

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director



Mayor Timothy M. Keller

February 19, 2021

Robert Fierro, P.E.
Fierro & Company
6300 Montano Rd. NW
Albuquerque, NM 87120

**RE: Posten Driveway
730 Coors Blvd. NW
Grading and Drainage Plan
Engineer's Stamp Date: 11/17/2020
Certification Date: 2/11/2021
Hydrology File: J11D032**

Dear Mr. Fierro:

PO Box 1293

Based on the submittal received on 2/18/21 and site visit on 2/19/21, this certification is approved in support of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3986 or earmijo@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



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 (____# 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:** _____

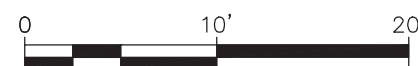
COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



1. CONSTRUCT HEADER CURB PER DETAIL THIS SHEET.
2. CONSTRUCT SIDEWALK.
3. CONSTRUCT ASPHALT PAVEMENT.
4. TIE NEW CURB INTO EXISTING CURB.
5. EXISTING ASPHALT.
6. SAWCUT NEAT LINE.
7. CONSTRUCT CURB OPENING PER DETAIL THIS SHEET.



— — — — —	PROPERTY BOUNDARY
○	APPARENT CORNER
⊗	SANITARY SEWER MH
⌵	WATER VALVE
⌴	FIRE HYDRANT
—	GUY WIRE
○	POWER POLE
— x — x —	FENCE
—	FLOWLINE
— 30.05 —	EXISTING MAJOR CONTOUR
— 0.5 —	EXISTING MINOR CONTOUR
—	PROPOSED MAJOR CONTOUR
—	PROPOSED MINOR CONTOUR
FL	FLOW LINE
FG	FINISHED GRADE
TBC	TOP BACK OF CURB
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TS	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
EG	EXISTING GRADE
← • • •	FLOW PATH
➡	FLOW DIRECTION
↙	ROOF FLOW DIRECTION
	NEW CONCRETE
	EX. CONCRETE
	LANDSCAPING

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 THE RECORD DOCUMENTS ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY PURPOSE.



PROJECT NO:	20081
DESIGNED BY:	RJF
DRAWN BY:	RJS
CHECKED BY:	RJF
DATE:	NOVEMBER 2020
SHEET TITLE	

PROJECT NAME

SHEET NO: C-1



EXISTING BASIN MAP

PROPOSED BASIN MAP

Basin 101 - Existing			
Area of Treatment A	=	0.000	ft ²
		0	ac
Area of Treatment B	=	0.00	ft ²
		0.000	ac
Area of Treatment C	=	3355.00	ft ²
		0.077	ac
Area of Treatment D	=	1681.00	ft ²
		0.039	ac
Total Area	=	5036.00	ft ²
		0.116	ac
<i>Volumetric Flow</i>		0.000181	
Weighted E	=	1.381	inches
Volume (6hr)	=	0.013	acre-ft
Volume (24hr)	=	0.014	acre-ft
Volume (4days)	=	0.016	acre-ft
Volume (10days)	=	0.019	acre-ft
Peak Rate of Discharge			
Q ₁₀₀	=	0.4	cfs

<u>Basin 201 - Proposed</u>		
Area of Treatment A	= 0.000 0	ft ² ac
Area of Treatment B	= 0.00 0.000	ft ² ac
Area of Treatment C	= 2470.00 0.057	ft ² ac
Area of Treatment D	= 3033.00 0.070	ft ² ac
Total Area	= 5503.00 0.126 0.000197	ft ² ac
<i>Volumetric Flow</i>		
Weighted E	= 1.661	inches
Volume (6hr)	= 0.017	acre-ft
Volume (24hr)	= 0.019	acre-ft
Volume (4days)	= 0.023	acre-ft
Volume (10days)	= 0.028	acre-ft
<i>Peak Rate of Discharge</i>		
Q ₁₀₀	= 0.4	cfs

Basin 102 - Existing		
Area of Treatment A	= 0.00	ft ² ac
Area of Treatment B	= 0.00	ft ² ac
Area of Treatment C	= 13296.80	ft ² ac
Area of Treatment D	= 0.305	ft ² ac
	= 53187.20	ft ² ac
Total Area	= 66484.00	ft ² ac
	= 1.526	ft ² ac
	= 0.002385	
Volumetric Flow		
Weighted E	= 1.982	inches
Volume (6hr)	= 0.252	acre-ft
Volume (24hr)	= 0.285	acre-ft
Volume (4days)	= 0.349	acre-ft
Volume (10days)	= 0.428	acre-ft
Peak Rate of Discharge		
Q ₁₀₀	= 5.9	cfs

