

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 21, 2019

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

RE: Element Hotel
2440 Louisiana NE
Conceptual Grading Plan Stamp Date: 11/7/19
Drainage File: H19D087

Dear Mr. Soule:

Based on the submittal received on 11/7/19, the conceptual grading plan is approved for Site Plan for Building Permit.

PO Box 1293

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: ELEMENT Building Permit #: _____ Hydrology File #: _____

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT 6A1C1A BLOCK C LOUISIANA SUBDIVISION

City Address: 2440 Louisiana blvd

Applicant: ALLENSIGMONGROUP 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 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?

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

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: _____

DRAINAGE NARRATIVE

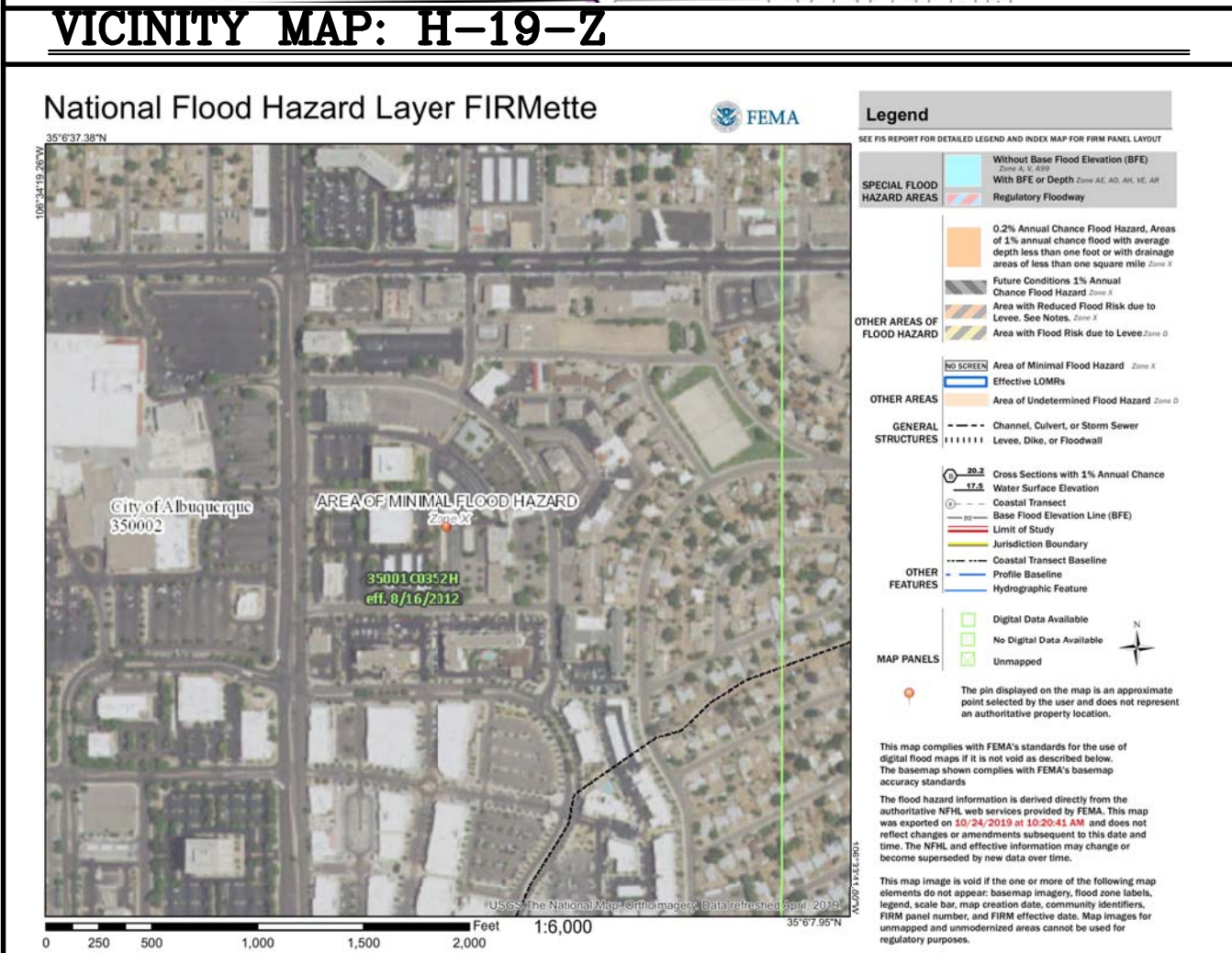
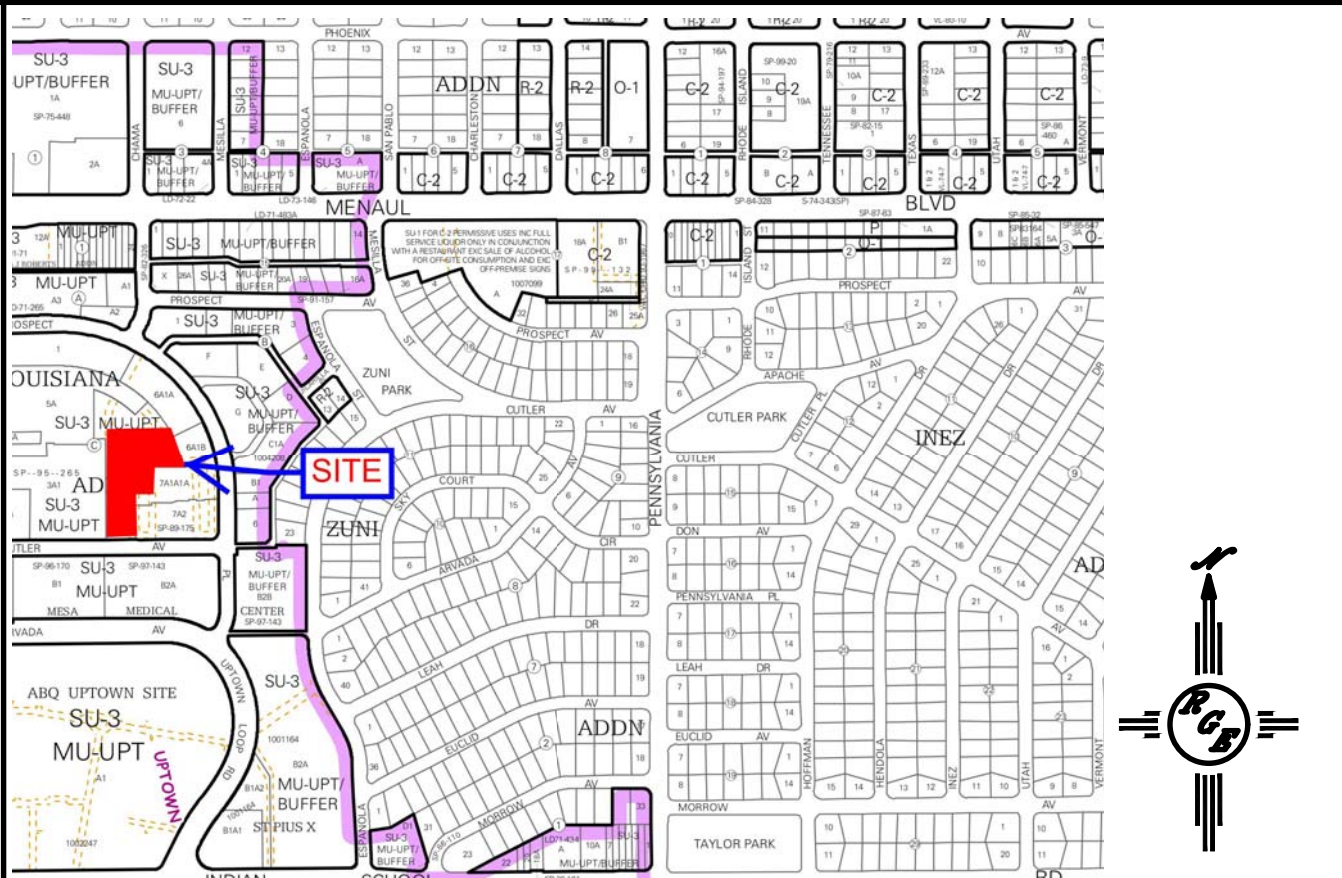
THE SITE IS A FULLY DEVELOPED PORTION OF AN EXISTING SITE. THE OVERALL ORIGINAL SITE WAS DESIGNED TO DISCHARGE TO AN EXISTING 60" STORM DRAIN IN LOUISIANA, VIA SURFACE AND UNDERGROUND CONDUITS. THE OVERALL SITE ANALYSIS IS LOCATED IN DRAINAGE FILE H16D1. THE PROJECT AREA WAS AT ONE TIME A RETENTION BASIN. THE SITE WAS REANALYZED BY BOHANAN HUSTON IN 1984 AMD PARTIALLY CONSTRUED. THE POND BASIN WAS CONVERTED TO A PARKING LOT DETENTION POND IN A REPORT BY LARRY REID IN 2004. THE PROJECT AREA ACCEPTS UPLAND FLOW FROM THE EAST. THE SITE IS ALLOWED TO DISCHARGE AT A PEAK RATE OF 1.6CFS.

