

CITY OF ALBUQUERQUE

Planning Department
David Campbell, Director



Mayor Timothy M. Keller

June 5, 2019

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

**RE: Coors and Central
100 Coors Blvd NW
Permanent C.O. – Accepted
Engineer's Stamp Date: 01/16/18
Engineer's Certification Date: 05/31/19
Hydrology File: K10D017**

PO Box 1293

Dear Mr. Miller:

Albuquerque

Based on the Certification received 06/04/19 and site visit on 06/05/19, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

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

NM 87103

Sincerely,

www.cabq.gov

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: Coors and Central - 100 Coors Blvd. Building Permit #: 2018 060 005 Hydrology File #: _____

DRB#: 1011445 EPC#: _____ Work Order#: _____

Legal Description: Tract E, Atrisco Village Zoned C-2, Located NE Corner Coors Blvd. NW and Central

City Address: 100 Coors Blvd., Albuquerque, NM 87107

Applicant: Miller Engineering Consultants, INC. Contact: Verlyn A. Miller

Address: 3500 Comanche NE, Bldg. F, Albuquerque, NM 87107

Phone#: 505-888-7500 Fax#: 505-888-3800 E-mail: vmiller@mecnm.com

Other Contact: 66 Architect, LLC Contact: Clint Wilsey

Address: 2041 S. Plaza St. NW, Albuquerque, NM 87104

Phone#: 505-280-0043 Fax#: _____ E-mail: clint.wilsey@gmail.com

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
- ☐ 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: 5/31/19 By: [Signature]

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LETTER OF TRANSMITTAL

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

DATE 5/31/19	Hydrology File: K10D017
ATTENTION: Renee C. Brissette	
RE: Coors and Central – 100 Coors Blvd. NW	

Transmitted herein are the attached documents (noted below):

COPIES	DATE	NO.	DESCRIPTION
1			COA Application for Certificate of Occupancy
2			As-Built Grading & Drainage Plan
1			PDF electronic copy sent to COA
1			Transmittal Letter
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: A. York

Brisette, Renee C.

From: Brisette, Renee C.
Sent: Thursday, October 04, 2018 3:10 PM
To: 'Verlyn Miller'; Wolfenbarger, Jeanne; Carloss@sundancemech.com
Cc: Adeeb, Muhanned W; Rodriguez, Jason T.
Subject: RE: Hughes Family Warehouse on Beverly Hills

Verlyn,

This email will serve as an approval from Hydrology for the provided storm sewer bend information. If you have a question, please give me a call.

RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995
e rbrisette@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Verlyn Miller [mailto:vmiller@mecnm.com]
Sent: Thursday, October 04, 2018 11:54 AM
To: Brisette, Renee C.; Wolfenbarger, Jeanne; Carloss@sundancemech.com
Cc: Adeeb, Muhanned W; Rodriguez, Jason T.
Subject: RE: Hughes Family Warehouse on Beverly Hills

Hi Renee,

Attached is a revised sketch showing a dimension of 2-3 feet from the bend to the curb inlet.

Thanks, Verlyn

Verlyn A. Miller, P.E., President
Miller Engineering Consultants, Inc.
3500 Comanche NE, Bldg. F
Phone: 505-888-7500
Fax: 505-888-3800

-----Original Message-----

From: Brisette, Renee C. [mailto:rbrisette@cabq.gov]
Sent: Wednesday, October 03, 2018 10:23 AM
To: Verlyn Miller <vmiller@mecnm.com>; Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>; Carloss@sundancemech.com
Cc: Adeeb, Muhanned W <madeeb@cabq.gov>; Rodriguez, Jason T. <jtrodriguez@cabq.gov>
Subject: RE: Hughes Family Warehouse on Beverly Hills
Importance: High

Verlyn,

Please put the distance from both the existing MH and the proposed inlet to the bend on the sketch. One of these access points must be within 3 feet of the bend. Also is what they installed this Rinker bend? It does not appear so in the construction photo. Please verify for me.

RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995
e rbrissette@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Verlyn Miller [mailto:vmiller@mecnm.com]
Sent: Tuesday, October 02, 2018 4:22 PM
To: Brissette, Renee C.; Wolfenbarger, Jeanne; Carloss@sundancemech.com
Cc: Adeeb, Muhanned W; Rodriguez, Jason T.
Subject: RE: Hughes Family Warehouse on Beverly Hills

Hi Renee,

Please see attached the sketch and premanufactured bend detail for the SD pipe lateral. Please let me know if this is acceptable.

