

CITY OF ALBUQUERQUE



April 14, 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: 7/31/2015 (H20D033)
Certification dated: 1-18-17

Dear Mr. Means

Based on the Certification received 4/13/2017, 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:

- The sidewalk culvert on Bellamah is incomplete. Must be extended 1' west of sidewalk and east side must be extended to street.
- Note #6 inlet appears to be in mechanical courtyard and not at NW corner of building. Clarify inlet location on drawing.
- Note #13 water harvesting area is incomplete.
- Roof drain at SW corner of building is not on drawing.

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 924-3999 or Totten Elliott at 924-3982.

Sincerely,

Shahab Biazar, P.E.
City Engineer, Planning Dept.
Development Review Services

TE/SB
C: email

Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Lois Blocker

HERITAGE HOTELS & RESORTS

2000 Bellamah Ave. NW, Albuquerque, NM 87104

500 S. Figueroa Street
Los Angeles, CA 90071
Tel: 213.327.3600
Fax: 213.327.3601

Gensler

DEKKER PERICH ARCHITECTURE / DESIGN / INSPIRATION
SABATINI 7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109 505.761.9700
OPSDESIGN.ORG

HIGH MESA Consulting Group

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

Issue	Date & Issue Description	By	Check
1	10/29/14	JDS JGM	
2	2/16 N. PARKING LOT REV. J.D.S. J.G.M.		
3	6/16 REPLACE CISTERN W/ J.D.S. G.M.		
4	9/16 COURTYARD SITE PLAN ADJUSTMENTS	J.D.S. G.M.	
5	04/17 RECORD DRAINAGE AND CERTIFICATION	J.D.S. G.M.	

Seal/Signature

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

Project Name
HOTEL OLD TOWN

Project Number
13-0020

Description
GRADING AND DRAINAGE PLAN

Scale

C1.101

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CONSTRUCTION AND SO#19 NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 811, FOR DESIGNATION (LINE-SPOTTING) OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERFERENCES IT MAKES WITHOUT FIRST CONTACTING THE ENGINEER AS REQUIRED ABOVE.
- 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.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.
- IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE, OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE AND MAY NOT BE COMPLETE. THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES, LINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
- THE DESIGN OF PLANTERS AND LANDSCAPED AREAS IS NOT PART OF THIS PLAN. ALL PLANTERS AND LANDSCAPED AREAS ADJACENT TO THE BUILDING(S) SHALL BE PROVIDED WITH POSITIVE DRAINAGE TO AVOID ANY PONDING ADJACENT TO THE STRUCTURE. FOR CONSTRUCTION DETAILS, REFER TO LANDSCAPING PLAN.
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- BACKFILL COMPACTION SHALL BE ACCORDING TO MAJOR LOCAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- IF THE SO#19 PERMIT INCLUDES A SIDEWALK CULVERT, CONTRACTOR SHALL TACK WELD PLATE TO EMBEDDED ANCHORS

APPROVALS	NAME	DATE
HYDROLOGY		
SIDEWALK INSPECTOR		
STORM DRAIN MAINTENANCE		

EROSION CONTROL MEASURES

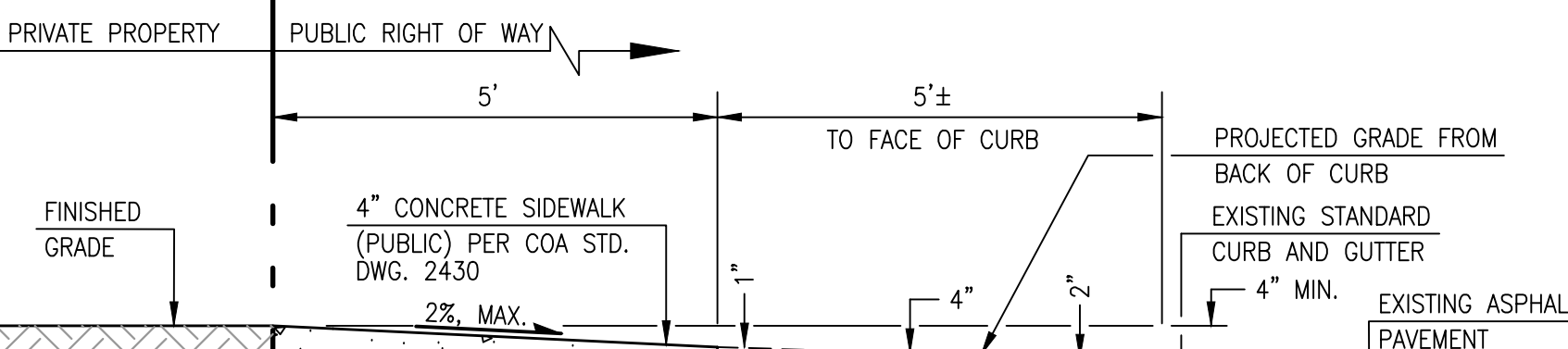
- THE CONTRACTOR SHALL ENSURE THAT NO SOIL ERODES FROM THE SITE INTO PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE PROPERTY.
- THE CONTRACTOR SHALL PROMPTLY CLEAN UP ANY MATERIAL EXCAVATED WITHIN THE PUBLIC RIGHT-OF-WAY SO THAT THE EXCAVATED MATERIAL IS NOT SUSCEPTIBLE TO BEING WASHED DOWN THE STREET.
- WHEN APPLICABLE,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

