

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

January 7, 2020

J. Graeme Means, P.E.  
High Mesa Consulting Group  
6010 B Midway Park Blvd NE  
Albuquerque, NM 87109

RE: **Amaran Senior Living**  
**9100 Holly Ave NE**  
**Revised Grading and Drainage Plan**  
**Engineer's Stamp Date: 11/7/19**  
**Hydrology File: C20D079**

Dear Mr. Means,

Based on the submittal received on 1/1/20, this project is re-approved for Building Permit.

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.
2. The public work order will need to be closed out and accepted by the City, unless a financial guarantee has been posted.

If you have any questions, please contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

Dana Peterson, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



# 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 (# 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:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

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

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



**DEKKER  
PERICH  
SABATINI**

**7601** JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

08/26/2019 11/07/2019  
2/15/2019 4/15/2019  
PROJECT

**AMARAN SENIOR LIVING**  
9100 HOLLY AVENUE NE  
ALBUQUERQUE, NM 87122

**PERMIT  
SET**

REVISIONS  
 1. COA HYDROLOGY COMMENTS  
 2. CA PHASE REVISIONS  
 3. STORM DRAIN LAYOUT REVISIONS  
 4. ROOF DRAIN REVISIONS

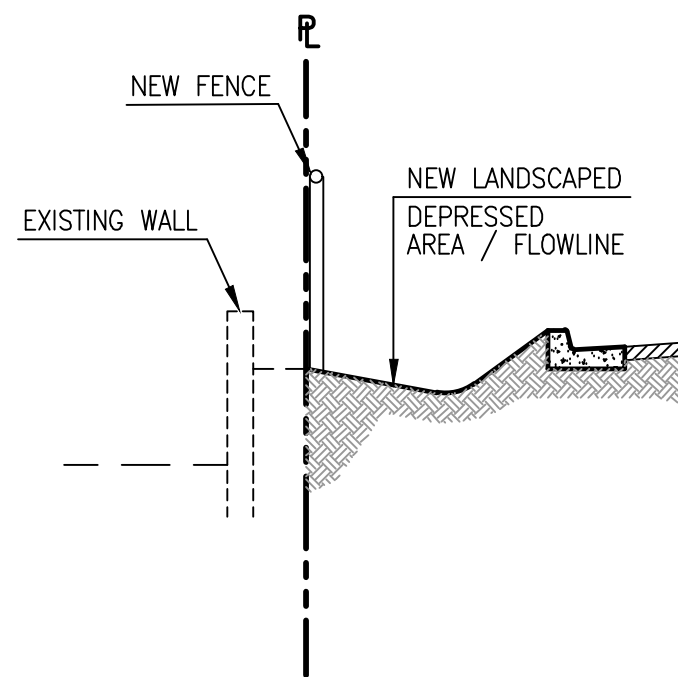
DRAWN BY J.Y.R.  
 REVIEWED BY G.M.  
 DATE 02.15.2019  
 PROJECT NO. 18-0038  
 DRAWING NAME

**GRADING AND  
DRAINAGE PLAN**

SHEET NO.

