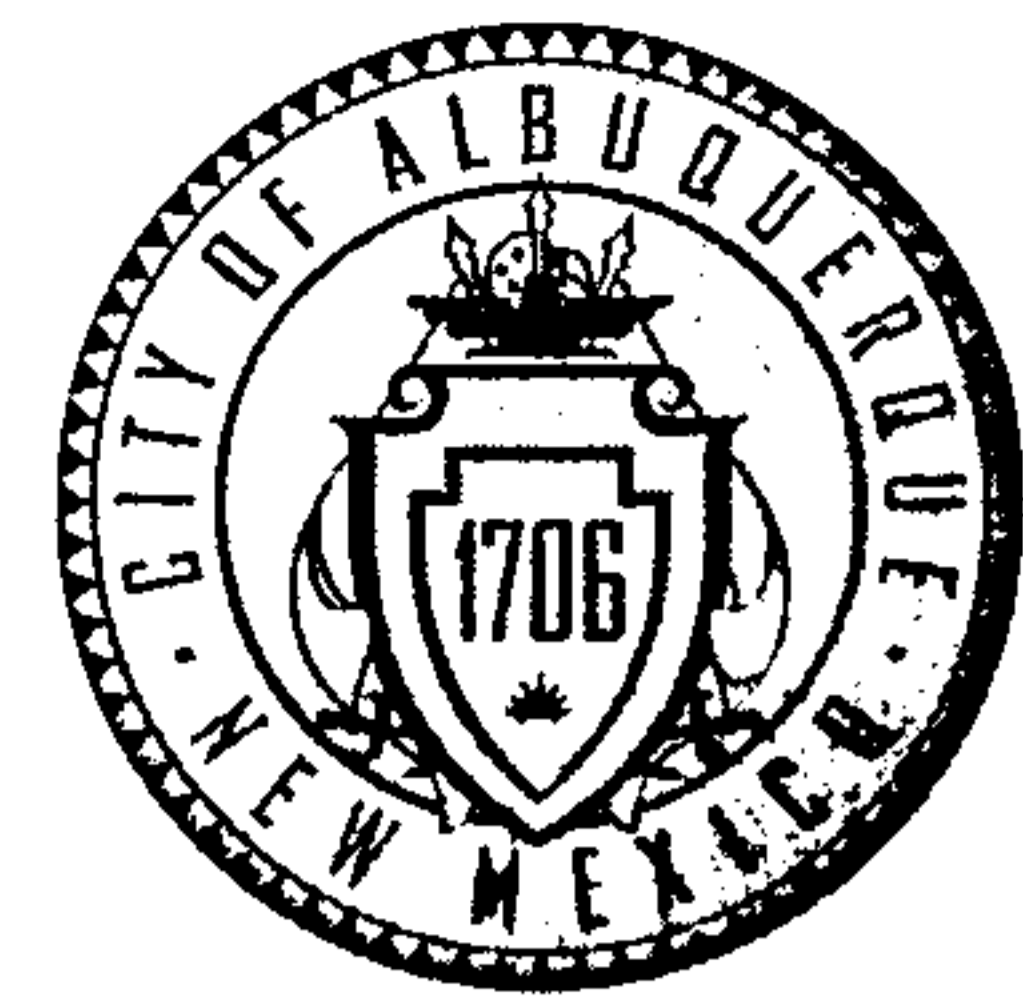


CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

March 27, 2017

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

RE: Coors Pavilion Subdivision Lot 4 & Portion of Lot 5
9154 Coors Blvd
Grading Plan
Engineer's Stamp Date: 3/1/2017
Hydrology File: G11D069B

Dear Mr. Hensley:

Based upon the information provided in your submittal received 3/24/17, the Grading Plan is approved for Site Development for Building Permit.

