

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 12, 2014

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway Suite 301
Albuquerque, New Mexico 87110

Richard J. Berry, Mayor

RE: **North Valley Clinic**
Grading & Drainage Plan
Engineer's Stamp Date 10-27-2014 (File: G14D086)

Dear Mr. Walla:

Based upon the information provided in your submittal received 10-27-14, the above referenced plan is approved for SO-19 Permit.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

PO Box 1293

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

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient, Monica Ortiz, Jason Rodriguez, Antoinette Baldonado (DMD)



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NORTH VALLEY CLINIC Building Permit #: _____ City Drainage #: 614D086

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

Legal Description: TRACT B-1, NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO

City Address: 3401 4TH STREET NW, ALBUQUERQUE, NEW MEXICO 87107

Engineering Firm: WALLA ENGINEERING

Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008

Fax#: 505-881-4025

E-mail: mikew@wallaengineering.com

Owner: UNM HOSPITALS

Contact: _____

Address: 2211 LOMAS BLVD. NE, ALBUQUERQUE, NM 87106

Phone#: 505-620-5701

Fax#: _____

E-mail: _____

Architect: FBT ARCHITECTS

Contact: SCOTT JOHNSON

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 300

Phone#: 505-883-5200

Fax#: 505-884-5390

E-mail: skj@fbtarch.com

Surveyor: HIGH MESA CONSULTING GROUP

Contact: _____

Address: 6010-B MIDWAY PARK BLVD. NE, ALBUQUERQUE, NM 87109

Phone#: 505-345-4250

Fax#: 505-345-4254

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)
☐ 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
☐ 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
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____

