

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

June 6, 2019

David Aube, P.E.  
Hartman & Majewski Design Group  
120 Vassar Dr SE, Suite 100  
Albuquerque, NM, 87106

**RE: La Vida Liena**  
**10501 Lagrima de Oro Road NE**  
**Conceptual Grading and Drainage Plan**  
**Engineer's Stamp Date: 04/22/19**  
**Hydrology File: F21D028**

Dear Mr. Aube:

PO Box 1293

Albuquerque

NM 87103

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

Based upon the information provided in your submittal received 04/22/2019, the Conceptual Grading Plan and Drainage Report **is not** approved for action by the DRB for Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Sheet CD-1. Please remove the proposed parking structure over existing pond 8.
2. Sheet CD-1. Please add the information about the existing turn blocks in the wall for the emergency overflow for existing pond 8. See photo below.



# CITY OF ALBUQUERQUE

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3. Sheet CD-1. Please add a statement stating that you have physically verified the existing outfall structure in both the pond and within the ROW of Lagrima de Oro Road and have found it functioning as designed.
4. Please add an enlarge area for the proposed parking structure over existing pond 8. Also note how maintenance of existing pond 8 is to access the pond area.
5. As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Curtis Cherne, PE, [ccherne@cabq.gov](mailto:ccherne@cabq.gov), 924-3420) 14 days prior to any earth disturbance.
6. Please provide a Drainage Covenant per Chapter 17 of the DPM for all of the existing ponds and the outfall structure within the ROW of Lagrima de Oro Road prior to Permanent Release of Occupancy. Please submit this on the 4th floor of Plaza de Sol. A \$25 fee will be required.
7. Standard review fee of \$300 will be required at the time of resubmittal.

PO Box 1293

Albuquerque

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

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

Renée C. Brissette, P.E. CFM  
Senior Engineer, Hydrology  
Planning Department



# City of Albuquerque

Planning Department  
Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

**Project Title:** La Vida Llena Building Permit #: \_\_\_\_\_ Hydrology File #: F21-D28

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Amended Plat Land in Section 33, T11N, R4E, NMPM, La Vida Llena,

City Address: 10701 Lagrima de Oro Road NE

**Applicant:** Haverland Carver Lifestyle Group Contact: Joe Gomez

Address: 101501 Montgomery Boulevard NE, 87111

Phone#: 505-991-5557 Fax#: \_\_\_\_\_ E-mail: jgomez@lavidallena.com

**Other Contact:** The Design Group Contact: David Aube

Address: 120 Vassar Drive SE, Albuquerque, NM 87106

Phone#: 505-998-6430 Fax#: 505-242-6881 E-mail: daube@designgrouponnm.com

**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: 4-22-2019 By: David Aube

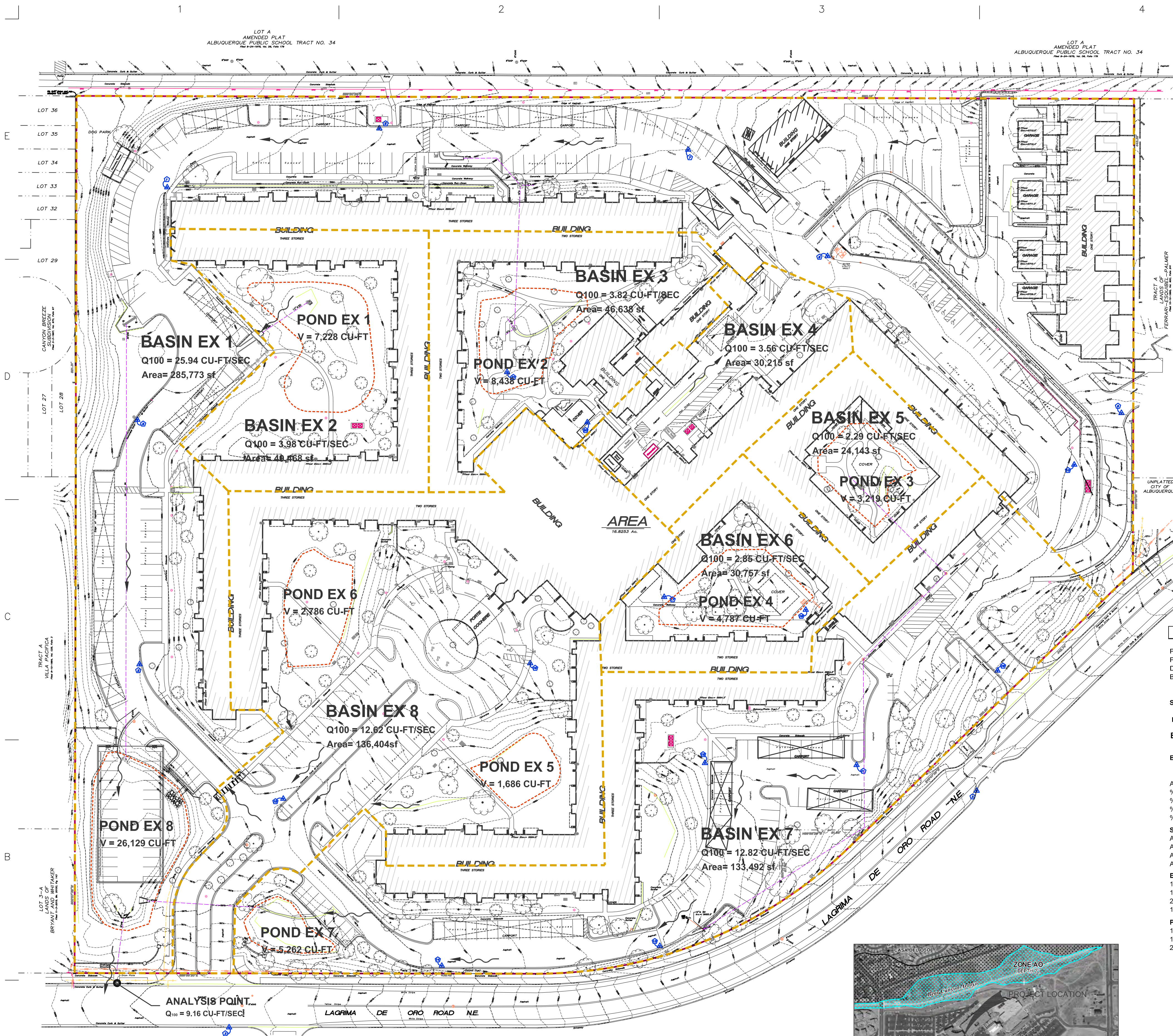
COA STAFF:

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

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



P:\2811\_1\master\phase\buildout\02\_Model\02\_Civil\Phase 3 IL-Common\93-CD1.dwg, 4/27/2019 12:24:17 PM



## CONCEPTUAL DRAINAGE PLAN EXISTING CONDITIONS

A1

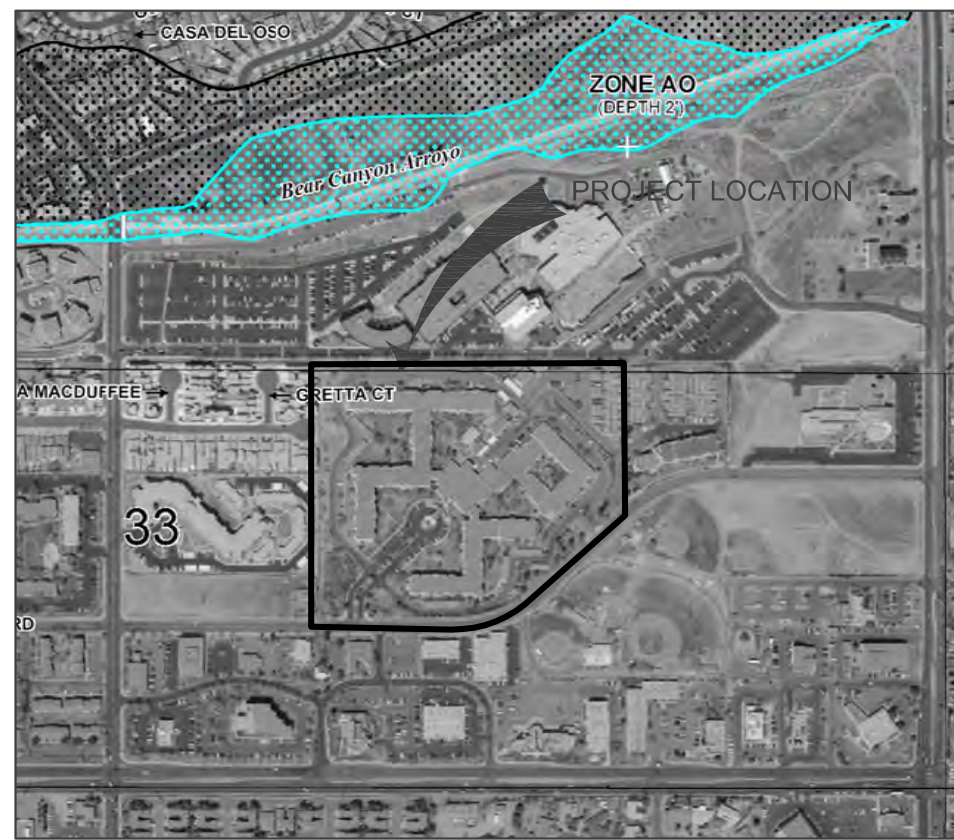
1" = 50'-0"

GRAPHIC SCALE



### FLOOD ZONE DETERMINATION

The surveyed area, as shown hereon, appears to lie within "ZONE X" (areas determined to be outside the 0.2% annual chance floodplain), shown on National Flood Insurance Program Flood Insurance Rate Map 35001C0144G REVISED 09/26/2008.



A3

### FEMA FLOOD ZONE

NOT TO SCALE



## I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR LA VIDA LENA LIFE PLAN COMMUNITY, LOCATED AT 10701 LAGRIMA DE ORO ROAD NE IN ALBUQUERQUE, NM. THE ZONE ATLAS PAGE FOR THE SITE IS F-21-Z.

## II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE NORTH SIDE OF LAGRIMA DE ORO ROAD NE, BETWEEN MORRIS STREET NE AND JUAN TABO BOULEVARD NE.

THE SITE IS CURRENTLY COMPOSED OF 16.8 ACRE LOT WITH SEVERAL MULTI-RESIDENT BUILDINGS, A COMMONS AREA AS WELL AS A SKILLED NURSING WING. THE SITE ALSO CONTAINS SEVERAL SINGLE RESIDENT TOWNHOUSES (CASITAS) AND A MAINTENANCE BUILDING. A MAJORITY OF THE SITE WAS DESIGNED AND CONSTRUCTED IN 1979 AND 1984.

## III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON SECTION 22.2, HYDROLOGY, OF THE DEVELOPMENT PROCESS MANUAL RELEASED JUNE 1997. TABLES WITHIN SECTION 22.2 WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

## IV. PRECIPITATION

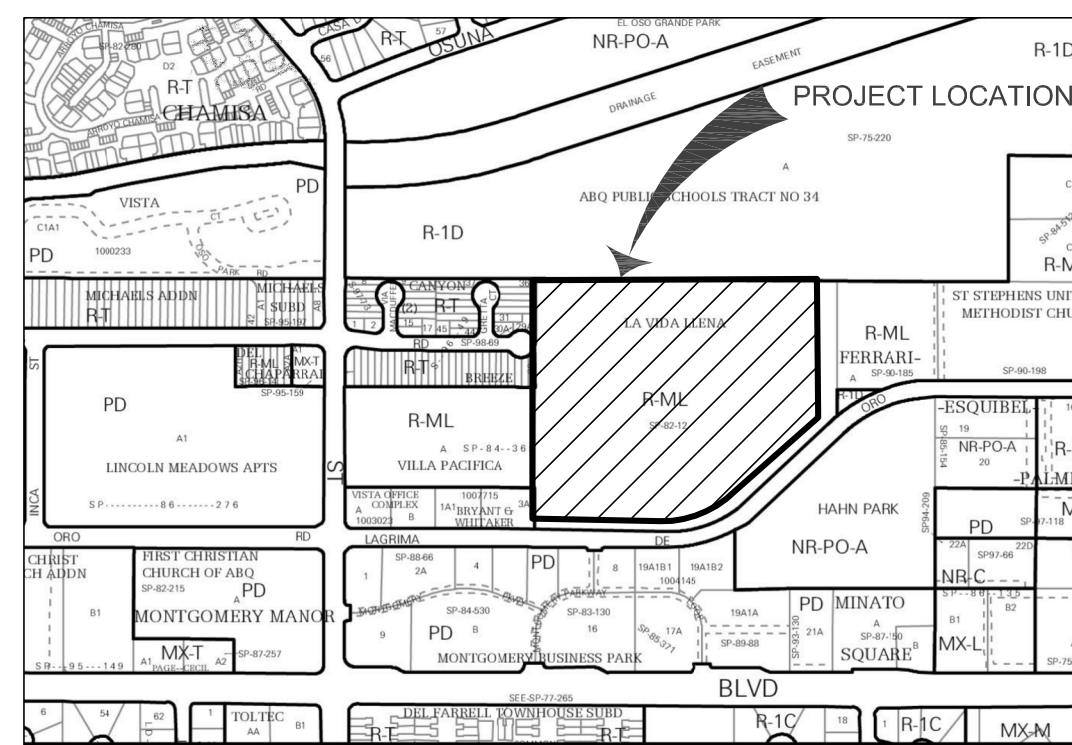
THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-6HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 4 (EAST OF EUBANK BOULEVARD NE).

