

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

August 4, 2020

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, New Mexico 87199

RE: **Jefferson Hotel**  
**4949 Jefferson St NE**  
**Request for Certificate of Occupancy - Permanent**  
**Hydrology Final Inspection –Approved**  
**Grading and Drainage Plan Stamp Date: 8/15/18**  
**Certification Dated: 7/26/20**

Dear Mr. Soule,

PO Box 1293

Based on the submittal received on 7/26/20 and field inspection 7/31/20, 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](mailto:earmijo@cabq.gov).

Sincerely,

NM 87103

[www.cabq.gov](http://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 6/2018)

**Project Title:** JEFFERSON HOTEL **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** F17D044C

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

**Legal Description:** TRACT 2A3C1 AND 2A3C2 MCLEOD BUSINESS PARK

**City Address:** UNADDRESSED ON NW CORNER OF JEFFERSON AND HOTEL LANE

**Applicant:** SAMIR PATEL

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

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

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Other Contact:** RIO GRANDE ENGINEERING

**Contact:** DAVID SOULE

**Address:** PO BOX 93924 ALB NM 87199

**Phone#:** 505.321.9099 **Fax#:** 505.872.0999 **E-mail:** david@riograndeengineering.com

**TYPE OF DEVELOPMENT:** ☐ PLAT ☐ RESIDENCE ☐ DRB SITE ☒ ADMIN SITE

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☐ TRAFFIC/ TRANSPORTATION

### TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY

### TYPE OF SUBMITTAL:

☒ ENGINEER/ARCHITECT CERTIFICATION  
☐ PAD CERTIFICATION  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE REPORT  
☐ DRAINAGE MASTER PLAN  
☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC  
☐ ELEVATION CERTIFICATE  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ STREET LIGHT LAYOUT  
☐ OTHER (SPECIFY) \_\_\_\_\_  
☐ PRE-DESIGN MEETING?

☐ 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) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

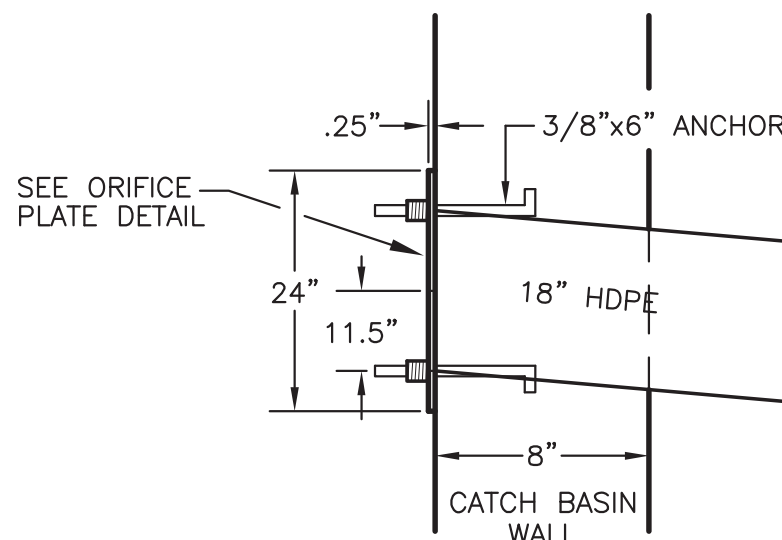
FEE PAID: \_\_\_\_\_



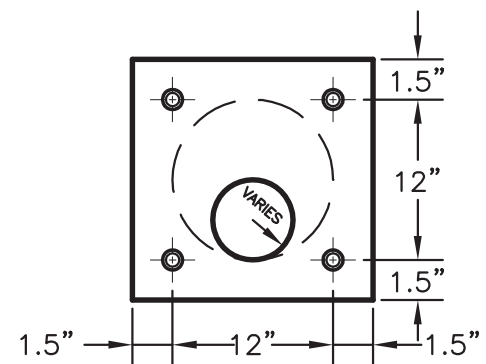
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

