

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

August 12, 2020

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

**RE: Kasemn Total Joint Replacement Center  
8300 Constitution Ave NE  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: 07/23/20  
Hydrology File: J19D004F**

Dear Mr. Broughton:

PO Box 1293

Based upon the information provided in your submittal received 07/30/2020, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Also as a reminder, please pay the Payment-in-Lieu for the stormwater quality pond volume required prior to Hydrology's approval of the project for Building Permit. The Payment-in-Lieu payment (Amount = 196 CF x \$8/CF = \$1,568.00). Please use the attached City of Albuquerque Treasury Deposit form. The Owner needs to bring three copies to the Building Permits and pay the fee.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

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



TREASURY DIVISION DAILY DEPOSIT

Transmittals for:  
PROJECTS Only

## Payment-in-Lieu for Storm Water Quality Volume Requirement

CASH COUNT	AMOUNT	ACCOUNT NUMBER	FUND NUMBER	BUSINESS UNIT	PROJECT ID	ACTIVITY ID	AMOUNT
TOTAL CHECKS	\$ 1,568.00	461615	305	PCDMD	24_MS4	7547210	\$ 1,568.00
TOTAL AMOUNT						TOTAL DEPOSIT	<b>\$1,568.00</b>

Hydrology#: J19D004F Name: Kasemn Total Joint Replacement Center  
Payment In-Lieu For Storm Water Quality  
Volume Requirement

Address/Legal Description: 8300 Constitution Ave NE

DEPARTMENT NAME: Planning Department/Development Review Services, Hydrology

PREPARED BY Renée C. Brissette, P.E. CFM PHONE 505-924-3995

BUSINESS DATE August 12, 2020

DUAL VERIFICATION OF DEPOSIT Renée C. Brissette  
EMPLOYEE SIGNATURE

AND BY \_\_\_\_\_  
EMPLOYEE SIGNATURE

REMITTER: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

BANK: \_\_\_\_\_

CHECK #: \_\_\_\_\_ DATE ON CHECK: \_\_\_\_\_

The Payment-in-Lieu can be paid at the Plaza del Sol Treasury, 600 2<sup>nd</sup> St. NW. **Bring three copies of this invoice to the Treasury** and provide a copy of the receipt to Hydrology, Suite 201, 600 2<sup>nd</sup> St. NW, or e-mail with the Hydrology submittal to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov).



# 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

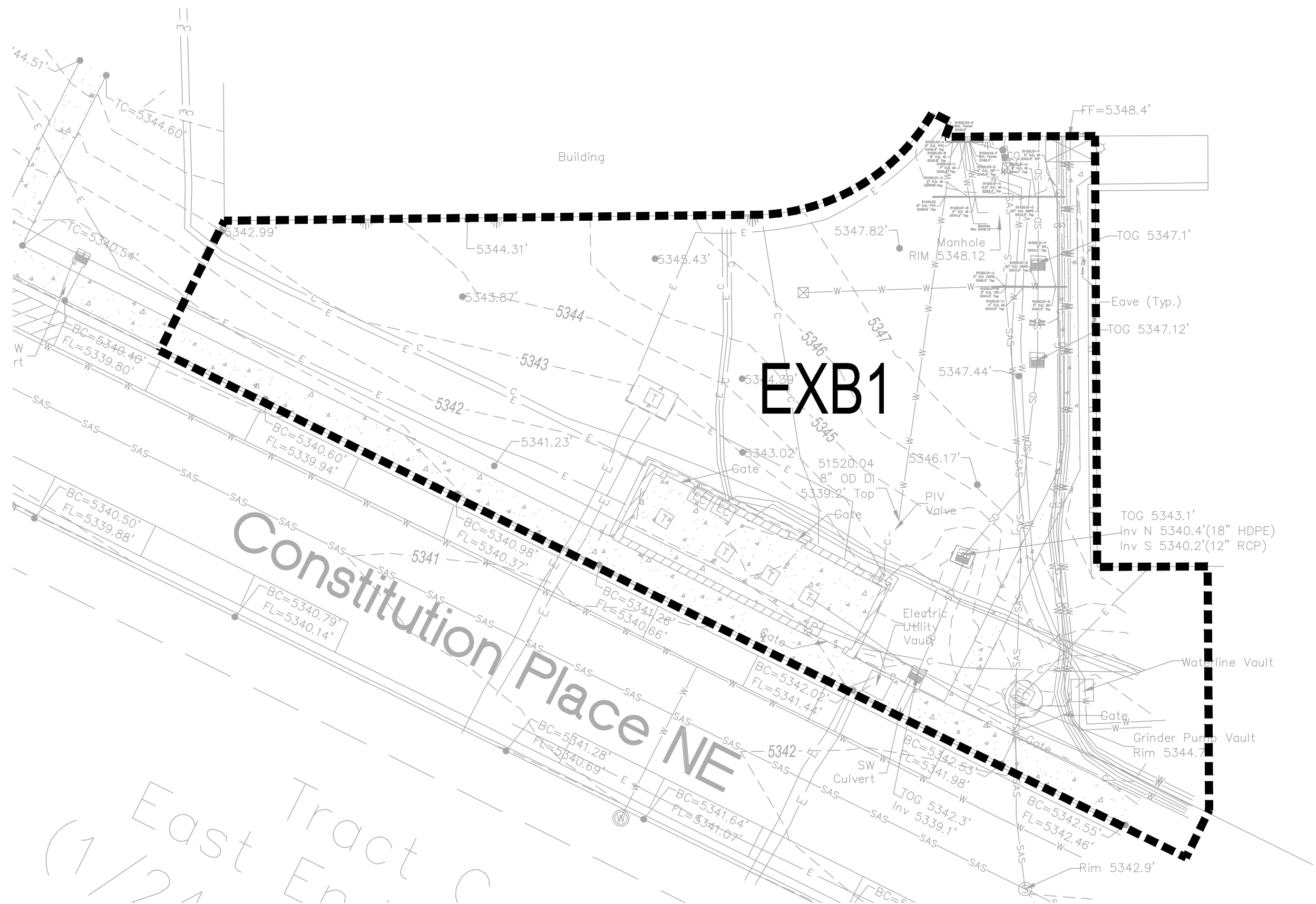
DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF:

