Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Tuesday, October 18, 2011 11:57 AM
To: Glenn Broughton
Cc: Cherne, Curtis
Subject: RE: Renal clinic

Re: Renal Medicine Assoc. Clinic, Journal Center, Phase 2, ZAP D-17

AMAFCA approves the Grading & Drainage Plan dated October 12, 2011. If you need to add a berm next to the rock swale, it won't interfere with AMAFCA access. I checked the original Journal Center Phase 2 master plan, and the ribbon channel next the North Diversion Channel acts as an access road.

I still need to find out if AMAFCA will need a private grading license or Turnkey Agreement for the rock swale. Either one will require approval from the AMAFCA Board. Board approval will not delay site grading and construction. I will request that this item be added to the November 17 Board meeting agenda.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
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From: Glenn Broughton [mailto:gbrought@bhinc.com]
Sent: Friday, October 14, 2011 2:37 PM
To: Mazur, Lynn
Cc: Cherne, Curtis
Subject: FW: Renal clinic

Lynn,

We have updated the grading plan based on site plan comments at DRB. The concept is the same as our previous submittal. With the revised plan we will need to modify the existing side channel diversion. You indicated that this should not be an issue. We will detail that in our building permit submittal.

If this updated plan is acceptable would you please email Curtis. We will be heard at DRB next Wednesday.

Please let me know if you have any questions or comments.

Thanks,
Glenn

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Friday, October 14, 2011 2:16 PM
To: Glenn Broughton
Subject: Renal clinic

Glenn,
I'm liking the plan for the renal clinic. Have Lynn from AMAFCA send me an approval e-mail so I can approve on Wednesday at DRB.

Curtis

Bohannan ▲ Huston INC.

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

CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne, P.E.
City of Albuquerque Hydrology
600 Second St, 2nd floor

Requested by: Glenn Broughton

Date: 02/18/2013

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

Phone: 924-3986

Job No.: 20120120

Job Name: Renal Medicine Associates Clinic

DELIVERY VIA

- ☒ Courier
- ☐ Federal Express
- ☐ Mail
- ☐ UPS
- ☐ Other

PICK UP

Item: _____

ITEM NO.	QUANTITY	DESCRIPTION
1	1	Grading Plan (Dated 2-18-2013)
2	1	Drainage Transportation Info Sheet

COMMENTS / INSTRUCTIONS

RECEIVED
FEB 19 2013

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

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

Cherne, Curtis

From: Glenn Broughton [gbrought@bhinc.com]
Sent: Thursday, March 14, 2013 11:15 AM
To: 'Mazur, Lynn'
Cc: Cherne, Curtis; Bingham, Brad
Subject: RE: Renal Medical Associates

Yes, I think that is a good idea. Non work order projects seem to get lost in the system.

Glenn

From: Mazur, Lynn [mailto:lmazur@amafca.org]
Sent: Thursday, March 14, 2013 11:08 AM
To: Glenn Broughton
Cc: Curtis Cherne; Bingham, Brad
Subject: RE: Renal Medical Associates

Thanks. I will be requiring a separate note to be added to the plans regarding certification to AMAFCA so that this doesn't happen in the future.

Lynn

From: Glenn Broughton [mailto:gbrought@bhinc.com]
Sent: Thursday, March 14, 2013 11:00 AM
To: Mazur, Lynn
Subject: Renal Medical Associates

Hi Lynn,

I wanted to let you know that I emailed the contractor and architect requesting that they submit as-build drawings and test reports for the work in AMAFCA R/W. I will give you an update when I learn more.

Thanks,

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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CITY OF ALBUQUERQUE

September 21, 2011

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

Re: Renal Medical Associates Clinic Drainage Management Plan and Conceptual Grading Plan

Engineer's Stamp dated 9-19-11 (D-17/D020)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 9-19-11, the above referenced plan is approved for Site Development for Building Permit action by the DRB with the following condition:

- A cross-lot drainage easement for the benefit of Lot 3A is platted due to Basin 3 draining across Lot 4A.

When submitting for Building Permit, please address the following comments:

- Provide grades along the western property line so the grade of the tie slope can be determined.
- Please depress the eastern parking island.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

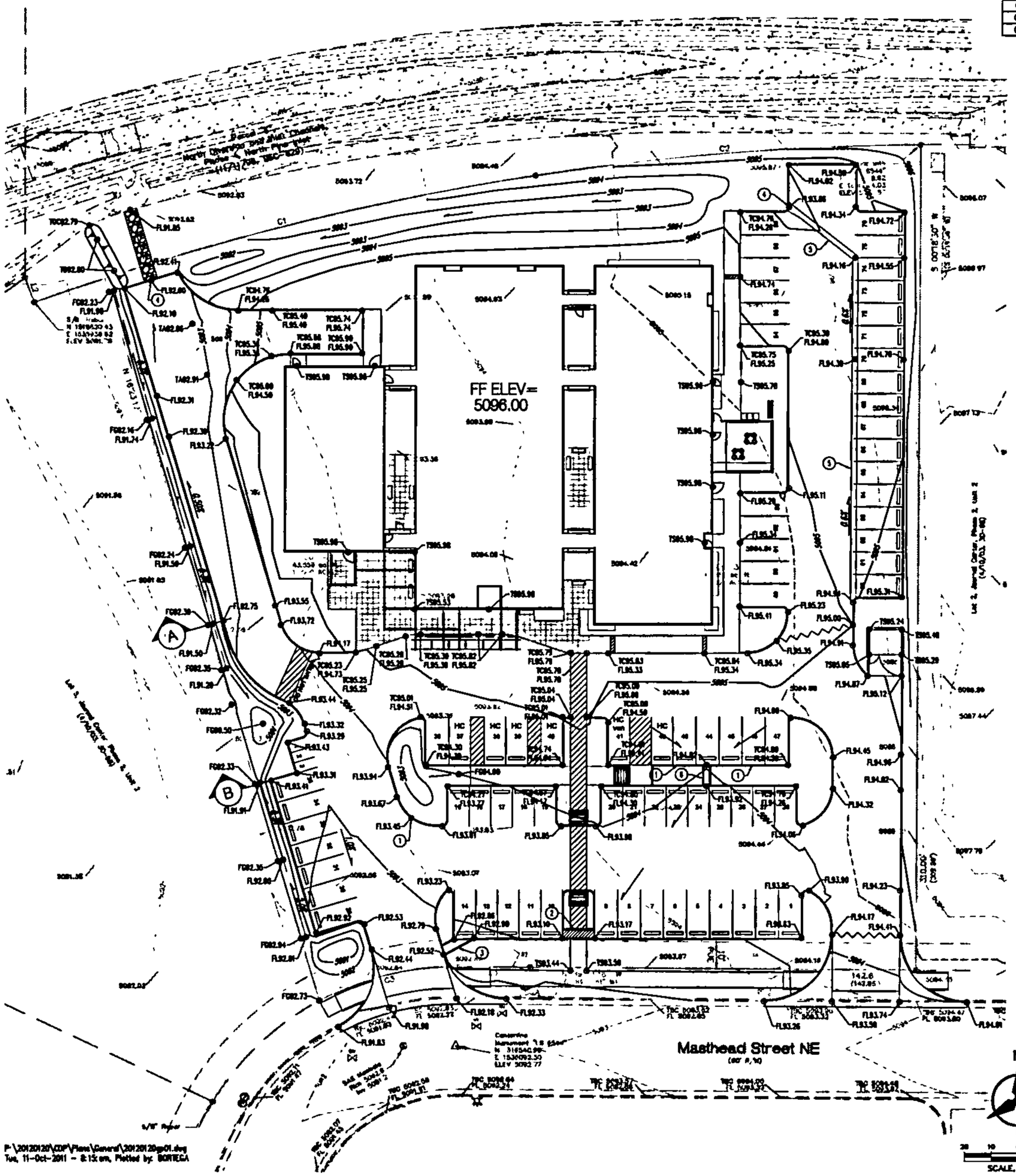
C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



P:\20120120\CDP\Plans\General\20120120gp01.dwg
Tue, 11-Oct-2011 - 8:15am, Plotted by: BORTEGA

PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	967.78'	192.00'	11°06'13"	N 75°36'40" E	191.69'
C2	967.78'	143.32'	8°18'47"	N 85°20'10" E	143.19'
C3	105.00'	53.14'	28°58'50"	S 75°54'51" W	52.57'

PROPERTY BOUNDARY LINE TABLE		
LINE	LENGTH	BEARING
L1	34.19	N 53°34'24" E
L2	9.94	S 19°55'19" E
L3	27.14	N 88°33'18" W

LEGEND

- PROPERTY LINE
- 5093 EXISTING CONTOURS
- 5096.30 EXISTING GROUND SPOT ELEVATION
- 95.32 PROPOSED SPOT ELEVATION
  TC=TOP OF CURB, FL=FLOW LINE
  TS=TOP OF SIDEWALK
  EX=EXISTING, FG=FINISHED GRADE
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED CURB
- EASEMENT

GRADING KEYED NOTES

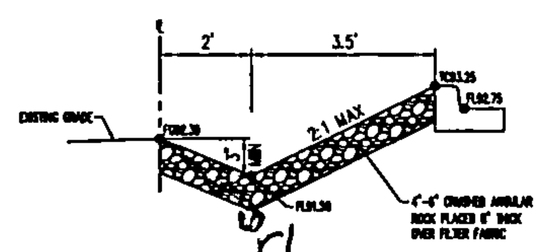
1. INSTALL 12" WIDE CURB OPENING.
2. INSTALL 36" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
3. INSTALL 36" WIDE CONCRETE RIBBON CHANNEL.
4. INSTALL 36" WIDE CURB OPENING WITH WATER QUALITY SCREEN.
5. INSTALL 24" WIDE CONCRETE VALLEY GUTTER.
6. INSTALL 24" WIDE CONCRETE RIBBON CHANNEL.

