H11 / D22

HOTEL PROJECT

AT ILIFF AND COORS

4 PLANS

INFORMATION SHEET

PROJECT TITLE Tract 286, Unit 8 Town of Atrisco Grant TYPE OF SUBMITTAL *

ZONE ATLAS PAGE NO. H11 - D22 CITY ADDRESS

LEGAL DESCRIPTION Tract 286, Unit 8 Town of Atrisco Grant

ENGINEERING FIRM CTS, Inc. CONTACT ~~266-3444~~ Andre Houle

ADDRESS 1100 Alvarado NE PHONE 266-3444

OWNER JBN Contractor & Motel Development CONTACT John B. Norton

ADDRESS 7365 Carnelian, Cucamonga, Ca 91730 PHONE 714-987-0331

ARCHITECT — CONTACT

ADDRESS PHONE

SURVEYOR Tom T. Mann & Assoc. CONTACT Tom Mann.

ADDRESS PHONE

CONTRACTOR JBN General Contractor CONTACT John B. Norton

ADDRESS 7365 Carnelian, Cucamonga, Ca 91730 PHONE 714-987-0331

DATE SUBMITTED 11-18-83

By Andre C. Houle

* 1. Drainage & Grading Plan for Building Permit
2. Request for Flood Plain L.O.M.A.

RECEIVED
NOV 18 1983
ENGINEERING

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 19, 1983

Andre Houle
Consultants Terra Sol, Inc.
1100 Alvarado N.E. Suite B
Albuquerque, N.M. 87110

RE: HOTEL PROJECT AT ILIFF AND COORS (H-11) - D22

Dear Andre:

I have no objection to the proposed approach to eliminate compensatory ponding by constructing a storm drain system on-site that would collect and divert the developed runoff and the volume displaced by the development from the flood hazard area and into a city storm drain system. However, acceptance of this scheme will be dependent on the hydrology and related hydraulic study supporting this proposal.

Also, flood proofing will be required for the proposed structure in accordance with the City's Flood Hazard Ordinance.

If you should have any questions regarding the above comments please feel free to contact me.

Very truly yours,

Fred J. Aguirre, P.E.
Civil Engineer/Hydrology

FJA/tsl

RECEIVED
NOV 18 1983
ENGINEERING

Lujan Beltran

8009 Marble N.E. Albuquerque, New Mexico 87110
Architecture and Planning (505)265-8885

LETTER OF TRANSMITTAL

DATE: 8 Dec JOB NO.

TO: Consultants / TS

ATTN: Andre Haulc

RE:

WE ARE SENDING: ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	DESCRIPTION
1		Site Survey & Topo
1		Proposed Site Plan

THESE ARE TRANSMITTED:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment _____

☐ FOR BIDS DUE _____ 19____ ☐ RETURNED AFTER LOAN TO US

REMARKS: For your meeting with Adamson

COPY TO _____ SIGNED Mike

Consultants terrasol inc.

P.O. Box 142 Sandia Park, New Mexico 87047 (505) 281-1991

Mr. Billy Goolsby Hydrology Engineer
City of Albuquerque
P.O.Box 1293
Albu.,N.M.

RE:Request for Letter of Amendment
Panel 350002-0021

Dear Mr. Goolsby,

Transmitted herewith is the documentation requesting a letter of map amendment for the flood plain located at the southwest corner of Interstate 40 and Coors Road. Please review my request and upon your concurrance ,forward to FEMA atlyour earliest convience.

Thank You,

Andre Houle, PE
CTS,Inc

cc

Dewberry and Lewis
8401 Arlington Blvd
Fairfax,Virginia 22031
ATTN:Ms. Nancy Luthy

Federal Emergency Management Agency
State and Local Programs and Support
Natural Hazards Division
Engineering Branch
Washington,D.c 20472

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 30, 1983

Federal Emergency Management Agency
State and Local Programs and Support
Natural Hazards Division
Engineering Branch
Washington, D.C. 20472

Dir Sirs:

I am hereby forwarding the enclosed information associated with a request for a letter of map amendment (LOMA) for your review and consideration.

I would also like to inform you that the City of Albuquerque has a local engineering firm preparing a study that will completely remove this area from the flood hazard zone. The proposals are, 1) to provide a diversion channel on the north side of Interstate Highway 40 and. 2) to upgrade the storm sewer system in Coors Blvd. to the east of this site. At this point the proposals in the study are still in the preliminary stage. Therefore, the enclosures are for the interim period until the study goes to construction.

