

From: [Brissette, Renee C.](#)
To: ["Glenn Broughton"](#)
Cc: [Gomez, Ernest P.](#); [Blount, Veronica](#)
Subject: Kasemn Total Joint Replacement Center - J19D004F
Date: Monday, December 28, 2020 8:16:59 AM

Glenn,

I know that you told me to keep this open, but it has been almost four months without any activity. I need to close this project out from our queue. This email will serve as a denial for the project. Please note that the only thing that is needed to approve this project is the Payment-in-Lieu for the stormwater quality pond volume in the amount of \$1,568.00. Once this is paid, then please just resubmit with an admin fee of \$40 and Hydrology will issue an approved stamped G&D and an approval letter for this project.



RENÉE CHRISTINA BRISSETTE, PE CFM

senior engineer, hydrology

o 505.924.3995

e rbrissette@cabq.gov

cabq.gov/planning



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) _____

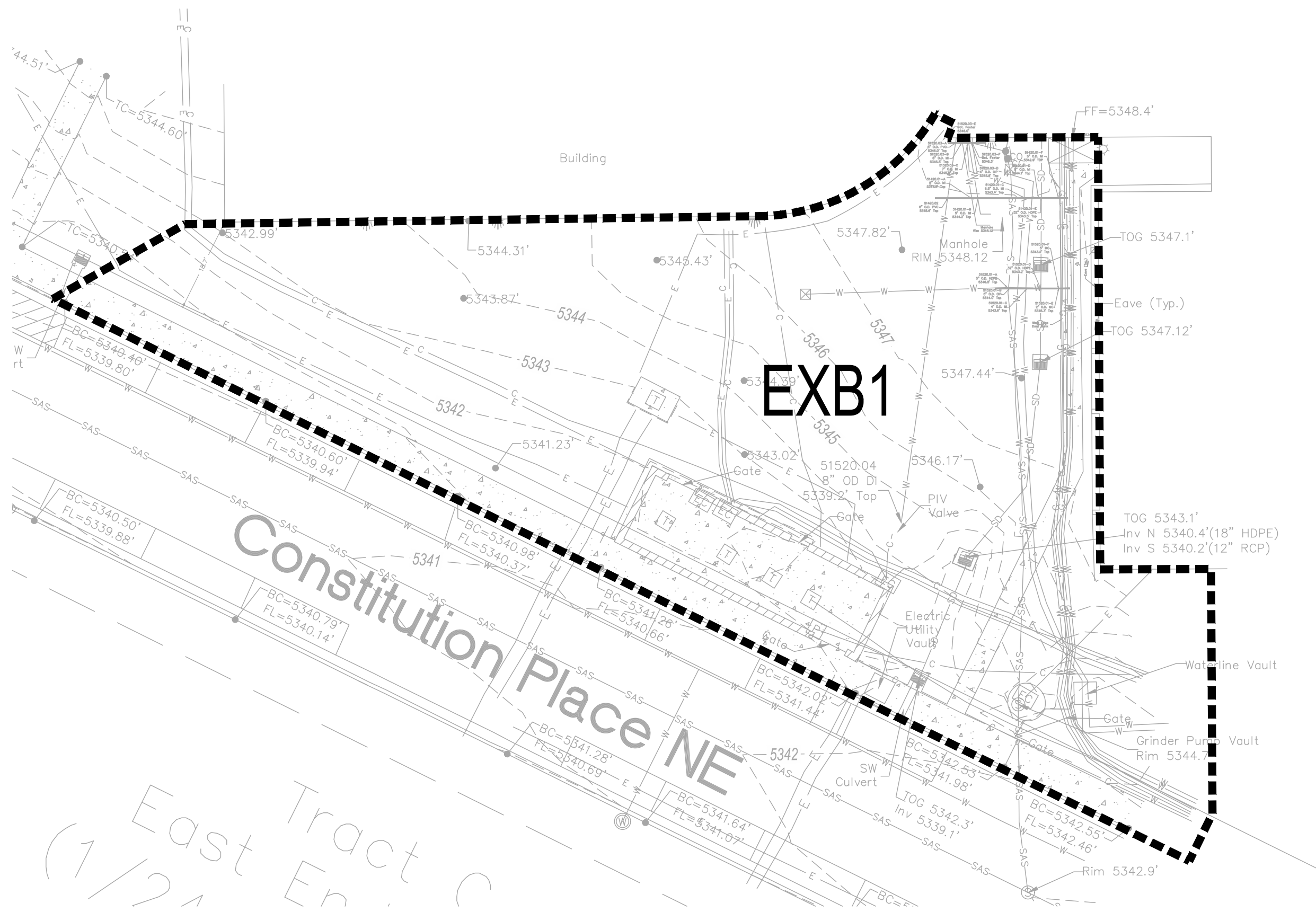
IS THIS A RESUBMITTAL?: _____ Yes _____ No