LEGAL DESCRIPTION

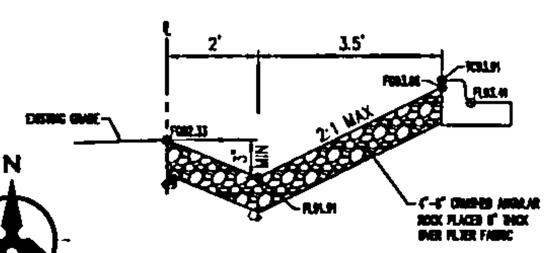
LOT 3A JOURNAL CENTER PHASE 2 UNIT 2
(PENDING PLATTING ACTION)

SITE ADDRESS

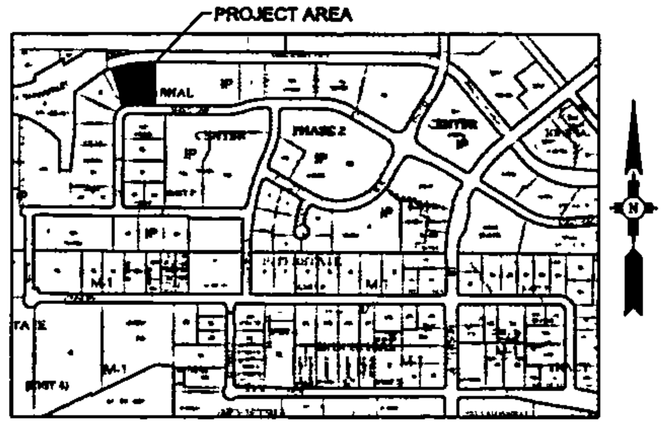
3821 MASTHEAD NE
ALBUQUERQUE, NM 87109



SECTION A
N.T.S.



SECTION B
N.T.S.



VICINITY MAP
ZONE ATLAS PAGE D-17-Z

GENERAL NOTES

1. ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
2. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
4. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
5. ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RESCHEDULE HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE CONSTRUCTION OBSERVER.
7. CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
8. OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TAPERS, DEWATERING, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
10. ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
11. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
12. ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), US DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
13. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNS AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.
14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
3. ALL WORK RELATING TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
6. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND TESTING THE SOIL TO PROTECT IT FROM WIND EROSION.
7. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
8. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
9. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR SIDEWALKS AND ISLANDS.
10. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

dnca | 218 girard n.e. albuquerque, nm 87108 ph (505) 265-4033 fx (505) 265-0281

Renal Medicine Associates Clinic
Journal Center
Albuquerque, New Mexico

Date	Issue

October 5, 2011

Bohannan ▲ Huston

C1.0
Conceptual Grading Plan

D17/D020

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 8-11-11

CONFERENCE RECAP

ZONE ATLAS PAGE NO: D-17
DRAINAGE FILE: _____
ZONING: _____
DRB:
SUBJECT: _____
STREET ADDRESS (IF KNOWN): Lots 3 and 4 Journal Center
SUBDIVISION NAME: _____ phase 2 Unit 2

APPROVAL REQUESTED: Conceptual drainage plan

ATTENDANCE: Curtis Cherne Glen Broughton

FINDINGS:

The masterplan shows Lot 3 draining to masthead and Lot 4 draining to the North Pino.

It is acceptable to drain ~ 1/2 of lot 4 to masthead and ~ 1/2 of Lot 3 to the North Pino because it balances out.

AMAFCA approval is req'd.

THE UNDERSIGNED AGREES THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THEY ARE NOT REASONABLE OR THAT THEY ARE BASED ON INACCURATE INFORMATION.

SIGNED: Curtis A. Cherne
NAME (PRINT): Curtis A. Cherne

SIGNED: Glen Broughton
NAME (PRINT): Glenn Broughton

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.

Rec 8-15-11

8-12-a

Please make file

~~[illegible]~~ and add to GIS.

cc Rec 8-16-11

Bohannan Huston

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

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 19, 2011

Mr. Shahab Biazar, P.E.
Development and Building Services
City of Albuquerque
600 Second Street NW - 2st Floor
Albuquerque, NM 87102

Re: Renal Medical Associates Conceptual Grading and Drainage Plan Resubmittal (D-17/D020)

Dear Mr. Biazar:

We have received your review comments in your letter dated September 9, 2011. Enclosed herewith is a copy of the revised Drainage Management Plan and Grading Plan which incorporates your comments. We have addressed your comments as described below:

- AMAFCA has approved the conceptual grading plan. I have attached a copy of the email from AMAFCA for your reference.
- The peak flow of 4.29 cfs is an average peak flow rate for the entire site. All landscaped areas in Basin 1 were assumed to be land treatment C. Xeric landscaping will be utilized for this site.
- The drainage report for Journal Center Phase 2 proposed that the upstream lot (lot 2) would drain to Masthead. When the site was originally graded a berm was constructed along the west side of lot 2. Based on a site visit it appears that additional grading has occurred on this lot. The southwest portion of lot 2 drains onto lot 3 and the remainder of the lot drains into Masthead or to the North Pino Arroyo.
- Boundary information of the proposed Lot 3-A, Journal Center Phase II Unit 2 has been added.
- Roof drain locations have not been finalized at this time. These details will be addressed in the final grading plan that will be prepared for building permit approval.
- A vicinity map, legal description and site address have been added to the Grading Plan. The FIRM information has been added to the existing conditions narrative on the Drainage Management Plan.
- We acknowledge that this project will be required to conform with NPDES requirements.
- The plat action which will consolidate lots 3, 4 and 5 into lots 3-A and 4-A is scheduled to be heard at DRB on September 21, 2011. This will be heard concurrently with the Renal Medical Associated project which is requesting approval of Site Plan for Building Permit.

With the submittal we are requesting approval of the conceptual grading and drainage plan for Site Plan for Building Permit. Please contact me if you have any questions or need additional clarification.

Sincerely,

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

SEP 1 2 2011
SECTION

GSB/tms
Enclosures

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

Cherne, Curtis

From: Glenn Broughton [gbrought@bhinc.com]
Sent: Tuesday, October 11, 2011 8:29 AM
To: Cherne, Curtis
Cc: Devendra Contractor; Deirdre Harris
Subject: Renal Clinic - Journal Center
Attachments: C1.0 Grading Plan.pdf

Hello Curtis,

We have revised the grading plan based on our discussion yesterday. We were able to grade a swale in the landscape area along the west property line. The revised grading also includes two small retention ponds to intercept drainage from the landscape area. This solution was proposed for two reasons:

The owner of the adjoining property was reluctant to grant a cross lot drainage easement and the owner / developer of the Renal site did not want to construct a retaining wall.

I believe that this solution will satisfy your concerns as well as the property owners. Please let me know if you have any comments. We are scheduled to be heard at DRB this Wednesday and approval of this concept is critical for SPBP approval.

Thank you,

Glenn Broughton, P.E., LEED AP
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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CITY OF ALBUQUERQUE

September 9, 2011

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

Re: Renal Medical Associates Grading and Drainage Plan
Engineer's Stamp dated 9-6-11 (D-17/D020)

Dear Mr. Broughton,

Based upon the information provided in your submittal dated 9-6-11, the above referenced plan cannot be approved for Site Development for Building Permit until the following comments have been addressed:

- AMAFCA approval is required before site can be discharged into the North Pino Arroyo.
- How was a peak flow of 4.29 cfs/ac determined for the site? Provide details on how the proposed landscaping of 15% Treatment C was achieved in Basin 1.
- Does the site accept offsite flows from the adjoining lot to the east?
- Please include values for all boundary data.
- Please indicate roof slopes and proposed drains on the plan. Legend should include any sidewalks or proposed culverts.
- Add a vicinity map, Flood Insurance Rate Map (FIRM), legal description and site address to the plan.
- This project requires a National Pollution Discharge Elimination System (NPDES) permit for storm water drainage.
- Plan can not be approved until re-platting action has been completed.

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

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

why create Basin 3? pull curb line over
9-20-11 cc

Sincerely,

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

C: file
CJH

Glenn Broughton

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Friday, September 16, 2011 8:11 AM
To: Glenn Broughton
Cc: Curtis Cherne
Subject: Renal Medical
Attachments: WQ Screens.PDF

Re: Site Plan for Building Permit for Renal Medical Associates, Journal Center, dated September 6, 2011, ZAP D-17

