

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 31, 2020

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

**RE: PHS Aloft Plaza  
9201 San Mateo NE  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 1/17/20  
Hydrology File: B17D001B**

Dear Mr. Broughton:

PO Box 1293

Based on the submittal received on 1/21/20, the Conceptual Grading and Drainage Plan cannot be approved until the following corrections are made:

Albuquerque

Prior to Site Plan for Building Permit:

NM 87103

www.cabq.gov

1. Please provide the stormwater quality volume (SWQV) calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them. For instance, Basin 1 required SWQV is 15144cf, but the only apparent ponding area (Basin 5) is 5292cf.
2. What modifications will be needed to the existing private storm drain network to accommodate the SWQV? Low flows will need to be split-off and retained in ponds, above or below-ground.
3. Will there be any impact or modifications to the public system- the north and south La Cueva channels/storm drains? These are AMAFCA facilities, so their concurrence will be needed as part of Site Plan approval. Any work will likely need to be on the Infrastructure List.
4. You may also elect to make Payment-in-Lieu of onsite management for the volume not captured (bypass volume). In order to pursue this, the plan must state that: you could provide onsite management, you do not want to (due to cost or convenience), and you are electing to make the Payment in Lieu of onsite management.
5. Show project phasing, if any.

Prior to Building Permit (For Information):



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6. Remove all "Conceptual" markings.
7. Payment in Lieu (Amount = TBD) of onsite management of the stormwater quality volume (SWQV) may be needed. Provide SWQV bypass calculations as needed.
8. Provide hydraulic calculations for all proposed drainage facilities, including pond volume/routing as needed.
9. 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 (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.
10. Additional comments may be provided at Building Permit, based on the outcome of the above remarks and level of detail shown on plans.

Prior to Certificate of Occupancy (For Information):

11. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.
12. City acceptance and close-out of the public Work Order (if any) will be required, unless a financial guarantee has been posted.
13. A Bernalillo County Recorded [Drainage Covenant \(No Public Easement\)](#) is required for the stormwater control ponds. The original notarized form, 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](mailto:clabadie@cabq.gov), 924-3996) 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](mailto:dpeterson@cabq.gov).

Sincerely,

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





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

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: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

\_\_\_\_\_ HYDROLOGY/ DRAINAGE  
\_\_\_\_\_ TRAFFIC/ TRANSPORTATION

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

\_\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_\_ CERTIFICATE OF OCCUPANCY

### TYPE OF SUBMITTAL:

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

\_\_\_\_\_ 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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: \_\_\_\_\_ Yes \_\_\_\_\_ No

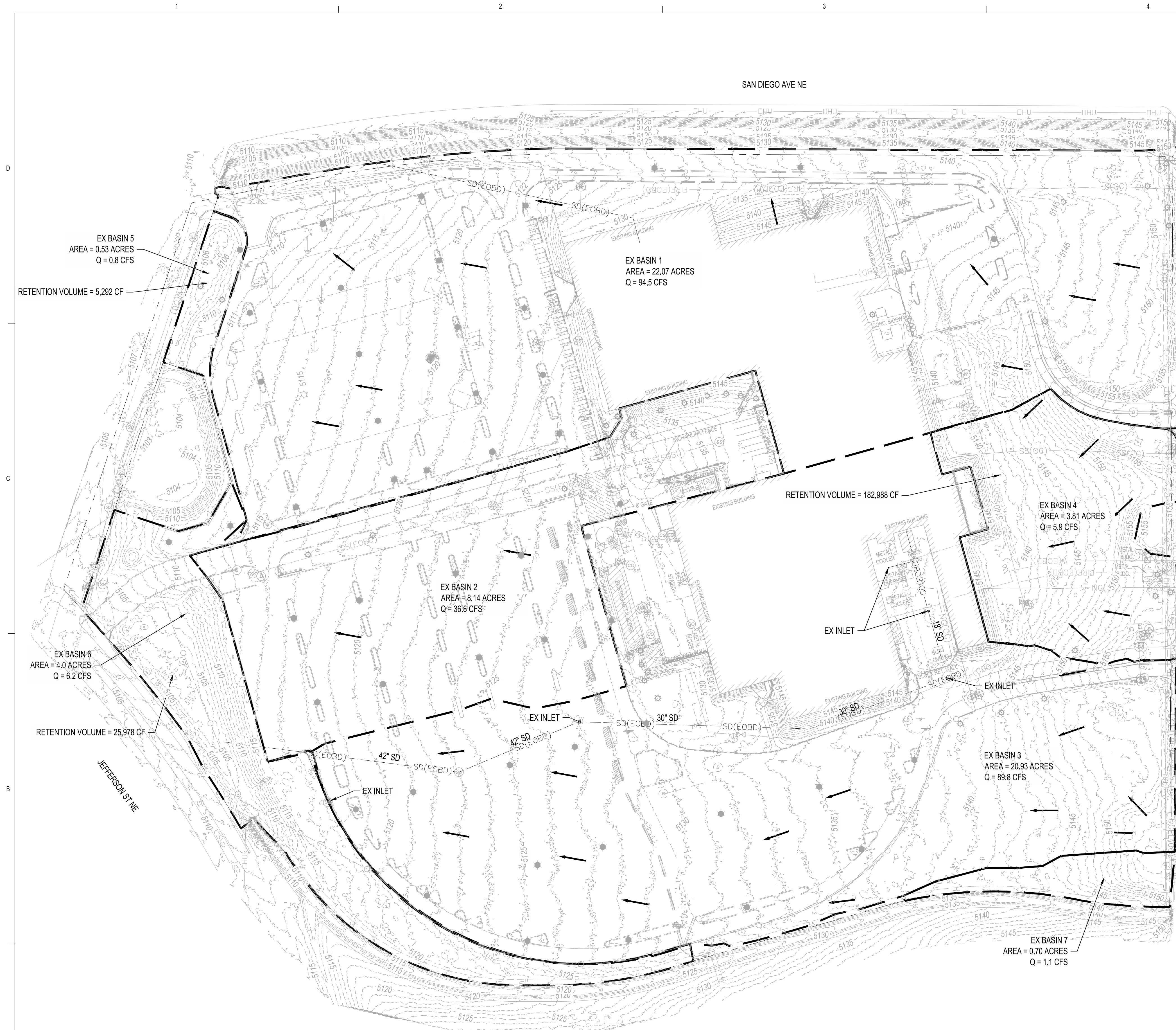
DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

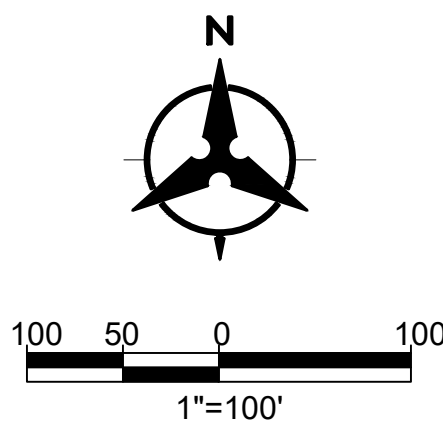




Presbyterian Healthcare Services Honeywell Site									
Existing Conditions Basin Data Table									
This table is based on the DPM Section 22.2, Zone: 2									
Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WTE
			A	B	C	D	(cfs/ac.)	(CFS)	(inches)
EX BASIN 1	961397	22.07	0.0%	0.0%	26.9%	73.1%	4.3	94.5	1.85
EX BASIN 2	354527	8.14	0.0%	0.0%	13.0%	87.0%	4.5	36.6	1.99
EX BASIN 3	911702	20.93	0.0%	0.0%	26.3%	73.7%	4.3	89.8	1.86
EX BASIN 4	165963	3.81	100.0%	0.0%	0.0%	0.0%	1.6	5.9	0.53
EX BASIN 5	23256	0.53	100.0%	0.0%	0.0%	0.0%	1.6	0.8	0.53
EX BASIN 6	174138	4.00	100.0%	0.0%	0.0%	0.0%	1.6	6.2	0.53
EX BASIN 7	30604	0.70	100.0%	0.0%	0.0%	0.0%	1.6	1.1	0.53
TOTAL	2621587	60.18						235.0	366062
									590537

LEGEND

- EXISTING BASIN BOUNDARY
- EXISTING CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING SD PIPE
- EXISTING PROPERTY LINE
- FLOW ARROW



INTRODUCTION

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF SAN MATEO TO THE SOUTHWEST OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN DIEGO AVE NE. THE CURRENT SITE IS OCCUPIED BY HONEYWELL BUT IS BEING CONVERTED OVER TO A PRESBYTERIAN HEALTHCARE SERVICES FACILITY. THE PROJECT DOES NOT INCREASE THE EXISTING BUILDING AREA AND INCLUDES ONLY BUILDING REMODEL AND SITE LANDSCAPE IMPROVEMENTS. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR PRESBYTERIAN HEALTHCARE SERVICES HONEYWELL SITE. WE ARE REQUESTING HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

METHODOLOGY

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DMP. THE SITE IS LOCATED IN PRECIPITATION ZONE 2 PER TABLE A-1 SECTION 22.2. THE DESIGN STORM FOR EXISTING AND PROPOSED HYDROLOGY IS THE 100-YEAR 6-HR EVENT. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ACCORDING TO THE SITE CONDITIONS.

EXISTING CONDITIONS

THE EXISTING SITE IS APPROXIMATELY 60.18 ACRES. THERE ARE SEVERAL EXISTING BASINS WITHIN THE BOUNDARY OF THE SITE AS IDENTIFIED IN THE EXISTING DMP. THE EXISTING SITE IS COVERED MOSTLY BY THE EXISTING BUILDING, PARKING LOTS, AND OPEN SPACE.

EXISTING BASIN 1 IS APPROXIMATELY 22.07 ACRES AND GENERATES APPROXIMATELY 94.5 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO THE LA CUEVA CHANNEL.

