

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

Ron Hensley, P.E.
THE Group
300 Branding Iron Rd. SE
Rio Rancho, NM 87124

RE: Cambria Hotel
2026 Central Ave. SW
Grading & Drainage Plan
Engineer's Stamp Date: 07/05/23
Hydrology File: J13D219

Dear Mr. Hensley:

PO Box 1293

Albuquerque

Based upon the information provided in your submittal received 07/06/2023, the Grading & Drainage Plan is approved for Building Permit, Grading Permit, and or action by the Development Facilitation Team (DFT) on Site Plan for Building Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

PRIOR TO CERTIFICATE OF OCCUPANCY:

NM 87103

www.cabq.gov

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.
2. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality pond per Article 6-15(C) of the DPM to Hydrology for review at Plaza de Sol.

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

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If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

Renée C. Brissette

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: CAMBRIA HOTEL **Building Permit #:** _____ **Hydrology File #:** J13D219

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

Legal Description: Tracts 145A and 145B, MRGCD MAP38

City Address: 2026 CENTRAL SW

UPC #101305812724131413

Applicant: THE Group **Contact:** Ron Hensley

Address: 300 Branding Iron Rd. SE, Rio Rancho, NM 87124

Phone#: 505-410-1622 **Fax#:** _____ **E-mail:** ron@thegroup.cc

Owner: Gatehouse Capital Partnerships, LLC **Contact:** Alejandro Garza

Address: 4633 N Central Expressway, Suite 350, Dallas, TX 75205

Phone#: 214-922-4317 **Fax#:** _____ **E-mail:** garzaa@gatehousecapital.com

TYPE OF SUBMITTAL: _____ PLAT (_____ # OF LOTS) _____ RESIDENCE ☒ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes ☒ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION ☒ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ DRAINAGE MASTER PLAN
- ☐ DRAINAGE REPORT
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

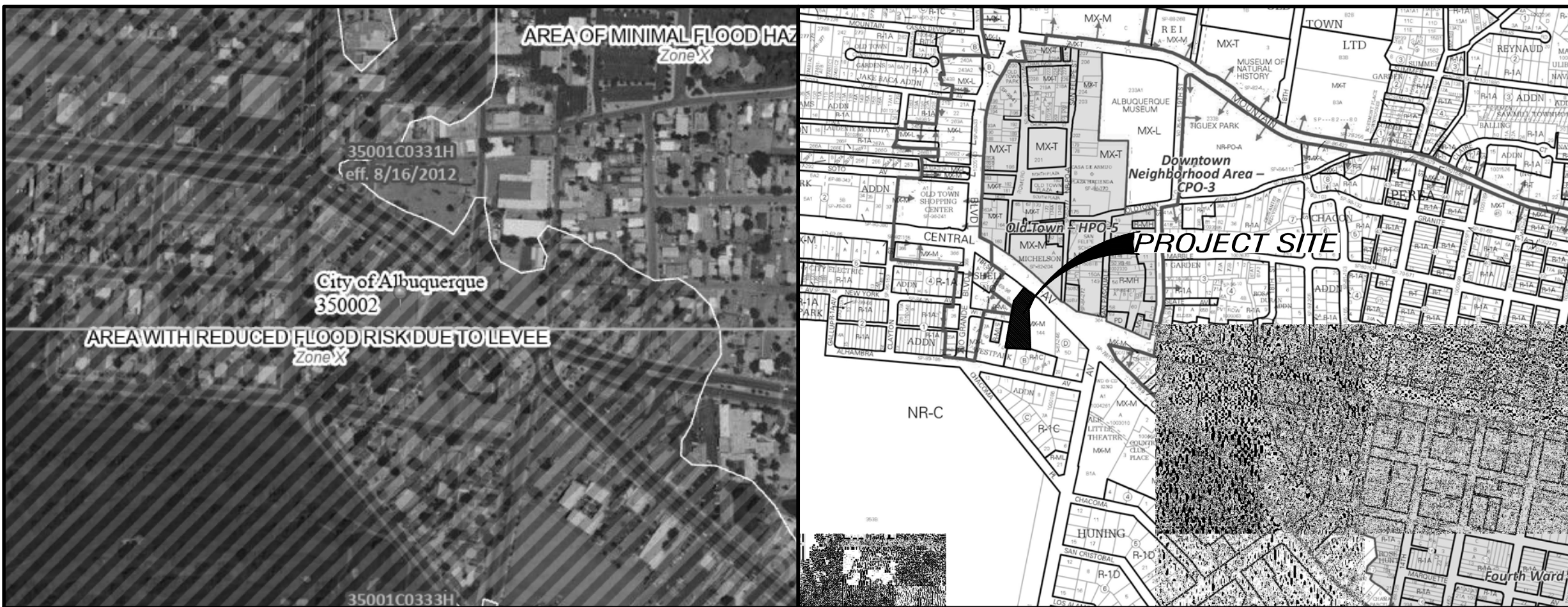
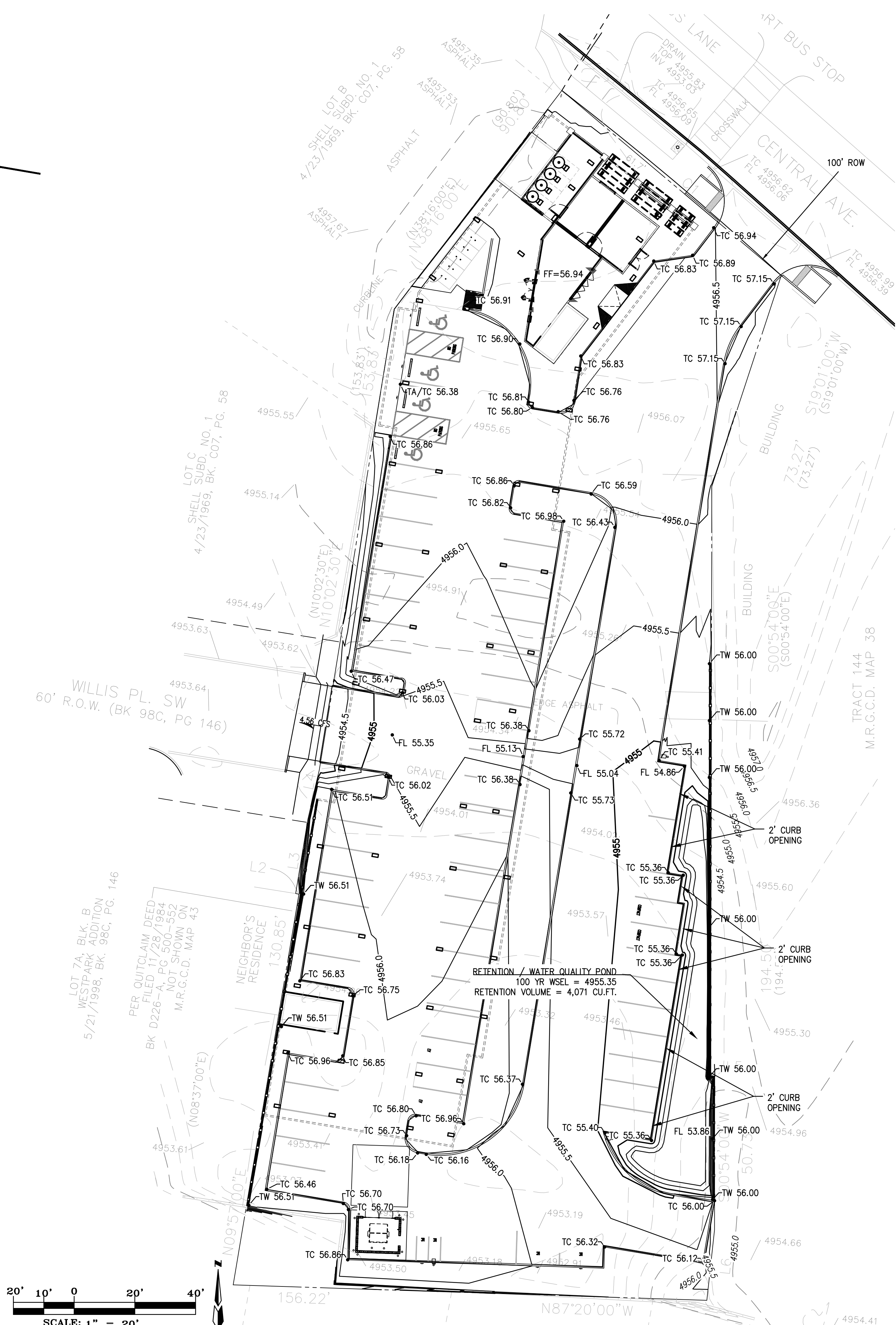
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☒ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 7/06/23 **By:** THE Group / Ron Hensley

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



FIRM MAP NO. 35001C0331H

VICINITY MAP J-13-Z

DRAINAGE INFORMATION

LOCATION & DESCRIPTION
THE PROPOSED SITE IS A DEVELOPED TRACT ON CENTRAL AVE, THAT HAS BEEN PREVIOUSLY GRADED AS A SIGNIFICANT PARKING AREA..

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0331H, DATED AUGUST 16, 2012 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

EXISTING DRAINAGE

THE SITE DRAINS WITH FREE DISCHARGE TO WILLIS PLACE. PER DPM PART 6-5(C) THE DISCHARGE FROM THE SITE IS LIMITED TO 2.75 CFS/ACRE OR THE SITE MUST RETAIN THE FIRST 1/2 INCH OF RUNOFF.

DEVELOPED CONDITION

THE SITE WILL BE IMPROVED WITH 114 ROOM HOTEL. THE SITE RUNOFF WILL BE ROUTED TO THE POND DEPICTED TO RETAIN 48% OF THE TOTAL RUNOFF. THE OVERFLOW DISCHARGE TO WILLIS PLACE FROM THE POND WILL HAVE A PEAK FLOW OF 4.56 CFS OR 4.15 CFS/AC.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE WEIGHTED E METHOD..

PRECIPITATION

THE 100-YR 6-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 2 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, CHAPTER 6.

EQUATIONS:

WEIGHTED E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$
FLOW = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

	AREA	TREATMENT A	TREATMENT B	TREATMENT C	TREATMENT D	WEIGHTED E	VOLUME	FLOW	CFS/A			
BASIN	(sf)	% sf	% sf	% sf	% sf		(cu.-ft.)	(cfs)	(cfs)			
EXISTING	47916	0%	0	0%	40%	19166	60%	28750	1.8100	7227	4.21	3.82
PROPOSED	47916	0%	0	0%	15%	7187	85%	40729	2.1350	8525	4.56	4.15

REQUIRED WATER QUALITY VOLUME

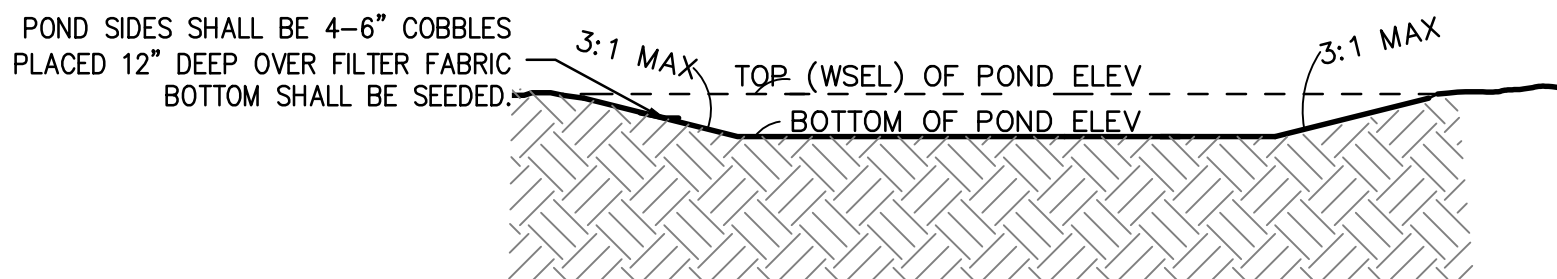
SITE DRAINAGE AS DEPICTED ON THIS PLAN SHALL BE MAINTAINED.

SITE DEPICTED HEREON SHALL BE RESPONSIBLE FOR MAINTAINING WATER QUALITY RUNOFF RETENTION ON THE SITE IMMEDIATELY PRIOR TO DISCHARGE. THE VOLUME SHALL BE EQUAL TO:
IMPERVIOUS AREA * 0.42/12 IN CUBIC FEET.

IMPERVIOUS AREA = 40,729 SQ.FT.
REQUIRED VOLUME = $40729 \cdot 0.42/12 = 1,425$ CU.FT.
VOLUME PROVIDED = 4,071 CU.FT.



LEGEND	
	SLOPE/FLOW ARROW
	PROPOSED ELEVATION
	EXISTING ELEVATION
	GRADE BREAK
	EXISTING CONTOUR
	PROPOSED EASEMENT
	EXISTING WALL
	PROPOSED WALL



THE HENSLEY ENGINEERING GROUP
300 BRANDING IRON RD. SE
RIO RANCHO, NEW MEXICO 87124
Phone: (505) 410-1822

PROJECT NUMBER

2026 CENTRAL AVE. S.W.

ALBUQUERQUE, NM

PROJECT NAME

CAMBRIA HOTEL

DATE

JULY 5, 23

SCALE

AS NOTED

SHEET

GD 1

PROJECT NAME

GRADING AND DRAINAGE PLAN

PROJECT NUMBER

PROJECT PROGRESS

PERMIT

DRAWN BY

REH

CHECKED BY

REH / REH

DATE

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