Thanks, Verlyn

Verlyn A. Miller, P.E., President
Miller Engineering Consultants, Inc.
3500 Comanche NE, Bldg. F
Phone: 505-888-7500
Fax: 505-888-3800

-----Original Message-----

From: Brissette, Renee C. [mailto:rbrissette@cabq.gov]
Sent: Tuesday, October 02, 2018 2:09 PM
To: Verlyn Miller <vmiller@mecnm.com>; Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>; Carloss@sundancemech.com
Cc: Adeeb, Muhanned W <madeeb@cabq.gov>; Rodriguez, Jason T. <jtrodriguez@cabq.gov>
Subject: RE: Hughes Family Warehouse on Beverly Hills
Importance: High

Verlyn,

I never received the sketch for storm sewer bend. Apparently the contractor has already installed this. This will not be accepted by the City until I receive the sketch that I have asked for since 9/17/18. I need to review it and give an approval for this prior to the acceptance of the storm sewer.

RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995

e rbrissette@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Verlyn Miller [mailto:vmiller@mecnm.com]
Sent: Tuesday, September 25, 2018 11:56 AM
To: Wolfenbarger, Jeanne; Carloss@sundancemech.com
Cc: Adeeb, Muhanned W; Brissette, Renee C.; Rodriguez, Jason T.
Subject: RE: Hughes Family Warehouse on Beverly Hills

Carlos,

Any update on the sketch that we discussed for this? We need to send it through hydrology for approval.

Thanks, Verlyn

Verlyn A. Miller, P.E., President
Miller Engineering Consultants, Inc.
3500 Comanche NE, Bldg. F
Phone: 505-888-7500
Fax: 505-888-3800

-----Original Message-----

From: Wolfenbarger, Jeanne [mailto:jwolfenbarger@cabq.gov]
Sent: Tuesday, September 25, 2018 10:24 AM
To: Verlyn Miller <vmiller@mecnm.com>
Cc: Adeeb, Muhanned W <madeeb@cabq.gov>; Brissette, Renee C. <rbrissette@cabq.gov>; Rodriguez, Jason T. <jtrodriguez@cabq.gov>
Subject: FW: Hughes Family Warehouse on Beverly Hills

Verlyn, Hydrology was still waiting on a sketch for Beverly Hills per e-mail below before approval of bend. Show details (bend angle, manufacturer, etc.) If you could, call Renee to get her what she needs if you are unclear. Thanks!

JEANNE WOLFENBARGER

manager for design review and construction o 505.924-3993 e jwolfenbarger@cabq.gov cabq.gov/planning

-----Original Message-----

From: Brissette, Renee C.
Sent: Monday, September 17, 2018 10:22 AM
To: 'Verlyn Miller'
Subject: RE: Hughes Family Warehouse on Beverly Hills

Yes, a sketch of this would be great. This way I can add it to the project folder and please provide the name of the manufacture of the bend on the sketch.

RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995

e rbrissette@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Verlyn Miller [mailto:vmiller@mecnm.com]
Sent: Monday, September 17, 2018 10:18 AM
To: Brisette, Renee C.; Adeeb, Muhanned W
Cc: Rodriguez, Jason T.; John Jacquez; Carloss@sundancemech.com
Subject: RE: Hughes Family Warehouse on Beverly Hills

Hi Renee,

The contractor is checking to see when he can get a pre-fabricated bend. We are suggesting a standard angle, either a 45 degree or 22.5 degree bend. Do you want to see a sketch of this before they install it or would you like us to as-built it?

Thanks, Verlyn

Verlyn A. Miller, P.E., President
Miller Engineering Consultants, Inc.
3500 Comanche NE, Bldg. F
Phone: 505-888-7500
Fax: 505-888-3800

-----Original Message-----

From: Brisette, Renee C. [mailto:rbrissette@cabq.gov]
Sent: Tuesday, September 11, 2018 4:24 PM
To: Verlyn Miller <vmiller@mecnm.com>; Adeeb, Muhanned W <madeeb@cabq.gov>
Cc: Rodriguez, Jason T. <jtrodriguez@cabq.gov>; John Jacquez <jjacquez@mecnm.com>; Carloss@sundancemech.com
Subject: RE: Hughes Family Warehouse on Beverly Hills

Mr. Miller,

Attached is the City's design for bends. Please be aware that this is the draft DPM however, it is what the City has been enforcing for a while. If you have any questions, please give me a call.