Should you require additional information or have any questions concerning the enclosed submittal, please contact me at (505) 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City of Albuquerque/Bernalillo County
Flood Ordinance Administrator

BJG/ca

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 30, 1983

Ms. Nancy Luthy
Dewberry & Lewis
8401 Arlington Blvd.
Fairfax, Virginia 22031

Dear Ms. Luthy:

I am hereby forwarding the enclosed information associated with a request for a letter of map amendment (LOMA) for your review and consideration.

I would also like to inform you that the City of Albuquerque has a local engineering firm preparing a study that will completely remove this area from the flood hazard zone. The proposals are, 1) to provide a diversion channel on the north side of Interstate Highway 40 and, 2) to upgrade the storm sewer system in Coors Blvd. to the east of this site. At this point the proposals in the study are still in the preliminary stage. Therefore, the enclosures are for the interim period until the study goes to construction.

Should you require additional information or have any questions concerning the enclosed submittal, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City of Albuquerque/Bernalillo County
Flood Ordinance Administrator

BJG/ca

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

FILE COPY

January 13, 1984

Mr. Chris Weiss
CTS, Inc.
1100 Alvarado NE
Albuquerque, NM 87110

REF: GRADING AND DRAINAGE PLAN FOR HOTEL ON ILIFF ROAD NW (H11-D22)
RECEIVED JANUARY 3, 1984

Dear Mr. Weiss:

I have reviewed the above referenced plan and forward the following comments:

1. Since the owner and/or architect does not want to wait for the map ammendment process to lower the floodplain at this site, the finished floor elevation will have to be at ele ation 5097.00. This elevation is one (1) foot above the Base Flood Elevation, shown on the Flood Insurance Rate Maps adopted September 15, 1983, as per the Flood Ordinance 63-1982.

2. The storm drain system, as per my understanding with Andre Houle, is to be constructed along Iliff Road NW and tie into the existing system on Coors Boulevard NW; however, the plan does not extend beyond the property line. Also, the supporting information does not address the system beyond the property line. Therefore, I cannot verify how this is to be accomplished.

   The whole storm sewer system needs to be analyzed further with respect to the hydraulics of the system, profile and capacity calculations.

3. Since this system is within public R/W, the construction plans will have to be approved by the City such that this site will have an outfall for the storm runoff.

Should you have any questions, please feel free to call me at 766-7644.

Sincerely,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Administrator

BJG:mrk

AN EQUAL OPPORTUNITY EMPLOYER

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

FILE COPY

January 17, 1984

H11-D22

Ms. Elizabeth Crozier
Dewberry & Davis
8401 Arlington Boulevard
Fairfax, VA 22031

REF: REQUEST FOR LOMA FOR FLOOD PLAIN AT COORS BOULEVARD SW AND INTERSTATE HIGHWAY 40 IN ALBUQUERQUE, NEW MEXICO

Dear Ms. Crozier:

Please find, enclosed herewith, copies of the Flood Insurance Rate Maps associated with the above referenced site. I have included both panels 21 and 27 of the FIRM and the FLOODWAY maps for your use for the above referenced request. The FIRM maps show the base flood elevations and the FLOODWAY maps show the limits of flooding and the underlying contours.

If I can be of further assistance in this matter or other areas, please do not hesitate to contact me at 766-7644.

Forever yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Administrator

BJG:mrk

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 26, 1984

Mr. Chris Weiss
CTS, Inc.
1100 Alvarado NE
Albuquerque, NM 87110

REF: UPDATE FOR GRADING AND DRAINAGE PLAN FOR HOTEL ON ILIFF ROAD NW
(H11-D22) RECEIVED JANUARY 23, 1983

Dear Mr. Weiss:

The above referenced plan is in compliance with my request. Therefore, the plan dated December 30, 1983 is approved.

The plan for the storm sewer on Iliff Road and connection to the Coors Boulevard system will have to be submitted to City Design for approval. Also, financial securities will be required for the public infrastructures.

Should you have any questions or comments, please feel free to contact me at 766-7644.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Administrator

BJG:mrk

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 31, 1984

Mr. Chris Weiss
CTS, INC.
1100 Alvarado NE
Albuquerque, New Mexico 87110

RE: APPLE INN DEVELOPMENT ON ILIFF RD. NW (H11-D22)

Dear Chris:

I am sending you this letter as a recap to the process involved in the approval for this development.