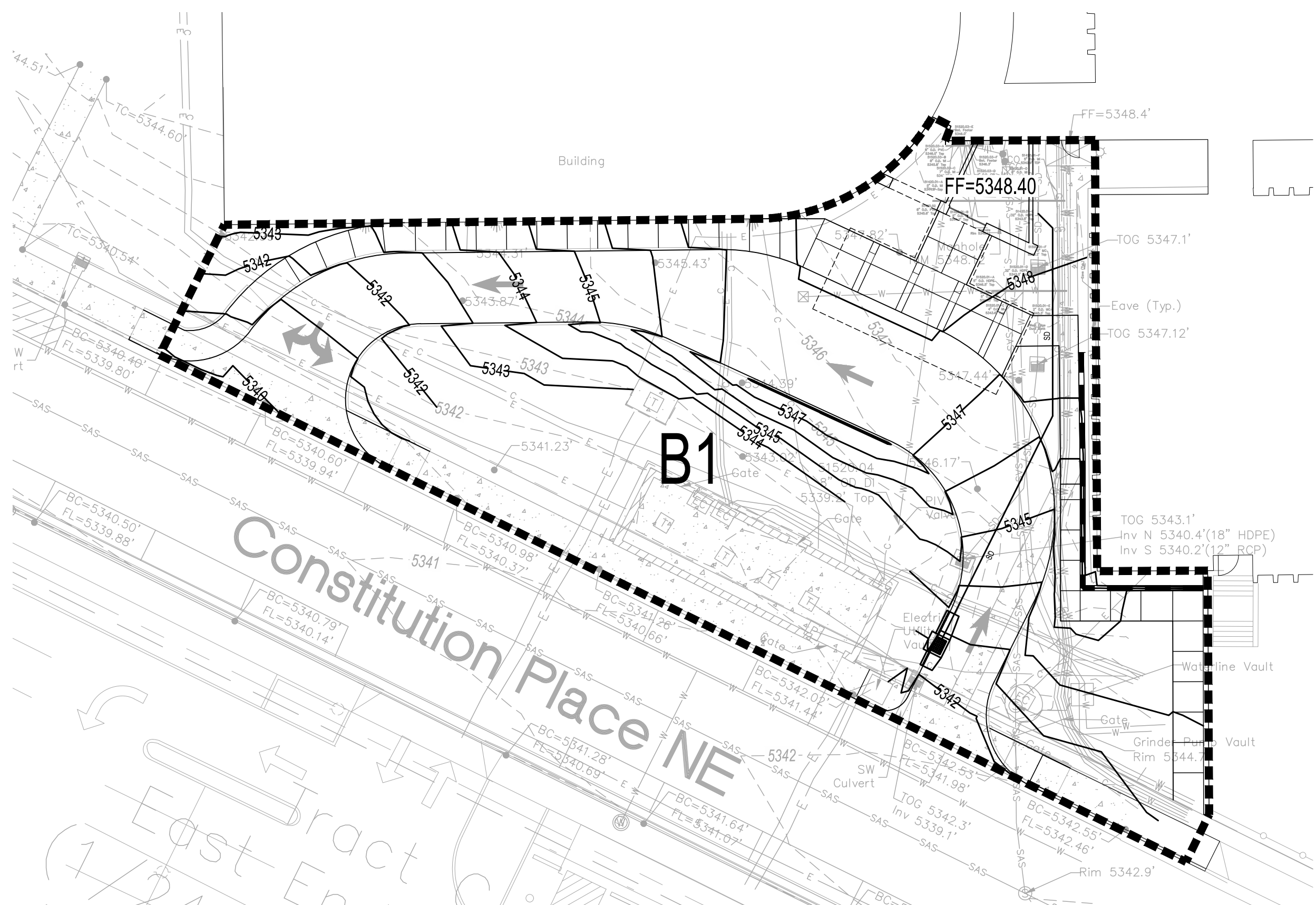
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_





EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN

BACKGROUND:

PRESBYTERIAN KASEMAN HOSPITAL IS PLANNING A MINOR ADDITION ON THE SOUTHSIDE OF THE HOSPITAL. THE EXPANSION IS A NEW ENTRY VESTIBULE AND PATIENT DROP OFF DRIVEWAY. THE NEW ADDITION IS LOCATED NORTH OF CONSTITUTION PLACE AND WEST OF KASEMAN COURT.

METHODOLOGY:

THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE AND CHAPTER 6 OF THE DEVELOPMENT PROCESS MANUAL (DPM) WAS USED TO ANALYZE THE EXISTING AND PROPOSED DRAINAGE. THE PROJECT IS LOCATED BETWEEN THE RIO GRANDE AND SAN MATEO AND IS WITHIN PRECIPITATION ZONE 3.

EXISTING CONDITIONS:

THIS AREA OF THE SITE IS FULLY DEVELOPED WITH CONCRETE SIDEWALKS AND LANDSCAPING.

THE SITE DRAINS TO THE SOUTH AND FREE DISCHARGES TO CONSTITUTION PLACE (BASIN EXB1). THERE IS NO PUBLIC STORM DRAIN IN THE IMMEDIATE AREA.

THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD ZONE (FEMA FIRM # 35001C0368H).

PROPOSED CONDITIONS:

THE HOSPITAL ADDITION INCLUDES AN ENTRY VESTIBULE AND PATIENT DROP OFF DRIVEWAY. THE DEVELOPED AREA OF THE SITE WILL FREE DISCHARGE TO CONSTITUTION PLACE AS IT CURRENTLY DOES.

REFER TO THE PROPOSED DRAINAGE MANAGEMENT PLAN FOR DELINEATION OF THE DRAINAGE BASINS, LAND TREATMENTS AND RUNOFF PEAK FLOW RATES.

STORM WATER POLLUTION CONTROL - WATER QUALITY RUNOFF VOLUME:

NO RETENTION VOLUME WILL BE PROVIDED WITH THESE SITE MODIFICATIONS. THE SITE IS EXTREMELY CONGESTED WITH EXISTING UTILITIES. IN ADDITION THE STEEP GRADES BETWEEN THE NEW ADDITION AND CONSTITUTION PLACE LIMIT THE ABILITY TO INCORPORATE RETENTION PONDS INTO THE DESIGN. THE TOTAL CALCULATED STORMWATER QUALITY VOLUME FOR THIS PHASE OF THE PROJECT WAS CALCULATED TO BE 196 CUBIC FEET. THIS IS BASED ON A PRECIPITATION DEPTH OF 0.26 INCHES FOR REDEVELOPPED SITES. CASH IN LIEU PAYMENT FOR THIS PROJECT WILL BE BASED ON THE VOLUME NOTED ABOVE.

CONCLUSION:

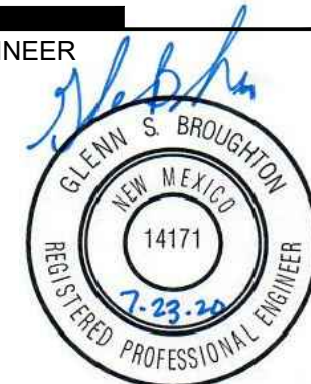
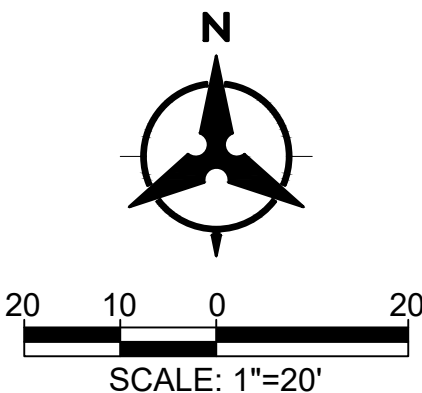
THE AREA THAT IS PROPOSED FOR REDEVELOPMENT CURRENTLY DISCHARGE TO THE PUBLIC RIGHT OF WAY. WITH THE REDEVELOPMENT OF THIS PORTION OF KASEMAN HOSPITAL, THE EXISTING DRAINAGE PATTERNS AND PEAK DISCHARGE FLOW RATES WILL NOT CHANGE SIGNIFICANTLY. PROVIDING ONSITE RETENTION VOLUME TO COMPLY WITH ARTICLE 6-12 OF THE DPM IS NOT TECHNICALLY FEASIBLE. THE OWNER WILL PAY CASH IN LIEU BASED ON THE CALCULATED RETENTION VOLUMES. THE FEES WILL BE PAID PRIOR TO BUILDING PERMIT APPROVAL. THIS DRAINAGE MANAGEMENT PLAN IS BEING SUBMITTED IN SUPPORT OF HYDROLOGY APPROVAL FOR SITE PLAN FOR BUILDING PERMIT.

LEGEND

----- DRAINAGE BASIN BOUNDARY

Kaseman Hospital Totla Joint Replacement Cneter: SPBP											
Existing Developed Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 2											
Basin ID	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V <sub>(100yr-6hr)</sub>	V <sub>(100yr-24hr)</sub>
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
EXB1	15101	0.35	0.0%	0.0%	81.0%	19.0%	3.4	1.2	1.32	1659	1754

Kaseman Hospital Totla Joint Replacement Cneter: SPBP											
Proposed Developed Conditions Basin Data Table											
This table is based on the DPM Section 22.2, Zone: 2											
Basin ID	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V <sub>(100yr-6hr)</sub>	*SWQV
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
CURRENT ONSITE BASINS											
B1	15101	0.35	0.0%	0.0%	40.0%	60.0%	4.1	1.4	1.72	2170	196