RENÉE CHRISTINA BRISSETTE, PE CFM
senior engineer, hydrology
o 505.924.3995
e rbrissette@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Verlyn Miller [mailto:vmiller@mecnm.com]
Sent: Tuesday, September 11, 2018 3:16 PM
To: Adeeb, Muhanned W
Cc: Brisette, Renee C.; Rodriguez, Jason T.; John Jacquez; Carloss@sundancemech.com
Subject: Hughes Family Warehouse on Beverly Hills
Importance: High

Hi Mo,

Attached is the proposed change by the contractor for a SD lateral that we discussed earlier and a picture showing the 4" steel casing that they are trying to avoid. We do not see any issues with hydraulic performance of the SD lateral given the peak flow anticipated at this inlet. Please let me know if the City concurs.

Thanks, Verlyn

Verlyn A. Miller, P.E., President
Miller Engineering Consultants, Inc.
3500 Comanche NE, Bldg. F
Phone: 505-888-7500
Fax: 505-888-3800

-----Original Message-----

From: Carlos Spiess [mailto:carloss@sundancemech.com]
Sent: Tuesday, September 11, 2018 2:04 PM
To: Verlyn Miller <vmiller@mecnm.com>
Cc: Sam Schneider <sams@sundancemech.com>
Subject: FW: Beverly Hills

Verlyn,

Attached is a photo of the Beverly Hills inlet conflict with the 4" steel conduit.

Thank you,

Carlos Spiess
Sundance Mechanical & Utility Corp.
4400 Alameda BLVD. NE, Suite E
Albuquerque, New Mexico 87113
Ph. (505)345-2694
Fax (505)345-0946

-----Original Message-----

From: Carlos Spiess [mailto:carlosspiess@yahoo.com]
Sent: Tuesday, September 11, 2018 1:56 PM
To: Carlos Spiess <carloss@sundancemech.com>
Subject: Beverly Hills

=====
This message has been analyzed by Deep Discovery Email Inspector.

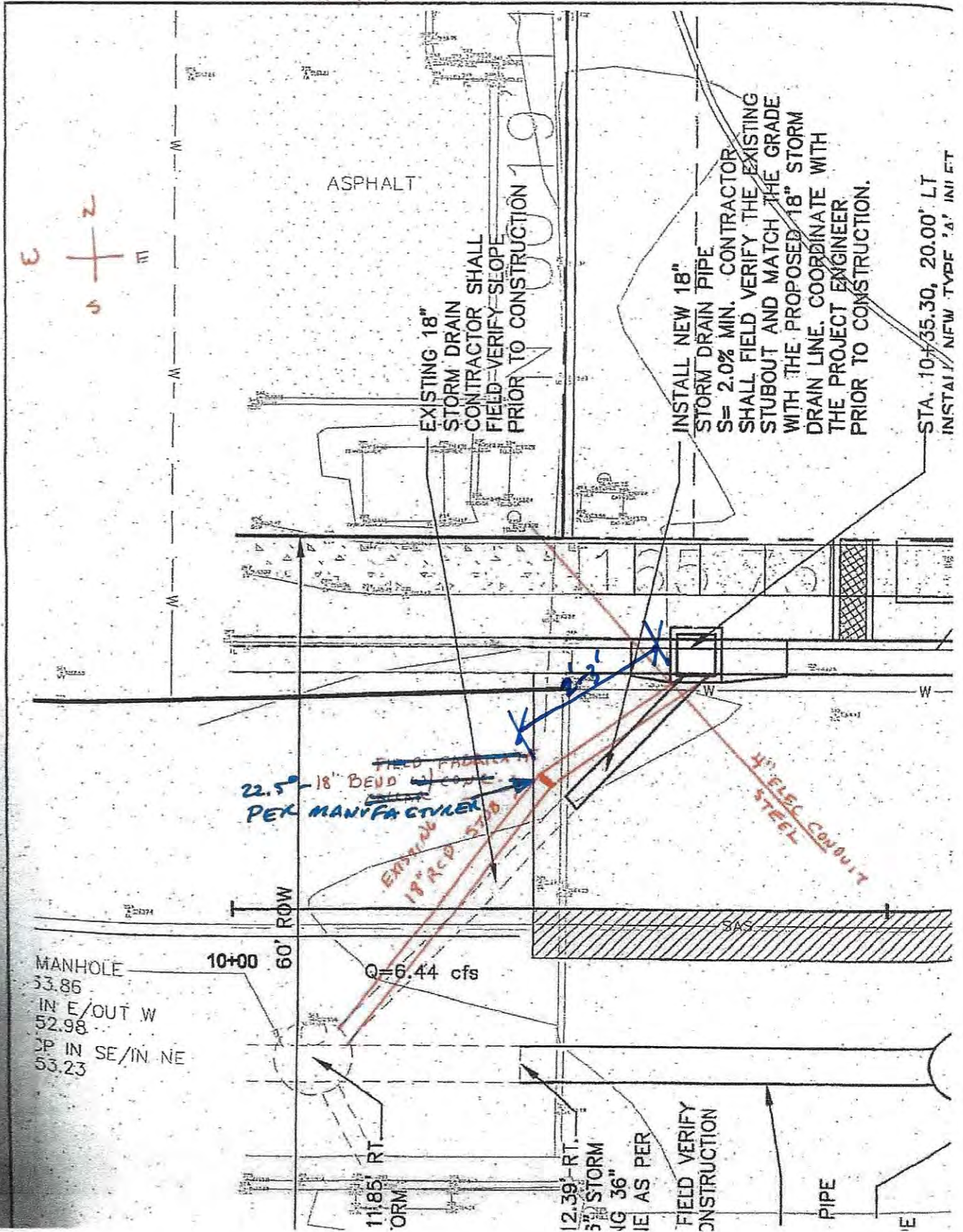
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This message has been analyzed by Deep Discovery Email Inspector.

