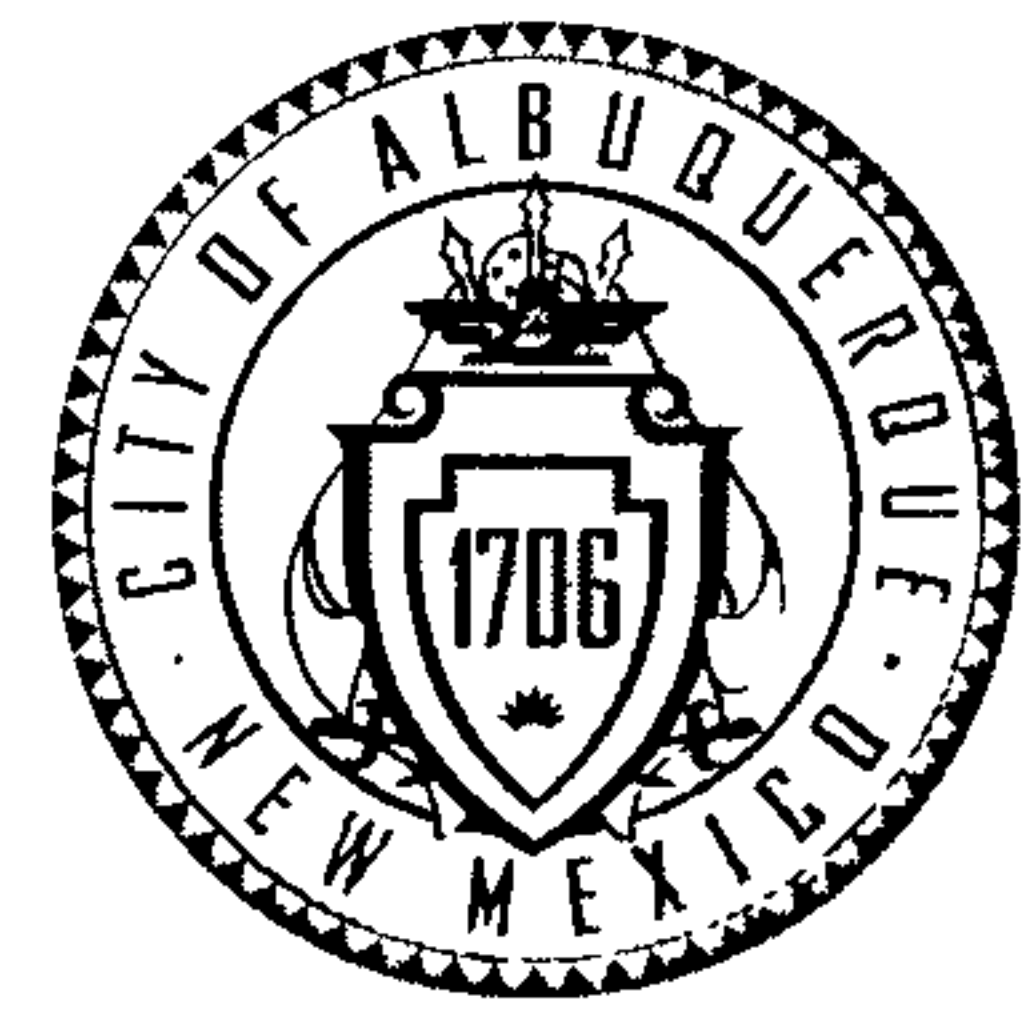


CITY OF ALBUQUERQUE



April 8, 2014

Jeff Mortensen, PE
High Mesa Consulting Group
6010-B Midway Park NE
Albuquerque, NM 87109

Re: Kaseman Center for Surgical Innovation, 8300 Constitution NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-16-12 (J19D004C)
Certification dated: 4-04-14

Dear Mr. Mortensen,

Based on the Certification received 4/04/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to: rrael@cabq.gov.

Albuquerque

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

RR/CC
C: CO Clerk—Katrina Sigala
email

D**E AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

PROJECT TITLE:	KASEMAN CENTER FOR SURGICAL INNOVATION - STAGE 4	ZONE ATLAS/DRNG. FILE #:	J19 D04C
DRB #:	_____	EPC #:	_____
LEGAL DESCRIPTION:	TRACT 1, EAST END ADDITION		
CITY ADDRESS:	8300 CONSTITUTION AVENUE NE		
ENGINEERING FIRM:	HIGH MESA CONSULTING GROUP	CONTACT:	JEFF MORTENSEN
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OWNER:	PRESBYTERIAN MEDICAL GROUP	CONTACT:	ARCHITECT
ADDRESS:	_____	PHONE:	505-255-4975
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	_____
ARCHITECT:	KEVIN GEORGES & ASSOCIATES	CONTACT:	KEVIN GEORGES
ADDRESS:	214 TRUMAN STREET NE	PHONE:	505-255-4975
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87108
SURVEYOR:	HIGH MESA CONSULTING GROUP (NMPS 11184)	CONTACT:	CHARLES G. CALA, JR
ADDRESS:	6010-B MIDWAY PARK BLVD. NE	PHONE:	(505) 345-4250
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
CONTRACTOR:	KLINGER CONSTRUCTORS	CONTACT:	PETE
ADDRESS:	_____	PHONE:	_____
CITY, STATE:	_____	ZIP CODE:	_____

TYPE OF SUBMITTAL:

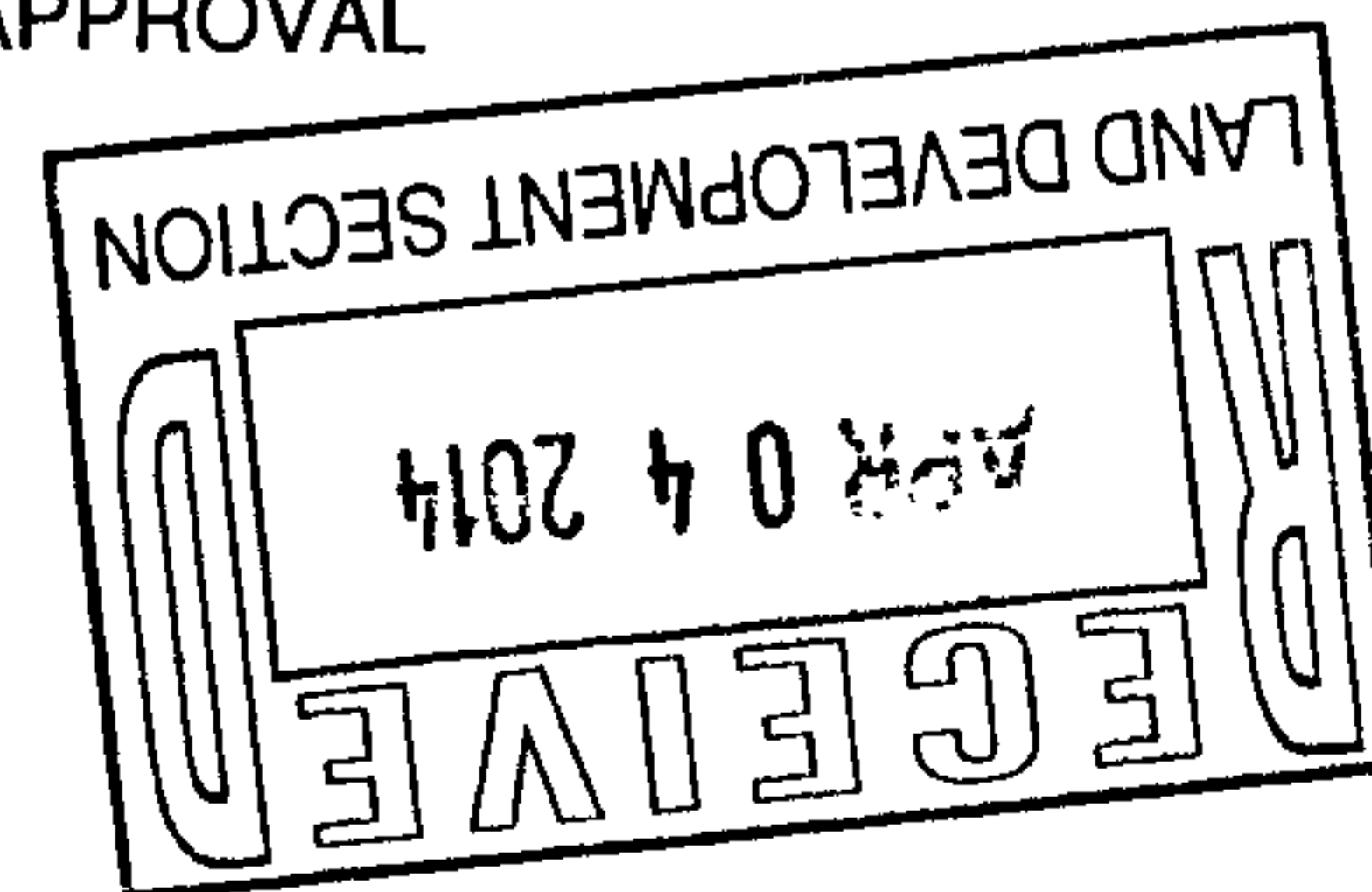
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☒ OTHER - REVISION FOR STAGE 4

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES (INFORMAL DISCUSSION WITH CURTIS CHERNE)
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 04-04-2014 BY: JEFFREY G. MORTENSEN

XC: KEVIN GEORGES W/ MYLAR COPY FOR RECORD DRAWINGS

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 3, 2002

Glenn S. Broughton, PE
Bohannon Huston, Inc.
7500 Jefferson NE – Courtyard 1
Albuquerque, NM 87109

**Re: Presbyterian Ambulance Drop-off Grading and Drainage Plan
Engineer's Stamp Dated 5-01-02, (J19/D4C)**

Dear Mr. Broughton,

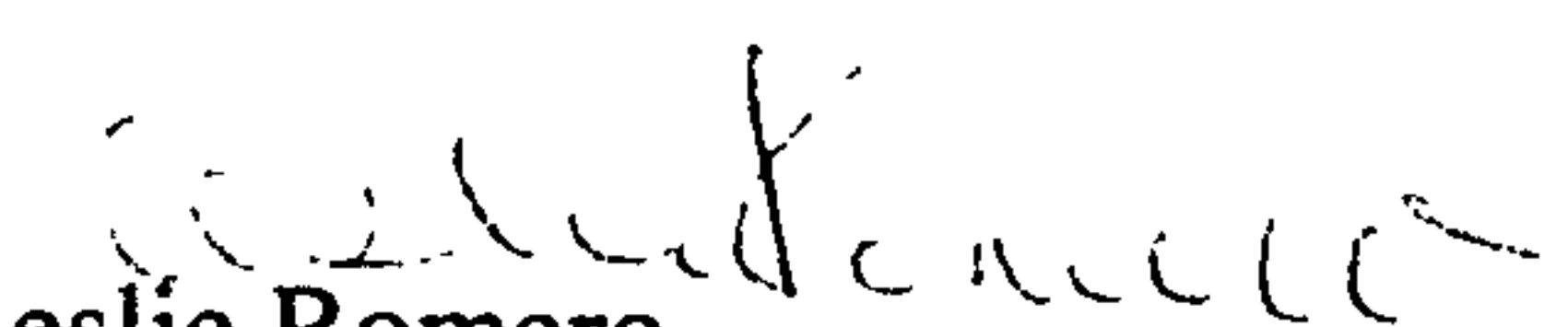
Based on the information contained in your submittal dated 5-01-02, the above referenced plan is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3984.

