

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

April 22, 2020

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

**RE: Presbyterian ED Waiting Room  
1100 Central Ave. SE  
Grading and Drainage Plan Stamp Date: 3/13/20  
Hydrology File: K15D005**

Dear Mr. Broughton:

Based on the submittal received on 3/16/20 and invoice for payment-in-lieu received on 4/22/20, this project is approved for Building Permit. 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..

Prior to Certificate of Occupancy (For Information):

1. Engineer's Certification, per the DPM Chapter 22.7: *Engineer's Certification Checklist For Non-Subdivision* is required.

If you have any questions, please contact me at 924-3986 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov).

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# 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

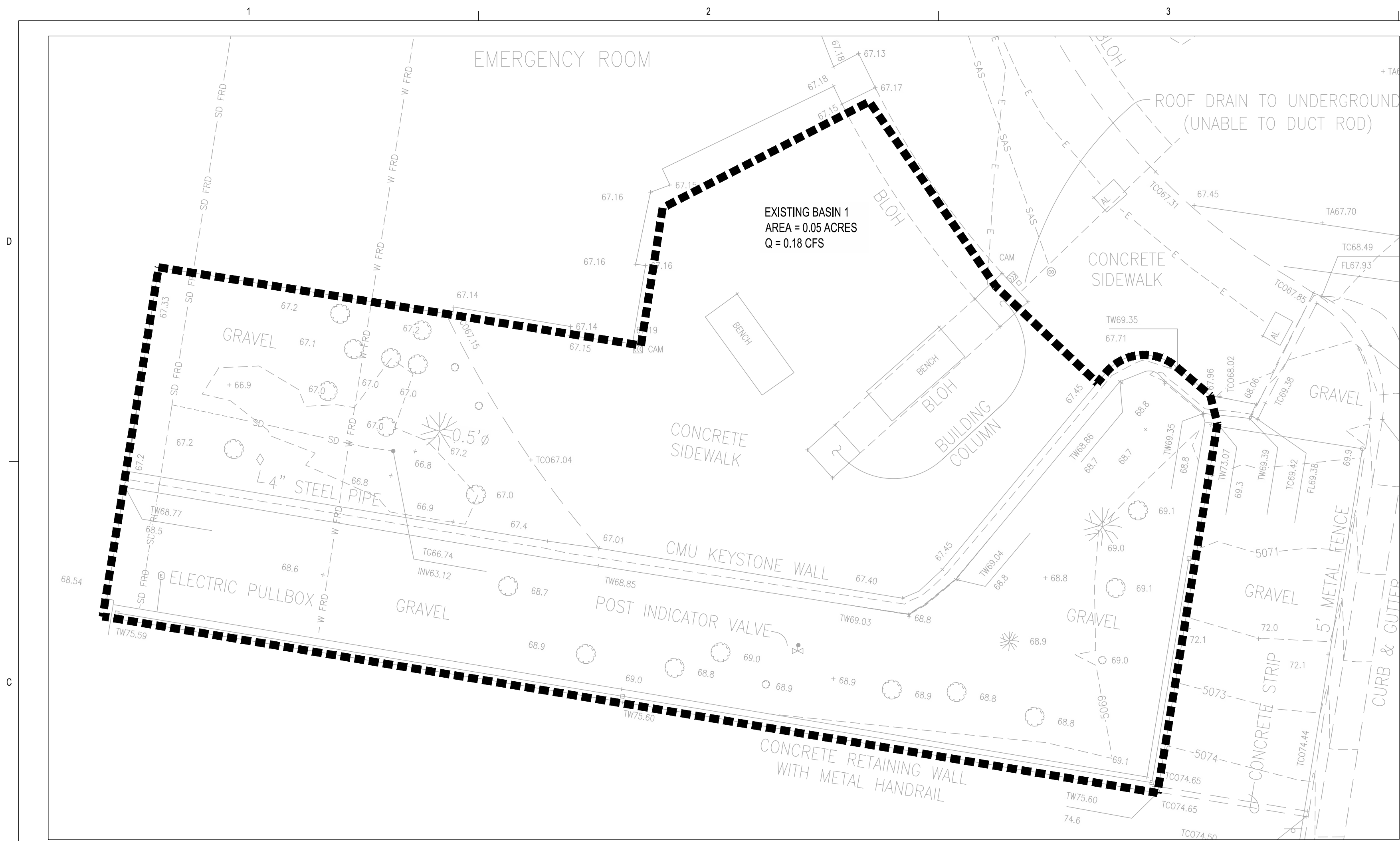
DATE SUBMITTED: \_\_\_\_\_ By: \_\_\_\_\_