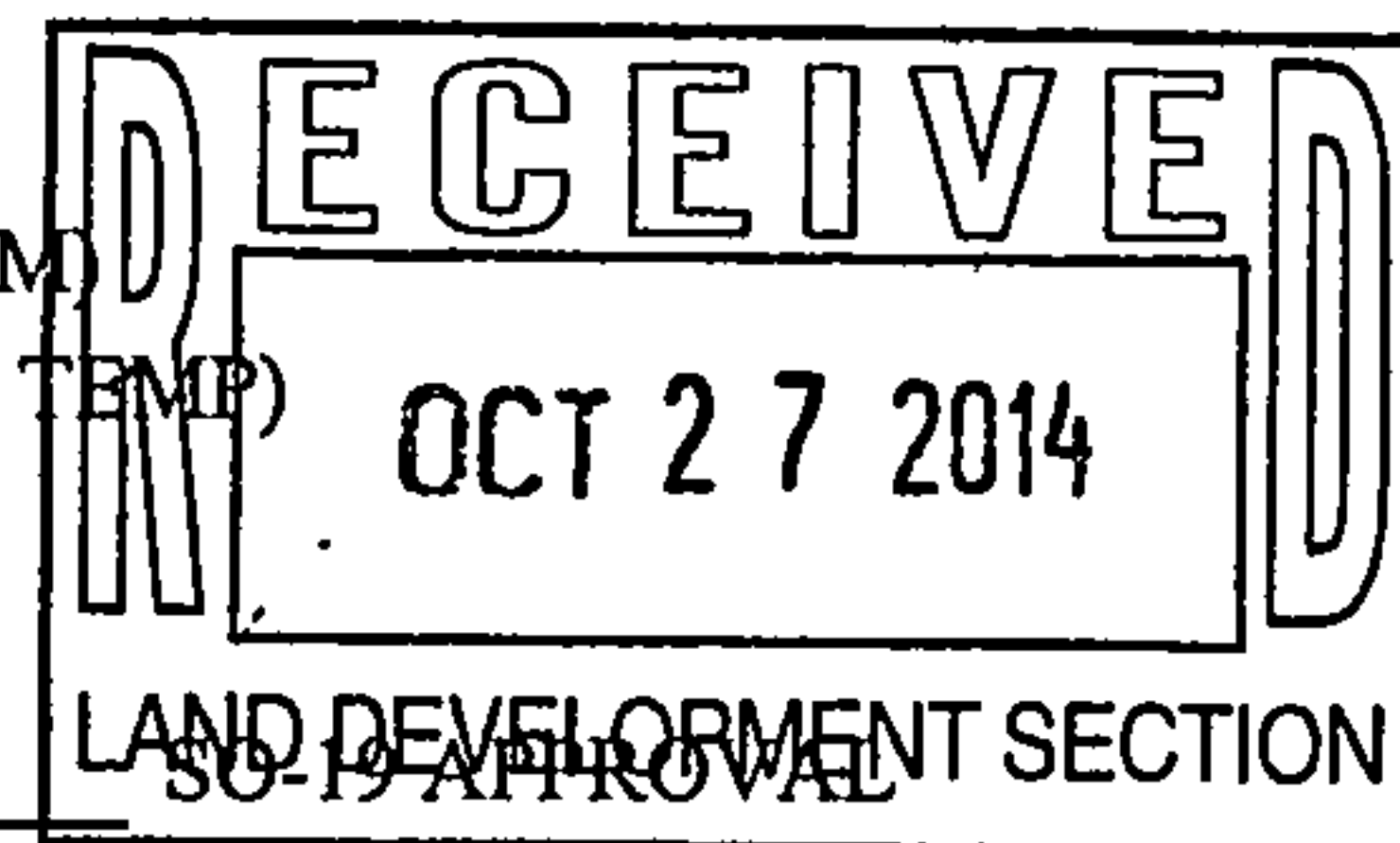
Yes ☒ No ☐ Copy Provided

DATE SUBMITTED: 10-27-14

By: MIKE WALLA

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 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
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



Mike Walla

From: Larry Kennedy
Sent: Monday, October 27, 2014 4:17 PM
To: Mike Walla
Subject: Fwd: Read: UNMH North Valley Clinic - Resubmittal

