

CITY OF ALBUQUERQUE



November 13, 2017

Ron Hensley, P.E.
GND Engineering
11032 Dreamy Way Dr. NW
Albuquerque, NM 87114

**RE: Coors Pavilion Lots 2 and 3
9154 Coors Blvd
Request for Certificate of Occupancy
Hydrology Final Inspection- Not Approved
Engineer's Stamp Date: 5/31/2017 (G11D069A)
Certification Dated: 11/4/2017**

Dear Mr. Hensley:

Based on the information provided in your submittal received 11/7/17, this submittal cannot be approved for release of Certificate of Occupancy by Hydrology until site construction on these two lots is complete. Once construction is complete, constructed site conditions will need to be documented on the certification and a new submittal made. In addition, the following condition of Building Permit approval, dated 6/1/17, must be complete prior to requesting C.O:

- Prior to CO, a Private Facility Drainage Covenant for the Coors Pavilion Subdivision pond will be required.

The original notarized covenant, exhibits, and recording fee (\$25, payable to City of Albuquerque) must be turned into DRC (4th, Plaza del Sol) for routing and recording. Please contact Charlotte LaBadie (clabadie@cabq.gov, 924-3996) or Madeline Carruthers (mtafoya@cabq.gov, 924-3997) regarding the routing and recording process for covenants. If you have any other questions, contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services



The **H**ENSLEY **E**NGINEERING **G**ROUP

November 7, 2017

Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: G11D069A – Lots 2 & 3 Coors Pavilion Subdivision Drainage Certification

The certification of the Grading Plan dated 5/31/17 for the above site is attached. The drainage from and within the site perform as designed,

We are requesting a review for Grading Certification and Certificate of Occupancy Approval.
Please contact me at 410-1622 or
via email if you have any questions or comments..

Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: _____ Building Permit #: _____ City Drainage #: _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ Contact: _____

Address: _____

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

Owner: _____ Contact: _____

Address: _____

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

Architect: _____ Contact: _____

Address: _____

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

Surveyor: _____ Contact: _____

Address: _____

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

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION & SEDIMENT CONTROL PLAN (ESC)
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ ENGINEER'S CERT (ESC)
- _____ SO-19
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

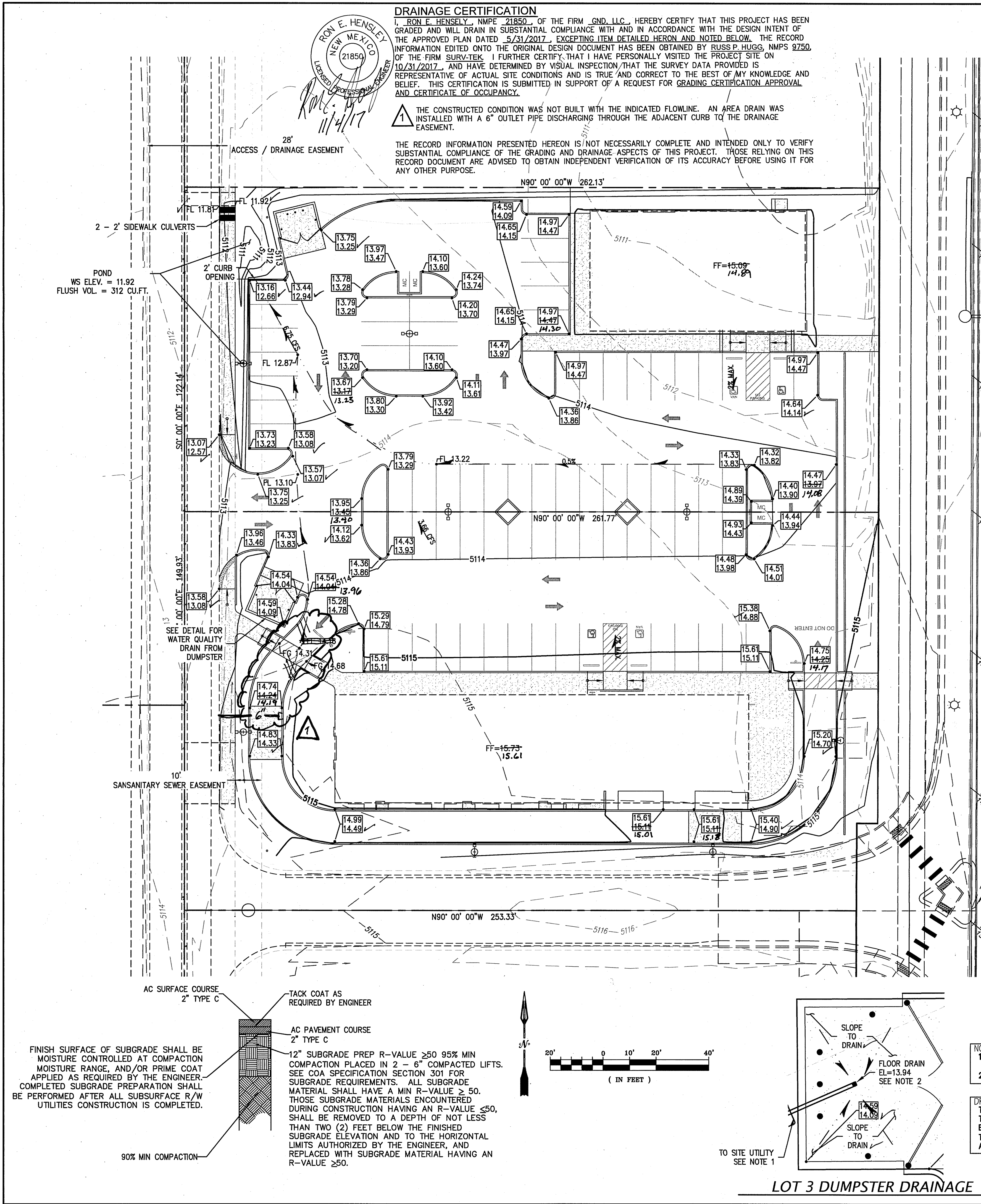
- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ GRADING CERTIFICATION
- _____ SO-19 APPROVAL
- _____ ESC PERMIT APPROVAL
- _____ ESC CERT. ACCEPTANCE
- _____ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes _____ No _____ Copy Provided

