CITY OF ALBUQUERQUE

Timothy M. Keller, Mayor

January 30, 2018

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

RE: Sundance Construction – Beverly Hills
Grading and Drainage Plan
Engineer's Stamp Date: 01/24/18
Hydrology File: B18D023

Dear Mr. Jacquez:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 01/24/18, the Grading and Drainage Plan **is not** approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Sheet C-100. Please provide the weir calculations for the curb cuts.

2. Sheet C-101. Key Note 7 states approximate location of property line. All property lines and existing topographic survey information must be accurate and not approximated. At the northwest corner, it appears that the adjacent pond is on this property. Please submit a surveyed property. If the property lines are properly surveyed, then delete the word approximate location of property line from Key Note 7.

3. Sheet C-101. Please provide a written agreement from Lot 28 property Owner stating that grading can be conducted on their property for the benefit of Lot 29. If an agreement cannot be obtained, then the swale to divert off-site drainage to Beverly Hills will have to be within the project's boundary.

4. Sheet C-101. Please add the flowline information at the start of the diversion swale at the east side of the property.

Orig: Drainage File

5. Sheet C-101. Key Note 22. This pond is just pointing to an open area. Is there supposed to be a first flush pond here?? It appears that all first flush volume is included in the pond to the southwest corner of the property.

6. Sheet C-101, Section A-A. Please show the property line and dimension of the wall from the property line.

7. Sheet C-101, Section A-A. Per DPM Ch. 22.5.B, grading and construction of retaining walls at or near the property line must demonstrate that the adjacent property is not damaged or its use constrained. Any such encroachment by the wall or grading must be accompanied by written permission of both landowners. Therefore the wall may have to be moved away so that the footer does not impede the adjacent property.

8. Sheet C-101. Please show the half street, storm drain, and inlet which is to be constructed with the work order. Please add a note that all work within Beverly Hills Ave will be part of Work Order #722084.

9. Sheet C-501. Where is the typical pond section detail used? If not needed, then please just delete.

Please provide a Private Facility Drainage Covenant per Chapter 17 of the DPM for first flush pond prior to Certificate of Occupancy.

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

Sincerely,

Renée C Brissette

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Orig: Drainage File

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: SUNDANCE CONSTRUCTION BEVERLY HILLS AVE. NE Building Permit #: _____ City Drainage #: _____

DRB#: 1011397 EPC#: _____ Work Order#: _____

Legal Description: LOT 29, BLOCK 4, ALBUQUERQUE ACRES UNIT B

City Address: BEVERLY HILLS AVE. NE, ALBUQUERQUE, NM (BETWEEN SAN MATEO & I-25)

Engineering Firm: MILLER ENGINEERING CONSULTANTS, INC Contact: JOHN JAQUEZ

Address: 3500 COMANCHE NE, BLDG. F, ALBUQUERQUE, NM 87107

Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: JJACQUEZ@MECNM.COM

Owner: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Architect: VIGIL & ASSOCIATES Contact: DANIEL BARBER

Address: 4977 IRVING NW, SUITE A, ALBUQUERQUE, NM 87114

Phone#: 505-890-5030 Fax#: 505-890-5031 E-mail: DANIEL@VA-ARCHITECTS.COM

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

X HYDROLOGY/ DRAINAGE

____ TRAFFIC/ TRANSPORTATION

____ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

____ ENGINEER/ ARCHITECT CERTIFICATION

____ CONCEPTUAL G & D PLAN

X 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:

X 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

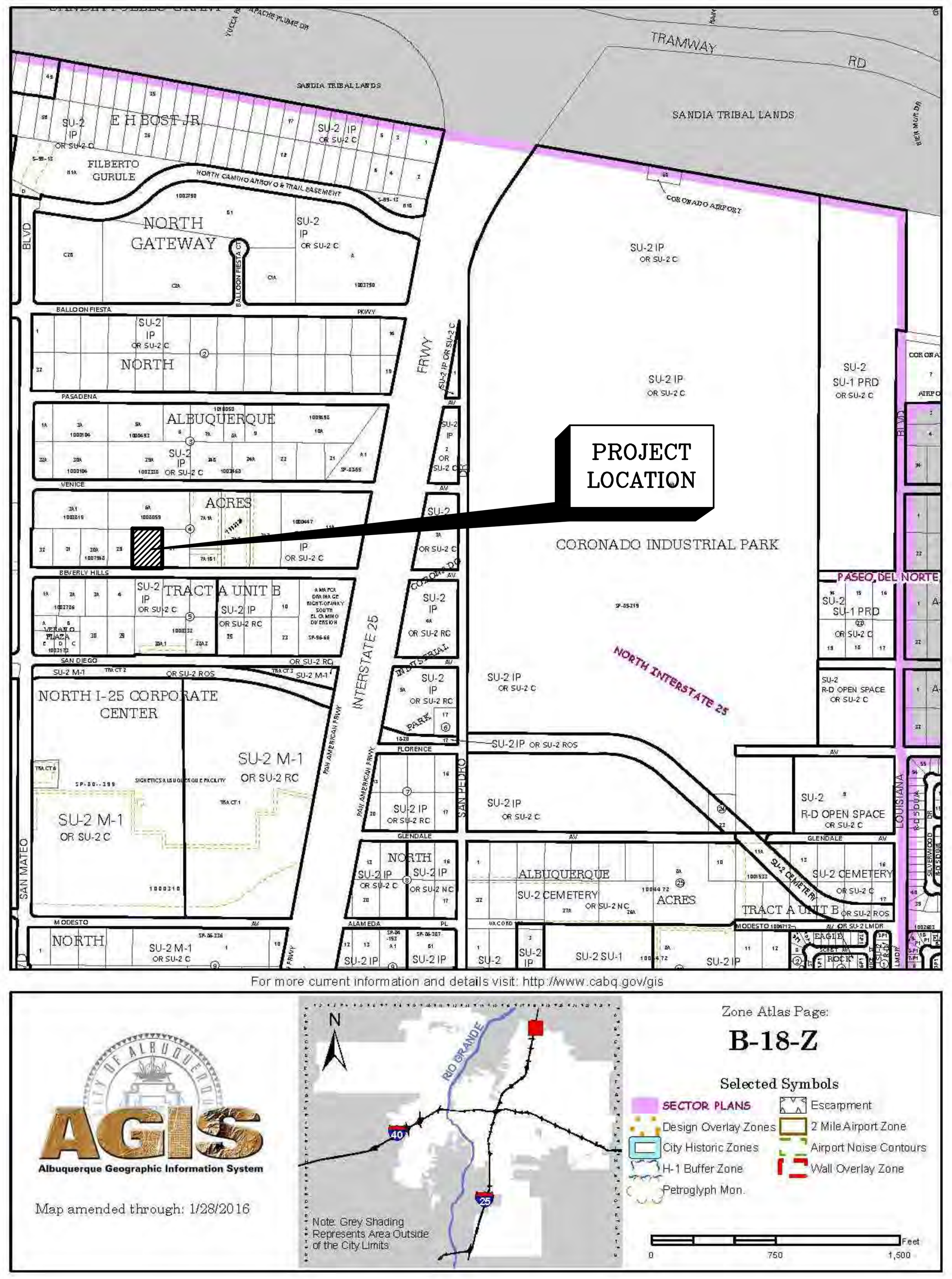
____ OTHER (SPECIFY) HAVE Appr Concept Plan from DRB

