CITY OF ALBUQUERQUE

Planning Department
Suzanne Lubar, Director

Mayor Richard J. Berry

February 23, 2017

Fred C. Arfman, P.E.
Isaacson & Arfman, PA
128 Monroe St NE
Albuquerque, NM 87108

Re:

Elan-Santa Monica Place Senior Assisted Living/Memory Care
6901 San Vicente Ave. NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 10-16-15 (D18D054B)
Certification dated: 2-10-17

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Mr. Arfman,

Based upon the information provided in your submittal received 2/23/20167, the above referenced Certification received is acceptable for the release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3999 or Totten Elliott at 924-3982.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

TE/SB
C: email, Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker, Lois

S.O.19 : NOTICE TO CONTRACTORS

1	AN EXCAVATION / CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
2	ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS REVISED THROUGH UPDATE #8.
3	TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (CALL '811') FOR LOCATION OF EXISTING UTILITIES.
4	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.
5	BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC / STREET USE.
6	MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7	WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, P.A., hereby certify that this project has been graded and the private onsite storm drain system will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 10/16/15. The record information edited onto the original design document has been obtained by Christopher Medina, NMPS 115702 on 02-08-17. I further certify that I have personally visited the project site on 02-09-3017 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 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. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

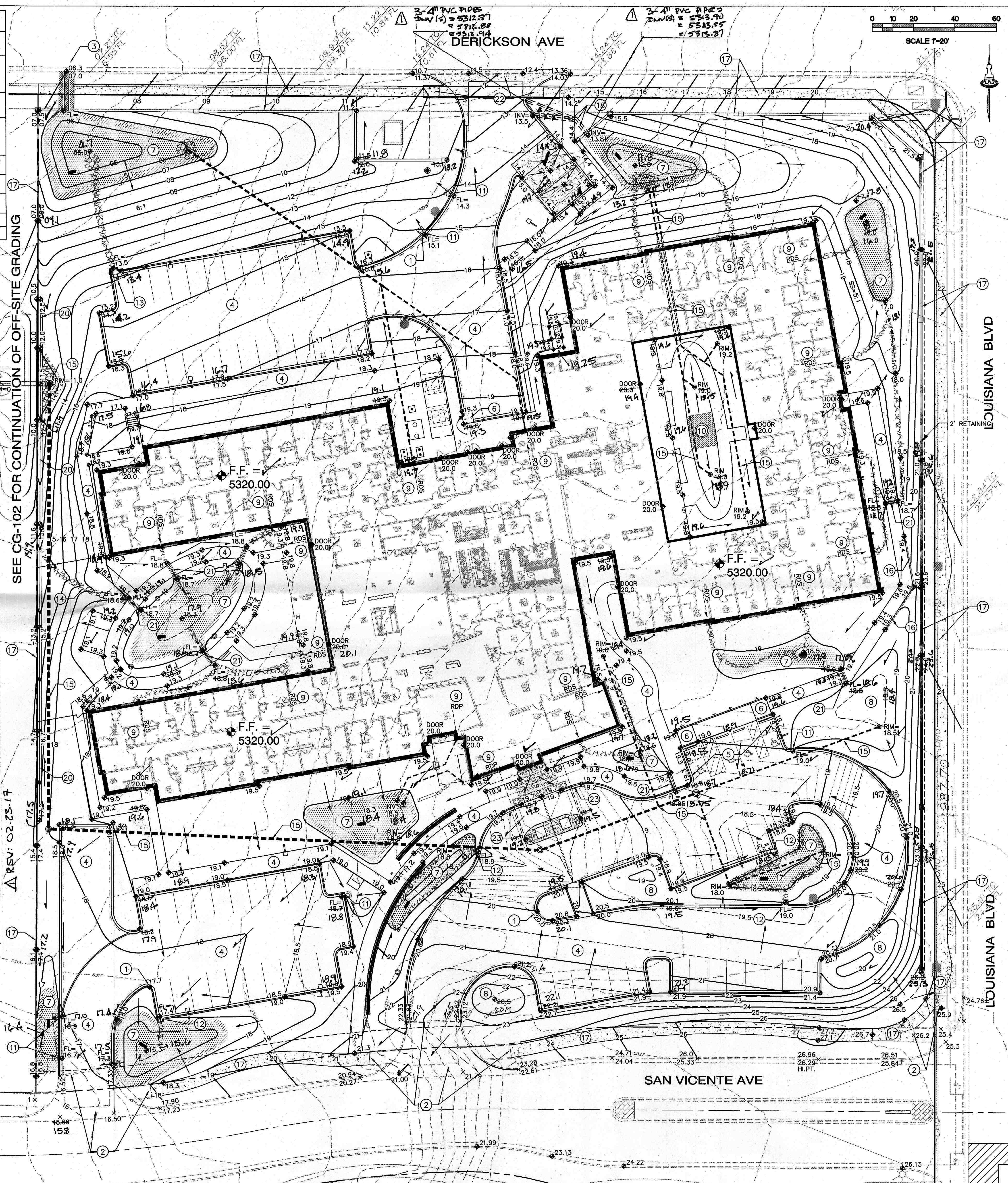
FRED C. ARFMAN NEW MEXICO 7322 PROFESSIONAL ENGINEER

