FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

April 31, 1989

Tom Mann
The Mann Company, Inc.
5312 Noreen Drive, NE
Albuquerque, New Mexico 87111

RE: REVISED DRAINAGE PLAN FOR THE VALENCIA RETIREMENT CENTER (K-18/D35) REVISION DATED MARCH 13, 1989

Dear Mr. Mann:

Based on the information provided on your resubmittal of March 14, 1989, the above referenced plan is approved for Building Permit.

Please be advised that the building permit will not be issued until the approved filed copy of the replat is submitted to our office.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+161)

1. Copy of replat
2. Engineer Certification ✓
3. Work Concurrence

DRAINAGE INFORMATION SHEET

PROJECT TITLE: The Grand Court Addition ZONE ATLAS/DRNG. FILE #: K18/D35

DRB #: 97-332 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 5-A-1-A, Tijeras Place Improvement Co, Inc

CITY ADDRESS: 300 Valencia Dr. SE

ENGINEERING FIRM: Isaacson & Arfman CONTACT: Tom Isaacson

ADDRESS: 128 Monroe NE PHONE: 268-8828

OWNER: Grand Court Lifestyles CONTACT: Dorian Luciani

ADDRESS: 2650 N. Military Tr. Boca Raton FL 33431 PHONE: (561) 997-0323

ARCHITECT: Dekker/Perich CONTACT: Leonard Grossman

ADDRESS: 6801 Jefferson NE, Suite 100 PHONE: 761-9700

SURVEYOR: Albuquerque Surveying Co CONTACT: Bob Miller

ADDRESS: 2119 Menaul NE PHONE: 884-2036

CONTRACTOR: Bradbury & Stamm CONTACT: 765-1200

ADDRESS: 1217 1st NW PHONE: Bob Woodward

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT
___ DRAINAGE PLAN
___ CONCEPTUAL GRADING & DRAINAGE PLAN
X GRADING PLAN
___ EROSION CONTROL PLAN
X ENGINEER'S CERTIFICATION
___ OTHER

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ S. DEV. PLAN FOR SUB'D. APPROVAL
___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
___ SECTOR PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ FOUNDATION PERMIT APPROVAL
___ BUILDING PERMIT APPROVAL
X CERTIFICATE OF OCCUPANCY APPROVAL
___ GRADING PERMIT APPROVAL
___ PAVING PERMIT APPROVAL
___ S.A.D. DRAINAGE REPORT
___ DRAINAGE REQUIREMENTS
___ OTHER _____ (SPECIFY)

30 day Temp CO. issued on 9/21/98

DATE SUBMITTED: 9/18/98

BY: Kenneth D. Isaacson

RECEIVED
SEP 18 1998
HYDROLOGY SECTION

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Valencia Retirement ZONE ATLAS/DRNG. FILE #: K-18/D35

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract 5-A Tijeras Place Improvements

CITY ADDRESS: 300 Valencia Dr SE

ENGINEERING FIRM: The Mann Company Inc CONTACT: Tom Mann

ADDRESS: 5312 Noreen Dr NE PHONE: 883-7700

OWNER: Dan Cook CONTACT: Dan Cook

ADDRESS: _____ PHONE: 345-1897

ARCHITECT: Claudio Vigil CONTACT: Claudio Vigil

ADDRESS: 825 Pennsylvania NE PHONE: 265-3006

SURVEYOR: The Mann Company CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: Bradbury Stamm CONTACT: Bob Hagalea

ADDRESS: _____ PHONE: 765 1200

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
✓ ENGINEER'S CERTIFICATION
____ OTHER _____

PRE-DESIGN MEETING:

____ YES
____ NO
____ COPY PROVIDED

RECEIVED
MAR 27 1991
HYDROLOGY DIVISION

DATE SUBMITTED: 3/27/91

BY: Tom Mann

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
____ BUILDING PERMIT APPROVAL
✓ CERTIFICATE OF OCCUPANCY APPROVAL
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ S.A.D. DRAINAGE REPORT
____ DRAINAGE REQUIREMENTS
____ OTHER _____ (SPECIFY)

CITY OF
Albuquerque

February 2,1998

Tom Isaacson
Isaacson & Arfman Engineering
128 Monroe NE
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR THE GRAND COURT ADDITION (K18-D35) ENGINEER'S STAMP DATED 12/10/97

Dear Mr. Isaacson:

Based on the information provided on your January 12,1998 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to construction sets prior to sign-off by Hydrology.

Also, Engineer Certification per the DPM checklist will be required prior to Certificate of Occupancy release.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
File

Sincerely

Bernie J. Montoya CE
Associate Engineer

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 29, 1991

Tom Mann, P.E.
The Mann Company, Inc.
811 Dallas Street, NE
Albuquerque, New Mexico 87110

RE: ENGINEER'S CERTIFICATION FOR VALENCIA RETIREMENT
(K-18/D35) ENGINEER'S STATEMENT DATED MARCH 25, 1991

Dear Mr. Mann:

Based on the information provided on your submittal of March 27, 1991, Certification for the referenced site is acceptable.

If I can be of further assistance, please feel free to call me at 768-2650.