This specific site is located in a flood hazard area as shown on the Flood Insurance Rate Maps (FIRM) adopted September 15, 1983. The Base Flood Elevation (BFE) as indicated on the FIRM is 5096. According to the Flood Ordinance Enactment 63-1982 and per the City's Development Process Manual (DPM) Volume II, Design Criteria, the finished floor elevation has to be one (1) foot above the BFE, or in this case 5097. This development plans show the finished floor elevation to be at 5095.5 which is in violation of the ordinance & criteria.

Due to research and analysis, your office submitted information to the Federal Emergency Management Agency (FEMA) to have the FIRM amended to show the BFE at this location to be 5094 or two (2) feet lower than what is shown on the FIRM. This information is still in the process of review by Dewberry and Davis in Fairfax, Virginia, the technical consultants for FEMA.

The developers of this site were eager to begin construction and did not want to wait for the map amendment. As a condition of approval by the City, the plan required that a storm sewer be provided to remove the waters that the development would displace in the flood plain and that an Indemnification and Hold Harmless Agreement be prepared such that the city is not held responsible for any damages incurred by this development, or the public using the facility, due to flooding that may occur.

The foundation and building permits have been issued to allow the construction to continue while the rest of the agreements and design aspects are being reviewed and approved.

Please be advised that until the construction plans for the storm sewer are approved and a financial security prepared by you for the infrastructure improvements (water, sewer, storm sewer and street) that a Certificate of Occupancy (CO) will not be issued for this site.

Should you have any other understanding or comments regarding this recap, please contact me.

Sincerely yours,

Billy J. Goolsby, PE

Billy Goolsby
City/County Flood Ordinance
Administrator

BG/ca

cc: Mr. John Norton

2057

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE February 9, 1984 REF. NO._____

TO: Jim Fitzgerald, Assistant City Attorney

FROM: Denise Wilcox, Office Coordinator, MDD/ENG dw

SUBJECT: INDEMNIFICATION AGREEMENT AND COVENANT - JOHN B. NORTON

The attached copy of subject agreement is submitted for your review for format only. If you have any questions on this agreement, please call Fred Aguirre at 766-7644.

Your cooperation is appreciated.

/dw
Attachment

cc: Fred Aguirre, Design Hydrologist
File

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
FEB 17 1984
CITY ENGINEER

INTER-OFFICE CORRESPONDENCE

February 16, 1984

REF. NO. _____

TO: Denise Wilcox, Office Coord., MDD/Engineering

FROM: Jim Fitzgerald, Assistant City Attorney

SUBJECT: INDEMNIFICATION AGREEMENT - JOHN B. NORTON

I have reviewed and approved the above referenced agreement as to form only.

In my opinion the City should require some type of insurance covering the Flood damage risk or some security and this document should include a specific Release of Claims by the Owner.

Also, "FEMA" is not defined in the Agreement.

JPF/kmt

INFORMATION SHEET

PROJECT TITLE APPLE INN D/G D22 TYPE OF SUBMITTAL BUILDING PERMIT

ZONE ATLAS PAGE NO. H-11 CITY ADDRESS _____

LEGAL DESCRIPTION TRACT 286 UNIT 3, TOWN OF ATRISCO GRANT

ENGINEERING FIRM C.T.S. CONTACT CHRIS

ADDRESS 1100 ALVARADO NE PHONE 266-3444

OWNER JOHN NORTON CONTACT _____

ADDRESS _____ PHONE _____

ARCHITECT _____ CONTACT _____

ADDRESS _____ PHONE _____

SURVEYOR RON FORSBAUER CONTACT RON.

