

CITY OF ALBUQUERQUE



November 10, 2014

Dennis Lorenz, P.E.
Lorenz Design and Consulting
2501 Rio Grande Blvd NW, Suite A
Albuquerque, NM 87108

**Re: Beehive Homes, 13440 Wenonah Ave SE
Master Grading and Drainage Plan dated 11-5-14
Phase I, Phase II, and Phase I and II Details Grading and Drainage Plans
dated 11-5-14
(L23/D022)**

Dear Mr. Lorenz,

Your submittal was received November 4, 2014. The above referenced plans are approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

PO Box 1293

If you have any questions, you can contact me at 924-3994.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Amy L. D. Niese, P.E.
Senior Engineer, Hydrology
Planning Department

C: Email and File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: BEEHIVE HOMES ZONE MAP: L-23/D022
DRB#: NA EPC#: NA WORK ORDER#: NA

LEGAL DESCRIPTION: TRACT 1-B2 FOUR HILLS VILLAGE SHOPPING CENTER AND
APARTMENT COMPLEX

CITY ADDRESS: 13440 WENONAH AVENUE SE

ENGINEERING FIRM: LORENZ DESIGN & CONSULTING CONTACT: DENNIS LORENZ
ADDRESS: 2501 RIO GRANDE BLVD. NW SUITE A PHONE: 888-6088
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87104

OWNER: HOST CARE LLC CONTACT: JERRY CASTILLO
ADDRESS: 3535 PRINCETON NE PHONE: 385-8560
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

ARCHITECT: RICK BENNETT ARCHITECTS CONTACT: R. BENNETT
ADDRESS: 1104 PARK AVENUE SW PHONE: 242-1859
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87103

SURVEYOR: CONSTRUCTION SURVEY TECHNOLOGIES CONTACT: D. VIGIL
ADDRESS: PO BOX 65395 PHONE: 917-8921
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87193

CONTRACTOR: S&J ENTERPRISES, LLC CONTACT: JERRY CASTILLO
ADDRESS: 3535 PRINCETON NE PHONE: 385-8560
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87107

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ OTHER (SPECIFY) SO-19

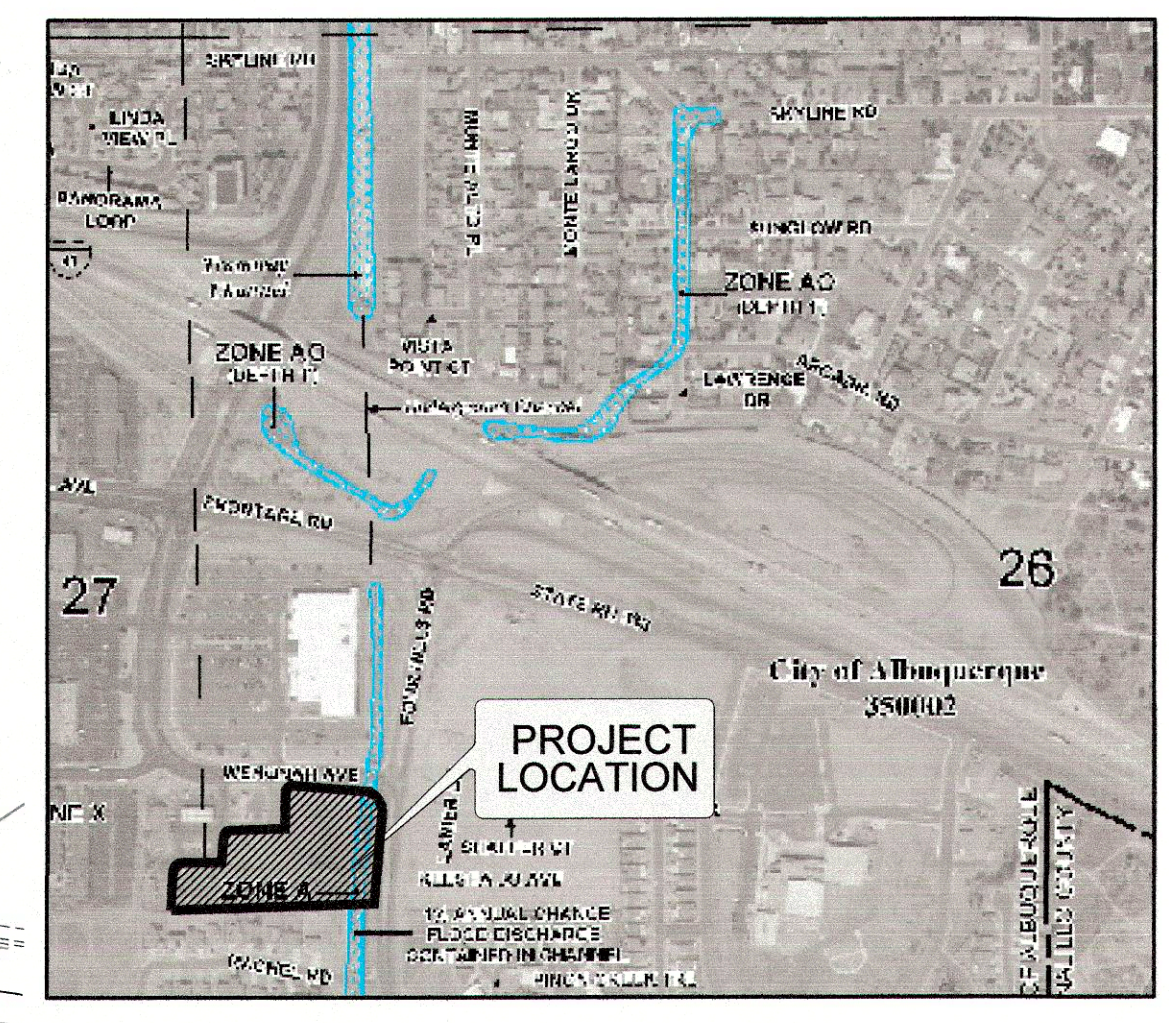
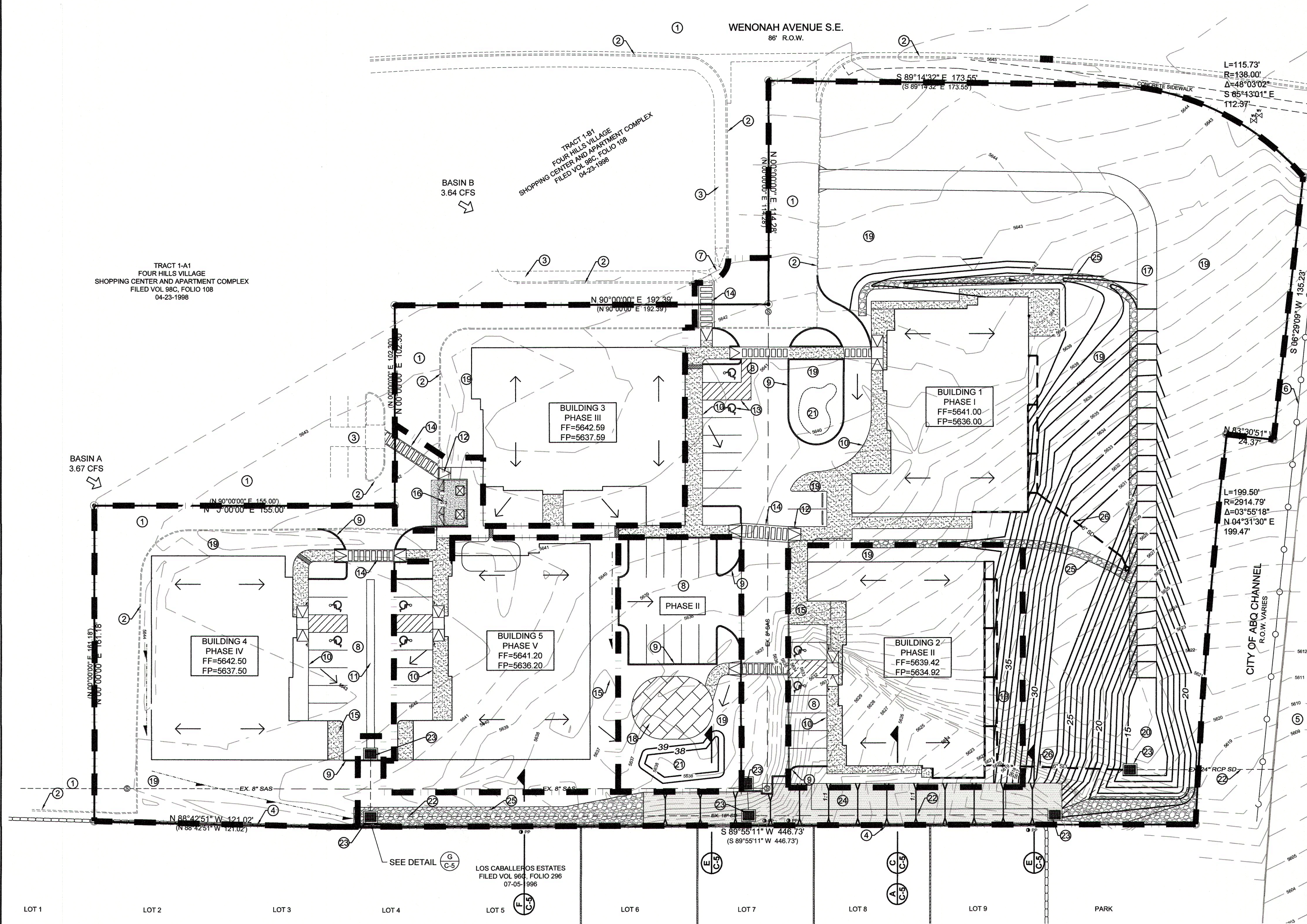
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

