

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

October 2, 2020

Glenn Broughton
Bohannon Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

RE: Presbyterian Healthplex Pool Addition
6301 Forest Hills Dr. NE
Grading and Drainage Plan Stamp Date: 9/17/20
Hydrology File: E18D036

Dear Mr. Broughton:

Based on the submittal received on 9/17/20, the Grading and Drainage Plan is approved for Building Permit by Hydrology.

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.

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

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 (REV 6/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF DEVELOPMENT: _____ PLAT _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

Check all that Apply:

DEPARTMENT:

_____ HYDROLOGY/ DRAINAGE
_____ TRAFFIC/ TRANSPORTATION

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

_____ BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:

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

_____ 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
_____ FLOODPLAIN DEVELOPMENT PERMIT
_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DATE SUBMITTED: _____ By: _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

September 17, 2020

Mr. Ernest Armijo
Principal Engineer
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

Re: Presbyterian Healthcare Services Healthplex Pool Addition – Hydrology Resubmittal:
Hydrology File: E18D036

Dear Mr. Armijo:

Based on your review letter dated September 2020 we have responded to or addressed your comments as follows:

1. On the Proposed Drainage Management Plan sheet, the width for rundown R3 is listed as 6.0 ft. but on sheet C101 it is listed as 18 inches wide. Please correct this and recalculate the channel capacity.

Response: The weir opening width (3-24" wide sidewalk culverts) controls the initial conveyance but beyond the weir the 18" channel has capacity to convey the flow. The table on the DMP addresses both weir and channel capacities. The sidewalk culvert and channel transitions to the 18" wide channel. Refer to Detail 2 on Sheet C201. This is correctly noted on C101 and detailed on C201.

2. On sheet C102 the Additive Alternate Grading does not have any indication of where this is located. None of the other sheets provided show where this might be located either. Please indicate on sheet C101 where this is.

Response: The bid alternate area has been noted on C101

3. 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.

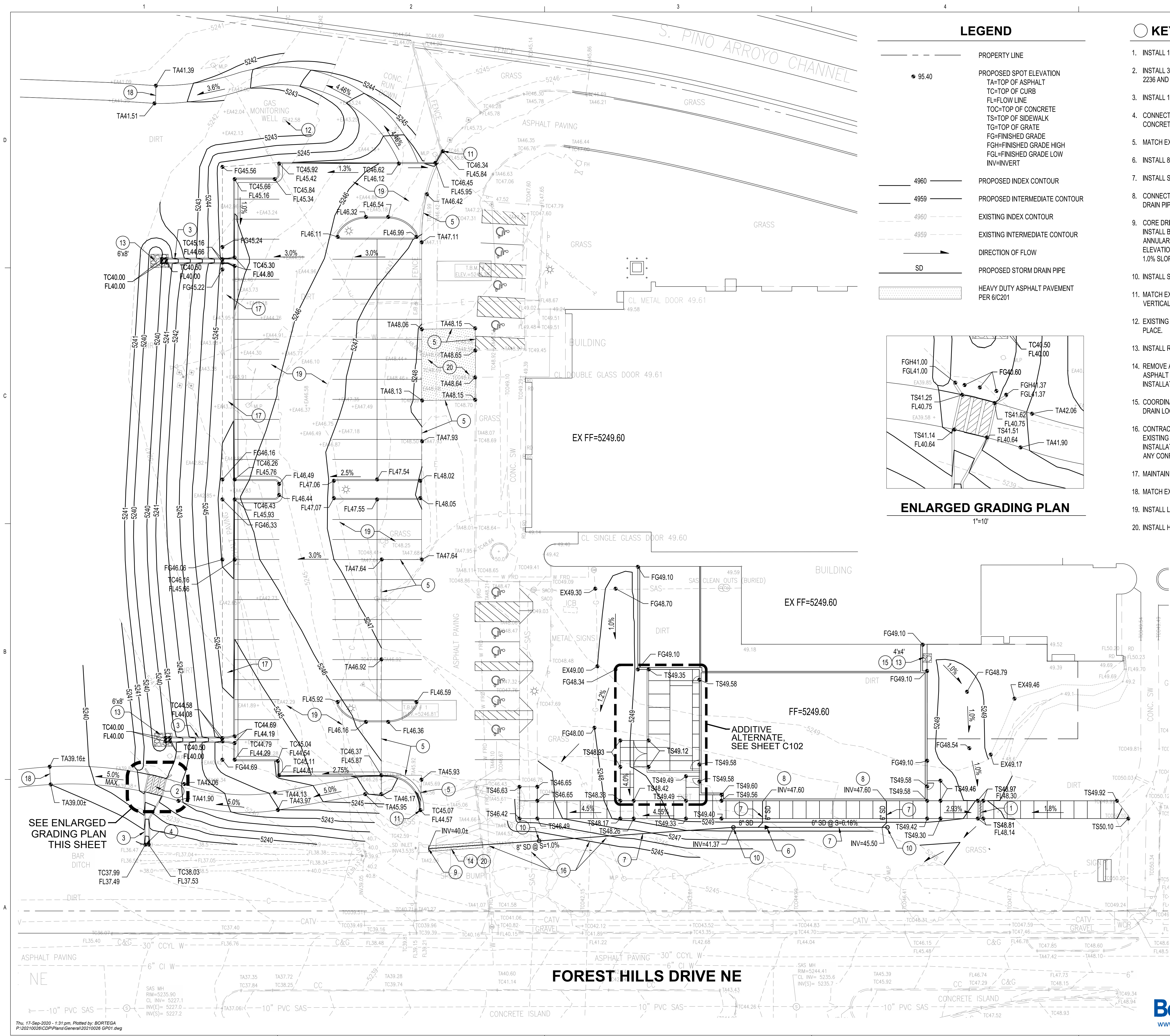
Response: The disturbed area will be greater than 1 acre. We understand this is a requirement prior to earthwork activities.

Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Glenn Broughton, PE, LEED AP
Vice President
Community Development and Planning

GSB/jcm
Enclosures

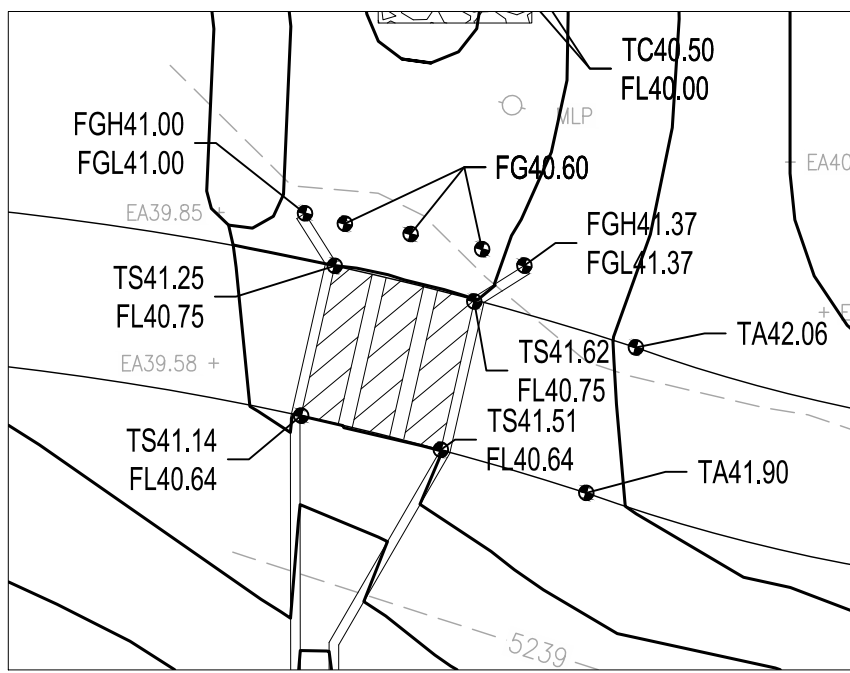


LEGEND

- PROPERTY LINE
- PROPOSED SPOT ELEVATION
TA=TOP OF ASPHALT
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
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- DIRECTION OF FLOW
- PROPOSED STORM DRAIN PIPE
- HEAVY DUTY ASPHALT PAVEMENT
PER 6/C201