Sincerely,


Leslie Romero
Engineering Associate, PWD
Development and Building Services

c: Terri Martin, Hydrology
File (2)

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

"AMBULANCE DROP-OFF"

J-19/D4C

PROJECT TITLE: Presbyterian Anna Kaseman Hospital ZONE MAP/DRG. FILE # J-19-Z
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
CITY ADDRESS: 8300 Constitution Avenue NE, Albuquerque, NM 87110

ENGINEERING FIRM: Bohannon Huston, Inc. CONTACT: Glenn Broughton
ADDRESS: 7500 Jefferson NE - Courtyard I PHONE: (505) 823-1000
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: Dekker / Perich / Sabatini CONTACT: John Duquette
ADDRESS: 6801 Jefferson NE - Suite 100 PHONE: (505) 761-9700
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

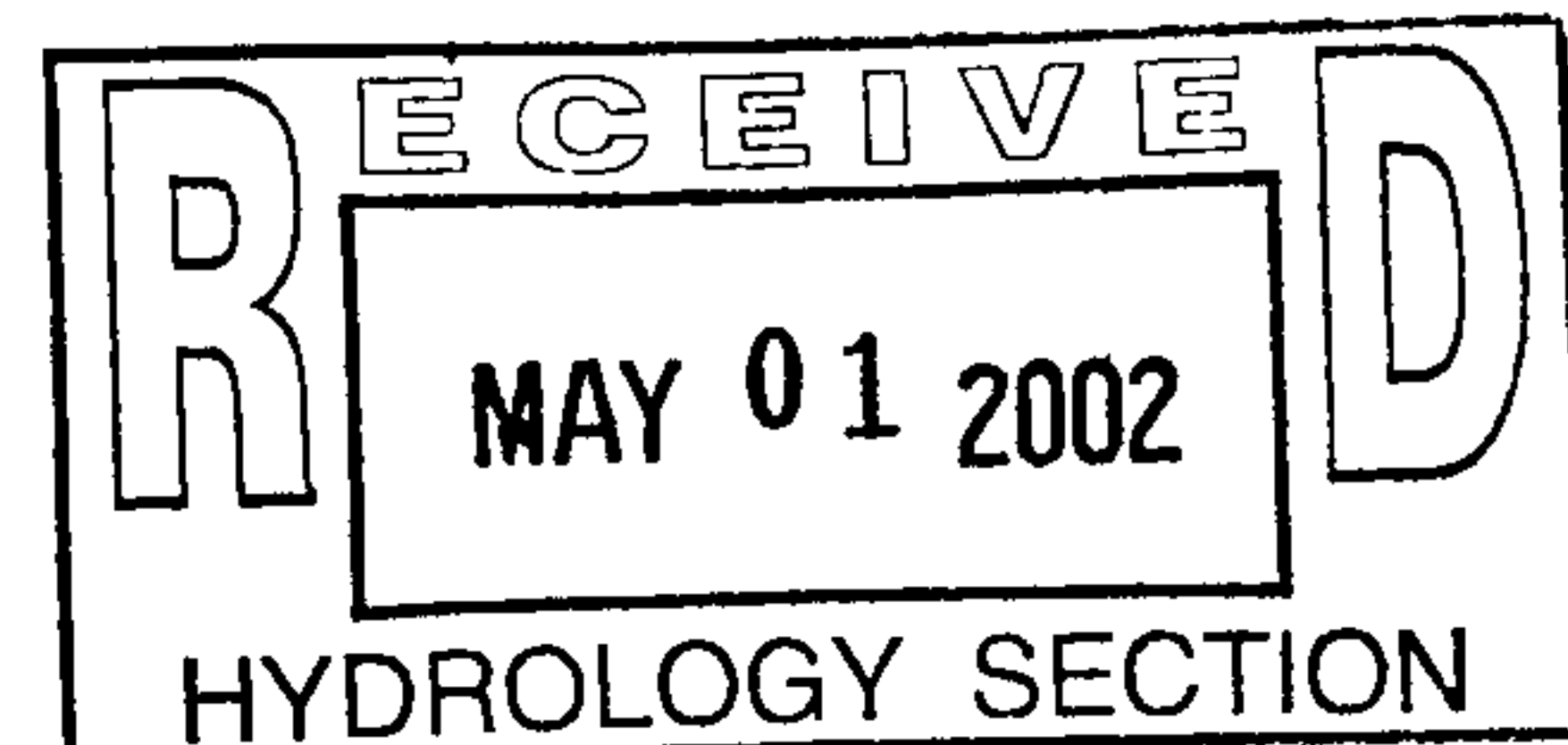
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☒ OTHER **Final Drainage Management Plan**

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: May 1, 2002 BY: Glenn S. Broughton, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CLIENT/COURIER TRANSMITTAL



BOHANNON & HUSTON

Courtyard One

500 JEFFERSON NE

Albuquerque

NEW MEXICO 87109

phone 505.823.1000

fax 505.798.7988

To: Brad Bingham
COA Hydrology
Development and Building Services
600 2nd Street NW - 2nd Floor

phone: 924-3986

Requested By: Glenn Broughton / am

Date: May 1, 2002

Time Due: ☐ This A.M. ☒ This P.M.
☐ Rush ___ ☐ Tomorrow

Job No.: 02 0207 001

Job Name: Presbyterian Kaseman Hospital

DELIVERY VIA

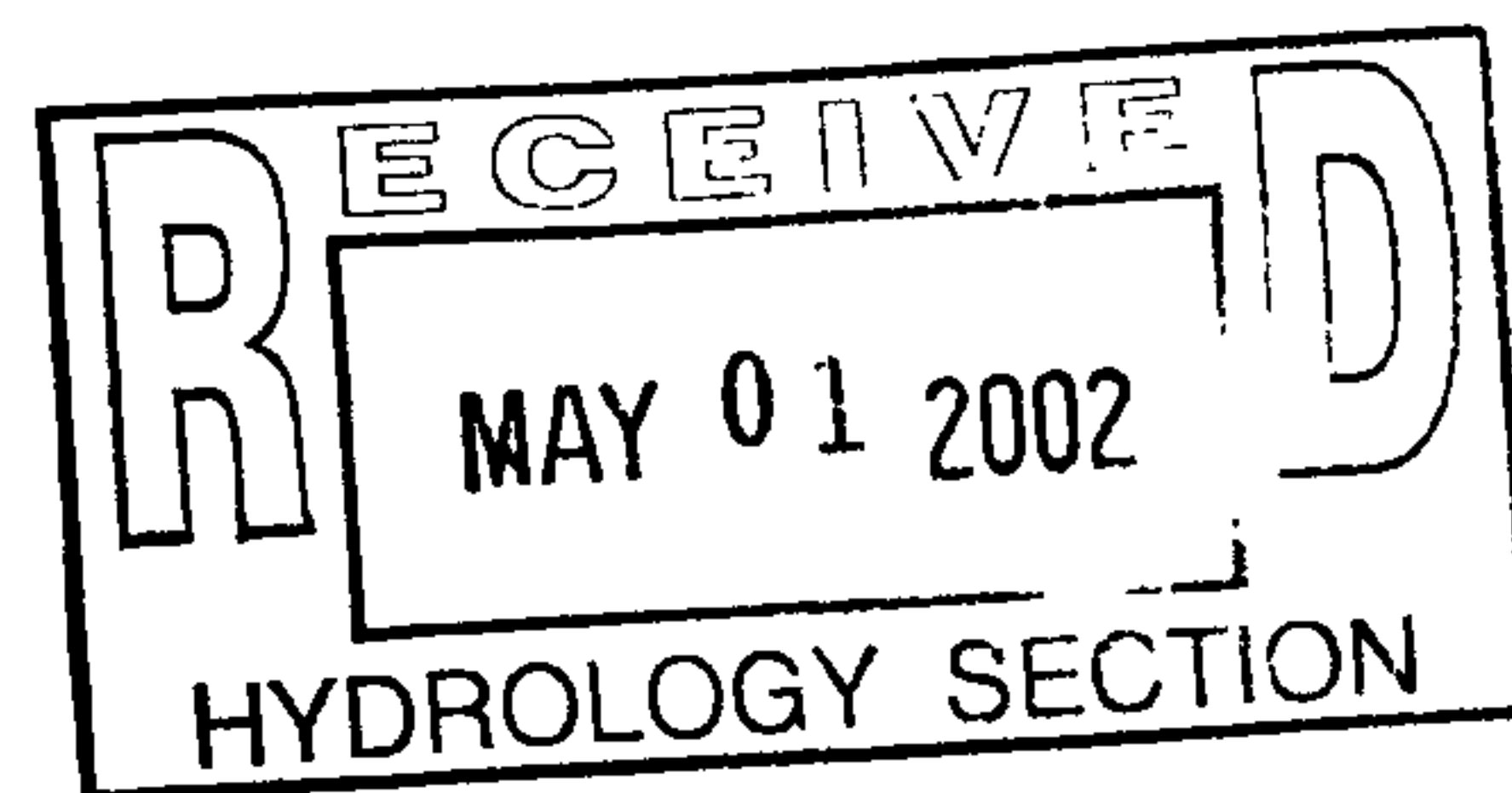
- ☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other _____

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Report dated 5/1/02.

COMMENTS / INSTRUCTIONS



REC'D BY: BA DATE: _____ TIME: 3:00 pm

DRAINAGE REPORT FOR PRESBYTERIAN ANNA KASEMAN HOSPITAL



BOHANNAN HUSTON

Courtyard One

7500 JEFFERSON NE

Albuquerque

NEW MEXICO 87109

voice 505.823 1000

fax 505 821 0892

May 1, 2002

PREPARED FOR:

**DEKKER/PERICH/SABATINI
6801 JEFFERSON NE - SUITE 100
ALBUQUERQUE, NM 87109**

**DRAINAGE REPORT
FOR
PRESBYTERIAN ANNA KASEMAN HOSPITAL**

MAY 1, 2002

Prepared for:

**DEKKER/PERICH/SABATINI
6801 JEFFERSON NE - SUITE 100
ALBUQUERQUE, NM 87109**

Prepared by:

**BOHANNAN HUSTON, INC.
COURTYARD I
7500 JEFFERSON NE
ALBUQUERQUE, NEW MEXICO 87109**

Prepared by:

Glenn S. Broughton 5-01-02
Glenn S. Broughton, P.E.



Date

TABLE OF CONTENTS

page



I. INTRODUCTION AND PURPOSE1

II. EXISTING HYDROLOGIC CONDITIONS.....1

III. PROPOSED HYDROLOGIC CONDITIONS1

IV. CONCLUSION2

APPENDIX

EXHIBITS

I. INTRODUCTION AND PURPOSE

The purpose of this submittal is to present a final drainage and grading plan for the proposed ambulance drop-off at Presbyterian Anna Kaseman Hospital. The site consists of approximately 19 acres. The project is being submitted for building permit approval. The purpose of this drainage management plan is to support building permit approval of the grading and drainage plan.

II. EXISTING HYDROLOGIC CONDITIONS

The site is located between Constitution Avenue and Constitution Place, west of Wyoming Boulevard, (Zone Atlas Map J-19-Z). The site is currently a developed hospital campus. Based on the DPM Section 22.2, Table A-5, light industrial, the site is estimated to be 70% impervious and generates about 83.5cfs conveyed by sheet flow to the west into a storm drain system and ultimately to a detention pond located at the northwest corner of the site. A drainage report prepared for Presbyterian Anna Kaseman Hospital in May 1983 (J19/D4) included an existing conditions basin map for the hospital site. Basin '3' shown on this exhibit covers the area where the improvements are proposed. Total area of Basin '3' is 1.59 acres and generates a peak flow of 7.8cfs. The area of the proposed improvements, within Basin '3', currently consists of paved driveway, sidewalk, gravel ground cover, trees and shrubs.

A field review of the site and drainage report referenced above show that there are no significant off-site flows entering the site.

III. PROPOSED HYDROLOGIC CONDITIONS

This project proposes to construct a new paved ambulance drop-off and covered parking canopy. Drainage analysis for this project was based on the DPM Section 22.2 and is located within Zone 3. The total area of these improvements is 0.09 acres. A single drainage basin was used for analysis of the proposed improvements. In the existing condition, the total flow rate generated, where the improvements are proposed, is 0.3cfs. With the proposed improvements, the total flow generated



will be 0.4 cfs, or a net increase of 0.1 cfs; see attached drainage basin analysis. All of the runoff in the pre-development and proposed development conditions is within the same drainage basin. This drainage is conveyed to the existing detention pond referenced above through a storm drain. There are two existing trench drains that collect drainage from this basin. As part of these improvements, the trench drain crossing the main driveway will be removed. This is required due to changes in grade across the driveway. Most of the trench drain will no longer capture any runoff from this basin. An analysis of the trench drain shows that the remaining trench drain will need to pond to a depth of approximately 0.2 feet in order to convey drainage from this basin; see attached trench drain analysis. The remaining trench drain will be connected to an existing 12" CMP that stubs out from an existing storm drain manhole; as shown on the grading and drainage plan. This proposed development does not significantly increase the overall discharge from this site.