Sent from my Verizon Wireless 4G LTE DROID

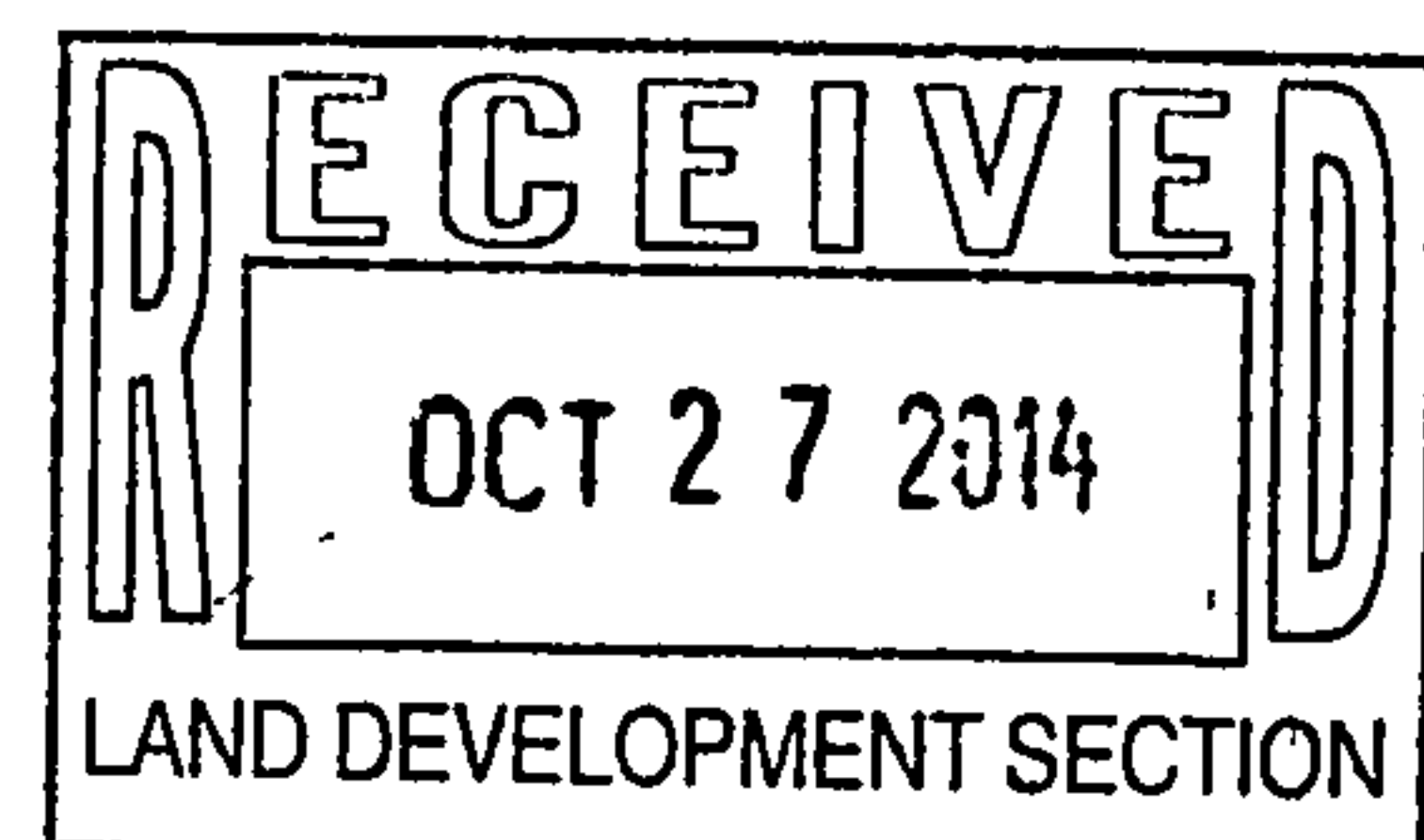
----- Original Message -----

Subject: Read: UNMH North Valley Clinic - Resubmittal
From: "Harmon Rita T." <rharmmon@cabq.gov>
To: "Harmon Rita T." <rharmmon@cabq.gov>
CC:

Your message