ADDRESS _____ PHONE 268 0298

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

X YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

___ SKETCH PLAT APPROVAL
___ PRELIMINARY PLAT APPROVAL
___ SITE DEVELOPMENT PLAN APPROVAL
___ FINAL PLAT APPROVAL
___ BUILDING PERMIT APPROVAL
___ CERTIFICATE OF OCCUPANCY APPROVAL
___ ROUGH GRADING PERMIT APPROVAL
___ GRADING/PAVING PERMIT APPROVAL
X OTHER RE SUBMITTAL (SPECIFY)

DATE SUBMITTED: 4-10-84

BY: [signature]

RECEIVED
APR 10 1984
HYDROLOGY SECTION

Federal Emergency Management Agency

Washington, D.C. 20472

REQUEST FOR LETTER OF MAP AMENDMENT

The following information is submitted in support of my request that a determination be made as to whether or not a certain land area or structure is within a Special Flood Hazard Area. The property is shown on the Federal Emergency Management Agency Flood Hazard Boundary Map (FHBM) or Flood Insurance Rate Map (FIRM) identified as: ALBUQUERQUE, NEW MEXICO (Community Name), 350002-0021 (Community Number).

(Please check appropriate boxes)

☑ (1) A copy of the recorded deed or recorded plat indicating both the legal description of the property and the official recordation information (deed or plat book volume and page number) and bearing the seal of the Recorder of Deeds.

☑ (2) Topographic information, including contours and elevations of both the lowest finished grade adjacent to the structure and the lowest floor (including basement).

☑ (3) Planimetric information indicating the location of structures on the property.

☐ (4) Certification by a registered professional engineer or licensed land surveyor indicating the type of structure, whether it is elevated on posts, piers, or walls, and whether it is built on a barrier sand dune.

☑ (5) Other (please list)

CALCULATIONS

The above statements and all documents submitted in support of this appeal are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

12-15-83
(Date)

(Signature of Applicant)

ANDRE HOULE NEW MEXICO 7876 REGISTERED PROFESSIONAL ENGINEER

Flood Plain Hydrology

The site is designated to be in a Flood Hazard Area A2 with an elevation 5096. This report is presented as a request to amend the elevation to 5094 based on the following calculations which were derived using the SCS method, the City of Albuquerque Orthotopo (1" = 500') for the drainage basin calculations and the 1" = 200' City of Albuquerque for floodplain volume calculations. The following are the calculations provided to request the amendment consideration.

Plate 1 (1" = 500')

Basins are derived and planimeter for areas, the length of watersheds are scaled.

Basins	L(ft)	S(%)	Area(Area)	T^1_c(MIN.)	CN[2]	Q[3](inches)	Volume[4](ft.^{3})	q peak(cfs)
OS1a	6250	1.4	135.6	34	75	0.6	295,337	87
OS1b1	4850	1.7	119.4	26	75	0.6	260,053	100
OS1b2	800	-	11.9	10	75	0.6	25,918	26
OS1C1	7250	1.8	228.2	34	75	0.6	497,020	146
OS1C2	1400	0.7	24.6	14	75	0.6	53,579	38
OS1d	2850	1.1	65.7	20	75	0.6	143,095	72
OS1e	-0-	-	52.2	10	75	0.6	113,692	114

ΣVol = 1,388,694

1. The time of concentration will be derived using the Kirpich equation

   $t_c = 0.0078\ L^{0.77}/S^{0.385}$ w/ L = feet; S = ft./ft.

2. The Curve Number (CN) is derived using the following data:

   The Soil Conservation Services (SCS) Soil Survey of Bernalillo County and Parts of Sandoval and Valencia Counties, New Mexico designate the soil type as Loamy Fine Sand of hydrologic soils group A. The vegetation is poor (40% cover) sage-Grass, the SCS CN charts indicate that a CN of 55 for Antecedent Moisture Condition II but in this case AMC III will be used and CN = 75.

3. Using the NOAA Atlas 2 - Precipitation - Frequency Atlas of the Western United States and the 100 year - 24 hour rainfall amount (P) of 2.4 inches, the direct runoff (Q) = 0.6 inches.

4. The runoff volume will be calculated by depth of direct runoff x drainage Area.

5. The peak flow rate is determined using the SCS hydrograph relationship where

Volume = 1/2 (time of hydrograph)(peak flow rate) = 1/2 $(t_b)(q_p)$

$t_b = 5t_{peak}$

$t_p = 2/3\ t_c$

$t_b = 3.33$

$$q_{peak} = \frac{2\ V}{(3.33t_c)} = \frac{2\ V}{3.33(60)t_c}$$

$$= \frac{0.01\ (V\ ft^3)}{(t_c\ sec.)}$$

Flood Plain Elevation Determination

(using 1" = 200' Orthotopo)

and Planimeter

Elevation	Area	Average Area	Depth	Incr. Vol.	Σ Volume(ft^3)
94	4,977,980				1,689,996
		2,745,360	0.5	1,372,680	
93.5	512,740				317,316
		395,560	0.5	197,780	
93.0	278,380				119,536
		194,680	0.5	97,340	
92.5	110,980				22,196
		55,490	0.4	22,196	
92.1	-0-				