IV. CONCLUSION

This final drainage management plan proposes concepts that are in compliance with City of Albuquerque drainage criteria. With this submittal, we are seeking building permit approval of the grading and drainage plan.

APPENDIX

Presbyterian Anna Kaseman Hospital
BASIN CALCULATIONS

Onsite Basin Data Table							
BASIN	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (CFS)
			A	B	C	D	
Total Site	822848	18.89	0.00%	15.00%	15.00%	70.00%	83.52
BASIN '3'	69260	1.59	0.00%	0.00%	8.00%	92.00%	7.78
EXISTING	3938	0.09	0.00%	0.00%	81.00%	19.00%	0.34
PROPOSED	3938	0.09	0.00%	0.00%	13.00%	87.00%	0.44

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

Existing Trench Drain Analysis

Neenah A-4999-FF

Open Area (for orifice calc in sq. ft. 15.4

Length of Weir (feet): 44

Weir Coeficient : 2.68

Head (ft)	Head (in)	Weir Q	Orifice Q	Control Q
0.05	0.6	1.32	16.58	1.32
0.1	1.2	3.73	23.45	3.73
0.15	1.8	6.85	28.72	6.85
0.2	2.4	10.55	33.16	10.55
0.25	3	14.74	37.08	14.74
0.3	3.6	19.38	40.61	19.38
0.35	4.2	24.42	43.87	24.42
0.4	4.8	29.83	46.90	29.83
0.45	5.4	35.60	49.74	35.60
0.5	6	41.69	52.43	41.69
0.55	6.6	48.10	54.99	48.10
0.6	7.2	54.80	57.44	54.80
0.65	7.8	61.80	59.78	59.78
0.7	8.4	69.06	62.04	62.04
0.75	9	76.59	64.22	64.22
0.8	9.6	84.38	66.32	66.32
0.85	10.2	92.41	68.36	68.36
0.9	10.8	100.68	70.35	70.35
0.95	11.4	109.19	72.27	72.27
1	12	117.92	74.15	74.15
1.05	12.6	126.87	75.98	75.98
1.1	13.2	136.04	77.77	77.77
1.15	13.8	145.42	79.52	79.52
1.2	14.4	155.01	81.23	81.23
4	48	943.36	148.30	148.30
5	60	1318.39	165.81	165.81

THIS REPORT WAS,
IN TURN, UPDATED
BY THE 1-26-84
REPORT

501-238-60

OFFICE COPY
501-227-60

DRAINAGE REPORT

FOR

ANNA KASEMAN HOSPITAL PSYCHIATRIC UNIT

(An Update of the June 1978 Drainage Report)

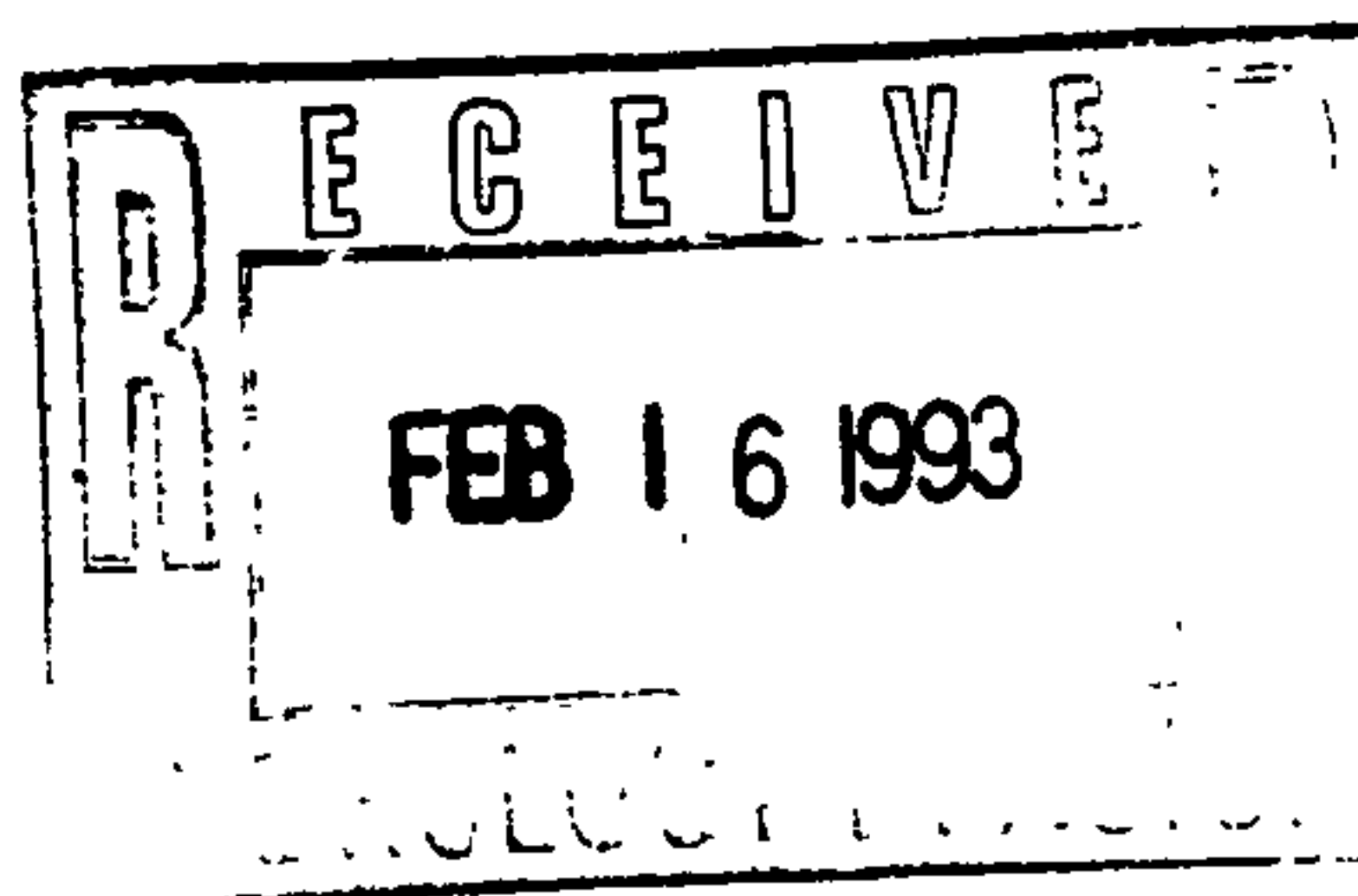


**Boyle
Engineering
Corporation**

consulting engineers

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

505/883-7700



May, 1983

J19-D4

D R A I N A G E R E P O R T

FOR

ANNA KASEMAN HOSPITAL PSYCHIATRIC UNIT

(An Update of the June 1978 Drainage Report)

May, 1983



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

J19 - D49

June 14, 1983

Mr. Frank Lovelady
Boyle Engineering Corp.
3939 San Pedro N.E.
Suite D
Albuquerque, N.M. 87110

RE: ANNA KASEMAN PSYCHIATRIC UNIT DRAINAGE REPORT

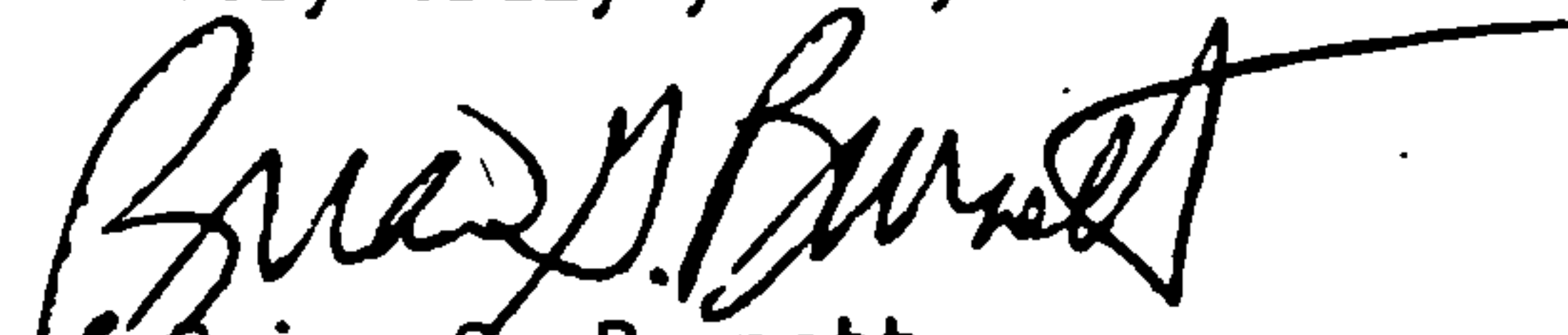
Dear Frank:

This letter is a follow-up to your correspondence dated 6/10/83 and will serve as formal notification that the referenced report is approved.

Per our telephone conversation of 6/13/83, it is my understanding that you will be discussing with the architect the possibility of providing low-flow channels in the ponds. Please keep us advised of any changes, as well as the status of certifying the project.

The Hydrology Office will sign-off once the approved plan along with copies of "Construction of Private Drainage Facilities in Public Right-of-Way" are placed in the City construction sets.

Very truly yours,


Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

A-5



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

J19 - D4a

June 7, 1983

Mr. Frank Lovelady
Boyle Engineering
3939 San Pedro N.E.
Suite D
Albuquerque, NM 87110

RE: ANNA KASEMAN PSYCHIATRIC UNIT - DRAINAGE REPORT

Dear Frank:

My comments regarding the referenced drainage report:

1. Item B3 - Has any thought been given to providing some sort of low flow channels in the large ponds? This type of improvement prevents the runoff from "pooling" and becoming a maintenance headache.

2. Item C - Statement: "...in excess of developed minus undeveloped 100-year 6-hour volume."

Comment - This type of statement refers to previous requirements under the "Interim Drainage Guidelines". Per the New Drainage Ordinance, downstream capacity is the controlling criteria and in cases where minimal capacity exists, developments are required to pond the entire 100-year runoff volume and release it at a controlled rate.

3. Recommendations - I concur with your proposals for the various areas.

4. As with other projects of this magnitude, I request that you investigate the possibility of your firm certifying the project. Realize that based on the current workload of the Hydrology Section it is difficult for the City to conduct such work.

5. Approved copies of "Construction of Private Drainage Facilities in Public Right-of-Way" will be required prior to release of any building permits.

I apologize for the delay in making my initial comments. This one "fell through the cracks". Please call if you have any questions.

Very truly yours,

Brian G. Burnett
Brian G. Burnett

Civil Engineer/Hydrology

MUNICIPAL DEVELOPMENT DEPARTMENT

BGB/tsl

Richard S. Weller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

A-6

Boyle Engineering Corporation

Suite D
3939 San Pedro N.E.
Albuquerque, New Mexico 87110

consulting engineers

505 / 883-7700

Mr. Brian G. Burnett
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, N.M. 87103

May 12, 1983

RE: ANNA KASEMAN PSYCHIATRIC
UNIT - DRAINAGE REPORT
S01-227-60

Dear Brian:

Attached are three (3) copies of the subject drainage report. This is a update of the Storm Drainage Study dated June 1978.

Special Order No. 19 sheets 1 and 2 of 2 are bound in the drainage report. The originals and two copies are being forwarded to Assistant City Engineer/Design Section for review and approval.

If you have any questions please call me at 883-7700.

Sincerely,

BOYLE ENGINEERING CORPORATION



Frank D. Lovelady, P.E.
Senior Civil Engineer

cc: Quentin R. Kielich, P.E.
Assistant City Engineer/Design Section

INFORMATION SHEET

PROJECT TITLE Anna Kaseman update of 1978 Drainage Report J 19/04

TYPE OF SUBMITTAL Drainage Report Update

ZONE ATLAS PAGE NO. J-19

CITY ADDRESS 8300 Constitution Avenue, N.E.