GRADING AND DRAINAGE KEYED NOTES

- CONSTRUCT STORM WATER QUALITY MANHOLE WITH VENTED LID PER TYPICAL SECTION, SHEET C1.102, RM 59.50, INV(6") 55.50, INV(BOTTOM) 55.00.
- CONSTRUCT STORM WATER QUALITY MANHOLE PER TYP. SECTION, SHEET C1.102, RM 61.80, INV(6") 60.00, INV(OUT) 6" 60.00, INV(BOTTOM) 58.00.
- 6" ROOF DRAIN TO NEW CISTERN, FOR CONTINUATION, SEE P03.05
- 8" ROOF DRAIN TO NEW CISTERN, FOR CONTINUATION, SEE P03.05
- INSTALL 6" PRIVATE STORM DRAIN @ S = 0.0100
- INSTALL 6" PVC STORM DRAIN, INSERT INTO BACK OF NEW SIDEWALK CULVERT
- NEW TRENCH DRAIN, SEE DETAIL C2/AS1.502
- CONSTRUCT 12" WIDE SIDEWALK CULVERT PER COA STD DRAWING 2236 BY SO #19 PERMIT
- CONSTRUCT 12" WIDE CONCRETE RUNDOWN (PRIVATE) PER TYPICAL SECTION, SHEET C1.102
- CONSTRUCT 12" WIDE SIDEWALK CULVERT (PRIVATE) PER TYPICAL SECTION, SHEET C1.102
- CONSTRUCT 12" WIDE SIDEWALK CULVERT (PRIVATE) AND CONCRETE RUNDOWN (PRIVATE) WITH ORIFICE PLATE (4" WIDE OPENING) AT PARKING LOT SIDE
- CONSTRUCT 2" CURB CUT (FOR WATER HARVESTING) PER TYPICAL SECTION, SHEET C1.102
- NEW WATER HARVESTING AREA
- CONSTRUCT 4" DIA. WEEP HOLE IN NEW WALL, INV 61.70
- NEW SANITARY SEWER MANHOLE WITH GRATED LID TO ACCEPT AND DRAIN RUNOFF FROM REFUSE BIN AREA, SEE SHEET C1.106
- PROVIDE 6" PRIVATE STORM DRAIN CONNECTION VIA BOTTOM INLET, INV 57.30
- INSTALL 2" PRIVATE STORM DRAIN (OVERFLOW DRAIN FROM WATER FEATURE), MIN. S = 0.0200
- CONNECT WATER FEATURE OVERFLOW DRAIN TO 6" PRIVATE STORM DRAIN
- CONSTRUCT 24"x24" STORM DRAIN INLET PER TYPICAL SECTION, SHEET C1-102, TG 60.90, INV 58.00
- INSTALL 6"x6"x6" TEE AND 6" 22 1/2" ELL, INV 56.50