DATE SUBMITTED: _____ By: _____

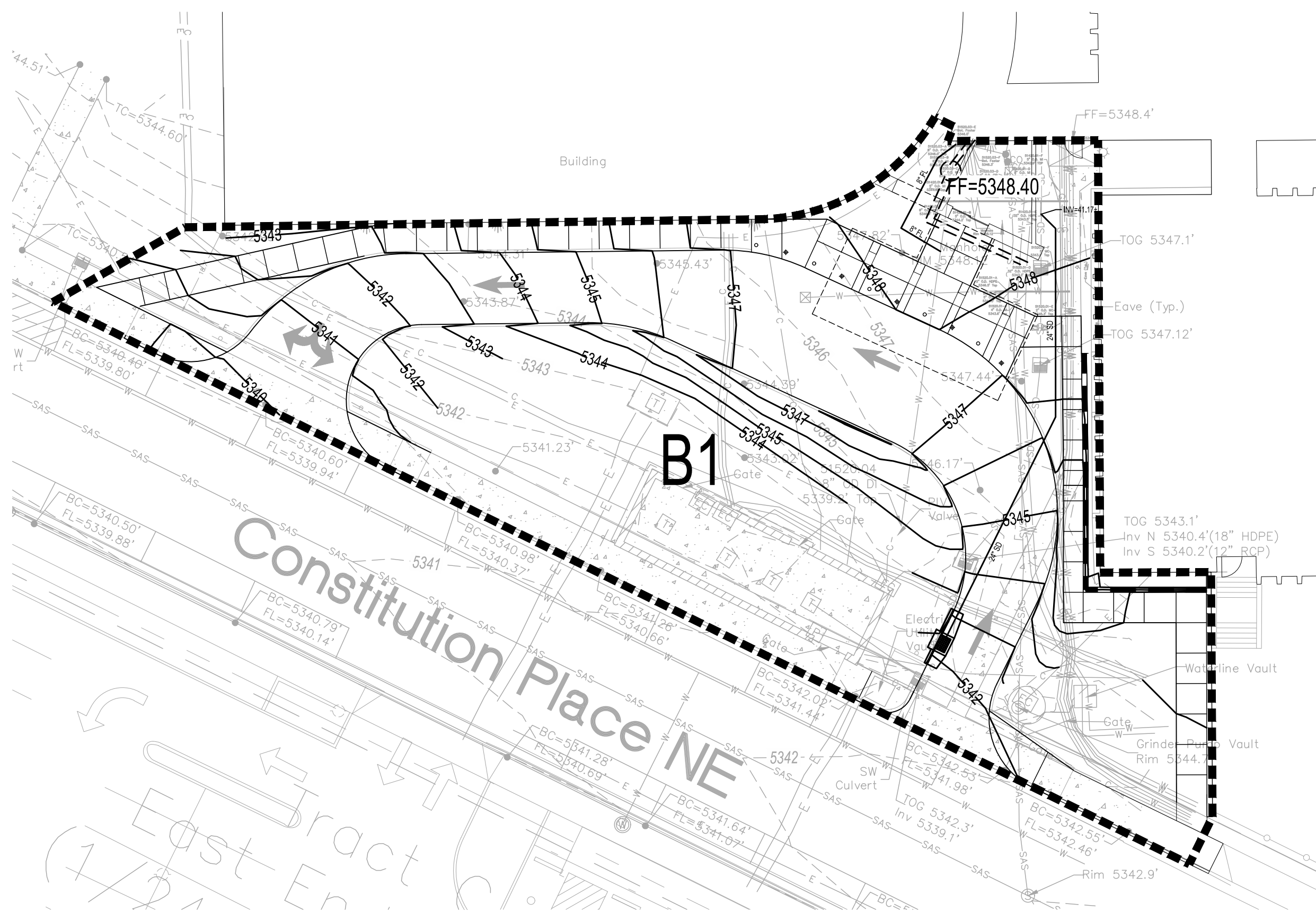
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

