

City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Hotel Chaco Building Permit # City Drainage #: J13/D066

DRB#: EPC#: Work Order#:

Legal Description: Tract D, Sheraton-Oldtown

City Address: 2000 Bellamah Ave NW, Albuquerque NM

Engineering Firm: High Mesa Consulting Group Contact: Graeme Means #13676

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax# 505-345-4254 E-mail: gmeans@highmescg.com

Owner: Heritage Hotels and Resorts, Inc Contact: Jason Cosyleon

Address: 201 Third Street, Suite 310, Albuquerque NM 87102

Phone#: 836-6700 Fax#: E-mail: jcosyleon@hhandr.com

Architect: Gensler Contact: Contractor

Address:

Phone# Fax# E-mail:

Other Contact: Klinger Constructors (Contractor) Contact: Mark Maestas

Address: 8701 Washington NE

Phone#: 505-858-3673 Fax#: E-mail: markm@klingerllc.com

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)

IS THIS A RESUBMITTAL? ☒ Yes ☐ No

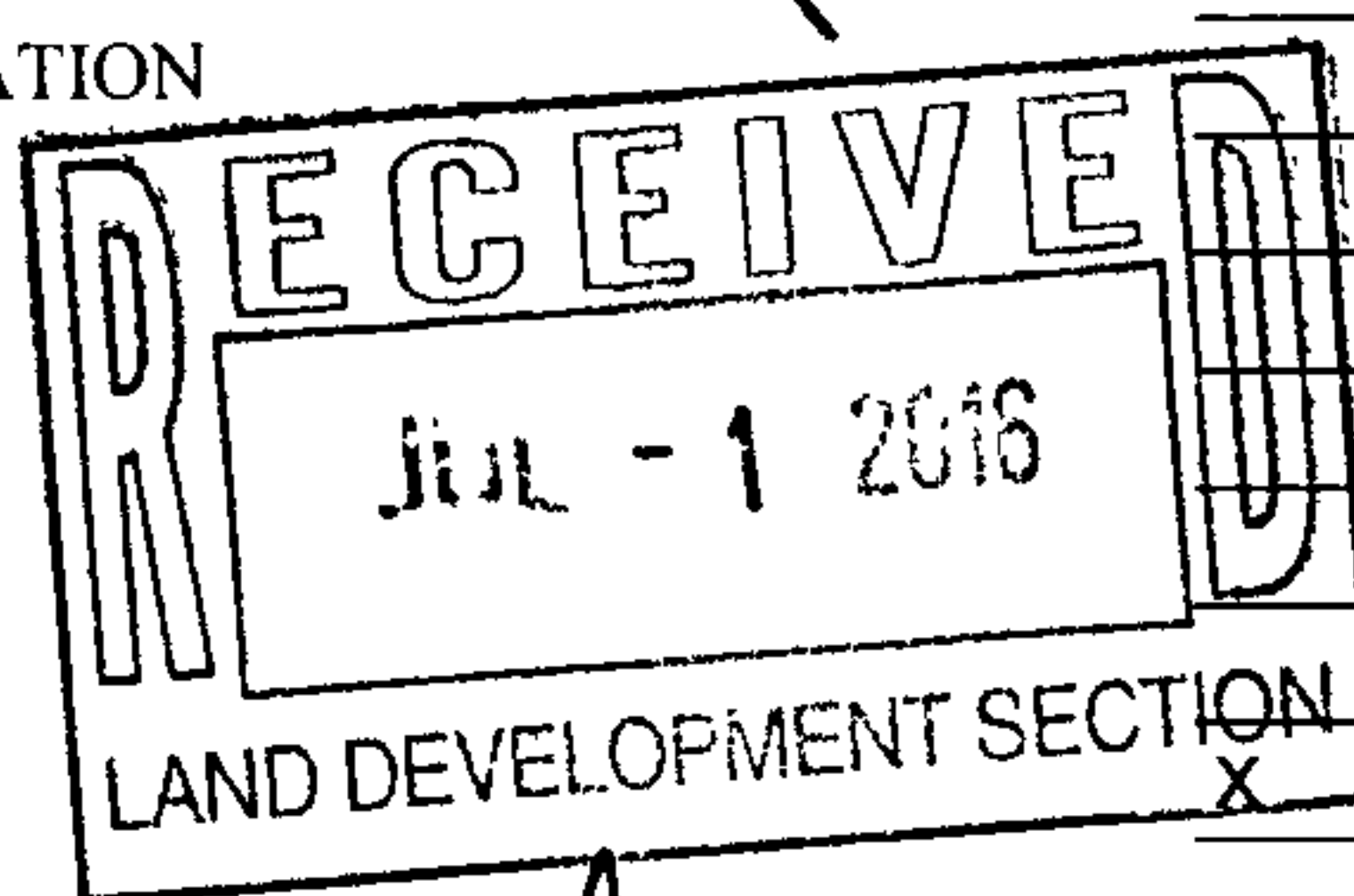
DATE SUBMITTED: 06-29-16

By: Justin Schara

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED

*Verbal
No because
they are changing the site. 9/9/16*



CHECK 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

☐ PRE-DESIGN MEETING

☐ OTHER (SPECIFY)

Harmon Rita T.

To: gmeans@highmesacg.com
Subject: J13D066 - Hotel Chacao

Graeme,

I just came back from taking some time off, and just heard the sad news that Jeff passed away. I am deeply, deeply saddened by this news, as is Curtis, Rudy, and others here in the Hydrology department. We thought highly of Jeff and regarded him as the expert here. We will miss him. Please accept our sincerest condolences to you and your office, as well as Jeff's family.

Given the sad news, it makes sense as to why you are taking over this project – Hotel Chaco. When I first reviewed it, Jeff had walked me through all the calculations and drawings. I am reviewing the revised plans, and understand that some of the proposed changes are to use water quality manholes in lieu of the cisterns. Given the circumstances, this email is being sent in lieu of an attached comment letter in order to expedite the review. Here are some questions regarding the changes:

- 1) Original calculation sheet show that the cisterns were used to catch the first ½" of runoff, (In the Valley, discharge is limited to either 2.75cfs/acre, or detain the first ½" of runoff.) Do the proposed Water Quality Manholes capture the same volume of runoff? If the new Manholes are not holding the same volume, then are you going to limit the discharge rate?
- 2) The Manhole details show pea gravel at the bottom. Is the intention to allow runoff to percolate into the soil? If so, we need a letter/email from the Geotech stating that such seepage into the soil will not undermine the structural foundations.
- 3) The site is adjacent to a flood zone, and this has caused some concerns. If flooding occurs in 20th street, then discharging into 20th street will worsen the flooding depth and limits. The cisterns were allowed because water could be pumped out of them when any flooding in 20th street had subsided.
- 4) If 20th Street floods (and it often does with lesser than 100-yr. storms), the proposed sidewalk culvert could be allowing street flows into the manhole and filling the manhole faster than flows from the site itself.

Please call if you have any questions.
Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Department
Development Review Services
505-924-3695

Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Thursday, August 11, 2016 5:03 PM
To: 'Graeme Means'; Harmon Rita T.
Cc: Justin Schara
Subject: RE: J13D066 - Hotel Chaco

Graeme,

Look forward to any additional volume you are able to find on the site to offset the cisterns. When we spoke about them last time i did not know that the site is within, and feeds, directly into an AH Zone.. I thought the cisterns were to offset first flush volume, which is why I suggested the WQ manholes to enhance the treatment effort like on your BMW site and a couple of other APS projects.

With the AH Zone impact, you will in fact need to provide the volume that was in Jeff's original plan. This site is a big contributor to the basin, and several buildings are already clipped by the Zone; there is also a building with a recently approved LOMA that could be impacted.

Alternatively, you could also consider maximizing the volume of your site as much as possible, and then present an analysis of the basin to show that the impact to the elevation of the BFE is negligible. For example (and using very rough approximations), the surface area of the floodzone is about 370,000 SF. A negligible rise of 0.05 inches gives an allowable volume of about 1500 CF.

How much water would have been captured by the cisterns? (i.e. how much more water are you now proposing to feed into the floodzone?)

Keep in mind that even if the amount is small, we will still need you to maximize the retainage for first flush to the extent practicable, and then we can consider the wq manholes..

Just let me know if I need to clarify my logic, but I want to make sure that what we decide will keep the City in full compliance with the NFIP, while giving you the flexibility to replace the cisterns.

Thanks,

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology
Planning Department
Development Review Services Division
City of Albuquerque
505-924-3986
acarrillo@cabq.gov
600 2nd Street NW
Albuquerque, NM 87102

From: Graeme Means [mailto:GMeans@highmesacg.com]
Sent: Tuesday, July 26, 2016 4:20 PM
To: Harmon Rita T.
Cc: Justin Schara; Carrillo, Abiel X.
Subject: RE: J13D066 - Hotel Chaco

Hi Rita,

Thanks for the words about Jeff. We will all miss him.

As for the Hotel Chaco resubmittal, I came in and met with Abiel several weeks ago regarding the proposed deletion of the cistern. The reality of cisterns is that during the rainy season they are usually full, so the associated volume may not be there for any retention. For this site, most of the landscaped areas will be depressed with an unquantified volume of storage. We propose that this meets the intent of the ordinance. Abiel requested we provide the water quality manhole to provide pollutant control for the roofwater (bird poop) which is what we did. If you need buy-in from the Geotechnical engineer, we can pursue that.

As for the sidewalk culverts, Abiel suggested them in lieu of the curb penetrations previously proposed because we understand that they are discouraged and problematic. Yes, they can run backwards if the street is full, but that is no different than the curb penetration scenario in the previous submittal. We will see if there's a way to reduce or limit the potential.

As for limiting discharge, the plan does have several landscaped areas that are depressed, and we understand that the landscape architect intends to make the depressions a bit deeper than designed.

Justin has been working with the landscape architect and the contractor recently, and I will coordinate with him later to see what we can provide or demonstrate regarding the landscaped areas having "extra" capacity and also the geotechnical concerns.

We will have a formal response and/or resubmittal for you soon after we get our heads together.

Thanks,

Graeme



J. Graeme Means, P.E., LEED AP BD+C
Principal

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
gmeans@highmesacg.com

We invite you to learn about our subsurface utility department

From: Harmon Rita T. [<mailto:rharmon@cabq.gov>]
Sent: Tuesday, July 26, 2016 4:05 PM
To: Graeme Means <GMeans@highmesacg.com>
Subject: J13D066 - Hotel Chaco

Graeme,

I just came back from taking some time off, and just heard the sad news that Jeff passed away. I am deeply, deeply saddened by this news, as is Curtis, Rudy, and others here in the Hydrology department. We thought

highly of Jeff and regarded him as the expert here. We will miss him. Please accept our sincerest condolences to you and your office, as well as Jeff's family.

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Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Department
Development Review Services
505-924-3695

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



November 26, 2014

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

Richard J. Berry, Mayor

RE: **Hotel Old Town – 2000 Bellamah Ave. NW** (New Hotel)
Grading and Drainage Plan
Engineer's Stamp Date 10-28-2014 (File: J13D066) Chaco

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 11-7-14, the above referenced plans are approved for Building Permit and SO-19 Permit with the following condition

- a Flood Plain Permit be obtained prior to construction.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

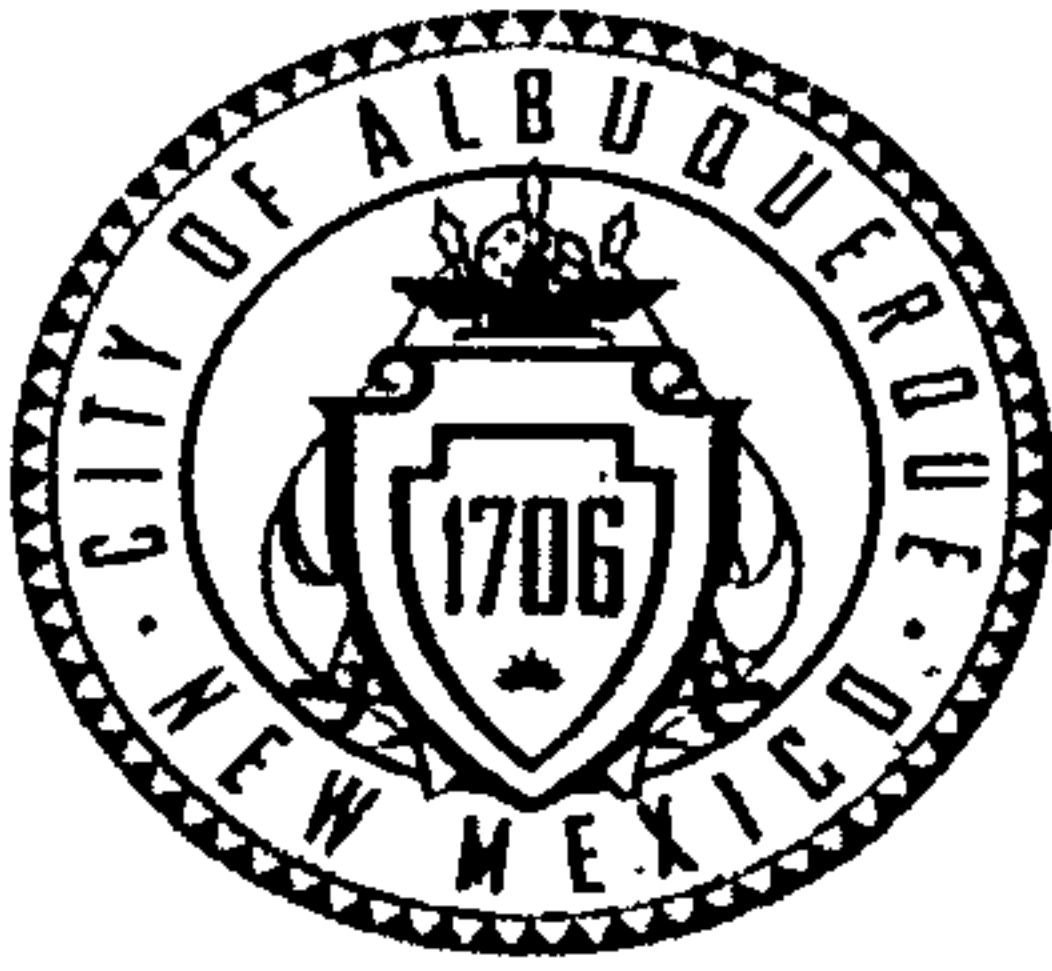
If you have any questions, you can contact me at 924-3695.

Sincerely,

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

Treatment D = 2.61 Ac
Detention, 2.75 cfs

Orig: Drainage file
c.pdf via Email: Recipient, Monica Ortiz, Jason Rodriguez and Antoinette Baldonado (DMD)



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: HOTEL OLD TOWN Building Permit #: _____ City Drainage #: J13/D066
DRB#: 14DRB-70222 EPC#: 14EPC-40021 Work Order#: _____
Legal Description: Tracts A,B & D, Sheraton Old Town Inn Complex
City Address: 2000 Bellamah Ave NW

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547
Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109
Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Jason Cosyleon
Address: 201 Third Street, Suite 310, Albuquerque NM 87102
Phone#: 836-6700 Fax#: _____ E-mail: icosyleon@hhandr.com

Architect: DPS Contact: Courtney McKelvey
Address: 7601 Jefferson NE, Suite 1000, Albuquerque NM 87109
Phone#: 761-9700 Fax#: _____ E-mail: courtneym@dpsdesign.org

Surveyor: High Mesa Consulting Group Contact: Chuck Cala NMPS#11184
Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109
Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

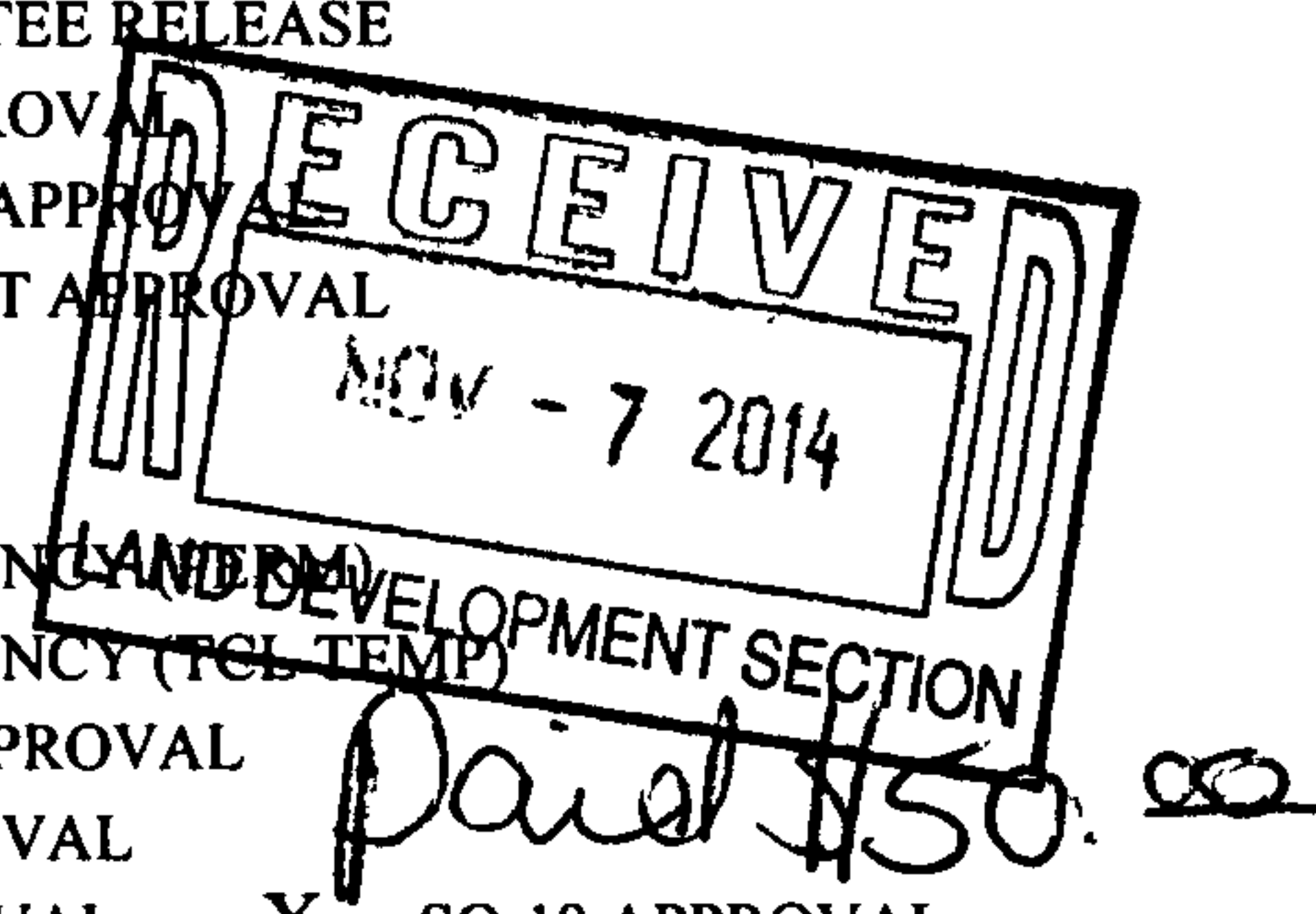
Contractor: TO BE SELECTED Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT (DMP)
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (LAND DEV)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☒ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (DMP)



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 11-6-2014 By: Justin Schara (HMCG 2014.032.1)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D066 DATE: 02-13-2014
CROSS REFERENCE NUMBERS: EPC_____ DRB_____ DRC_____
SUBJECT: SHERATON OLD TOWN COMPLEX AND NEW HOTEL
STREET ADDRESS: 800 RIO GRANDE BLVD NW
SUBDIVISION NAME: TRACTS A, B AND D, SHERATON OLD TOWN INN COMPLEX

TYPE OF APPROVAL

<u> </u> PRELIMINARY PLAT	<u> </u> FINAL PLAT
<u> X </u> SITE DEVELOPMENT PLAN	<u> X </u> BUILDING PERMIT
<u> X </u> OTHER – GRADING & PAVING PERMIT	<u> </u> ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCG	345-4250

FINDINGS:

A. SITE DEVELOPMENT PLAN

- a. CONCEPTUAL GRADING AND DRAINAGE PLAN REQUIRED FOR EPC AND DRB APPROVALS – NEW HOTEL ON TRACT D
- b. CONCEPTUAL GRADING AND DRAINAGE PLAN FOR NEW HOTEL ON TRACT D CAN SUFFICE FOR RELATED SITE IMPROVEMENTS ON TRACTS A & B; SEPARATE PLAN NOT REQUIRED
- c. PLAN TO ESTABLISH AND/OR ADDRESS THE FOLLOWING:
 - i. FINISHED FLOOR ELEVATION
 - ii. PROXIMITY TO FEMA DESIGNATED FLOOD HAZARD ZONE
 - iii. PRELIMINARY GRADES AT BUILDING PERIMETER
 - iv. METHOD OF DISCHARGE TO PUBLIC RIGHT-OF-WAY
 - v. HOW INCREASES IN RUNOFF WILL BE MITIGATED
 - vi. HOW RUNOFF FROM NEW IMPERVIOUS AREAS WILL BE HANDLED (I.E. 1ST ½-INCH OF RUNOFF PRIMARILY FROM NEW ROOF AREAS) – NEW HOTEL ON TRACT D.
 - vii. PLAN DOES NOT HAVE TO MITIGATE RUNOFF FROM EXISTING IMPERVIOUS AREAS – PARKING LOT MODIFICATIONS ON TRACTS A & B

B. DRAINAGE MANAGEMENT PLAN (DMP)

- a. PLAN REQUIRED TO ESTABLISH ALLOWABLE DISCHARGE RATE(S) FOR UNDEVELOPED PORTIONS OF SITE
- b. PLAN TO ESTABLISH EXISTING HYDROLOGY FOR SITE FOR COMPARISON (BASELINE)

- c. PLAN TO IDENTIFY AND CONFIRM EXISTING DRAINAGE BASIN BOUNDARIES
- d. PLAN TO INCLUDE HYDROLOGY CALCULATIONS ON A BASIN BY BASIN BASIS
- e. PLAN TO ADDRESS HOW INCREASES IN RUNOFF DUE TO FURTHER DEVELOPMENT WILL BE MITIGATED
- f. THIS PLAN SHALL SUPPORT THE CONCEPTUAL GRADING AND DRAINAGE PLAN(S) FOR EPC AND DRB APPROVALS
- g. THIS PLAN TO SUPPORT GRADING AND DRAINAGE PLAN SUBMITTALS FOR BUILDING PERMIT AND/OR GRADING AND PAVING PERMIT

C. BUILDING PERMIT

- a. GRADING AND DRAINAGE PLAN REQUIRED FOR BUILDING PERMIT APPROVAL – NEW HOTEL ON TRACT D
- b. PLAN TO PROVIDE DETAIL APPROPRIATE FOR CONSTRUCTION
- c. PLAN TO FOLLOW CONCEPTS ESTABLISHED BY DMP AND CONCEPTUAL GRADING AND DRAINAGE PLAN
- d. ENSURE FINISHED FLOOR ELEVATION IS APPROPRIATE DUE TO PROXIMITY TO DESIGNATED FLOOD HAZARD ZONE.
- e. SO#19 PERMIT APPROVAL REQUIRED FOR PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
- f. FLOODPLAIN DEVELOPMENT PERMIT REQUIRED FOR PROPOSED CONSTRUCTION WITHIN DESIGNATED FLOOD HAZARD ZONE
- g. IF PROJECT DISTURBS GREATER THAN ONE ACRE OF LAND, AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) IS REQUIRED AS A CONDITION FOR BUILDING PERMIT APPROVAL. THIS IS A SEPARATE SUBMITTAL IN ADDITION TO THE GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT.

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

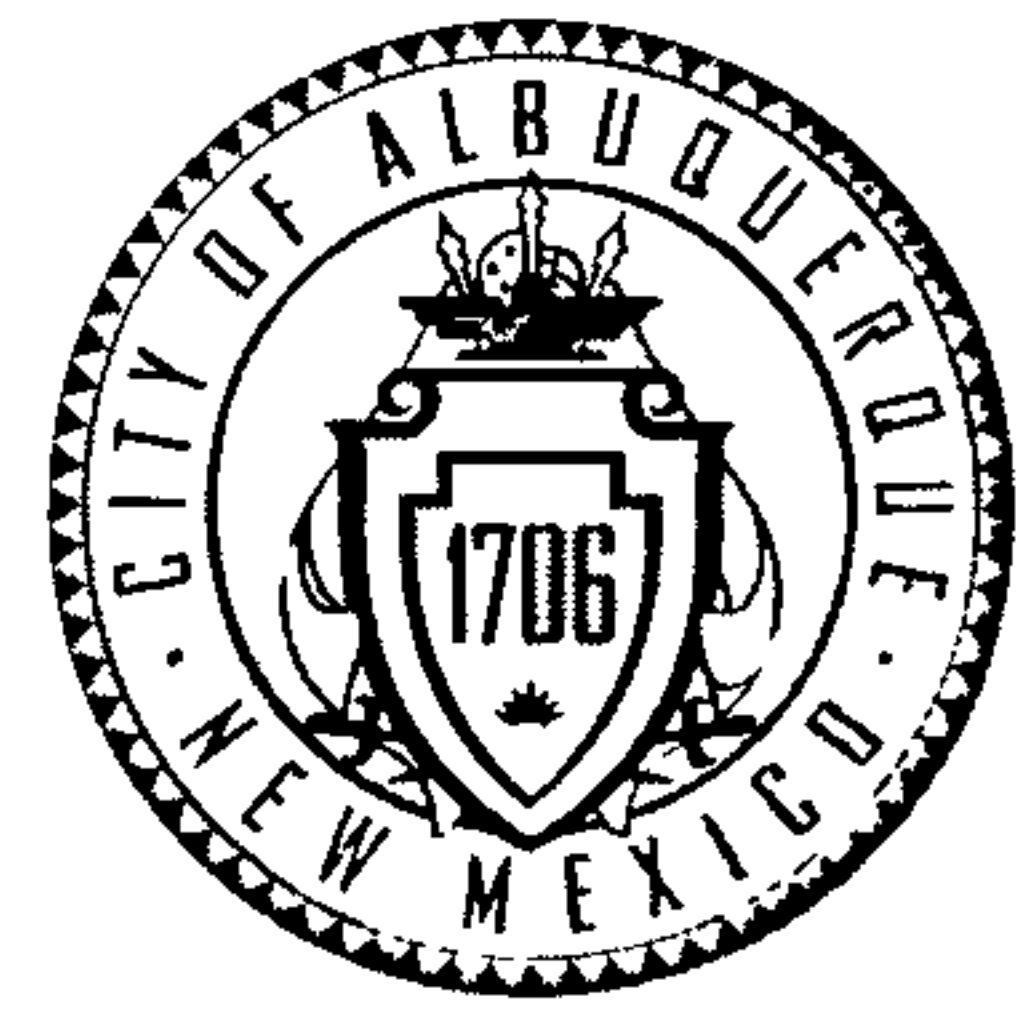
SIGNED: Anthony A. Chen
TITLE: HYDROLOGY (COA)
DATE: 2-20-14

SIGNED: [Signature]
TITLE: CONSULTANT
DATE: 02-14-2014

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 8, 2014

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

Richard J. Berry, Mayor

RE: **Hotel Albuquerque – 800 Rio Grande Blvd., NW**
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 6-20-2014 (File: J13D066)

Dear Mr. Mortensen:

The **Conceptual Grading and Drainage Plan** received 6-23-14 was submitted in order to support an amendment to an existing Site Development Plan for the Sheraton Old Town Inn Complex. The amendment to the existing Site Development Plan is to remove Tract D from the Site Plan and will only include Tracts A and B. It is noted that Tracts A, B, and D will share parking, access, cross-lot drainage, and private utilities. Since the **Conceptual Grading and Drainage Plan** is essentially the approved Drainage Management Plan from the Sheraton Old Town Drainage Master Plan (Engineer's Stamp Date 6-23-2014), this plan is also approved for DRB action.

