

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Interim Director



Mayor Timothy M. Keller

January 14, 2022

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

**RE: Fountain Hills Plaza Assisted Living
4551 Vista Fuente Rd. NW
Permanent C.O. - Accepted
Engineer's Certification Date: 1/6/22
Engineer's Stamp Date: 12/29/17
Hydrology File: C12D003B8**

Dear Mr. Biazar:

PO Box 1293

Based on the Certification received 1/12/22 and site visit on 1/14/22, this certification is approved in support of release of Certificate of Occupancy by Hydrology.

Albuquerque

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

Sincerely,

NM 87103

www.cabq.gov

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: 4551 VISTA VUENTE 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: 01-10-2022 **By:** SHAWN BIAZAR

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

SBS CONSTRUCTION AND ENGINEERING, LLC

January 10, 2022

Mr. Ernest Armijo, PE
Principal Engineer, Planning Dept.
Development Review Services
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Certificate of Occupancy for Final Grading Certification for
File #G13D033, Tracts 1-A-1, 1-B-1, 1-B-2, Alvarado Garden Unit 1,

Dear Mr. Armijo;

Attached please find a copy of the revised grading certification plan for the above referenced site with the changes highlighted. We apologize to not include all the changes originally. Below is the response to your comments dated 11-30-2021.

1) The actual address of the site is 4551 Vista Fuente Road, NW. However, the City GIS when assigning the address made a mistake and the address shown on the GIS is 4551 Vista Viente, Road NW. That's how the building permit is issued. I have tried to fix it with GIS but have not been able to get corrected. The building permit address is 4551 Vista Viente Road, NW. I will correct the submittal sheet to reflect the building permit.

2) We had to reroute the storm drain pipe because during construction realized the pipe would come through the stem wall on the east side of building and would be in the air. Therefore, rerouted to the northeast corner and then into the pond. This is shown on the grading plan with a darker color and it's highlighted.

3) The changes are clouded with a number and explanation on each item.

1) The sidewalk to the south originally was shown straight, However, with the existing grade we were not able to accomplish the handicap accessibility. Therefore, we had to build it in the zigzag manner to get the correct grade. The pond that was in the pat, was moved a little east and lower. We also installed the riprap from the end of retaining wall to the new pond.

2) Somehow the sidewalk along north property line got missed during the preparation of the grading plan. This sidewalk was on the original approved site plan from DRB. I did not realize that sidewalk actually is not on the plan. This is shown on the as-built grading plan.

3) The sidewalk along the north side slopes to the north and all the water drains to the north of the sidewalk. I know there are not actual swale, but the grades does flow in that

direction (I have shown some spot elevation). We have installed a small pond with riprap to catch all the water. We also have installed two 4" pipe from this pond into the big pond. This is shown on the as-built plan.

4) Since all the water drains to the north of the sidewalk along the north side and installing two 4" pipe, there are very minimal flow affecting that slope with the riprap. Therefore we eliminated the riprap on that corner of the pond. We actually have installed riprap under each roof drain on the site and in the pond as well to eliminate the erosion in the pond.

This site was completed almost nine months ago and with the fully graveled landscaping, there has not been a single erosion on this site. I hope with this information we can get the Certificate of Occupancy approved.

If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,

A handwritten signature in cursive script that reads "Shawn Biazar".

Shawn Biazar, Managing Member

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

—	BOUNDARY LINE
x 28.50	PROPOSED SPOT ELEVATION
x 5029.16	EXISTING GRADE
x 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
x 86.65	

* 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=103.1 AREA=0.002413 SQ MI PER A=100.00 PER B=0.00 PER C=15.00 PER D=70.00 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=100.00 PER B=0.00 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										

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 ON TO 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.

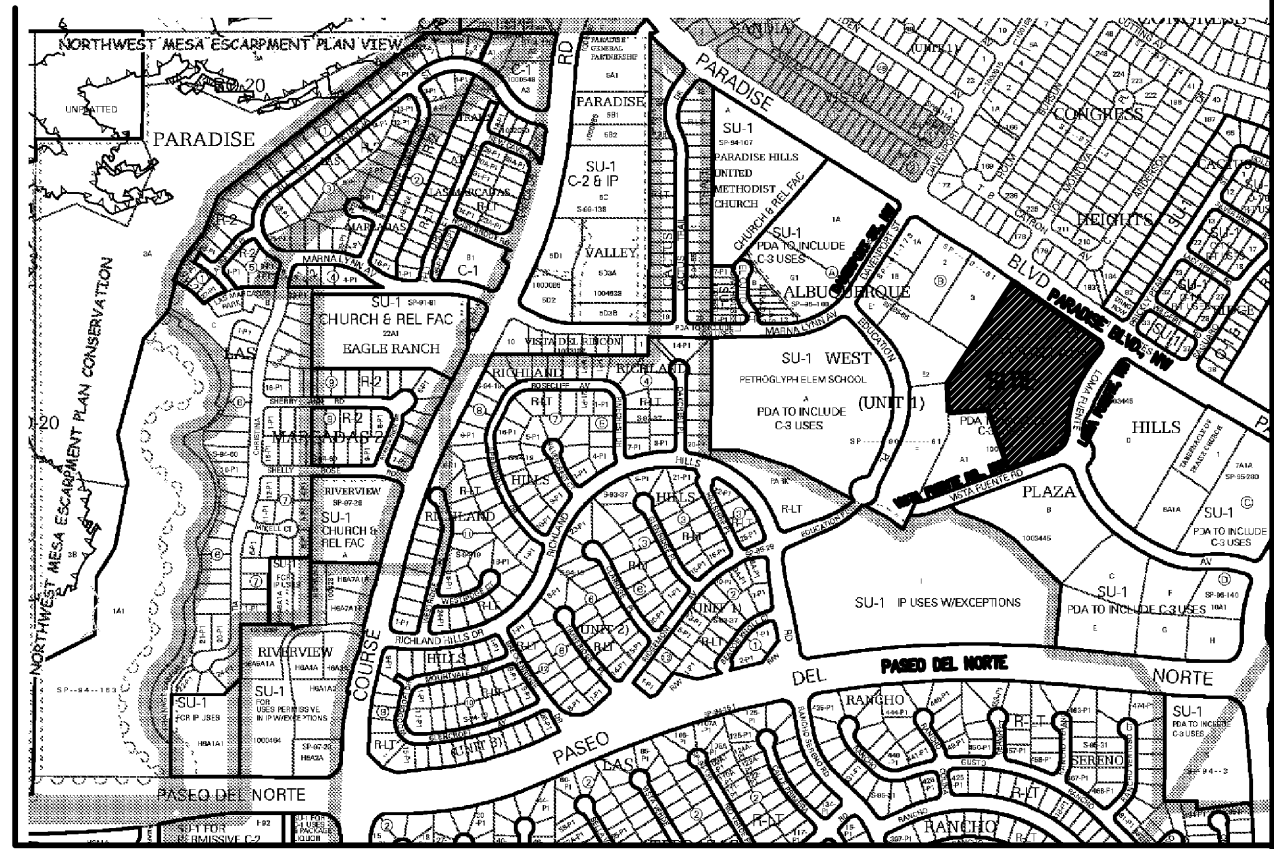
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

REZA AFAGHPUR, NMPE 11814
REGISTERED PROFESSIONAL ENGINEER
1/6/2022

NOTICE TO CONTRACTORS

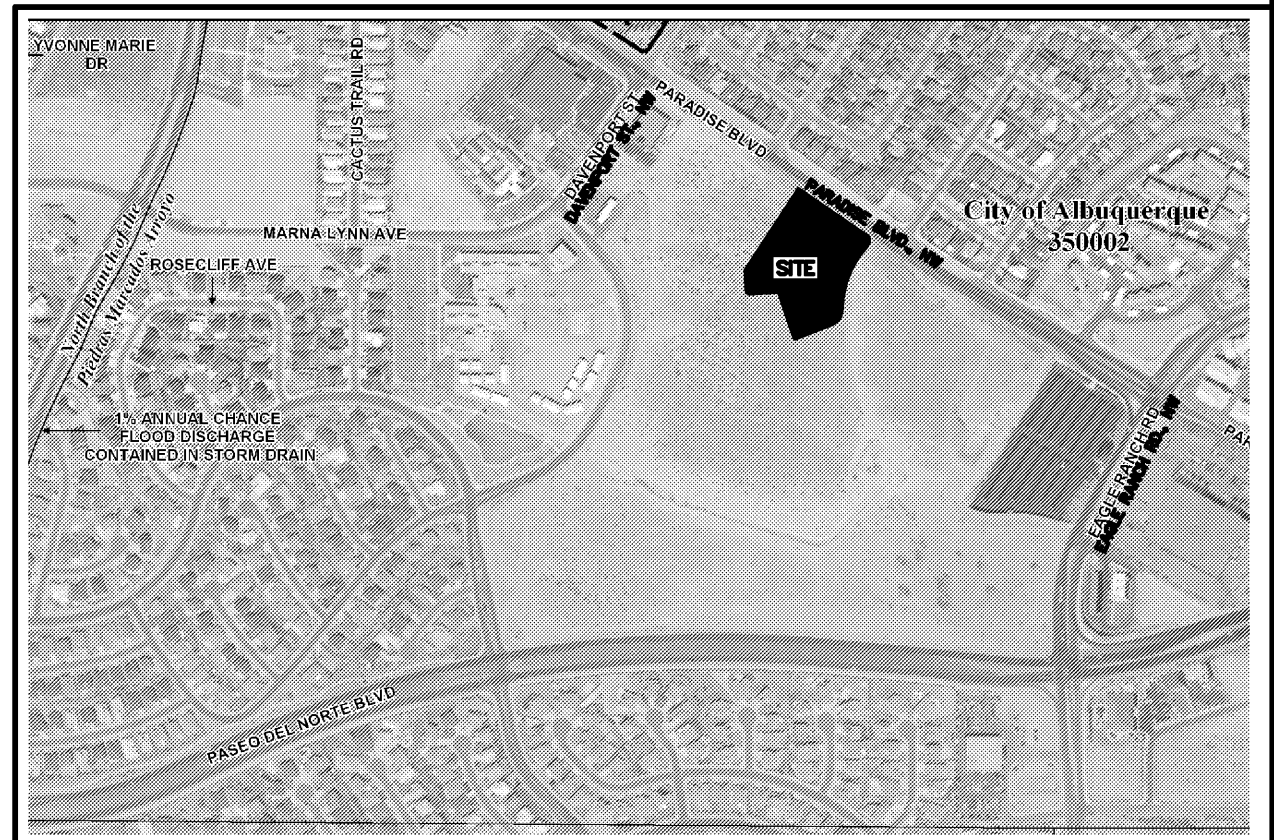
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC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

FM35001C01166

09-06-2008

LEGAL DESCRIPTION:

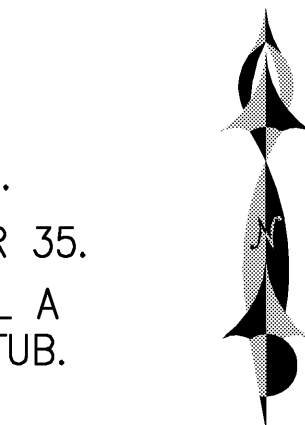
TRACT A-2-A, FOUNTAIN HILLS PLAZA
CONTAINING 1.5444 ACRE
ZONING: SU-1 FOR PDA TO INCLUDE C-3 USES
ADDRESS: 4590 PARADISE BLVD NW

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

20 10 0 20
SCALE: 1"=20'

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