COA STAFF:

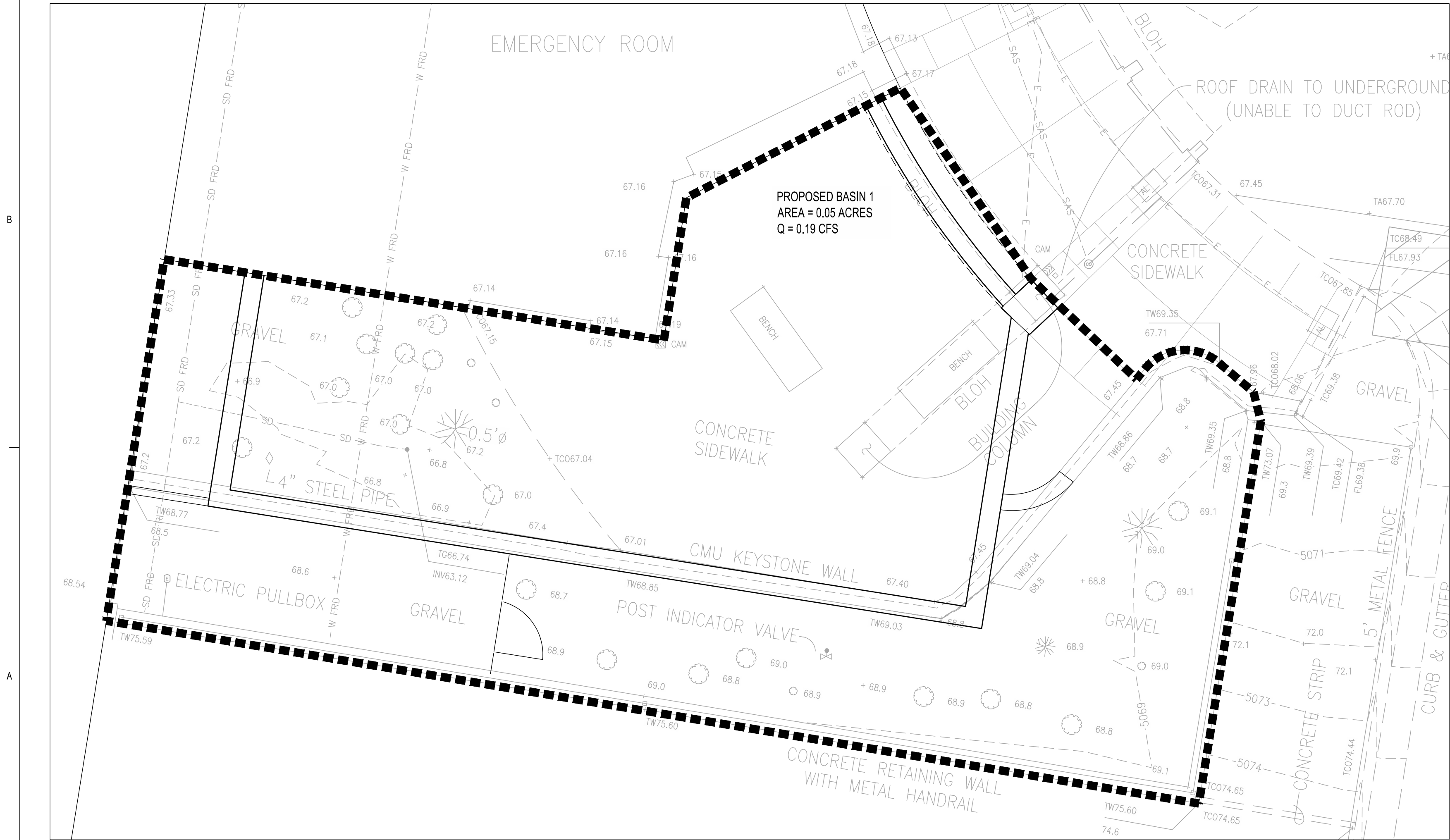
ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

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





EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN

LEGEND

----- EXISTING BASIN BOUNDARY

----- 5069 ----- EXISTING CONTOURS

BACKGROUND:

PRESBYTERIAN HOSPITAL PLANS TO CONSTRUCT AN ADDITION AT THE EMERGENCY DEPARTMENT TO EXPAND THE WAITING ROOM AT THE DOWNTOWN HOSPITAL LOCATED AT 1100 CENTRAL AVE SE.

