

<input type="checkbox"/> Infrastructure Improvements Agreement (IIA*)	_____ Approved	_____ NA
<input type="checkbox"/> Solid Waste Department Signature on the plan	_____ Approved	_____ NA
<input type="checkbox"/> Fire Marshall Signature on the plan	_____ Approved	_____ NA

* Prior to Final Site Plan approval submittals (include a copy of the recorded IIA)

PRE-APPLICATION MEETING NOTES

PA#: 22-113 Notes Provided (date): 2-27-22

Site Address and/or Location: 4401 Alexander Blvd. NE 87107

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request 2 story expansion. Aseptic Manufacturing (~17,000SF); Packaging (~16,000SF); ~ Office type support (~8,000SF); Utility Space (~11,000 SF).

Please note: The requested total square feet (Gross Floor Area) has increased from 52,000 SF to 60,000 SF. All submitted drawings reflect the increased Gross Floor Area of 60,000 SF.

Basic Site Information

(J. Lavender 2022.09.12)

Current Use(s): office

Size (acreage): ~ 12 acres

Zoning: NR-GM

Overlay Zone(s): N/A (zoning entitlements)

Comprehensive Plan Designations

Corridor(s): within 660' Montano Rd. Major Transit

Development Area: Change

Near Major Public Open Space (MPOS)? N/A

Center: Renaissance Employment Center

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Light Manufacturing, Office,

Use Specific Standards: 4-3(E)(4) Light Manufacturing

Applicable Definition(s): _____

Light Manufacturing

The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of *Heavy Manufacturing* or *Special Manufacturing*. See also Cannabis Definitions for *Cannabis-derived Products Manufacturing* and *Cannabis Cultivation*

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

Process

Decision Type(s) (see IDO Table 6-1-1): Site Plan-DRB

Specific Procedure(s)*: 6-6(I)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: DRB Is this a PRT requirement? Yes

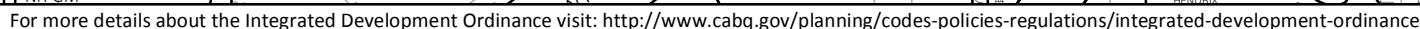
Handouts Provided

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input checked="" type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input checked="" type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- Site is within a Site Development Plan 2018-1005233 Sundt's Industrial Center.
 - Please review in case there are any associated design standards
- Understand the permitting process steps, durations of review and expectations of the City:
 - See above and attached handouts for process.
- Please contact permitting for information regarding separating out into two separate submissions regarding building permit.
 - Zoning/Code Enforcement: Angelo Metzgar (ametzgar@cabq.gov)
- For fire related questions please contact the fire department
 - Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)
- For landscaping requirements please see IDO Section 5-6 Landscaping Buffering and screening (pg. 285).
- For waste discharge limitations please contact Solid Waste or Environmental health.
 - Solid Waste: Herman Gallegos (hgallegos@cabq.gov)



CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

November 14, 2018

Glenn Broughton PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **Oso Bio Syringe Line**
4401 Alexander Blvd NE
Grading and Drainage Plan for Building Permit
Engineer's Stamp Date 11/1/2018 Disapproved
Hydrology File: F16D003B1

Dear Mr. Broughton,

PO Box 1293

Based on the submittal received on 11/5/2018 the above-referenced Grading Plan and Drainage Plan cannot be approved until the following are corrected and a complete resubmittal is made:

Albuquerque

NM 87103

www.cabq.gov

1. In the HEC-HMS Model:
 - a. Per the draft DPM, 6-1(B)(2) *Computation of Time of Computation*, if t_c is computed to be less than 0.2hrs, than use 0.2hrs. Lag time then becomes $0.6 * t_c = 7.2$ minutes.
 - b. The inlet elevation for the PVC pipes is specified as 5033' but is 5032' in the plans.
 - c. The outlet elevation for the PVC pipes is specified at 5031.9' but is ~5031' in the plans; also the outlet elevation of the pipes and the Invert-In and Invert-Out of the sidewalk culverts should be specified on the plans.
 - d. The bottom of pond is defined as 5031' in the model, but shown as 5031.5' on the plans.
2. The proposed 100-yr WSEL needs to be shown on the pond in plan view.

Prior to Certificate of Occupancy (For Information):

3. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required. The Engineer's Certification must be placed on the approved Grading and Drainage Plan after the revised plan gets approved. It should include as-built survey information from a registered professional surveyor and a certification statement from a registered professional engineer.
4. The sidewalk culverts must be inspected and approved by storm drain maintenance (Jason Rodriguez, jtrodriguez@cabq.gov or 857-8607).
5. Bernalillo County Recorded Drainage Covenants (No Public Easement) are required for the stormwater control pond (one for each side of the property line). The original notarized form,

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

exhibit A (legible on 8.5x11 paper), and recording fee (\$25, payable to Bernalillo County) must be turned into DRC (4th, Plaza del Sol) for routing. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. The routing and recording process for covenants can take a month or longer; Hydrology recommends beginning this process as soon as possible as to not delay approval for certificate of occupancy.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 3/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

IS THIS A RESUBMITTAL?: ____ Yes ____ No

DEPARTMENT:

____ HYDROLOGY/ DRAINAGE
____ TRAFFIC/ TRANSPORTATION

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
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____ PRELIMINARY PLAT APPROVAL
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____ 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: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

November 2, 2018

Dana M. Peterson, PE
Senior Engineer, Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Oso Bio Syringe Line Grading Plan Submittal; Hydrology File F16D003B1

Dear Mr. Peterson:

Enclosed for your review is a copy of the Oso Bio Syringe Line Drainage Management Plan and Grading Plan Resubmittal. Below is a brief description of how the comments from your letter dated October 23, 2018 were addressed:

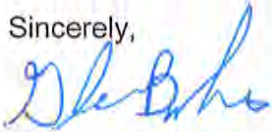
1. A digital submittal include HEC-HMS models have been provided with this submittal.
2. SO-19 notes have been deleted from sheet C1.0 and added to sheets C1.1, C1.3 and C1.4. The standard drawing for sidewalk culverts have been added to the keyed notes.
3. The sidewalk culvert has been added at the Montbel Pl. rundown. The calculations were based on a 1.5% slope. The slope shown on the table was rounded to the nearest hundredth. This has been revised.
4. Spot elevations from the survey have been added to the top of berm and spillway. The is shown on sheet C1.4. Transportation has agreed to allow the two northern driveways on the site to remain open if the owner will remove the concrete barriers. The owner has agreed to this. Spillway calculations are shown on the proposed DMP.
5. The MWSE has been added to the sections on both the plans and DMP. Keyed note 3 on sheet C1.4 notes to remove vegetation from the pond and embankment.
6. The details have been modified to more clearly depict the trash screen detail.

Dana M. Peterson, PE
City of Albuquerque
November 2, 2018
Page 2

7. The drainage covenant exhibit has been modified and approved. There was an error in the pond volume calculations previously submitted. It has been corrected and the HEC-HMS model updated. The volume has been updated on the attached drainage covenant exhibit. We are in the process of getting the owners signature on the document. The original and filing fee will be submitted to the City once we receive it.

With this submittal, we are requesting City of Albuquerque Hydrology Building Permit Approval. If you have any questions or require further information, please feel free to contact me.

Sincerely,

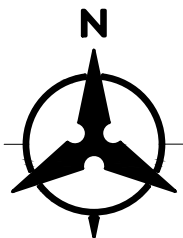


Glenn S. Broughton, PE
Senior Project Manager
Community Development & Planning

GSB/mr
Enclosures

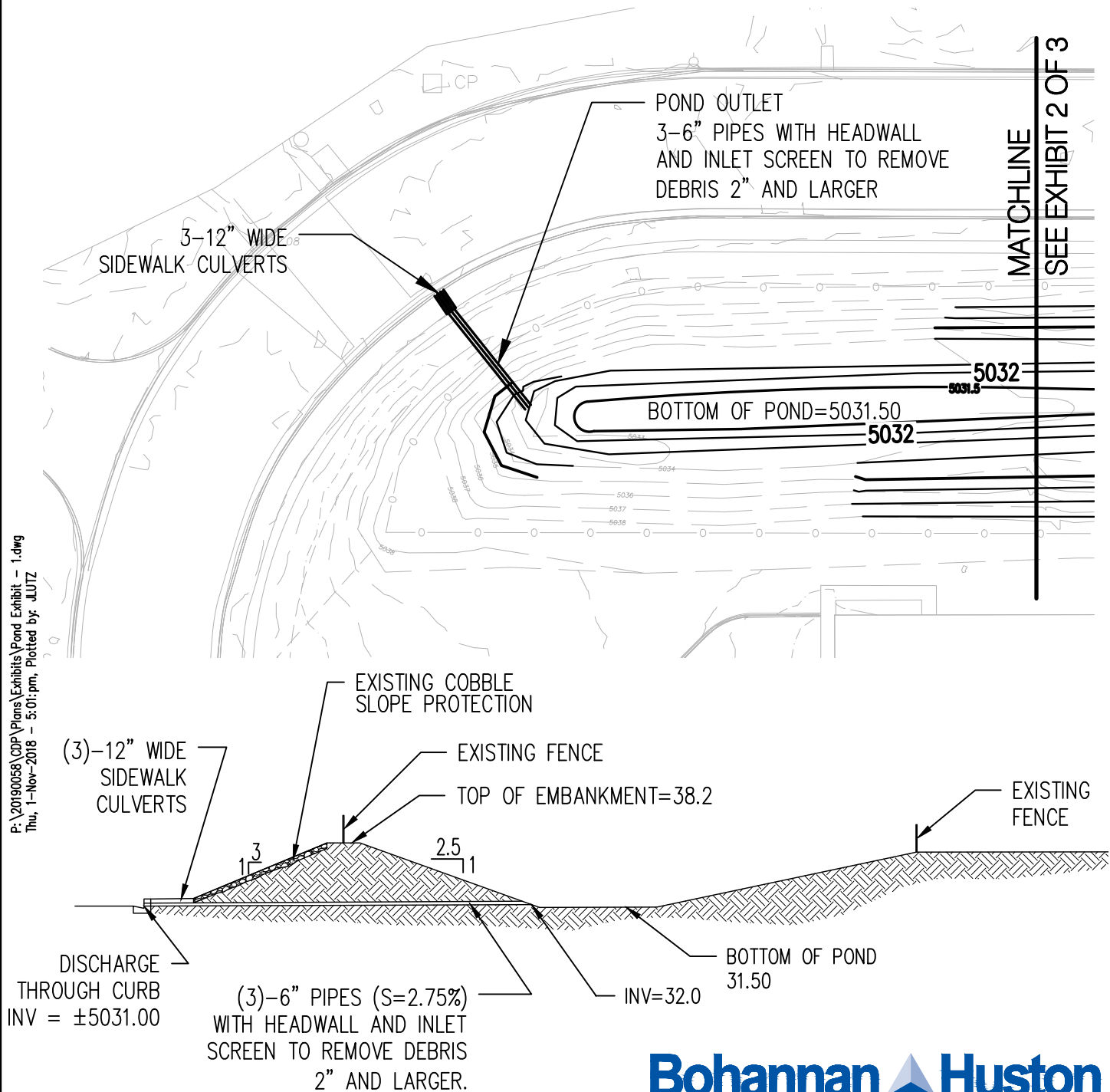
TRACT A & B BLOCK 5
REPLAT OF TRACT
2-A SUNDTS
INDUSTRIAL CENTER
PRIVATE POND EXHIBIT

SHEET 1 of 3



SCALE: 1"=40'

