

CITY OF ALBUQUERQUE



February 25, 2016

Richard J. Berry, Mayor

Dennis A. Lorenz, P.E.
Lorenz Design & Consulting, LLC
2501 Rio Grande Blvd NW, Suite A
Albuquerque, NM, 87104

**RE: Beehive Homes – Phase III
Grading and Drainage Plan
Engineer's Stamp Date 1-13-2016 (File: L23D022)**

Dear Mr. Lorenz:

Based upon the information provided in your submittal received 1-13-2016, the above referenced Grading and Drainage Plan is approved for Building Permit.

Please attach a copy of this approved plan in the construction sets when submitting for the building permit. 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 924-3986.

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

www.cabq.gov

Orig: Drainage file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: BEEHIVE HOMES-PHASE 3 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

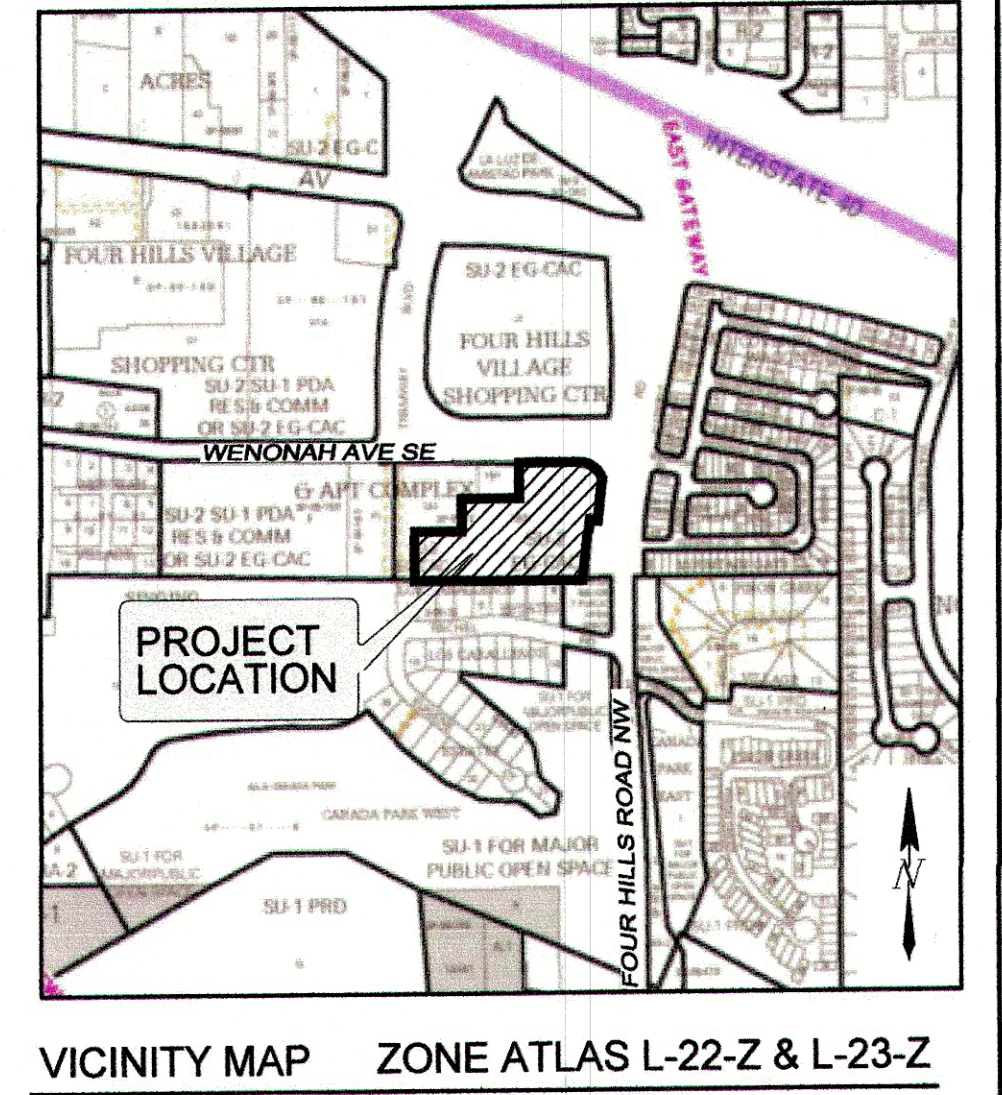
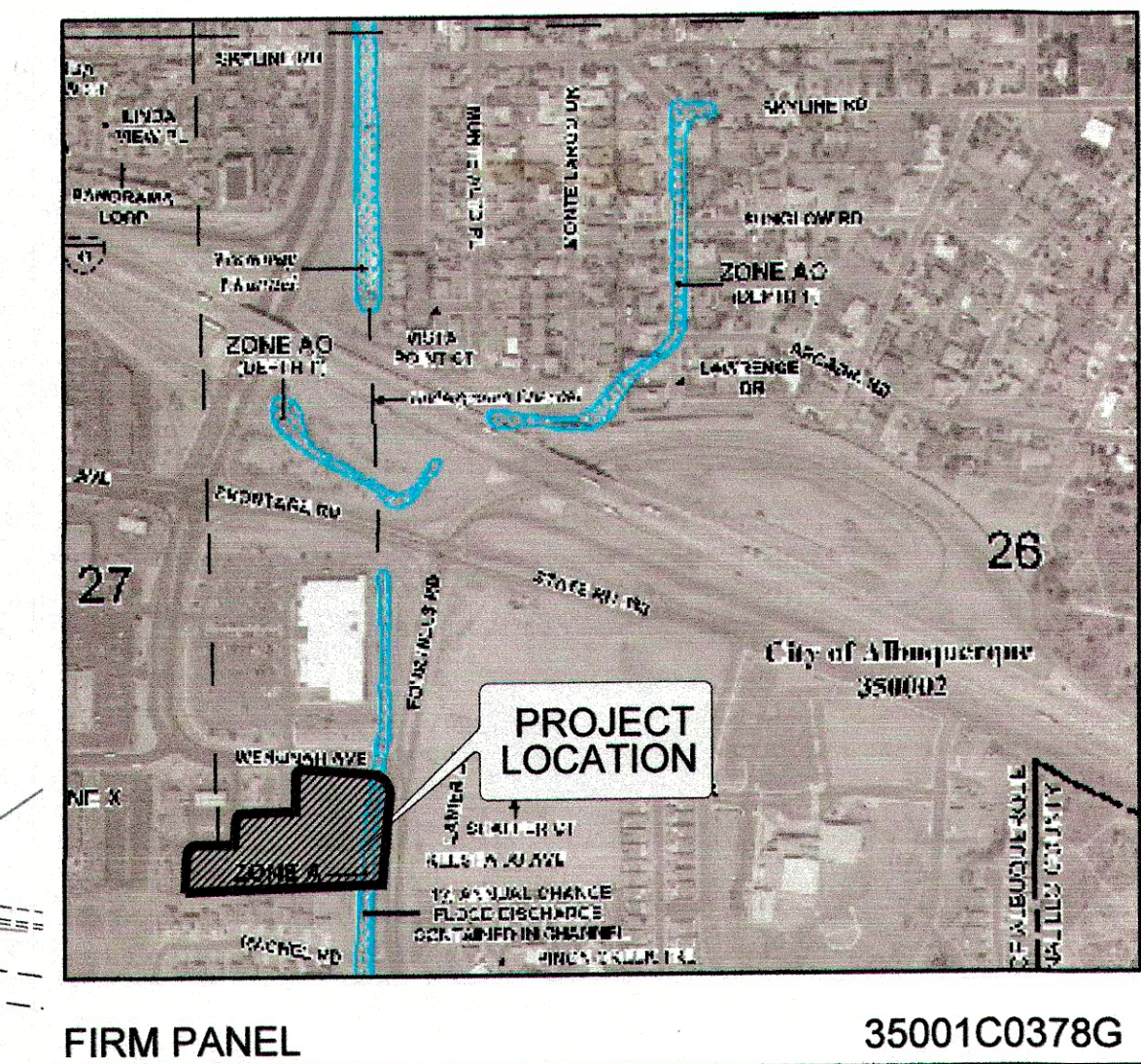
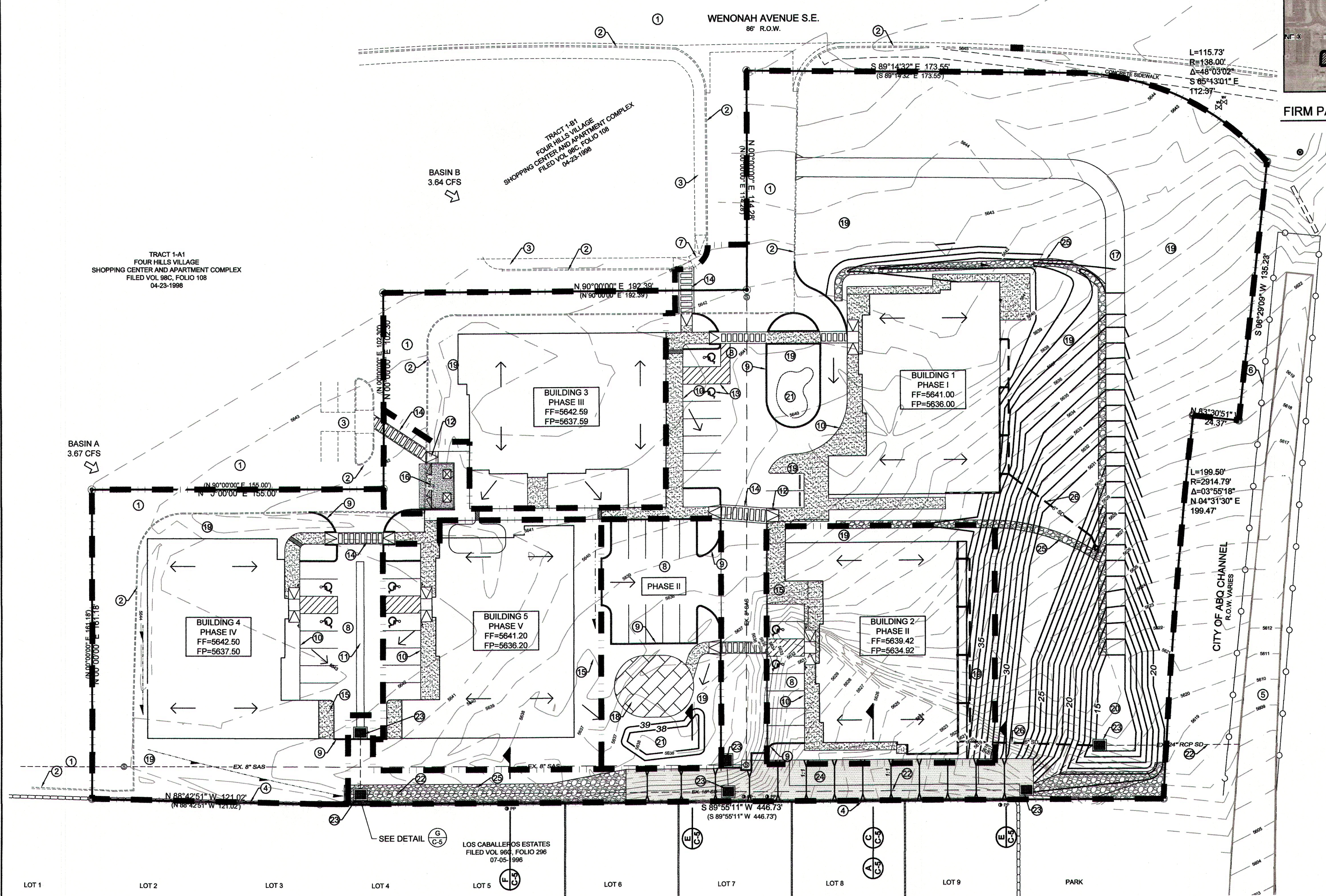
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 1-13-2016 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.



