

# CITY OF ALBUQUERQUE



April 26, 2016

Richard J. Berry, Mayor

David Soule, PE  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: Hampton Inn (Holly Ave)  
Grading Plan and Drainage Report  
Engineer's Stamp Date – 4-22-2016  
Hydrology File: C18D073B**

Dear Mr. Soule:

Based upon the information provided in your submittal received 4-22-2016, the above referenced Grading Plan and Drainage Report is approved for Site Plan for Building Permit.

The above-referenced plan is also approved for Grading Permit and Building Permit.

PO Box 1293

Prior to Building Permit approval, Engineer Certification per the DPM checklist will be required.

Albuquerque

This approval replaces the previous letter dated 1-14-2016.

If you have any questions, you can contact me at 924-3986.

New Mexico 87103

Sincerely,

www.cabq.gov

Abiel Carrillo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file



# City of Albuquerque

Planning Department

Development & Building Services Division

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

**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:** \_\_\_\_\_

**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:** \_\_\_\_\_ **By:** DAVID SOULE

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

DEVELOPMENT REVIEW BOARD  
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1010357  
Holly Hampton Inn

AGENDA ITEM NO: 03

SUBJECT: Preliminary/ Final Plat, Site Plan for Building Permit

ENGINEERING COMMENTS:

1. Provide an exhibit showing the location and width of sidewalk and defining the distance from back of curb to the property line. Right of way dedication may be required.
2. Please include a copy of your shared access agreement with the adjacent property owner. -

Label  
width.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.  
Transportation Development  
505-924-3991 or [rmichel@cabq.gov](mailto:rmichel@cabq.gov)

DATE: April 20, 2016

**DEVELOPMENT REVIEW BOARD  
HYDROLOGY SECTION**

DRB Project Number: 1010357 Hearing Date: 4/20/2016  
Project: Hampton Hotel Agenda Item No: 3

**TYPE OF REQUEST:**

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input checked="" type="checkbox"/> Site Plan for Building Permit	<input type="checkbox"/> Site Plan for Subdivision
<input type="checkbox"/> SIA Extension (2yr)	<input type="checkbox"/> SIA Extension - Sidewalk	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- Hydrology has an approved grading plan, and drainage report (stamp date 11-18-15), for Site Plan approval.
- The drainage report states that this site receives unland flows. A private cross lot drainage easement may be needed. **We are adding blanket cross lot drainage**
- Tract A was to discharge thru a shared access drive along the eastern edge, but it appears from the grading that it now discharges thru this site. Provide supplement to drainage report showing how much flow will be entering from Tract A, and how it will discharge. **Flows are accepted. passed thru north drive isle onto holly**
- Lots 21 and B1 both discharge thru this site. Was swale was sized to accommodate these flows? Report needs supplement information addressing offsite flows.

**We have added channel section calculations**

**RESOLUTION/COMMENTS:**

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED \_\_; DELEGATED\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED-OFF: \_\_ (I.L.) (SPSD) (SPBP) (FINAL PLAT) (OTHER\_\_\_\_\_)

DEFERRED \_\_DATE\_\_\_\_\_ ; DENIED \_\_;

SIGNED: Rita Harmon, P.E., Senior Engineer, City Engineer Designee  
Hydrology Section; 505-924-3695  
[rharmon@cabq.gov](mailto:rharmon@cabq.gov)



**Development Review Board (DRB)  
Review Comments  
Utility Development Section  
Reviewer: Kristopher Cadena, P.E.  
Phone: 505.289.3301**

<b>D.R.B. Case No:</b>  1010357	<b>Date:</b>  04/20/16	<b>Item No:</b>  #3
<b>Zone Atlas Page:</b>  C-18	<b>LOCATION: Lots 12 &amp; 13, Block 18, Tract A, Unit B, North Albuquerque Acres</b>  <b>Holly Ave. NE between I-25 and San Pedro Dr. NE</b>	
<b>Request For: 16DRB-70115 Preliminary/Final Plat</b> <b>16DRB-70114 Site Development Plan for Building Permit</b>		

**ABCWUA Comment:**

1. **16DRB-70115 Preliminary/Final Plat**
  - a. What is the purpose of a proposed 25' public water and public sanitary sewer easement along the west side of existing Lot 12 if an easement already exists? Document #2009045431, Dated 04/28/2009.
2. **16DRB-70114 Site Development Plan for Building Permit**
  - a. Prior to approval, an executed availability statement is required. Requests shall include fire marshal requirements.
  - b. The proposed fire hydrants onsite shall be private and include a public and private gate valve. The utility plan shall indicate that the fire hydrants shall be safety orange.
  - c. The proposed private fire line shall not be angled within the public water and sanitary sewer easement.

