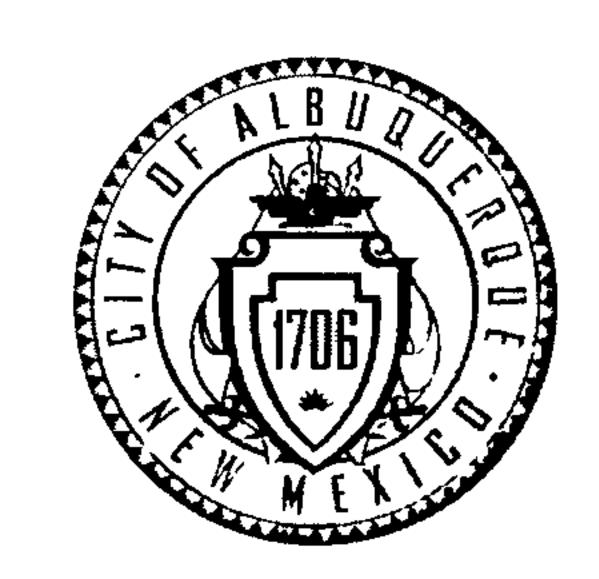
August 25, 2016



Glenn Broughton, PE Bohannan-Huston 7500 Jefferson St NE Courtyard I Albuquerque, NM 87109

Re: Presbyterian Paradise Clinic

4588 Paradise Blvd. NW

Request Permanent C.O. - Accepted

Engineer's Stamp dated: 10-8-15 (C12D003B7)

Certification dated: 8-17-16

Dear Mr. Broughton,

Based on the Certification received 8/23/2016, the above referenced is approved for a permanent Release of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3682.

PO Box 1293

Sincerely,

Albuquerque

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

Development Review Services

New Mexico 87103

www.cabq.gov

TE/RH

C: email

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,

Lois



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Presbyterian Paradise Clinic	Building Permit #:_	City Drainage #: C12/D3B 7
DRB#: 1000318	EPC#:	Work Order#:
Legal Description: TRACT D OF FOUNTAIN HILLS	PLAZA SUBDIVISION	
City Address: 4588 Paradise Boulevard NW Albuque	erque, NM 87114	
Engineering Firm: Bohannan Huston, Inc		Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1		
Phone#: (505) 823-1000	Fax#: (505) 798-7988	E-mail: gbrought@bhinc.com
Owner: Presbyterian Healthcare Services		Contact:
Address: 1100 Central Ave. SE Albuquerque, NM 87	7102	
Phone#: 505-563-6641	Fax#:	E-mail: jjeppson@phs org
Architect: Dekker Perich Sabatini		Contact: Daren Pocus
Address: 7601 Jefferson NE Albuquerque, NM 8710	9	
Phone#: (505) 761-9700	Fax#:	E-mail: darenp@dpsdesign org
Surveyor:		Contact:
Address:		
Phone#:	Fax#:	E-mail:
Contractor:		Contact:
Address:	· 	
Phone#:	Fax#:	E-mail:
TYPE OF SUBMITTAL:		AL/ACCERTANCE SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL	SIA/FINANCIAL GUARAN' PRELIMINARY PLAT APPI	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	
GRADING PLAN	SECTOR PLAN APPROVAI	
EROSION & SEDIMENT CONTROL PL	AN (ESC) FINAL PLAT APPROVAL	Mallis L
X ENGINEER'S CERT (HYDROLOGY)	X CERTIFICATE OF OCCUPA	NCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	NCY (TCL TEMPWELOPMENT)
TRAFFIC CIRCULATION LAYOUT (TO	CL)FOUNDATION PERMIT AP	NCY (PERM) NCY (PCL TEMPVELOPMENT SECTION PROVAILAND DEVELOPMENT SECTION PROVAILAND DEVELOPMENT SECTION
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)		
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVA	<i>II</i> ——
SO-19 OTHER (SPECIFY)	WORK ORDER APPROVAL GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENI		py Provided
DATE SUBMITTED: August 24, 2016	By: GLENN BROUGHTON	

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 defines 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
- 2 Drainage Plans Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3 Drainage Report Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton

Sent: Wednesday, August 24, 2016 10:25 AM **To:** COA Hydro/TCL (PLNDRS@cabq.gov)

Subject: Presbyterian Paradise Clinic - Grading Cert for Perm CO

Attachments: Drainage Info Sheet.pdf; C-100.pdf; C-101.pdf

Please see our grading certification submittal. We are requesting permanent C.O.

Thank you,

Glenn Broughton, P.E., LEED AP

Senior Project Manager

Community Development & Planning

Direct line: 505-798-7872

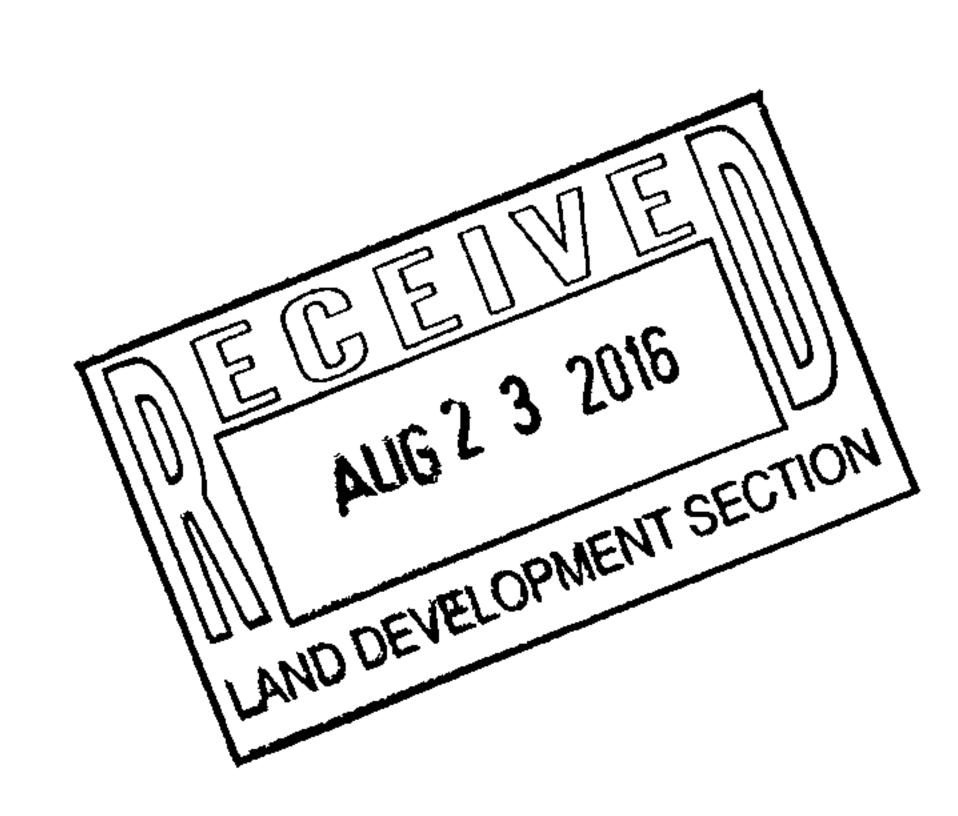
Bohannan Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

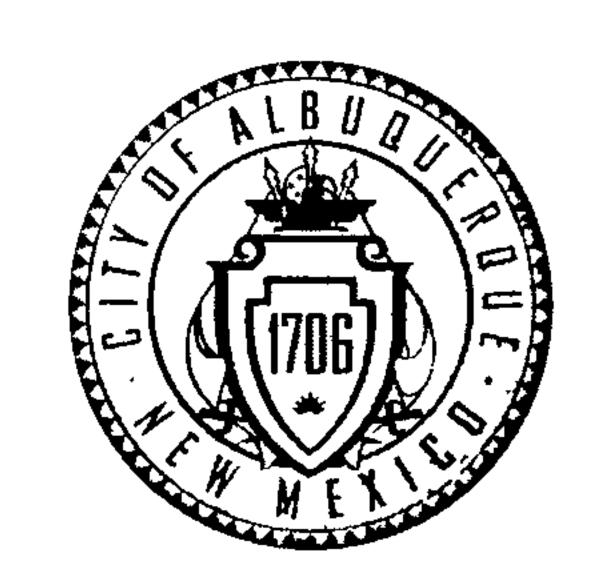
www.bhinc.com

voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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August 2, 2016



Glenn Broughton, PE Bohannan-Huston 7500 Jefferson St NE Courtyard I Albuquerque, NM 87109

Re: Presbyterian Paradise Clinic

4588 Paradise Blvd. NW

Request Temporary 60-Day C.O. - Accepted Engineer's Stamp dated: 10-8-15 (C12D003B7)

Certification dated: 7-29-16

Dear Mr. Broughton,

Based on the Certification received 7/29/2016, the above referenced is approved for a 60-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

PO Box 1293

Albuquerque

- All ponds must be landscaped
- Key note #12, landscape berm must completed
- Three most southern diamond shaped curb stops are incomplete therefore missing the curb cuts
- 18" Nyoplast drain basin with dome is missing in SW pond
- Key note #21, concrete rundown is not flared
- Key note #16, 4" pipe sleeve thru wall for drainage is missing

New Mexico 87103

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3682.

www.cabq.gov

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

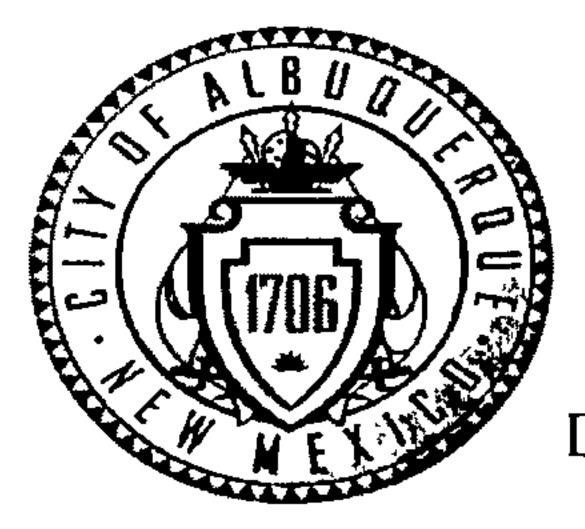
Development Review Services

TE/RH

Sincerely.