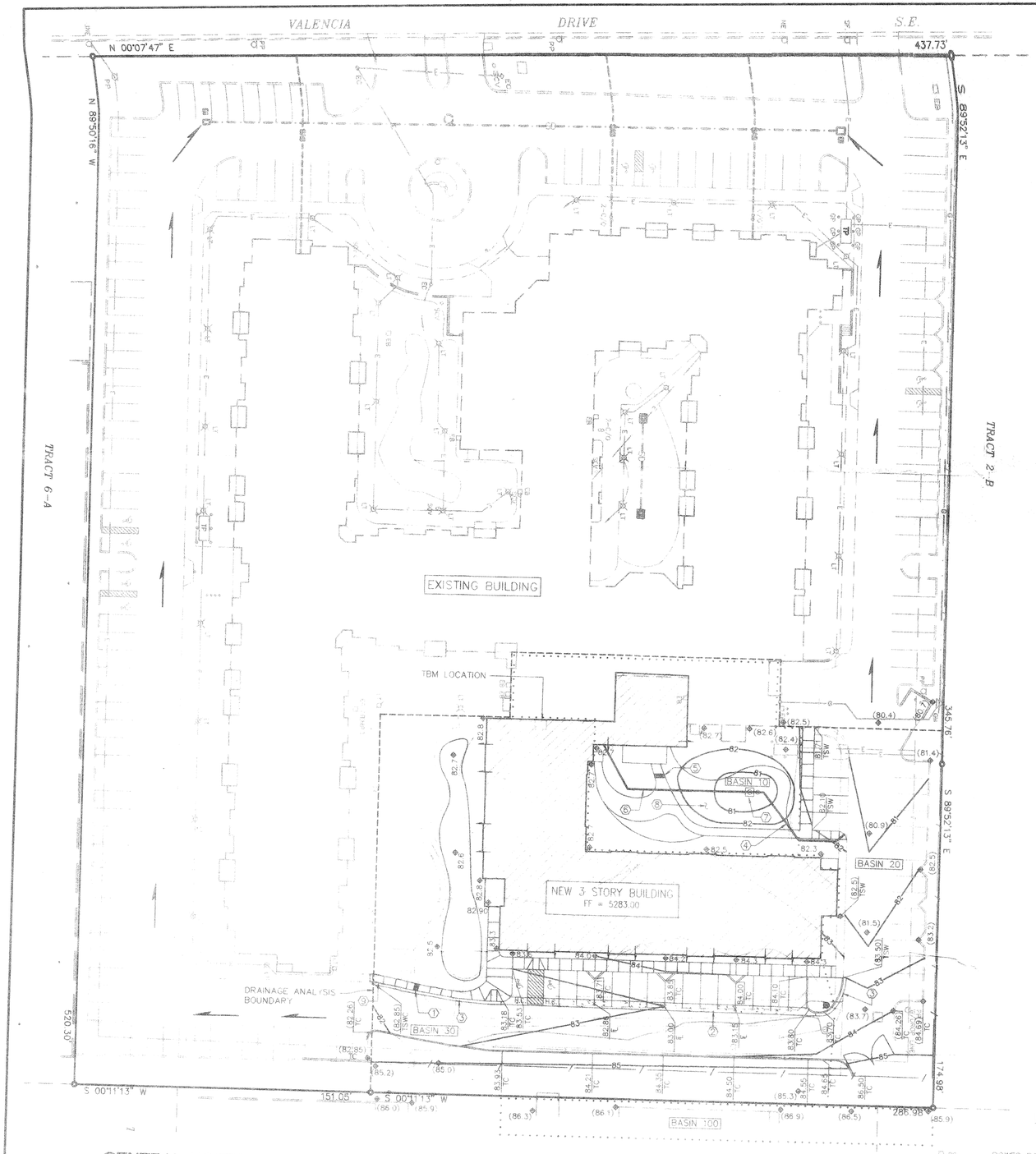
Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

xc: Alan Martinez

BJM:bsj
(WP+161)



SCALE: 1"=30'

DRAINAGE INFORMATION

Legal Description:
Tract 5-A-1-A, Tijeras Place Improvement Co., Inc.,
Albuquerque, New Mexico

Permanent Benchmark:
City of Albuquerque Control Station "5-K18A"
Located on the north right-of-way of Central Avenue
between Alvarado Drive and Valencia Drive NE
Elevation = 5277.51

Temporary Bench Mark:
Finish floor elevation of existing building (See plan for exact location)
Elevation = 5283.00

Flood Hazard Statement: The southerly and westerly portion of Tract 5-A-1-A (existing development) lies within Flood Zone "AO" (depth 1 ft), the remainder of the tract (subject site), lies within Flood Zone "X" (areas of 500-year flood), as shown on FEMA Flood Insurance Rate Map No. 3500160354, effective date September 20, 1996.

EXISTING DRAINAGE CONDITION: The site occupies the northeasterly 1.37 acres of Tract 5-A-1-A. Approximately half the site drains to the west in an existing parking lot drive and the other half drains south and then west in another parking lot drive. Runoff from Tract 5-A-1-A is collected in a private onsite storm drain system which connects to a 54" public storm drain in Valencia Drive. There is a minor offsite tributary area (Basin 100) of 0.15 acres along the east boundary. Site is located within Precipitation Zone 3.