Conclusions: The runoff volume is equal to 1,388,694 cubic feet using a CN of 75 which is a conservative AMC III number and using the 100 year - 24 hour rainfall amount. The storage volume of the flood plain at elevation 94 is 1,689,996 cubic

feet. This is assuming there is no outfall, which is not the case (another conservative assumption) hence it is requested to consider this request to change the flood plain elevation to 5094.

INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and John B. Norton (Owner, whos term includes successors and assigns) agree:

RECITAL

Owner is the owner of the following described real property:

> Tract lettered "A" of Lands of M.D. Furrs as the same is shown and designated on the summary plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 12, 1981, in Map Book C18, folio 71.

The Owner has presented a drainage plan to the City which was approved on January 25, 1984 (see Exhibit "A" attached hereto). The construction of the building's finished floor elevation does not conform to the City design criteria of the elevation at one (1) foot above the Base Flood Elevation (BFE) shown on the Flood Insurance Rate Maps (FIRM) adopted September 15, 1983.

The City requires Owner to enter into this Agreement as a condition for the release of a Certificate of Occupancy.

UNDERSTANDING OF EXPOSURE

Owner agrees and understands that the building as sited does not provide protection for the Owner's property and is subject to flood and water run off damage resulting from noncompliance with the approved plan(Exhibit "A" attached hereto).

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against the parties for or on account of any matter arising from the failure of the Owner to comply with the City design criteria.

COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owner set forth herein shall be binding upon the Owner, his heirs, successors and assigns and the property described herein and will run with said property until released by the City.

Owner agrees and understands that the building as sited does not provide protection for the Owner's property and is subject to floodwater damage as shown on the FIRM described previously. This situation is temporary until such time a map amendment is approved by FEMA which will lower the BFE at this site whereby the plan will be in compliance with the City design criteria and Flood Ordinance

INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and John B. Norton (Owner, whose term includes successors and assigns) agree:

RECITAL

Owner is the owner of the following described real property:

> Tract lettered "A" of Lands of M. D. Furrs as the same is shown and designated on the summary plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 12, 1981, in Map Book C18, Folio 71.

Owner has presented a drainage plan to the City which was approved on January 25, 1984 (Exhibit "A" attached hereto). The construction of the building's finished floor elevation does not conform to the City design criteria of the elevation at one (1) foot above the Base Flood Elevation (BFE) shown on the Flood Insurance Rate Maps (FIRM) adopted September 15, 1983.

The City requires Owner to enter into this Agreement as a condition for the release of a Certificate of Occupancy.

UNDERSTANDING OF EXPOSURE

Owner agrees and understands that the building as sited does not provide protection for the Owner's property and is subject to flood water damage as shown in the FIRM described previously. This situation is temporary until such time a map amendment is approved by FEMA which will lower the BFE at this site, whereby, the plan will be in compliance with the City design criteria and Flood Ordinance.

INDEMNIFICATION AND HOLD HARMLESS

The Owner agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against the parties for or on account of any matter arising from the failure of the Owner to comply with the City design criteria.

COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owner set forth herein shall be binding upon the Owner, his heirs, successors and assigns and the property described herein and will run with said property until released by the City.

ISSUANCE OF CERTIFICATE OF OCCUPANCY

Upon execution of this Agreement, the City will not withhold issuance of a Certificate of Occupancy for reasons related to non-compliance to the referenced Ordinance for the building project on this property.

CITY OF ALBUQUERQUE

ATTEST:

Frank A. Kleinhenz
Chief Administrative Officer

City Clerk

OWNER

John B. Norton

REVIFWED:

C. Dwayne Sheppard
City Engineer

Assistant City Attorney
AS TO FORM ONLY

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1984, by John B. Norton.

Notary Public

My Commission Expires:

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

The foregoing instrument was acknowledged before me this _____ day of _____, 1984, by Frank A. Kleinhenz, Chief Administrative Officer, City of Albuquerque.

Notary Public

My Commission Expires: