CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director

Mayor Timothy M. Keller

February 4, 2021

Matt Satches
Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: PHS Hospice House
6000 Forest Hills Dr NE
Grading and Drainage Plan
Engineer's Stamp Date: 01/15/21
Hydrology File: E18D005C

Dear Mr. Satches:

Based upon the information provided in your submittal received 01/19/2021, the Grading and Drainage Plan is approved for Building Permit.

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.

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

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

Sincerely,

Renée C. Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: PHS Hospice House Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Portion of Tract B-5-A-1-A, Unit 5, Academy Acres Subdivision

City Address: 6000 FOREST HILLS DRIVE NE

Applicant: Bohannan Huston, Inc. Contact: Matt Satches

Address: 7500 Jefferson St. NE, Albuquerque, NM 87109

Phone#: 505-823-1000 Fax#: _____ E-mail: msatches@bhinc.com

Owner: Presbyterian Health Services Contact: Diana Lamb

Address: _____

Phone#: _____ Fax#: _____ E-mail: dlamb3@phs.org

TYPE OF SUBMITTAL: ____ PLAT (___# OF LOTS) ____ RESIDENCE ____ DRB SITE __X__ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes __X__ No

DEPARTMENT: ____ TRAFFIC/ TRANSPORTATION __X__ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

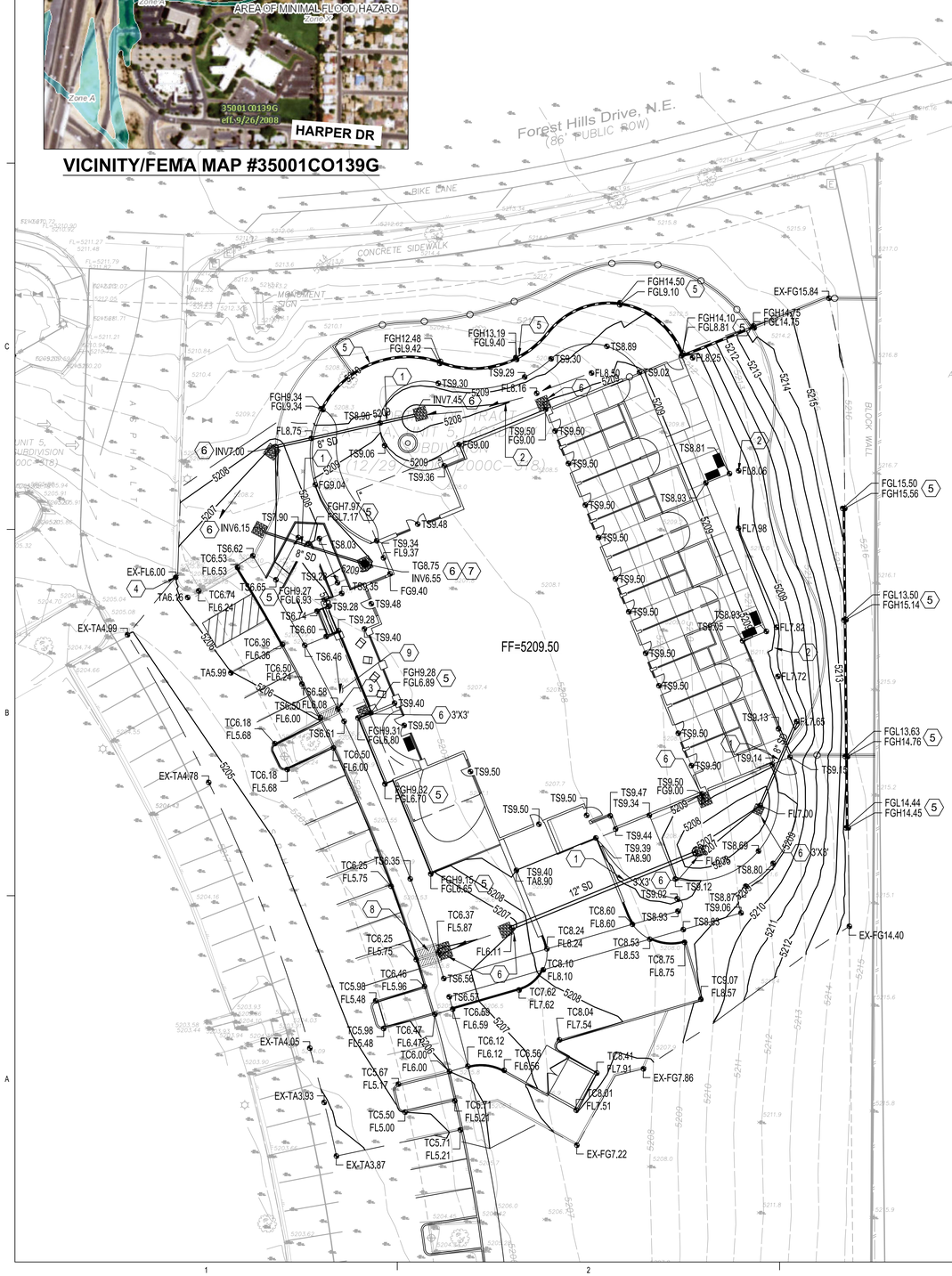
__X__ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
__X__ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