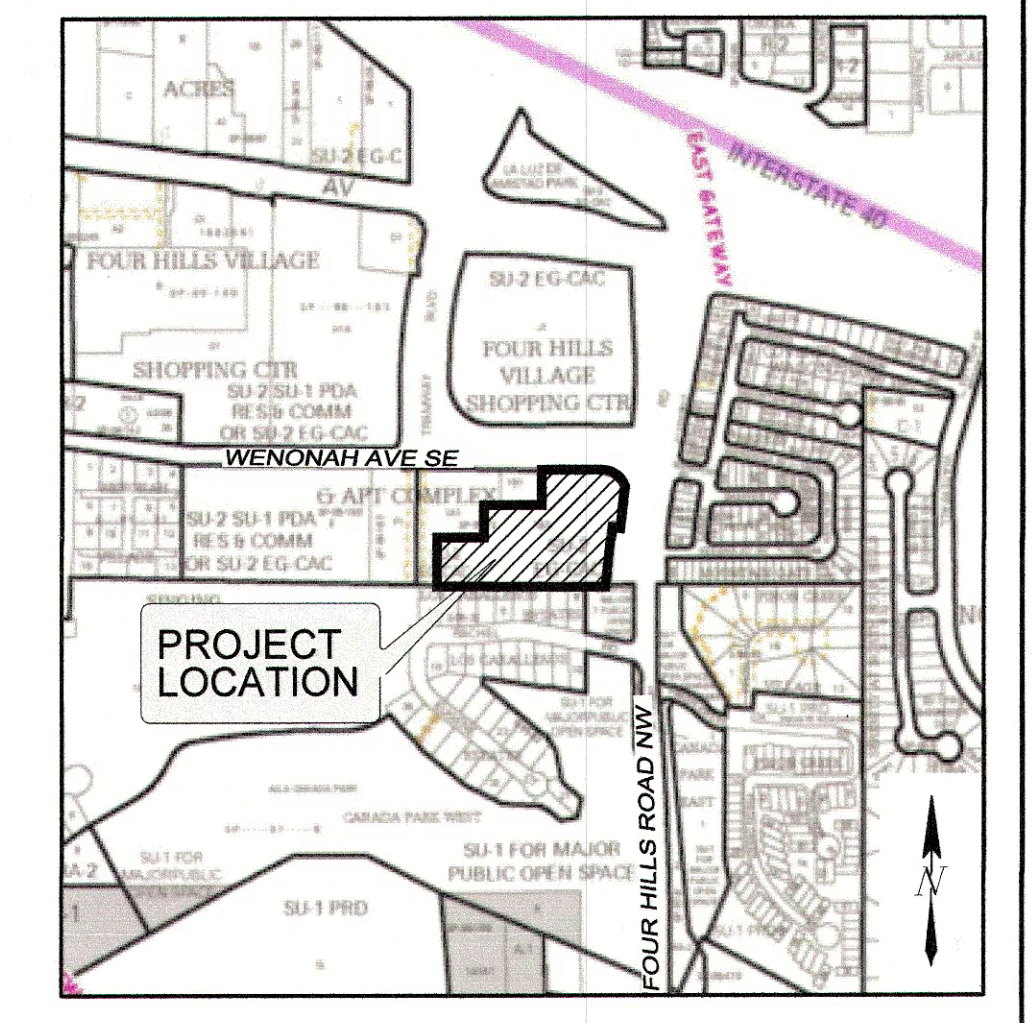
DATE SUBMITTED: 11-05-2014 BY: DENNIS A. LORENZ

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



FIRM PANEL 35001C0378G



VICINITY MAP ZONE ATLAS L-22-Z & L-23-Z

LEGEND		
ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
SPOT ELEVATION	× 75.5	01.5 ◆
RIP-RAP ROCK		
CONTOUR W/ ELEVATION	— 5800 —	— 5800 —
BLOCK WALL		
CHAIN LINK FENCE		
RETAINING WALL		
ASPHALT PAVING		
DIRECTION OF FLOW		
DRAINAGE SWALE		
PHASE BOUNDARY		
UTILITY POLE	● PP	● PP

- KEYED NOTES**
- EXISTING ASPHALT PAVEMENT.
 - EXISTING CONCRETE CURB & GUTTER.
 - EXISTING CONCRETE SIDEWALK.
 - EXISTING BLOCK WALL.
 - EXISTING CONCRETE DRAINAGE CHANNEL.
 - EXISTING CHAIN LINK FENCE.
 - EXISTING HANDICAP RAMP.
 - PROPOSED ASPHALT PAVEMENT.
 - PROPOSED CONCRETE CURB.
 - PROPOSED TURNDOWN SIDEWALK.
 - PROPOSED CONCRETE VALLEY GUTTER.
 - PROPOSED HANDICAP RAMP.
 - PROPOSED PROPOSED HANDICAP PARKING STRIPING PER CODE.
 - PROPOSED PEDESTRIAN WAY.
 - PROPOSED CONCRETE SIDEWALK.
 - PROPOSED REFUSE ENCLOSURE PER SOLID WASTE DETAILS.
 - PROPOSED POND MAINTENANCE DRIVE.
 - PROPOSED PATIO.
 - PROPOSED LANDSCAPING. SEE LANDSCAPE PLAN.
 - PROPOSED SEDIMENTATION POND.
 - PROPOSED WATER HARVESTING POND.
 - PROPOSED STORM DRAIN.
 - PROPOSED DROP INLET.
 - PROPOSED CONCRETE SLOPE PAVING.
 - PROPOSED ROCK SWALE.
 - PROPOSED ROOF DRAIN.

DRAWING INDEX	
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PHASE II	C-4
DETAILS	C-5

PROJECT DATA

PROPERTY ADDRESS:
13440 WENONAH AVENUE SE
ALBUQUERQUE, NM

LEGAL DESCRIPTION:
TRACT 1B-2, FOUR HILLS VILLAGE
SHOPPING CENTER & APARTMENT
COMPLEX

PROJECT BENCHMARK:
ACS MONUMENT BRASS CAP "B_L22"
N: 1,480,177.419
E: 1,566,414.815
ELEV.: 5668.036 (NAVD)

**BEEHIVE HOMES
MASTER PLAN
GRADING & DRAINAGE PLAN**

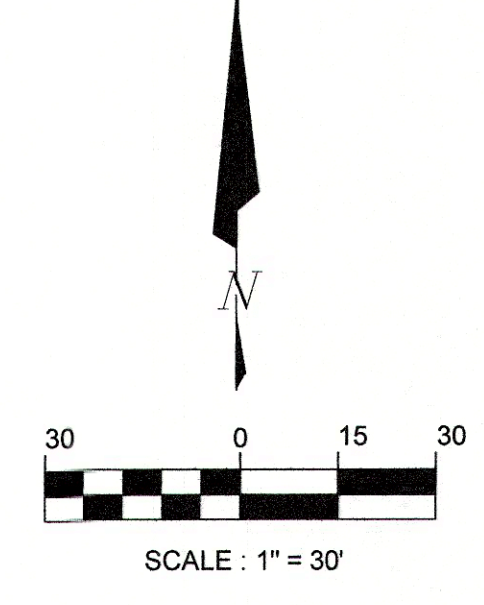
LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management

