

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

December 12, 2017

Shawn Biazar
SBS Construction and Engineering, LLC
10209 Snowflake Ct. NW
Albuquerque, NM, 87114

**RE: Fountain Hills Plaza Assisted Living
Grading Plan
Engineer Stamp Date: 12/06/17
Hydrology File: C12D003B8**

Dear Mr. Biazar:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 12/06/2017, the Grading and Drainage Plan **is not** approved for Building Permit, Site Plan for Subdivision, Site Plan for Building Permit, and Grading Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide the flood plain effective date to the FIRM information.
2. Please label both adjacent streets.
3. Please show and label all nearby existing storm sewer. See attached as-built plan & profile for the storm sewer.

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

Project Title: FOUNTAIN HILLS PLAZA ASSISTED LIVING Building Permit #: _____ Hydrology File #: _____
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: TRACT A-2-A FOUNTAIN HILLS PLAZA
City Address: _____

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC Contact: SHAWN BIAZAR
Address: 10209 SNOWFLAKE CT., NW, ALBUQUERQUE, NM 87114
Phone#: (505) 804-5013 Fax#: (505) 897-4996 E-mail: AECLLC@AOL.COM

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION
☐ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY
☐ 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

PRE-DESIGN MEETING?

_____ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 12-06-2017 By: SHAWN BIAZAR

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

PONDING VOLUME REQUIREMENTS (90TH PERCENTILE/FIRST FLUSH)

VOLUME REQUIRED = 0.34 INCHES x IMPERVIOUS AREA =
(0.34/12 x 47,094.52) = 1,334.34 CF

PONDING VOLUME CALCULATION

TOTAL POND AREA PROVIDED =
PONDING CALCULATIONS:

POND A:
AREA @ ELEV. 5126 = 1,376.46 SF
AREA @ ELEV. 5124 = 96.56 SF
POND VOLUME=(1,376.46+96.56)/2*2=1,473.02 CF

POND B:
AREA @ ELEV. 5134 = 567.83 SF
AREA @ ELEV. 5124 = 16.35 SF
POND VOLUME=(567.83+16.35)/2*2=584.18 CF

TOTAL PONDING VOLUME PROVIDED =
1,473.02 + 584.18 = 2,057.20 CF

Location
TRACT A-2-A, Fountain Hills Subdivision is located at the northwest corner of Vista Fuente Road and Nunzio Avenue NW containing 1.5444 acre. See attached portion of Vicinity Map C-12-Z for exact location.

Purpose
The purpose of this drainage report is to present a grading and drainage solution for new building and improvements with this tract of land.

Existing Drainage Conditions
This site falls within Master Drainage Plan for Fountain Hills under the City project number C12-D003B. This project falls within Basin B-1-A. The site currently drain from northwest to southeast side of the site to Vista Fuente Road and Nunzio Avenue NW.