DATE SUBMITTED: 2021/01/18 By: Matt Satches

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

VICINITY/FEMA MAP #35001CO139G



GRADING KEYED NOTES

1. INSTALL HDPE (N12WT OR APPROVED EQUAL) STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
2. LANDSCAPED SWALE. SEE LANDSCAPE PLAN FOR STABILIZATION.
3. INSTALL 24" SIDEWALK CULVERT PER COA STD DWG 2236.
4. INSTALL CURB OPENING PER DETAIL B2 SHEET C-201 .
5. RETAINING WALL. SEE STRUCTURAL PLAN FOR DETAILS.
6. INSTALL RIP RAP PAD PER DETAIL A2 SHEET C-201.
7. INSTALL 10" NYLOPLAST STORM DRAIN INLET WITH DOME GRATE.
8. INSTALL 2-24' SIDEWALK CULVERTS PER COA STD DWG 2236.
9. DEPRESS LANDSCAPE AREA TO PROVIDED POSITIVE DRAINAGE FROM ROOF DRAIN OUTLET TO SIDEWALK CULVERT.

NOTE

HDPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP GASKETS AND SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

NOTE

SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

NOTE

CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 5 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/04/21
BY: Ronald R. Bohannan
HydroTrans #: E18D005C

THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A LOCATIONAL CLEARANCE OR APPROVAL OF STREET LAYOUT. IT SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION, OR ERROR OR DISCREPANCIES IN PLANS, SPECIFICATIONS OR CONSTRUCTION. APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

LEGEND

- LIMITS OF GRADING
- PROPERTY LINE
- 95.40 — PROPOSED SPOT ELEVATION
  - TC=TOP OF CURB
  - FL=FLOW LINE
  - TOC=TOP OF CONCRETE
  - TS=TOP OF SIDEWALK
  - TG=TOP OF GRATE
  - FG=FINISHED GRADE
  - FGH=FINISHED GRADE HIGH
  - FGL=FINISHED GRADE LOW
  - INV=INVERT
- 4960 — EXISTING INDEX CONTOUR
- 4959 — EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- WATER BLOCK/GRADE BREAK
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLETS
- PROPOSED STORM DRAIN CAP

N

20 10 0 20
1"=20'
ON 24"X36" SHEET

GRADING GENERAL NOTES

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

B. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST, AND INCLUDED IN THE GMP.

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

D. 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.

E. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.

F. 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 INSPECTOR. 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.

G. PAVING AND ROADWAY GRADES SHALL BE +/-0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/-0.05' FROM BUILDING PLAN ELEVATION.

H. ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.

I. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

J. THE CONTRACTOR SHALL PROVIDE AS-BUILTS SURVEY DATA TO ENSURE COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. THE SURVEY SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE THE STATE OF NEW MEXICO. THE AS-BUILT DRAWING SHALL BE CERTIFIED BY THE SURVEYOR OF RECORD.