LEGEND		
ITEM	EXISTING	PROPOSED
PROPERTY LINE	---	---
SPOT ELEVATION	× 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	←	←
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	
MASTER PLAN	C-2
PHASE I	C-3
PHASE II	C-4
DETAILS	C-5

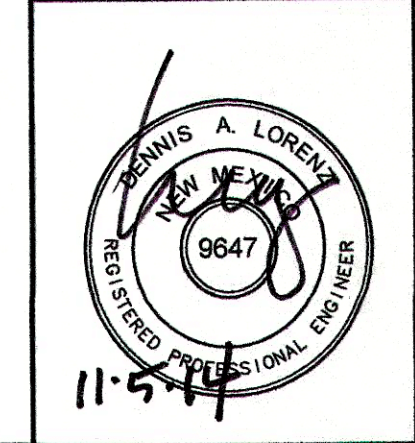
PROJECT DATA

PROPERTY ADDRESS:
13440 WENONAH AVENUE SE
ALBUQUERQUE, NM

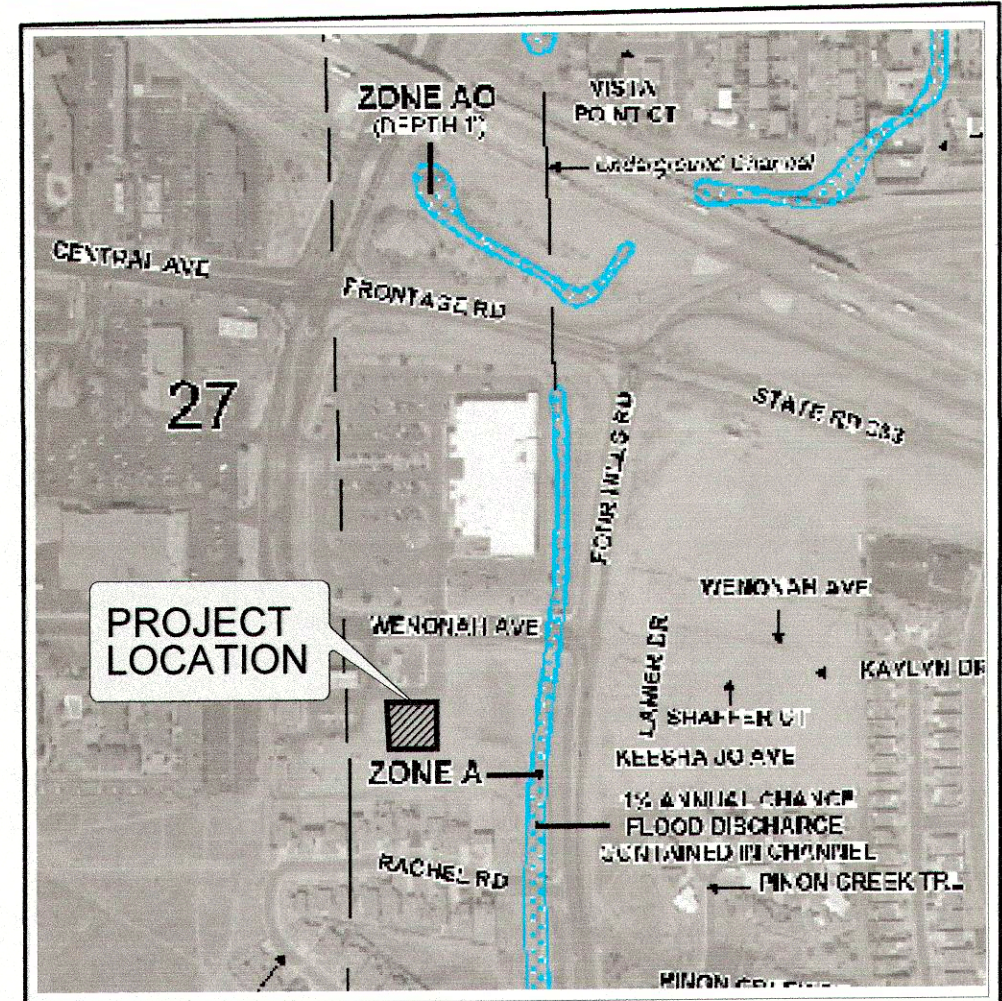
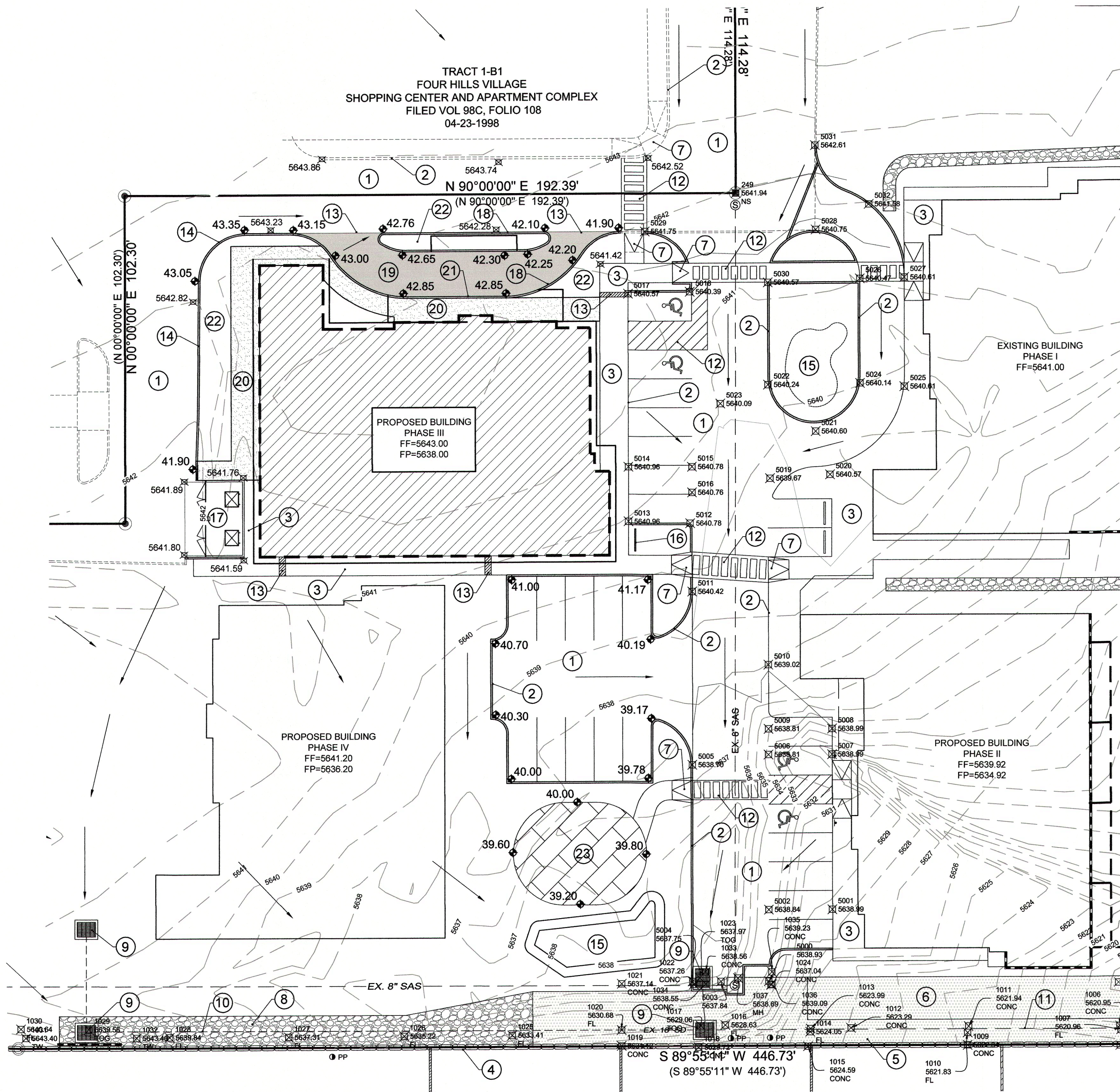
LEGAL DESCRIPTION:
TRACT 1B-2, FOUR HILLS VILLAGE
SHOPPING CENTER & APARTMENT
COMPLEX