I reviewed the plan and approve the drainage concept. I would like to see a detail of the curb screens that will serve to collect onsite debris. I have attached two details of screens that have been used for commercial developments. The first one is on a rundown to the North Pino Arroyo east of Tiburon St. The height can be lower , and I don't think you will need 2' overlap on the curb for the smaller flow rates from this site. The second one has been used on a couple of developments in Journal Center that flow to the North Pino Arroyo. You don't need the gravel trench in front of the screen. Also, disregard the pond call-out.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
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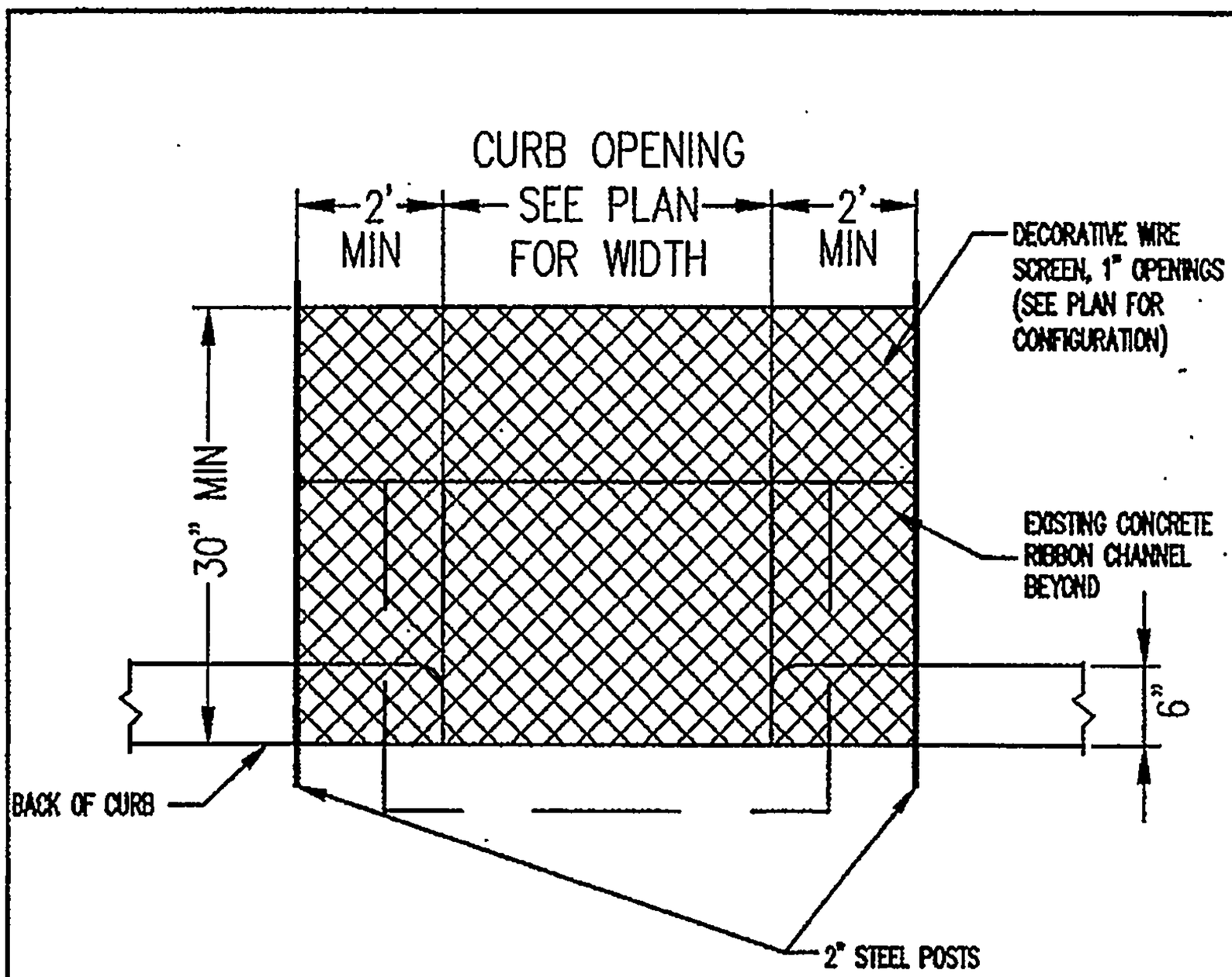
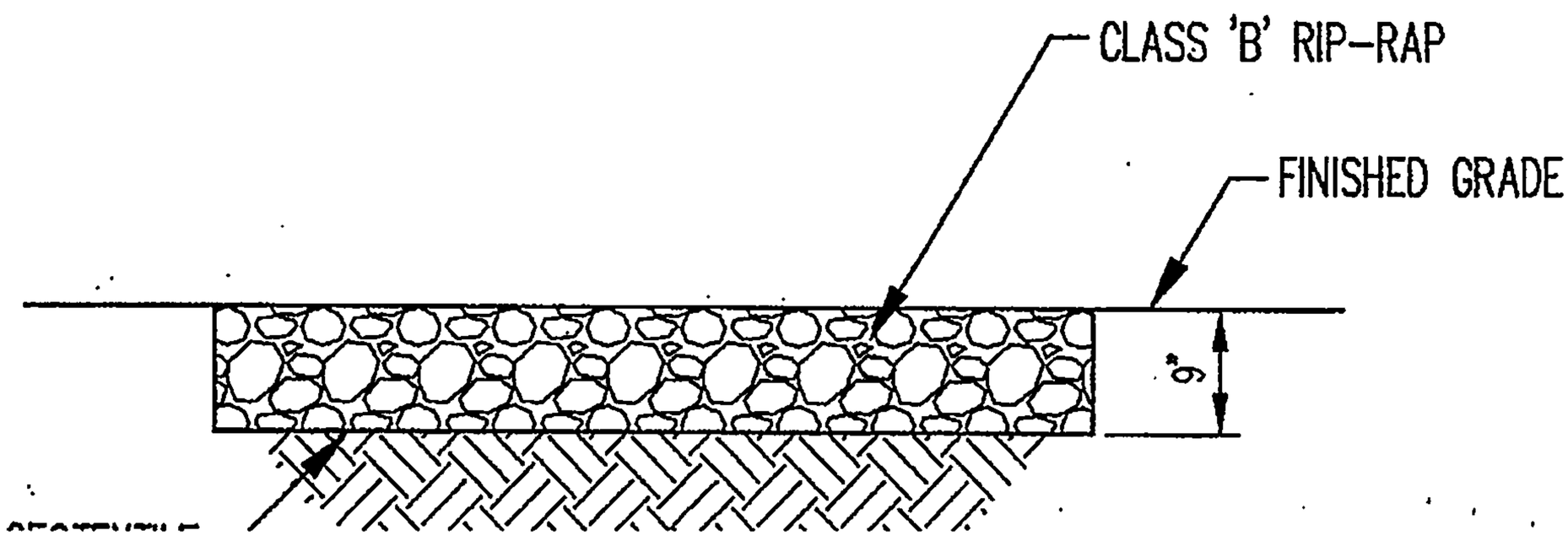
RECEIVED
SEP 19 2011
HYDROLOGY
SECTION



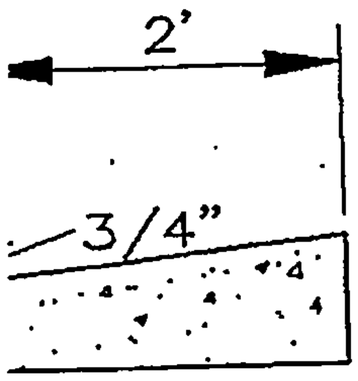
C **STORMWATER TRASH SCREEN (SECTION)**

NTS

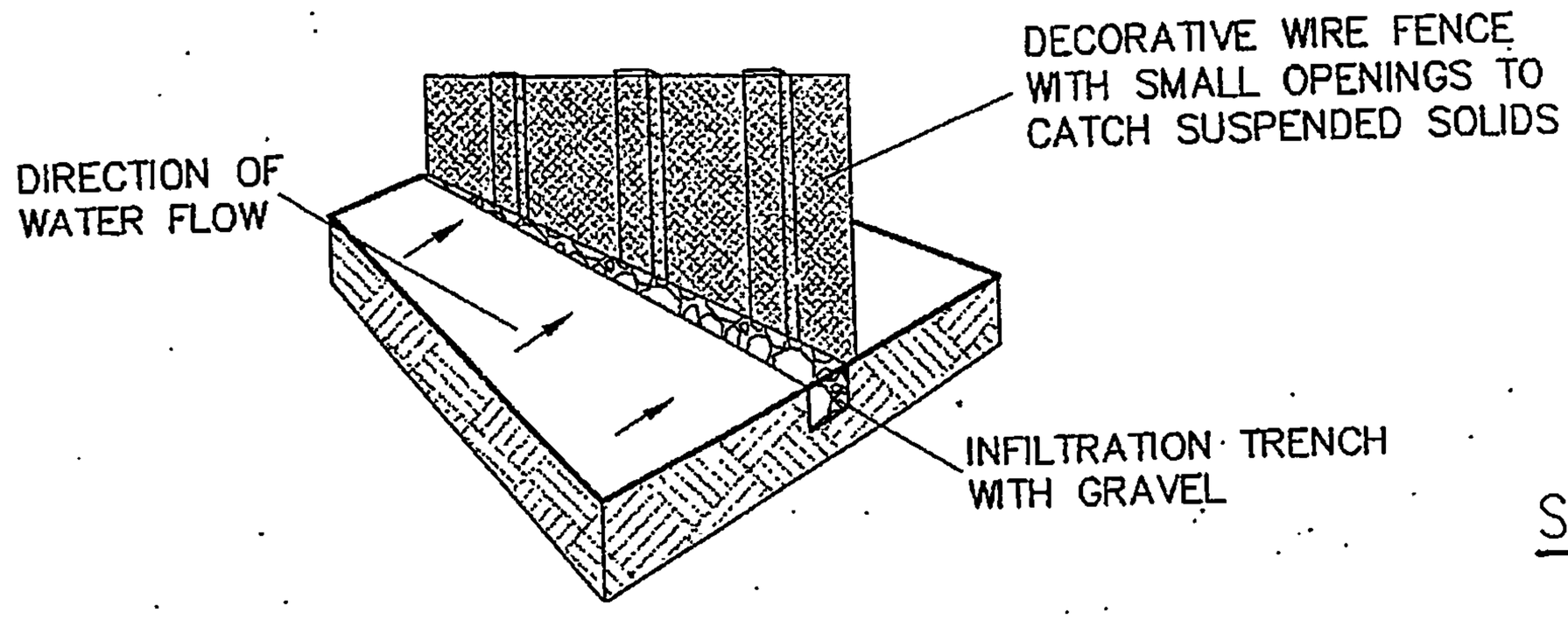


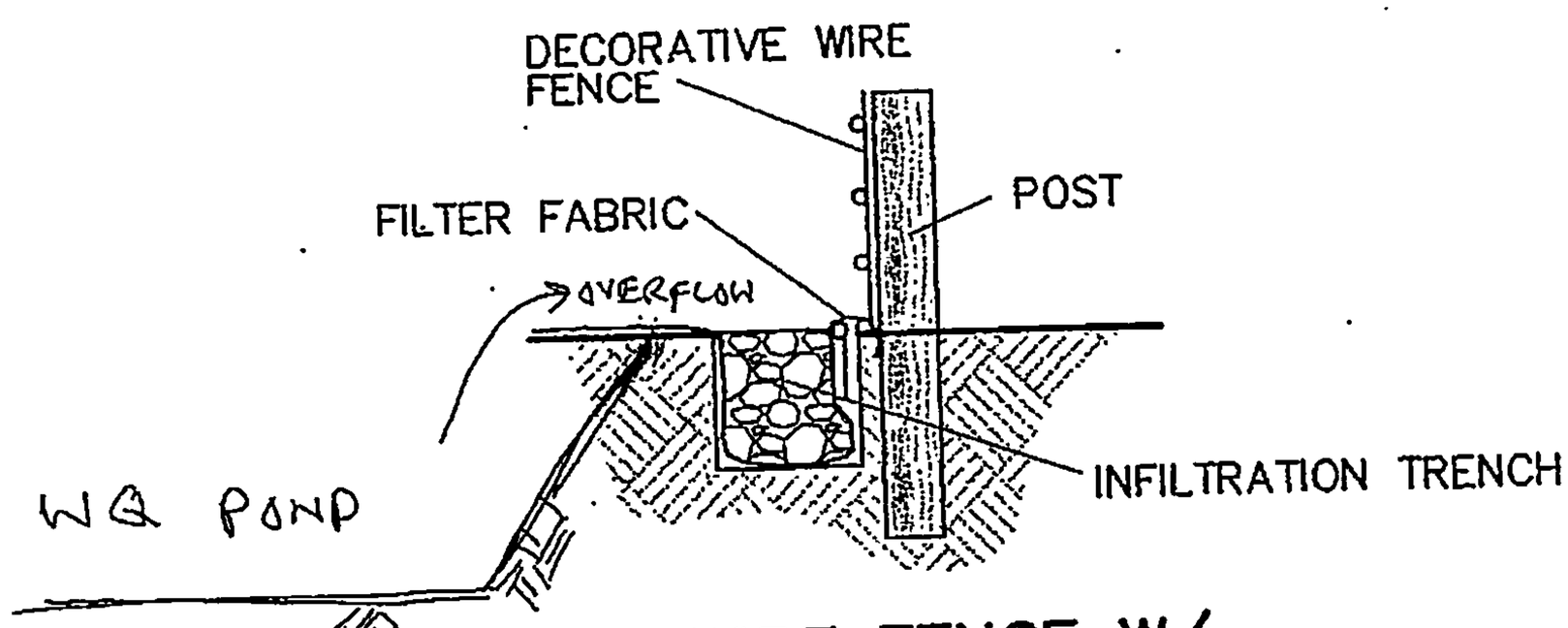
BASINS C, D, AND E ALL DRAIN TO MASTHEAD STREET. RUNOFF FROM BASIN C, WHICH
AREA IN FRONT OF THE FRONT PARKING LOT, IS COLLECTED IN A SWALE AND DISCHARGED TO MASTHEAD
THROUGH A 12" SIDEWALK CULVERT. A TOTAL OF 0.51 CFS IS DISCHARGED FROM BASIN C TO MASTHEAD.
FLOWS FROM BASINS D AND E ARE DISCHARGED DIRECTLY TO MASTHEAD STREET THROUGH THE DRIVEWAYS.
A TOTAL OF 0.32 CFS IS DISCHARGED TO MASTHEAD FROM BASINS D AND E.

NOTE: ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED



TE SWALE
NTS





DETAIL WIRE FENCE W/ GRAVEL INFILTRATION TRENCH
NTS

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WEST PROPERTY LINE

NTRACTORS

RMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.

ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON,
CTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR
STRUCTION, 1985.

PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE,
CATION OF EXISTING UTILITIES.

CTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL
CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER
FLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.

ION SHALL BE ACCORDING TO TRAFFIC/STREET USE.

THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

L STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

JOURNAL CENTER II

PPROVAL	NAME:	DATE:

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PHO

CITY OF ALBUQUERQUE

October 20, 2011

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

Re: Renal Medical Associates Clinic Drainage Management Plan and Conceptual Grading Plan

Engineer's Stamp dated –no stamp- (D-17/D020)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 10-13-11, the above referenced plan is approved for Site Development for Building Permit action by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Wednesday, October 26, 2011 12:07 PM
To: Glenn Broughton; peterf@globalstructuresinc.com
Cc: Cherne, Curtis
Subject: RE: Renal clinic
Attachments: Ribbon Channel Detail.PDF; AMAFCA-108 Rundown.pdf; AMAFCA-106 Pipe Penetration Small Diameter.pdf

Peter,

This email is a follow up to our meeting this morning. As discussed:

1. A storm drain penetration into the North Pino Arroyo will be allowed. We will require a private storm drain license that must be approved by the AMAFCA Board of Directors. I had already put a license for the Renal Clinic on the draft November 17 meeting agenda. The agenda is subject to change, but I have already approved the grading plan.
2. I will need a revised plan layout showing the storm drain by November 9 to include in the memo to the Board. Final details can be worked out later.
3. The pipe will enter the channel on the side of the existing rundown. If it must enter the channel at an angle, it should be pointed downstream. If you must remove and replace the rundown, it will be constructed to our current attached detail.
4. I have also attached our standard detail for a pipe penetration 12" or less in diameter. If it is larger, we have another detail for 24" and larger. If you need to vary the side slopes of the cut in to the channel, I will discuss it with Kurt Wagener, AMAFCA Field Engineer.
5. I have attached the detail for the ribbon channel as constructed with the Journal Center Phase 2 development. Note that it is only 6 feet wide. I confirmed that AMAFCA crews do not drive on it. To connect the old to new channel, dig a trench under the old channel and let concrete run under it to form a keyway.

You may call me at 884-2215 if you have any questions.

Albuquerque Metropolitan Arroyo Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
The unauthorized disclosure or interception of e-mail is a federal crime. See 18 U.S.C. § 2517(4). This e-mail is intended only for the use of those to whom it is addressed and may contain information which is privileged, confidential and exempt from disclosures under the law. If you have received this e-mail in error, do not distribute or copy it. Return it immediately with attachments, if any, and notify me by telephone at (505) 884-2215.

From: Glenn Broughton [mailto:gbrought@bhinc.com]
Sent: Friday, October 14, 2011 2:37 PM
To: Mazur, Lynn

Cc: Cherne, Curtis
Subject: FW: Renal clinic

Lynn,

We have updated the grading plan based on site plan comments at DRB. The concept is the same as our previous submittal. With the revised plan we will need to modify the existing side channel diversion. You indicated that this should not be an issue. We will detail that in our building permit submittal.

If this updated plan is acceptable would you please email Curtis. We will be heard at DRB next Wednesday.

Please let me know if you have any questions or comments.

Thanks,
Glenn

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Friday, October 14, 2011 2:16 PM
To: Glenn Broughton
Subject: Renal clinic

Glenn,
I'm liking the plan for the renal clinic. Have Lynn from AMAFCA send me an approval e-mail so I can approve on Wednesday at DRB.

Curtis

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

October 12, 2011

Mr. Curtis Cherne, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Renal Medical Associates Conceptual Grading and Drainage Plan Resubmittal (D-17/D020)

Dear Mr. Cherne:

At the request of the owner's representative, we have revised the conceptual grading plan for the Renal Medical Associates site, which is located on Lot 3-A, Journal Center Phase 2, Unit 2. The changes include lowering of the building finished floor by 1.5 feet and an onsite storm drain system which will tie into the North Pino Arroyo within AMAFCA Right of Way. We have discussed this option with AMAFCA and have tentative approval of the concept. We are scheduled to be heard by the AMAFCA board on November 17, 2011 for approval of the License Agreement.

Enclosed herewith is a copy of the revised Drainage Management Plan and Grading. With the submittal we are requesting approval of the conceptual grading and drainage plan for Site Plan for Building Permit. Please contact me if you have any questions or need additional clarification.

Sincerely,

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

GSB/tms
Enclosures

cc: Devendra Narayan, DNCA (w/ Encl)

RECEIVED
NOV 1 0 2011
HYDROLOGY SECTION

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Renal Medical Associates ZONE MAP/DRG. FILE # D-17 /D020
DRB#: 1008878 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3-A Journal Center Phase 2, Unit 2
CITY ADDRESS: _____

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

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

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

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

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

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- X DRAINAGE PLAN RESUBMITTAL
- X CONCEPTUAL G & D PLAN
- ____ GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER CERT (TCL)
- ____ ENGINEER CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- X S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED
OCT 1 2 2011
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- X YES
- ____ NO
- ____ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: 10-12-11

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

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.

Cherne, Curtis

From: Cherne, Curtis
Sent: Tuesday, October 11, 2011 10:45 AM
To: 'Glenn Broughton'
Subject: RE: Renal Clinic - Journal Center

Glenn,
The concept can be discussed, but the entire plan needs to be approved.

1. The outfall has changed and you are proposing a berm on AMAFCA property. AMAFCA approval is required.
2. The swale should be drawn to scale.
3. The FL is at the bottom of the rocks, not the top.
4. 0.3 % in rocks is more of a pond than a swale.
5. Why is the swale draining in reverse direction of the site in the northern portion?
6. It is difficult to tell if this will work with the landscape plan. a. It may be difficult to plant in the "V" of steep slopes and (b) The landscape area is irrigated. Then it rains and it spills over.
7. A retaining wall along the western boundary is commonly used in this application and should be considered.

Curtis

From: Glenn Broughton [mailto:gbrought@bhinc.com]
Sent: Tuesday, October 11, 2011 8:29 AM
To: Cherne, Curtis
Cc: Devendra Contractor; Deirdre Harris
Subject: Renal Clinic - Journal Center

Hello Curtis,

We have revised the grading plan based on our discussion yesterday. We were able to grade a swale in the landscape area along the west property line. The revised grading also includes two small retention ponds to intercept drainage from the landscape area. This solution was proposed for two reasons:

The owner of the adjoining property was reluctant to grant a cross lot drainage easement and the owner / developer of the Renal site did not want to construct a retaining wall.

I believe that this solution will satisfy your concerns as well as the property owners. Please let me know if you have any comments. We are scheduled to be heard at DRB this Wednesday and approval of this concept is critical for SPBP approval.

Thank you,

Glenn Broughton, P.E., LEED AP
Project Manager
Community Development & Planning
Direct line: 505-798-7872

Bohannan Huston
Courtyard I
7500 Jefferson St. NE

Cherne, Curtis

From: Mazur, Lynn [lmazur@amafca.org]
Sent: Friday, September 16, 2011 8:11 AM
To: gbroughton@bhinc.com
Cc: Cherne, Curtis
Subject: Renal Medical
Attachments: WQ Screens.PDF

Re: Site Plan for Building Permit for Renal Medical Associates, Journal Center, dated September 6, 2011, ZAP D-17

I reviewed the plan and approve the drainage concept. I would like to see a detail of the curb screens that will serve to collect onsite debris. I have attached two details of screens that have been used for commercial developments. The first one is on a rundown to the North Pino Arroyo east of Tiburon St. The height can be lower , and I don't think you will need 2' overlap on the curb for the smaller flow rates from this site. The second one has been used on a couple of developments in Journal Center that flow to the North Pino Arroyo. You don't need the gravel trench in front of the screen. Also, disregard the pond call-out.

Albuquerque Metropolitan Arroyo
Flood Control Authority
Lynn M. Mazur, P.E., C.F.M.
Development Review Engineer
Phone: (505) 884-2215
Mobile: (505) 362-1273
www.amafca.org

****
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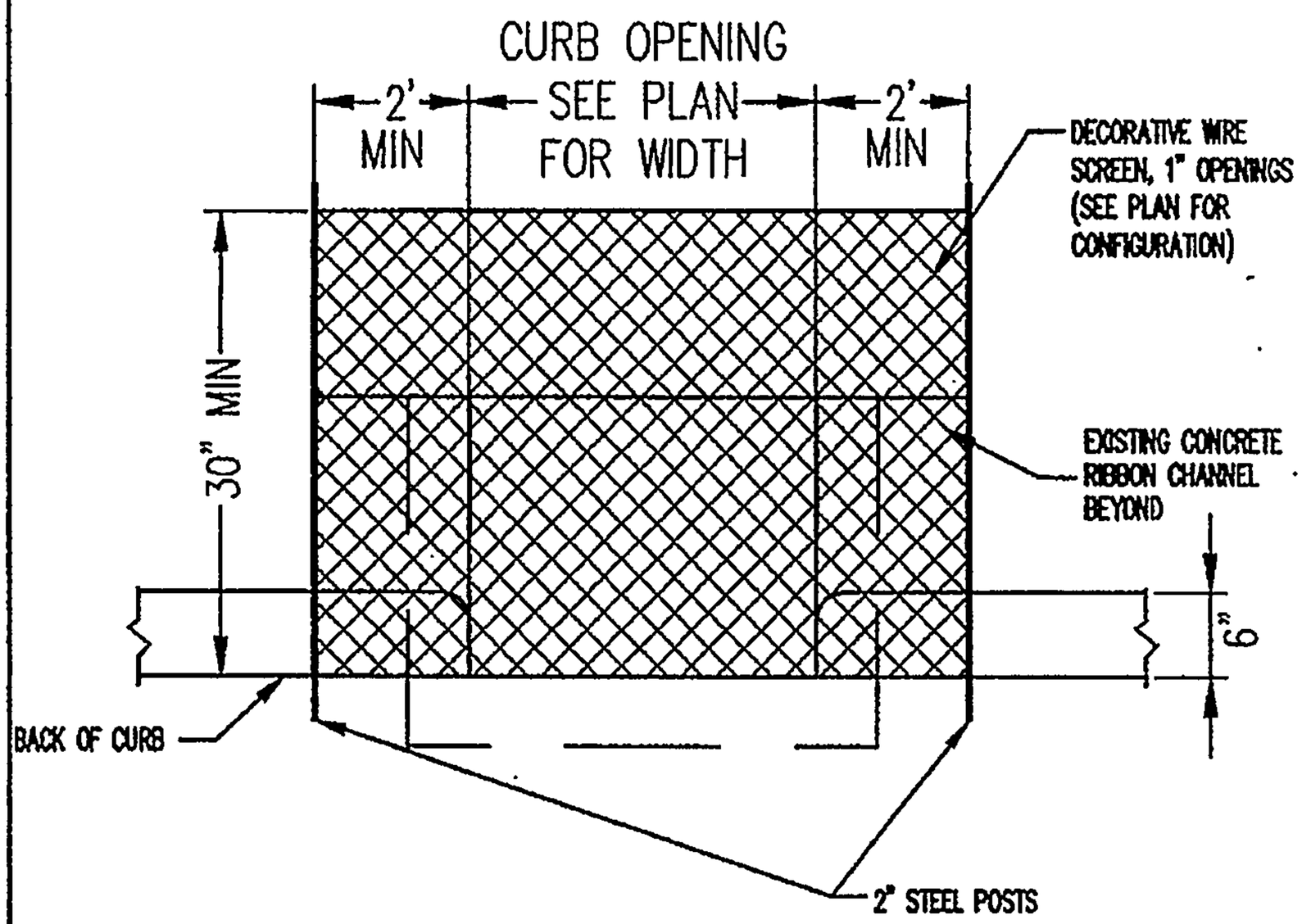

C STORMWATER TRASH SCREEN (SECTION)

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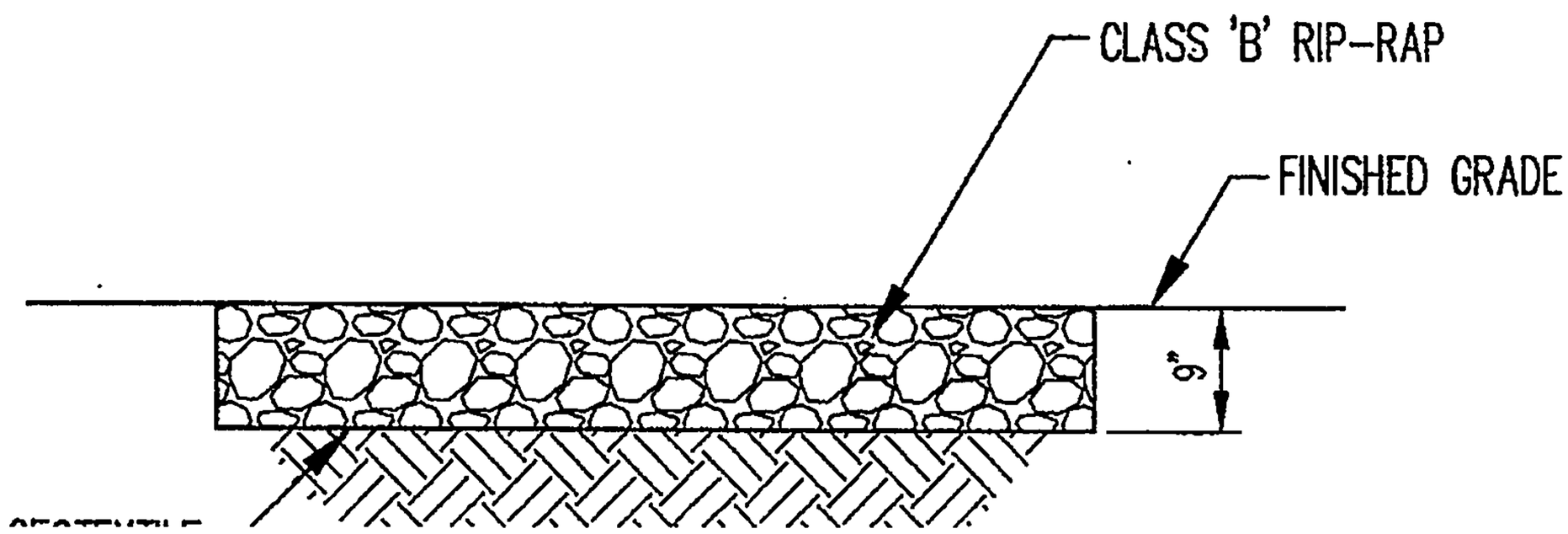
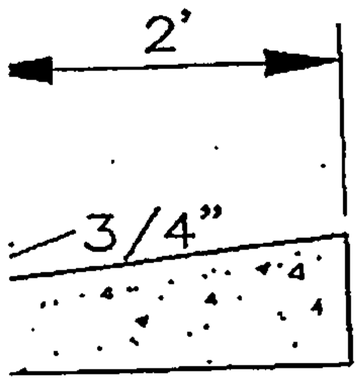


BASINS C, D, AND E ALL DRAIN TO MASTHEAD STREET. RUNOFF FROM BASIN C, THE
AREA IN FRONT OF THE FRONT PARKING LOT, IS COLLECTED IN A SWALE AND DISCHARGED TO MASTHEAD
THROUGH A 12" SIDEWALK CULVERT. A TOTAL OF 0.51 CFS IS DISCHARGED FROM BASIN C TO MASTHEAD.
FLOWS FROM BASINS D AND E ARE DISCHARGED DIRECTLY TO MASTHEAD STREET THROUGH THE DRIVEWAYS.
A TOTAL OF 0.32 CFS IS DISCHARGED TO MASTHEAD FROM BASINS D AND E.