## V. EXISTING DRAINAGE CONDITIONS

CURRENTLY THE SITE CONTAINS MANY WELL LANDSCAPED DETENTION AREAS. RUNOFF FROM A MAJORITY OF THE ROOFS IS DIRECTED INTO SHALLOW DEPRESSIONS IN THE LANDSCAPING AREAS WITH CATCH BASINS AND DISCHARGE PIPES THAT RESTRICT THE RUNOFF RATES FROM THE DETENTION AREAS. BASIN EX1 CONTAINS A LARGE PORTION OF THE WEST AND NORTH SIDES OF THE CAMPUS. TO RESTRICT SURFACE FLOWS AN UNDERGROUND STORM WATER CONVEYANCE SYSTEM WAS CONSTRUCTED ALONG THE WESTERN SIDE OF THE SITE. ALL RUNOFF FROM THIS BASIN EVENTUALLY IS DETAINED AND RESTRICTED IN POND #8 LOCATED AT THE SOUTH-WEST CORNER OF THE SITE. A 18" PIPE THEN DISCHARGES EXCESS RUNOFF INTO THE LAGRIMA DE ORO ROAD ROW. BASIN EX2 AND EX3 ARE FIRST ROUTED THROUGH A PONDING AREA WITHIN THE LANDSCAPING AREAS, WITH OVERFLOW ENTERING THE ROADWAY IN BASIN EX1. BASIN EX4 IS THE SERVICE YARD WITH EXCESS RUNOFF ENTERING THE ROADWAY IN BASIN EX1. BASIN EX5 AND EX6 ARE FIRST ROUTED THROUGH A PONDING AREA WITHIN THE LANDSCAPING AREAS, WITH OVERFLOW ENTERING THE ROADWAY IN BASIN EX7. BASIN EX7 CONTAINS THE SOUTHERN PORTION OF THE SITE WITH A DETENTION BASIN NEAR THE ENTRANCE DRIVE FROM LAGRIMA DE ORO. THIS POND THEN DISCHARGES INTO THE LARGER DETENTION BASIN IN BASIN EX1. A 18" STORM DRAIN PIPE CONNECTS THE TWO DETENTION PONDS. BASIN EX8 CONTAINS TWO SMALL PONDING AREAS WITHIN THE LANDSCAPING TO RETAIN SOME OF THE EXCESS RUNOFF BEFORE THE EXCESS SPILLS OUT THROUGH SIDEWALK CULVERTS INTO THE MAIN DRIVE LANE LEADING TOWARD LAGRIMA DE ORO. A HIGH POINT EXISTING JUST SOUTH OF THE INTERNAL RING ROAD, THAT WILL DIRECT EXCESS RUNOFF FROM BASIN EX8 INTO THE DETENTION POND IN BASIN EX1. A SMALL PORTION OF THIS BASIN IS UNRESTRICTED DISCHARGE DIRECTLY INTO LAGRIMA DE ORO. EXISTING PONDING ON SITE IS 59,535 CUBIC FEET. THE OUTLET PIPE FROM POND 8 INTO LAGRIMA DE ORO HAS CAPACITY TO CONVEY 18.5 CFS BEFORE THE WATER WILL BEGIN TO OVERTOP THE BERM BETWEEN THE POND AND THE PUBLIC ROW.

### Drainage Summary

Project:	La Vida Lena							
Project Number:	2811							
Date:	04/19/19							
By:	Dave A							
Site Location	10701 Lagrima De Oro Road NE							
Precipitation Zone	4 Per Table A-1 COA DPM Section 22.2							
Existing summary								
Basin Name	Ex 1	Ex 2	Ex 3	Ex 4	Ex 5	Ex 6	Ex 7	Ex 8
Area (sf)	285773	48468	46638	30215	24143	30757	133492	136404
Area (acres)	6.56	1.11	1.07	0.69	0.55	0.71	3.06	3.13
%A Land treatment	40	55	55	0	25	35	35	40
%B Land treatment	0	0	0	5	15	0	0	0
%C Land treatment	5	0	0	0	0	10	0	0
%D Land treatment	55	45	45	95	60	55	65	60
Soil Treatment (acres)								
Area "A"	2.62	0.61	0.59	0.00	0.14	0.25	1.07	1.25
Area "B"	0.00	0.00	0.00	0.03	0.08	0.00	0.00	0.00
Area "C"	0.33	0.00	0.00	0.00	0.00	0.07	0.00	0.00
Area "D"	3.61	0.50	0.48	0.66	0.33	0.39	1.99	1.88
Excess Runoff (acre-feet)								
100yr. 6hr.	1.0087	0.1510	0.1453	0.1481	0.0899	0.1105	0.5097	0.4968
10yr. 6hr.	0.5893	0.0848	0.0816	0.0941	0.0533	0.0648	0.3056	0.2938
2yr. 6hr.	0.3154	0.0432	0.0415	0.0558	0.0290	0.0347	0.1694	0.1602
100yr. 24hr.	1.2342	0.1822	0.1754	0.1893	0.1107	0.1348	0.6342	0.6143
Peak Discharge (cfs)								
100 yr.	25.94	3.98	3.82	3.56	2.29	2.85	12.82	12.62
10yr.	15.91	2.32	2.23	2.40	1.43	1.76	8.04	7.80
2yr.	8.29	1.12	1.07	1.44	0.76	0.93	4.38	4.14