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
April 20, 2016  
DRB Comments**

**ITEM # 3**

**PROJECT # 1010357**

**APPLICATION # 16-70114/ 70115**

**RE: Lots 12 & 13, Block 18, Tr. A U. B, North Albuquerque Acres**

Please provide a complete Legal Description in Project Data. Per Site Plan Checklist, indicate appropriate easement information particularly for access; also indicate street width; also indicate existing vegetation and whether it will be preserved. Corrected street name is needed for all sheets except A1.

Zoning Enforcement notes that signage will be by separate permit but there does not appear to be a location for a free standing sign, and per the North I-25 Sector Plan the building letters cannot exceed 18" in height (also an address will be needed on façade). Bicycle parking is required per the Zoning Code. Also note that the property is in a designated landfill buffer area.



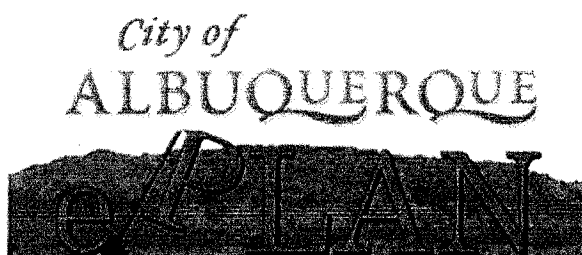
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Jack Cloud, DRB Chairman  
924-3880/ [jcloud@cabq.gov](mailto:jcloud@cabq.gov)



# Planning Department

## Development Review Board Rolls Out ePlan



**Starting Friday, April 15**, save time and money by submitting your application and paperwork through the electronic plan review system, called ePlan. It's fast, easy and available to you at no additional charge.

Development Review Board (DRB) ePlan is an electronic plan review process available to developers, contractors, architects, homeowners, and anyone else planning to submit plans to the DRB.