LEGAL DESCRIPTION Tract numbered "1" (one) of tracts "E", "F" and a portion of Tract "A" east end addition in the city of Albuquerque, New Mexico filed July 24, 1973 (C9-03)

ENGINEERING FIRM BOYLE ENGINEERING CORPORATION PHONE 883-7700

CONTACT Frank D. Lovelady

ADDRESS 3939 San Pedro, NE Suite D, 87110

OWNER Southwest Community Health Services

PHONE

CONTACT

ADDRESS

ARCHITECT Stevens, Mallory, Pearl & Campbell

PHONE 255-8668

CONTACT Don Stevens

ADDRESS 115 Amherst Drive, NE 87106

SURVEYOR Ross Howard Company

PHONE 897-0291

CONTACT Ross Howard

ADDRESS Tower Plaza, Corrales, N.M.

CONTRACTOR

PHONE

CONTACT

ADDRESS

DATE SUBMITTED May 10, 1983

BY Frank D. Lovelady

Use this Information Sheet when submitting the following:

Drainage report or plan, conceptual grading and drainage plan, engineer's certification plan, erosion plan and grading plan. Provide the information applicable to your submittal.

TABLE OF CONTENTS

LETTER OF TRANSMITTAL INFORMATION SHEET

- I. PURPOSE
- II. SCOPE
- III. LOCATION
- IV. EXISTING DRAINAGE CONDITIONS
- V. PROPOSED DRAINAGE PLANS
- VI. CONCLUSIONS
- VII. RECOMMENDATIONS

DRAINAGE CALCULATIONS

SPECIAL ORDER NO. 19 - SHEETS 1 and 2 of 2.

LIST OF FIGURES

- | | |
|----------|---|
| Figure 1 | Anna Kaseman Hospital Drainage Report
Area Delineated on Albuquerque Master
Drainage Study Photo Map J-19 |
| Figure 2 | Anna Kaseman Hospital Drainage Report
Area Delineated on Flood Hazard Boundary
Map No. 350002-006B |
| Figure 3 | Anna Kaseman Hospital Drainage Report
Area Delineated on "SOIL SURVEY OF
BERNALILLO COUNTY" Sheet No. 31 |
| Figure 4 | City of Albuquerque, Control Station
Data, Bench Mark 5-J19 |

LIST OF PLATES

- | | |
|---------|--|
| Plate 1 | Anna Kaseman Psychiatric Unit
Grading and Drainage Plan |
| Plate 2 | Anna Kaseman Psychiatric Unit
Architectural Site Plan |

DRAINAGE REPORT
FOR
ANNA KASEMAN HOSPITAL PSYCHIATRIC UNIT
(An Update of the 1978 Drainage Report)

I. PURPOSE:

The purpose of this report is to present information and calculations relative to storm runoff and storage volumes for the proposed Psychiatric Unit Addition.

II. SCOPE:

The scope of this report is to include a presentation of all runoff rates and volumes to show that the Psychiatric Unit will be protected from flooding and that the proposed development will not increase the threat of flood damage to contiguous properties. Calculations of on-site flow depths and velocities and design of a positive discharge for the detention pond will also be included.

III. LOCATION:

The tract of land considered by this report is located in the City of Albuquerque in the NE 1/4 of the SE 1/4, Section 18, T10N, R4E, NMPM. The tract is bounded on the north by Constitution Avenue, N.E., on the west and south by Constitution Place, N.E. and on the east by existing commercial development which faces Wyoming Boulevard, N.E. The total area of this tract is 18.89 acres of land, more or less.

IV. EXISTING DRAINAGE CONDITIONS:

A. Topography and Soils

Topography of the site slopes from east to west. The elevation of the high point is approximately 5360 feet. The low point of the site is at an elevation of approximately 5330 and is located at the southeast corner of the intersection of Constitution Avenue, N.E. and Constitution Place, N.E. The distance between the high and low points is approximately 1,230 feet which is an average slope of 0.0244 feet per foot.

The natural soils existing at the site are Embudo-Tijeras Complex which is about 50 percent an Embudo gravelly fine sandy loam and about 35 percent a Tijeras fine sandy loam. The Embudo soil is in drainage ways and depressions and the Tijeras soil is on low ridges in narrow undulations. Both soils are in Hydrologic Soil Group B. (1)

(1) Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico, USSCS, BIA, BLM & NM AG Experiment Sta.

B. On-Site Drainage Conditions

The site which is the subject of this study is presently partially developed. The amounts of land occupied by each category of development or that remains undeveloped is shown as follows:

Roof Area	3.77 acres
Pavement Area	6.39 acres
Undeveloped or Planted	<u>8.73 acres</u>
TOTAL	18.89 acres

Roof drains from the existing building are discharged into an existing storm drain to the south property line. The storm drain is discharged as surface flow into Constitution Place, N.E. This storm drain system also gathers some flow from the parking area located immediately east of the present Hospital building.

Runoff from the parking areas north of the Hospital flows to an existing trench drain which discharges into the retention pond. The parking area west of the building also flows to the pond. This pond does not presently have a positive discharge or overflow spillway. Since a positive discharge is proposed, the pond will be referred to hereinafter as a detention pond.

Other areas also drain directly into Constitution Place, N.E.. For the most part all of the site south of the north edge of the existing building drain into Constitution Place N.E.. and, of course, the undeveloped land at the west end of the site also drains into either Constitution Place N.E. or Constitution Avenue, N.E.

C. Off-Site Drainage Conditions

On all sides of the site except the east side, the existing streets are lower than site property. On the east side, drainage is mostly away from the site and in the direction of Wyoming Boulevard, N.E., Constitution Avenue, N.E. or Constitution Place, N.E.. A very small amount of land east of the N.E. corner of the site appears to drain onto the site but its contribution to the overall drainage flows is insignificant.

V. PROPOSED DRAINAGE IMPROVEMENTS

A. Criteria

The computations, conclusions and recommendations contained in this report are based on criteria in the city of Albuquerque Development Process Manual, Volume 2, Design Criteria.

B. Site Drainage

The proposed Psychiatric Unit addition will improve conditions considerably as far as drainage leaving the site. The roof drains will be connected to a storm sewer line that outfalls into the existing pond. Surrounding the Psychiatric Unit is approximately 1.25 acres of planted area including lawns and shrubs that was previously asphalt parking lot. All drainage areas are delineated on Plate I and numbered from 1 through 9. A discussion of each drainage area follows:

1. Area Number 1 is the northwest corner of the site that is undeveloped except for several transplanted trees. Vegetation is sparse. The area drains directly into Constitution Avenue, N.E. and Constitution Place, N.E..
2. Area Number 2 is mostly existing and proposed parking lot. There is some grass and the parking lot barrier islands are filled with pea gravel with plastic sheeting under the gravel which has some absorptive capacity but is considered impermeable for this report. The outfall is a proposed trench drain which discharges into the detention pond.
3. Area Number 3 is the existing parking lots directly in front of the Hospital building. The area has very little grass and is mostly impermeable. The detention pond is included in this area. The outfall is a trench drain which discharges into the detention pond.
4. Area Number 4 is a very small area near the north wing of the Psychiatric Unit. The area has no outlet so it will retain runoff water. However, the lowest part in which retention will occur is more than 20 feet from the building.
5. Area Number 5 covers the main entrance drive immediately north of the hospital and the west parking lot. This area drains to a concrete rundown near the northwest corner of the west parking lot. The rundown discharges into the detention pond.
6. Area Number 6 includes the proposed Psychiatric Unit and adjacent court yards. It also includes a small area north of the existing building that previously was drained by the existing storm drain along the east side of the existing building. This area will be drained by a new storm drain line which outfalls directly into the detention pond.

7. Area Number 7 includes the original building, the 1978 additions and certain surrounding areas. All of these outfall directly into Constitution Place, N.E.. The points of building drain outfall are shown on Plate I.
8. Area Number 8 is the site of a future addition. This area will have no outlet but will retain all runoff. The depth of ponding will be minimal and will be at least 20 feet from any building foundation. Since the area is grass, the runoff should be quickly absorbed.
9. Area Number 9 is east of the Proposed Psychiatric Unit, is mostly grass and discharges directly into Constitution Place N.E..

C. Detention Pond

The existing detention pond has a volume of about 32,000 cubic feet which is about 12,220 cubic feet in excess of developed minus undeveloped 100-year 6-hour volume. A positive discharge has been designed which will drain the entire 100-year, 6-hour volume for those areas which drain to the pond in less than 16 hours.

The 6" diameter pipe discharge will have a minimal effect on downstream flows in Constitution Place. Any overflow that might occur would be along the northwest bank of the pond and it is not anticipated that such overflow would cause significant erosion or damage to downstream property.

VI. CONCLUSIONS

- A. The proposed Psychiatric Unit will result in a decrease in direct discharge to the adjacent streets.
- B. The present system of discharging existing roof, drains into Constitution Place, N.E., should be continued.

VII. RECOMMENDATIONS

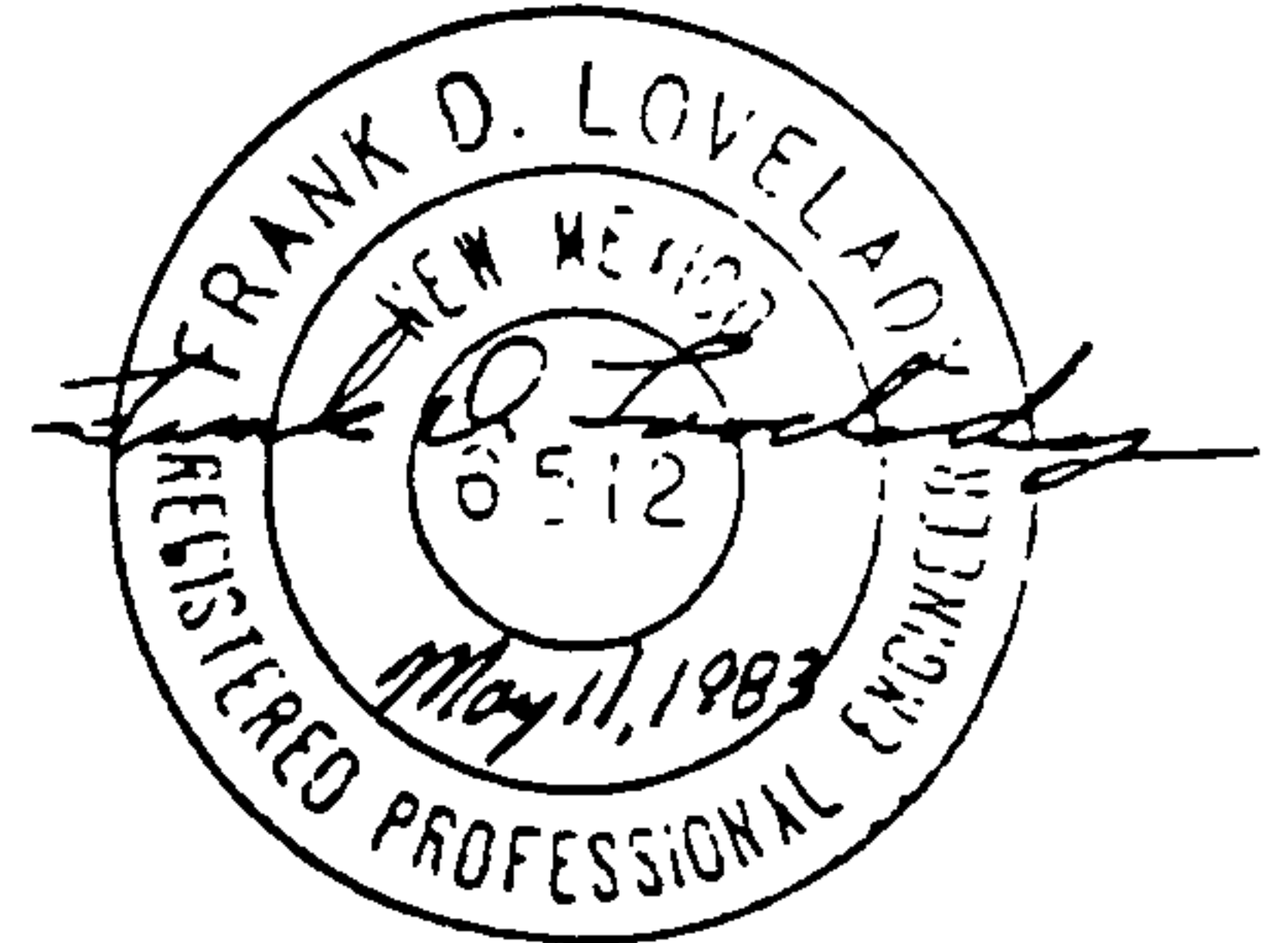
- A. Retain existing drainage facilities for transporting existing roof drainage to Constitution Place N.E.
- B. Install a storm drainage system to transport drainage from roofs and surrounding court yards of Psychiatric Unit to the pond.
- C. Install parking lot drainage facilities to direct parking lot drainage to the pond.
- D. Install a positive discharge pipe between the pond and Constitution Place so that the pond will not have standing water.
- E. The pond slopes, banks and bottom should be seeded with native grasses to improve appearance and reduce erosion.

If the above recommendations are implemented with the proposed development of the property, it is concluded that the proposed development will not create a flood hazard to surrounding properties, nor will the property itself be in danger of flooding.

Respectfully Submitted

BOYLE ENGINEERING CORPORATION


Frank D. Lovelady, P.E.
Senior Civil Engineer



Boyle Engineering Corporation

BY FDL DATE 5-4-83 SUBJECT ANNA KASEMAN PSYCHIATRIC UNIT SHEET NO. 1 OF 7
CHKD. BY _____ DATE _____ DRAINAGE REPORT JOB NO. 501-227-60

DRAINAGE CALCULATIONS

I. TIME OF CONCENTRATION

$$T_c = 0.0078 (L^{0.77} / S^{0.385})$$

$$L = 1,230' \quad S = 0.0244$$

$$T_c = 0.0078 (1,230^{0.77} / 0.0244^{0.385})$$

$$= 7.8 \text{ MINUTES} \quad \text{USE minimum } T_c \text{ of } 10 \text{ minutes}$$

II DRAINAGE AREAS AND "C" FACTORS (See DPM Plate 22.2 C-1)

AREA NUMBER	AREA (ACRES)	UNDEVELOPED	PLANTED	IMPERVIOUS	PERCENT IMPERVIOUS	"C" FACTOR
1	2.97	2.97		0.00	0.0	0.34
2	3.64		0.89	2.75	75.6	0.74
3	1.59		0.13	1.46	91.8	0.82
4	0.08		0.08	0.00	0.0	0.34
5	2.70		0.79	1.91	70.7	0.70
6	0.99		0.41	0.58	58.6	0.62
7	5.74		0.68	5.06	88.2	0.84
8	0.36		0.33	0.03	8.3	0.38
9	0.21		0.21	0.00	0.0	0.34
POND	0.61	0.61		0.00	0.0	0.34
TOTALS	18.89			11.79	62.4	0.64

III RAINFALL INTENSITY (SEE DPM Plate 22.2 D-1)

100-YEAR, 6-HOUR RAINFALL VOLUME IS 2.4 INCHES
FOR $T_c = 10 \text{ MIN}$

$$I_{100} = 2.4 \times 6.84 \times 10^{-0.51} = 5.07$$

$$I_5 = 5.07 \times 0.541 = 2.74$$

Boule Engineering Corporation

BY FDL DATE 5-4-83 SUBJECT ANNA KASEMAN PSYCHIATRIC UNIT SHEET NO. 2 OF 7
CHKD. BY DATE DRAINAGE REPORT JOB NO. 501 227 60

IV UNDEVELOPED FLOWS AND VOLUMES

A. Undeveloped rainfall volume - Based on the development existing on July 15, 1972

Roof Area = 2.25 Acres
Pavement Area = 5.32 Acres
Undeveloped = 11.32 Acres

Total = 18.89 Acres

Percent impermeable = 40.07% . From Plate 22.2 C-1 the "C" Factor is 0.52

Undeveloped Volume and Flow

$$V_{100} = (2.4/12)(18.89)(0.52)(43560) = 85,576 \text{ CF}$$

$$Q_{100} = 0.52(5.07)(18.89) = 49.8 \text{ cfs}$$

V DEVELOPED FLOWS AND VOLUMES

$$V_{100} = (2.4/12)(18.89)(0.64)(43560) = 105,324$$

$$Q_{100} = 0.64(5.07)18.89 = 61.3 \text{ cfs}$$

VI REQUIRED POND VOLUME

DEVELOPED V_{100} - UNDEVELOPED V_{100}

$$105,324 - 85,576 = 19,748 \text{ CF}$$

Existing Pond Volume = 31,968 CF (Adequate)

Boyle Engineering Corporation

BY FDL DATE 5-4-83 SUBJECT ANNA KASEMAN PSYCHIATRIC SHEET NO. 3 OF 7
CHKD. BY DATE UNIT DRAINAGE REPORT JOB NO. 501 227 60

VII POND POSITIVE DISCHARGE

A. Design Flow - Pond discharge will be designed for Q_5 for those areas draining to the pond.
 $I_5 = 2.74$

Area Number	Area (Acres)	"C" Factor	Q_5 (cfs)
2	3.64	0.74	7.38
3	1.59	0.88	3.83
5	2.70	0.70	5.17
6	0.99	0.62	1.68

$$\text{Total } Q_5 = \underline{18.06 \text{ cfs}}$$

B. Total Volume discharged to pond:

Area Number	
2	$(2.4/12) (3.64) (0.74) (43560) = 23,467$
3	$(2.4/12) (1.59) (0.88) (43560) = 12,190$
5	$(2.4/12) (2.70) (0.70) (43560) = 16,466$
6	$(2.4/12) (0.99) (0.62) (43560) = 5,347$
Pond	$(2.4/12) (0.61) (0.34) (43560) = 1,807$

$$\text{Total 100 year 6 hour Volume} = \underline{59,277}$$

Volume to be discharged by positive discharge

Boyle Engineering Corporation

BY FDL DATE 5-6-83 SUBJECT ANNA KASEMAN PSYCHIATRIC SHEET NO. 4 OF 7
CHKD. BY _____ DATE _____ UNIT DRAINAGE REPORT JOB NO. 501 227 60

C. Pond Discharge Pipe

INVERT ELEVATION OF INLET = 5340.0 = Pond Bottom

INVERT ELEVATION OF OUTLET = 5333.07 = Street F.L. PLUS 0.24'

$$\text{SLOPE} = 40.0 - 33.07 / 190 = 0.0365 \%$$

TRY 6" DIA SCH 40 PVC PIPE OD = 6.625

$$\text{ID} = 6.625 - 2(0.28) = 6.06" \\ = 0.5500$$

$$\text{AREA } A = (0.55^2) \pi / 4 = 0.2376 \text{ SF}$$

MANINGGS EQUATION FOR PIPE FLOWING FULL

$$Q = (0.463 / 0.011) (0.55)^{8/3} (0.0365)^{1/2} = 1.63 \text{ CFS}$$

CHECK INLET WITH ORIFICE EQUATION

$$Q = C A \sqrt{2gh}$$

$$C = 0.616 \text{ (BRATTER/KING 6TH Ed. Table 4.5)}$$

$$A = 0.2376 \text{ SF} \quad h = 1.5'$$

$$Q = 0.616 (0.2376) \sqrt{2 (32.2) (1.5)} = 1.44 \text{ cfs}$$

Time required to discharge the entire 100-year 6-hour storm

$$59,277 / (1.44 \times 3600) = 11.43 \text{ hours}$$

$$59,277 / (0.83 \times 3600) = 19.83 \text{ hours (for } h = 0.5)$$

$$\text{AVERAGE} = (11.43 + 19.83) / 2 = 15.63 \text{ Hours} < 24 \text{ HRS}$$

Boyle Engineering Corporation

BY FDL DATE 5-6-83 SUBJECT ANNA KASEMAN PSYCHIATRIC SHEET NO. 5 OF 7
CHKD. BY _____ DATE _____ UNIT DRAINAGE REPORT JOB NO. 501 227 60

D. Cutoff Into Constitution Place NE

Check capacity of City Standard sidewalk culvert w/ steel plate top. (Dwg. K-16-1)

By Mannings equation $Q = A \left(\frac{1.486}{n} \right) R^{2/3} S^{1/2}$

Area $A = \frac{1}{2} (7.25 + 6.75) (5" \times 2)$ For 10" wide, flow $\frac{1}{4}"$
 $= 70 \text{ sq in} = 0.486 \text{ sf}$
From steel plate.

Wetted Perimeter $P = (6.75 + 5.02) \times 2 = 23.54" = 1.96'$

$R = A/P = \frac{0.486}{1.96} = 0.248$

$S = \frac{1}{4}"/\text{Foot} = 0.02\%$

$Q = 0.486 \left(\frac{1.486}{0.013} \right) (0.248)^{2/3} (0.02)^{1/2} = 3.10 \text{ cfs}$

VIII PARKING LOT DRAINAGE

A. CONCRETE CHANNEL CONNECTING PARKING LOTS.
(see Section B B, Plate 1)

Area = 1.58 Acres. (0.61 Acres Planting)

% Impermeable = 61.4%

"C" Factor = 0.64

$Q_{100} = C I A = 0.64 (5.07) 1.58 = 5.13 \text{ cfs}$

slope = 0.61' in 68' = 0.009 %

Try 6' wide channel 3" deep
 $P = 6.5'$ $A = 1.5'$ $R = 1.5/6.5 = 0.23$ A-20

Bouie Engineering Corporation

BY FDL DATE 5-6-93 SUBJECT ANNA KASEMAN PSYCHIATRIC SHEET NO. 6 OF 7
CHKD. BY _____ DATE _____ UNIT DRAINAGE REPORT JOB NO. 501 227 60

Using Mannings Equation $Q = A \left(\frac{1.486}{0.013} \right) (0.23)^{2/3} (0.009)$
 $= 6.10 \text{ cfs}$

$6.10 \text{ cfs} > 5.13 \text{ cfs}$ Section is adequate.

B. Trench Drain

Area = 3.64 Acres "c" = 0.74 (AREA NO. 2)

$Q = 0.74 (5.07) 3.64 = 13.66 \text{ cfs}$

TRY 18" wide x 18" DEEP SECTION.

$P = 1.5 + 2(1.5) = 4.5$

$A = 1.5 \times 1.5 = 2.25$

$R = 2.25/4.5 = 0.5$ $S = 1.5' \text{ in } 130' = 0.0115$

$Q = AV = 2.25 (1.486/0.013) (0.5)^{2/3} (0.0115)^{1/2}$

$Q = 17.37 \text{ cfs}$

C. Grate For Trench Drain

Try Neenah A-4999-FF TYPE "B" GRATE

FROM Neenah Manual "Inlet Grate Capacities for ponded water"

Area per 2 foot Section = 1.4 sf

From nomograph, Assume 2" of standing water depth over grate; 1.4 sf grate opening per section, the discharge per 2 foot section is 2.5 cfs. A-21

Boyle Engineering Corporation

BY FDL DATE 5-16-83 SUBJECT ANNA KASEMAN PSYCHIATRIC SHEET NO. 7 OF 7
CHKD. BY _____ DATE _____ UNIT DRAINAGE REPORT JOB NO. 501 227 60

The total length of Grate is $22' + 30' = 52'$
Therefore, capacity of Grate is

$$\frac{52}{2} \times 2.5 = 65 \text{ cfs}$$

Assuming Flow increases linearly with depth
the grate should have adequate capacity with
only $\frac{1}{2}$ inch standing water (16.25 cfs)

D. TRENCH DRAIN OUTFALL - TRAPEZODAL SECTION.

TRY 1 foot bottom, 1 foot depth, 45° SIDESLOPES

$$\text{AREA} = 2 \text{ SF} \quad P = 3.28$$

$$R = \frac{2}{3.28} = 0.6098 \quad S = 0.0115$$

$$Q = 2 \left(\frac{1.486}{0.013} \right) (0.6098)^{2/3} (0.0115)^{1/2} = 17.63$$

CHANNEL SHOULD HAVE 6" MIN FREEBOARD

A-22/22

EXHIBITS



BHANNAL STON INC

Courtyard One

7500 PEEPCON NE

Albuquerque

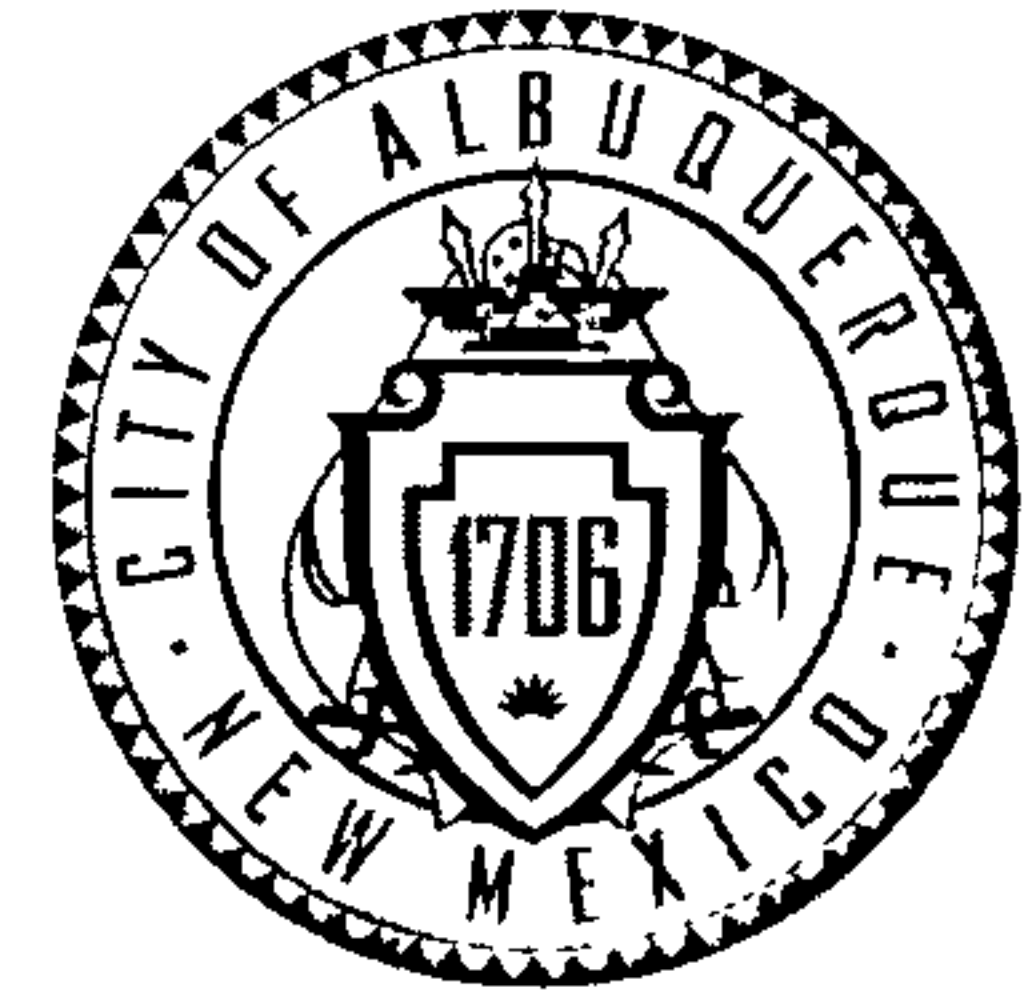
Tel: (505) 871-0433

voice 505.423.1300

f 505.791.7988

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



March 7, 2014

Richard J. Berry, Mayor

Mr. Jeffrey G. Mortensen, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: **Kaseman Center for Surgical Innovation-Stage 4 (J19-D004C)**
8300 Constitution Avenue NE
Request for Temporary Permanent C.O. – **Accepted**

Dear Mr. Mortensen:

Based upon the information provided in your email received 03-06-2014, the above referenced Certification is acceptable for a release of a 30-day Temporary Certificate of Occupancy by Hydrology, for Stage 4 of this project.


PO Box 1293

If you have questions, please email me at pone 505-924-3994.

Albuquerque

Sincerely,

New Mexico 87103


Shahab Biazar, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
E-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

J19D004C

PROJECT TITLE: KASEMAN CENTER FOR SURGICAL INNOVATION - STAGES 2 & 3 ZONE ATLAS/DRNG. FILE #: J19 ~~D04C~~
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION
 CITY ADDRESS: 8300 CONSTITUTION AVENUE NE

ENGINEERING FIRM: HIGH MESA CONSULTING GROUP CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: PRESBYTERIAN MEDICAL GROUP CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: 505-255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
 ADDRESS: 214 TRUMAN STREET NE PHONE: 505-255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

SURVEYOR: HIGH MESA CONSULTING GROUP (NMPS 11184) CONTACT: CHARLES G. CALA, JR
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: ENTERPRISE BUILDERS CONTACT: JASON VIGIL
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☒ OTHER - REVISION FOR PHASING (STAGE 4)

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER - REVISION (STAGE 4)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

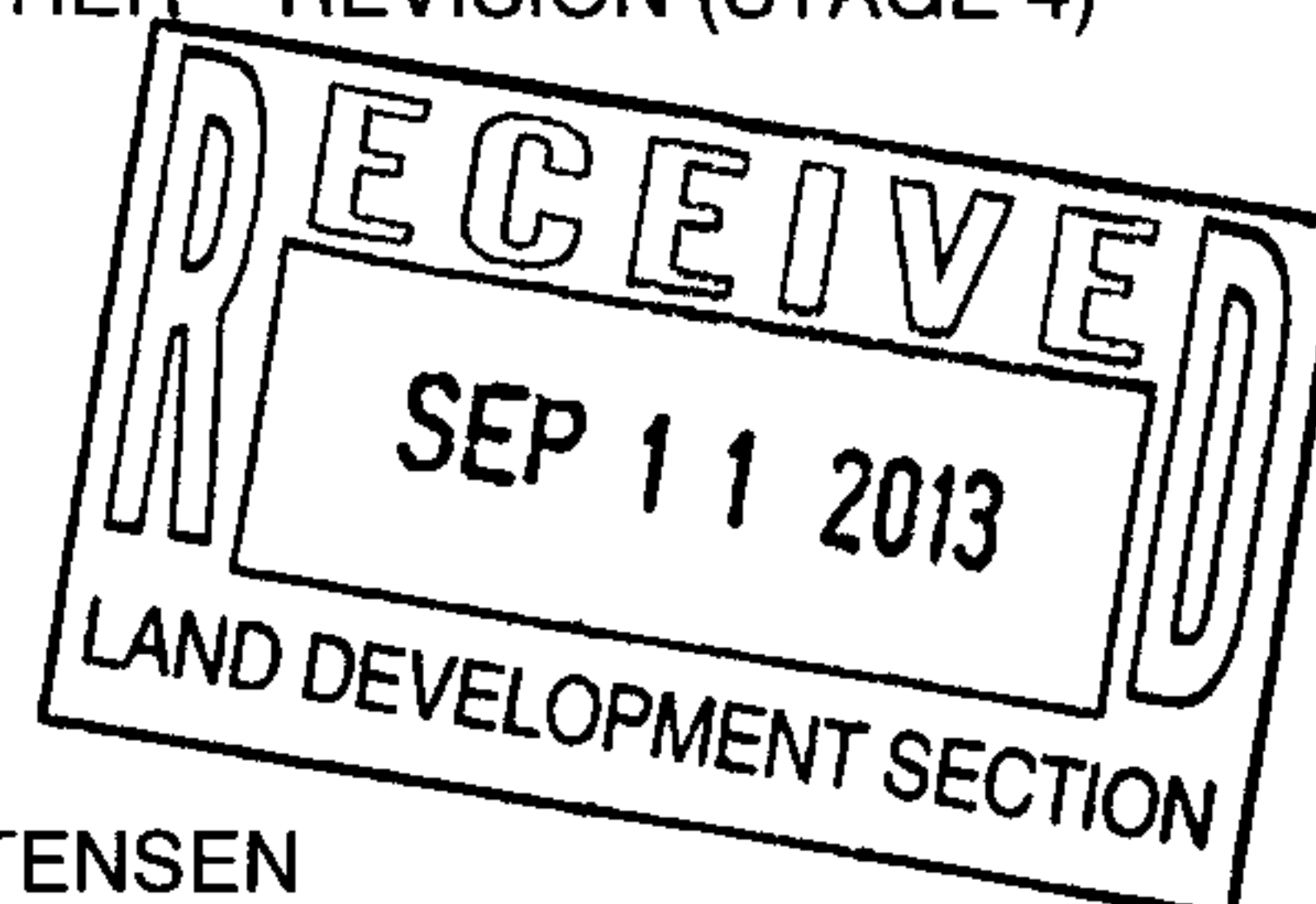
- ☒ YES (INFORMAL DISCUSSION WITH CURTIS CHERNE)
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 09-10-2013 BY: JEFFREY G. MORTENSEN

XC: KEVIN GEORGES W/ MYLAR COPY FOR RECORD DRAWINGS

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Cherne, Curtis

From: Jeffrey Mortensen <JMortensen@highmesacg.com>
Sent: Thursday, March 06, 2014 4:43 PM
To: Cherne, Curtis
Cc: Kevin Georges, AIA
Subject: 8300 CONSTITUTION NE, KASEMAN HOSPITAL STAGE 4

Curtis,

As we discussed earlier today, Stage 4 of the Kaseman Hospital Surgery Addition is in need of a Temporary Certificate of Occupancy to allow the Owner to begin moving equipment into the renovated space.

This date I visited the site to observe that the landscaping of the courtyards is complete and the demolition of the existing building connection also complete. The grading appears to be in substantial compliance with the design intent of the approved Plan dated 10-16-2012 and revised 01-25-2013. We will follow-up with the verification of grades next week followed by the Engineer's Drainage Certification for Permanent C.O. In the meantime, we request that Hydrology agree to the release of a 30-day Temporary Certificate of Occupancy for Stage 4 (J19/D004C). Stages 2 and 3 were certified 09-10-2013 at which time the courtyard work and demolition were deferred to Stage 4.

Based upon the above, we respectfully request the release of a 30-day Temporary Certificate of Occupancy for Stage 4. If you should have any questions, comments or concerns regarding this request, please do not hesitate to call me at 249-8604.

Thank you in advance for your cooperation and assistance,
Jeff

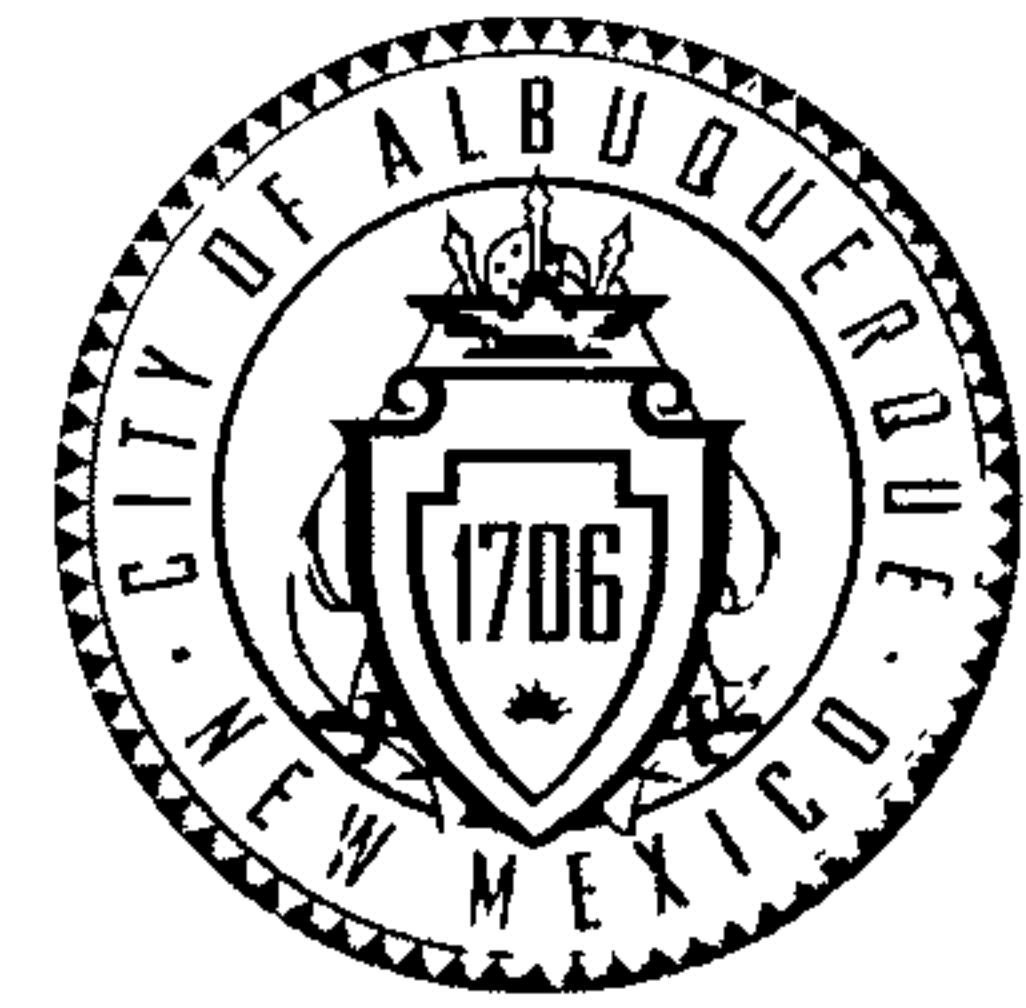


Jeffrey G. Mortensen, P.E.
Chairman

6010-B Midway Park Blvd. NE Phone: 505.345.4250
Albuquerque, NM 87109 Fax: 505.345.4254
www.highmesacg.com jmortensen@highmesacg.com