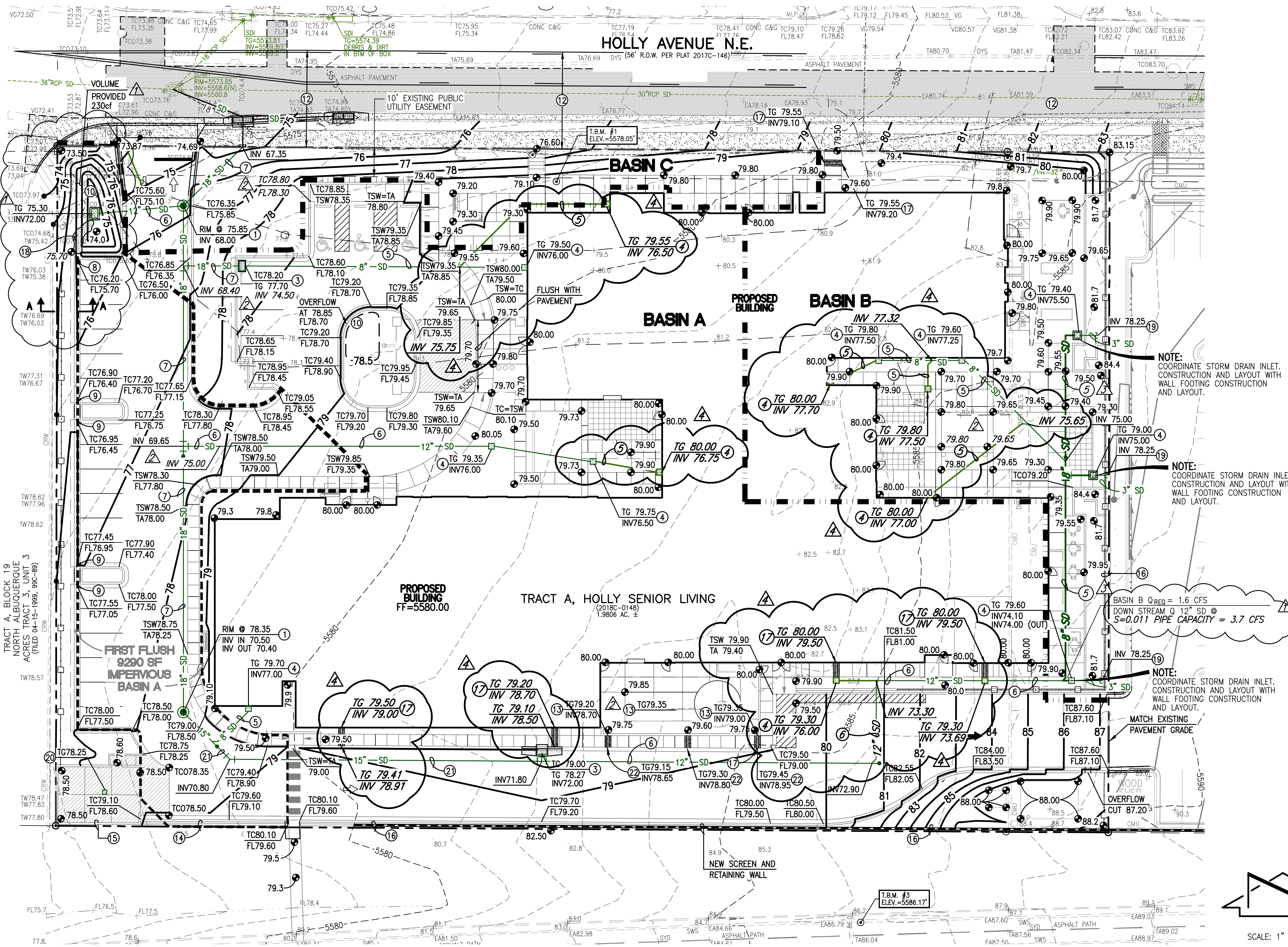
**CG101**  
OF

**FIRST FLUSH POND GRATE CAPACITY:**  
 HEC-22, EQUATION 4-27;  $Q = CA(2GD)^{0.5}$   
 $C = 0.67$ ,  $G = 32.2$ ,  $D = \text{DEPTH (FT)}$ ,  $A = \text{CLEAR OPENING AREA}$   
 CITY GRATE AREA = 3.72 SF (CLEAR)  
 ASSUME 50% CLOGGED; NET AREA = 1.86 SF;  
 USE 1.86  
 $D_{MAX} = T.O.P. = 76.00 - TG 75.30 = 0.7\text{ FT}$   
 $Q_{CAP} = 8.36 \text{ CFS}$   
 BASIN A = 9,290 SF  
 $Q_{REQ} = Q_{AA} + Q_{BA} + Q_{CA} + Q_{DA}$   
 $Q_{REQ} = (1.87 \times 0.00) + (2.60 \times 0.00) + (3.45 \times 0.00) + (5.02 \times 21) = 1.1 \text{ cfs}$   
 $D_{REQ} = \left( \frac{Q}{CA} \right)^2 = 0.012 \text{ ft FOR } 1.1 \text{ cfs}$   
 $Q_{CAP} > Q_{REQ}$   
 $D_{MAX} > D_{REQ}$



**SECTION A-A**

SCALE: 1" = 5'



**CONSTRUCTION NOTES:**

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE, REVIEW OF AVAILABLE ABCWA AND CITY OF ALBUQUERQUE RECORD DRAWINGS AND DISTRIBUTION MAPS AND UTILITY LINE-SPOTS PROVIDED BY HIGH MESA CONSULTING GROUP (2016.059.1 AND 2016.059.2). IN ADDITION, UTILITY LINE-SPOTS WERE REQUESTED VIA THE NEW MEXICO ONE CALL SERVICE (TICKET NOS. 16DE200007 AND 17AP210205). UTILITY LINES THAT APPEAR ON THESE DRAWINGS ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- THE GRADES INDICATED ON THIS PLAN ARE FINISHED GRADES UNLESS OTHERWISE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING SUBGRADE AT ELEVATIONS THAT SHALL ACCOMMODATE PROPOSED IMPROVEMENTS AS INDICATED ON THE PLANS INCLUDING, BUT NOT LIMITED TO, SURFACE DRAINAGE STRUCTURES, PAVING AND LANDSCAPING SURFACING.
- CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS, AS APPLICABLE.

**KEYED NOTES:**

- CONSTRUCT 4' DIA. STORM DRAIN MANHOLE
- CONSTRUCT SINGLE 'D' STORM DRAIN INLET
- CONSTRUCT SINGLE TYPE 'C' STORM DRAIN INLET
- CONSTRUCT 24"x24" STORM DRAIN INLET
- INSTALL 8" HDPE STORM DRAIN
- INSTALL 12" HDPE STORM DRAIN
- INSTALL 18" HDPE STORM DRAIN
- NEW 2'-0" CURB CUT PER STANDARD SECTION, CP501
- CONSTRUCT 16" WIDE CONCRETE RUNDOWN
- DEPRESSED LANDSCAPING FOR WATER QUALITY
- NEW REFUSE DRAIN. SEE CONCEPTUAL UTILITY PLAN
- HOLLY IMPROVEMENTS TO BE CONSTRUCTED BY WORK ORDER
- NEW 4" WALL OPENING. ALIGN OPENING WITH SIDEWALK CULVERT
- NEW SCREEN WALL
- NEW REFUSE WALL
- NEW RETAINING WALL
- INSTALL SIDEWALK CULVERT. INVERT TO MATCH ROOF DRAIN DOWN SPOUT OR WALL OPENING
- NEW COBBLES FOR SLOPE PROTECTION
- EXTEND 3" STORM DRAIN LINE FROM HYDRODUCT COIL SYSTEM TO INLET
- INSTALL 12" HEAVY DUTY DRAIN, SEE SHEET CU101 FOR CONTINUATION
- INSTALL 15" HDPE STORM DRAIN
- INSTALL NEW SIDEWALK CULVERT WITH DECORATIVE GRATED LID. ALIGN WITH WALL OPENING.

**NOTE:**

THIS IS NOT A BOUNDARY SURVEY OR RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES OR PROPERTY LINES AS SHOWN ARE DERIVED FROM THE PLAT OF RECORD (2018C-0148, #2018103144, RECORDED 11-29-2018) PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 11/06/2018 (2016.059.5) AND IS NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THE TOPOGRAPHIC AND UTILITY INFORMATION DEPICTED HEREON IS BASED UPON THE EXISTING TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY THIS FIRM, NMPS NO. 11184, DATED 01/10/2017 (2016.059.1).

2018.027.1

**HIGH  
MESA Consulting Group**

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