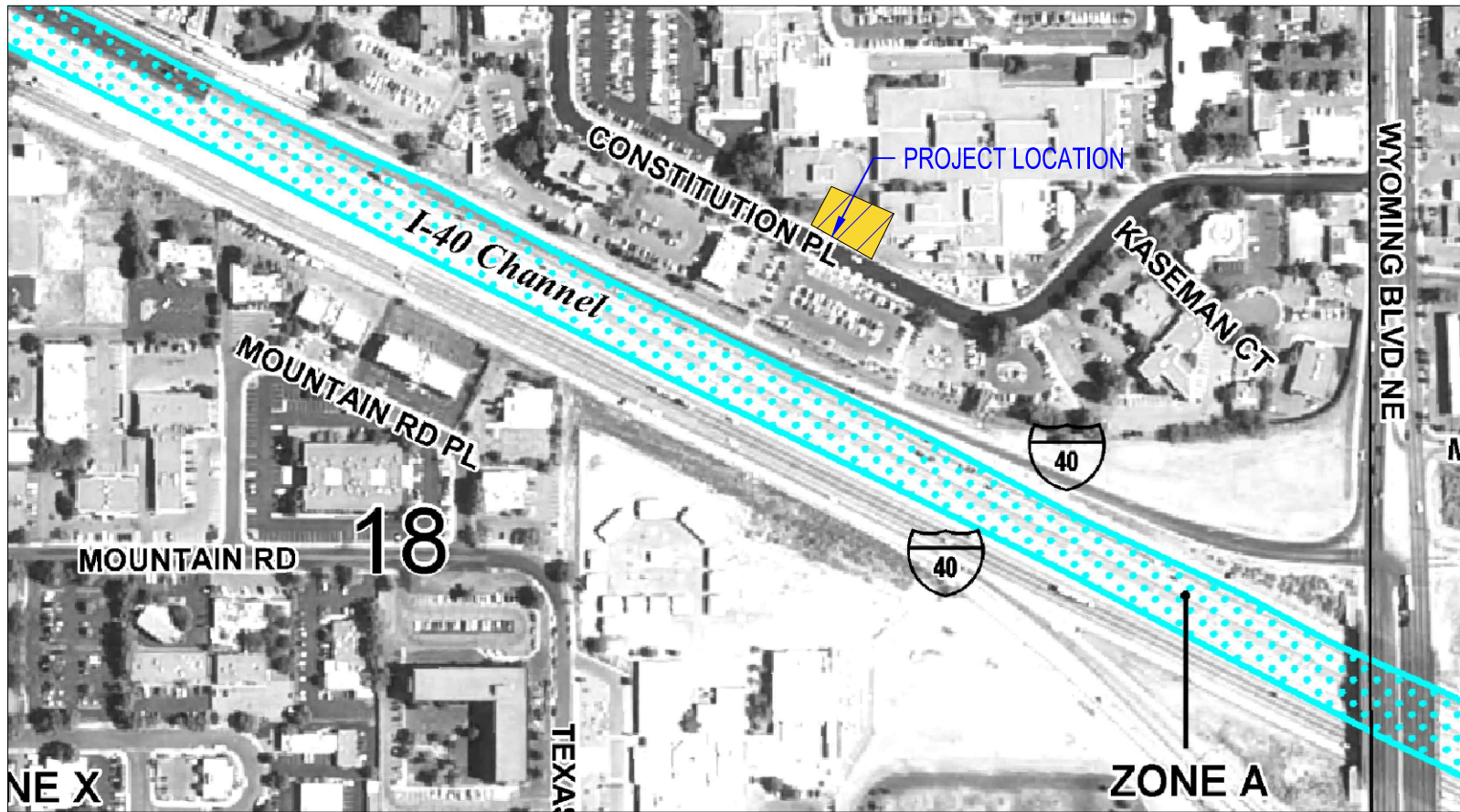
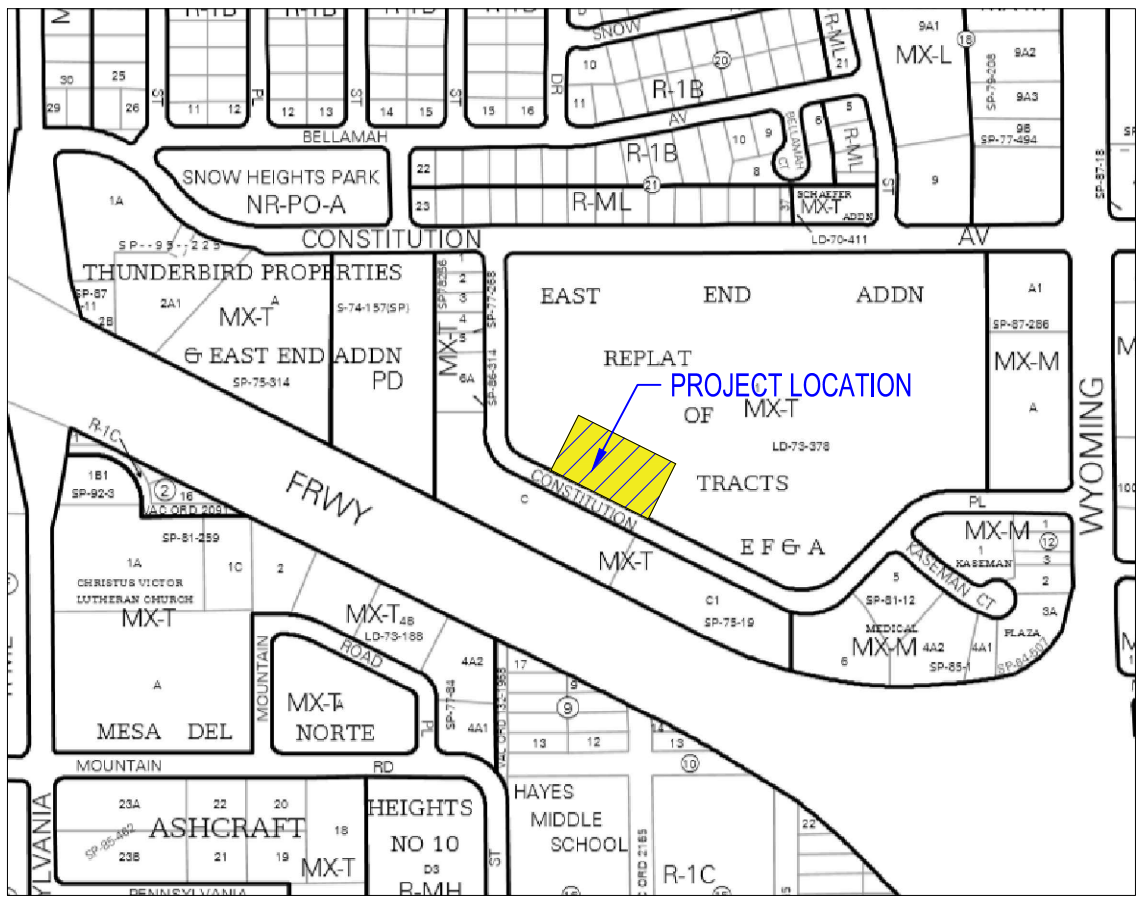
FEE PAID: _____



EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN



FEMA FIRM MAP NUMBER: 35001C0358H
PANEL 0358H

BACKGROUND:

PRESBYTERIAN KASEMAN HOSPITAL IS PLANNING A MINOR ADDITION ON THE SOUTH SIDE 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 # 35001C0358H).

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 STORM WATER QUALITY VOLUME FOR THIS PHASE OF THE PROJECT WAS CALCULATED TO BE 202 CUBIC FEET. THIS IS BASED ON A PRECIPITATION DEPTH OF 0.26 INCHES FOR REDEVELOPED 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 DISCHARGES 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 BUILDING PERMIT.

LEGEND

----- DRAINAGE BASIN BOUNDARY

Kaseman Hospital Total Joint Replacement Center: BP

Existing Developed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone: 2

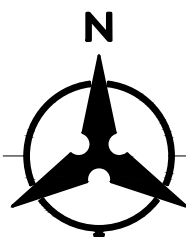
Basin ID	Area	Area	Land Treatment Percentages				Q(100yr)	Q(100yr)	V(100yr)	V(100yr-6hr)	V(100yr-24hr)
	(SQ. FT)	(AC.)	A	B	C	D	(cfs/ac.)	(CFS)	(inches)	(CF)	(CF)
EXB1	15473	0.36	0.0%	0.0%	81.0%	19.0%	3.4	1.2	1.32	1700	1798

Kaseman Hospital Total Joint Replacement Center: BP

Proposed Developed Conditions Basin Data Table

This table is based on the DPM Section 2-A, Zone: 2

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	V(100yr) (inches)	V _(100yr-6hr) (CF)	*SWQV (CF)
			A	B	C	D					
CURRENT ONSITE BASINS											
B1	15473	0.36	0.0%	0.0%	40%	60%	4.1	1.4	1.73	2225	202



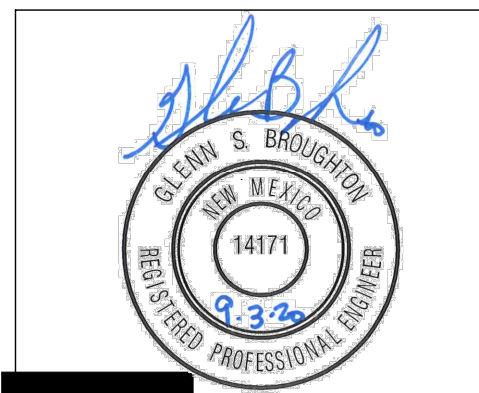
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SCALE: 1"=20'

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DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION

ARCHITECT



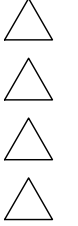
ENGINEER

PROJECT

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

100%
CONSTRUCTION
DOCUMENTS

REVISIONS



DRAWN BY BO
REVIEWED BY GSB
DATE 9/3/2020
PROJECT NO. 19-0007.001
DRAWING NAME

EXISTING &
PROPOSED
DRAINAGE
MANAGEMENT PLAN

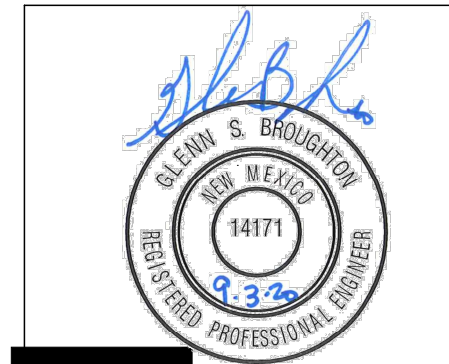
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DESIGN
INSPIRATION

ARCHITECT



ENGINEER

PROJECT

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

100%
CONSTRUCTION
DOCUMENTS

REVISIONS



DRAWN BY	BO
REVIEWED BY	GSB
DATE	9/3/2020
PROJECT NO.	19-0007.001
DRAWING NAME	

GRADING &
DRAINAGE PLAN

SHEET NO.