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



ALBUQUERQUE

September 20, 2013

Richard J. Berry, Mayor

Mr. Jeffrey G. Mortensen, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd. NE
Albuquerque, New Mexico 87109

RE: **Kaseman Center for Surgical Innovation-Stages 2 & 3**
8300 Constitution Avenue NE

J19-D004C

Request for Permanent C.O. – **Accepted**
Engineer's Stamp dated: 10-16-12, Revised 01-25-2013
Certification dated: 09-10-2013 - Stages 2 & 3 only

Dear Mr. Mortensen:

Based upon the information provided in the Certification received 09-11-2013, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology, for Stages 2 and 3 of this project.

Hydrology is asking for an electronic copy of your Certified Plan, in .pdf format, for our records. This certification can be e-mailed to me at: GROlson@cabq.gov.

If you have questions, please email me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer
Development and Building Services

Orig: Drainage file **J19/D004C**
c.pdf: Addressee via Email JMortensen@HighMesaCG.com
ec: CO Clerk—Katrina Sigala

Jeffrey Mortensen

From: Cherne, Curtis <CCherne@cabq.gov>
Sent: Thursday, August 22, 2013 10:35 AM
To: Sigala, Katrina M.; Connor, Francis
Cc: jvigil@ebnm.com; Jeffrey Mortensen
Subject: FW: 8300 Constitution, Kaseman Hospital Stages 2 and 3

Katrina/Francis,
Good morning.

Based upon the information provided by the engineer in the e-mail below, Hydrology can issue a 30-day Temporary Certificate of Occupancy for Stages 2 and 3. The engineer will follow-up with an engineer's certification for release of Permanent Certificate of Occupancy.

Curtis

From: Jeffrey Mortensen [mailto:JMortensen@highmesacg.com]
Sent: Wednesday, August 21, 2013 4:18 PM
To: Cherne, Curtis
Subject: 8300 Constitution, Kaseman Hospital Stages 2 and 3

Curtis,

To recap our conversation earlier today:

1. The Surgery Improvements project at Kaseman Hospital has been separated into Phases, also known as "Stages"
2. Stages 2 and 3 are substantially complete and ready for the owner to move-in Friday
3. Stage 4 is under construction.
4. Stages 2 and 3 are contiguous but not dependent on Stage 4
5. A separate submittal has been made and approved for Stage 4
6. The landscaping and courtyard sidewalk, shown on both drainage submittals, have been deferred to Stage 4
7. The courtyard and Stage 4 landscaping areas have been graded to finished subgrade
8. The inlets constructed under Stages 2 and 3 are protected by wattles until the landscaping can be completed under Stage 4
9. I have visually inspected the site previously as well as today. Based upon visual site inspection, the site has been graded in substantial compliance with the design intent of the approved Grading and Drainage Plan (J19/D04C).
10. The Drainage Certification Survey has been scheduled.
11. As soon as the survey data is obtained, we will promptly review and prepare the Engineer's Drainage certification for Permanent CO

In the meantime, we request that Hydrology release Stages 2 and 3 for Temporary CO. The issuance of the Temporary CO is critical to the Owner in its ability to move-in and provide much needed healthcare to our community. Furthermore, construction was delayed by unforeseen underground utility conflicts that slowed the completion of the site work resulting in no time left in the schedule to prepare and submit a comprehensive drainage certification.

In view of the above, we respectfully request the release of a Temporary CO for Stages 2 and 3 only. If you should have any questions, comments or concerns regarding this request, please do not hesitate to contact me.

Thank you in advance for your cooperation,

Jeff



Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jmortensen@highmesacg.com

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, August 22, 2013 10:35 AM
To: Sigala, Katrina M.; Connor, Francis
Cc: 'jvigil@ebnm.com'; 'Jeffrey Mortensen'
Subject: FW: 8300 Constitution, Kaseman Hospital Stages 2 and 3

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Curtis,

To recap our conversation earlier today:

1. The Surgery Improvements project at Kaseman Hospital has been separated into Phases, also known as "Stages"
2. Stages 2 and 3 are substantially complete and ready for the owner to move-in Friday
3. Stage 4 is under construction.
4. Stages 2 and 3 are contiguous but not dependent on Stage 4
5. A separate submittal has been made and approved for Stage 4
6. The landscaping and courtyard sidewalk, shown on both drainage submittals, have been deferred to Stage 4
7. The courtyard and Stage 4 landscaping areas have been graded to finished subgrade
8. The inlets constructed under Stages 2 and 3 are protected by wattles until the landscaping can be completed under Stage 4
9. I have visually inspected the site previously as well as today. Based upon visual site inspection, the site has been graded in substantial compliance with the design intent of the approved Grading and Drainage Plan (J19/D04C).
10. The Drainage Certification Survey has been scheduled.
11. As soon as the survey data is obtained, we will promptly review and prepare the Engineer's Drainage certification for Permanent CO

In the meantime, we request that Hydrology release Stages 2 and 3 for Temporary CO. The issuance of the Temporary CO is critical to the Owner in its ability to move-in and provide much needed healthcare to our community. Furthermore, construction was delayed by unforeseen underground utility conflicts that slowed the completion of the site work resulting in no time left in the schedule to prepare and submit a comprehensive drainage certification.

I view of the above, we respectfully request the release of a Temporary CO for Stages 2 and 3 only. If you should have any questions, comments or concerns regarding this request, please do not hesitate to contact me.

Thank you in advance for your cooperation,

8/22/2013

Jeff

HIGH MESA Consulting Group

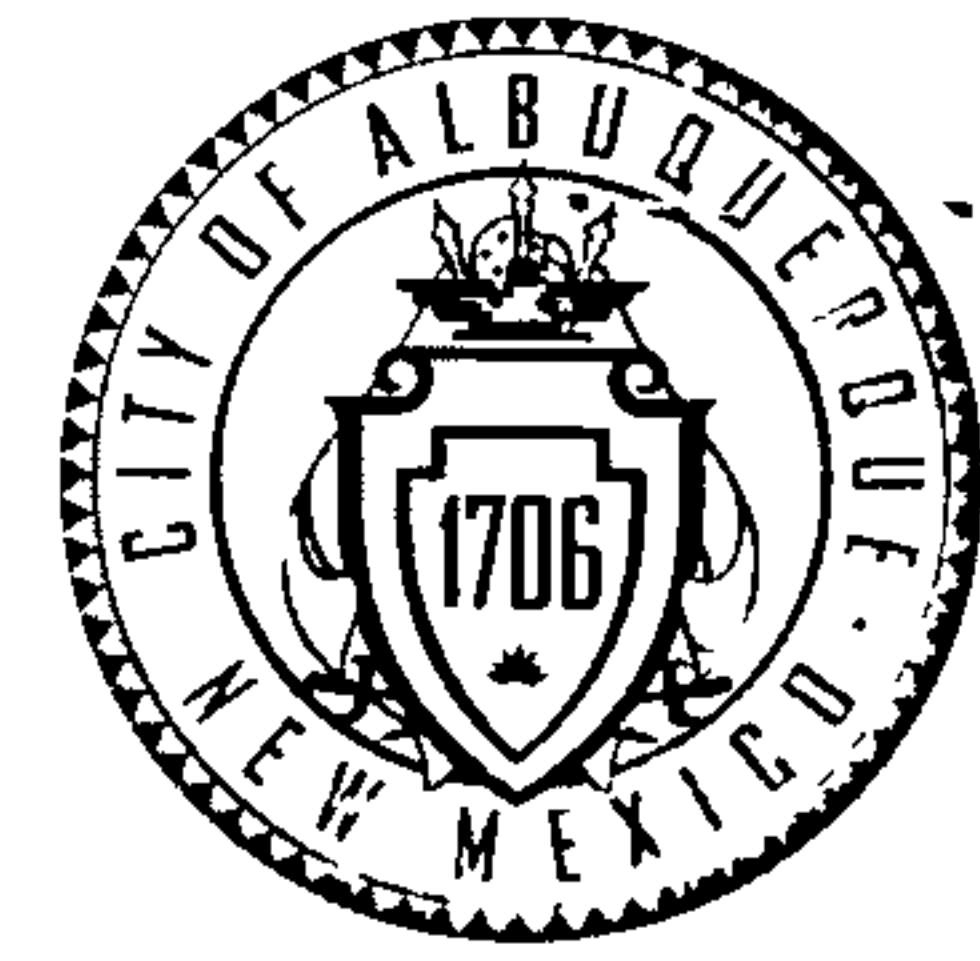
Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jmortensen@highmesacg.com

PLEASE
CALL ME.
JEFF
249-8604

CITY OF ALBUQUERQUE



January 29, 2013

Jeffery G. Mortensen, P.E.
High Mesa Consulting Group
6810-B Nidway Park Blvd. NE
Albuquerque, NM 87109

**Re: Kaseman Center for Surgical Innovation
Grading and Drainage Plan
Engineer's Stamp Date 1/25/2013 (J19/D04C)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 1/25/2013, the above project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Hydrology is requesting that proposed landscape areas be depressed to retain/infiltrate the rain that falls on them.

This is the plan to certify for release of Certificate of Occupancy.

PO Box 1293 If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

NM 87103

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: RR/SB
e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: KASEMAN CENTER FOR SURGICAL INNOVATION ZONE ATLAS/DRNG. FILE #: J19 D04C
 - STAGE 4
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION
 CITY ADDRESS: 8300 CONSTITUTION AVENUE NE

ENGINEERING FIRM: HIGH MESA CONSULTING GROUP CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: PRESBYTERIAN MEDICAL GROUP CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: 505-255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
 ADDRESS: 214 TRUMAN STREET NE PHONE: 505-255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

SURVEYOR: HIGH MESA CONSULTING GROUP (NMPS 11184) CONTACT: CHARLES G. CALA, JR
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: NOT KNOWN CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERTIFICATION (TCL)
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
☒ OTHER - REVISION FOR PHASING

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER - REVISION

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES (INFORMAL DISCUSSION WITH CURTIS CHERNE)
☐ NO
☐ COPY PROVIDED

RECEIVED
JAN 25 2013

DATE SUBMITTED: 01-25-2013 BY: JEFFREY G. MORTENSEN

XC: KEVIN GEORGES W/ BOND ORIGINAL & 2 BOND COPIES

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Rael, Rudy E.

From: Jeffrey Mortensen [JMortensen@highmesacg.com]
Sent: Tuesday, May 28, 2013 5:23 PM
To: Cherne, Curtis
Cc: Rael, Rudy E.; Kevin Georges, AIA
Subject: KASEMAN HOSPITAL PROJECTS

Curtis,

This project was originally submitted as a single permit comprising interior remodel to an existing building and a new addition connecting existing buildings.

The new storm drain and utility work associated with the building addition has taken longer than expected due to unforeseen subsurface conditions. The underground storm drain is in the ground as I have visually inspected it when onsite to assist in resolving the conflicts. The delays, however, are now preventing occupancy of the interior remodel portions.

We understand that the project is now separated into two permits:

201292540 for the interior portion

129254004 for the building addition and private storm drain work

As we discussed, the Contractor should take the second permit set (#201292540) to you or Rudy to re-designate the Drainage Certification requirement on the back sheet of the approved set. By changing the requirement from "yes" to "no", Hydrology approval will not be required for the interior permit aspect of the project.

Thank you for your assistance with this matter,

Jeff

**HIGH
MESA Consulting Group**

Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jmortensen@highmesacg.com

5/29/2013

Rael, Rudy E.

From: Jeffrey Mortensen [JMortensen@highmesacg.com]
Sent: Tuesday, May 28, 2013 4:37 PM
To: Rael, Rudy E.
Subject: Fwd: KASEMAN ADMIN

Sent from my Verizon Wireless 4G LTE DROID

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

Subject: RE: KASEMAN ADMIN
From: "Kevin Georges, AIA" <keg@kga-architects.org>
To: Jeffrey Mortensen <JMortensen@highmesacg.com>
CC:

Jeff,

Sorry for the time spent on this. Send us a bill. We need to get this resolved today. They are moving in tomorrow.

Jason does have a separate permit for the interior (Permit No. 201292540) from the rest of the building. He spoke with Tim Simms in Hydrology on Friday and he wants a letter from you saying it's okay to have the hydrology requirement as part of the original permit (Permit No. 129254004) and not be part of this interior work. Seems a little excessive but that is what Tim says. Can you call him and get him to release this so we can get a CO? Don't know if he will require a letter or your word. Let me know. Jason needs to go down to the City to get the CO.

Thanks for your help!!!!

Kevin

Kevin Georges, AIA
KGA Architects
 214 Truman Street NE
 Albuquerque, New Mexico 87108.1333
 505.255.4975

*met w/ Jeff about CO. 5/28/13
 Explained what permit needed to be
 CO'd. Rudy*

From: Jeffrey Mortensen [mailto:JMortensen@highmesacg.com]
Sent: Tuesday, May 28, 2013 10:38 AM
To: Kevin Georges, AIA
Subject: KASEMAN ADMIN

Kevin,

Jason Vigil from Enterprise is asking us to help him get a CO for the Admin portion of Stages 2 & 3.

Hydrology doesn't want to issue a temp or partial because too many people never come back and complete the process.

I suggested that he distinguish the interior from the exterior by having separate permits. That would make it easy for Hydrology to see the difference.

5/28/2013

Any ideas? I've spent too much time on this already.

Jeff

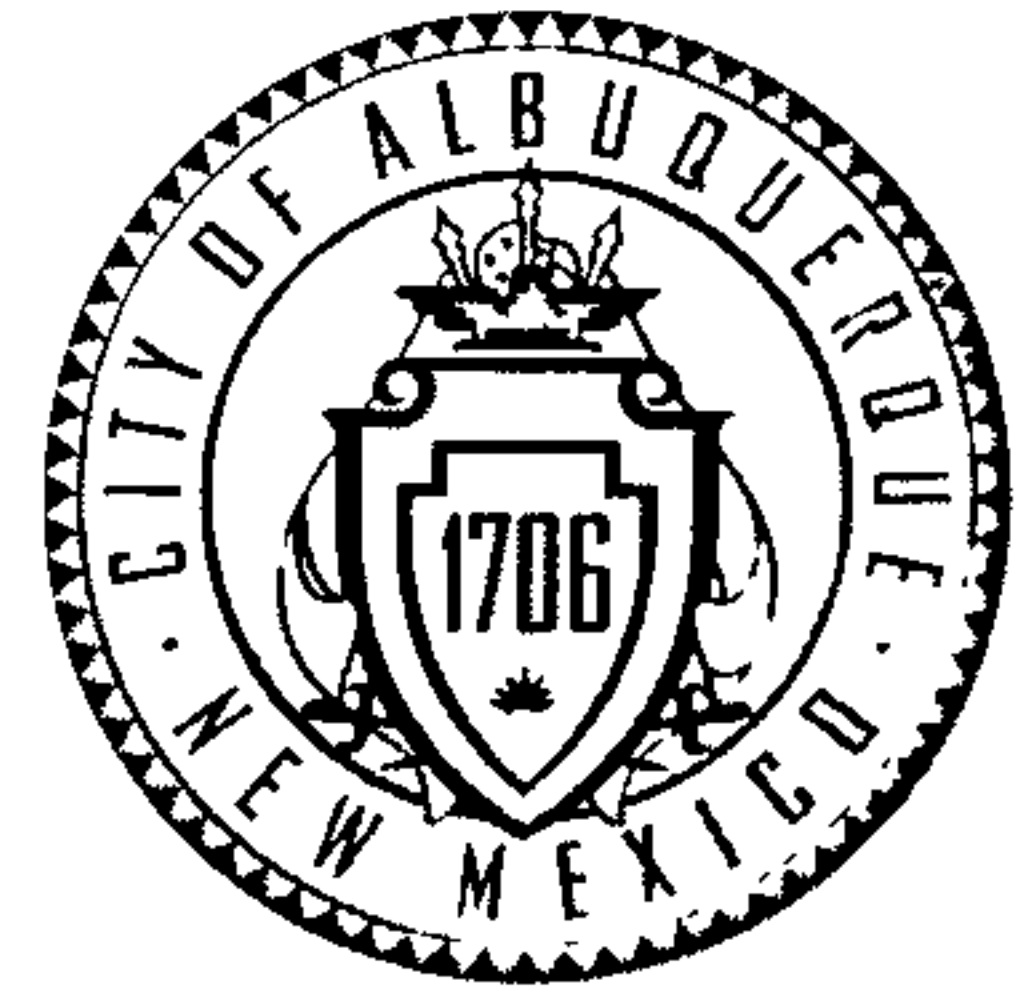


Jeffrey G. Mortensen, P.E.
President

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jmortensen@highmesacg.com

CITY OF ALBUQUERQUE



Permit Number 201292540 is cleared for CO by the Hydrology department.

Rudy E. Rael, CE

Engineer Assistant, Planning Dept.

Development & Building Services

600 2nd St. NW Suite 201

Albuquerque NM 87102

(505) 924-3977

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



October 29, 2012

Jeffery G. Mortensen, P.E.
High Mesa Consulting Group
6810-B Nidway Park Blvd. NE
Albuquerque, NM 87109

**Re: Kaseman Center for Surgical Innovation
Grading and Drainage Plan
Engineer's Stamp Date 10/16/2012 (J19/D04C)**

Dear Mr. Mortensen,

Based upon the information provided in your submittal received 10/16/2012, the above project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Hydrology is requesting that proposed landscape areas be depressed to retain/infiltrate the rain that falls on them.

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit.

PO Box 1293 The permit is available online at
<http://www.cabq.gov/planning/landcoord/documents/EPA-NMS000101-FinalPermit.pdf>

Albuquerque If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

NM 87103

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: RR/SB
e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: KASEMAN CENTER FOR SURGICAL INNOVATION ZONE ATLAS/DRNG. FILE #: J19 D04C
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT 1, EAST END ADDITION
 CITY ADDRESS: 8300 CONSTITUTION AVENUE NE

ENGINEERING FIRM: HIGH MESA CONSULTING GROUP CONTACT: JEFF MORTENSEN
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

OWNER: PRESBYTERIAN MEDICAL GROUP CONTACT: ARCHITECT
 ADDRESS: _____ PHONE: 505-255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: _____

ARCHITECT: KEVIN GEORGES & ASSOCIATES CONTACT: KEVIN GEORGES
 ADDRESS: 214 TRUMAN STREET NE PHONE: 505-255-4975
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87108

SURVEYOR: HIGH MESA CONSULTING GROUP (NMPS 11184) CONTACT: CHARLES G. CALA, JR
 ADDRESS: 6010-B MIDWAY PARK BLVD. NE PHONE: (505) 345-4250
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87109

CONTRACTOR: NOT KNOWN CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

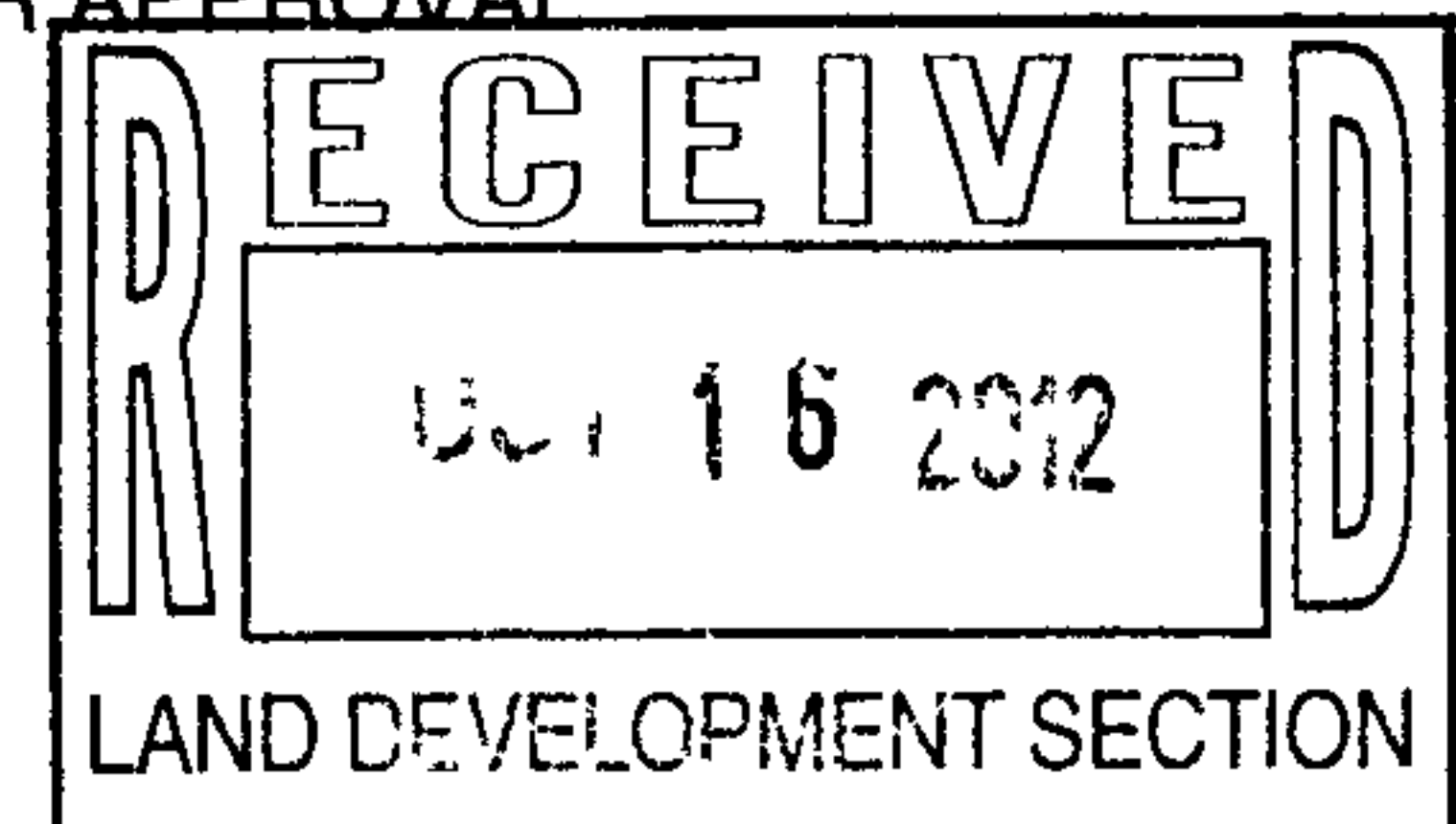
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
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☐ OTHER -

CHECK TYPE OF APPROVAL SOUGHT:

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☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER -

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES (INFORMAL DISCUSSION WITH CURTIS CHERNE)
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 10-16-2012 BY: JEFFREY G. MORTENSEN
 XC: KEVIN GEORGES W/ BOND ORIGINAL

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based upon the following:

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