A5

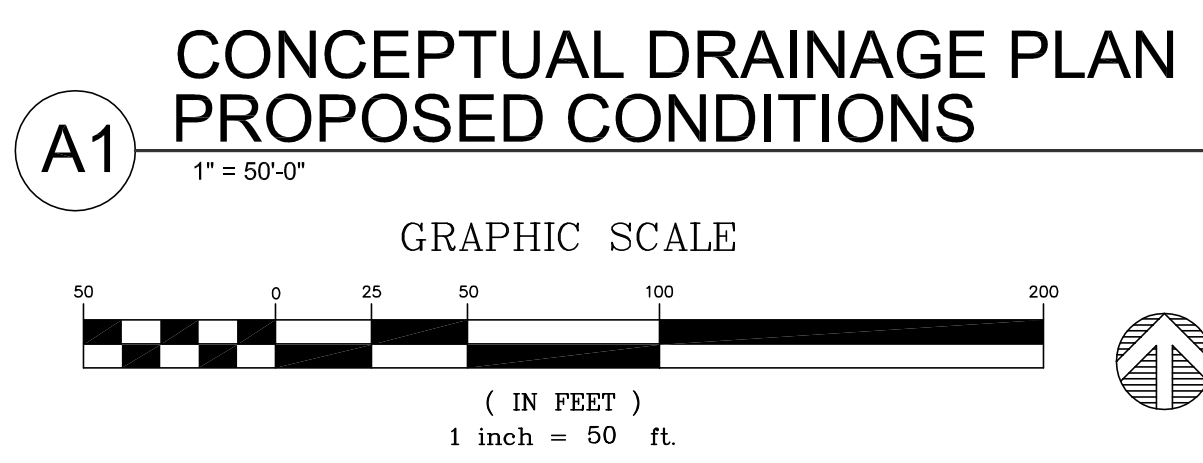
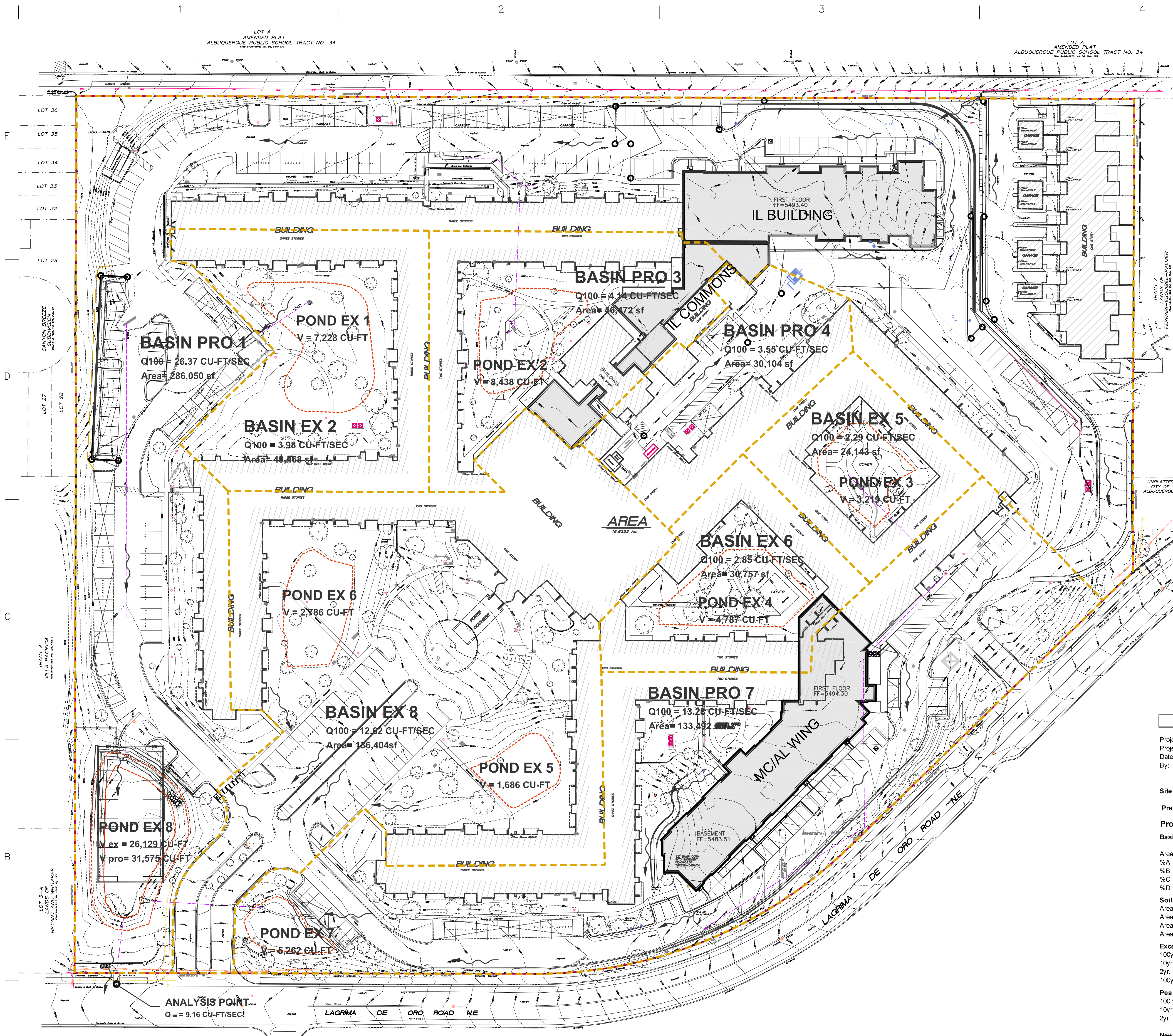
### ZONE ATLAS PAGE F-21

NOT TO SCALE



No.	DATE	DESCRIPTION





## VI. PROPOSED DRAINAGE CONDITIONS

PROPOSED MODIFICATIONS TO THE SITE INCLUDE CREATION OF ADDITIONAL PARKING ALONG THE WESTERN SIDE OF HT SITE TO PROVIDE OVERFLOW PARKING AND SPACES NECESSARY DURING THE CONSTRUCTION PERIOD OF THE PROJECT. A NEW MEMORY CARE AND ASSISTED LIVING WING IS PROPOSED ALONG THE SOUTH EAST PORTION OF THE SITE, AND A NEW INDEPENDENT LIVING WING IS PROPOSED ALONG THE NORTHERN PART OF THE SITE.

BASINS EX2, EX5, EX6 AND EX8 WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT. FOR SIMPLICITY THOSE BASINS RETAIN THE "EX" DESIGNATION.

