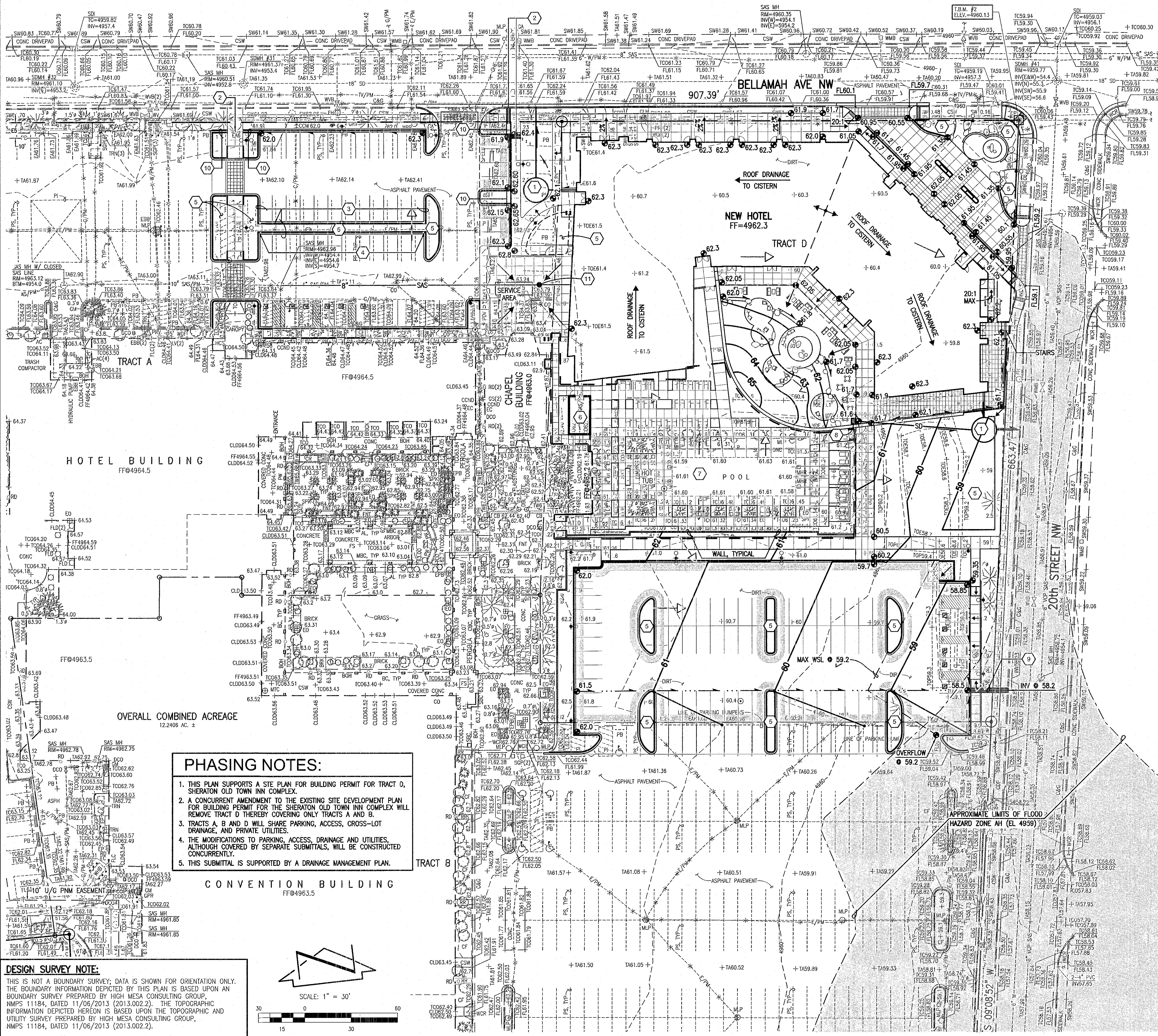




PHASING NOTES:

1. THIS PLAN SUPPORTS A SITE PLAN FOR BUILDING PERMIT FOR TRACT D, SHERATON OLD TOWN INN COMPLEX.
2. A CONCURRENT AMENDMENT TO THE EXISTING SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR THE SHERATON OLD TOWN INN COMPLEX WILL REMOVE TRACT D THEREBY COVERING ONLY TRACTS A AND B.
3. TRACTS A, B AND D WILL SHARE PARKING, ACCESS, CROSS-LOT DRAINAGE, AND PRIVATE UTILITIES.
4. THE MODIFICATIONS TO PARKING, ACCESS, DRAINAGE AND UTILITIES, ALTHOUGH COVERED BY SEPARATE SUBMITTALS, WILL BE CONSTRUCTED CONCURRENTLY.
5. THIS SUBMITTAL IS SUPPORTED BY A DRAINAGE MANAGEMENT PLAN.