THIS DEVELOPEMENT WILL CONTINUE TO ALLOW THE UPLAND FLOW OF 3.435 CFS TO ENTER THE SITE.THE SITE WILL CONTINUE TO GENERATE 6.30 CFS. THE BASIN DISCHARGE SHALL MATCH THE HISTORICAL RATE OF 0.63 CFS ALLOWED BY THE INTRODUCTION PARKING LOT DETENTION WITH SUBSURFACE INFILTRATION CHAMBERS. THE REQUIRED FIRST FLUSH VOLUME OF 1450 CUBIC FEET WILL BE CAPTURED BY THE UNDERGROUND CHAMBERS.

THE DEVELOPMENT OF THIS SITE WILL MATCH EXISTING CONDITIONS.

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.



LEGAL DESCRIPTION:
LOTS 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B, BLOCK "C" LOUISIANA SUBDIVISION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

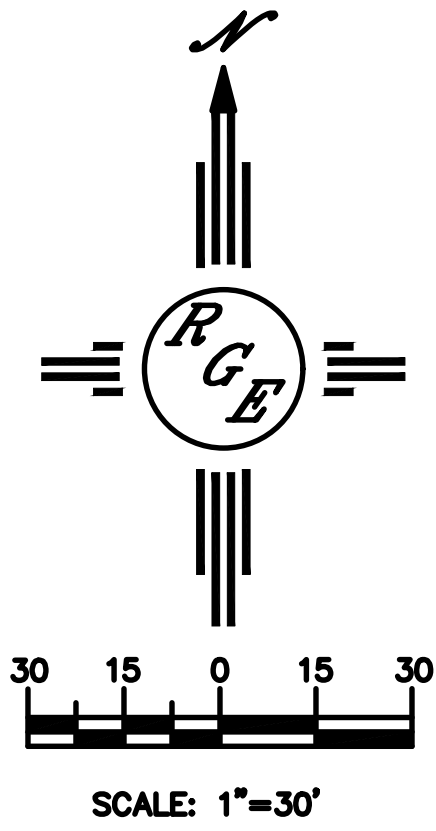
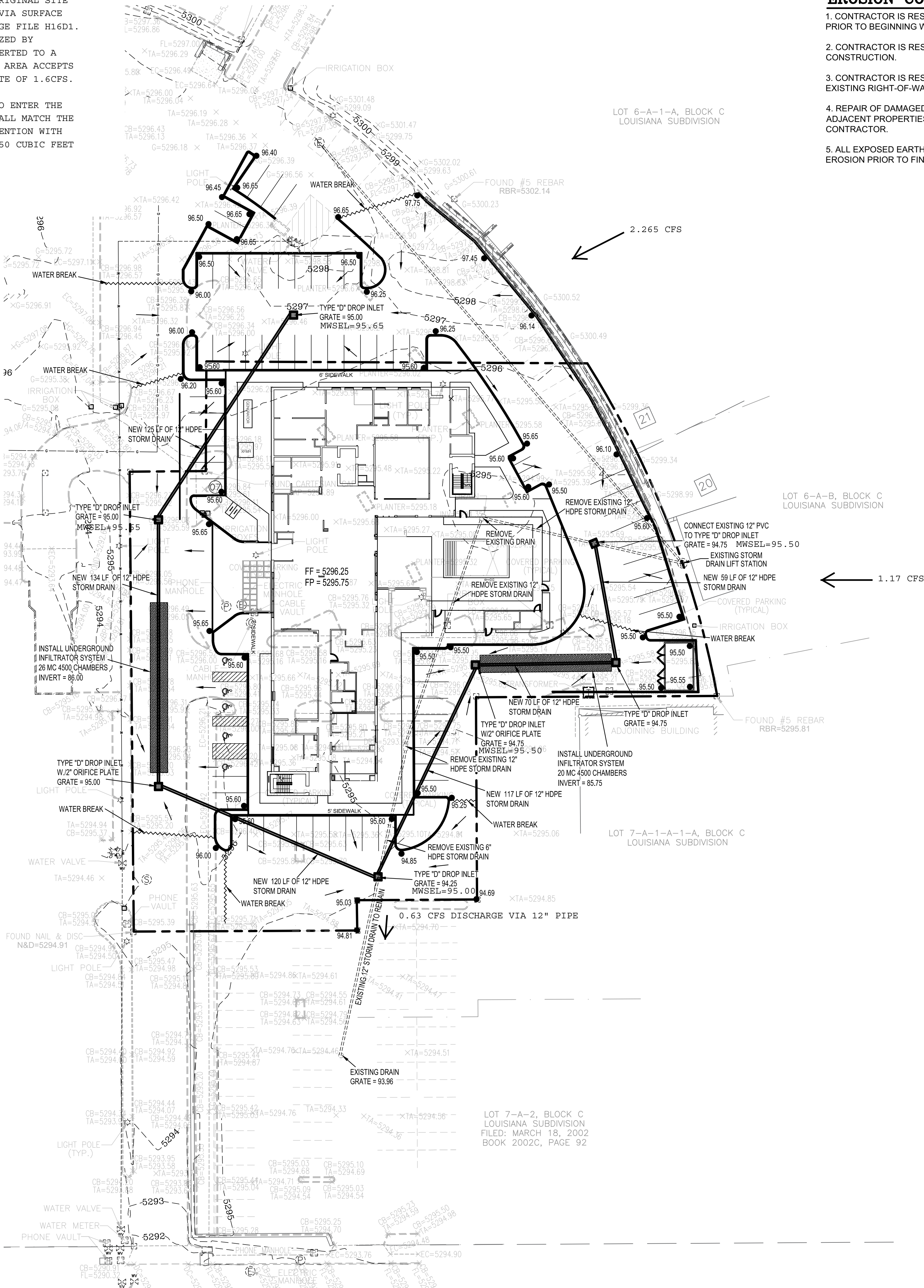
- NOTES:**
1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
 2. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.
 3. ANY PERIMETER WALLS MUST BE PERMITTED SEPARATELY. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
 4. SURVEY INFORMATION PROVIDED BY COMMUNITY SCIENCES CORPORATION USING NAVD DATUM 1988.

LEGEND

- | | | |
|------|--|--------------------------------|
| --- | EXISTING CONTOUR | CB = CURB |
| --- | EXISTING INDEX CONTOUR | BPOND = BOTTOM OF POND |
| XXXX | EXISTING SPOT ELEVATION | DRN = DRAIN |
| XXXX | PROPOSED SPOT ELEVATION | EC = EDGE OF CONCRETE |
| --- | BOUNDARY | FF = FINISHED FLOOR |
| --- | ADJACENT BOUNDARY | G = GROUND |
| --- | EXISTING CURB AND GUTTER | N&D = NAIL & DISC |
| --- | PROPOSED WATER BREAK | RMP = RAMP |
| --- | PROPOSED HDPE STORM DRAIN | SASMH = SANITARY SEWER MANHOLE |
| --- | PROPOSED TYPE "D" DROP INLET PER COA STD DWG | TA = TOP OF ASPHALT |
| --- | PROPOSED UNDERGROUND INFILTRATOR SYSTEM | ✱ = LIGHT POLE |
| | | ☐ = CABLE BOX |
| | | ☐ = IRRIGATION BOX |
| | | ☐ = WATER VALVE |
| | | ☐ = WATER METER |
| | | ☐ = SANITARY SEWER MANHOLE |
| | | ☐ = STORM DRAIN MANHOLE |
| | | ☐ = ELECTRIC MANHOLE |
| | | ☐ = PHONE MANHOLE |

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.



ENGINEER'S SEAL	2440 LOUISIANA BLVD.	DRAWN BY DEM
		DATE 10-24-19
11/7/19	 1608 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 (505) 972-0899	2440 LOUISIANA BLVD.DWG
DAVID SOULE P.E. #14522		SHEET # C1
		JOB #