

CITY OF ALBUQUERQUE



June 13, 2017

J. Graeme Means, PE
High Mesa Consulting Group
6010 -B Midway Park Blvd NE
Albuquerque, NM 87109

Re: Hotel Chaco
2000 Bellamah Ave NW
Request 60-Day Temporary C.O. – Accepted
Engineer's Stamp dated: 9/23/2016 (J13D066)
Certification dated: 6-11-17

Dear Mr. Means


Based on the Certification received 6/12/2017, the above referenced is approved for a 60-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed:

- Note #7 trench drains in courtyard are missing.
- As-built elevations indicate multiple inverts in the courtyard. Clarify inverts.

An inspection by our office will need to take place after these corrections are made.

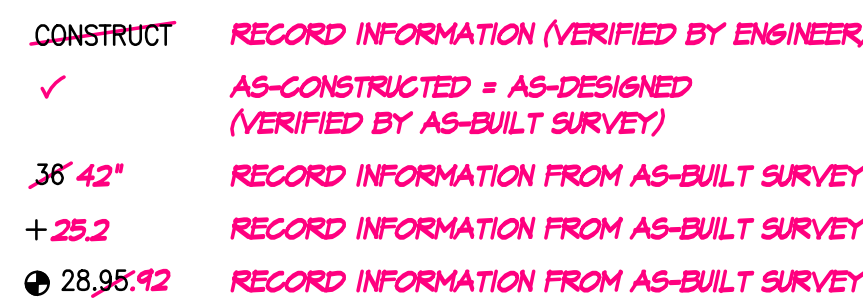
If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Sincerely,


James D. Hughes, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

TE/JH
C: email

Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



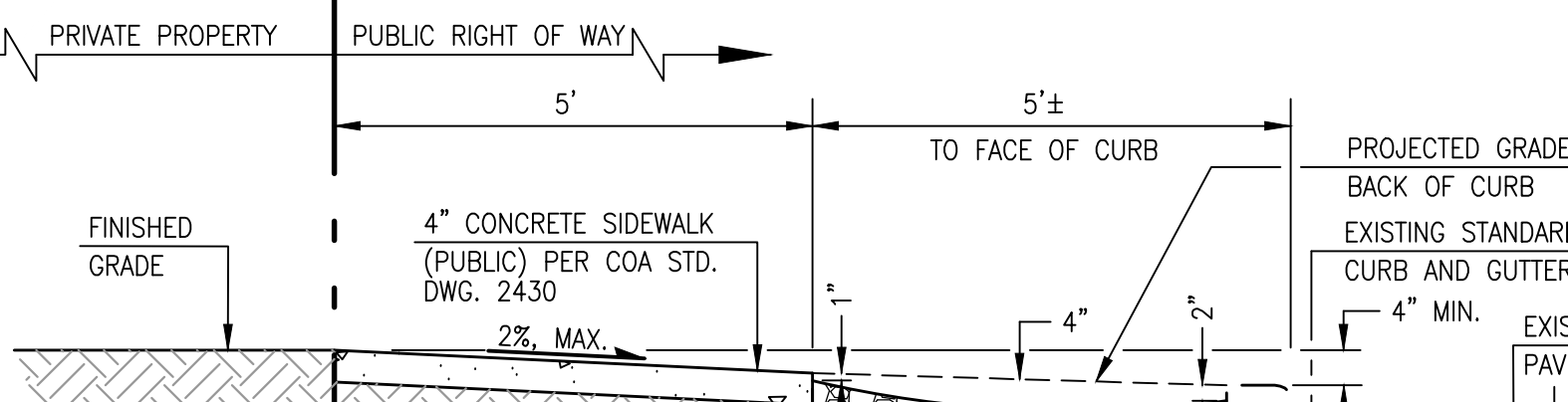
CONTRACT AND SO# NOTES

1. TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATED (LINE-SPOTTING) INFORMATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL PUBLIC UTILITIES. IF OBSTRUCTIONS, SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERPRETATIONS IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
5. ALL EXISTING UTILITY LINES, PIPELINES AND UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS. THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NOT SHOWN. IF ANY DISCREPANCY EXISTS, THE CONTRACTOR'S LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE. DUE TO THE TIME AND COST INVOLVED IN LOCATING OR CONDUCTING ANY OTHER PRELIMINARY INVESTIGATION OF ANY LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES OR PIPELINES HAS UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, THE CONTRACTOR REPRESENTS AND WARRANTS THAT THE CONTRACTOR HAS NO RESPONSIBILITY OR LIABILITY THEREOF. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE, PRIOR TO ANY AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY ANY AND ALL EXISTING UTILITY LINES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, STATE, FEDERAL, AND LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
6. THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER. TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE, FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
7. ANY EXCAVATION OR CONSTRUCTION PERMITS TO BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. APPROVED COPIES OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THE PERMIT.
8. BACKFILL COMPACTION SHALL BE ACCORDING TO MAJOR LOCAL STREET USE.
9. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER.
10. IF THE SO#19 PERMIT INCLUDES A SIDEWALK CURB CUT, CONTRACTOR SHALL TACK WELD PLATE TO EMBEDDED ANCHORS

EROSION CONTROL MEASURES

1. THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
2. THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
3. WHEN APPLICABLE, CONTRACTOR SHALL SECURE "TOPSOIL DISTURBANCE PERMIT" FROM THE CITY AND/OR FILE A NOTICE OF INTENT (N.O.I.) WITH THE EPA PRIOR TO BEGINNING