BASIN PRO 1 CONTAINS A SMALL AMOUNT OF ADDITIONAL SQUARE FOOTAGE AND HAS A SLIGHT INCREASE IN EXCESS RUNOFF AND PEAK DISCHARGE RATE. THE PEAK RUNOFF RATE FROM BASIN PRO 1 IS 26.37 (EXISTING CONDITIONS CREATED 25.82 CFS). THE DISCHARGE FROM THIS BASIN WILL STILL PASS THROUGH POND #8 AND THE PEAK RUNOFF INTO LAGRIMA DE ORO WILL NOT BE AFFECTED AS THE DISCHARGE PIPE AND BERM HEIGHT WILL REMAIN UNCHANGED. THE VOLUME OF THE POND WILL BE MODIFIED TO CONTAIN THE NECESSARY FIRST FLUSH VOLUME OF 3503 CUBIC FEET. ALL FIRST FLUSH VOLUME WILL BE RETAINED IN POND #8 FOR THE ENTIRE SITE.

BASIN PRO 3 HAS A CHANGE IN IMPERVIOUS SURFACE DUE TO BUILDING ADDITIONS FOR THE COMMONS SPACES OF THE CAMPUS. POND EX2 HAS CAPACITY OF 8,438 CUBIC FEET WITH A PROPOSED EXCESS RUNOFF VOLUME REQUIREMENT OF 6,578 CUBIC FEET. THIS POND AND THE DISCHARGE PIPING WILL REMAIN WITHOUT ANY PROPOSED MODIFICATIONS.

BASIN PRO 4 HAS A SLIGHT DECREASE IN EXCESS RUNOFF DUE TO THE CHANGE IN AREAS OF THE DRAINAGE BASIN. THE AREA THAT WAS REMOVED FROM THIS BASIN, IS NOW ACCOUNTED FOR WITHIN BASIN PRO 1.

BASIN PRO 7 WILL CONTAIN THE NEW MEMORY CARE AND ASSISTED LIVING WING. A LARGE COURTYARD WILL BE CREATED ON THE NORTH SIDE OF THE NEW BUILDING. THE IMPERVIOUS SURFACE AREA WILL BE SLIGHTLY HIGHER (0.46 CFS) THAN HISTORIC CONDITIONS WITH A PEAK DISCHARGE DURING THE STORM EVENT (13.28 CFS AS OPPOSED TO 12.82 CFS FOR EXISTING CONDITIONS).

EXCESS RUNOFF FROM BASIN PRO 7 WILL BE ROUTED THOUGH POND 7 (WHICH WILL REMAIN UNCHANGED) AND INTO POND #8.

TO ACCOUNT FOR THE FIRST FLUSH VOLUME, POND #8 WILL NEED TO BE ENLARGED (SIMPLY BY RESHAPING THE BOTTOM TO PROVIDE ADDITIONAL CAPACITY) BY 3503 CUBIC FEET. THE DIFFERENCE BETWEEN EXISTING AND PROPOSED EXCESS RUNOFF FROM BASIN 1 AND 7 CREATE A NEED TO POND AN ADDITIONAL 0.0446 ACRE-FEET (1,943 CF) WITHIN POND #8. COMBINED THIS REQUIRES THAT POND #8 HAVE AN ADDITIONAL VOLUME OF 5,446 CUBIC FEET. THE BOTTOM OF THE POND HAS AN AREA OF APPROXIMATELY 6700 SF, AND WILL NEED TO BE DREDGED OUT ONLY ABOUT 10" TO PROVIDE THE REQUIRED VOLUME.

## VII. CONCLUSIONS

THE EXISTING SITE DID NOT CONTAIN MANY ON-SITE PONDING FACILITIES THAT WILL CONTINUE TO DETAIN AND DELAY THE PEAK RUNOFF FROM THE SITE. THE PROPOSED DEVELOPMENT WILL BE REPLACING PARKING LOTS FOR BUILDINGS AND WILL HAVE A MINIMAL INCREASE IN PEAK RUNOFF ENTERING THE PONDING AREAS. THE LOWEST POND WILL BE ENLARGED TO PROVIDE THE REQUIRED VOLUME TO RETAIN THE FIRST FLUSH VOLUME AS WELL AS THE INCREASE IN EXCESS RUNOFF. DISCHARGE POINTS FROM THE SITE WILL MATCH HISTORIC AS THE DISCHARGE IS CONTROLLED BY THE OUTLET CONDITIONS BEFORE DISCHARGING INTO THE PUBLIC ROW. THIS OUTLET CONDITION WILL NOT BE MODIFIED BY THE PROPOSED DEVELOPMENT. CAPACITIES OF DOWNSTREAM SYSTEMS WOULD NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.

Drainage Summary						
Project:	La Vida Llena					
Project Number:	2811					
Date:	04/19/19					
By:	Dave A					
Site Location	10701 Lagrima De Oro Road NE					
Precipitation Zone	4 Per Table A-1 COA DPM Section 22.2					
Proposed summary						
Basin Name	Pro 1	Ex 2	Pro 3	Pro 4	Ex 5	Ex 6
Area (sf)	286050	48468	46472	30104	24143	30757
Area (acres)	6.57	1.11	1.07	0.69	0.55	0.71
%A Land treatment	38	55	45	0	25	35
%B Land treatment	0	0	0	5	15	0
%C Land treatment	5	0	0	0	0	10
%D Land treatment	57	45	55	95	60	55
Soil Treatment (acres)						
Area "A"	2.50	0.61	0.48	0.00	0.14	0.25
Area "B"	0.00	0.00	0.00	0.03	0.08	0.00
Area "C"	0.33	0.00	0.00	0.00	0.00	0.07
Area "D"	3.74	0.50	0.59	0.66	0.33	0.39
Excess Runoff (acre-feet)						
100yr. 6hr.	1.0298	0.1510	0.1611	0.1475	0.0899	0.1105
10yr. 6hr.	0.6053	0.0848	0.0938	0.0938	0.0533	0.0648
2yr. 6hr.	0.3266	0.0432	0.0502	0.0556	0.0290	0.0347
100yr. 24hr.	1.2637	0.1822	0.1978	0.1886	0.1107	0.1348
Peak Discharge (cfs)						
100 yr.	26.37	3.98	4.14	3.55	2.29	2.85
10yr.	16.28	2.32	2.51	2.39	1.43	1.76
2yr.	8.58	1.12	1.30	1.44	0.76	0.93
New Impervious Surfaces	48290	0	10416	0	0	0
First Flush Ponding Volume (cf)	1770.6	0.0	381.9	0.0	0.0	0.0

**dg**

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120 Vassar Drive SE Suite 100  
Albuquerque New Mexico 87106  
T 505 242 6880 • F 505 242 6881

CONSULTANT

STAMP



PROJECT NAME

LA VIDA LLENA  
10701 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP  
10501 Montgomery Boulevard NE  
ALBUQUERQUE NM, 87111

REVISIONS:

No.	DATE	DESCRIPTION

Copyright: Design Group

Drawn by

Checked by

Date 4-25-2019

Project number 2811

Cad file name

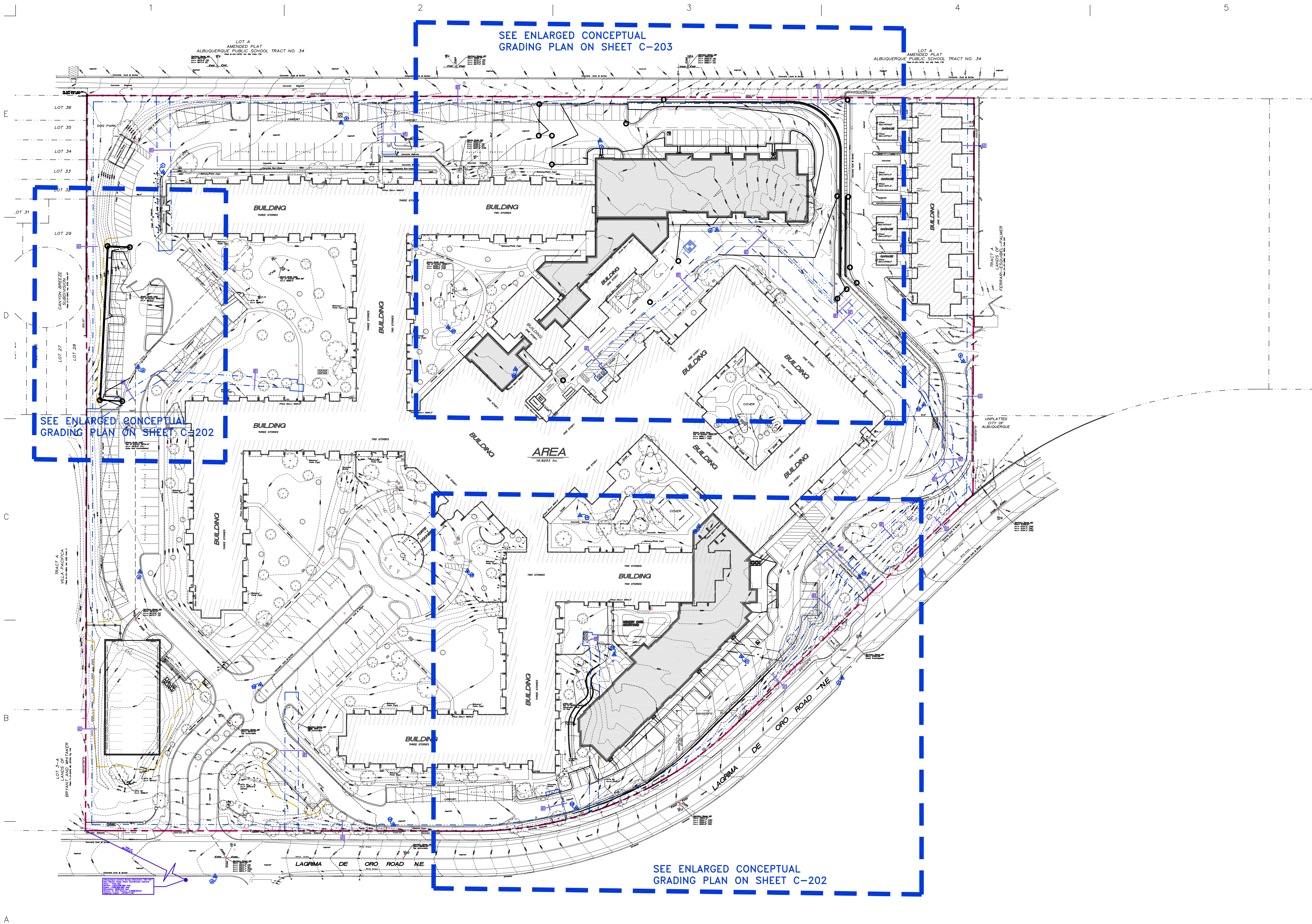
SHEET TITLE:

CONCEPTUAL  
DRAINAGE PLAN

SHEET NUMBER:

CD-2





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PROJECT NAME

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Cad file name

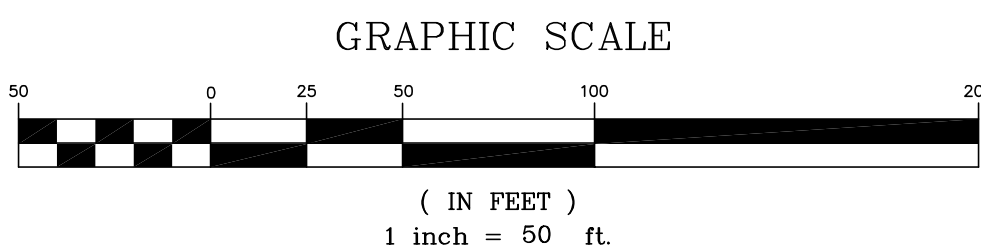
SHEET TITLE:

OVERALL  
CONCEPTUAL  
GRADING PLAN

SHEET NUMBER:

C-201

A1 OVERALL CONCEPTUAL GRADING PLAN  
1" = 50'-0"