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,

Lois



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Presbyterian Paradise Clinic	Building Permit #:	City Drainage #: C12/D3B
DRB#: 1000318 EPC#	•	Work Order#:
Legal Description: TRACT D OF FOUNTAIN HILLS PLAZA	SUBDIVISION	
City Address: 4588 Paradise Boulevard NW Albuquerque, N	M 87114	<u> </u>
Engineering Firm: Bohannan Huston, Inc		Contact: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1		
Phone#: (505) 823-1000 Fax#:	(505) 798-7988	E-mail: gbrought@bhinc.com
Owner: Presbyterian Healthcare Services		Contact:
Address: 1100 Central Ave. SE Albuquerque, NM 87102		
Phone#: 505-563-6641 Fax#:		E-mail: jjeppson@phs org
Architect: Dekker Pench Sabatini		Contact: Daren Pocus
Address: 7601 Jefferson NE Albuquerque, NM 87109		
Phone#: (505) 761-9700 Fax#:		E-mail: darenp@dpsdesign org
Surveyor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Contractor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPI	
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROMALE (C) E \W E n)
CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB D S. DEV. FOR BLDG. PERMI	IT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL	2 9 2016
EROSION & SEDIMENT CONTROL PLAN (ES	· · · · · · · · · · · · · · · · · · ·	
X ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	ANCY (PERM)
CLOMR/LOMR	X CERTIFICATE OF OCCUPA	TOY (FON PERFYELOPMENT SECTION
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AP	
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	
SO-19	WORK ORDER APPROVAI	
OTHER (SPECIFY)	X GRADING CERTIFICATION	N OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Co	opy Provided
DATE SUBMITTED: July 29, 2016	By: GLENN BROUGHTON	

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 defines 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
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- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Glenn Broughton

From: Glenn Broughton

Sent: Friday, July 29, 2016 10:44 AM

To: COA Hydro/TCL Submittal (PLNDRS@cabq.gov)

Subject: Presbyterian Paradise Clinic Grading Cert for Temp CO

Attachments: C-100.pdf; C-101.pdf; Drainage Info Sheet.pdf

Attached is the grading certification. We are requesting approval for temporary C.O.

Thank you,

Glenn Broughton, P.E., LEED AP

Senior Project Manager

Community Development & Planning

Direct line: 505-798-7872

Bohannan Huston

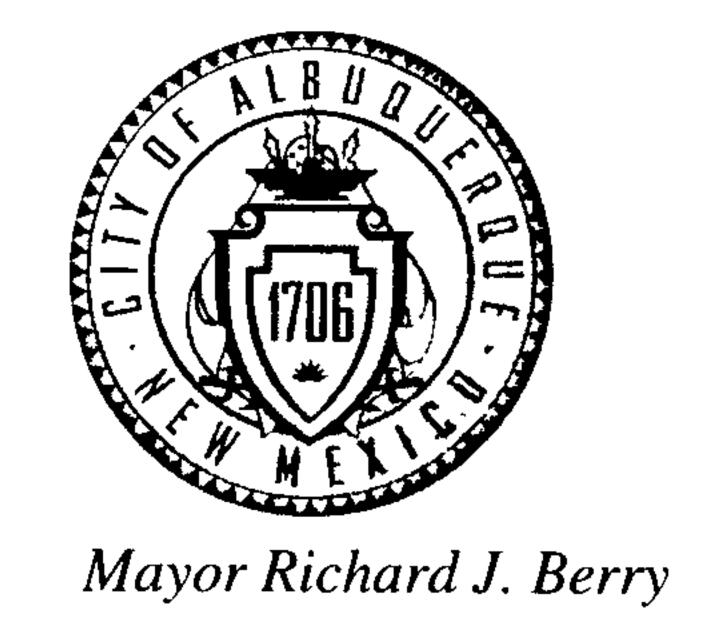
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 www.bhinc.com

voice: 505.823.1000 facsimile: 505.798-7988 toll free: 800.877.5332

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Planning Department
Suzanne Lubar, Director



October 19, 2015

Glen Broughton, P.E.
Bohannan-Huston Inc.
7500 Jefferson St. NE Court Yard 1
Albuquerque, New Mexico 87109

RE: Presbyterian Paradise Clinic 4588 Paradise Blvd NW Grading and Drainage Plan Engineers Stamp Date 10/8/15 (C12D003B7)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 10/8/15, this plan is approved for Grading Permit and Paving Permit.

PO Box 1293

Please attach a copy of this approved plan dated 10/8/15 to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

www.cabq.gov

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Hydrology

Planning Department

RR/RH C: File

PRIVATE LICENSE AGREEMENT FOR STORM DRAIN CONNECTION TO FOUNTAIN HILLS POND

This License Agreement is made and entered into this 10th day of August, 2015, by and between the Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"), a political subdivision of the State of New Mexico, and Presbyterian Healthcare Services, a New Mexico Corporation ("LICENSEE"), collectively referred to as the "PARTIES".

RECITALS:

WHEREAS, a 1.44 acre parcel, identified as Lot 6, Block C, was dedicated to AMAFCA by Plat C25-138 for Albuquerque West, a Subdivision in Paradise Hills Development, in 1984, with language for "the construction, operation and maintenance of related facilities"; and

WHEREAS, a regional detention/desiltation pond was constructed on Lot 6 to limit discharge from the northern section of the Albuquerque West property to the Eagle Ranch storm drain system, which has limited downstream capacity; and

WHEREAS, the property has continued to subdivide and develop, and Lot 6 is now identified as Lot 6-A-1-A on current platting for Albuquerque West Unit 1; and

WHEREAS, in July 2008, AMAFCA entered into a Turnkey Agreement with the owner of the remainder of the Albuquerque West property, known as Fountain Hills Plaza, for expansion and maintenance of the regional pond, known as the Fountain Hills Pond ("Pond"); and

WHEREAS, LICENSEE proposes to develop Tract D of Fountain Hills Plaza and to install a twenty-four inch (24") storm drain pipe outfall to the Pond ("IMPROVEMENTS"); and

WHEREAS, the IMPROVEMENTS will provide a benefit to AMAFCA by providing a controlled drainage outfall and reducing maintenance needs of the Pond.

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged:

AMAFCA hereby grants to LICENSEE, and its successors and assigns, a non-exclusive License to construct, operate and maintain the IMPROVEMENTS the Licensed Area, as graphically shown on the attached Exhibit "A", together with full ingress thereto, subject to the following terms and conditions:

- 1. LICENSEE shall obtain AMAFCA's prior written approval for the following:
 - a. All changes to the construction drawings for installation of the IMPROVEMENTS. The drawings, with an Engineer's stamp and as approved and signed by AMAFCA, shall be used.

- b. All future repairs, modifications, removal, or other activities affecting the IMPROVEMENTS.
- 2. LICENSEE or its contractor shall notify the AMAFCA Project Manager by phone call to 884-2215 at least forty-eight (48) hours prior to beginning work on or in the Property.
- 3. LICENSEE shall be responsible for all damages caused by the construction activities to AMAFCA's facilities or Property, whether caused by or in any way resulting from the actions of LICENSEE, its successors or assigns, or its contractor. To ensure repair of such damages, LICENSEE shall require its contractor, if work will be performed by a second party, to obtain a Temporary Construction and Access License from AMAFCA prior to construction.
- 4. All construction by LICENSEE or its contractor and materials within the limits of the Licensed Area shall be subject to inspection and approval by AMAFCA's Project Manager or his representative to ensure compliance with the approved plans. Any AMAFCA comments shall be directed to LICENSEE.
- 5. AMAFCA shall have the authority to cause the installation of any of the IMPROVEMENTS to be stopped, or to require that the IMPROVEMENTS be removed by LICENSEE from AMAFCA's Property, if the construction does not comply with the approved plans.
- 6. LICENSEE shall revegetate the ground area within the Licensed Area, with the exception of the maintenance road and the Pond bottom, that is disturbed by construction in accordance with City of Albuquerque Standard Specifications for Public Works Construction, Section 1012 Native Grass Seeding, as currently updated.
- 7. All construction, operation, maintenance, repair, relocation and removal of the IMPROVEMENTS shall be accomplished at the sole expense of LICENSEE. Any existing survey control or right-of-way monuments that are moved or destroyed as a result of the actions permitted by this License Agreement shall be replaced by a registered surveyor at the sole expense of LICENSEE.
- 8. LICENSEE agrees that all rights granted herein are subordinate to the flood control function of and access to AMAFCA's facilities. All work shall be performed in such a manner as will not damage or interfere with the operation and maintenance of and access to AMAFCA's flood control facilities and equipment.
- 9. LICENSEE shall indemnify and hold AMAFCA harmless from all claims or judgments for damages or injury to property or persons to the extent caused by LICENSEE arising from the construction, operation, maintenance, relocation or removal of the IMPROVEMENTS and related equipment, and shall defend AMAFCA against any such claim. LICENSEE shall reimburse AMAFCA for all costs and expenses incurred by AMAFCA resulting from the installation, operation, maintenance or removal of the IMPROVEMENTS should such

activities be required to prevent damage to AMAFCA or others. Determination of whether such damage is likely shall be by AMAFCA, which determination shall be reasonable. This agreement to indemnify shall not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by AMAFCA, its agents or employees.

