

# CITY OF ALBUQUERQUE

*Planning Department*  
David Campbell, Director



*Mayor Timothy M. Keller*

March 5, 2019

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

**RE: Sundance Construction – Beverly Hills  
5401 Beverly Hills Ave. NW  
Permanent C.O. – Accepted  
Engineer's Stamp Date: 02/20/18  
Engineer's Certification Date: 03/04/19  
Hydrology File: B18D023  
CPN # 722084**

PO Box 1293

Dear Mr. Miller:

Albuquerque

Based on the Certification received 03/04/19 and site visit on 03/05/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology and ROFG/SIA for Hydrology.

NM 87103

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

[www.cabq.gov](http://www.cabq.gov)

Sincerely,

Renée 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 6/2018)

Project Title: BEVERLY HILLS AVE. NE Building Permit #: \_\_\_\_\_ Hydrology File #: B1BD023  
DRB#: 1011397 EPC#: \_\_\_\_\_ Work Order#: 722084  
Legal Description: LOT 29, BLOCK 4, ALBUQUERQUE ACRES UNIT B  
City Address: BEVERLY HILLS AVE. N.E., ALBUQUERQUE, NM (BETWEEN SAN MATEO & I25)  
Applicant: MILLER ENGINEERING CONSULTANTS, INC Contact: VERLYN MILLER  
Address: 3500 COMANCHE N.E., BLDG. F, ALBUQUERQUE, NM 87107  
Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: VMILLER@MECNM.COM

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

TYPE OF DEVELOPMENT: \_\_\_\_\_ PLAT (# of lots) \_\_\_\_\_ RESIDENCE ☒ DRB SITE \_\_\_\_\_ ADMIN SITE

IS THIS A RESUBMITTAL? \_\_\_\_\_ Yes ☒ No

DEPARTMENT \_\_\_\_\_ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

### TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN - AS BUILT
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_
- ☐ PRE-DESIGN MEETING?

### 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
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 3/4/2019 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



MILLER ENGINEERING CONSULTANTS

Engineers • Planners

LETTER OF TRANSMITTAL

TO Planning Department  
Development & Building Services  
Division – Design Review  
600 2nd Street NW  
Albuquerque, NM 87102

DATE 3/4/19	JOB NO. 722084
ATTENTION:	
RE: Beverly Hills – Sundance Construction	

Transmitted herein are the attached documents (noted below):

COPIES	DATE	NO.	DESCRIPTION
1			COA Certificate of Occupancy Application/SIA -Release of Financial Guarantee
2			As-Built Grading Plan
1			Electronic copy sent to COA
1			Email of COA electronic copy

THESE ARE TRANSMITTED as checked below:

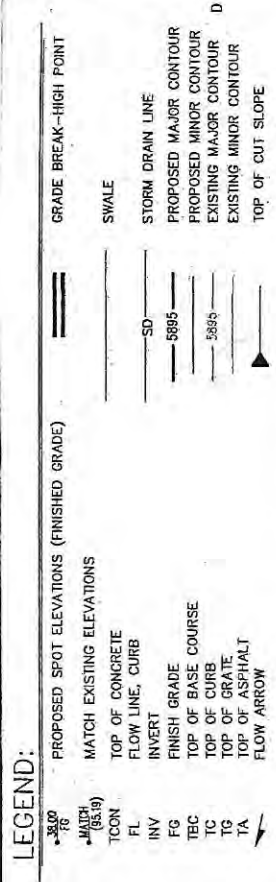
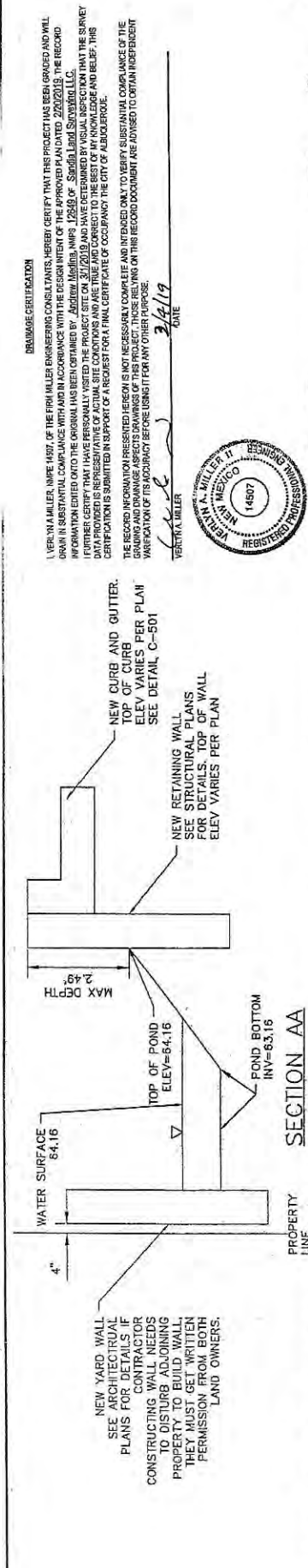
- ☒ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review & Comment  
☐ Other:

REMARKS: Project Engineer: Verlyn Miller

Copy Sent To: VA  
MEC File

SIGNED: \_\_\_\_\_





# 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 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 NORTHEAST TO THE SOUTHWEST. THESE FLOWS ARE BEING REDIRECTED TO THE SOUTHWEST BY THE PROPOSED DRAINAGE SYSTEM. THE PROPOSED DRAINAGE SYSTEM 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 RUNDOUNDS 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. \* 23,811 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 FLOOD HAZARD AREAS LOCATED AT THE EAST AND WEST SIDES OF THE PROJECT SITE.

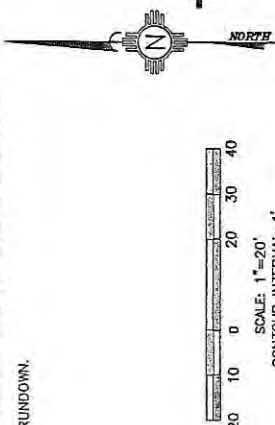
THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED FLOOD ZONE AS PER FEMA MAPS.

## 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 ON-SITE 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=64.66, INV=63.16, EMERGENCY SPILLWAY SIDEWALK CULVERT INV=64.16, SEE DETAIL ON SHEET C-501.
- 6 NEW CONCRETE DRIVEPAD, AS PER NMDOT DETAIL 2-B ON SHEET C-502.
- 7 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.
- 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 A.D.C.D. 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 36" SIDEWALK CULVERT 1 AND NEW EMERGENCY SPILLWAY AS PER COA STANDARD DWG 2235. INV(IN)= 64.16 INV(OUT)= 64.01.
- 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 ALL WORK WITHIN BEVERLY HILLS AVE. WILL BE PART OF WORK ORDER #722084.
- 22 NOT USED.
- 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 2235. 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.

## A1 GRADING AND DRAINAGE PLAN

SCALE 1"=20'



# SUNDANCE CONSTRUCTION BEVERLY HILLS AVE NE SUNDANCE CONSTRUCTION

DATE: JANUARY 24, 2018
DRAWN BY: JEA
CHECKED BY: REV
FILE NAME: G&D_101017.dwg
REVISIONS:

C-101

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