IS THIS A RESUBMITTAL?: ____ Yes X No

DATE SUBMITTED: 1/24/18 By: _____

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: ___

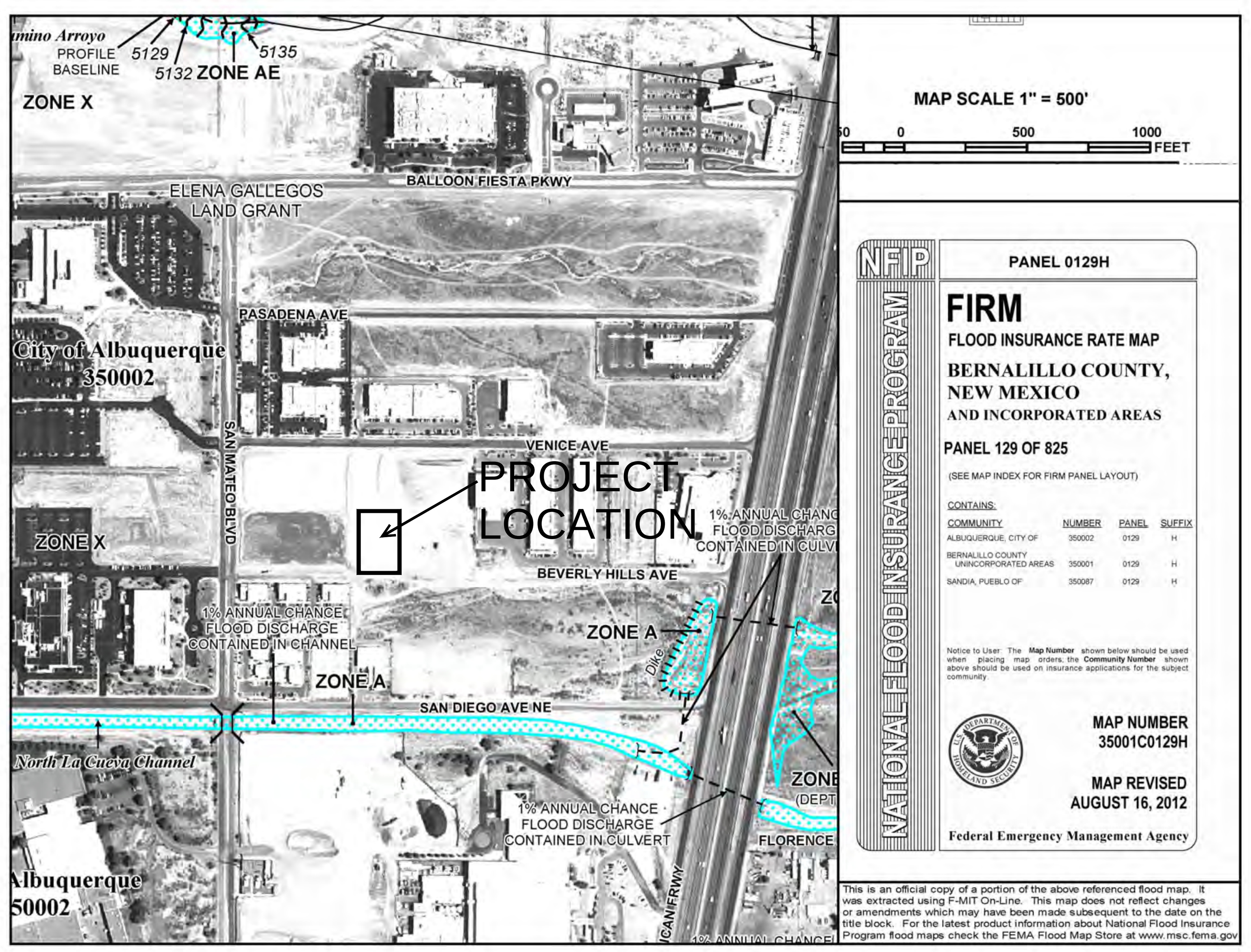
V&A PROJECT NO: 17-015



NORTH

B1 VICINITY MAP

ZONE ATLAS MAP B-18-Z



A1 FLOOD ZONE MAP

FLOOD ZONE MAP: FM35001C0129H

SITE LOCATION

BEVERLY HILLS IS LOCATED AT 5401 BEVERLY HILLS N.E. IN ALBUQUERQUE, NEW MEXICO. THE UNDEVELOPED PROPERTY IS BOUNDED ON THE SOUTH AND EAST BY UNDEVELOPED LOTS AND BORDERED ON THE NORTH, AND WEST BY COMMERCIAL BUILDINGS.

EXISTING ON SITE CONDITIONS

THE SITE IS UNDEVELOPED WITH NOT MUCH VEGETATION JUST DISTURBED SOIL. THE SITE DOES NOT HAVE ANY ACCESS POINTS OR DRIVEWAYS CURRENTLY. BEVERLY HILLS IS UNIMPROVED ON THE SOUTH FRONTAGE OF THE SITE. THERE IS A DIRT ROAD ON THE SOUTH FRONTAGE. THE SITE GENERALLY SLOPES FROM THE EAST TO THE WEST TOWARD NORTHEAST AND SOUTHEAST PROPERTY CORNERS. THERE IS AN EXISTING BERM IN THE NORTHEAST CORNER TOWARDS THE NORTHWEST CORNER OF THE PROPERTY. THERE ARE NO DRAINAGE STRUCTURES ON THE PROPERTY. STORM WATER FLOWS TOWARDS THE NORTHWEST CORNER OF THE PROPERTY VIA SURFACE FLOW. THE PROPERTY HAS ONE DRAINAGE BASIN, WHICH IS IDENTIFIED AS BASIN "A" IN THE HYDROLOGY CALCULATIONS TABLES ON THIS SHEET. THIS REPORT PROVIDES INFORMATION FOR EXISTING HYDROLOGY CONDITIONS AND PROPOSED CONDITIONS HYDROLOGY. THE DRAINAGE DATA ON THIS PAGE SUMMARIZES THE EXISTING PEAK DISCHARGE AND RUNOFF VOLUME FOR BASIN A.