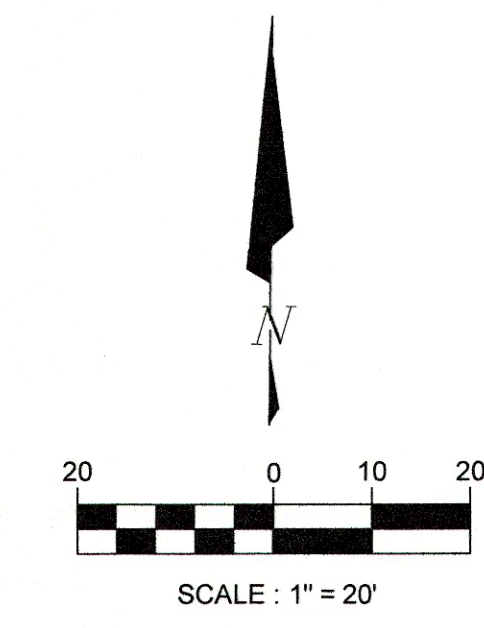
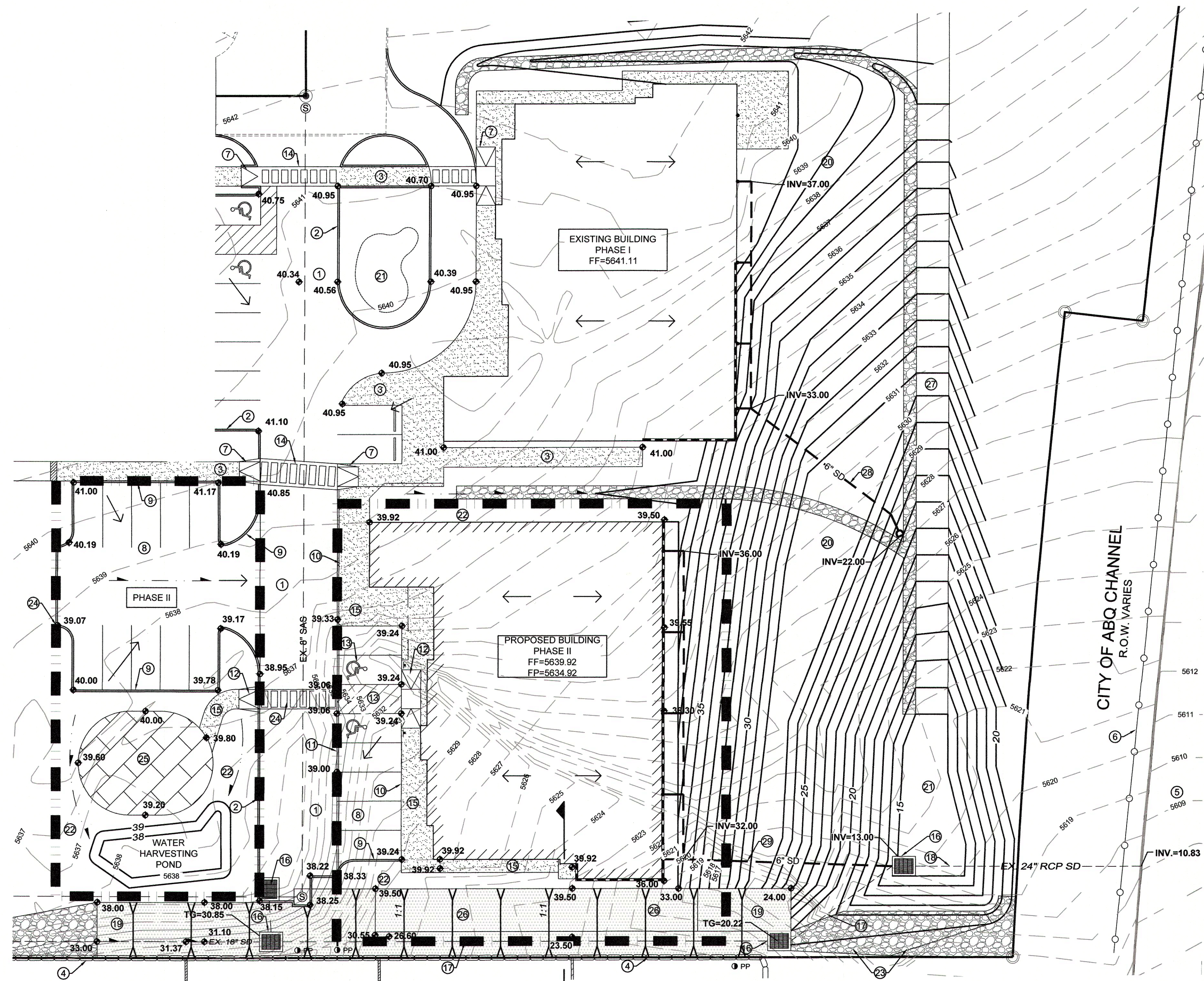
2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-888-6088 Fax: 505-242-6655

DRAWN BY: J.M.T. DATE: 11/05/2014

CHECKED BY: D.A.L.

FILE: 14-014 SP SHEET: C-2





PHASE II GRADING AND DRAINAGE PLAN

This Grading and Drainage Plan provides the detail necessary for construction of the grading and drainage improvements required for Beehive Homes Phase 2. The improvements shown hereon are in compliance with the approved Drainage Masterplan for Beehive Homes prepared by Rio Grande Engineering, David Soule, PE, dated 10-4-2013, and the Grading and Drainage Phasing Plan for Beehive Homes, prepared by Lorenz Design & Consulting, LLC, dated 10-07-2014.

This Plan assumes that all Phase 1 improvements are in place and have been accepted by the City of Albuquerque, and that a Phase 1 Certificate of Occupancy has been issued.

Phase 2 improvements include construction of the Phase 2 building, required parking, sidewalks, ADA accessibility improvements, Phase 2 site grading, and the construction of the concrete slope paving along the south side of the building.

Certifications of Grading, Drainage and Traffic improvements will be required for Certificate of Occupancy for Phase 2.