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

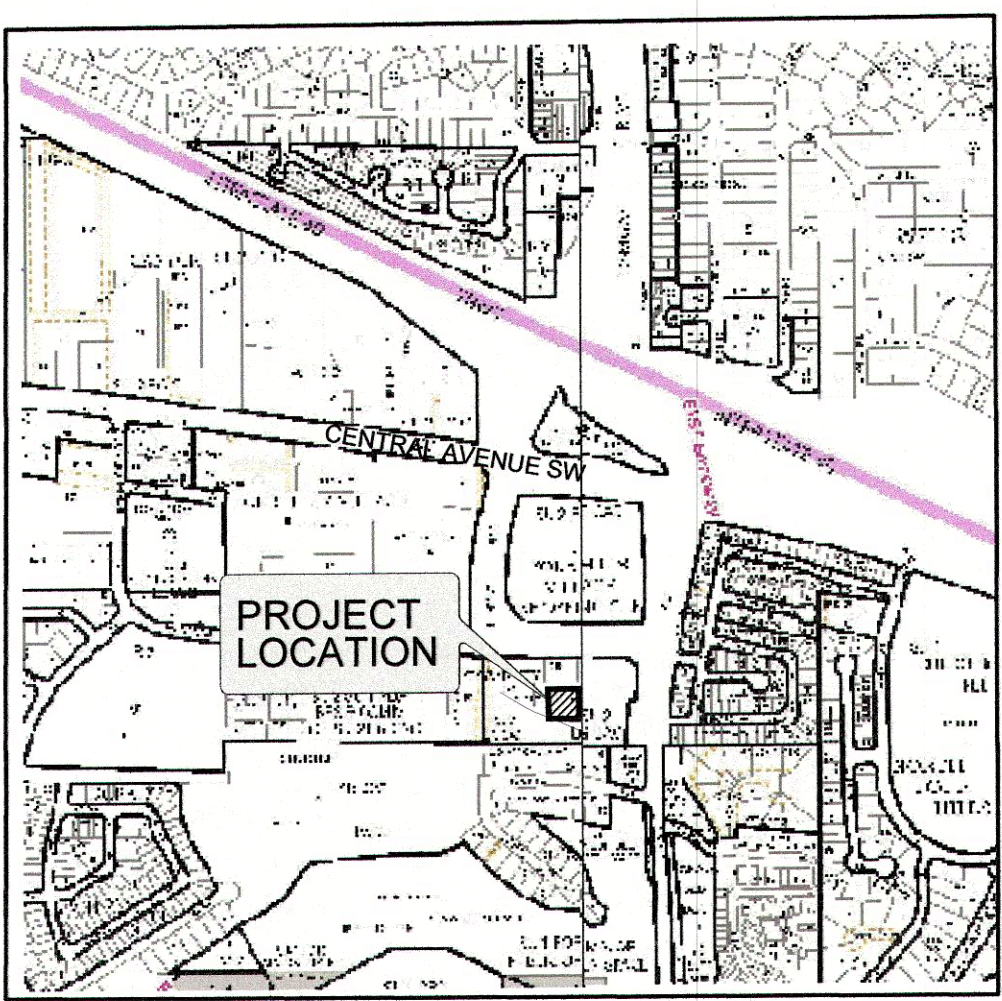
BEEHIVE HOMES
MASTER PLAN
GRADING & DRAINAGE PLAN



DRAWN BY: J.M.T.	DATE: 11/05/2014
CHECKED BY: D.A.L.	
FILE: 14-014 SP	SHEET C-2



FIRM PANEL 35001C0378G
Not to Scale



VICINITY MAP ZONE ATLAS L 22-23-Z
Not to Scale

PHASE III 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 3. 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 Master Plan for Beehive Homes, prepared by Lorenz Design & Consulting, LLC, dated 11-05-2014.