GENERAL NOTES

A. 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 STANDARD SPECIFICATIONS SHALL APPLY.

B. 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.

C. 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.

D. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.

E. 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.

F. 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.

G. 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.

H. 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.

I. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).

J. 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.

K. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE BERNALILLO COUNTY, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.

L. 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.

M. THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADING AT THE END AND BEGINNING OF EACH DAY.

N. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

O. THE CONTRACTOR SHALL PROVIDE 1 HARD COPY AND 1 ELECTRONIC COPY OF THE EPA STORM WATER POLLUTION PREVENTION PLAN ALONG WITH THE APPROPRIATE SUBMITTAL FEE TO CITY OF ALBUQUERQUE TWO WEEKS PRIOR TO THE START OF SITE DISTURBANCE.

Bohannan Huston
www.bhinc.com 800.877.5332

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

MATTHEW H. SATCHER
NEW MEXICO
24572
1/15/21
REGISTERED PROFESSIONAL ENGINEER

PROJECT

PHS HOSPICE HOUSE
6000 FOREST HILLS DR. NE
ALBUQUERQUE, NM

ISSUED FOR
PERMITTING/
CONSTRUCTION

REVISIONS
1
2
3
4

DRAWN BY	BF
REVIEWED BY	MS
DATE	01/15/2021
PROJECT NO.	20-0023
DRAWING NAME	

GRADING PLAN

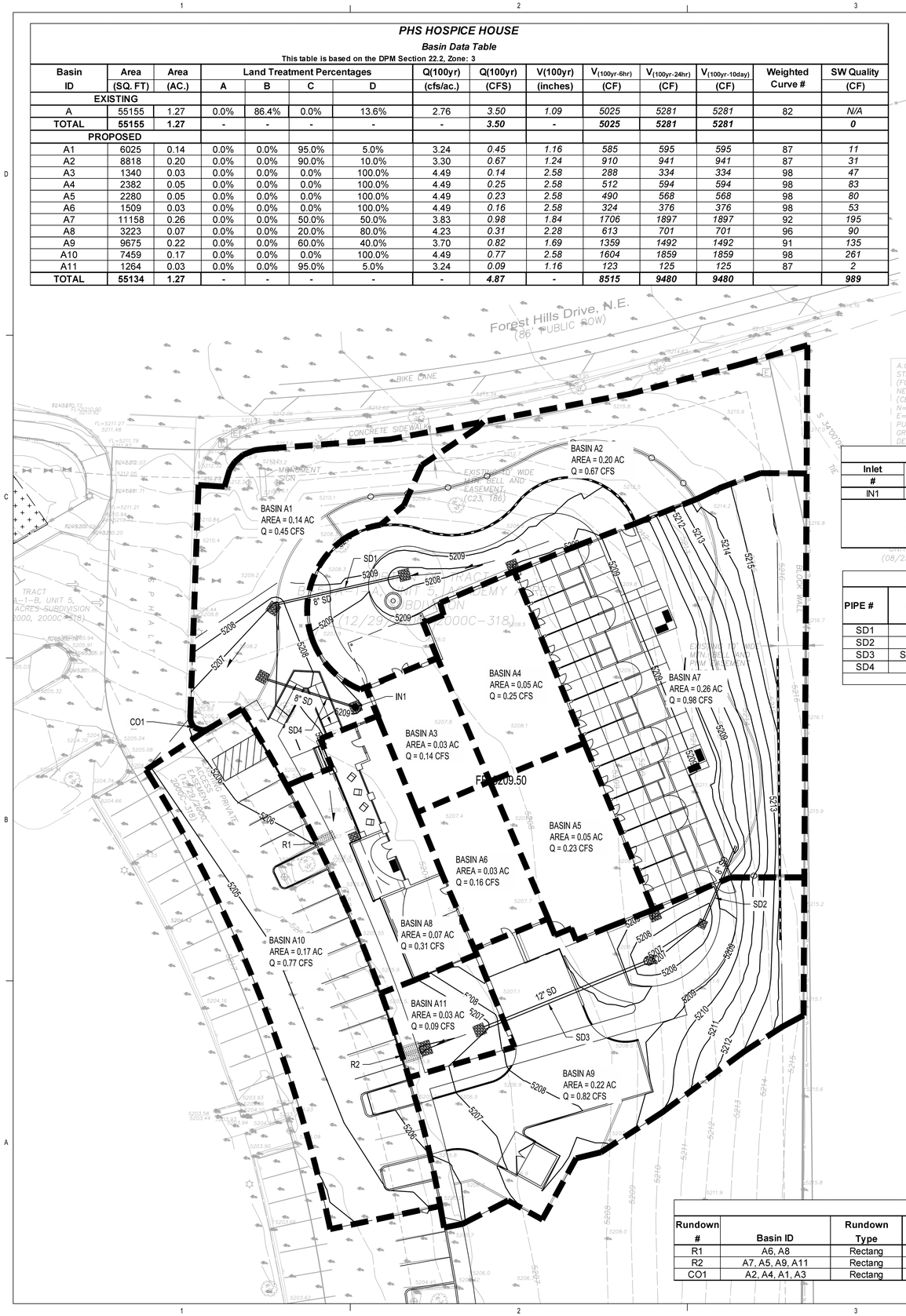
SHEET NO.
C-100
OF

PHS HOSPICE HOUSE

Basin Data Table

This table is based on the DPM Section 22.2, Zone: 3

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages A	B	C	D	Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	$V_{(100yr-6hr)}$ (CF)	$V_{(100yr-24hr)}$ (CF)	$V_{(100yr-10day)}$ (CF)	Weighted Curve #	SW Quality (CF)
EXISTING														
A	55155	1.27	0.0%	86.4%	0.0%	13.6%	2.76	*3.50*	*1.09*	*5025*	*5281*	*5281*	82	*N/A*
TOTAL	**55155**	**1.27**	-	-	-	-	-	***3.50***	-	***5025***	***5281***	***5281***		***0***
PROPOSED														
A1	6025	0.14	0.0%	0.0%	95.0%	5.0%	3.24	*0.45*	*1.16*	*585*	*595*	*595*	87	*11*
A2	8818	0.20	0.0%	0.0%	90.0%	10.0%	3.30	*0.67*	*1.24*	*910*	*941*	*941*	87	*31*
A3	1340	0.03	0.0%	0.0%	0.0%	100.0%	4.49	*0.14*	*2.58*	*288*	*334*	*334*	98	*47*
A4	2382	0.05	0.0%	0.0%	0.0%	100.0%	4.49	*0.25*	*2.58*	*512*	*594*	*594*	98	*83*
A5	2280	0.05	0.0%	0.0%	0.0%	100.0%	4.49	*0.23*	*2.58*	*490*	*568*	*568*	98	*80*
A6	1509	0.03	0.0%	0.0%	0.0%	100.0%	4.49	*0.16*	*2.58*	*324*	*376*	*376*	98	*53*
A7	11158	0.26	0.0%	0.0%	50.0%	50.0%	3.83	*0.98*	*1.84*	*1706*	*1897*	*1897*	92	*195*
A8	3223	0.07	0.0%	0.0%	20.0%	80.0%	4.23	*0.31*	*2.28*	*613*	*701*	*701*	96	*90*
A9	9675	0.22	0.0%	0.0%	60.0%	40.0%	3.70	*0.82*	*1.69*	*1359*	*1492*	*1492*	91	*135*
A10	7459	0.17	0.0%	0.0%	0.0%	100.0%	4.49	*0.77*	*2.58*	*1604*	*1859*	*1859*	98	*261*
A11	1264	0.03	0.0%	0.0%	95.0%	5.0%	3.24	*0.09*	*1.16*	*123*	*125*	*125*	87	*2*
TOTAL	**55134**	**1.27**	-	-	-	-	-	***4.87***	-	***8515***	***9480***	***9480***		***989***