1. CONSTRUCT STORM WATER QUALITY MANHOLE WITH VENTED LID PER TYP. SECTION, SHEET C1-102, RIN 59.50, INV(IN), 61.55.00, INV(BOTTOM) ~~55.00~~ ^{59.52} ₅₂
2. CONSTRUCT STORM WATER QUALITY MANHOLE PER TYP. SECTION, SHEET C1-102, RIN 61.80, INV(IN), 61.80.00, INV(OUT), 61.80.00, INV(BOTTOM) 58.00
3. 6" ROOF DRAIN TO NEW CISTERN, FOR CONTINUATION, SEE P03.05
4. 8" ROOF DRAIN TO NEW CISTERN, FOR CONTINUATION, SEE P03.05
5. INSTALL 6" PRIVATE STORM DRAIN Ø S = 0.0100
6. INSTALL 6" PVC STORM DRAIN, INSERT INTO BACK OF NEW SIDEWALK CURB/VERT
7. NEW TRENCH DRAIN, SEE DETAIL C2/AS1.502
8. CONSTRUCT 12" WIDE SIDEWALK CURB/VERT PER COA STD DRAWING 2236 BY 50 #19 PERMIT
9. CONSTRUCT 12" WIDE CONCRETE RUNDOWN (PRIVATE) PER TYPICAL SECTION, SHEET C1-102
10. CONSTRUCT 12" WIDE SIDEWALK CURB/VERT (PRIVATE) PER TYPICAL SECTION, SHEET C1-102
11. CONSTRUCT 12" WIDE SIDEWALK CURB/VERT (PRIVATE) AND CONCRETE RUNDOWN (PRIVATE) WITH ORIFICE PLATE (4" WIDE OPENING) AT PARKING LOT SIDE
12. CONSTRUCT 2" CURB OUT (FOR WATER HARVESTING) PER TYPICAL SECTION, SHEET C1-102
13. NEW WATER HARVESTING AREA
14. CONSTRUCT 4" DIA. WEEP HOLE IN NEW WALL, INV 61.70
15. NEW SANITARY SEWER MANHOLE WITH GRATED LID TO ACCEPT AND DRAIN RUNOFF FROM REFUSE BIN AREA, SEE SHEET C1-106
16. PROVIDE 6" PRIVATE STORM DRAIN CONNECTION VIA BOTTOM INLET, INV 57.30
17. INSTALL 2" PRIVATE STORM DRAIN (OVERFLOW DRAIN FROM WATER FEATURE), MIN. S 0.0200
18. CONNECT WATER FEATURE OVERFLOW DRAIN TO 6" PRIVATE STORM DRAIN
19. CONSTRUCT 24"x24" STORM DRAIN INLET PER TYPICAL SECTION, SHEET C1-102, TO 60.95, INV 58.00 ₁₄
20. INSTALL 6"x6"x6" TEE AND 6" 22 1/2" ELL, INV 56.50



ENGINEER'S DRAINAGE CERTIFICATION FOR TEMPORARY C.O.

I, J. L. GRACIE, MECHANICAL, NMP# 13676, OF THE FIRM HIGH MESA CONSULTING GROUP HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND DRAINED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE RECORD INFORMATION SUBMITTED TO THE CITY OF CHANDLER. THE RECORD INFORMATION DATED AND ENTITLED TO THE ORIGINAL DESIGN DOCUMENT WAS OBTAINED 04-11-2017 BY TERRA LAND SURVEYS UNDER THE DIRECTION OF CHRISTOPHER A. MEDINA, NMP# 15702, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE VISITED THE PROJECT SITE UNDER THE DIRECT SUPERVISION HAVE VISITED THE SITE ON 04-11-2017 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF THE ACTUAL CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS CERTIFICATION IS FOR TEMPORARY CERTIFICATE OF OCCUPANCY, AND APPLIES ONLY TO THE CONSTRUCTION COMPLETED TO DATE; IT DOES NOT INCLUDE THE HOTEL COURTYARD AND HERB GARDEN; THIS AREA REMAINS UNDER CONSTRUCTION AND WILL BE COMPLETED BY THE END OF 2018. THIS CERTIFICATION DOES NOT ALLOW FOR HOTEL STAFF TO TRAIN IN OPERATION OF THE NEW BUILDING.

THIS CERTIFICATION IS SUBMITTED TO SUPPORT A RECOMMENDATION FOR TEMPORARY CERTIFICATE OF OCCUPANCY FOR HOTEL CHACO. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE REQUIREMENTS OF THIS CERTIFICATION. THE GRADING AND DRAINAGE COMPLIANCE WHICH IS BEYOND THE SCOPE OF GRADING AND DRAINAGE. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF THE GRADING AND DRAINAGE REQUIREMENTS.

RECORD DRAWING

6010-B MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 FAX: 505.345.4255
www.highmesacg.com

Issue	Date & Issue Description	By	Check
1	10.29.14	JDS	JGM
1	N. PARKING LOT REV.	J.D.S.	J.G.M.
2	ADD SECTION A-A 6/16 REPLACE CISTERN'S W/ WATER QUALITY MH's	J.D.S.	G.M.
3	9/16 COURTYARD SITE PLAN ADJUSTMENTS	J.D.S.	G.M.
4	04/17 RECORD DRAWINGS AND TEMPORARY CERTIFICATION	J.D.S.	G.M.
5	06/17 PERMANENT CERTIFICATION	J.D.S.	G.M.

Seal/Signature

THIS DOCUMENT WAS ORIGINALLY
ISSUED AND SEALED BY JEFFREY C
MORTENSEN, NMPE #8547 ON
10/28/2014.

Project Name	04/13/2017	9-23-2016
HOTEL OLD TOWN		

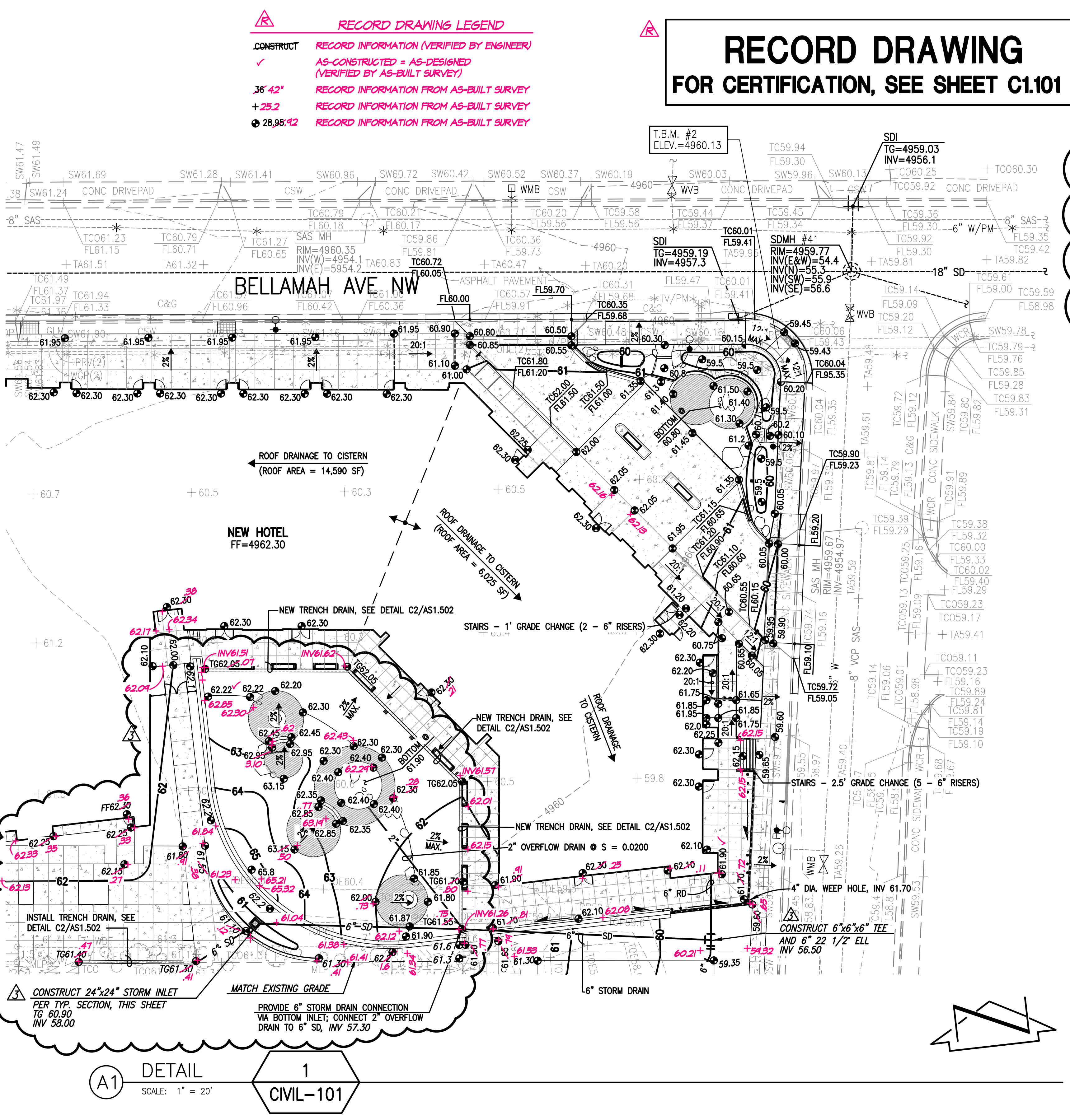
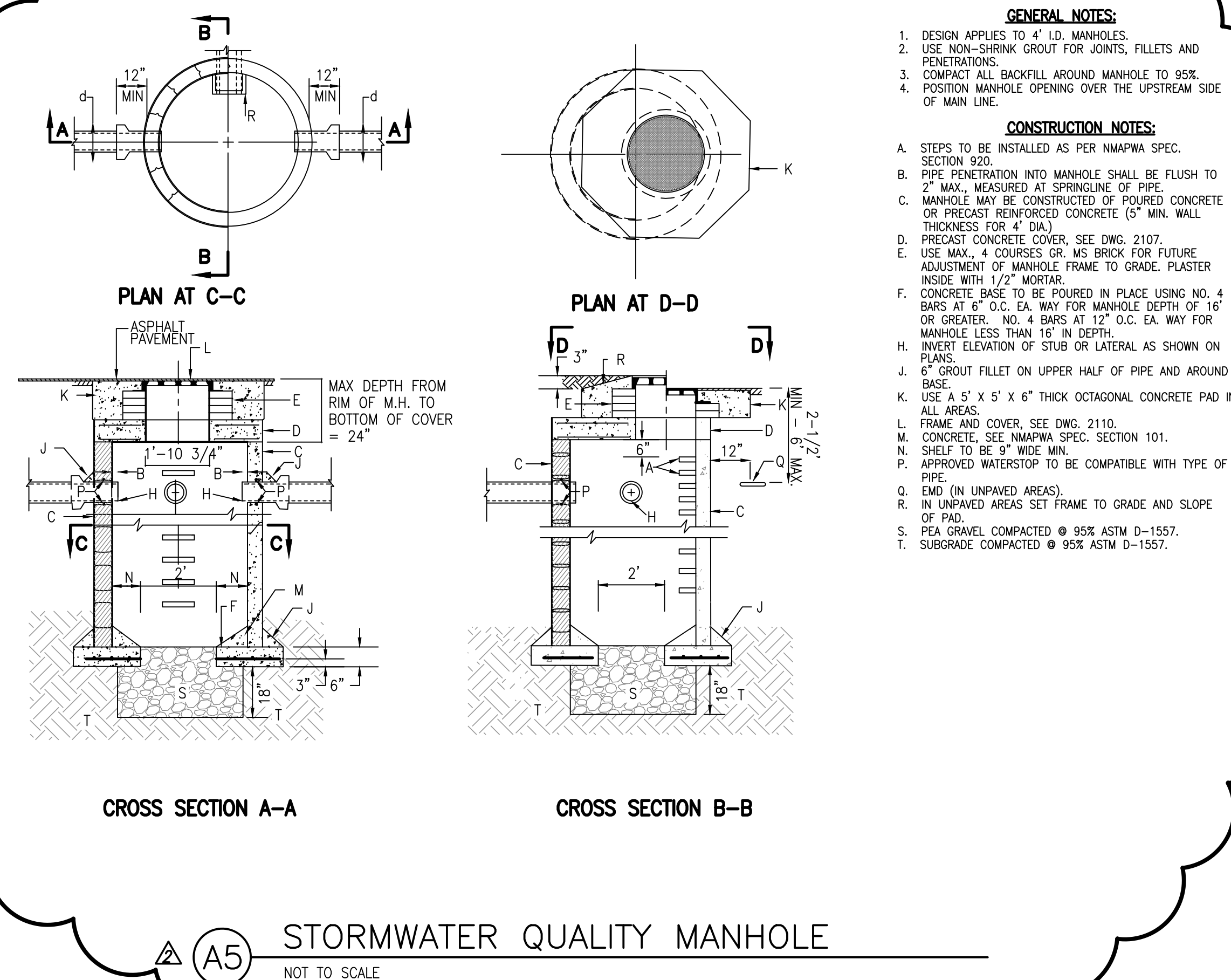
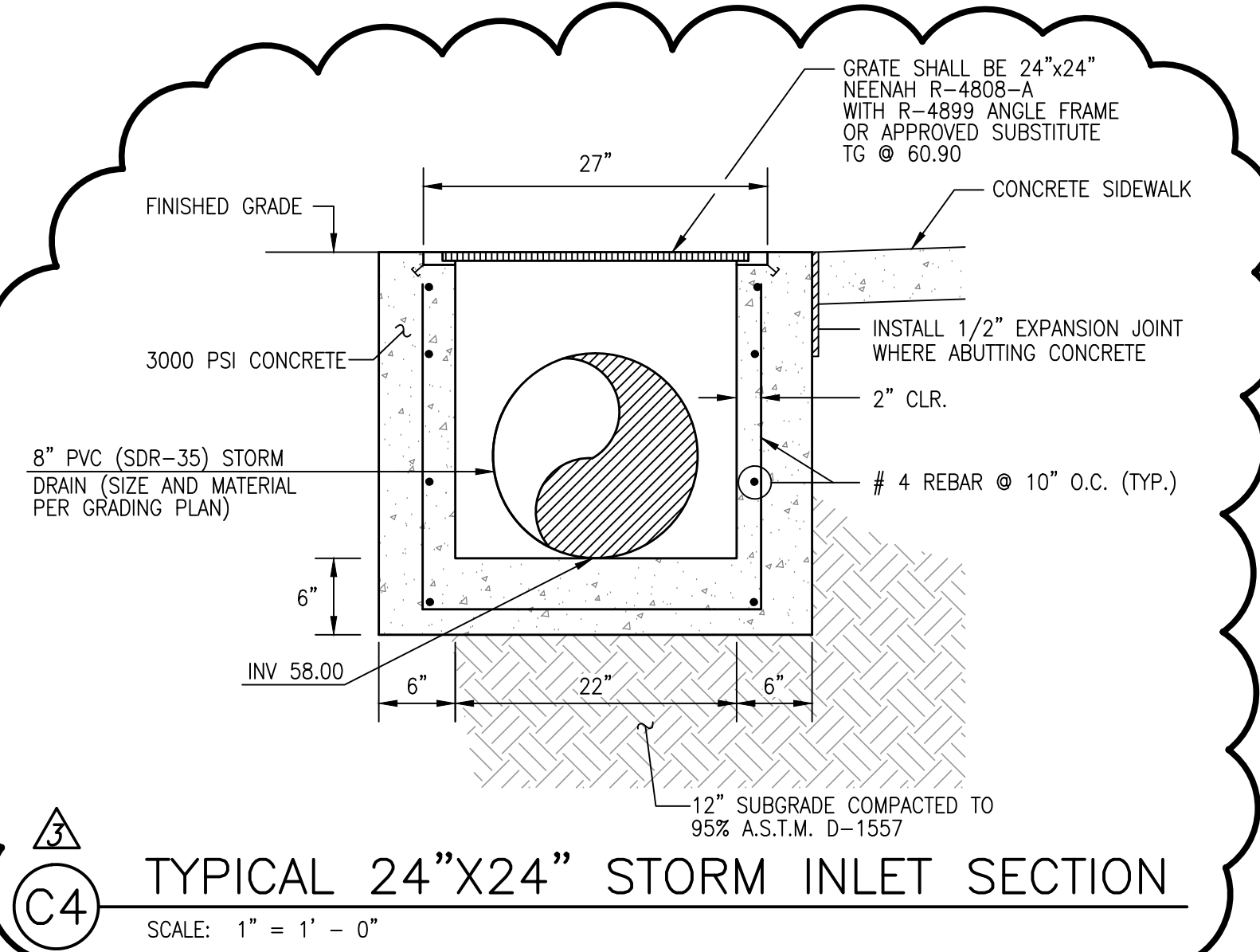
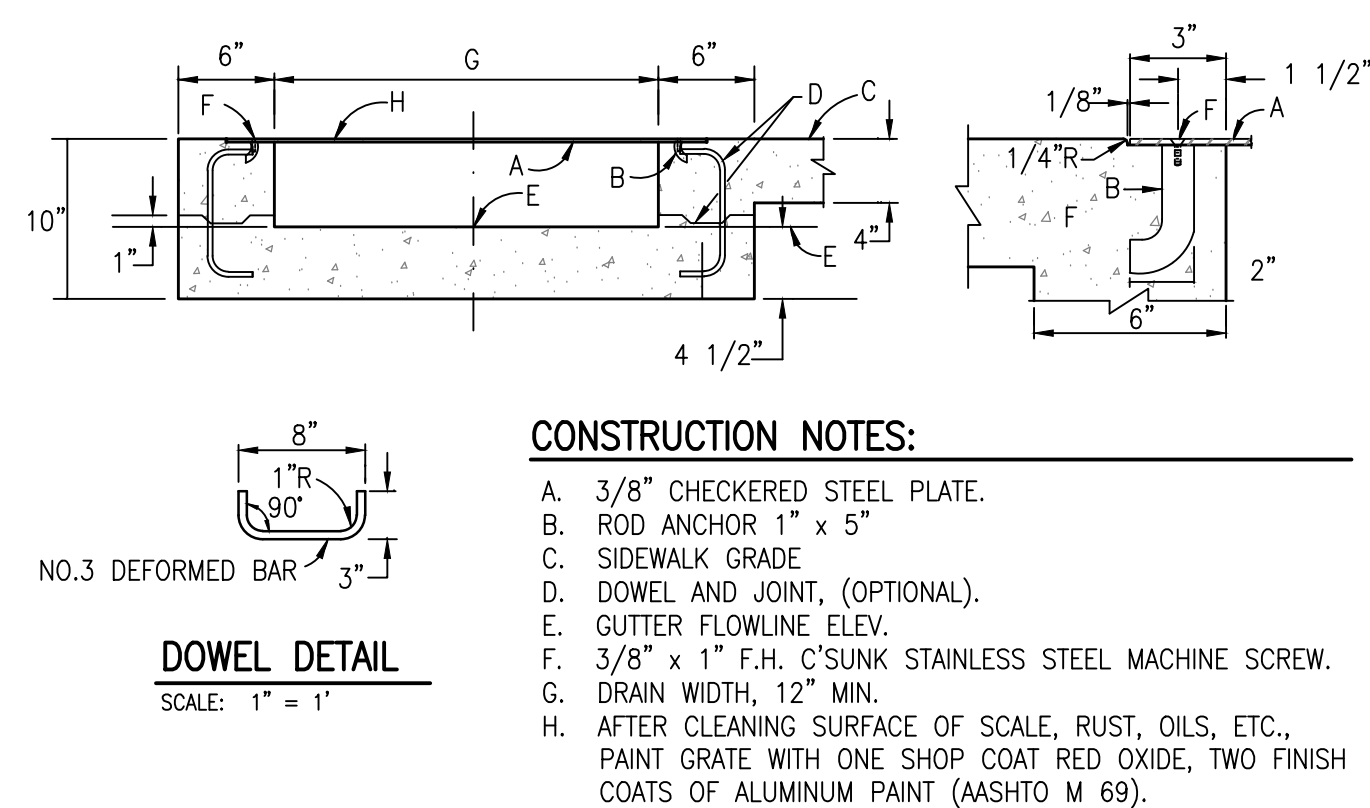
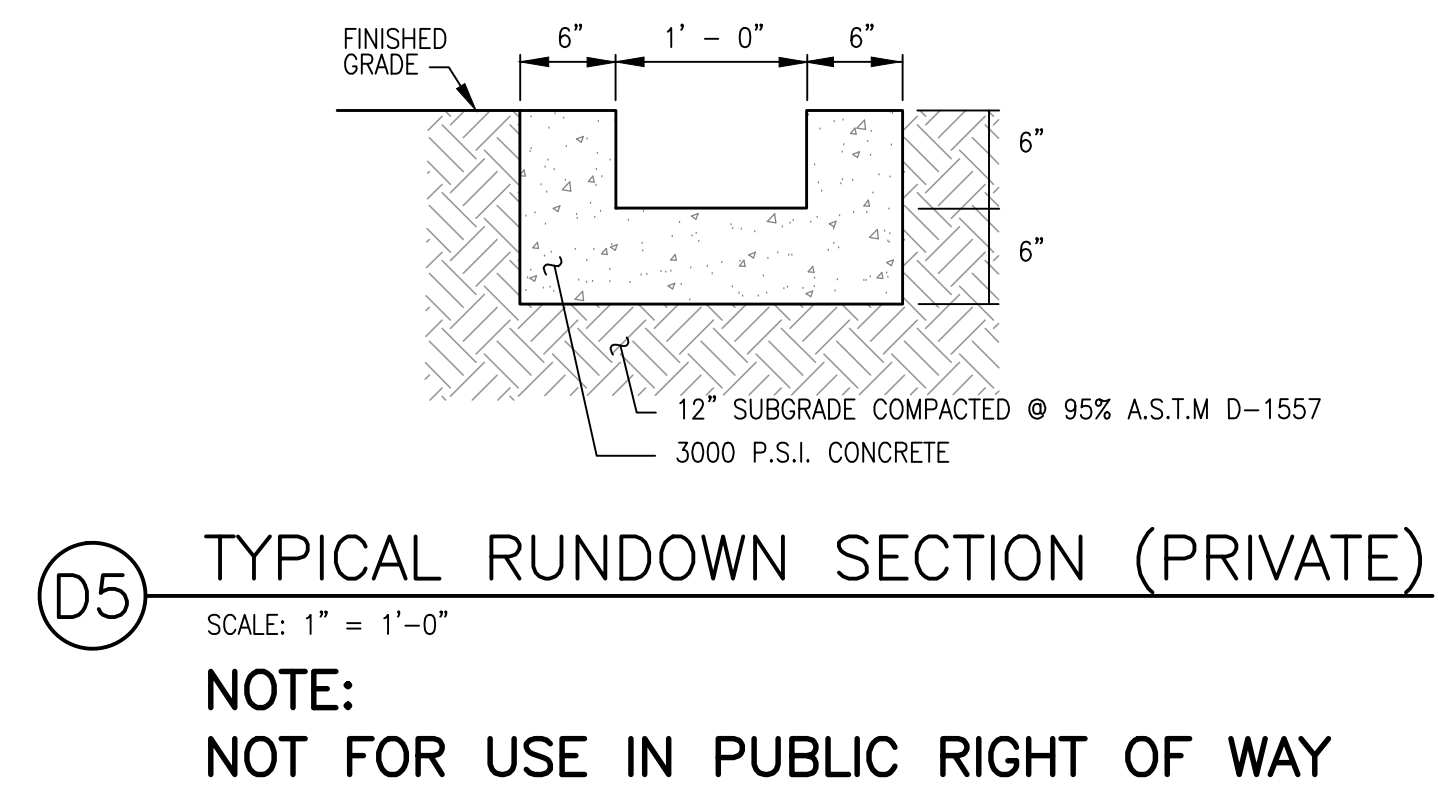
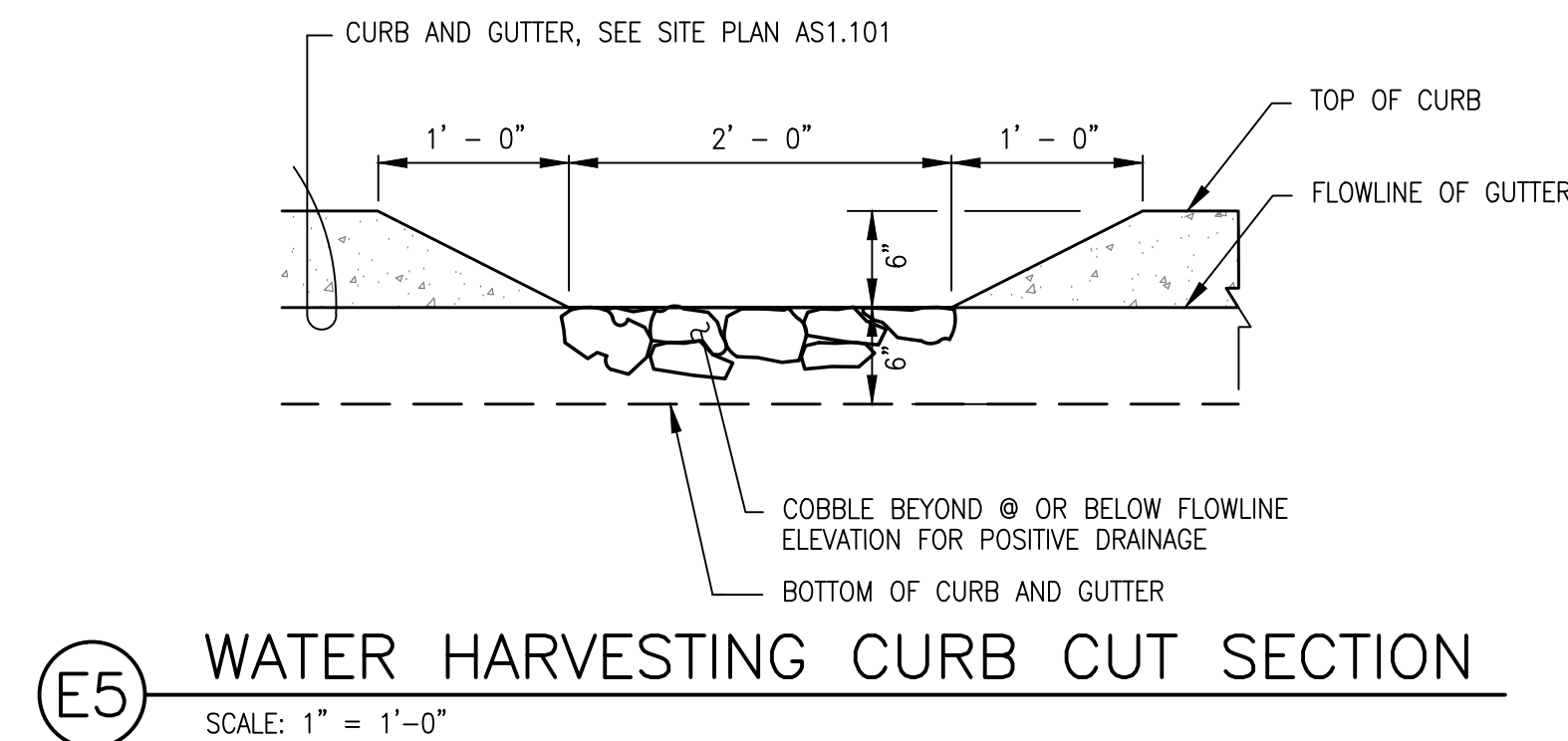
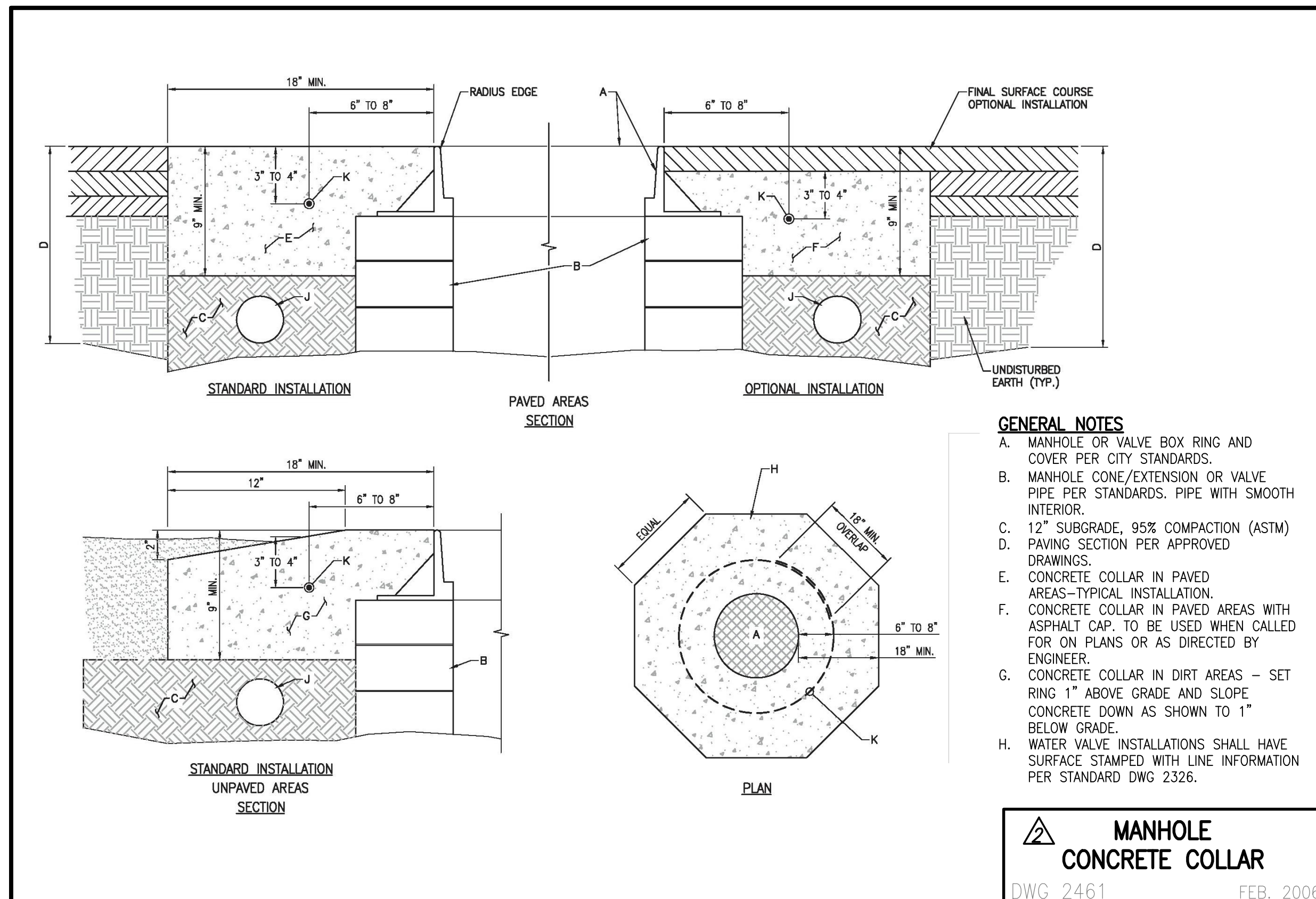
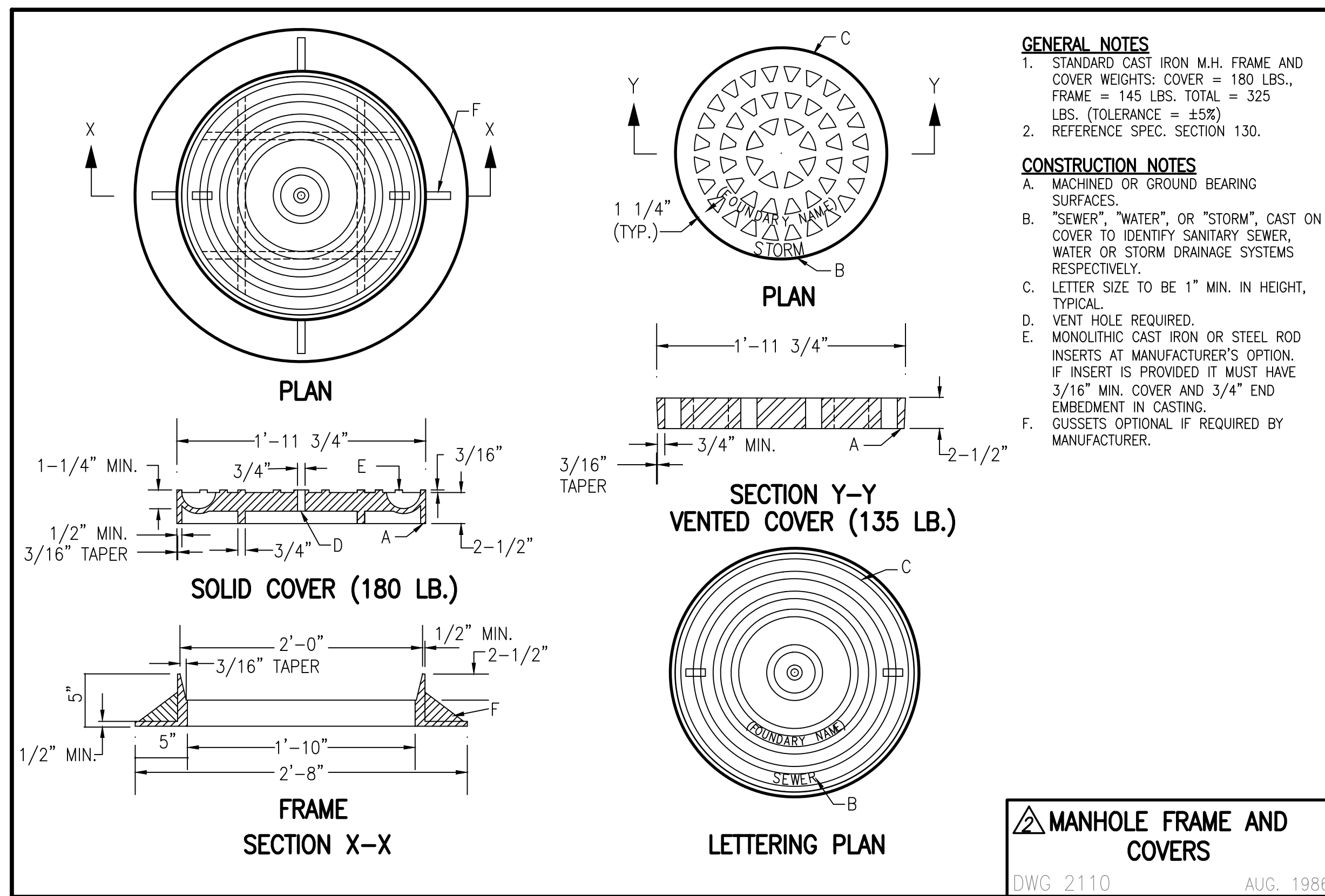
Project Number

Description	GRADING AND DRAINAGE PLAN
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Sc

C1.101

©2014 Gensler



HERITAGE HOTELS & RESORTS

2000 Bellamah Ave. NW, Albuquerque, NM 87104

Gensler

DEKKER PERICH SABATINI ARCHITECTURE / DESIGN / INSPIRATION

HIGH MESA
Consulting Group

4010-8 MIDWAY PARK BLVD. NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 FAX: 505.345.4254
www.highmesacg.com

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4	04/17 RECORD DRAWINGS AND TEMPORARY CERTIFICATION	J.D.S.	G.M.
5	05/17 PERMANENT CERTIFICATION	J.D.S.	G.M.

Seal/Signature

THIS DOCUMENT WAS ORIGINALLY ISSUED AND SEALED BY JEFFREY G. MORTENSEN, NMPE #8547 ON 10/28/2014.

Project Name: HOTEL OLD TOWN

Project Number: 13-0020

Description: DRAINAGE SECTIONS AND DETAILS

Scale

C1.102

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2014.032.1



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 (PERMANENT)
- ☐ 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:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____