- 10. Should LICENSEE fail to comply with the provisions of this License Agreement, or should LICENSEE fail to properly maintain the IMPROVEMENTS, this License Agreement and all rights and privileges herein granted may be terminated by AMAFCA. Any damage or maintenance issue caused by AMAFCA shall be excluded. However, such termination shall be preceded by written notice, giving LICENSEE at least thirty (30) days to effect a cure. If the notice concerns repair or lack of maintenance, and LICENSEE fails to effect a cure within thirty (30) days, AMAFCA may perform the required repair or maintenance and invoice LICENSEE for incurred costs, without impairing its right to terminate this License Agreement. LICENSEE shall pay such costs within sixty (60) days of the date of said invoice.
- All notices with respect to this License Agreement shall be in writing and shall be delivered personally, via electronic mail with receipt request, or sent postage prepaid by United States Mail, via certified mail with return receipt requested, to the addresses set forth below or other such addresses as hereafter specified in writing by one Party to the others:

AMAFCA 2600 Prospect Ave. NE Albuquerque, NM 87107

Attn: Jerry Lovato, Executive Engineer

Email: JLovato@amafca.org

Presbyterian Healthcare Services 9521 San Mateo Blvd. NE Albuquerque, NM 87113

Attn: James R. Jeppson, Direc. Real Estate

Email: PHF@phs.org

- 12. This License Agreement shall be construed according to the laws of the State of New Mexico.
- 13. Each individual signing for each of the PARTIES hereafter warrants and represents that he is an authorized agent of such PARTY, on whose benefit he is executing this License, and is authorized to execute the same.
- 14. This License Agreement shall be in full force and effect for a period of twenty (20) years from the date of signature by AMAFCA and may be renewed for an additional twenty (20) year period upon request of LICENSEE and acceptance by AMAFCA. The burden of timely renewal is on LICENSEE.
- 15. In the event of a dispute between any of the PARTIES, each PARTY shall be responsible for its own costs and attorney's fees.

All terms, conditions and obligations contained herein shall inure to the benefit of and shall be binding upon the parties, their successors, assigns, administrators, executors, receivers and heirs.

IN WITNESS WHEREOF, the undersigned have caused this License Agreement to be executed as of the day and year set forth on Page 1.

LICENSOR:

ALBUQUERQ	UE METRO	POLITAN AR	ROYO
FLOOD CONT	ROL AUTH	ORITY	
	2		

By: Jerry M. Lovató, P.E., Executive Engineer

ACKNOWLEDGMENT

STATE OF NEW MEXICO))SS	
COUNTY OF BERNALILLO)	

My Commission Expires: 15/2018

Contract of the Contract of th	OFFICIAL SEAL
	CHASTITY S WINEBRENNER
	NOTARY PUBLIC
	STATE OF NEW MEXICO
My Commissio	on Expires: 09 15 2018

(SEAL)

Notary Public

LICENSEE:

PRESBYTERIAN HEALTHCARE SERVICES

ACKNOWLEDGMENT	ACKNO	WI.	ED(GM.	ENI
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STATE OF NEW MEXICO))SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on Albust 4, 2015 by James R. Jeppson, as Administrative Director Real Estate of Presbyterian Healthcare Services, a New Mexico Corporation, on behalf of said corporation.

My Commission Expires:

My Commission Expires:

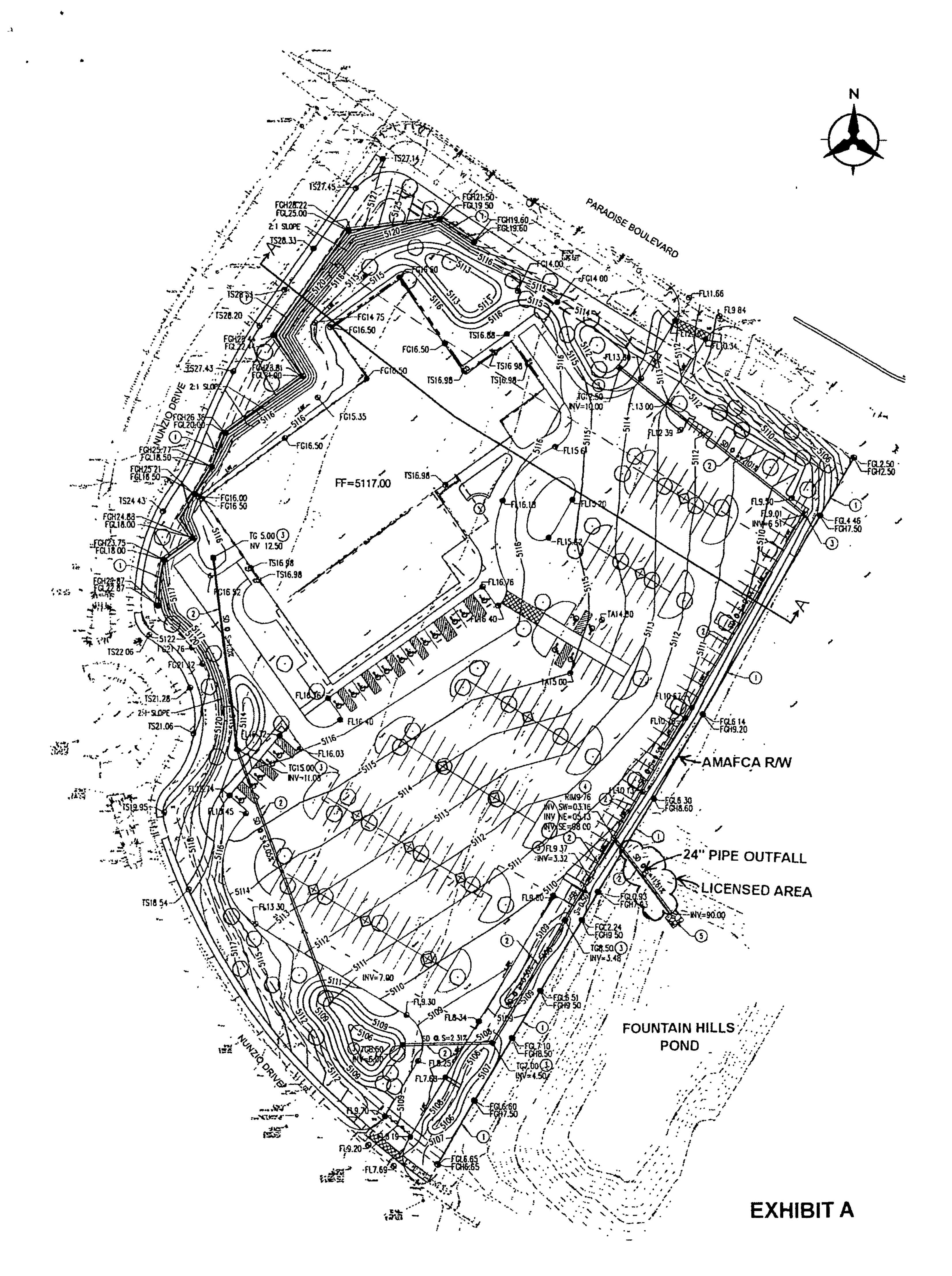
SEPT 22, 2018

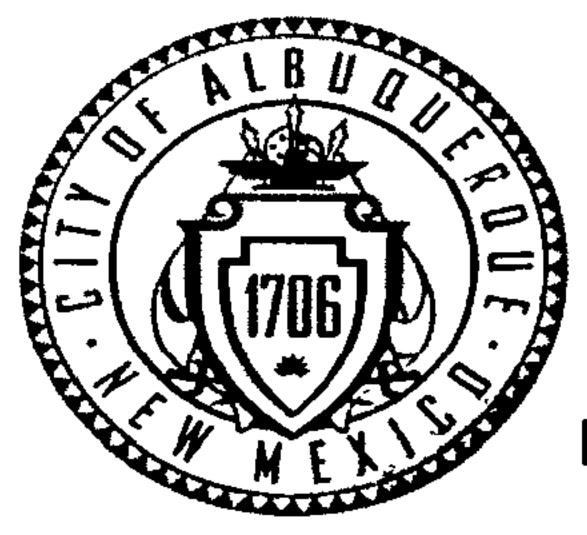
Official Seal Linda C. Vath

Notary Public

State of New Mexico

Notary Public





Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

		(REV 02/2013)	C12D003137		
Project Title: Presbyterian Paradise Clinic		Building Permit #:		City Drainage #: O12/DoB	
DRB#: 1000318	EPC#:		Work Order#:		
Legal Description: TRACT D OF FOUNTAIN HILLS	PLAZA SUBDI	VISION			
City Address: 4588 Paradise Boulevard NW Albuque	erque, NM 8711	4			
Engineering Firm: Bohannan Huston, Inc.			Contact: Glen	n Broughton	
Address: 7500 Jefferson St NE Courtyard 1					
Phone#: (505) 823-1000	Fax#: (505)	798-7988	E-mail: gbrou	ght@bhinc.com	
Owner:			Contact:		
Address:				<u></u>	
Phone#:	Fax#:		E-mail:		
Architect: Dekker Perich Sabatini			Contact: Dare	n Pocus	
Address: 7601 Jefferson NE Albuquerque, NM 87109	9		-		
Phone#: (505) 761-9700	Fax#:		E-mail: daren	p@dpsdesign.org	
Surveyor:	<u>. </u>	· · · · · · · · · · · · · · · · · · ·	Contact:		
Address:	 -		<u> </u>		
Phone#:	Fax#:	<u></u>	E-mail:		
Contractor:		·-·	Contact:		
Address:			· · · · · · · · · · · · · · · · · · ·		
Phone#:	Fax#:		E-mail:		
TYPE OF SUBMITTAL:		CHECK TYPE OF APPROVA	AL/ACCEPTA	NCE SOUGHT:	
DRAINAGE REPORT		SIA/FINANCIAL GUARANT	EE RELEASE		
DRAINAGE PLAN 1st SUBMITTAL		PRELIMINARY PLAT APPR	OVAL		
× DRAINAGE PLAN RESUBMITTAL		S. DEV. PLAN FOR SUB'D A	APPROVAL		
CONCEPTUAL G & D PLAN		S. DEV. FOR BLDG. PERMI	T APPROVAL		
X GRADING PLAN		SECTOR PLAN APPROVAL			
EROSION & SEDIMENT CONTROL PLA	AN (ESC)	FINAL PLAT APPROVAL	L		
ENGINEER'S CERT (HYDROLOGY)		CERTIFICATE OF OCCUPA	NCY (PERM)		
CLOMR/LOMR		CERTIFICATE OF OCCUPA	NCY (TOUTE	MP)	
TRAFFIC CIRCULATION LAYOUT (TC	L)	FOUNDATION PERMIT API	PROVAL	DET DR DOSE	
ENGINEER'S CERT (TCL)		X BUILDING PERMIT APPRO	VAL	2. C 2 C 2 C 1	
ENGINEER'S CERT (DRB SITE PLAN)		GRADING PERMIT APPROV	VAL	SO-19 APPROVAL	
ENGINEER'S CERT (ESC)		PAVING PERMIT APPROVA	ILAND	ESC FERRIFIA PROVIDE	
SO-19		WORK ORDER APPROVAL		ESC CERT. ACCEPTANCE	
OTHER (SPECIFY)		GRADING CERTIFICATION		OTHER (SPECIFY)	
WAS A PRE-DESIGN CONFERENCE ATTEND	DED:	Yes No Co	py Provided		
DATE SUBMITTED: October 8, 2015		By: GLENN BROUGHTON			