EXISTING BASIN 2 IS APPROXIMATELY 8.14 ACRES AND GENERATES APPROXIMATELY 36.6 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO AN EXISTING CONCRETE RUNDOWN THAT DIRECTS THE FLOW TO THE SOUTH TO FREELY DISCHARGE INTO JEFFERSON ST.

EXISTING BASIN 3 IS APPROXIMATELY 20.93 ACRES AND GENERATES APPROXIMATELY 89.8 CFS IN THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE WEST WHERE THE MAJORITY OF THE FLOW IS CONVEYED INTO THE EXISTING ONSITE STORM DRAIN NETWORK AND DISCHARGES TO THE PUBLIC STORM DRAIN ALONG THE WESTERN BOUNDARY OF THE SITE.

EXISTING BASIN 4 IS APPROXIMATELY 3.81 ACRES AND GENERATES APPROXIMATELY 5.9 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE FLOW FROM THIS BASIN FLOWS TO THE WEST WHERE IT IS CONTAINED WITHIN RETENTION POND. THE 10 DAY VOLUME THAT IS GENERATED FROM THIS BASIN IS APPROXIMATELY 7,330 CF AND THE APPROXIMATE POND VOLUME FOR THIS AREA IS 182,998 CF AND THEREFOR IS ADEQUATELY SIZED AND NO IMPROVEMENTS IN THE AREA ARE REQUIRED.

EXISTING BASIN 5 IS APPROXIMATELY 0.53 ACRES AND GENERATES APPROXIMATELY 0.8 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE FLOW FROM THIS BASIN IN CONTAINED WITHIN THE EXISTING RETENTION POND. THE 10 DAY VOLUME THAT IS GENERATED FROM THIS BASIN IS APPROXIMATELY 3,284 CF AND THE APPROXIMATE POND VOLUME FOR THIS AREA IS 5,292 CF AND THEREFOR IS ADEQUATELY SIZED AND NO IMPROVEMENTS IN THE AREA ARE REQUIRED.

EXISTING BASIN 6 IS APPROXIMATELY 4.00 ACRES AND GENERATES APPROXIMATELY 6.2 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE FLOW FROM THIS BASIN IN CONTAINED WITHIN THE EXISTING RETENTION POND. THE 10 DAY VOLUME THAT IS GENERATED FROM THIS BASIN IS APPROXIMATELY 7,330 CF AND THE APPROXIMATE POND VOLUME FOR THIS AREA IS 5,292 CF AND THEREFOR IS ADEQUATELY SIZED AND NO IMPROVEMENTS IN THE AREA ARE REQUIRED.

EXISTING BASIN 7 IS APPROXIMATELY 0.70 ACRES AND GENERATES APPROXIMATELY 1.1 CFS. THIS BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE RUNOFF FLOWS FROM THIS BASIN AND DISCHARGES INTO JEFFERSON ST NE.

PROPOSED CONDITIONS

THE PROPOSED SITE GENERALLY REMAINS THE SAME AS THE EXISTING CONDITIONS WITH SOME MINOR CHANGES THAT IMPACT THE PERCENT IMPERVIOUS ON THE SITE. ADDITIONAL LANDSCAPE ISLANDS WILL BE ADDED TO COMPLY WITH THE SITE LANDSCAPING REQUIREMENTS. CURB OPENINGS WILL BE ADDED TO THE PROPOSED AND EXISTING LANDSCAPE ISLANDS TO INTERCEPT RUNOFF IN SMALLER STORM EVENTS AND TO COMPLY WITH "FIRST-FLUSH" REQUIREMENTS. THE ADDITION OF NEW LANDSCAPE ISLANDS AND OTHER SITE MODIFICATIONS REDUCES THE IMPERIOUS AREA AND RESULTS IN A SLIGHT REDUCTION IN PEAK RUNOFF FLOW RATE.

PROPOSED BASIN 1 IS APPROXIMATELY 22.07 ACRES AND GENERATES APPROXIMATELY 94.3 CFS FOR THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOW TO THE NORTHWEST WHERE IT IS DISCHARGED INTO THE LA CUEVA CHANNEL.

PROPOSED BASIN 2 IS APPROXIMATELY 8.14 ACRES AND GENERATES APPROXIMATELY 36.5 CFS FOR THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE NORTHWEST WHERE IT IS DISCHARGED INTO AN EXISTING CONCRETE RUNDOWN THAT DIRECTS THE FLOW TO THE SOUTH TO FREELY DISCHARGE INTO JEFFERSON ST.

PROPOSED BASIN 3 IS APPROXIMATELY 20.93 ACRES AND GENERATES APPROXIMATELY 88.1 CFS FOR THE 100YR STORM. THE FLOW FROM THIS BASIN GENERALLY FLOWS TO THE WEST WHERE THE MAJORITY OF THE FLOW IS CONVEYED INTO THE EXISTING ONSITE STORM DRAIN NETWORK AND DISCHARGES TO THE PUBLIC STORM DRAIN ALONG THE WESTERN BOUNDARY OF THE SITE.

PROPOSED BASIN 4 IS APPROXIMATELY 3.81 ACRES AND GENERATES APPROXIMATELY 5.9 CFS. THE FLOW FROM THIS BASIN FLOWS TO THE WEST WHERE IT IS CONTAINED WITHIN THE RETENTION POND.

PROPOSED BASIN 5 IS APPROXIMATELY 0.53 ACRES AND GENERATES APPROXIMATELY 0.8 CFS. THE FLOW FROM THIS BASIN IN CONTAINED WITHIN THE EXISTING RETENTION POND.

PROPOSED BASIN 6 IS APPROXIMATELY 4.00 ACRES AND GENERATES APPROXIMATELY 6.2 CFS. THE FLOW FROM THIS BASIN IN CONTAINED WITHIN THE EXISTING RETENTION POND.

PROPOSED BASIN 7 IS APPROXIMATELY 0.7 ACRES AND GENERATES APPROXIMATELY 1.1 CFS. THE BASIN IS UNDEVELOPED WITH LANDSCAPING AND NATIVE VEGETATION. THE RUNOFF FLOWS FROM THIS BASIN AND DISCHARGES INTO JEFFERSON ST NE.

THE PROPOSED SITE IS REQUIRED TO RETAIN APPROXIMATELY 35,322 CF TO MEET THE FIRST FLUSH REQUIREMENTS. SINCE THIS IS A REDEVELOPMENT OF AN EXISTING SITE IT WAS ASSUMED THAT THE PRECIPITATION DEPTH WAS 0.26 INCHES FOR THE FIRST FLUSH CALCULATIONS. THE AMOUNT OF VOLUME PROVIDED IS APPROXIMATELY 44,728 CF AND THEREFOR MEETS THE REQUIREMENTS. THE AMOUNT PROVIDED DOES NOT INCLUDED THE AMOUNT OF RUNOFF CAPTURED WITHIN THE LANDSCAPE ISLANDS.

CONCLUSION

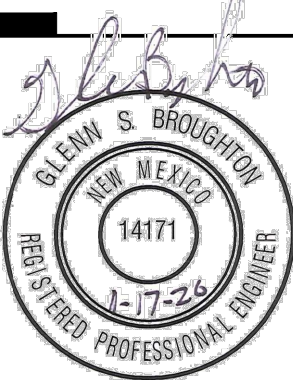
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 235.0 CFS FOR EXISTING CONDITIONS AND 233.1 CFS FOR PROPOSED CONDITIONS. THE SITE CURRENTLY FREE DISCHARGES TO THE PUBLIC STORM DRAIN SYSTEM AND JEFFERSON ST NE AND ONSITE RETENTION PONDS. ONSITE DETENTION PONDS ARE NOT REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL



NOT FOR CONSTRUCTION

PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO  
ALBUQUERQUE, NM 87113

DRB  
SUBMITTAL

REVISIONS



DRAWN BY	BF
REVIEWED BY	GB
DATE	01/17/2020
PROJECT NO.	19-0008
DRAWING NAME	

EXISTING DMP

SHEET NO.



LEGEND

- EXISTING BASIN BOUNDARY
- EXISTING CONTOURS
- EXISTING MAJOR CONTOURS
- SD(EOBD)
- EXISTING SD PIPE
- EXISTING PROPERTY LINE
- FLOW ARROW

GENERAL NOTES

- EXISTING LANDSCAPE ISLANDS WILL BE REGRADED TO DEPRESS THE PLANTING AREA. NEW CURB CUTS WILL BE INSTALLED TO INTERCEPT RUNOFF FROM SMALLER STORM EVENTS.
- CURB CUTS WILL BE INSTALLED ALONG THE WESTERN CURB OF THE PERIMETER CIRCULATION ROAD. RUNOFF INTERCEPTED BY THERE OPENING WILL BE DIRECTED TO RETENTION PONDS.
- LANDSCAPING IN NEW LANDSCAPE ISLANDS WILL BE DEPRESSED. CURB CUTS WILL BE INSTALLED TO INTERCEPT RUNOFF FROM SMALLER STORM EVENTS.

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SEAL



NOT FOR CONSTRUCTION  
PROJECT

PHS ALOFT PLAZA

9201 SAN MATEO  
ALBUQUERQUE, NM 87113

DRB  
SUBMITTAL

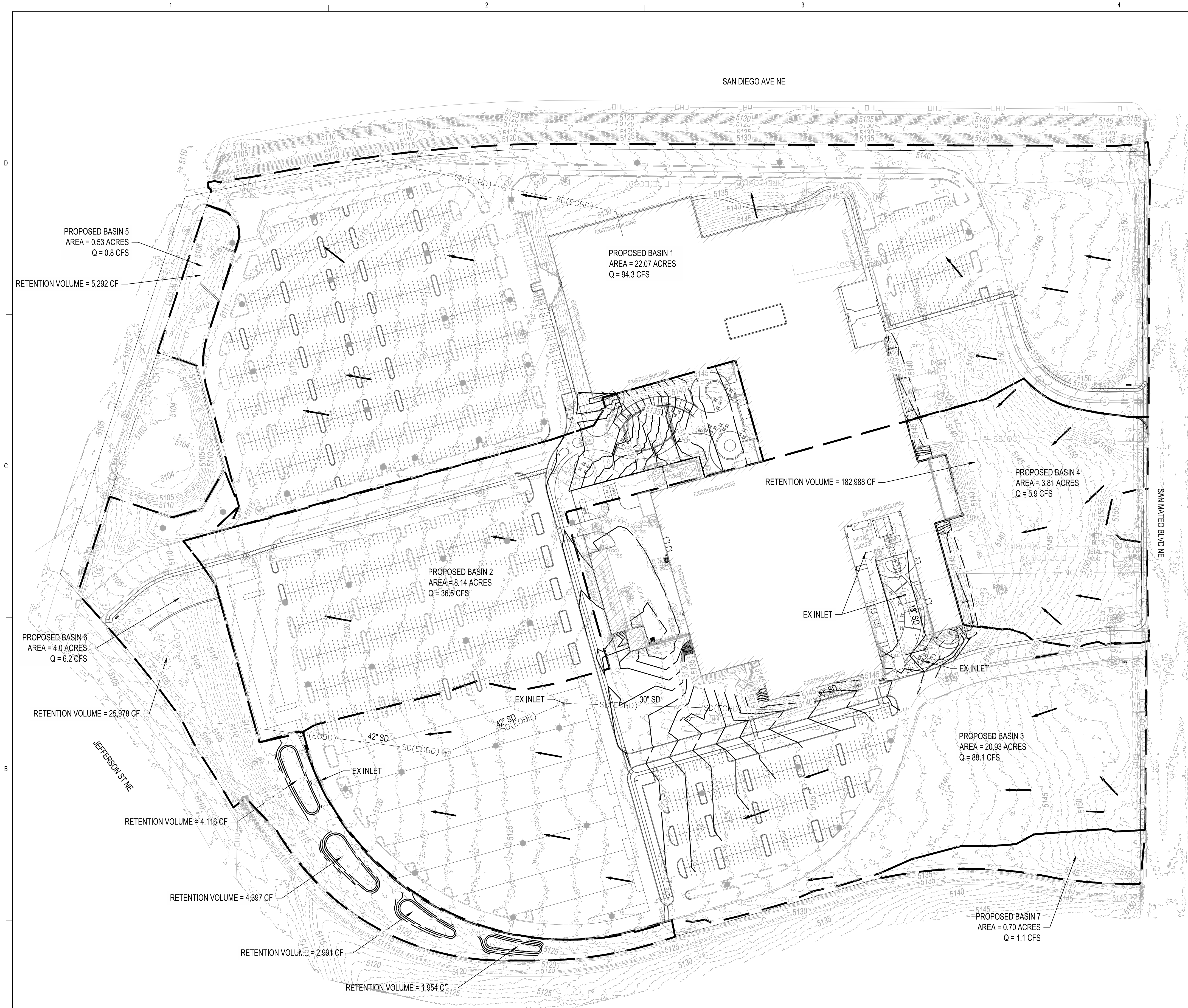
REVISIONS



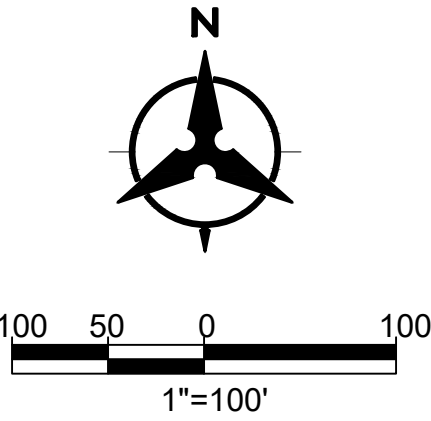
DRAWN BY BF  
REVIEWED BY GB  
DATE 01/17/2020  
PROJECT NO. 19-0008  
DRAWING NAME

PROPOSED DMP

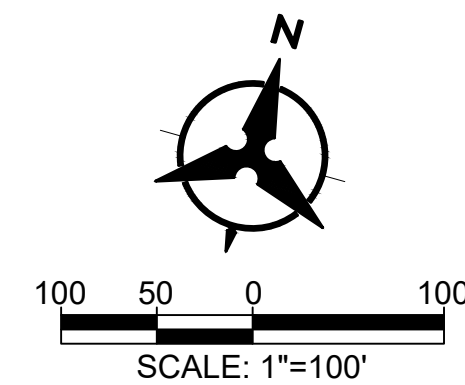
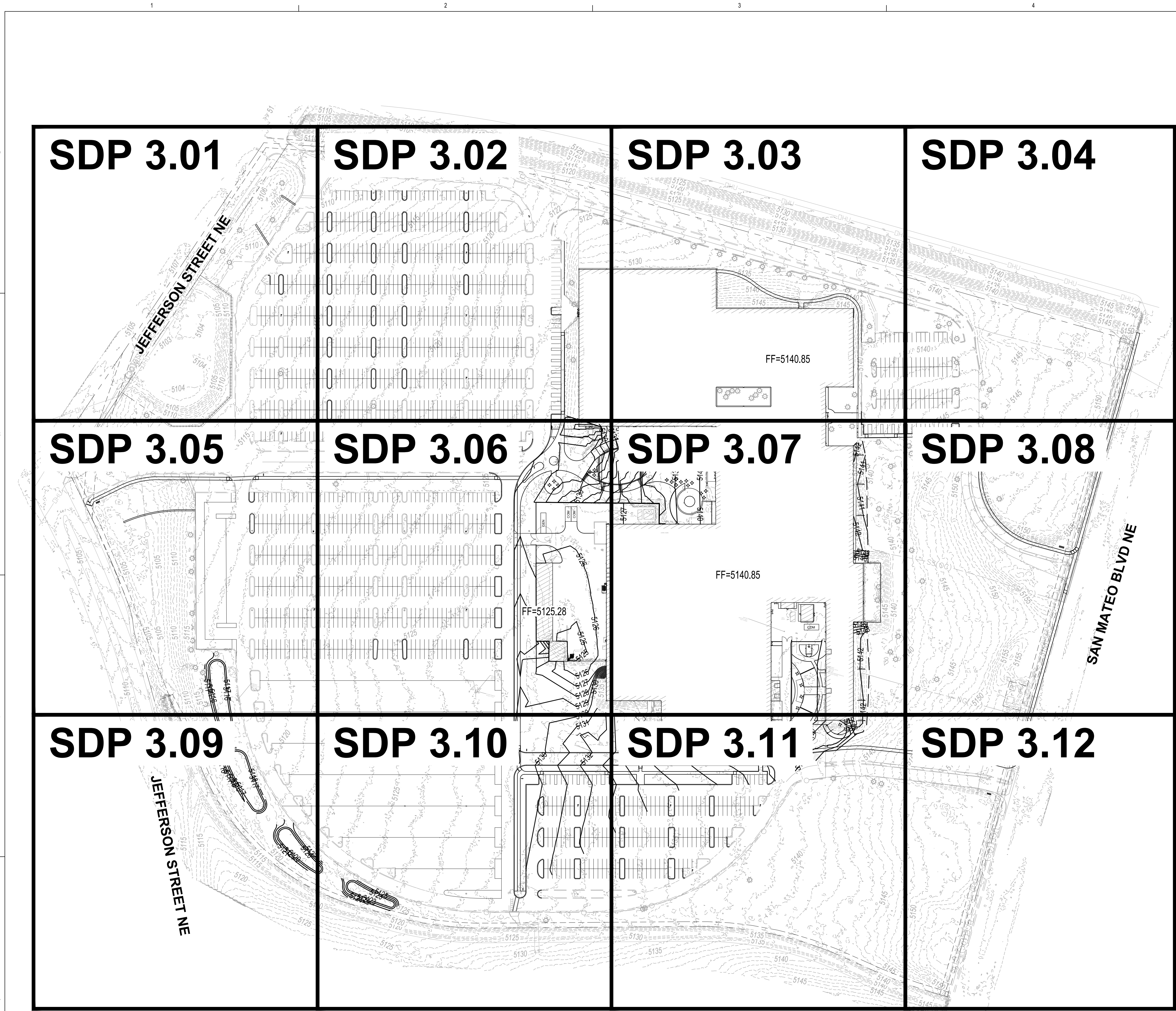
SHEET NO.



Presbyterian Healthcare Services Honeywell Site												
Proposed Ultimate Development Conditions Basin Data Table												
This table is based on the DPM Section 22.2, Zone: 2												
Basin	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)	WT E	V(100yr-6hr)	V(100yr-10day)	First Flush
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	CF	(CF)
PROPOSED BASIN 1	961397	22.07	0.0%	0.0%	27.3%	72.7%	4.3	94.3	1.85	148193	241384	15144
PROPOSED BASIN 2	354527	8.14	0.0%	0.0%	13.8%	86.2%	4.5	36.5	1.98	58583	99308	6618
PROPOSED BASIN 3	911702	20.93	0.0%	0.0%	31.4%	68.6%	4.2	88.1	1.81	137485	220933	13560
PROPOSED BASIN 4	165963	3.81	100.0%	0.0%	0.0%	0.0%	1.6	5.9	0.53	7330	7330	0
PROPOSED BASIN 5	23256	0.53	100.0%	0.0%	0.0%	0.0%	1.6	0.8	0.53	1027	1027	0
PROPOSED BASIN 6	174138	4.00	100.0%	0.0%	0.0%	0.0%	1.6	6.2	0.53	7691	7691	0
PROPOSED BASIN 7	30604	0.70	100.0%	0.0%	0.0%	0.0%	1.6	1.1	0.53	1352	1352	0
TOTAL	2621587	60.18						233.1		361662	579025	35322







## DRAINAGE NARRATIVE

### INTRODUCTION

THE PROJECT SITE IS LOCATED ON THE WEST SIDE OF ALAMEDA TO THE SOUTHWEST OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN DIEGO AVE NE. THE CURRENT SITE IS OCCUPIED BY HONEYWELL BUT IS BEING CONVERTED OVER TO A PRESBYTERIAN HEALTHCARE SERVICES FACILITY. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR PRESBYTERIAN HEALTHCARE SERVICES HONEYWELL SITE. WE ARE REQUESTING HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

### METHODOLOGY

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DMP. THE SITE IS LOCATED IN PRECIPITATION ZONE 2 PER TABLE A-1 SECTION 22.2. THE DESIGN STORM FOR EXISTING AND PROPOSED HYDROLOGY IS THE 100-YEAR 6-HR EVENT. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ACCORDING TO THE SITE CONDITIONS.