<u>Basin 202 - Proposed</u>		
Area of Treatment A	= 0.000	ft ²
	0	ac
Area of Treatment B	= 0.00	ft ²
	0.000	ac
Area of Treatment C	= 13203.20	ft ²
	0.303	ac
Area of Treatment D	= 52812.80	ft ²
	1.212	ac
Total Area	= 66016.00	ft ²
	1.516	ac
	0.002368	
<i>Volumetric Flow</i>		
Weighted E	= 1.982	inches
Volume (6hr)	= 0.250	acre-ft
Volume (24hr)	= 0.283	acre-ft
Volume (4days)	= 0.346	acre-ft
Volume (10days)	= 0.425	acre-ft
<i>Peak Rate of Discharge</i>		
Q ₁₀₀	= 5.9	cfs



FLOOD INSURANCE RATE MAP
MAP NO. 35001C0327J
EFFECTIVE DATE: 11/04/2016

Introduction

The site is located at 730 Coors Boulevard N.W. The proposed improvement is a drive aisle that connects the site to the south lot via a drive aisle. A portion of the existing building will be demolished. An existing grading & drainage (G&D) plan, Hydrology File J110032, was prepared and approved on June 3, 2019. Our site is within the approved G&D Plan's Basin A-1 and C-2. The purpose of this Grading & Drainage Plan is to 1) provide hydrologic and hydraulic analysis of the existing and proposed condition, 2) limit the proposed runoff to existing conditions, 3) store the storm water quality volume, and 4) seek permit approval.

Methodology

Hydrologic procedures presented in the Development Process Manual, City of Albuquerque, effective as of June 8, 2020 were followed.

Existing Condition

The existing site is currently a parking lot with a 1,780 sq.ft. building. Two basins have been delineated with Basin 101 and Basin 102 draining to an existing inlet located northeast of the parking lot. Hydrology file J11D032 states the area of Basin 101 will drain to Coors; however, this is not the case. Runoff in Basin 101 will slightly pond in the landscaping area, then flow to the parking lot to the north.

Proposed Condition

Improvements includes a drive isle that connects the site with the property to the south. Approximately 500 sq.ft. of building will be demolished to construct the proposed drive isle. The proposed basins vary slightly from the existing. Basin 201 will incorporate a detention pond which will store 1) Storm Water Quality Volume and 2) the increased net volume in the 100-year storm. Basin 202 has a reduced runoff rate; therefore, no storm improvement are required to attenuate runoff.

Conclusion

The City's drainage criteria was used and met. This drainage report is being submitted for review, and seeks approval for building permit.

$$\underline{\Delta(A-1)}$$
$$\begin{aligned} \text{Basin201}(Q_{100}) - \text{Basin101}(Q_{100}) &= 0.0 \text{ cfs} \\ \text{Basin201}(V_{100}) - \text{Basin101}(V_{100}) &= 0.005 \text{ ac-ft} = 218 \text{ cu.ft.} \end{aligned}$$

$\Delta(C-2)$

$$\begin{aligned}\text{Basin202}(Q_{100}) - \text{Basin102}(Q_{100}) &= 0.0 \text{ cfs} \\ \text{Basin202}(V_{100}) - \text{Basin102}(V_{100}) &= -0.002 \text{ ac-ft}\end{aligned}$$

STORMWATER QUALITY VOLUME POND (0.62" STORM):

WATER QUALITY STORAGE REQUIRED (REDEVELOPMENT)= $2,700 \text{ SQ.FT.} \times (.26') \times (1' / 12") = 58.5 \text{ CU.FT.}$

DETENTION POND:

$$\begin{aligned}\text{TOTAL DETENTION POND VOL. REQUIRED} &= \text{SWQV} + \Delta V_{100}(A-1) \\ &= 58.5 \text{ CU.FT.} + 218 \text{ CU.FT.} = 276.50 \text{ CU.FT.}\end{aligned}$$