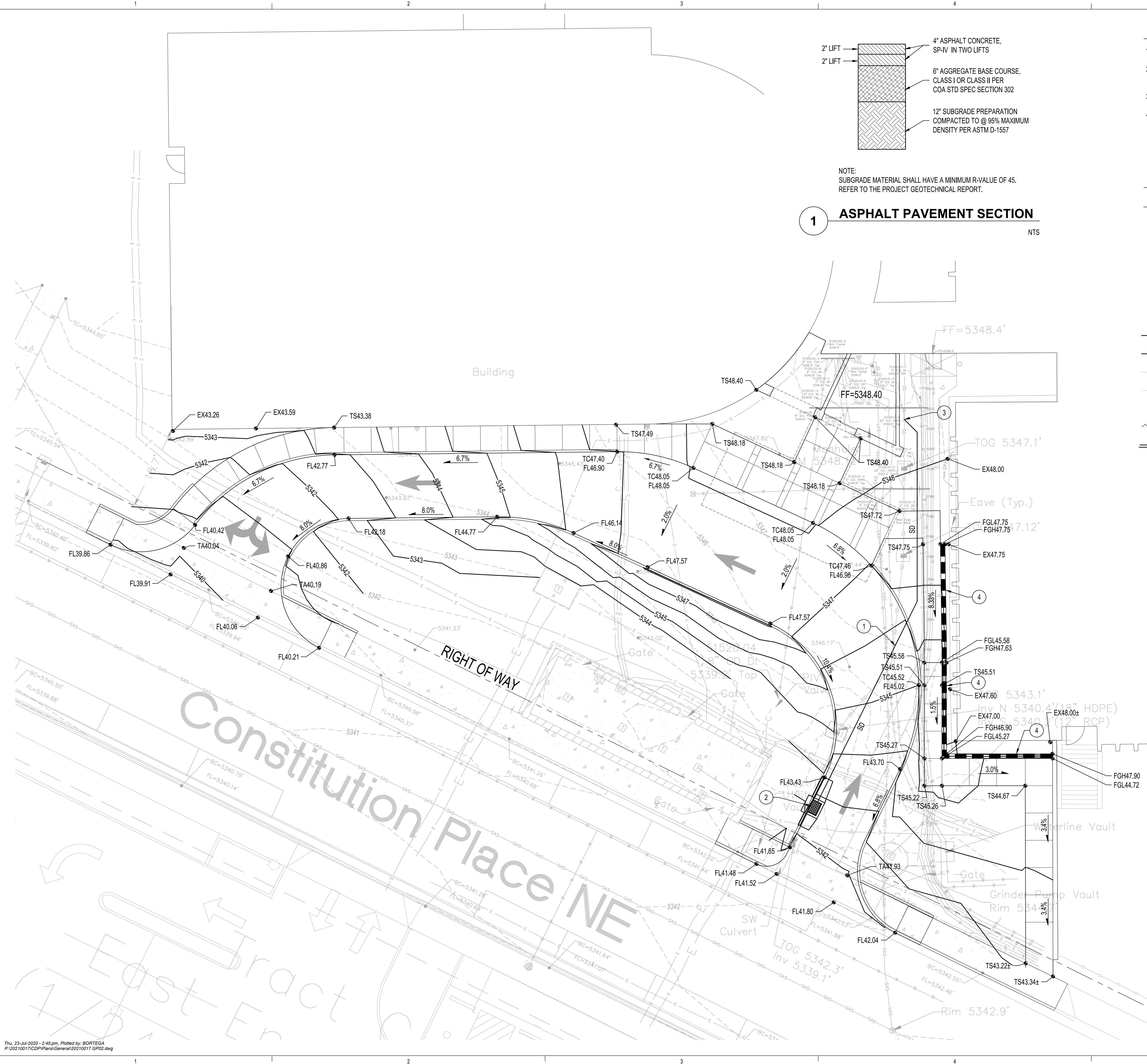


REVISIONS



DRAWN BY	BO
REVIEWED BY	GSB
DATE	7/24/2020
PROJECT NO.	19-0007.001
DRAWING NAME	





○ KEYED NOTES

1. INSTALL STORM DRAIN PIPE.

2. CONSTRUCT TYPE "C" SINGLE GRATE OVERFLOW STORM DRAIN INLET.

3. CONNECT TO EXISTING STORM DRAIN PIPE.

4. CONSTRUCT RETAINING WALL, SEE ARCHITECTURAL / STRUCTURAL PLANS FOR DETAILS.

LEGEND

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PROPERTY LINE

● 95.40

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

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PROPOSED INDEX CONTOUR

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PROPOSED INTERMEDIATE CONTOUR

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EXISTING INDEX CONTOUR

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EXISTING INTERMEDIATE CONTOUR

→

DIRECTION OF FLOW

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WATER BLOCK / GRADE BREAK

SD

PROPOSED STORM DRAIN PIPE

⊗

PROPOSED STORM DRAIN MANHOLE

⊞

PROPOSED STORM DRAIN INLETS

⊞

PROPOSED STORM DRAIN CAP

DEKKER  
PERICH  
SABATINI

ARCHITECTURE  
DESIGN  
INSPIRATION

ARCHITECT

ENGINEER

REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

PROJECT

PKH TOTAL JOINT CENTER  
SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
8300 CONSTITUTION AVE. SE  
ALBUQUERQUE, NM 87110

REVISIONS

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△

DRAWN BY BO

REVIEWED BY GSB

DATE 7/24/2020

PROJECT NO. 19-0007.001

DRAWING NAME

GRADING &  
DRAINAGE PLAN

SHEET NO.

C102

OF

This 23-Jul-2020 - 2:45pm. Plotted by: BORTEGA  
P:\20210017\CDP\Plans\General\20210017 GP02.dwg

Bohannon & Huston  
www.bhinc.com 800.877.5332