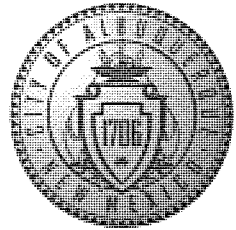


CITY OF ALBUQUERQUE



September 17, 2012

Mike Balaskovits, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Liberty Dialysis-Rio Rancho, Conceptual Grading and Drainage Plan. *Chart*
Engineer's Stamp dated (none) (A11D013)

Dear Mr. Balaskovits,

Based upon the information provided in your submittal received September 4, 2012, the above referenced plan is not approved for Site Plan for Building Permit until the following comments have been addressed:

- Based on the Basin DBC-4 from the Master Drainage Plan the allowable discharge is 3.35 cfs/acre (4.79 cfs total).
- It appears that the east end of the project can be raised to drain the runoff to McMahon Boulevard NW as it was intended on the Master Drainage Plan.
- Provide spot elevations along the flow line on Bandelier Drive, Pinon Verde Road, and McMahon Boulevard NW. Clearly mark the high point on Bandelier Drive and Pinon Verde Road.
- Sidewalk culvert must extend from the face of curb to Property Line. Please include a note that Sidewalk Culvert will be built according to the City of Albuquerque Standard Drawing Number 2236 and to tack weld the bolts at the plate.
- Depress all landscaping areas within the property line where possible.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/2005)

PROJECT TITLE: Liberty Dialysis – Rio Rancho ZONE MAP/DRG. FILE # A-11 / 10013
DRB#: 1009325 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract Z, Lands of Southwestern Construction Company
CITY ADDRESS: South side of Camino De Salud just east of the I-25 frontage road

ENGINEERING FIRM: Bohannan Huston, Inc. CONTACT: Mike Balaskovits
ADDRESS: 7500 Jefferson NE PHONE: 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Christopher Kidd & Associates CONTACT: Sarah Less
ADDRESS: _____ PHONE: 262-901-0505
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

<u>TYPE OF SUBMITTAL:</u>	<u>CHECK TYPE OF APPROVAL SOUGHT:</u>
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input checked="" type="checkbox"/> DRAINAGE PLAN 1 ST SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input checked="" type="checkbox"/> CONCEPTUAL G & D PLAN	<input checked="" type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input type="checkbox"/> BUILDING PERMIT APPROVAL
<input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL

#300 paid

WAS A PRE-DESIGN CONFERENCE ATTENDED.
 YES
 NO
 COPY PROVIDED

<p>RECEIVED</p> <p>SEP - 4 2012</p> <p>HYDROLOGY SECTION</p>	<p>RECEIVED</p> <p>AUG 31 2012</p> <p>HYDROLOGY SECTION</p>
--	---

SUBMITTED BY: Mike Balaskovits, Bohannan Huston, Inc. DATE: 8/31/12

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne
City of Albuquerque
City Hydrologist
One Civic Plaza Room 301
Albuquerque, NM 87102

Requested by: Bruce Stidworthy

Date: August 31, 2012

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow _____

Phone: 924-3986
Job No.: 20130104.003.01.CDPABQ

Job Name: Liberty Dialysis Rio Rancho

DELIVERY VIA

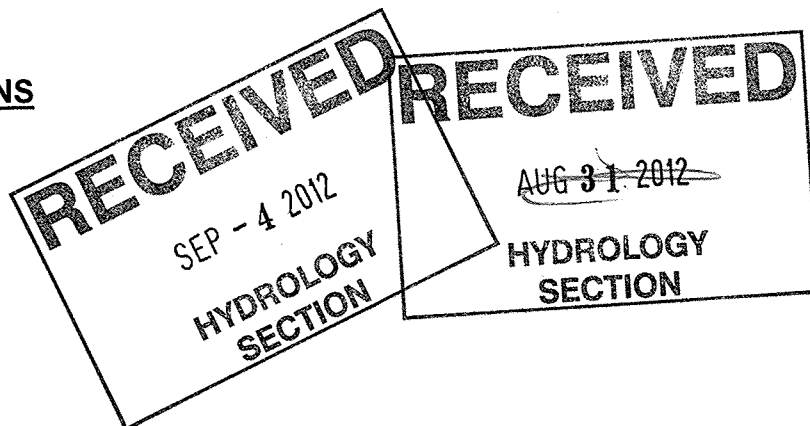
- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	2	Drainage and Transportation Information Sheet
2	1	Liberty Dialysis Grading and Drainage Plan for Site Plan for Building Permit Approval

COMMENTS / INSTRUCTIONS



REC'D BY: _____ DATE: _____ TIME: _____

EXISTING CONDITIONS:
TRACT D-1 IS CURRENTLY UNDEVELOPED AND SLOPES FROM WEST TO EAST AT 2% TO 3%. THE SITE IS BOUND TO THE WEST BY BANDELER DR. TO THE EAST BY PINON VERDE RD. TO THE SOUTH BY MCMAHON BLVD. AND TO THE NORTH BY RIDGEVIEW SUBDIVISION. THE EXISTING SITE CURRENTLY OUTFALLS AT A PEAK FLOW RATE OF 3.50 CFS DIRECTLY TO PINON VERDE VIA SURFACE FLOW.