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the followin

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- 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
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Bohannan & Huston

October 8, 2015

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

Ms. Rita Harmon, P E
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Re: Presbyterian Paradise Clinic,

DRB Case No. 1003445, COA Project #674481

Dear Rita:

Enclosed for your review are the revised grading plan and drainage management plan. Based on your review comment letter dated September 30, 2015 we have addressed the comments as noted below:

- 1. First flush volume calculations have been revised to reflect a rainfall depth of 0.34" after initial abstractions have been accounted for.
- 2. Signed AMAFCA License Agreement is attached.
- 3. Curb cuts on low side of the landscape islands have be deleted.
- 4. Additional spot elevations and key note have been added to specify the water harvesting areas within the landscape islands.
- 5. The Drainage Management Plan has been revised to note the roof drain locations. The narrative has been modified to include a discussion of the roof drain discharge and associated retention volume provided.
- 6/ Storm drain design has been modified to discharge directly to the retention pond.
- 7. Storm drain design has been modified to discharge directly to the retention pond.
- 8/The pipe passing through pond 1 and pond 2 has been deleted.
- 9/ A keyed note has been added to note site screen walls.
- 10. Additional spot elevations have been added at grade break along Nunzio.
- 11. Cobble slope and erosion protection is shown on the grading plan. The details and specifications are shown on the landscape plans, but design of erosion protection was coordinated with the grading design.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

Glenn Broughton, P.E. Senior Project Manager

Community Development and Planning

GSB/jcm Enclosures

Spatial Data

Engineering **A**

Advanced Technologies A

LAND DEVELOPMENT SECTION

PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

September 30, 2015

Glen Broughton, PE BOHANNAN-HUSTON, INC. 7500 Jefferson Street NE Courtyard I Albuquerque, NM 87109

RE: Presbyterian Paradise Clinic (File: C12D003B7)

4588 Paradise Blvd NW Grading and Drainage Plan Engineer's Stamp Date - 9/17/15

Dear Mr. Broughton:

Based upon the information provided in your submittal received 7-10-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

VY. Hydrology is allowing the First Flush rainfall depth of 0.44" to be reduced due to initial abstraction, but it is not known if the EPA will agree. Therefore until we are weary of Allowing any further reductions due to infiltration. Use 0.34" in First Flush Calculations.

Provide License Agreement with AMAFCA. PO Box 1293

3. Remove Curb cuts on lowside of parking islands

14/ Use a keyed note to call out depressed landscaping and provide a spot elevation. May need to recalculate pond volume.

Albuquerque

5/ Provide flow arrows for roof discharge.

6. Roof drain 1 to discharge to Pond 1 (NW Pond)

Noof drain 2 to discharge to Pond 2

New Mexico 87103 8. Disconnect pipe thru pond 2

→ 9 Note screen walls

10. Clarify grade break on NW of property, along 10' PUE/ROW.

11. Note the cobble swale between Ponds 1 and 2

www.cabq.gov V12. Provide erosion protection at discharge of P4 into Pond 3.

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

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.

Development Review Services

Orig: Drainage file Addressee via Email c.pdf

C12D003B7_BP_Cmml.doc

1 of 1

OCT 0 8 2015

LAND DEVELOPMENT SECTION

Glenn Broughton

From: Mazur, Lynn < lmazur@amafca.org >

Sent: Monday, September 28, 2015 9:35 AM

To: Glenn Broughton

Cc: Harmon Rita T. (rharmon@cabq.gov)

Subject: RE: Presbyterian Paradise Clinic Construction Plan Review

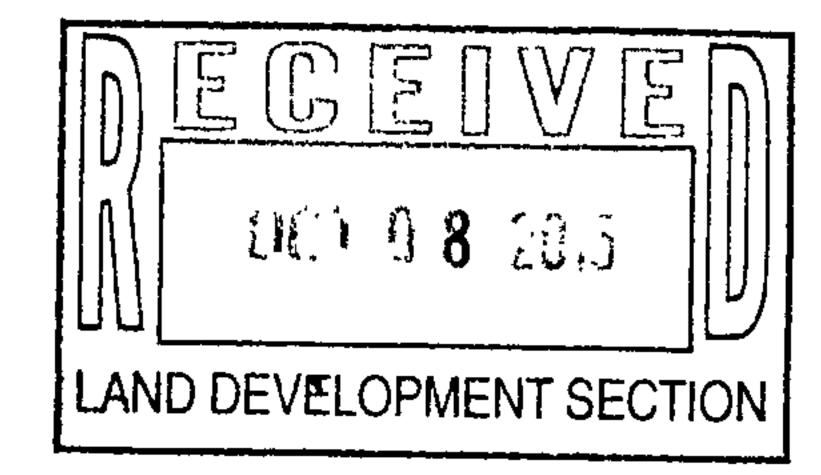
These revisions are acceptable.

Albuquerque Metropolitan Arroyo

Flood Control Authority

Lynn M. Mazur, P.E., C.F.M. Development Review Engineer

2600 Prospect Ave NE Albuquerque, NM 87107 Office: (505) 884-2215 Mobile: (505) 362-1273



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From: Glenn Broughton [mailto:gbrought@bhinc.com]

Sent: Friday, September 25, 2015 1:17 PM

To: Mazur, Lynn

Cc: Harmon Rita T. (rharmon@cabq.gov)

Subject: RE: Presbyterian Paradise Clinic Construction Plan Review

Lynn,

I have attached our updated sheet which addresses your review comments.

Thanks, Glenn

From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Wednesday, September 23, 2015 8:14 AM

To: Glenn Broughton

Cc: Harmon Rita T. (rharmon@cabq.gov)

Subject: RE: Presbyterian Paradise Clinic Construction Plan Review

Glenn,

I know you have DRC this afternoon. I don't need to be there. I have attached a few comments on Sheet C-101. Let me know if you have any questions.

Lynn

From: Glenn Broughton [mailto:gbrought@bhinc.com] Sent: Wednesday, September 09, 2015 11:25 AM

To: Mazur, Lynn

Cc: Harmon Rita T. (rharmon@cabq.gov)

Subject: Presbyterian Paradise Clinic Construction Plan Review

Lynn,

I have attached the construction drawings for your review and comment. I believe I have addressed your comments from our initial submittal to you. I have also included the Drainage Master Plan for Fountain Hills for reference. I will be submitting to City Hydrology for building permit approval this afternoon.

Thank you,

Glenn Broughton, P.E., LEED AP

Senior Project Manager

Community Development & Planning

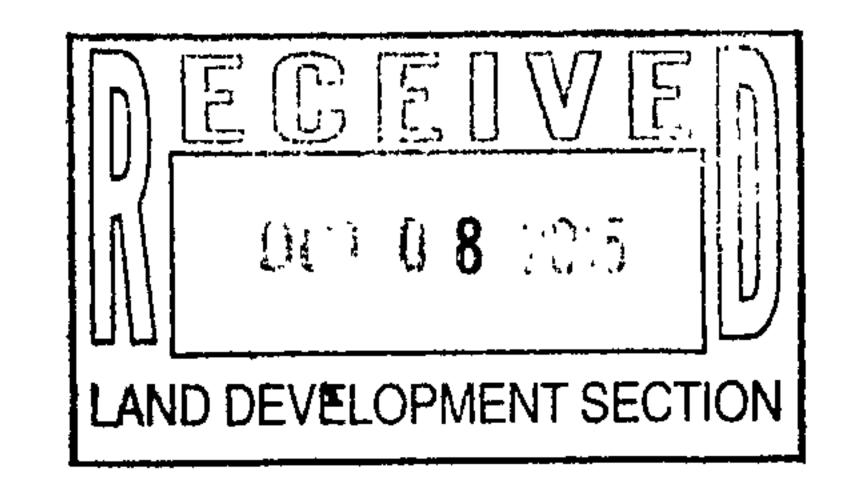
Direct line: 505-798-7872

Bohannan Huston

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



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PLANNING DEPARTMENT – Development Review Services



Richard J. Berry, Mayor

September 30, 2015

Glen Broughton, PE BOHANNAN-HUSTON, INC. 7500 Jefferson Street NE Courtyard I Albuquerque, NM 87109

Presbyterian Paradise Clinic (File: C12D003B7) RE: 4588 Paradise Blvd NW Grading and Drainage Plan Engineer's Stamp Date – 9/17/15

Dear Mr. Broughton:

Based upon the information provided in your submittal received 7-10-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Hydrology is allowing the First Flush rainfall depth of 0.44" to be reduced due to initial abstraction, but it is not known if the EPA will agree. Therefore until we are weary of allowing any further reductions due to infiltration. Use 0.34" in First Flush Calculations.