Fred C. Arfman NMPE 7322

02.10.17

Date

△ REV: 02.23.17



KEYED NOTES

1. SPOT ELEVATION LABELS WITHIN GUTTER AREA REPRESENT FLOWLINE UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS.
2. PROVIDE SMOOTH TRANSITIONS TO EXISTING ACCESS DRIVE, ADA RAMPS & VALLEY GUTTER.
3. CONSTRUCT THREE 24" WIDE COVERED SIDEWALK CULVERTS PER C.O.A. STD. DWG. 2236. S.O.19 PERMIT REQUIRED FOR STORM DRAIN IMPROVEMENTS WITHIN PUBLIC R.O.W. SEE S.O.19 REQUIREMENTS THIS SHEET. SEE CG-502 FOR ADDITIONAL INFORMATION.
4. CONSTRUCT ONSITE PAVING, CURB & GUTTER, AND WALKS AT ELEVATIONS SHOWN. SEE PAVING PLAN, PAVING DETAILS AND SITE DETAILS FOR ADDITIONAL INFORMATION. NOTE THAT PAVEMENT SLOPES AND CROSS-SLOPES VARY THROUGHOUT TO ACHIEVE GRADES NECESSARY TO ACHIEVE ADA COMPLIANCE, FIRST FLUSH REQUIREMENTS, PIPE COVERAGE, ETC. SEE LEGEND FOR 1', 0.5' AND 0.1' CONTOUR LINETYPES PROVIDED TO CLARIFY DRAINAGE CONCEPT.
5. SLOPES WITHIN HANDICAP PARKING AREAS TO MEET ADA REQUIREMENTS. MAX. SLOPE = 2% IN ANY DIRECTION.
6. CONSTRUCT HANDICAP ACCESS RAMP TO ADA STANDARDS. SEE SHEET CP-501 FOR DETAILS.
7. GRADE FIRST FLUSH RETENTION BASIN (F.F.BASIN). SEE SHEET CG-502 FOR FINISH GRADE TOP ELEVATION, BOTTOM ELEVATION AND VOLUME REQUIRED (SEE CG-100: GENERAL NOTE 'P'). CONSTRUCT A PERCOLATION PIT WITHIN EACH F.F.BASIN. SEE CG-502 FOR DETAIL. NOTE: GRADING OF F.F.BASINS WILL BE INSPECTED AS PART OF ENGINEER'S CERTIFICATION FOR CERT. OF OCCUPANCY. DURING LANDSCAPING, F.F.BASINS WILL BE SMOOTHLY INTEGRATED INTO LANDSCAPING WHILE MAINTAINING REQUIRED TOP AND BOTTOM ELEVATION, VOLUME AND INLET / OVERFLOW ELEVATIONS.
8. LANDSCAPING TO BE DEPRESSED 6"± TO CAPTURE STORMWATER WHICH FALLS ON IT. SEE LANDSCAPE PLAN. NOTE: DO NOT DEPRESS LANDSCAPING WITHIN 10' OF ANY STRUCTURE. TYPICAL
9. BUILDING ROOF DISCHARGE LOCATION TO SURFACE GRADE. CONSTRUCT F.F. ROCK SWALE INTEGRATED WITH LANDSCAPING TO RETENTION POND BOTTOM. SEE DETAIL SHEET CG-502. SEE SHEETS A1.41 AND A4.01 FOR ADDITIONAL ROOF DRAIN INFORMATION.