## DRB ePlan Process

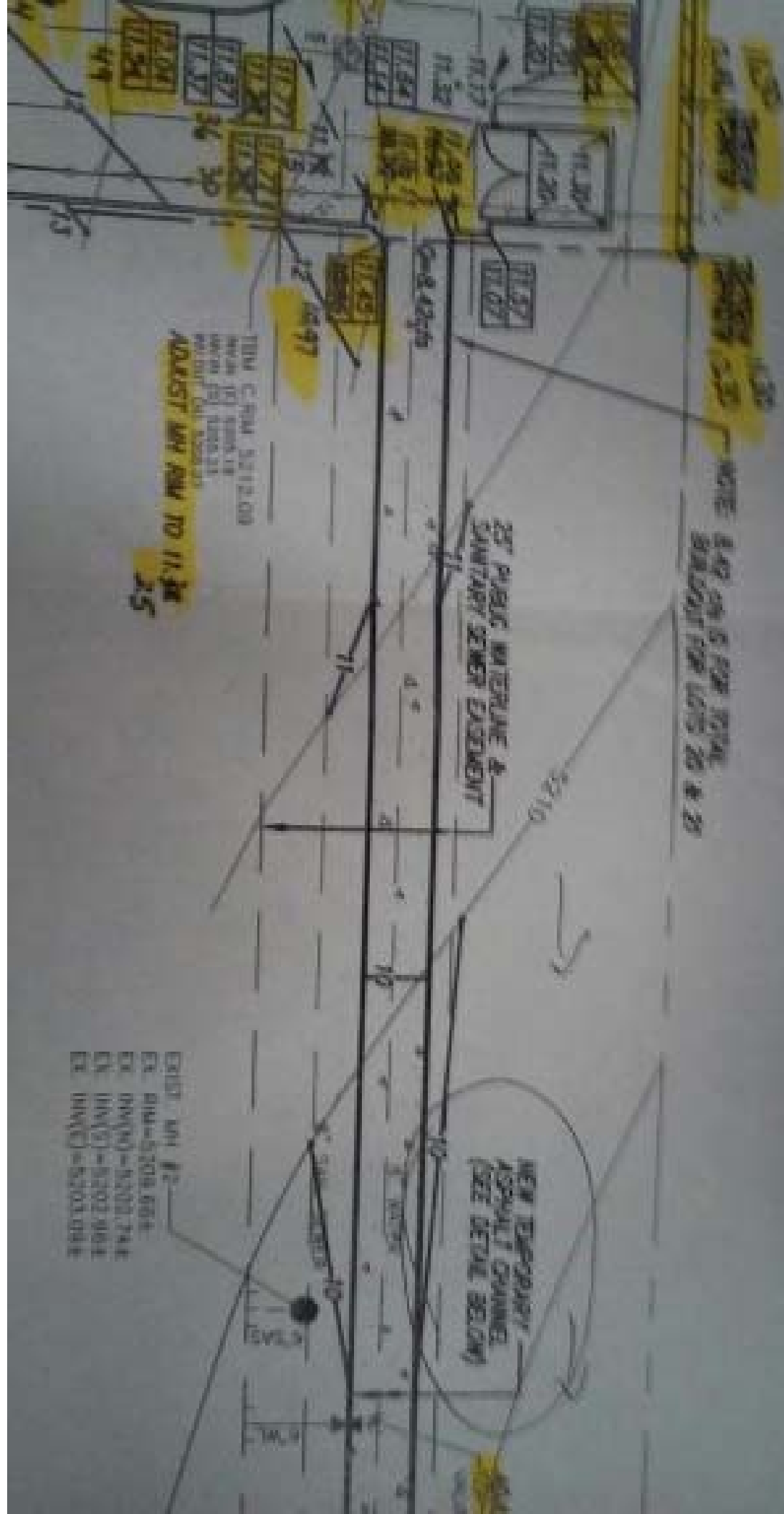
These step-by-step instructions will assist you to utilize the new ePlan system for your DRB submission.

1. Submit a hard copy application to the DRB and pay your fees at the One Stop Shop at 600 2nd St NW
2. The City will process your application and send you a confirmation email
3. Log in to the ePlan system with the information delivered in the confirmation email
4. View your project and upload your plan with supporting documents
5. Uploaded documents will be screened and electronic markups will be made by the City
6. Review the markups and make corrections as necessary
7. Check the status of your plan review at any point in the process
8. All approvals will be issued at the DRB hearing

Learn more and access the helpful *DRB ePlan Applicant Manual* on the City's website located at:  
[www.cabq.gov/planning/development-review-services](http://www.cabq.gov/planning/development-review-services)

or

[www.cabq.gov/planning/boards-commissions/development-review-board](http://www.cabq.gov/planning/boards-commissions/development-review-board)



NOTE: 4.49' DIA. 5' DIA. 10' DIA. BULKHEAD FOR 10' DIA. TO 4' DIA.

25' PUBLIC WATERLINE & SANITARY SEWER EXISTENT

NEW TEMPORARY ASPHALT CHANNEL (SEE DETAIL BELOW)

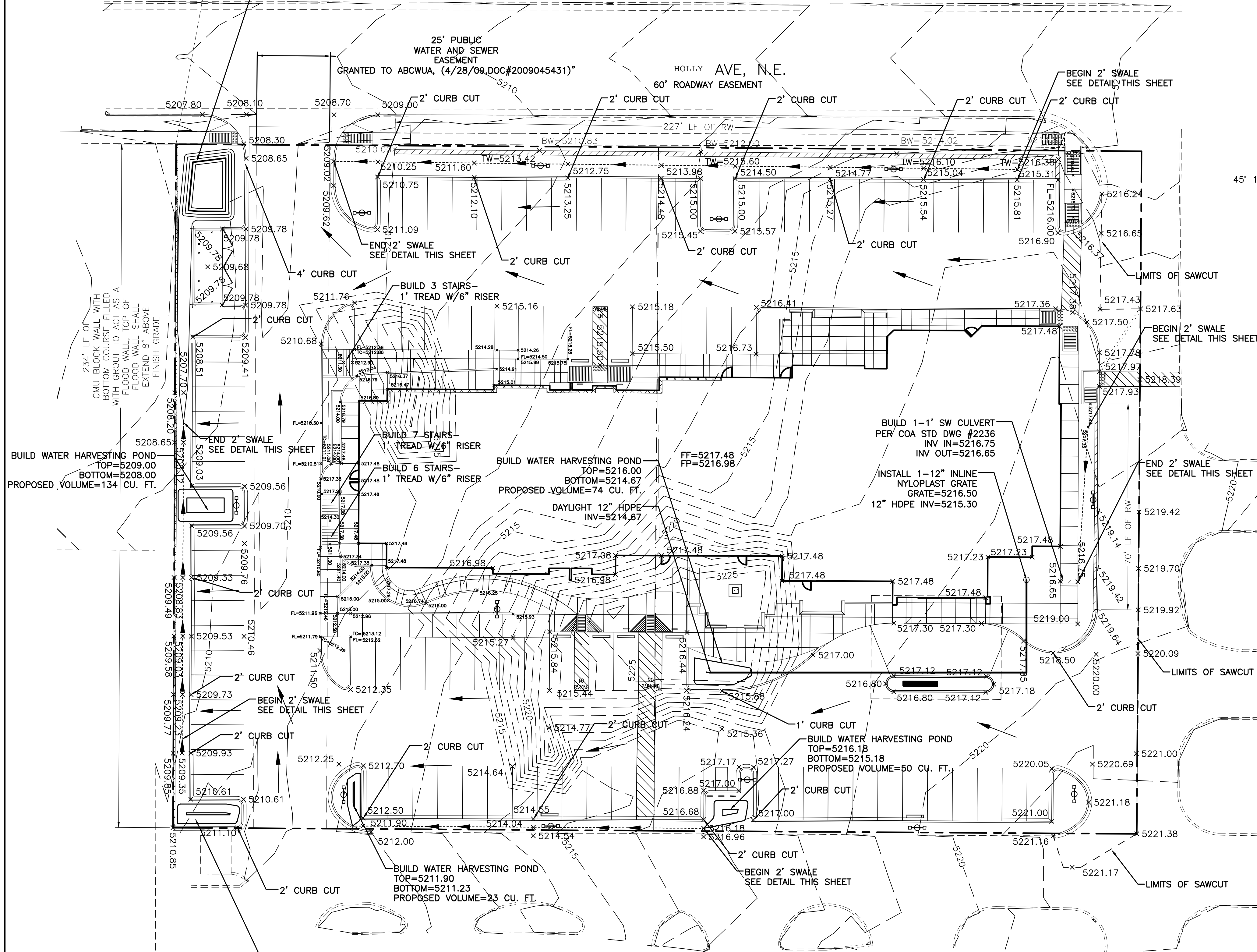
TIME C. FROM 12:12:00  
 INVERT (E) 11.97  
 INVERT (F) 11.97  
 INVERT (G) 11.97  
 ADJUST INVERT TO 11.97