PO Box 1293

- 2. Provide License Agreement with AMAFCA.
- 3. Remove Curb cuts on lowside of parking islands
- 4. Use a keyed note to call out depressed landscaping and provide a spot elevation. May need to recalculate pond volume.

Albuquerque

- 5. Provide flow arrows for roof discharge.
- 6. Roof drain 1 to discharge to Pond 1 (NW Pond)
- 7. Roof drain 2 to discharge to Pond 2

- New Mexico 87103 8. Disconnect pipe thru pond 2
 - 9. Note screen walls
 - 10. Clarify grade break on NW of property, along 10' PUE/ROW.
 - 11. Note the cobble swale between Ponds 1 and 2

www.cabq.gov

12. Provide erosion protection at discharge of P4 into Pond 3.

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

Rita Harmon, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development Review Services

Drainage file Orig. Addressee via Email c.pdf

% 0 = 3.6 Acres

1 of 1

C12D003B7_ BP_Cmmt.doc

Ronald D. Brown, Chair Bruce M. Thomson, P.E., Vice Chair Tim Eichenberg, Secretary-Treasurer Cynthia D. Borrego, Assistant Secretary-Treasurer Deborah L. Stover, Director

> Jerry M. Lovato, P E Executive Engineer

Albuquerque Metropolitan

Arroyo

Flood

Control

Authority

2600 Prospect N.E., Albuquerque, NM 87107 Phone. (505) 884-2215 Fax: (505) 884-0214 Website: www.amafca.org

July 20, 2015

Mr. Glenn Broughton, P.E., LEED AP Bohannan Huston, Inc. 7500 Jefferson St. NE, Courtyard I Albuquerque, New Mexico 87109

Re: Presbyterian Paradise Clinic Grading & Drainage Plan, ZAP C-12 Preliminary Plan Dated June 25, 2015

Dear Mr. Broughton:

I have reviewed the referenced plan. The plan is in conformance with the Master Drainage Plan for the Fountain Hills development with regard to free discharge and first flush water quality treatment. I offer the following comments with regard to the 24-inch pipe outfall to the AMAFCA Lot 6-A-1-A pond:

Via: Electronic Mail

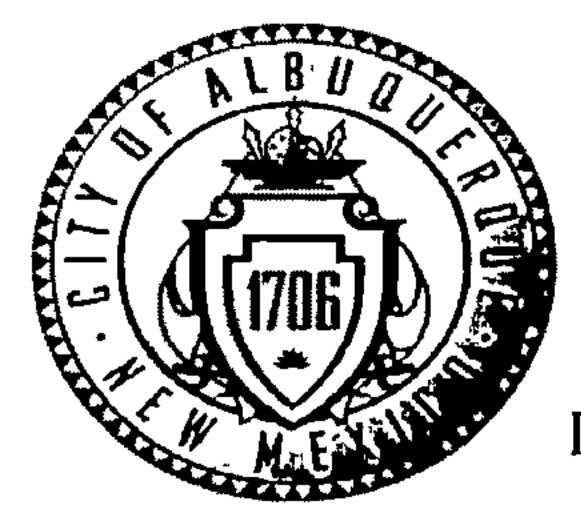
- 1. Label the AMAFCA right-of-way on the plan. Will there be any space between the retaining wall and the existing maintenance road?
- 2. Provide a cross-section profile of the pipe connection to the pond. Label all features such as retaining wall, right-of-way, maintenance road, riprap rundown, outfall pipe and erosion control.
- 3. The slope on the outfall pipe to the pond is 11.7%. What is the velocity? A normal riprap pad will not be adequate for erosion protection. AMAFCA will require a riprap bowl dissipator with riprap protection at the bowl outlet. See attached bowl dissipator design notes.
- 4. Add a note that the existing wire fence tee posts on the west side of the pond will be salvaged to AMAFCA.

The license for the private storm drain outfall to the AMAFCA pond will be presented at the July 30th Board of Directors meeting. I will notify you of the Board's vote or direction. If you have any questions, please call me at 884-2215.

Sincerely, AMAFCA

Lynn M. Mazur, P.E., C.F.M. Development Review Engineer

C: Rita Harmon, City Hydrology



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C12D003B7

Project Title: Presbyterian Paradise Clinic		Building Permit #:	City Drainage #:C12/D3B
DRB#: 1000318	EPC#:		Order#:
Legal Description: TRACT D OF FOUNTAIN HIL	LS PLAZA SUBDIVISION		
City Address: 4588 Paradise Boulevard NW Albu	querque, NM 87114		
Engineering Firm: Bohannan Huston, Inc		Contac	t: Glenn Broughton
Address: 7500 Jefferson St NE Courtyard 1			
Phone#: (505) 823-1000	Fax#: (505) 798-7988	E-mail	: gbrought@bhinc.com
Owner:		Contac	xt:
Address:			
Phone#:	Fax#:	E-mail	• • •
Architect: Dekker Perich Sabatını		Contac	t: Daren Pocus
Address: 7601 Jefferson NE Albuquerque, NM 87	7109	· · · <u>· · · · · · · · · · · · · · · · </u>	
Phone#: (505) 761-9700	Fax#:	E-mail	: darenp@dpsdesign org
Surveyor:	, <u> </u>	Contac	zt:
Address:			
Phone#:	Fax#:	E-mail	• •
Contractor:		Contac	:t:
Address:			
Phone#:	Fax#:	E-mail	•
TYPE OF SUBMITTAL:	CHECK	TYPE OF APPROVAL/ACC	CEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FIN	NANCIAL GUARANTEE RE	LEASE Du \$50.00
DRAINAGE PLAN 1st SUBMITTAL	PRELIN	MINARY PLAT APPROVAL	A A
DRAINAGE PLAN RESUBMITTAL	S. DEV	. PLAN FOR SUB'D APPRO	VAL HO
CONCEPTUAL G & D PLAN	S. DEV	. FOR BLDG. PERMIT APPR	OVAL TITTE IN
X GRADING PLAN	SECTO	R PLAN APPROVAL	12 12 11 11 11 11 11 11 11 11 11 11 11 1
EROSION & SEDIMENT CONTROL I	PLAN (ESC) FINAL	PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY)	CERTIF	FICATE OF OCCUPANCY (F	EEED 0 3 5512 [[0]]
CLOMR/LOMR	CERTII	FICATE OF OCCUPA NMYY T	CL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL) FOUND	DATION PERMIT APPROVE	DEVELOPMENT SECTION SO-19 APPROVAL
ENGINEER'S CERT (TCL)	X BUILD	ING PERMIT APPROVA IAN	DEAFTOLING
ENGINEER'S CERT (DRB SITE PLAN	J) GRADI	NG PERMIT APPROVAL	SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVIN	G PERMIT APPROVAL	ESC PERMIT APPROVAL
SO-19	WORK	ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADI	NG CERTIFICATION	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTE	NDED: Yes	No Copy Prov	ided
DATE SUBMITTED: September 9, 2015	By: GLENN BR		

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1 Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2 Drainage Plans Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4 Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

·	<u> </u>	1								1
Fountain 1	Hills Park	way								
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q(100 YR) in roadway (cfs)	Curb Type	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V^2/2*g	EGL	ROW, Elevation (ft.)	Comments
AP1	3.74	2.00	6.38	STD	0.27	3.59	0.20	0.47	0.85	ОК
Fountain l	Hills Blwd.									
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q (100 YR) in roadway (cfs)	Curb	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V^2/2*g	EGL	ROW Elevation (ft.)	Comments
AP2	0.60	2.00	6.74	STD	0.35	1.78	0.05	0.4	0.85	OK
AP3	2.63	2.00	19.99	STD	0.40	4 15	027	0.65	0 85	OK
AP4	5.35	2.00	25.53	STD	0.38	5.67	0.50	0.85	0.85	OK
AP5	5.35	2.00	15.39	STD	0.33	5.06	0.40	0.73	. 0.85	OK
Paradise l	Blvd.									
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q (100 YR) in roadway (cfs)	Curb	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V^2/2*g	EGL	ROW Elevation (ft.)	Comments
AP6	*north hal	fofroad - Q10	yr=78cfs pro	vides a	depth=0.31' < 0.	45 for one free lane	of traffic			
AP6**	5.00	2.00	11.99	STD	0.35	4.93	0.38	0.73	0.85	OK
**south h	alf of road	-Q10yr=10.23	cfs provides a	depth=	0.32' < 0.45 for $<$	one free lane of traff	ic			
AP7	*north hal	fofroad - Q10	yr=19 0cfs pr	ovides a	depth=0.38',<	0.45 for one free land	of traffic			_
AP7**	6.66	2.00	15.79	STD	0.36	5.80	0.52	0.88	0.85	OK
**south h	alf of road	- Q10yr=10.23	cfs provides a	depth=	0.32' < 0.45 for $0.32' = 0.45$	one free lane of traff	ic			
Note:										

DEVELO	PED CONI	DITIONS FOR INLE	TS IN FOUNTAIN I	HILLS .	<u> </u>			
	INLET	CONDITION	TYPE	CONTRIBUTING BASIN AND RESIDUAL INLET	FLOW TO INLET 100-YR	STREET DEPTH (FT.)	GRATE CAP, (cfs)	RESIDUAL FLOW (cfs)
AP4	1	ON 5 35% GRADE	"A" Double Grate	FOUNTAIN HILLS BLVD	12 76	0.38	790	4 86
AF4	2	ON 5 35% GRADE	"A" Double Grate	FOUNTAIN HILLS BLVD	12 76	0.38	790	4 86
AP5	3	ON 5.35% GRADE	"A" Double Grate	FOUNTAIN HILLS BLVD	7.70	033	5 90	1 80
ALO	4	ON 5 35% GRADE	"A" Double Grate	FOUNTAIN HILLS BLVD	7 70	0 33	5 90	1 80