Onsite Flow Calculations (Basins 10, 20, and 30)
A_B = 0.88 ac, A_C = 0.03 ac, A_D = 0.46 ac
Q_{10} = .88(1.19) + .03(2.00) + .46(3.39) = 2.67 cfs
Q_{100} = .88(2.60) + .03(3.45) + .46(5.02) = 4.70 cfs
Offsite Flow Calculations
A_D = 0.15 ac
Q_{10} = .15(3.39) = 0.51 cfs
Q_{100} = .15(5.02) = 0.75 cfs

PROPOSED DRAINAGE CONCEPT: A three-story building addition with additional parking is proposed as shown. New landscaping will be developed on all other areas.

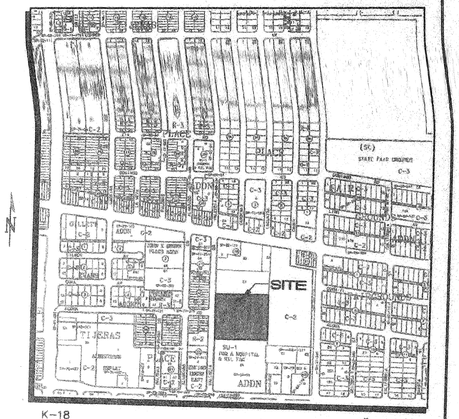
Runoff from Basin 10 will flow to a detention pond with a storage area of 1265 cu ft which will be evacuated by a sump pump. The sump pump discharge rate is 45 gpm (0.10 cfs). Maximum pond discharge for 10-year runoff will be the sump pump rate. Maximum pond discharge for the 100-year runoff will be the sump pump rate, 0.10 cfs and an overflow rate of 0.15 cfs or a total of 0.25 cfs. Basin 20 flows will combine with Basin 10 flows and runoff into the northerly parking lot drive. Basin 30 flows will runoff into the southerly parking lot drive.

Basin 10 Flow Calculations
A_B = .04 ac A_C = .08 ac A_D = .15 ac
Q_{10} (uncontrolled) = .04(1.19) + .08(2.00) + .15(3.39) = 0.72 cfs
Q_{10} (controlled) = 0.10 cfs
Q_{100}(uncontrolled) = .04(2.60) + .08(3.45) + .15(5.02) = 1.13 cfs
Q_{100}(controlled) = 0.25 cfs

Basin 20 Flow Calculations
A_C = .05 ac A_D = .22 ac
Q_{10} = .05(2.00) + .22(3.39) = 0.85 cfs
Q_{100} = .05(3.45) + .22(5.02) = 1.28 cfs

Basin 30 Flow Calculations
A_B = .12 ac A_C = .10 ac A_D = .61 ac
Q_{10} = .12(1.19) + .10(2.00) + .61(3.39) = 2.41 cfs
Q_{100} = .12(2.60) + .10(3.45) + .61(5.02) = 3.72 cfs

Q_{100} Runoff Summary
Existing = 4.70 cfs
Developed = .25 + 1.28 + 3.72 = 5.25 cfs
Increase = 0.55 cfs



VICINITY MAP 1"=750'±

GENERAL NOTES

1. SEE DETAILS FOR VALLEY GUTTER, SIDEWALK CULVERTS AND SUMP PUMP ON SHEET C-2.

KEYED CONSTRUCTION NOTES ⬡

① 24" WIDE SIDEWALK CULVERT
TOP CULVERT = 82.95
℄ = 82.45

② 4' WIDE CONCRETE VALLEY GUTTER

③ BUILD 18" WIDE CURB & GUTTER

④ 1½" SCHEDULE 40 PVC SUMP PUMP DISCHARGE LINE. CAST OUTLET END THROUGH PARKING LOT CURB

⑤ 24" WIDE SIDEWALK CULVERT
TOP CULVERT = 82.7
℄ = 82.2

⑥ 6" SCHEDULE 40 CI OR PVC ROOF DRAIN LINE EXTENSION, SLOPE = 2%

⑦ SUMP PUMP INLET & VAULT, TOP OF INLET GRATE = 80.5

⑧ DETENTION POND, STORAGE VOLUME = 1265 CU. FT WSEL = 5282.0

⑨ MODIFY CURB HEIGHT TO MATCH EXISTING SIDEWALK HEIGHT AT CONNECTING POINT

LEGEND - EXISTING

POWER POLE	SPRINKLER CONTROL VALVE
ANCHOR	CLEAN OUT
LIGHT POLE	UNDERGROUND UTILITY SPOT (GAS)
GUARD POST	MANHOLE (STORM)
ROOF DRAIN	MANHOLE (SANITARY)
CABLE TELEVISION BOX	MANHOLE (TELEPHONE)
ELECTRIC BOX	TRANSFORMER PAD
TELEPHONE RISER	UNDERGROUND ELECTRIC LINE
GAS METER	UNDERGROUND WATER LINE
FIRE HYDRANT	UNDERGROUND SANITARY SEWER LINE
WATER METER	FIRE PREVENTION LINE
WATER VALVE	UNDERGROUND GAS LINE

LEGEND - PROPOSED

◆ 82.8	FINISH GRADE
(83.50)	EXISTING GRADE
TC	TOP OF CURB
TSW	TOP OF SIDEWALK
TSWC	TOP OF SIDEWALK CULVERT
℄	FLOW LINE
	ROOF DRAIN LOCATIONS
	DRAINAGE ANALYSIS BOUNDARY LINE
	BASIN BOUNDARY LINE
BASIN 100	BASIN NUMBER
	FLOW DIRECTION

