

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 24, 2020

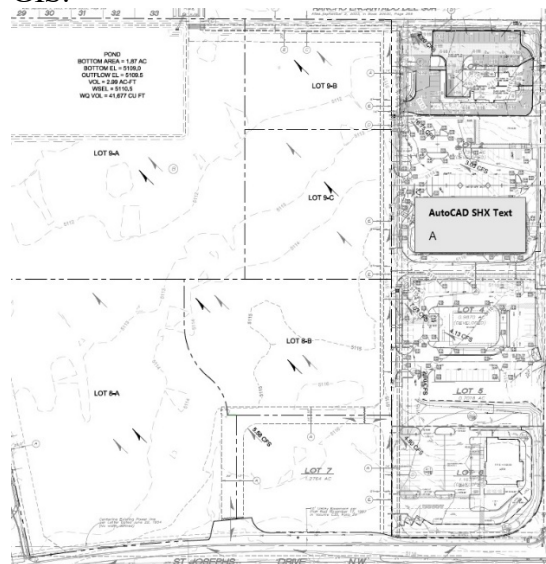
Sheldon Greer, P.E.
Respec
5971 Jefferson St. NE
Albuquerque, NM 8710

**RE: Coors Pavilion Replat
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: No Stamp
Hydrology File: G11D069**

Dear Mr. Greer:

Based upon the information provided in your submittal received 11/19/2020, the Conceptual Grading & Drainage Plan **is not** approved for Grading Permit or for action by the DRB on Preliminary Plat. The following comments need to be addressed for approval of the above referenced project:

1. This plan needs to be a revised Master Drainage Plan. There current Master Drainage Plan as an approved engineering stamp date of 02/22/17. The following information needs to be shown on this revised Master Drainage Plan:
 - a. Please provide an engineer's stamp with a signature and date.
 - b. Please show all existing development including the access road that doubles as a drainage feature for these lots 1-6. These can easily be obtained on the City's GIS.



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- c. Include project benchmark and datum.
 - d. Please provide the legal description of the property.
 - e. Please provide language outlining cross lot drainage easements specifying the beneficiary and maintenance agreement.
 - f. Please provide the hydrologic routing for the pond to ensure that it is sized correctly and functions as it was initially designed using either AHYMO S4, HEC-HMS or any other City approved program.
2. If this is also to be used for grading the new detention pond, a more detailed Grading & Drainage Plan for the new pond needs to be submitted.
 3. Standard review fee of \$300 (for DRB Site) will be required at the time of resubmittal.

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

Sincerely,

Renée C. Brissette

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

TYPE OF SUBMITTAL: _____ PLAT (2 # OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

