

# CITY OF ALBUQUERQUE



June 21, 2018

David Soule, PE  
Rio Grande Engineering  
1606 Central SE Suite 201  
Albuquerque, NM 87106

**Re: Holly Hampton Inn  
5900 Holly NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp Dated 4-22-16 (C18D073B)  
Certification dated: 4-9-18**

Dear Mr. Soule,

Based on the Certification received 6/20/2018, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

NM 87103

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

Sincerely,

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

TE/JH

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



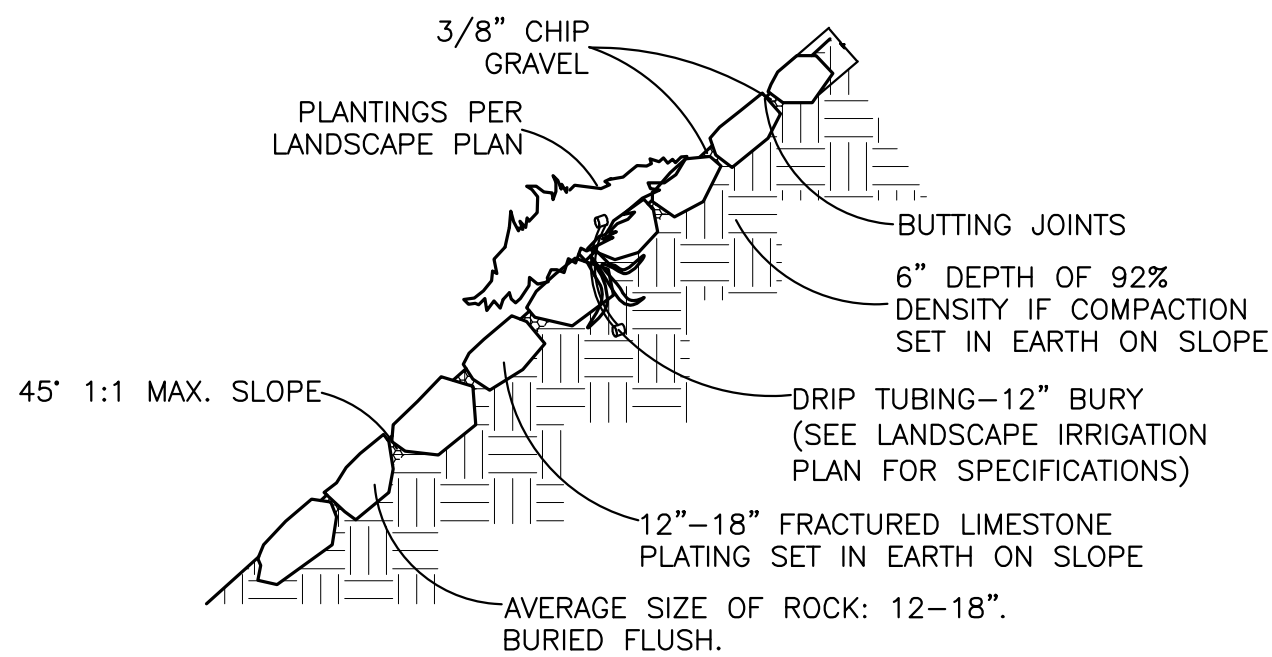
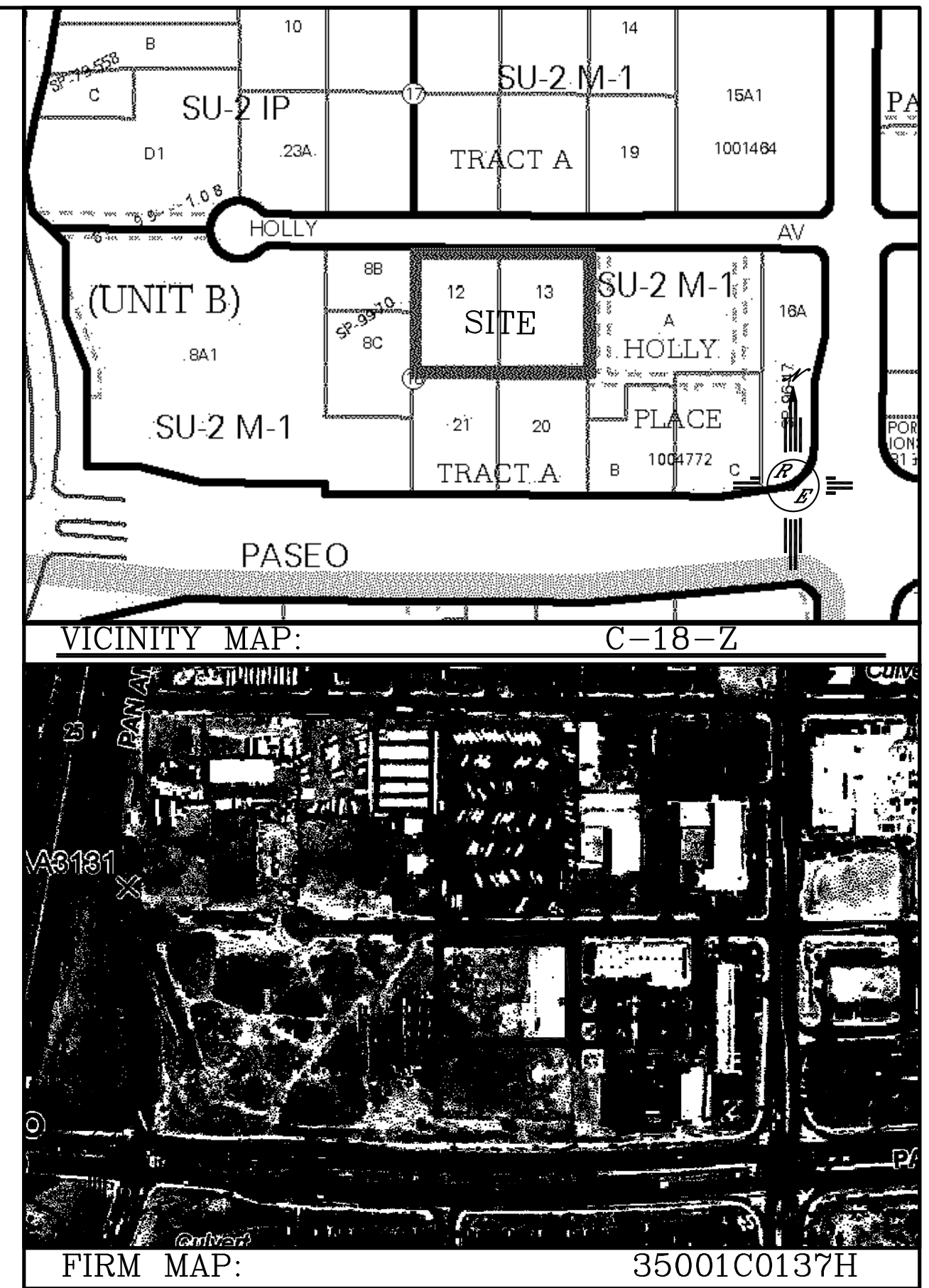
"10-C18, 1985"  
Datum: NAD 83  
Projection: New Mexico State Plane  
Zone: Central  
Latitude: 35 - 11 - 19.24965  
Longitude: 106 - 34 - 39.00037  
Ellipsoidal Height (meters): 1570.768  
Order: Class:  
Ground to Grid Factor: 0.999665042  
Mapping Angle: -0.11 - 19.43  
Northing (US survey feet): 1524123.885  
Easting (US survey feet): 1542565.263  
Northing (meters): 464553.889  
Easting (meters): 470174.833  
NAVD 1988 Elevation  
Datum: NAVD 1988  
Orthometric Height (US survey feet): 5222.090  
BUILD RETAINING POND  
1:1 SLOPE MAX  
W/ ROCK PLATTING  
SEE DETAIL THIS SHEET  
TOP=5208.00 8.59  
BOTTOM=5204.00 4.56  
REQUIRED VOLUME=1569 CU. FT.  
PROPOSED VOLUME=16491 CU. FT.

I David Soule, NMPE 14522, of the firm Rio Grande Engineering, hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intend of the approved plan dated 4/22/16. The record information edited on the original design document has performed by me or under my direct supervision and is true and correct to the best of my knowledge and belief. The as-built survey was provided by THOMAS PATRICK NMPS 12651. The certification is submitted in support of a request for PERMANENT CERTIFICATE OF OCCUPANCY. The record information presented heron 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

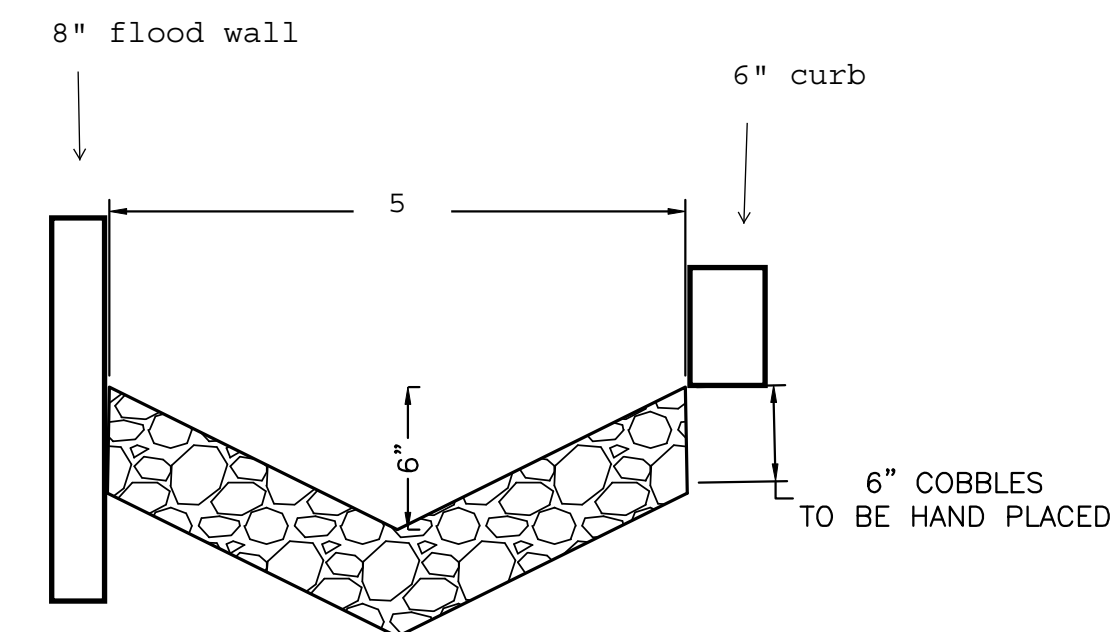


#### EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT 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 ACCEPTANCE OF ANY PROJECT.



ROCK PLATING DETAIL  
NTS



COBBLE SWALE DETAIL  
NTS

#### LEGAL DESCRIPTION:

LOT 12 AND 13, BLOCK 18, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

#### NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. A BLANKET CROSS LOT DRAINAGE EASEMENT SHALL BE GRANTED TO TRACT A AND B-1 HOLLY PLACE AND LOT 21 BLOCK 18 TRACT A, UNIT B NORTH ALBUQUERQUE ACRES.