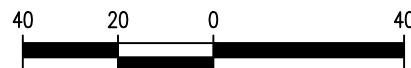
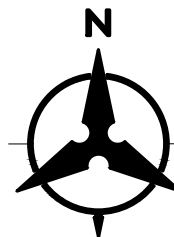
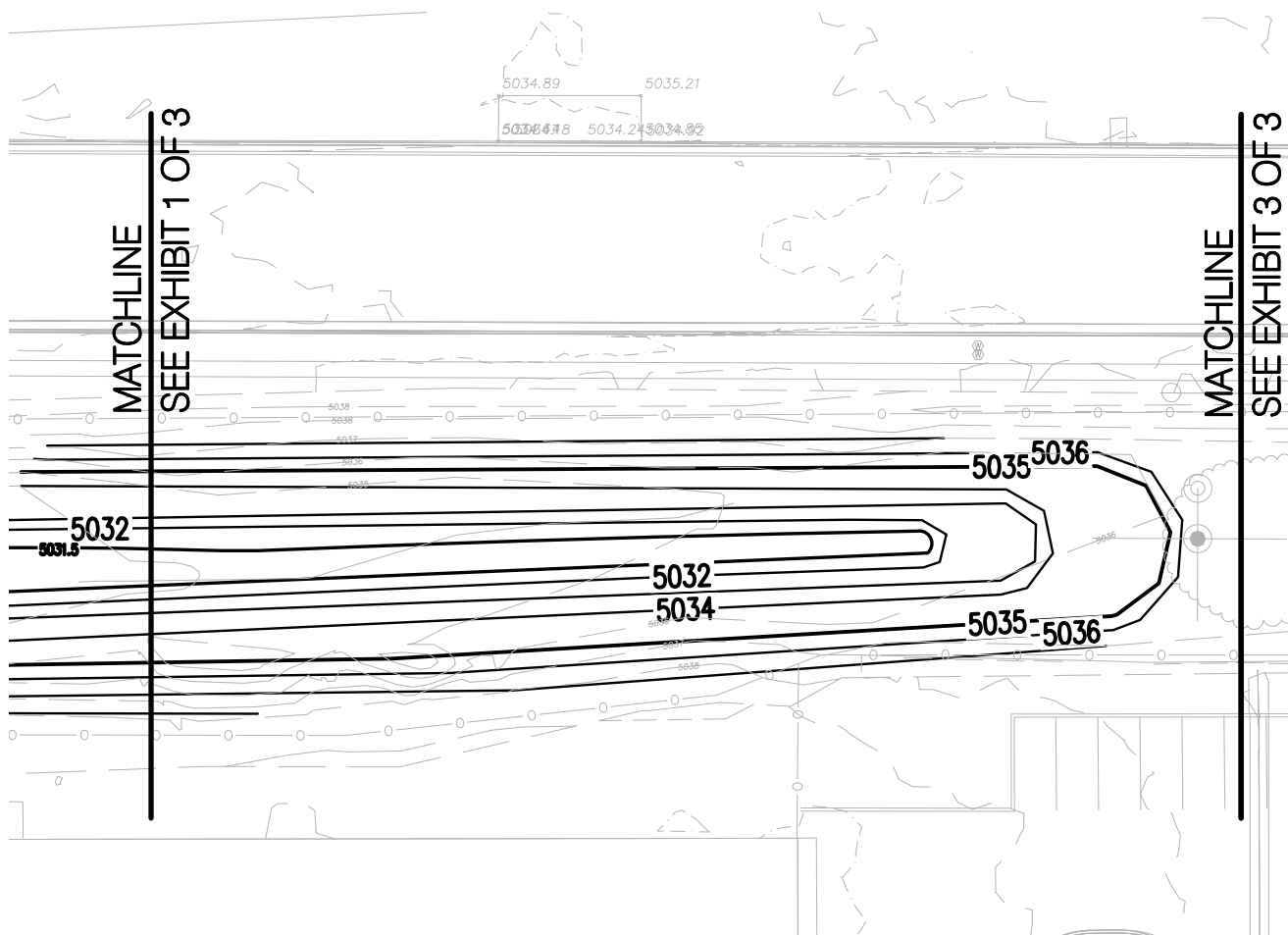
POND VOLUME= 106359 CF (2.44 AC. FT)



TRACT A & B BLOCK 5
REPLAT OF TRACT
2-A SUNDTS
INDUSTRIAL CENTER
PRIVATE POND EXHIBIT

SHEET 2 of 3

POND VOLUME= 106359 CF (2.44 AC. FT)

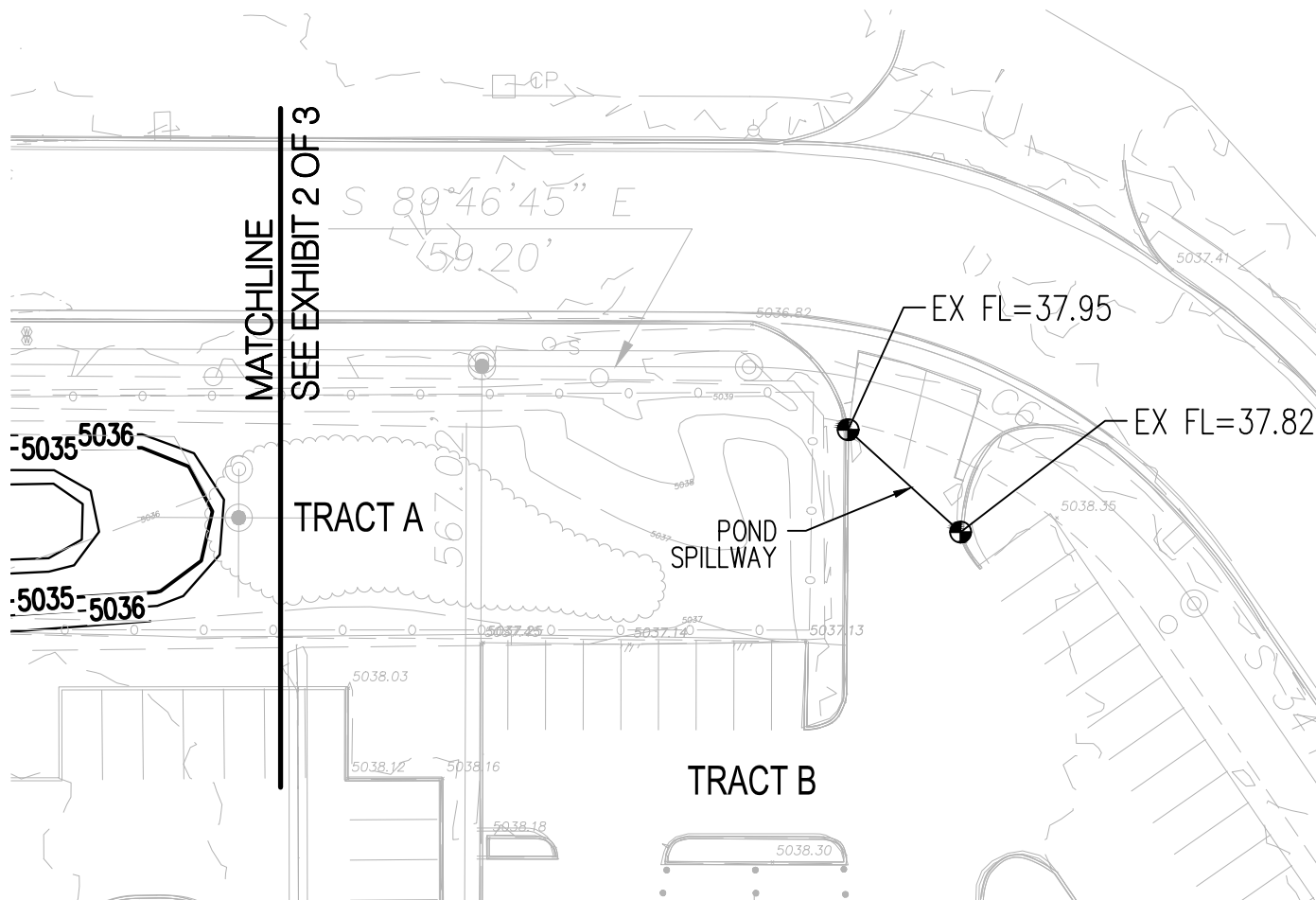


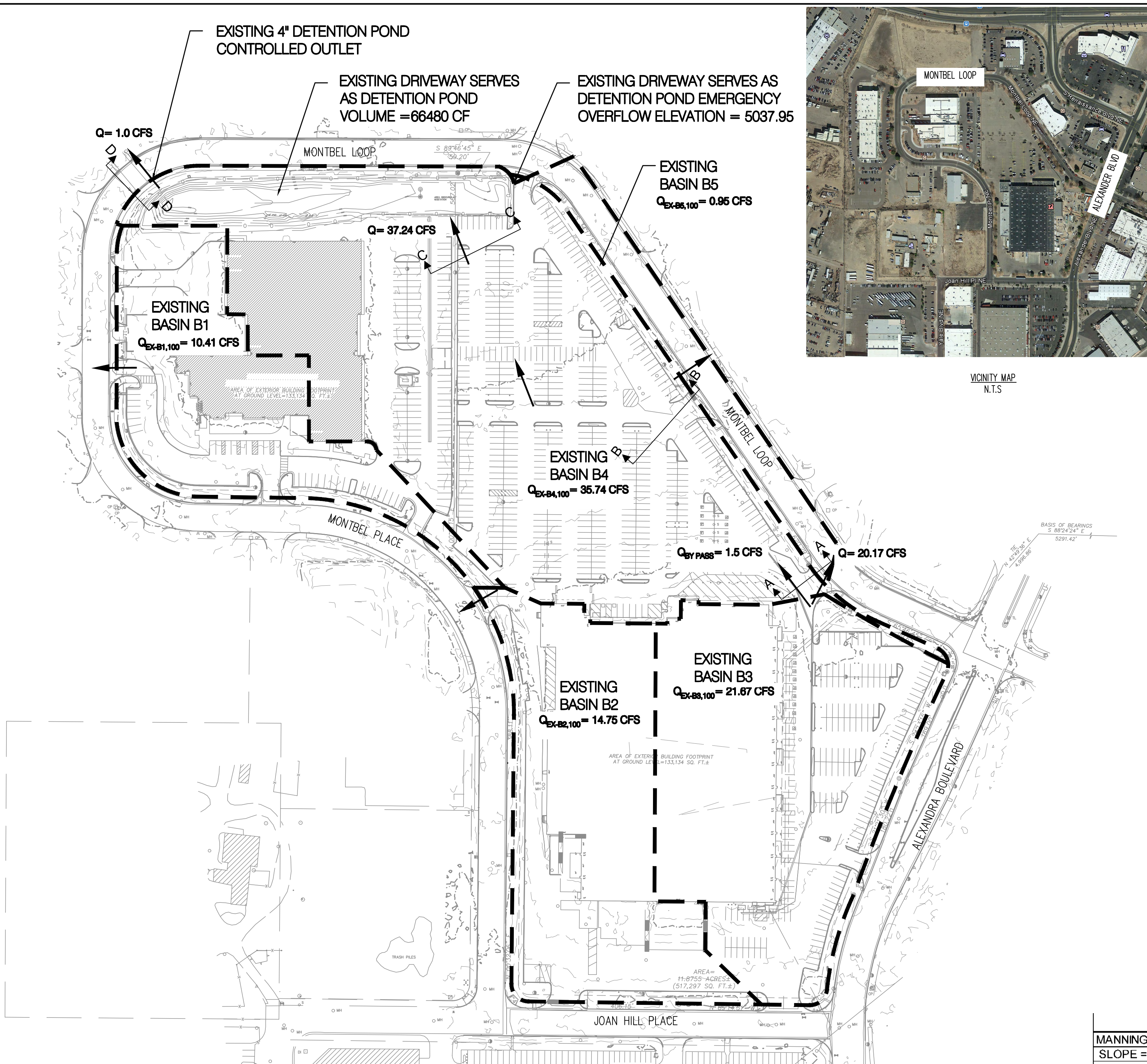
SCALE: 1"=40'

TRACT A & B BLOCK 5
REPLAT OF TRACT
2-A SUNDTS
INDUSTRIAL CENTER
PRIVATE POND EXHIBIT

SHEET 3 of 3

POND VOLUME= 106359 CF (2.44 AC. FT)

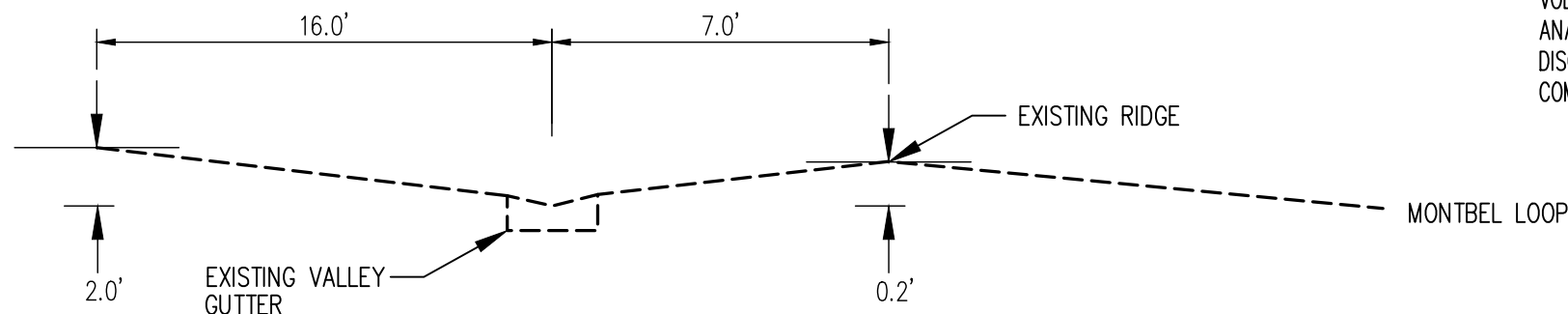




VICINITY MAP
N.T.S.