### EXISTING CONDITIONS

THE EXISTING SITE IS APPROXIMATELY 55.51 ACRES. THE EXISTING SITE IS COVERED MOSTLY BY THE EXISTING BUILDING, PARKING LOTS, AND OPEN SPACE. THE SITE SLOPES DOWN FROM EAST TO WEST. THE HIGHEST POINT ON THE SITE IS AT AN APPROXIMATE 5155. THE LOW POINT ON THE SITE IS AT AN APPROXIMATE ELEVATION OF 5105. SLOPES RANGE BETWEEN 3:1 ALONG THE EASTERN EDGE OF THE SITE TO AVERAGE SLOPE OF ROUGHLY 2% IN THE EXISTING PARKING AREAS.

### PROPOSED CONDITIONS

THE PROPOSED SITE GENERALLY REMAINS THE SAME AS THE EXISTING CONDITIONS WITH SOME MINOR CHANGES THAT IMPACT THE PERCENT IMPERVIOUS ON THE SITE. SITE GRADING WILL BE LIMITED TO AREAS IMMEDIATELY ADJACENT TO THE BUILDING AND PROPOSED COURTYARD MODIFICATIONS. SOIL IS CURRENTLY BERMED AGAINST THE BUILDING AROUND THE MAJORITY OF THE PERIMETER. THE GRADE WILL BE LOWERED IN SELECTIVE AREAS AROUND THE BUILDING TO ALLOW INSTALLATION OF WINDOWS. THE GRADE WILL CONTINUE TO STILL SLOPE AWAY FROM THE BUILDING BUT AT A FLATTER SLOPE. THE CHANGES IN THE SITE GRADING WILL NOT ALTER THE CURRENT DRAINAGE PATTERNS. ADDITIONAL LANDSCAPE ISLANDS WILL BE ADDED TO COMPLY WITH THE SITE LANDSCAPING REQUIREMENTS. CURB OPENINGS WILL BE ADDED TO THE PROPOSED AND EXISTING LANDSCAPE ISLANDS TO INTERCEPT RUNOFF IN SMALLER STORM EVENTS AND TO COMPLY WITH "FIRST-FLUSH" REQUIREMENTS. THE ADDITION OF NEW LANDSCAPE ISLANDS AND OTHER SITE MODIFICATIONS REDUCES THE IMPERVIOUS AREA AND RESULTS IN A SLIGHT REDUCTION IN PEAK RUNOFF FLOW RATE.

THE PROPOSED SITE GENERATES APPROXIMATELY 33,736 CF FOR THE FIRST FLUSH REQUIREMENTS. SINCE THIS IS A REDEVELOPMENT OF AN EXISTING SITE IT WAS ASSUMED THAT THE PRECIPITATION DEPTH WAS 0.26 INCHES FOR THE FIRST FLUSH CALCULATIONS. THE AMOUNT OF VOLUME PROVIDED IS APPROXIMATELY 44,728 CF AND THEREFORE MEETS THE REQUIREMENTS.

### CONCLUSION

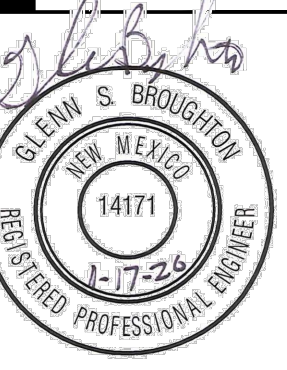
THE CALCULATED PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 222.4 CFS FOR EXISTING CONDITIONS AND 220.5 CFS FOR PROPOSED CONDITIONS. THE SITE CURRENTLY FREE DISCHARGES TO THE PUBLIC STORM DRAIN SYSTEM AND ONSITE DETENTION PONDS. AN ONSITE DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH CITY OF ALBUQUERQUE REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

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SEAL



NOT FOR CONSTRUCTION

PROJECT

PHS ALOFT PLAZA

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ALBUQUERQUE, NM 87113

DRB  
SUBMITTAL

REVISIONS



DRAWN BY BO

REVIEWED BY GSB

DATE 01/17/2020

PROJECT NO. 19-0008

DRAWING NAME

OVERALL  
GRADING &  
DRAINAGE PLAN

SHEET NO.

SDP 3.00  
OF



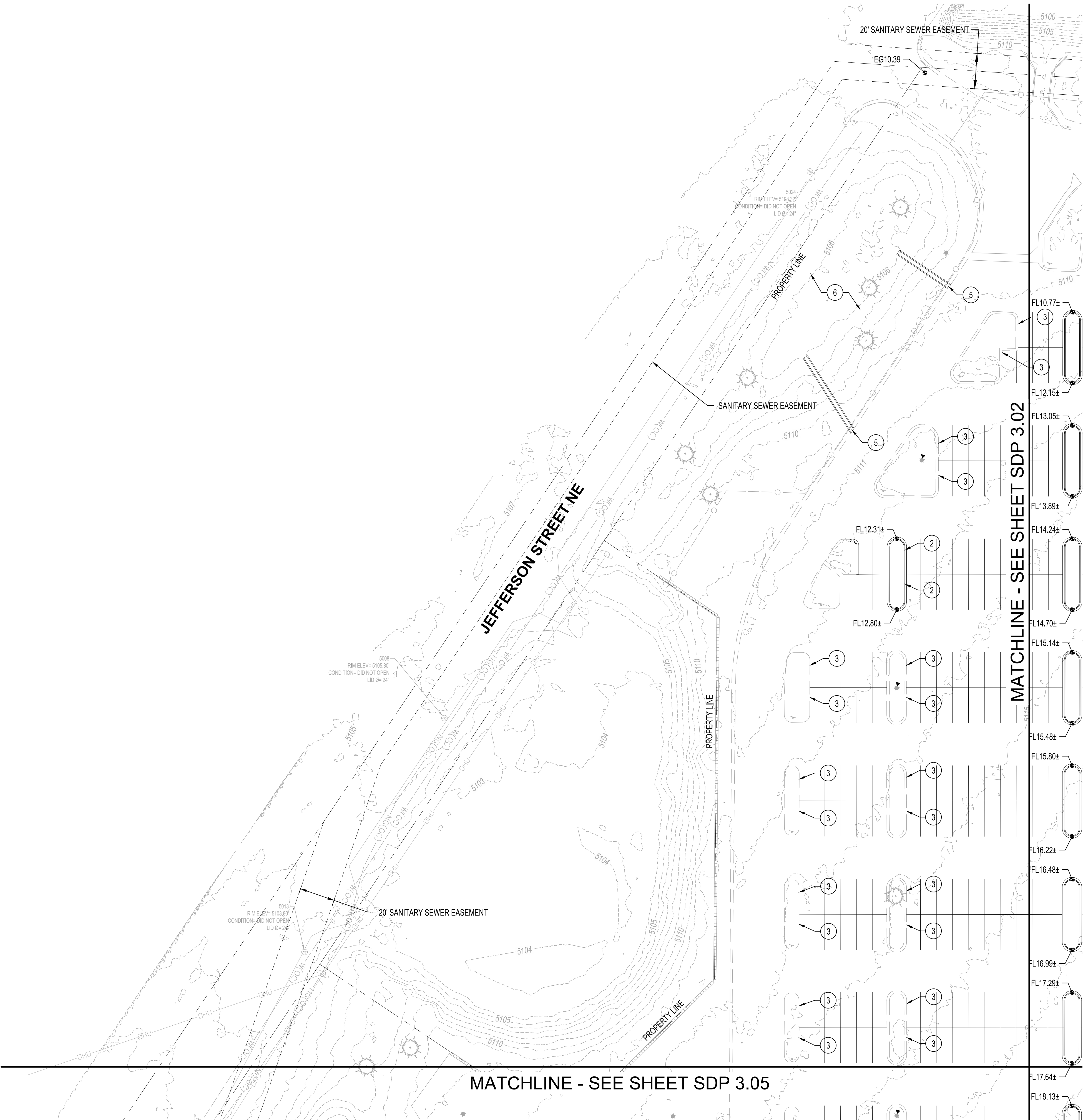
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Tue, 21-Jan-2020 - 1:17 pm, Plotted by: BFENTON  
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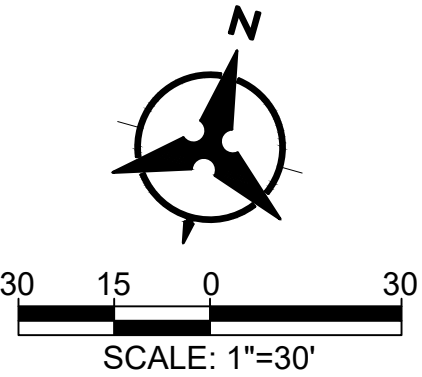
# KEYED NOTES

1. PROPOSED RETAINING WALL.
2. INSTALL 12" CURB OPENING.
3. CUT 12" WIDE CURB OPENING IN EXISTING CURB FOR DRAINAGE.
4. EXISTING RETAINING WALL TO REMAIN.
5. 2' WIDE CURB CUT WITH CONCRETE RUNDOWN.
6. EXISTING RETENTION POND.
7. PROPOSED RETENTION POND.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

# GRADING LEGEND

- DIRECTION OF FLOW
- 30.35 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB
- FL=FLOW LINE
- TS=TOP OF SIDEWALK
- TG=TOP OF GRATE
- FG=FINISHED GRADE
- FGH=FINISHED GRADE HIGH
- FGL=FINISHED GRADE LOW
- INV=INVERT
- 5095 PROPOSED INDEX CONTOUR
- 5094 PROPOSED INTERMEDIATE CONTOUR
- 5095 EXISTING INDEX CONTOUR
- 5094 EXISTING INTERMEDIATE CONTOUR
- WATER BLOCK



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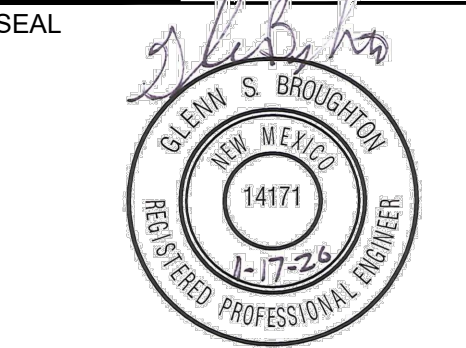
ARCHITECTURE / DESIGN / INSPIRATION

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PERICH  
SABATINI**

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DATE 01/17/2020  
PROJECT NO. 19-0008  
DRAWING NAME

GRADING &  
DRAINAGE PLAN

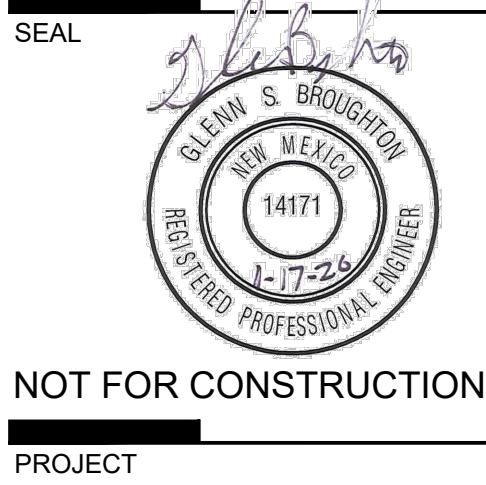
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**SDP 3.01**  
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PROJECT NO.	19-0008
DRAWING NAME	

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SHEET NO.  
**SDP 3.02**  
OF

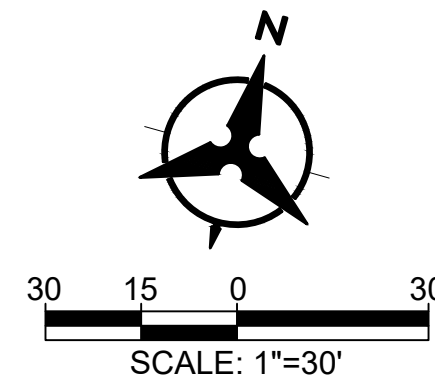
## KEYED NOTES

- PROPOSED RETAINING WALL.
- INSTALL 12" CURB OPENING.
- CUT 12" WIDE CURB OPENING IN EXISTING CURB FOR DRAINAGE.
- EXISTING RETAINING WALL TO REMAIN.
- 2' WIDE CURB CUT WITH CONCRETE RUNDOWN.
- EXISTING RETENTION POND.
- PROPOSED RETENTION POND.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

## GRADING LEGEND

	DIRECTION OF FLOW
	PROPOSED SPOT ELEVATION
	TC=TOP OF CURB
	FL=FLOW LINE
	TS=TOP OF SIDEWALK
	TG=TOP OF GRATE
	FG=FINISHED GRADE
	FGH=FINISHED GRADE HIGH
	FGL=FINISHED GRADE LOW
	INV=INVERT
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	WATER BLOCK



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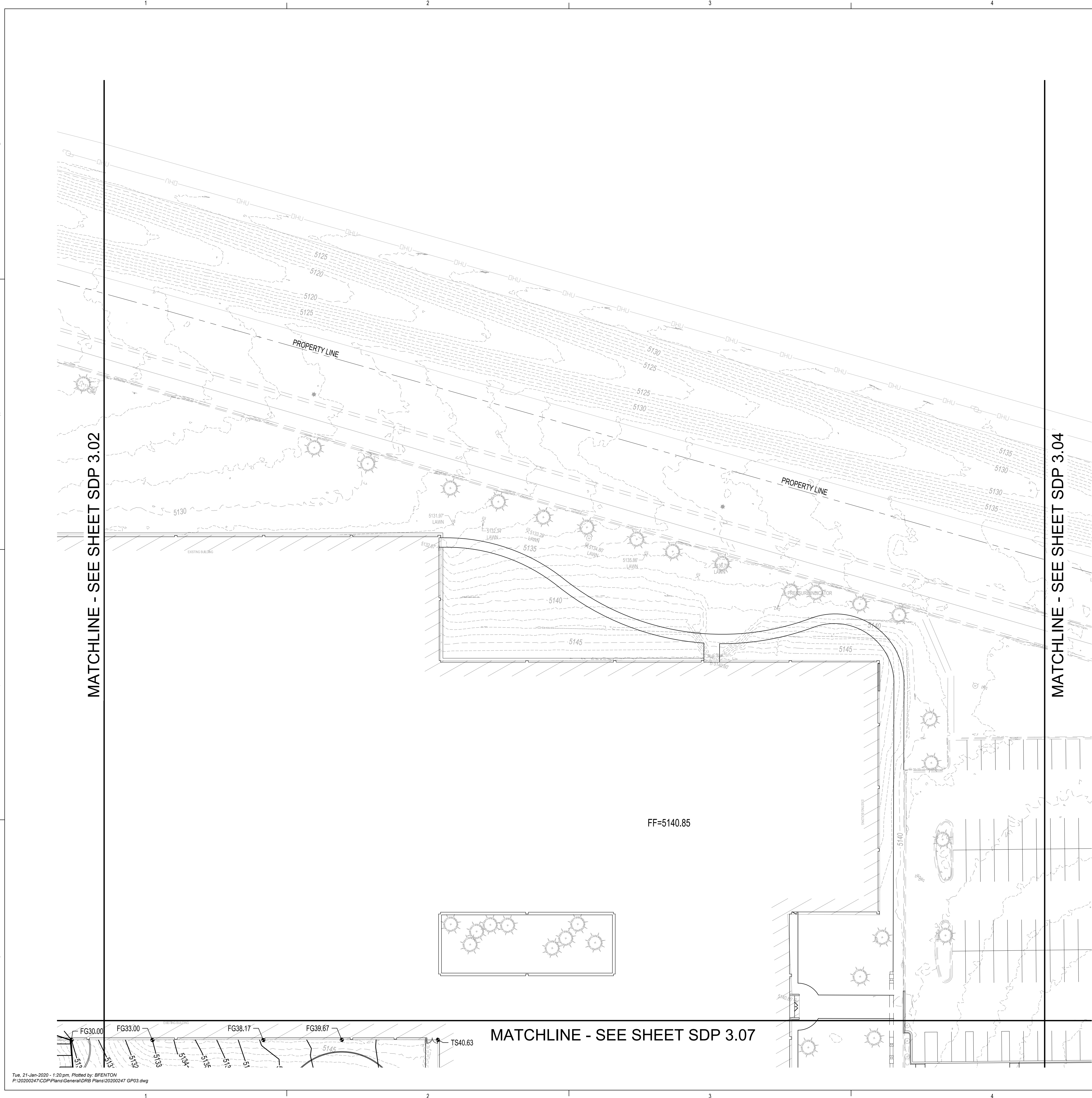
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MATCHLINE - SEE SHEET SDP 3.01

MATCHLINE - SEE SHEET SDP 3.03

MATCHLINE - SEE SHEET SDP 3.06





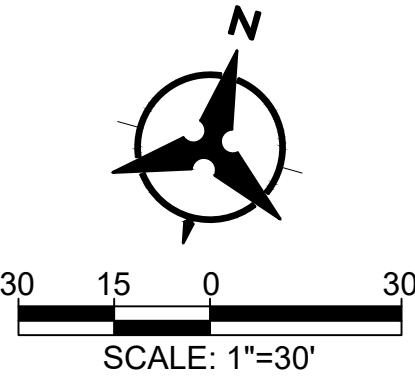
KEYED NOTES

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7. PROPOSED RETENTION POND.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

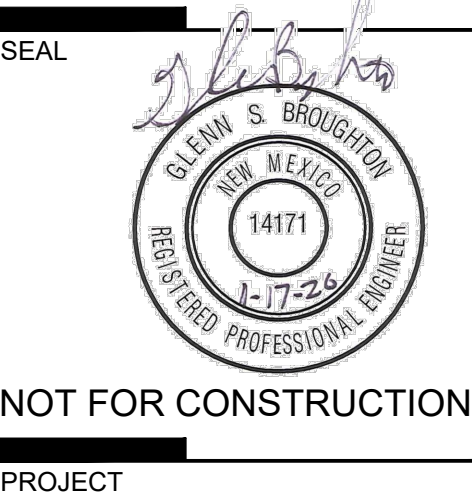
GRADING LEGEND

- DIRECTION OF FLOW
- 30.35 PROPOSED SPOT ELEVATION
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- 5095 PROPOSED INDEX CONTOUR
- 5094 PROPOSED INTERMEDIATE CONTOUR
- 5095 EXISTING INDEX CONTOUR
- 5094 EXISTING INTERMEDIATE CONTOUR
- WATER BLOCK



