

# CITY OF ALBUQUERQUE



January 19, 2018

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

RE: **Coors Pavilion Lot 4 (Panera Bread)**  
**4021 Coors Blvd NW**  
**Request for Certificate of Occupancy - Permanent**  
**Hydrology Final Inspection- Approved**  
**Engineer's Stamp Date: 5/31/17 (G11D069A)**  
**Certification Dated: 1/19/18**

Dear Mr. Hensley:

Based on the information provided in your submittal received 1/19/18, this submittal is approved for release of Certificate of Occupancy (Permanent) by Hydrology.

If you have any questions, contact me at 924-3695 or [dpeterson@cabq.gov](mailto:dpeterson@cabq.gov).

Sincerely,

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

January 19, 2018

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

Re: G11D069B – Lot 4 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 providing the following response to your comments:

1. The steel rods have been ground smooth.
2. The plan depicts the modified volume of the first flush pond
3. A copy of the Utility Plan is attached.

We are requesting a review for Grading Certification and Certificate of Occupancy Approval for Lot4. 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](mailto:ron@thegroup.cc)



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 10/2015)

**Project Title:** Lot 4 Coors Pavilion Building Permit #: \_\_\_\_\_ Hydrology File #: G11D069B

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 4 COORS PAVILUION SUBDIVISION

City Address: 9154 Coors Blvd.

**Applicant:** Retail Southwest Development Contact: Joshua J. Skarsgard

Address: 8220 San Pedro NE Suite 500 / Albuquerque, NM 87113

Phone#: 505-262-2323 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Other Contact:** GND LLC Contact: Ron Hensley

Address: 300 Branding Iron Rd. S.E., Rio Rancho, NM 87124

Phone#: 505-410-1622 Fax#: \_\_\_\_\_ E-mail: ron@thegroup.cc

Check all that Apply:

**DEPARTMENT:**

- ☒ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) \_\_\_\_\_

**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

**PRE-DESIGN MEETING?**

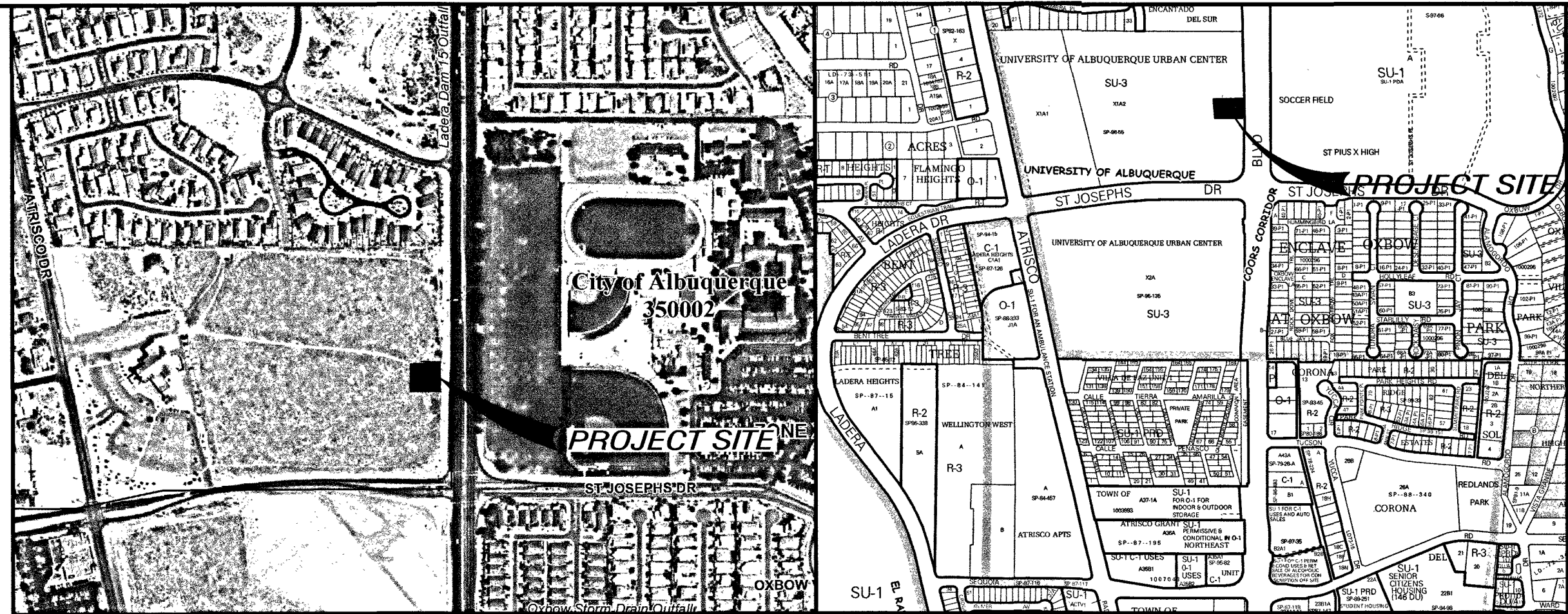