|           |      |      |
|-----------|------|------|
| APPROVAL  | NAME | DATE |
| INSPECTOR |      |      |

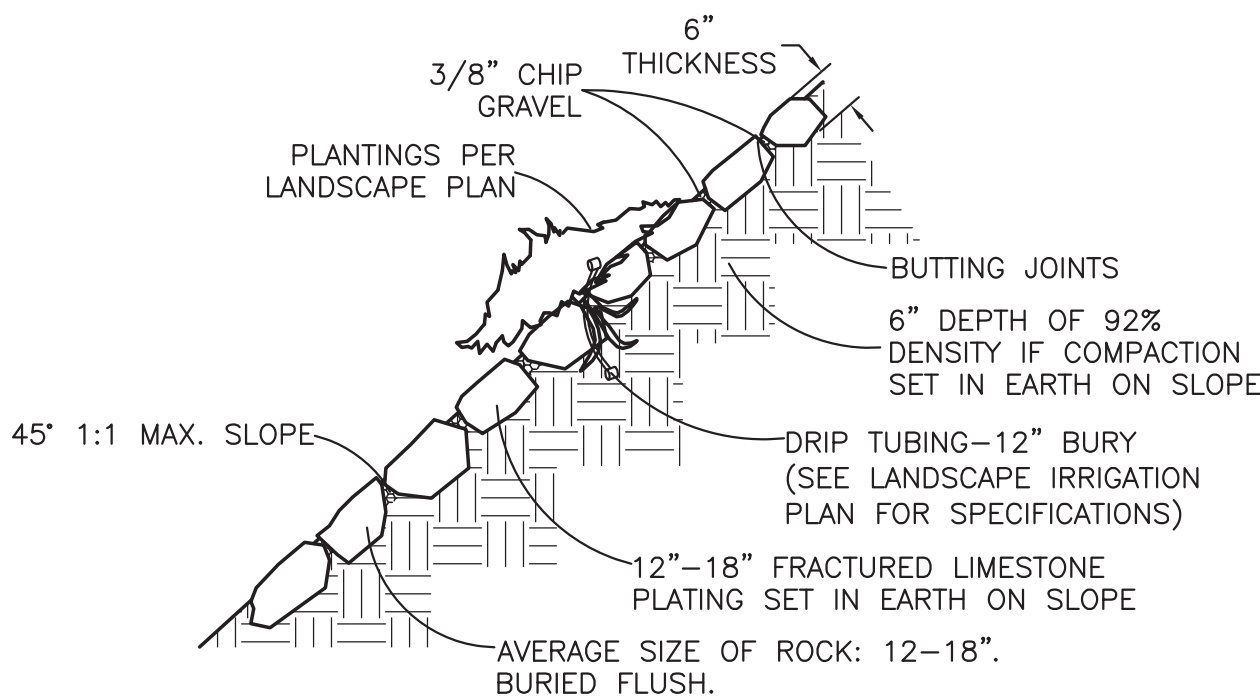
BUILD 1-6' DIA TYPE E  
PER COA STD DWG  
CONNECT TO EXISTING STORM  
RIM=  
INV @ EX. SD=  
18: HDPE INV IN=  
BEGIN REMOVAL OF EX. SD LINE



TO BE INSTALLED @ THE OUTFLOW  
OF THE CATCH BASINS (SEE THIS PLAN  
FOR ORIFICE PLATE SIZES)



TYP. ORIFICE PLATE DETAIL  
N.T.S.



