

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



March 2, 2016

Ron Bohannon, PE  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

Richard J. Berry, Mayor

**RE: Skilled Nursing Facility, Renaissance Center (File: F16D017)**  
**Rough Grading Plan**  
**Engineer's Stamp Date 3-2-2016**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 3-2-16, the above referenced plan is approved for ESC Permit (Grading Permit). However, bear in mind that the Rough Grading Plan is based on a preliminary grading plan for a development that has not been approved by Hydrology. As such, any grading is at the owner's risk, and there may be differences in the final approved grading plan.

PO Box 1293

If you have any questions, you can contact me at 924-3695.

Albuquerque

Sincerely,

New Mexico 87103

Rita Harmon, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

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

Orig: Drainage file  
c.pdf recipient, Joel Hernandez

## City of Albuquerque

Planning Department

Development &amp; Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** Skilled Nursing Facility **Building Permit #:**                      **City Drainage #:** F16-D017  
**DRB#:**                                      **EPC#:**                                      **Work Order#:**                                       
**Legal Description:** TR 8-A Plat of Tracts 8-A and 8-B Renaissance Center  
**City Address:** 1610 Renaissance Blvd NE Albuquerque NM 87107

<b>Engineering Firm:</b> <u>Tierra West, LLC</u>	<b>Contact:</b> <u>Joel Hernandez</u>
<b>Address:</b> <u>5571 Midway Park Place NE Albuquerque NM 87109</u>	
<b>Phone#:</b> <u>505-858-3100</u>	<b>Fax#:</b> <u>505-858-1118</u>
<b>E-mail:</b> <u>jdhernandez@tierrawestllc.com</u>	

<b>Owner:</b>	AS Realty Investors	<b>Contact:</b>	Adam Schlesinger
<b>Address:</b>	3701 S. Robertson Blvd., Suite 201 Culver City, California 90232		
<b>Phone#:</b>	310-202-6204	<b>Fax#:</b>	310-202-0831
		<b>E-mail:</b>	adam@asrealtyinvestors.com

**Architect:** Bixler Management **Contact:** Mark Bixler  
**Address:** \_\_\_\_\_  
**Phone#:** 870-653-3382 **Fax#:** \_\_\_\_\_ **E-mail:** mbixler@bixlermanagment.com

**Other Contact:** Surveyor- Precision Surveys, Inc. Contact: Larry Medrano  
Address: P.O. Box 90636 Albuquerque NM 87199  
Phone#: 505-858-5700 Fax#: E-mail: larry@presurv.com

Check all that Apply:

## DEPARTMENT:

	HYDROLOGY/ DRAINAGE
	TRAFFIC/ TRANSPORTATION
	MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

☐ ENGINEER/ ARCHITECT CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☒ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: X Yes        No

**CHECK 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  
  
☐ PRE-DESIGN MEETING  
☒ OTHER (SPECIFY) Rough Grading Permit

DATE SUBMITTED: 03/02/2016 By: Joel Hernandez

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED:



EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

CAUTION

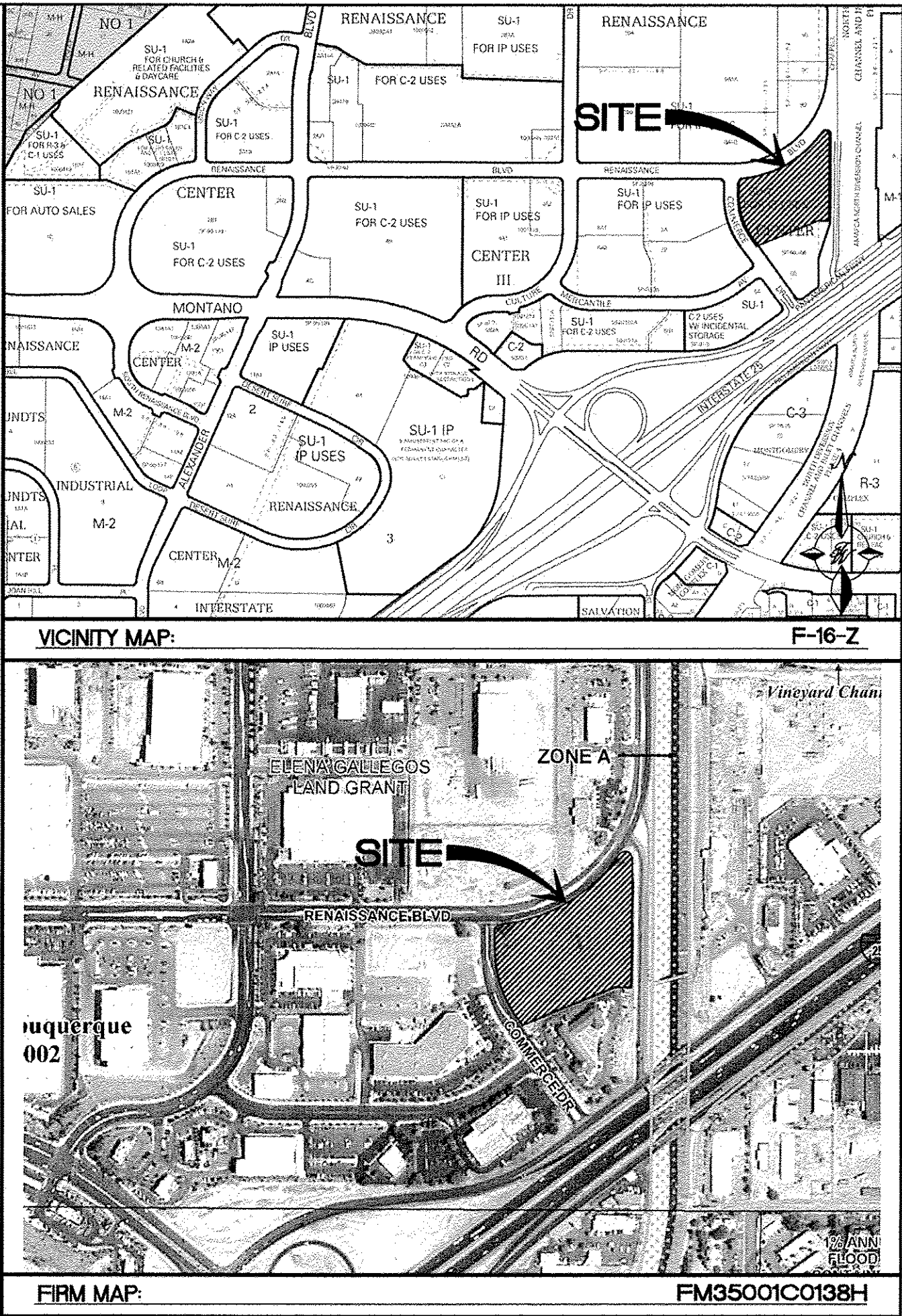
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING SPOT ELEVATION

KEYED NOTE

- RD ROOF DRAIN CONNECTED TO 9"x9" AREA INLET, NDS OR EQUAL



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 HERON, 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 LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. 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. 7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

APPROVAL	NAME	DATE
INSPECTOR		

ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL RONALD R. BOHANNAN PROFESSIONAL ENGINEER P.E. #7868	SKILLED NURSING FACILITY RENAISSANCE CENTER GRADING AND DRAINAGE PLAN	DRAWN BY DY
		DATE 2/25/16
TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # C2	2014088-GRE
		JOB # 2014088