STORM	DRAIN ANALYSIS F	OR FOUNTA	IN HILLS			
PIPE	PIPELOCATION	SIZETYPE	LENGTH (ft.)	SLOPE(%)	PROPOSED Q	PIPE CAPACITY
NO.					(100-YR, cfs)	(100-YR, CFS)
SDI	EXISTING	30" RCP	228.00	1.10	27.60	43.02
SD2	TRACT F	18" RCP	58.00	1.00	7.12	10.50
SD3	TRUNKLINE 1 .	30" RCP	688.00	3.74	34.72	79.32
SD4	TRACT B-1-A	30" RCP	478.00	1.00	29.91	41.02
SD5	TRUNKLINE 2	30" RCP	386.00	2.63	64.63	66.51
SD6	TRACT B-1-B	30" RCP	57.00	1.00	19.99	41.02
SD7	TRUNKLINE 3	30" RCP	128.00	5.35	84.62	94 87
SD8	INLETS	18" RCP	32 00	1.00	7.90	10 50
SD9	TRUNKLINE 4	36" RCP	134.00	5.35	100.42	154.27
SD10	TRACT C-1-A	18" RCP	59.00	1.00	11.82	10.50
SDH	TRUNKLINE 5	36" RCP	101 00	5 35	112.25	154.27
SD12	TRACT C-1-B1	18" RCP	55.00	1.00	5.77	10.50
SD13	INLETS	18" RCP	84.00	1.00	5.90	10.50
SD14	TRUNKLINE 6	42" RCP	294.00	2.20	129.82	149.23
SD15	TRACT D-1-A	24" RCP	27.74	1.50	21.73	27.72

design storm the product of the depth times the velocity will be well below the recommended value of 6.5

	1		- 674	OIL OVEO	JEA 1 10143	FOR FOUN	1,701411164	<u>. </u>			
BASIN	AREA	UNITS	 .	% LAND TREATMENT					DISCHARGE (CFS		
I.D.	(AC)	#		Α	В	С	ם		10 YR*	100YR*	
			Ĺ		<u></u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>		
HY	RDOLO	GICAL VO	LUM	ETRIC & D	ISCHARGE	DATA (EX	ISTING CA	rrcui	_ATED)		
				·			ļ	ļ <u>.</u>			
BASIN A	15.60		!	100 0%	0 0%	0 0%	0 0%		3.9	19.79	
BASIN B	8.22			100 0%	0 0%	0 0%	0.0%		21	10.43	
BASIN C	7.35			100 0%	0 0%	0 0%	0 0%	ļ	18	9 32	
BASIN D	2.62			100 0%	0 0%	0 0%	0 0%_	<u> </u>	0.7	3.32	
BLOCK B LOT 2-	 			100 0%	0 0%	0 0%	0.0%		0.7	3.78	
TRACTE	2.20			60 0%	5 0%	5 0%	30.0%		25	5.10	
TRACT F	2.13			100 0%	0 0%	0.0%	0 0%	<u> </u>	0.5	2.70	
TOTAL	41.10		_			1			12.3	54.46	
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	HYR	DOLOGIC/	YF A	OLUMETR	C & DISCH	IARGE DAT	(DEVEL	OPED	<u>) </u>		
					ONSITE	·					
B-1- Á	9.03			0.0%	5 0%	5.0%	90.0%	-	24 5	37.73	
B-1-B	5.98			0.0%	5.0%	5.0%	90 0%	- 	16.2	24.99	
C-1-A	3.54			0.0%	5.0%	5.0%	90 0%	 	96	14.78	
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D-1-A	5.13	-`` `		0.0%	5.0%	5.0%	90 0%	<u> </u>	13.9	21.43	
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<u> </u>	2 13			0 0%	5.0%	5.0%	90 0%		58	8 90	
10-A-1	1.06			0 0%	5.0%	5.0%	90.0%		29	4.43	
10-A-2	0.98	<u> </u>		0.0%	5.0%	5 0%	90 0%		26	4.08	
ROAD A	3 07			0.0%	5.0%	5 0%	90 0%		83	12.83	
ROAD B	0 12			0 0%	5.0%	5 0%	90 0%		03	0.48	
ROAD C	0.49			0 0%	5.0%	5 0%	90 0%		13	2 05	
SUBTOTAL	37.23	0.00							100.94	155.5	
				· · · · · · · · · · · · · · · · · · ·							
		*		(OFFSITE	•					
TRACT A	6.91	0		0 0%	25 0%	25 0%	50 0%		13.8	23 55	
BLOCK B LOT 1	1 93	0		0 0%	5 0%	5 0%	90 0%		52	8 06	
TRACT G	3 80	11		0 0%	12 5%	12 5%	75 0%		93	14 78	
POST OFFICE	3 83	0		0 0%	5 0%	5 0%	90 0%		10.4	16.00	
SUBD C	6 97	40		0 0%	22.5%	22 5%	55 0%		14 6	24.42	
EDUCATION PL	3.30	0		0.0%	5 0%	5.0%	90 0%		9.0	13 81	
SUBTOTAL	26.74	51			l				62.3	100.6	
				· • •							
<u> </u>	1			PAR	ADISE BLV	D.					
STREET A	5.70	0		0 0%	5.0%	5 0%	90 0%		15 5	23.82	
STREET B	1.84	0		0 0%	5 0%	5.0%	90 0%		5.0	7.69	
SUBD A	8.70	48		0 0%	23 4%	23.4%	53.3%		179	30.20	
SUBD B	15 06	82		0 0%	23 6%	23 6%	52 8%		30.9	52.13	
 .						 			69.3	113.8	

NHYMO PROGRAM S NPUT FILE = FHILL.H	•	HYMO_97) -			- VERSIO	ON, 1997 0		ATE (MON/ = AHYMO-S	•	
PROJECT NAME. DATE NPUT FILE NAME: DUTUPUT FILE NAME PROJECT NUMBER. COMMENTS:	FOUNTAIN HILLS MARCH 30, 2007 FHILL HYM FHILL OUT 070312 100 YEAR-6 HOUR	STORM								
COMMAND	HYDROGRAPH IDENTIFICATION	FROM ID NO	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1 NOTATION
START RAINFALL TYPE*				(,		V · · · · /	((· · · · · · · · · · · · · · · · · · ·		TIME= .00 RAIN6= 2 200
COMPUTE NM HYD	BASIN A	-	10	05950	156 53	5 878	1 85238	1 500	4 111	PER IMP= 90 00
ROUTE RESERVON	R POND	10	20	.05950	51 77	5 878	1 85238	1 850	1 360	AC-FT= 2 552

DRAINAGE MANAGEMENT PLAN

I. PURPOSE

The purpose of this submittal is to present the grading and drainage management plan for Fountain Hills Development. The project consists of approximately 38 acres of land to be developed for commercial use.

II. SITE LOCATION AND CHARACTERISTICS

The project is south of Paradise Blvd and north of Paseo Del Norte and bordered to the west by Education Place and to the east by Eagle Ranch Road. The site is currently undeveloped tracts, with native shrubs and grasses.

III. EXISTING HYDRAULIC AND HYDROLOGIC CONDITIONS

In the existing conditions, the site drains across relatively steep terrain towards the east. Currently offsite flow from the west flows through Education PI and is captured by an existing storm drain system (Q100=27.6cfs) and conveyed to the drainage easement bordering the southern edge of the property, which directs the flow to a detention pond through an earthen channel with a series of check dams. Existing Tracts E and F drain to the east, into ponds on the west side of Tract B-1-A, contrary to the Drainage Report for Albuquerque West Unit 1 Improvements, Oct. 1990; however these tracts are not part of this submittal. The existing northern basin (Basin A - 15.6 ac, Q100=19.8cfs), along with offsite basin flow (Block B Lot 2-3 – 2.98 acres, Q100=3.80cfs), currently drains across the site to a detention pond in existing Tract 6-A-1. The southwestern basin (Basin B - 8.22 ac, Q100=10.4cfs) presently drains to a detention pond at the northeastern corner of the basin. The remaining portion of the site (Basin C - 7.35ac, Q100=9.3cfs and Basin D – 2.62 ac, Q100=3.32cfs), located in the southeast corner of the site, drains to the east and directly into Eagle Ranch Road.

IV. PROPOSED HYDRAULIC AND HYDROLOGIC CONDITIONS

In the proposed improvements, the west portion of the site (Basins B-1-A, B-1-B, C-1-A, C-1-B1, D-1-A, E and F) will drain through the proposed roadways or storm drains and ultimately to a permanent detention pond located in existing Tract 6-A-1. The existing earthen channel with check dams and the detention pond in Tract B-1-B will be removed and replaced with a storm drain in Fountain Hills Parkway and Fountain Hills Blvd. The developed tracts west of the proposed detention pond (Basins B-1-A, B-1-B, C-1-A, C-1-B, D-1-A, E and F) will be assumed to discharge 20% of developed flows directly into the adjacent roadways, where it will be collected by proposed inlets in Fountain Hills Boulevard. The remaining 80% will be captured by proposed storm drain stubs. Runoff from Fountain Hills Boulevard and Fountain Hills Parkway will flow through the streets to inlets, which will tie to the proposed storm drain; see Summary of Roadway Capacities for Fountain Hills and Developed Conditions for Inlets in Fountain Hills. The proposed storm drain will outlet to the proposed detention pond in existing Tract 6-A-1; see Storm Drain Analysis for Fountain Hills. The proposed detention pond will be sized to accept a developed flow of 156.53cfs, based on AHYMO methodology, with a controlled outlet of 55cfs, in accordance with the approved grading and drainage plan, COA Hydrology File C12-D3B mentioned above. The minimum required volume is 2.50 ac-ft with the actual volume being 3.14 ac-ft; see AHYMO Program Summary Table. The east side of the site (Basins 10-A-1 and 10-A-2 and C-1-B2), along with the remaining portion of Fountain Hills Boulevard (0.49ac, Q100=2.05cfs) and the residual from the inlets (Q=3.59cfs), will flow through the street and directly into Eagle Ranch Rd (Q100=15.57cfs).