A.G.R.S. MONUMENT "SMW_12"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,510,982.798 US SURVEY FEET
E=1,541,924.324 US SURVEY FEET
PUBLISHED EL=5242.356 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999654227
DELTA ALPHA ANGLE=-0°11'22.97"

INLET TABLE

Inlet #	Inlet Type[2]	Basin	Actual Flow (cfs)	Avail Head (ft)	Capacity[3] (cfs)
IN1	1 - 10" NYLOPLAST (DOME GRT)	A3	0.14	0.62	0.68

1. NYLOPLAST INLETS BASED ON MANUFACTURER NOMOGRAPHS
2. INLETS PLACED IN SUMP CONDITION AND CAPACITIES BASED ON LESSER OF ORIFICE AND WIER EQUA
3. INLETS INCLUDE 50% CLOGGING FACTOR

STORM DRAIN PIPE TABLE

PIPE #	INLET/SD/BASIN	Size in.	Slope	Capacity* cfs	ACTUAL FLOW cfs
SD1	BASIN A2 & A4	8	1.12%	1.28	0.91
SD2	BASIN A7	8	2.26%	1.82	0.98
SD3	SD2, BASIN A5 & A9	12	1.03%	3.62	2.04
SD4	IN1	8	1.28%	1.37	0.14
Capacity Based on Manning's Eq w/ N=0.013					

CONCRETE RUNDOWN TABLE

Rundown #	Basin ID	Rundown Type	Actual Flow	Capacity Weir (CFS)	Weir Width ft	Channel Width ft	Channel Height ft	Minimum Slope	Capacity Mannings (CFS)
R1	A6, A8	Rectang	0.47	1.88	2.00	2.00	0.50	1.36%	6.41
R2	A7, A5, A9, A11	Rectang	2.13	7.50	4.00	4.00	0.50	1.76%	16.47
CO1	A2, A4, A1, A3	Rectang	1.50	1.88	2.00	2.00	0.50	N/A	N/A

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
APPROVED
DATE: 02/04/21
BY: Renée C. Brissette
HydroTrans # E18D005C
THE APPROVAL OF THESE PLANS/REPORT SHALL NOT BE CONSTRUED TO BE A VIOLATION OF ANY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS, SPECIFICATIONS, OR CONSTRUCTIONS. SUCH APPROVED PLANS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.

VICINITY/FEMA MAP #35001CO139G

LEGEND

- LIMITS OF GRADING
- 5025 EXISTING INDEX CONTOUR
- 5024 EXISTING INTERMEDIATE CONTOUR
- 5025 PROPOSED INDEX CONTOUR
- 5024 PROPOSED INTERMEDIATE CONTOUR
- MAJOR DRAINAGE BASIN
- SUB BASIN

DRAINAGE NARRATIVE

INTRODUCTION:
THE PHS HOSPICE HOUSE IS LOCATED SOUTH OF FOREST HILLS DRIVE AND EAST OF THE EXISTING GENESIS CARE BUILDING. THE SITE IS CURRENTLY DEVELOPED. THE LOCATION OF THE NEW HOSPICE HOUSE IS ON THE NORTHEAST CORNER OF THE EXISTING TRACT. CURRENTLY THIS PORTION OF THE SITE IS UNDEVELOPED.

EXISTING CONDITIONS:
THE EXISTING SITE SLOPES EAST TO WEST TOWARDS THE EXISTING PARKING LOT AT A SLOPE OF APPROXIMATELY 5%. THE SITE SHEET FLOWS INTO THE EXISTING PARKING LOT WHERE IT IS PICKED UP BY VARIOUS CURB CUTS. RUNOFF IS THEN CONVEYED INTO AN EXISTING ARROYO SOUTH OF THE EXISTING GENESIS BUILDING. THIS ARROYO ALSO CONVEYS RUNOFF FROM THE NEIGHBORHOOD TO THE EAST. THE ULTIMATE OUTFALL LOCATION FOR THIS RUNOFF IS AN EXISTING POND LOCATED ON THE WESTERN PORTION OF THE TRACT, EAST OF THE FRONTAGE ROAD. APPROXIMATELY 3.50 CFS IS DISCHARGED INTO THE PARKING LOT FROM THIS PORTION OF THE SITE.

NO HYDROLOGY FILE OR DRAINAGE MASTER PLANS COULD BE FOUND DETAILING THE HYDROLOGY FOR THE EXISTING POND. THE ESTIMATED CONTRIBUTING BASIN FROM TRACTS B-5-A-1-A AND B-5-A-1-B TO THE EXISTING WESTERN POND IS APPROXIMATELY 15 ACRES. THE TOTAL RUNOFF FROM THIS BASIN IS APPROXIMATELY 45.0 CFS. LAND TREATMENT PERCENTAGES WERE BASED ON GOOGLE EARTH IMAGERY. THE TOTAL BASIN AREA WAS BASED ON USGS QUADRANGLE MAPS AND EXISTING HYDROLOGY FILES (E18D015).

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS WILL MIMIC EXISTING CONDITIONS. THE PROPOSED SITE WILL HAVE THREE MAIN DISCHARGE LOCATIONS INTO THE EXISTING PARKING LOT. THE NORTHERN OUTFALL WILL BE THROUGH A NEW CURB OPENING. THE MIDDLE OUTFALL WILL BE THROUGH A NEW SIDEWALK CULVERT. THE SOUTHERN OUTFALL WILL BE THROUGH A NEW SIDEWALK CULVERT. ULTIMATELY THIS RUNOFF WILL CONTINUE SHEET FLOWING THROUGH THE PARKING LOT TO THE WEST SIMILAR TO EXISTING CONDITIONS. RUNOFF WILL THEN DISCHARGE INTO THE EXISTING POND WEST OF THE EXISTING BUILDING. THE PROPOSED RUNOFF FLOW RATE IS 4.87 CFS. THIS IS AN INCREASE OF 1.37 CFS FROM EXISTING CONDITIONS. THE 1.37 CFS INCREASES THE EXISTING FLOWRATE FROM 45.0 CFS TO 46.37 CFS, REPRESENTING AN INCREASE OF ~3.0% WHICH IS CONSIDERED NEGLIGIBLE.

NO ONSITE WATER HARVESTING IS PLANNED. THE EXISTING POND WEST OF THE SITE HAS A LEVEL OF RETENTION IN EXISTING CONDITIONS. THE REQUIRED STORM WATER QUALITY VOLUME IS APPROXIMATELY 989 CF.

CONCLUSION:
BASED ON THE THE INFORMATION PROVIDED ABOVE. THE EXISTING POND WAS INTENDED TO BE SIZED FOR THE EXISTING SITE AND EXISTING RUNOFF FROM THE NEIGHBORHOODS TO THE EAST. THE INCREASE IN RUNOFF DUE TO THE HOSPICE HOUSE IS NEGLIGIBLE IN COMPARISON TO THE EXISTING SITE AS A WHOLE AND THE LARGE AMOUNT OF RUNOFF FROM THE EASTERN NEIGHBORHOODS. THEREFORE WE ARE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS AND REQUEST BUILDING PERMIT APPROVAL.

N

20 10 0 20
1"=20'
ON 24"X36" SHEET

Bohannan Huston
www.bhinc.com 800.877.5332

DEKKER PERICH SABATINI
ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

MATTHEW H. SATCHER
NEW MEXICO
24572
1/15/21
REGISTERED PROFESSIONAL ENGINEER

PROJECT

PHS HOSPICE HOUSE
6000 FOREST HILLS DR. NE
ALBUQUERQUE, NM

ISSUED FOR PERMITTING/ CONSTRUCTION

REVISIONS
1
2
3
4

DRAWN BY	BF
REVIEWED BY	MS
DATE	01/15/2021
PROJECT NO.	20-0023

DRAWING NAME

DRAINAGE MANAGEMENT PLAN

SHEET NO.
C-001
OF