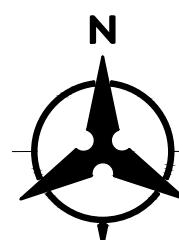
C102
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KEYED NOTES

1. INSTALL STORM DRAIN PIPE. PIPE SIZE TO MATCH EXISTING STORM DRAIN. CONTRACTOR TO VERIFY SIZE OF EXISTING STORM DRAIN.
2. CONSTRUCT TYPE "C" SINGLE GRATE OVERFLOW STORM DRAIN INLET.
3. CONNECT TO EXISTING STORM DRAIN PIPE. CONTRACTOR TO VERIFY DEPTH AND SIZE OF EXISTING STORM DRAIN.
4. RETAINING WALL, SEE ARCHITECTURAL / STRUCTURAL PLANS FOR DETAILS.
5. INSTALL 8" C900 DR18 PVC FIRE WATER LINE.
6. INSTALL 22.5° BEND WITH RESTRAINED JOINTS.
7. CONNECT TO EXISTING FIRE LINE. INSTALL 45° BEND WITH RESTRAINED JOINTS.
8. INSTALL 90° BEND WITH RESTRAINED JOINTS.
9. CONNECT TO EXISTING FIRE LINE. INSTALL 1 - 45° BEND AND 1 - 22.5° BEND WITH RESTRAINED JOINTS.
10. RELOCATED STEAM AND CONDENSATE LINES. SEE MECHANICAL PLANS FOR DETAILS.

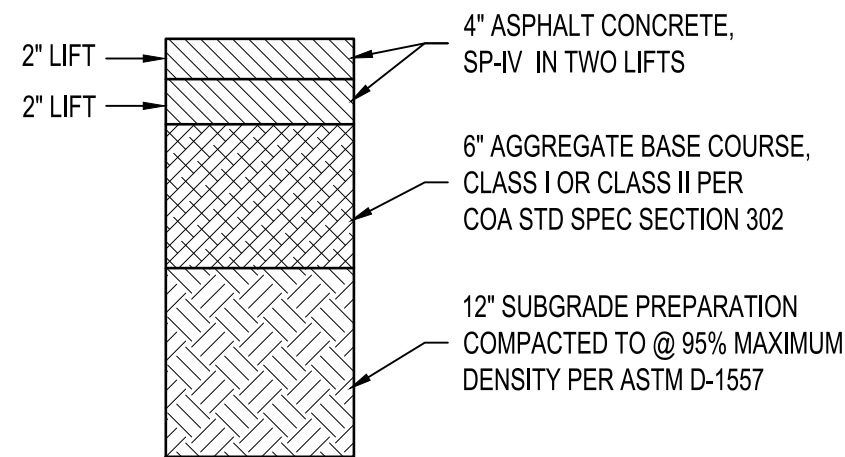
LEGEND

---	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
---	PROPOSED INDEX CONTOUR
---	PROPOSED INTERMEDIATE CONTOUR
---	EXISTING INDEX CONTOUR
---	EXISTING INTERMEDIATE CONTOUR
→	DIRECTION OF FLOW
~	WATER BLOCK / GRADE BREAK
SD	PROPOSED STORM DRAIN PIPE
⊙	PROPOSED STORM DRAIN MANHOLE
⊞	PROPOSED STORM DRAIN INLETS
⊞	PROPOSED STORM DRAIN CAP



10 5 0 10
SCALE: 1"=10'

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NOTE:
SUBGRADE MATERIAL SHALL HAVE A MINIMUM R-VALUE OF 45.
REFER TO THE PROJECT GEOTECHNICAL REPORT.

1 ASPHALT PAVEMENT SECTION

NTS

