# CITY OF ALBUQUERQUE

*Planning Department*
Brennon Williams, Director

*Mayor Timothy M. Keller*

March 29, 2021

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

**RE: Amaran Senior Living**
**9100 Holly Ave. NE**
**Permanent C.O. - Approved**
**Engineer's Certification Date: 3/23/21**
**Engineer's Stamp Date: 4/15/19**
**Hydrology File: C20D079**

Dear Mr. Means:

Based on the certification received 3/25/21 and a site visit on 3/26/21, this certification is approved for Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** Amaran Senior Living Building Permit #: 2019-12761 Hydrology File #: C20/D079

DRB#: PR-2018-001632 EPC#: _____ Work Order#: _____

Legal Description: Tract A, Holly Avenue Senior Living

City Address: 9100 Holly Avenue NE

**Applicant:** High Mesa Consulting Group Contact: J. Graeme Means #13676

Address: 6010 - B Midway Park Blvd. NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: gmeans@highmesacg.com

**Other Contact:** Dekker Perich Sabatini Contact: Jennifer Facio Maddox

Address: 7601 Jefferson NE, Suite #100, Albuquerque, NM 87109

Phone#: 505-761-9700 Fax#: _____ E-mail: jenniferm@dpsdesign.org

**TYPE OF DEVELOPMENT:** 1 PLAT (# of lots) ____ RESIDENCE X DRB SITE ___ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes X No

**DEPARTMENT** ____ TRANSPORTATION X HYDROLOGY/DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

X 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
X 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: 03-22-2021 By: Ryan Curley

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

## FIRST FLUSH POND GRATE CAPACITY:

HEC-22, EQUATION 4–27; $Q = CA(2GD)^{0.5}$

C= 0.67, G=32.2, D=DEPTH (FT), A = 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 = 0.7FT

$Q_{CAP}$=8.36 CFS;

BASIN A =9,290 SF

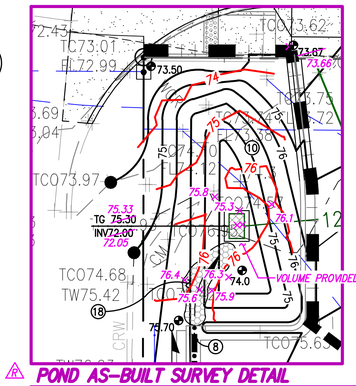
$Q_{REQ} = Q_A A + Q_B A_B + Q_C A_C + Q_D A_D$

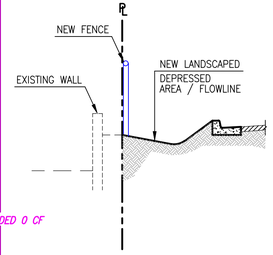
$Q_{REQ} = (1.87 \cdot 0.00) + (2.60 \cdot 0.00) + (3.45 \times 0.00) + (5.02 \times .21) = 1.1$cfs

$D_{REQ} = \left(\frac{Q}{CA}\right)^2 / 26 = 0.012$ ft FOR 1.1cfs

$Q_{CAP} > Q_{REQ}$

$D_{MAX} > D_{REQ}$




SECTION A–A

SCALE: 1" = 5'

## ENGINEER'S CERTIFICATION– PERMANENT CO

I, J. GRAEME MEANS, NMPE 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THIS PROJECT HAS BEEN CONSTRUCTED, GRADED AND WILL DRAIN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 04/15/2019 WITH THE NOTED EXCEPTION OF NOT MEETING THE WATER QUALITY VOLUME SHOWN ON THE APPROVED PLANS, THE DESIGNED WATER QUALITY VOLUME TO BE RETAINED ON SITE TOTALED TO 230 CF. AS–BUILT VOLUMES RETAINED TOTALED TO 0 CF. DESIGNED VOLUME 230 CF – VOLUME RETAINED 0 CF = 230 CF BYPASS. A PAYMENT IN LIEU TO ADDRESS THE DIFFERENCE BETWEEN THE REQUIRED VOLUME AND THE AS–BUILT VOLUME WILL BE MADE.

THE SUPPLEMENTAL RECORD SURVEY AS–BUILT INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENTS WAS OBTAINED 12/10/2020 AND 03/11/2021 BY HIGH MESA CONSULTING GROUP UNDER THE DIRECTION OF CHARLES G. CALA, JR., NMPS 11186, SUBMITTED TO SUPPORT A PERMANENT 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. THIS CERTIFICATION DOES NOT ADDRESS ADA COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

J. GRAEME MEANS, NMPE NO. 13676

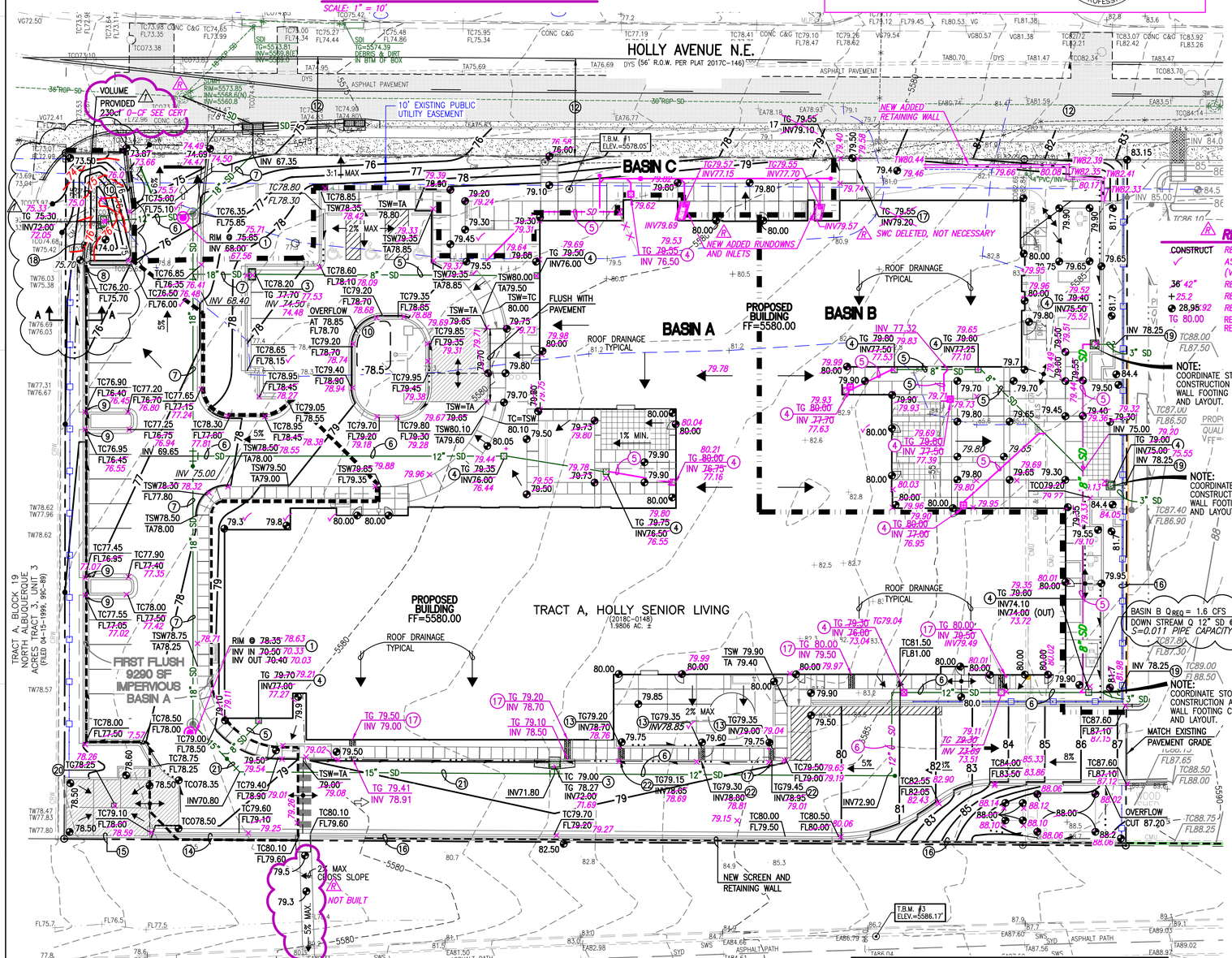
J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

03–23–2021

DATE

## POND AS–BUILT SURVEY DETAIL

SCALE: 1" = 10'




SCALE: 1" = 20'

## RECORD DRAWING LEGEND

| CONSTRUCT | |
|---|---|
| ✓ | RECORD INFORMATION (VERIFIED BY ENGINEER) |
| | AS–CONSTRUCTED = AS–DESIGNED (VERIFIED BY AS–BUILT SURVEY) |
| 36' 42" | RECORD INFORMATION FROM AS–BUILT SURVEY |
| +25.2 | RECORD INFORMATION FROM AS–BUILT SURVEY |
| 28.95' 92 TG 80.00 | RECORD INFORMATION FROM AS–BUILT SURVEY |
| | RECORD INFORMATION FROM CONSTRUCTION REVISION (NOT SURVEYED) |

## CONSTRUCTION NOTES:

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE–SPOTTING) OF EXISTING UTILITIES.
2. 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.
3. 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.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. UTILITY INFORMATION SHOWN HEREON IS BASED UPON ONSITE SURFACE EVIDENCE, REVIEW OF AVAILABLE ABCWUA 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 ON 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.
6. 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.
7. 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.
8. CONTRACTOR SHALL REFER TO GEOTECHNICAL REPORT FOR EARTHWORK REQUIREMENTS, AS APPLICABLE

## KEYED NOTES:

1. CONSTRUCT 4' DIA. STORM DRAIN MANHOLE
2. CONSTRUCT SINGLE 'D' STORM DRAIN INLET
3. CONSTRUCT SINGLE TYPE 'C' STORM DRAIN INLET
4. CONSTRUCT 24"x24" STORM DRAIN INLET
5. INSTALL 8" HDPE STORM DRAIN
6. INSTALL 12" HDPE STORM DRAIN
7. INSTALL 18" HDPE STORM DRAIN
8. NEW 2'–0" CURB CUT PER STANDARD SECTION, CP501
9. CONSTRUCT 16" WIDE CONCRETE RUNDOWN
10. DEPRESSED LANDSCAPING FOR WATER QUALITY
11. NEW REFUSE DRAIN. SEE CONCEPTUAL UTILITY PLAN
12. HOLLY IMPROVEMENTS TO BE CONSTRUCTED BY WORK ORDER
13. NEW 4" WALL OPENING. ALIGN OPENING WITH SIDEWALK CULVERT
14. NEW SCREEN WALL
15. NEW REFUSE WALL
16. NEW RETAINING WALL
17. INSTALL SIDEWALK CULVERT. INVERT TO MATCH ROOF DRAIN DOWN SPOUT OR WALL OPENING
18. NEW COBBLES FOR SLOPE PROTECTION
19. EXTEND 3" STORM DRAIN LINE FROM HYDRODUCT COIL SYSTEM TO INLET
20. INSTALL 12" HEAVY DUTY DRAIN, SEE SHEET CU101 FOR CONTINUATION
21. INSTALL 15" HDPE STORM DRAIN
22. 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

RECORD DRAWING


HIGH MESA Consulting Group
6010–B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com



ARCHITECTURE / DESIGN / INSPIRATION

DEKKER PERICH SABATINI

7601 JEFFERSON NE, SUITE 100 ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

ARCHITECT

ENGINEER

J. GRAEME MEANS NEW MEXICO 13676 REGISTERED PROFESSIONAL ENGINEER

4/15/2019

2/15/2019 03–23–2021

PROJECT


# AMARAN SENIOR LIVING

9100 HOLLY AVENUE NE
ALBUQUERQUE, NM 87122

**PERMIT SET**

REVISIONS

- COA HYDROLOGY COMMENTS
- RECORD DRAWING

| | |
|---|---|
| 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


File Name: P:\data\2018\2018.027.1\ENG\180271_Base-Rec.dwg - CG-101-REC Plot Date: 3/23/21 Plot Time: 08:04