

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

October 7, 2021

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

**Re: Fountain Hills Plaza Assisted Living
4051 Vista Fuente Rd. NW
Request Permanent C.O. – Denied
Engineer's Stamp dated: 12/29/2017
Pad Certification dated: Not submitted
CO Certification Date: 9/6/2021**

Dear Mr. Afaghpour,

PO Box 1293

Based upon the information provided in your submittal received 9/13/2021, this plan cannot be approved for Certificate of Occupancy until the following comments are addressed.

Albuquerque

NM 87103

www.cabq.gov

1. The DTIS lists the address as 4051 Vista Fuente, but the number on the building is 4551. Please determine the correct address and list it on your DTIS as permitting will not issue the CO if the address is wrong.
2. There are changes made to the plan which differ from the approved plan. Specifically the 8" storm drain from the court yard to the pond on the east follows a different path.
3. The plan needs to be an asbuilt plan highlighting the changes and calling them out.
 - (1) The sidewalk on the south side follows a zig-zag path where it is straight on the plan.
 - (2) There is a sidewalk with stair on the east side which cuts through the pond.
 - (3) It is unclear if there are pipes under this sidewalk that connect the now split pond. It is also unclear how water is supposed to flow down from the upper portions of the site to the pond as there are no visible swales and water may just flow down the sidewalk bypassing the pond. (see picture below)
 - (4) Rip rap rundowns are still shown on the plan where there are none with this new layout.

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NM 87103

If you have any questions, you can contact me at 924-3986 or earmijo@cabq.gov.

www.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: FOUNTAIN HILLS PLAZA ASSISTED LIVING **Building Permit #:** BP-2019-49252 **Hydrology File #:** C12D003B8
DRB#: 1003445-17DRB-70370 **EPC#:** _____ **Work Order#:** _____
Legal Description: LOT A-2-A, FOUNTAIN HILL PLAZA
City Address: 4051 VISTA FUENTE RD., NW

Applicant: SBS CONSTRUCTION AND ENGINEERING, LLC **Contact:** SHAWN BIAZAR
Address: 7632 WILLIAM MOYERS AVE., NE, ALBUQUERQUE, NM 87122
Phone#: (505) 804-5013 **Fax#:** (505) 897-4996 **E-mail:** AECLLC@AOL.COM

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

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT _____ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

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?

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
☐ FLOODPLAIN DEVELOPMENT PERMIT
☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 09-13-2021 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

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 = 98.56 SF
POND VOLUME=(1,376.46+98.56)/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.

LEGEND

| | |
|----------|-----------------------------|
| — | EXISTING CONTOUR (MAJOR) |
| — | EXISTING CONTOUR (MINOR) |
| — | BOUNDARY LINE |
| × | PROPOSED SPOT ELEVATION |
| × | EXISTING GRADE |
| × | 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 |

| | | |
|--|--|--|
| * 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 NO. | TO 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= |
| START RAINFALL | TYPE= 1 | | | | | | | | | |
| COMPUTE NM HYD | 111.00 | - | 1 | .00241 | .38 | .011 | .08264 | 1.533 | .247 | PER IMP= |
| START RAINFALL | TYPE= 1 | | | | | | | | | |
| COMPUTE NM HYD | 103.10 | - | 1 | .00241 | 5.87 | .209 | 1.62054 | 1.500 | 3.800 | PER IMP= |
| START RAINFALL | TYPE= 1 | | | | | | | | | |
| COMPUTE NM HYD | 111.10 | - | 1 | .00241 | 3.64 | .124 | .96184 | 1.500 | 2.355 | PER IMP= |
| FINISH | | | | | | | | | | |

VISTA FUENTE ROAD
(60.00' R.O.W.)

DRAINAGE CERTIFICATION

I, REZA AFAGHPUR, NMPE 11814, OF SBS CONSTRUCTION AND ENGINEERING, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 12-29-2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY NMPS 9801 LEONARD MARTINEZ, OF SBS CONSTRUCTION AND ENGINEERING, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

REZA AFAGHPUR, NMPE 11814
REGISTERED PROFESSIONAL ENGINEER

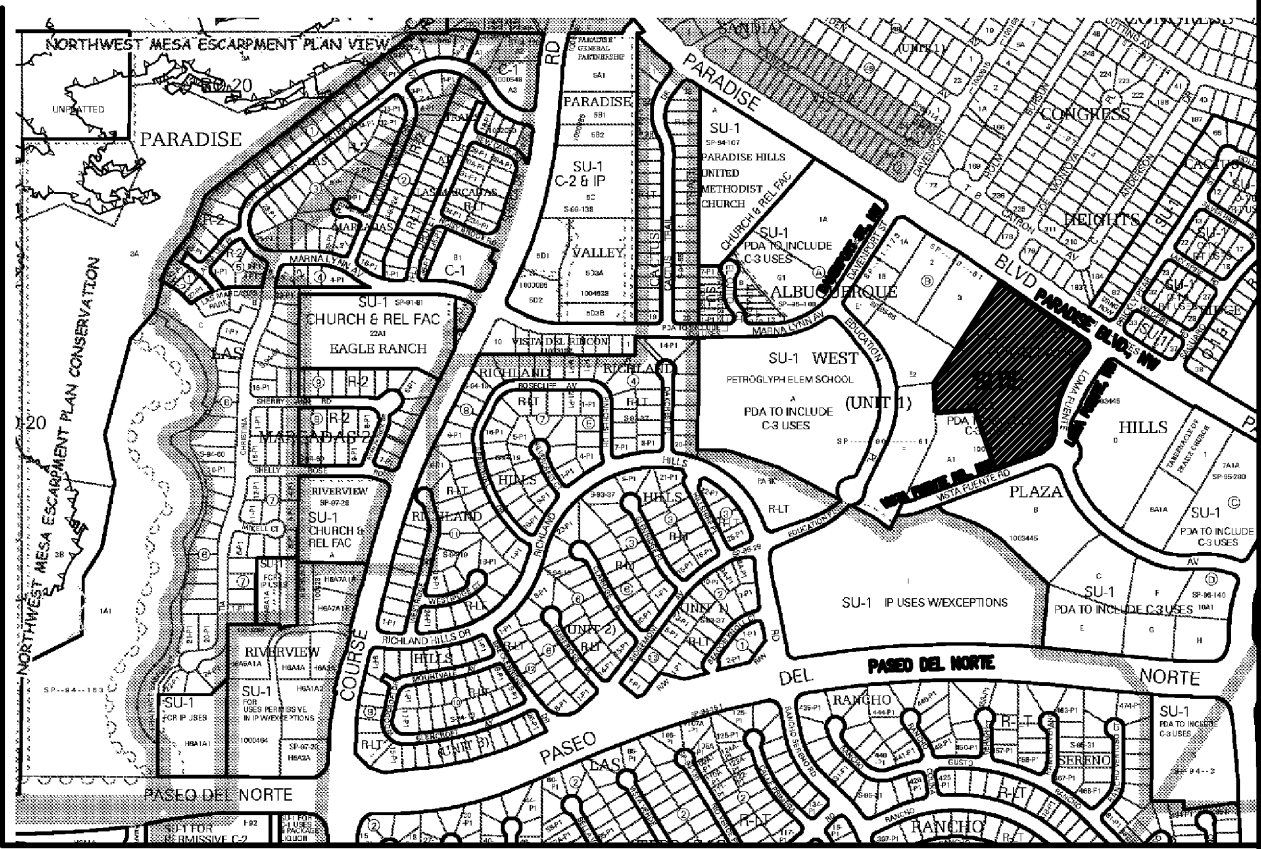
VERSION: 1997.02d RUN DATE (MON/DAY/YR) = 12/01/2017
USER NO. = AHYMO-I-9702C01000R31-AH

| TIME TO PEAK (HOURS) | CFS PER ACRE | PAGE = 1 |
|----------------------|--------------|----------|
| TIME= | 0.00 | |
| RAIN= | 2.200 | |
| TIME= | 0.00 | |
| RAIN= | 1.470 | |
| TIME= | 0.00 | |
| RAIN= | 2.200 | |
| TIME= | 70.00 | |
| RAIN= | 0.00 | |
| TIME= | 1.470 | |
| RAIN= | 70.00 | |

NOTICE TO CONTRACTORS

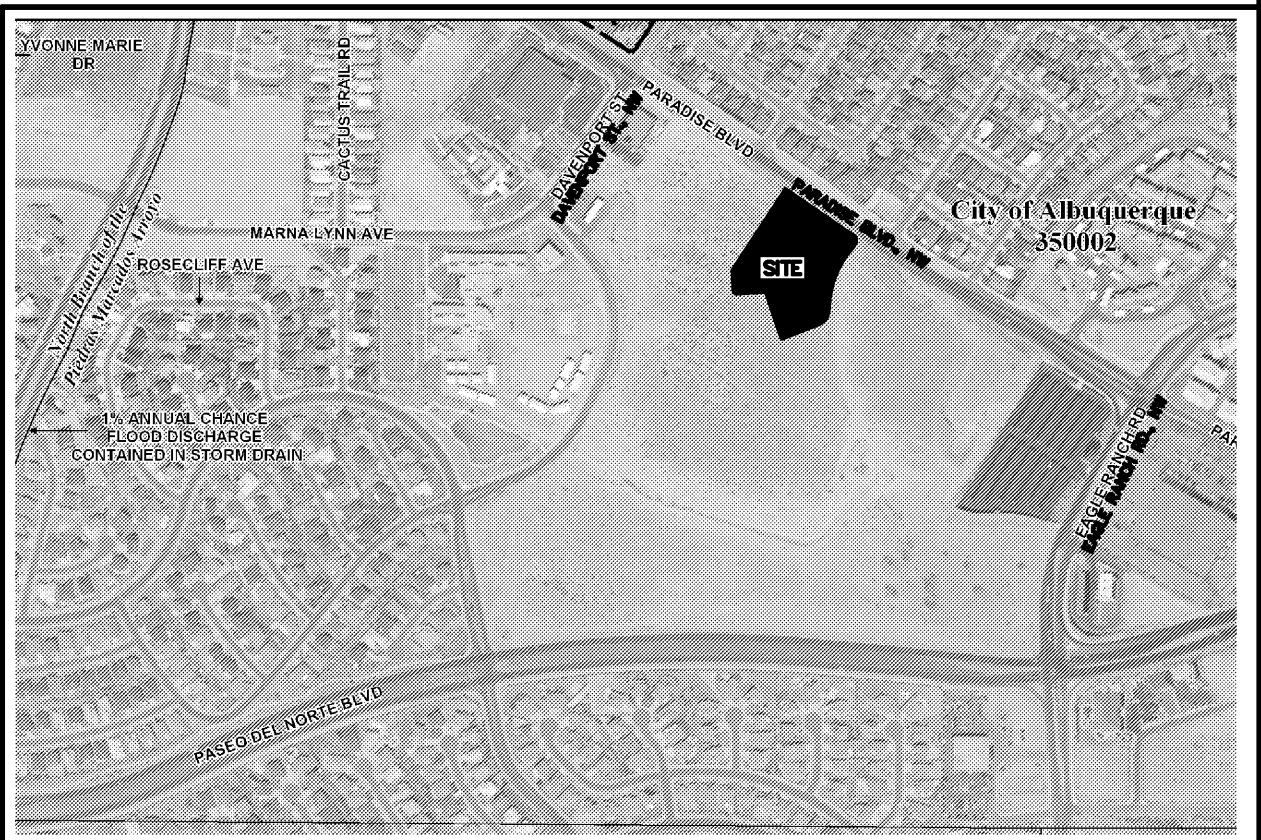
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC 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



FIRM MAP:

EFFECTIVE DATE:

FM35001C0116G

09-06-2008

LEGAL DESCRIPTION:

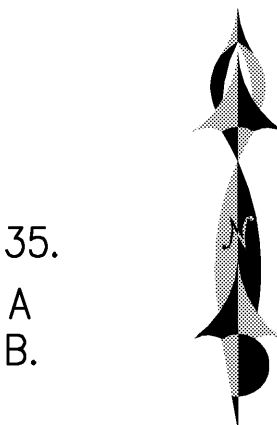
TRACT A-2-A, FOUNTAIN HILLS PLAZA
CONTAINING 1.5444 ACRE
ZONING: SU-1 FOR PDA TO INCLUDE C-3 USES
ADDRESS: 4590 PARADISE BLVD NW

GENERAL NOTES:

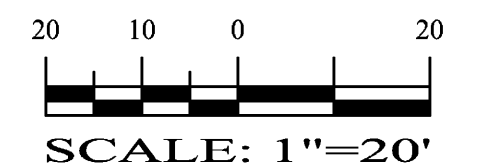
- CONTOUR INTERVAL IS HALF (1.00) FOOT.
- ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION LSS_302, HAVING AN ELEVATION OF 5444.139 FEET ABOVE SEA LEVEL.
- UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION 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.

KEYED NOTES:

- 8" NYLOPLAST DRAIN, #7001-110-272.
- PROPOSED 8" STORM DRAIN PIPE, SDR 35.
- TIE TO EXITING SD PIPE STUB. INSTALL A COLLAR FROM 8" SDR 35 12" RCP STUB.



GRAPHIC SCALE



SBS CONSTRUCTION AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)899-5570

FOUNTAIN HILLS PLAZA ASSISTED LIVING
GRADING PLAN

| DRAWING: | DRAWN BY: | DATE: | SHEET # |
|---------------|-----------|-----------|---------|
| 201725-GD.DWG | SH-B | 12-7-2017 | 4 OF 6 |

LAST REVISION: 12-7-2017