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PROJECT NAME

LA VIDA LLENA  
10701 LAGRIMA DE ORO NE

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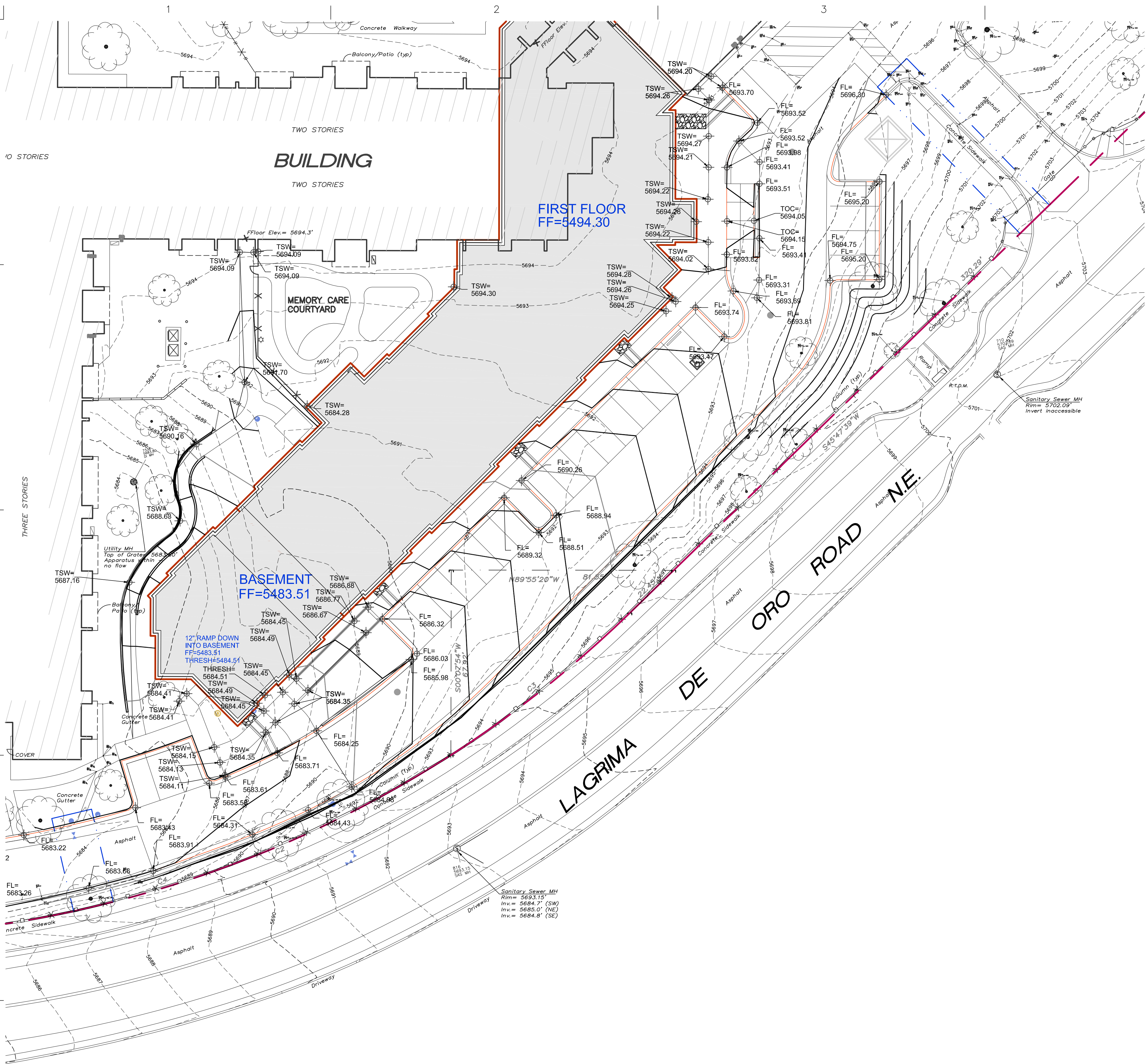
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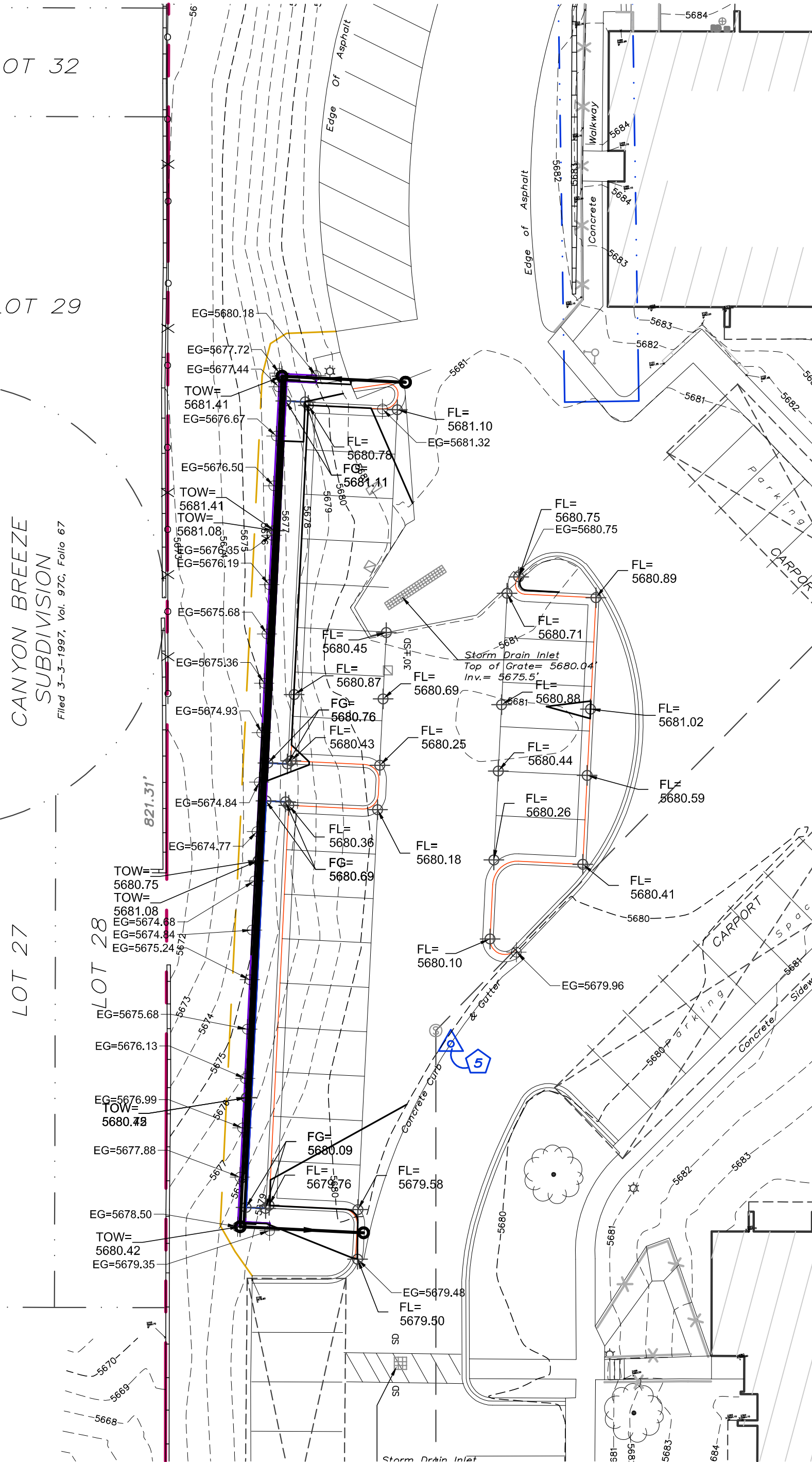
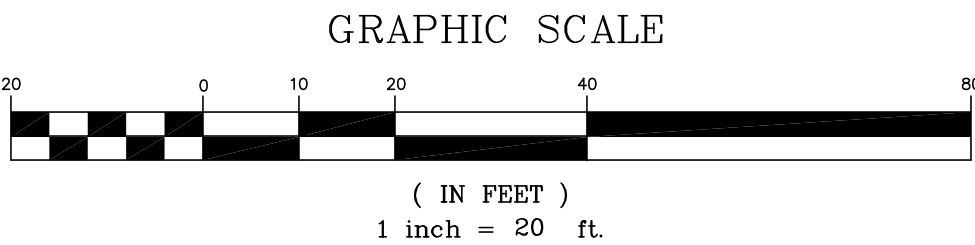
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CONCEPTUAL  
GRADING PLAN