PROPOSED CONDITIONS:
THE DRAINAGE WILL CONTINUE TO OUTFALL FROM WEST TO EAST AND THE MAJORITY OF THE DRAINAGE WILL ULTIMATELY OUTFALL INTO MCMAHON BLVD. WITH A SMALL PORTION ENTERING PINON VERDE RD. THE DEVELOPED FLOWS FOR THE SITE ARE DIVIDED INTO 2 DRAINAGE BASINS. BASIN 1 FLOWS THROUGH THE LANDSCAPING IN THE SOUTHERN PORTION OF THE SITE AND ULTIMATELY OUTFALLS AT 3.07 CFS INTO MCMAHON BLVD. BASIN 2 FLOWS THROUGH THE LANDSCAPING IN THE NORTHERN PORTION OF THE SITE AND ULTIMATELY OUTFALLS AT 2.44 CFS INTO PINON VERDE RD. THE DEVELOPED LAND TREATMENT AND DISCHARGE RATE WILL BE CONSISTENT WITH THE MASTER DRAINAGE STUDY FOR THE UNSER/MCMAHON AREA (COA FILE A11/0005A) WHICH ALLOWS FREE DISCHARGE VIA SURFACE FLOW INTO MCMAHON BLVD.

THE 2.44 CFS ENTERING PINON VERDE IS LESS THAN THE EXISTING 3.50 CFS AND WILL NOT ADVERSELY AFFECT THE DOWN STREAM BASIN. THIS PLAN DEMONSTRATES THE SAFE PASSAGE OF THE 100 YEAR STORM EVENT. WITH THIS SUBMITTAL WE ARE SEEKING HYDROLOGY APPROVAL FOR DRB SITE PLAN FOR BUILDING PERMIT APPROVAL.