PROPOSED CONDITIONS

THE PROPOSED DEVELOPMENT OF THE SITE WILL CONSIST OF A 25,700 SQUARE FOOT BUILDING, ASSOCIATED CONCRETE FLATWORK, SIDEWALKS, ASPHALT PARKING LOT, AND LANDSCAPING. THE PROPOSED GRADING AND DRAINAGE PLAN CONTAINS THE SITE INTO ONE DRAINAGE BASIN, BASIN "A". THIS DRAINAGE BASIN SURFACE FLOWS INTO BEVERLY HILLS N.E. VIA SURFACE FLOW. THE ACCESS ROAD ALONG THE SOUTH BASIN TO WATER HARVEST AREAS AT THE SOUTHEAST AND SOUTHWEST CORNERS, THEN DISCHARGES THRU A SIDEWALK CULVERT INTO THE PROPOSED BEVERLY HILLS ROADWAY TOWARDS A CURB CUT AND RIP RAP RUNDOWN TO THE SIDE OF PROPERTY. THE DRAINAGE DATA ON THIS PAGE SUMMARIZES THE PROPOSED PEAK DISCHARGE AND RUNOFF VOLUME FOR ALL THREE BASINS.

OFFSITE FLOWS

THERE IS AN UNDEVELOPED LOT LOCATED EAST OF SITE AND SOUTHERN EDGE OF THE PROPERTY. THE FLOWS FROM THIS SITE ARE BEING DIVERTED VIA EARTHEN SWALE TO SOUTH INTO BEVERLY HILLS RIGHT OF WAY, THUS NOT AFFECTING OUR SITE.

CONCLUSION

RUNOFF VOLUME AND FLOW RATE INCREASED AS A RESULT OF CHANGES IN LAND TREATMENTS FOR THE PROPERTY. EXISTING CONDITIONS HAD ONE DRAINAGE BASIN, BASIN "A". AS A WHOLE, THE PROPERTY'S RUNOFF VOLUME AND PEAK DISCHARGE VALUES INCREASED. THE RUNOFF VOLUME INCREASED FROM 0.008 ACRE-FEET TO 0.173 ACRE-FEET, AS A WHOLE. THE PEAK DISCHARGE INCREASED FROM 2.6 CUBIC FEET PER SECOND TO 4.0 CUBIC FEET PER SECOND, AS A WHOLE.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE DRAINAGE SWALES, CURB AND GUTTER, AND CURB CUTS ALLOWING STORMWATER INTO AND OUT OF THE PROPOSED WATER HARVESTING AREAS. THE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE FIRST FLUSH AS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES. THE VOLUME OF THE FIRST FLUSH FOR BASIN "B" (0.44-0.1 INCHES * 27500)= 780 CUBIC FEET. THE WATER HARVEST 1 VOLUME = 988 CUBIC FEET. THEREFORE, WATER HARVEST POND VOLUME = 988 CUBIC FEET > 780 CUBIC FEET. THEREFORE, THE FIRST FLUSH IS CONTAINED. ALL POSSIBLE IMPERVIOUS AREAS WILL BE DISCHARGED THROUGH THE PROPOSED WATER HARVEST AREA.

GENERAL NOTES:

1. EXISTING TOPOGRAPHIC DATA SHOWN ON THESE PLANS WAS PROVIDED BY TERRA LAND SURVEYS LLC, . MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
2. ALBUQUERQUE GEODETIC REFERENCE SYSTEM STATIONS (AGRS) USED:
   A. AGRS STATION "14_J22" DATA
   FOUND STANDARD ALUMINUM DISK
   NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
   NORTHING: 1,487,017.69 US FEET EASTING: 1,561,191.23 US FEET
   ELEV.= 5,576.441 US FEET
   COMBINED GROUND TO GRID FACTOR = 0.999644295
   DELTA ALPHA = (–) 0°09'08.03"

   B. AGRS STATION "10-K21" DATA
   FOUND STANDARD ALUMINUM DISC
   NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
   NORTHING: 1,485,161.27 US FEET EASTING: 1,561,095.89 US FEET
   ELEV. = 5,557.514 US FEET
   COMBINED GROUND TO GRID FACTOR = 0.999645218
   DELTA ALPHA = (–) 0°09'08.58"
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROLDEVICES DURING THE CONSTRUCTION PHASE.
4. CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
5. TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
6. ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
7. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE PROPERTY SERVED.
8. THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
9. THE SUBJECT PROPERTY (AS SHOWN HEREON) APPEARS TO LIE WITHIN ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.) IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NO. 35001C 0129H, EFFECTIVE DATE 9-26-2008.
10. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
11. THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
12. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
13. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
14. THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
15. THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO STARTING THE SEEDING ON THE PROJECT. THE SEED MIX DESIGN SHALL BE A SEED MIX RECOMMENDED BY THE NRCS FIELD OFFICE REPRESENTATIVE THAT IS APPROPRIATE FOR THE PROJECT LOCATION. ALL DISTURBED AREAS WITH SLOPES LESS THAN 3:1 SHALL RECEIVE CLASS "A" SEEDING. ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR GREATER THAN 3:1 SHALL RECEIVE STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET (NORTH AMERICAN GREEN C125) OR APPROVED EQUAL. ALL MATERIALS, EQUIPMENT AND LABOR ASSOCIATED WITH THE PROPER CONSTRUCTION OF THE STEEP SLOPE SEEDING WILL BE CONSIDERED INCIDENTAL AND NO SEPARATE MEASUREMENT OR PAYMENT WILL BE MADE FOR THIS MATERIAL OR WORK. THE COCONUT FIBER EROSION BLANKET AND ASSOCIATED SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVED BY THE PROJECT ENGINEER PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
17. THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
18. ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
19. THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
20. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (UPDATE 8, AMENDMENT 1)
21. ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.