KEYED NOTES

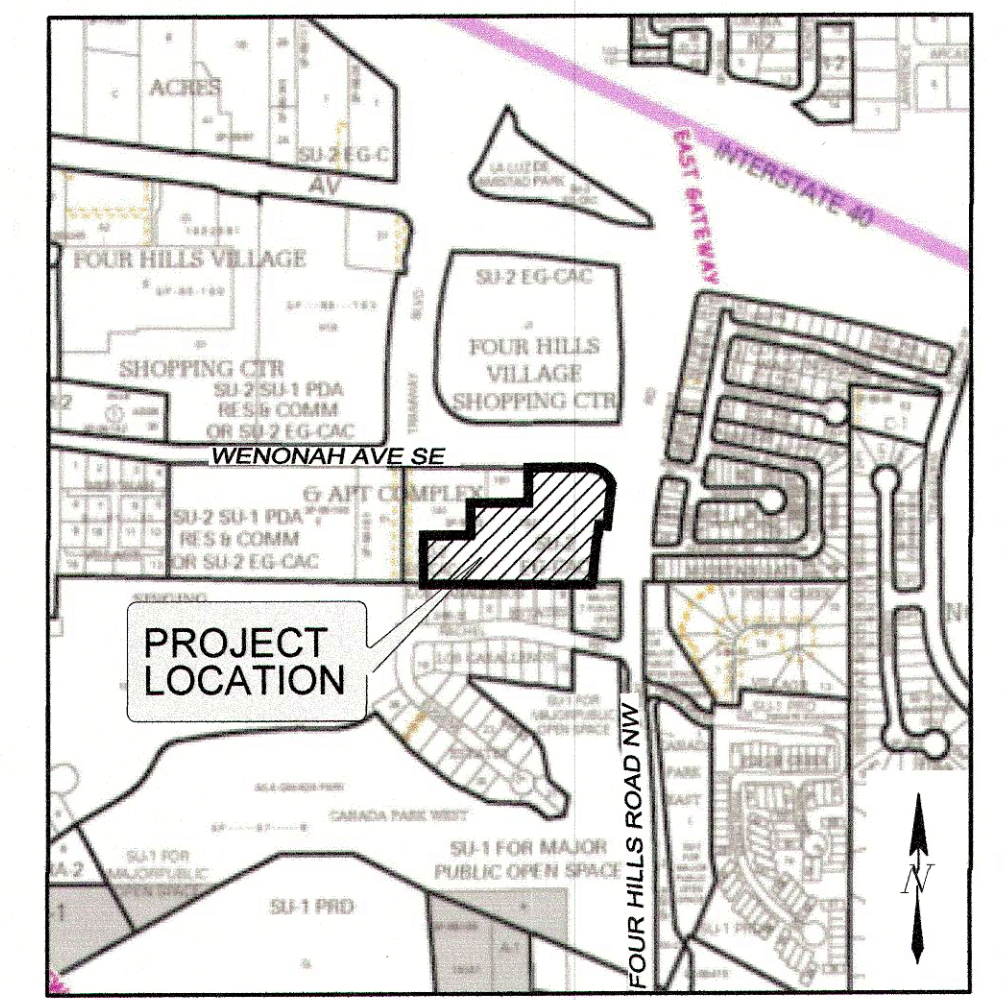
1. EXISTING ASPHALT PAVEMENT.
2. EXISTING CONCRETE CURB.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING BLOCK WALL.
5. EXISTING CONCRETE DRAINAGE CHANNEL.
6. EXISTING CHAIN LINK FENCE.
7. EXISTING HANDICAP RAMP.
8. PROPOSED ASPHALT PAVEMENT.
9. PROPOSED CONCRETE CURB.
10. PROPOSED TURNDOWN SIDEWALK.
11. REMOVE AND DISPOSE EXISTING ASPHALT CURB.
12. PROPOSED HANDICAP RAMP.
13. PROPOSED HANDICAP PARKING STRIPING PER CODE.
14. EXISTING REDESTRIAN WAY.
15. PROPOSED CONCRETE SIDEWALK.
16. EXISTING TYPE 'D' INLET.
17. EXISTING 18-INCH HDPE STORM DRAIN.
18. EXISTING 24-INCH RCP STORM DRAIN.
19. EXISTING CONCRETE SLOPE PAVING.
20. EXISTING PHASE 1 GRADING.
21. EXISTING SEDIMENTATION POND CONSTRUCTED BY PHASE 1.
22. PROPOSED LANDSCAPING. SEE LANDSCAPE PLAN.
23. EXISTING OVERFLOW SPILLWAY.
24. PROPOSED PEDESTRIAN WAY.
25. TEXTURED CONCRETE PATIO.
26. CONSTRUCT CONCRETE SLOPE PAVING.
27. EXISTING POND ACCESS ROAD.
28. EXISTING ROOF DRAIN.
29. CONSTRUCT 6" PVC ROOF DRAIN. CORE DRILL INTO EXISTING DROP INLET.

PROJECT DATA

PROPERTY ADDRESS:
13440 WENONAH AVENUE SE
ALBUQUERQUE, NM

LEGAL DESCRIPTION:
TRACT 1B-2, FOUR HILLS VILLAGE SHOPPING CENTER & APARTMENT COMPLEX

PROJECT BENCHMARK:
ACS MONUMENT BRASS CAP "8_L22"
N: 1,480,177.419
E: 1,566,414.815
ELEV.: 5668.036 (NAVD)



VICINITY MAP ZONE ATLAS L-22-Z & L-23-Z

LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
SPOT ELEVATION	X 75.5	01.5
RIP-RAP ROCK	[Pattern]	[Pattern]
CONTOUR W/ ELEVATION	5800	5800
BLOCK WALL	[Pattern]	[Pattern]
CHAIN LINK FENCE	[Pattern]	[Pattern]
RETAINING WALL	[Pattern]	[Pattern]
ASPHALT PAVING	[Pattern]	[Pattern]
DIRECTION OF FLOW	[Arrow]	[Arrow]
DRAINAGE SWALE	[Line]	[Line]
PHASE BOUNDARY	[Line]	[Line]
UTILITY POLE	PP	PP