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SHEET NO.  
SDP 3.03  
OF



KEYED NOTES

1. PROPOSED RETAINING WALL.
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4. EXISTING RETAINING WALL TO REMAIN.
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GRADING LEGEND

- DIRECTION OF FLOW
- 30.35

PROPOSED SPOT ELEVATION  
TC=TOP OF CURB  
FL=FLOW LINE  
TS=TOP OF SIDEWALK  
TG=TOP OF GRATE  
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FGH=FINISHED GRADE HIGH  
FGL=FINISHED GRADE LOW  
INV=INVERT
- 5095

PROPOSED INDEX CONTOUR
- 5094

PROPOSED INTERMEDIATE CONTOUR
- 5095

EXISTING INDEX CONTOUR
- 5094

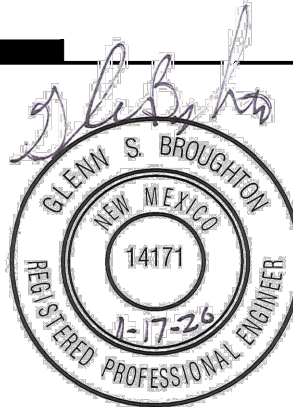
EXISTING INTERMEDIATE CONTOUR
- WATER BLOCK

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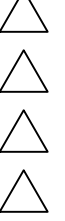
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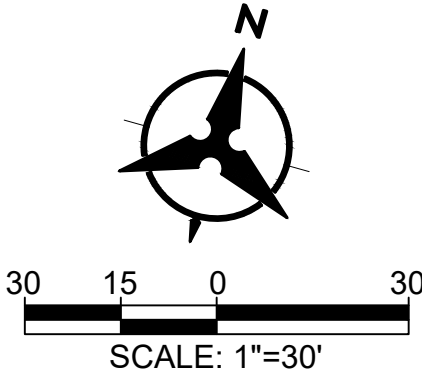
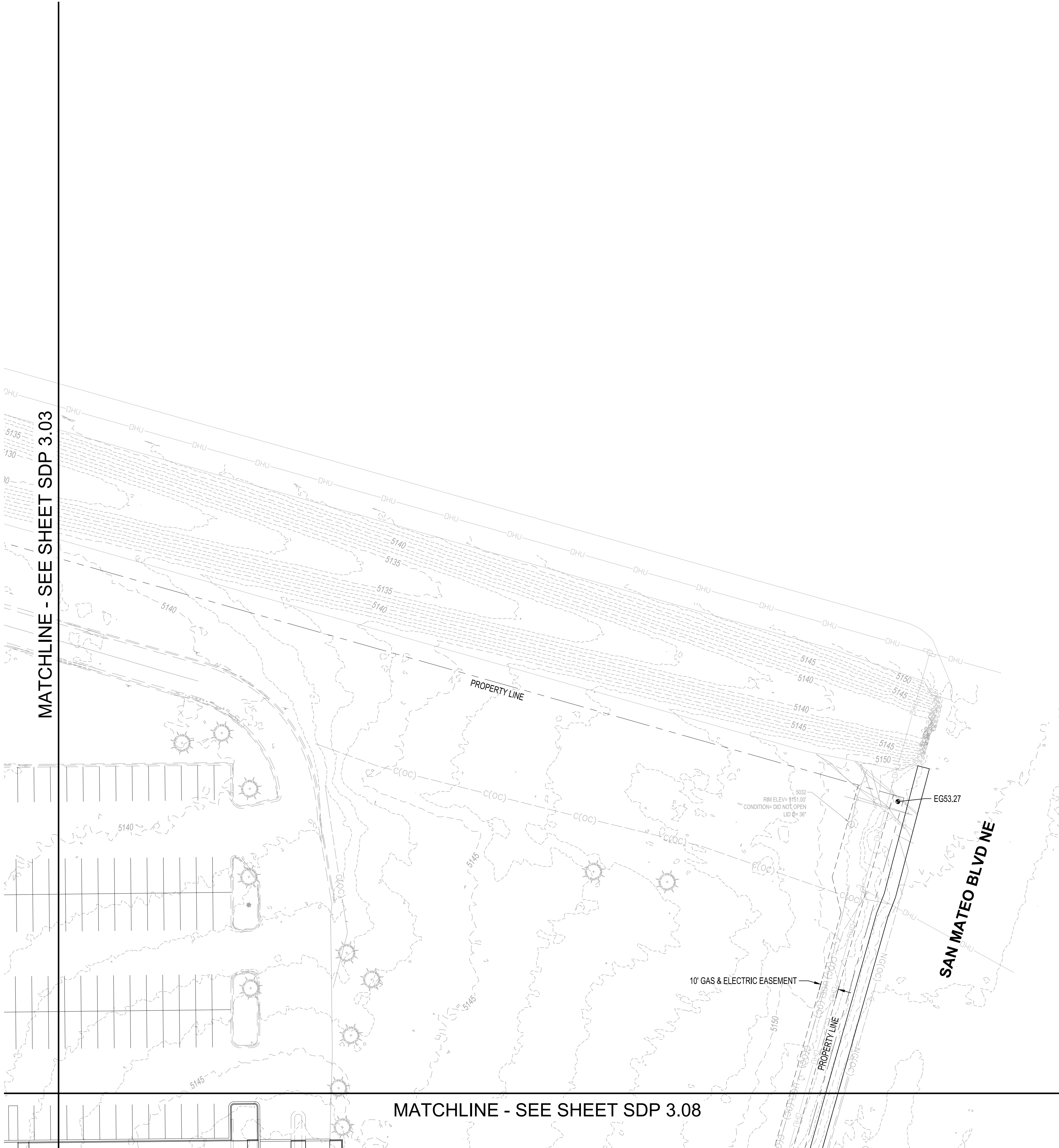


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PROJECT NO.	19-0008
DRAWING NAME	

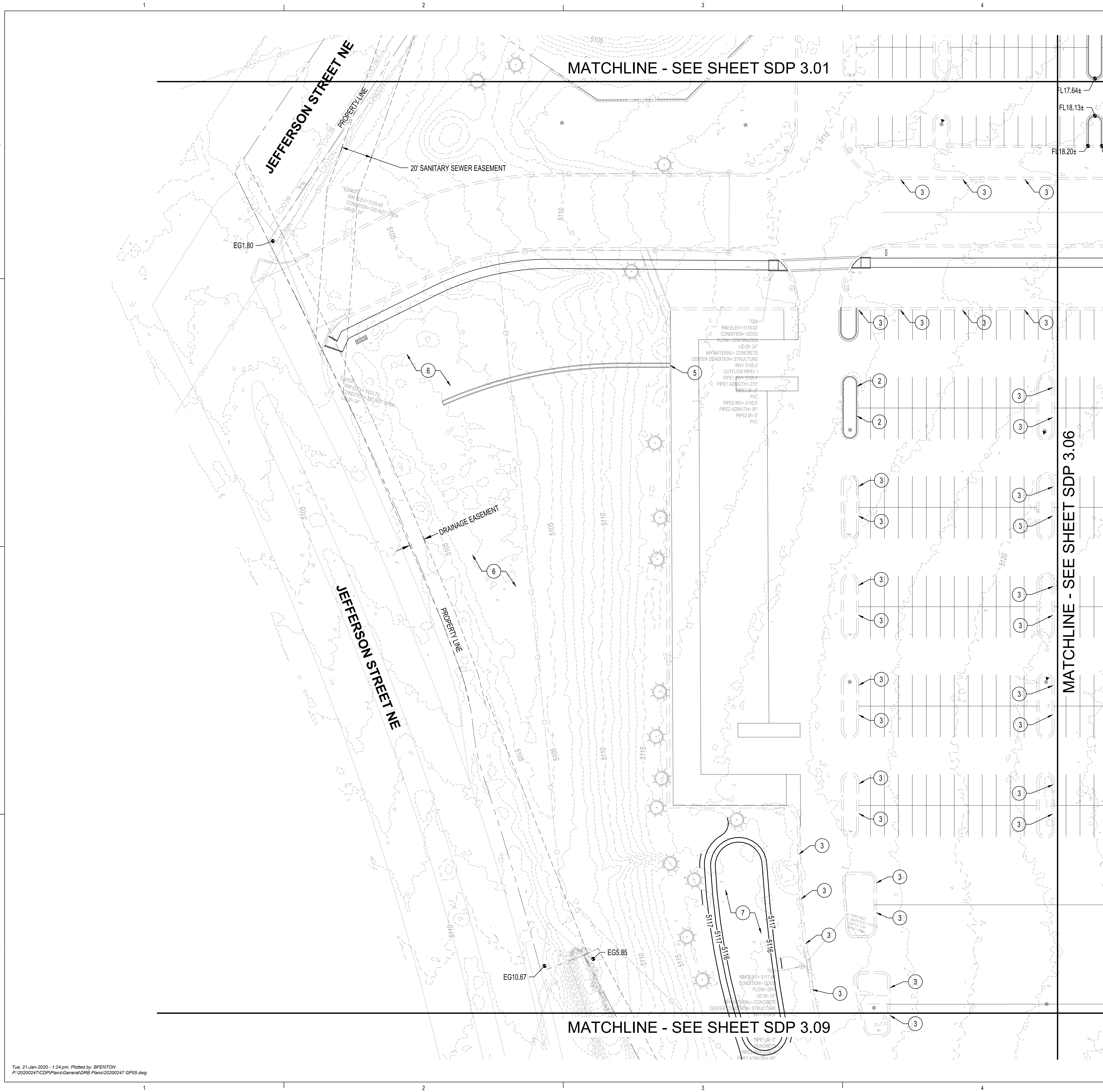
GRADING &  
DRAINAGE PLAN

SHEET NO.