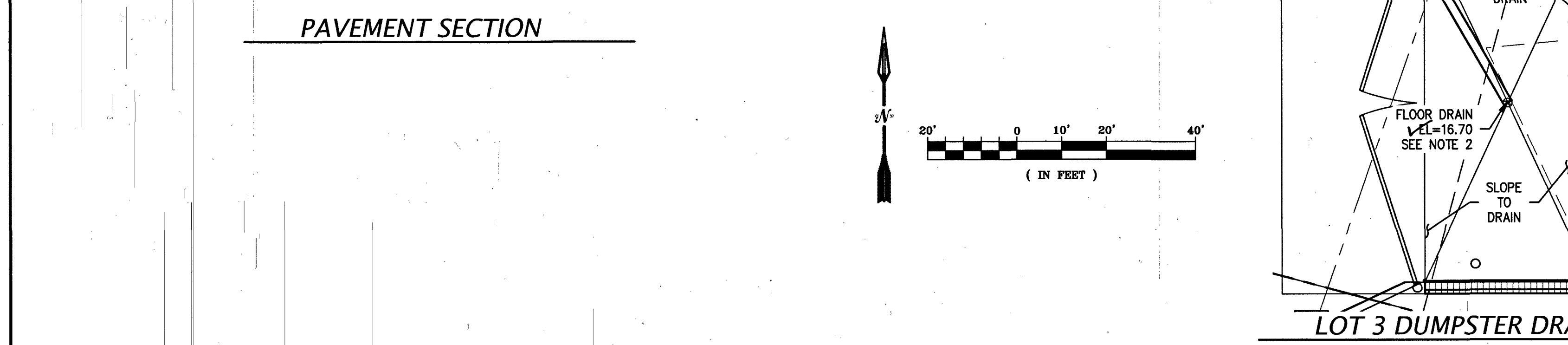
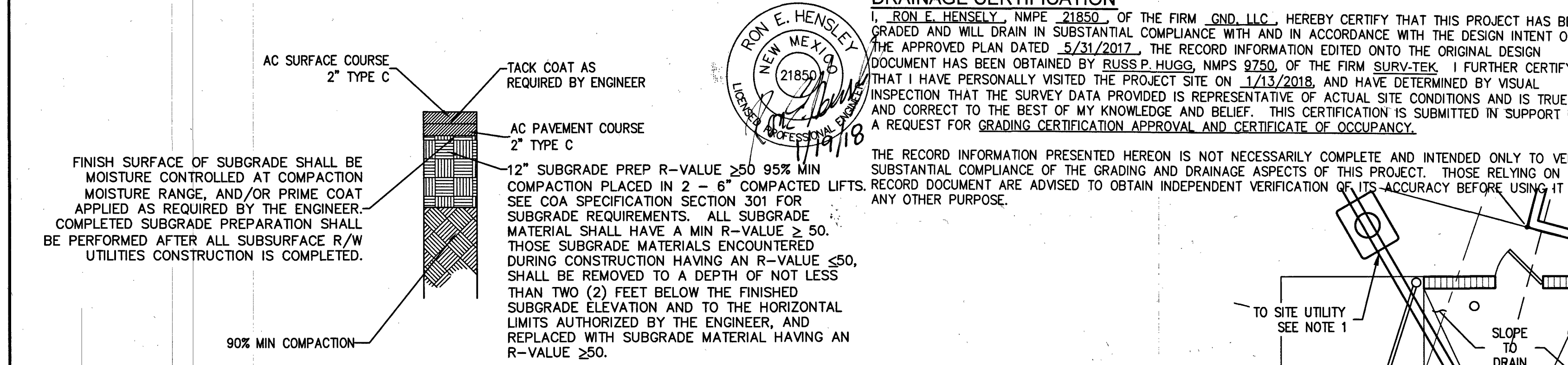
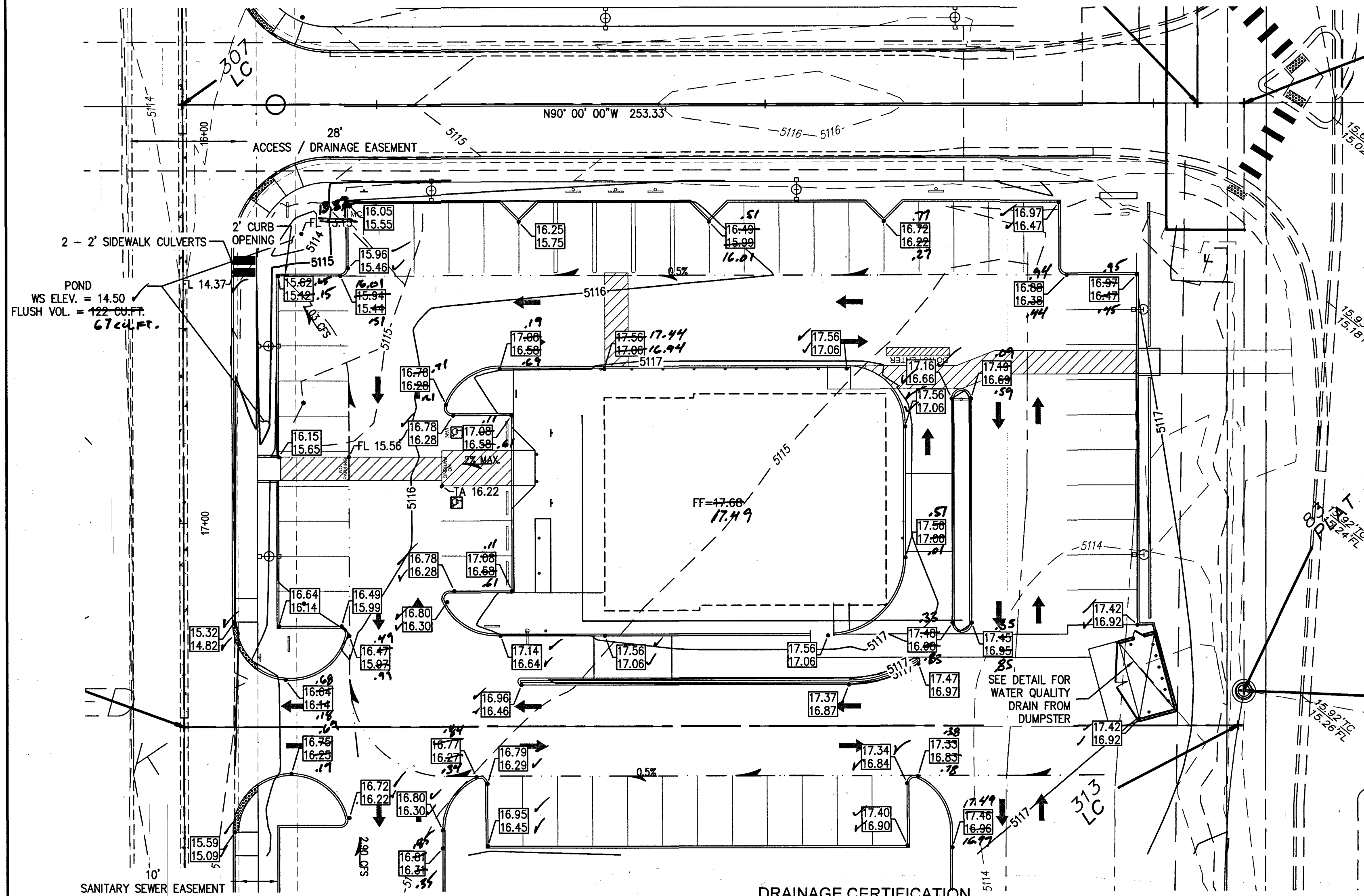
IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 1/19/18 By: Ron Hensley - THE Group