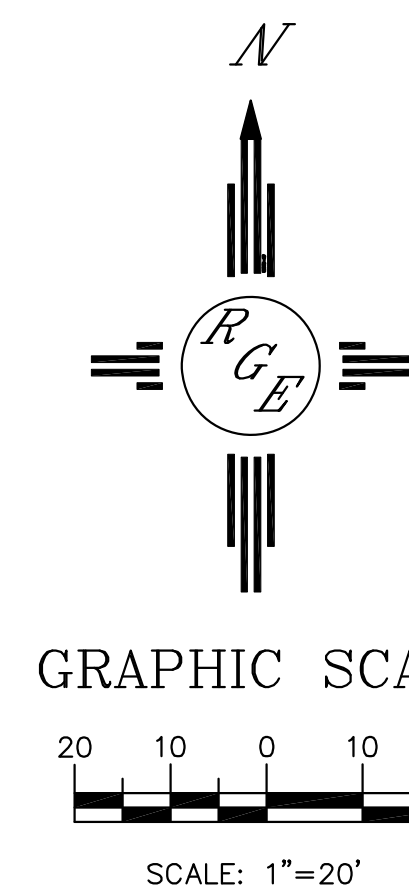
#### LEGEND

- 5414--- EXISTING CONTOUR
- 5415--- EXISTING INDEX CONTOUR
- 5414--- PROPOSED CONTOUR
- 5415--- PROPOSED INDEX CONTOUR
- ▲ SLOPE TIE
- + 4048.25 EXISTING SPOT ELEVATION
- x 4048.25 PROPOSED SPOT ELEVATION
- BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED LOT LINE
- PROPOSED SCREEN WALL
- PROPOSED RETAINING WALL
- LIMITS OF FLOODPLAIN

#### ROUGH GRADING APPROVAL

DATE

ENGINEER'S SEAL  4/22/16 DAVID SOULE P.E. #14522	HOLLY HAMPTON INN  GRADING AND DRAINAGE PLAN  1806 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 872-0999	DRAWN BY WCWJ
		DATE 4-21-16
		21423-LAYOUT-12-05-14
		SHEET # — JOB # 21423

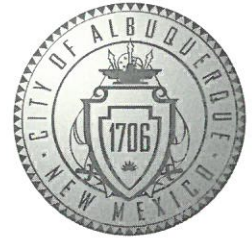


CAUTION:  
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO CONDUCT ALL  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO ANY EXCAVATION TO DETERMINE THE  
ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.

BUILD WATER HARVESTING POND  
TOP=5210.50  
BOTTOM=5209.50  
PROPOSED VOLUME=74 CU. FT.



# CITY OF ALBUQUERQUE



May 30, 2018

David Soule, PE  
Rio Grande Engineering  
1606 Central SE Suite 201  
Albuquerque, NM 87106

RE: **Holly Hotel**  
**5900 Holly NE**  
**Requested for Permanent C. O. – Not Accepted**  
**Engineers Stamp Date 4/22/16 (C18D073B)**  
**Certification dated: 4-9-18**

Dear Mr. Soule,

Based on the certification provided in your submittal received 5/21/2018, the above referenced site cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed:

- The 234' LF of CMU block wall with grout to act as a flood wall is missing. **constructed**
- The Private Facility Drainage Covenant is required for the maintenance of the first flush facilities. **Submitted**

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services

TE/DH

C: email, Serna, Yvette; Fox, Debi; Tena, Victoria; Sandoval, Darlene M.; Zamora, Renee







**PRIVATE FACILITY**  
**DRAINAGE COVENANT**

This Drainage Covenant ("Covenant"), between PASEO HOSPITALITY ,LLC ("Owner"), whose address is 4505 ATHERTON WAY NW, ALBUQUERQUE, NEW MEXICO, 87120, and whose telephone number is (505)879-7613 and the City of Albuquerque, New Mexico, a municipal corporation 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. The Owner is the current owner of the following described real property located at [give legal description, and street address] LOT 13-A,BLOCK 18 NORTH ALBUQUERQUE ACRES, BLOCK 18, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES recorded on AUGUST 29, 2016, pages 1 through 2, as Document No. 201608156 in the records of the Bernalillo County Clerk, State of New Mexico (the "Property").