WATER HARVEST VOLUMES

WATER HARVEST WEST AREA				
Pond Rating Table				
Side Slope		2:1		
Depth	Area		Volume	Cum Volume
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)
62.5	791	0.018	0.000	0.000
63	968	0.022	0.010	0.010
63.5	1149	0.026	0.012	0.022

DRAINAGE DATA

Percipitation Zone 3 - 100-year Storm P(360) = 2.6 in P(1440) = 3.1 in

Basin	Basin Area (Ac)	Land Treatment Factors A	B (Acres)	C	D	Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
Existing Conditions									
A	0.89	0.30	0.00	0.59	0.00	1.08	0.080	0.080	2.60
Total	**0.89**								**2.60**
Proposed Conditions									
A	0.89	0.00	0.00	0.30	0.59	2.00	0.148	0.173	4.00
Total	**0.89**								**4.00**

Percipitation Zone 3 - 10-year Storm P(360) = 1.73 in P(1440) = 2.07 in

Basin	Basin Area (Ac)	Land Treatment Factors A	B (Acres)	C	D	Ew (in)	V(10-6) (af)	V(10-24) (af)	Q(10) (cfs)
Existing Conditions									
A	0.89	0.30	0.00	0.59	0.00	0.48	0.035	0.035	1.35
Total	**0.89**								**1.35**
Proposed Conditions									
A	0.89	0.00	0.00	0.30	0.59	1.20	0.089	0.106	2.60
Total	**0.89**								**2.60**

MILLER ENGINEERING CONSULTANTS
Engineers • Planners
3500 COMANCHE, NE
BUILDING F
ALBUQUERQUE, NM 87107
(505)888-7500
(505)888-3800 (FAX)
WWW.MECNM.COM

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM

SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION

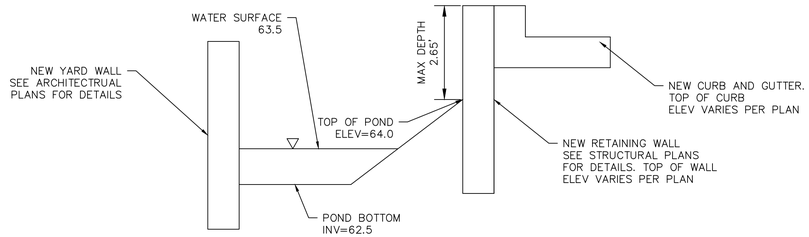
GRADING AND DRAINAGE HYDROLOGY REPORT

date: JANUARY 24, 2018
drawn by: V&A
checked by: RRV
file name: G & D Plan_101817
revisions:

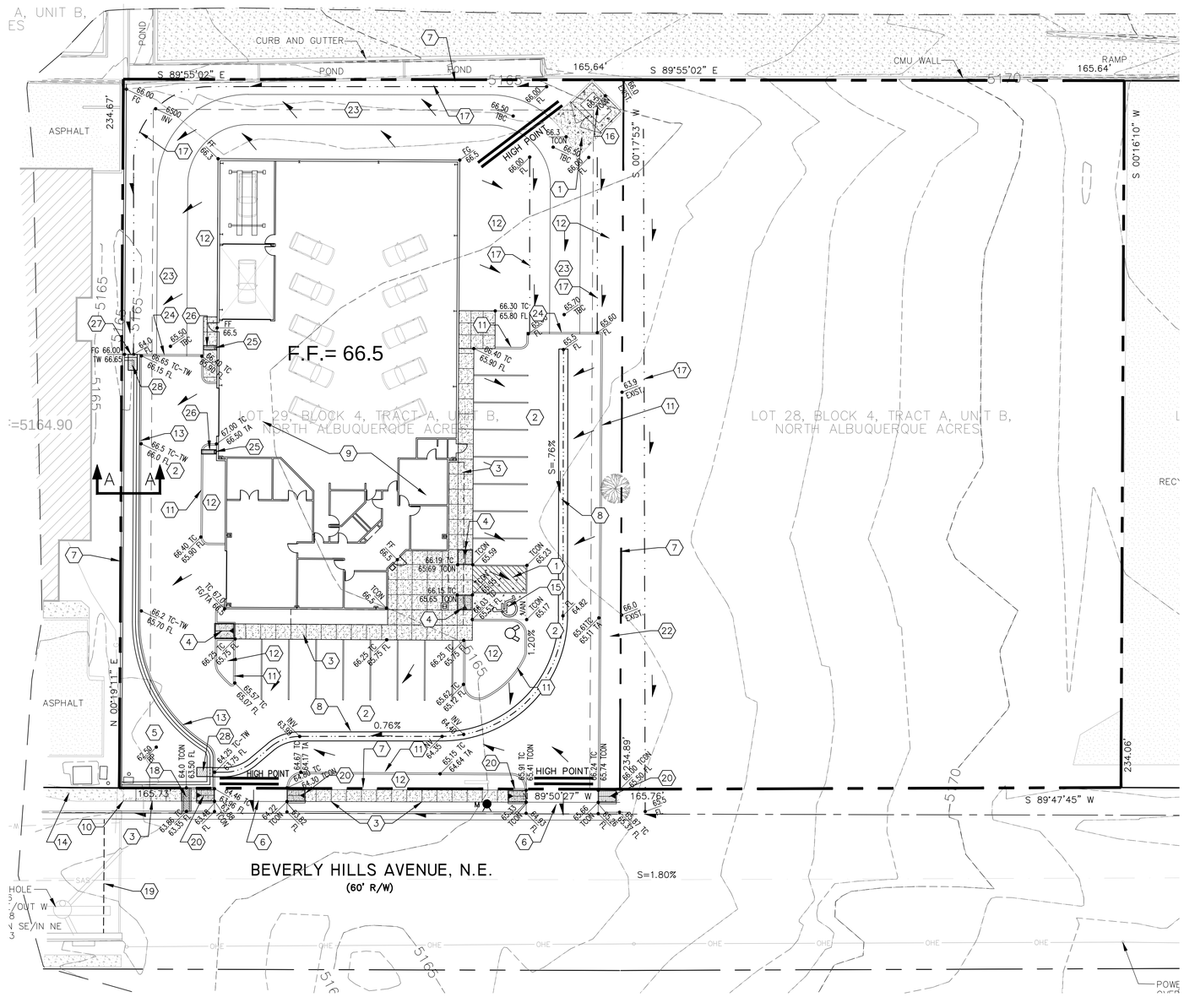
C-100

project no. 17-015

VRA PROJECT NO: 17-015



SECTION AA



A1 GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

LEGEND:

38.00 FG	PROPOSED SPOT ELEVATIONS (FINISHED GRADE)		GRADE BREAK–HIGH POINT
MATCH (95.19)	MATCH EXISTING ELEVATIONS		SWALE
TCON	TOP OF CONCRETE	SD	STORM DRAIN LINE
FL	FLOW LINE, CURB	5895	PROPOSED MAJOR CONTOUR
INV	INVERT		PROPOSED MINOR CONTOUR
FG	FINISH GRADE	5895	EXISTING MAJOR CONTOUR
TBC	TOP OF BASE COURSE		EXISTING MINOR CONTOUR
TC	TOP OF CURB		TOP OF CUT SLOPE
TG	TOP OF GRATE		
TA	TOP OF ASPHALT		
	FLOW ARROW		

