

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 7, 2014

Jeffrey G. Mortensen, P.E.
High Mesa Consulting Group
6010-B Midway Park Blvd NE
Albuquerque, NM 87109

Richard J. Berry, Mayor

RE: Sheraton Old Town– 800 Rio Grande Blvd., NW
Drainage Management Plan
Engineer's Stamp Date 6-23-2014 (File: J13D066)

Dear Mr. Mortensen:

The previous submittal (Engineer's Stamp Date 6-3-14) had been approved with exceptions. Your resubmittal received 6-23-14 has all the exceptions corrected, and therefore the approval now extends to this corrected and more recent Drainage Management Plan.

Please note for your records that the City Records indicate that 2 storm drains run from Rio Grande into the west side of the site, one connecting to an inlet at the entrance and another under an existing building and terminating at the southwest corner of the building. Your staff verified that neither of these pipes appear to exist.

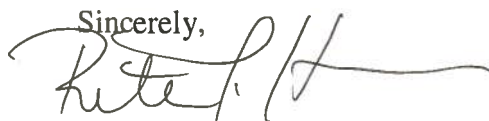
PO Box 1293

Albuquerque

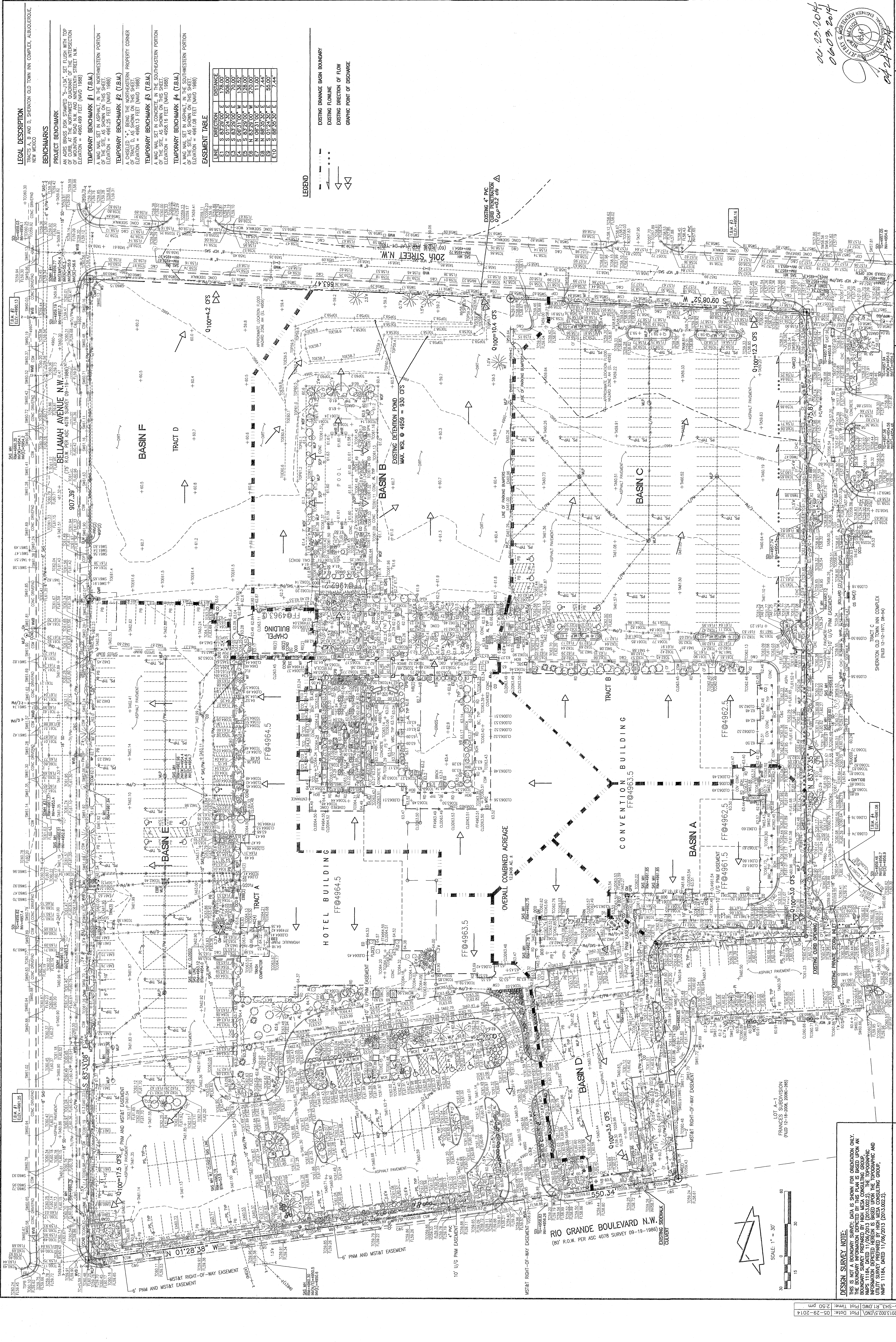
If you have any questions, you can contact me at 924-3695.

New Mexico 87103

www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email, Justin Schara, Tim Sims, Monica Ortiz



LINE	DIRECTION	DISTANCE
E1	S 83°29'00" E	178.00
E2	S 01°24'30" E	508.00
E3	S 83°29'00" E	178.00
E4	S 01°24'30" E	508.00
E5	S 83°29'00" E	178.00
E6	S 01°24'30" E	508.00
E7	S 83°29'00" E	178.00
E8	S 01°24'30" E	508.00
E9	S 83°29'00" E	178.00
E10	S 01°24'30" E	508.00

- LEGEND
- EXISTING DRAINAGE BASIN BOUNDARY
 - EXISTING FLOWLINE
 - EXISTING DIRECTION OF FLOW
 - GRAPHIC POINT OF DISCHARGE

LEGAL DESCRIPTION
TRACTS A, B AND D, SHERATON OLD TOWN INN COMPLEX, ALBUQUERQUE, NEW MEXICO

BENCHMARKS
PROJECT BENCHMARK
AN ADJUSTED DISK STAMPED 5-11-14, SET FLUSH WITH TOP OF MOUNTAIN ROAD N.W. AND NINETEENTH STREET N.W. ELEVATION = 4950.49 FEET (NAVD 1989)
TEMPORARY BENCHMARK #1 (T.B.M.)
A MAG NAIL SET IN ASPHALT, IN THE NORTHWESTERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET. ELEVATION = 4951.25 FEET (NAVD 1989)
TEMPORARY BENCHMARK #2 (T.B.M.)
A CHISELED "X" BEING THE NORTHEASTERN PROPERTY CORNER ELEVATION = 4950.13 FEET (NAVD 1989)
TEMPORARY BENCHMARK #3 (T.B.M.)
A MAG NAIL SET IN CONCRETE, IN THE SOUTHEASTERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET. ELEVATION = 4951.16 FEET (NAVD 1989)
TEMPORARY BENCHMARK #4 (T.B.M.)
A MAG NAIL SET IN ASPHALT, IN THE SOUTHWESTERN PORTION OF THE SITE, AS SHOWN ON THIS SHEET. ELEVATION = 4951.08 FEET (NAVD 1989)

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 83°29'00" E	178.00
E2	S 01°24'30" E	508.00
E3	S 83°29'00" E	178.00
E4	S 01°24'30" E	508.00
E5	S 83°29'00" E	178.00
E6	S 01°24'30" E	508.00
E7	S 83°29'00" E	178.00
E8	S 01°24'30" E	508.00
E9	S 83°29'00" E	178.00
E10	S 01°24'30" E	508.00

DESIGN SURVEY NOTE:
THIS IS NOT A BOUNDARY SURVEY. DATA IS SHOWN FOR ORIENTATION ONLY. THE BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, INC. (HMC) ON 11/06/2013, DATED 11/06/2013 (2013.002.2). THE TOPOGRAPHIC AND UTILITIES SURVEY PREPARED BY HMC ON 11/06/2013, DATED 11/06/2013 (2013.002.2).

**EXISTING CONDITIONS
DRAINAGE MANAGEMENT PLAN
SHERATON OLD TOWN COMPLEX**

DATE: 05/14/2013
JOB NO.: 2013.002.5
DATE: 04-2014
SHEET: 3 OF 4

DESIGNED BY: J.S.
DRAWN BY: J.R.
APPROVED BY: J.C.M.

REVISIONS

NO.	DATE	BY
1	05/14/2013	J.S.

FLIP FORM: P:\DATA\2013\002.5\ENC\Plot Date: 05-29-2014
Plot Name: P:\DATA\2013\002.5\ENC\Plot Date: 05-29-2014
Scale: 1" = 30'
Scale: 1" = 30'
Scale: 1" = 30'

High MESA Consulting Group
6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.8220 • FAX: 505.345.8224 • www.hightmesa.com

LEGAL DESCRIPTION

TRACTS A, B AND D, SHERATON OLD TOWN INN COMPLEX, ALBUQUERQUE,
NEW MEXICO. AS THE SAME IS SHOWN AND

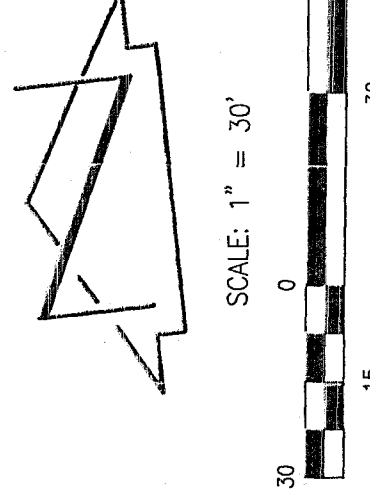
BENCHMARKS
PROJECT BENCHMARK

LINE	DIRECTION	DISTANCE
E1	S 83°29'00" E	178.00'
E2	S 01°24'30" E	908.00'
E3	S 83°29'00" E	70.00'
E4	S 06°31'00" W	138.52'
E5	S 83°29'00" E	270.00'
E6	S 83°29'00" W	270.00'
E7	N 06°31'00" E	11.00'
E8	N 88°35'30" E	7.44'
E9	S 01°24'30" E	55.00'
E10	S 88°35'30" E	7.44'

EXISTING DRAINAGE BASIN BOUNDARY
EXISTING FLOWLINE

- | DRAINAGE MANAGEMENT PLAN KEYED NOTES: | |
|---------------------------------------|---|
| 1 | NEW CISTERN SIZED TO CONTAIN 1/2-INCH OF ROOF RUNOFF FROM 1,000 SQ. FT. OF CISTERN |
| 2 | NEW SINKHOLE CISTERN |
| 3 | NEW SINKHOLE CISTERN |
| 4 | 6-INCHES ABOVE EXISTING TOP OF ASPHALT PAVEMENT, TYPICAL |
| 5 | PROVIDE CURB OPENINGS FOR POSITIVE DRAINAGE |
| 6 | GRADE WATER WASTING AREA, SIZE TO CAPTURE FIRST FLUSH |
| 7 | REMOVE EXISTING 4" CURB PREVENTION |
| 8 | EXISTING FLOOR TO REMAIN UNCHANGED. PROMISED POOL DECK RUNOFF FROM 1,000 SQ. FT. OF DECK TO BE DISCHARGED TO UNDISBURGED PAVEMENT DECK DRAINS |
| 9 | NEW 12" INLET WITH DISCHARGE TO CISTERN |
| 10 | NEW 12" INLET VALVE CISTERN AND RUNOFF WITH GROUND PLATE 4" WIDE OPENING AT PARKING LOT SIDE TO CENTRAL DISCHARGE |
| 11 | GRADED SANITARY SEWER MAINLINE THROUGH CURBS FROM KITCHEN AREA |
| 12 | NEW FLOOR DRAIN TO NEW CISTERN |
| 13 | NEW WALL TO CONTAIN SUB-BASEIN RUNOFF AND/OR OVERFLOW |

- 1 NEW CATCH CURB TO CONTAIN FIRST 1/4" CURB OF ROAD RUNOFF WITH OVERFLOW TO STREET VIA 4" PVC CURB PENETRATION
- 2 NEW SIDEWALK CURB
- 3 SET NEW CURB AT 6-INCHES ABOVE EXISTING TOP OF ASPHALT PAVEMENT, TYPICAL
- 4 PROVIDE CURB OPENINGS FOR POSITIVE DRAINAGE
- 5 GRADE WATER HARVESTING AREA, SIZE TO CAPTURE FIRST FLUSH
- 6 EXISTING FLOW TO CURB PENETRATION
- 7 EXISTING FLOW NO GRADE CHANGES PROPOSED, POOL DECK RUNOFF TO BE SELF-CONTAINED W/ DISCHARGE TO LANDSCAPED AREAS OR DECK DRAIN
- 8 NEW STORM INLET WITH DISCHARGE TO CISTERN
- 9 NEW 12" SIDEWALK CURB AND RUNOFF WITH GRADE FLATE 4" W/ OPENING AT PARKING LOT TO CISTERN DISCHARGE
- 10 NEW DRAINAGE RUNOFF FOR POSITIVE DRAINAGE THROUGH CURBS
- 11 GRATED SANITARY SEWER MANHOLE TO ACCEPT AND DRAIN RUNOFF FROM NEARBY SENIOR WALKWAY
- 12 NEW FLOW DRAIN TO NEW CISTERN
- 13 NEW WALL TO CONTAIN SUB-BASEIN RUNOFF AND/OR OVERFLOW



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2013.002.5	DATE	2014	SHEET	1	OF	1
ADD KEYED NOTES, WATER HARVESTING AREAS, SPOT ELEVATIONS	DATE	05/14	BY	J.D.S.	DESIGNED BY	J.D.S.
ADJUST SUB-BASIN B-1 BASIN BOUNDARY	DATE	06/14	BY	J.T.R.	DRAWN BY	J.T.R.
					APPROVED BY	J.C.M.