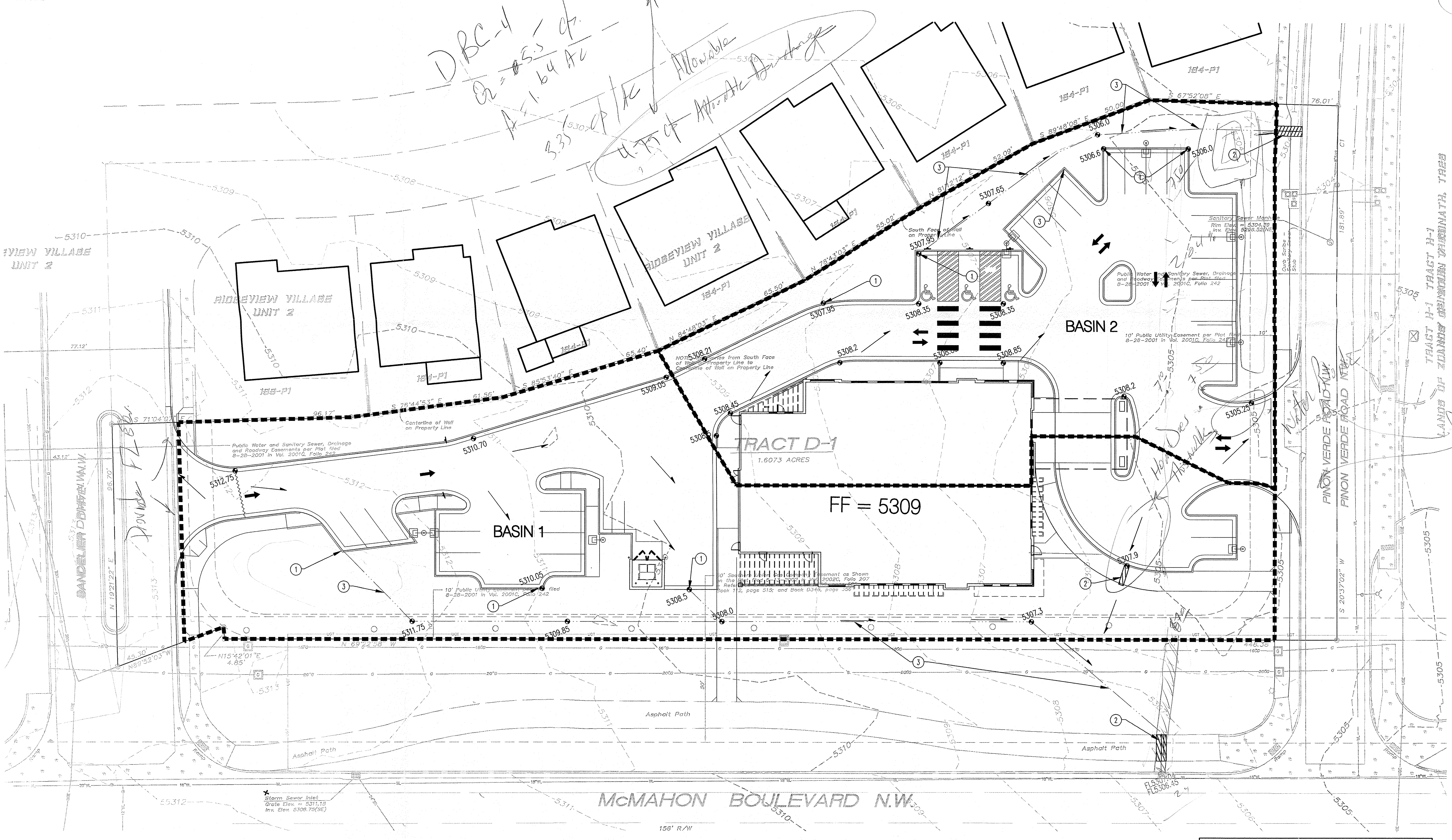
LIBERTY DIALYSIS																
Ultimate Development Conditions Basin Data Table																
This table is based on the DPM Section 22.2, Zone: 1																
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr-6hr) (CFS)	WT E (inches)	V(100yr-6hr) (CF)	V(100yr-10day) (CF)	LEED CALCULATIONS				
			A	B	C	D						Q(2yr) (cfs/ac.)	Q(2yr) (CFS)	WT E (inches)	V(2yr-6hr) (CF)	V(2yr-24hr) (CF)
Existing 1	62172	1.43	0.0%	50.0%	50.0%	0.0%	2.45	3.50	0.83	4300	4300	0.32	0.45	0.07	337	337
Proposed 1	35529	0.82	0.0%	0.0%	40.0%	60.0%	3.77	3.07	1.58	4672	7283	1.25	1.02	0.48	1421	2238
Proposed 2	26643	0.61	0.0%	0.0%	25.0%	75.0%	4.00	2.44	1.73	3830	6278	1.42	0.87	0.57	1266	2032
TOTAL	62172	**1.43									***43561					4270

- LEGEND**
- PROPERTY LINE
 - - - 5301 EXISTING CONTOURS
 - 65.23 PROPOSED SPOT ELEVATION
 - TC=TOP OF CURB, FL=FLOW LINE, TW=TOP OF WALL, BW=BOTTOM OF WALL, EX=EXISTING, TO=TOP OF GRADE
 - S=2.0% PROPOSED DIRECTION OF FLOW
 - ~~~~~ WATER BLOCK
 - ===== PROPOSED RETAINING WALL
 - - - 5305 PROPOSED INDEX CONTOURS
 - PROPOSED INTER CONTOURS
 - ===== PROPOSED CURB & GUTTER
 - - - EASEMENT
 - ⊕ PROPOSED LIGHTING
 - SD PROPOSED STORM DRAIN LINE

GRADING KEYED NOTES

1. CURB OPENING
2. SIDEWALK CULVERT
3. SWALE

Handwritten notes: 7216, 2150, 2.5, 3000 CF



CONCEPTUAL GRADING PLAN

Bohannon & Huston

Site Development Plan for Building Permit:
Liberty Dialysis-Rio Rancho
NWQ Unser Blvd & McMahon Blvd Tract D-1
Albuquerque, New Mexico 87114

Christopher Kidd & Associates, LLC
Architects and Engineers
N48W16550 Lisbon Road
Menomonee Falls, Wisconsin 53051
Phone 262.901.0505 / Facsimile 262.901.0510
Email: arch@ckiddarchitects.com Website: www.ckiddarchitects.com

These drawings, as instruments of service, remain the property of the Architect or Engineer. Any changes, publication, or use of any kind is prohibited unless expressly authorized by said party.

Copyright 2012
Drafted By:
Checked By:
Date Drafted:
07-19-2012
Project #:
12031-02

RECEIVED
SEP - 4 2012
HYDROLOGY SECTION

RECEIVED
SEP 31 2012
HYDROLOGY SECTION