SDP 3.04  
OF







### KEYED NOTES

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NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

### GRADING LEGEND

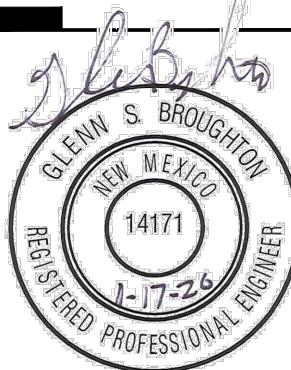
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	FGL=FINISHED GRADE LOW
	INV=INVERT
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	WATER BLOCK

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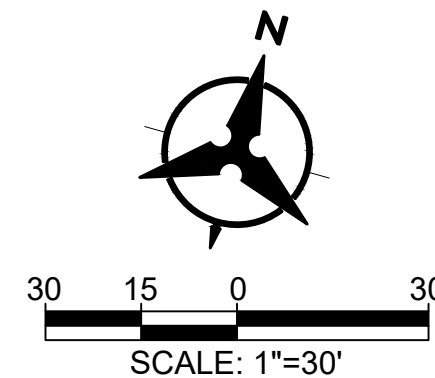
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SHEET NO.

SDP 3.05  
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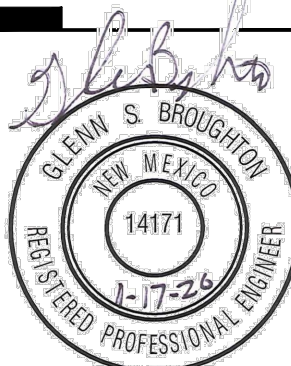




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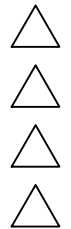
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SHEET NO.

**SDP 3.06**

OF

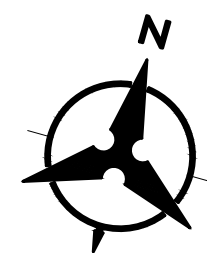
**KEYED NOTES**

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7. PROPOSED RETENTION POND.

NOTE: NOT ALL KEYED NOTES MAY APPLY TO THIS SHEET.

**GRADING LEGEND**

- DIRECTION OF FLOW
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INV=INVERT
- 5095 PROPOSED INDEX CONTOUR
- 5094 PROPOSED INTERMEDIATE CONTOUR
- 5095 EXISTING INDEX CONTOUR
- 5094 EXISTING INTERMEDIATE CONTOUR
- WATER BLOCK

30 15 0 30  
SCALE: 1"=30'**Bohannon & Huston**  
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MATCHLINE - SEE SHEET SDP 3.02

MATCHLINE - SEE SHEET SDP 3.05

MATCHLINE - SEE SHEET SDP 3.07

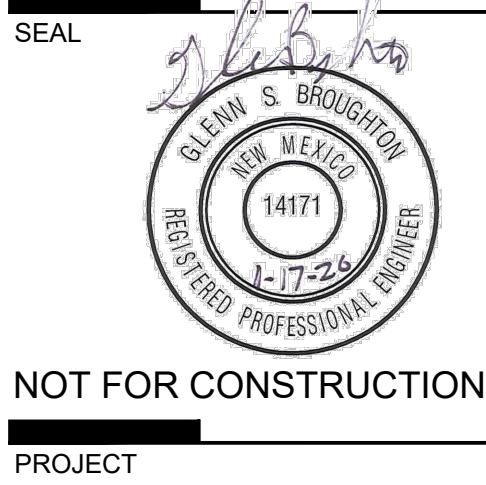
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PROJECT NO.	19-0008
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SHEET NO.  
**SDP 3.07**  
OF

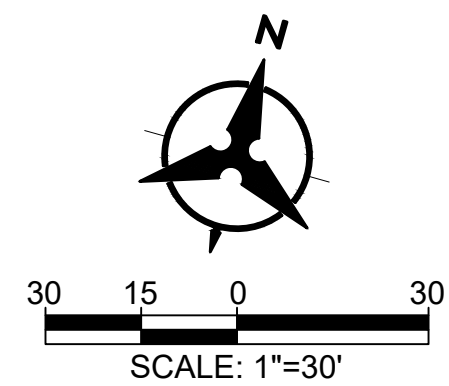
## KEYED NOTES

1. PROPOSED RETAINING WALL.
2. INSTALL 12" CURB OPENING.
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4. EXISTING RETAINING WALL TO REMAIN.
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## GRADING LEGEND

	DIRECTION OF FLOW
	PROPOSED SPOT ELEVATION
	TC=TOP OF CURB
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	FGL=FINISHED GRADE LOW
	INV=INVERT
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	WATER BLOCK



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MATCHLINE - SEE SHEET SDP 3.03

MATCHLINE - SEE SHEET SDP 3.08

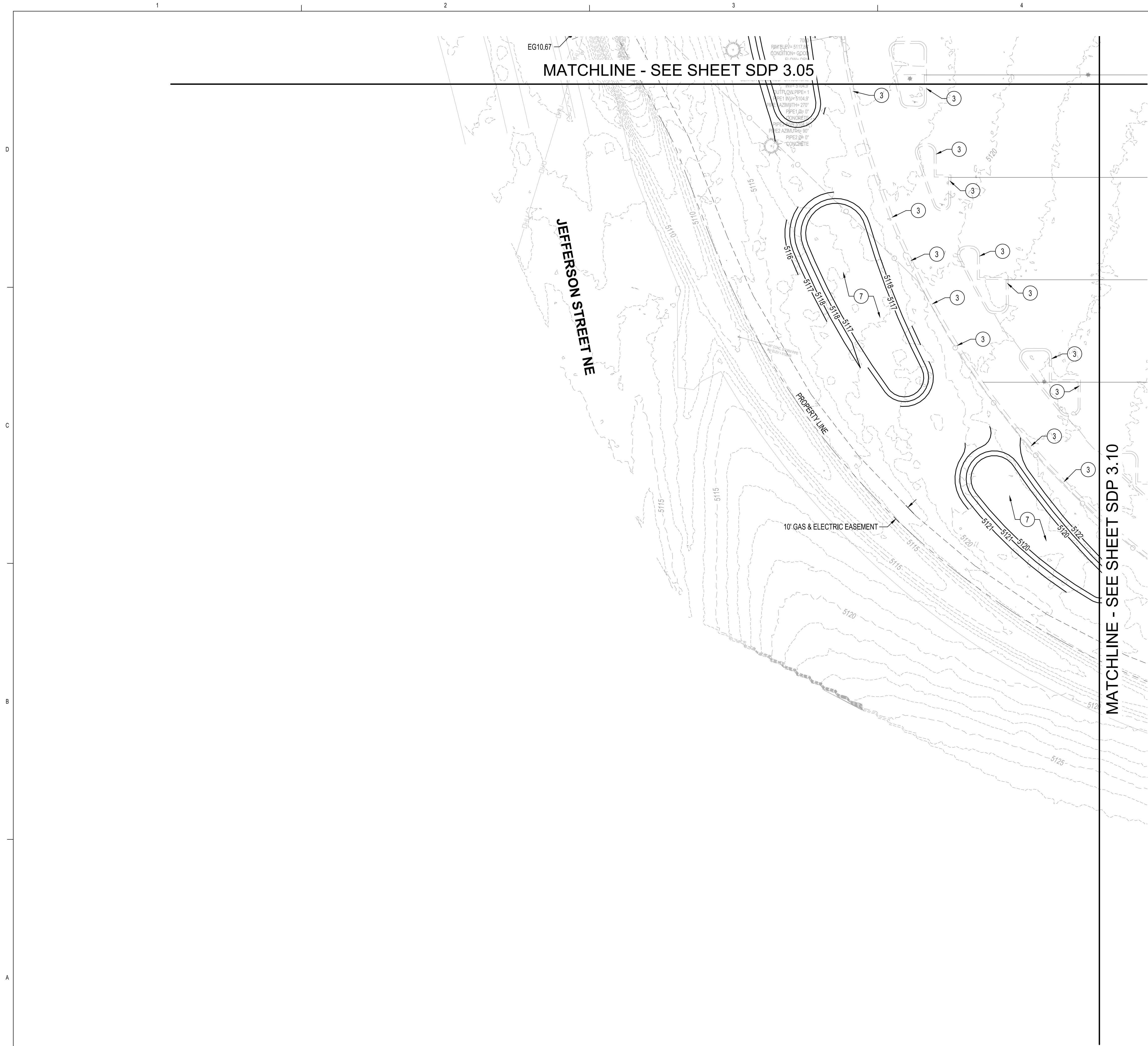
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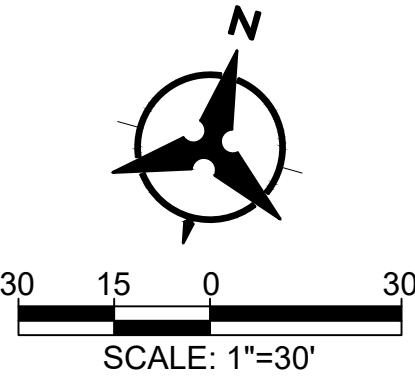
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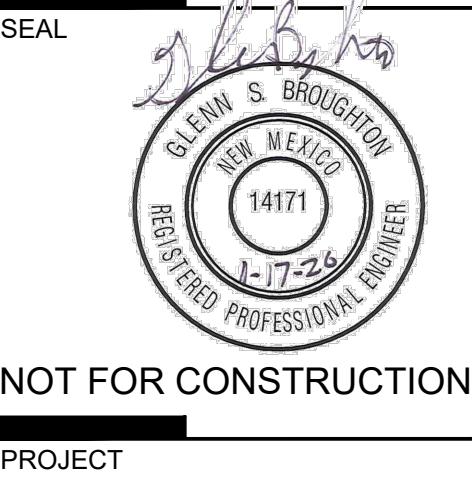
GRADING LEGEND