NOTE: ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED



TE SWALE
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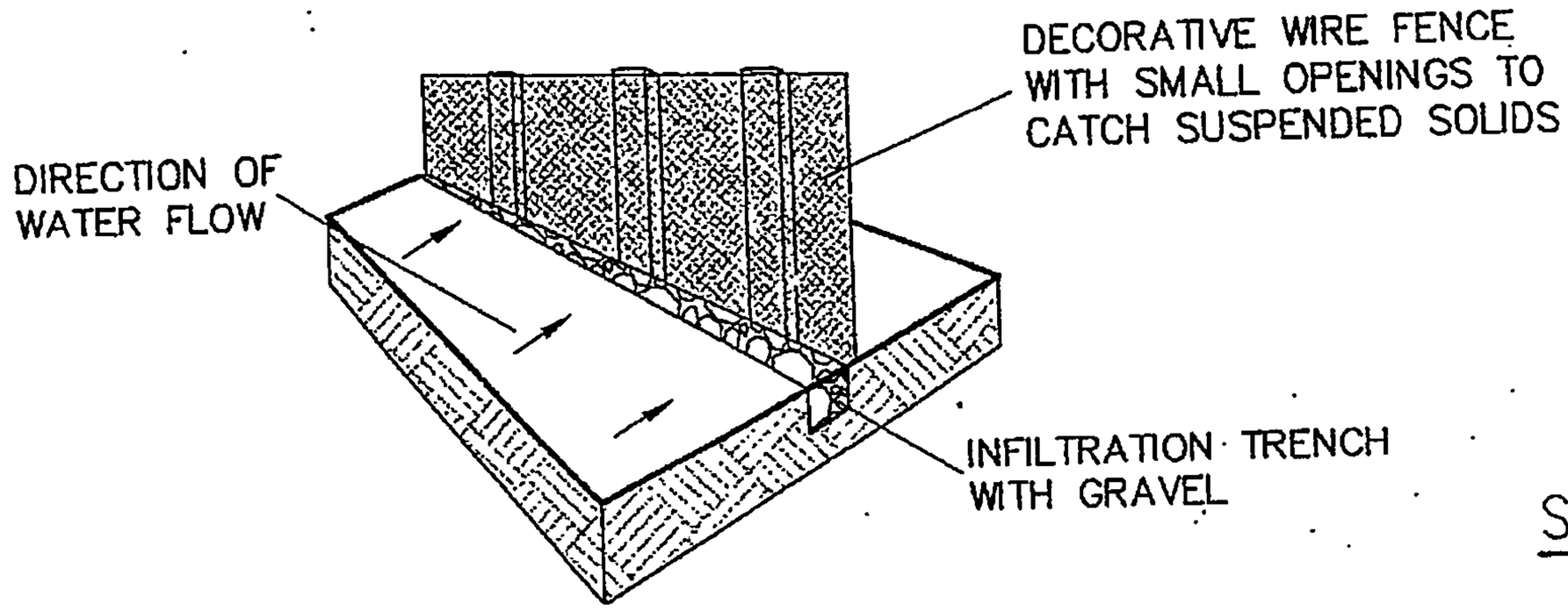

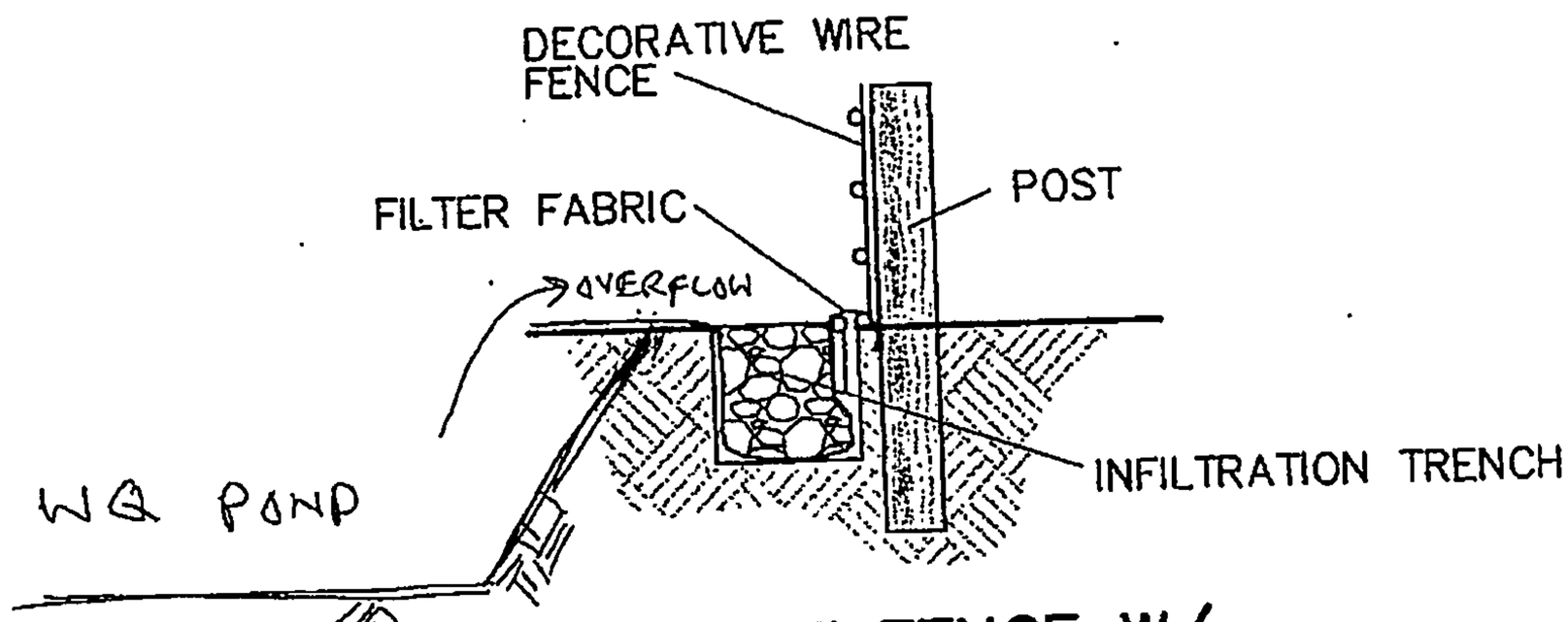

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DETAIL WIRE FENCE W/ GRAVEL INFILTRATION TRENCH
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THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

L STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

JOURNAL CENTER II

PPROVAL	NAME:	DATE:

CITY OF ALBUQUERQUE

February 21, 2012

Glenn S. Broughton, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Renal Medical Associates Clinic
Grading and Drainage Plan
Engineer's Stamp dated 2-2-12 (D17/D020)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 2-2-12, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the constructions sets prior to sign-off by Hydrology. **This will now be the plan used to certify for release of Certificate of Occupancy.**

Since one acre or more is being disturbed, this project requires a National Pollutant discharge elimination System (NPDES) Permit for storm water discharge and a Topsoil Disturbance Permit.

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: e-mail
Kathy Verhage, DMD

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Renal Medical Associates ZONE MAP/DRG. FILE # D-17 / D020
DRB#: 1008878 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3-A Journal Center Phase 2, Unit 2
CITY ADDRESS: _____

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

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

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

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

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

TYPE OF SUBMITTAL:
_____ DRAINAGE REPORT
_____ DRAINAGE PLAN 1st SUBMITTAL
_____ DRAINAGE PLAN RESUBMITTAL
_____ CONCEPTUAL G & D PLAN
_____ GRADING PLAN
_____ EROSION CONTROL PLAN
_____ ENGINEER'S CERT (HYDROLOGY)
_____ CLOMR/LOMR
_____ TRAFFIC CIRCULATION LAYOUT
_____ ENGINEER CERT (TCL)
_____ ENGINEER CERT (DRB SITE PLAN)
__X__ OTHER (SPECIFY) Grading Plan Update

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
__X__ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
_____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:
__X__ YES
_____ NO
_____ COPY PROVIDED

2/2

SUBMITTED BY: Glenn Broughton DATE: 02-02-12

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

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.

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

February 2, 2012

Mr. Curtis Cherne, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Renal Medical Associates Updated Grading and Drainage Plan Submittal (D-17/D020)

Dear Mr. Cherne:

At the request of the Fire Marshal a minor site plan modification was required. Four parking spaces in the northeast corner of the site were deleted to reduce the length of the dead end drive isle. This updated grading plan is based on the revised site plan. The overall grading concept previously approved has not changed and the total impervious area will be reduced with the updated site plan.

Enclosed is a copy of the updated grading plan. With the submittal we are requesting approval of the updated grading plan for building permit. Please contact me if you have any questions or need additional clarification.

Sincerely,

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

GSB/tms
Enclosures

cc: Devendra Narayan, DNCA (w/ Encl)

Engineering ▲
Spatial Data ▲
Advanced Technologies ▲

CITY OF ALBUQUERQUE

January 5, 2012

Glenn S. Broughton, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Renal Medical Associates Clinic Drainage Management Plan and Grading and Drainage Plan

Engineer's Stamp dated 11-21-11 (D17/D020)

Dear Mr. Broughton,

Based upon the information provided in your submittal received 12-14-11, the above referenced plan is approved for Site Development for Building Permit and for Building Permit. Please attach a copy of this approved plan to the constructions sets prior to sign-off by Hydrology.