DRAINAGE PLAN NOTES

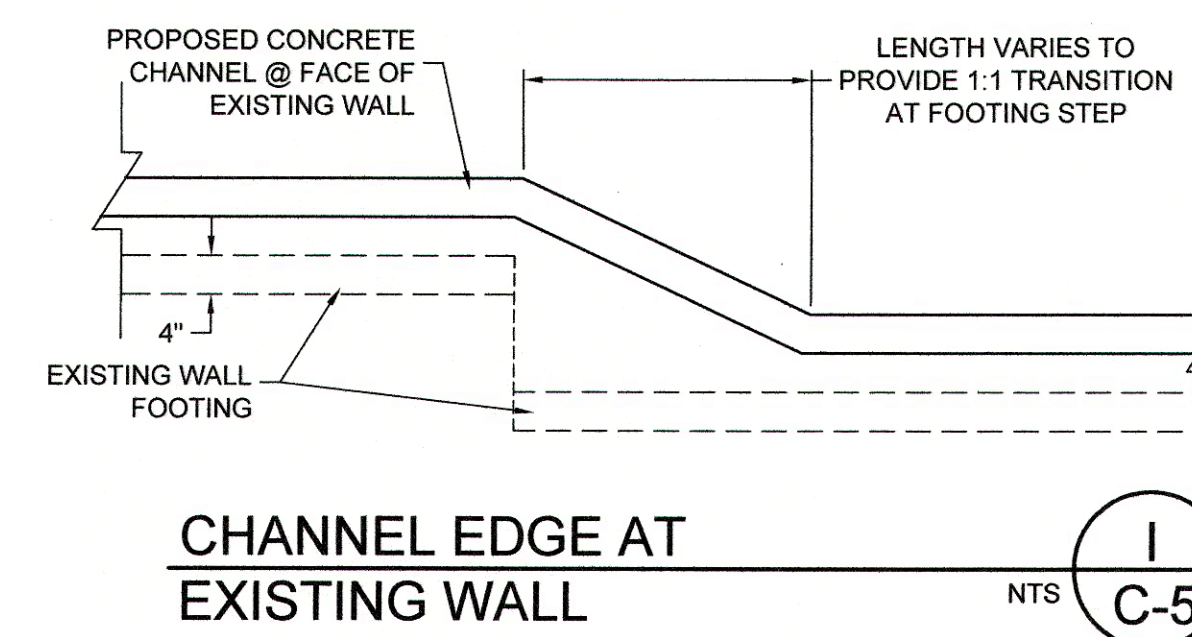
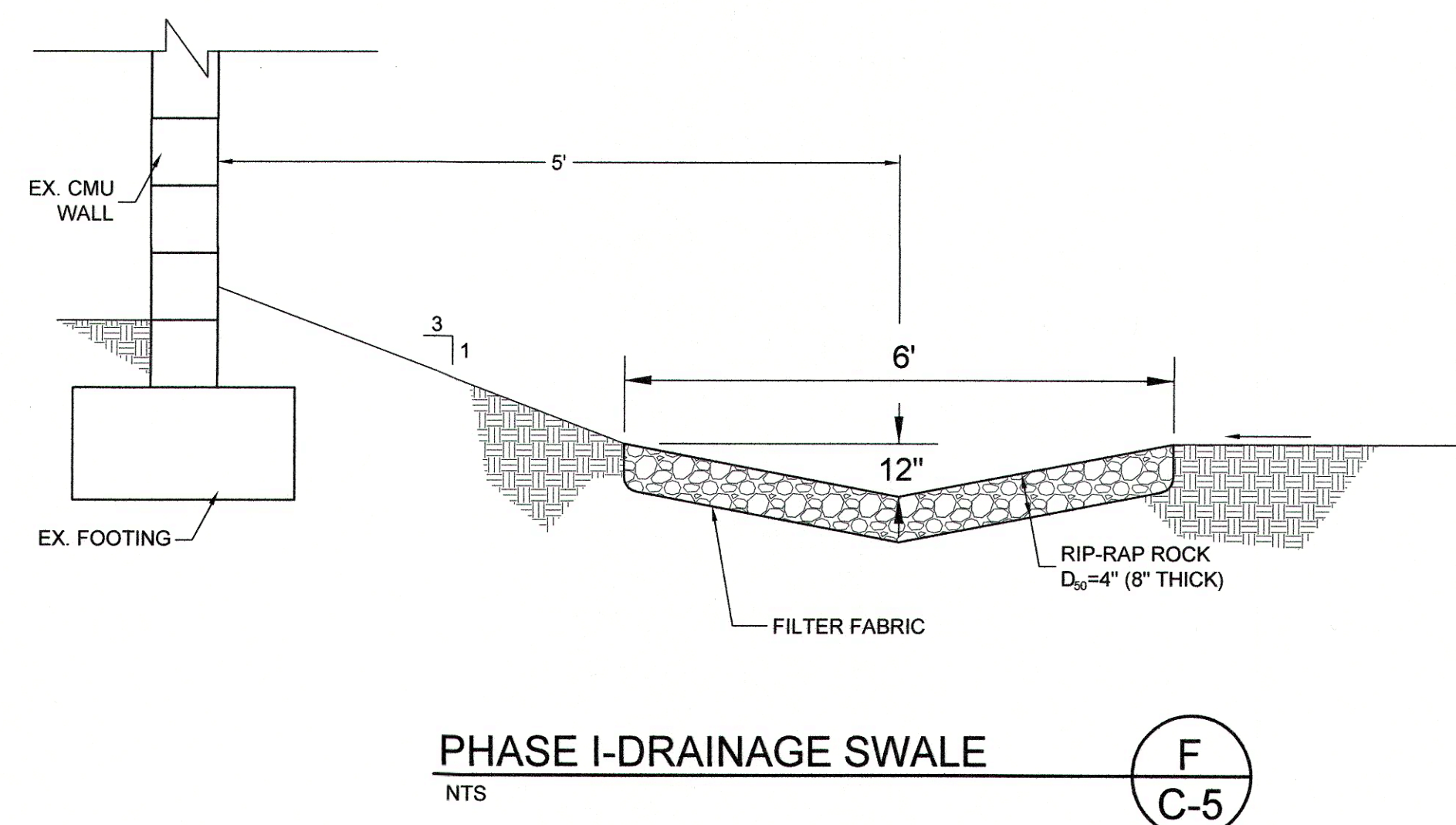
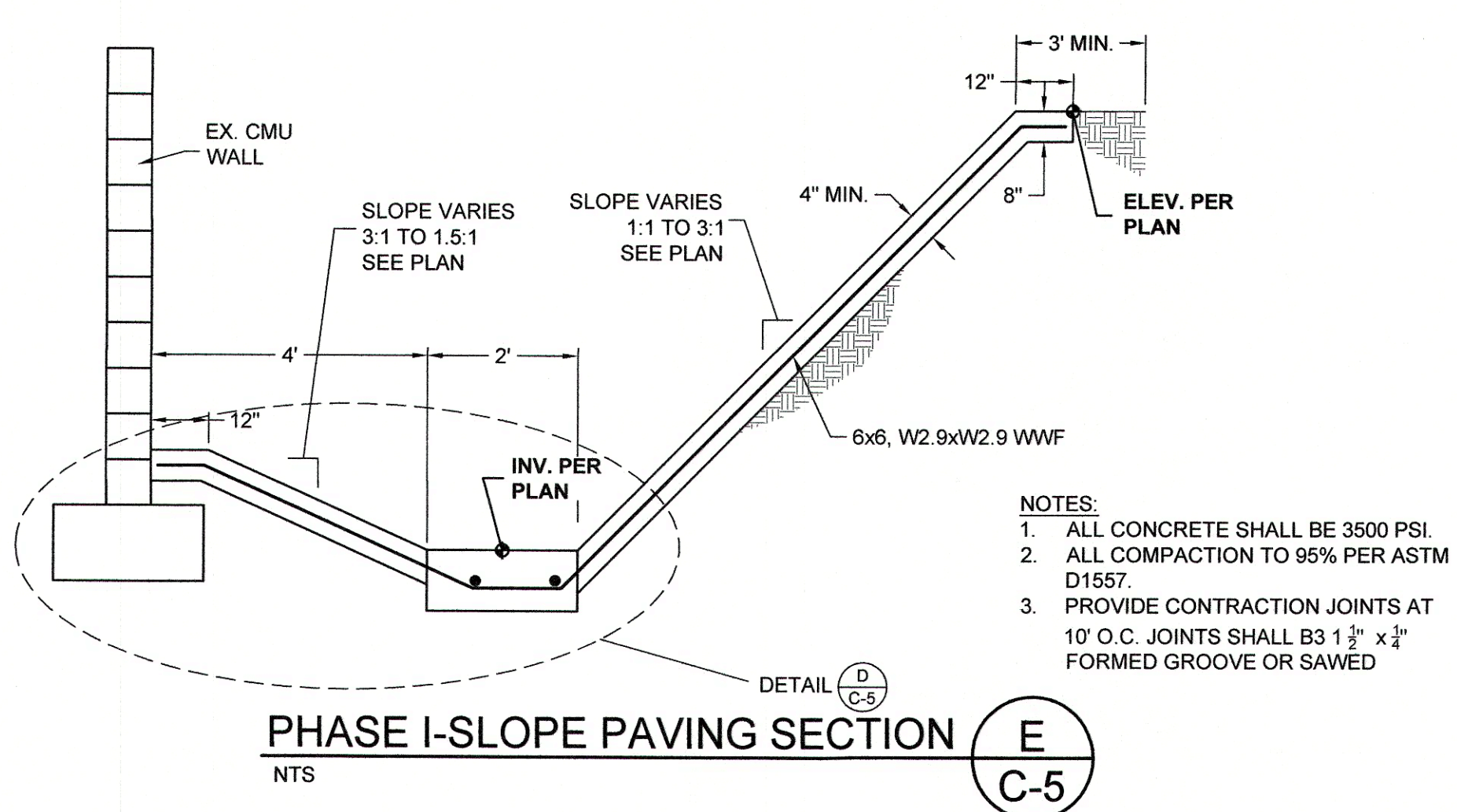
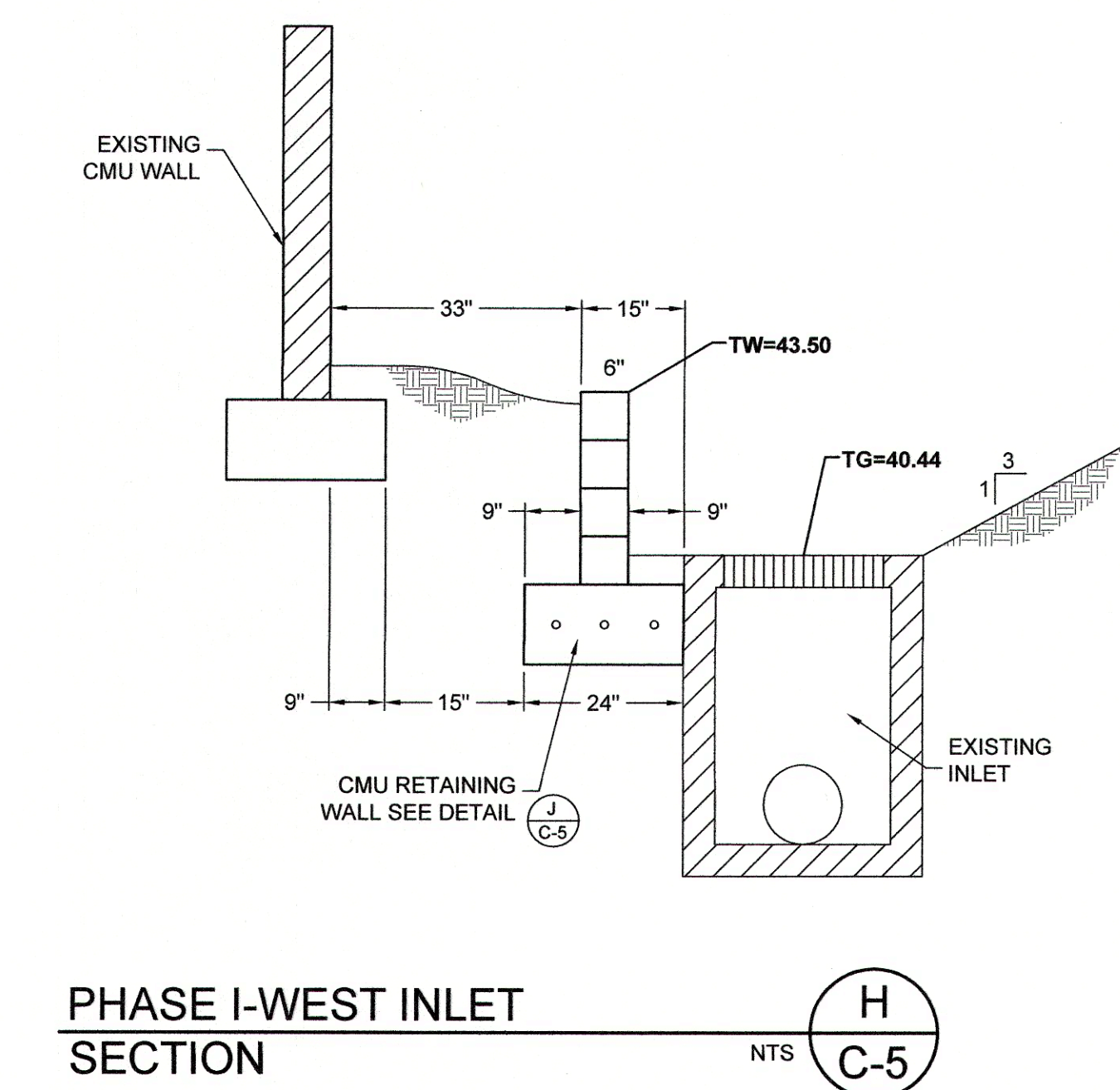
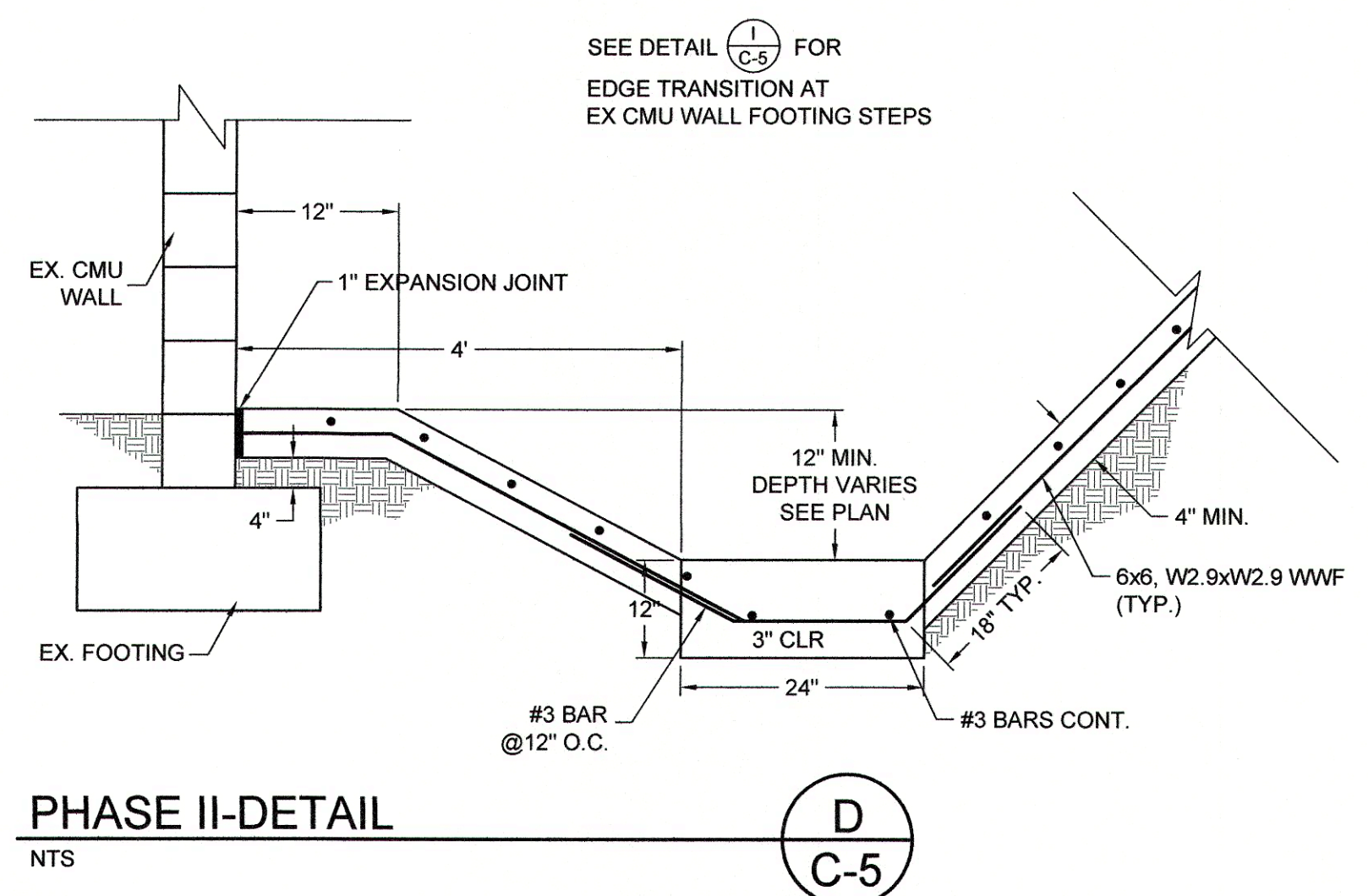
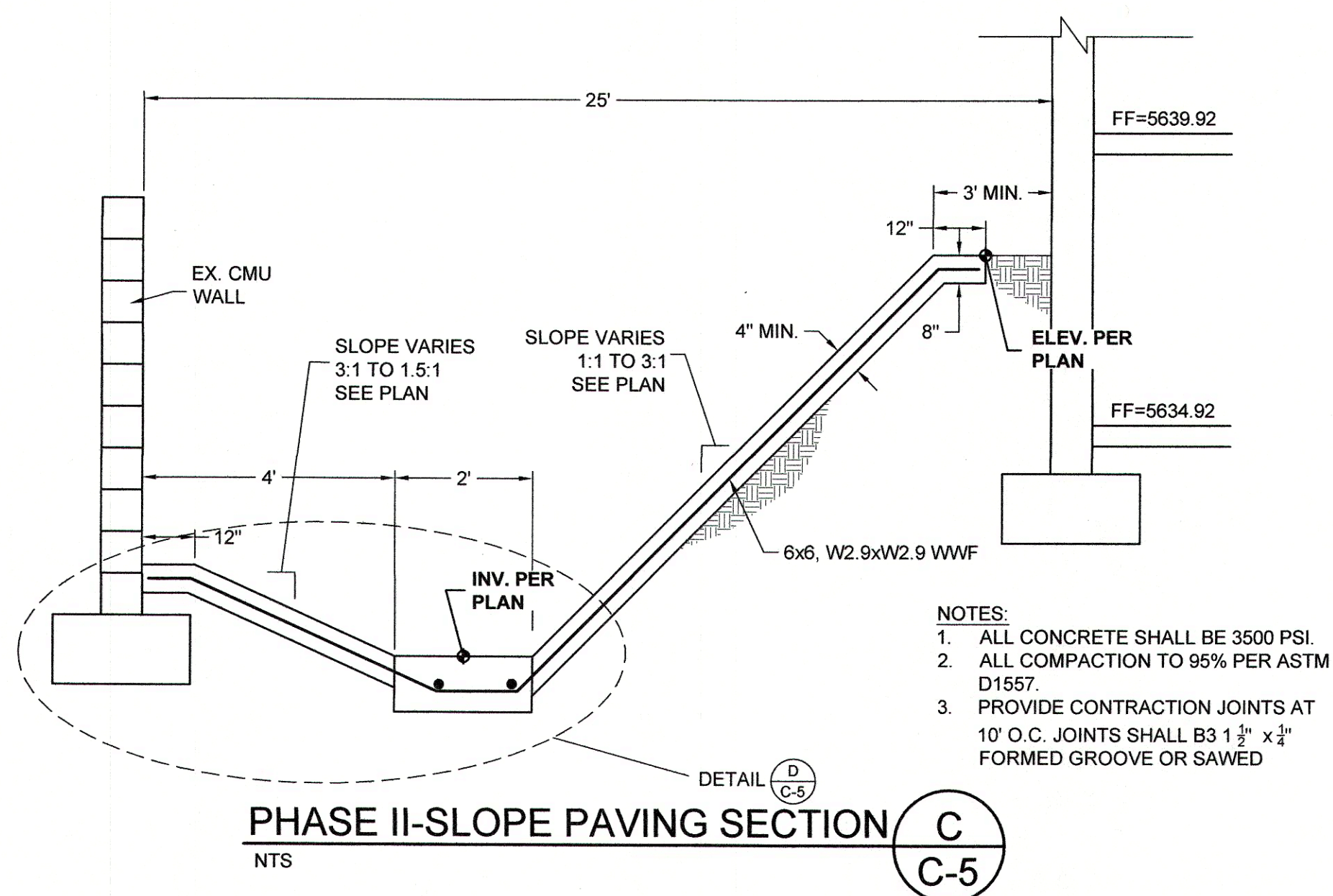
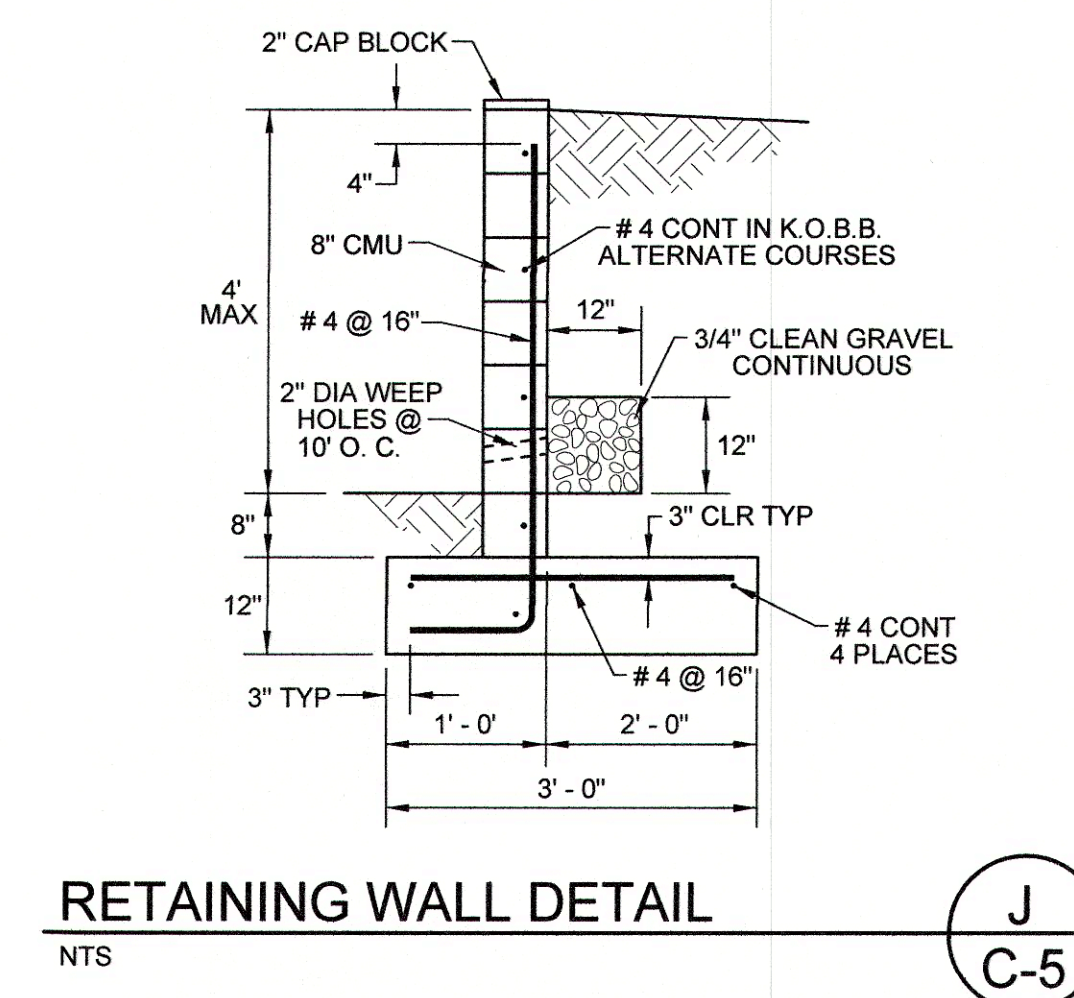
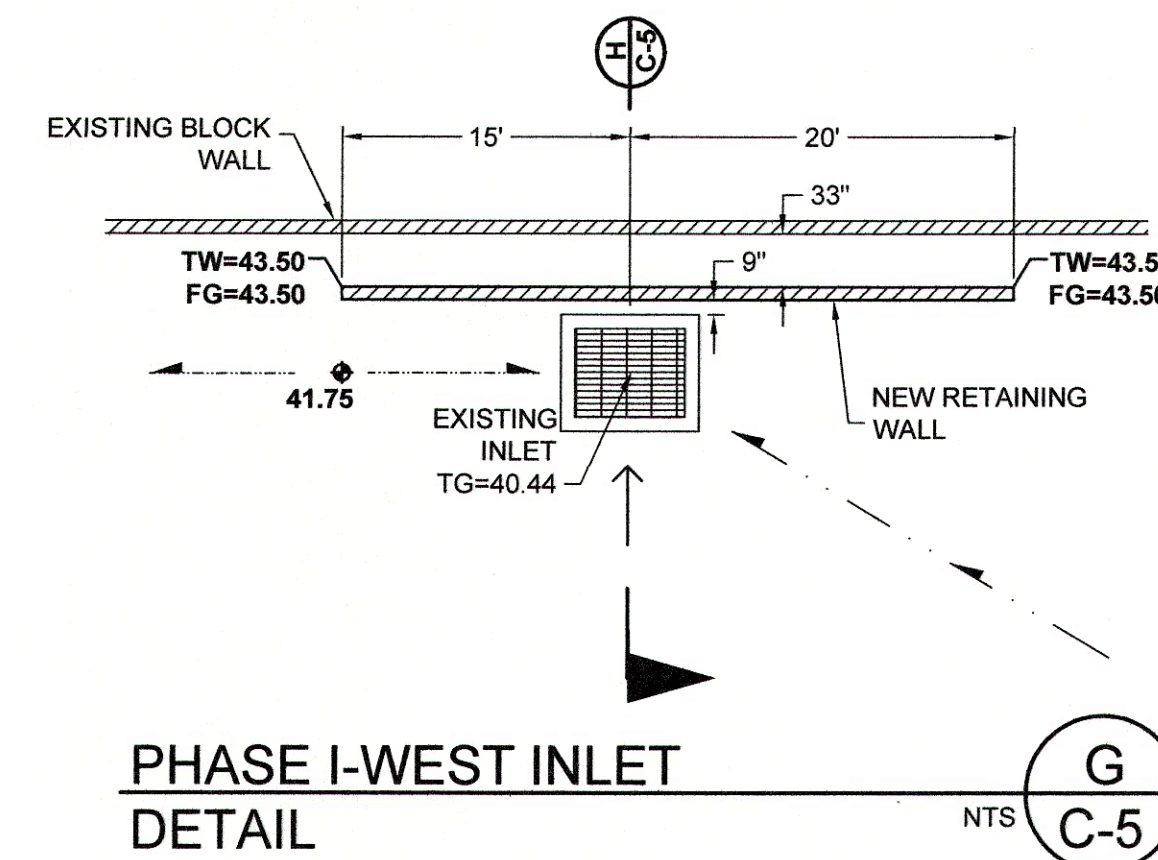
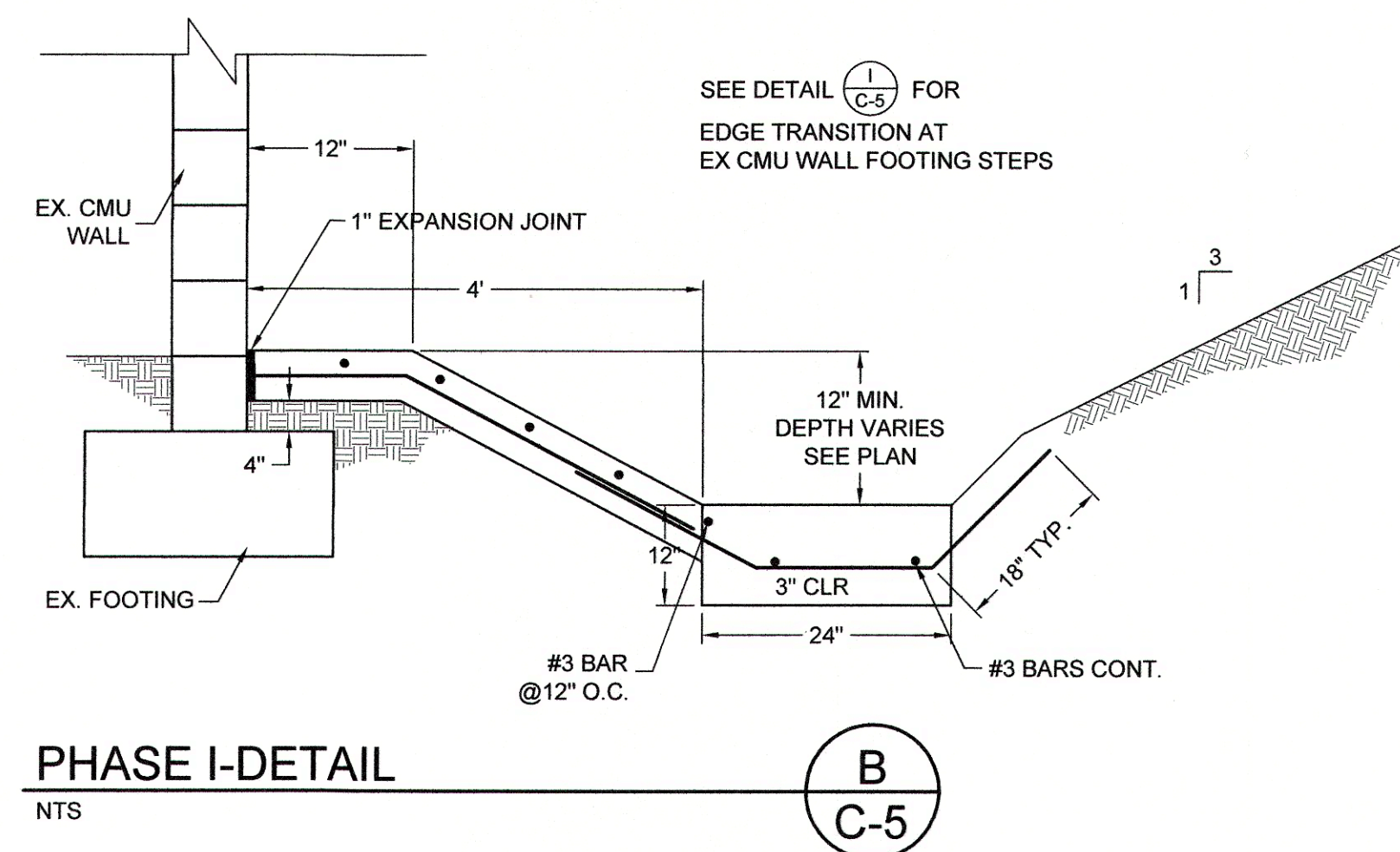
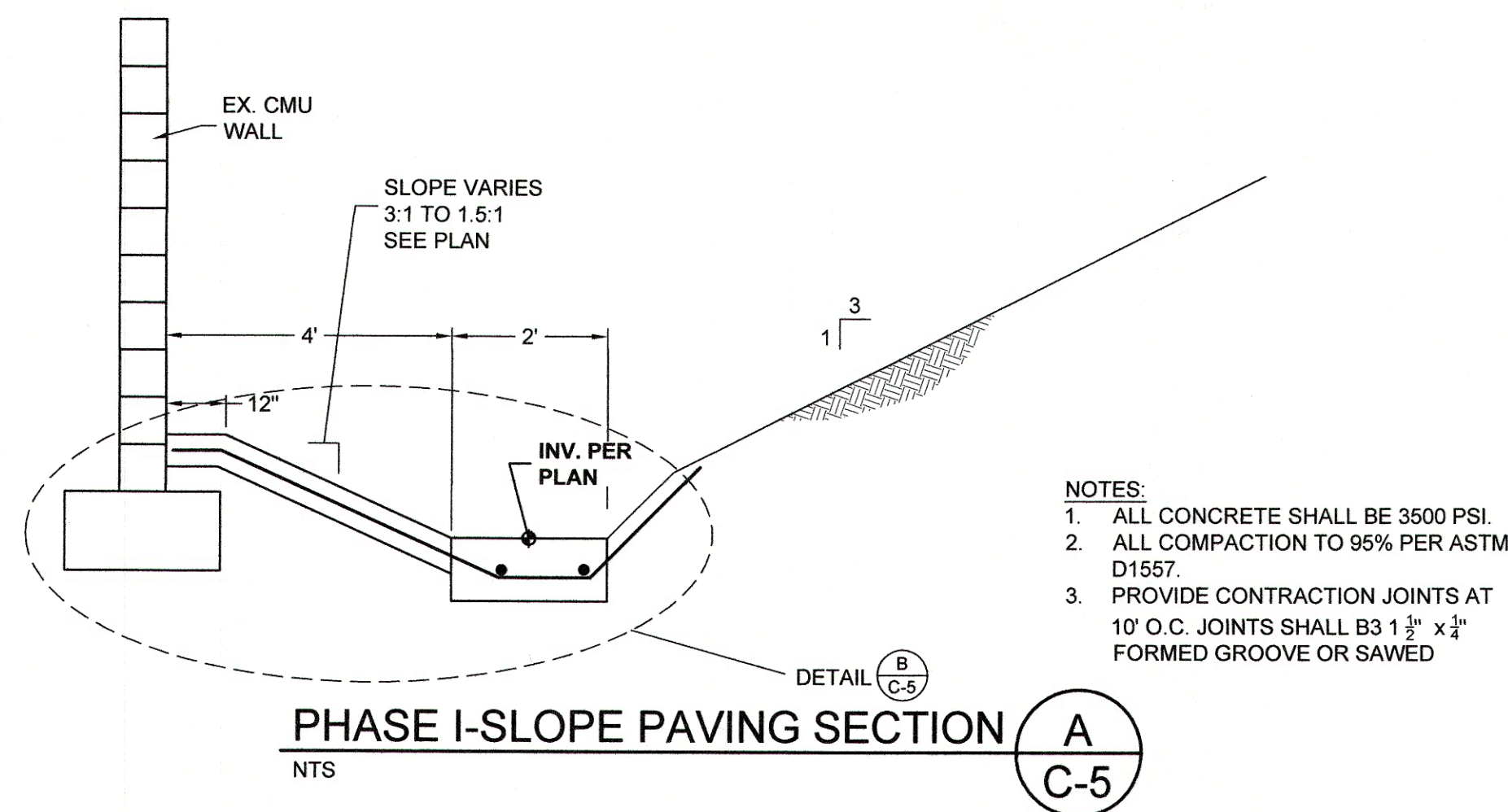
1. LDC recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
2. This Plan recommends positive drainage away from all structures to prohibit ponding of runoff