



Timothy M. Keller, Mayor

December 8, 2017

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

**RE: Sundance Construction – Beverly Hills
Conceptual Grading Plan
Engineer's Stamp Date: No Stamp Date
Hydrology File: B18D023**

Dear Mr. Jacquez:

PO Box 1293

Albuquerque

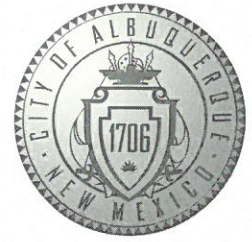
NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 12/06/17, the Conceptual Grading Plan **is not** approved for Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Please provide the FIRM Map and flood plain note with effective date.
2. Please provide a vicinity map showing the location of the site. Typically this is the Zone Atlas. This can be downloaded in pdf format from the City of Albuquerque's website.
3. Please review the upstream watershed for Beverly Hills Ave. These drainage areas should include all upstream discharges per their ultimate design. Per Chapter 22 Section 3.E (Street Hydraulics) of the DPM, the calculations are for the 10 year and 100 year storm event. The existing 36 inch storm sewer may need to be extended if future inlets are need where the future flows exceeds the street capacity. Also, the existing 18 inch storm sewer may need to be extended to the southwest corner of the tract with a new inlet. If needed, these storm sewer items will have to be included in the Infrastructure List which will be submitted during the DRB action.

CITY OF ALBUQUERQUE



Timothy M. Keller, Mayor

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



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 N.E., ALBUQUERQUE, NM (BETWEEN SAN MATEO & I25)
 Engineering Firm: MILLER ENGINEERING CONSULTANTS, INC Contact: JOHN JACQUEZ
 Address: 3500 COMANCHE NE, BLDG. F, ALBUQUERQUE, NM 87107
 Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: JJACQUEZ@MEGNM.COM
 Owner: _____ Contact: _____
 Address: _____
 Phone#: _____ Fax#: _____ E-mail: _____
 Architect: VIGIL & ASSOCIATES Contact: DANIEL BARBOA
 Address: 4477 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:

- HYDROLOGY/DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

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) _____

TYPE OF SUBMITTAL:

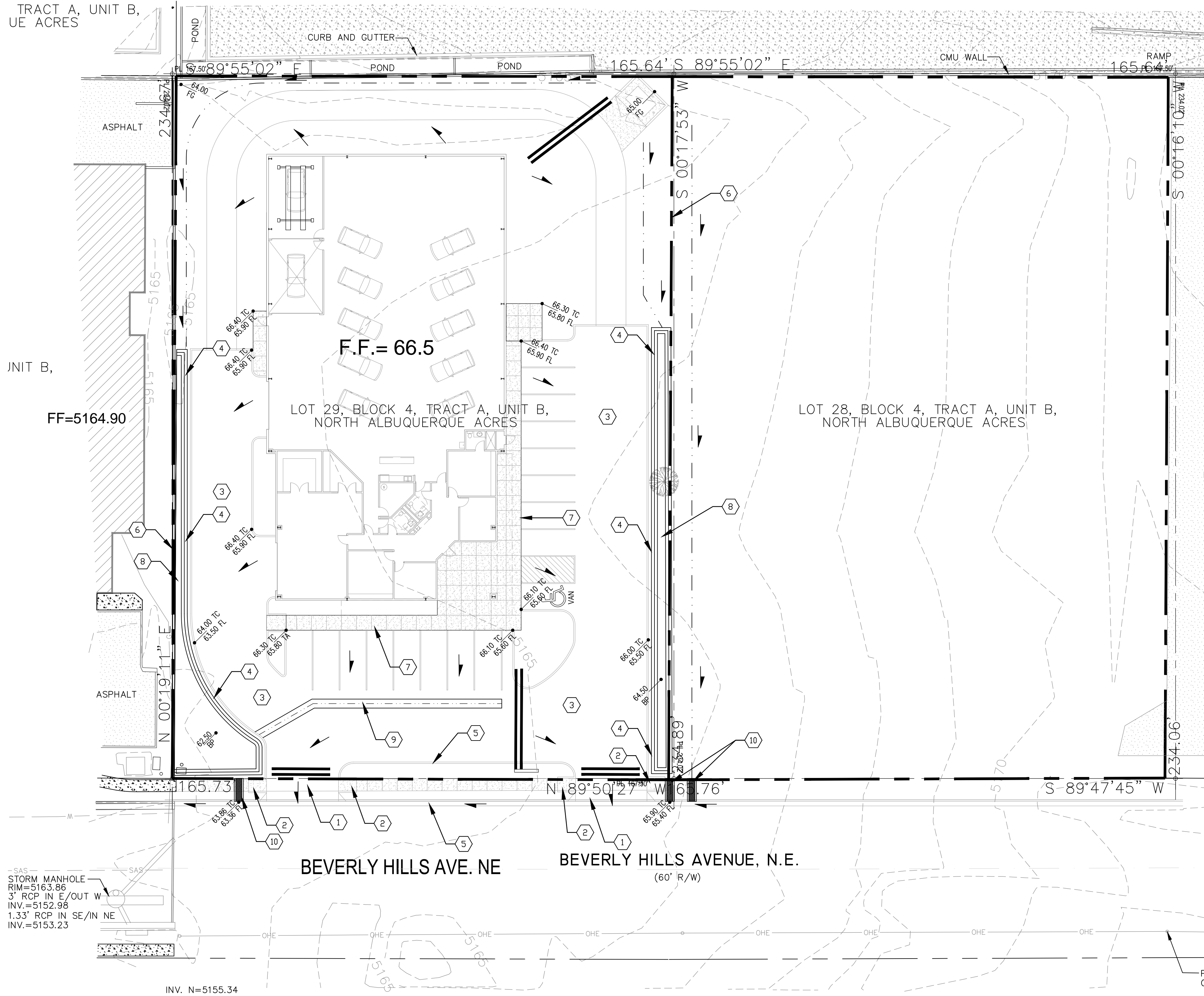
- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: Yes No