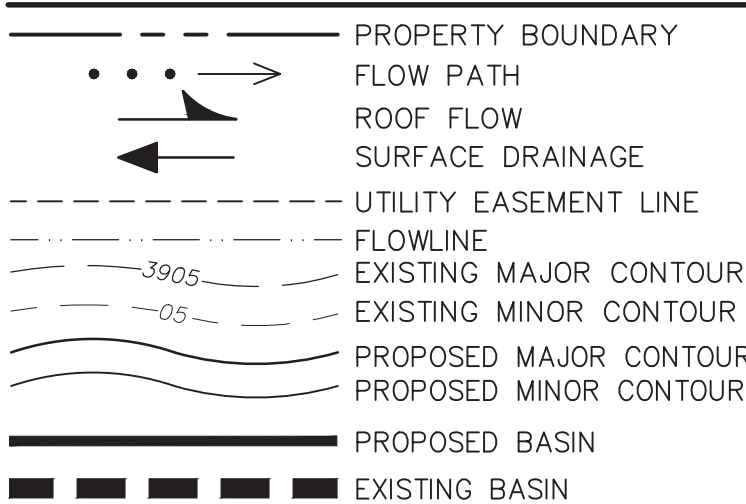
TOTAL DETENTION POND VOL. PROVIDED = 302.5 CU.FT.

DETENTION POND STAGE-STORAGE TABLE:

Depth	Area		Volume	Cum. Volume	Cum. Volume
(ft)	(sq ft)	(ac)	(ac-ft)	(ac-ft)	cu.ft.
5099	21	0.000	0	0.000	0
5100	137	0.003	0.002	0.002	79
5101	310	0.007	0.005	0.007	302.5

THEREFORE; SWQV WSEL = 5099.75'
AND 100-YEAR WSEL OVERTOPS AT 5101.0' AND DRAINS TO COORS.

LEGEND

[illegible]

PROJECT NO:	2008
DESIGNED BY:	RJP
DRAWN BY:	RJS
CHECKED BY:	RJP
DATE:	NOVEMBER 2020

DRAINAGE COVENANT

This Drainage Covenant ("Covenant"), between 730 Coors, LLC ("Owner"), whose address is 5901 Wyoming Blvd NE and whose telephone number is (505) 228-8828 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Owner signs this Covenant.

1. **Recital.** Owner is the current owner of certain real property described as:
Tract "C-2-A-1-A" OF CAMBELL LANDS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, A REPLAT OF TRACT C-2-A-1
AND C-2-A-2, CAMPBELL LANDS, WITHIN PROJECTED SECTION 14, T10N, R2E, N.M.P.M., TOW OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO,
AS THE SAME SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NM, ON APRIL 28, 2010, IN PLAT BOOK 2010C, PAGE 51.
in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities ("Drainage Facility") on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. **Description and Construction of Drainage Facilities.** Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. On-Site Retention Pond built within the Tract above and shown in Exhibit "A" and located in Hydrology File: J11D032

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. **Maintenance of Drainage Facility.** The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.

4. **City's Right of Entry.** The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. **Demand for Construction or Repair.** The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and save the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

730 Coors LLC
5901 Wyoming Blvd NE Ste J-169
Albuquerque, NM 87109

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested,

to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. Entire Agreement. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.

15. Changes to Agreement. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

OWNER:

By [signature]: Poston
Name [print]: Jeffrey Allen Poston
Title: Manager
Dated: Feb 12, 2021

CITY OF ALBUQUERQUE:

By: _____
Shahab Biazar, P.E., City engineer
Dated: _____

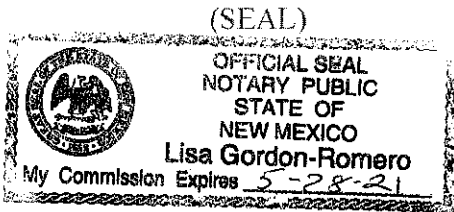
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 TAOS)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 12 day of Feb.,
2021, by Jeffrey Allen Poston (name of person signing permit),

(title of person signing permit) of

(Owner).



Lisa Gordon-Romero
Notary Public
My Commission Expires: May 28, 2021

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this _____ day of
_____, 20____, by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque,
a municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public
My Commission Expires: _____

(EXHIBIT A ATTACHED)