EXIST. MH #2  
 EX. DIA=5202.674  
 EX. DIA=5202.744  
 EX. DIA=5202.744  
 EX. DIA=5202.744  
 EX. DIA=5202.744



"10-C18 1985".  
[Illegible text]  
Class: I

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

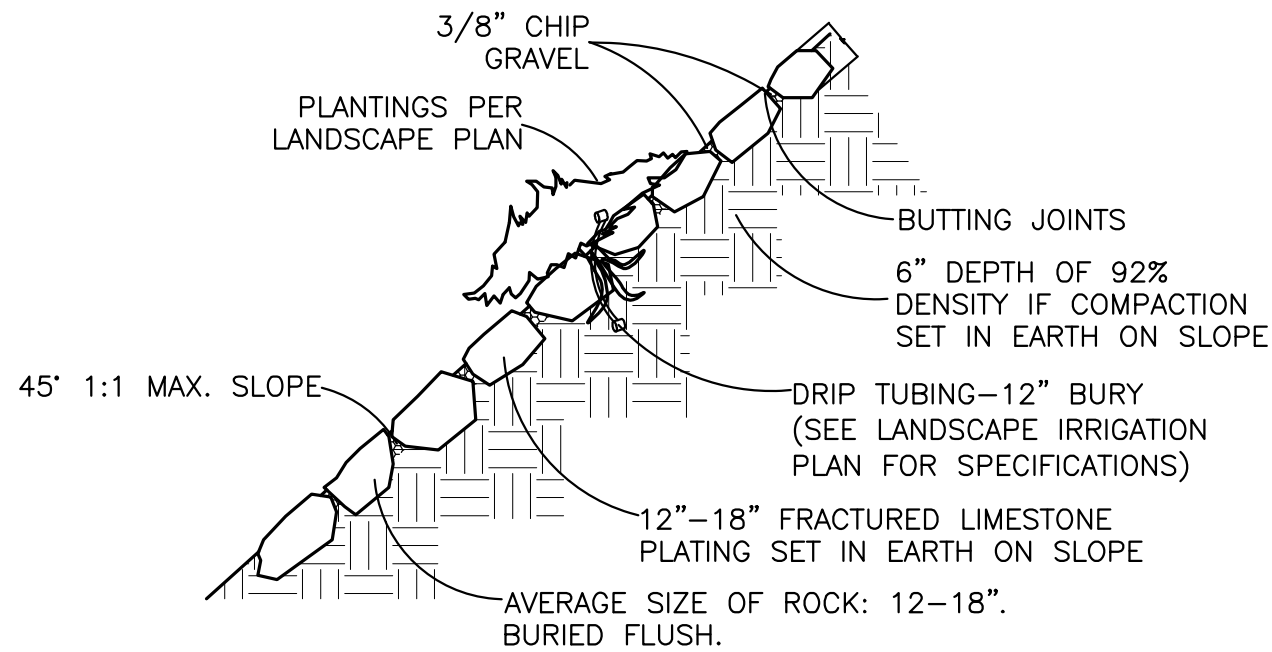


CAUTION:  
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO CONDUCT ALL  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO ANY EXCAVATION TO DETERMINE THE  
ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.

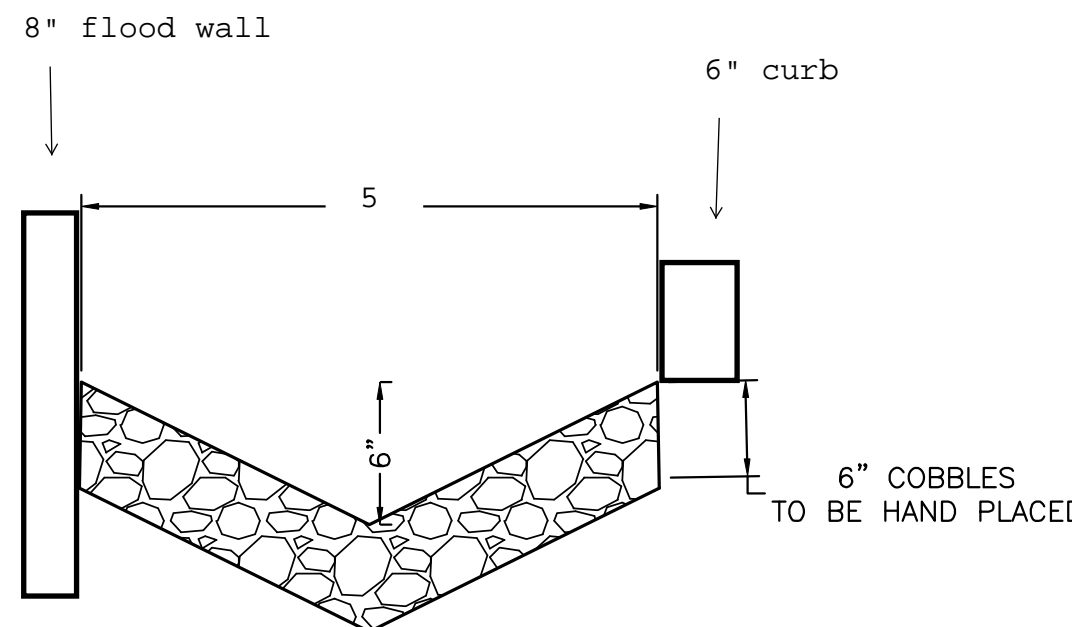
BUILD WATER HARVESTING POND  
TOP=5210.50  
BOTTOM=5209.50  
PROPOSED VOLUME=74 CU. FT.

