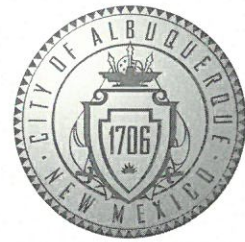


CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

September 29, 2017

Verlyn A. Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM, 87107

**RE: Davita – Copper Pointe Dialysis Treatment Center
Grading and Drainage Plan
Request for Permanent C.O. - Accepted
Engineer's Certification Dated 9/27/17
Hydrology File: K21D009H1**

Dear Mr. Miller:

PO Box 1293

Based on the Certification received 9/27/17 and site visit on 9/29/17, the site is acceptable for a Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

NM 87103

Sincerely,

Reneé C. Brissette

www.cabq.gov

Reneé 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 09/2015)

Project Title: COPPER POINTE DIALYSIS TREATMENT CENTER Building Permit #: _____ City Drainage #: _____
 DRB#: _____ EPC#: _____ Work Order#: _____
 Legal Description: TRACT NUMBERED ONE-A (1-A) OF THE PLAT OF TRACT 1-A COPPER POINTE SUBDIVISION
 City Address: 10550 COPPER POINTE WAY NE, ALBUQUERQUE, N.M.
 Engineering Firm: MILLER ENGINEERING CONSULTANTS Contact: JOHN JACQUEZ
 Address: 3550 COMANCHE NE BLDG. F, ALBUQUERQUE, NM 87107
 Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: JJACQUEZ@MECNM.COM
 Owner: DAVITA / GENESIS KC DEVELOPMENT LLC Contact: DAX CHESKIEZ MGR DDP
 Address: 2500 16TH STREET, LEVEL 12, DENVER, CO 80202 / 2900 OR 3210, LOWE OAK T
 Phone#: _____ Fax#: _____ E-mail: _____
 Architect: SEGER, ROBBINS & STEPHENS Contact: _____
 Address: 1730 EAST NORTHERN AVENUE, SUITE 124, PHOENIX, AZ 85020
 Phone#: 602-277-1157 Fax#: _____ E-mail: _____
 Other Contact: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____

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) _____

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) _____

IS THIS A RESUBMITTAL?: Yes ☒ No

DATE SUBMITTED: _____ By: TR-1017 FOR JOHN JACQUEZ

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: _____

LEGEND:

PROPOSED SPOT ELEVATIONS (FINISHED GRADE)	GRADE BREAK—HIGH POINT
MATCH (05.19)	SMALL
MATCH EXISTING ELEVATIONS	STORM DRAIN LINE
TOP OF CONCRETE	PROPOSED MAJOR CONTOUR
FLOW LINE	PROPOSED MINOR CONTOUR
INVERT	EXISTING MAJOR CONTOUR
FINISH GRADE	EXISTING MINOR CONTOUR
TOP OF BASE COURSE	
TOP OF CURB	
TOP OF GRADE	
TOP OF ASPHALT	
FLOW ARROW	

GRADING AND DRAINAGE NARRATIVE

THE EXISTING PROPERTY FOR DAVITA ALBUQUERQUE II IS LOCATED AT 10500 COPPER POINTE WAY N.E. THE SITE IS ACCESSED FROM THE NORTH AND WEST SIDE FROM COPPER POINTE WAY N.E. THE SITE CONSISTS OF A VACANT LOT WITH NO DEVELOPMENT. THERE IS AN EXISTING ROADWAY (COPPER POINTE WAY) ON THE NORTH AND WEST SIDE OF THE SITE. THERE IS AN EXISTING COMMERCIAL DEVELOPMENT TO THE EAST AND SOUTH SIDE. THERE IS AN EXISTING RESIDENTIAL DEVELOPMENT TO THE WEST AND WEST SOUTH SIDE. THERE ARE EXISTING FLOOD CHANNELS COMING FROM THE DEVELOPMENT TO THE SOUTH. THERE ARE EXISTING FLOOD CHANNELS COMING FROM THE DEVELOPMENT TO THE SOUTH. FLOODS ARE ENTERING THE SITE THROUGH TWO EXISTING CURB CUTS ON THE SOUTH END OF THE SITE. THE PROPOSED BUILDING WILL BE CONSTRUCTED NEAR THE CENTER OF THE SITE WITH AN ASPHALT PARKING LOT TO THE NORTH AND WEST OF THE PROPOSED BUILDING.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURB AND GUTTER, NEW SIDEWALKS, NEW DRIVEWAYS, STORM DRAINAGE, AND REPAIRS TO EXISTING HARVEST AREAS. THE EXISTING HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REED POLY 0.33 IN * 3600 SP)/72 98% OF YEARLY RAINFALL. THE VOLUME OF WATER DISCHARGED FROM THE HARVEST AREAS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES, ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATERWAY ADJACENT TO THE EASTERN PORTION OF THE SITE.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEDERAL MAPS.

NOTE TO CONTRACTOR: ALL EXISTING UTILITIES THAT ARE BEING AFFECTED BY NEW IMPROVEMENTS ON THIS PROJECT SHALL ADJUST THEM TO GRADE. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AS NECESSARY FOR ALL ADJUSTMENTS TO EXISTING UTILITIES.

KEYED NOTES:

- 11 NEW HEAVY DUTY CONCRETE PAVEMENT SECTION. SEE SECTION DETAILS ON ARCHITECTURAL PLANS AND IN THE GEO TECHNICAL REPORT.
- 12 NEW HOT MIX ASPHALT PAVEMENT SECTION. SEE SECTION DETAILS ON SHEET C-502. ALL PARKING STRIPS SHALL BE DUGH DUTY HOT MIX ASPHALT. ALL OTHER ASPHALT SHALL BE HEAVY DUTY HOT MIX ASPHALT.
- 13 NEW CONCRETE SIDEWALK. AS PER COA STANDARD DWG 2450 AND SHEET C-501, CONTRACTOR SHALL SUBMIT A JOINT PATTERN TO THE PROJECT ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 14 NEW TYPE A HANDICAP RAMP. SEE DETAIL ON SHEET C-501.
- 15 NEW WATER HARVEST AREA 2, TOP=66.15, INV=64.45, RECD. VOL.=122 CY PROVIDED VOL.=261 CF. 1 WITH FILTER FABRIC. SEE DETAIL ON SHEET C-501.
- 16 NEW CONCRETE DRIVEPAD. AS PER COA STANDARD DETAIL 2425, DRIVE PAD DOESN'T MEET ADA COMPLIANCE. ADA ACCESS IS LOCATED BEHIND DRIVE PAD AS SHOWN.
- 17 APPROXIMATE LOCATION OF PROPERTY LINE.
- 18 NEW 36" WIDE CURB CUT.
- 19 NEW CONCRETE VALLEY GUTTER. SEE COA STANDARD DWG 2420.
- 20 EXISTING CURB CUTS TO REMAIN.
- 21 NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 22 SAWCUT EXISTING SIDEWALK TO NEAREST CONSTRUCTION JOINT AND MATCH WITH NEW CONCRETE SIDEWALK.
- 23 NEW CONCRETE HEADER CURB. SEE SHEET C-501 FOR DETAILS.
- 24 LANDSCAPE AREA. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 25 NEW CONCRETE SIDEWALK/TAIWORK. SEE SHEET C-501.
- 26 NEW CURB AND GUTTER. MATCH EXISTING CURB AND GUTTER SECTION AND ELEVATIONS. SEE SHEET C-501 FOR DETAILS.
- 27 EXISTING SIDEWALK TO REMAIN.
- 28 NEW LOOSE RIP RAP RUNOIN. SEE DETAIL ON SHEET C-501.
- 29 NEW PARKING BUMBERS. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 30 NEW CONCRETE CHANNEL. SEE SECTION DETAIL ON C-501. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS TO ENSURE POSITIVE DRAINAGE AND LOCATION PRIOR TO CONSTRUCTION.
- 31 NEW HANDICAP PARKING WITH PARKING BUMPER, PAINTED MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MUTCD. CONTRACTOR SHALL SUBMIT A PAVEMENT MARKING LAYOUT TO PROJECT ARCHITECT AND ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- 32 NEW TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.

KEYED NOTES CONTINUED

- 23 NEW EXISTING SWALE. SEE DETAIL SHEET C-501.
- 24 NEW SIDEWALK CURB/FEET AND NEW EMERGENCY SPILLWAY AS PER COA STANDARD DWG 2236 INV(H)= 65.71 INV(CUR)=EXISTING.
- 25 NEW SIDEWALK CURB/FEET AND NEW EMERGENCY SPILLWAY AS PER COA STANDARD DWG 2236 INV(H)= 61.78 INV(CUR)=EXISTING.
- 26 NEW THICKENED EDGE ON CONCRETE SIDEWALK. SEE DETAIL SHEET C-501.
- 27 SAWCUT EXISTING PAVEMENT TO CLEAN STRAIGHT EDGE AS NECESSARY TO INSTALL CONCRETE VG AND CONCRETE DRIVEPAD.
- 28 SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB AND GUTTER AS NECESSARY TO INSTALL NEW CONCRETE VG AND NEW CONCRETE DRIVEPAD.
- 29 NEW ASPHALT SWALE.
- 30 NEW 6.65 CURB CUT. MATCH EXISTING CURB CUT OPENING.
- 31 NEW HARVEST AREA 1. TOP=62.4, INV=60.9. REQUIRED VOLUME 71.3 CY. VOLUME PROVIDED =740.

DISCUSSION AND CONCLUSIONS

[illegible]

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE CHAIRMAN AND CHAIRMAN-SPEECHES CHAIRMAN OF THIS PROJECT. THOSE BELIEVING THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN ADDITIONAL INFORMATION FROM THE RECORDS OF THE CHAIRMAN-SPEECHES CHAIRMAN OF THIS PROJECT. THE RECORDS OF THE CHAIRMAN-SPEECHES CHAIRMAN OF THIS PROJECT ARE NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE CHAIRMAN AND CHAIRMAN-SPEECHES CHAIRMAN OF THIS PROJECT. THOSE BELIEVING THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN ADDITIONAL INFORMATION FROM THE RECORDS OF THE CHAIRMAN-SPEECHES CHAIRMAN OF THIS PROJECT.

WEIRLYN A. MILLER

DATE

DATE

GRADING AND DRAINAGE PLAN


SCALE 1 = 20'



Engineers • Planners
1500 COMMERCE, NE
BUILDING 7
ALEXANDRIA, VA 22307
(703) 688-7500
(703) 688-5900 (FAX)
WWW.METRA.COM

Davita
Albuquerque II
at
500 Copper Point Way NE
Albuquerque, New Mexico

DAVITA ALBUQUERQUE II
CITY OF ALBUQUERQUE, NEW MEXICO
GRADING AND DRAINAGE PLAN



MILLER ENGINEERING CONSULTANTS

Engineers • Planners

Designed	JMJ	Job #	16-026
Drawn	RA	File	C-101
Checked	VAM	Date	8-24-16

3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888.7500
(505)888.3800 (FAX)
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