10. GRADES WITHIN INTERIOR COURTYARD ARE PROVIDED FOR GENERAL INFORMATION TO INDICATE POSITIVE DRAINAGE AWAY FROM BUILDING TO PROPOSED STORM DRAIN INLETS. COORDINATE WITH LANDSCAPE ARCHITECT. INSTALL FOUR STORM DRAIN INLETS AT RIM ELEVATIONS SHOWN. GRADE COURTYARD TO DRAIN TO INLETS @ MIN. 1% SLOPE.
11. PROVIDE 1' WIDE CURB OPENING TO PASS FLOW. SEE DETAIL SHEET CG-502. PROVIDE 3' X 3' X 12" DEEP F.F. ROCK EROSION PROTECTION AT OUTFALL (DO NOT BLOCK FLOWLINE).
12. CONSTRUCT 2' WIDE (BOTTOM WIDTH) CONCRETE RUNDOWN. CONSTRUCT F.F. ROCK SWALE INTEGRATED WITH LANDSCAPING TO RETENTION POND BOTTOM. SEE DETAIL SHEET CG-502.
13. CONSTRUCT 3' WIDE (BOTTOM WIDTH) CONCRETE RUNDOWN. CONSTRUCT F.F. ROCK SWALE INTEGRATED WITH LANDSCAPING TO RETENTION POND BOTTOM. SEE DETAIL SHEET CG-502.
14. CONSTRUCT F.F. ROCK SWALE INTEGRATED WITH LANDSCAPING FROM POND OVERFLOW ELEVATION TO CONCRETE ALLEY GUTTER. SEE DETAIL SHEET CG-502.
15. CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-501 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
16. CONSTRUCT LANDSCAPE WALLS (2' MAX. RETAINING WALL) TO ACHIEVE GRADE DIFFERENCE THIS AREA. SEE LANDSCAPE PLAN FOR DESIGN.
17. SEE SHEETS CP-501 AND CP-502 FOR PERIMETER WALL (WEST AND EAST SIDE TO RETAIN 2' MAX. AS SHOWN) AND PUBLIC SIDEWALK CONSTRUCTION.
18. INSTALL THREE 4" DIAMETER PIPES FROM POND THROUGH PERIMETER WALL TO DISCHARGE TO PAVEMENT THROUGH FACE OF CURB AT INVERT ELEVATIONS SHOWN. PROVIDE FITTINGS AS REQUIRED.
19. CONSTRUCT OFF-SITE DRAINAGE IMPROVEMENTS AND TEMPORARY GRADING WITHIN ADJACENT PROPERTY (SAME OWNER - PERMITTED BY PLAT). SEE CG-102.
20. CONSTRUCT 250 LF(±) CONCRETE ALLEY GUTTER PER C.O.A. STD. DWG. 2415A ADJACENT TO RETAINING WALL AT FLOWLINE ELEVATIONS SHOWN TO CONTROL GRADE.
21. CONSTRUCT 1' WIDE COVERED SIDEWALK CULVERT PER C.O.A. STD. DWG. 2236 AT FLOWLINE ELEVATIONS SHOWN.
22. CONSTRUCT NEW PRIVATE ENTRANCE PER C.O.A. STD. DWG. 2426. SEE CP-101 AND CP-501 FOR ADDITIONAL INFORMATION.
23. TRANSITION CURB FROM FLUSH TO 6" OVER 10'.
24. CONSTRUCT CONCRETE STEPS WITH FREE-STANDING HANDRAIL EA. SIDE. SEE CP-501 FOR DETAIL.
25. CONSTRUCT ADA COMPLIANT HANDICAP ACCESS RAMP WITH FREE-STANDING HANDRAIL EA. SIDE. SEE CONCRETE STEP DETAIL ON SHEET CP-501 FOR HANDRAIL REQUIREMENTS.

KEYED NOTES

79	PROPOSED CONTOUR – 1' INCREMENT
-75.5	PROPOSED CONTOUR – 0.5' INCREMENT
75.1	PROPOSED CONTOUR – 0.1' INCREMENT
78.3	PROPOSED SPOT ELEVATION
	FLOW ARROW
RDS	ROOF DISCHARGE TO SURFACE
F.F.=XXXX.XX	FINISH FLOOR ELEVATION
78.3±	EXISTING ELEVATION (±) TO MATCH. PROVIDE SMOOTH TRANSITION.
	ROCK EROSION CONTROL
	PROPOSED STORM DRAIN (SEE CG5.1)
FL=	FLOWLINE ELEVATION
INV=	INVERT ELEVATION
	RETAINING WALL
	'FIRST FLUSH' RETENTION BASIN WITH PERCOLATION PIT

I&A DRAWING INFORMATION: 2047 CG-101.dwg Dec 24,2015

ÉLAN A Senior Lifestyle

Élan-Santa Monica Place

6901 San Vicente Ave. NE
Albuquerque, NM 87109

OWNER:

TITAN SENIOR LIVING

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6300 Riverside Plaza Ln. NW #200
Albuquerque, New Mexico 87120

DEVELOPMENT CONSULTANT:

LCS DEVELOPMENT

LCS Development
10021 Park Cedar Drive
Suite 400 Charlotte NC 28210

DESIGN TEAM:

ARCHITECT:
D2 Architecture, L.L.C.
2001 North Lamar Street, Suite 300
Dallas, Texas 75202
www.d2-architecture.com

INTERIOR DESIGNER:
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6767 N. Industrial Road
Milwaukee, WI 53223

STRUCTURAL ENGINEERING:
Hart, Gaugler & Associates
12801 N. Central Expressway
Dallas, TX 75243

MEP ENGINEERING:
Telios
3535 Travis Street, Suite 115
Dallas, TX 75204

CIVIL ENGINEERING:
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

LANDSCAPE ARCHITECT:
Hilltop Landscape Architects
7909 Edith NE
Albuquerque, NM 87184

FOOD SERVICES DESIGNER:
Direct Supply Aptura
6767 N. Industrial Road
Milwaukee, WI 53223

Seal:

FRED C. ARFMAN NEW MEXICO 7322 LICENSED PROFESSIONAL ENGINEER
10.16.15

No.	Date	Revisions
1		NOT USED THIS SHEET
2	12/24/2015	PER COA HYDROLOGY COMMENT

D2 Project No:	13019.00
Stage:	CONSTRUCTION DOCUMENTS
Sheet Issue Date:	01/06/16
Scale:	As indicated

Dwg. Name:
GRADING AND DRAINAGE PLAN

Dwg. No.
CG-101

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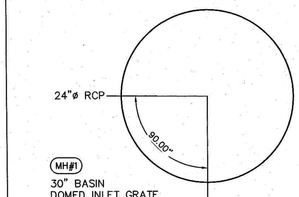
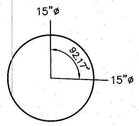
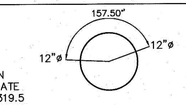
NYLOPLAST BASIN DESIGNS



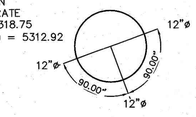
MH#1
30" BASIN
DOMED INLET GRATE
RIM=5311.0
INV IN (15") = 5307.6
INV OUT (24" RCP) =5300.6



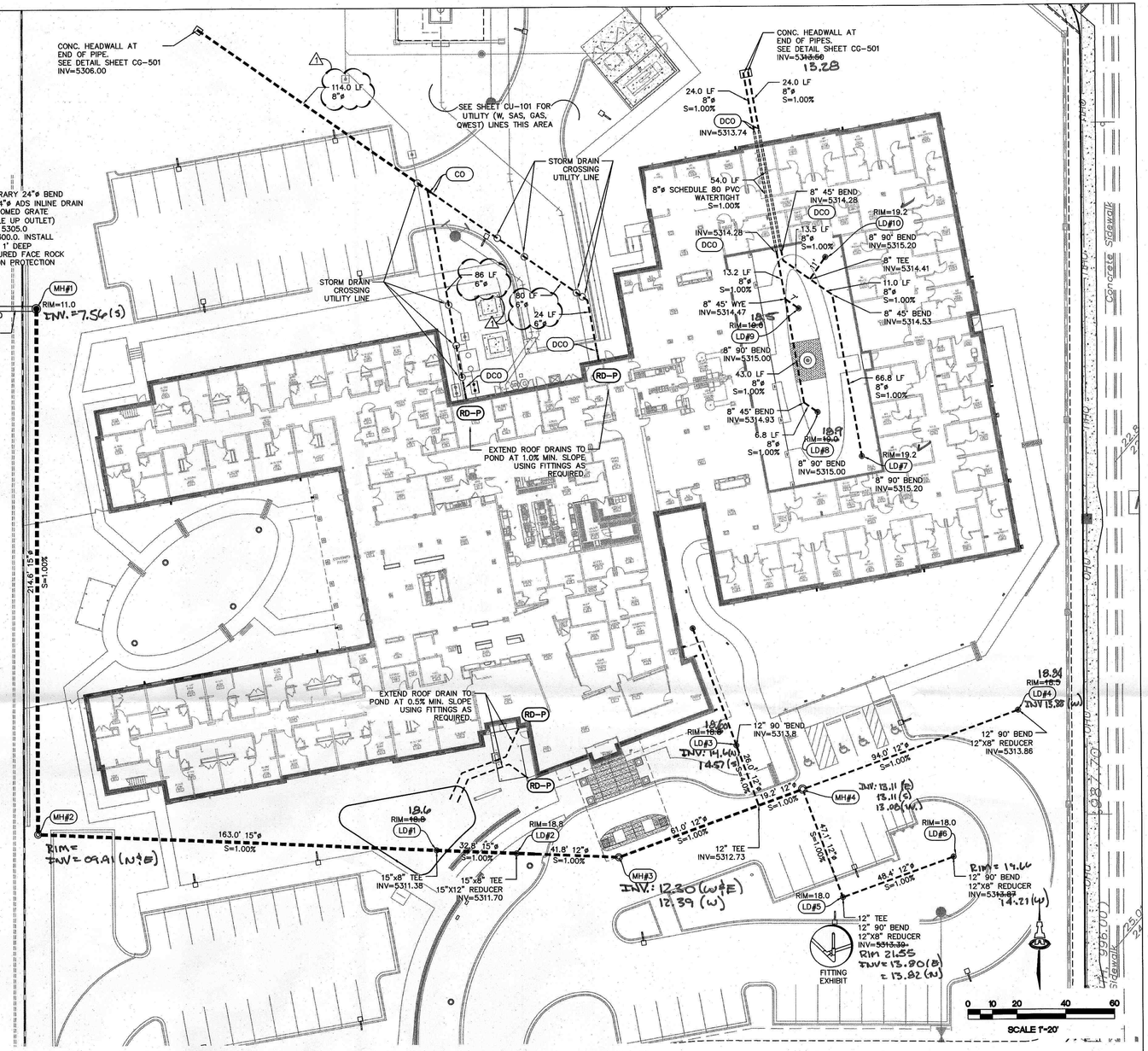
MH#2
18" BASIN
SOLID GRATE
RIM = 5317.0
INV = 5309.75



