

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 20, 2022

Colleen Ruiz, P.E.
Stantec
6100 Seagull St., Suite 102B
Albuquerque, NM 87109

RE: NM Cancer Center Proton Therapy Expansion
4901 Lang Ave. NE
Conceptual Grading and Drainage Plan Stamp Date: N/A
Hydrology File: D17D003V1

Dear Ms. Ruiz:

Based on the submittal received on 3/5/21, the Conceptual Grading Plan cannot be approved until the following items are addressed:

Your submittal did not include any calculations of existing or proposed conditions or a drainage narrative describing how drainage is being addressed on site, along with several items required on Grading and Drainage plan submittals.

PROCEDURES

1. Per the DPM, the following must be on the Grading Plan.
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please use 1" = 20' for the scale.
 - c. Please provide a Vicinity Map.
 - d. Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - e. Please provide the FIRM Map and flood plain note with effective date.
 - f. Please provide a legal Description of the property.
2. Please provide a vicinity map showing the location of the site. Typically this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.

STORMWATER QUALITY VOLUME

1. Provide management onsite for the Stormwater Quality Volume (SWQV) in accordance with the new drainage ordinance, § 14-5-2-6 (H) enacted 10/2/18 (Council Bill C/S O-18-2).
2. Please show the top and bottom of the ponds along with the volume for each pond.

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The onsite drainage should be directed to these ponds prior to being collected in a private unground drainage system. Please follow the DPM (signed 06/08/20) Article 6-12 Stormwater Quality and Low-Impact Development for the sizing calculations. To calculate the required SWQV, multiply the impervious area draining to the BMP by 0.42 inches for new development sites and 0.26 inches for redevelopment sites. The calculations of both the required and the provided volume of each BMP must be shown on the Grading and Drainage Plan. Each BMP should be labeled on the Grading and Drainage Plan with the required SWQV and associated water surface elevation and the 100-year water surface elevation. Landscaping of surface BMPs is also required to be noted on the Grading and Drainage Plan.

3. Please number the ponds and include a label on each with the SWQV and elevation, the 100-year volume and elevation, the peak 100 year inflow and outflow, the spillway crest elevation, the spillway flow depth, and the dam top elevation.
4. Please provide the SWQV calculations for each basin draining to each pond. The stormwater quality ponds need to be sized for the areas draining to them.
5. This site qualifies as redevelopment and is only required to retain runoff from the 80th percentile storm ($\text{Vol.} = 0.26'' \times \text{Imp. Area}$).

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DOWNSTREAM CAPACITY & HYDROLOGY

6. Please use the procedure for 40 acre and smaller basins as outlined in Development Process Manual (DPM) (signed 06/08/20) Article 6-2(A). Please provide both the existing conditions and proposed conditions for the 100 year-6 hour storm event.

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PRIOR TO SITE PLAN FOR BUILDING PERMIT OR PLAT

7. If only seeking Site Plan for Building Permit approval at this time, label the grading plan "Conceptual, Not For Construction" or similar and address the SPBP comments. If seeking SPBP and Building Permit simultaneously, forgo the conceptual markings and address all SPBP and Building Permit comments.
8. On the Plat, provide a drainage easement over the ponds and annotate using the [Plat Drainage Easement Note](#). This note replaces the need for a separate drainage covenant.

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9. 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 BUILDING PERMIT:

10. Remove all "Conceptual" markings.
11. An Engineer's Certification of the compacted pad and grading (Pad Certification), per the DPM Chapter 6-13(A)(6): *Engineer's Certification Checklist for Non-Subdivision*, is required prior to issuing Building Permit.
12. Provide existing site topography and label existing and proposed contours. Since the site is extremely flat, please provide spot elevations in enough density to verify the drainage areas and outfalls that you have indicated. Also include the finished floor elevation of the buildings.

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PRIOR TO CERTIFICATE OF OCCUPANCY:

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

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Some of these comments are repetitive as they are standard we provide when the submittal does not follow the guidelines from section 6 of the Development Process Manual (DPM). These also include notes for later stages of development so you know what to expect during later reviews.

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If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

NMCC Proton Therapy

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

DRB# _____ **EPC#** _____

Legal Description: TR 1-A-2-B-1 PLAT OF TRACT **City Address OR Parcel** 4901 Lang Avenue NE
1A-2-B-1 JOURNAL CENTER

Applicant/Agent: Stantec **Contact:** Colleen Ruiz

Address: 6100 Seagull Street NE Suite 102B **Phone:** 602-315-1432

Email: colleen.ruiz@stantec.com

Applicant/Owner: New Mexico Cancer Center **Contact:** Bob McElearney

Address: 4901 Lang Avenue NE **Phone:** 505-842-8171

Email: Bob.McElerney@yahoo.com

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE ☒ DRB SITE ADMIN SITE: _____

RE-SUBMITTAL: YES ☒ NO

DEPARTMENT: TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☒ CONCEPTUAL G&D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOOD PLAN DEVELOPMENT PERMIT APP.
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DRB APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY)
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DRB APPROVAL
- ☐ 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
- ☐ FLOOD PLAN DEVELOPMENT PERMIT
- ☒ OTHER (SPECIFY) DRB Site Plan Amendment
for Building Expansion -
Form P signatures

DATE SUBMITTED: 4/28/2022