LEGEND

- AR ASPHALT RAMP
- AL AREA LIGHT
- AWCR ASPHALT WHEELCHAIR RAMP
- BCR BIKE RACK
- BLDG BUILDING
- BOH BUILDING OVERHANG
- BOL BOLLARD
- BRW BRICK WALL
- C&G CURB & GUTTER
- COM COMMUNICATIONS LINE BY PAINT MARK
- C/PM CONCRETE BUILDING COLUMN
- CC CONCRETE CONDUIT
- CD CONCRETE DRIVE PAD
- CMH COMMUNICATIONS MANHOLE
- CHC CONCRETE HEADER CURB
- CND CENTERLINE DOOR
- CLDD CENTERLINE DOUBLE DOOR
- CLN CONCRETE LANDING
- CNP COMMUNICATIONS PANEL
- CMU CONCRETE MASONRY UNIT WALL
- CSO SANITARY SEWER CLEANOUT
- CONC CONCRETE
- CPB COMMUNICATIONS PULLBOX
- CR CONCRETE RAMP
- CDM CONCRETE DRIVEWAY
- CS CONCRETE STEPS
- CS CONCRETE SPLASH PAD
- CSW CONCRETE SIDEWALK
- CTC CONCRETE TRASH CAN
- DBL DOUBLE
- EDD EXISTING DRAINAGE
- EAD EXISTING ASPHALT DRIVE
- EC ELECTRIC CONDUIT
- ELD EXISTING ELECTRICAL LINE
- EPH ELECTRICAL PANEL
- FL FLOWLINE
- FNT FOUNTAIN
- FM FLOWLINE
- G/P/GM GAS LINE BY PAINT MARK
- GLD GAS LINE MARKER
- GP GUARD POST
- GRV GRAVEL
- GS GAS SERVICE
- GVB GAS VALVE BOX
- HCS HANDICAPPED PARKING SIGN
- IRS IRRIGATION CONTROL BOX
- IN INVERT
- IRV IRRIGATION VALVE BOX
- LAU LAUNDRY VENT
- MBC METAL BUILDING COLUMN
- MHR METAL HAND RAIL
- MR METAL RAMP
- MTS METAL SIGN
- CH(1) OVERHEAD COMMUNICATIONS (# OF LINES)
- CH(3) OVERHEAD ELECTRIC (# OF LINES)
- PI PAINTED PARKING STRIPE
- PS PAINTED PARKING STRIPE
- RRT RAILROAD TIES
- SAN SANITARY SEWER
- SCB STUCCO BUILDING COLUMN
- SCU SCUPPER
- SD STORM DRAIN
- SDM STORM DRAIN INLET
- SOP STEEL GUARD POST
- SP STEEL POLE
- SPD SPEED BUMP
- STW STUCCO WALL
- SW SIDEWALK
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TCO TOP OF CONCRETE
- TPB TOP OF GRADE
- TPB TOP OF GRADE
- TRN TRAFFIC SIGNAL PULLBOX
- TSB TRAFFIC SIGNAL PULLBOX
- TYR TYR
- UN UNKNOWN
- W/WPM WATER LINE BY PAINT MARK
- WCR WOOD FENCE
- WGP WOOD GUARD POST
- WHB WOOD HOT BOX
- WMB WOOD METER BOX
- WOP WOOD POLE
- WPP WOOD POWER POLE
- WVB WOOD VALVE BOX
- NW PAINTED CROSS WALK
- 0.5% TREE TRUNK DIAMETER
- DECIDUOUS TREE
- SMALL DECIDUOUS TREE
- CONIFEROUS TREE
- SMALL CONIFEROUS TREE
- SHRUB
- SMALL SHRUB
- GROUP SMALL TREES
- BOULDER
- PAINTED UTILITY MARKER
- STUMP
- INVERT
- TA TOP OF ASPHALT PAVEMENT
- TC TOP OF CURB
- TG TOP OF GRADE
- +20.05 EXISTING SPOT ELEVATION
- +14.00 PROPOSED SPOT ELEVATION
- EXISTING FLOWLINE
- PROPOSED FLOWLINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING DIRECTION OF FLOW
- PROPOSED DIRECTION OF FLOW
- PROPERTY LINE
- PUBLIC EASEMENT LINE
- HIGH POINT / DIVIDE
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVING
- REVISION TEXT



SECTION A-A
SCALE: 1" = 2'-0"

2014.032.1

RECORD DRAWING

DATE 04/13/2017

J. GRAEME MEANS, NMPE NO. 13676

4/13/2017

DESIGN SURVEY NOTE:

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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 (TEMPORARY)
- ☐ 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: _____