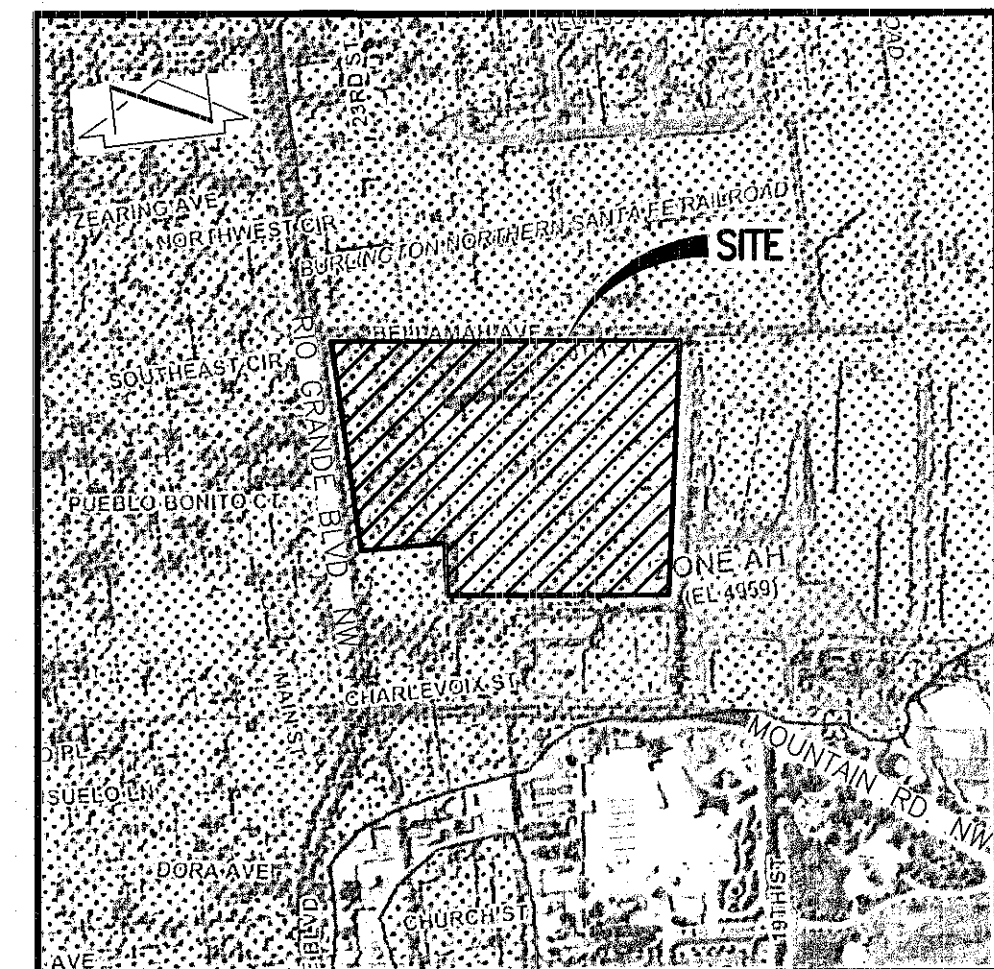
DESIGN SURVEY NOTE:

THIS IS NOT A BOUNDARY SURVEY; DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON AN BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 11/06/2013 (2013.002.2). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 11/06/2013 (2013.002.2).

DESIGN GRADING LEGEND:

INV TA TC TG + 20.05 + 14.00 + 4920 + 20	INVERT TOP OF ASPHALT PAVEMENT TOP OF CURB TOP OF GRATE EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION EXISTING FLOWLINE PROPOSED FLOWLINE EXISTING CONTOUR PROPOSED CONTOUR EXISTING DIRECTION OF FLOW PROPOSED DIRECTION OF FLOW PROPERTY LINE PUBLIC EASEMENT LINE
PROPOSED CONCRETE PROPOSED ASPHALT PAVING	HIGH POINT / DIVIDE

FEDERAL EMERGENCY MANAGEMENT AGENCY



F.I.R.M. PANEL 331 of 825
 SCALE: 1" = 500' DATED 08-16-2012

CONCEPTUAL GRADING & DRAINAGE KEYED NOTES:

1. NEW CISTERN SIZED TO CONTAIN FIRST 1/2-INCH OF ROOF RUNOFF WITH OVERFLOW TO STREET VIA 4" PVC CURB PENETRATION
2. NEW SIDEWALK CULVERT
3. SET NEW CURB AT 6-INCHES ABOVE EXISTING TOP OF ASPHALT ELEVATION, TYPICAL
4. PROVIDE CURB OPENINGS FOR POSITIVE DRAINAGE
5. GRADE WATER HARVESTING AREA SIZED TO MANAGE THE FIRST FLUSH OF RUNOFF AND CONTROL RUNOFF GENERATED BY CONTRIBUTING IMPERVIOUS AREA TO THE EXTENT PRACTICABLE
6. NEW POOL ACCESSORY BUILDING WITH FF = 4962.2
7. EXISTING POOL NO GRADE CHANGES PROPOSED. POOL DECK RUNOFF TO BE SELF-CONTAINED VIA DISCHARGE TO LANDSCAPED AREAS OR DECK DRAINS
8. NEW STORM INLET WITH DISCHARGE TO CISTERN
9. NEW 4-INCH PVC CURB PENETRATION FOR CONTROLLED RELEASE OF PARKING LOT RUNOFF TO STREET
10. NEW DRAINAGE RUNDOWN FOR POSITIVE DRAINAGE THROUGH CURBS
11. GRATED SANITARY SEWER MANHOLE TO ACCEPT AND DRAIN RUNOFF FROM REFUSE BIN AREA

DRAINAGE CONCEPTS:

PROPOSED FINISHED FLOOR ELEVATION IS A MINIMUM ONE-FOOT ABOVE THE CORRESPONDING DESIGNATED FLOOD PLAIN ELEVATION AS PUBLISHED BY FEMA.

DEVELOPED RUNOFF FROM THE PROPOSED NEW HOTEL AND/OR REDEVELOPED AREAS ADJACENT TO THE NEW HOTEL SHALL BE MANAGED BY A COMBINATION OF THE FOLLOWING TECHNIQUES

- LIMITING POST DEVELOPMENT PEAK DISCHARGE FROM UNDEVELOPED PORTIONS OF SITE TO 2.75 CFS/ACRE
- REDUCING THE PEAK RATE OF DISCHARGE BY IMPROVED LAND TREATMENTS
- REDUCING THE PEAK RATE OF DISCHARGE BY DETENTION PONDING
- REDUCING THE PEAK RATE OF DISCHARGE BY CAPTURING THE FIRST 1/2-INCH OF RUNOFF IN CISTERNS
- MANAGE AND CONTROL THE FIRST FLUSH OF RUNOFF FROM ALTERED EXISTING AND NEW CONTRIBUTING IMPERVIOUS AREAS TO THE EXTENT PRACTICABLE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE DRAINAGE ORDINANCE AS REVISED EFFECTIVE MAY 12, 2014.

HIGH MESA Consulting Group
 6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

2013.002.6

architecture
 interiors
 landscape
 planning
 engineering

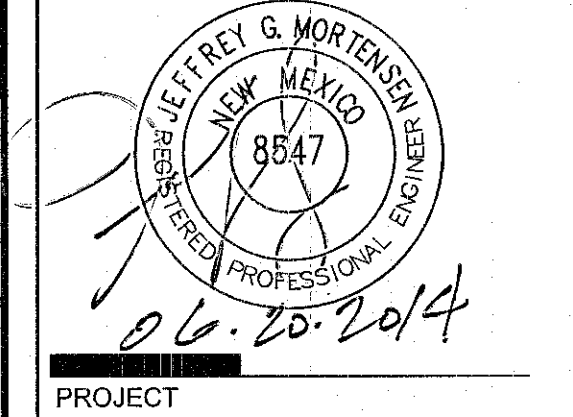
Dekker Perich Sabatini

7601 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-9700
 fax 761-4222
 dps@dpsdesign.org

ARCHITECT

Gensler

ENGINEER



PROJECT

New Hotel
 Albuquerque, New Mexico

DRB SUBMITTAL
 June 24, 2014

REVISIONS

△	
△	
△	
△	

DRAWN BY	J.Y.R.
REVIEWED BY	J.G.M.
DATE	6.24.2014
PROJECT NO.	13-0020
DRAWING NAME	

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET NO.

SDP-3.1

OF