METHODOLOGY:

THE SITE IS LOCATED IN THE CITY OF ALBUQUERQUE AND SECTION 22.2 OF THE DEVELOPMENT PROCESS MANUAL (DMP) 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 2.

EXISTING CONDITIONS:

THE EXISTING SITE IS DEVELOPED AND INCLUDES AN EXISTING BUILDING AND EXISTING LANDSCAPE AREAS. THE EXISTING SITE CURRENTLY DISCHARGES FREELY INTO THE PUBLIC RIGHT OF WAY.

EXISTING BASIN 1 IS APPROXIMATELY 0.05 ACRES AND DISCHARGES APPROXIMATELY 0.2 CFS.

PROPOSED CONDITIONS:

THE SCOPE OF THE ADDITION IS TO EXPAND THE EMERGENCY DEPARTMENT WAITING ROOM AT THE DOWNTOWN HOSPITAL. THE PROPOSED SITE WILL MAINTAIN SIMILAR DRAINAGE PATTERNS AS EXISTING.

PROPOSED BASIN 1 IS APPROXIMATELY 0.05 ACRES AND DISCHARGES APPROXIMATELY 0.2 CFS.

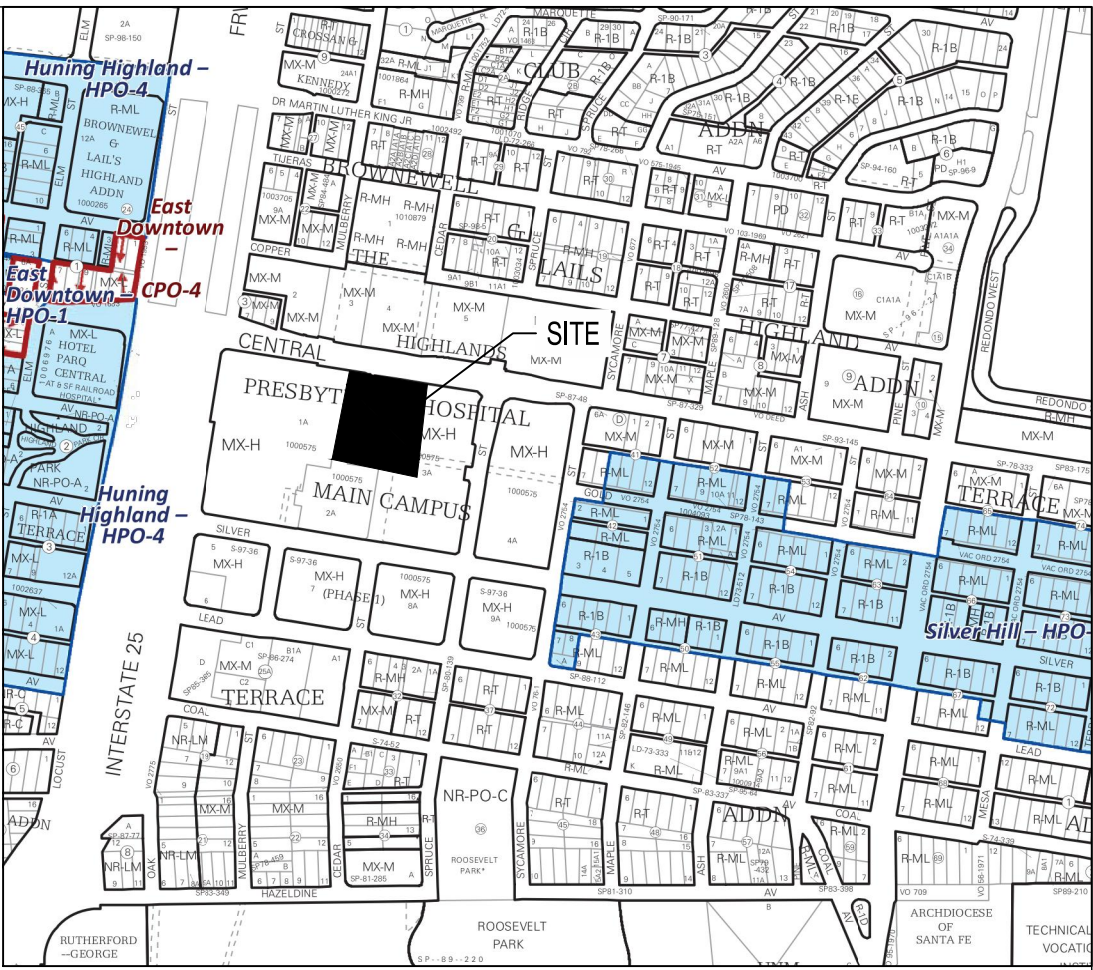
REFER TO THE DRAINAGE MANAGEMENT PLAN FOR DELINEATION OF THE DRAINAGE BASIN, LAND TREATMENT AND RUNOFF PEAK FLOW RATES.