Basin	Area	Area	SCS Curve Number	Q100	Q/Acre	Volume
	(sq ft)	(sq mi)		(cfs)	(cfs/acre)	(ac-ft)
EX-B1	103121	0.00370	94	10.41	4.40	0.39
EX-B2	132690	0.00477	97	14.75	4.84	0.59
EX-B3	195110	0.00700	97	21.67	4.84	0.86
EX-B4	331107	0.01188	96	35.74	4.70	1.4
EX-B5	11923	0.00042	89	0.95	3.47	0.03

Paved Swale/ Valley Gutter Capacity Calculation									
MANNING'S N = 0.016									
SLOPE = 0.010									
POINT	DIST	ELEV							
1	-16	2							
2	0	0							
3	7	0.2							
WSEL	DEPTH INC	FLOW AREA	FLOW RATE	WETTED PER	FLOW VEL	TOPWID WATER	TOTAL ENERGY	FROUDE NO.	
(FT)	(FT)	(SQ.FT)	(CFS)	(FT)	(FPS)	(FT)	(FT)		
0.01	0.01	0.002	0.001	0.431	0.271	0.43	0.011	0.676	
0.02	0.02	0.009	0.004	0.862	0.431	0.86	0.023	0.759	
0.03	0.03	0.019	0.011	1.292	0.564	1.29	0.035	0.812	
0.04	0.04	0.034	0.024	1.723	0.683	1.72	0.047	0.852	
0.05	0.05	0.054	0.043	2.154	0.793	2.15	0.06	0.884	
0.06	0.06	0.077	0.069	2.585	0.896	2.58	0.072	0.912	
0.07	0.07	0.105	0.105	3.015	0.993	3.01	0.085	0.935	
0.08	0.08	0.138	0.149	3.446	1.085	3.44	0.098	0.956	
0.09	0.09	0.174	0.204	3.877	1.174	3.87	0.111	0.975	
0.1	0.1	0.215	0.271	4.308	1.259	4.3	0.125	0.993	
0.11	0.11	0.26	0.349	4.738	1.342	4.73	0.138	1.009	
0.12	0.12	0.31	0.44	5.169	1.422	5.16	0.151	1.023	
0.13	0.13	0.363	0.545	5.6	1.5	5.59	0.165	1.037	
0.14	0.14	0.421	0.664	6.031	1.576	6.02	0.179	1.05	
0.15	0.15	0.484	0.798	6.461	1.65	6.45	0.192	1.062	
0.16	0.16	0.55	0.948	6.892	1.722	6.88	0.206	1.074	
0.17	0.17	0.621	1.114	7.323	1.793	7.31	0.22	1.084	
0.18	0.18	0.697	1.298	7.754	1.863	7.74	0.234	1.095	
0.19	0.19	0.776	1.499	8.185	1.931	8.17	0.248	1.105	



SECTION A-A

N.T.S.

Existing Pond Analysis Output					
Peak Inflow	Peak Discharge	Peak Storage	Existing Detention	Maximum Water	Spillway Elevation
CFS	CFS	ACR	CF	FT	FT
35.74	0.90	46186	66480	5037.40	5037.95

SECTION B-B Capacity Calculation									
MANNING'S N = 0.016									
SLOPE = 0.014									
POINT	DIST	ELEV	POINT	DIST	ELEV				
1	40.8	42.287	9	86.26	41.746				
2	40.94	42.275	10	88.55	41.779				
3	46.88	42.255	11	92.08	41.802				
4	47.24	42.271	12	97.2	41.776				
5	47.96	42.283	13	100.66	41.773				
6	61.76	41.931	14	103.54	41.813				
7	83.66	41.789	15	106.63	41.837				
8	84.61	41.782	16	133.2	42.138				
WSEL	DEPTH INC	FLOW AREA	FLOW RATE	WETTED PER	FLOW VEL	TOTAL ENERGY			
(FT)	(FT)	(SQ.FT)	(CFS)	(FT)	(FPS)	(FT)			
41.986	0.24	8.351	24.597	60.182	2.945	0.375			
41.996	0.25	8.959	27.271	61.457	3.044	0.394			
42.006	0.26	9.58	30.078	62.732	3.14	0.413			
42.016	0.27	10.214	33.021	64.007	3.233	0.433			
42.026	0.28	10.86	36.099	65.282	3.324	0.452			
42.036	0.29	11.519	39.314	66.557	3.413	0.471			
42.046	0.3	12.191	42.666	67.832	3.5	0.491			
42.056	0.31	12.876	46.158	69.107	3.585	0.51			
42.066	0.32	13.573	49.789	70.382	3.668	0.529			
42.076	0.33	14.283	53.561	71.657	3.75	0.549			
42.086	0.34	15.006	57.474	72.932	3.83	0.568			
42.096	0.35	15.742	61.532	74.207	3.909	0.588			
42.106	0.36	16.49	65.733	75.481	3.986	0.607			
42.116	0.37	17.251	70.08	76.756	4.062	0.627			
42.126	0.38	18.025	74.574	78.031	4.137	0.646			
42.136	0.39	18.812	79.216	79.306	4.211	0.666			

INTRODUCTION:

THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT THE EXISTING DRAINAGE MANAGEMENT PLAN FOR THE OSO BIO AND THE ALBUQUERQUE AMBULANCE SITES. THIS ANALYSIS WILL QUANTIFY DISCHARGE RATES, ASSOCIATED VOLUMES AND CAPACITY OF THE DETENTION POND.

THE SITE IS LOCATED AT THE NORTHWEST CORNER OF JOAN HILL PLACE AND ALEXANDRA BOULEVARD. IT IS BORDERED ON THE NORTH BY MONTBEL LOOP, ON THE WEST BY MONTBEL PLACE, ON THE SOUTH BY JOAN HILL PLACE AND ON THE EAST BY ALEXANDRA BOULEVARD. THE TOTAL ANALYSIS AREA IS APPROXIMATELY 18 ACRES AND ALL OF WHICH IS FULLY DEVELOPED.

METHODOLOGY:

THE CITY IS IN THE PROCESS OF UPDATING THE DPM. ALTHOUGH THE DPM UPDATE HAS NOT BEEN OFFICIALLY ADOPTED, THE ANALYSIS METHODOLOGY IS PER THE PROPOSED UPDATE.

THE METHODOLOGY SELECTED TO COMPUTE RUNOFF VOLUME IS BASED ON THE SCS UNIT HYDROGRAPH. RAINFALL VALUES WERE BASED ON THE PROPOSED VALUES FROM THE DPM. THE SITE WAS ANALYZED FOR THE 100 YEAR 24 HOUR STORM EVENT USING THE US ARMY CORPS OF ENGINEERS HYDROLOGIC ENGINEERING CENTER'S HYDROLOGIC MODELING SYSTEM (HEC-HMS, VERSION 4.2). SURFACE CHARACTERISTICS AFFECTING INITIAL ABSTRACTION AND INFILTRATION RATES ARE PRESENTED BY CURVE NUMBERS. CURVE NUMBERS ARE BASED ON LAND TREATMENT AND AS SPECIFIED IN THE DPM UPDATE.

EXISTING CONDITIONS:

A DRAINAGE REPORT FOR PRICE CLUB SITE IMPROVEMENTS DATED SEPTEMBER 1990 IS THE BASIS OF THE ALLOWABLE PEAK DISCHARGE FROM THE SITE. BASED ON THIS REPORT THE ALLOWABLE DISCHARGE FROM THE SITE IS 32.35 CFS.

BASED ON THE EXISTING TOPOGRAPHY, THE ENTIRE SITE IS DIVIDED INTO 5 BASINS.

EXISTING BASIN 1 IS APPROXIMATELY 2.37 ACRES AND CONSISTS PAVED AREA, ROOF AREA AND SOME LANDSCAPED AREA. DRAINAGE OF THIS BASIN DISCHARGES TO MONTBEL LOOP.

EXISTING BASIN 2 IS LOCATED NORTH OF JOAN HILL PLACE. THIS BASIN IS APPROXIMATELY 3.05 ACRES AND CONSISTS LARGE AMOUNT OF ROOF AREA, PAVED AREA AND VERY LIMITED AMOUNT OF LANDSCAPED AREA. DRAINAGE OF THIS BASIN DISCHARGES TO MONTBEL PLACE.

EXISTING BASIN 3 IS APPROXIMATELY 4.48 ACRES. IT IS LOCATED WEST OF ALEXANDRA BOULEVARD. ACCORDING TO THE DRAINAGE REPORT FOR PRICE CLUB SITE IMPROVEMENTS, SEPTEMBER 1990, THIS BASIN WAS ORIGINALLY DESIGNED TO FLOW TOWARD THE POND. HOWEVER, THE EXISTING PAVED SWALE AND VALLEY GUTTER IS UNDERSIZED TO CONVEY THE CALCULATED PEAK FLOW FOR THIS BASIN TO BASIN A. IT IS DIRECTING MAJORITY OF THE FLOW INTO MONTBEL LOOP. ONLY 1.5 CFS OF THE DISCHARGE FLOWS INTO EXISTING BASIN 4. SEE THE TABLE BELOW FOR THE CAPACITY OF PAVED SWALE/ VALLEY GUTTER.

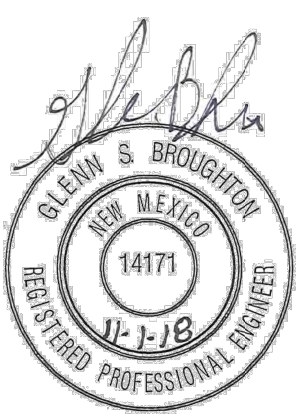
EXISTING BASIN 4 IS APPROXIMATELY 7.60 ACRES AND COMPOSED OF ROOF, PAVEMENT AND LANDSCAPED POND. RUNOFF OF THIS BASIN FLOWS NORTHWEST AND TOTALLY CONTAINED BY THE POND AND DISCHARGED AT A CONTROLLED RATE.

EXISTING BASIN 5 IS APPROXIMATELY 0.27 ACRES. IT CONSISTS LANDSCAPE AREA AND VERY LIMITED CONCRETE. THIS BASIN DOES NOT CONTRIBUTE ANY SIGNIFICANT AMOUNT OF RUNOFF.

THE DETENTION POND IS LOCATED AT THE NORTH WEST CORNER OF THE SITE. THE POND DISCHARGES TO THE FLOWLINE OF THE GUTTER THROUGH A 4 INCH PVC PIPE. ACCORDING TO THE ORIGINAL DESIGN, THE VOLUME OF THE DETENTION POND WAS 66,717 CF WITH A PEAK DISCHARGE OF 1.03 CFS. BASED ON THIS ANALYSIS THE TOTAL PEAK FLOW DISCHARGING FROM THE SITE IS 46.28 CFS. THE CALCULATED PEAK DISCHARGE FROM THE SITE CURRENTLY EXCEEDS THE ALLOWABLE PEAK DISCHARGE AND IS NOT IN COMPLIANCE WITH THE APPROVED PRICE CLUB DRAINAGE REPORT.

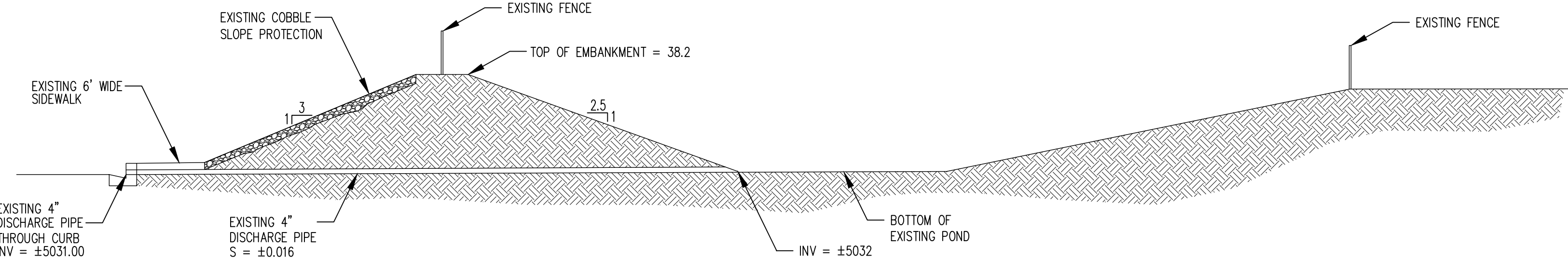
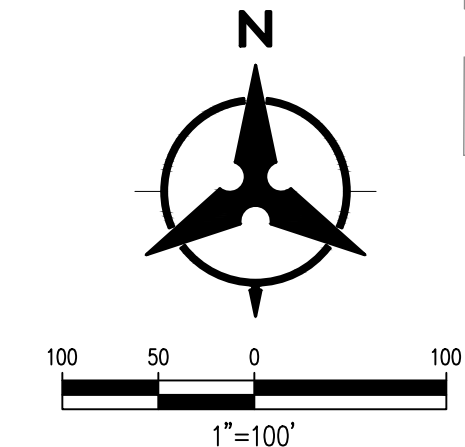
POND - ORIFICE ANALYSIS			
Orifice Coef	0.62		
Orifice Diam (inches)	4		
Outflow (cfs)	Head (ft)	Water Surface Elevation	Storage (ac-ft)
0.0	0.00	5033.00	0.00
0.0	0.00	5033.17	0.00
0.3	0.50	5033.50	0.00
0.4	1.00	5034.00	0.02
0.5	1.50	5034.50	0.07
0.6	2.00	5035.00	0.16
0.7	2.50	5035.50	0.28
0.8	3.00	5036.00	0.40
0.8	3.50	5036.50	0.58
0.9	4.00	5037.00	0.77
0.9	4.50	5037.50	1.06
1.0	5.00	5038.00	1.53
* HEAD MEASURED FROM CENTER OF PIPE			
* OUTFLOW IS BASED ON 1-4" PIPE			

SECTION C-C Capacity Calculation						
MANNING'S N = 0.016						
SLOPE = 0.012						
POINT	DIST	ELEV	POINT	DIST	ELEV	
1	139.85	5037.754	8	187.34	5037.422	
2	157.44	5037.592	9	191.44	5037.404	
3	158.49	5037.589	10	211.99	5037.302	
4	163.87	5037.579	11	222.21	5037.296	
5	165.51	5037.557	12	228.12	5037.326	
6	168.64	5037.519	13	233.4	5037.466	
7	184.49	5037.447	14	264.232	5037.8	
WSEL	DEPTH INC	FLOW AREA	FLOW RATE	WETTED PER	FLOW VEL	TOTAL ENERGY
(FT)	(FT)	(SQ.FT)	(CFS)	(FT)	(FPS)	(FT)
5037.396	0.1	8.995	17.754	105.26	1.974	0.161
5037.496	0.2	8.908	18.704	95.019	2.1	0.269
5037.596	0.3	14.85	45.996	88.398	3.097	0.449
5037.696	0.4	24.694	93.657	108.489	3.793	0.624

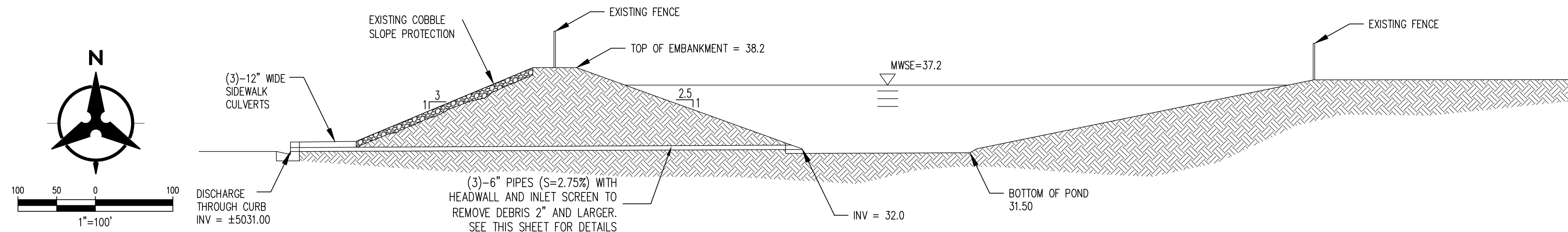


OSO BIO
SYRINGE LINE
EXISTING DRAINAGE MANAGEMENT PLAN

DRAWN BY:	DATE:	06/21/2018
CHECKED BY:	PROJECT NO:	20190058
	SHEET NO:	1 OF 2

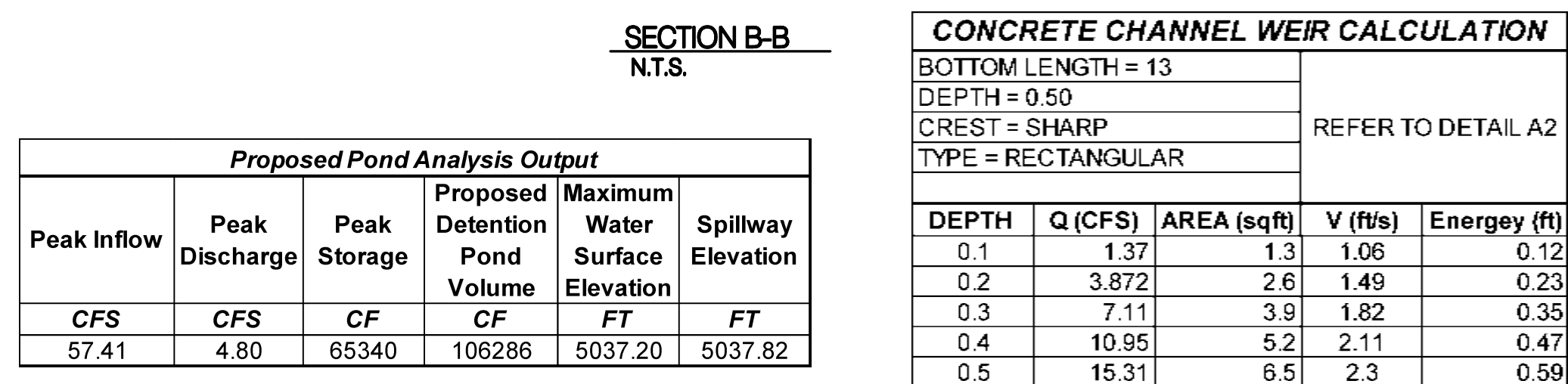


SECTION D-D: EXISTING POND OUTLET DETAIL
N.T.S.

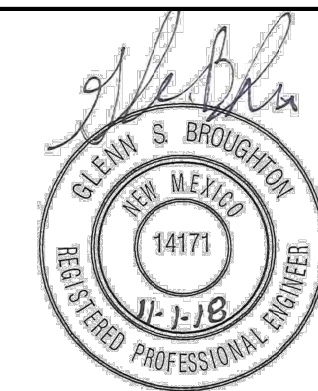


Bohannon  **Huston**
www.bhinc.com 800.877.5332

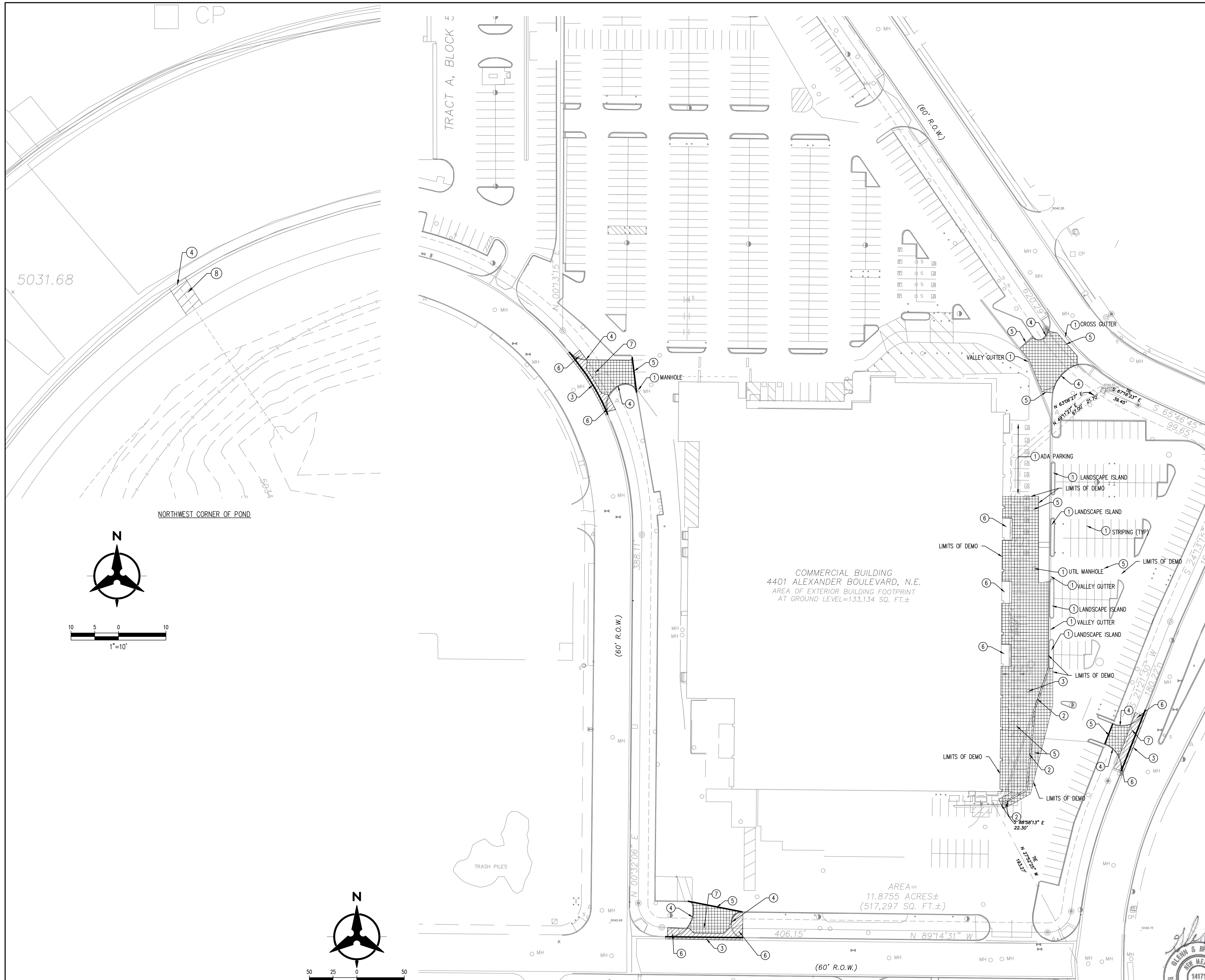
Proposed Paved Swale/ Valley Gutter Capacity Calculation (SECTION B-B)									
MANNING'S N = 0.016									
SLOPE = 0.010									
POINT	DIST	ELEV							
1	-16	2							
2	0	0							
3	15	0.6							
WSEL	DEPTH INC	FLOW AREA	FLOW RATE	WETTED PER	FLOW VEL	TOPWID PLUS	TOPWID WATER	TOTAL ENERGY	FROUDE NO.
(FT)	(FT)	(SQ.FT)	(CFS)	(FT)	(FPS)	STRUCTURE	(FT)	(FT)	
0.05	0.05	0.041	0.033	1.654	0.793	0.43	1.65	0.06	0.884
0.1	0.1	0.165	0.208	3.308	1.258	0.86	3.3	0.125	0.992
0.15	0.15	0.371	0.612	4.962	1.649	1.29	4.95	0.192	1.062
0.2	0.2	0.66	1.318	6.616	1.998	1.72	6.6	0.262	1.114
0.25	0.25	1.031	2.39	8.271	2.318	2.15	8.25	0.334	1.156
0.3	0.3	1.485	3.887	9.925	2.618	2.58	9.9	0.407	1.192
0.35	0.35	2.021	5.863	11.579	2.901	3.01	11.55	0.481	1.223
0.4	0.4	2.64	8.371	13.233	3.171	3.44	13.2	0.556	1.25
0.45	0.45	3.341	11.461	14.887	3.43	3.87	14.85	0.633	1.275
0.5	0.5	4.125	15.178	16.541	3.68	4.3	16.5	0.711	1.297
0.55	0.55	4.991	19.571	18.195	3.921	4.73	18.15	0.789	1.318
0.6	0.6	5.94	24.682	19.849	4.155	5.16	19.8	0.869	1.337



Oso Bio										
Proposed Conditions Basin Data Table										
This table is based on the DPM Section 22.2, Zone: 2							"FIRST FLUSH" CALCULATIONS			
Basin	Area	Area	Land Treatment Percentages				Impervious Area (SF)	Precipitation Depth (IN)	Required Volume (CF)	Volume Provided (CF)
ID	(SQ. FT)	(AC.)	A	B	C	D				
Existing										
B1	103121	2.37	0.0%	0.0%	37.6%	62.5%	0	0.34	0	0
B2	132690	3.05	0.0%	0.0%	8.2%	91.8%	2127	0.34	60	0
B3	195110	4.48	0.0%	0.0%	8.7%	91.3%	15489	0.34	439	0
B4	331107	7.60	0.0%	0.0%	17.5%	82.5%	2881	0.34	82	1511
B5	11923	0.27	0.0%	0.0%	74.1%	25.9%	1354	0.34	38	0
TOTAL	773952	17.77							619	1511



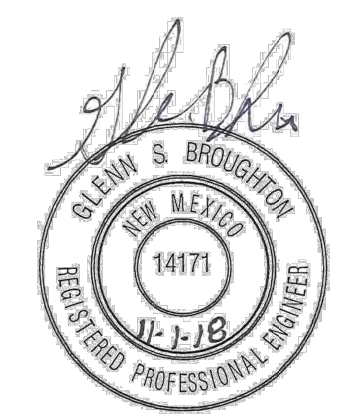
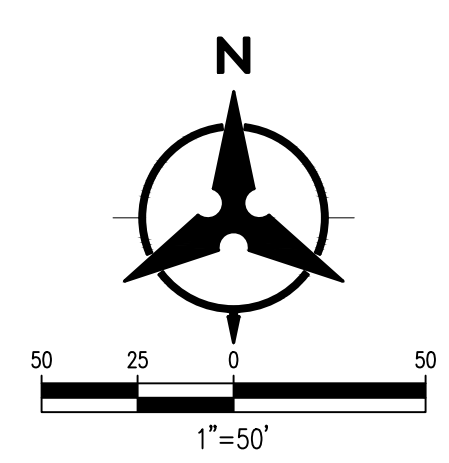
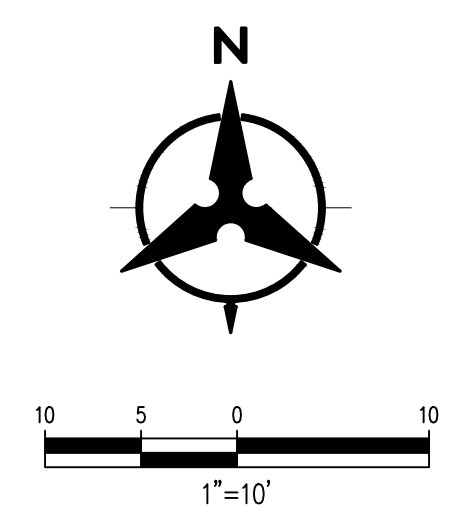
DRAWN BY:	DATE: 10/10/2018
CHECKED BY:	PROJECT NO. 20190058 SHEET NO. 2 OF 2



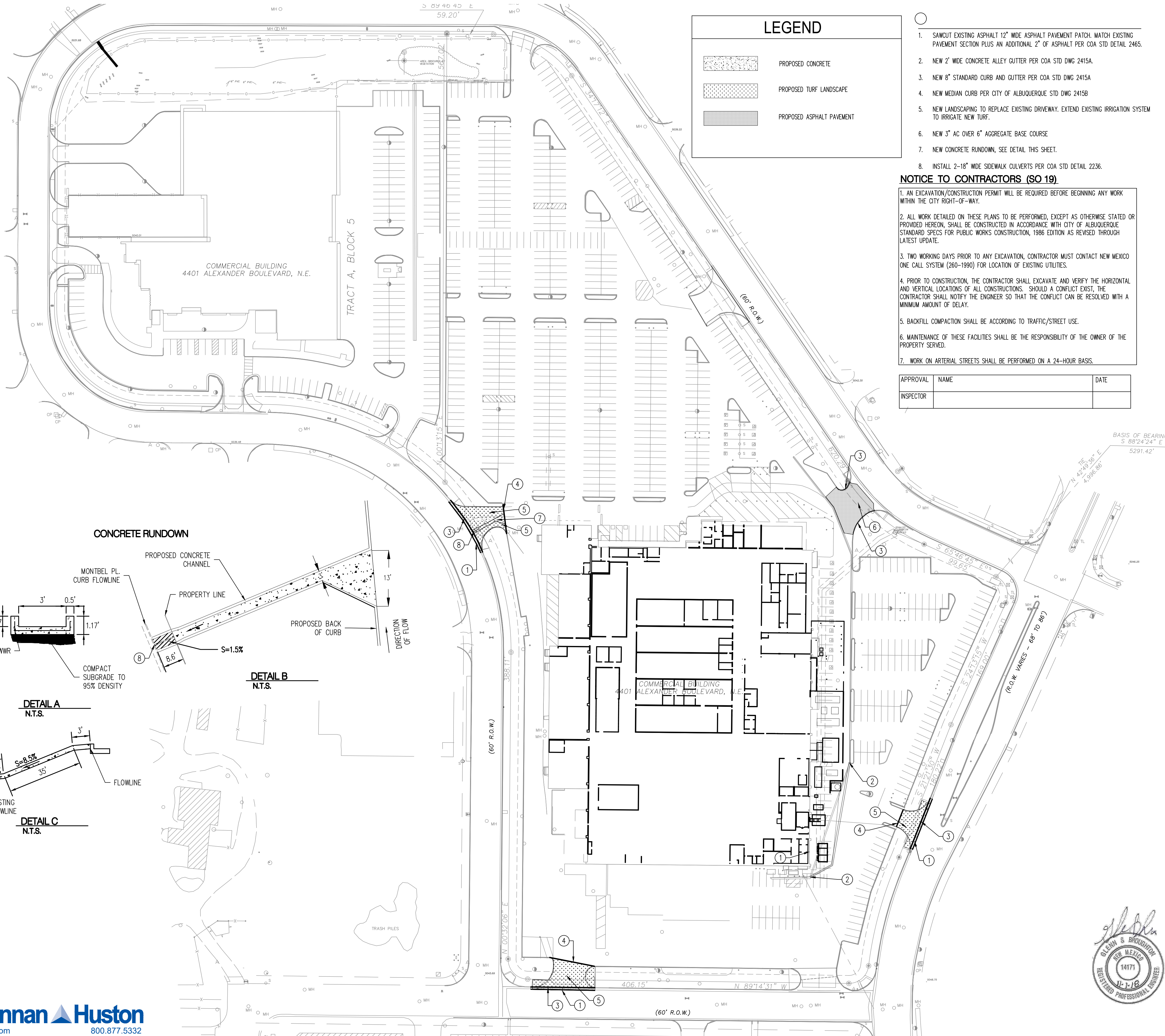
- KEYED NOTES
- 1. PROTECT EXISTING IMPROVEMENTS IN PLACE
 - 2. REMOVE EXISTING VALLEY GUTTER
 - 3. SAWCUT AT PROJECTED LIP OF GUTTER AND REMOVE ASPHALT PAVEMENT
 - 4. REMOVE EXISTING CURB TO CONTROL JOINT
 - 5. SAWCUT AND REMOVE EXISTING AC PAVEMENT
 - 6. SAWCUT AND REMOVE EXISTING CONCRETE RAMP
 - 7. REMOVE EXISTING CONCRETE WALL BARRIER
 - 8. REMOVE EXISTING SIDEWALK TO CONTROL JOINT

DEMOLITION LEGEND

	REMOVE EXISTING CONCRETE
	REMOVE EXISTING ASPHALT



OSO BIO SYRINGE LINE DEMOLITION PLAN			
DRAWN BY:		DATE:	
CHECKED BY:		PROJECT NO. 20190058	SHEET NO. C1.0



LEGEND

- PROPOSED CONCRETE
- PROPOSED TURF LANDSCAPE
- PROPOSED ASPHALT PAVEMENT

- SAWOUT EXISTING ASPHALT 12" WIDE ASPHALT PAVEMENT PATCH. MATCH EXISTING PAVEMENT SECTION PLUS AN ADDITIONAL 2" OF ASPHALT PER COA STD DETAIL 2465.
- NEW 2' WIDE CONCRETE ALLEY GUTTER PER COA STD DWG 2415A.
- NEW 8" STANDARD CURB AND GUTTER PER COA STD DWG 2415A.
- NEW MEDIAN CURB PER CITY OF ALBUQUERQUE STD DWG 2415B.
- NEW LANDSCAPING TO REPLACE EXISTING DRIVEWAY. EXTEND EXISTING IRRIGATION SYSTEM TO IRRIGATE NEW TURF.
- NEW 3" AC OVER 6" AGGREGATE BASE COURSE.
- NEW CONCRETE RUNDOWN, SEE DETAIL THIS SHEET.
- INSTALL 2-18" WIDE SIDEWALK CULVERTS PER COA STD DETAIL 2236.

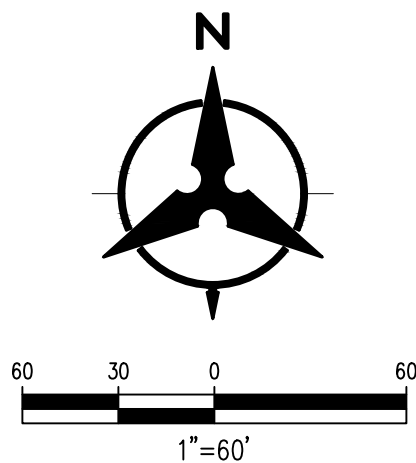
NOTICE TO CONTRACTORS (SO 19)

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE STANDARD SPECS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH LATEST UPDATE.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
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- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

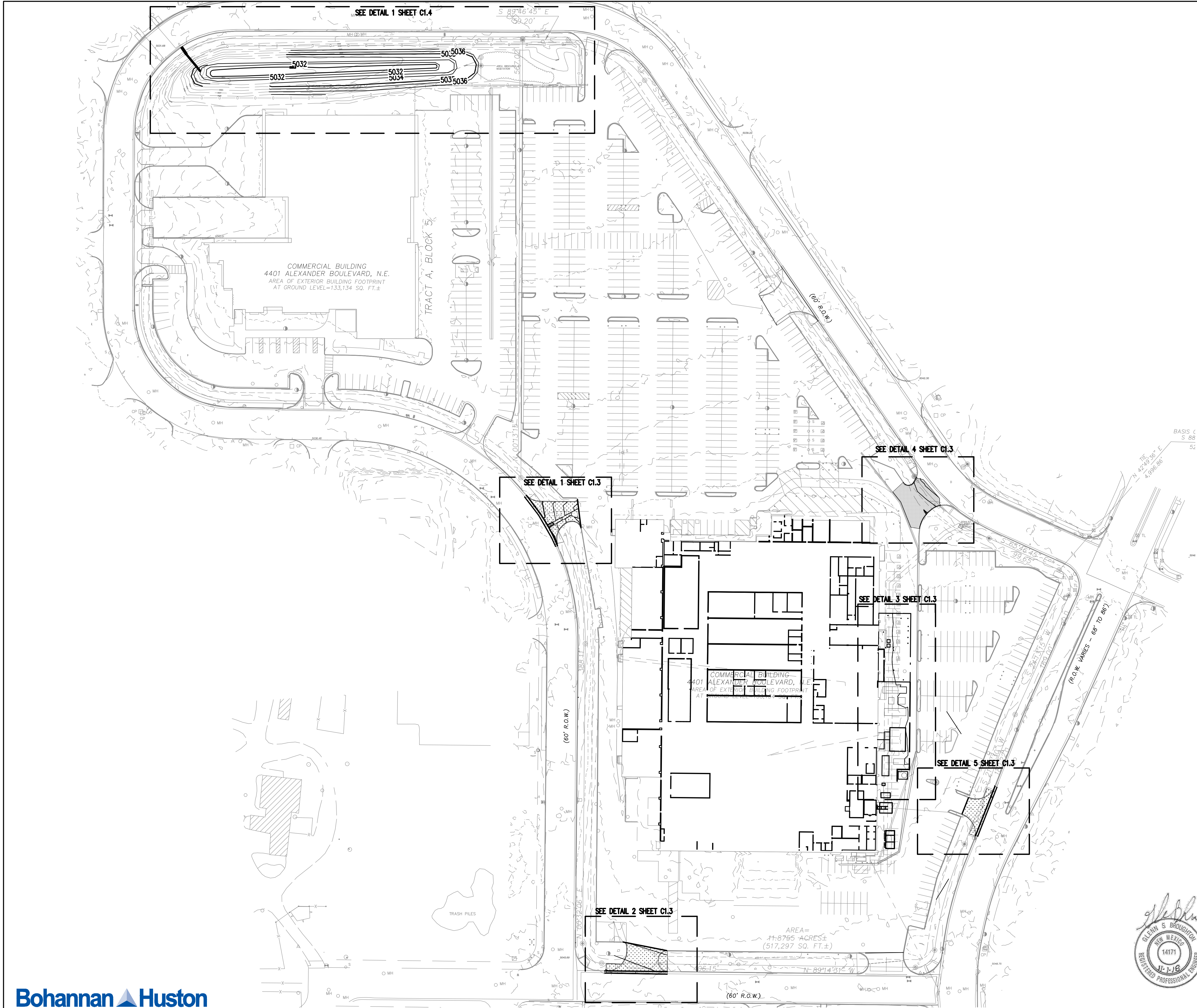
GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT. WHERE APPLICABLE, NMAPWA PUBLIC WORKS STANDARDS SHALL APPLY.
- AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- THE CONTRACTOR 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.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.
- 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 PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE NMAPWA 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.
- 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.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

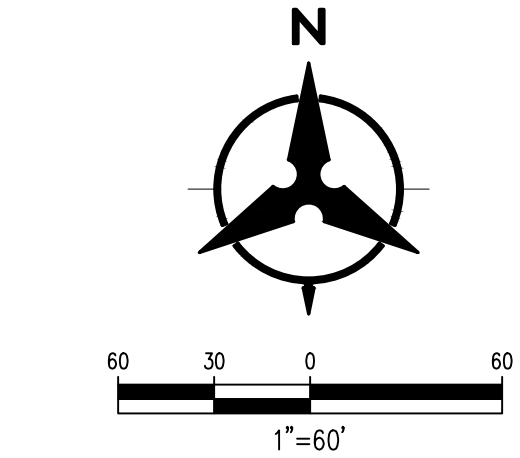
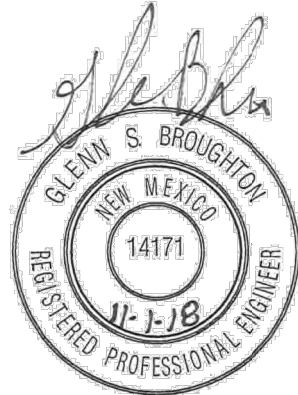


OSO BIO SYRINGE LINE PAVING PLAN

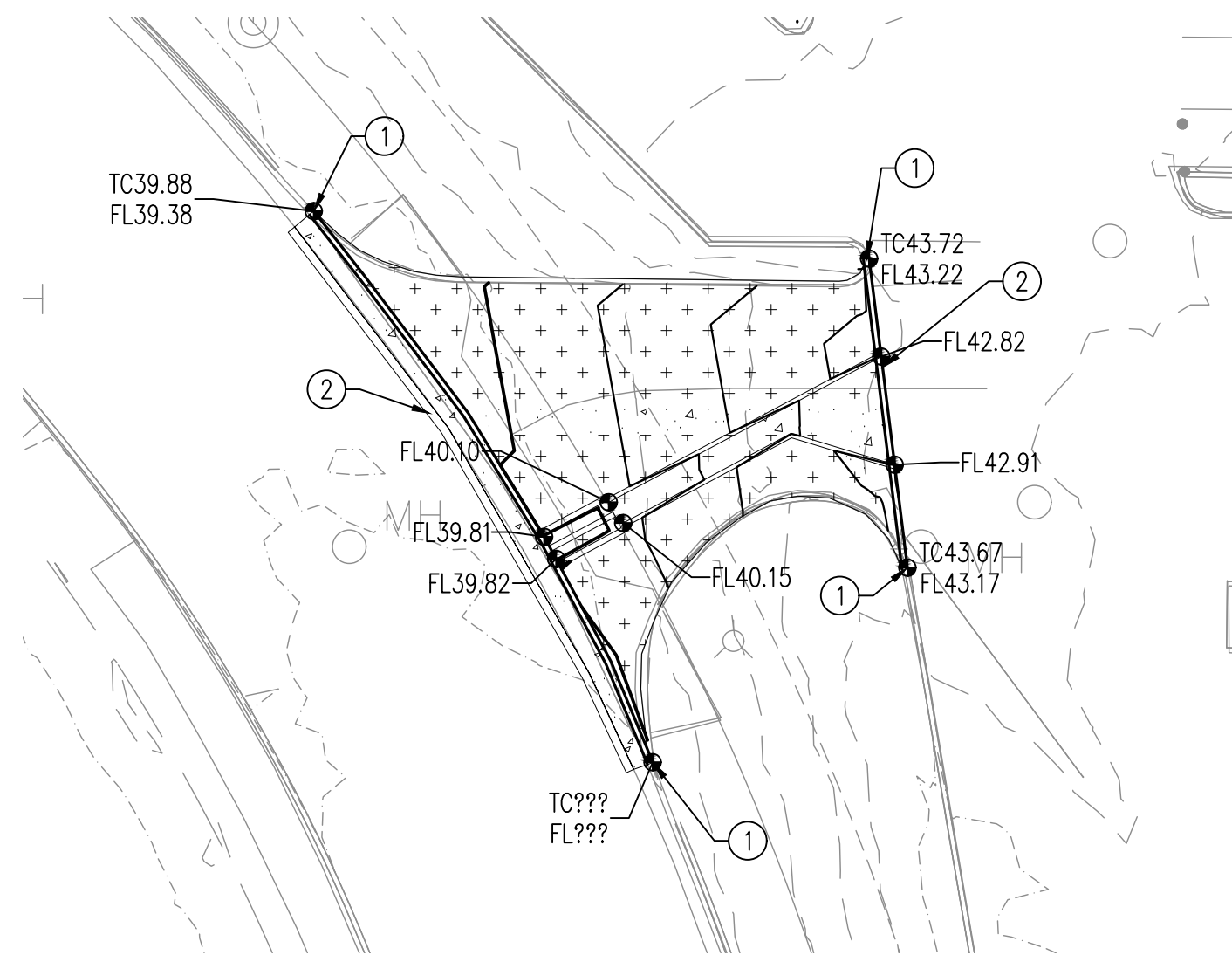
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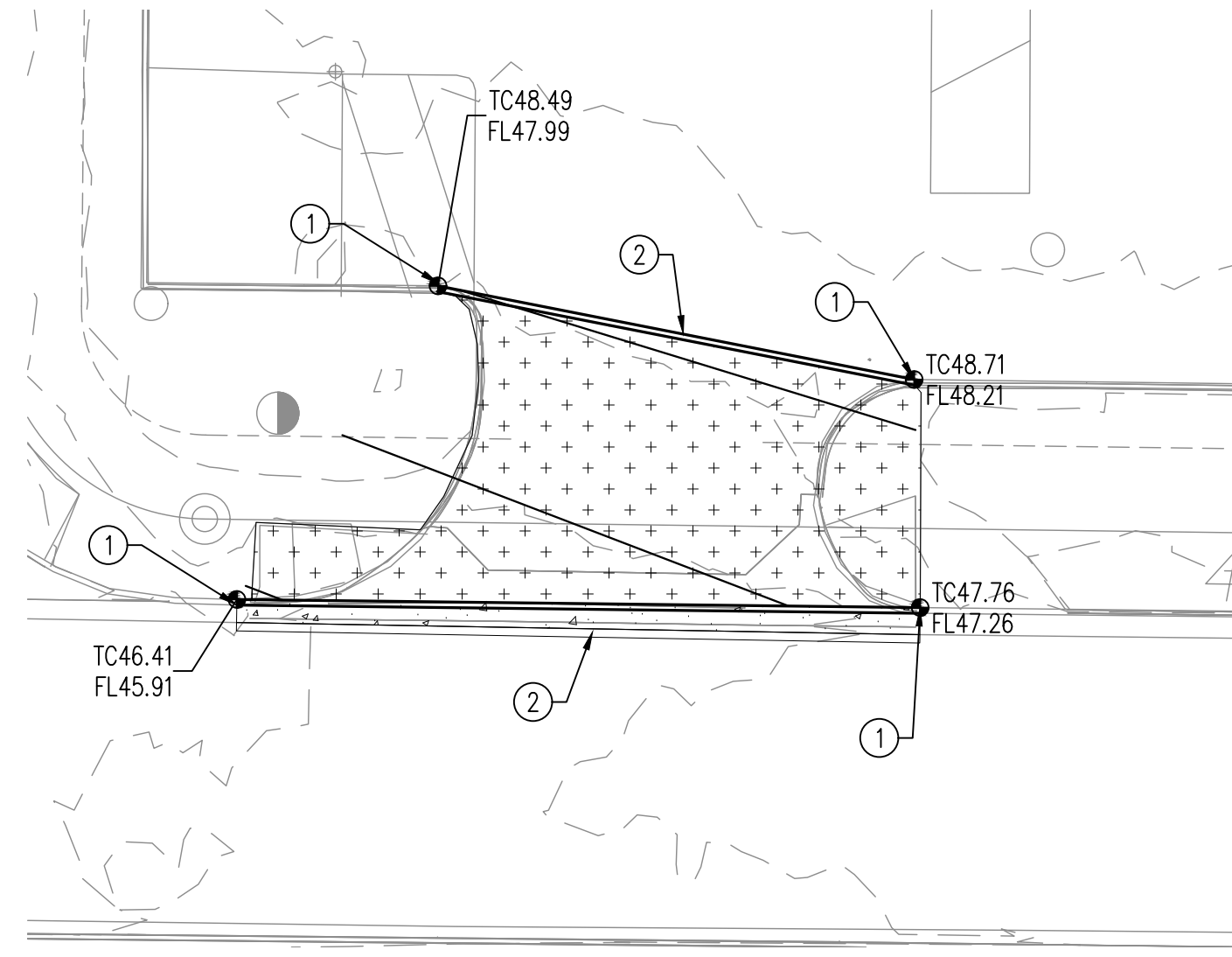
- Detention Pond Maintenance Plan**
- Regular inspection of the detention pond and outlet should be conducted according to the schedule outlined below:
- Perform annual inspection of the detention pond and outlet pipe.
 - Perform inspection of detention pond and outlet for precipitation events in excess of 1.5 inches. This precipitation depth is equivalent to roughly a 10 year storm event.
- Maintenance shall include:
- Remove trash and debris from pond and outlet pipes.
 - Remove accumulated sediment in excess of 6" above design elevation of the pond
 - Remove vegetation and trees from within the detention pond and embankment
 - Repair eroded or damaged areas of the detention pond and embankment



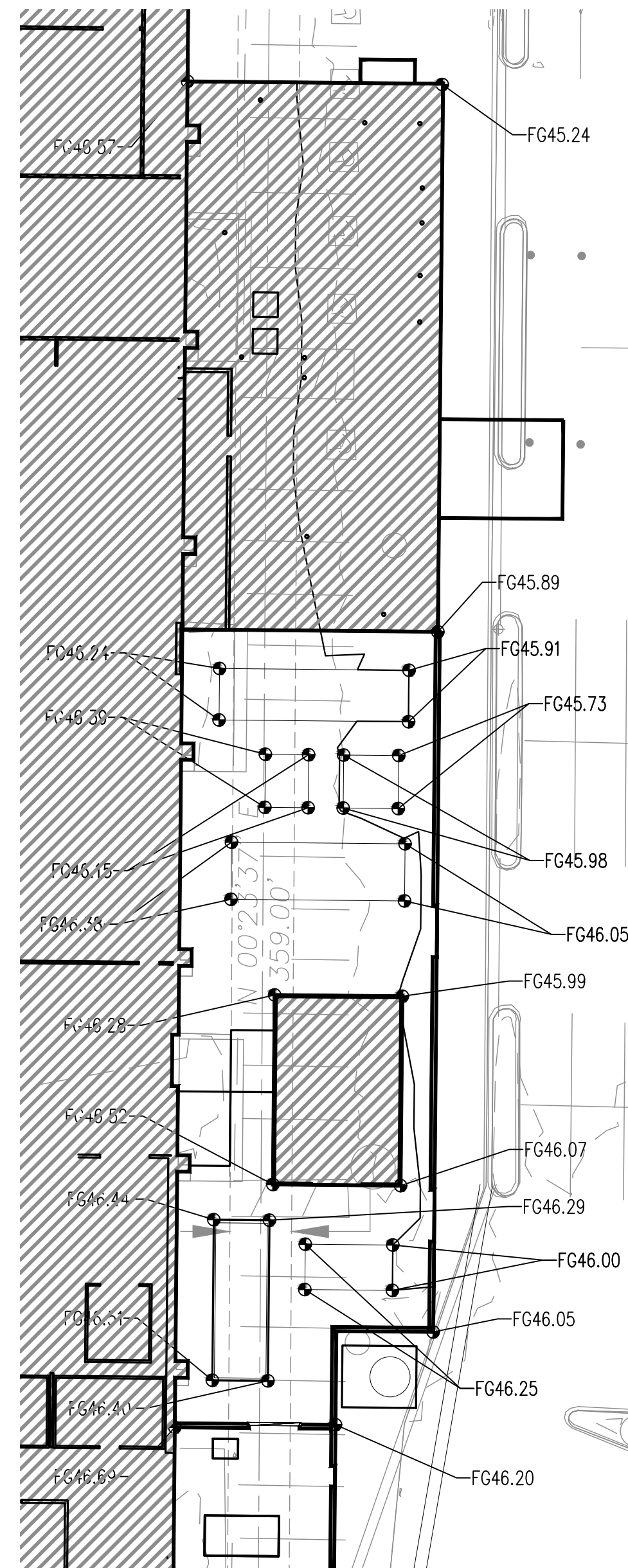
OSO BIO SYRINGE LINE OVERALL GRADING PLAN		
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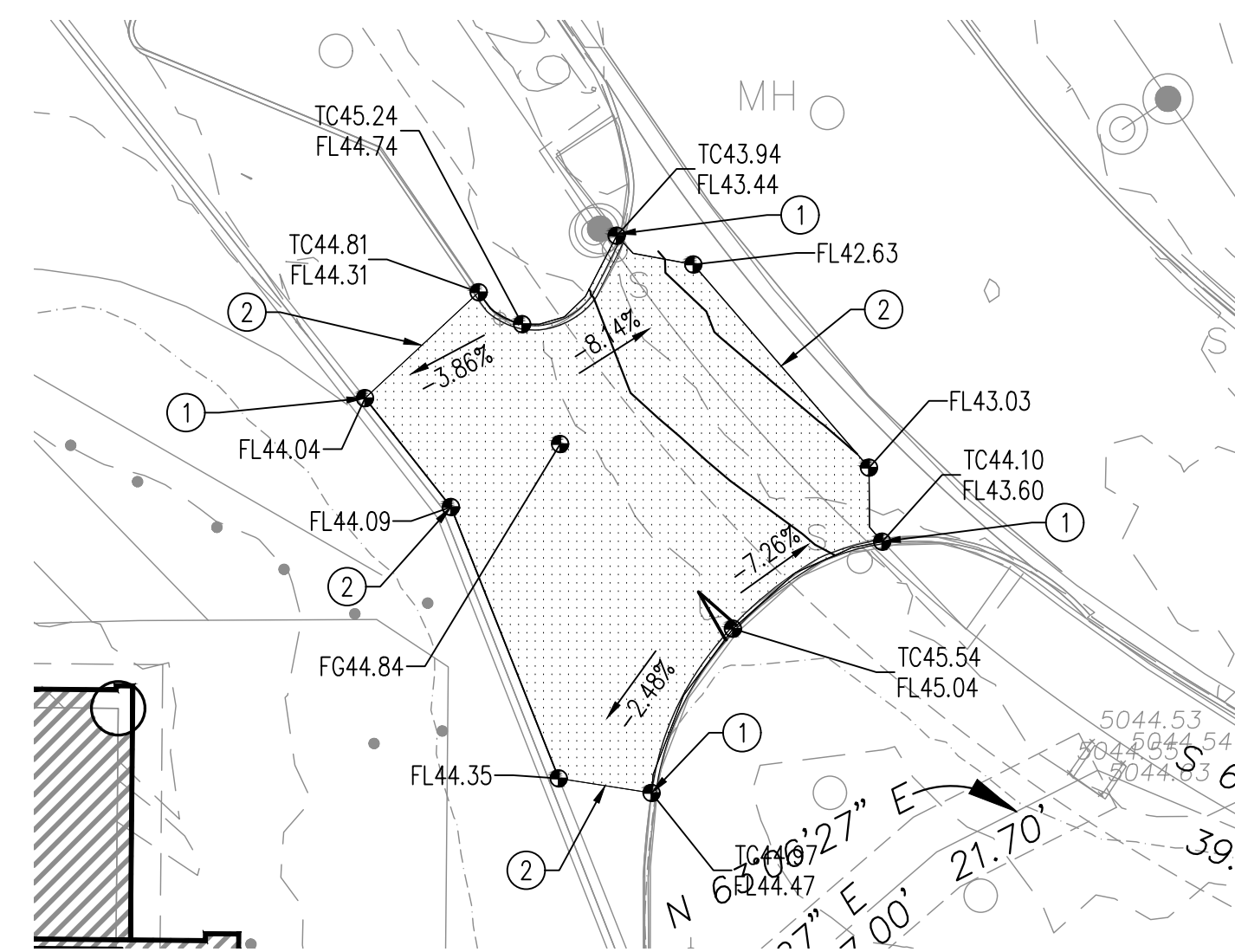
DETAIL 1 - NW ENTRANCE
SCALE 1"=20'



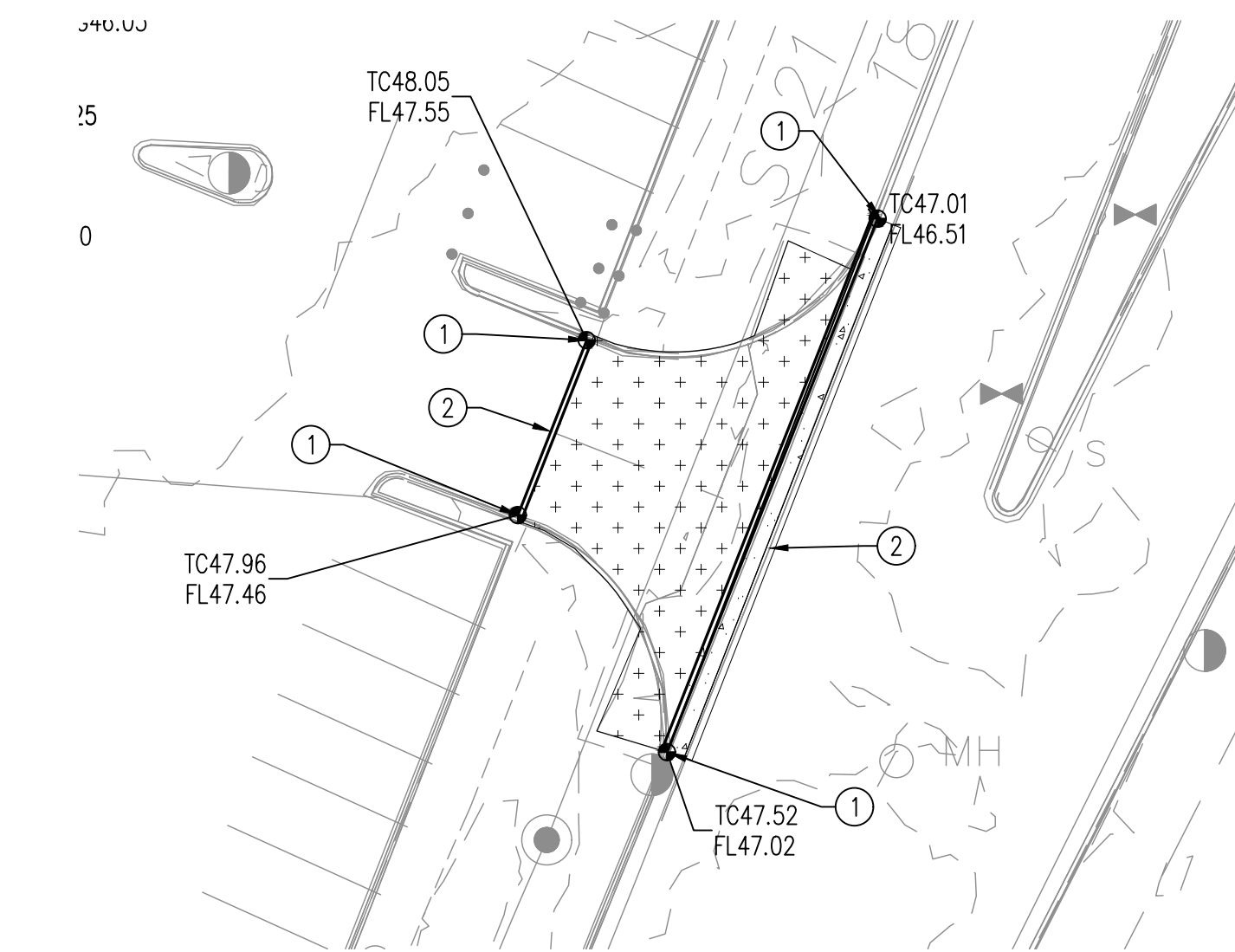
DETAIL 2 - SW ENTRANCE
SCALE 1"=20'



DETAIL 3 - BUILDING EXTENSION
SCALE 1"=20'



DETAIL 4 - MIDDLE EAST
ENTRANCE SCALE 1"=20'



DETAIL 5 - SE ENTRANCE
SCALE 1"=20'

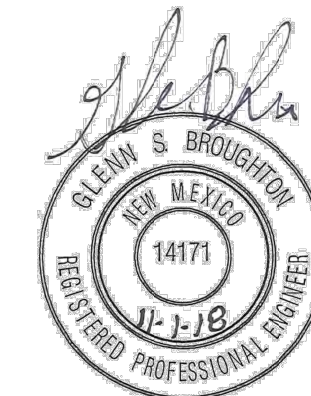
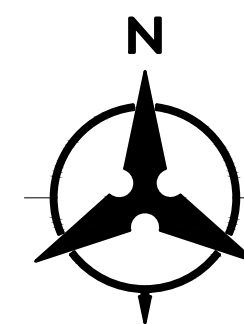
KEYED NOTES

1. MATCH EXISTING CURB HORIZONTALLY AND VERTICALLY.
2. MATCH EXISTING PAVEMENT GRADE.

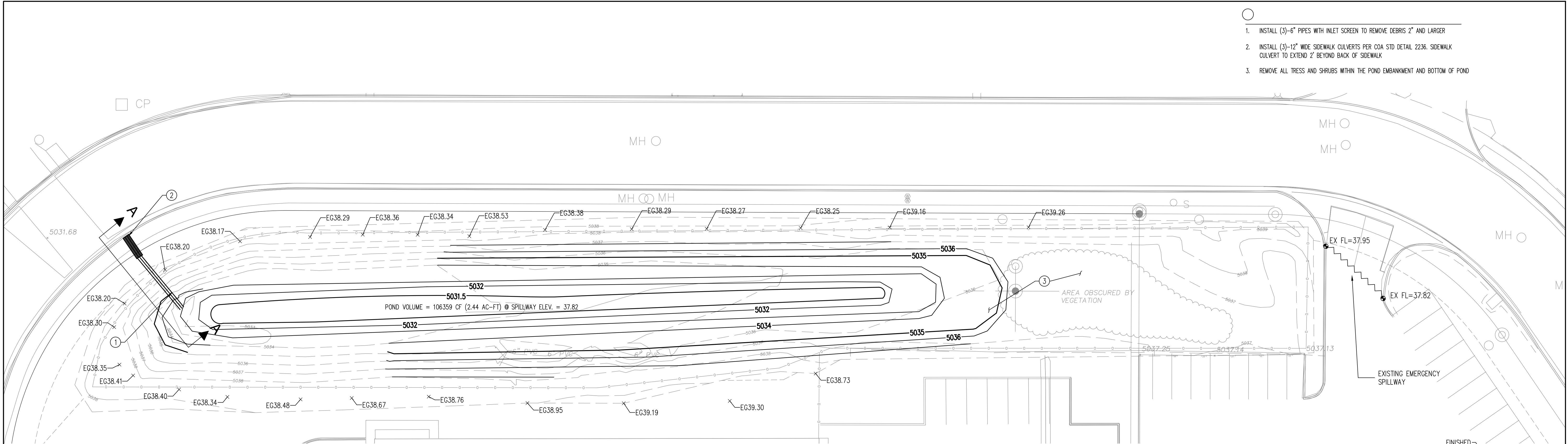
NOTICE TO CONTRACTORS (SO 19)

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3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
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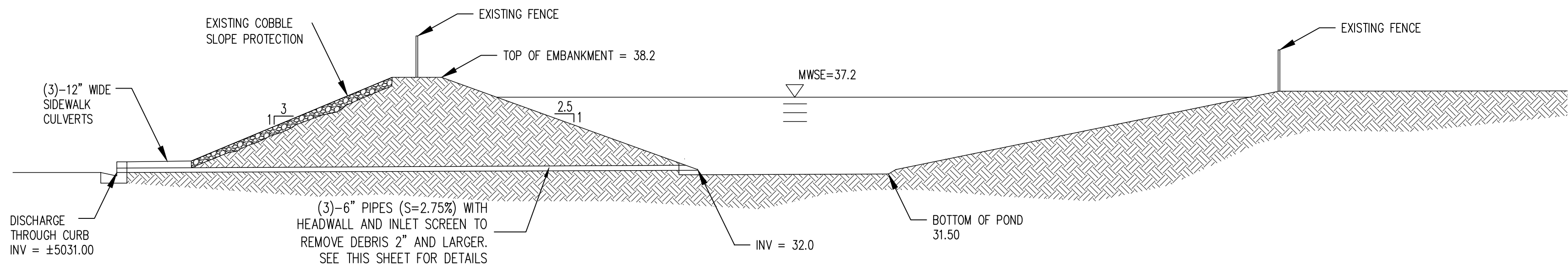
APPROVAL	NAME	DATE
INSPECTOR		