GRADING AND DRAINAGE NARRATIVE

THE EXISTING PROPERTY FOR BEVERLY HILLS IS LOCATED AT 5401 BEVERLY HILLS AVE. N.E. THE SITE IS ACCESSED FROM THE SOUTH SIDE FROM BEVERLY HILLS AVE. N.E. THE SITE CONSISTS OF A VACANT LOT WITH NO DEVELOPMENT. THERE IS AN EXISTING ROADWAY (BEVERLY HILLS AVE.) ON THE SOUTH SIDE. THERE IS AN EXISTING COMMERCIAL DEVELOPMENT TO THE NORTH AND WEST SIDE. THERE IS AN ADJACENT VACANT LOT LOCATED ON THE EAST SIDE OF THE PROPERTY. THE LAND IS GENERALLY FLAT AND SLOPES FROM THE NORTHEAST TO THE SOUTHWEST. THERE ARE EXISTING FLOWS COMING FROM THE VACANT LOT LOCATED EAST OF THE PROPERTY. THESE FLOWS SHEET FLOW ONTO THE PROPERTY. THE PROPOSED BUILDING WILL BE CONSTRUCTED NEAR THE CENTER OF THE SITE WITH AN ASPHALT PARKING LOT LOCATED ON THE EAST AND THE SOUTH OF THE PROPOSED BUILDING.

THE PROPOSED GRADING IMPROVEMENTS WILL INCLUDE STANDARD CURB AND GUTTER, WITH CURB CUTS AND RUNDOWNS ALLOWING STORMWATER INTO PROPOSED WATER HARVESTING AREAS. THESE WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQUIRED VOLUME = (0.33 IN. * 25,811 SF)/12 = 710 CF, 0.016 AC–FT. THE PROPOSED WATER HARVEST AREAS VOLUME IS APPROXIMATELY 0.022 AC–FT. WHICH IS GREATER THAN 0.016 AC–FT, AS REQUIRED BY THE RECENT CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES. ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO WATER HARVEST AREAS LOCATED AT THE EAST AND WEST SIDES OF THE PROJECT SITE.

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

KEYED NOTES:

1. NEW HEAVY DUTY CONCRETE PAVEMENT SECTION. SEE SECTION DETAILS ON ARCHITECTURAL PLANS AND IN THE GEOTECHNICAL REPORT.
2. NEW HEAVY DUTY HOT MIX ASPHALT PAVEMENT SECTION. SEE SECTION DETAILS ON SHEET C–501.
3. NEW CONCRETE SIDEWALK AS PER COA STANDARD DWG 2430 (FOR WORK IN CITY R/W) AND ARCHITECTURAL PLANS FOR ONSITE SIDEWALK. CONTRACTOR SHALL SUBMIT A JOINT PATTERN TO THE PROJECT ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. NEW TYPE A HANDICAP RAMP, SEE DETAIL ON SHEET C–503.
5. NEW WATER HARVEST AREA 1. TOP=64.00, INV=62.50, EMERGENCY SPILLWAY SIDEWALK CULVERT INV=63.5. SEE DETAIL ON SHEET C–501.
6. NEW CONCRETE DRIVEPAD. AS PER NMDOT DETAIL 2–B ON SHEET C–502.
7. APPROXIMATE LOCATION OF PROPERTY LINE. NEW PERIMETER YARD WALL. SEE ARCHITECTURAL PLANS FOR DETAILS.
8. NEW CONCRETE VALLEY GUTTER. SEE COA STANDARD DWG 2420.
9. NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
10. SAWCUT EXISTING SIDEWALK TO NEAREST CONSTRUCTION JOINT AND MATCH WITH NEW CONCRETE SIDEWALK.
11. NEW CONCRETE HEADER CURB. SEE SHEET C–501 FOR DETAILS.
12. LANDSCAPE AREA. SEE ARCHITECTURAL PLANS FOR DETAILS.
13. NEW RETAINING WALL AND CURB AND GUTTER SEE SECTION A–A. SEE SHEET C–501 FOR CURB AND GUTTER DETAIL. SEE STRUCTURAL PLANS FOR RETAINING WALL DETAIL.
14. EXISTING SIDEWALK TO REMAIN.
15. 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.
16. NEW TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
17. NEW EARTHEN SWALE. SEE DETAIL SHEET C–501.
18. NEW SIDEWALK CULVERT 1 AND NEW EMERGENCY SPILLWAY AS PER COA STANDARD DWG 2236. INV(IN)= 63.50 INV(OUT)=EXISTING.
19. MATCH NEW ASPHALT WITH TOP OF EXISTING ASPHALT. CONTRACTOR TO FIELD VERIFY ELEVATION PRIOR TO CONSTRUCTION.
20. NEW TYPE B HANDICAP RAMP, SEE DETAIL SHEET C–502.
21. NEW SIDEWALK CULVERT 2 AND NEW EMERGENCY SPILLWAY AS PER COA STANDARD DWG 2236. INV(IN)= 65.50 INV(OUT)=EXISTING.
22. NEW WATER HARVEST AREA 2. TOP=66.00, INV=65.50, EMERGENCY SPILLWAY SIDEWALK CULVERT INV=63.5. SEE DETAIL ON SHEET C–501.
23. NEW BASE COURSE PAVEMENT SECTION. SEE DETAIL SHEET C–501.
24. NEW FLUSH CURB. SEE DETAIL SHEET C–501.
25. NEW ROOF DRAIN. SEE ARCHITECTURAL PLANS FOR DETAILS.
26. NEW SIDEWALK CULVERT PER COA STANDARD DWG 2236. COORDINATE WITH ROOFING CONTRACTOR TO MANUFACTURE COVER WITH OPENING FOR DOWNSPOUT AT BUILDING.
27. PLACE 2' CUT IN RETAINING WALL FOR SWALE TO ENTER POND.
28. PLACE RIP RAP RUNDOWN.