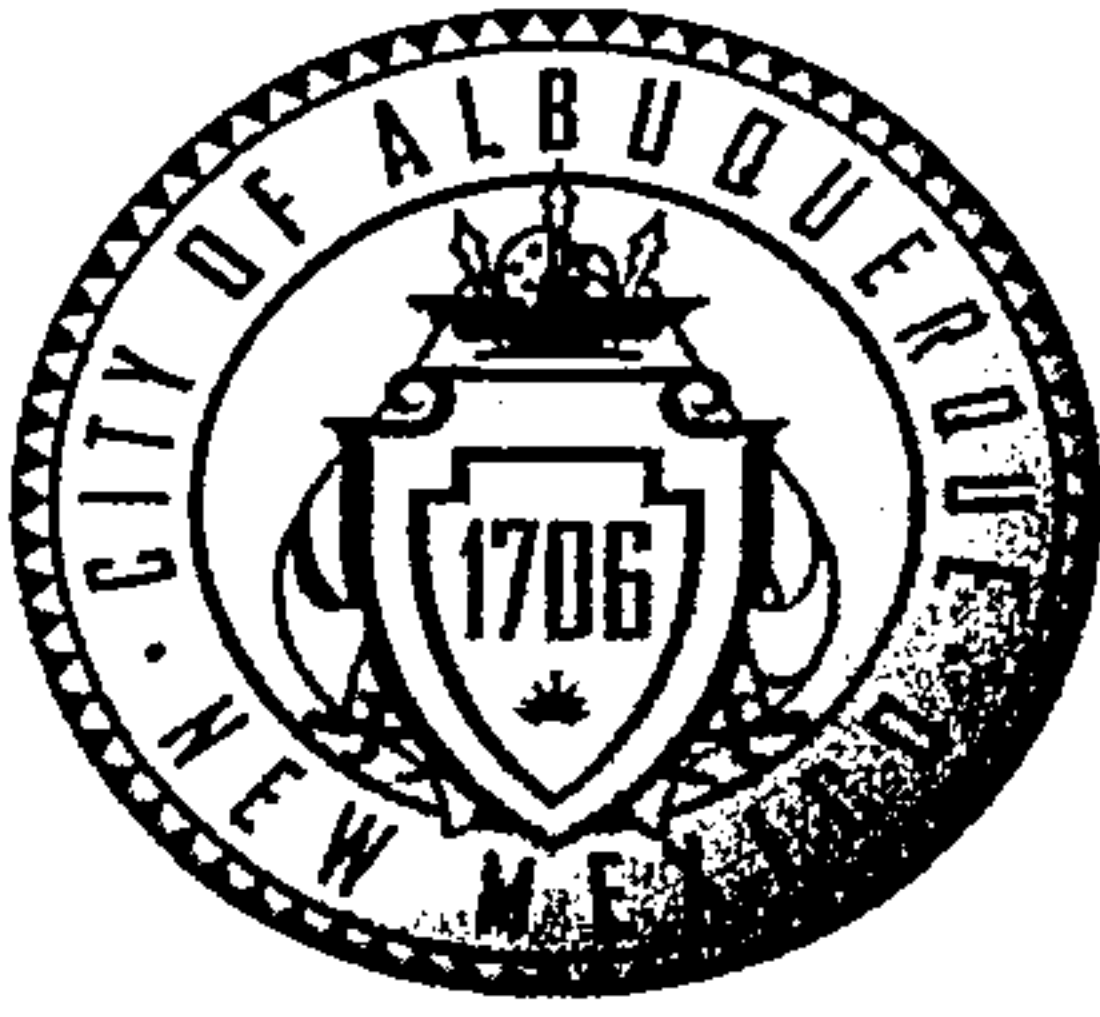
Prior to Final Plat and Building Permit, the following comments need to be addressed:

1. Prior to Final Plat, a cross-lot drainage easement will be required for Lot 4 for the benefit of Lot 5.
2. Are either of these lots being developed as restaurants? If so, provide trash enclosure containment and drainage through a grease trap and into the sanitary sewer.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Lots 4 Coors Pavilion Subdivision Building Permit #: _____ City Drainage #: G11D069 **B**
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: LOT 4 COORS PAVILUION SUBDIVISION
City Address: 9154 Coors Blvd.

Engineering Firm: GND Engineering Contact: Ron Hensley
Address: 11032 Dreamy Way Dr. NW Albuquerque, NM 87114
Phone#: 505-410-1622 Fax#: _____ E-mail: ron@thegroup.cc

Owner: Retail Southwest Development Contact: Joshua J. Skarsgard
Address: 8220 San Pedro NE Suite 500 / Albuquerque, NM 87113
Phone#: 505-262.2323 Fax#: _____ E-mail: _____

Architect: Dekker/Perich/Sabatini Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg
Address: 9384 Valley View Drive, Albuquerque, NM 87114
Phone#: 505-897-3366 Fax#: _____ E-mail: russhugg@survtek.com

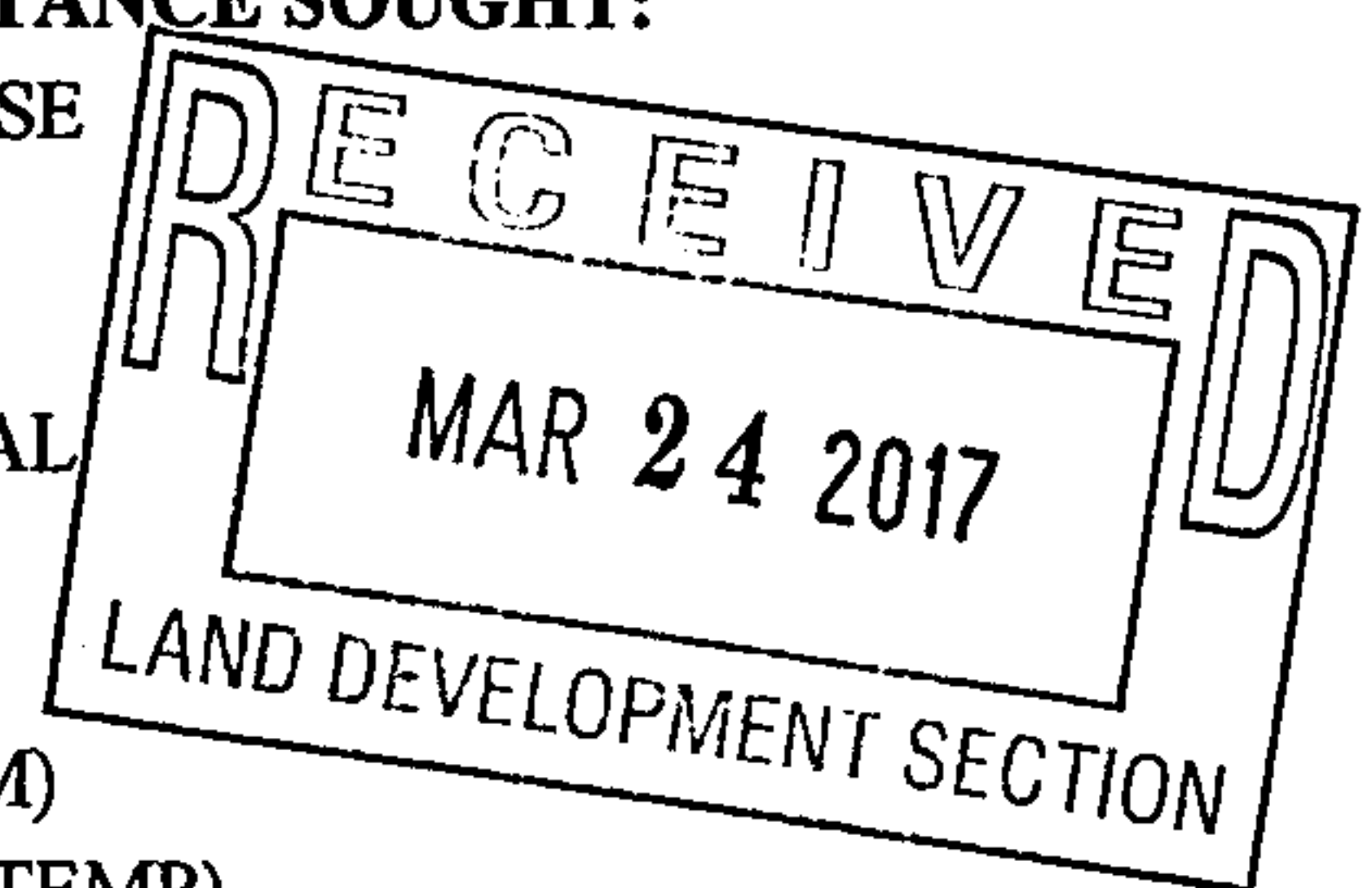
Contractor: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