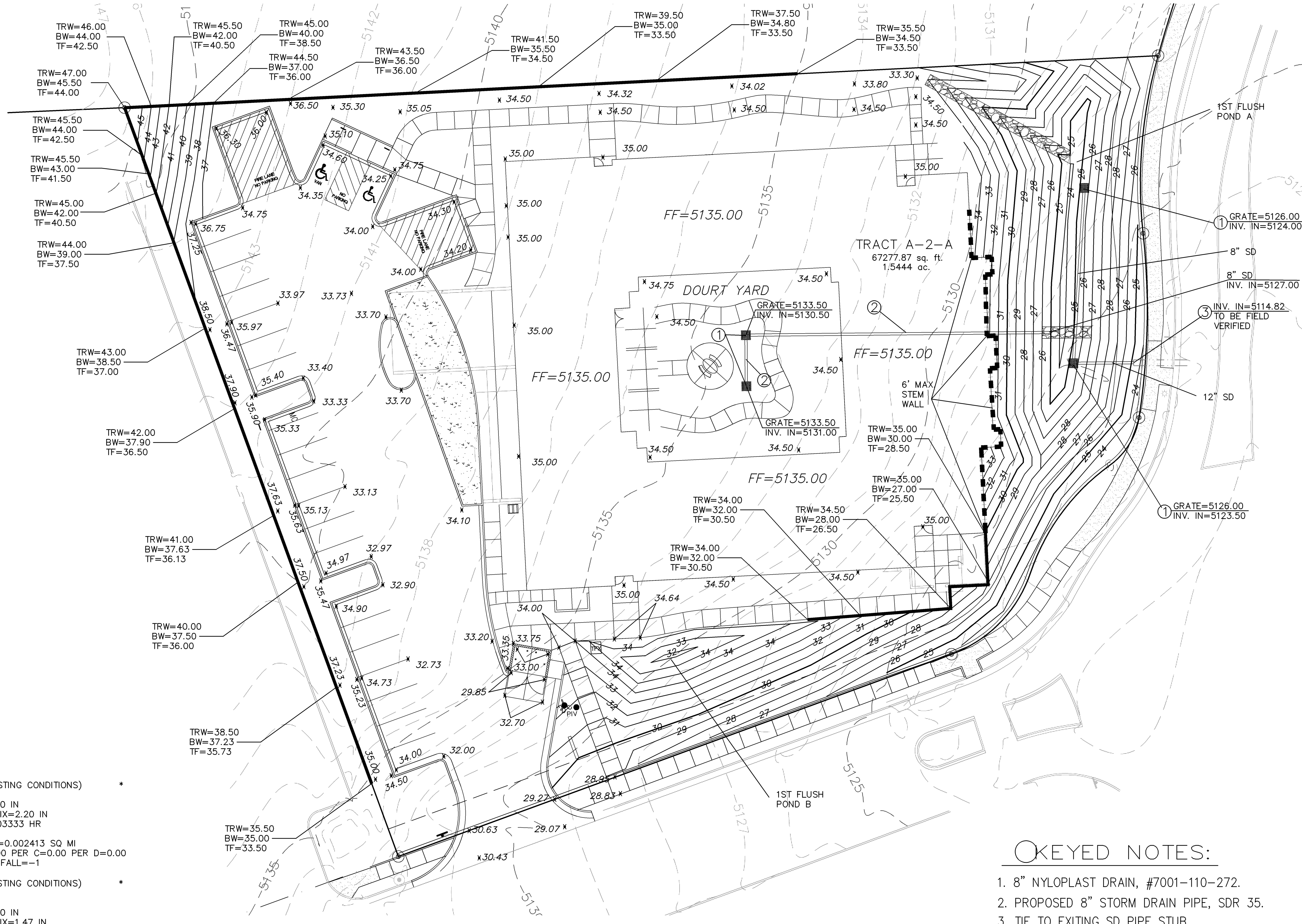
Proposed Conditions and On-Site Drainage Management Plan
We are proposing to pond the 90th Percentile/First Flush requirement (1,334.34 cf). Total retention volume provided (2,057.20 cf) exceeds the ponding requirement for First Flush (1,334.34 cf).

Calculations
City of Albuquerque, Development Process Manual, Section 22.2, Hydrology Section, was used for runoff calculations. See this plan for AHYMO input and Summary output files.

* ZONE 1
*
* 100-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *
* START RAINFALL TIME=0.0
* TYPE=1 RAIN QUARTER=0.0 IN
* RAIN ONE=1.87 IN RAIN SIX=2.20 IN
* RAIN DAY=2.66 IN DT=0.03333 HR
* ON-SITE COMPUTE NM HYD ID=1 HYD NO=101.0 AREA=0.002413 SQ MI
* PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
* TP=0.1333 HR MASS RAINFALL=-1
*
* 10-YEAR, 6-HR STORM (UNDER EXISTING CONDITIONS) *
* START RAINFALL TIME=0.0
* TYPE=1 RAIN QUARTER=0.0 IN
* RAIN ONE=1.25 IN RAIN SIX=1.47 IN
* RAIN DAY=1.77 IN DT=0.03333 HR
* ON-SITE COMPUTE NM HYD ID=1 HYD NO=111.0 AREA=0.002413 SQ MI
* PER A=100.00 PER B=0.00 PER C=0.00 PER D=0.00
* TP=0.1333 HR MASS RAINFALL=-1
*
* 100-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *
* START RAINFALL TIME=0.0
* TYPE=1 RAIN QUARTER=0.0 IN
* RAIN ONE=1.87 IN RAIN SIX=2.20 IN
* RAIN DAY=2.66 IN DT=0.03333 HR
* ON-SITE COMPUTE NM HYD ID=1 HYD NO=103.1 AREA=0.002413 SQ MI
* PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
* TP=0.1333 HR MASS RAINFALL=-1
*
* 10-YEAR, 6-HR STORM (UNDER PROPOSED CONDITIONS) *
* START RAINFALL TIME=0.0
* TYPE=1 RAIN QUARTER=0.0 IN
* RAIN ONE=1.25 IN RAIN SIX=1.47 IN
* RAIN DAY=1.77 IN DT=0.03333 HR
* ON-SITE COMPUTE NM HYD ID=1 HYD NO=111.1 AREA=0.002413 SQ MI
* PER A=0.00 PER B=15.00 PER C=15.00 PER D=70.00
* TP=0.1333 HR MASS RAINFALL=-1
*
* FINISH

AHYMO PROGRAM SUMMARY TABLE (AHYMO_97) -
INPUT FILE = FUENTE.TXT

| COMMAND | | HYDROGRAPH IDENTIFICATION | FROM ID NO. | TO ID NO. | AREA (SQ MI) | PEAK DISCHARGE (CFS) | RUNOFF VOLUME (AC-FT) | RUNOFF (INCHES) | TIME TO PEAK (HOURS) | CFS PER ACRE | PAGE = 1 |
|----------------|---------|---------------------------|-------------|-----------|--------------|----------------------|-----------------------|-----------------|----------------------|--------------|----------------|
| START RAINFALL | TYPE= 1 | | | | | | | | | | |
| COMPUTE NM HYD | | 101.00 | - | 1 | .00241 | 2.01 | .057 | .43925 | 1.533 | 1.301 | PER IMP= 2.200 |
| START RAINFALL | TYPE= 1 | | | | | | | | | | |
| COMPUTE NM HYD | | 111.00 | - | 1 | .00241 | .38 | .011 | .08264 | 1.533 | .247 | PER IMP= 1.470 |
| START RAINFALL | TYPE= 1 | | | | | | | | | | |
| COMPUTE NM HYD | | 103.10 | - | 1 | .00241 | 5.87 | .209 | 1.62054 | 1.500 | 3.800 | PER IMP= 2.200 |
| START RAINFALL | TYPE= 1 | | | | | | | | | | |
| COMPUTE NM HYD | | 111.10 | - | 1 | .00241 | 3.64 | .124 | .96184 | 1.500 | 2.355 | PER IMP= 1.470 |
| FINISH | | | | | | | | | | | |



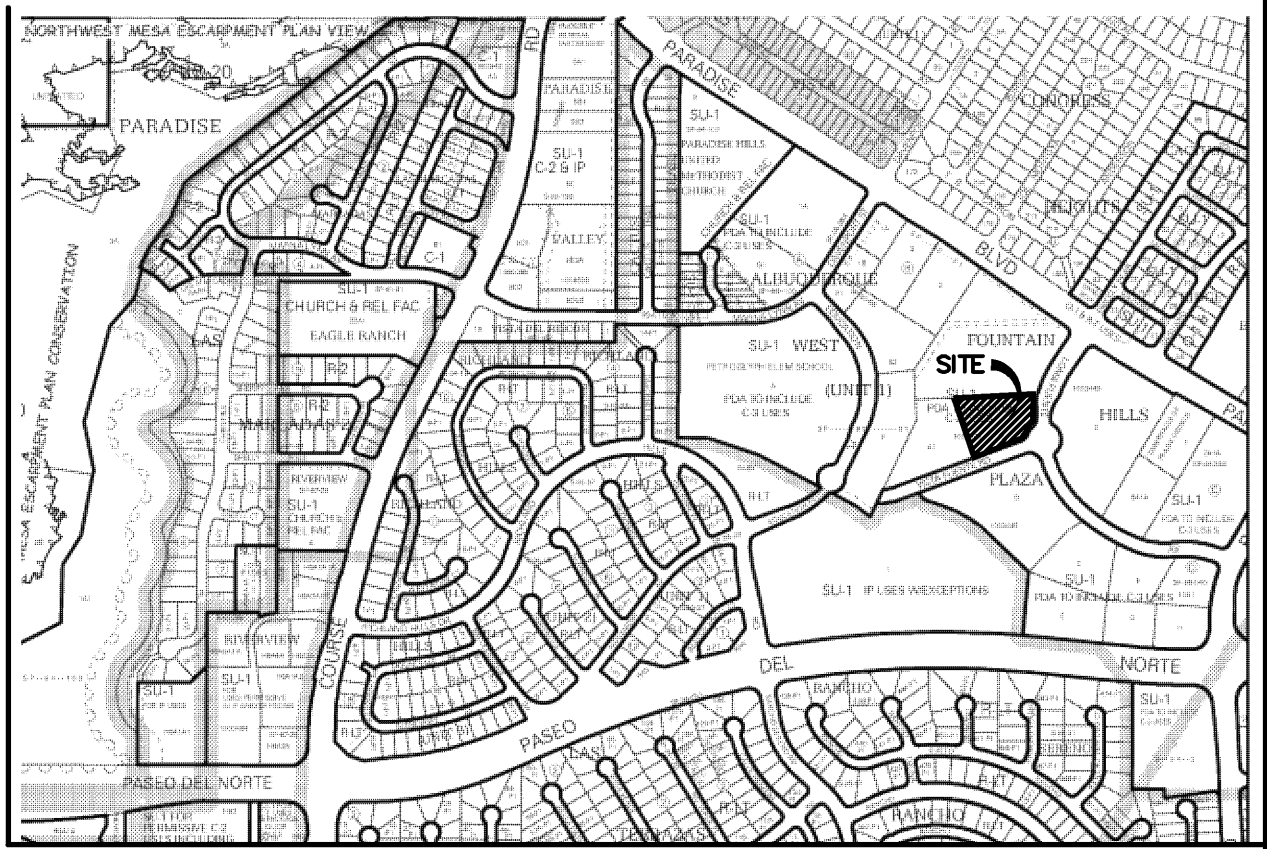
KEYED NOTES:

- 8" NYLOPLAST DRAIN, #7001-110-272.
- PROPOSED 8" STORM DRAIN PIPE, SDR 35.
- TIE TO EXITING SD PIPE STUB.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL FOR LOCATING SERVICE, 260-1990 OR "811", FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

| APPROVALS | NAME | DATE |
|-----------|------|------|
| INSPECTOR | | |



VICINITY MAP:

C-12-Z

LEGAL DESCRIPTION:

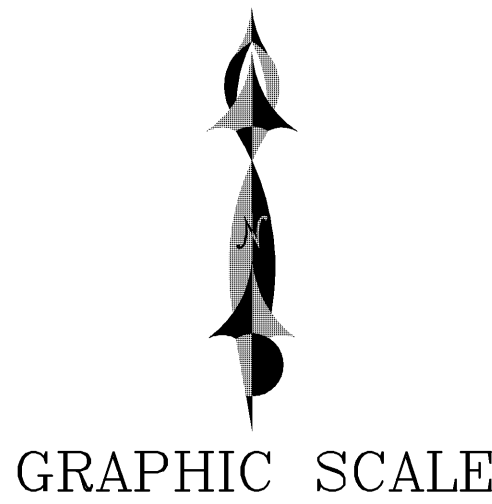
TRACT A-2-A, FOUNTAIN HILLS PLAZA
CONTAINING 1.5444 ACRE
ZONING: SU-1 FOR IP USES
ADDRESS: 4590 PARADISE BLVD NW

GENERAL NOTES:

- CONTOUR INTERVAL IS HALF (1.00) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION LSS 302, HAVING AN ELEVATION OF 5444.138 FEET ABOVE SEA LEVEL.
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/ OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
- THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
- SLOPES ARE AT 3:1 MAXIMUM.

LEGEND

- 5030 EXISTING CONTOUR (MAJOR)
- 5029 EXISTING CONTOUR (MINOR)
- BOUNDARY LINE
- 28.50 PROPOSED SPOT ELEVATION
- 5029.16 EXISTING GRADE
- 5075.65 EXISTING FLOWLINE ELEVATION
- PROPOSED RETAINING WALL
- BC=89.08 BOTTOM OF CHANEL
- TC=28.50 TOP OF CURB
- TA=28.00 TOP OF ASPHALT
- HP HIGH POINT
- 86.65 AS-BUILT GRADES
- 85.47 AS-BUILT SPOT ELEVATIONS



SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-3570

FOUNTAIN HILLS PLAZA ASSISTED LIVING GRADING PLAN

| DRAWING: | DRAWN BY: | DATE: | SHEET # |
|---------------|-----------|------------|---------|
| 201725-GD.DWG | SH-B | 7-10-20164 | 4 OF 5 |