RECEIVED
JAN 12 1998
HYDROLOGY SECTION

no.	date	revision

dekker/perich & associates
architecture planning interiors
6501 Americas Parkway NE Suite 925
Albuquerque, New Mexico 87110
505/898-3111 Fax 883-8050

Grand Court Addition
Assisted Living Residence
Albuquerque, New Mexico

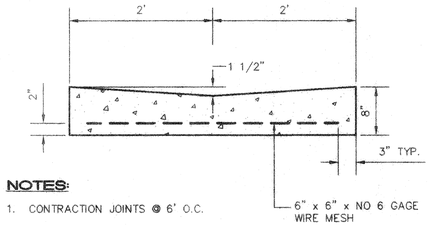
GRADING & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
THOMAS O. ISAACSON
12595
NEW MEXICO
10-10-97

job no:	97048
drn. by:	MD
ckd. by:	TI
issued:	11.20.97

sheet **C-1**

966PLIM2.DWG.dlv 12/10/97

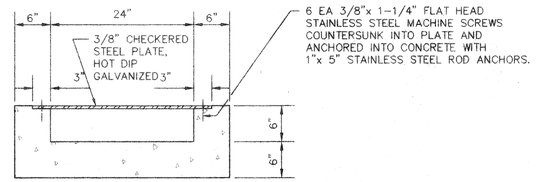


NOTES:

1. CONTRACTION JOINTS @ 6' O.C.
2. EXPANSION JOINTS @ 36' O.C.

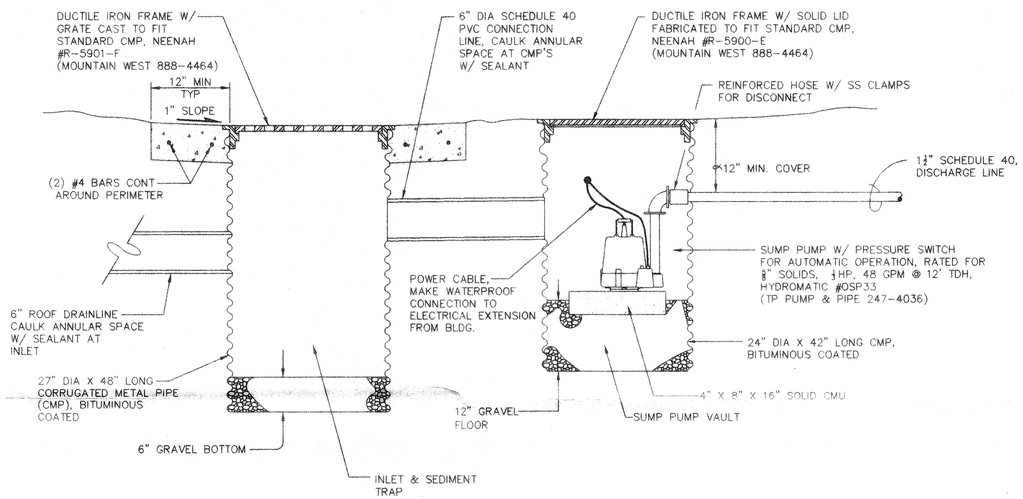
VALLEY GUTTER

SCALE: 1" = 1'-0"



SIDEWALK CULVERT SECTION

SCALE: 1"= 1'-0"



SUMP PUMP SECTION

SCALE: 1" = 1'-0"

no.	date	revision

dekker/perich & associates
architecture
planning
interiors
6501 Americas Parkway NE Suite 675
Albuquerque, New Mexico 87110
505 883 3111 Fax 883 8030

Grand Court Addition
Assisted Living Residence
Albuquerque, New Mexico

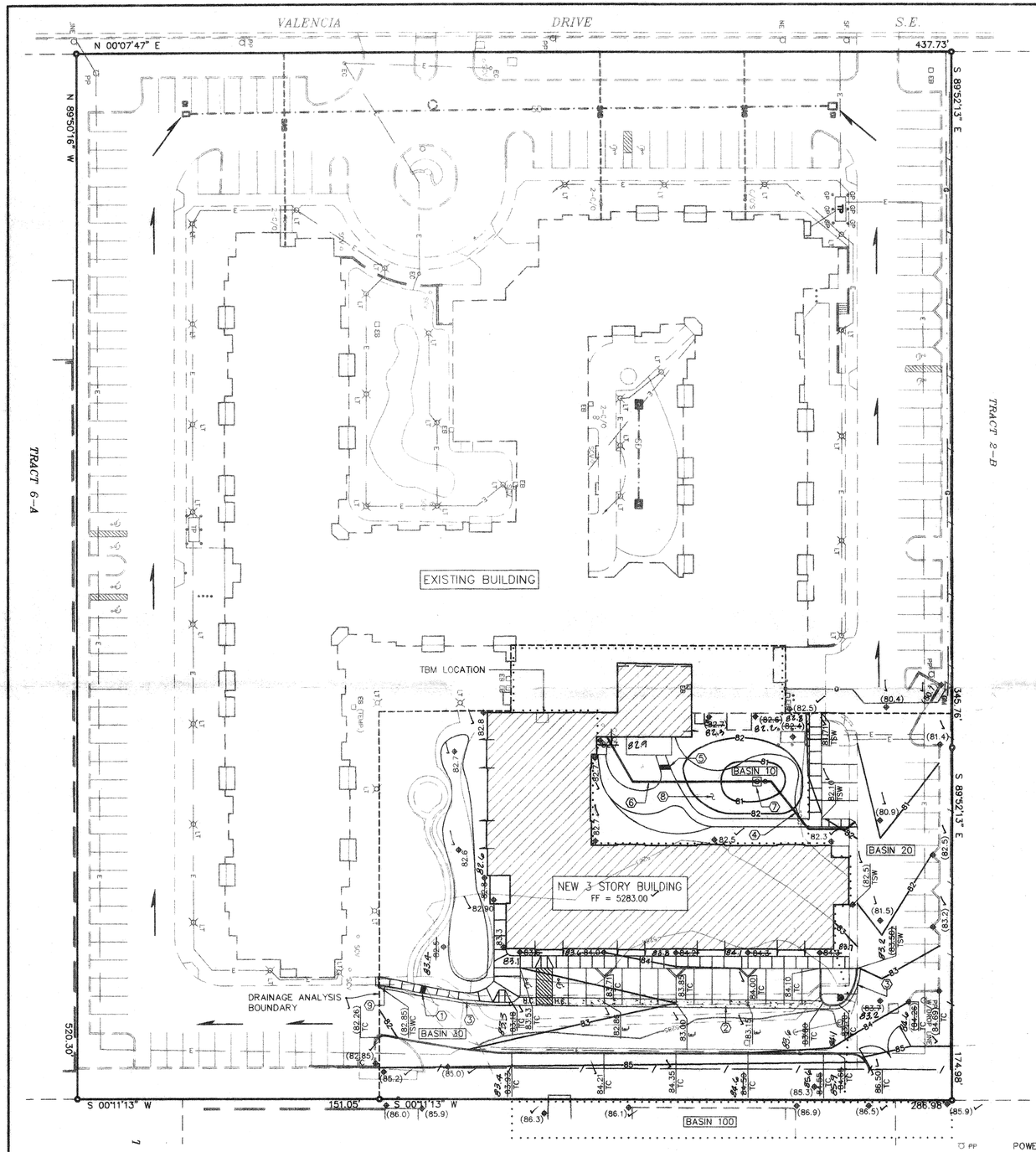
RECEIVED
JAN 12 1998
HYDROLOGY SECTION

DRAINAGE DETAILS

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
THOMAS O. ISAACSON
NEW MEXICO

job no:	97048
drn. by:	MD
ckd. by:	TI
issued:	11.20.97
sheet	C-2
of	

966DTL1.DWGdlv 12/10/97



SCALE: 1"=30'

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DRAINAGE INFORMATION

Legal Description:
Tract 5-A-1-A, Tijeras Place Improvement Co., Inc.,
Albuquerque, New Mexico

Permanent Benchmark:
City of Albuquerque Control Station "5-K18A"
Located on the north right-of-way of Central Avenue
between Alvarado Drive and Valencia Drive NE
Elevation = 5277.51

Temporary Bench Mark:
Finish floor elevation of existing building (See plan for exact location)
Elevation = 5283.00

Flood Hazard Statement: The southerly and westerly portion of Tract 5-A-1-A (existing development) lies within Flood Zone "AO" (depth 1 ft), the remainder of the tract (subject site), lies within Flood Zone "X" (areas of 500-year flood), as shown on FEMA Flood Insurance Rate Map No. 3500160354, effective date September 20, 1996.

EXISTING DRAINAGE CONDITION: The site occupies the northeasterly 1.37 acres of Tract 5-A-1-A. Approximately half the site drains to the west in an existing parking lot drive and the other half drains south and then west in another parking lot drive. Runoff from Tract 5-A-1-A is collected in a private onsite storm drain system which connects to a 54" public storm drain in Valencia Drive. There is a minor offsite tributary area (Basin 100) of 0.15 acres along the east boundary. Site is located within Precipitation Zone 3.

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Q_{10} (controlled) = 0.10 cfs
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Q_{100} (controlled) = 0.25 cfs

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Developed = .25 + 1.28 + 3.72 = 5.25 cfs
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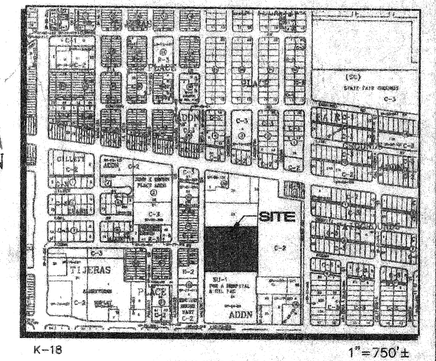


1"=750'±

VICINITY MAP

RECEIVED
SEP 18 1998
HYDROLOGY SECTION

ENGINEER'S CERTIFICATION:
I, THOMAS O. ISAACSON, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PROJECT WAS CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED PLAN DATED 12/10/97 (CITY APPROVAL LETTER DATED 01/12/98) AS FIELD VERIFIED BY ALBUQUERQUE SURVEYING COMPANY, NMLS NO. 3794 ON 09/17/98 IN ACCORDANCE WITH THE "NEW MEXICO ENGINEERING AND SURVEYING ACT" SECTION 61-23-1 THROUGH 61-23-32 NMSA (1979).

THOMAS O. ISAACSON, PE & LS NO. 3895 — DATE 9/18/98

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 3895 NEW MEXICO THOMAS O. ISAACSON

LEGEND - EXISTING

PP	POWER POLE	SCV	SPRINKLER CONTROL VALVE
	ANCHOR	C/O	CLEAN OUT
LT	LIGHT POLE	US(GAS)	UNDERGROUND UTILITY SPOT (GAS)
GP	GUARD POST		MANHOLE (STORM)
RD	ROOF DRAIN		MANHOLE (SANITARY)
CTV	CABLE TELEVISION BOX	T	MANHOLE (TELEPHONE)
EB	ELECTRIC BOX	TP	TRANSFORMER PAD
TR	TELEPHONE RISER	E	UNDERGROUND ELECTRIC LINE
GM	GAS METER	W	UNDERGROUND WATER LINE
	FIRE HYDRANT	SAS	UNDERGROUND SANITARY SEWER LINE
WM	WATER METER	FL	FIRE PREVENTION LINE
	WATER VALVE	G	UNDERGROUND GAS LINE

LEGEND - PROPOSED

82.8	FINISH GRADE
(83.50)	EXISTING GRADE
TC	TOP OF CURB
TSW	TOP OF SIDEWALK
TSWC	TOP OF SIDEWALK CULVERT
FL	FLOW LINE
	ROOF DRAIN LOCATIONS
	DRAINAGE ANALYSIS BOUNDARY LINE
	BASIN BOUNDARY LINE
BASIN 100	BASIN NUMBER
	FLOW DIRECTION

no.	date	revision

dekker/perich & associates
architecture
planning
interior

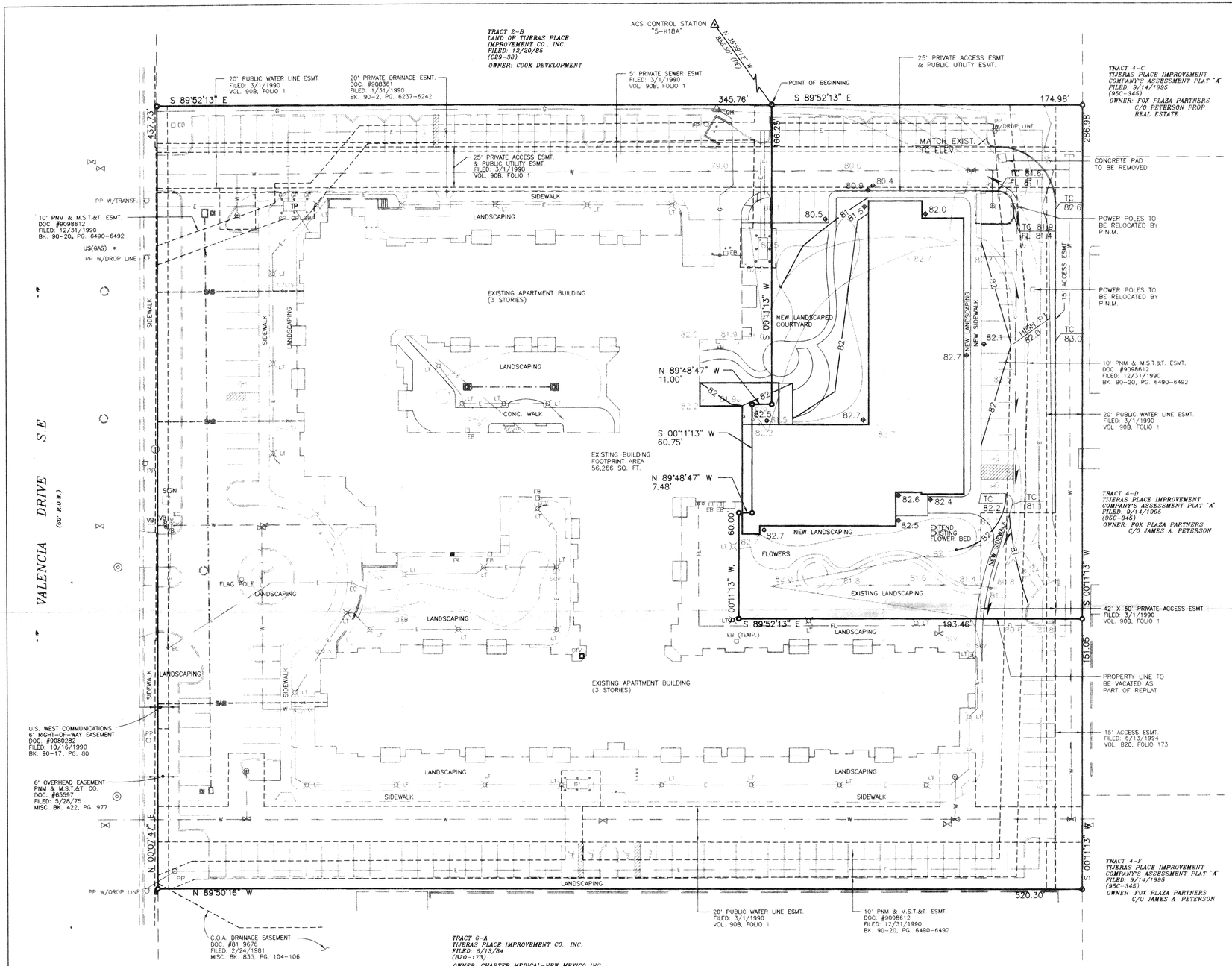
Grand Court Addition
Assisted Living Residence
Albuquerque, New Mexico

GRADING & DRAINAGE PLAN

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 3895 NEW MEXICO THOMAS O. ISAACSON 12-10-97

job no:	97048
drn. by:	MD
ckd. by:	TI
issued:	1120.97
sheet	C-1
of	

966PLIM2.DWGdlv 12/10/97



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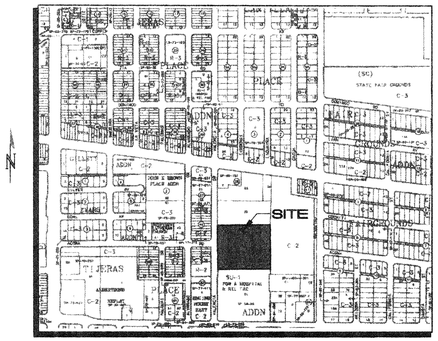

VICINITY MAP

LEGAL DESCRIPTION: TRACT 5-A-2, TIJERAS PLACE IMPROVEMENT CO., INC., ALBUQUERQUE, NEW MEXICO

ENGINEER: ISAACSON AND ARFMAN, P.A.
ATTN: FRED C. ARFMAN, P.E.
128 MONROE STREET, NE
ALBUQUERQUE, NEW MEXICO 87108
(505)268-8828

SURVEYOR: ALBUQUERQUE SURVEYING CO., INC.
2119 MENAUL BOULEVARD, NE
ALBUQUERQUE, NEW MEXICO 87107
(505)884-2036

BENCHMARK: CITY OF ALBUQUERQUE CONTROL STATION "5-K18A"
LOCATED ON THE NORTH RIGHT-OF-WAY OF CENTRAL AVENUE BETWEEN ALVARADO DRIVE AND VALENCIA DRIVE NE
ELEVATION = 5277.51

FLOOD HAZARD STATEMENT: THE SOUTHERLY AND WESTERLY PORTION OF TRACT 5-A-1 (EXISTING DEVELOPMENT) LIES WITHIN FLOOD ZONE "AO" (DEPTH 1 FT.). THE REMAINDER OF TRACT 5-A-1, AND TRACT 5-A-2 (SUBJECT SITE), LIE WITHIN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 350016035E, EFFECTIVE DATE SEPTEMBER 20, 1996.

APPROVED DRAINAGE AND GRADING PLAN: THE CITY HYDROLOGY DIVISION HAS PREVIOUSLY APPROVED A TOTAL SITE DRAINAGE PLAN (K-18/D_____) ON _____, 19____. PREVIOUS PLAN ALLOWED FOR FREE DISCHARGE ONTO VALENCIA DRIVE VIA BOTH STREET (OVERLAND) AND STORM DRAIN.

EXISTING CONDITIONS: TRACT 5-A-2 DOES NOT ACCEPT OFFSITE STORM WATERS FROM EITHER THE NORTH OF EASTERLY TRACTS. TRACT 5-A-1 (EXISTING IMPROVEMENTS) DISCHARGES DEVELOPED FLOWS ONTO THE TRACT FROM BOTH THE WEST AND SOUTH. ONSITE AND OFFSITE STORM WATERS ARE DIRECTED TO THE PERIMETER ACCESSWAY AND DRAINAGE ROUTES BY EXISTING SWALES.

HYDROLOGY: PRECIPITATION ZONE 2
LAND TREATMENT "C"
AREA = 1.1936 AC (51,993 SF)

WT. E = 1.13 INCHES

TOTAL Q_P = (3.14)(1.19) = 3.7 CFS

$VOL_{(360)}$ = (1.13)(1.19)/12 = 0.112 AC-FT = 4881 CU FT

STORM WATERS ARE SPLIT 65% (2.4 CFS) TO THE NORTH AND 35% (1.3 CFS) TO THE EAST.

PROPOSED CONDITIONS: TRACT 5-A-2 SHALL BE BUILT-OUT IN CONFORMANCE WITH THE APPROVED PLAN AS THE LAST THREE-STORY WING OF THE ASSISTED LIVING FACILITY. ADDITIONAL PARKING, PAVED ACCESS AND PEDESTRIAN WAYS AND NEW LANDSCAPING SHALL BE PROVIDE FOR 100% OF THE PROPOSED GROUND COVER.

AREA TREATMENT B: 0.34 AC (14,810 SF)

AREA TREATMENT D: 0.85 AC (37,030 SF)

WT. E = $\frac{(0.78)(0.34) + (0.85)(2.12)}{1.19}$ = 1.74 INCHES

TOTAL Q_P = (2.28)(0.34) + (4.70)(0.85) = 4.8 CFS

$VOL_{(360)}$ = (1.74)(1.19) = 2.07/12 = 0.173 AC-FT
= 7,516 CU FT

RECEIVED
JUL 03 1997
HYDROLOGY SECTION

LEGEND

PP	POWER POLE	SCV	SPRINKLER CONTROL VALVE
	ANCHOR	CO	CLEAN OUT
LT	LIGHT POLE	US(GAS)	UNDERGROUND UTILITY SPOT (GAS)
GP	GUARD POST		MANHOLE (STORM)
RD	ROOF DRAIN		MANHOLE (SANITARY)
CTV	CABLE TELEVISION BOX		MANHOLE (TELEPHONE)
EB	ELECTRIC BOX	TP	TRANSFORMER PAD
TR	TELEPHONE RISER	E	UNDERGROUND ELECTRIC LINE
GM	GAS METER	W	UNDERGROUND WATER LINE
	FIRE HYDRANT	SAS	UNDERGROUND SANITARY SEWER LINE
WM	WATER METER	FL	FIRE PREVENTION LINE
	WATER VALVE	G	UNDERGROUND GAS LINE

UTILITY NOTE:
THE PROPOSED ADDITION HAS A PUBLIC SURROUNDING PUBLIC WATER LINE AND FIRE PROTECTION. WATER AND SANITARY SEWER SERVICES SHALL BE OFF OF THIS EXISTING UTILITY STUBS PROVIDED TO SERVE THIS ADDITION.

ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
128 Monroe Street N.E.
Albuquerque New Mexico
966PLIM.DWGdlv 6/27/97

no.	date	revision

dekker/perich & associates
architecture planning interiors
6501 Americas Parkway NE, Suite 675
Albuquerque, New Mexico 87110
505.888.3111 Fax 883.8950

PRELIMINARY GRADING PLAN
VALENCIA COURT RETIREMENT COMMUNITY
ALBUQUERQUE, NM

CONCEPTUAL GR. / DR. AND UTIL. PLAN

FRED C. ARFMAN STATE OF NEW MEXICO 7322 REGISTERED PROFESSIONAL ENGINEER 07-03-97

job no:	97048
drn. by:	DLV
ckd. by:	FA
issued:	
sheet	3 of 5

N 89°47'00"E

520.00'

S 89°47'00" W

N 0°13'00" E

437.60'

LANDSCAPING

ASPHALT PAVING

CONSTRUCT DRIVEPAD AS PER C.O.A. STD. DWG. 2425

6" UTILITY EASEMENT

D INLET PER C.O.A. STD. DWG. 2206 GRATE EL=77.5 INV. EL=73.9

RAMP

WALL

ROOF DRAIN (TYP.)

ROOF SLOPE (TYP.)

BUILDING
FF ELEV. = 5282.50

PHASE BOUNDARY LINE

BASIN A

PROVIDE 6-2"Ø WEEP HOLES IN WALL AT GRADE

SLOPE ALL LANDSCAPING TO WEEP HOLES

MATCH EXISTING ASPHALT

EDGE OF EXISTING ASPHALT PAVEMENT

15' ACCESS EASEMENT

EXISTING ASPHALT

D INLET
GRATE ELEV= 81.3
INV.= 78.3

COURTYARD

12"PVC

D INLET
GRATE ELEV= 81.3
INV. W = 77.3
INV. S = 77.2

BASIN C

SLOPE ALL LANDSCAPING TO COURTYARD DRAINS

PHASE II
FUTURE DEVELOPMENT
FF ELEV = 5283.00

CONSTRUCT 4' DIA. TYPE C MANHOLE AS PER C.O.A. STD. DWG. 2101 INV. N = 71.3, INV. E = 71.3 INV. S = 71.3, INV. W = 71.2

CONSTRUCT 4' DIA. TYPE C MANHOLE AS PER C.O.A. STD. DWG. 2101 INV. N = 75.3 INV. W = 73.2

12"PVC SD

TRANSITION TO MATCH EXISTING ASPHALT

CONSTRUCT DRIVEPAD AS PER C.O.A. STD. DWG. 2425

PROVIDE OPENING IN BLOCK WALL AT GRADE

BLOCK WALL

BASIN B

BUILDING
FF ELEV. = 5282.50

D INLET PER C.O.A. STD. DWG. 2206 GRATE EL = 77.8 INV. EL = 73.8

ASPHALT PAVING

EXISTING BLOCK/STUCCO WALL

EXISTING DOUBLE "C" INLET

VALENCIA DRIVE S.E.

CONNECT TO EXIST. MANHOLE INV. ELEV = 70.2

TAM SCRATCH TOP OF CURB EL = 82.46

INLET EL = 78.1 INV. EL = 74.0

INLET GRATE EL = 77.2 INV. EL = 73.9

RIM = 78.2 INV. = 64.7

RIM = 78.8 INV. = 64.1

NOTE: ROOF RUNOFF SHALL NOT BE ALLOWED WITHIN LANDSCAPED AREAS ADJACENT TO STRUCTURES.

CERTIFICATION

THIS IS TO CERTIFY THAT THE GRADING AND DRAINAGE WAS CONSTRUCTED IN SUBSTANCIAL COMPLIANCE WITH THIS DRAWING.

THOMAS T. MANN, JR., NMPE 3792

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
THOMAS T. MANN, JR.
3792
NEW MEXICO
3/25/91

NORTH

GRADING AND DRAINAGE PLAN

FEBRUARY 6, 1989
APRIL 24, 1989

SCALE: 1"=20'

CLAUDIO VIGIL ARCHITECTS

VALENCIA RETIREMENT COMMUNITY

200 VALENCIA DRIVE S. E.
ALBUQUERQUE, NEW MEXICO

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
THOMAS T. MANN, JR.
3792
NEW MEXICO
2-15-91

RECEIVED
MAR 27 1991
HYDROLOGY DIVISION

SHEET
C-3

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