KEYED NOTES

- INSTALL 18" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL 3 - 24" WIDE SIDEWALK CULVERTS PER COA STD DWG 2236 AND SECTION A/C201.
- INSTALL 18" WIDE CONCRETE RIBBON CHANNEL PER 2/C201.
- CONNECT CONCRETE RIBBON CHANNEL TO EXISTING CONCRETE CHANNEL PER SECTION B/C201.
- MATCH EXISTING ASPHALT PAVEMENT.
- INSTALL 8"x6" ECCENTRIC REDUCER.
- INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE AND SLOPE.
- CONNECT ROOF DRAIN DOWNSPOUT TO UNDERGROUND STORM DRAIN PIPE PER DETAIL 1/C201.
- CORE DRILL AND CONNECT TO EXISTING STORM DRAIN INLET. INSTALL BITUMINOUS SEALANT OR APPROVED EQUAL TO SEAL ANNULAR SPACE. CONTRACTOR TO VERIFY EXACT INVERT ELEVATION OF EXISTING INLET AND MAINTAIN A MINIMUM OF 1.0% SLOPE ON THE 8" STORM DRAIN PIPE.
- INSTALL STORM DRAIN CLEANOUT PER 3/C201.
- MATCH EXISTING CURB AND GUTTER HORIZONTALLY AND VERTICALLY.
- EXISTING GAS MONITORING WELL TO REMAIN. PROTECT IN PLACE.
- INSTALL RIP-RAP EROSION CONTROL PAD PER 4/C201.
- REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, ASPHALT SPEED BUMP AND CONCRETE CURB AS NEEDED FOR INSTALLATION OF STORM DRAIN PIPE. MATCH EXISTING.
- COORDINATE EXACT LOCATION OF RIP-RAP PAD WITH ROOF DRAIN LOCATION. SEE ARCHITECTURAL / PLUMBING PLANS.
- CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO STORM DRAIN TRENCHING AND INSTALLATION. NOTIFY ENGINEER IMMEDIATELY IF THERE ARE ANY CONFLICTS.
- MAINTAIN A 2.0% SLOPE FROM BACK OF CURB FOR 5'.
- MATCH EXISTING ASPHALT TRAIL.
- INSTALL LIGHT DUTY ASPHALT PAVEMENT PER 5/C201.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT PER 6/C201.



ENLARGED GRADING PLAN

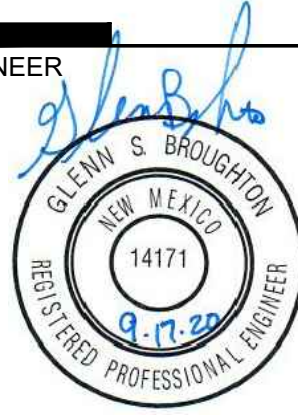
1"=10'

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT

ENGINEER

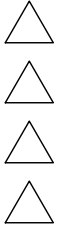


PROJECT

PHS HEALTHPLEX
POOL ADDITION
6301 FOREST HILLS DR. NE
ALBUQUERQUE, NM

ISSUED FOR
PERMIT & BID

REVISIONS



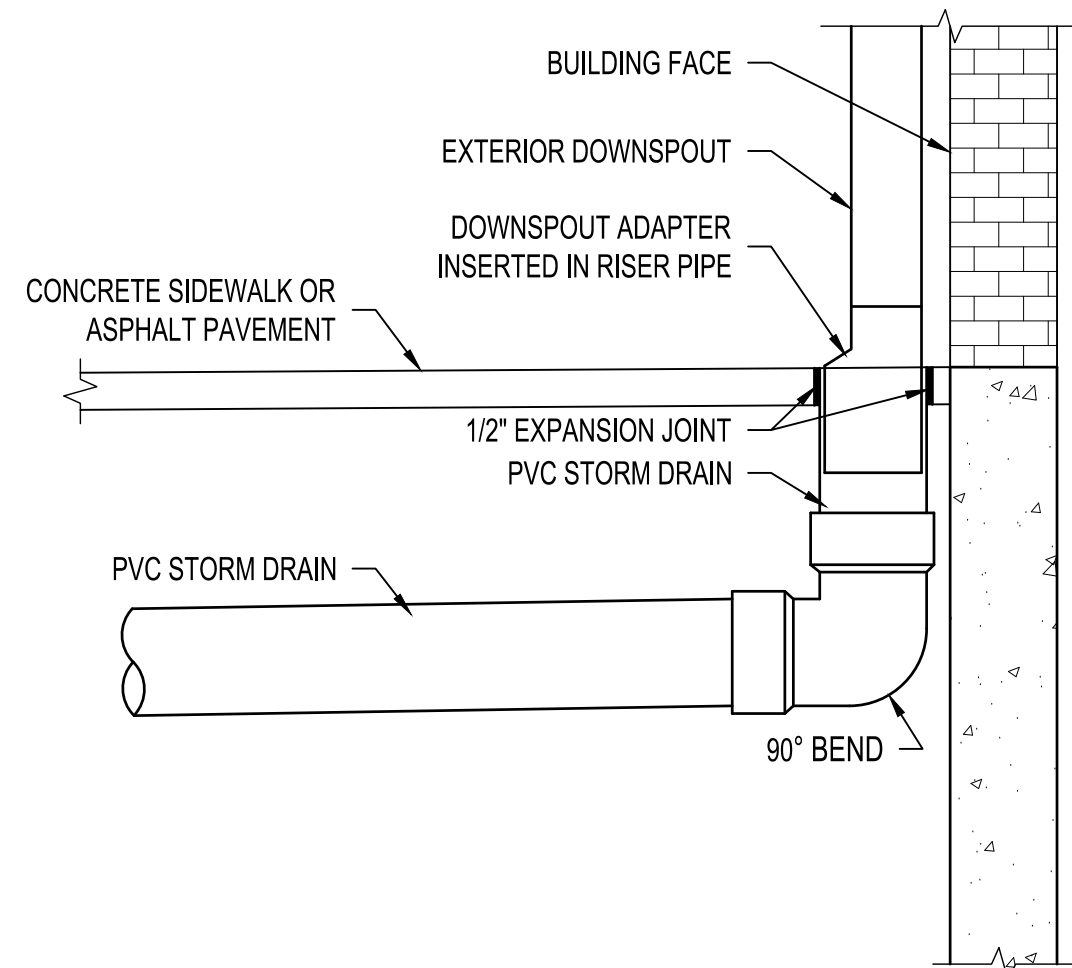
DRAWN BY	BO
REVIEWED BY	GSB
DATE	08.12.2020
PROJECT NO.	20-0006.001
DRAWING NAME	

GRADING &
DRAINAGE PLAN

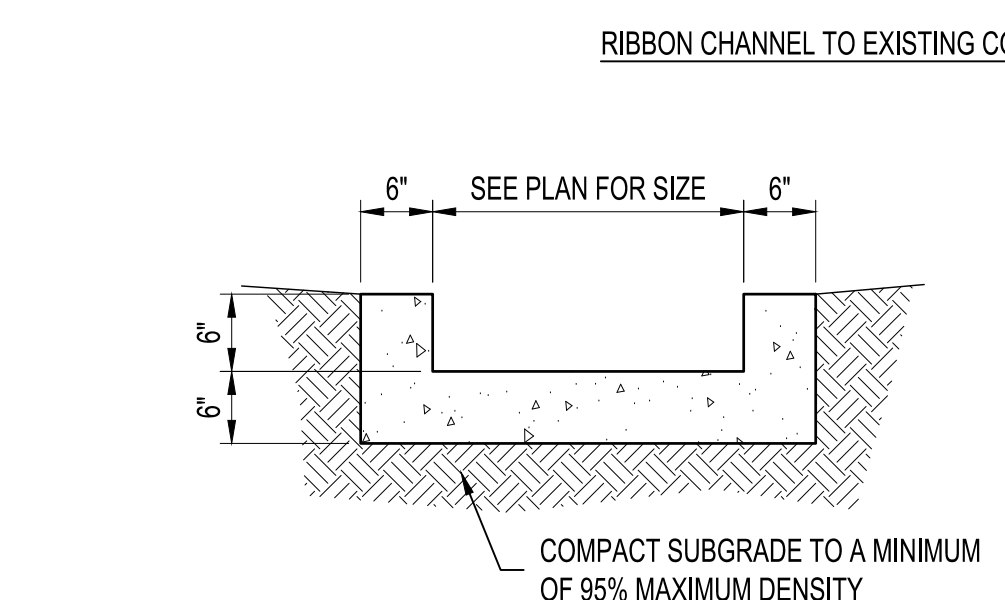
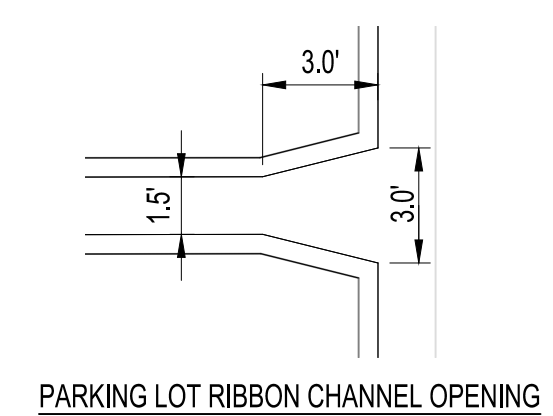
SHEET NO.

C101
OF

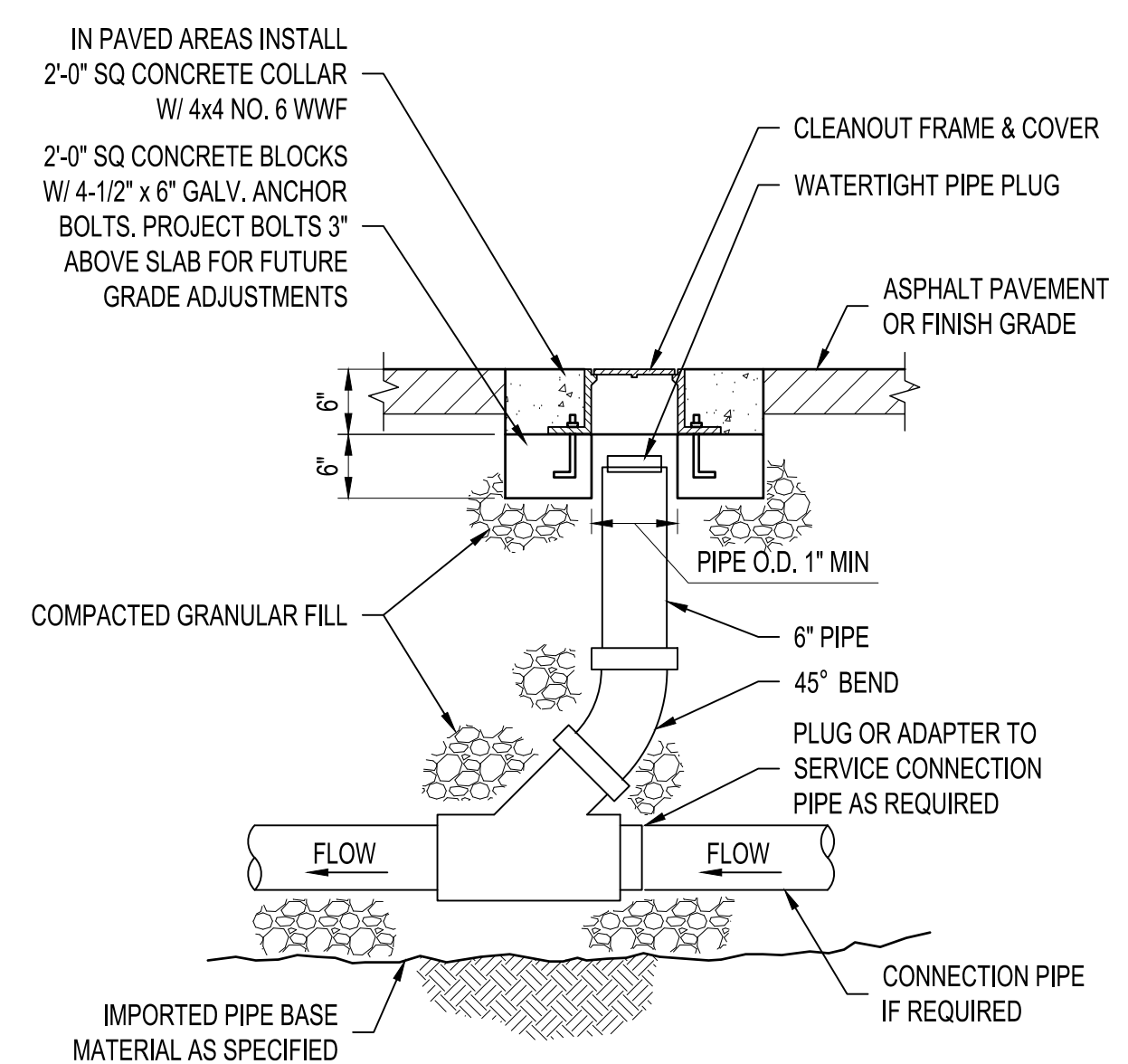
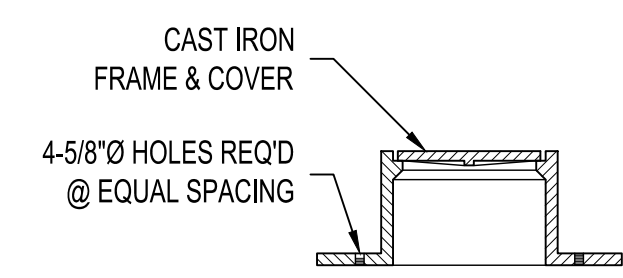
Bohannon & Huston
www.bhinc.com 800.877.5332



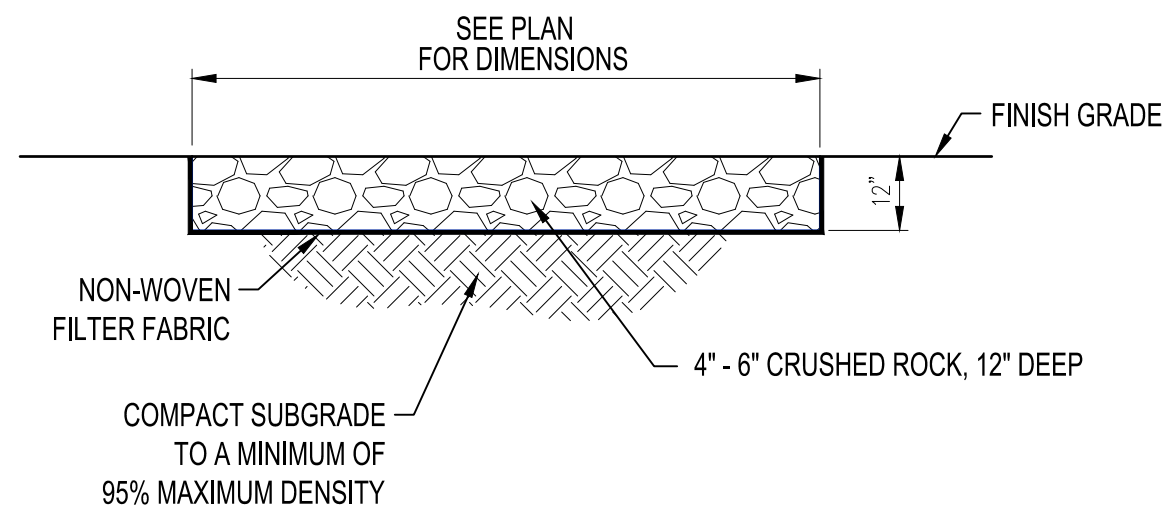
1 ROOF DRAIN CONNECTION NTS



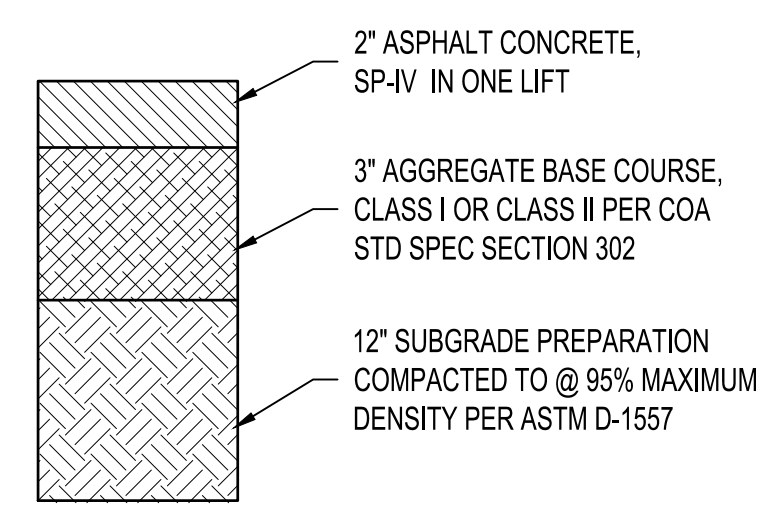
2 CONCRETE RIBBON CHANNEL NTS



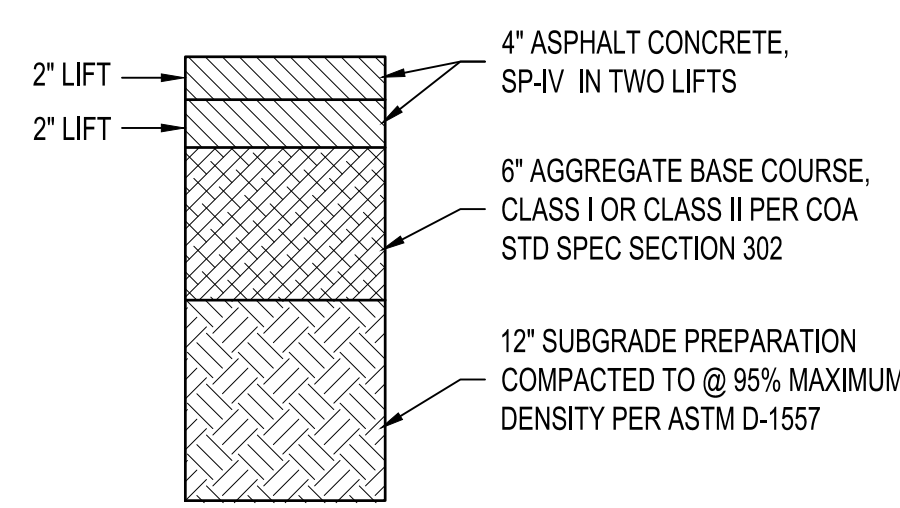
3 CLEANOUT NTS



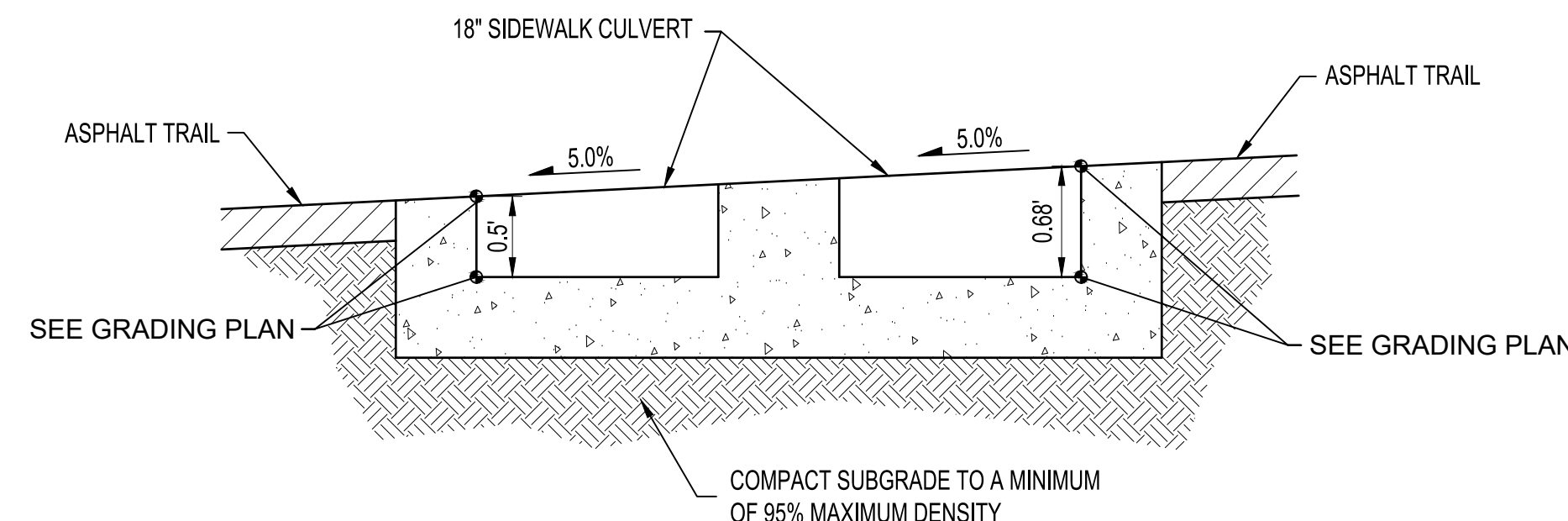
4 RIP-RAP EROSION CONTROL PAD NTS



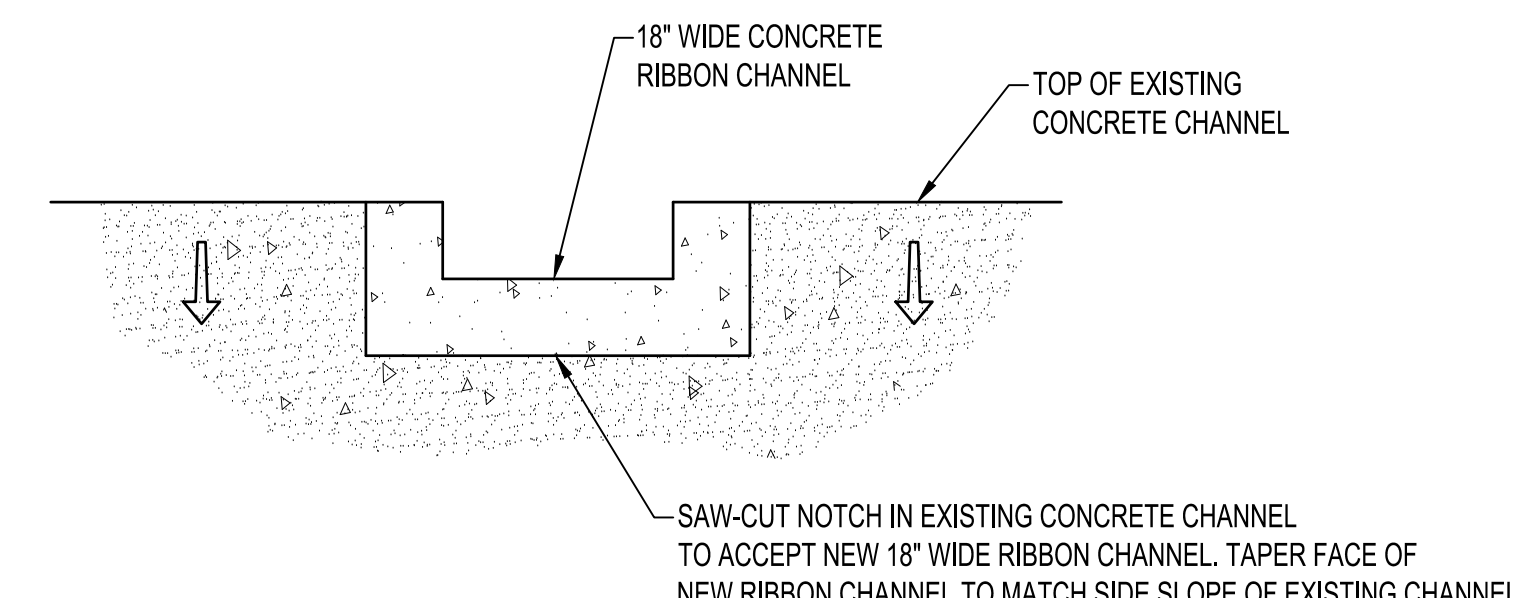
5 LIGHT DUTY PAVEMENT SECTION NTS



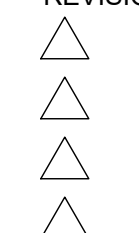
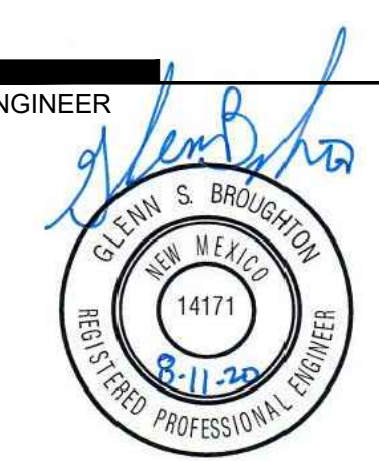
6 HEAVY DUTY PAVEMENT SECTION NTS



A SIDEWALK CULVERT SECTION NTS



B CONNECTION TO EXISTING CONCRETE CHANNEL NTS



DRAWN BY	BO
REVIEWED BY	GSB
DATE	08.12.2020
PROJECT NO.	20-0006.001
DRAWING NAME	