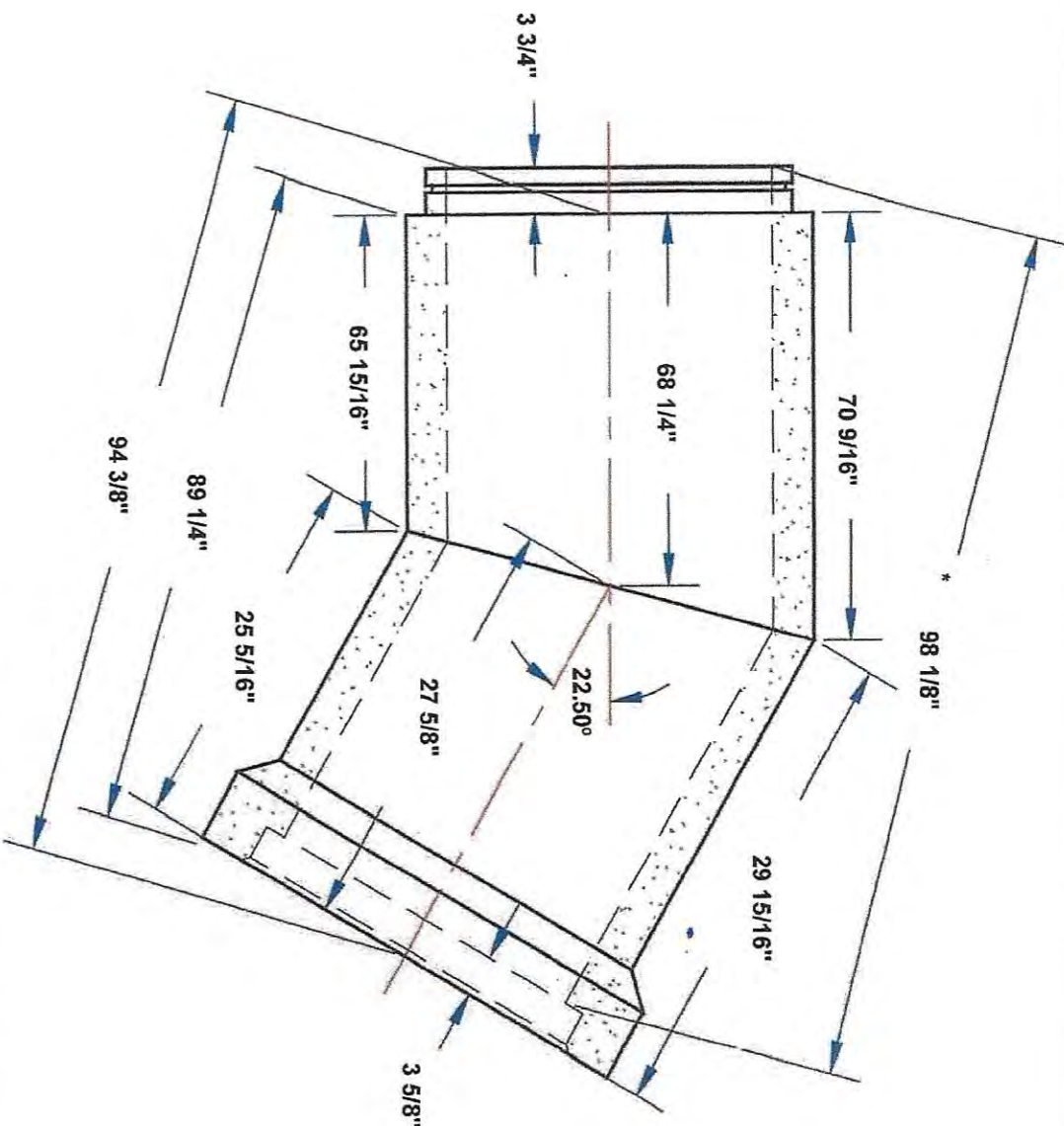
=====
This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

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This message has been analyzed by Deep Discovery Email Inspector.