ROCK PLATING DETAIL  
NTS

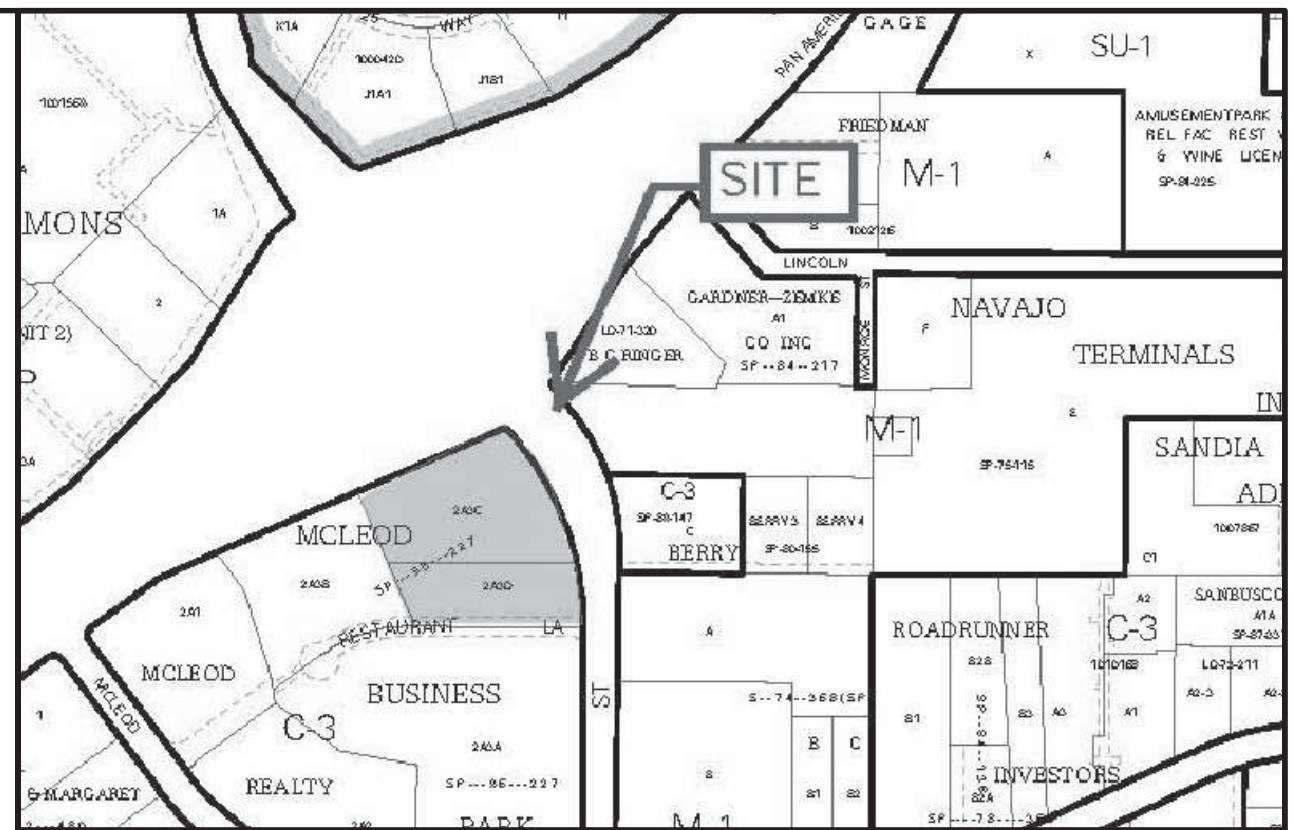
EXISTING UTILITIES ARE NOT SHOWN.  
IT SHALL BE THE SOLE RESPONSIBILITY  
OF THE CONTRACTOR TO CONDUCT ALL  
NECESSARY FIELD INVESTIGATIONS PRIOR  
TO ANY EXCAVATION TO DETERMINE THE  
ACTUAL LOCATION OF UTILITIES & OTHER  
IMPROVEMENTS.