DATE SUBMITTED: _____ By: _____

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



FIRM MAP NO. 35001C0114H

VICINITY MAP G-11-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 1.75 ACRES LOCATED WITHIN THE COORS PAVILION SUBDIVISION ON THE NORTH SIDE OF ST. JOSEPH'S BLVD. AND THE WEST SIDE OF COORS BLVD. THE PROPOSED DEVELOPMENT WILL BE TWO (2) COMMERCIAL BUILDINGS AND ASSOCIATED IMPROVEMENTS. THE SITE IS A PART OF THE COORS PAVILION SITE PLAN AND MASTER DRAINAGE PLAN.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0114H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 1 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

EXISTING DRAINAGE

THE SITE IS WITHIN THE AREA OF THE COORS PAVILION DRAINAGE MASTER PLAN. THE EXISTING DRAINAGE FLOWS TO THE NORTHWEST TO A PROPOSED POND FOR SHARED USE BY LOTS INCLUDED IN THE MASTER DRAINAGE PLAN. THE LAND USE PERCENTAGES OF THAT STUDY ARE UTILIZED IN THE ANALYSIS LISTED BELOW.

DEVELOPED CONDITION

THIS SITE WILL BE DEVELOPED WITH SITE FLOWS DIRECTED TO THE INITIAL FIRST FLUSH POND WITH DISCHARGE VIA TWO SIDEWALK CULVERTS THAT DISCHARGE TO THE EXISTING DRAINAGE EASEMENT WHICH IS DIRECTED TO THE POND INDICATED ON THE MASTER DRAINAGE PLAN. THE 100-YEAR PEAK RUNOFF, DUE TO THIS DEVELOPMENT WILL HAVE THE IMPACT ON DOWNSTREAM FACILITIES IN ACCORDANCE WITH THE MASTER DRAINAGE PLAN.

HYDROLOGIC DATA - PROPOSED

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q ₁₀₀ (cfs)	V ₁₀₀₋₂₄ (acft)
		A	B	C	D			
LOT 2	0.73	0	5	5	90	4.13	3.03	0.139
LOT 3	0.90	0	5	5	90	4.13	3.72	0.170

REQUIRED FIRST FLUSH VOLUME

LOT DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

LOT DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING FIRST FLUSH RUNOFF RETENTION INDICATED ON THE LOT IMMEDIATELY PRIOR TO DISCHARGE. THE TOTAL VOLUME SHALL BE EQUAL TO:

IMPERVIOUS AREA * (0.44-0.10)/12 IN CUBIC FEET.

IMPERVIOUS AREA
LOT 2 = 39,878 SQ.FT.
LOT 3 = 28,795 SQ.FT.

REQUIRED VOLUME = 68,674 * (0.44-0.10)/12 = 1,946 CU.FT.
LOT VOLUMES PROVIDED = 312 CU.FT.
VOLUME REQUIRED FROM SITE POND = 1,634 CU.FT.

LEGEND

- FLOW ARROW
- SLOPE ARROW
- TOP OF CURB ELEVATION
- BOTTOM OF CURB ELEVATION
- PROPOSED ELEVATION
- EXISTING ELEVATION
- GRADE BREAK
- EXISTING CONTOUR
- PROPOSED EASEMENT
- PROPOSED GRADE
- EXISTING WALL
- PROPOSED WALL

NOTES:

- TO GREASE INTERCEPTOR AS SHOWN ON UTILITY PLAN
- FLOOR DRAIN* ZURN MODEL ZN-415S.

DRAINAGE NOTES:

THE DRAIN SYSTEM IS SIZED TO ACCOMMODATE THE LOCAL RUNOFF WITHIN THE DUMPSTER ENCLOSURE OF A 100 YEAR 24 HOUR STORM. THE PEAK FLOW IS 7.45 GPM (0.017 CFS) WITH A TOTAL DISCHARGE OF 218 GALLONS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT AND EROSION AND SEDIMENT CONTROL PLAN APPROVAL PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

AS BUILT INFORMATION

CONTRACTOR WORKED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
VERIFICATION BY DATE
DRAWINGS BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE

ENGINEER'S SEAL

RON E. HENSELY
NEW MEXICO
21850
Professional Engineer
May 31, 2017

REVISIONS

NO.	DATE	BY	REMARKS
1	DEC. 2016	REH	DESIGNED BY
2	FEB. 2017	REH	DRAWN BY
3	MAY 2017	REH	CHECKED BY

GND, LLC
CONSULTING ENGINEERS
11032 Dreamy Way Dr. NW
Albuquerque, NM 87114
Phone: (505) 264-6472

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING DEVELOPMENT GROUP
COORS PAVILION SUBDIVISION
LOTS 2 & 3
GRADING & DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	Mo./DAY/Yr.	Mo./DAY/Yr.

DRB No. CITY PROJECT No. ZONE MAP NO. **G-11-Z** **C-101**