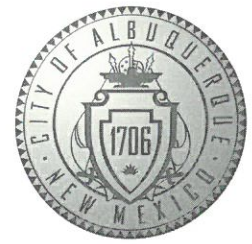


CITY OF ALBUQUERQUE



November 14, 2017

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

RE: **Coors Pavilion Lot 3 Only**

4101 ← 9154 Coors Blvd

Request for Certificate of Occupancy

Hydrology Final Inspection- Approved (Starbucks only)

Engineer's Stamp Date: 5/31/2017 (G11D069A)

Certification Dated: 11/13/2017

Dear Mr. Hensley:

Based on the information provided in your submittal received 11/14/17, this submittal is approved for release of Certificate of Occupancy by Hydrology. Please note that this inspection and approval applies only to Lot 3 (Starbucks) and a separate request for C.O. will be required for Lot 2.

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

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.

CITY OF ALBUQUERQUE



November 14, 2017

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

November 13, 2017

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

Re: G11D069A – Lot 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 for Lot2. 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



DRAINAGE CERTIFICATION
I, RON E. HENSELEY, NMP# 21850, OF THE FIRM GND, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 5/31/2017, EXCEPTING LOT 2 AND ITEMS DETAILED HEREON AND NOTED BELOW. HUGG, NMP# 9750, OF THE FIRM SURV-TEK, I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 11/13/2017, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION APPROVAL AND CERTIFICATE OF OCCUPANCY.

THE CONSTRUCTED CONDITION WAS NOT BUILT WITH THE INDICATED FLOWLINE. AN AREA DRAIN WAS INSTALLED WITH A 6" OUTLET PIPE DISCHARGING THROUGH THE ADJACENT CURB TO THE DRAINAGE EASEMENT.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



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.

NOTES

THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

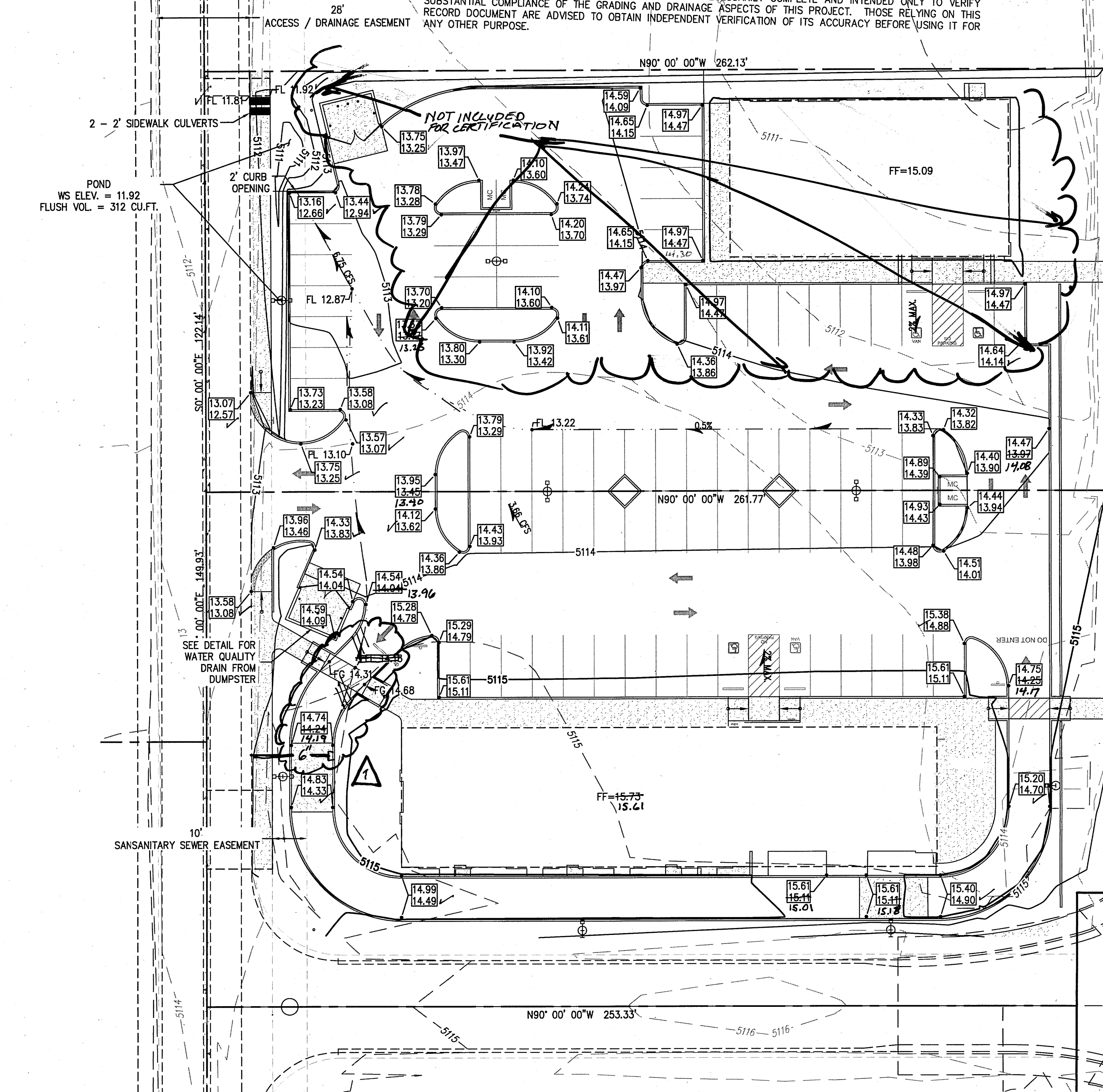
THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