Since one acre or more is being disturbed, this project requires a National Pollutant discharge elimination System (NPDES) Permit for storm water discharge and a Topsoil Disturbance Permit.

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

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: e-mail
Kathy Verhage, DMD

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Renal Medical Associates ZONE MAP/DRG. FILE # D-17 /D020
DRB#: 1008878 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3-A Journal Center Phase 2, Unit 2
CITY ADDRESS: _____

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

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

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

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

TYPE OF SUBMITTAL:
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- ____ DRAINAGE PLAN 1st SUBMITTAL
- X DRAINAGE PLAN RESUBMITTAL
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- ____ GRADING PLAN
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- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER CERT (TCL)
- ____ ENGINEER CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
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- ____ PRELIMINARY PLAT APPROVAL
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- ____ SECTOR PLAN APPROVAL
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- ____ FOUNDATION PERMIT APPROVAL
- X BUILDING PERMIT APPROVAL
- ____ CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED
DEC 14 2011
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- X YES
- ____ NO
- ____ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: 12-14-11

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

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.

CITY OF ALBUQUERQUE

February 27, 2013

Glenn S. Broughton, P.E.
Bohannan Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

Re: Renal Medical Associates Clinic, 3821 Masthead St., NE
Request for Permanent C.O. - Approved
Engineer's Stamp dated: 02-02-12 (D17/D020)
Certification dated: 02-18-13

Dear Mr. Broughton,

Based on the Certification received 2/19/2013, the site is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to me at: sbiazar@cabq.gov.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala
e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: Renal Medical Associates ZONE MAP/DRG. FILE # D-17 / D020
DRB#: 1008878 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot 3-A Journal Center Phase 2, Unit 2
CITY ADDRESS: _____

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

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

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

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

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

TYPE OF SUBMITTAL:
- ____ DRAINAGE REPORT
- ____ DRAINAGE PLAN 1st SUBMITTAL
- ____ DRAINAGE PLAN RESUBMITTAL
- ____ CONCEPTUAL G & D PLAN
- X GRADING PLAN
- ____ EROSION CONTROL PLAN
- ____ ENGINEER'S CERT (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT
- ____ ENGINEER CERT (TCL)
- ____ ENGINEER CERT (DRB SITE PLAN)
- ____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- ____ SIA/FINANCIAL GUARANTEE RELEASE
- ____ PRELIMINARY PLAT APPROVAL
- ____ S. DEV. PLAN FOR SUB'D APPROVAL
- ____ S. DEV. FOR BLDG. PERMIT APPROVAL
- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM)
- ____ CERTIFICATE OF OCCUPANCY (TEMP)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ OTHER (SPECIFY)

RECEIVED FEB 19 2013

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- X YES
- ____ NO
- ____ COPY PROVIDED

SUBMITTED BY: Glenn Broughton DATE: 02-18-13

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

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3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

GENERAL NOTES

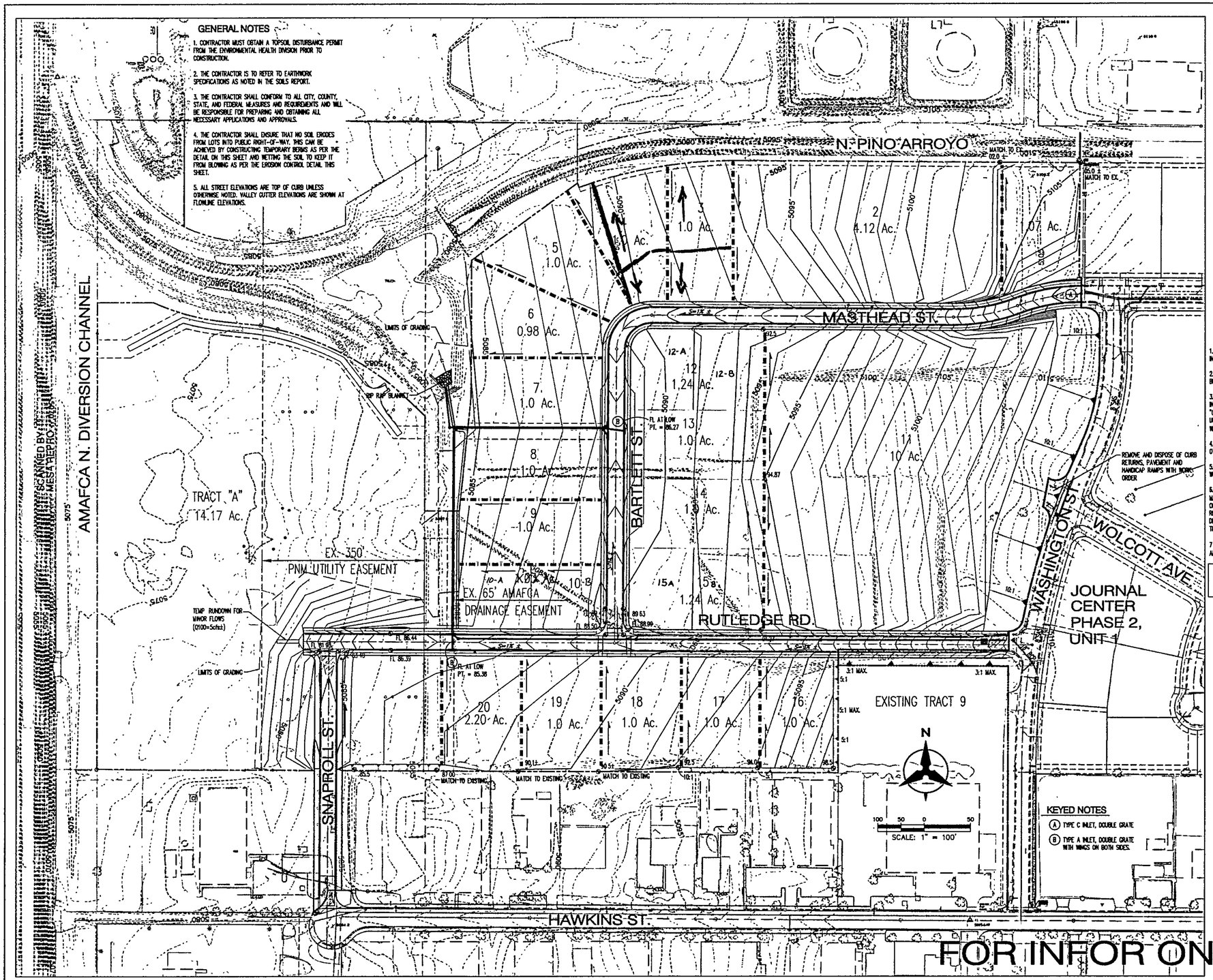
1. CONTRACTOR MUST OBTAIN A TOPSOIL DISTURBANCE PERMIT FROM THE ENVIRONMENTAL HEALTH DIVISION PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS TO REFER TO EARTHWORK SPECIFICATIONS AS NOTED IN THE SOILS REPORT.

3. THE CONTRACTOR SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL MEASURES AND REQUIREMENTS AND WILL BE RESPONSIBLE FOR PREPARING AND OBTAINING ALL NECESSARY APPLICATIONS AND APPROVALS.

4. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM LOTS INTO PUBLIC RIGHT-OF-WAY. THIS CAN BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS AS PER THE DETAIL ON THIS SHEET AND WETTING THE SOIL TO KEEP IT FROM BLOWING AS PER THE EROSION CONTROL DETAIL THIS SHEET.

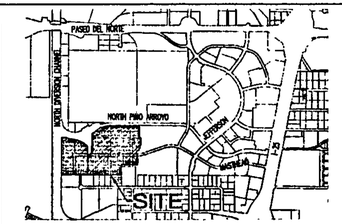
5. ALL STREET ELEVATIONS ARE TOP OF CURB UNLESS OTHERWISE NOTED. VALLEY GUTTER ELEVATIONS ARE SHOWN AT FLOWLINE ELEVATIONS.



KEYED NOTES

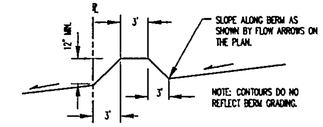
(A) TYPE C INLET, DOUBLE GRATE

(B) TYPE A INLET, DOUBLE GRATE WITH WINGS ON BOTH SIDES.



VICINITY MAP

ZONE ATLAS ZONE INDEX MAP NO. D-17-Z



DRAINAGE CONTROL BERM SECTION

NTS

GRADING NOTES

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.

2. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.

3. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS

4. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.

5. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.

6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.

7. PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS OTHER AREAS SHALL BE ±0.25'.

APPROVED FOR ROUGH GRADING _____ DATE _____

LEGEND

5470	EXISTING CONTOUR
	PROPOSED CONTOUR
52.4	SPOT ELEVATION
	DIRECTION OF FLOW
	DRAINAGE CONTROL BERM SEE SECTION THIS SHEET
	SLOPE
	STORM DRAIN INLET
	TEMPORARY GRADING LIMIT
	UNIT BOUNDAY

Bohannan ▲ Huston

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

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

AS-BUILT INFORMATION

CONTRACTOR E.F. Franklin DATE 12/64

WORK STAKED BY AIS DATE 03

STAKING INSPECTOR BHT DATE 12/64

FIELD VERIFICATION BY AIS DATE 03

DRAWINGS CORRECTED BY AIS DATE 19/03

MICRO-FILM INFORMATION

RECORDED BY DATE

M.C.

BENCH MARKS

ACS Brass "NAA-9"
Y=1,519,208.317 X=394,263.317
G-C=0.999867793081574
ω.ω = -0°01'215", CENTRAL ZONE
(NAD 1927)
ELEVATION=5069.23
LOCATED IN SOUTHEAST QUADRANT OF PASEO DEL NORTE & NORTH DIVERSION CHANNEL INTERSECTION

SURVEY INFORMATION

FIELD NOTES

NO.	BY	DATE

ENGINEER'S SEAL

BRUCE J. STIDWORTHY NEW MEXICO 14002 REGISTERED PROFESSIONAL ENGINEER

3/17/03

No.	Date	REMARKS	By
		REVISIONS	
		DESIGN	

Designed By: BJS DATE: 10/2002
Drawn By: KJW DATE: 10/2002
Checked By: BJS DATE: 10/2002

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP

JOURNAL CENTER-PHASE 2
UNIT II: GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr	Mo./Day/Yr
X	X			

City Project No.	Zone Map No.	Sheet	Of
651783	D-17	3	24

FOR INFOR ONLY

DRB# 1002321

P:\020075\CDP\GENERAL\020075GRD01.DWG

BHI JOB NO. 020075

Copyright Bohannan Huston 2002
Date: OCTOBER, 2002

CITY OF ALBUQUERQUE

April 25, 2013

Devendra Narayan Contractor, R.A.
DNCA Architect
218 Girard SE
Albuquerque, NM 87106

Re: Renal Medicine Associates Clinic, 3821 Masthead St NE
Permanent Certificate of Occupancy – Transportation Development
DRB Project Number 1008878 (D17/D020)
Certification dated 4/24/13

Dear Mr. Contractor,

Based upon the information provided in your submittal received 4/24/13, 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 and Safety Division.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Kristal D. Metro, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Renal Medical Associates Building Permit #: T201192826 City Drainage #: D-17/D020

DRB#: 1008878 EPC#: Work Order#:

Legal Description: Lot 3-A Journal Center Phase 2, Unit 2

City Address: 3821 Masthead NE

Engineering Firm: Bohannan Huston, Inc. Contact: Glenn Broughton

Address: 7500 Jefferson NE Albuquerque, NM 87109

Phone#: 505-823-1000 Fax#: 505-798-7988 E-mail: gbroughton@bhinc.com

Owner: Renal Medicine Associates Contact: Jayant Kumar

Address: 3821 Masthead NE. Albuquerque, 87109

Phone#: 505 554 9233 Fax#: 505 998 7741 E-mail: kumar@renalmed.com

Architect: DNCA llc Contact: Devendra N. Contractor

Address: 218 Girard SE

Phone#: 505 255 4033 Fax#: 505 266 0251 E-mail: devendra@mac.com

Surveyor: Contact:

Address:

Phone#: Fax#: E-mail:

Contractor: Contact:

Address:

Phone#: Fax#: E-mail:

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
X ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ ENGINEER'S CERT (ESC)
____ SO-19
____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
X CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ SO-19 APPROVAL
____ ESC PERMIT APPROVAL
____ ESC CERT. ACCEPTANCE
____ OTHER (SPECIFY)

RECEIVED APR 24 2013

WAS A PRE-DESIGN CONFERENCE ATTENDED: X Yes ____ No ____ Copy Provided

DATE SUBMITTED: 4/24/13 By:

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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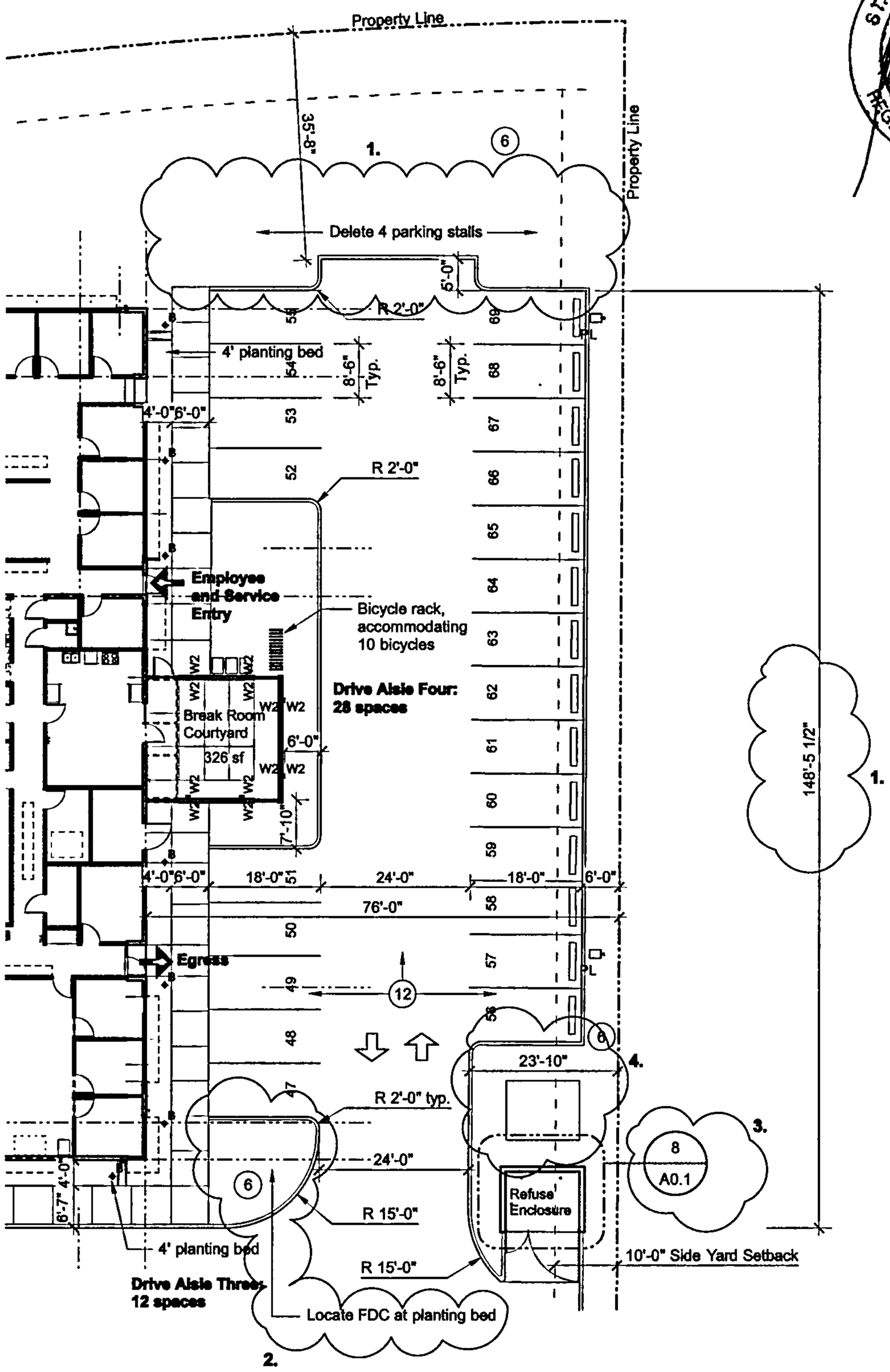
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for 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



1 SKA-05 East Parking Revisions

Scale: 1" = 20 ft

0 8 16 24 32 FT

NOTE:

Reference: Sheet A0.1

Make the following changes to A0.1, Site Plan:

1. Delete 4 parking spots and shorten parking lot as indicated.
2. Relocate FDC to planting bed. Provide bollards for protection of FDC.
3. Revise detail marker for Refuse Enclosure drawing.
4. Delete 1 parking spot, provide pad for PNM transformer.

STATE OF NEW MEXICO
DEVENDRA N. CONTRACTOR
NO. 3137
REGISTERED ARCHITECT

dnca | 218 girard s.e. albuquerque nm, 87106 ph (505)255-4033 fx (505)266-0251

Renal Medicine Associates Clinic
3821 Masthead Street NE (Journal Center Phase 2, Unit 2)
Albuquerque, New Mexico

January 30th, 2012

SKA-05

East Parking Lot Revisions

dnca architect DEVENDRA NARAYAN CONTRACTOR AIA
218 Girard S.E., Albuquerque, New Mexico 87106 ph 505-255-4033 fx 505-266-0251

April 21, 2013

Nilo Salgado-Fernandez, P.E.
Sr. Transportation Engineer
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: **Renal Medicine Associates Clinic**
3821 Masthead St NE (Journal Center Phase 2, Unit 2), Albuquerque, NM

Dear Nilo:

Below is the Traffic Circulation Layout Certification for the Subject Project:

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, DEVENDRA NARAYAN CONTRACTOR, AIA, OF THE FIRM DNCA LLC., HEREBY CERTIFY THAT THIS PROJECT'S TRAFFIC CIRCULATION AND LAYOUT ELEMENTS ARE IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 10-12-11, WITH FINAL APPROVAL BY DRB CHAIR DATED 1/20/12. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ME. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 4-6-13 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 CERTIFICATE OF OCCUPANCY.

EXCEPTIONS TO THE PLAN ARE NOTED BELOW (PLEASE REFER TO ATTACHED SKA-05):

1. FOUR PARKING SPOTS WERE REMOVED IN DRIVE AISLE FOUR AT THE REQUEST OF THE FIRE MARSHAL.
2. ONE PARKING SPOT WAS REMOVED IN DRIVE AISLE FOUR IN ORDER TO ACCOMMODATE A PAD FOR PNM'S TRANSFORMER.

THESE CHANGES DID NOT ALTER OR IMPACT THE TRAFFIC FLOW ON THE SITE. THE DELETION OF THESE FIVE PARKING SPACES LEFT 69 SPACES PROVIDED, WHICH IS STILL IN EXCESS OF THE 55 SPACES REQUIRED.

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.

DEVENDRA NARAYAN CONTRACTOR

April 21, 2013
DATE

STATE OF NEW MEXICO
DEVENDRA N. CONTRACTOR
No. 3137
REGISTERED ARCHITECT

RECEIVED
APR 24 2013