EROSION CONTROL NOTES:

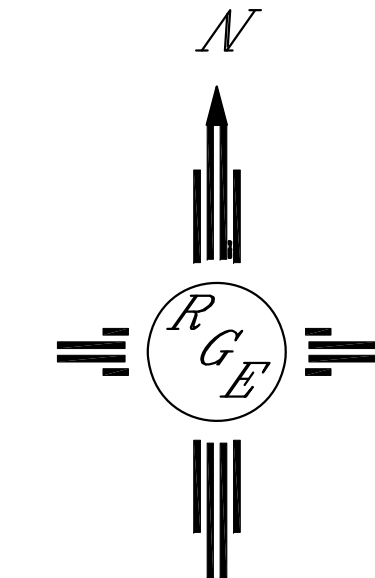
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES 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

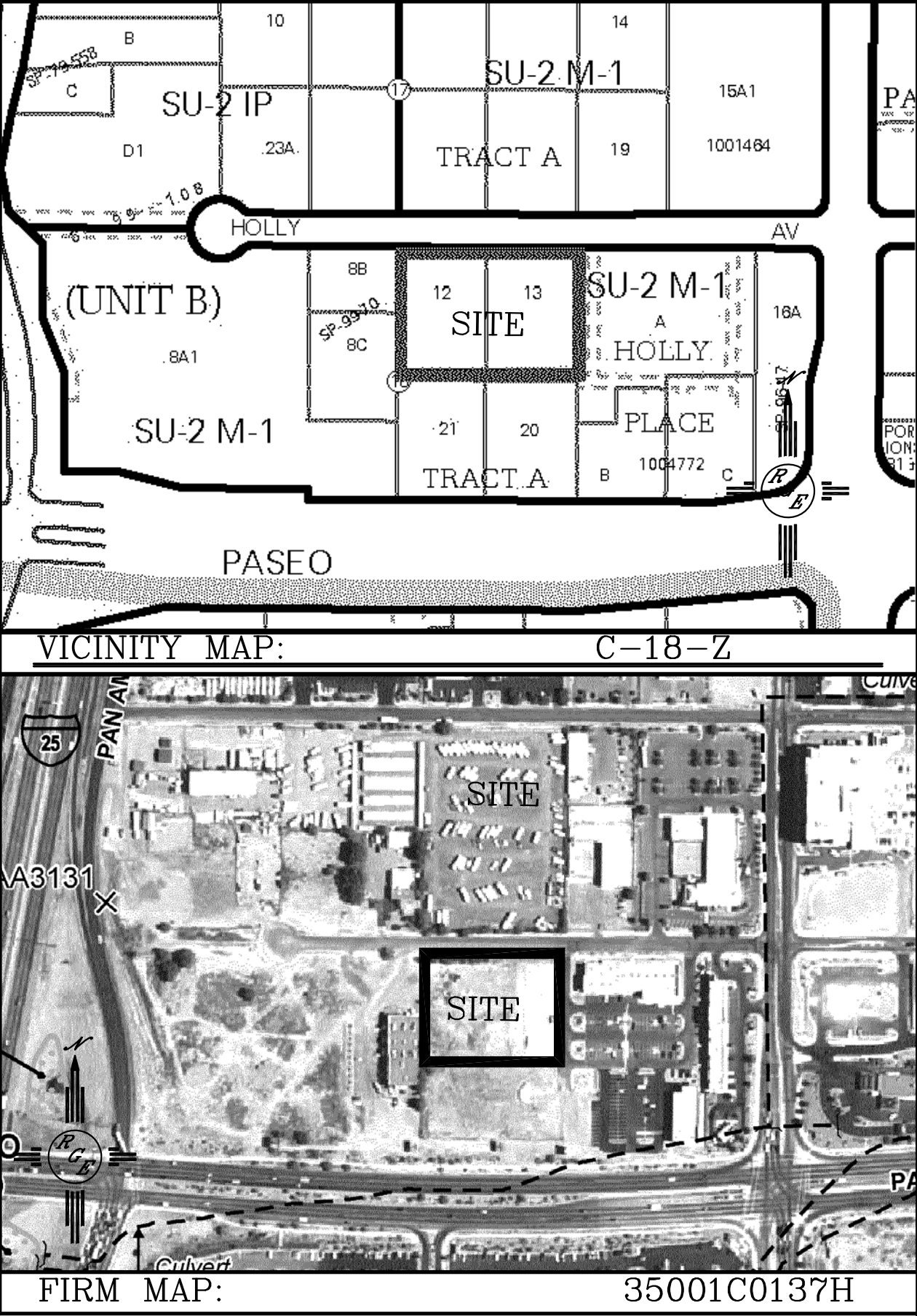


COBBLE SWALE DETAIL  
NTS



GRAPHIC SCALE

SCALE: 1"=20'



LEGAL DESCRIPTION:

LOTS 12 AND 13, TRACT 2, UNIT 1 NORTH ALBUQUERQUE ACRES

NOTES:


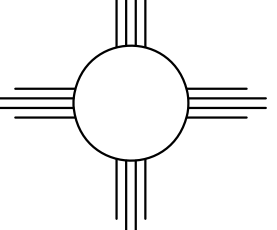
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. A BLANKET CROSS LOT DRAINAGE EASEMENT SHALL BE GRANTED TO TRACT A AND B-1 HOLLY PLACE AND LOT 21 BLOCK 18 TRACT A,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

## Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
top	5	5	0.67	3.35	6.34	0.5283912	1	10.87	10.00	2.99
bottom	5	0	0.5	1.25	5.10	0.2451452	1	2.43	2.00	1.60

### Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = D/4

S = Slope

n = 0.03

13.31

11.86

The channel is irregular shaped so we calculated capacity in section. The top section does not have roughness on the bottoms so the capacity is greater show here

## Weighted E Method

### HOLLY HOTEL

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year, 6-hr.		10-day	
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Volume (ac-ft)