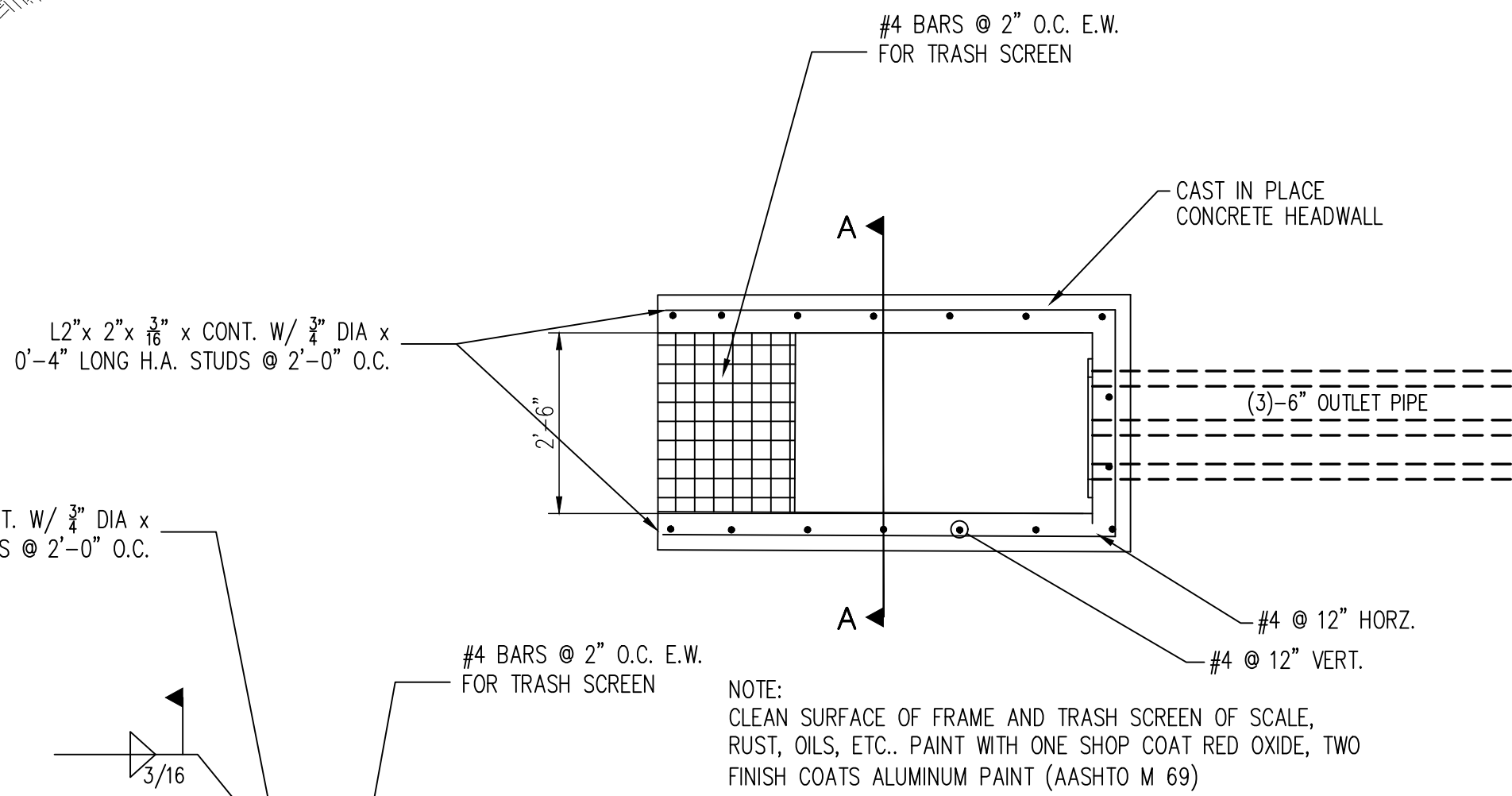
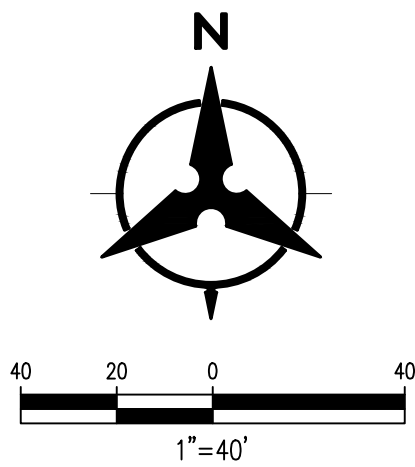
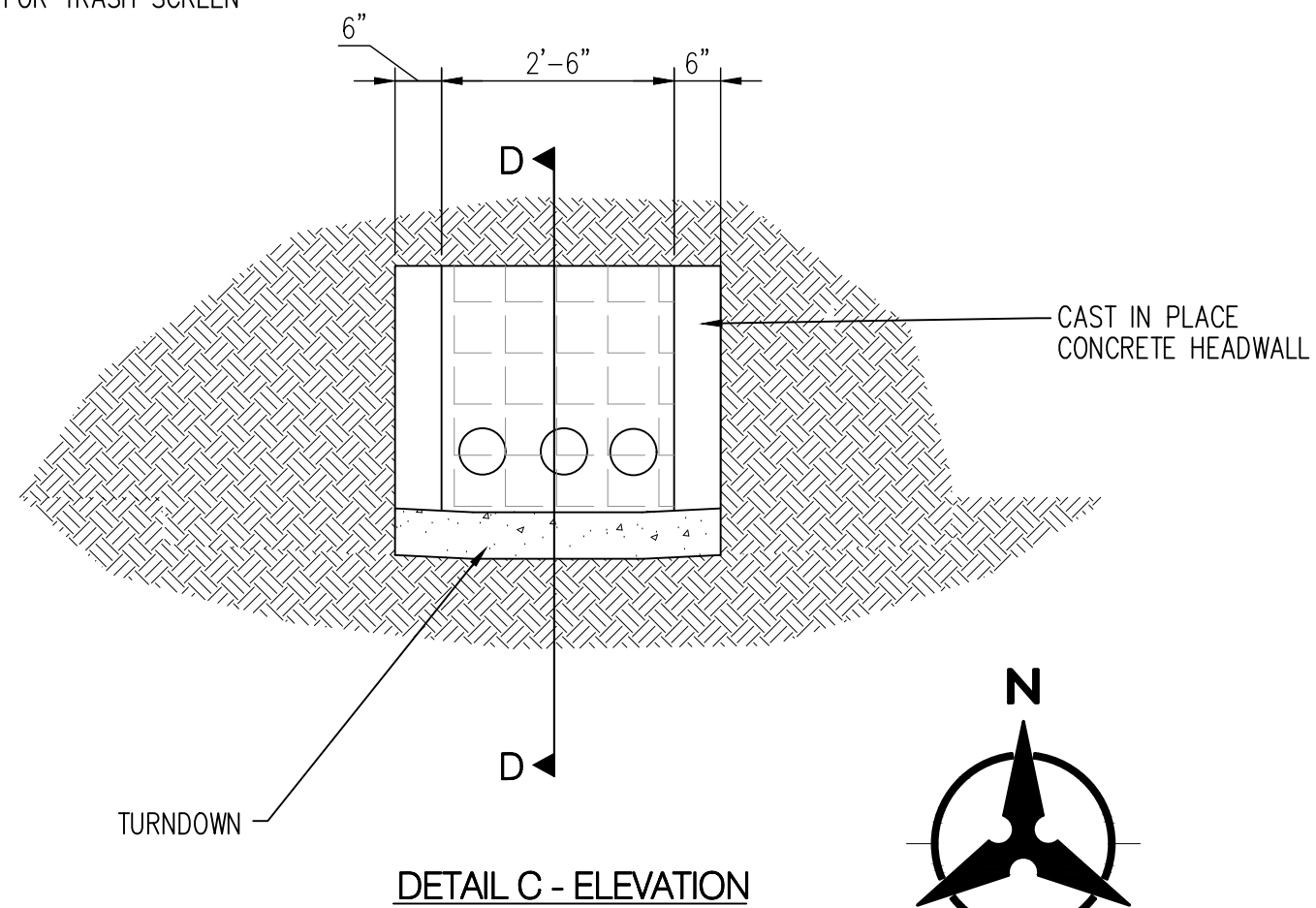
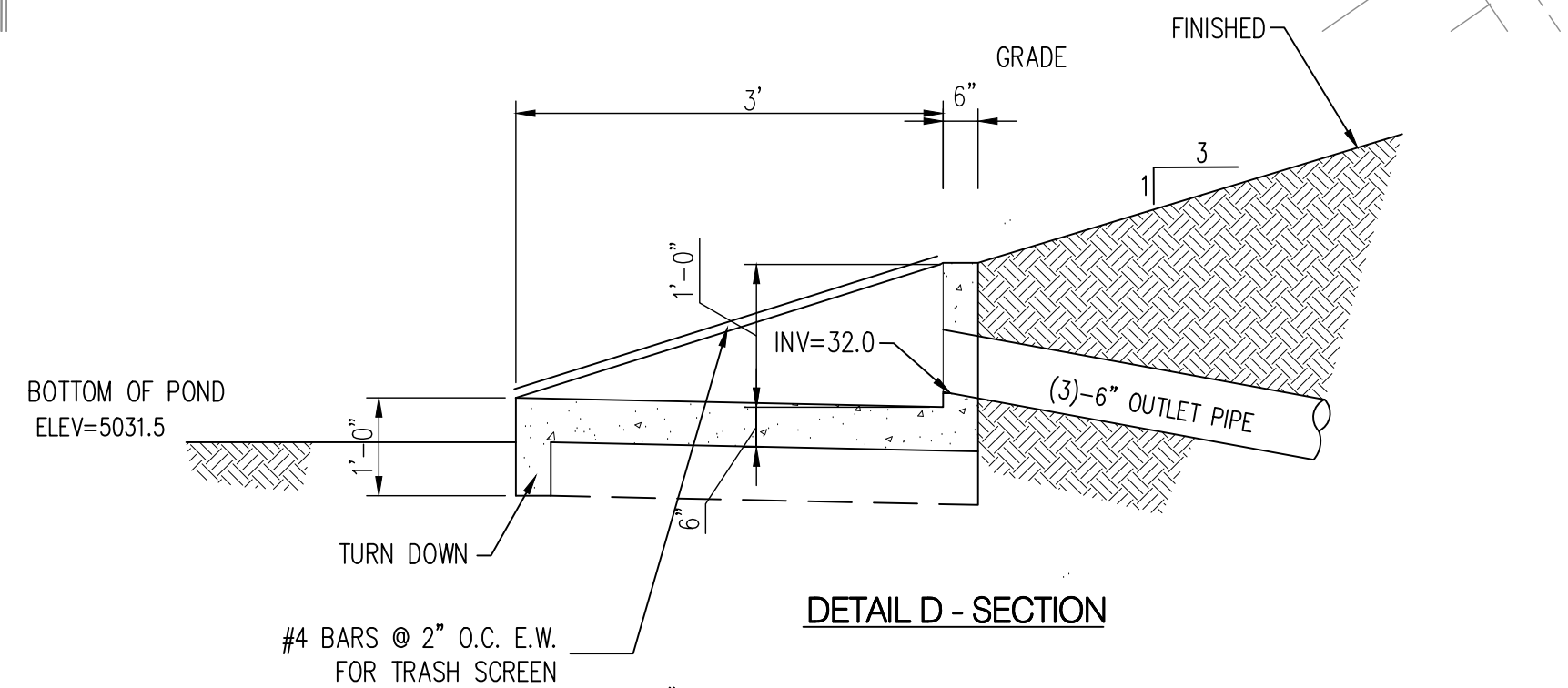
OSO BIO SYRINGE LINE ENLARGED GRADING PLAN			
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	20190058		



1. INSTALL (3)-6" PIPES WITH INLET SCREEN TO REMOVE DEBRIS 2" AND LARGER
2. INSTALL (3)-12" WIDE SIDEWALK CULVERTS PER COA STD DETAIL 2236. SIDEWALK CULVERT TO EXTEND 2' BEYOND BACK OF SIDEWALK
3. REMOVE ALL TREES AND SHRUBS WITHIN THE POND EMBANKMENT AND BOTTOM OF POND



SECTION A-A: POND OUTLET DETAIL
N.T.S.



SECTION B - PLAN VIEW

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