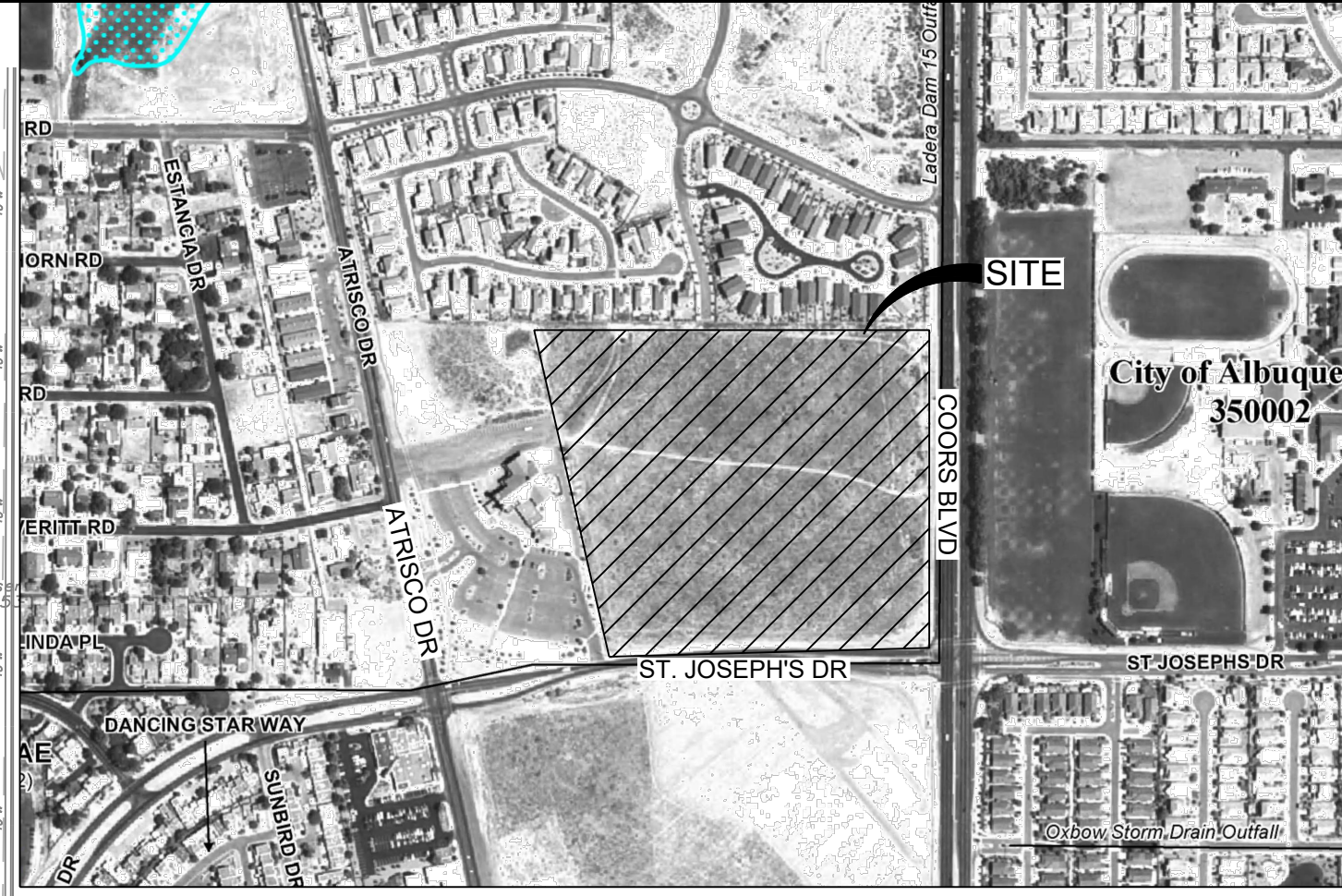
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



SCALE: NTS
LOCATION MAP
ZONE ATLAS MAP G-11-Z
FEMA FIRM NUMBER 35001C0114

DRAINAGE SUMMARY

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-A2, 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 lot 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. Lots 8 and 9 are proposed to be subdivided into Lots 8-A, 8-B, 9-A, 9-B, and 9-C.

Methodology
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.

Existing Conditions
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 Drainage Master Plan.

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 #G11D069B). 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 stormwater for Lots 7 and 8 sheet flows to the pond in Lot 9 where it is detained and discharged through an inlet into a 24" RCP storm drain.

The access road west of Lots 1-6 conveys the flows to an earthen 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.

Proposed Conditions
Lots 8 and 9 are proposed to be subdivided into additional lots. 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.

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.

LEGEND

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

**KEYED EASEMENT NOTES**

(A) = Private Access and Surface Drainage Easement granted by this Plot for the benefit and use of the owners of Lots 1 thru 9, Coors Pavilion. Maintenance of said easements 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".

(B) = Private Blanket Drainage Easement across Lot 9 granted by this Plot 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 Plot 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 Plot.

(E) = 20' Public Water Easement granted to ABCWUA by this Plot.

(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 said owners.

DESIGNED	JL
DRAWN	JL
CHECKED	SG
DATE	4.06.2020
RESPEC	
5971 JEFFERSON STREET SUITE 101 ALBUQUERQUE, NM 87109 ALBUQUERQUE WATER & NATURAL RESOURCES WWW.RESPEC.COM 505.253.9718	
REVISION	
STAMP	
PRELIMINARY NOT FOR CONSTRUCTION 4/2020	
THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	
nm811 Know what's below. Call before you dig.	
PROJECT NAME: COORS PAVILION LOTS 8 & 9	
SHEET TITLE: CONCEPTUAL GRADING & DRAINAGE PLAN FOR LOTS 8 & 9	
SUBMITTED FOR: DRB REVIEW	
SHEET NUMBER: C-1	