The south half of Paradise Blvd., fronting the Fountain Hills site, has been analyzed for the 100-yr and 10-yr storm capacities, assuming proposed street width of 30' F-F minimum (south side of road will be widened to include new curb and gutter, as well as new median curb and gutter, as part of this development); see Summary of Roadway Capacities for Fountain Hills. The north half of the street has been analyzed for the 10-yr storm capacities, one lane free. The proposed roadway is adequate to handle these conditions.

V. CONCLUSION

This plan provides hydrologic and hydraulic considerations of Fountain Hills Development. These flows can be safely conveyed by the improvements proposed in this plan to the existing storm systems, which have adequate capacity to accept such runoff. With the exception of existing Tracts E and F which drain to the east, to ponds on the west side of Tract B-1-A, contrary to the approved Drainage Report for Albuquerque West Unit 1 Improvements, Oct. 1990; this submittal is in compliance with existing approved grading and drainage plans. Tracts E and F are not part of this submittal. This information provides adequate supporting documentation and guidance for approval of this plan.

FOUNTAIN HILLS

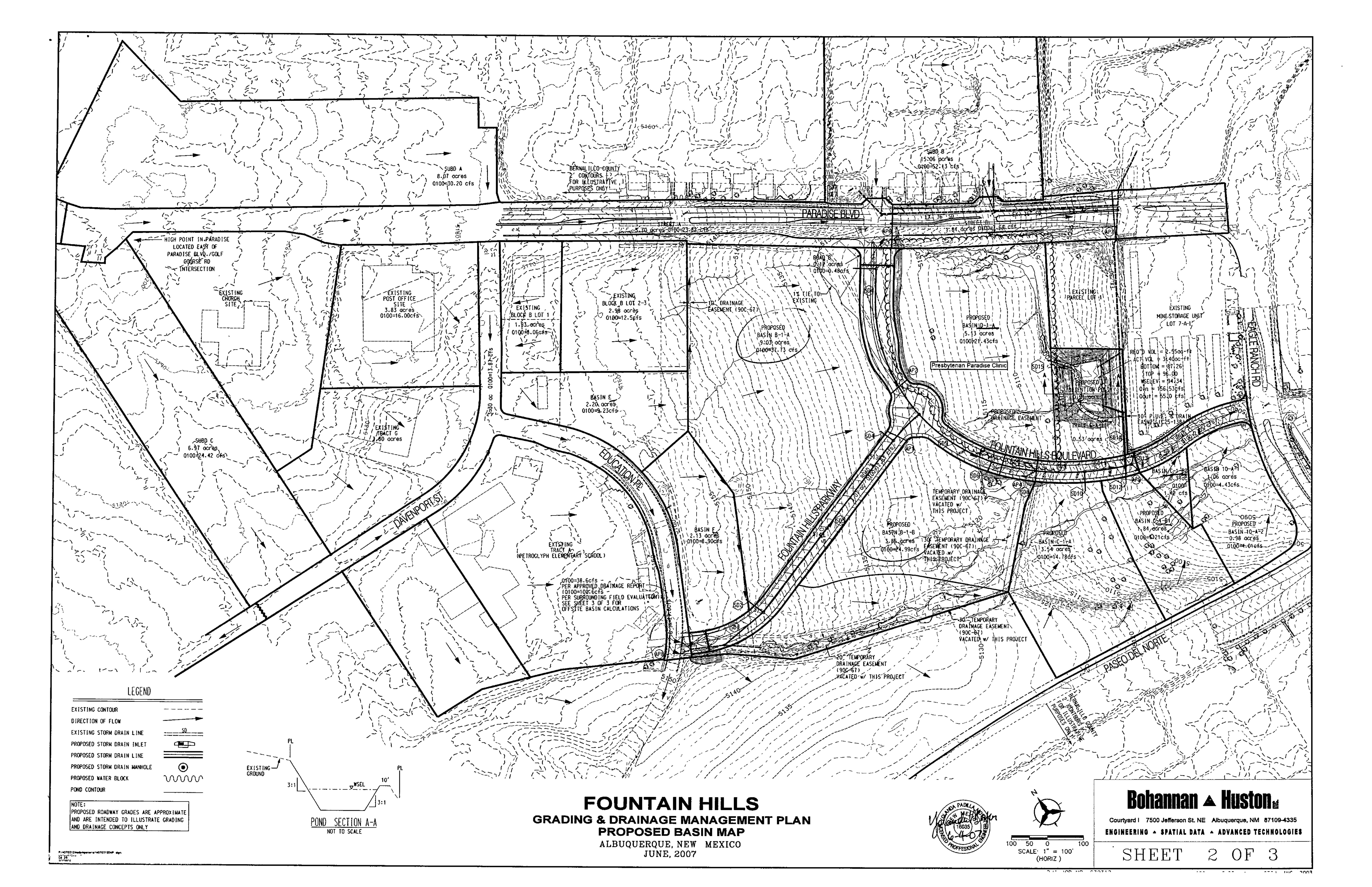
GRADING & DRAINAGE MANAGEMENT PLAN

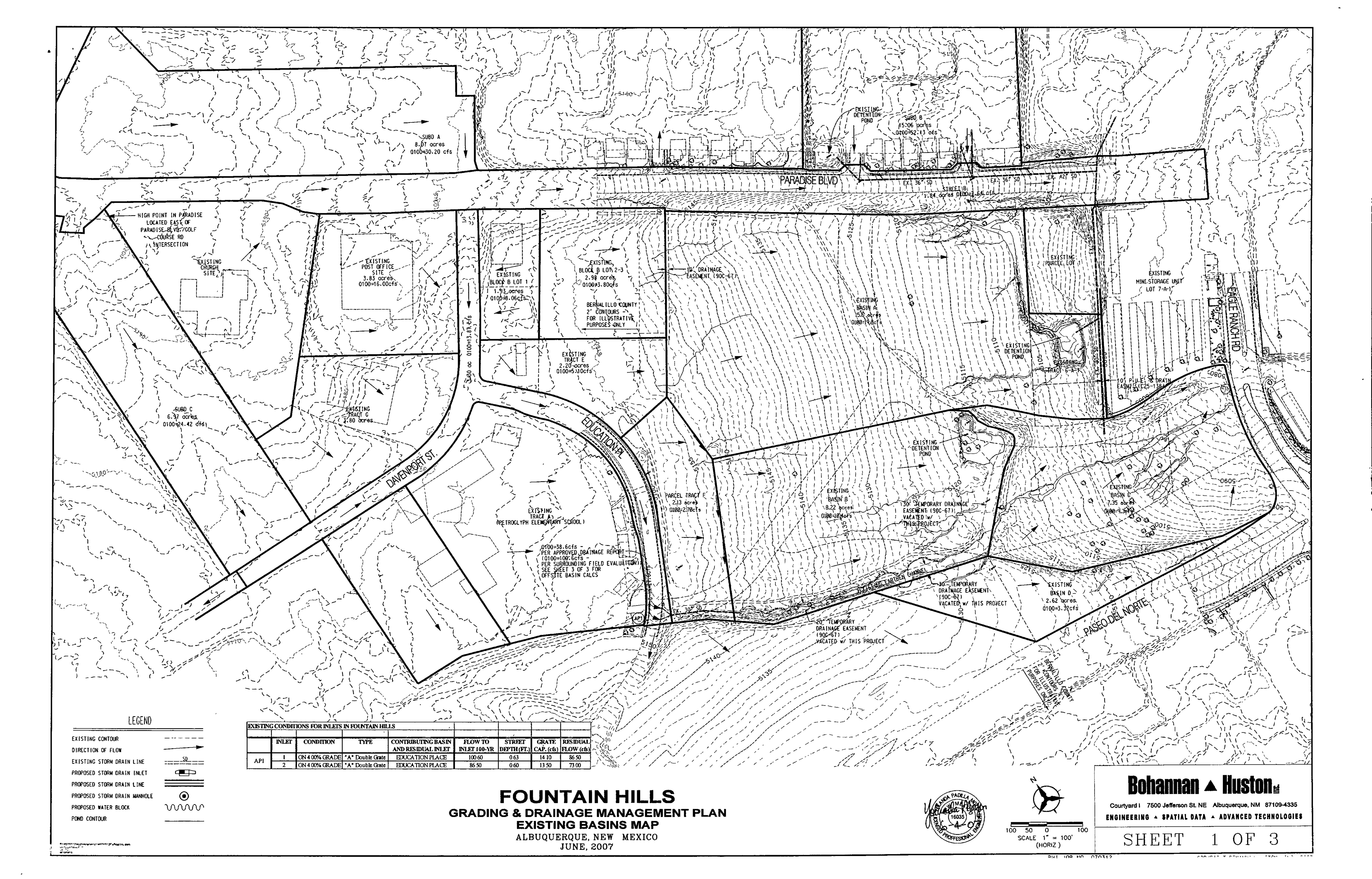
ALBUQUERQUE, NEW MEXICO JUNE, 2007



Bohannan 🔺 Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES





CITY OF ALBUQUERQUE PLANNING DEPARTMENT - Development Review Services



Richard J. Berry, Mayor

July 21, 2015

Glen Broughton, PE BOHANNAN-HUSTON, INC. 7500 Jefferson Street NE Courtyard I Albuquerque, NM 87109

RE: Presbyterian Paradise Clinic (File: C12D003B7)

Grading and Drainage Plan

Engineer's Stamp Date – NO Stamp

Dear Mr. Broughton:

Based upon the information provided in your submittal received 7-10-15, the above referenced plan is approved for Site Plan for Building Permit action by the DRB with the following condition.