DATE SUBMITTED: 12/6/17 By: 

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

TRACT A, UNIT B,
UE ACRES



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

LEGEND:

- 38.00
FG PROPOSED SPOT ELEVATIONS (FINISHED GRADE)
- MATCH
(95.19) MATCH EXISTING ELEVATIONS
- TC ON TOP OF CONCRETE
- FL FLOW LINE, CURB
- INV INVERT
- FG FINISH GRADE
- TBC TOP OF BASE COURSE
- TC TOP OF CURB
- TG TOP OF GRATE
- TA TOP OF ASPHALT
- ↖ FLOW ARROW
- ==== GRADE BREAK—HIGH POINT
- SWALE
- SD— STORM DRAIN LINE
- 5895— PROPOSED MAJOR CONTOUR
- 5895.5— PROPOSED MINOR CONTOUR
- 5895— EXISTING MAJOR CONTOUR
- 5895.5— EXISTING MINOR CONTOUR

**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, THE WEST, 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 GREATER THAN 0.016 AC-FT. THE PROPOSED WATER HARVEST AREAS VOLUME IS APPROXIMATELY 0.038 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.

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:

- 1) NEW CONCRETE DRIVEPAD.
- 2) NEW HANDICAP RAMP.
- 3) NEW HOT MIX ASPHALT.
- 4) NEW CURB CUT AND DRAINAGE RUNDOWN INTO WATER HARVESTING AREA.
- 5) NEW CONCRETE CURB AND GUTTER.
- 6) APPROXIMATE LOCATION OF PROPERTY LINE.
- 7) NEW SIDEWALK OR CONCRETE FLATWORK.
- 8) NEW WATER HARVEST AREA.
- 9) NEW CONCRETE VALLEY GUTTER.
- 10) NEW SIDEWALK CULVERT



PROGRESS SET
NOT FOR
CONSTRUCTION

**SUNDANCE CONSTRUCTION
BEVERLY HILLS AVE NE
SUNDANCE CONSTRUCTION**

CONCEPTUAL GRADING AND DRAINAGE PLAN

date: OCTOBER, 2017
drawn by: MEC
checked by: IAJ
file name: FirePlan_100517.dwg
revisions:

C-101