- 5095 — PROPOSED INDEX CONTOUR  
— 5094 — PROPOSED INTERMEDIATE CONTOUR  
- - - 5095 - - - EXISTING INDEX CONTOUR  
- - - 5094 - - - EXISTING INTERMEDIATE CONTOUR  
~~~~~ WATER BLOCK



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| REVIEWED BY  | GSB        |
| DATE         | 01/17/2020 |
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GRADING &  
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SHEET NO.  
SDP 3.09  
OF





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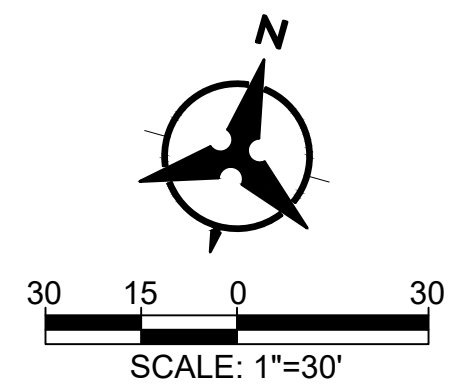
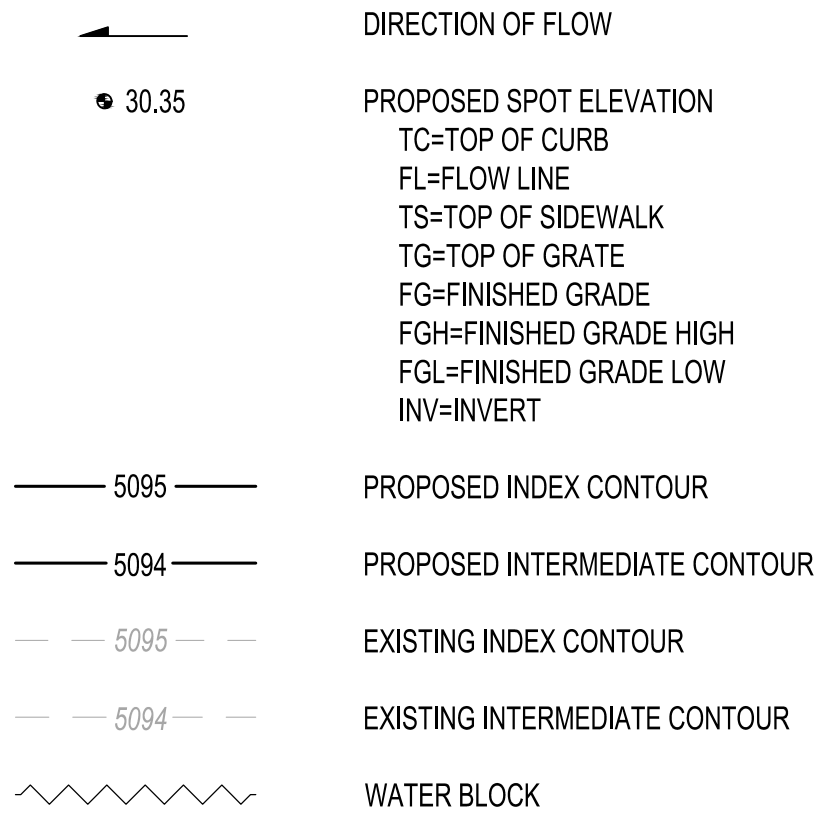
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| PROJECT NO.  | 19-0008    |
| DRAWING NAME |            |

## GRADING & DRAINAGE PLAN

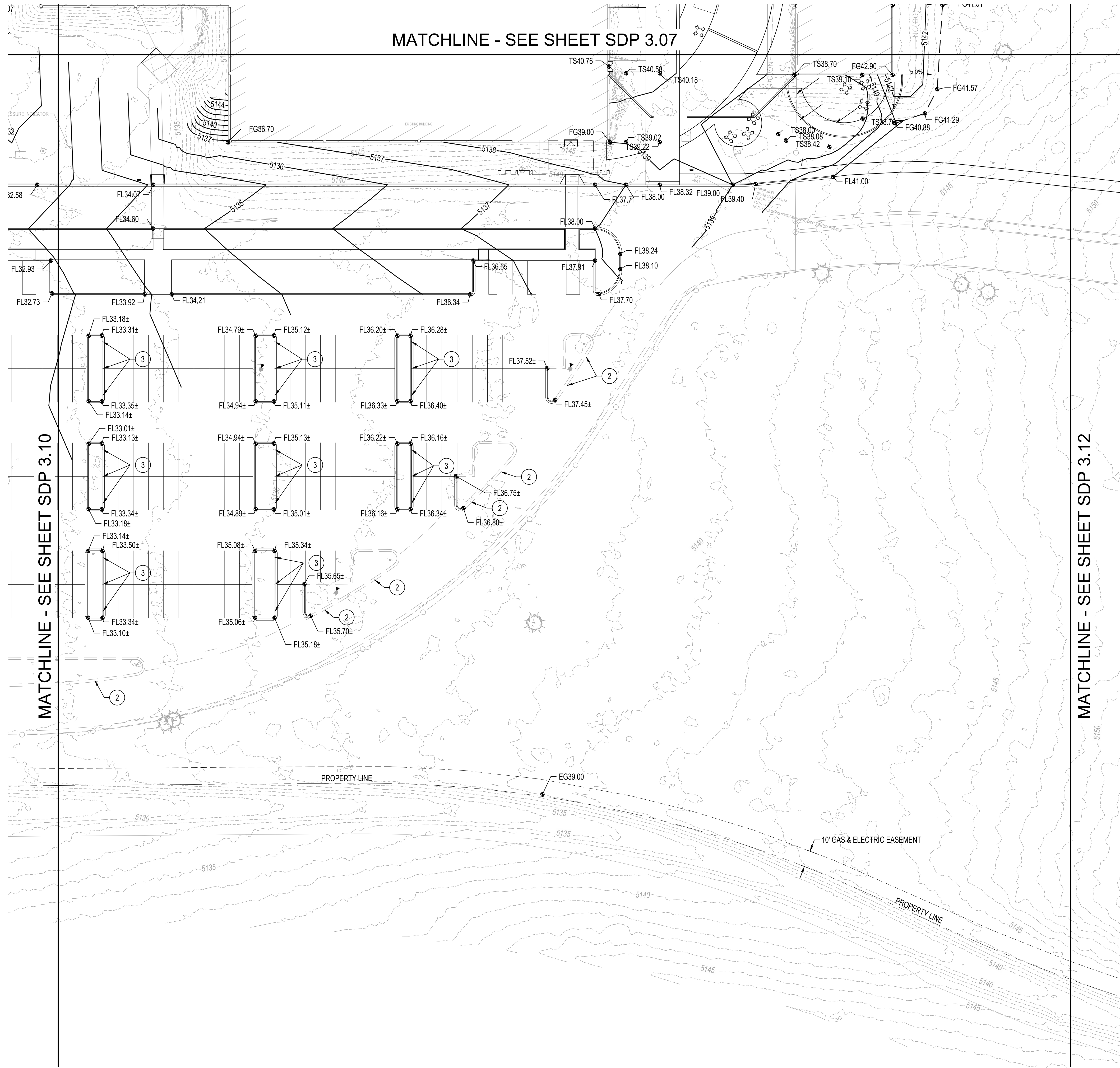
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OF

1. PROPOSED RETAINING WALL.
2. INSTALL 12" CURB OPENING.
3. CUT 12" WIDE CURB OPENING IN EXISTING CURB FOR DRAINAGE.
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7. PROPOSED RETENTION POND.

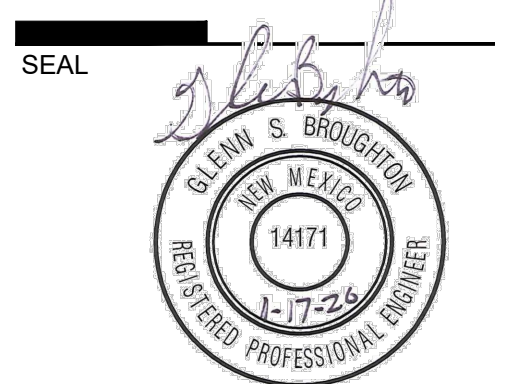
## GRADING LEGEND












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PROJECT NO. 19-0008

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## GRADING &

DRAINAGE PLAN

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OF

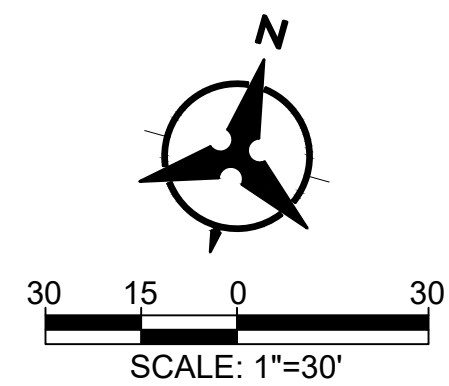
## ○ KEYED NOTES

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## GRADING LEGEND

- |                                                                                                                                                                              |                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
|                                                                                           | DIRECTION OF FLOW             |
|  30.35                                                                                    | PROPOSED SPOT ELEVATION       |
|                                                                                                                                                                              | TC=TOP OF CURB                |
|                                                                                                                                                                              | FL=FLOW LINE                  |
|                                                                                                                                                                              | TS=TOP OF SIDEWALK            |
|                                                                                                                                                                              | TG=TOP OF GRATE               |
|                                                                                                                                                                              | FG=FINISHED GRADE             |
|                                                                                                                                                                              | FGH=FINISHED GRADE HIGH       |
|                                                                                                                                                                              | FGL=FINISHED GRADE LOW        |
|                                                                                                                                                                              | INV=INVERT                    |
|  5095  | PROPOSED INDEX CONTOUR        |
|  5094  | PROPOSED INTERMEDIATE CONTOUR |
|  5095  | EXISTING INDEX CONTOUR        |
|  5094  | EXISTING INTERMEDIATE CONTOUR |
|                                                                                           | WATER BLOCK                   |



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