GENERAL NOTES:

1. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
2. THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
3. THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
4. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEDED OR LANDSCAPED.
5. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
6. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

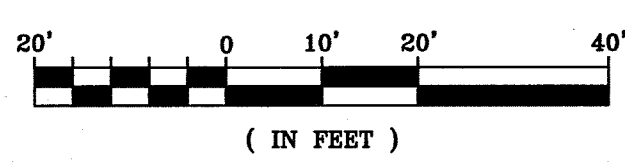
EROSION CONTROL NOTES

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

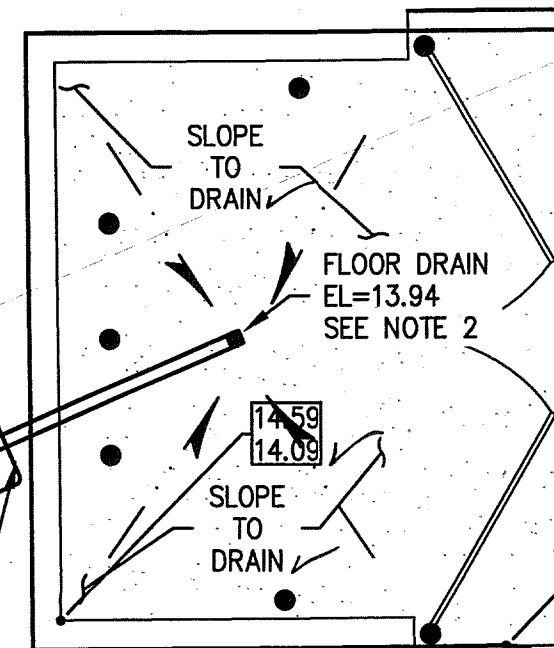


FINISH SURFACE OF SUBGRADE SHALL BE MOISTURE CONTROLLED AT COMPACTION MOISTURE RANGE, AND/OR PRIME COAT APPLIED AS REQUIRED BY THE ENGINEER. COMPLETED SUBGRADE PREPARATION SHALL BE PERFORMED AFTER ALL SUBSURFACE R/W UTILITIES CONSTRUCTION IS COMPLETED.

TACK COAT AS REQUIRED BY ENGINEER
AC PAVEMENT COURSE 2' TYPE C
12" SUBGRADE PREP R-VALUE ≥ 95% MIN COMPACTION PLACED IN 2 - 6" COMPACTED LIFTS. SEE COA SPECIFICATION SECTION 301 FOR SUBGRADE REQUIREMENTS. ALL SUBGRADE MATERIAL SHALL HAVE A MIN R-VALUE ≥ 50. THOSE SUBGRADE MATERIALS ENCOUNTERED DURING CONSTRUCTION HAVING AN R-VALUE < 50, SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN TWO (2) FEET BELOW THE FINISHED SUBGRADE ELEVATION AND TO THE HORIZONTAL LIMITS AUTHORIZED BY THE ENGINEER, AND REPLACED WITH SUBGRADE MATERIAL HAVING AN R-VALUE ≥ 50.



TO SITE UTILITY SEE NOTE 1



- NOTES:**
1. TO GREASE INTERCEPTOR AS SHOWN ON UTILITY PLAN
 2. FLOOR DRAIN* ZURN MODEL 2N-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.

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

GND, LLC
CONSULTING ENGINEERS
11032 Dreamway Way Dr. NW
Albuquerque, NM 87114
Phone: (505) 264-6972

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.
DESIGNED BY REH	DRAWN BY REH	DATE DEC. 2016	DATE FEB. 2017
CHECKED BY REH		DATE MAY 2017	

CITY PROJECT No.

ZONE MAP No.

C-101