NO RETENTION VOLUME WILL BE PROVIDED WITH THESE SITE MODIFICATIONS. RETENTION COULD BE PROVIDED ONSITE BUT THE SITE IS EXTREMELY CONGESTED WITH LITTLE AVAILABLE SPACE TO PROVIDE ONSITE STORM WATER RETENTION. FOR THESE REASONS THE OWNER IS ELECTING TO MAKE PAYMENT IN LIEU OF ONSITE MANAGEMENT. THE WATER QUALITY VOLUME AND FEES WILL BE BASED ON THE CALCULATED STORM WATER QUALITY VOLUME (SWQV) REQUIRED FOR THE EMERGENCY DEPARTMENT ADDITION.

SINCE THIS IS A DEVELOPED SITE THE SWQV WILL BE BASED ON THE 80TH PERCENTILE STORM EVENT WHICH IS EQUIVALENT TO A PRECIPITATION DEPTH OF 0.26 INCHES. THE SWQV IS CALCULATED BASED ON THE TOTAL IMPERVIOUS AREA AND THE PRECIPITATION DEPTH NOTED ABOVE.

CONCLUSION:

THE PROPOSED SITE MAINTAINS THE SAME DRAINAGE PATTERNS AS THE EXISTING. WITH THE ADDITION TO THE SITE THE EXISTING DRAINAGE PATTERNS AND PEAK DISCHARGE FLOW RATES WILL NOT SIGNIFICANTLY CHANGE. PROVIDING ONSITE RETENTION VOLUME TO COMPLY WITH SECTION 22.9 OF THE DMP IS NOT TECHNICALLY FEASIBLE. THE OWNER WILL PAY CASH IN LIEU BASED ON THE CALCULATED RETENTION VOLUME OF 30 CUBIC FEET. THE DRAINAGE MANAGEMENT PLAN IS BEING SUBMITTED IN SUPPORT OF HYDROLOGY APPROVAL FOR BUILDING PERMIT.



VICINITY MAP

DEKKER  
PERICH  
SABATINI

7601 JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL

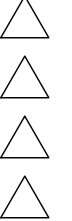


PROJECT

PRESBYTERIAN ED WAITING ROOM  
EXPANSION & CTMRI RENOVATIONS  
1100 Central Ave., SE  
Albuquerque, NM 87106

ISSUED FOR  
PERMIT & BID

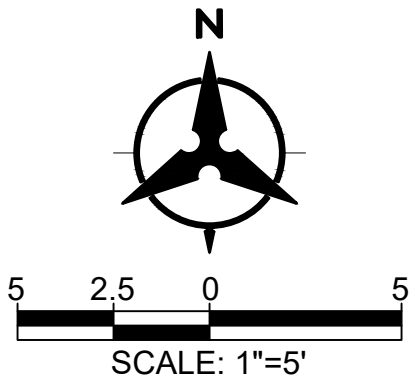
REVISIONS



DRAWN BY BCF  
REVIEWED BY GSB  
DATE 03/13/2020  
PROJECT NO. 19-0054.001  
DRAWING NAME

DRAINAGE  
MANAGEMENT  
PLAN

SHEET NO.