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: 3/24/2017 By: Ron Hensley

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

GND, LLC

CONSULTING ENGINEERS

10224 Green River Place NW Albuquerque, New Mexico 87114

Phone: 505-264-0472

Email: segreer@swcp.com

March 24, 2017

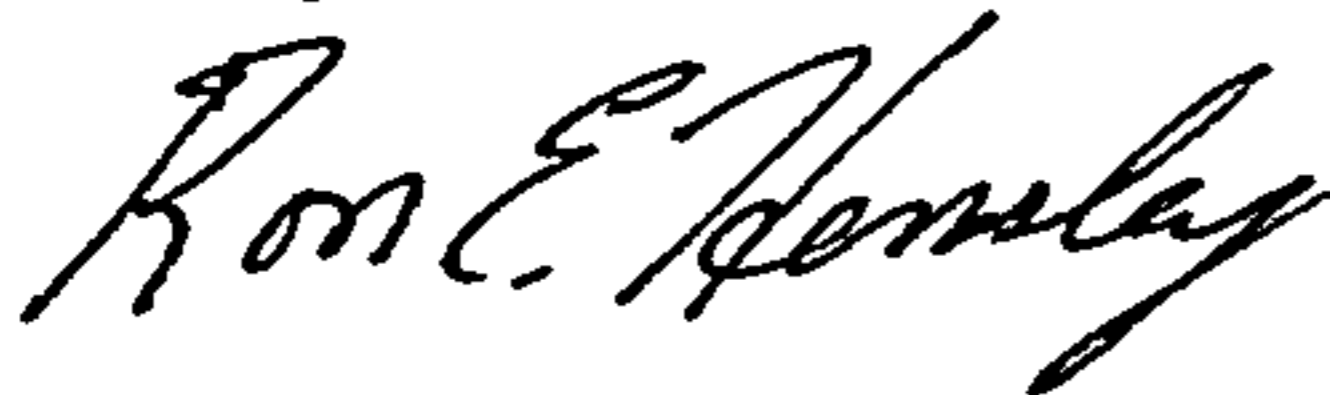
Hydrology Development
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Coors Pavilion Subdivision – Lot 4 Grading Plan

We are requesting a review of the attached plan in support of the Site Plan for Building Permit of Lot 4 in the Coors Pavilion Subdivision. The subdivision is located at the corner of Coors Blvd. and St. Josephs Dr. NW. The plan covers the impact of the development on the proposed drainage infrastructure of the subdivision. We are requesting a review for compliance with City requirements.

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



Peterson, Dana M.

From: Peterson, Dana M.
Sent: Friday, February 17, 2017 10:52 AM
To: 'Ron Hensley'
Subject: Coors Pavilion Lot 2/3 and Lot 4

Ron-

As discussed earlier, I kicked back the submittals for these two grading plans until we get the master plan corrected. A few things I did note:

Lots 2/3 (G11D069A):

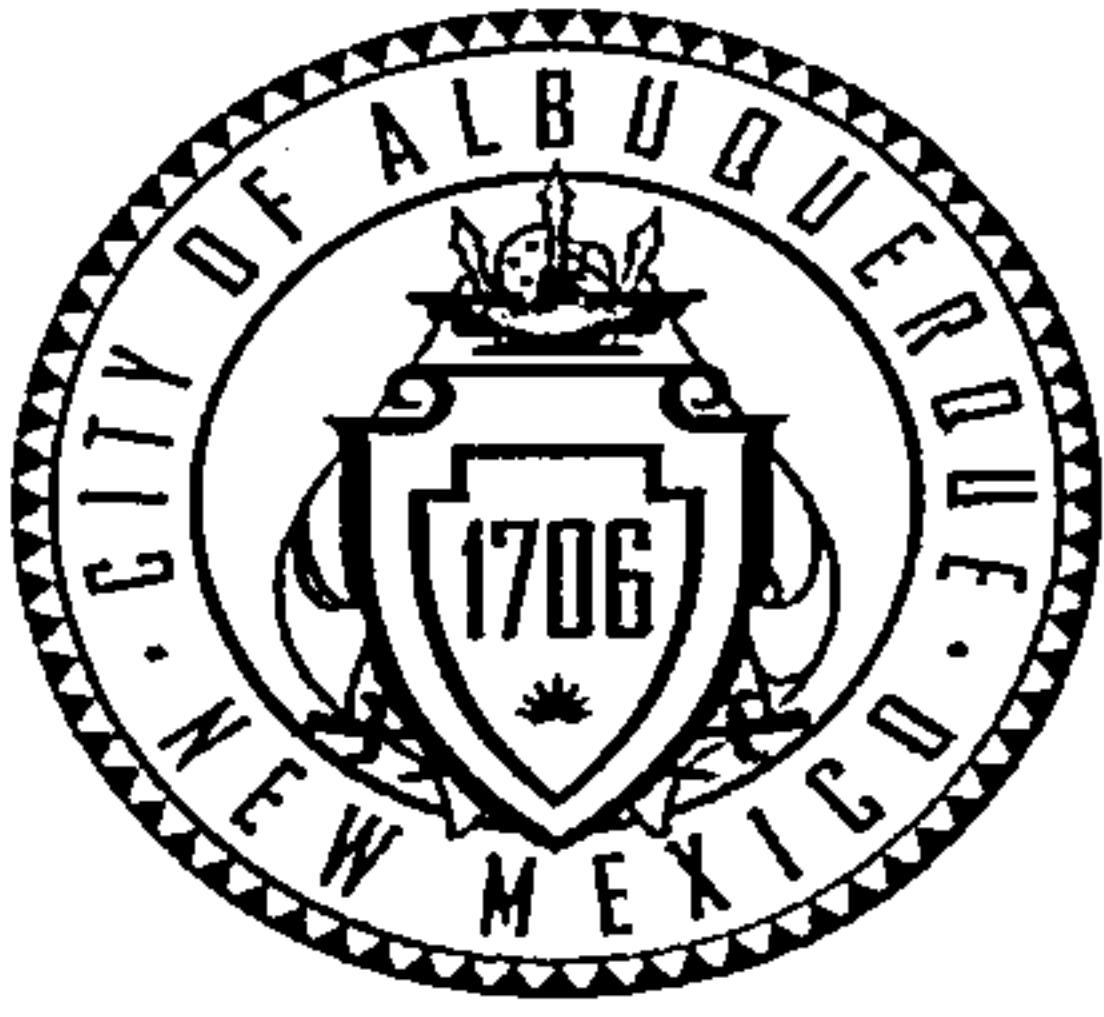
- The V100's in the hydrologic data table are flip-flopped and the lot areas are incorrect
- The narrative states zone 3 instead of 1
- The cross lot drainage easement along the flow line will need to be included with this plan
- Add curb-cuts to allow flows into the first flush pond
- Add a 1ft waterblock to the entrance drivepad, include enough detail to ensure the sidewalk crossing is still ADA complainant
- If these are restaurants, the dumpsters need to have drainage contained, piped through a grease trap, and into the sanitary sewer

Lot 4 and portions of 5 (G11D069B):

- Expand the title and narrative to explain that this one includes a portion of lot 5 and they have a shared entry
- recheck the hydrologic data table, either the lots areas or Q100/V100 are incorrect
- The narrative states zone 3 instead of 1
- The cross lot drainage easement along the flow line will need to be included with this plan
- Add curb-cuts to allow flows into the first flush pond
- Add a 1ft waterblock to the entrance drivepad, include enough detail to ensure the sidewalk crossing is still ADA complainant
- If these are restaurants, the dumpsters need to have drainage contained, piped through a grease trap, and into the sanitary sewer

v/r,
Dana

Dana M. Peterson, P.E.
Senior Engineer- Hydrology
Planning Department
City of Albuquerque
(505) 924-3695
dpeterson@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Lots 4 Coors Pavilion Subdivision Building Permit #: _____ City Drainage #: 611 D069

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

Legal Description: LOT 4 COORS PAVILUION SUBDIVISION

City Address: 9154 Coors Blvd.

Engineering Firm: GND Engineering Contact: Ron Hensley

Address: 11032 Dreamy Way Dr. NW Albuquerque, NM 87114

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

Owner: Retail Southwest Development Contact: Joshua J. Skarsgard

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

Phone#: 505-262.2323 Fax#: _____ E-mail: _____

Architect: Dekker/Perich/Sabatini Contact: _____

Address: _____

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

Surveyor: Surv-Tek, Inc. Contact: Russ Hugg

Address: 9384 Valley View Drive, Albuquerque, NM 87114

Phone#: 505-897-3366 Fax#: _____ E-mail: russhugg@survtek.com

Contractor: _____ Contact: _____

Address: _____

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

TYPE OF SUBMITTAL:

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- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
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- ☐ CLOMR/LOMR
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- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____

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

DATE SUBMITTED: 12/30/2016 By: Ron Hensley

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CONSULTING ENGINEERS

10224 Green River Place NW Albuquerque, New Mexico 87114

Phone: 505-264-0472

Email: segreer@swcp.com

December 30, 2016

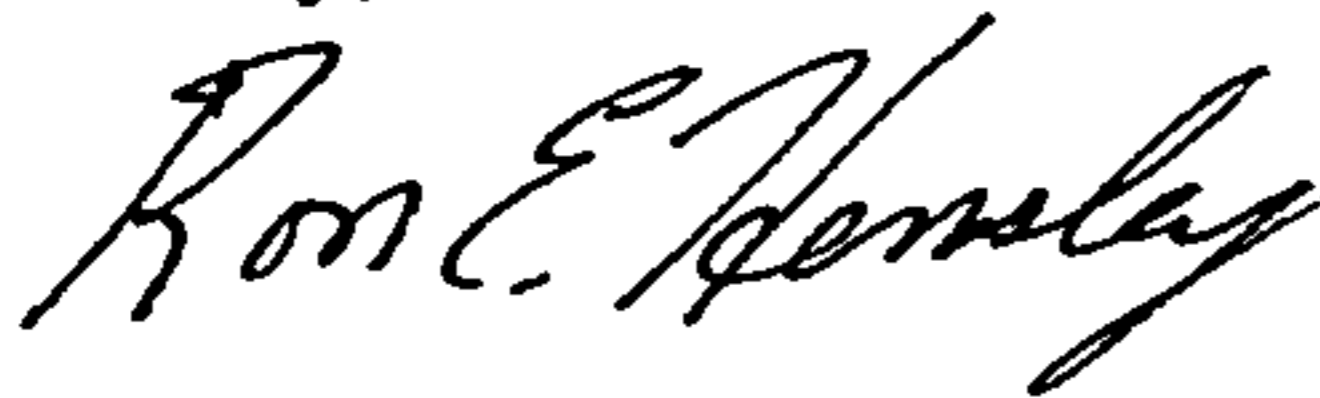
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Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,



Ron E. Hensley P.E.
ron@thegroup.cc