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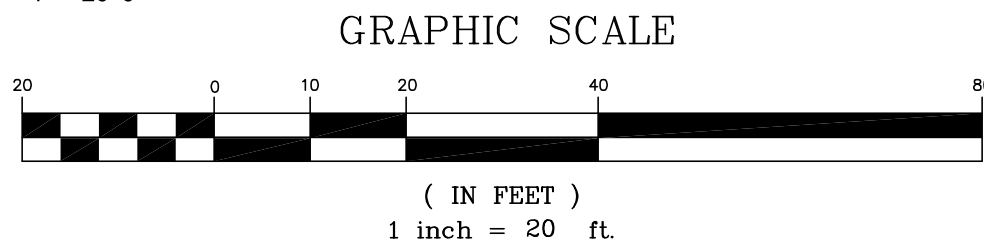
C-202



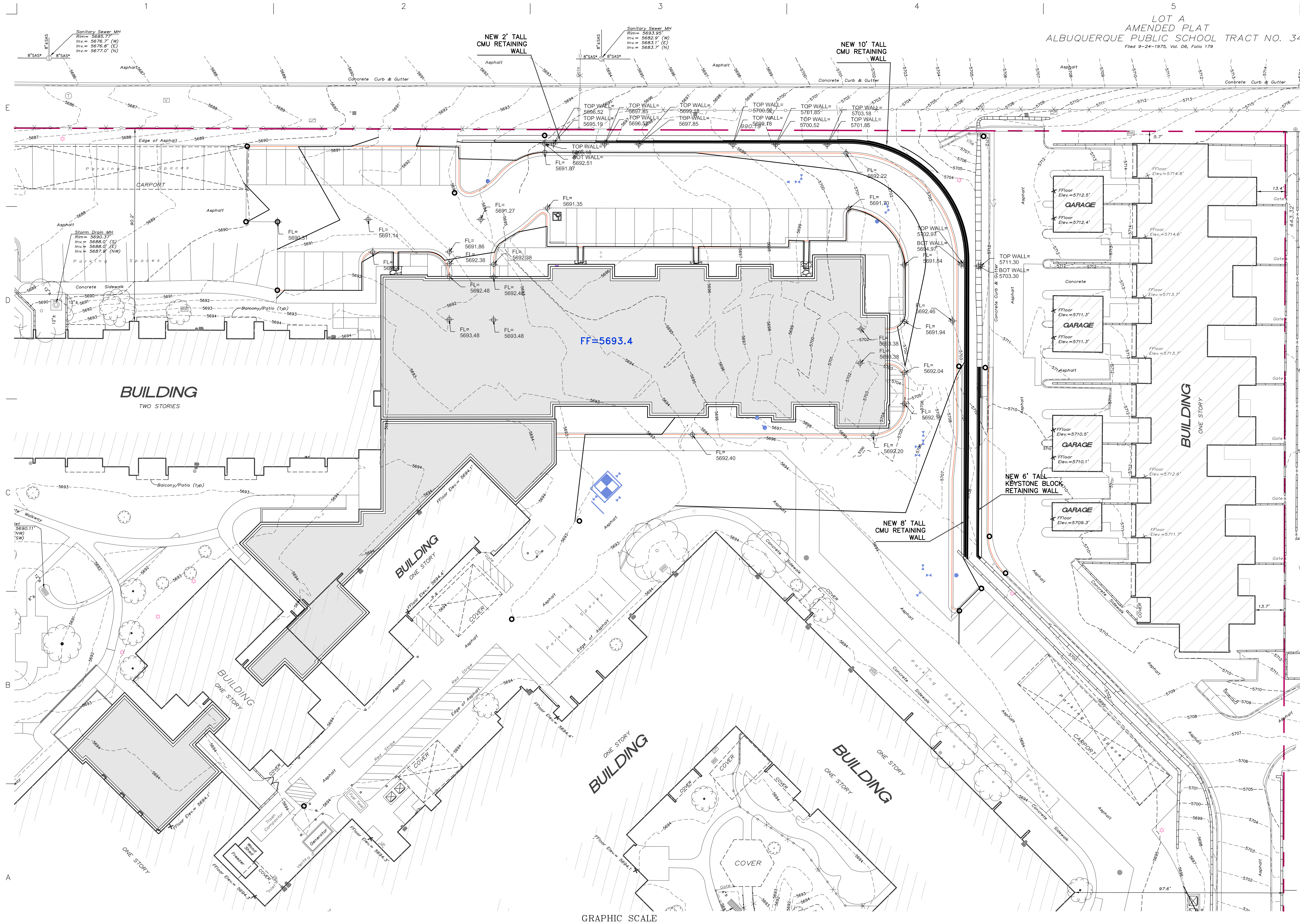
**A1** ENLARGED CONCEPTUAL GRADING PLAN  
1" = 20'-0"



**A4** ENLARGED CONCEPTUAL GRADING PLAN  
1" = 20'-0"







**A1** ENLARGED CONCEPTUAL GRADING PLAN  
1" = 20'-0"



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CONSULTANT

STAMP



PROJECT NAME  
**LA VIDA LLENA**  
10701 LAGRIMA DE ORO NE

HAVERLAND CARTER GROUP  
10501 Montgomery Boulevard NE  
ALBUQUERQUE NM, 87111

REVISIONS:		
No.	DATE	DESCRIPTION

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Checked by  
Date 4-25-2019  
Project number 2811  
Cad file name

SHEET TITLE:  
**ENLARGED  
CONCEPTUAL  
GRADING PLAN**

SHEET NUMBER:

**C-203**