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities 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 Facility. The Owner shall construct the following "Drainage Facility" within the Property at the at the Owner's sole expense in accordance with the standards, plans and specifications approved by the City:

WATER QUALITY PONDS, PIPES AND APPURTENANCES AS SHOWN ON APPROVED GRADING PLAN CITY OF ALBUQUERQUE DRAINAGE FILE # C18D073B

The Drainage Facility is more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

4. Benefit to Property. The Owner acknowledges and understands that the Drainage Facility required herein to be constructed on the Owner's property is for the private benefit and protection of the Owner's property and that failure to maintain such facility could result in damage or loss to the Property.

5. Inspection of Drainage Facility. The City shall have no duty or obligation whatsoever to perform any inspection, maintenance or repair of the Drainage Facility, it being the duty of the Owner, its heirs, successors and assigns to construct and maintain the facility in accordance with approved plans and specifications.

6. Liability of City. The Owner understands and agrees that the City shall not be liable to the Owner, its heirs, successors or assigns, or to any third parties for any damages resulting from the Owner's failure to construct, maintain or repair the Drainage Facility.

7. Indemnification. The Owner owns and controls the Drainage Facility and shall not permit the Drainage Facility to constitute a hazard to the health or safety of the general public. The Owner agrees to indemnify, defend and hold harmless the City, its officials, agents and employees, from any claims, actions, suits or other proceedings arising from or out of the negligent acts or omissions of the Owner, its agents, representatives, contractors or subcontractors or arising from the failure of the Owner, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer or Owner herein; provided, however, 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 respective indemnitee, or the agents or employees of the respective indemnitee; or (2) the giving of or the failure to give direction or instructions by the respective indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

8. 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.

9. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on the Owner, its heirs, assigns and successors and on the Owner's property and constitute covenants running with the Owner's property until released by the City. This Covenant can only be released by the City's Chief Administrative Officer with concurrence of the City Engineer.

10. Entire Covenant. 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.

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

12. Effective Date of Covenant. This Covenant shall be effective as of the date of signature of the Owner.



**OWNER:**

By [signature]: \_\_\_\_\_

Name [print]: \_\_\_\_\_

Title: \_\_\_\_\_

Dated: \_\_\_\_\_

**CITY OF ALBUQUERQUE:**

By: \_\_\_\_\_

Shahab Biazar, P.E., City engineer

Dated: \_\_\_\_\_

**OWNER'S ACKNOWLEDGMENT**

STATE OF NEW MEXICO            )  
  )ss  
COUNTY OF BERNALILLO        )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ (name of person signing permit),  
\_\_\_\_\_ (title of person signing permit) of  
\_\_\_\_\_ (Owner).

(SEAL)

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**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)**

1:1 SLOPE MAX  
W/ ROCK PLATTING  
SEE DETAIL HTIS SHEET  
TOP=5208.00- 8.59  
BOTTOM=5204.00- 4.56  
REQUIRED VOLUME=1569 CU. FT.  
PROPOSED VOLUME=16491 CU. FT.