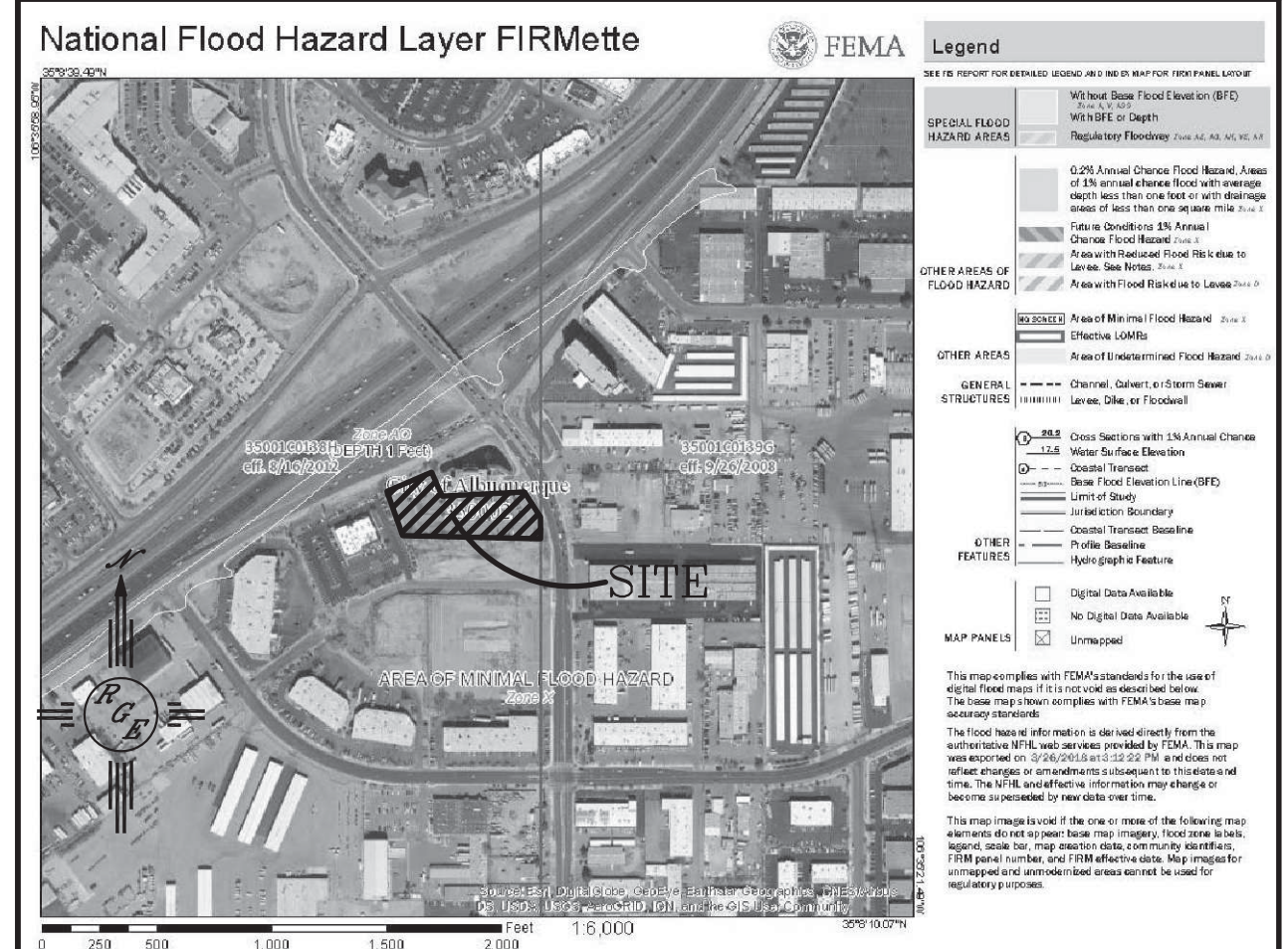
POND BASIN  
NO DISCHARGE

7/26/20

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.



|               |        |
|---------------|--------|
| VICINITY MAP: | F-17-Z |
|---------------|--------|





FIRM MAP:

Tracts 2-A-3-C-1 & 2-A-3-C-2 McLeod Business Park

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. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
5. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9

|  |   |
|--|---|
|  | EXISTING CONTOUR                                  |
|  | EXISTING INDEX CONTOUR                            |
|  | PROPOSED CONTOUR                                  |
|  | PROPOSED INDEX CONTOUR                            |
|  | SLOPE TIE   |
|  | EXISTING SPOT ELEVATION                           |
|  | PROPOSED SPOT ELEVATION                           |
|  | BOUNDARY  |
|  | CENTERLINE  |
|  | RIGHT-OF-WAY                                      |
|  | PROPOSED CURB                                     |
|  | EXISTING CURB AND GUTTER                          |
|  | EXISTING SIDEWALK                                 |
|  | PROPOSED RETAINING WALL (SEE STRUCTURAL DRAWINGS) |
|  | PROPOSED CONCRETE SW                              |
|  | ADA PATH 2%<br>MAX. CROSS SLOPE                   |
|  | ROCK PLATTING—SEE DETAIL THIS SHEET               |

|   |   |                      |
|---|---|----------------------|
| ENGINEER'S<br>SEAL  | JEFFERSON<br>HOTEL  | DRAWN<br>BY WCWJ     |
|  | GRADING AND<br>DRAINAGE PLAN  | DATE<br>7-30-18      |
| 8/15/18   |                                | 21882-LAYOUT-3-30-18 |
| DAVID SOULE<br>P.E. #14522  | <i>Rio Grande<br/>Engineering</i><br>1606 CENTRAL AVENUE SE<br>SUITE 201<br>ALBUQUERQUE, NM 87106<br>(505) 872-0909 | SHEET #              |
|   |   | JOB #<br>21882       |