This Plan assumes that all Phase 1 & 2 improvements are in place and have been accepted by the City of Albuquerque.

Phase 3 improvements include construction of the Phase 3 building, required parking, sidewalks, ADA accessibility improvements.

Certifications of Grading, Drainage and Traffic improvements will be required for Certificate of Occupancy for Phase 3.

KEYED NOTES

- EXISTING ASPHALT PAVEMENT.
- EXISTING CONCRETE CURB.
- EXISTING CONCRETE SIDEWALK.
- EXISTING BLOCK WALL.
- EXISTING CONCRETE DRAINAGE CHANNEL.
- EXISTING CONCRETE SLOPE PAVING.
- EXISTING HANDICAP RAMP.
- EXISTING RIP RAP DRAINAGE CHANNEL.
- EXISTING TYPE 'D' INLET.
- EXISTING 18-INCH HDPE STORM DRAIN.
- EXISTING 24-INCH RCP STORM DRAIN.
- EXISTING REDESTRIAN WAY.
- REMOVE AND DISPOSE EXISTING ASPHALT CURB.
- REMOVE AND DISPOSE EXISTING ASPHALT CURB. CONSTRUCT CONCRETE CURB & GUTTER.
- EXISTING RETENTION POND.
- EXISTING BIKE RACK.
- EXISTING REFUSE ENCLOSURE.
- PROPOSED ASPHALT PAVEMENT.
- PROPOSED CONCRETE CURB.
- PROPOSED CONCRETE SIDEWALK.
- NO CURB AT BUILDING ENTRY. TOP OF ASPHALT AT TOP OF SIDEWALK.
- PROPOSED LANDSCAPING. SEE LANDSCAPE PLAN.
- EXISTING PATIO.

PROJECT DATA

PROPERTY ADDRESS:
13440 WENONAH AVENUE SE
ALBUQUERQUE, NM

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

PROJECT BENCHMARK:
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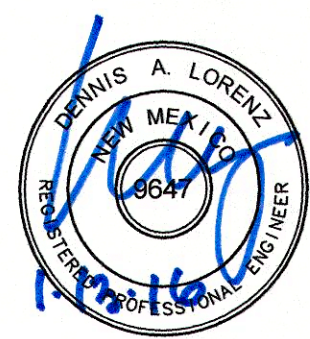
LEGEND

ITEM	EXISTING	PROPOSED
PROPERTY LINE	—	—
SPOT ELEVATION	× 75.5	16.00
RIP-RAP ROCK		
CONTOUR W/ ELEVATION	— 5800 —	— 5800 —
BLOCK WALL		
CHAIN LINK FENCE		
RETAINING WALL		
ASPHALT PAVING		
CONCRETE SIDEWALKS		
CONCRETE SLOPE PAVING		
DIRECTION OF FLOW	—	—
PHASE BOUNDARY	—	—
UTILITY POLE	● PP	● PP
STORM INLET		
STORM DRAIN	— SD —	— SD —

DRAINAGE PLAN NOTES

- LDC recommends that the Owner obtain a Geotechnical Evaluation of the on-site soils prior to foundation/structural design.
- 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.
- 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.
- 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.
- 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.
- LDC recommends that the Owner obtain the services of a Geotechnical Engineer to test and inspect all earthwork aspects of the project.
- 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.
- All spot elevations are top of pavement unless noted otherwise.

BEEHIVE HOMES PHASE III GRADING & DRAINAGE PLAN



LORENZ
DESIGN & CONSULTING, LLC
Civil Engineering | Construction Management

2501 Rio Grande Blvd NW, Suite A Albuquerque, New Mexico 87104
Ph: 505-888-0088 Fax: 505-242-0655

DRAWN BY: DAL
CHECKED BY: DAL
FILE: 14-014 SP

DATE: 01/11/2016
SHEET C-3