which may cause structural settlement. Future alteration of grades adjacent to the proposed structures is not recommended.
3. Irrigation within 10 feet of any proposed structure is not recommended. Introduction of irrigation water into subsurface soils adjacent to the structure could cause settlement.
4. This Plan is prepared to establish on-site drainage and grading criteria only. LDC assumes no responsibility for subsurface analysis, foundation/structural design, or utility design.
5. Local codes may require all footings to be placed in natural undisturbed soil. If the Contractor plans to place footings on engineered fill, a certification by a registered Professional Engineer will be required. If the contractor wishes LDC to prepare the Certification, we must be notified PRIOR to placement of the fill.
6. LDC recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
7. The property boundary shown on this Plan is given for information only to describe the project limits. Property boundary information shown hereon does not constitute a boundary survey. A boundary survey performed by a licensed New Mexico Registered Professional Surveyor is recommended prior to construction.
8. All spot elevations are top of pavement unless noted otherwise.

**BEEHIVE HOMES
PHASE II
GRADING & DRAINAGE PLAN**

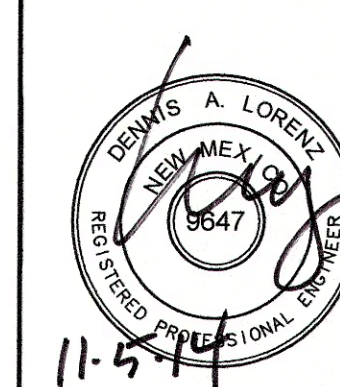


2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-888-0888 Fax: 505-242-6655

DRAWN BY: J.M.T.	DATE: 11/05/2014
CHECKED BY: D.A.L.	
FILE: 14-014 SP	SHEET C-4



BEEHIVE HOMES PHASE I & II DETAILS



LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management

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Ph: 505-488-6089 Fax: 505-242-6655

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