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_





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 FROM LOTS 4 AND 5 DIRECTED TO THE INITIAL FIRST FLUSH POND WITH DISCHARGE VIA TWO SIDEWALK CULVERTS. RUNOFF FROM LOT 5 AND THE PARKING CONSTRUCTED ON LOT 5 WITH THIS PLAN ARE IN ACCORDANCE WITH A CROSS LOT DRAINAGE AND ACCESS EASEMENT. THE SITE WILL DISCHARGE TO THE EXISTING SUBDIVISION 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 <sup>100</sup> (cfs)	V <sup>100-24</sup> (ac-ft)
		A	B	C	D			
LOT 4	1.00	0	5	5	90	4.13	4.13	0.189
LOT 5	0.70	0	5	5	90	4.13	2.90	0.133

#### 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 4 = 35,291 SQ.FT.  
LOT 5 = 39,279 SQ.FT.

REQUIRED VOLUME = 74,570 \* (0.44-0.10)/12 = 2,113 CU.FT.  
LOT VOLUMES PROVIDED = 122 CU.FT. **0.7 CU. FT.**  
VOLUME REQUIRED FROM SITE POND = 4,992 CU.FT. **2,947 CU. FT.**

- 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.

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

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 THEREFORE. 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, COUNTY, 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:

- 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.
- 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.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEED OR LANDSCAPED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT UTILITY LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- 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

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT 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.

**GND, LLC**  
CONSULTING ENGINEERS

11032 Dreamway Way Dr. NW  
Albuquerque, NM 87114  
Phone: (505) 264-4472

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**COORS PAVILION SUBDIVISION**  
**LOT 4 & PORTION LOT 5**  
**GRADING & DRAINAGE PLAN**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	DATE	Mo./DAY/YR.	Mo./DAY/YR.

CITY PROJECT No. **1009843** ZONE MAP NO. **G-11-Z**

BENCH MARKS		AS BUILT INFORMATION	
CONTRACTOR	DATE	WORKING	DATE
STAMPED BY	DATE	ACCEPTANCE BY	DATE
FIELD	DATE	DRAWINGS	DATE
CORRECTED BY	DATE	MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE		
NO.			

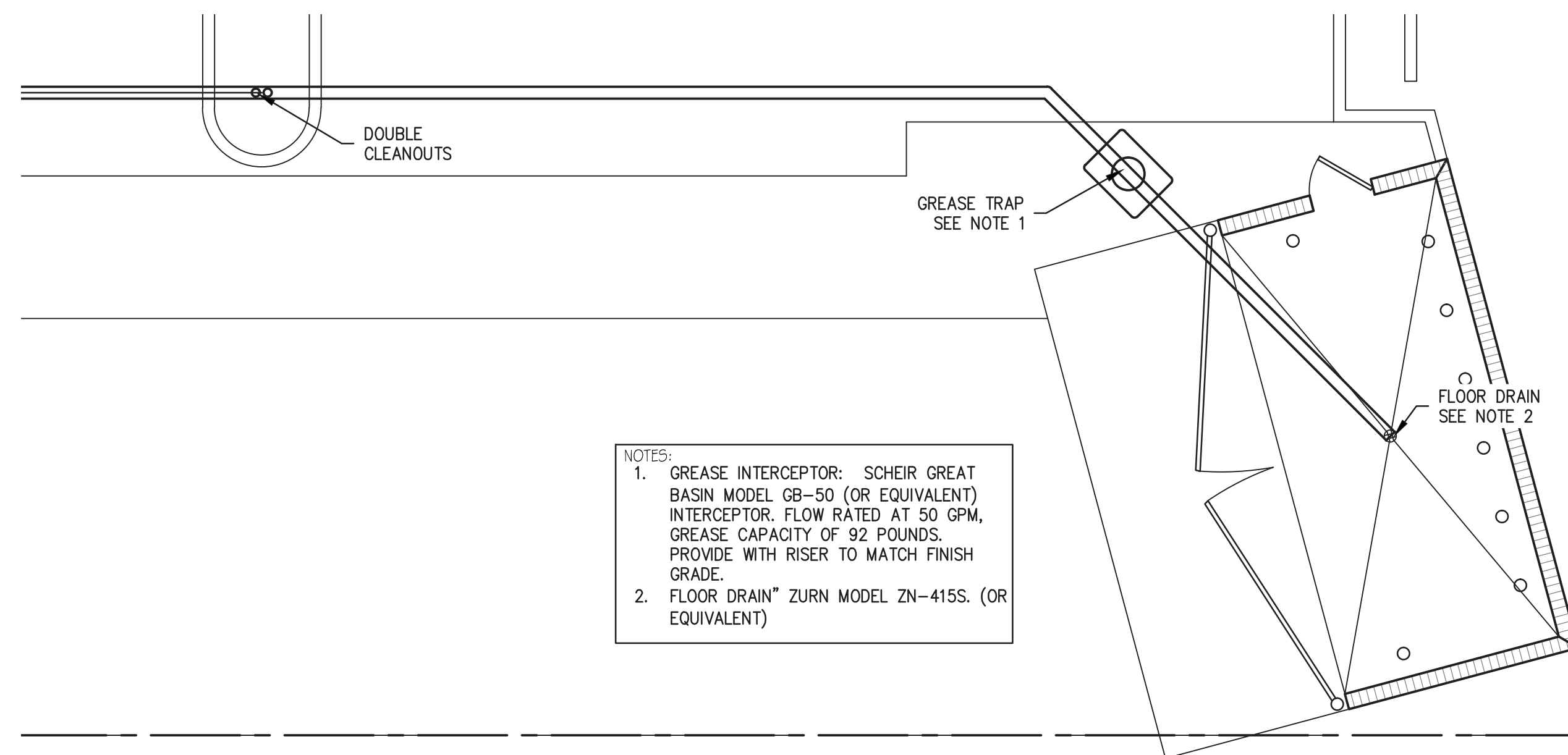
SURVEY INFORMATION		ENGINEER'S SEAL	
FIELD NOTES	DATE	NO.	BY

REVISIONS		DESIGN	
NO.	DATE	REMARKS	BY

DESIGNED BY	DATE	16
DRAWN BY	DATE	16
CHECKED BY	DATE	16

**MAY 31, 2017**





- |         |                  |                               |              |
|---------|------------------|-------------------------------|--------------|
| DRB No. | CITY PROJECT No. | ZONE MAP NO.<br><i>G-11-7</i> | <i>C-102</i> |
|---------|------------------|-------------------------------|--------------|

<b>AS BUILT INFORMATION</b>	
CONTRACTOR	
WORK ORDER NO.	
INSPECTOR'S	DATE
ACCEPTANCE BY	DATE
FIELD	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
<b>MICRO-FILM INFORMATION</b>	
RECORDED BY	DATE
NO.	

**SURVEY INFORMATION**

**FIELD NOTES**

**ENGINEER'S SEAL**

NO.	DATE	REMARKS	BY
<i>REVISED</i>			
DESIGN			
DESIGNED BY	REH	DATE DEC. 2016	
DRAWN BY	REH	DATE DEC. 2016	
CHECKED BY	REH	DATE DEC. 2016	

11032 Dreamy Way Dr. NW  
Albuquerque, NM 87114  
Phone: (505)-264-0472

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT GROUP  
**COORS PAVILLION SUBDIVISION**

LOT 4  
SITE UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	Mo./DAY/YR.	Mo./DAY/YR.