MH#3
12" BASIN
SOLID GRATE
RIM = 5319.5
INV = 5312.12



MH#4
15" BASIN
SOLID GRATE
RIM = 5318.75
INV (12") = 5312.92



STORM DRAIN GENERAL NOTES

A. ALL PRIVATE STORM DRAIN LINES AND FITTINGS SHALL BE THE FOLLOWING MATERIAL:

< 12" DIA. SHALL BE EITHER ADS N-12 WT PIPE OR SDR 35.
= 12" DIA. SHALL BE ADS MEGA GREEN WT PIPE OR SDR 35.
> 12" DIA. SHALL BE ADS MEGA GREEN WT PIPE.

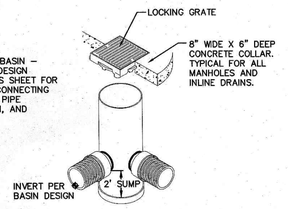
SCHEDULE 80 PVC WHERE NOTED

B. INSTALL ALL STORM DRAIN INLETS AND PIPE PER MANUFACTURER'S SPECIFICATIONS.

C. STORM DRAIN SYSTEM WILL REQUIRE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING DURING STORM EVENTS. ENGINEER RECOMMENDS THAT OWNER PUT IN PLACE INSPECTION AND MAINTENANCE REQUIREMENTS SCHEDULED TO OCCUR MONTHLY AND AFTER EACH STORM EVENT.

ADS NYLOPLAST BASIN MANHOLES GENERAL DESIGN INFORMATION

NYLOPLAST BASIN – SEE BASIN DESIGN DETAILS THIS SHEET FOR DIAMETER, CONNECTING PIPE SIZES, PIPE ANGLES, RIM, AND INVERT.



SCALE: N.T.S.

STORM DRAIN STRUCTURES

CO ALL CLEANOUTS (CO) AND DOUBLE CLEANOUTS (DCO):
DCO
- 8"ø ADS INLINE DRAIN WITH 6" OUT.
- 8"X6" TEE
- LOCKING SOLID GRATE
- 8" WIDE X 6" DEEP CONCRETE COLLAR

RD-P ROOF DRAIN DISCHARGE TO BELOW GRADE. EXTEND PER NOTES USING FITTINGS AS REQUIRED.

LD# STORM DRAIN INLET IN NON-PAVED AREAS SHALL BE CONSTRUCTED WITH:
- 8"ø ADS INLINE DRAIN WITH 8" OUT
- LOCKING DOMED GRATE
- 8" WIDE X 6" DEEP CONCRETE COLLAR

MH# MANHOLES SHALL BE CONSTRUCTED WITH:
- ADS NYLOPLAST BASIN (*)
- 2' SUMP
- LOCKING GRATE (*)
- 8" WIDE X 6" DEEP CONCRETE COLLAR

(*SEE INDIVIDUAL BASIN DESIGNS THIS SHEET)

SCALE: N.T.S.

M&A DRAWING INFORMATION: 2047 CG-501.dwg Nov 12,2015

ÉLAN
A Senior Lifestyle

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10.12.15

No.	Date	Revisions
1	11/11/2015	BID CLARIFICATIONS

D2 Project No: 13019.00
Stage: CONSTRUCTION DOCUMENTS
Sheet Issue Date: 11/20/15
Scale: As indicated
Dwg. Name: **STORM DRAIN DETAILS**
Dwg. No.
CG-501

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