1. Approval by AMAFCA for the license agreement is required for Building Permit.

The plans still need to be reviewed for Building Permit, and the plans need to be stamped.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept. Development Review Services

Drainage file Orig:

Addressee via Email



Planning Department

Development & Building Services Division

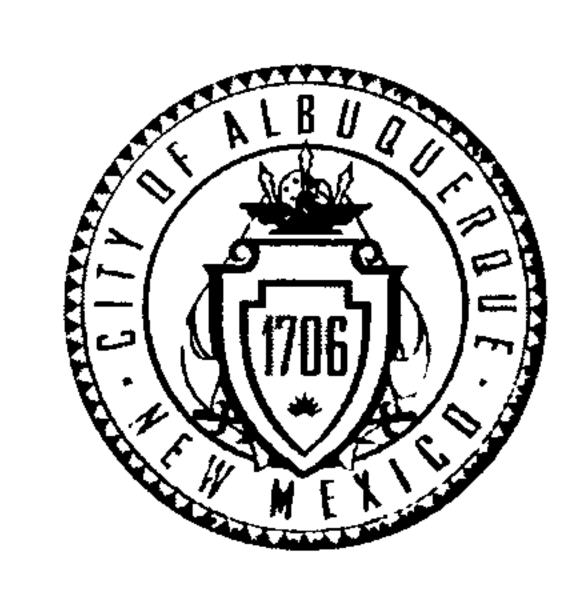
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Presbyterian Paradise Clinic Building Permit #: City Drainage #: C12/03B DRB#: 1000318 EPC#: Work Order#: Legal Description: TRACT D OF FOUNTAIN HILLS PLAZA SUBDIVISION City Address: 4588 Paradise Boulevard NW Albuquerque, NM 87114 Engineering Firm: Bohannan Huston, Inc Address: 7000 Jefferson St NE Courtyard 1 Phone#: [505] 823-1000 Fax#: (505) 788-7888 E-mail: gbrought@bhnc com Owner: Architect: Dekker Perich Sabetan Address: 7601 Jefferson NE Albuquerque, NM 87109 Phone#: [505] 781-8700 Fax#: E-mail: darenp@dpadesign org Contact: Address: Phone#: Fax#: E-mail: darenp@dpadesign org Contact: Contractor: Address: Phone#: Fax#: E-mail: Contractor: Contact: Contractor: Contact: Address: Phone#: Fax#: E-mail: Contractor: Contact: Contractor: Contact: Address: Proper Approval Acceptance sought: SiAfnancial, Guaranter Release DRAINAGE PLAN Ist SUBMITTAL DRAINAGE PLAN Ist SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN X S. DEV. PLAN POR SUB DA PPROVAL CONCEPTUAL G & D PLAN X S. DEV. PLAN POR SUB DA PPROVAL CONCEPTUAL G & D PLAN X S. DEV. PLAN POR SUB DA PPROVAL ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM) AND DEVELOPMENT SECTIO CERTIFICATE OF OCCUPANCY (PERM) AND DEVELOPMENT S		(REV	02/2013)	CIZDOBB		
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Phone#: Fax#: E-mail: Architect: Dekker Perich Sabetun: Contact: Daren Pocus Address: 7501 Jefferson NE Albuquerque, NM 87109 Phone#: (505) 761-9700 Fax#: E-mail: darenp@dpsdesign org Surveyor: Contact: Address: Phone#: Fax#: E-mail: Contact: Address: Phone#: Fax#: E-mail: Contractor: Contact: Address: Phone#: Fax#: E-mail: TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: DRAINAGE REPORT SIAFINANCIAL GUARANTEE RELEASE DRAINAGE PLAN IST SUBMITTAL S. DEV. PLAN FOR SUB'D APPROVAL CONCEPTUAL G & D PLAN SECTOR PLAN APPROVAL X GRADING PLAN SEDIMENT CONTROL PLAN (ESC) ENGINEER'S CERT (HYDROLOGY) CERTIFICATE OF OCCUPANCY (PERM) LAND DEVELOPMENT SECTIO CERTIFICATE OF OCCUPANCY (PERM) LAND DEVELOPMENT SECTIO CERTIFICATE OF OCCUPANCY (TCL TEMP) ENGINEER'S CERT (TCL) ENGINEER'S CERT (TCL) ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) GRADING PERMIT APPROVAL GRADING PERMIT APPROVAL SO-19 APPROVAL SO-19 APPROVAL	Owner:	<u> </u>	Cont	tact:		
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DATE SUBMITTED: JUly 10, 2015 By: GLENN BROUGHTON	DATE SUBMITTED: JUly 10, 2015	By: GLI	NN BROUGHTON			

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 defines 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
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



August 16, 2016

John k. Laur, R.A. Dekker Perich Sabatini 7601 Jefferson NE Albuquerque, NM 87109

Re: Presbyterian Paradise Clinic – 4588 Paradise Blvd NW

Request for Certificate of Occupancy- Transportation Development

Architect's Stamp dated 10-12-15 (C12D003b7)

Certification dated 08-08-16

Dear Mr. Laur,

Based upon the information provided in your submittal received 08-08-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building

PO Box 1293 and Safety Division.

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at

(505)924-3991.Albuquerque

New Mexico 87103

Racquel M. Michel, P.E.

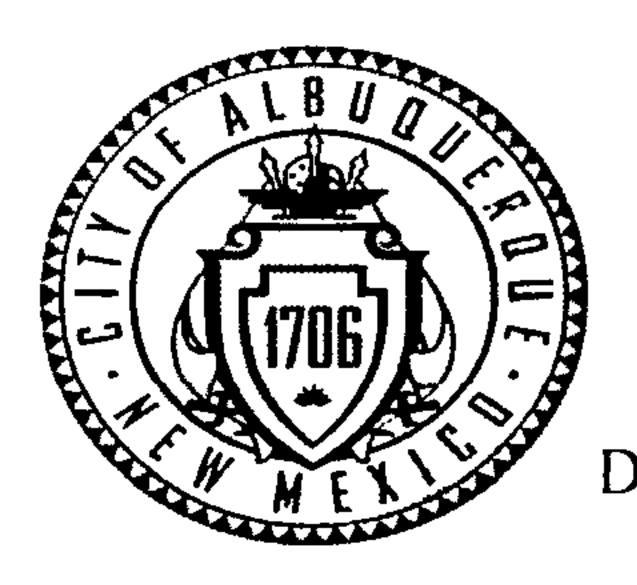
www.cabq.gov Traffic Engineer, Planning Dept.

Sincerely,

Development Review Services

via: email mao

CO Clerk, File



Planning Department

Development & Building Services Division On A DIA CELAND TO A NEDODITATION DIFFERENCE AND TO A NEDODITATION DIFFERENCE.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

C12D003B7

Project Title: Presbyterian Paradise Clinic	Building Permit #: 201592402 City Dra	inage #: C12/D3B		
DRB#: 1000318	EPC#: Work Order#:	Work Order#:		
Legal Description: TRACT D OF FOUNTAIN HILLS	S PLAZA SUBDIVISION	•		
City Address: 4588 Paradise Boulevard NW Albuqu	uerque, NM 87114			
Engineering Firm: Bohannan Huston, Inc.	Contact: Glenn Broughton	Contact: Glenn Broughton		
Address: 7500 Jefferson St NE Courtyard 1				
Phone#: (505) 823-1000	Fax#: (505) 798-7988 E-mail: gbrought@bhind	com		
Owner: Presbyterian Healthcare Services	Contact:			
Address: 1100 Central Ave. SE Albuquerque, NM 8	B7102			
Phone#: 505-563-6641	Fax#: E-mail: jjeppson@phs.or	r g		
Architect: Dekker Perich Sabatini	Contact: Daren Pocus			
Address: 7601 Jefferson NE Albuquerque, NM 871	09			
Phone#: (505) 761-9700	Fax#: E-mail: darenp@dpsdes	ign.org		
Surveyor:	Contact:			
Address:				
Phone#:	Fax#: E-mail:			
Contractor: Enterprise Builders	Contact:			
Address: 8814 Horizon NE, Albuquerque NM				
Phone#: (505) 857-0050	Fax#: E-mail:			
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SO	UGHT:		
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE			
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL	GENWE'N		
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL			
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL	1350 8 2015		
GRADING PLAN EDOCIONE CEDIMENT CONTROL DI	SECTOR PLAN APPROVAL			
ENGINEER'S CERT (UVDROLOGY)	LAN (ESC) FINAL PLAT APPROVAL X CERTIFICATE OF OCCUPANCY (PERM) LAND D	EVELOPMENT SECTION		
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPANCY (FERM) (FERM) CERTIFICATE OF OCCUPANCY (TCL TEMP)	- AFFON MENT OF CHOM		
CLOMR/LOMRTRAFFIC CIRCULATION LAYOUT (T				
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL			
ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN)		APPROVAL		
ENGINEER'S CERT (ESC)		RMIT APPROVAL		
SO-19		ERT. ACCEPTANCE		
OTHER (SPECIFY)		(SPECIFY)		
WAS A PRE-DESIGN CONFERENCE ATTEN	NDED: X Yes No Copy Provided			
DATE SUBMITTED: July 29, 2016	By: GLENN BROUGHTON			

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 defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- 3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

August 8th, 2016

DEKKER
PERICH
SABATINI

Racquel Michel
Traffic Engineering
Development & Building Services; Planning Dept.
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Certification for Permanent Certification of Occupancy Presbyterian Paradise Clinic 4588 Paradise Blvd.

Dear Ms. Michel:

I John K. Laur, NMRA No. 004207, of the firm Dekker/Perich/Sabatini, hereby certify that this project has in substantial compliance with and in accordance with the design intent of the approved DRB site plan dated June 25th, 2015. I further certify that I have personally visited the project site on August 8th, 2016 and have determined by visual inspection that the data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certification of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

John K. Laur, AIA ACHA

Principal

John La DPSDB16N.0R6