BEVERLY HILLS





Piece No: As Required
 Station Reference: 6
 Back Leg Spigot (LL): 2
 Fore Leg Bell (LL): 2
 (less creep)

- NOTES:
1. ALL DIMENSIONS ARE MEASURED ON THE OUTSIDE, EXCEPT (*) WHICH IS MEASURED ON THE INSIDE.
 2. FOR EXACT LOCATION SEE APPROPRIATE PIPE LAYING SCHEDULE.



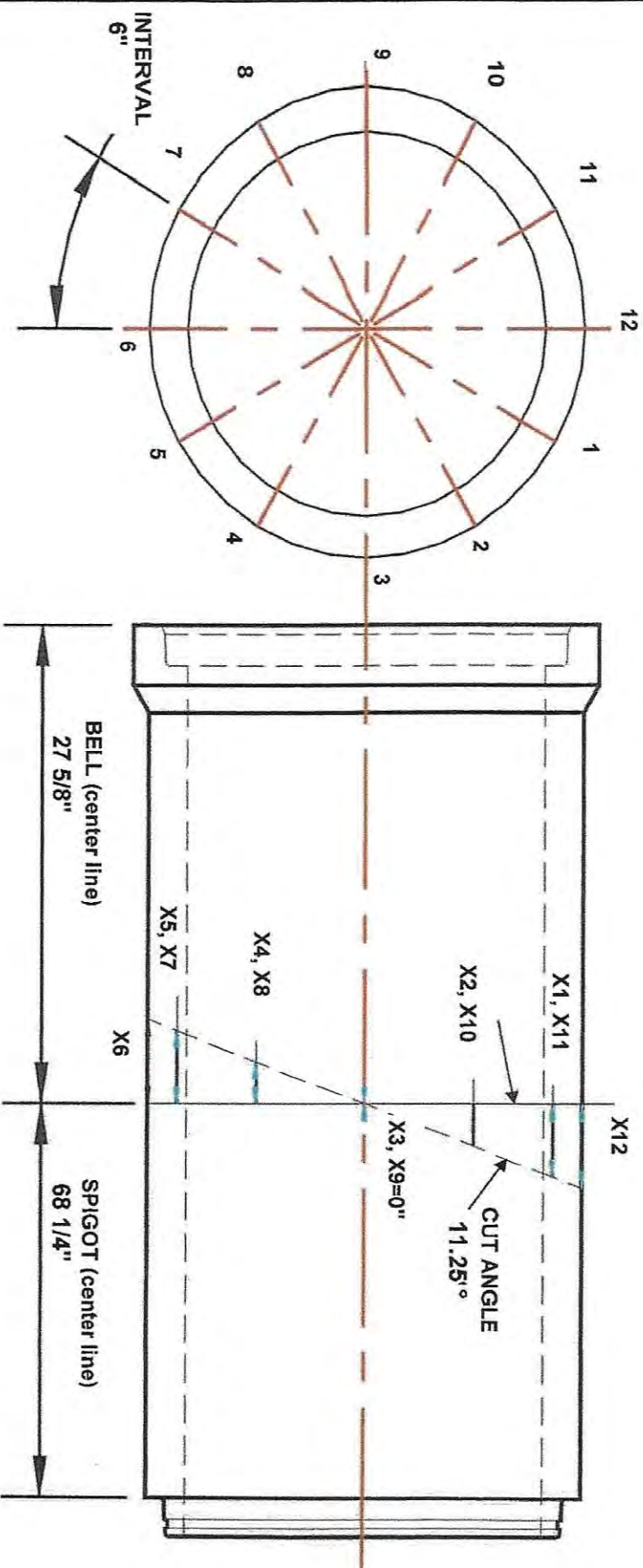
CONCRETE PIPE DIVISION

Scale: N. T. S.	Dr. By: D. MOCEK
Date: 9/28/2018	Ck. By: E. NOBLES
1 Cut - 2 Piece BBRG Elbow Cut Sheet	
18"Ø / 2 1/2" Wall / CI-III / 22.5° RIGHT	

Project:
 Location:

X1, X5, X7, X11 = 2"
 X2, X4, X8, X10 = 1 1/8"
 X3, X9 = 0"
 X6, X12 = 2 5/16"