# EXISTING ONSITE DISCHARGE	77220	1.773	0%	0	80.0%	1.418	0.0%	0	20%	0.355	1.208	0.178	5.47	0.226
ALLOWED PER SAD 224	77220	1.773	0%	0	10.0%	0.177	5.0%	0.08864	85%	1.507	2.163	0.319	8.33	0.520
BASIN A	37557	0.862	0%	0	11.0%	0.095	5.0%	0.04311	84%	0.724	2.148	0.154	4.03	0.251
BASIN B	2264	0.052	0%	0	20.0%	0.010	19.0%	0.00988	61%	0.032	1.869	0.008	0.22	0.012
BASIN C	37399	0.859	0%	0	11.0%	0.094	7.0%	0.0601	82%	0.704	2.127	0.152	3.99	0.246
OVERALLPROPSD	77220	1.773	0%	0	22.0%	0.200	6%	0.113	82%	1.460	2.130	0.315	8.24	0.509

### Equations:

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm (zone 3)

Ea= 0.66	Qa= 1.87
Eb= 0.92	Qb= 2.6
Ec= 1.29	Qc= 3.45
Ed= 2.36	Qd= 5.02

### FIRST FLUSH REQUIREMENT

1801.9 CUBIC FEET  
2004 CUBIC FEET PROVIDED

### DESIGN FLOW RATES

LANDSCAPE SWALE-BASIN B+C+3.99*	8.20 CFS
CURB OPENING AT MAIN POND=A	4.03 CFS
STORM DRAIN	0.22 CFS

Pond volume required

FIRST FLUSH REQUIRED 1801.89 cf

FIRST FLUSH PROVIDED 2004.00 cf

EXISTING ONSITE DISCHARGE 5.47 CFS

PROPOSED ONSITE DISCHARGE 8.24 CFS

ALLOWED ONSITE DISCHARGE 8.33 CFS

### NARRATIVE

THIS SITE IS AN NEW DEVELOPMENT OF AN SITE LOCATED WITH SAD 224. THIS SITE CURRENTLY FREE DISCHARGES 5.47 CFS. THE PROPOSED IMPROVEMENTS REDUCE THE DISCH, 8.24 CFS, WHICH IS LESS THAN THE 8.33 ALLOWED. THE FIRST FLUSH VOLUME OF 1802 CUBIC FEET IS CAPTURED ON SITE