AN NMSHC BRASS DISK STAMPED "STA I-25-27", SET IN A CONCRETE POST FLUSH WITH THE GROUND 1 FOOT OF THE SOUTHEAST CORNER OF AN ELECTRIC PULL BOX AND BEING 101.5 FEET SOUTH OF LEAD AVENUE CENTERLINE TO THE STATION AT THE SOUTHEAST CORNER OF THE BRIDGE.  
ELEVATION = 5070.356 FEET (NAVD 1988)

A #5 REBAR W/CAP STAMPED "NMPS 10464", SET IN GRASS NEAR THE NORTHWEST CORNER OF THE FENCE SURROUNDING THE HELICOPTER LANDING PAD.  
ELEVATION = 5066.97 FEET (NAVD 1988)

A MAG NAIL SET IN THE TOP OF A CONCRETE WHEELCHAIR RAMP JOINT  
SOUTHEAST OF THE PROJECT SITE.  
ELEVATION = 5078.46 FEET (NAVD 1988)

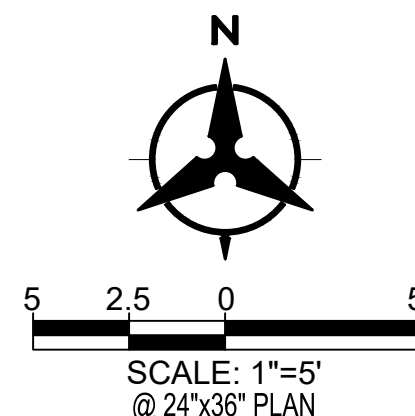
REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT, CURB, OR SIDEWALK AS NECESSARY TO INSTALL A NEW 8" MJ X MJ GATE VALVE, VALVE BOX AND COVER. INSTALL MECHANICAL JOINT RESTRAINTS ON VALVE. THE EXISTING 8" WATER LINE IS TO BE ASBESTOS CEMENT PIPE. THIS SCOPE OF WORK SHOWN INCLUDE PROCEDURES AND EQUIPMENT AS REQUIRED TO SAFELY CUT, REMOVE AND DISPOSE OF ASBESTOS CONTAINING MATERIALS.

1. EXISTING POST INDICATOR TO BE REMOVED. ABANDON EXISTING VALVE IN PLACE.
2. EXISTING 8" FIRE LINE.
3. INSTALL 8" GATE VALVE AND POST INDICATORS. SEE ELECTRICAL PLANS FOR CONNECTION TO PIV TAMPER SWITCH.

1. INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
2. INSTALL NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE.
3. INSTALL NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE. CONNECT TO EXISTING STORM DRAIN PIPE.
4. REMOVE & DISPOSE OF EXISTING STORM DRAIN INLET.
5. REMOVE & DISPOSE OF APPROXIMATELY 13 LF OF EXISTING STORM DRAIN PIPE. LEAVE STUBOUT FROM STORM DRAIN MAIN INTACT FOR CONNECTION OF NEW STORM DRAIN INLET.
6. RETAINING WALL. SEE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY DEPTH AND SIZE OF EXISTING STORM DRAIN PRIOR TO CONSTRUCTION.

14. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

9. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.



1" = 5'-0"





# CITY OF ALBUQUERQUE INVOICE

BOHANNAN HUSTON, INC. BOHANNAN  
HUSTON, INC.

7500 JEFFERSON ST NE

Reference NO: SI-2020-00183

Customer NO: CU-103345024

Date	Description	Amount
4/22/20	Application Fee (Manual)	\$240.00

Due Date: **4/22/20**

Total due for this invoice:

**\$240.00**

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

**Date:** 4/22/20  
**Amount Due:** **\$240.00**  
**Reference NO:** SI-2020-00183  
**Payment Code:** 130  
**Customer NO:** CU-103345024

BOHANNAN HUSTON, INC. BOHANNAN  
HUSTON, INC.  
7500 JEFFERSON ST NE  
ALBUQUERQUE, NM 87109



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