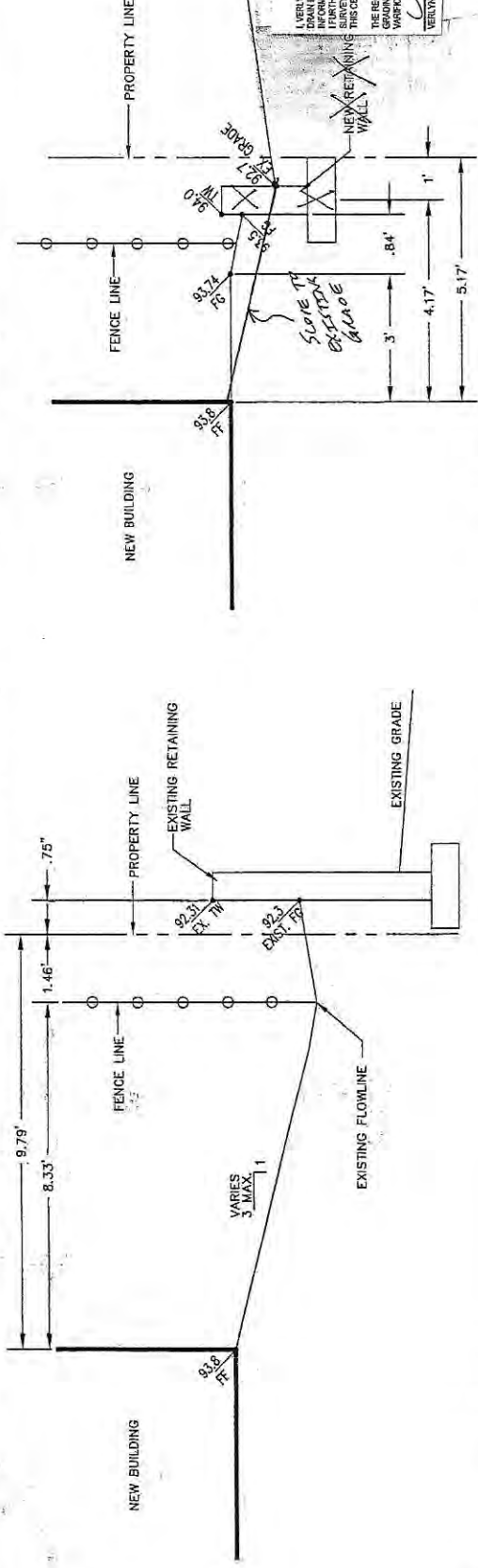
PIECE NO:
 STATION REFERENCE: As Required
 BACK LEG SPIGOT (LL): 6.00'
 FORE LEG BELL (LL): 2.00'
 (LESS CREEP)



- NOTES:
1. ALL DIMENSIONS ARE MEASURED ON THE OUTSIDE, EXCEPT (*) WHICH IS MEASURED ON THE INSIDE.
 2. FOR EXACT LOCATION SEE APPROPRIATE PIPE LAYING SCHEDULE.

		CONCRETE PIPE DIVISION	
		SCALE: N. T. S.	DR. BY: D. MOCEK <i>DM</i>
DATE: 09/28/18		CK. BY: E. NOBLES <i>EN</i>	
1 Cut - 2 Piece BBRG Elbow Cut Sheet			
18" Ø / 2 1/2" Wall / Cl-III / 22.5° RIGHT			
Project:		REV -	
Location:			

LEGEND:



GRADING AND DRAINAGE NARRATIVE

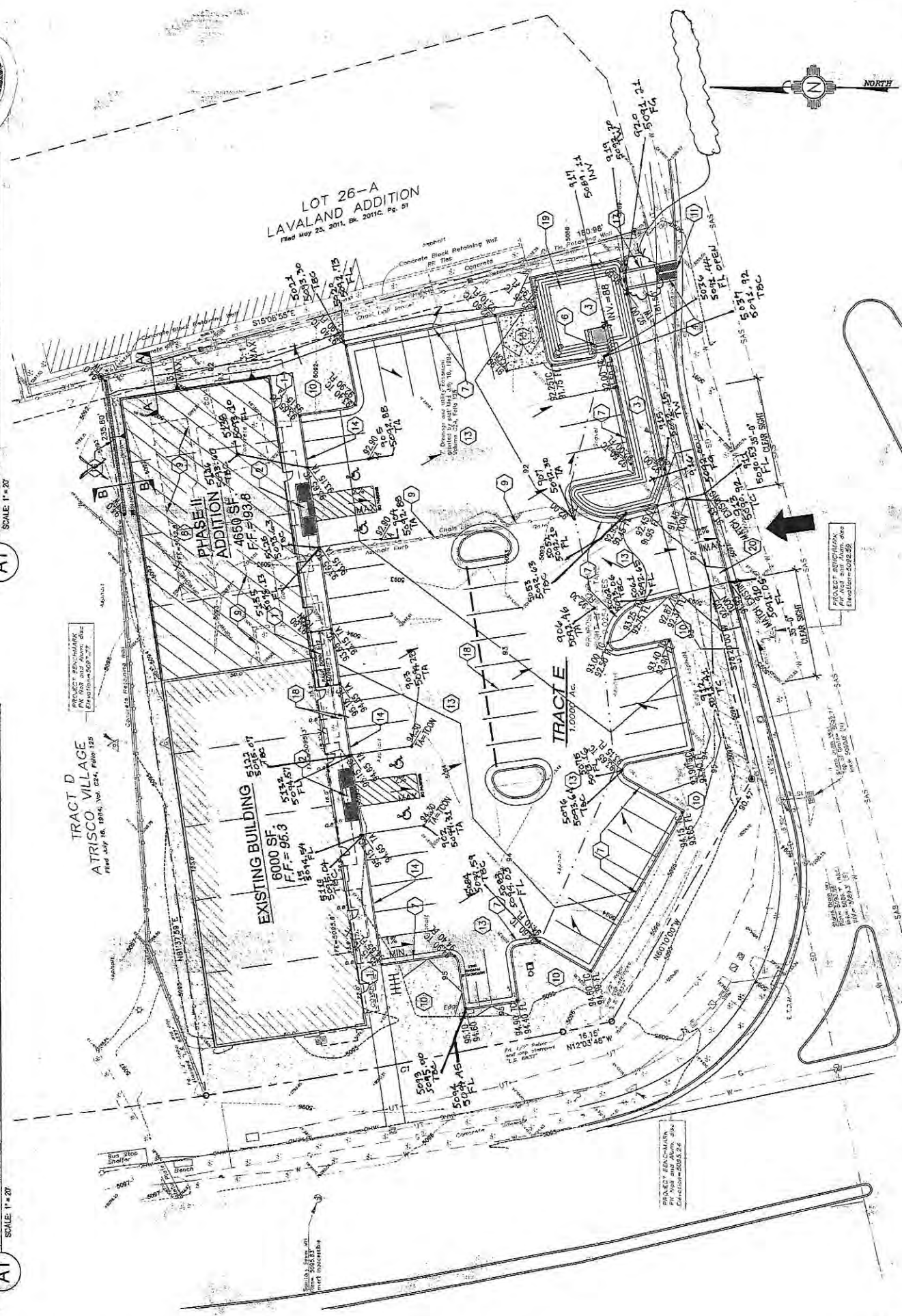
THE PROPOSED SITE IS LOCATED AT 100 COORS BLVD. N.W. IN ALBUQUERQUE, N.M. THE PROPERTY, OUT BOUNDARY IS MOSTLY A RECTANGULAR LOT. THE SITE IS BOUNDED BY AN EXISTING BUILDING TO THE EAST, AN EXISTING BUSINESS TO THE NORTH, CENTRAL AVE. N.W. TO THE SOUTH, AND COORS ROAD N.W. TO THE WEST. THE SITE IS PARTIALLY DEVELOPED WITH THE BUILDING ALONG AND AN EXISTING ASPHALT PAVED PARKING AREA LOCATED SOUTH OF THE BUILDING. ALONG CENTRAL AVENUE N.W. AND COORS ROAD N.W. THE SITE IS ACCESSED FROM THE BUILDING ALONG CENTRAL AVENUE N.W. OF THE SITE. THE PROPERTY GENERALLY SLOPES FROM NORTH TO SOUTH. THE NORTH SIDE OF THE PROPERTY AND ALONG THE EAST SIDE OF THE PROPERTY, THE PROPOSED BUILDING WILL BE CONSTRUCTED NEAR THE EAST SIDE OF THE PROPERTY, ADJACENT TO, AND ATTACHED TO THE EXISTING BUILDING LOCATED NEAR THE WEST SIDE OF THE PROPERTY. THE NEW BUILDING WILL HAVE A NEW ASPHALT PARKING LOT IMMEDIATELY SOUTH OF THE BUILDING.