PO Box 1293

Albuquerque

New Mexico 87103

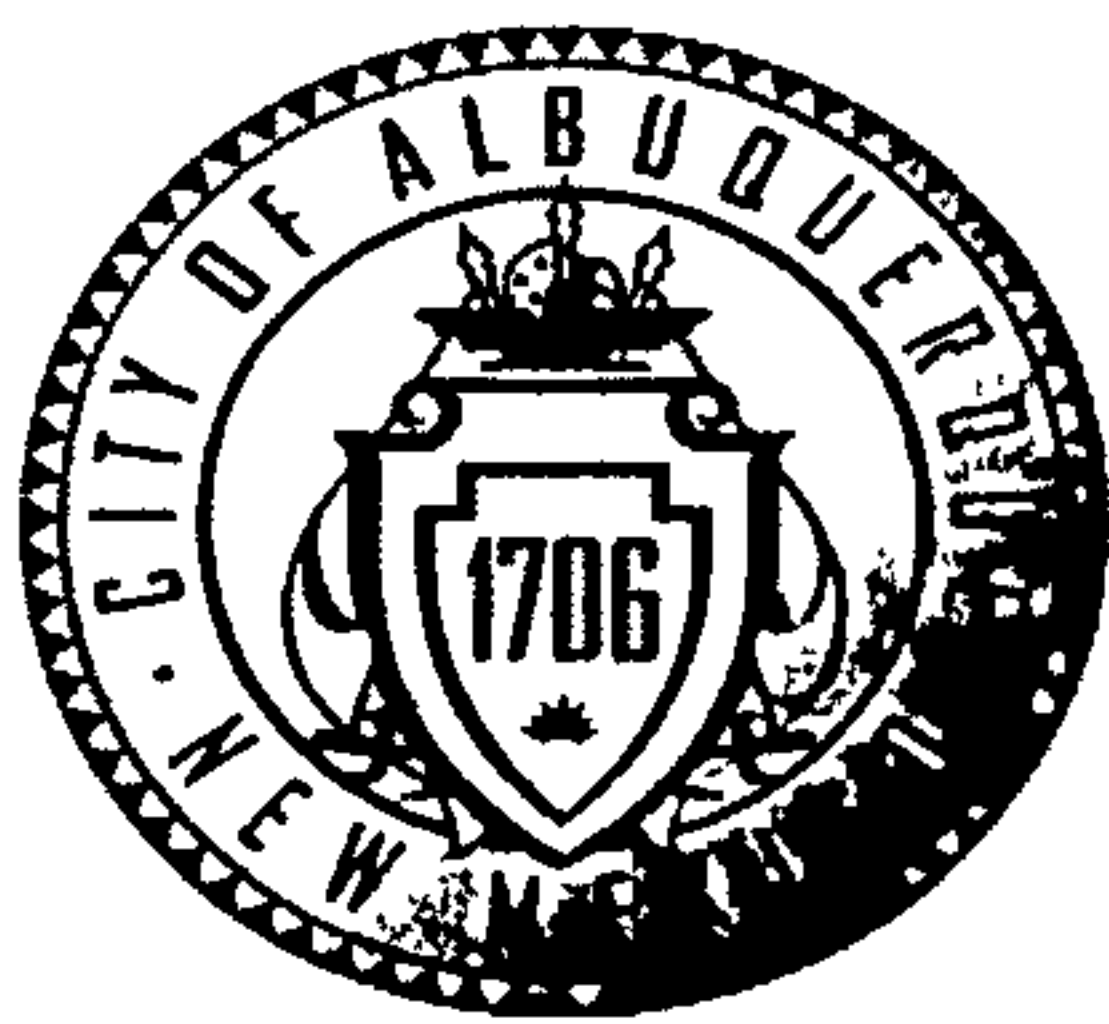
www.cabq.gov

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

Sincerely,

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

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

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DRB#: _____ EPC#: 14-EPC 40022 Work Order#: _____

Legal Description: Tracts A, B and D, Sheraton Old Town Inn Complex

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Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Jason Cosyleon

Address: 201 Third Street, Suite 310, Albuquerque, NM 87102

Phone#: 836-6700 Fax#: _____ E-mail: jcosyleon@hhandr.com

Architect: DPS Contact: Mimi Burns

Address: 7601 Jefferson NE, Suite 100

Phone#: 505-761-9700 Fax#: 505-761-4222 E-mail: mimib@dpsdesign.org

Surveyor: High Mesa Consulting Group Contact: Chuck Cala NMPS#11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: N/A Contact: _____

Address: _____

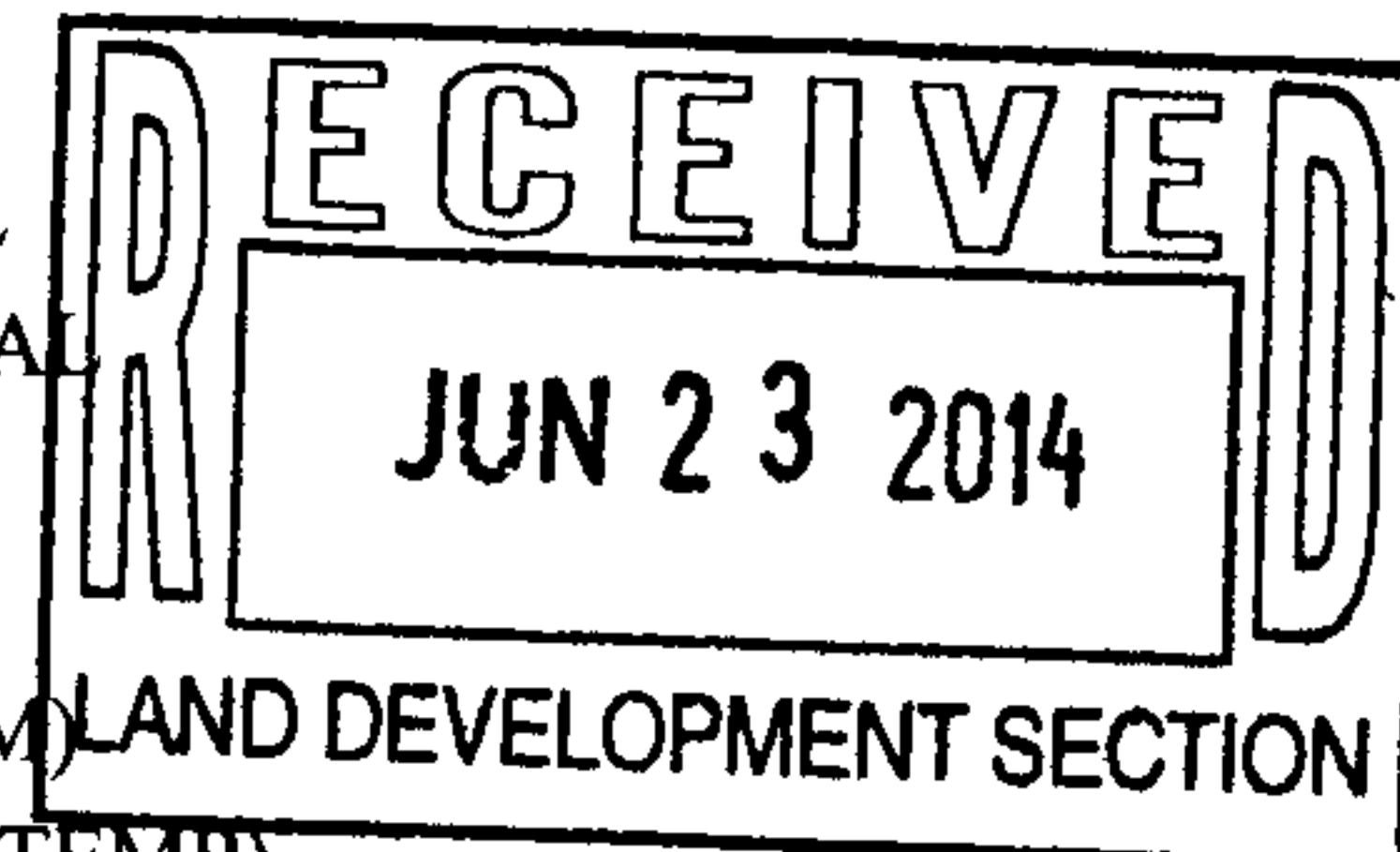
Phone#: _____ Fax#: _____ E-mail: _____

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- ☒ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ SO-19 APPROVAL
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- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (DMP)



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 6-23-2014 By: Jeff Mortensen (HMCG 2013.002.6)

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CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D066 DATE: 02-13-2014
CROSS REFERENCE NUMBERS: EPC_____ DRB_____ DRC_____
SUBJECT: SHERATON OLD TOWN COMPLEX AND NEW HOTEL
STREET ADDRESS: 800 RIO GRANDE BLVD NW
SUBDIVISION NAME: TRACTS A, B AND D, SHERATON OLD TOWN INN COMPLEX

TYPE OF APPROVAL

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input checked="" type="checkbox"/> OTHER – GRADING & PAVING PERMIT	<input type="checkbox"/> ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCG	345-4250

FINDINGS:

A. SITE DEVELOPMENT PLAN

- a. CONCEPTUAL GRADING AND DRAINAGE PLAN REQUIRED FOR EPC AND DRB APPROVALS – NEW HOTEL ON TRACT D
- b. CONCEPTUAL GRADING AND DRAINAGE PLAN FOR NEW HOTEL ON TRACT D CAN SUFFICE FOR RELATED SITE IMPROVEMENTS ON TRACTS A & B; SEPARATE PLAN NOT REQUIRED
- c. PLAN TO ESTABLISH AND/OR ADDRESS THE FOLLOWING:
 - i. FINISHED FLOOR ELEVATION
 - ii. PROXIMITY TO FEMA DESIGNATED FLOOD HAZARD ZONE
 - iii. PRELIMINARY GRADES AT BUILDING PERIMETER
 - iv. METHOD OF DISCHARGE TO PUBLIC RIGHT-OF-WAY
 - v. HOW INCREASES IN RUNOFF WILL BE MITIGATED
 - vi. HOW RUNOFF FROM NEW IMPERVIOUS AREAS WILL BE HANDLED (I.E. 1ST ½-INCH OF RUNOFF PRIMARILY FROM NEW ROOF AREAS) – NEW HOTEL ON TRACT D.
 - vii. PLAN DOES NOT HAVE TO MITIGATE RUNOFF FROM EXISTING IMPERVIOUS AREAS – PARKING LOT MODIFICATIONS ON TRACTS A & B

B. DRAINAGE MANAGEMENT PLAN (DMP)

- a. PLAN REQUIRED TO ESTABLISH ALLOWABLE DISCHARGE RATE(S) FOR UNDEVELOPED PORTIONS OF SITE
- b. PLAN TO ESTABLISH EXISTING HYDROLOGY FOR SITE FOR COMPARISON (BASELINE)

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- e. SO#19 PERMIT APPROVAL REQUIRED FOR PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
- f. FLOODPLAIN DEVELOPMENT PERMIT REQUIRED FOR PROPOSED CONSTRUCTION WITHIN DESIGNATED FLOOD HAZARD ZONE
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THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

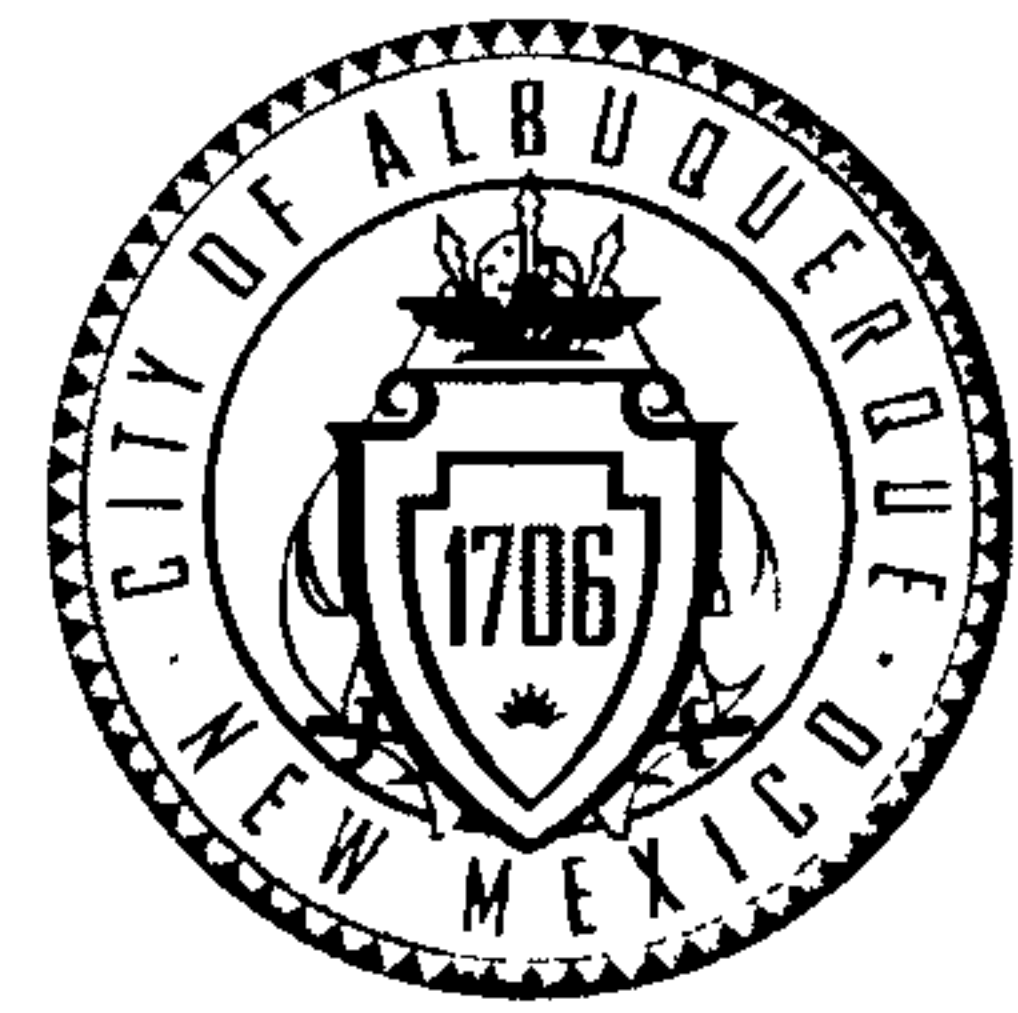
SIGNED: Anthony A. Chen
TITLE: HYDROLOGY (COA)
DATE: 2-20-14

SIGNED: [Signature]
TITLE: CONSULTANT
DATE: 02-14-2014

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



July 8, 2014

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

Richard J. Berry, Mayor

RE: New **Hotel Chaco**
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 6-20-2014 (File: J13D066)

Dear Mr. Mortensen:

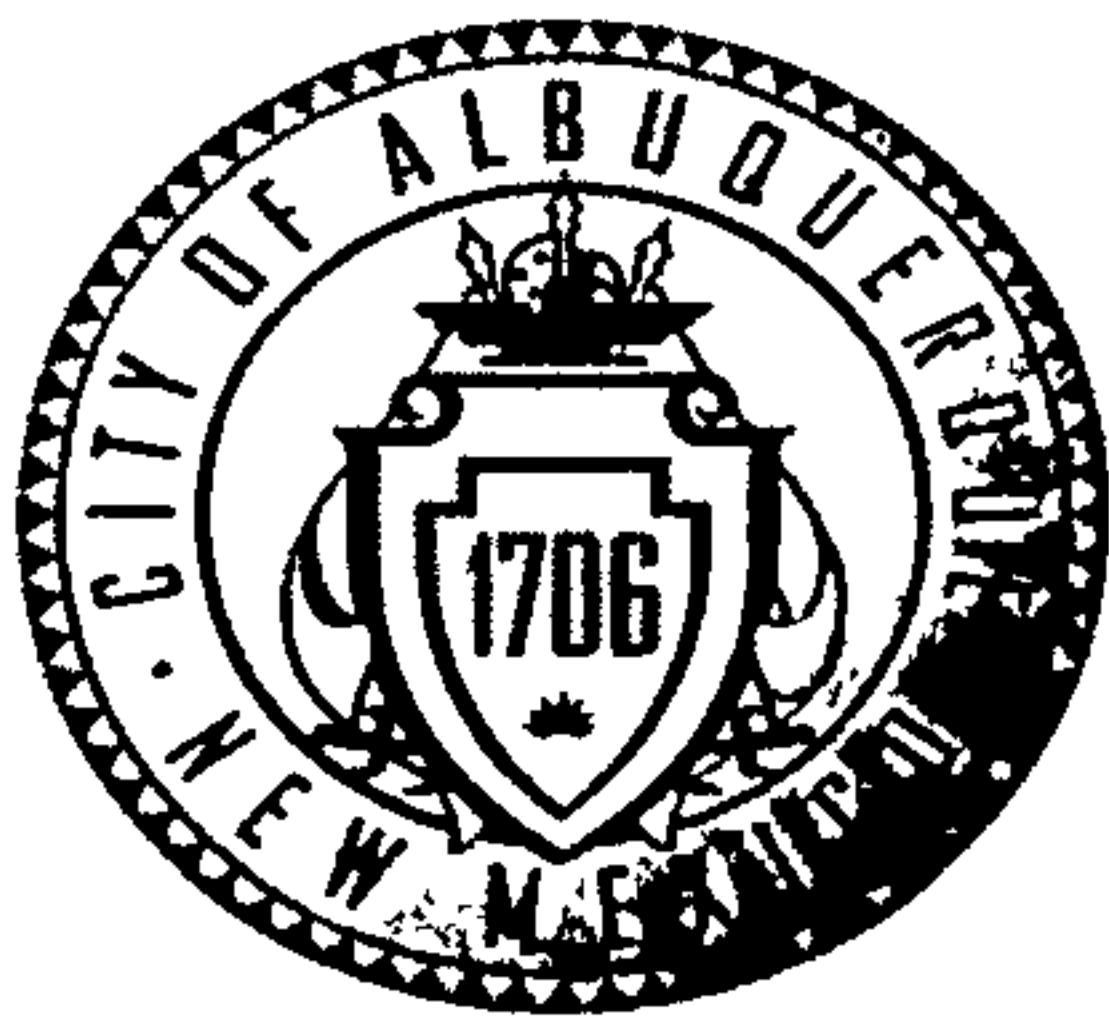
The above referenced **Conceptual Grading and Drainage Plan** received 6-23-14 was submitted in order to support a Site Plan for Building Permit for **Tract D only** of the Sheraton Old Town Inn Complex. It is understood that Tract D is being removed from the existing Site Development Plan by amendment, and will include Tracts A and B only. It is noted that Tracts A, B, and D will share parking, access, cross-lot drainage, and private utilities. Since the **Conceptual Grading and Drainage Plan** is essentially the approved Drainage Management Plan from the Sheraton Old Town Drainage Master Plan (Engineer's Stamp Date 6-23-2014), this plan is also approved for DRB action.

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

Sincerely,

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

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: New Hotel (aka Hotel Chaco) Building Permit #: _____ City Drainage #: J13/D066

DRB#: _____ EPC#: 14-EPC 40021 Work Order#: _____

Legal Description: Tract D, Sheraton Old Town Inn Complex

City Address: 800 Rio Grande Blvd NW

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Jason Cosyleon

Address: 201 Third Street, Suite 310, Albuquerque, NM 87102

Phone#: 836-6700 Fax#: _____ E-mail: jcosyleon@hhandr.com

Architect: DPS Contact: Mimi Burns

Address: 7601 Jefferson NE, Suite 100

Phone#: 505-761-9700 Fax#: 505-761-4222 E-mail: mimib@dpsdesign.org

Surveyor: High Mesa Consulting Group Contact: Chuck Cala NMPS#11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: N/A Contact: _____

Address: _____

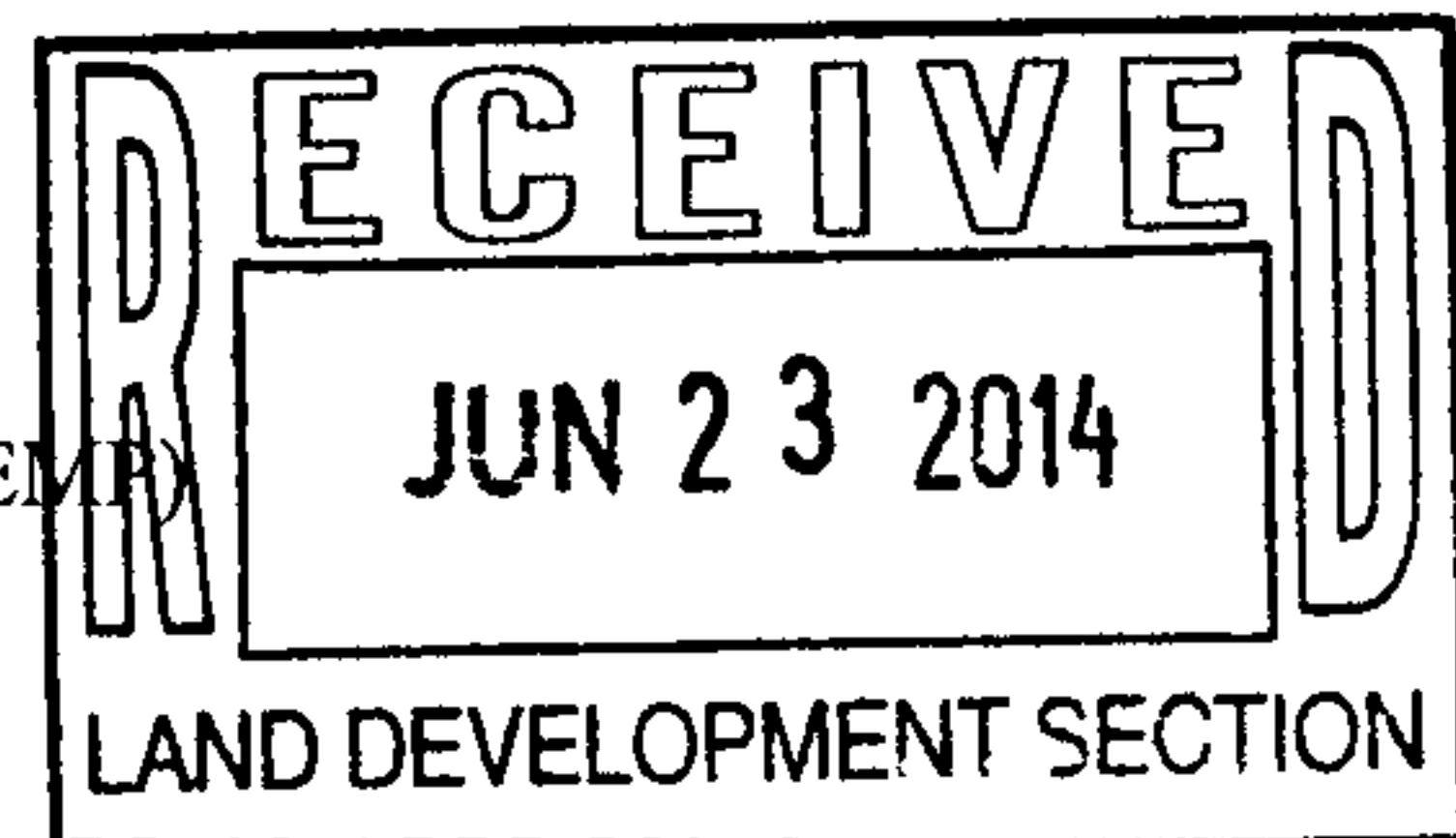
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT (DMP)
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
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- ☐ FOUNDATION PERMIT APPROVAL
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- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (DMP) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 6-23-2014 By: Jeff Mortensen (HMCG 2013.002.6)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
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CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D066 DATE: 02-13-2014
CROSS REFERENCE NUMBERS: EPC _____ DRB _____ DRC _____
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SUBDIVISION NAME: TRACTS A, B AND D, SHERATON OLD TOWN INN COMPLEX

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<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCG	345-4250

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SIGNED: Anthony Chen
TITLE: HYDROLOGY (COA)
DATE: 2-28-14

SIGNED: [Signature]
TITLE: CONSULTANT
DATE: 02-14-2014

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL

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.

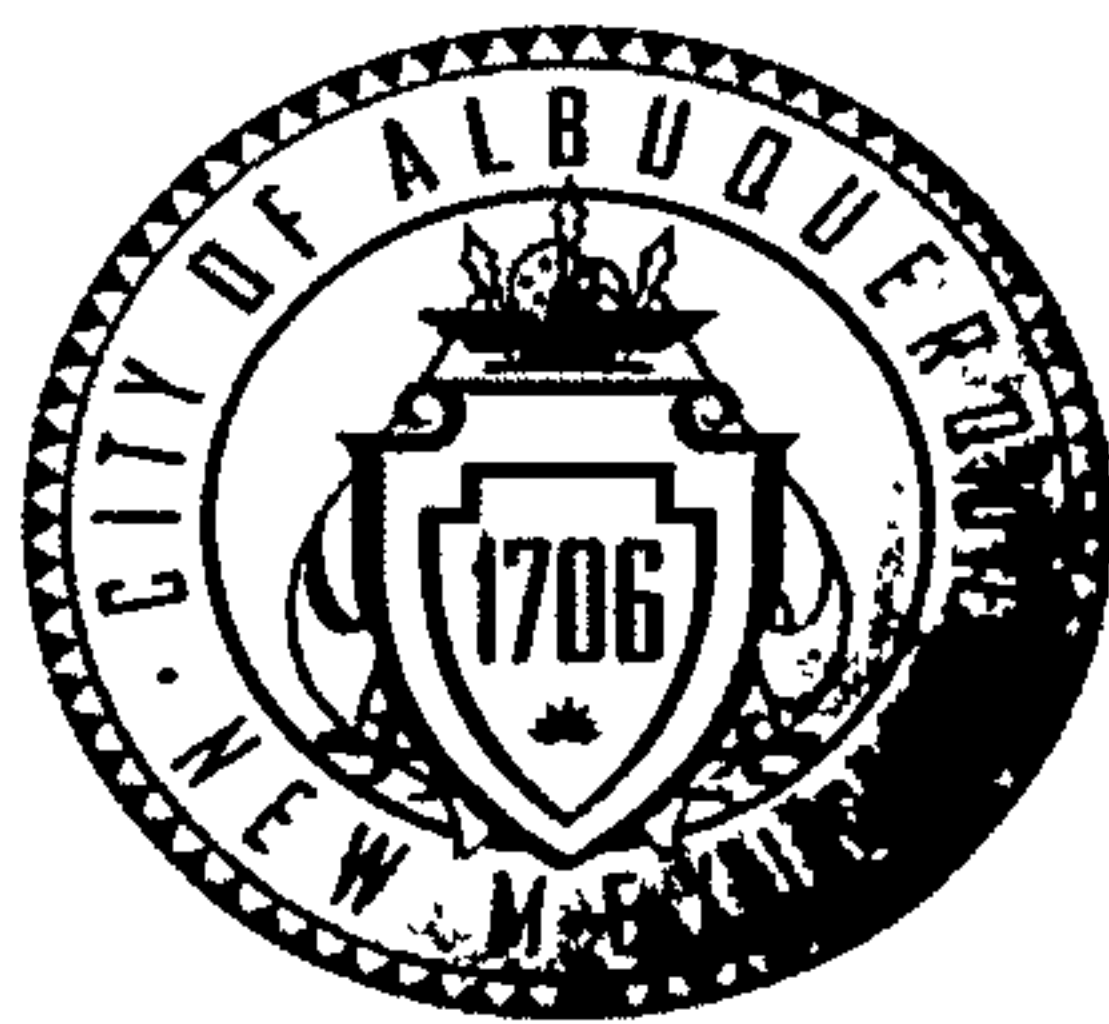
Please note for your records that the City Records indicate that 2 storm drains run from Rio Grande into the west side of the site, one connecting to an inlet at the entrance and another under an existing building and terminating at the southwest corner of the building. Your staff verified that neither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

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

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



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sheraton Old Town - Drainage Mgmt. Plan Building Permit #: _____ City Drainage#: J13/D066

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

Legal Description: Tracts A, B and D, Sheraton Old Town Inn Complex

City Address: 800 Rio Grande Blvd NW

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Jason Cosyleon

Address: 201 Third Street, Suite 310, Albuquerque, NM 87102

Phone#: 836-6700 Fax#: _____ E-mail: jcosyleon@hhandr.com

Architect: N/a Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: High Mesa Consulting Group Contact: Chuck Cala #11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: N/a Contact: _____

Address: _____

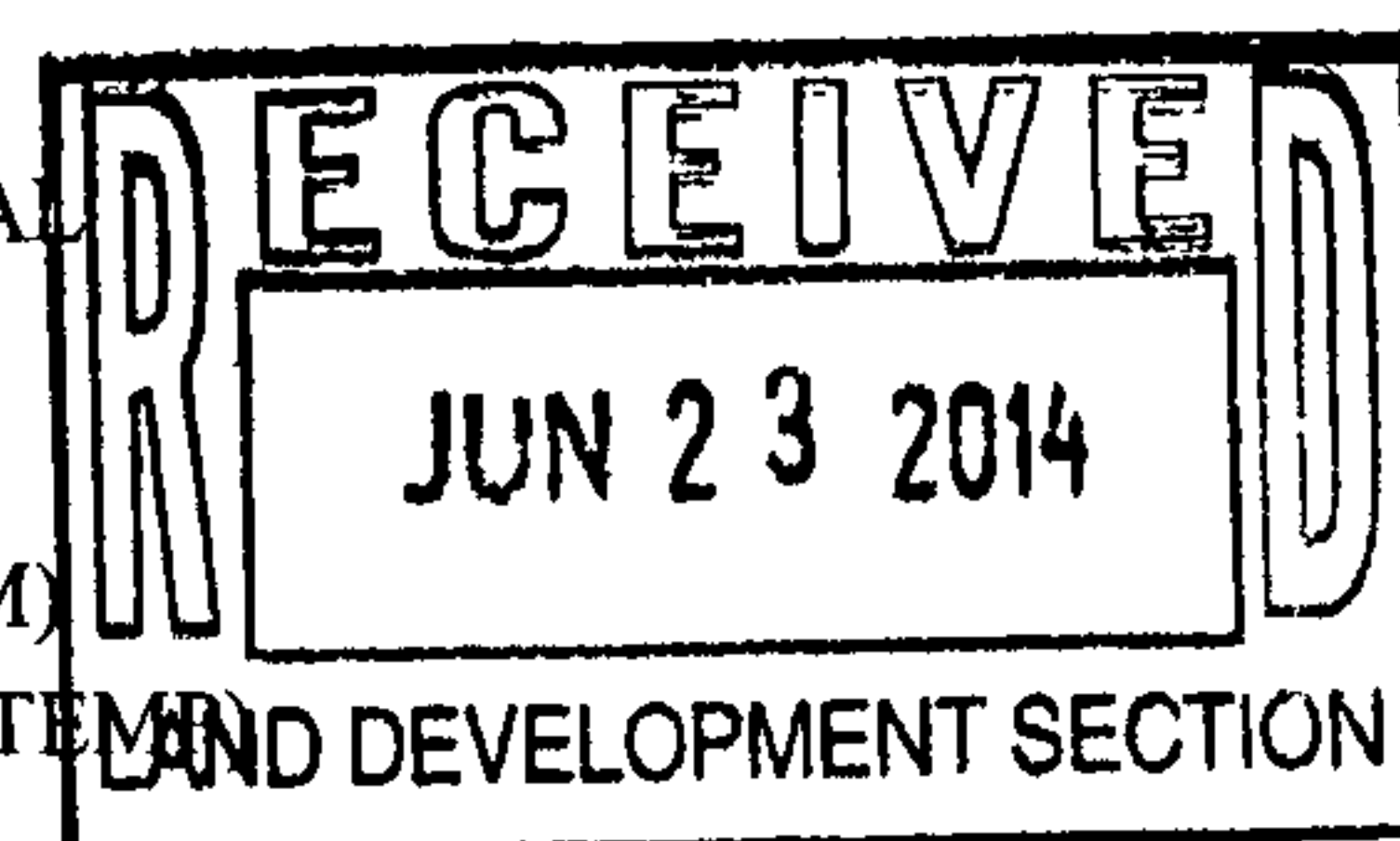
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☐ ENGINEER'S CERT (ESC)
☐ SO-19
☒ OTHER (SPECIFY) FOR INFORMATION

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☒ OTHER (DMP)



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 6-23-2014 By: Jeff Mortensen (HMCG 2013.002.5)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Jeffrey Mortensen

From: Jeffrey Mortensen
Sent: Thursday, June 19, 2014 10:45 AM
To: 'Harmon Rita T.'
Cc: Justin Schara; Sims, Timothy E.; Ortiz, Monica
Subject: RE: Approval for Sheraton Old Town DMP (J13D066)

Rita,

Thank you. We will submit a corrected copy for your records concurrent with the Conceptual Plans for DRB approval.

Jeff



Jeffrey G. Mortensen, P.E.
Chairman

6010-B Midway Park Blvd. NE Phone: 505.345.4250
Albuquerque, NM 87109 Fax: 505.345.4254
www.highmesacg.com jmortensen@highmesacg.com

From: Harmon Rita T. [mailto:rharmon@cabq.gov]
Sent: Thursday, June 19, 2014 9:37 AM
To: Jeffrey Mortensen
Cc: Justin Schara; Sims, Timothy E.; Ortiz, Monica
Subject: Approval for Sheraton Old Town DMP (J13D066)

Jeff,

Attached is the Approval letter for the above referenced project .

Sincerely,

Rita Harmon, P.E.
Senior Engineer
Planning Department
Development Review Services Division
600 2nd St. NW, Suite 400
Albuquerque, NM 87102
t 505-924-3695
f 505-924-3440

CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D066 DATE: 02-13-2014
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STREET ADDRESS: 800 RIO GRANDE BLVD NW
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TYPE OF APPROVAL

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<u> X </u> SITE DEVELOPMENT PLAN	<u> X </u> BUILDING PERMIT
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<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCg	345-4250

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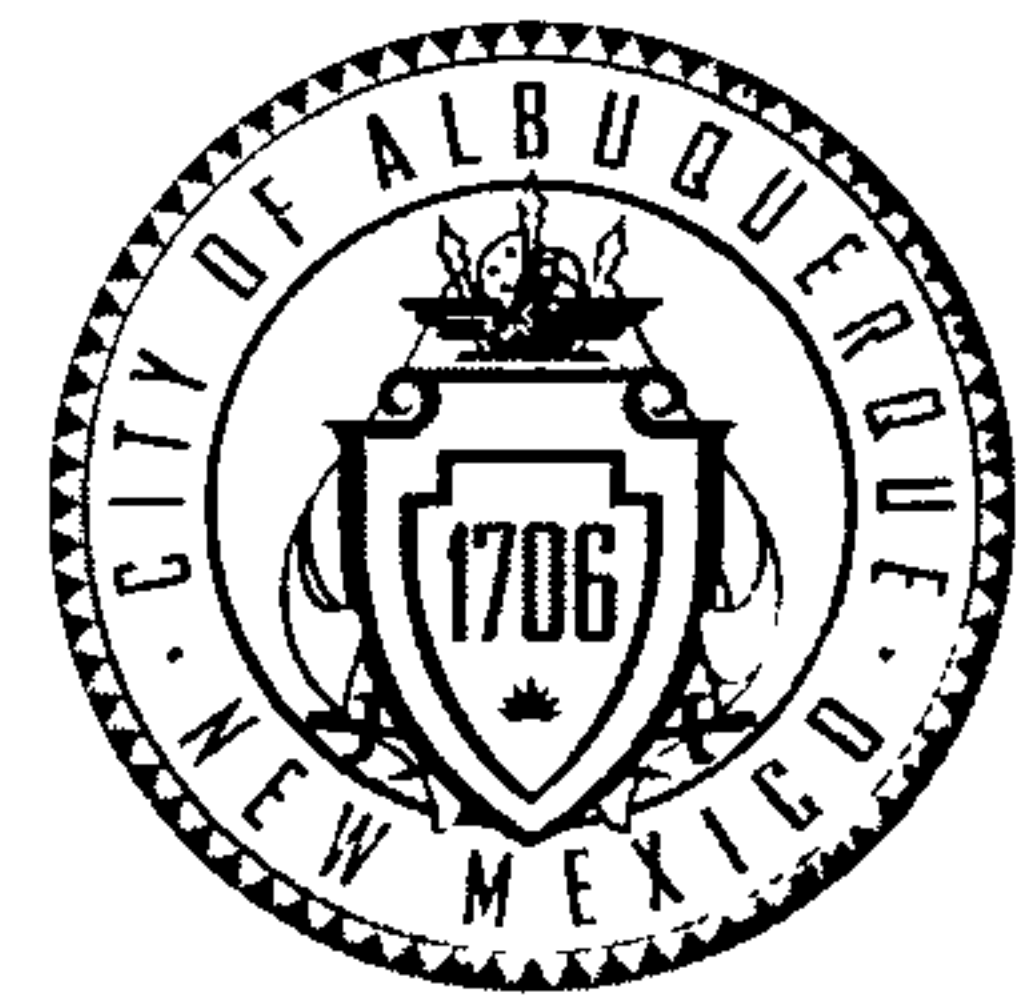
SIGNED: Anthony A. Chen
TITLE: HYDROLOGY (COA)
DATE: 2-20-14

SIGNED: [Signature]
TITLE: CONSULTANT
DATE: 02-14-2014

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



June 19, 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 6-3-2014 (File: J13D066)

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 6-3-14, the above referenced Drainage Management Plan is approved with the following exceptions:

- 1) Sheet 1, Paragraph III, 2nd bullet - *Tract B* (rather than Tract A) discharges into Tract C.
- 2) The following typos are noted on Sheet 2, Paragraph II. *Hydrology*, B. Developed Conditions, B. Sub-basin B.2:
ix. $V_{B.3\text{ REL}} = 4720\text{ CF}$ (**should be 4270 CF**)
x. $V_{\text{POND REQ'D}} = 5720 - 4720 = 1000\text{ CF}$ (**should be 5720-4270=1450 CF**)
Sub-basin B.3 Hydrograph $V_{\text{POND}} = 1550\text{ CF}$ (**should be 1450 CF**)
- 3) Sheet 4, Developed Conditions DMP, there is a Basin boundary between the Chapel Building and Sub-basin E.2.
- 4) Also, 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

New Mexico 87103

www.cabq.gov

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

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

Harmon Rita T.

From: Justin Schara <JSchara@highmesacg.com>
Sent: Wednesday, June 18, 2014 4:24 PM
To: Harmon Rita T.
Cc: Jeffrey Mortensen
Subject: RE: Sheraton Old Town DMP (J13D066)
Attachments: SHERATON HOTEL - RIO GRANDE & TRACT C SD'S.pdf

Rita,

Per our phone conversation today, I visited the site to determine the existence of the storm drains in question. I have provided 2 sketches with my findings, one on the Storm Drain Facilities Map you attached in your original email, and one on aerial map from Yahoo Maps! to clearly show the area in question.

From my visual site inspection today, I can report that there is no storm drain that extends into the west side of the site from Rio Grande Blvd. There is, however, a public single 'D' storm inlet located within the private entrance to the hotel along Rio Grande Blvd that aligns with the storm drain shown on the Facilities Map. This inlet is clearly within the Rio Grande Blvd right of way. There is only one (1) outlet from this storm inlet, a storm drain that extends west towards a public SDMH in the middle of Rio Grande Blvd. There is no storm drain extending east into the Hotel site.

In addition, I also walked through Tract C to determine the extent and direction of flow of the existing offsite SD located within Tract C. This storm drain conveys flows north and east to ultimately connect to a public SDMH within 20th Street. There is no visual indication that this storm drain diverts at any point toward Rio Grande Blvd.

In response to your Chapel question, there is indeed a basin boundary line, between the Chapel and the existing Hotel, that has been omitted, this is a typo.

Hopefully this information clears things up for you. Please let me know if you have any questions.

Justin



Justin D. Schara, E.I.

6010-B Midway Park Blvd. NE
Albuquerque, NM 87109
www.highmesacg.com

Phone: 505.345.4250
Fax: 505.345.4254
jschara@highmesacg.com

We invite you to visit our updated website at www.highmesacg.com

From: Harmon Rita T. [<mailto:rharmon@cabq.gov>]
Sent: Wednesday, June 18, 2014 10:43 AM
To: Justin Schara
Subject: Sheraton Old Town DMP (J13D066)

Justin,

The Data Base used in ArcMap is down,, but as,soon as it is up I will send you a picture.
However, I am sending a pdf of the paper file of the Storm Drain Facilities Map showing one of the SD pipes that I spoke of (highlighted).

Also, it is noted that the Chapel drains to B.1, and is therefore part of B.1. But the Basin Boundary on the west side of the Chapel seems to have been omitted. (typo?)

Rita Harmon, P.E.

Senior Engineer

Planning Department

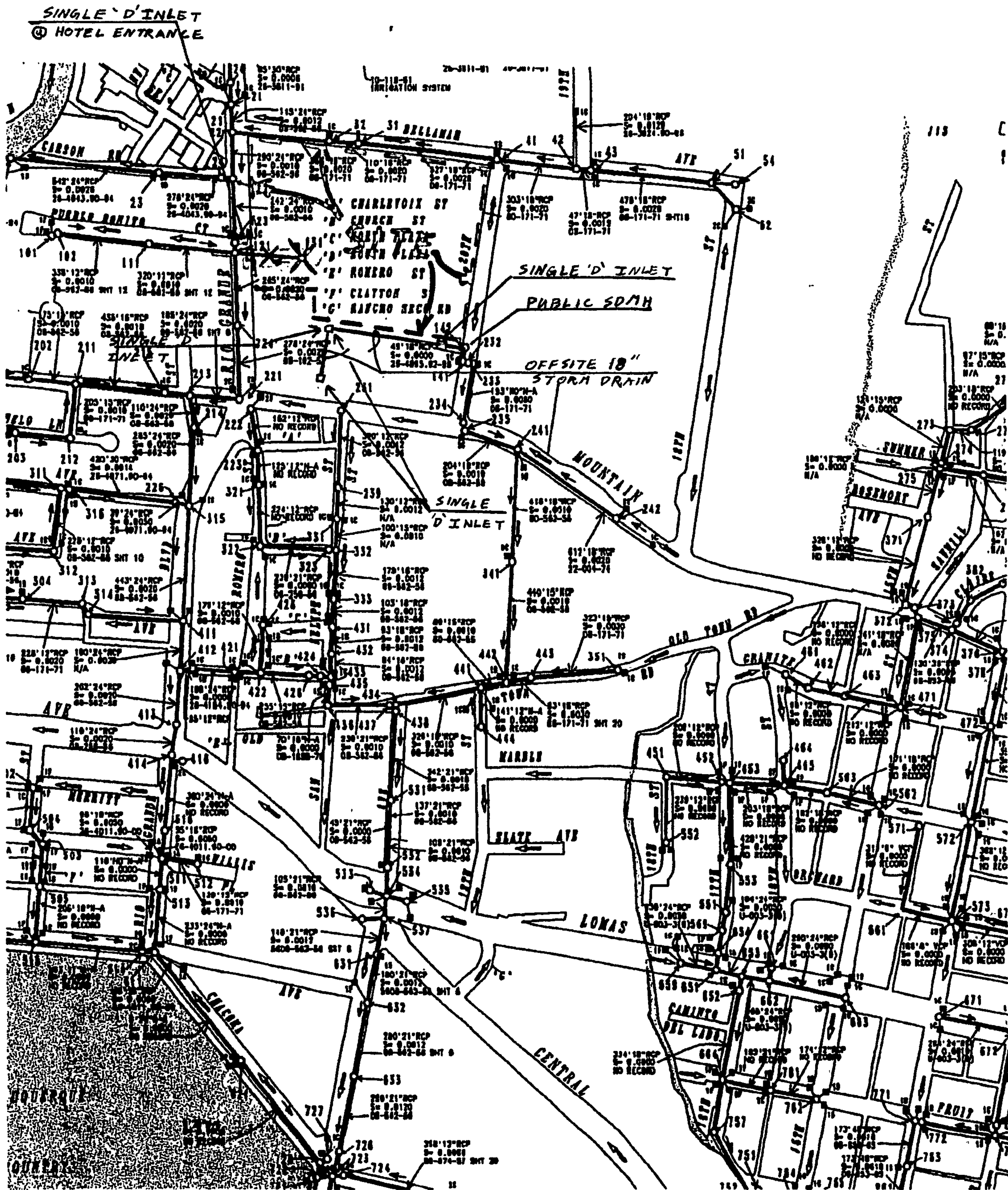
Development & Review Services Division

600 2nd St. NW, Suite 201

Albuquerque, NM 87102

t 505-924-3695

f 505-924-3864



6/18/2014

Albuquerque Map | NM - Yahoo Maps on Albuquerque Map | NM - Yahoo Maps

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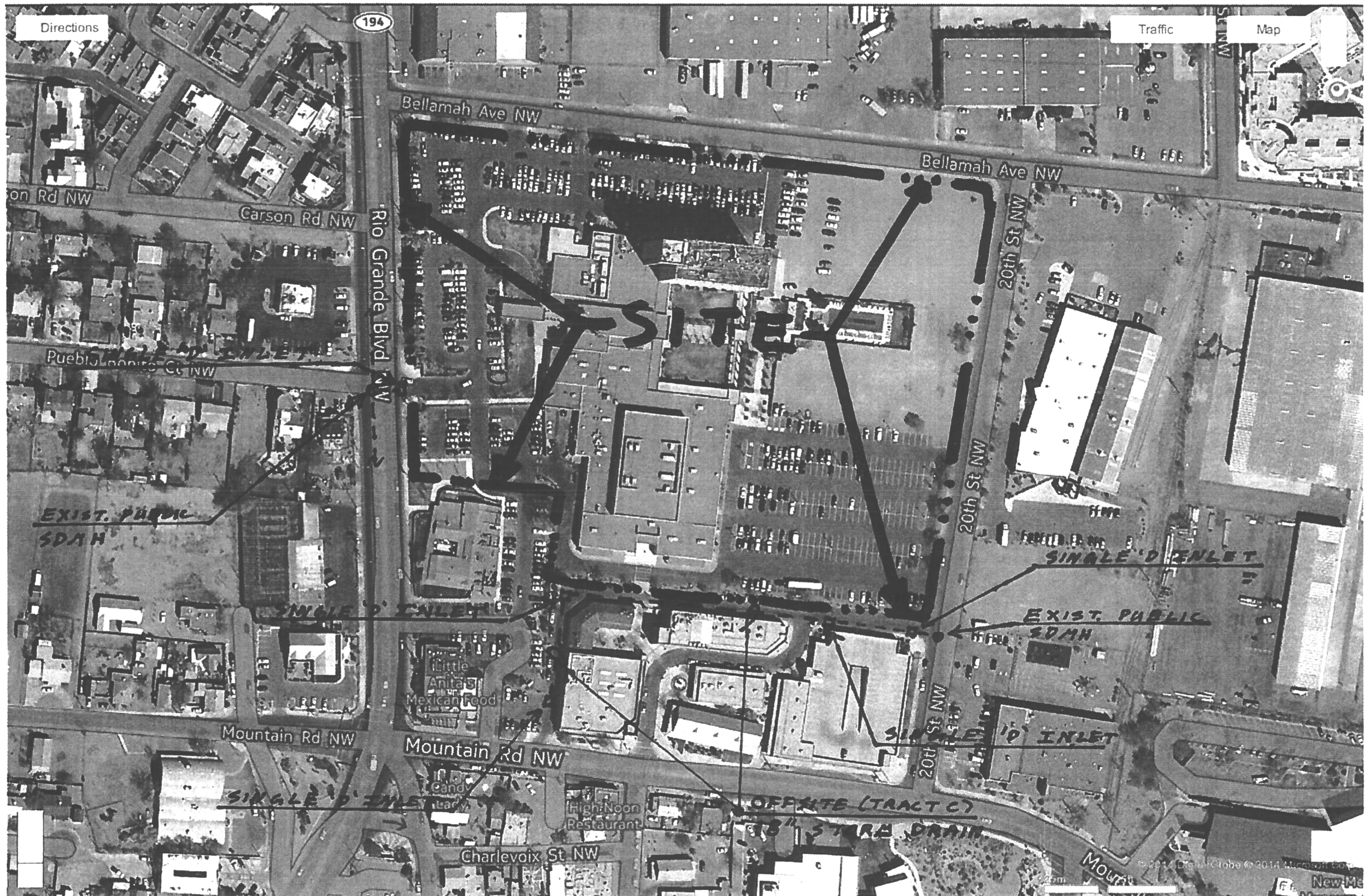
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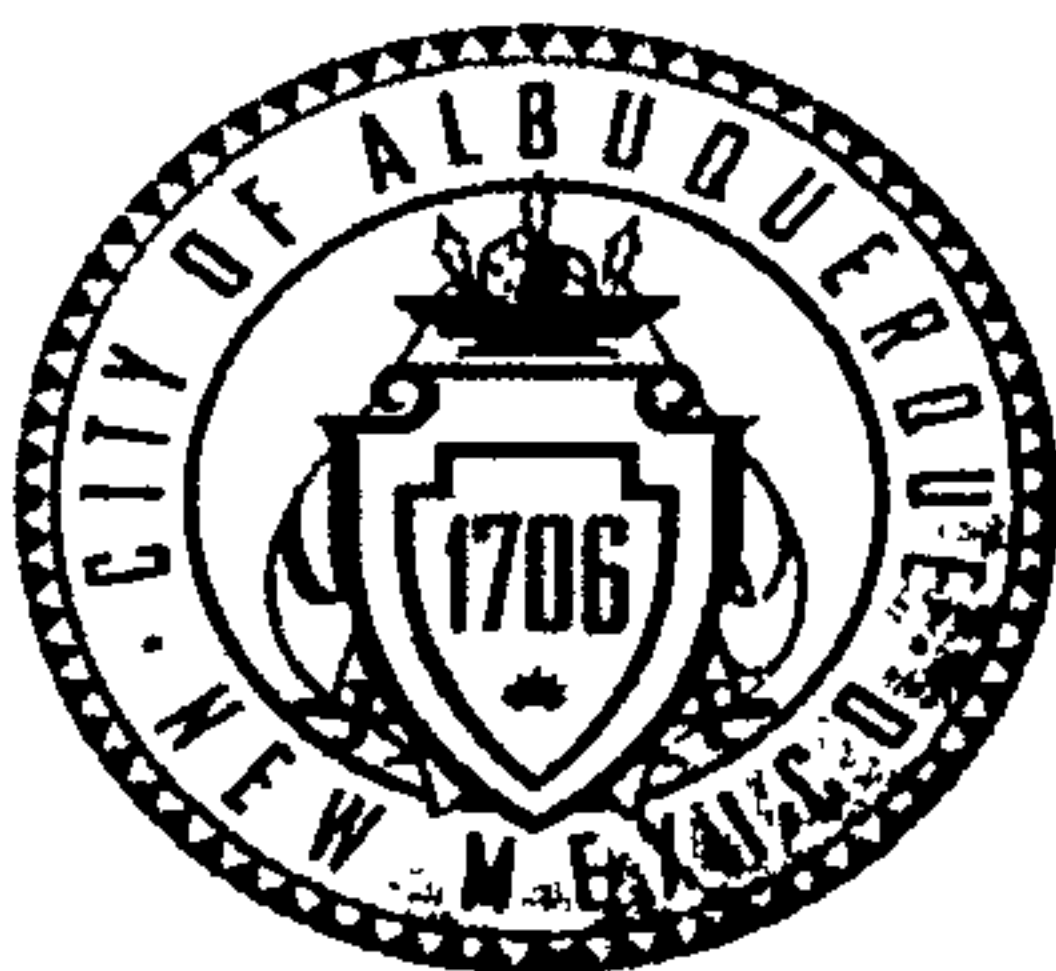
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City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Sheraton Old Town - Drainage Mgmt. Plan Building Permit #: _____ City Drainage #: J13/D066

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

Legal Description: Tracts A, B and D, Sheraton Old Town Inn Complex

City Address: 800 Rio Grande Blvd NW

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Jason Cosyleon

Address: 201 Third Street, Suite 310, Albuquerque, NM 87102

Phone#: 836-6700 Fax#: _____ E-mail: jcosyleon@hhandr.com

Architect: N/a Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: High Mesa Consulting Group Contact: Chuck Cala #11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: N/a Contact: _____

Address: _____

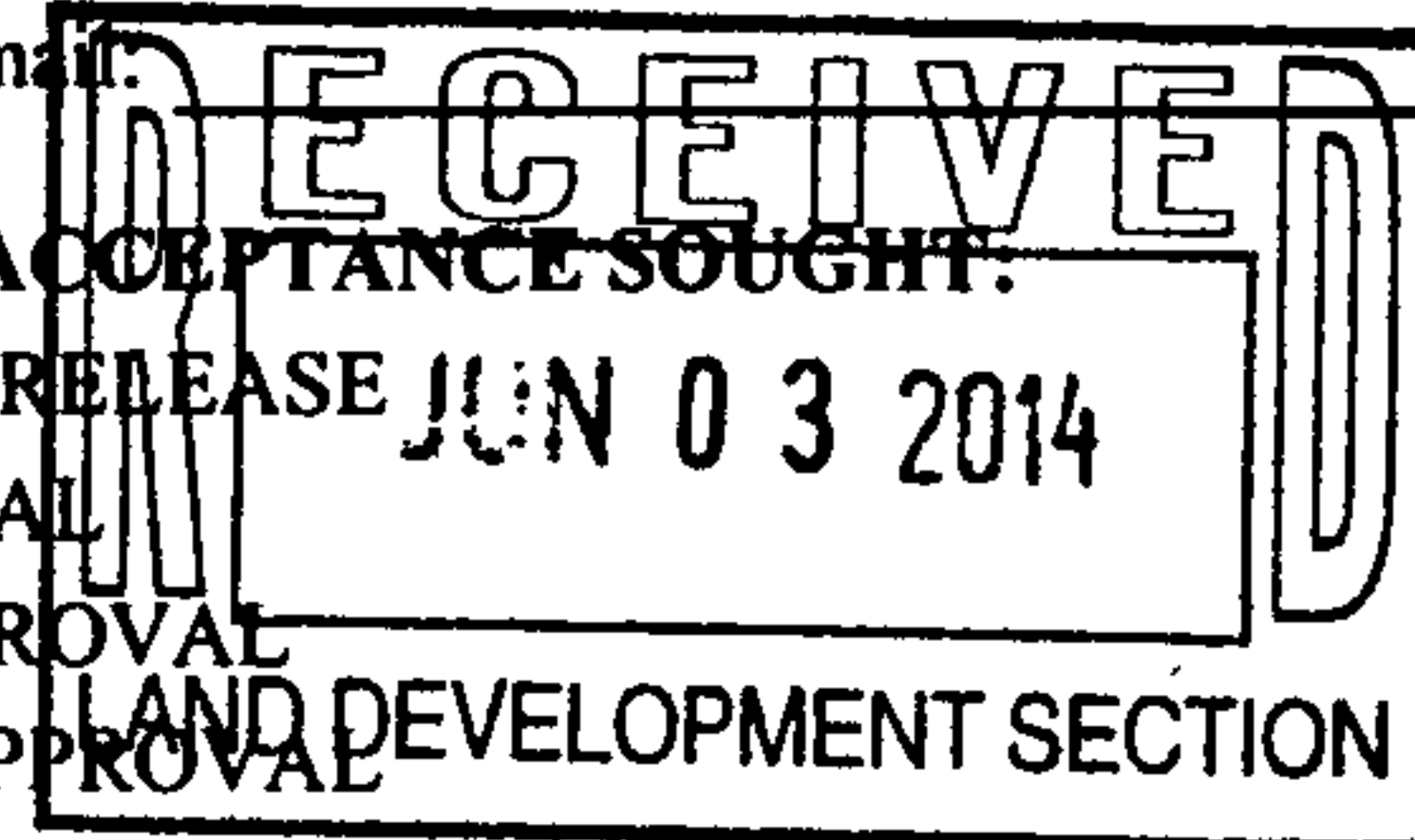
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT (DMP)
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
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☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☒ OTHER (DMP)



WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 6-03-2014 By: Justin Schara

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

HIGH MESA Consulting Group

HMCB Job# 2013.002.5

May 29, 2014,

Ms. Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services
City of Albuquerque,

RE: Sheraton Old Town – 800 Rio Grande Blvd. NW
Drainage Management Plan (File: J13/D066)

Dear Ms. Harmon:

Based upon your comments from our original submittal, dated 4-24-2014, we have revised the above referenced Drainage Management Plan, with the original comments included in black and our revisions / corrections to address those comments shown in red as follows:

1) Basin E.1 comments:

- a. Water harvesting area should be labeled as such, and conceptual flow arrows and spot elevations should support the concept.
 - ✓ • The water harvesting area is labeled, with conceptual flow arrows and spot elevations included to support the concept.
- b. Narrative of Developed Conditions states that runoff to remain on site and outfall arrow points inward. Before approval for Building Permit, calculations should show that the water harvesting area can contain the runoff volume.
 - The outfall arrow was realigned to point outward.
 - ✓ • Water harvesting area calculations will be provided in subsequent site specific submittals for building permit. The drainage plan text has been revised to include this requirement.

2) Sub-Basin B.1

- a. Since the pool area is existing, the drainage pattern should be the same for both the existing and developed conditions. Is the pool area currently draining into a pool deck drain system or is that to be installed in the proposed development? Since paving around the pool area is already in place, do the slopes direct flow into the landscape areas? If not, how will the flows be directed? Will a wall be installed to contain the flows within this basin? Is there a wall currently in place that contains the flows?
 - There is no existing pool deck drain system; this item has been conceptually proposed to the owner. Inclusion of this item will be addressed at the time of building permit. In the event this item is selected, building permit plans will show this system in detail.

Principals: Jeffrey G. Mortensen, P.E. • Charles G. Cala, Jr., P.S. • Juan M. Cala
Joseph M. Solomon, Jr., P.S. • J. Graeme Means, P.E.

- The existing pool deck currently drains away from the pool to existing landscaped areas that appear to capture a portion of the runoff generated. A wood fence currently encloses the pool deck, however it does not appear to contain runoff within the pool area; there are clear gaps that allows flows to escape the pool area in the existing condition.
 - Proposed improvements will include new pool deck improvements, additional landscaping and new walls constructed around the existing pool, all of which will direct flows to water harvesting areas and contain the flows within the sub-basin.
- b. In the paved area north of the pool and south of the hotel, provide spot elevations and/or flow arrows.
- Flow arrows and keyed notes have been added to clearly the drainage concept.
- 3) Sub-Basin B.2: What is the volume of the water harvesting area?
- Water harvesting area calculations will be provided in subsequent site specific submittals for building permit. The drainage plan text has been revised to include this requirement.
- 4) Sub-Basin B.3:
- a. Existing conditions state that the Q_p is 10.4 cfs (for entire Basin B) that drains into a detention pond which discharges via a 4" dia. curb penetration. What is the rate of discharge into 20th Street via the 4" dia. curb penetration? Because of the controlled discharge, is the existing pond undersized?
- The capacity of the existing 4" dia. curb penetration is 0.2 cfs.
 - The pond is undersized in the existing condition. Proposed development will correct this condition via water harvesting, cisterns, and onsite detention ponding.
- b. In the Developed Conditions, the controlled discharge rate should be limited to $Q_{B.3}$
 $RELEASE = 2.75 \text{ cfs/acre} \times 0.82 \text{ acre} = 2.25 \text{ cfs}$. This should be reflected on the hydrograph.
- The hydrograph has been revised to reflect the 2.25 cfs controlled discharge rate.
- c. Hydrograph should reflect the contributing flows from Sub-Basin B.4.
- An additional hydrograph has been added showing the combined runoff from Sub-Basins B.3 and B.4, maintaining the controlled discharge rate of 2.25 cfs from Sub-Basin B.3.
- d. The discharge into 20th St. should include flows from Sub-Basin B.4
- A proposed graphic point of discharge for Sub-Basin B. 4 flows has been added at the drivepad near the southeast corner of Sub-Basin B.3.
 - The overflow from Sub-Basin B.3 is a direct result of the routed flows from B.4; the proposed detention pond area in B.3 has capacity for the B.3 runoff generated, while the B.4 flows will overflow to the south through the drivepad.
- e. WSEL of the pond is higher and appears to extend into Basin C.
- The WSEL @ 59.2 within Sub-Basin B.3 is the point at which runoff overflows, and is included to indicate the maximum ponding possible. The southeast border of Basins B and C has been adjusted to clearly demonstrate the graphic point of overflow discharge from Sub-Basin B.3

Shouldn't
the 59.2 line
really extend
into the
Basin C
Below

5) Sub-Basin F.3: Is Chapel included in this Basin? It is unclear.

*Put back
Basin
Boundary
on west*

- The Sub-Basin boundary graphics were clarified and flow arrows added to clearly demonstrate that the Chapel is in Sub-Basin B.1 in the Developed Condition.

6) Sub-Basins F.5, F.6, and F.7: Show spot elevations or contours.

- Spot elevations and flow arrows have been added to support the drainage concept.

7) General:

a. Spot elevations are difficult to read due to density of information.

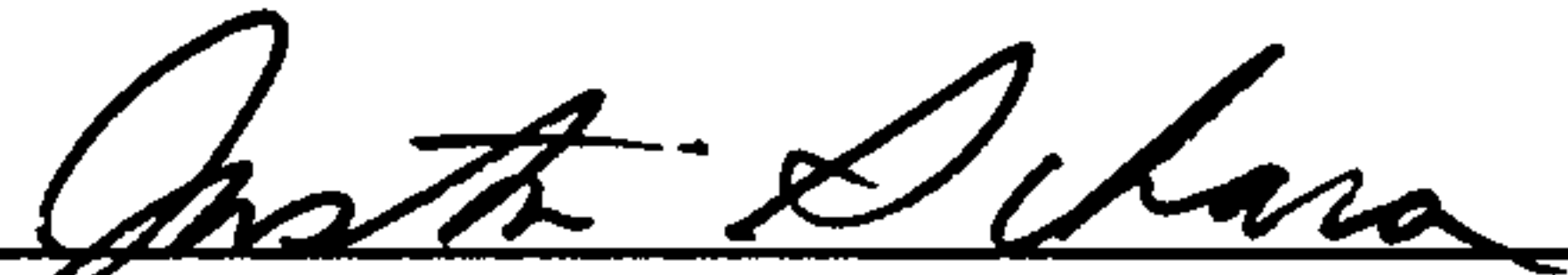
- Proposed improvements graphics have been adjusted where possible to mitigate obscuration of existing data; keyed notes have been added for proposed improvements.

b. All water harvesting areas should be labeled so as to maintain continuity of concept throughout design process.

- Keyed notes have been added to clearly identify water harvesting areas.

Please review the revised Drainage Management Plan attached that has been updated to address each of the above comments. If there are no further comments, please approve this plan as a guidance document for all subsequent submittals for proposed and future development and/or redevelopment of the site.

Sincerely,

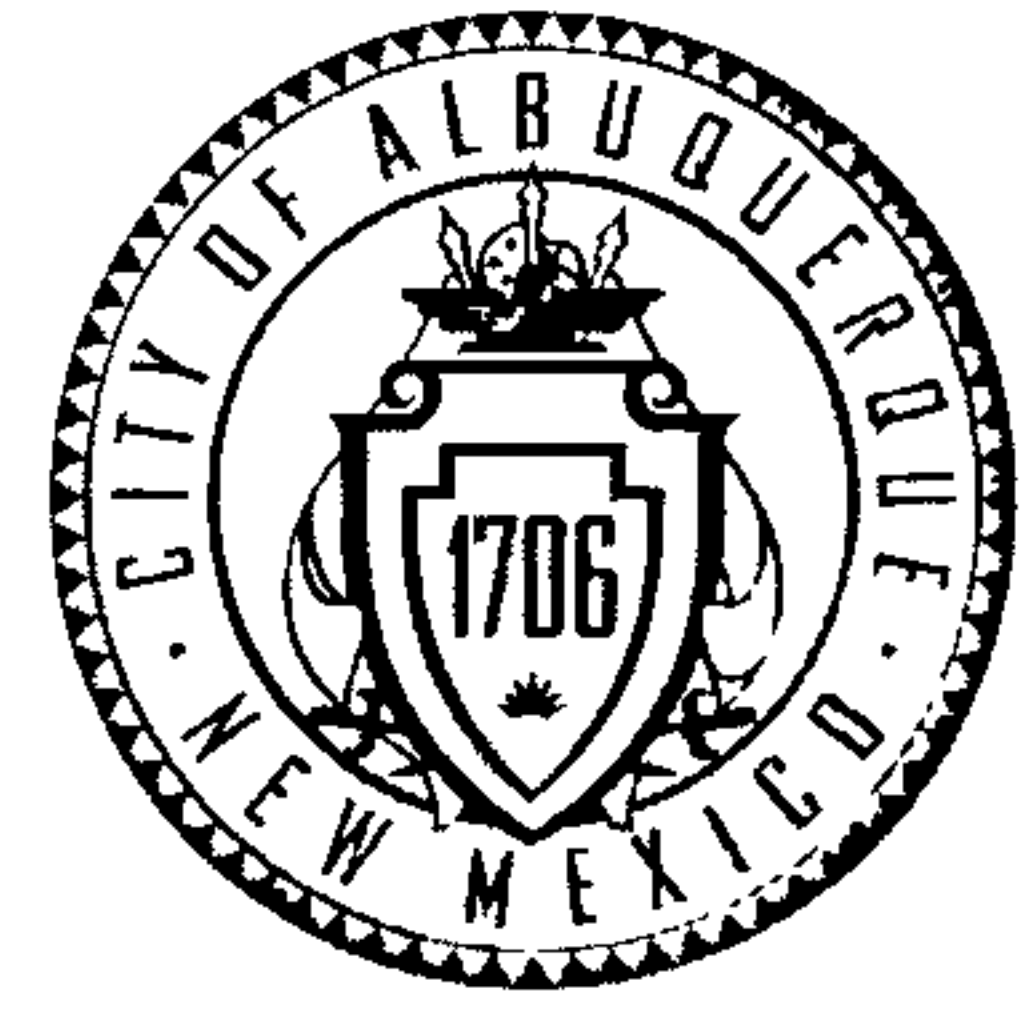

Justin Schara, EI

High Mesa Consulting Group

jschara@highmesacg.com

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 9, 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 4-24-2014 (File: J13D066)

Dear Mr. Mortensen:

Based upon the information provided in your submittal received 4-24-14, the above referenced Drainage Management Plan cannot be approved until the following comments are addressed:

- 1) Basin E.1 comments:
 - a) Water harvesting area should be labeled as such, and conceptual flow arrows and spot elevations should support the concept.
 - b) Narrative of Developed Conditions states that runoff to remain on site and outfall arrow points inward. Before approval for Building Permit, calculations should show that the water harvesting area can contain the runoff volume.
- 2) Sub-Basin B.1:
 - a) Since the pool area is existing, the drainage pattern should be the same for both the existing and developed conditions. Is the pool area currently draining into a pool deck drain system or is that to be installed in the proposed development? Since paving around the pool area is already in place, do the slopes direct flow into the landscape areas? If not, how will the flows be directed? Will a wall be installed to contain the flows within this basin? Is there a wall currently in place that contains the flows?
 - b) In paved area north of the pool and south of the hotel, provide spot elevations and/or flow arrows.
- 3) Sub-Basin B.2: What is the volume of the water harvesting area?
- 4) Sub-Basin B.3:
 - a) Existing conditions state that the Q_p is 10.4 cfs (for entire Basin B) that drains into a detention pond which discharges via a 4" dia. curb penetration. What is the rate of discharge into 20th St. via the 4" dia. curb penetration? Because of the controlled discharge, is the existing pond undersized?
 - b) In the Developed Conditions, the controlled discharge rate should be limited to $Q_{B.3 \text{ RELEASE}} = 2.75 \text{ cfs/acre} \times 0.82 \text{ acre} = 2.25 \text{ cfs}$. This should be reflected on hydrograph.
 - c) Hydrograph should reflect the contributing flows from Sub-Basin B.4.
 - d) The discharge into 20th St. should include flows from Sub-Basin B.4

PO Box 1293

Albuquerque

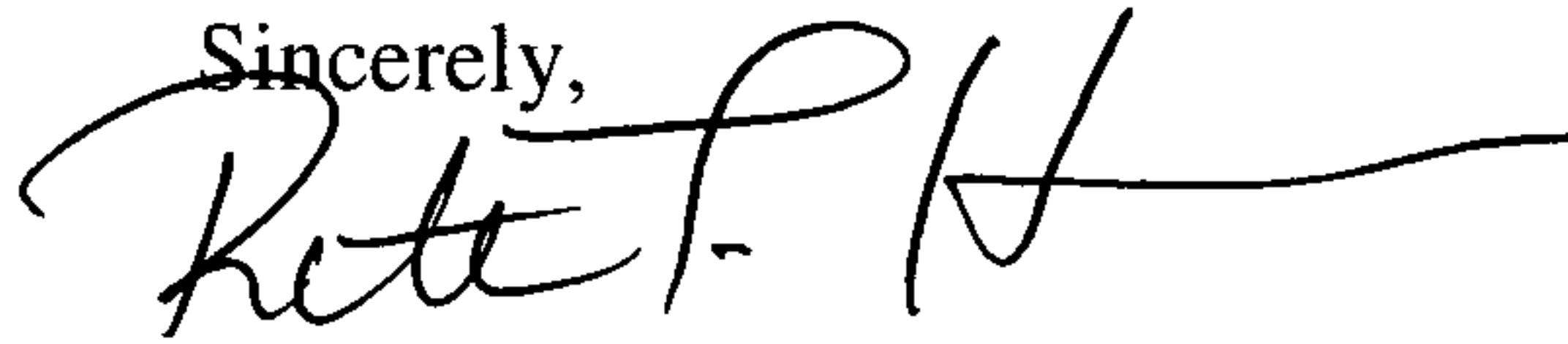
New Mexico 87103

www.cabq.gov

- e) Due to the contribution of Sub-Basin B.4, the WSEL of the pond is higher and appears to extend into Basin C.
- 5) Sub-Basin F.3: Is Chapel included in this Basin? It is unclear.
- 6) Sub-Basin F.5, F.6, and F.7: Show spot elevations or contours.
- 7) General:
 - a) Spot elevations are difficult to read due to density of information.
 - b) All water harvesting areas should be labeled so as to maintain continuity of concept throughout design process.

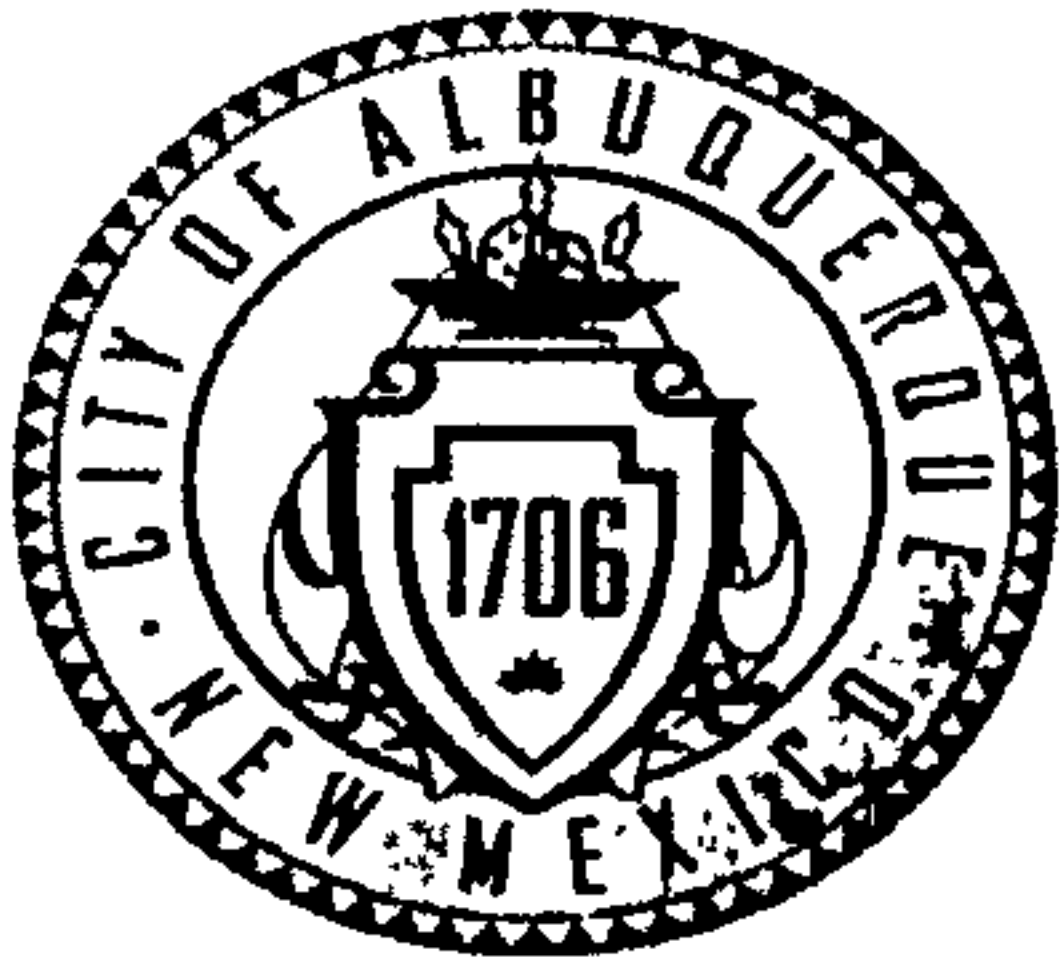
If you have any questions, you can contact me at 924-3695.

Sincerely,

A handwritten signature in black ink, appearing to read "Rita F. H.", with a long horizontal flourish extending to the right.

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

Orig: Drainage file
c.pdf Addressee via Email



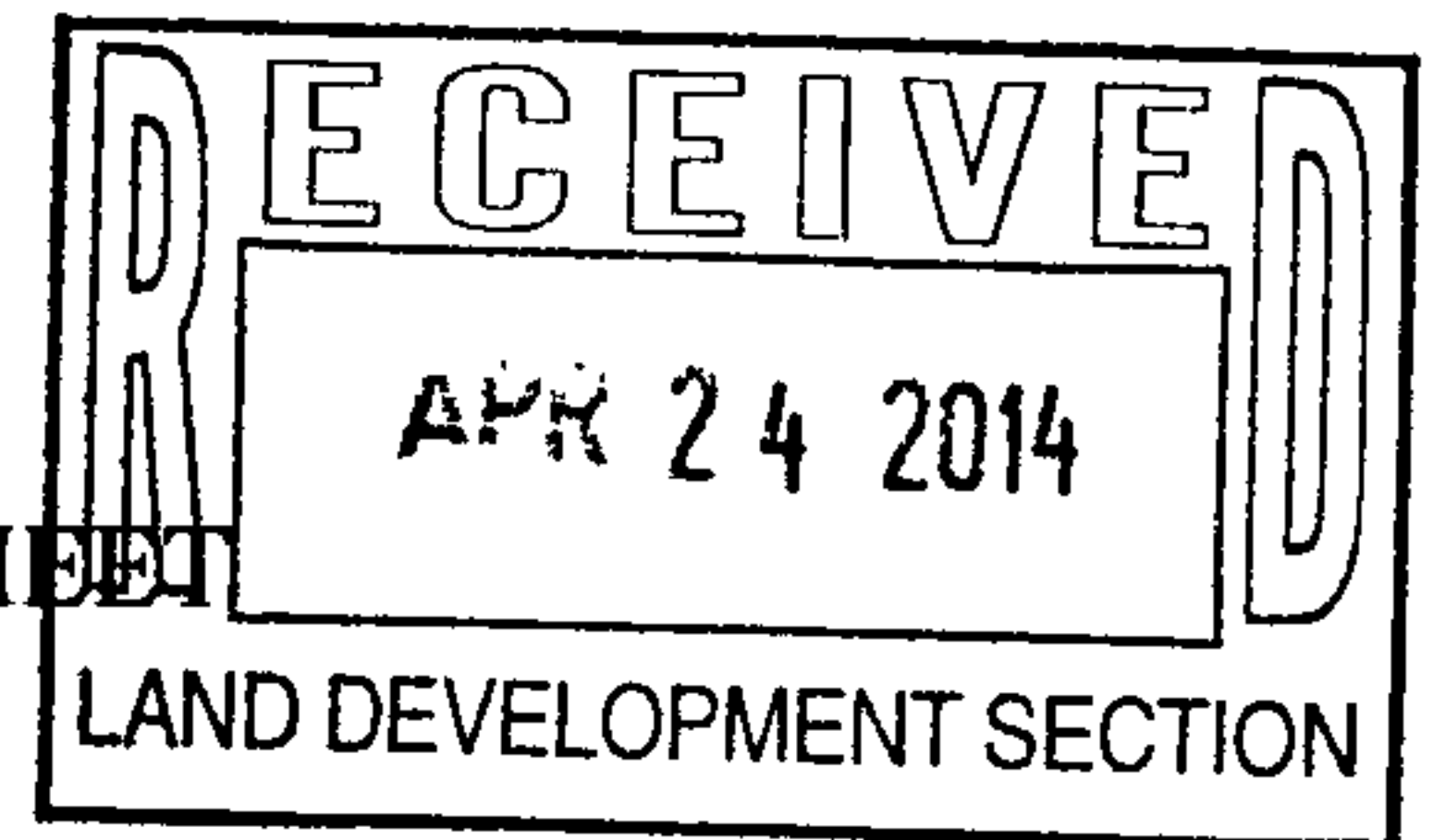
City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)



Project Title: Sheraton Old Town - Drainage Mgmt. Plan Building Permit #: _____ City Drainage #: J13/D066

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

Legal Description: Tracts A, B and D, Sheraton Old Town Inn Complex

City Address: 800 Rio Grande Blvd NW

Engineering Firm: High Mesa Consulting Group Contact: Jeffrey Mortensen #8547

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: jmortensen@highmesacg.com

Owner: Heritage Hotels and Resorts, Inc. Contact: Jason Cosyleon

Address: 201 Third Street, Suite 310, Albuquerque, NM 87102

Phone#: 836-6700 Fax#: _____ E-mail: jcosyleon@hhandr.com

Architect: N/a Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Surveyor: High Mesa Consulting Group Contact: Chuck Cala #11184

Address: 6010-B Midway Park Blvd NE, Albuquerque NM 87109

Phone#: 505-345-4250 Fax#: 505-345-4254 E-mail: ccala@highmesacg.com

Contractor: N/a Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT (DMP)
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ ENGINEER'S CERT (ESC)
☐ SO-19
☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☒ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ GRADING PERMIT APPROVAL
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☐ GRADING CERTIFICATION
☐ SO-19 APPROVAL
☐ ESC PERMIT APPROVAL
☐ ESC CERT. ACCEPTANCE
☒ OTHER (DMP)

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☒ Copy Provided

DATE SUBMITTED: 4-24-2014 By: Justin Schara

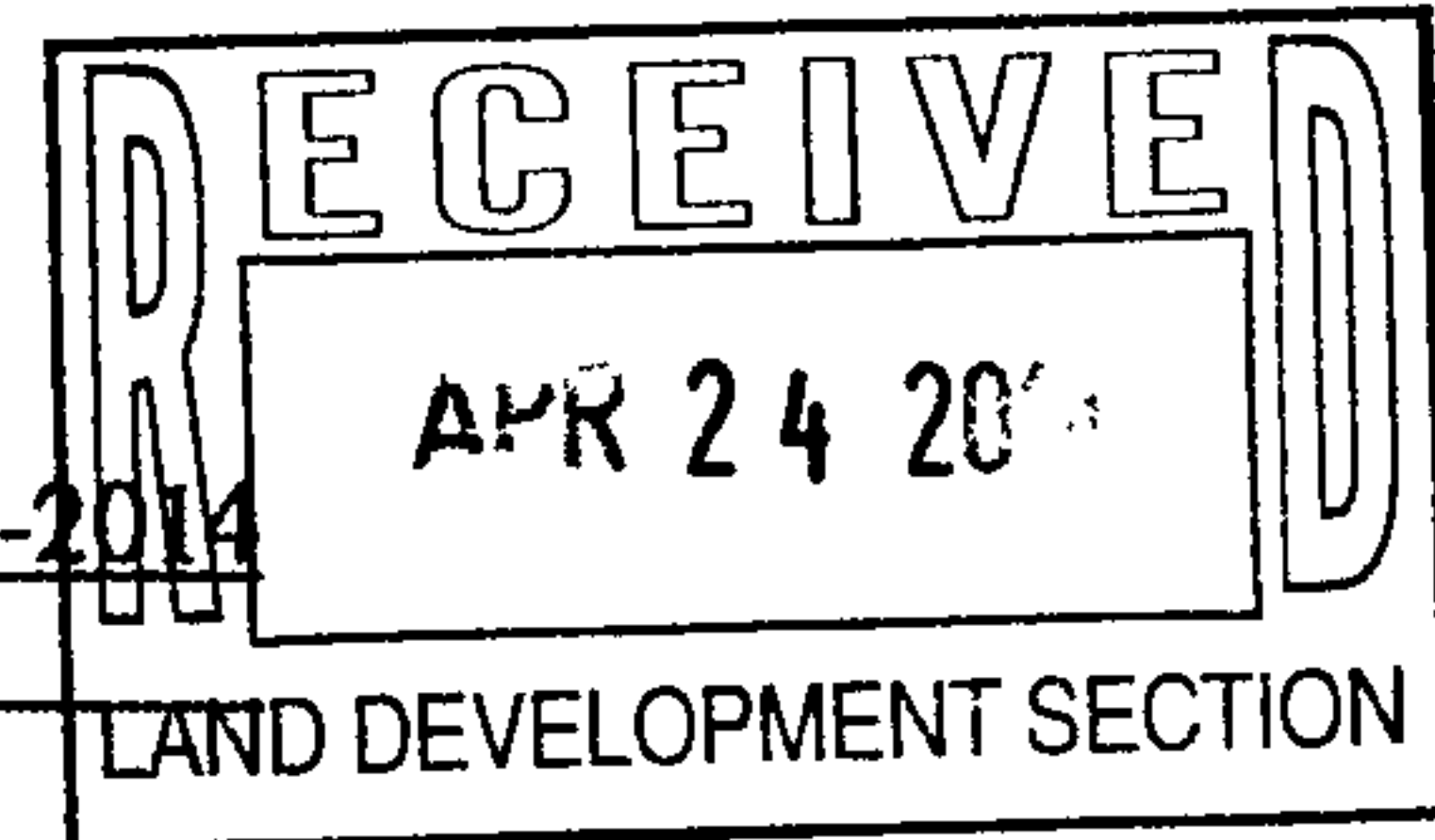
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE
DEVELOPMENT & BUILDING SERVICES CENTER
PLANNING DEPARTMENT/HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NUMBER: J13/D066 DATE: 02-13-2014
CROSS REFERENCE NUMBERS: EPC_____ DRB_____ DRC_____
SUBJECT: SHERATON OLD TOWN COMPLEX AND NEW HOTEL
STREET ADDRESS: 800 RIO GRANDE BLVD NW
SUBDIVISION NAME: TRACTS A, B AND D, SHERATON OLD TOWN INN COMPLEX



TYPE OF APPROVAL

<input type="checkbox"/> PRELIMINARY PLAT	<input type="checkbox"/> FINAL PLAT
<input checked="" type="checkbox"/> SITE DEVELOPMENT PLAN	<input checked="" type="checkbox"/> BUILDING PERMIT
<input checked="" type="checkbox"/> OTHER – GRADING & PAVING PERMIT	<input type="checkbox"/> ROUGH GRADING

<u>ATTENDEE:</u>	<u>ORGANIZATION:</u>	<u>PHONE:</u>
CURTIS CHERNE	HYDROLOGY	924-3986
JEFF MORTENSEN	HMCG	345-4250

FINDINGS:

A. SITE DEVELOPMENT PLAN

- a. CONCEPTUAL GRADING AND DRAINAGE PLAN REQUIRED FOR EPC AND DRB APPROVALS – NEW HOTEL ON TRACT D
- b. CONCEPTUAL GRADING AND DRAINAGE PLAN FOR NEW HOTEL ON TRACT D CAN SUFFICE FOR RELATED SITE IMPROVEMENTS ON TRACTS A & B; SEPARATE PLAN NOT REQUIRED
- c. PLAN TO ESTABLISH AND/OR ADDRESS THE FOLLOWING:
 - i. FINISHED FLOOR ELEVATION
 - ii. PROXIMITY TO FEMA DESIGNATED FLOOD HAZARD ZONE
 - iii. PRELIMINARY GRADES AT BUILDING PERIMETER
 - iv. METHOD OF DISCHARGE TO PUBLIC RIGHT-OF-WAY
 - v. HOW INCREASES IN RUNOFF WILL BE MITIGATED
 - vi. HOW RUNOFF FROM NEW IMPERVIOUS AREAS WILL BE HANDLED (I.E. 1ST ½-INCH OF RUNOFF PRIMARILY FROM NEW ROOF AREAS) – NEW HOTEL ON TRACT D.
 - vii. PLAN DOES NOT HAVE TO MITIGATE RUNOFF FROM EXISTING IMPERVIOUS AREAS – PARKING LOT MODIFICATIONS ON TRACTS A & B

B. DRAINAGE MANAGEMENT PLAN (DMP)

- a. PLAN REQUIRED TO ESTABLISH ALLOWABLE DISCHARGE RATE(S) FOR UNDEVELOPED PORTIONS OF SITE
- b. PLAN TO ESTABLISH EXISTING HYDROLOGY FOR SITE FOR COMPARISON (BASELINE)

- c. PLAN TO IDENTIFY AND CONFIRM EXISTING DRAINAGE BASIN BOUNDARIES
- d. PLAN TO INCLUDE HYDROLOGY CALCULATIONS ON A BASIN BY BASIN BASIS
- e. PLAN TO ADDRESS HOW INCREASES IN RUNOFF DUE TO FURTHER DEVELOPMENT WILL BE MITIGATED
- f. THIS PLAN SHALL SUPPORT THE CONCEPTUAL GRADING AND DRAINAGE PLAN(S) FOR EPC AND DRB APPROVALS
- g. THIS PLAN TO SUPPORT GRADING AND DRAINAGE PLAN SUBMITTALS FOR BUILDING PERMIT AND/OR GRADING AND PAVING PERMIT

C. BUILDING PERMIT

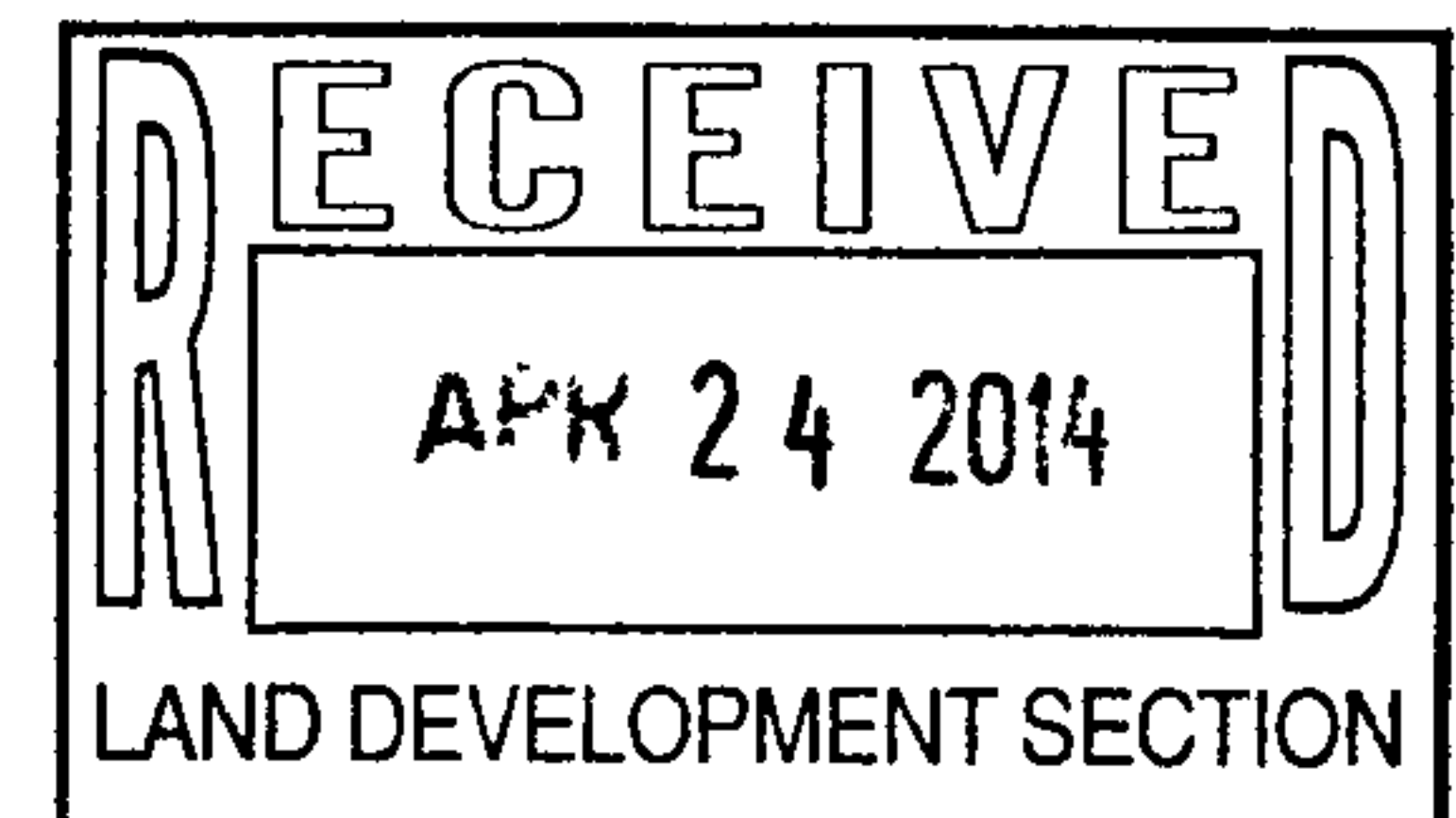
- a. GRADING AND DRAINAGE PLAN REQUIRED FOR BUILDING PERMIT APPROVAL – NEW HOTEL ON TRACT D
- b. PLAN TO PROVIDE DETAIL APPROPRIATE FOR CONSTRUCTION
- c. PLAN TO FOLLOW CONCEPTS ESTABLISHED BY DMP AND CONCEPTUAL GRADING AND DRAINAGE PLAN
- d. ENSURE FINISHED FLOOR ELEVATION IS APPROPRIATE DUE TO PROXIMITY TO DESIGNATED FLOOD HAZARD ZONE.
- e. SO#19 PERMIT APPROVAL REQUIRED FOR PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
- f. FLOODPLAIN DEVELOPMENT PERMIT REQUIRED FOR PROPOSED CONSTRUCTION WITHIN DESIGNATED FLOOD HAZARD ZONE
- g. IF PROJECT DISTURBS GREATER THAN ONE ACRE OF LAND, AN EROSION AND SEDIMENT CONTROL PLAN (ESCP) IS REQUIRED AS A CONDITION FOR BUILDING PERMIT APPROVAL. THIS IS A SEPARATE SUBMITTAL IN ADDITION TO THE GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT.

THE UNDERSIGNED AGREE THAT THE ABOVE FINDINGS ARE SUMMARIZED ACCURATELY AND ARE ONLY SUBJECT TO CHANGE IF FURTHER INVESTIGATION REVEALS THAT THE FINDINGS ARE NOT REASONABLE OR THAT THEY ARE BASED UPON INACCURATE INFORMATION.

SIGNED: Anthony Chen
 TITLE: HYDROLOGY (COA)
 DATE: 2-20-14

SIGNED: [Signature]
 TITLE: CONSULTANT
 DATE: 02-14-2014

NOTE: PROVIDE A COPY OF THIS RECAP WITH DRAINAGE SUBMITTAL





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 17, 2003

Scott McGee, PE
Isaacson & Arfman, P.A.
128 Monroe Street NE
Albuquerque, NM 87108

**RE: Sheraton Old Town Phase 5 Grading and Drainage Plan (J-13/D66)
Engineer's Stamp Dated December 18, 2002**

Dear Mr. McGee:

I have reviewed the above referenced drainage report received December 19, 2002 and forward the following comment: Please discharge runoff onto 20th St. or use a detention pond with its outfall to 20th St.

If you have any questions please call me at 924-3982

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

J-13/D66

(CHAPER)

PROJECT TITLE: SHERATON OLD TOWN PHASE 5 ZONE MAP/DRG. FILE #: J-13
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: SHERATON OLD TOWN COMPLEX, TRACTS D & PORTIONS OF A&B
 CITY ADDRESS: 800 RIO GRANDE BLVD NW

ENGINEERING FIRM: Isaacson & Arfman, P.A.
 ADDRESS: 128 Monroe Street NE
 CITY, STATE: Albuquerque, NM

CONTACT: SCOTT MCGEE
 PHONE: 268-8828
 ZIP CODE: 87108

OWNER: AMERICAN PROPERTY MNGMNT CORP.
 ADDRESS: 2929 COORS NW, STE. 310
 CITY, STATE: ALBUQUERQUE NM

CONTACT: PAM BAZANT-JUNG
 PHONE: 836-6700
 ZIP CODE: 87120

ARCHITECT: DPS
 ADDRESS: 6801 JEFFERSON, SUITE 100
 CITY, STATE: ALB NM

CONTACT: ANN MARIE CHRISTIAN
 PHONE: 761-9700
 ZIP CODE: 87109

SURVEYOR: HARRIS SURVEYING
 ADDRESS: 2412 MONROE NE
 CITY, STATE: ALB NM

CONTACT: TONY HARRIS
 PHONE: 889-8056
 ZIP CODE: 87110

CONTRACTOR: UNKNOWN
 ADDRESS: _____
 CITY, STATE: _____

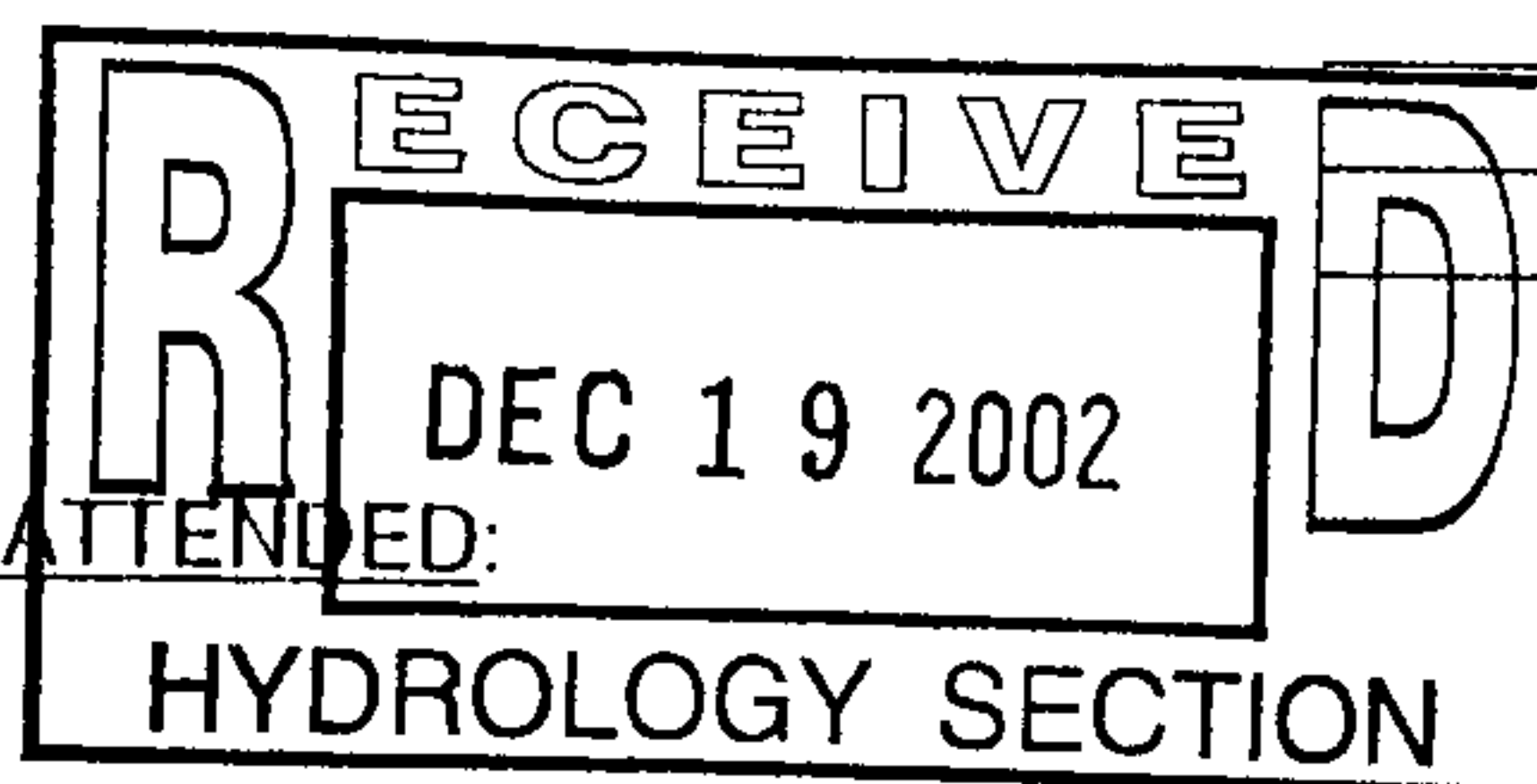
CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)



WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: 12/18/02 BY: Scott M McGee

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 2, 2003

Scott McGee, P.E.
Isaacson & Arfman, P.A.
128 Monroe St. NE
Albuquerque, NM 87108

Re: Sheraton Old Town Phase 5, 800 Rio Grande Blvd. NW, Certificate of Occupancy

Engineer's Stamp dated 3-19-03 (J13/D66)

Certification dated 9-29-03

Dear Mr. McGee,

Based upon the information provided in your submittal dated 9-29-03, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: SHERATON OLD TOWN PHASE 5 ZONE MAP/DRG. FILE #: J-13 / D66
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: SHERATON OLD TOWN COMPLEX, TRACTS D & PORTIONS OF A & B
CITY ADDRESS: 800 RIO GRANDE BLVD NW

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: SCOTT MCGEE
PHONE: (505) 268-8828
ZIP CODE: 87108

OWNER: AMERICAN PROPERTY MNGMNT CORP.
ADDRESS: 2929 COORS NW, STE 310
CITY, STATE: ABQ NM

CONTACT: PAM BAZANT-JUNG
PHONE: 836-6700
ZIP CODE: 87120

ARCHITECT: DPS
ADDRESS: 6801 JEFFERSON, STE 100
CITY, STATE: ABQ NM

CONTACT: ANN MARIE CHRISTIAN
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: GERALD MARTIN
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

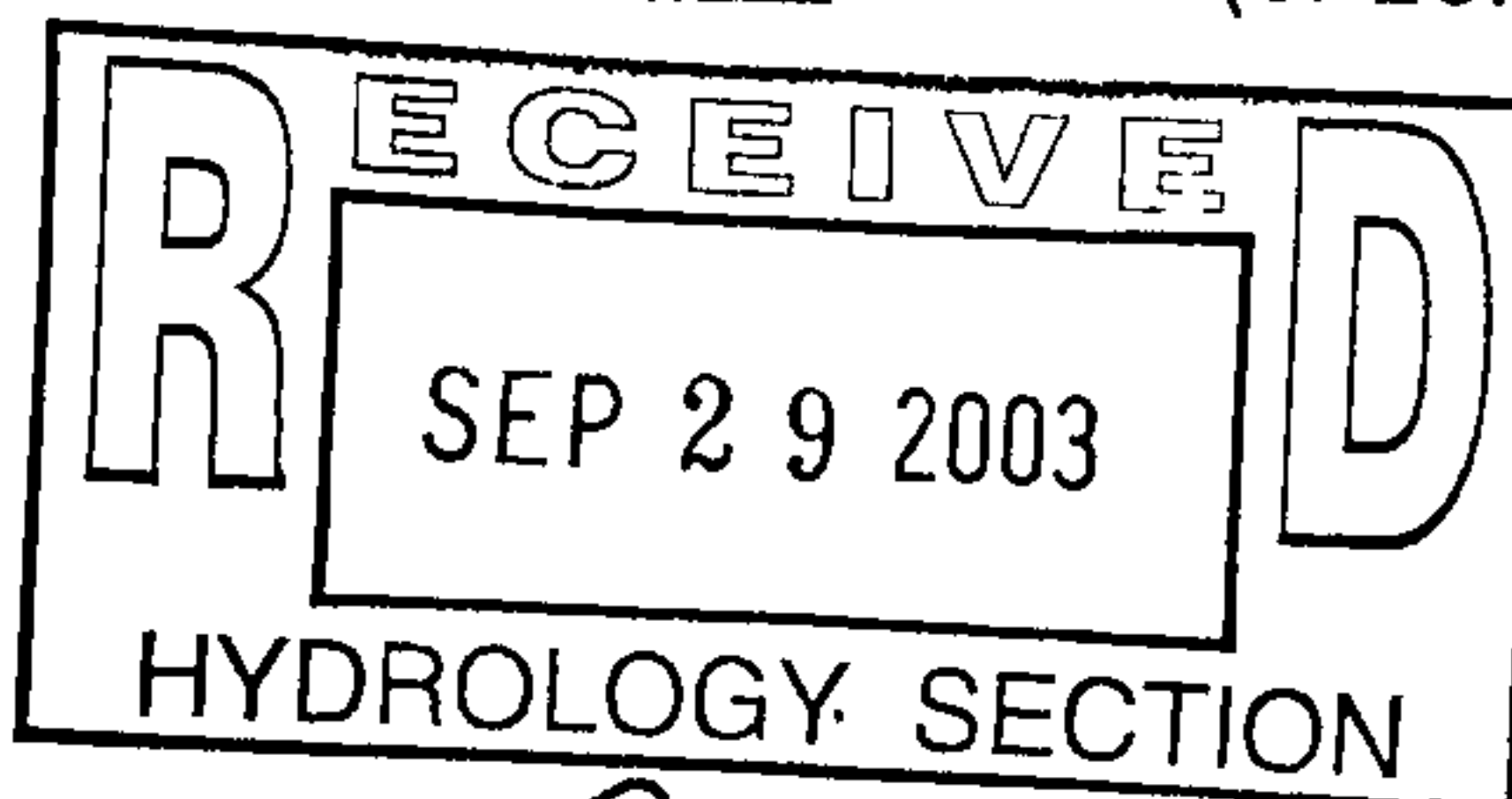
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMP/LOMP
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 9/29/03 BY: Scott McGee

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 28, 2000

David Soule, P.E.
Tierra West, LLC
4421 McLeod NE
Suite D
Albuquerque, NM 87109

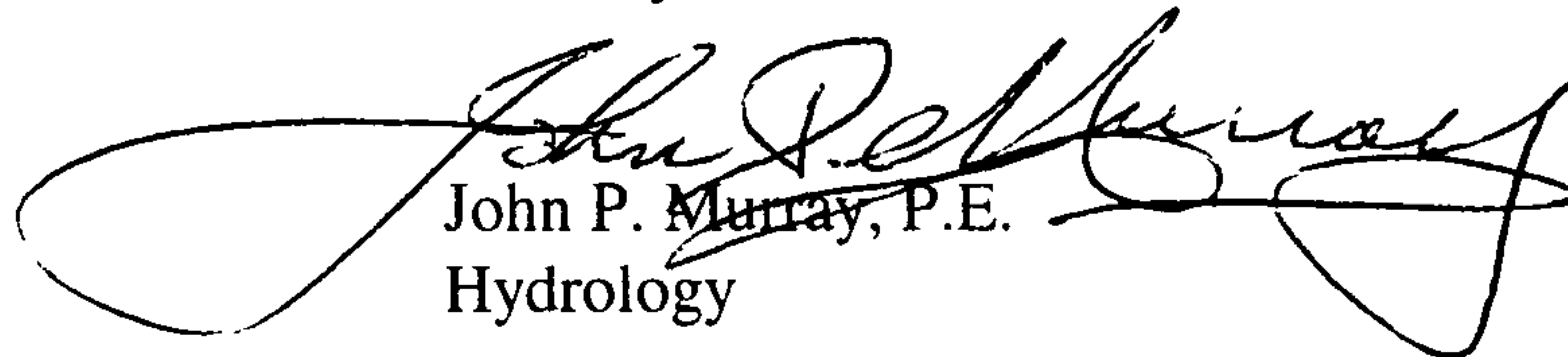
***RE: SHERATON OLD TOWN INN, Northwest and Southeast Parking Lots (J13-D66).
DRAINAGE REPORT AND GRADING PLAN FOR GRADING AND PAVING
PERMIT APPROVALS AND FOR SO#19 PERMIT APPROVAL. ENGINEER'S
STAMP DATED JUNE 21, 2000.***

Dear Mr. Soule:

Thank you for furnishing a copy of Sheet C2 with the SO#19 Signature Block added. C.O.A.'s approval letter for the permits was dated July 12, 2000.

If I can be of further assistance, please feel free to call me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Pam Lujan
Whitney Reiersen
✓ File

WORK ORDER:

Tierra West, LLC

DATE: 7/17

8509 Jefferson Street NE 505-858-3100
Albuquerque, NM 87113 Fax-858-1118

JOB #: 20010

DELIVER ☒ PICKUP ☐

TO/FROM: CITY

COMPANY: PLAZA DEL SOL

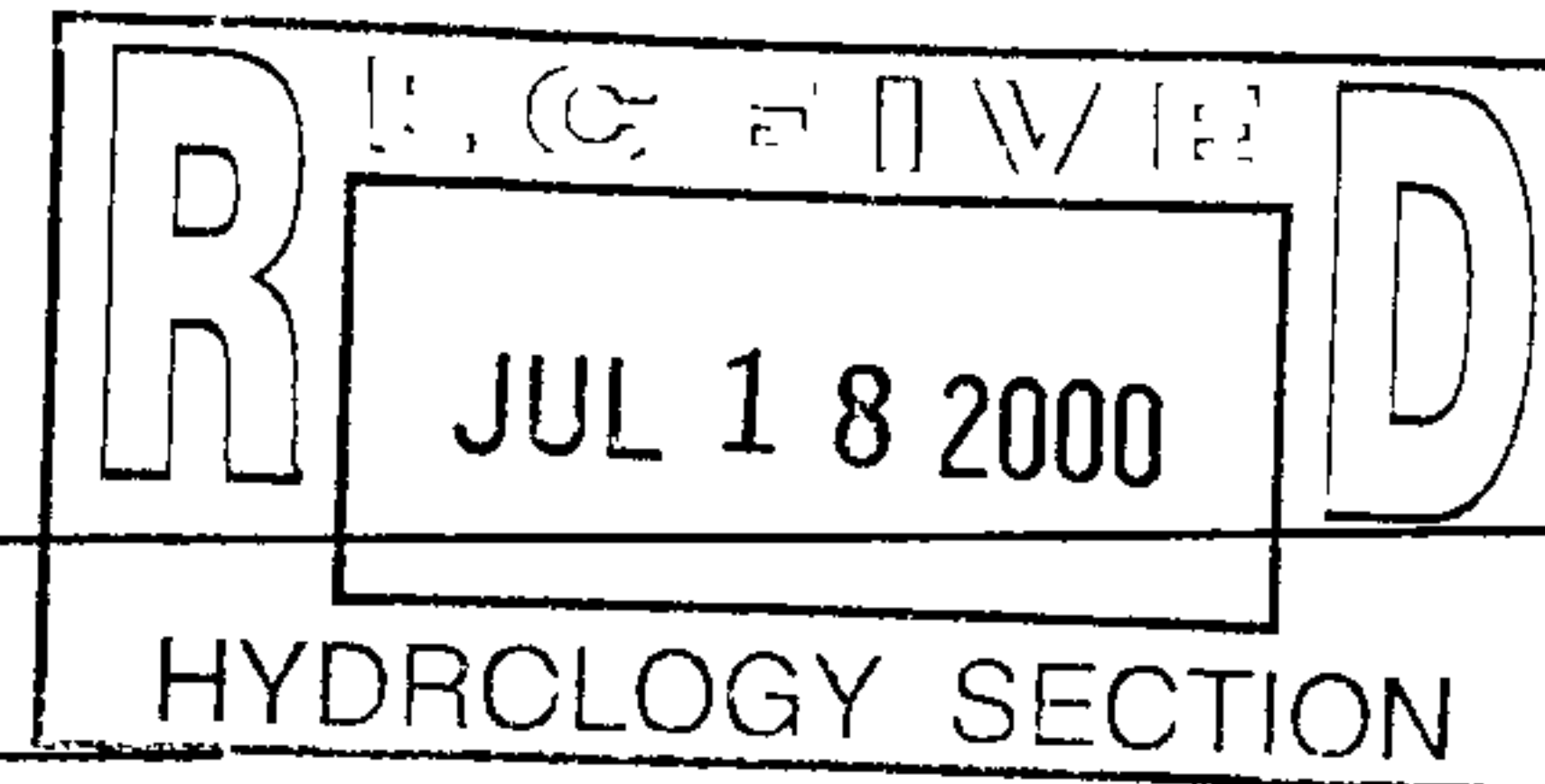
ADDRESS: _____

PHONE #: _____

RECEIVED BY: _____

SPECIAL INSTRUCTIONS / DIRECTIONS:

REQUESTED BY: VINCE



J-13/Dole

**WHEN DOES THIS NEED
TO BE DONE?**

IMMEDIATELY _____

ASAP ☒

TODAY _____

NEXT TIME OUT ☒

NO LATER THAN _____

200010

TW**Tierra West, LLC.**

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

TO City of Albuquerque Hydrology Department

LETTER OF TRANSMITTAL

DATE: 7/17/00	JOB NO: 200010
ATTENTION: John Murray	
RE: Sheraton Old Town Inn	

WE ARE SENDING YOU

☐

Attached

☐

Under Separate cover via _____ the following items:

☐

Shop drawings

☐

Prints

☒

Plans

☐

Samples

☐

Specifications

☐

Copy of letter

☐

Change order

☐

COPIES	DATED	NO.	DESCRIPTION
1	6/2/00	2010GR.dwg	Sheraton Old Town Inn - Grading and Drainage Plan

THESE ARE TRANSMITTED as checked below:

☒

For approval

☐

Approved as submitted

☐

FOR SIGNATURE(S)

☐

For your use

☐

Approved as noted

☐☒

As requested

☐

Returned for corrections

☐

For review and comments

☐☐

FOR BIDS DUE

19

☐

PRINTS RETURNED AFTER LOAN TO US

RECEIVED
JUL 18 2000
PWD/DESIGN REVIEW

REMARKS

As requested, I am submitting a copy of the grading and drainage plan SHEET C2 with SO 19 Signature Block which was previously submitted with the block omitted. Sheet C1 did contain the signature block in the original submittal. Please give me a call if you have questions.

COPY TO

RECEIVED BY

SIGNED Vincent Carrica





City of Albuquerque

July 12, 2000

David Soule, P.E.
Tierra West, LLC
4421 McLeod NE
Suite D
Albuquerque, NM 87109

**RE: SHERATON OLD TOWN INN, Northwest and Southeast Parking Lots (J13-D66).
DRAINAGE REPORT AND GRADING PLAN FOR GRADING AND PAVING
PERMIT APPROVALS AND FOR SO#19 PERMIT APPROVAL. ENGINEER'S
STAMP DATED JUNE 21, 2000.**

Dear Mr. Soule:

Based on the information provided in your June 22, 2000 submittal, the above referenced project is approved for Grading, Paving, and SO#19 Permits.

Suggest that you repeat the Inspector's Signature Block on Sheet C2.

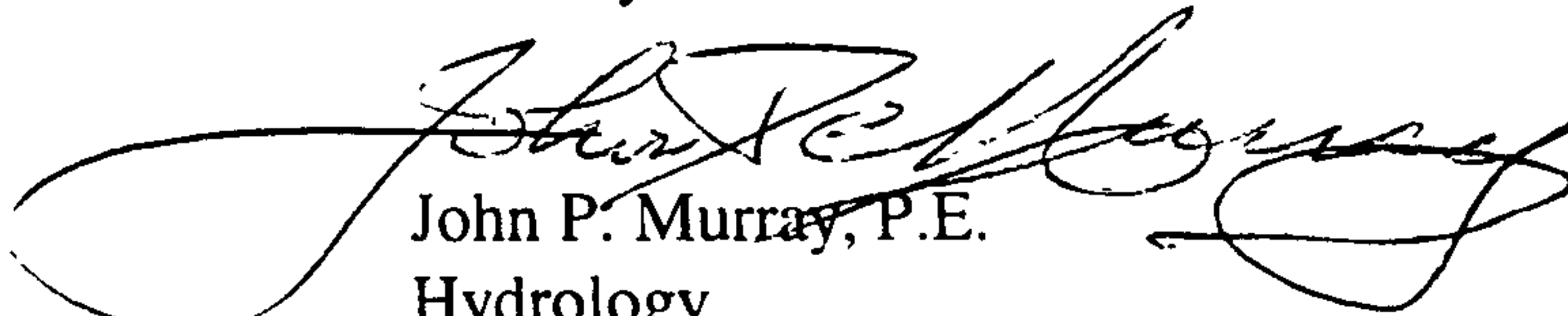
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for work within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to call me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Pam Lujan
Whitney Reiersen
✓ File

DRAINAGE INFORMATION SHEET

PROJECT TITLE:	<u>Sheraton Old Town Inn</u>	ZONE ATLAS/DRNG. FILE #:	<u>J-13-Z / D066</u>
DRB #:	<u>100318</u>	EPC #:	
LEGAL DESCRIPTION:	<u>Tracts A and B of the Sheraton Old Town Inn Complex</u>		
CITY ADDRESS:	<u>800 Rio Grande Blvd NW</u>		
ENGINEERING FIRM:	<u>TIERRA WEST, LLC</u>	CONTACT:	<u>Vincent Carrica</u>
ADDRESS:	<u>8509 Jefferson NE Albuquerque, NM 87113</u>	PHONE:	<u>(505) 858-3100</u>
OWNER:	<u>American Properties Management Corp</u>	CONTACT:	
ADDRESS:	<u>2929 Coors Blvd. NW Suite 310 Albuquerque, NM 87120</u>	PHONE:	
ARCHITECT:	<u>Decker - Perich - Sabatini</u>	CONTACT:	<u>Tim Grattan</u>
ADDRESS:	<u>6801 Jefferson NE Albuquerque, NM 87109</u>	PHONE:	<u>(505) 761-9700</u>
SURVEYOR:		CONTACT:	
ADDRESS:		PHONE:	
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	

TYPE OF SUBMITTAL:

<input checked="" type="checkbox"/>	DRAINAGE REPORT
<input type="checkbox"/>	DRAINAGE PLAN
<input type="checkbox"/>	CONCEPTUAL GRADING & DRAINAGE PLAN
<input checked="" type="checkbox"/>	GRADING PLAN
<input type="checkbox"/>	EROSION CONTROL PLAN
<input type="checkbox"/>	ENGINEER'S CERTIFICATION
<input type="checkbox"/>	OTHER

PRE-DESIGN MEETING:

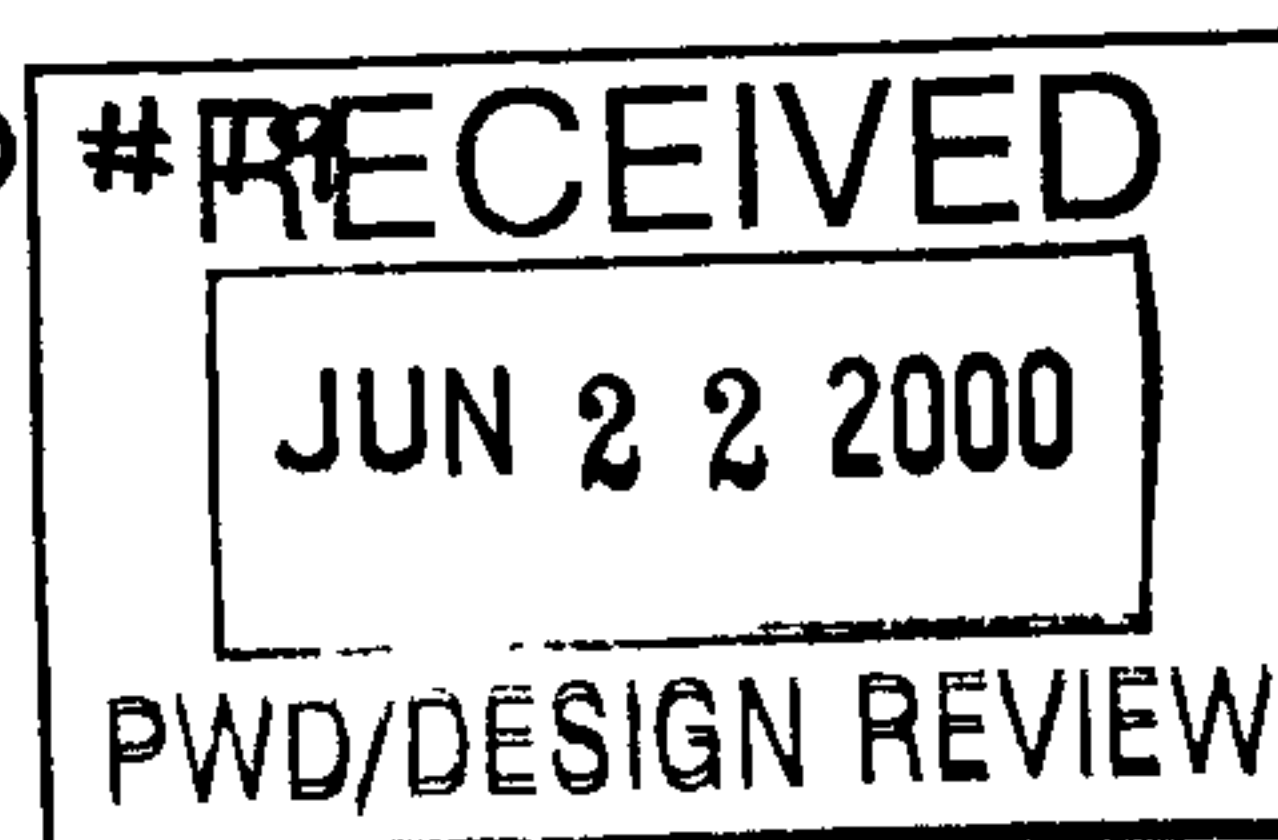
<input type="checkbox"/>	YES
<input checked="" type="checkbox"/>	NO
<input type="checkbox"/>	COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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<input type="checkbox"/>	PRELIMINARY PLAT APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR SUB'D. APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	FINAL PLAT APPROVAL
<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input type="checkbox"/>	BUILDING PERMIT APPROVAL
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY APPROVAL
<input checked="" type="checkbox"/>	GRADING PERMIT APPROVAL
<input checked="" type="checkbox"/>	PAVING PERMIT APPROVAL
<input type="checkbox"/>	S. A. D. DRAINAGE REPORT
<input type="checkbox"/>	DRAINAGE REQUIREMENTS
<input checked="" type="checkbox"/>	OTHER S.D. #

DATE SUBMITTED: 06/21/00

BY: Vincent Carrica



DRAINAGE REPORT

For

Old Town Sheraton Inn Parking Lot Rehabilitation

Prepared by

Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

Prepared for

American Properties Management Corp.
2929 Coors Blvd. NW Suite 310
Albuquerque, New Mexico 87120

June 20, 2000



David Soule P.E. No. 14522

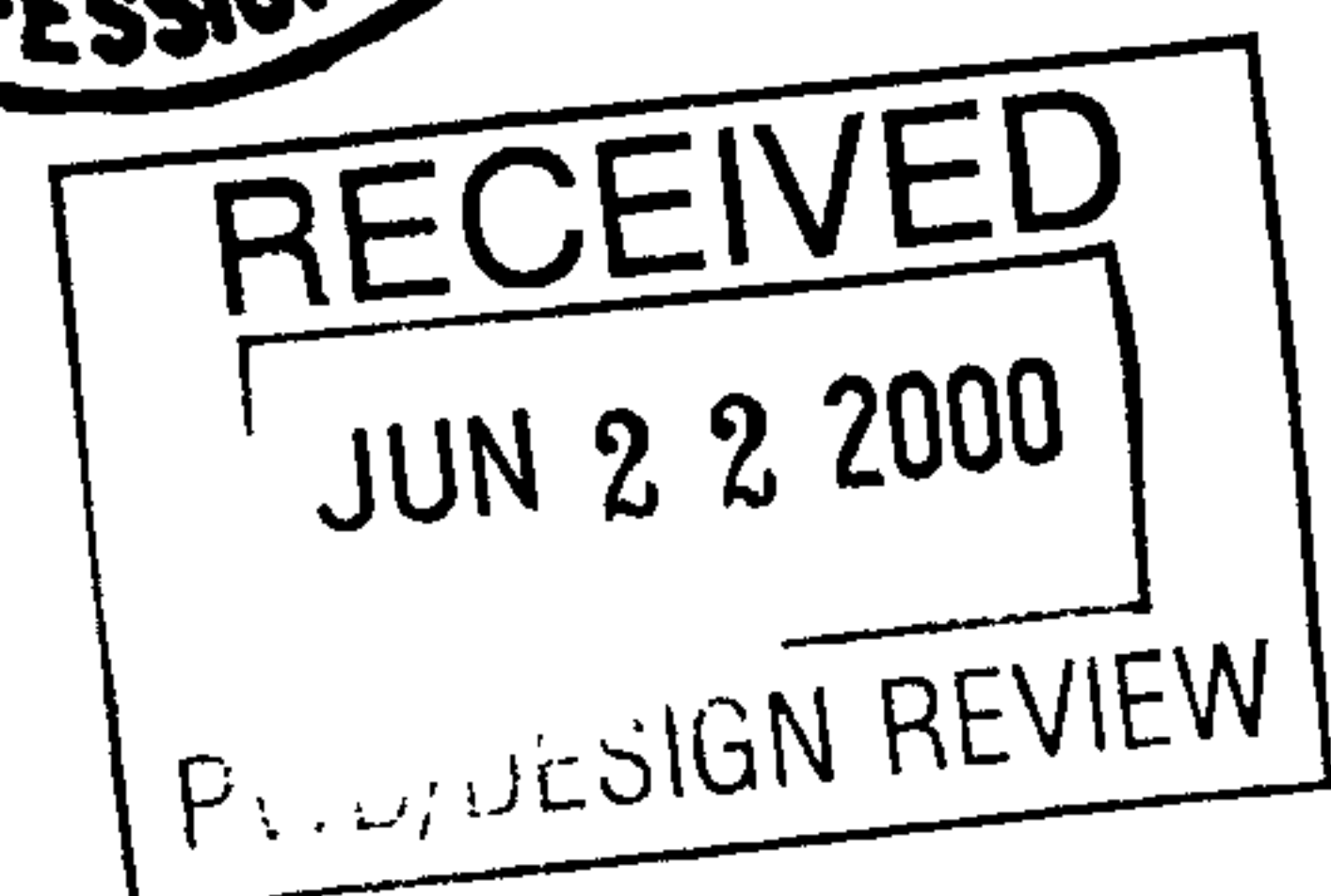


TABLE OF CONTENTS

Zone Atlas Map Z-13 1

Location 2

Drainage Basin Designation 2

On-Site Basin Map with Existing Conditions 3

Existing Drainage Conditions 4

FIRM Map and Soil Conditions 4

FEMA Map 350002 5

On-Site Drainage Management Plan 6

On-Site Basin Map with Developed Flows 7

Future Developed Conditions 8

Criteria 9

Summary 9

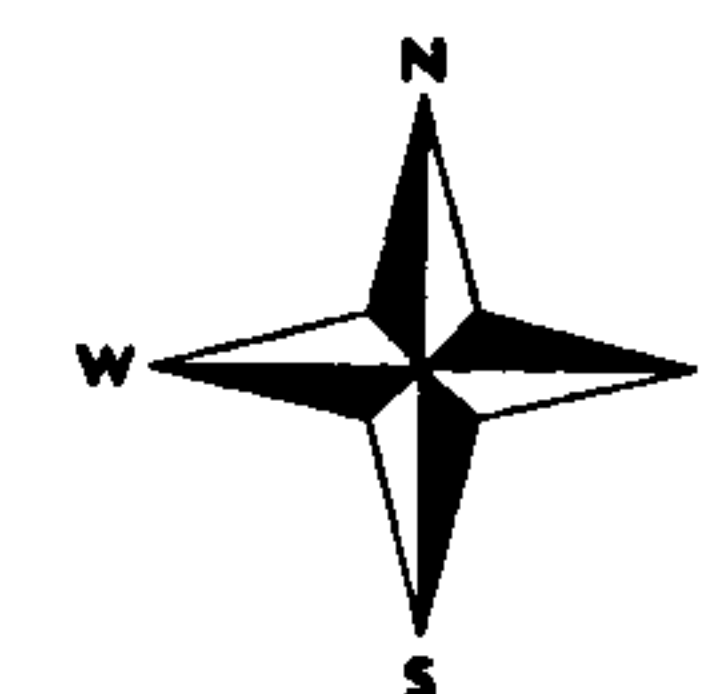
Runoff Calculations 11

Sidewalk Culvert Calculations 12

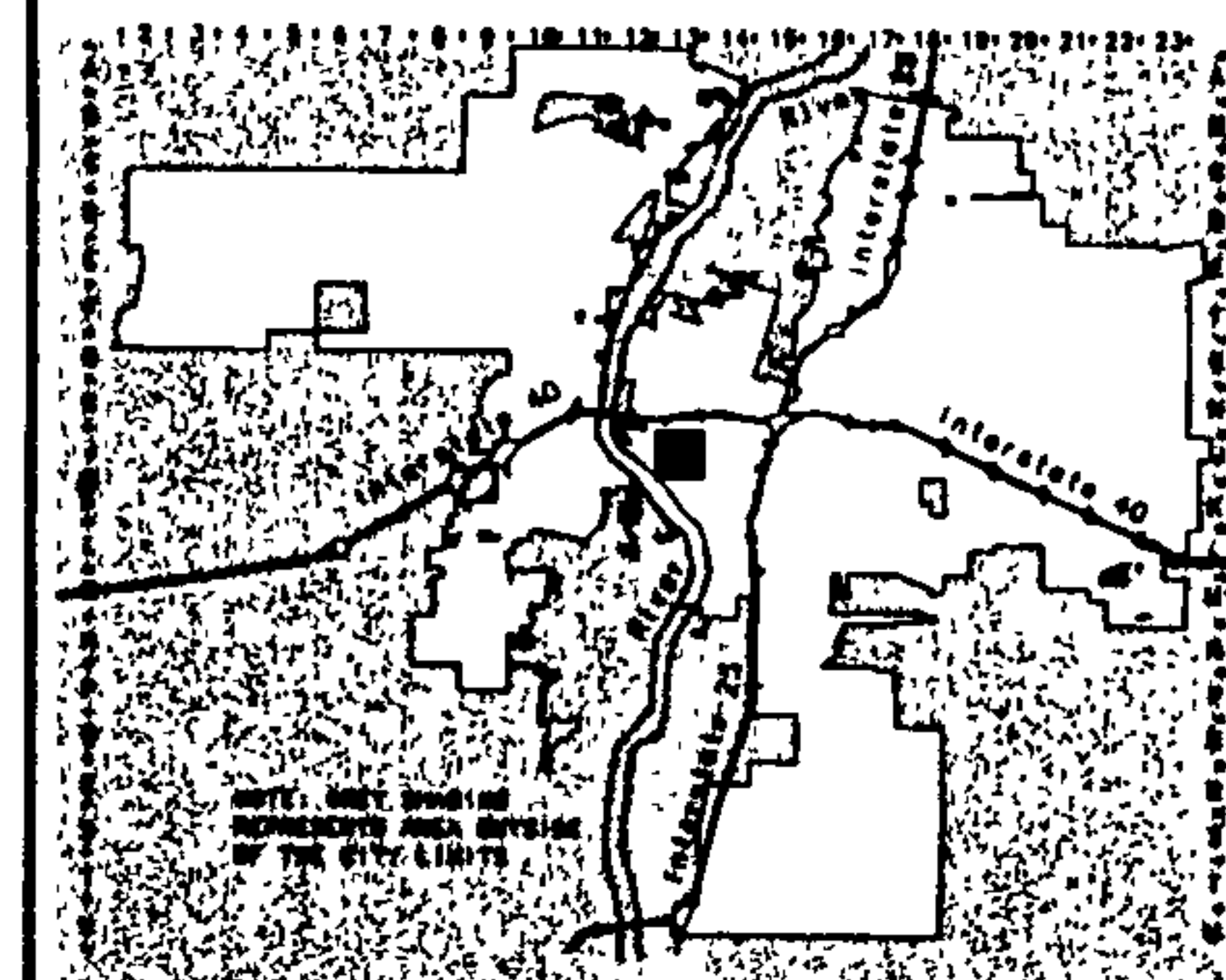
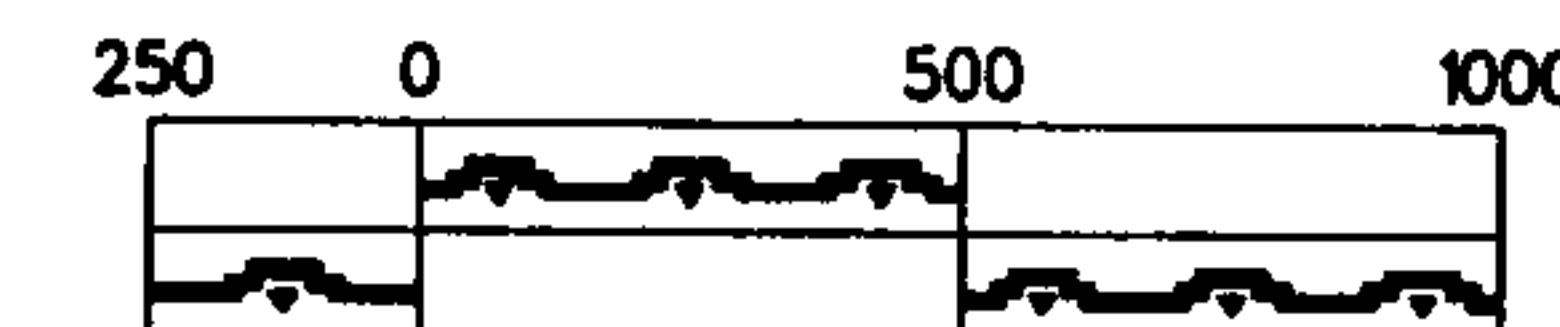
Grading and Drainage Plan (Map Pocket) 13



CITY OF
Albuquerque
A lbuquerque Geographic Information System
PLANNING DEPARTMENT
© Copyright 1998



GRAPHIC SCALE IN FEET



**Zone Atlas Page
J-13-Z**

Map Amended through
June 29, 1998

LOCATION:

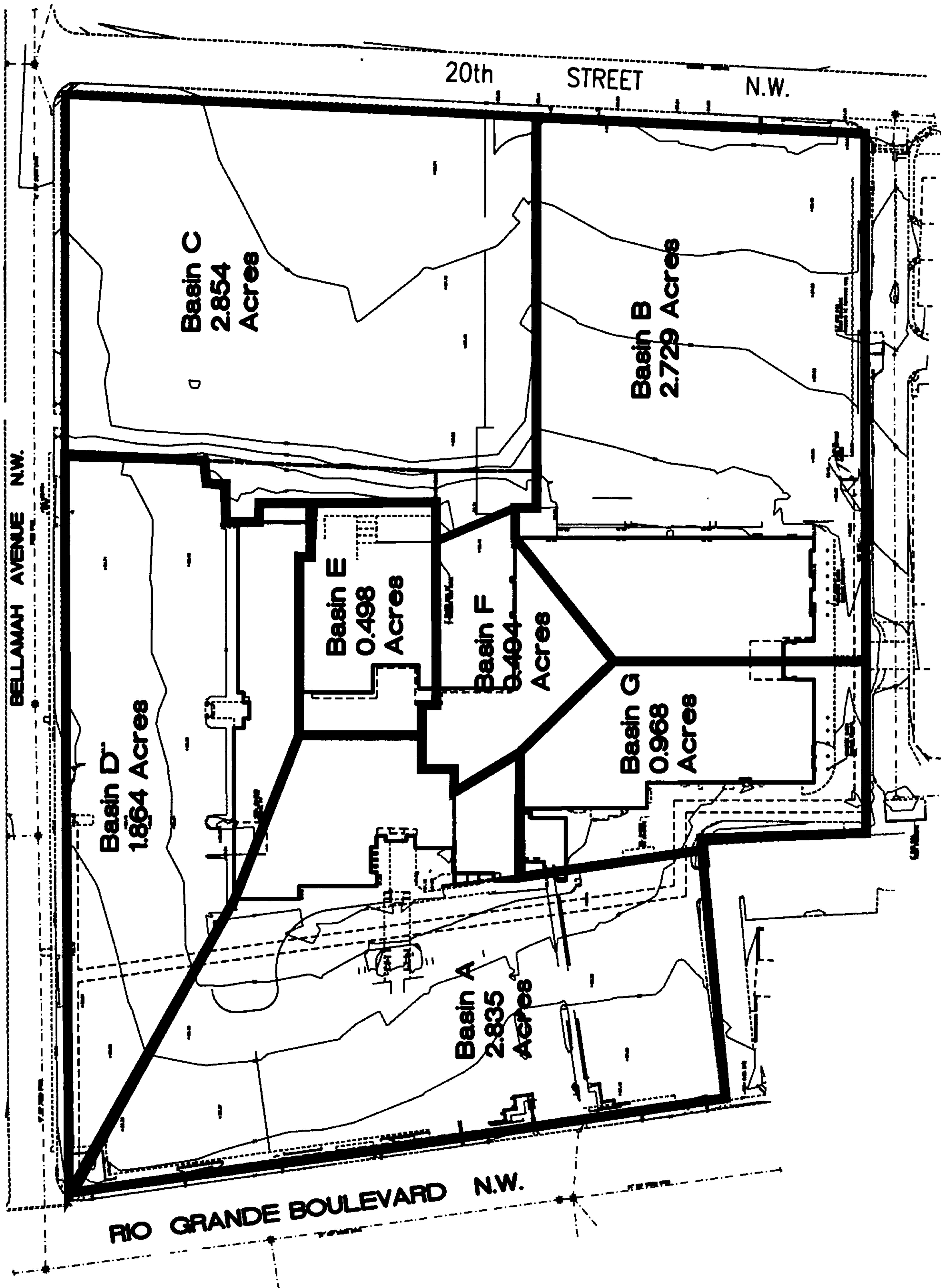
The Old Town Sheraton Inn is a well established hotel located off Rio Grande Boulevard in Old Town. Rio Grande Boulevard borders the hotel site on the west. Bellamah Avenue, 20th Street and Mountain Road border the site to the north, east and south, respectively. The hotel complex is undergoing a major face-lift with interior and facade work being done on the building itself. Portions of the hotel's parking lots are to be reconstructed while other sections are to simply receive some sort of surface treatment to rejuvenate the aging, oxidized pavement. The purpose of this report is to provide drainage management for the reconstruction of the parking lots.

DRAINAGE BASINS DESIGNATIONS:

For the purpose of this report the existing and developed drainage basins are designated as follows.

Existing and Proposed Basins:

Basin A	Northwest portion of the hotel and the east parking lot
Basin B	Southeast portion of the hotel and the west parking lot
Basin C	Vacant northeast lot
Basin D	North portion of the hotel and the north parking lot
Basin E	Pool area
Basin F	Center portion of the hotel and associated court yard
Basin G	Southwest portion of the hotel and access road



**Old Town Sheraton Inn
Existing Basins**

EXISTING DRAINAGE CONDITIONS:

The site is currently developed with the exception of Basin C, which is vacant and undeveloped. The parking lots in basins A, B and D are paved and gently slope away from the buildings toward the streets to which they front. Developed flows from these lots sheet flow and free discharge to the adjoining streets right of ways. An outline of existing basin areas and peak flow rates as well as runoff volumes are included in the appendix. These rates and volumes were calculated for a 100-year, 6-hour storm event. Basin A drains to Rio Grande Boulevard. The existing peak flow rate from this basin to Rio Grande Boulevard is 12.65 cfs. Basin B and C drain to 20th Street with basin C containing shallow ponding areas. The peak flow rate from Basin B to 20th Street is 12.56 cfs and for basin C, which is an undeveloped lot, the peak flow rate is 8.96 cfs. These flows exiting Basins B and C are conveyed west in 20th Street and are intercepted by an existing storm drain near the southeast corner of the site. Basin D drains to Belamah Avenue. The peak flow rate for basin D is 8.61 cfs. An existing storm drain in Belamah Avenue intercepts these flows. This storm drain outfalls to the Alameda drain approximately one block west of the site. Basins E and F are depressed areas of the hotel where developed runoff does not appear to exit the complex. Runoff from Basin G flows southwest where it is intercepted by an existing on-site storm drain.

FIRM MAP AND SOIL CONDITIONS:

The site is located on FIRM Map 350002, Panel Number 0028 as shown on the attached excerpt. The map shows that the southeast portion of the site lies within a 100-year flood plain. The area is identified as an AH Zone with a corresponding flood elevation of 4956. Review of existing conditions and topography shows that the actual portion of the site that currently falls below the designated flood elevation for this zone is, in fact, much less than is indicated on the FIRM Map. The



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

CITY OF
ALBUQUERQUE,
NEW MEXICO
BERNALILLO COUNTY

PANEL 28 OF 50

COMMUNITY-PANEL NUMBER

350002 0028 C

EFFECTIVE DATE:

OCTOBER 14, 1983



Federal Emergency Management Agency

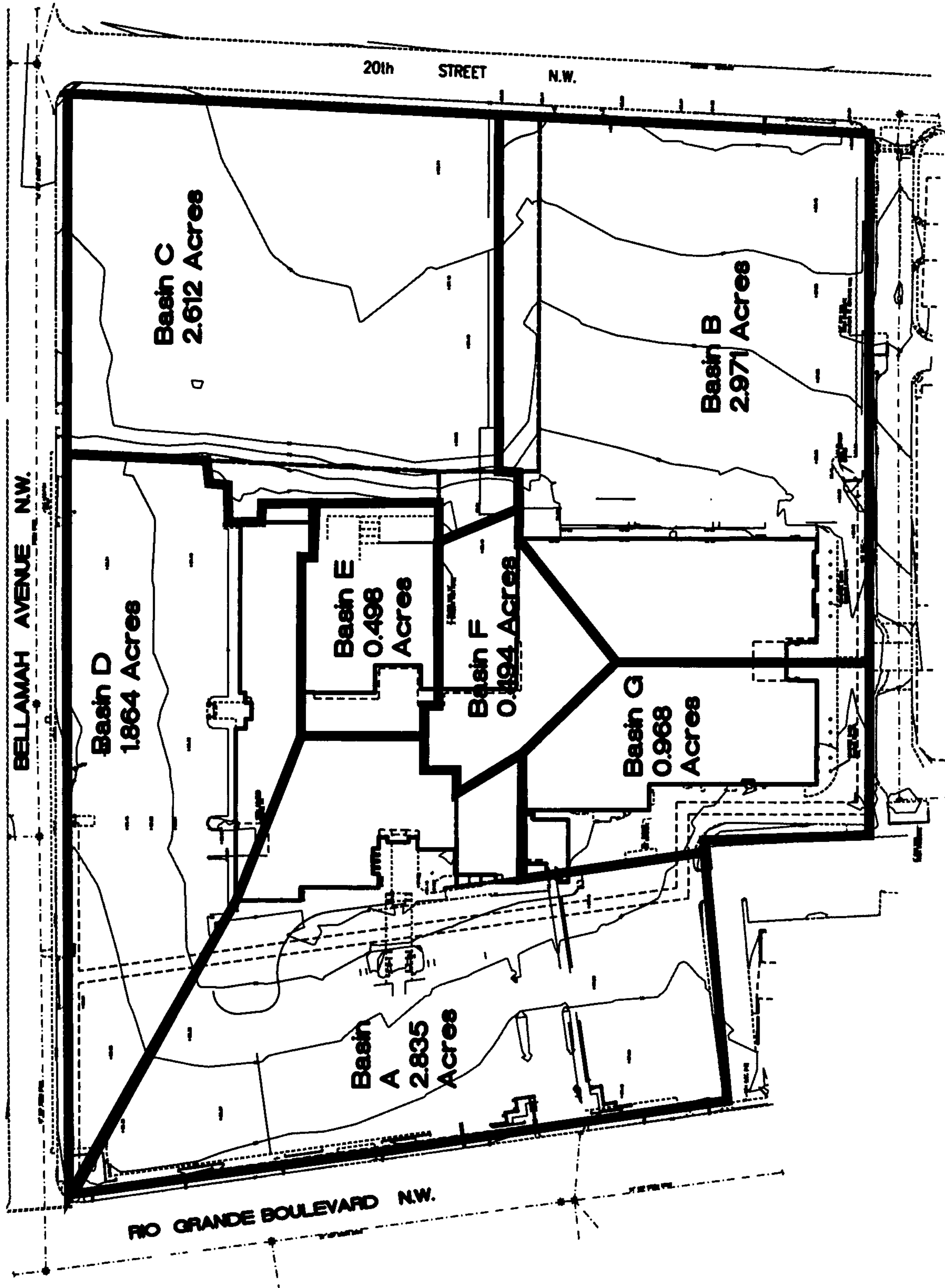
actual area below the 4956 elevation is approximately 2200 square feet. All buildings and permanent structures on-site do have a finished floor elevation greater than one foot above the flood plain elevation of 4956.

The site contains three soil types as designated by the Soil Conservation Service Soil Survey of Bernalillo County. The three soils are Agua Loam, Agua Silty Clay Loam and Vinton Sandy Loam. Both the Agua series and the Vinton series consist of deep well drained soils formed in recent alluvium on the flood plain along the Rio Grande. Slopes range from zero to one percent. Permeability is moderate to a depth of twenty-four inches and rapid below this level. Runoff is very slow and the hazard of erosion is slight for the Agua Series soils and soil blowing hazard is severe for the Vinton Series soils.

ONSITE DRAINAGE MANAGEMENT PLAN:

The proposed Sheraton Inn remodeling efforts will affect three of the seven existing basins. Peak runoff rates and volumes are calculated for the seven basins under proposed conditions for a 100-year, 6-hour storm. The rates and volumes are summarized in tabular form in the appendix. Review of the data shows the rates for the proposed conditions to be lower than that of existing conditions for the overall site.

A portion of the existing parking lot in Basin A will be removed and reconstructed. The lot grading will be revised slightly to accommodate the installation of new landscaping features such as sidewalks, planters and tree wells. Runoff will still sheet flow away from the building and exit the site to Rio Grande Boulevard through the entrance and a new sidewalk culvert. The future peak runoff rate generated from this basin was calculated to be 12.19 cfs. This is 0.46 cfs less than the existing



Old Town Sheraton Inn Proposed Basins

peak rate of 12.65cfs. The decrease in runoff is a result of the increase area designated for landscaping. The remaining portions of the parking lots in basin A that will not be reconstructed will simply receive a surface treatment that will not change the existing flow patterns or runoff rates.

The parking lot in Basin B will be totally reconstructed and extended to the north into existing Basin C. Basin C will decrease in area by the amount of the extension of the new parking lot, but will otherwise remain unchanged and undeveloped. Between the increase in the overall parking lot size and the increase in proposed landscaped areas, the anticipated runoff generated in Basins B and C is expected to decrease by 0.23 cfs. The developed runoff will continue to sheet flow away from the buildings, west to east, and will continue to exit the site to 20th Street.

All other remaining basins will continue to drain as they do today. Their developed flows will not increase as a result of proposed construction. Basins E and F will continue to retain their developed flows. All off-site flows are intercepted by existing streets adjacent to the site and do not enter the site.

FUTURE DEVELOPED CONDITIONS:

Future expansion of the Sheraton Old Town Inn may occur to the northeast. This expansion would include developing the currently vacant northeast section of the site (Basin C). Increased runoff generated by this expansion will be addressed when designs are formulated and refined.

CRITERIA:

The site was analyzed using the procedures outlined in the Development Process Manual Volume 2, Chapter 22. The Weighted-E method was used in estimating volumes and flow rates of runoff from off-site basins. The existing and developed conditions for both on site and off-site basins were analyzed for a 100-year, 6-hour rainfall event.

SUMMARY:

The Sheraton Old Town Inn is undergoing reconstruction to update existing buildings. The hotel's parking lots are scheduled to be rehabilitated. The existing east and west parking lots will be totally reconstructed and will include an increase in landscaped areas to improve overall appearances of the hotel. The development of the vacant lot at the northeast corner of the site is not scheduled to be a part of this rehabilitation project.

Runoff from the site will slightly decrease as a result of the reconstruction of the parking lots. This is due to the fact that a larger area of the existing parking lots will be dedicated to landscaping items such as planters and tree wells. The drainage management plan will remain as it currently exists. Flows from the site will drain to adjacent streets where there are to be intercepted by the existing storm drain system that carries flows west to the Alameda Drain.

Approximately 2200 square feet of the east parking lot currently has a surface elevation lower than the flood plain elevation of 4956, as is listed on the FIRM Map 350002. The volume of runoff that would pond on the site, as it currently exists, is approximately on tenth of an acre-foot. Provisions will

not be taken to provide for this displaced volume due to the fact that the overall peak release rate from the proposed, reconstructed parking lot will be lower than the historic peak flow rate.

JOB NO. 200010
 SHERATON OLD TOWN INN
 Weighted E Method
 Zone No 2

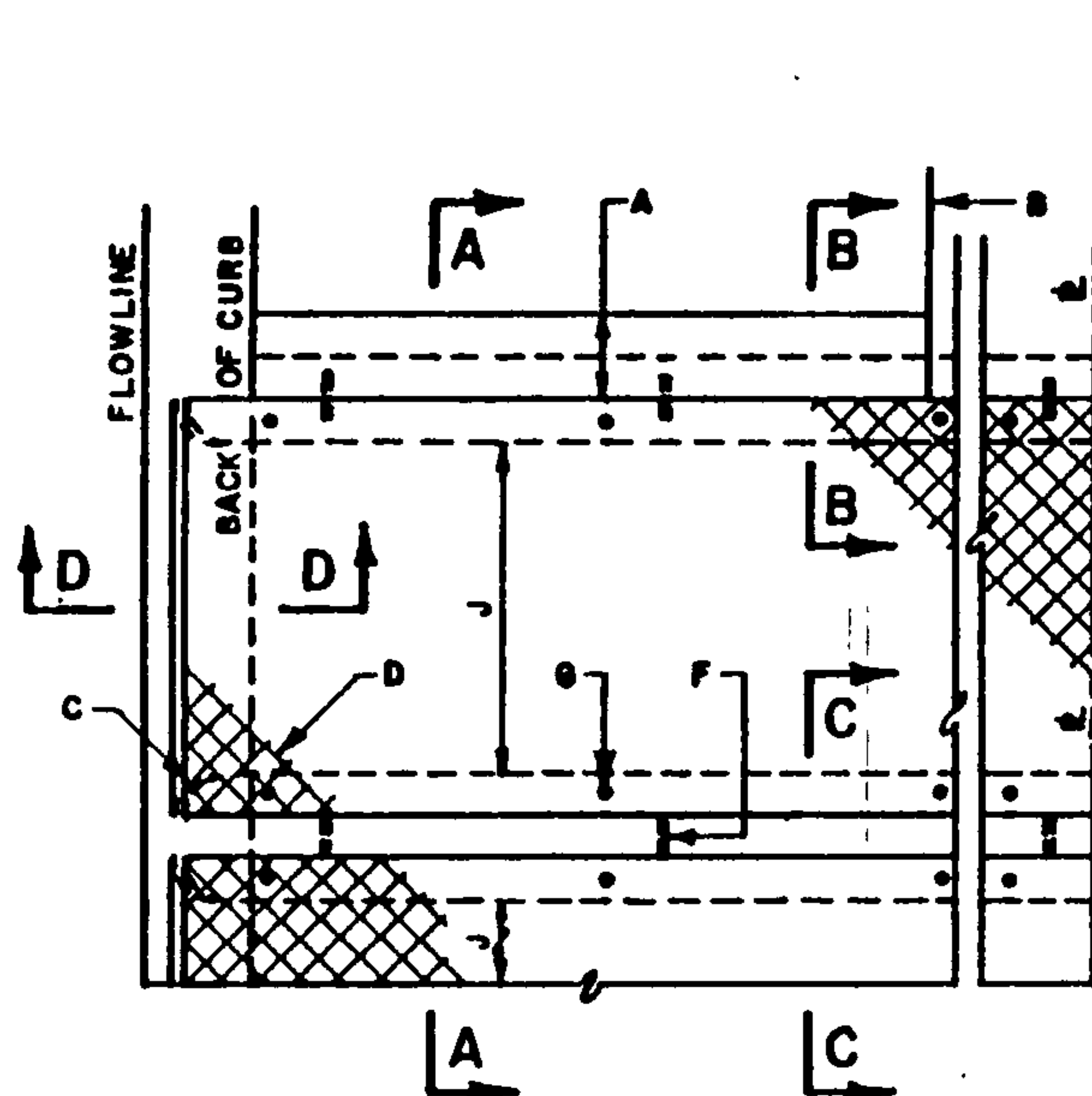
Existing:

Basin	Area (sf)	Area (acres)	Area (Sq.Mi.)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year				10-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	V 360 (ac-ft)	V 1440 (ac-ft)	Flow cfs	Weighted E (ac-ft)	V 360 (ac-ft)	Flow cfs
A	123476.00	2.835	0.004429	7.6%	0.215431	0.0%	0.000	0%	0	92.4%	2.619	1.999	0.472	0.560	12.65	1.248	0.295	8.31
B	118854.00	2.729	0.004263	3.1%	0.084584	0.0%	0.000	0%	0	96.9%	2.644	2.071	0.471	0.559	12.56	1.302	0.296	8.33
C	124335.00	2.854	0.00446	0.0%	0	0.0%	0.000	100%	2.854339	0.0%	0.000	1.130	0.269	0.269	8.96	0.520	0.124	4.88
D	81190.00	1.864	0.002912	2.6%	0.048461	0.0%	0.000	0%	0	97.4%	1.815	2.079	0.323	0.383	8.61	1.309	0.203	5.72
E	21685.00	0.498	0.000778	18.7%	0.093092	0.0%	0.000	0%	0	81.3%	0.405	1.823	0.076	0.089	2.05	1.114	0.046	1.31
F	21529.00	0.494	0.000772	28.9%	0.142835	0.0%	0.000	0%	0	71.1%	0.351	0.000	0.000	0.000	1.87	0.000	0.000	1.16
G	42145.00	0.968	0.001512	0.0%	0	0.0%	0.000	0%	0	100.0%	0.968	0.000	0.000	0.000	4.55	0.000	0.000	3.04
TOTALS	533214.00	12.241	0.019126		0.584402		0		2.854339		8.802168		1.61	1.86	51.24		0.96	32.74

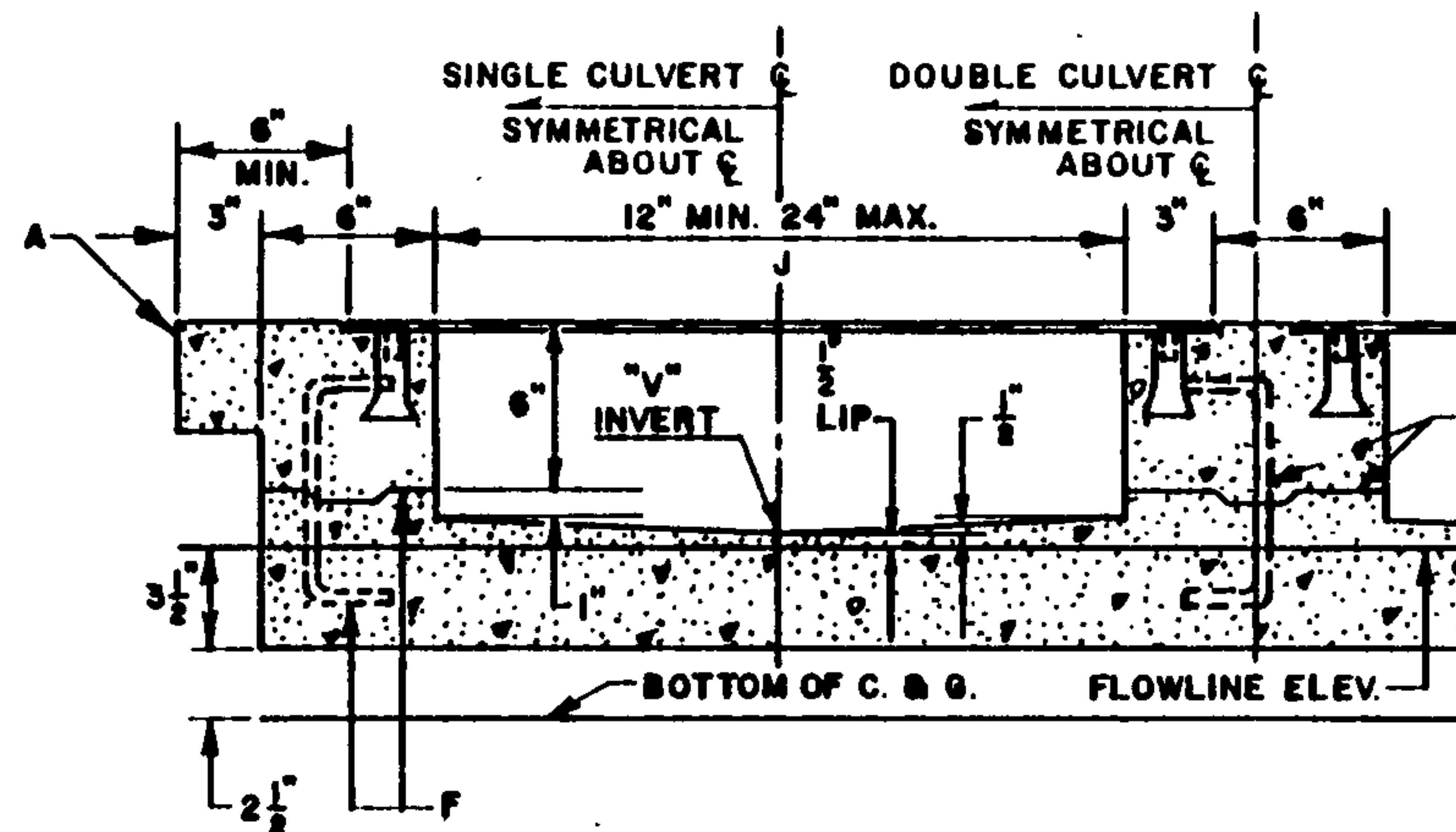
Proposed:

Basin	Area (sf)	Area (acres)	Area (Sq.Mi.)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year				10-Year		
				%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	V 360 (ac-ft)	V 1440 (ac-ft)	Flow cfs	Weighted E (ac-ft)	V 360 (ac-ft)	Flow cfs
A	123476.00	2.835	0.004429	12.7%	0.359997	0.0%	0.000	0%	0	87.3%	2.475	1.918	0.453	0.536	12.19	1.186	0.280	7.91
B	129432.00	2.971	0.004643	9.4%	0.279307	0.0%	0.000	0%	0	90.6%	2.692	1.971	0.488	0.578	13.09	1.226	0.304	8.56
C	113757.00	2.612	0.00408	0.0%	0	0.0%	0.000	100%	2.611501	0.0%	0.000	1.130	0.246	0.246	8.20	0.520	0.113	4.47
D	81190.00	1.864	0.002912	3.1%	0.05778	0.0%	0.000	0%	0	96.9%	1.806	2.071	0.322	0.382	8.58	1.302	0.202	5.69
E	21685.00	0.498	0.000778	18.7%	0.093092	0.0%	0.000	0%	0	81.3%	0.405	1.823	0.076	0.089	2.05	1.114	0.046	1.31
F	21529.00	0.494	0.000772	28.9%	0.142835	0.0%	0.000	0%	0	71.1%	0.351	1.660	0.068	0.080	1.87	0.990	0.041	1.16
G	42145.00	0.968	0.001512	0.0%	0	0.0%	0.000	0%	0	100.0%	0.968	2.120	0.171	0.203	4.55	1.340	0.108	3.04
TOTALS	533214.00	12.241	0.019126		0.93301		0		2.611501		8.696397		1.82	2.11	50.53		1.09	32.13

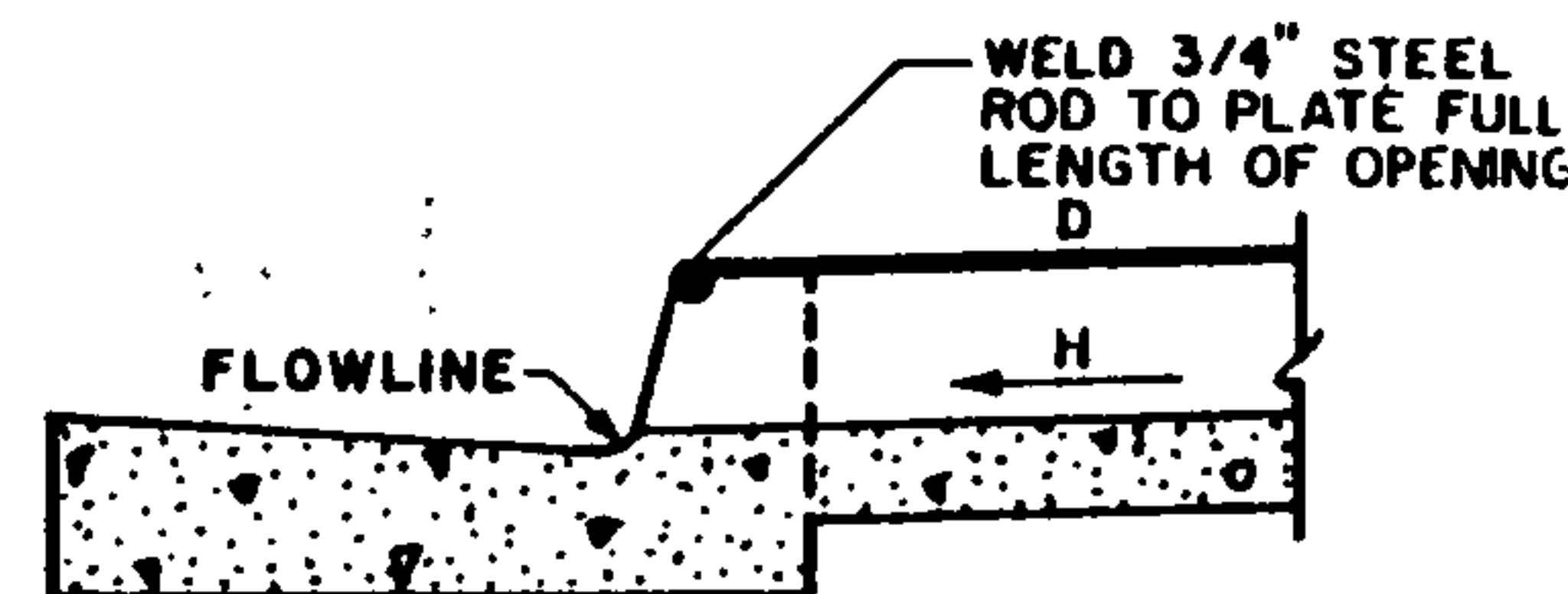
SHERATON OLD TOWN INN - SIDEWALK CULVERTS FOR PARKING LOTS (EAST & WEST)



PLAN
SINGLE AND OR MULTIPLE CULVERT



SECTION A-A



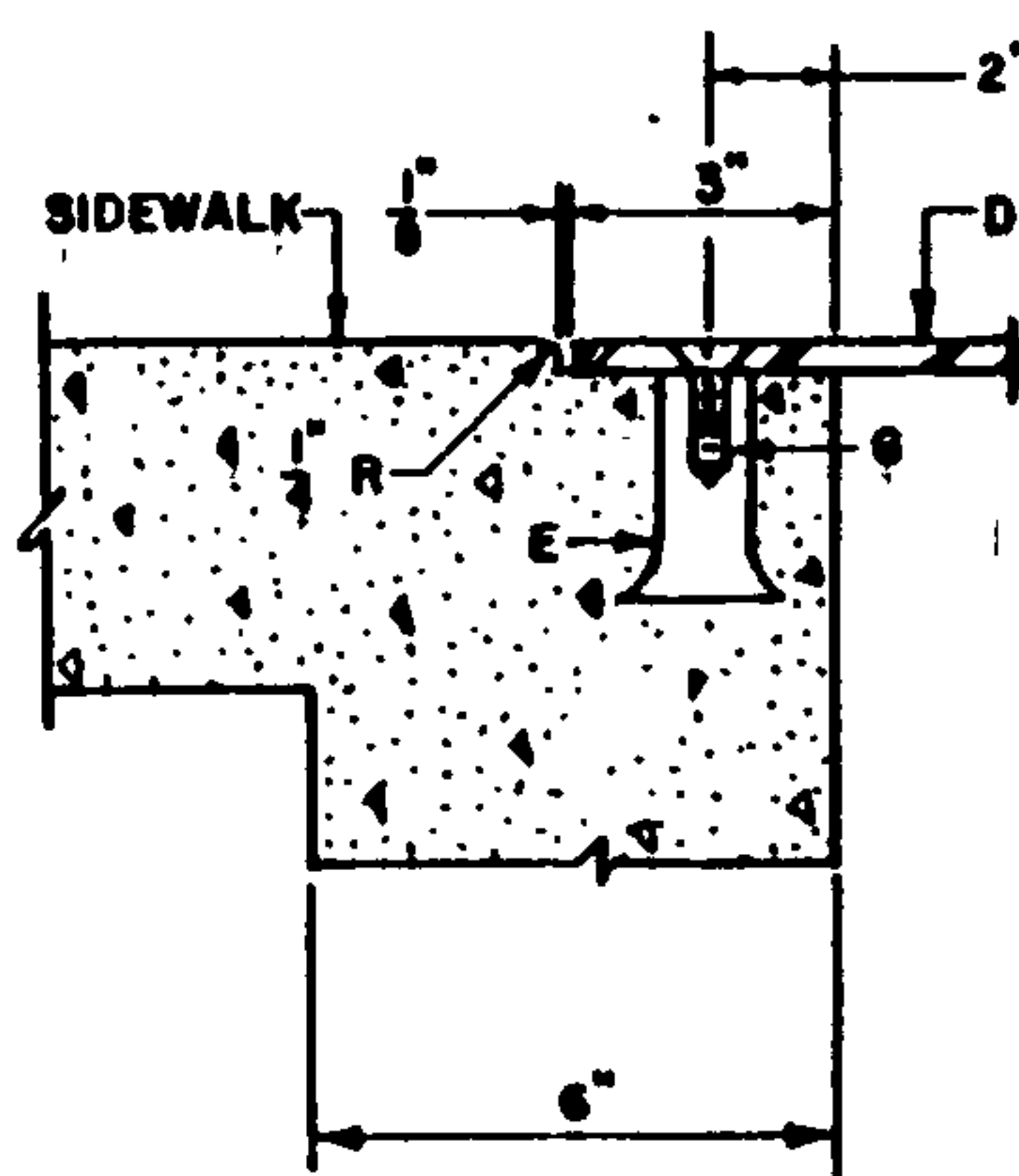
SECTION D-D

GENERAL NOTES:

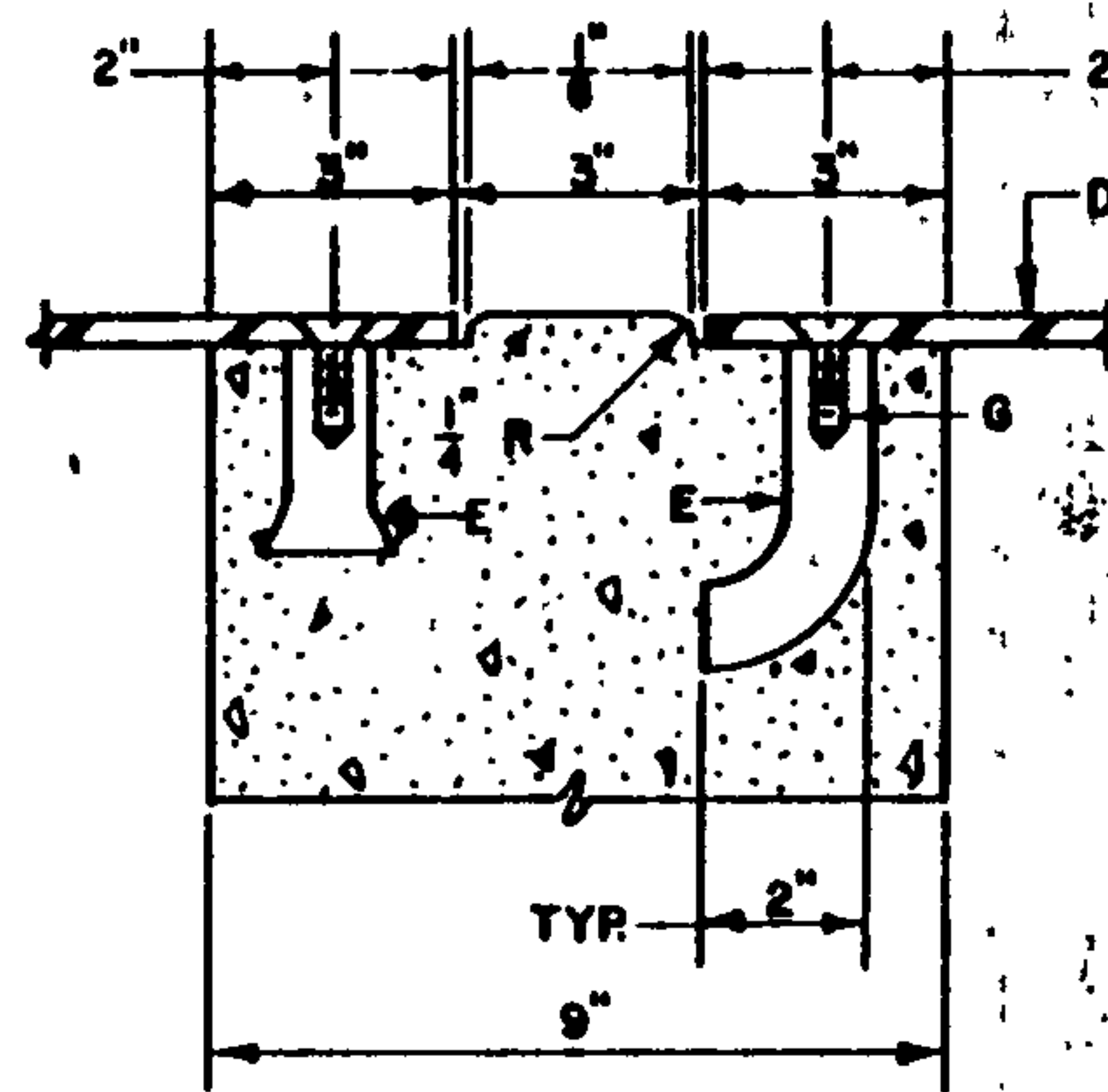
1. PLACING OF DRAIN THRU EXIST. SIDEWALK AND CURB & GUTTER REQUIRES THAT ENTIRE SIDEWALK AND C & G STONES BE REMOVED AND REPLACED AS DETAILED HEREIN.
2. BOTTOM SLAB OF CULVERT SHALL BE POURED MONOLITHICALLY WITH NEW GUTTER.
3. THE INVERT SHALL BE TROWELED TO PRODUCE A HARD POLISHED SURFACE OF MAX DENSITY AND SMOOTHNESS. INVERT SHALL BE V-SHAPED TO WITHIN 3" OF OUTLET, THEN WARPED TO PARALLEL FLOWLINE AT OUTLET, UNLESS OTHERWISE SHOWN.
4. ALL EXPOSED CONC. SURFACE SHALL MATCH GRADE, COLOR, FINISH AND SCORING OF ADJACENT CURB AND SIDEWALK.
5. SIDEWALK REPLACED DURING CONSTRUCTION SHALL BE POURED MONOLITHICALLY WITH CULVERT WALLS.
6. IF ROD ANCHORS ARE USED, DRILL & TAP FOR F.H. MACHINE SCREW. ATTACH ANCHORS TO PLATE AND SECURE PLATE IN PLACE PRIOR TO POURING OF WALLS.
7. LENGTH OF EACH PLATE SHALL BE SUCH THAT THE WEIGHT WILL NOT EXCEED 300 LBS. AND SHALL BE STRESS RELIEVED AFTER FABRICATION. CLEAN SURFACE OF PLATE AND FRAMING MEMBERS AND PAINT W/ ONE SHOP COAT RED OXIDE AND TWO FINISH COATS ALUMINUM PAINT (AASHTO M 69).
8. THE CITY WILL NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF ANY SIDEWALK CULVERT INSTALLED BY OR FOR PRIVATE PROPERTY OWNERS.

CONSTRUCTION NOTES:

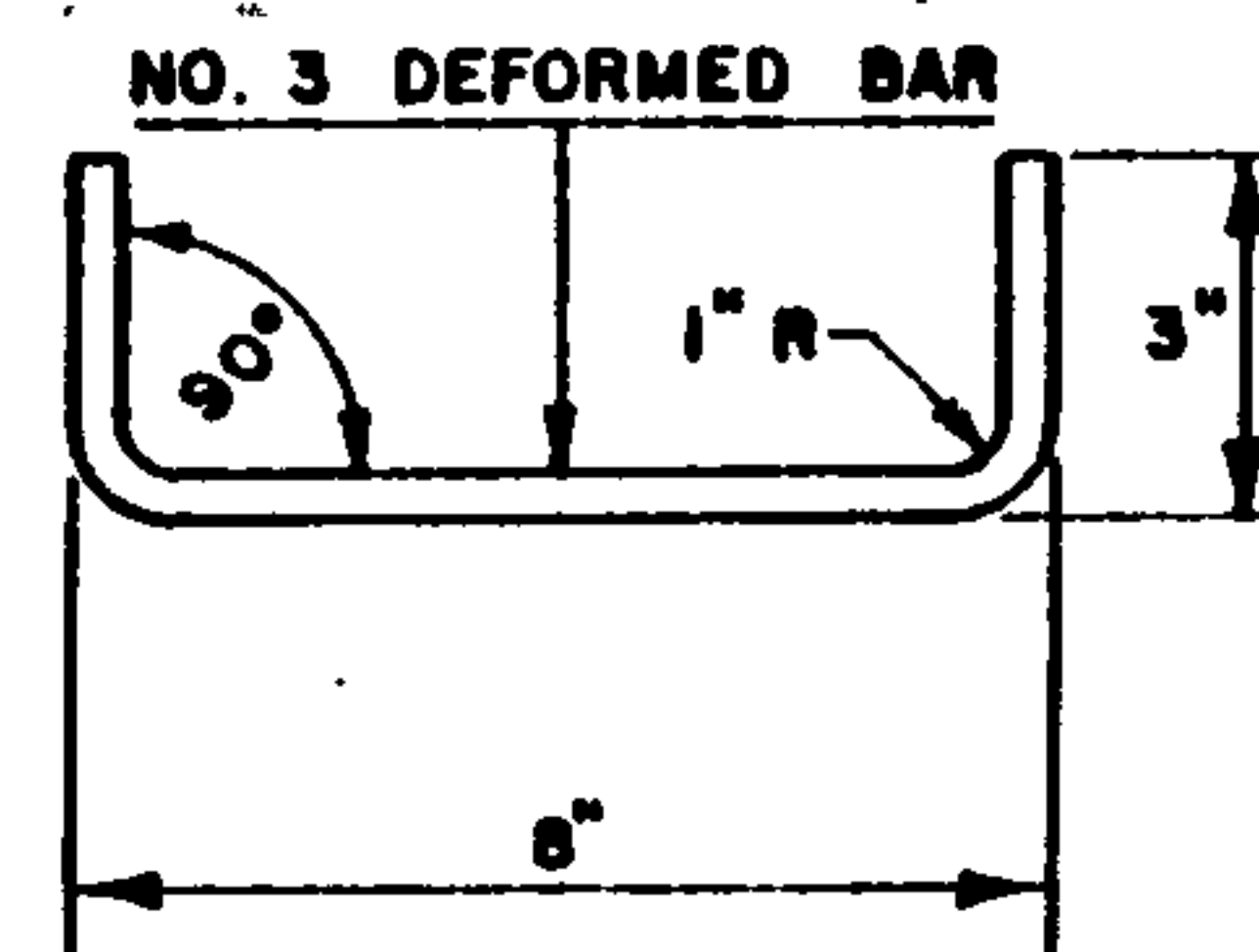
- A. MATCH NEAREST CONTROL JOINT, INSTALL 1/2" EXPANSION JOINT.
- B. EDGE OF SIDEWALK OR SETBACK (VARIABLE).
- C. 3" RADIUS (TYPICAL).
- D. 3/8" CHECKERED STEEL PLATE (PAINT PER NOTE 7, ABOVE).
- E. FOR SECURING PLATE USE 1"x 5" S.S. ROD ANCHOR, "RED HEAD MULTI-SET II SRM-38 ANCHOR" OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS AT MAX. 24" O.C., A MINIMUM OF 2 PER SIDE AND ONE WITHIN 6" OF EACH END.
- F. CONSTRUCTION JOINT IS OPTIONAL. IF USED, SPACE DOWELS AT 18" O.C. MAX., 1 1/2" MINIMUM FROM FACE OF CONCRETE.
- G. 3/8" - 16 x 1 1/4" COUNTERSUNK, F.H., STAINLESS STEEL, MACHINE SCREW.
- H. SLOPE 1/4" PER FT. MIN.
- J. DRAIN WIDTH PER PLAN (12" MIN., 24" MAX).



SECTION B-B



SECTION C-C



DOWEL DETAIL

$$Q = 13.09 \text{ cfs}$$

$$Q = 12.19 \text{ cfs}$$

$$n = 0.013$$

$$S = 0.072$$

$$\Rightarrow \text{Req Culvert Width} = 6.2 \text{ inches}$$

$$\text{USE Culvert Width} = 12 \text{ inches}$$

REVISIONS

CITY OF ALBUQUERQUE

DRAINAGE
SIDEWALK CULVERT
WITH STEEL PLATE TOP
DWG. 2236
AUG 1986

Cherne, Curtis

J13/

From: Jeffrey Mortensen [JMortensen@highmesacg.com]
Sent: Thursday, January 03, 2013 1:01 PM
To: Cherne, Curtis
Subject: RE: Hotel albuquerque-bellamah and rio grande
Attachments: AVG Certification.txt

Curtis,

Our 1996 Conceptual Plan for the site proposed detention as well. Based upon my review of the City drainage file (J13/D66), the 1996 "plan" was never implemented. Several subsequent plans for the site (Tierra West in 2000 and Isaacson & Arfman in 2003) focused on reducing or matching existing conditions.

We'll need to deeper into the project before we can propose an allowable discharge rate for the remaining undeveloped portion of the site.

Thanks for looking into this. This is exactly what I needed at this point.

Jeff



Jeffrey G. Mortensen, P.E.
 President

6010-B Midway Park Blvd. NE Phone: 505.345.4250
 Albuquerque, NM 87109 Fax: 505.345.4254
 www.highmesacg.com jmortensen@highmesacg.com

-----Original Message-----

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Thursday, January 03, 2013 10:55 AM
To: Jeffrey Mortensen
Subject: Hotel albuquerque-bellamah and rio grande

Jeff,
 Good Morning.
 Per our discussion yesterday I said I would get back with you today concerning drainage requirements for the hotel site.

I have reviewed the Avid Engineering drainage report 1998 for Sawmill Lofts 18th and Bellamah and the BHI report for the same area 2005.

Both reports recommend detention to delay the peak to the storm drain in Bellamah St due to the limited capacity of an 18" storm drain at 0.16%. This pipe drains to the pipe in Rio Grande a 24" storm drain which ultimately drains down Carson St. (24") and outfalls into the Alameda Drain.

I also reviewed the ACCION site at Zearing and 19th st. Even though this drains to the Zearing storm drain it is relevant due to the proximity of the site. This site basically ponds the first 1/2 ".

Smith Engineering (Pat Stovall) performed an analysis of this area using a 2-D model in 2012 (Mid Valley DMP) to determine capacity and the need for future flood control facilities. This model showed a ponding depth of 0.5 feet above the manhole rim and proposed a 54" storm drain south of this point to lower the

1/3/2013

water surface elevation in this location.

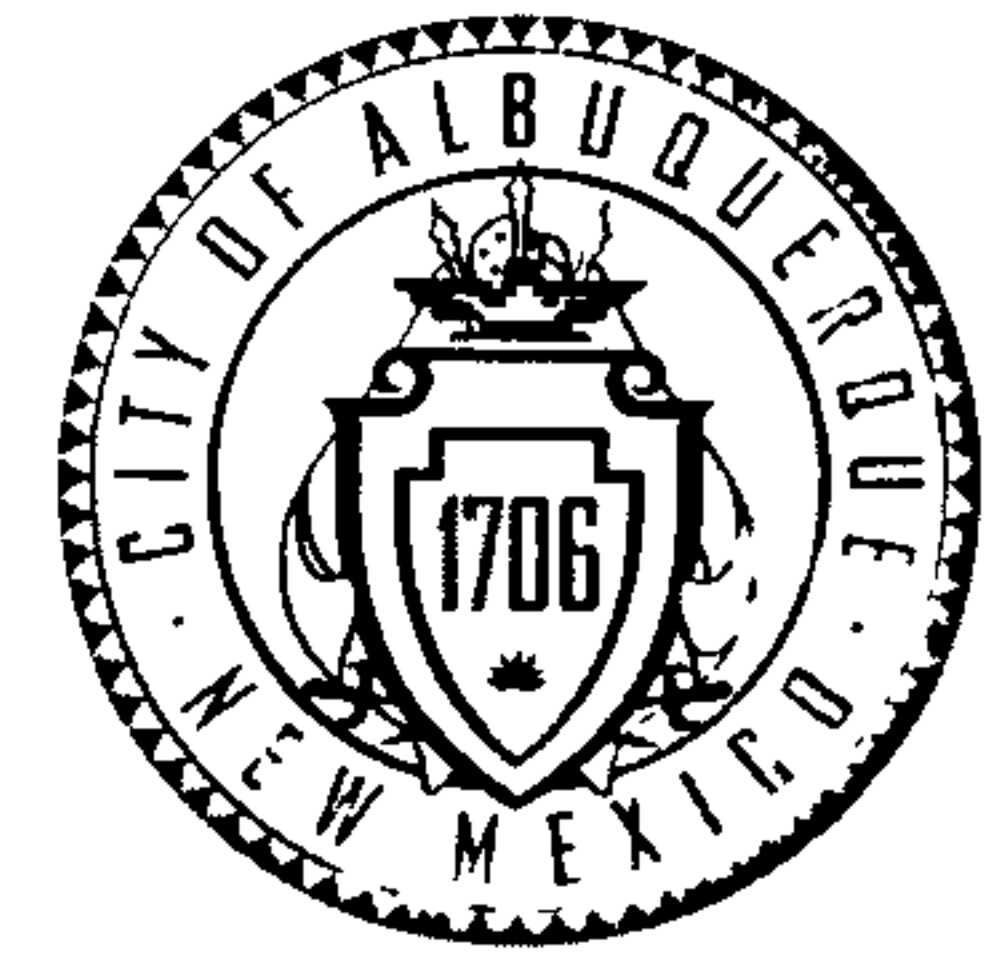
Based on the above mentioned reports and most of the older sites in this area are high percentage impervious area with little to no ponding, a reduction or delay is justified. I don't think there is a way to "beat the peak" in this location due to existing conditions.

Therefore, it seems appropriate to delay the peak from this site so that the existing sites can drain first. Per the report, Sawmill peaks at 1.5 hours at 4.1 cfs. However the invert of the drain pip is 5 ft above pond bottom. Seems if this site had a similar peak there would be capacity in the pipe.

I did not include a detention rate at this time as I wish for you to review the above information and propose one.

Curtis

CITY OF ALBUQUERQUE



April 9, 2013

Scott M. McGee, P.E.
Scott M. McGee PE
9700 Tanoan Dr. NE
Albuquerque, NM 87111

Re: Hotel Albuquerque Outdoor Dining Area
Grading Plan
Engineer's Stamp dated 4-4-2013 (J13/D066)

Dear Mr. McGee,

Based upon the information provided in your submittal received 4-04-13, the above referenced plan is approved for Building Permit and Grading Permit.

Please attach a copy of this approved plan to the construction sets when submitting for a building permit. If the approved plan is not attached to the construction set, Hydrology will reject the construction set for building permit.

Upon completion of the project, provide an Engineer Certification for our files.

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

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RR/SB
email

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Biazar, Shahab

From: Rael, Rudy E.
Sent: Tuesday, April 09, 2013 9:44 AM
To: 'Scott McGee'
Cc: Biazar, Shahab
Subject: RE: Hotel Albuquerque

Hello Scott, we do not have a plan on file showing the courtyard as being hard surfaced, or a permit to do so. I will write a letter of acceptance for your area. Please make sure that the drainage from this area does indeed go to the grass area to the south. Otherwise I believe the owners will try to place the blame on you or the city for the area not draining correctly. Thanks, respectfully,

Rudy E. Rael, CE

Engineer Assistant, Planning Dept.
Development & Building Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

From: Scott McGee [mailto:scottmmcgee@gmail.com]
Sent: Tuesday, April 09, 2013 9:11 AM
To: Rael, Rudy E.
Cc: Biazar, Shahab
Subject: Re: Hotel Albuquerque

Hi Rudy,

I apologize for not responding directly to you, but thought since Shahab signed the letter that the comments were his?

In the PROPOSED IMPROVEMENTS portion of the plan text the work is defined as:
< 270 SF addition (which may not even require a building permit as it is so small)
< A new outdoor patio... is also included

The only proposed improvement that is future is the outdoor fireplace which is labelled as FUTURE. The hard surfaced patio is being built now. I am not sure what you mean by 'the flow calculations do not match what is shown'?

It might be easier to discuss this over the phone or in person?

Scott McGee PE
263-2905

On Tue, Apr 9, 2013 at 8:50 AM, Rael, Rudy E. <RRael@cabq.gov> wrote:

Hello Scott, can you mark the plan in the courtyard area as future construction or delete the planters and show that it is a grassy area. Right now, as it was submitted, it appears as if the entire area is being constructed, even though you show a hatched area for the work to be completed, and the flow calculations do not match what is shown. Respectfully,

Rudy E. Rael, CE

Engineer Assistant, Planning Dept.

Development & Building Services

4/9/2013

600 2nd St. NW Suite 201

Albuquerque NM 87102

(505) 924-3977

From: Biazar, Shahab
Sent: Tuesday, April 09, 2013 8:32 AM
To: Rael, Rudy E.
Subject: FW: Hotel Albuquerque

Shahab Biazar, P.E.

Senior Engineer

Planning Department

Development & Building Services Division

600 2nd St. NW, Suite 201

Albuquerque, NM 87102

t 505-924-3695

f 505-924-3864

From: Scott McGee [mailto:scottmmcgee@gmail.com]
Sent: Monday, April 08, 2013 4:00 PM
To: Biazar, Shahab
Subject: Fwd: Hotel Albuquerque

Hi Shahab,

Rudy forwarded your review comments and I wanted to clarify what is existing and what is proposed. This courtyard area is currently lawn and is bounded by an existing building on the north and west sides. The hatched area identified as a building addition is a concrete patio area with a multi-story building tower above. The area already has a roof above it that drains to the north.

The courtyard area (not marked as planter or landscape) will be hard surfaced and used as an outdoor dining space. The entire area (defined in the text) is 4,410 SF. There are existing concrete walkways both south and east of the courtyard area. Each walk has an existing overhead wooden trellis.

Please let me know if you have any additional questions. Thanks-
Scott McGee PE
263-2905

----- Forwarded message -----

From: Rael, Rudy E. <RRael@cabq.gov>
Date: Mon, Apr 8, 2013 at 3:29 PM
Subject: Hotel Albuquerque
To: scott mcgee <scottmmcgee@gmail.com>

Hello Scott, here is a letter for Hotel Albuquerque.

4/9/2013

Rudy E. Rael, CE
Engineer Assistant, Planning Dept.
Development & Building Services
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

--

Scott McGee PE
505.263-2905

CITY OF ALBUQUERQUE



April 8, 2013

Scott M. McGee, P.E.
Scott M. McGee PE
9700 Tanoan Dr. NE
Albuquerque, NM 87111

Re: Hotel Albuquerque Outdoor Dining Area
Grading Plan
Engineer's Stamp dated 4-4-2013 (J13/D066)

Dear Mr. McGee,

Based upon the information provided in your submittal received 4-04-13, the above referenced plan can not be approved for Grading Permit until the following comments are addressed.

PO Box 1293

Albuquerque

NM 87103

- Please address all work being accomplished. Label all other areas as existing, omit these areas or address the total drainage area.
- How is the new building addition draining to the grassy area?
- The area shown on the grading plan does not match the existing area. What is being built at this time?

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

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: RR/SB
email

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: Hotel Albuquerque Outdoor Dining Area ZONE MAP: J-13/D066
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Lot B Sheraton Old Town Inn Complex
CITY ADDRESS: 800 Rio Grande Blvd NW, ABQ, NM 87104

ENGINEERING FIRM: Scott M McGee PE CONTACT: Scott McGee
ADDRESS: 9700 Tanoan Drive NE PHONE: 263-2905
CITY, STATE: ABQ, NM ZIP CODE: 87111

OWNER: Heritage Hotels & Resorts, Inc. CONTACT: Jason Cosyleon
ADDRESS: 201 3rd Street NW Ste. 310 PHONE: 998-5421
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

ARCHITECT: Williams Design Group CONTACT: Stephanie Kenning
ADDRESS: 1014 South Main PHONE: 575-528-0022
CITY, STATE: Las Cruces, NM ZIP CODE: 88005

SURVEYOR: Wayjohn Surveying CONTACT: Tom Johnson
ADDRESS: 330 Louisiana Blvd NE PHONE: 255-2052
CITY, STATE: ABQ, NM ZIP CODE: 87108

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
XX GRADING PLAN
____ EROSION CONTROL PLAN
____ ENGINEER'S CERT (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT
____ ENGINEER'S CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

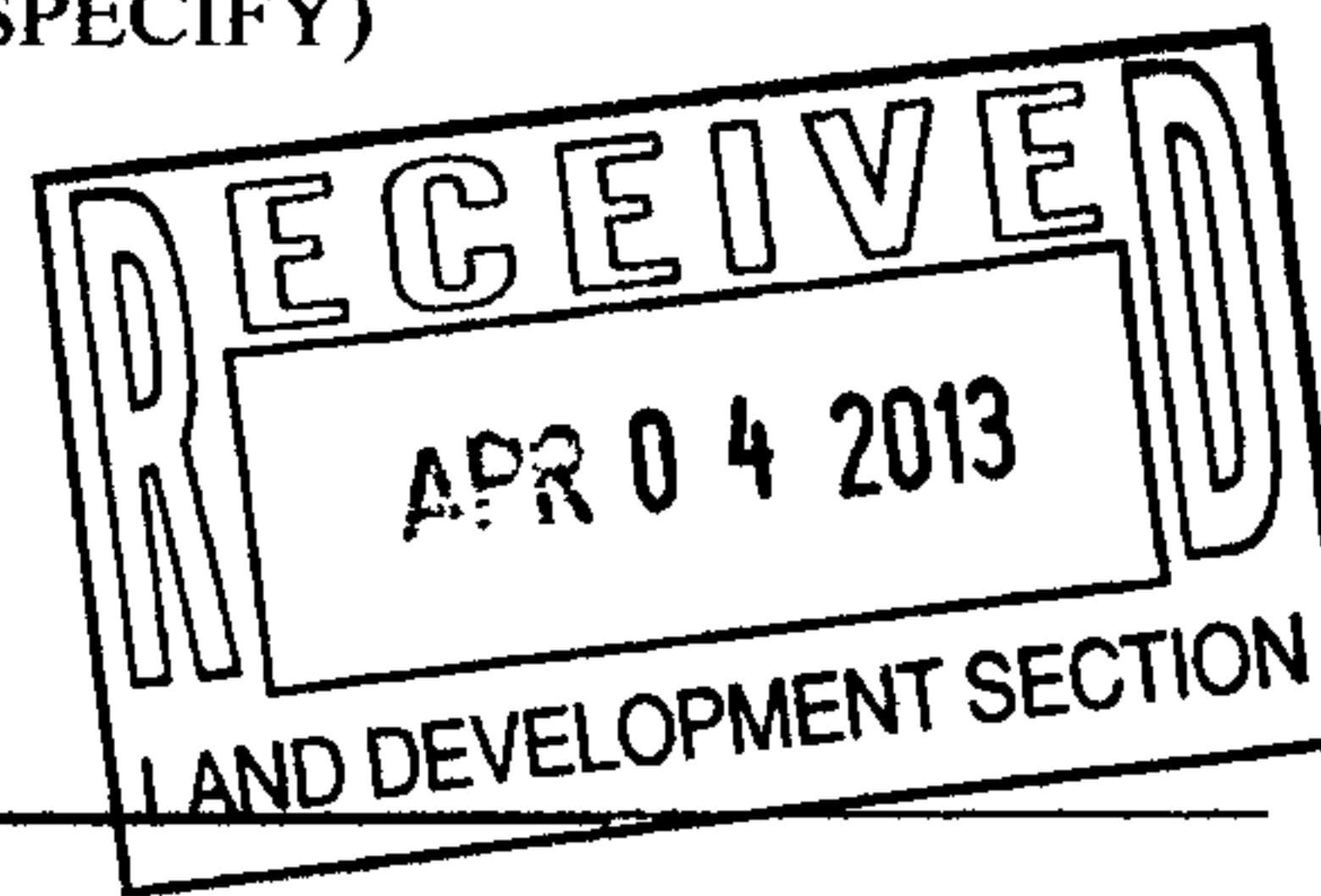
CHECK TYPE OF APPROVAL SOUGHT:

____ SIA/FINANCIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D APPROVAL
____ S. DEV. FOR BLDG. PERMIT APPROVAL
____ SECTOR PLAN APPROVAL
____ FINAL PLAT APPROVAL
____ FOUNDATION PERMIT APPROVAL
XX BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY (PERM)
____ CERTIFICATE OF OCCUPANCY (TEMP)
____ GRADING PERMIT APPROVAL
____ PAVING PERMIT APPROVAL
____ WORK ORDER APPROVAL
____ GRADING CERTIFICATION
____ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
____ NO
____ COPY PROVIDED

DATE SUBMITTED: 4/04/2013 BY: SMM



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 21, 2003

Scott McGee, P.E.
Isaacson & Arfman P.A.
128 Monroe Street NE
Albuquerque New Mexico 87108

**RE: Grading and Drainage Plan for Sheraton Old Town Phase 5 (J13-D66) Dated
March 19, 2003**

Dear Mr. McGee:

The above referenced drainage plan is approved for Building Permit and for SO #19. Upon completion of the project please submit a certification for the project per the DPM and approval from Matt Cline for the SO #19 for Certificate of Occupancy release by Hydrology.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Matt Cline, Arroyo Maintenance
Pam Lujan, Excavation Permits

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

J-13/D66

PROJECT TITLE: SHERATON OLD TOWN PHASE 5 ZONE MAP/DRG. FILE #: J-13
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: SHERATON OLD TOWN COMPLEX, TRACTS D & PORTIONS OF A&B
CITY ADDRESS: 800 RIO GRANDE BLVD NW

ENGINEERING FIRM: Isaacson & Arfman, P.A.
ADDRESS: 128 Monroe Street NE
CITY, STATE: Albuquerque, NM

CONTACT: SCOTT MCGEE
PHONE: 268-8828
ZIP CODE: 87108

OWNER: AMERICAN PROPERTY MNGMNT CORP.
ADDRESS: 2929 COORS NW, STE. 310
CITY, STATE: ALBUQUERQUE NM

CONTACT: PAM BAZANT-JUNG
PHONE: 836-6700
ZIP CODE: 87120

ARCHITECT: DPS
ADDRESS: 6801 JEFFERSON, SUITE 100
CITY, STATE: ALB NM

CONTACT: ANN MARIE CHRISTIAN
PHONE: 761-9700
ZIP CODE: 87109

SURVEYOR: HARRIS SURVEYING
ADDRESS: 2412 MONROE NE
CITY, STATE: ALB NM

CONTACT: TONY HARRIS
PHONE: 889-8056
ZIP CODE: 87110

CONTRACTOR: UNKNOWN
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

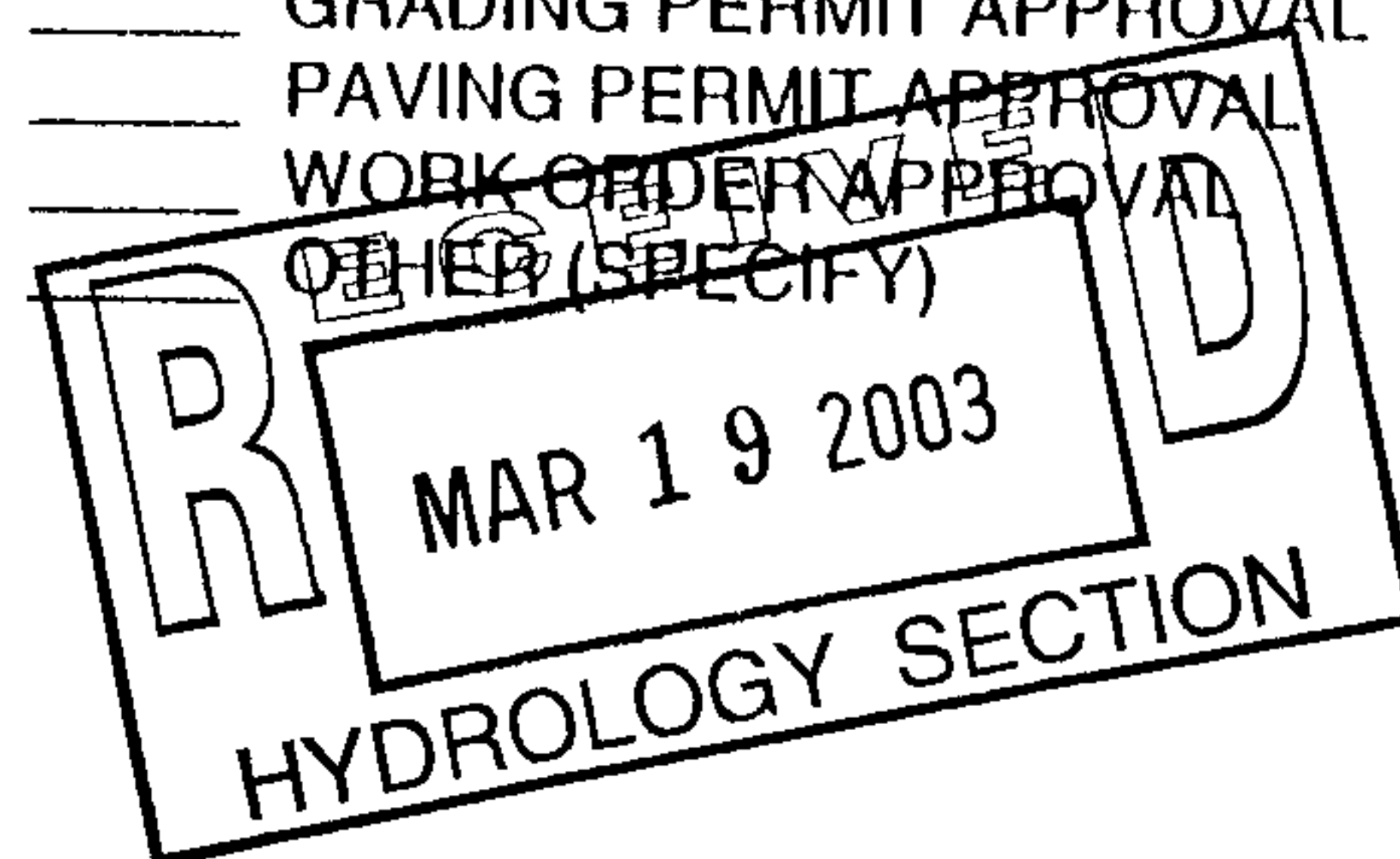
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

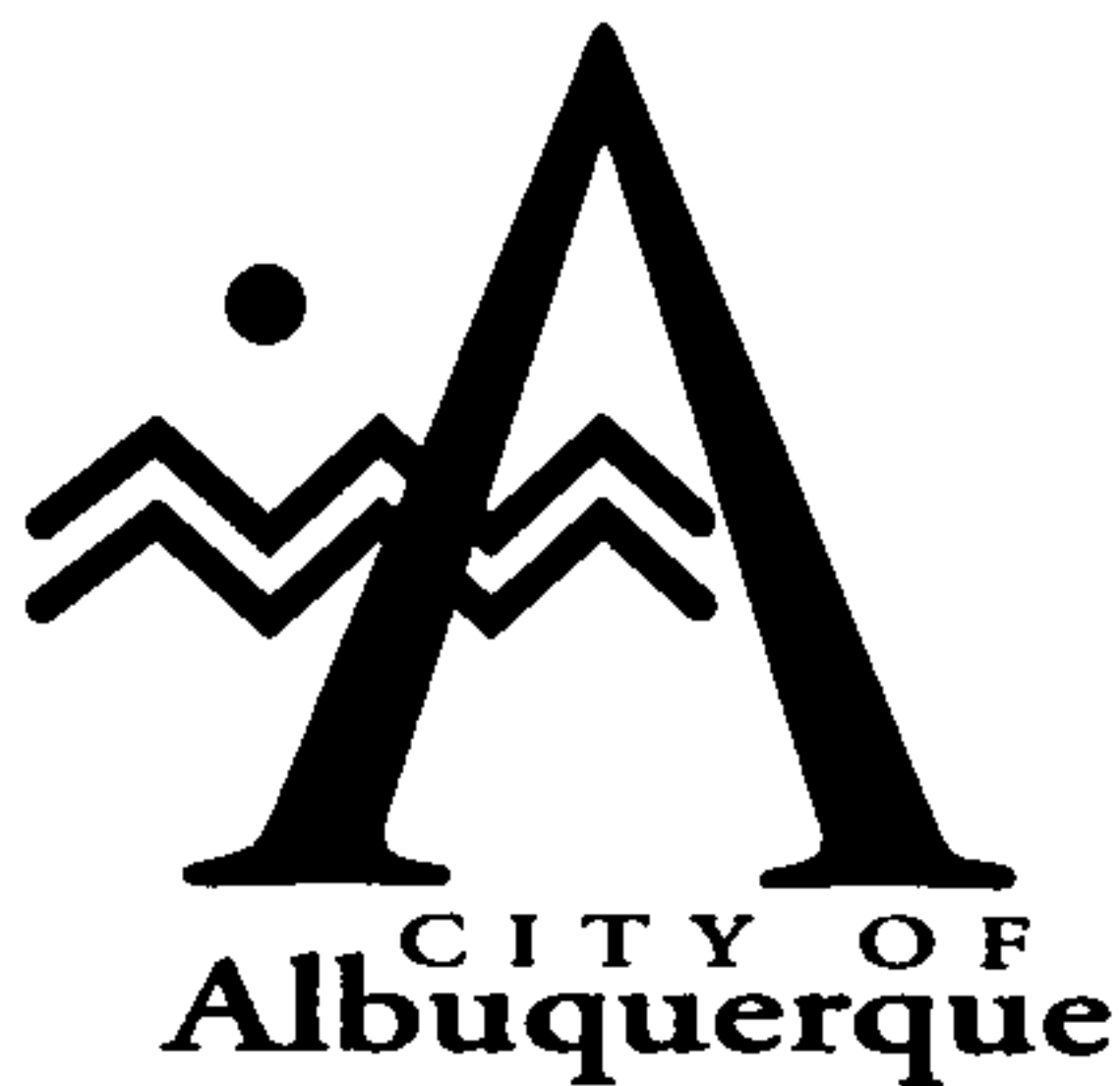
- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 3/19/03 BY: Scott M McGee

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more



December 3, 1996

Martin J. Chávez, Mayor

Mike DeLilla
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM

**RE: SHERATON OLD TOWN (J13-D66). CONCEPTUAL GRADING AND DRAINAGE
PLAN FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.
ENGINEER'S STAMP DATED 11-22-96.**

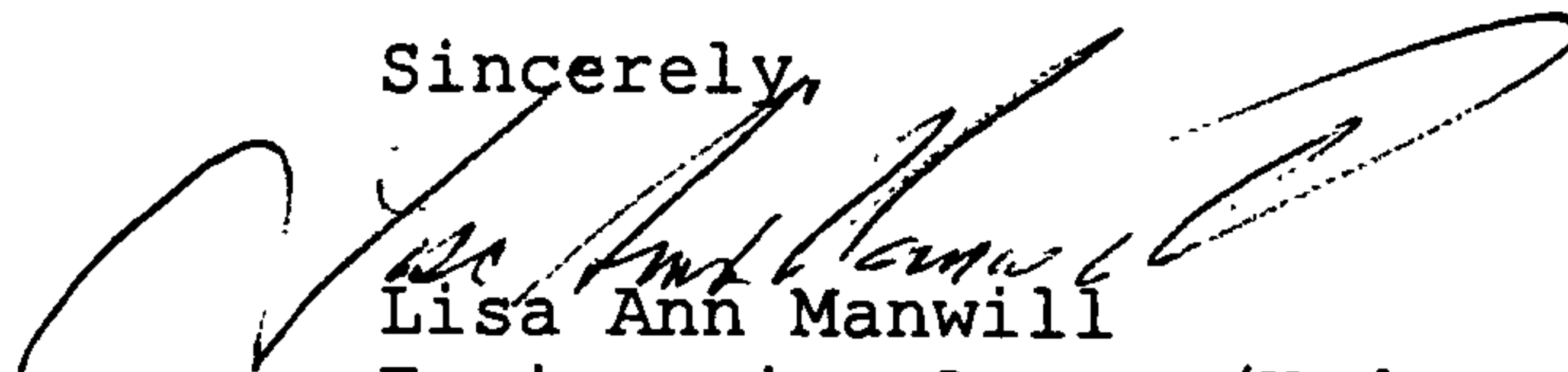
Dear Mr. DeLilla:

Based on the information provided on your November 25, 1996 submittal, the City has the following comments:

1. The line types on this drawing are so similar and "light," I can barely tell existing construction from proposed construction. I am unable to follow your basin outlines. Please make your proposed basin boundary lines bolder and thicker.
2. Provide finish floor on existing adjacent buildings.
3. Why are you installing a inlet in Bellamah Avenue?
4. There appears to be a valley gutter near the northeast property corner, running along a ridge line from east to west. Why do you have a valley gutter there?

If I can be of further assistance, please feel free to contact me at 768-3622.

Sincerely,



Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!



PROJECT TITLE: Sheraton Old Town ZONE ATLAS/DRNG. FILE #: 513 / 466

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts A,B,D Sheraton Inn Complex

CITY ADDRESS: 800 Rio Grande Blvd. N.W.

ENGINEERING FIRM: Jeff Mortensen & Assoc. CONTACT: Mike De Lilla

ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 345-4250

OWNER: Sheraton Old Town CONTACT: James Barela

ADDRESS: 800 Rio Grande N.W. PHONE: 843-6300

ARCHITECT: TFM Architects CONTACT: Jeff Millett

ADDRESS: 175 Portland St Boston Mass. 02114 PHONE: (617) 723-0950

SURVEYOR: Jeff Mortensen & Assoc. CONTACT: Chuck Cala

ADDRESS: 6010-B Midway Park Blvd. N.E. PHONE: 345-4250

CONTRACTOR: N/A CONTACT: _____

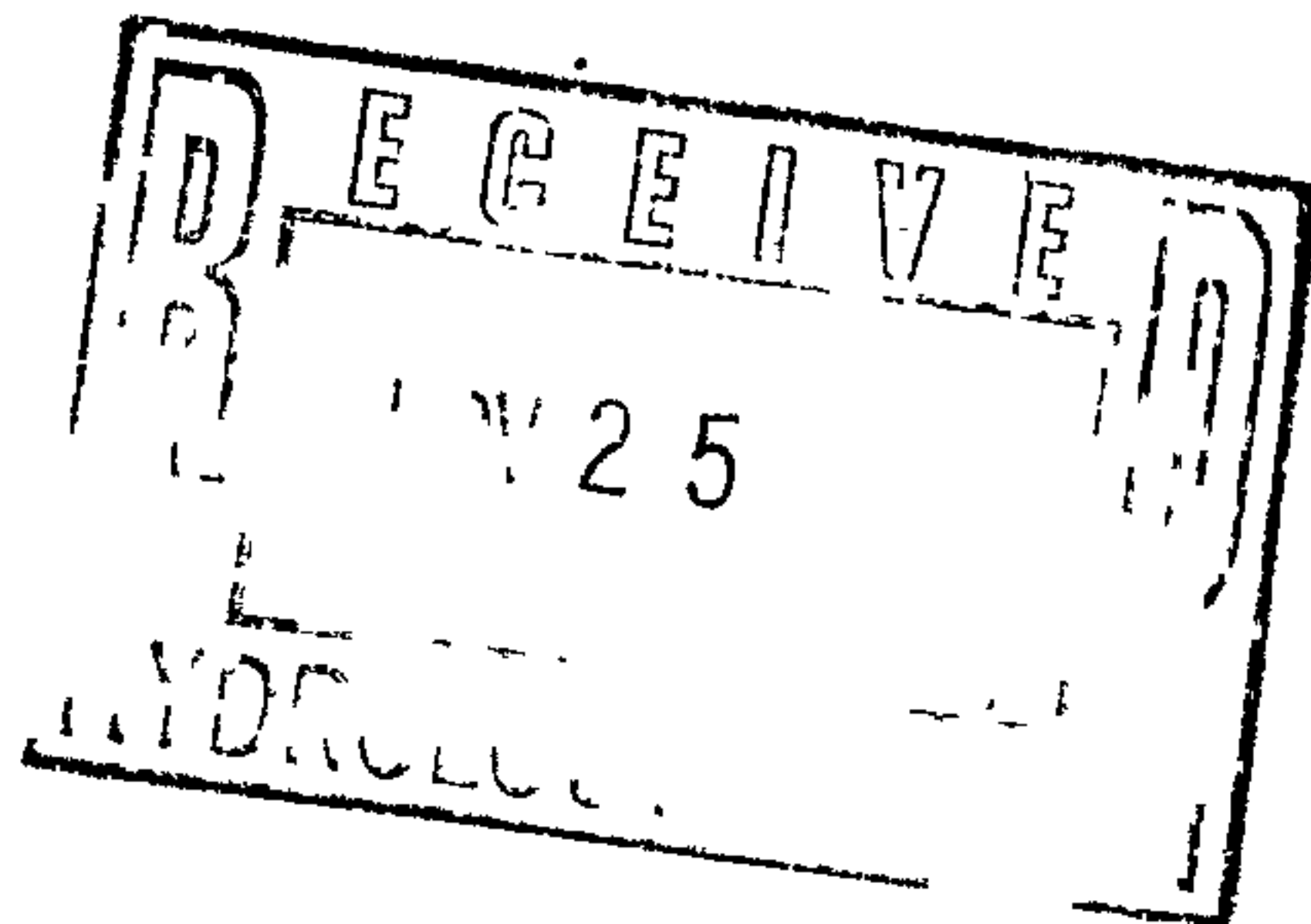
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



CHECK TYPE OF APPROVAL SOUGHT:

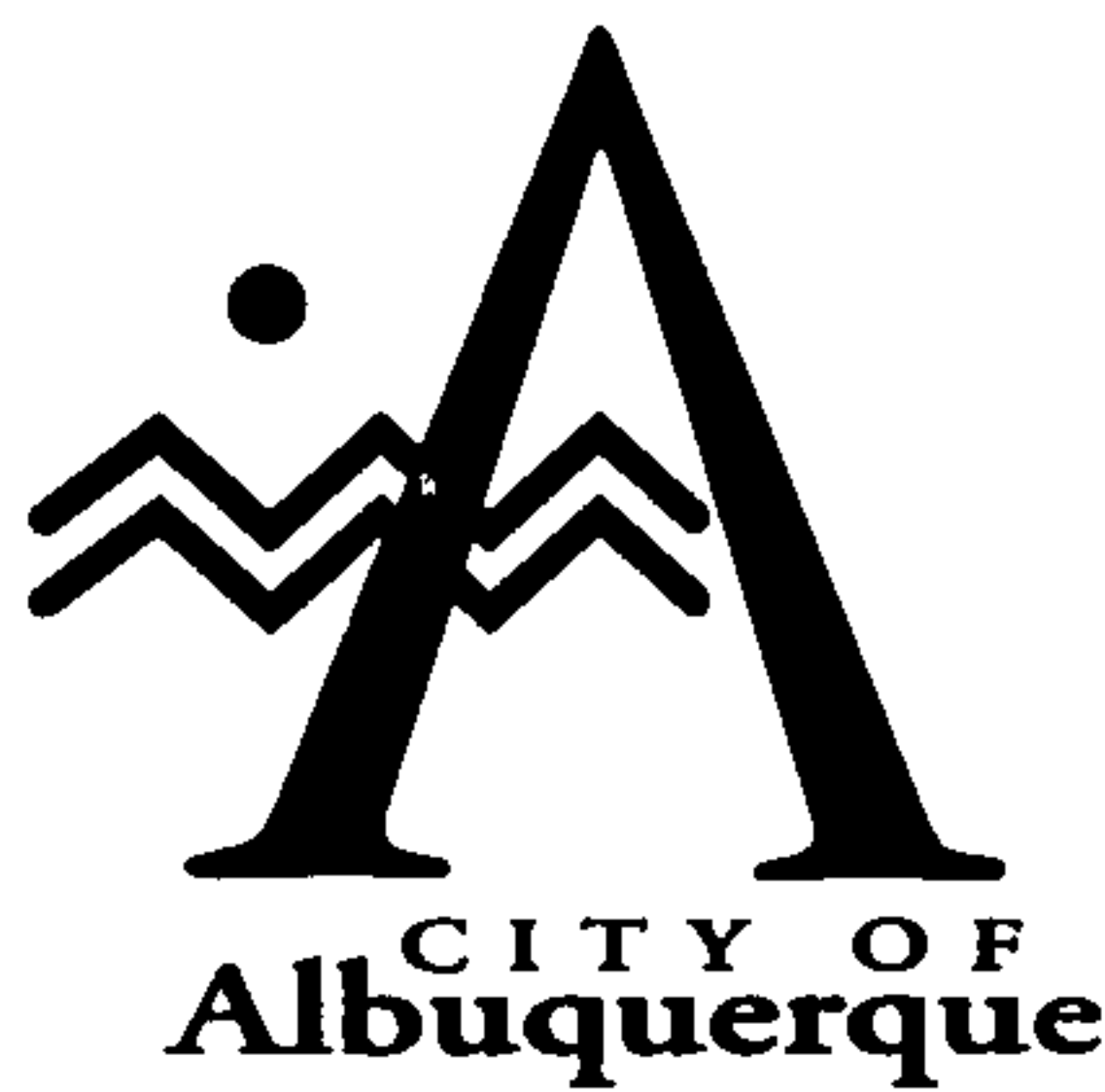
- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED:

11/22/96

BY:

Michelle (Mike) F. De Lilla



December 19, 1996

Martin J. Chávez, Mayor

Mike DeLilla
Jeff Mortensen & Assoc.
6010-B Midway Park Blvd. NE
Albuquerque, NM

**RE: SHERATON OLD TOWN (J13-D66). CONCEPTUAL GRADING AND DRAINAGE
PLAN FOR SITE DEVELOPMENT PLAN FOR BUILDING PERMIT APPROVAL.
ENGINEER'S STAMP DATED 12-13-96.**

Dear Mr. DeLilla:

Based on the information provided on your December 16, 1996
submittal, the above referenced project is conceptually acceptable
and is approved for Site Development Plan for Building Permit.

Prior to further approval, please discuss downstream capacity of the
storm drain line in Bellamah Avenue and how you arrived at an
allowable release rate to this system. Also, remove the portion of
your narrative that discusses the proposed inlet in Bellamah.

If I can be of further assistance, please feel free to contact me at
768-3622.

Sincerely,

Lisa Ann Manwill
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!





JEFF MORTENSEN & ASSOCIATES, INC. □ ENGINEERS & SURVEYORS □ (505) 345-4250
6010-B MIDWAY PARK BLVD. N.E. □ ALBUQUERQUE □ NEW MEXICO 87109 □ FAX (505) 345-4254

961063

December 11, 1996

Lisa Ann Manwill
Hydrology Division
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Sheraton Old Town -- Conceptual Grading and Drainage Plan
Hydrology File J13-D66

Dear Lisa:

Transmitted herewith is the revised Conceptual Grading and Drainage Plan for the subject project. I have addressed your comments from December 3, 1996 as follows:

1. The line type for the proposed basin boundaries has been changed to a heavier line type.
2. Finish floor elevations for the existing buildings has been provided.
3. The new inlet has been eliminated. The pipe now drains directly into the new manhole.
4. A valley gutter was not placed at the northeast corner of the site. The two lines are 57 elevation contours which define a ridge line. This area has been clarified.

If you have any questions or comments regarding this submittal, please do not hesitate to call.

Sincerely,
JEFF MORTENSEN & ASSOCIATES, INC.

Michele F. De Lilla

Michele (Mike) F. De Lilla, E.I.T.

Enclosures
MFD:mfd



961063

PROJECT TITLE: Sheraton Old Town ZONE ATLAS/DRNG. FILE #: J13-1/186

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tracts A, B, D Sheraton Old Town Inn Complex

CITY ADDRESS: 800 Rio Grande Blvd. N.W.

ENGINEERING FIRM: Jeff Mortensen & Assoc Inc. CONTACT: Michele (Mike) F. Delilla

ADDRESS: 6010-B Midway Park Blvd N.E. PHONE: 345-4250

OWNER: Sheraton Old Town CONTACT: James Barela

ADDRESS: 800 Rio Grande N.W. PHONE: 843-6300

ARCHITECT: TFM Architects CONTACT: Jeff Millett

ADDRESS: 175 Portland St. Boston Mass. 02114 PHONE: (617) 723-0950

SURVEYOR: Jeff Mortensen & Assoc. Inc. CONTACT: Chuck Cala

ADDRESS: 6010-B Midway Park Blvd N.E. PHONE: 345-4250

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

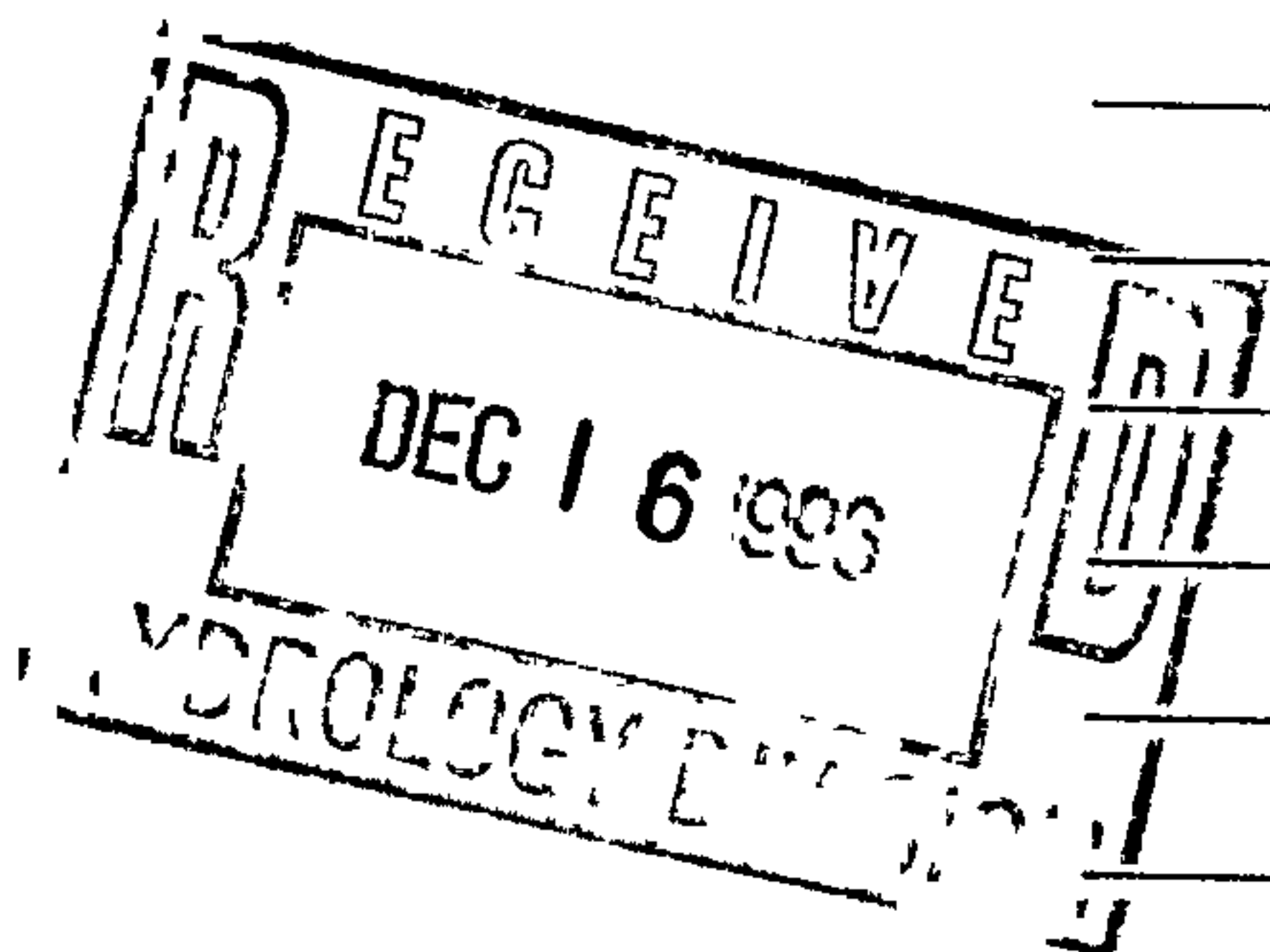
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ OTHER

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ☐ FINAL PLAT APPROVAL
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- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)



DATE SUBMITTED: 12/16/96

BY: Michele (Mike) F. Delilla