20 10 0 20 30 40
SCALE: 1"=20'
CONTOUR INTERVAL=1'

NORTH

MILLER ENGINEERING CONSULTANTS
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ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM

KERILYN A. MILLER II
NEW MEXICO
14507
REGISTERED PROFESSIONAL ENGINEER
1/24/18

SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION

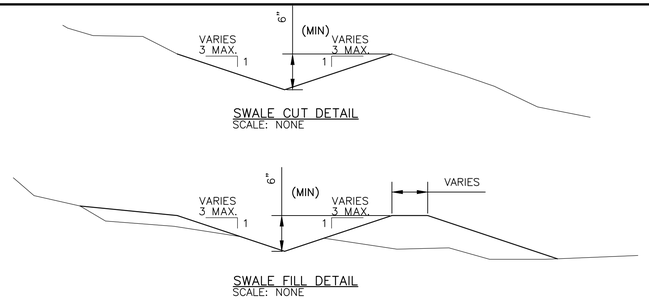
GRADING AND DRAINAGE PLAN

date: JANUARY 24, 2018
drawn by: V&A
checked by: RRV
file name: G & D_101817.dwg
revisions:

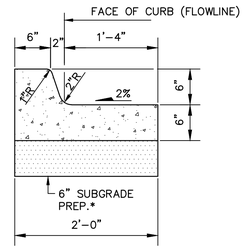
C-101

project no. 17-015

VRA PROJECT NO: 17-015



D1 SWALE DETAIL
SCALE: NOT TO SCALE



D2 TYPICAL CURB AND GUTTER SECTION
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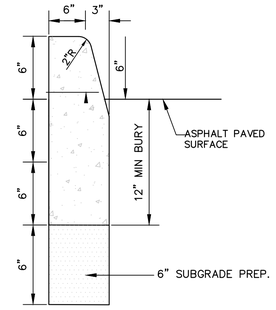
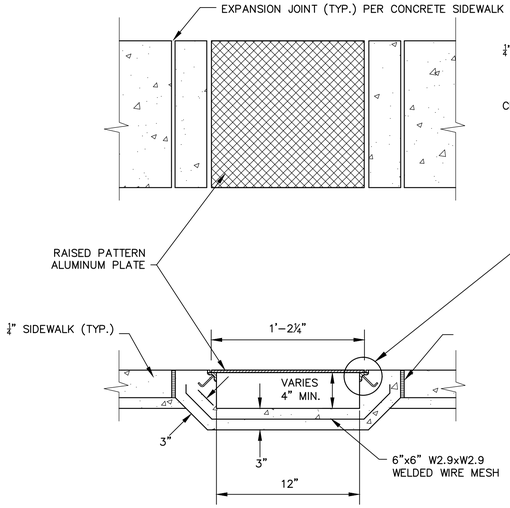
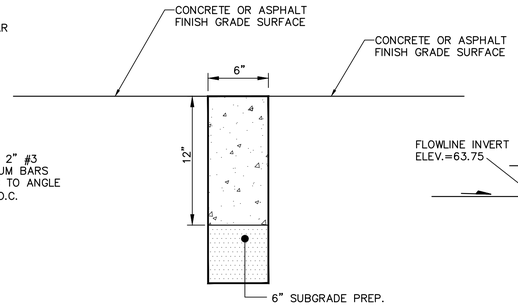


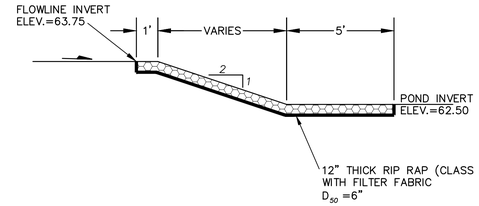
D3 HEADER CURB DETAIL
SCALE: NOT TO SCALE



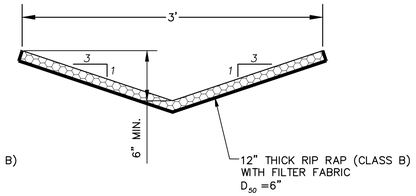
C1 SIDEWALK CULVERT DETAIL
SCALE: NOT TO SCALE



C2 TYPICAL FLUSH CURB SECTION
SCALE: NOT TO SCALE

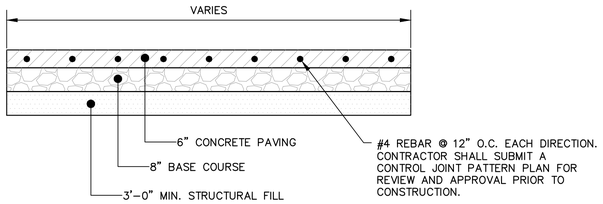


PROFILE

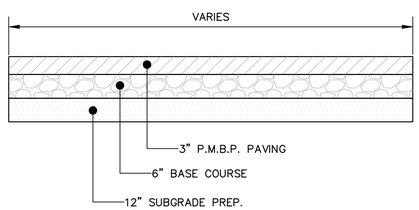


SECTION

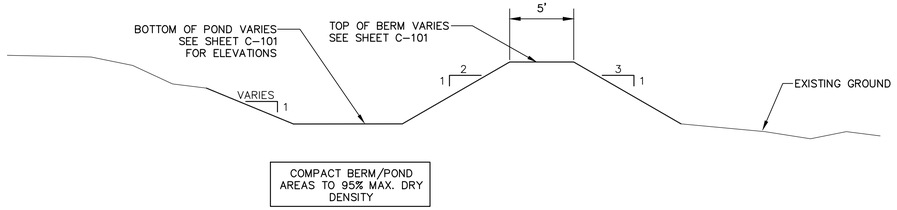
C4 RIP RAP RUNDOWN DETAIL TYPE "A"
SCALE: NOT TO SCALE



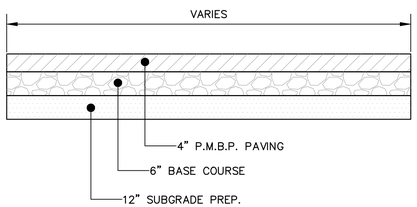
B1 TYPICAL "HEAVY DUTY" CONCRETE PAVING DETAIL
SCALE: NOT TO SCALE
REFERENCE GEOTECHNICAL REPORT PREPARED BY:
SUNDANCE CONSTRUCTION, LLC
PROJECT NO.: 1-71003
DATED: OCTOBER 27, 2017



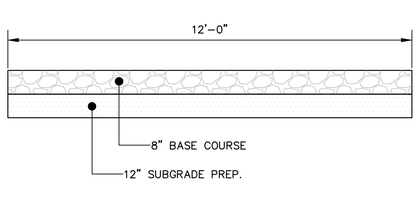
B2 TYPICAL "LIGHT DUTY" ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE
REFERENCE GEOTECHNICAL REPORT PREPARED BY:
SUNDANCE CONSTRUCTION, LLC
PROJECT NO.: 1-71003
DATED: OCTOBER 27, 2007



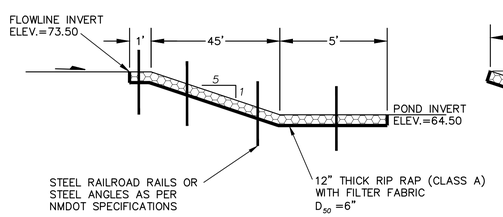
C2 TYPICAL POND SECTION DETAIL
SCALE: NOT TO SCALE



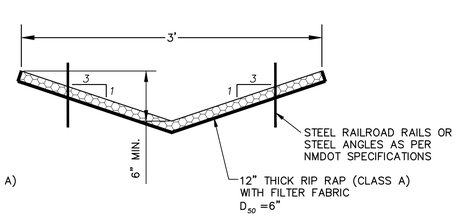
A1 TYPICAL "HEAVY DUTY" ASPHALT PAVING DETAIL
SCALE: NOT TO SCALE
REFERENCE GEOTECHNICAL REPORT PREPARED BY:
SUNDANCE CONSTRUCTION, LLC
PROJECT NO.: 1-71003
DATED: OCTOBER 24, 2007



A2 TYPICAL BASE COURSE PAVING DETAIL
SCALE: NOT TO SCALE



PROFILE



SECTION

A2 RIP RAP RUNDOWN DETAIL TYPE "A"
SCALE: NOT TO SCALE

VIGIL & ASSOCIATES
ARCHITECTURAL GROUP, P.C.
WWW.VA-ARCHITECTS.COM

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(505)888-3800 (FAX)
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SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION

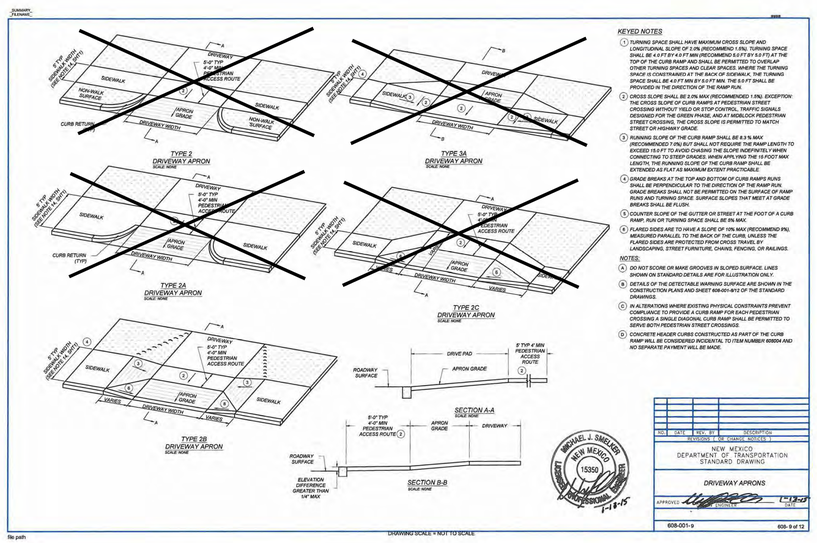
MISCELLANEOUS DETAILS

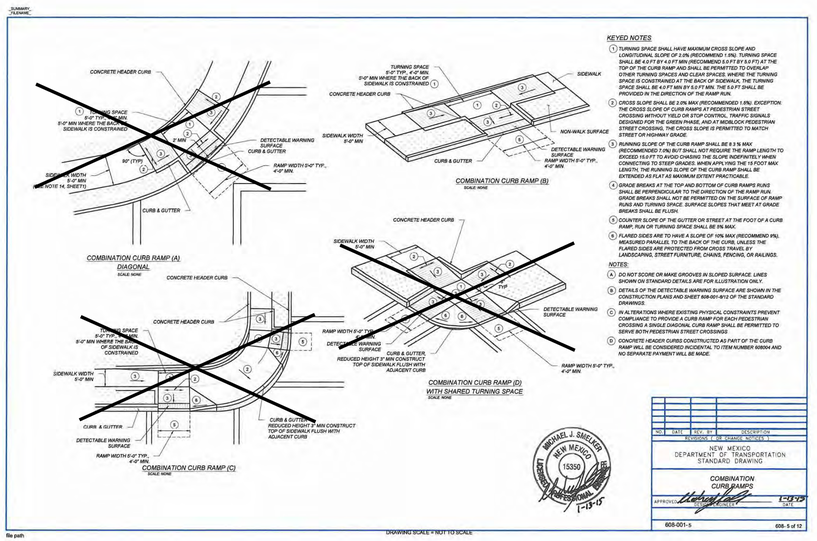
date: JANUARY 24, 2018
drawn by: V&A
checked by: RRV
file name: G & D_101817.dwg
revisions:

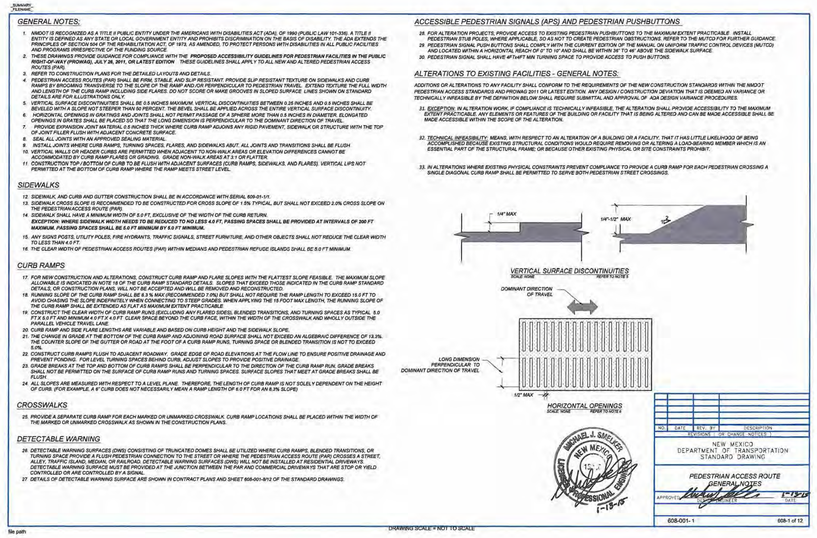
C-501

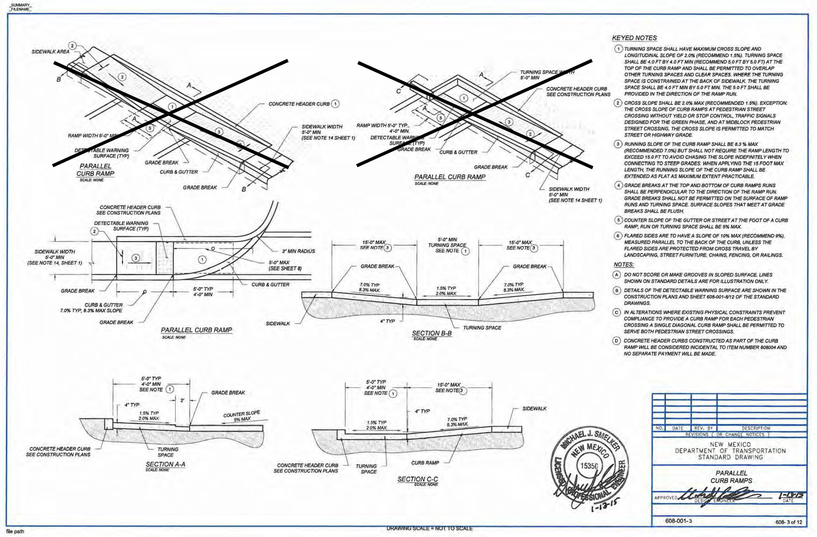
project no. 17-015

VRA PROJECT NO: 17-015









2-B MISCELLANEOUS DETAILS
SCALE: NONE

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SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION

MISCELLANEOUS DETAILS

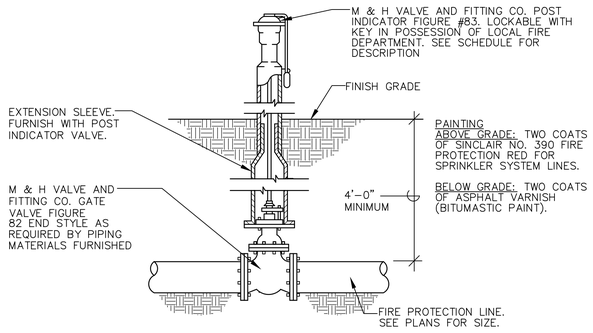
date: JANUARY 24, 2018
drawn by: V&A
checked by: RRV
file name: G & D_101817.dwg
revisions:

C-502

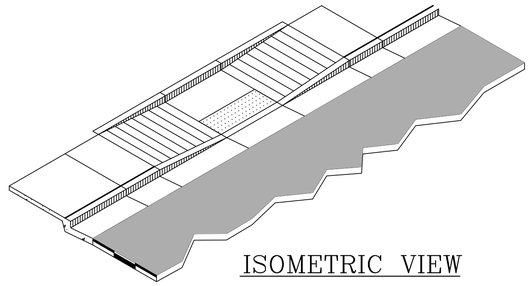
project no. 17-015

T:\ACtive\VIGIL & ASSOCIATES\Beverly Hills\ACAD\Sheets\17-020_Hydro_G & D_Site Util. Plans_010518.dwg, Misc. Details_101817, C-502, 1/24/2018 1:40:19 PM, jjacquez, 1:1

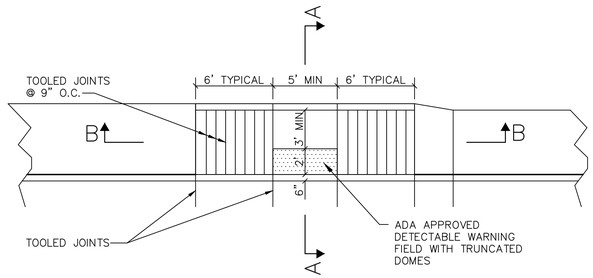
VRA PROJECT NO: 17-015



B1 POST INDICATOR VALVE DETAIL
SCALE: NOT TO SCALE



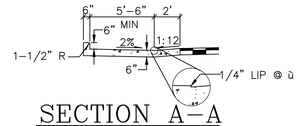
ISOMETRIC VIEW



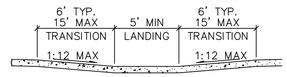
B2 TYPE A HANDICAP RAMP DETAIL
SCALE: NOT TO SCALE

GENERAL NOTES

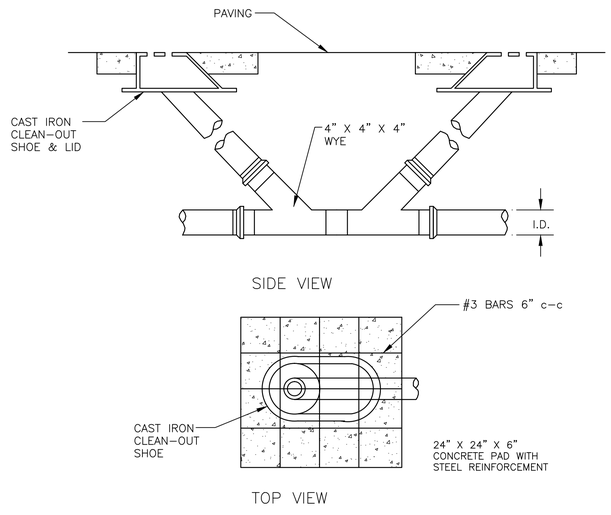
1. AVOID PLACING DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.
2. RAMP SLOPES SHALL NOT BE STEEPER THAN 2%. THE TRANSITIONS SHALL HAVE A MAXIMUM SLOPE OF 1:12.
3. DETECTABLE WARNINGS SHALL BE ARMOR-TILE TACTILE SYSTEMS, CAST-IN-PLACE SYSTEMS, BRICK RED OR APPROVED EQUAL. INSTALLATION SHALL BE DONE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.



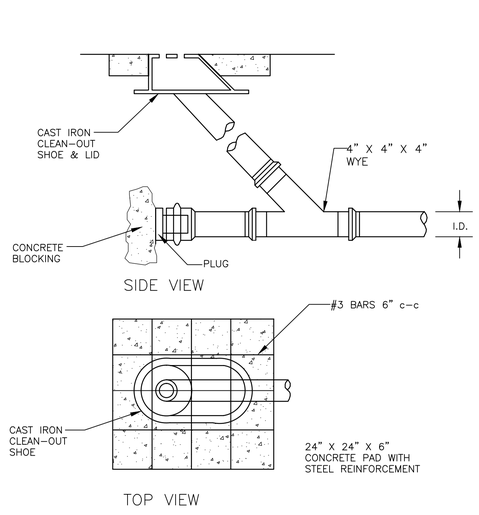
SECTION A-A



SECTION B-B



A1 TYPICAL DOUBLE SAS CLEAN-OUT
SCALE: NOT TO SCALE



A2 TYPICAL SINGLE SAS CLEAN-OUT
SCALE: NOT TO SCALE

VIGIL & ASSOCIATES
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1/24/18

SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION

MISCELLANEOUS DETAILS

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project no. 17-015

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