THE PROPOSED DEVELOPMENT OF THE SITE WILL CONSIST OF 10831 SQUARE FOOT BUILDING, THE ASSOCIATED CONCRETE FLOWWAY, SIDEWALKS, ASPHALT PARKING LOT, AND LANDSCAPING. THE GRADING IMPROVEMENTS WILL CONTINUE TO ALLOW STORM WATER TO FLOW FROM THE NORTHWEST TO THE SOUTHEAST. NEW CURB AND GUTTER, A CURB CUT, AND NEW RIP RAP RUNDOWN WILL CONVEY THE STORMWATER INTO A PROPOSED WATER HARVESTING AREA LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY. THIS WATER HARVESTING AREAS WILL BE USED TO MANAGE THE 90TH PERCENTILE STORM EVENTS (REQUIRED VOLUME: 10,331 GALLONS) (5.1"/12 INCHES) OF RAINFALL. THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE CHANGES, ALL ROOF DRAINAGE AND PROPOSED ASPHALT PARKING AREAS WILL DISCHARGE INTO THE PROPOSED WATER HARVEST AREA LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A F.E.M.A. DESIGNATED FLOOD ZONE AS

KEYED NOTES:

- 1 NEW CONCRETE SIDEWALK OR CONCRETE FLATWORK AS PER C.O.A. STANDARD DWG 2430. CONTRACTOR SHALL SUBMIT A JOINT PATTERN TO THE PROJECT ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
- 2 NEW TYPE A HANDICAP RAMP, SEE DETAIL SHEET C-501.
- 3 NEW WATER HARVEST AREA. TOP=91.50 (INV IN), INV=91.00 (INV OUT), REQ'D. VOL.=0.049 AF. PROVIDED VOL. @ 91.00 (SPILLWAY ELEV.)=0.055 AF. MAX WSEL=91.00. SIDE SLOPE 2:1 WITH FILTER FABRIC. SEE DETAIL ON SHEET C-501.
- 4 NEW DOUBLE 24" WIDE SIDEWALK CULVERT AND EMERGENCY SPILLWAY WITH STEEL PLATE TOP. (FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION) INV. SLOPE AT 22 MIN. AS PER C.O.A. STANDARD DETAIL 2236.
- 5 NOTE NOT USED.
- 6 NEW CONCRETE RUNDOWN. INV=91.5
- 7 NEW CURB AND GUTTER. SEE DETAIL SHEET C-501.
- 8 NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 9 EXISTING BUILDING, ASPHALT, CONCRETE, FENCING AND WALL TO BE DEMOLISHED. SEE ARCHITECTURAL PLANS.
- 10 LANDSCAPE AREA. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 11 CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND EXISTING FLOWLINE ELEVATIONS PRIOR TO CONSTRUCTION.
- 12 NOTE NOT USED
- 13 NEW LIGHT DUTY HOT MIX ASPHALT (HMA) PAVING. SEE DETAIL SHEET C-501 FOR PAVING SPECIFICATIONS.
- 14 NEW CONCRETE TURNDOWN EDGE. SEE DETAIL SHEET C-501.
- 15 NEW TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- 16 NEW DRAINAGE WALL. SEE DETAIL SHEET C-502.
- 17 NEW CONCRETE CHANNEL. SEE DETAIL SHEET C-501.
- 18 EXISTING CLEANOUTS. ADJUST EXISTING CLEANOUT TO NEW GRADE ELEVATION.
- 19 NOTE NOT USED.
- 20 NEW TYPE 3A DRIVE PAD. SEE DETAIL SHEET C-502. CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND EXISTING FLOWLINE ELEVATIONS AT DRIVE PAD PRIOR TO CONSTRUCTION.
- 21 ALL ROOF DRAINS SHALL CONVEY STORMWATER TOWARDS THE FRONT OF THE BUILDING AND DISCHARGE FREELY ONTO THE SIDEWALK UTILIZING SCUPPERS. SEE ARCHITECTURAL PLANS.



GRADING AND DRAINAGE PLAN
SCALE: 1" = 20'

SCALE: 1"=20'
CONTOUR INTERVAL = 1'

COORS AND CENTRAL

100 COORS BLVD. NW
Albuquerque, NM

DATE: 9/20/17

SHEET TITLE:

GRADING AND DRAINAGE PLAN

C-101

Architect:
Clint Wilsey / 66Architect, LLC
clint.wilsey@gmail.com
505 280-0043

A 1	7-20-17.	REVISED PER COA COMMENTS.
DRAWN BY: C.J.W		
ISSUE:		PERMIT SET

CONSULTANT:

 **MILLER ENGINEERING CONSULTANTS**
Engineers • Planners
3500 POWHYTE, N.E.
BUILDING 1
ALBUQUERQUE, NM 87
1313
(505) 263-7250
(505) 263-3000 (fax)
WWW.MECOM.COM

ARCHITECT: