

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 19, 2021

Jesus Lopez, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Coors Pavilion
Amended Master Drainage Plan
Engineer's Stamp Date: 12/21/20
Hydrology File: G11D069**

Dear Mr. Lopez:

Based upon the information provided in your submittal received 12/21/2020, the Amended Master Drainage Plan is approved for Grading Permit and for action by the DRB on Preliminary Plat.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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



LOCATION MAP

ZONE ATLAS MAP G-11-Z

Background

The subject area contains Lots 8 and 9 (approximately 14.2 acres) of the approximately 21-acre Coors Pavilion, containing Lots 1-9 (being a replat of Tract X-1-A-2, University of Albuquerque Urban Center). The site is located at the northwest corner of Coors Blvd. and St. Joseph's Dr. In general, the site surface drains via sheet flow from southeast to northwest. A Master Drainage Plan created by GND, LLC (2017) and approved by the City of Albuquerque encompasses the drainage requirements for Lots 1 through 9. The Master Drainage Plan allows for free discharge from the lots upon development and first flush water quality ponding is provided within the pond on Lot 9. However, each is encouraged to provide additional water quality ponding where possible. Calculations for the existing detention and water quality pond can be found in the Master Drainage Plan.

The referenced Master Drainage Plan provides analysis and calculations for the development of this site. The development assumptions and criteria including land treatment types and impervious areas are followed to ensure the calculations from the Master Drainage Plan are accurate with the proposed development and any water quality retention volumes are identical or greater than the Master Drainage Plan.

Coors Boulevard contains a high point adjacent to Lot 5, which divides stormwater flows north and south along the road. St. Joseph's Drive contains a high point adjacent to Lot 7. Stormwater flows are diverted east and west of this high point. A church has been developed on the lot west of Coors Pavilion (Tract X-1-A1 Plat of Tracts X-1-A1 & X-1-A2 University of Albuquerque Urban Center). This site contains a detention pond at the northeast corner of the site. Stormwater flows are detained to historic conditions and discharged to the detention pond on Lot 9.

Lot 1 is undeveloped and discharges stormwater runoff as specified in the existing conditions of the Drainage Master Plan. It is in the process of being developed and future stormwater runoff will discharge per the approved "Blake's Lotaburger #75 Grading & Drainage Plan" (Hydrology #G11D069D)

Lots 2 and 3 are developed commercial uses with asphalt paved parking lots. The drainage characteristics for these lots are per the approved "Lots 2 & 3 Grading & Drainage Plan" (Hydrology #G11D069A). Lot 3 does not drain directly to the access road and instead surface drains to the northwest corner of Lot 2.

Lot 4 is a developed commercial use with asphalt paved parking lot. The drainage characteristics for this lot is per the approved "Lots 4 Grading & Drainage Plan" (Hydrology #G1D069B). The stormwater drainage discharges at the northwest corner of the lot to the access road.

Lot 5 is partially developed in support of the development of Lot 4. The stormwater drainage is conveyed to the corner of Lot 4 per the approved grading and drainage plan for Lot 4.

Lot 6 is in the process of being developed as a commercial use. The drainage characteristics for this lot is per the approved "Lot 6 Grading and Drainage Plan" (Hydrology #G11D069C).

Lot 7 is undeveloped and discharges stormwater runoff as specified in the Drainage Master Plan

Lots 8 and 9 are undeveloped with moderately vegetated surfaces and sheet flow generally to the northwest. A stormwater drainage blanket easement exists over Lot 9 for the drainage of Lots 1-9.




The access road west of Lots 1-6 conveys the flows to a rip-rap lined swale along the northern property line. This swale then conveys the flows to the detention pond where the inlet discharges the stormwater into the storm drain to the north per the Drainage Master Plan.

Lots 8 and 9 are proposed to be subdivided into Lots 8-A, 8-B, 8-C, 9-A, 9-B, and 9-C. The existing stormwater drainage blanket easement will be applied to each lot upon subdivision. No change in drainage characteristics will occur at the time of subdivision. Upon development of these new lots, stormwater runoff can be conveyed to the existing detention pond at the northwest via the existing blanket drainage easement on Lot 9. Temporary erosion and sediment control measures shall be established so as to reduce the encumbrance on the undeveloped lots as much as possible due to clean water from developed impervious surfaces. The assumptions and conditions established by the Drainage Master Plan shall be followed upon each lot development including land treatment type for developed conditions. No changes to the existing detention pond are proposed at this time. The current AHYMO model and calculations executed for the Master Drainage Plan continue to apply. Should pond modifications be required in the future, the pond AHYMO model and pertinent hydrological calculations shall be updated.

Additionally, the access road east of Lots 8 and 9 appears to have additional capacity to convey stormwater if needed. Newly develop lots may discharge stormwater to this road provided the lot's drainage plan proves sufficient capacity in the roadway. This may be done to reduce the potential erosion on other lots or if discharging to this road is more efficient for the development.

Although the existing detention pond includes water quality treatment for the site's development per the Master Drainage Plan, best management practices shall be implemented on the lots to further decrease the site's developmental impact. These BMP's can be applied in the form of smaller, first flush water quality ponds depressed in the median landscaping throughout the lots.

KEYED EASEMENT NOTES

- | | | | |
|---|------|-----|------------------------|
| --- | 5115 | --- | EX CONTOUR MAJOR |
| --- | 5116 | --- | EX CONTOUR MINOR |
|  | | | EX FLOW ARROW |
|  | | | PROP FLOW ARROW |
|  | | | HIGH POINT GRADE BREAK |

- A** = Private Access and Surface Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- B** = Private Blanket Drainage Easement across Lot 9 granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- C** = Private Drainage Easement granted by this Plat for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".
- D** = 10' Public Utility Easement granted by this Plat.
- E** = 20' Public Water Easement granted by ABCWVA by this Plat.
- F** = 10' Private Sanitary Sewer Easement for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easement shall be the responsibility of the owners of said Lots 1 thru 9, Coors Pavilion as further defined in the recorded "DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS".

THIS DRAWING IS INCOMPLETE
AND NOT TO BE USED FOR
CONSTRUCTION UNLESS IT IS
STAMPED, SIGNED AND DATED

COORS PAVILION

AMENDMENT FOR MASTER DRAINAGE PLAN

SUBMITTED FOR:	SHEET TITLE:
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SHEET NUMBER:

C-1