

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

September 27, 2019

David Thompson, PE
Thompson Engineering Consultants, Inc.
PO Box 65760
Albuquerque, NM 87193

RE: Lovelace Medical Group, Phase 2
6701 Jefferson St. NE
Grading and Drainage Plan
Engineer's Stamp Date: 09/06/19
Hydrology File: E17D076B

Dear Mr. Thompson:

PO Box 1293

Based upon the information provided in your submittal received 09/10/2019, the Grading and Drainage Plan is approved for Building Permit, Grading Permit, and Paving Permit.

Albuquerque

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103

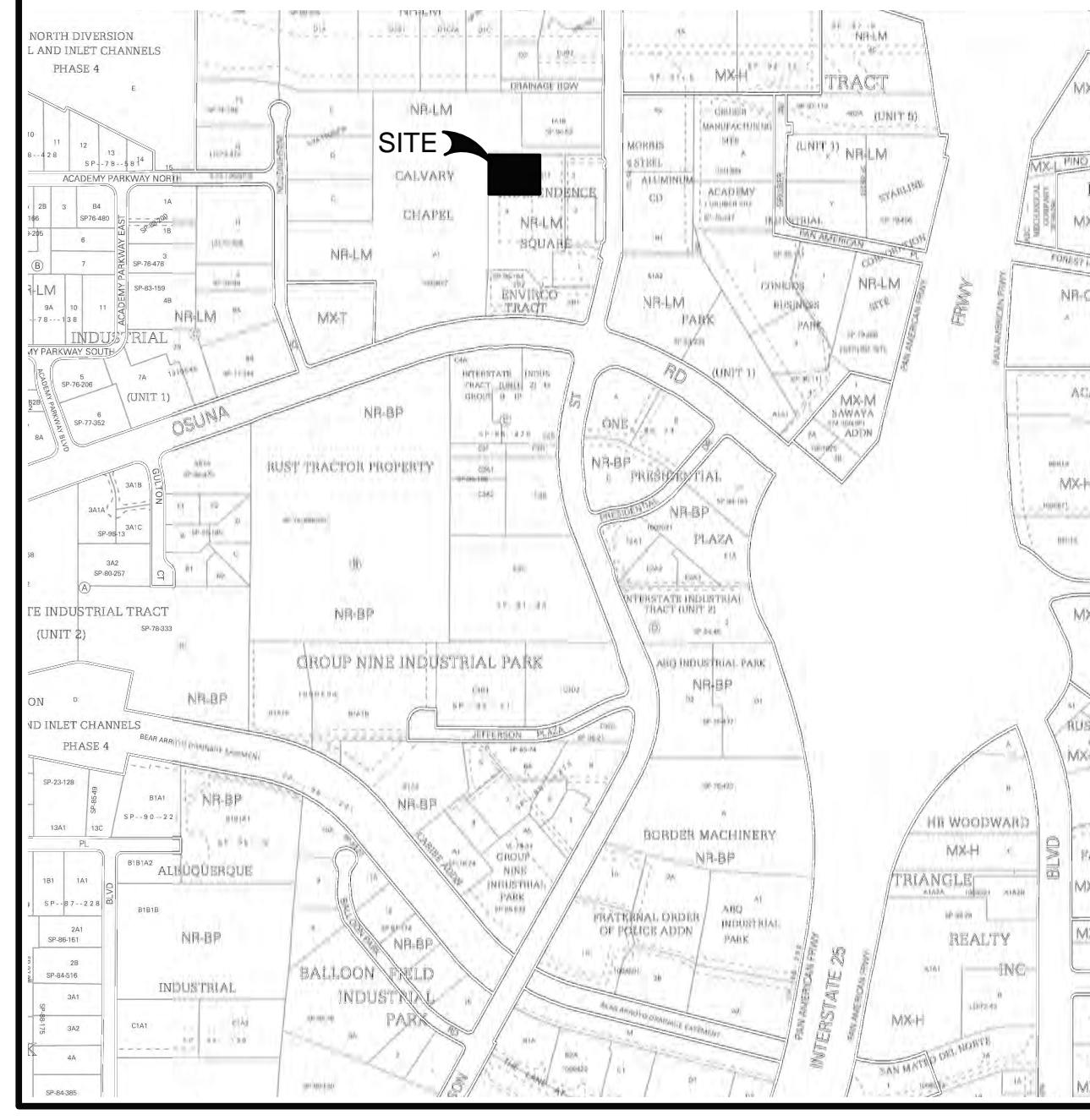
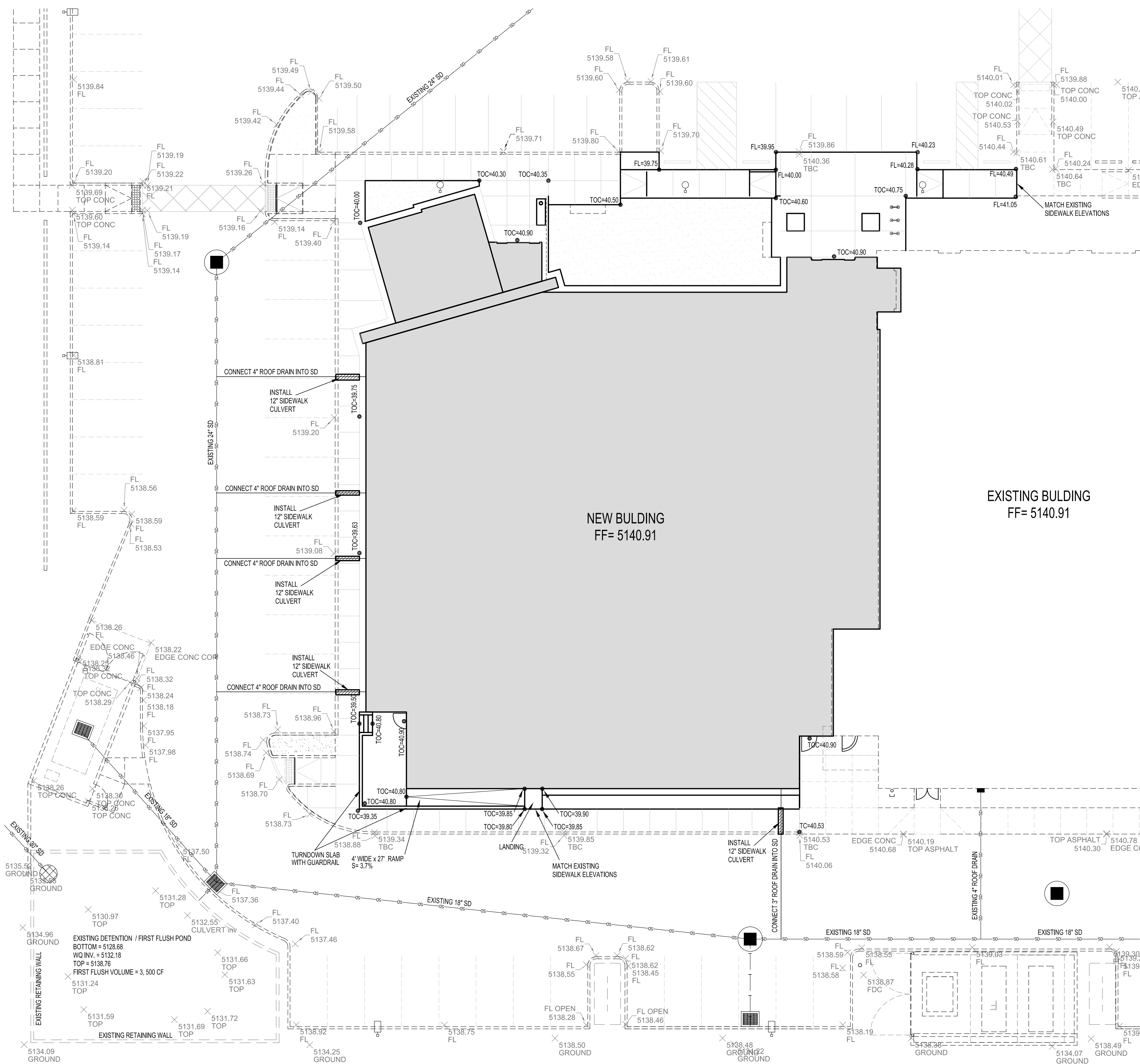
If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

www.cabq.gov

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department



DRAINAGE PLAN:

LEGAL DESCRIPTION: LOT 4, INDEPENDENCE SQUARE
SITE AREA: 4.38 ACRES
FLOOD HAZARD STATEMENT: F.E.M.A. FLOODWAY BOUNDARY AND FLOODWAY MAP DATED SEPTEMBER 26, 2008 (PANEL NO. 35001C0139G) INDICATES A FLOOD HAZARD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

METHODOLOGY:
THE DRAINAGE ANALYSIS FOR PHASE 2 OF THIS SITE IS IN ACCORDANCE WITH SECTION 22 OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM), ENTITLED "DRAINAGE, FLOOD CONTROL, AND EROSION CONTROL." THE DESIGN STORM USED FOR BOTH UNDEVELOPED AND DEVELOPED CONDITIONS IS THE 100-YEAR, 24-HOUR STORM EVENT FOR RUNOFF. THE SITE IS LOCATED IN ZONE 2 SO THE 100-YEAR, 24-HOUR STORM EVENT IS 2.75 INCHES.

DEVELOPED DRAINAGE CONDITIONS:
THIS GRADING AND DRAINAGE PLAN FOLLOWS THE INDEPENDENCE SQUARE DRAINAGE REPORT (CON FILE E17076), PHASE 2 INVOLVES THE CONSTRUCTION OF THE EXPANSION OF THE LOVELAKE MEDICAL GROUP BUILDING TO THE NORTH. THE MAJORITY OF THE PAVING AND SIDEWALKS WERE CONSTRUCTED DURING PHASE 1. SOME MINOR ADJUSTMENTS TO THE PARKING AND SIDEWALKS ADJACENT TO THE BUILDING ARE INCLUDED WITH THIS PHASE. THE PHASE 2 BUILDING WAS INCLUDED IN BASIN 2 OF THE ORIGINAL DRAINAGE REPORT. WITH THIS PHASE, THE TOTAL IMPERVIOUS AREA FOR BASIN 2 IS 25,100 SQUARE FEET OR 83% OF THE BASIN AREA, WHICH IS SLIGHTLY LESS THAN THE 85% IMPERVIOUS AREA FOR BASIN 2 SHOWN IN THE INDEPENDENCE SQUARE DRAINAGE REPORT. THEREFORE, THE RUNOFF AND FIRST FLUSH VOLUME WILL BE SLIGHTLY LESS THAN THE RUNOFF AND FIRST FLUSH VOLUME INCLUDED IN THE INDEPENDENCE SQUARE DRAINAGE REPORT. RUNOFF FROM THE BUILDING ROOF WILL BE DISCHARGED DIRECTLY TO THE EXISTING STORM DRAIN SYSTEM VIA UNDERGROUND DRAIN PIPES. ALL RUNOFF FROM PHASE 2 DRAINS TO THE EXISTING STORM DRAIN. THE STORM DRAIN DISCHARGES TO A RETENTION/DETENTION POND AT THE NORTHWEST CORNER OF THE SITE. THIS POND HAS A 100-YEAR PEAK DISCHARGE OF 21.7 CFS. THE POND DRAINS THROUGH A 30-INCH STORM DRAIN TO THE SOUTH POND CHANNEL, NORTH OF THE SITE. THIS POND ALSO INCLUDES A FIRST FLUSH VOLUME OF 3,500 CUBIC FEET BELOW THE DISCHARGE ELEVATION. ACCORDING TO THE INDEPENDENCE SQUARE DRAINAGE REPORT THE TOTAL FIRST FLUSH VOLUME PROVIDED FOR INDEPENDENCE SQUARE LOT 4 IS 5,878 CUBIC FEET, WHICH IS GREATER THAN 5,878 CUBIC FEET REQUIRED. ALL FIRST FLUSH PONDS WERE CONSTRUCTED AND CERTIFIED AS PART OF PHASE 1.

LEGEND

- EXISTING CURB & GUTTER
- EXISTING STORM DRAIN
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN INLET
- EXISTING PARKING STRIPE
- EXISTING SIDEWALK
- PROPERTY BOUNDARY
- PROPOSED BUILDING

NOTE:
TOC = TOP OF CONCRETE
TBC = TOP OF BACK OF CURB
FL = FLOWLINE

ARCHITECT
Thompson Engineering Consultants, Inc.
P.O. BOX 65760
ALBUQUERQUE, NM 87113
PHONE: (505) 271-2199
FAX: (505) 650-9246

ENGINEER
PROJECT
9-6-19

LMG CLINIC ADDITION
6701 JEFFERSON NE
ALBUQUERQUE, NM

Table with 2 columns: REVISIONS, and a list of revision symbols (triangles).

Table with 2 columns: DRAWN BY, REVIEWED BY, DATE, PROJECT NO., and GRADING NAME.

DRAINAGE & DRAINAGE PLAN

SHEET NO. C101