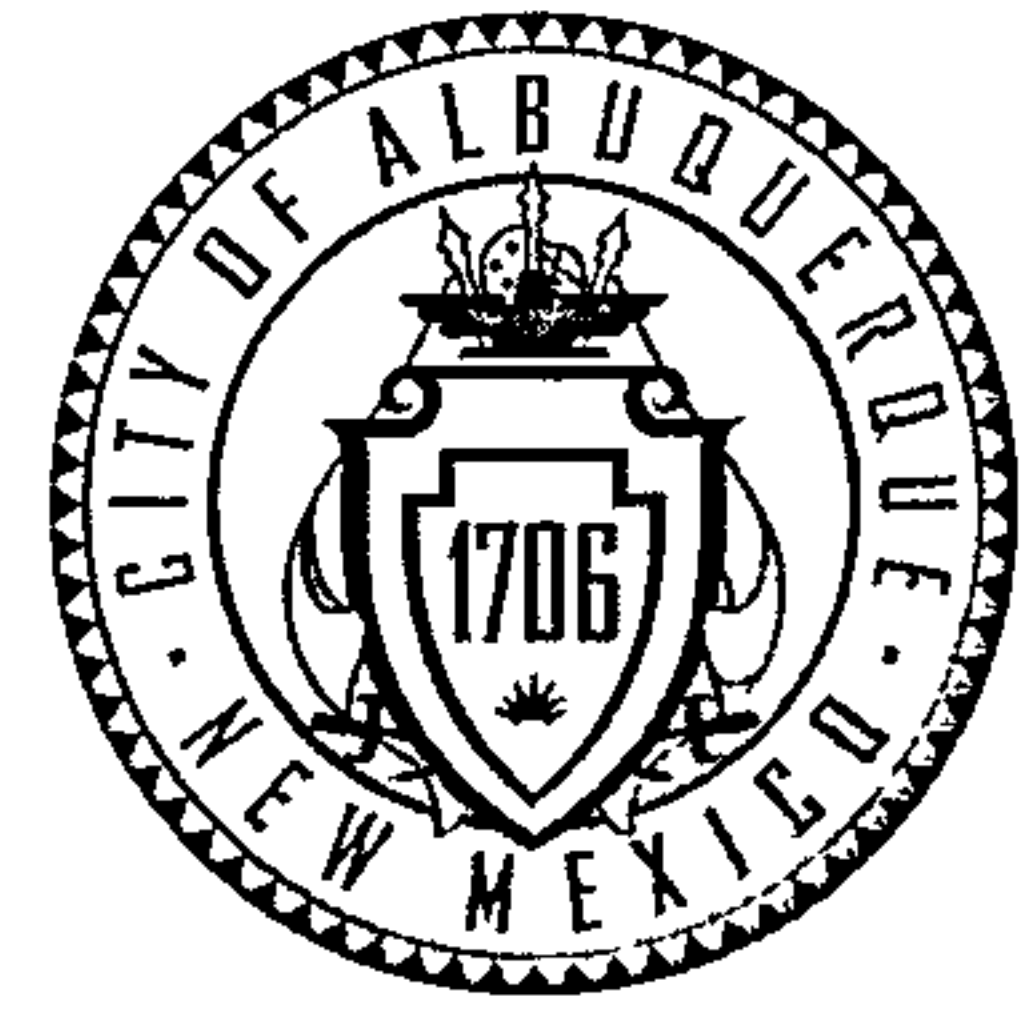
To:
Subject: UNMH North Valley Clinic - Resubmittal
Sent: Monday, October 27, 2014 3:57:13 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Monday, October 27, 2014 3:57:08 PM (UTC-07:00) Mountain Time (US & Canada).



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



October 9, 2014

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway Suite 301
Albuquerque, New Mexico 87110

Richard J. Berry, Mayor

RE: **North Valley Clinic**
Grading & Drainage Plan
Engineer's Stamp Date 10-1-2014 (File: G14D086)

Dear Mr. Walla:

Based upon the information provided in your submittal received 10-1-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ✓ 1. Since the private storm drain is to tie into a public inlet, an SO-19 Permit is required and a block for SO-19 notes with the signature block must be shown on the first sheet. I can provide you a copy of the notes if need be.
- ✓ 2. It seems that the parking lot in the SW corner of the property does not have the same outfall as the other areas of Basin III, and should therefore be in its own separate basin. It appears to discharge to parking islands and a landscape strip thru the center of the site, ultimately discharging to the NW corner of the site. Provide calculations showing that the volume contained in these areas is sufficient to limit the discharge to 2.75 cfs/acre at the NW corner of the site.
- ✓ 3. Provide a keyed note to the curb along the west property boundary.
- ✓ 4. Provide a detail showing how the private storm drain discharges into the landscaped area on the north side of the site.
- ✓ 5. Since the same landscaped area acts as a detention pond to capture the first flush, provide calculations showing there is enough volume to capture the first flush. The TG elevation of the catch basin (to the west of the drivepad) should be high enough to develop the first flush volume.
- ✓ 6. Referring to the previous comment: If the intent is to allow it to surge, it seems that it would also surge at the next inline catch basin which does not appear to be located in a ponding area. Does a detention ponding area need to be created here? If so, provide volume calculations. If the intent is to surge, take the head into account when calculating the flow thru the 10" SD and provide calculations.
- ✓ 7. Provide a keyed note to the above mentioned catch basins at the north side of site.
- ✓ 8. Remove keyed note 15 pointing to the west side of the curb return along the north property line.
- ✓ 9. Private SD goes from 6" to 10", a typo I presume.

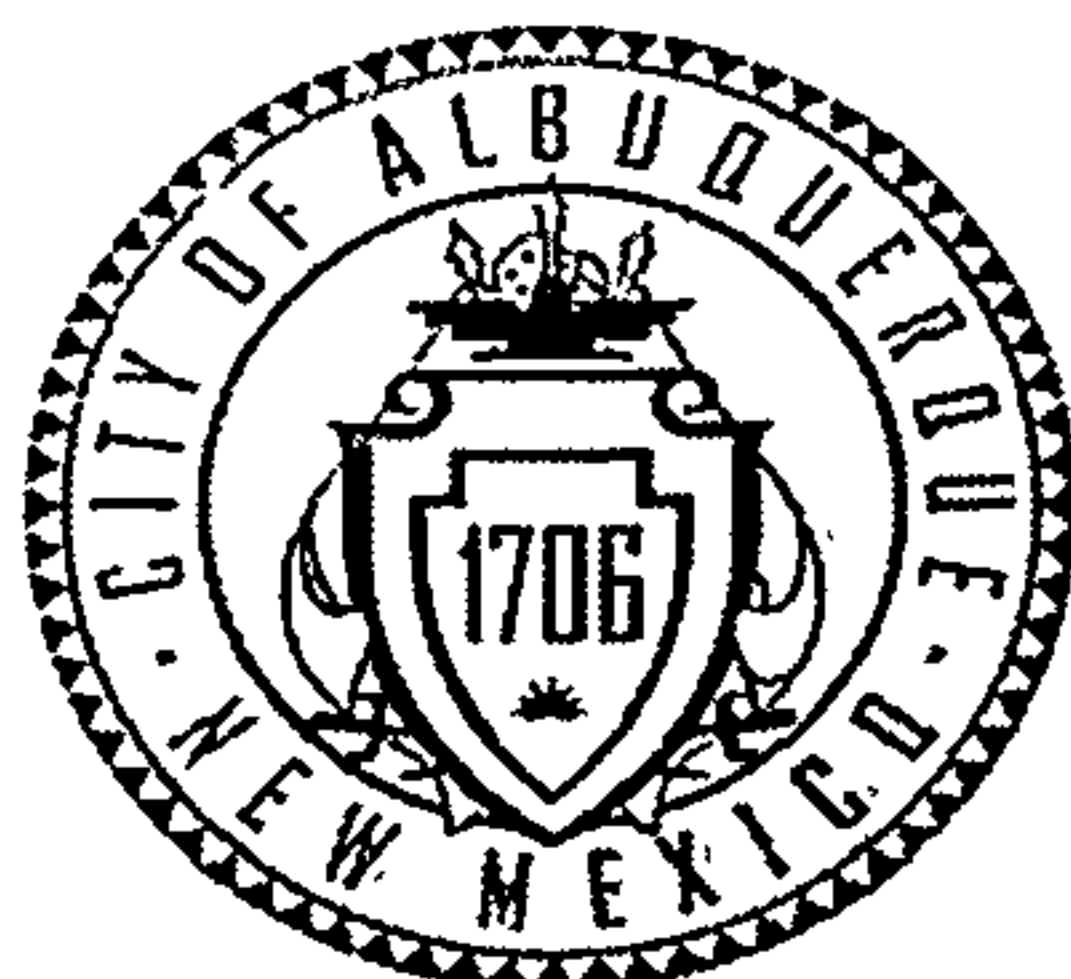
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Curb
removed



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NORTH VALLEY CLINIC Building Permit #: _____ City Drainage #: 61410086

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

Legal Description: TRACT B-1, NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO

City Address: 3401 4TH STREET NW, ALBUQUERQUE, NEW MEXICO 87107

Engineering Firm: WALLA ENGINEERING Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008 Fax#: 505-881-4025 E-mail: mikew@wallaengineering.com

Owner: UNM HOSPITALS Contact: _____

Address: 2211 LOMAS BLVD. NE, ALBUQUERQUE, NM 87106

Phone#: 505-620-5701 Fax#: _____ E-mail: _____

Architect: FBT ARCHITECTS Contact: SCOTT JOHNSON

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 300

Phone#: 505-883-5200 Fax#: 505-884-5390 E-mail: skj@fbtarch.com

Surveyor: HIGH MESA CONSULTING GROUP Contact: _____

Address: 6010-B MIDWAY PARK BLVD. NE, ALBUQUERQUE, NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: _____

Contractor: _____ Contact: _____

Address: _____

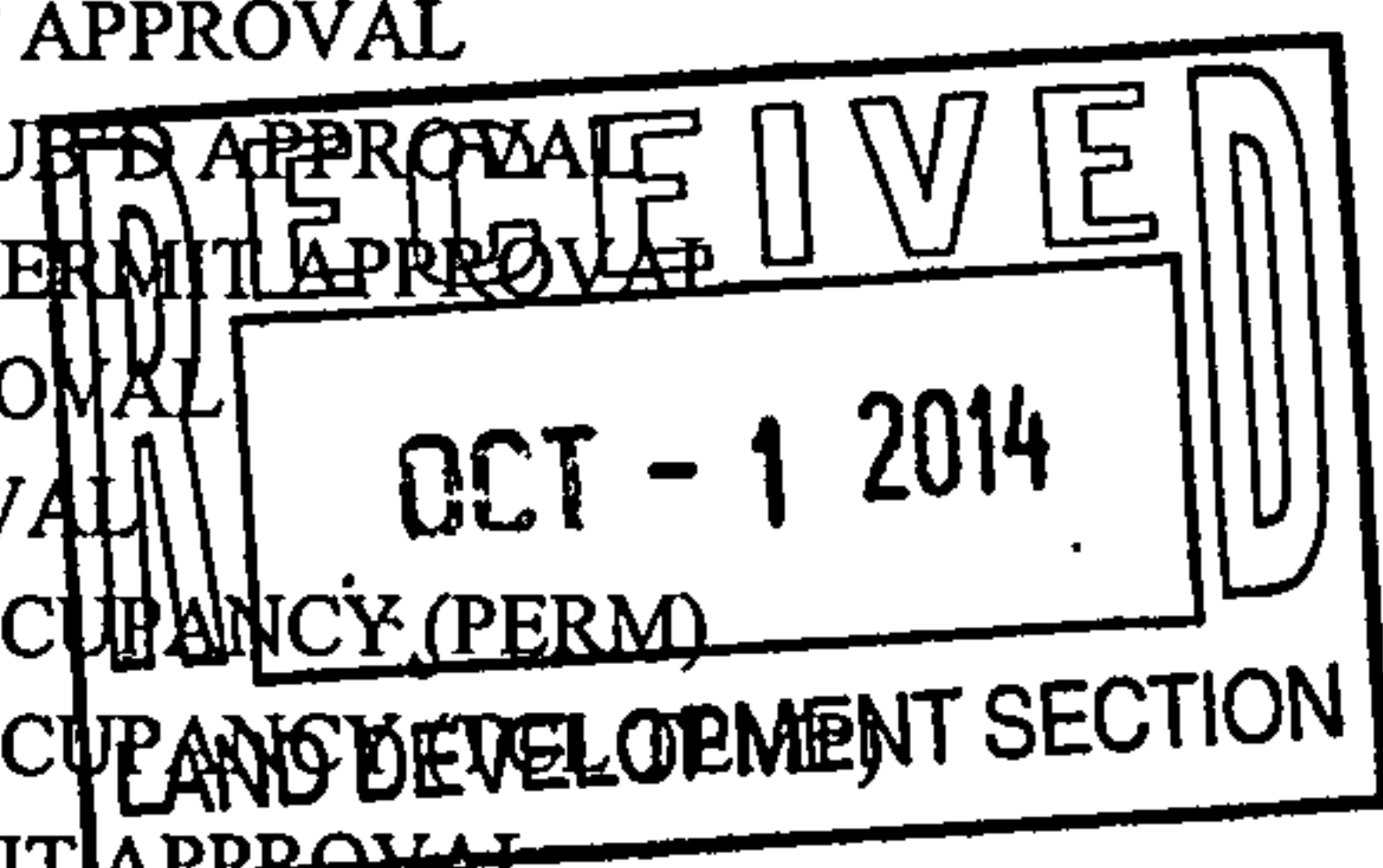
Phone#: _____ Fax#: _____ E-mail: _____

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)
- ☐ 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 SUBD. APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided _____

DATE SUBMITTED: 10-1-14 By: MIKE WALLA

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 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
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

Larry Kennedy

From: Ortiz, Monica <mortiz@cabq.gov>
Sent: Wednesday, October 1, 2014 1:05 PM
To: Larry Kennedy
Subject: RE: North Valley Clinic - Hydrology Resubmittal

Thanks

Monica Ortiz
Planning Department – Transportation & Hydrology
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3981
f 505-924-3864

From: Larry Kennedy [mailto:larryk@wallaengineering.com]
Sent: Wednesday, October 01, 2014 11:49 AM
To: Ortiz, Monica
Subject: North Valley Clinic - Hydrology Resubmittal

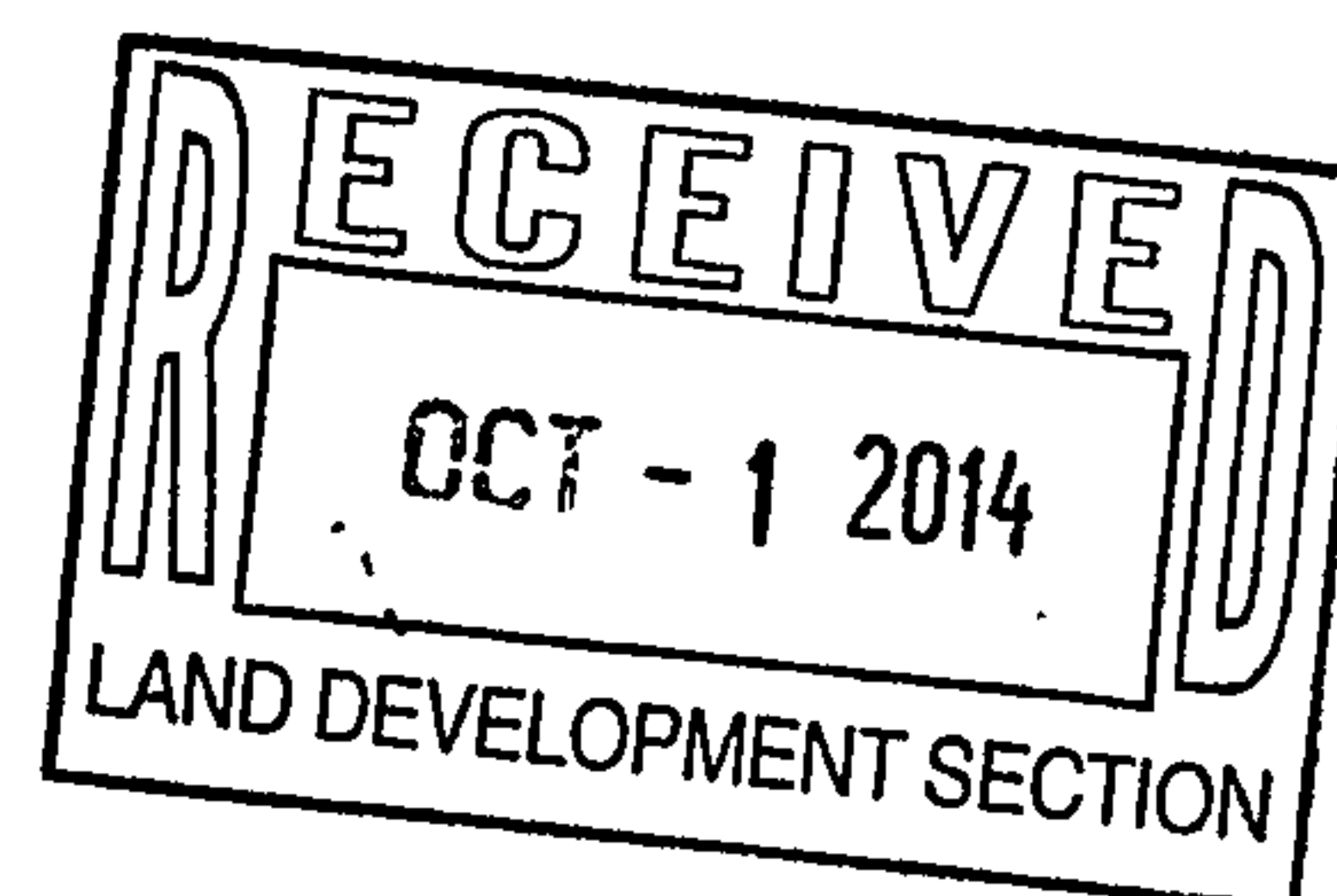
Monica,

Attached find pdf drawings for Hydrology review. This is a resubmittal.



Larry E. Kennedy
Vice President

larryk@wallaengineering.com
6501 Americas Parkway NE Ste 301
Albuquerque, NM 87110
505-881-3008 (p) 505-881-4025 (f)



CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



August 1, 2014

Richard J. Berry, Mayor

Mike Walla, P.E.
Walla Engineering
6501 Americas Parkway Suite 301
Albuquerque, New Mexico 87110

RE: **North Valley Clinic**
Grading & Drainage Plan
Engineer's Stamp Date 6-12-2014 (File: G14D086)

Dear Mr. Walla:

Based upon the information provided in your submittal received 7-9-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- ✓ 1. On the title sheet, include a design narrative summarizing the drainage scheme, describe offsite flows, and how the "first flush" will be managed. There does not appear to be a method to capture the first flush from the roof drainage or portions of the parking lot.
- ✓ 2. In the valley, discharge is limited to 2.75cfs per acre.
- ✓ 3. Provide calculations showing the 12" SD Mildred has capacity for additional discharge. (8" Ø SD limits)
- ✓ 4. Provide waterbreaks at drivepads
- ✓ 5. Hydrology calculations show 77% Land Treatment D, but a rough estimate shows it to be more about 88% D.
6. If water harvesting or first flush is to be captured within the medians in the parking lot, indicate with keyed note and grade towards the medians.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: via Email: Recipient

G14D086_GP_Cmnt.doc

1 of 1



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NORTH VALLEY CLINIC Building Permit #: _____ City Drainage #: 6140086

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

Legal Description: TRACT B-1, NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO

City Address: 3401 4TH STREET NW, ALBUQUERQUE, NEW MEXICO 87107

Engineering Firm: WALLA ENGINEERING

Contact: MIKE WALLA

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 301

Phone#: 505-881-3008

Fax#: 505-881-4025

E-mail: mikew@wallaengineering.com

Owner: UNM HOSPITALS

Contact: _____

Address: 2211 LOMAS BLVD. NE, ALBUQUERQUE, NM 87106

Phone#: 505-620-5701

Fax#: _____

E-mail: _____

Architect: FBT ARCHITECTS

Contact: SCOTT JOHNSON

Address: 6501 AMERICAS PWKY NE, ALBUQ., NM 87110 SUITE 300

Phone#: 505-883-5200

Fax#: 505-884-5390

E-mail: skj@fbtarch.com

Surveyor: HIGH MESA CONSULTING GROUP

Contact: _____

Address: 6010-B MIDWAY PARK BLVD. NE, ALBUQUERQUE, NM 87109

Phone#: 505-345-4250

Fax#: 505-345-4254

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
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☐ ENGINEER'S CERT (TCL)
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☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

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☐ ESC PERMIT APPROVAL
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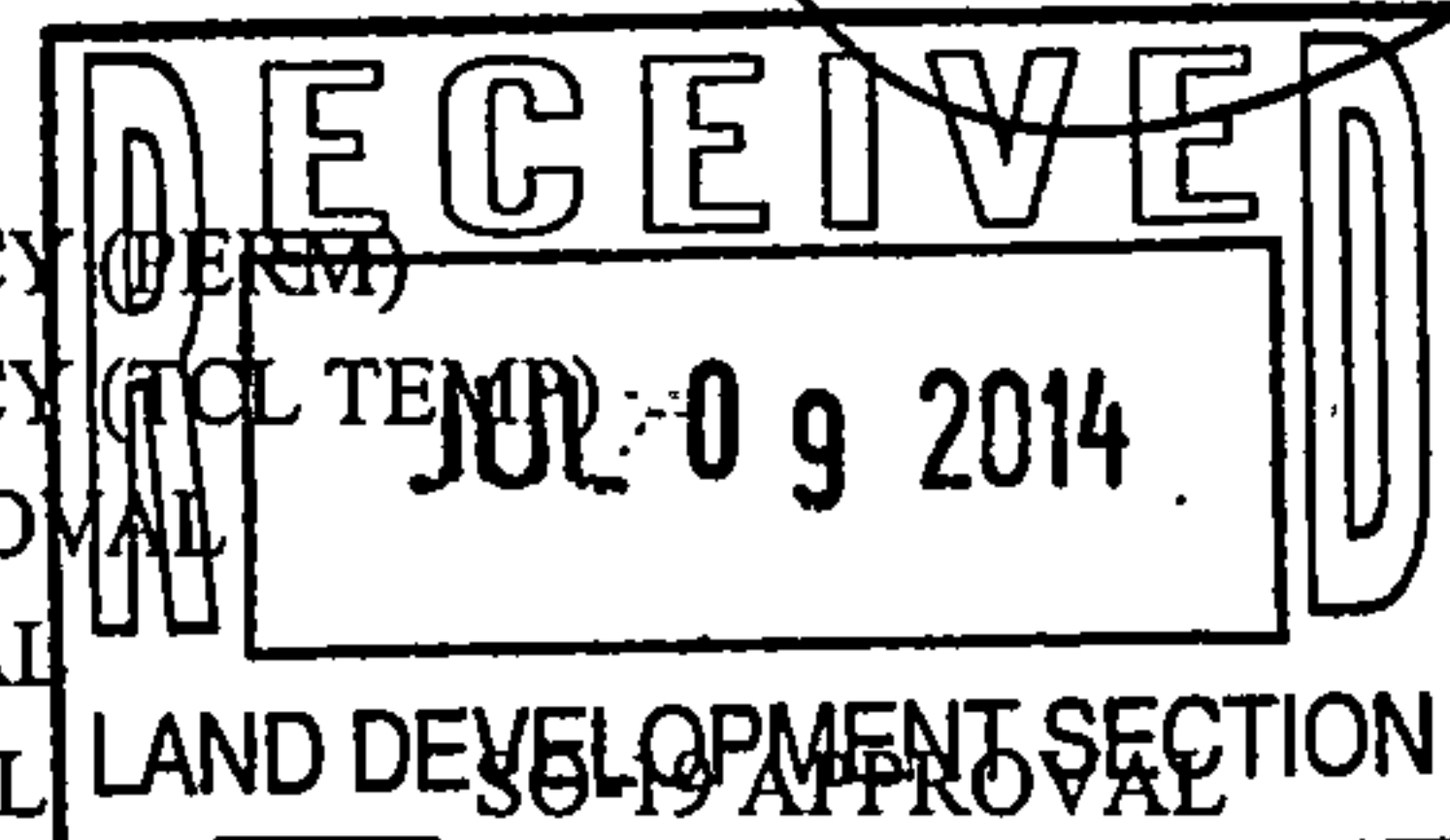
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: 7-9-14

By: MIKE WALLA

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 following:

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Larry Kennedy

From: Ortiz, Monica <mortiz@cabq.gov>
To: Larry Kennedy
Sent: Wednesday, July 9, 2014 3:40 PM
Subject: Read: North Valley Clinic - Hydrology Submittal

Your message

To:
Subject: North Valley Clinic - Hydrology Submittal
Sent: Wednesday, July 9, 2014 3:40:07 PM (UTC-07:00) Mountain Time (US & Canada)

was read on Wednesday, July 9, 2014 3:39:39 PM (UTC-07:00) Mountain Time (US & Canada).

