

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

January 16, 2019

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

**RE: Presbyterian FSED – Coors & Western Trails
4500 Quaker Heights Place NW
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 01/15/19
Hydrology File: F11D019**

Dear Mr. Satches:

PO Box 1293

Based upon the information provided in your resubmittal received 12/31/2018, the Conceptual Grading and Drainage Plan is approved for action by the DRB on the Site Plan for Building Permit.

Albuquerque

As a reminder, please provide a Drainage Covenant per Chapter 17 of the DPM for the Stormwater Quality Ponds prior to Certificate of Occupancy.

NM 87103

Also 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 (Curtis Cherne, PE, ccherne@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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

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

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

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

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

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ 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:

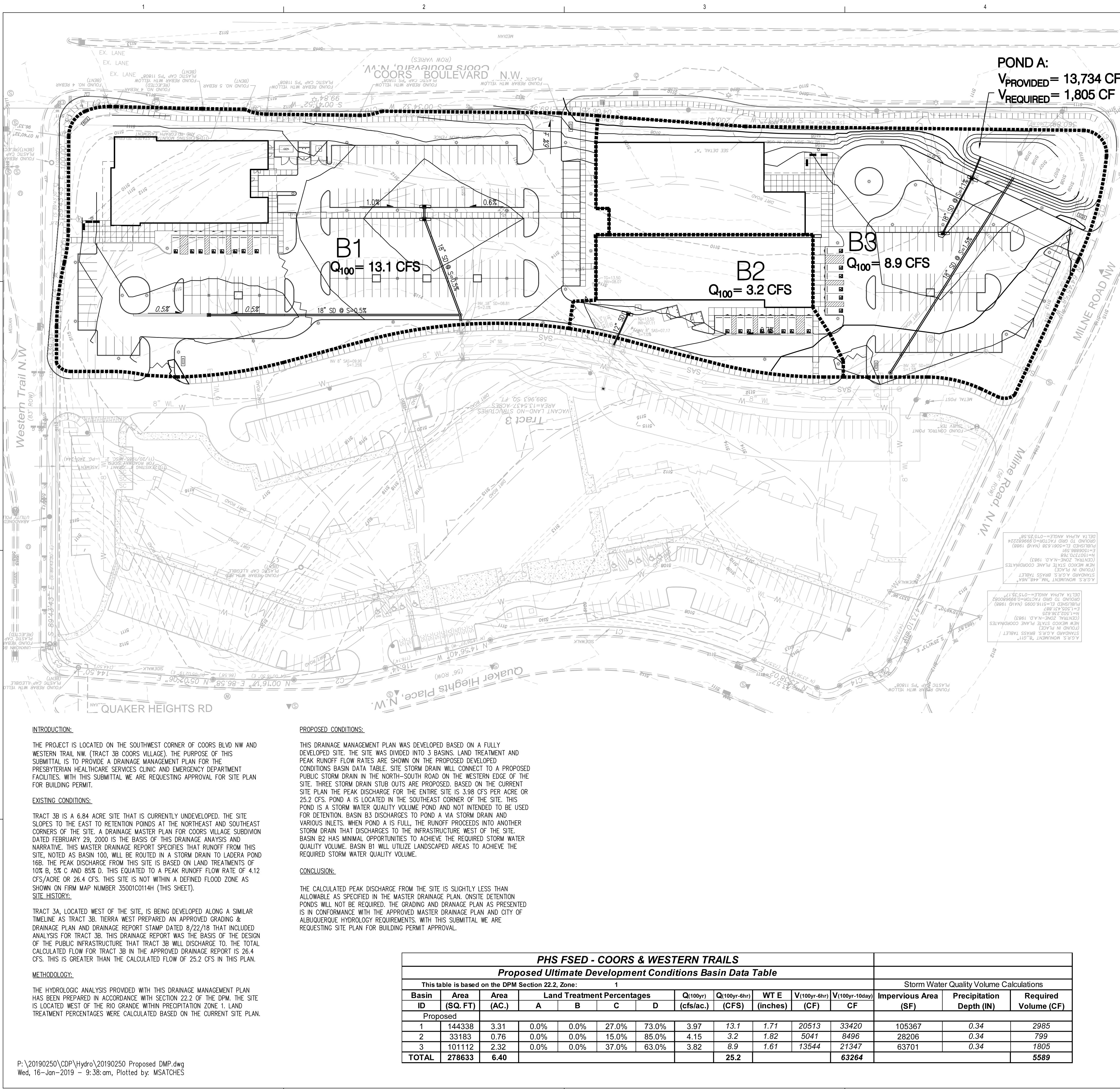
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING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

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



ARCHITECTURE / DESIGN / INSPIRATION

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

MATTHEW H. SATCHES

24572

1/15/19

REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
PROJECT

PHS AMBULATORY CARE FACILITY

COORS BLVD., NW
ALBUQUERQUE, NM

VICINITY MAP

NOT TO SCALE

SITE

FEMA FIRM MAP # 35001C114H

LEGEND

- PROPOSED DRAINAGE BASIN
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
- EX=EXISTING, FO=FINISHED GRADE
- TG=TOP OF GRATE, INV=INVERT
- PROPOSED DIRECTION OF FLOW
- WATER BLOCK / RIDGE OR HIGH POINT
- PROPOSED INDEX CONTOURS
- PROPOSED INTER CONTOURS
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

DRAWN BY BO

REVIEWED BY GSB

DATE 1/15/2019

PROJECT NO. 18-0103.001

DRAWING NAME

PROPOSED DRAINAGE MANAGEMENT PLAN

SHEET NO.

C-001

OF

Bohannon & Huston

www.bhinc.com 800.877.5332

INTRODUCTION:

THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF COORS BLVD NW AND WESTERN TRAIL NW (TRACT 3B COORS VILLAGE). THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE PRESBYTERIAN HEALTHCARE SERVICES CLINIC AND EMERGENCY DEPARTMENT FACILITIES. WITH THIS SUBMITTAL WE ARE REQUESTING APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

EXISTING CONDITIONS:

TRACT 3B IS A 6.84 ACRE SITE THAT IS CURRENTLY UNDEVELOPED. THE SITE SLOPES TO THE EAST TO RETENTION PONDS AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SITE. A DRAINAGE MASTER PLAN FOR COORS VILLAGE SUBDIVISION DATED FEBRUARY 29, 2000 IS THE BASIS OF THIS DRAINAGE ANALYSIS AND NARRATIVE. THIS MASTER DRAINAGE REPORT SPECIFIES THAT RUNOFF FROM THIS SITE, NOTED AS BASIN 100, WILL BE ROUTED IN A STORM DRAIN TO LADERA POND 16B. THE PEAK DISCHARGE FROM THIS SITE IS BASED ON LAND TREATMENTS OF 10% B, 5% C AND 85% D. THIS EQUIVATED TO A PEAK RUNOFF FLOW RATE OF 4.12 CFS/ACRE OR 26.4 CFS. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 35001C0114H (THIS SHEET).

SITE HISTORY:

TRACT 3A, LOCATED WEST OF THE SITE, IS BEING DEVELOPED ALONG A SIMILAR TIMELINE AS TRACT 3B. TERRA WEST PREPARED AN APPROVED GRADING & DRAINAGE PLAN AND DRAINAGE REPORT STAMP DATED 8/22/18 THAT INCLUDED ANALYSIS FOR TRACT 3B. THIS DRAINAGE REPORT WAS THE BASIS OF THE DESIGN OF THE PUBLIC INFRASTRUCTURE THAT TRACT 3B WILL DISCHARGE TO. THE TOTAL CALCULATED FLOW FOR TRACT 3B IN THE APPROVED DRAINAGE REPORT IS 26.4 CFS. THIS IS GREATER THAN THE CALCULATED FLOW OF 25.2 CFS IN THIS PLAN.

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WEST OF THE RIO GRANDE WITHIN PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE CURRENT SITE PLAN.

PROPOSED CONDITIONS:

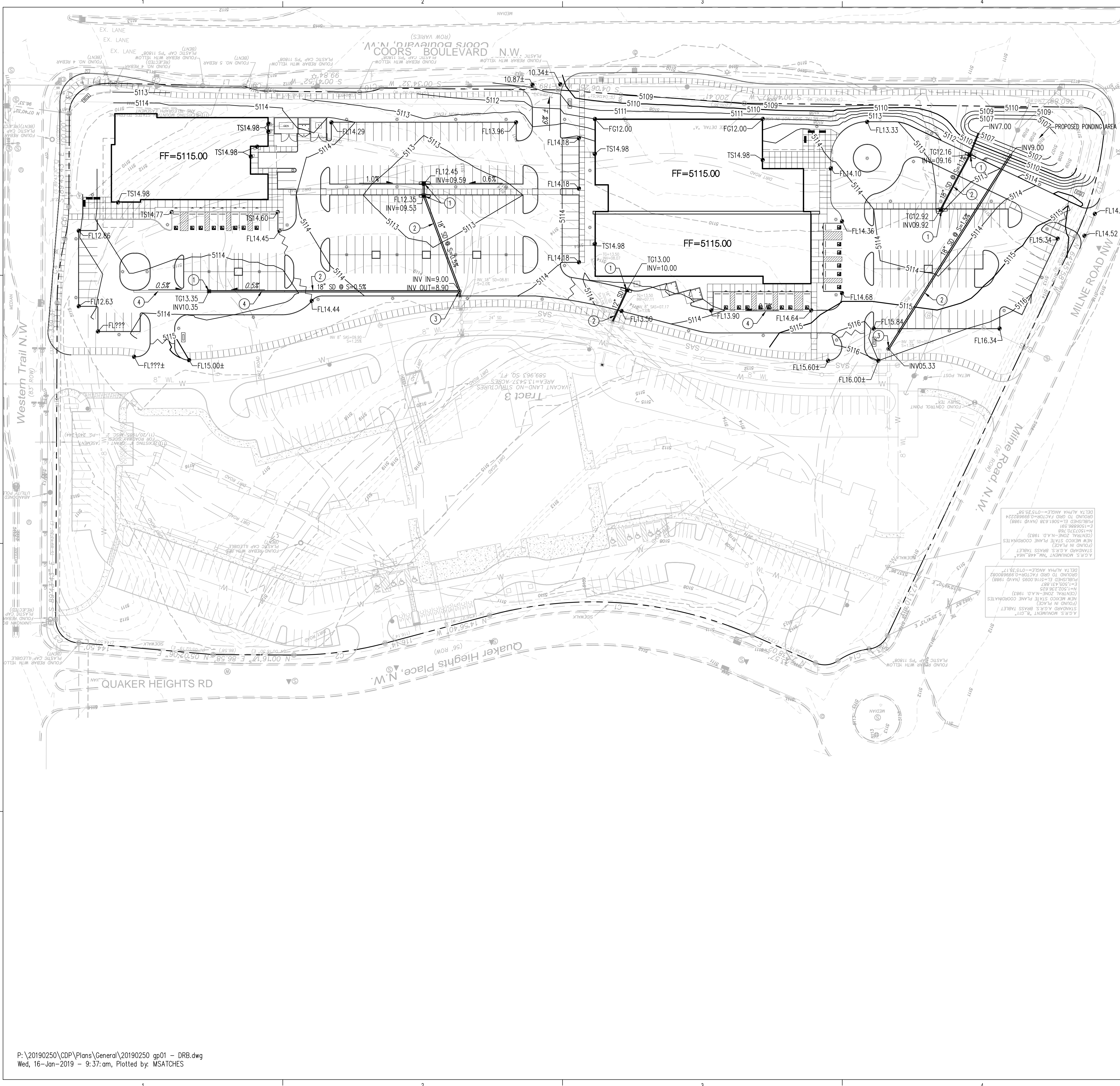
THIS DRAINAGE MANAGEMENT PLAN WAS DEVELOPED BASED ON A FULLY DEVELOPED SITE. THE SITE WAS DIVIDED INTO 3 BASINS. LAND TREATMENT AND PEAK RUNOFF FLOW RATES ARE SHOWN ON THE PROPOSED DEVELOPED CONDITIONS BASIN DATA TABLE. SITE STORM DRAIN WILL CONNECT TO A PROPOSED PUBLIC STORM DRAIN IN THE NORTH-SOUTH ROAD ON THE WESTERN EDGE OF THE SITE. THREE STORM DRAIN STUB OUTS ARE PROPOSED. BASED ON THE CURRENT SITE PLAN THE PEAK DISCHARGE FOR THE ENTIRE SITE IS 3.98 CFS PER ACRE OR 25.2 CFS. POND A IS LOCATED IN THE SOUTHEAST CORNER OF THE SITE. THIS POND IS A STORM WATER QUALITY VOLUME POND AND NOT INTENDED TO BE USED FOR DETENTION. BASIN B3 DISCHARGES TO POND A VIA STORM DRAIN AND VARIOUS INLETS. WHEN POND A IS FULL, THE RUNOFF PROCEEDS INTO ANOTHER STORM DRAIN THAT DISCHARGES TO THE INFRASTRUCTURE WEST OF THE SITE. BASIN B2 HAS MINIMAL OPPORTUNITIES TO ACHIEVE THE REQUIRED STORM WATER QUALITY VOLUME. BASIN B1 WILL UTILIZE LANDSCAPED AREAS TO ACHIEVE THE REQUIRED STORM WATER QUALITY VOLUME.

CONCLUSION:

THE CALCULATED PEAK DISCHARGE FROM THE SITE IS SLIGHTLY LESS THAN ALLOWABLE AS SPECIFIED IN THE MASTER DRAINAGE PLAN. ONSITE DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE PLAN AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. WITH THIS SUBMITTAL WE ARE REQUESTING SITE PLAN FOR BUILDING PERMIT APPROVAL.

PHS FSED - COORS & WESTERN TRAILS												
Proposed Ultimate Development Conditions Basin Data Table												
This table is based on the DPM Section 22.2, Zone: 1										Storm Water Quality Volume Calculations		
Basin	Area	Area	Land Treatment Percentages				Q _(100yr)	Q _(100yr-6hr)	WT E	V _(100yr-6hr)	V _(100yr-10day)	
ID	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)		Impervious Area (SF)
Proposed												
1	144338	3.31	0.0%	0.0%	27.0%	73.0%	3.97	13.1	1.71	20513	33420	105367
2	33183	0.76	0.0%	0.0%	15.0%	85.0%	4.15	3.2	1.82	5041	8496	28206
3	101112	2.32	0.0%	0.0%	37.0%	63.0%	3.82	8.9	1.61	13544	21347	63701
TOTAL	278633	6.40						25.2			63264	

Precipitation Depth (IN)	Required Volume (CF)
0.34	2985
0.34	799
0.34	1805
	5589



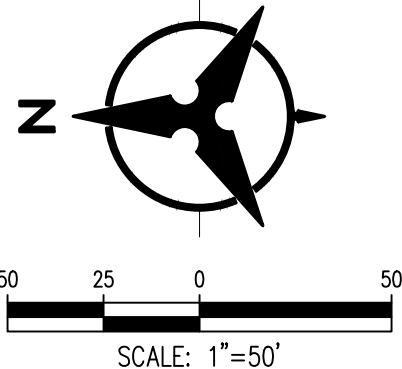
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KEYED NOTES

1. STORM DRAIN INLET.
2. STORM DRAIN PIPE.
3. STORM DRAIN MANHOLE.
4. CONCRETE VALLEY GUTTER.

LEGEND

- PROPERTY LINE
- - - - - EXISTING CONTOURS
- 65.23 PROPOSED SPOT ELEVATION
- TC=TOP OF CURB, FL=FLOW LINE
- TS=TOP OF SIDEWALK, TA=TOP OF ASPHALT
- EX=EXISTING, FG=FINISHED GRADE
- TG=TOP OF GRATE, INV=INVERT
- S=2.0% PROPOSED DIRECTION OF FLOW
- ~~~~~ WATER BLOCK / RIDGE OR HIGH POINT
- - - - - PROPOSED INDEX CONTOURS
- - - - - PROPOSED INTER CONTOURS
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ARCHITECT

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NOT FOR CONSTRUCTION

PROJECT

PHS AMBULATORY CARE FACILITY
COORS BLVD. NW
ALBUQUERQUE, NM

REVISIONS

- △
- △
- △
- △

DRAWN BY BO

REVIEWED BY GSB

DATE 1/15/2019

PROJECT NO. 18-0103.001

DRAWING NAME

**CONCEPTUAL
GRADING &
DRAINAGE PLAN**

SHEET NO.

C-100
OF