4/9/16

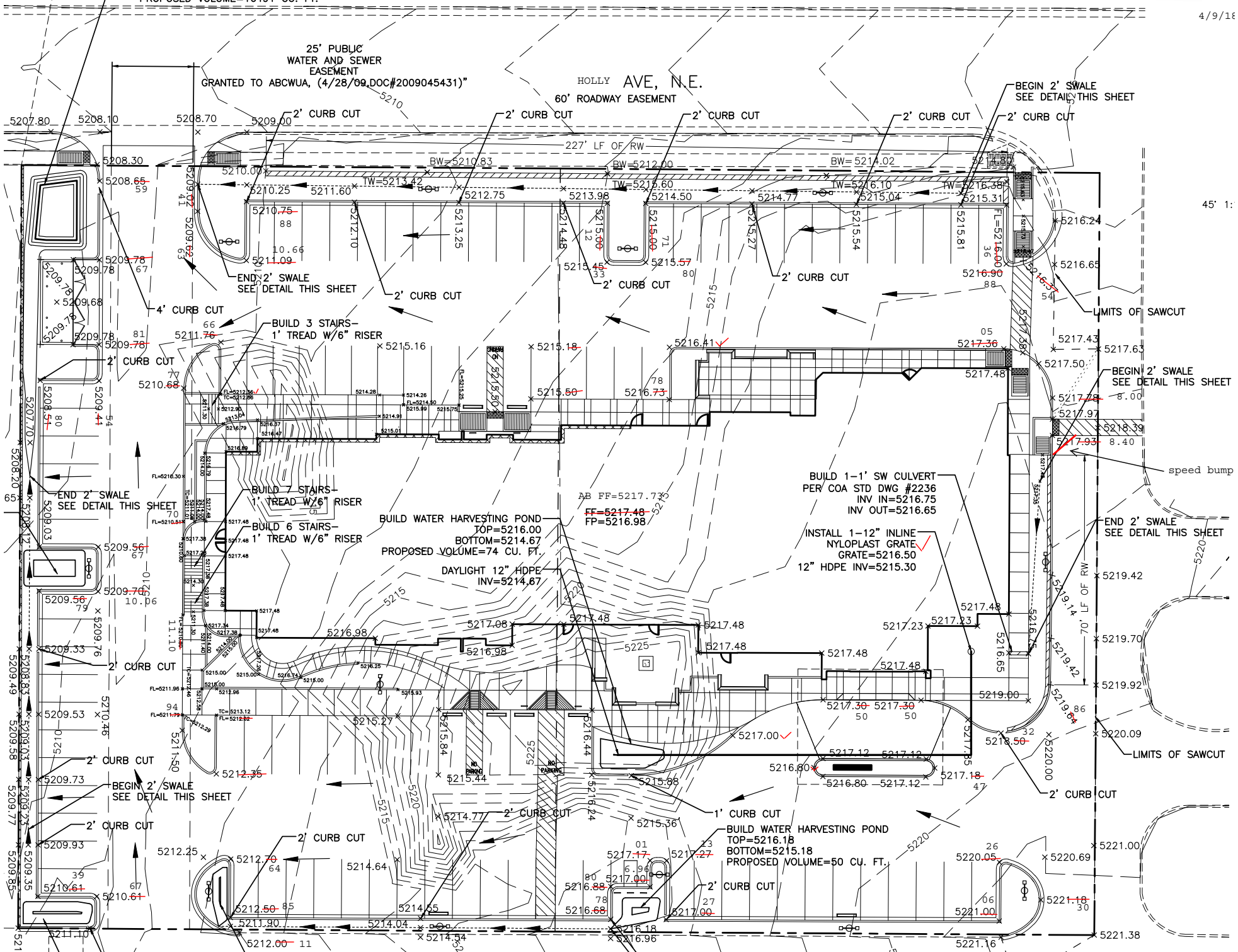


EXHIBIT A



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

**Project Title:** Holly Hotel **Building Permit #:** \_\_\_\_\_ **City Drainage #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** lots 12, 13 Tract B, Unit A, North Albuquerque Acres  
**City Address:** 5900 Holly NE

**Engineering Firm:** RIO GRANDE ENGINEERING **Contact:** DAVID SOULE  
**Address:** PO BOX 93924, ALBUQUERQUE, NM 87199  
**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** DAVID@RIOGRANDEENGINEERING.COM

**Owner:** Paseo Hospitality, llc **Contact:** \_\_\_\_\_  
**Address:** 4505 Atherton Way nw 87120  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Architect:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** \_\_\_\_\_ **Contact:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

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) \_\_\_\_\_

### CHECK 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  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DATE SUBMITTED:** 4/5/18 **By:** DAVID SOULE

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