

CITY OF ALBUQUERQUE



February 12, 2018

Mike Balaskovits, PE
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **Broadstone Highlands Hotel Block**
Grading and Drainage Plan
Engineer's Stamp Date: 2/1/18
Hydrology File: K15D034B

Dear Mr. Balaskovits:

Based on the information provided in the submittal received on 2/2/18 the above-referenced Grading and Drainage Plan cannot be approved for Site Plan for Building Permit until the following are corrected:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

1. At the intersection of vacated Mulberry and the alley, provide a clearly defined waterblock, 1' high, to prevent flows from leaving Mulberry and flowing west down the alley.
2. Clarify the work to be performed on the public and private storm drain at the intersection of vacated Mulberry and the ally. Currently there is a public manhole in the street and a public type-D inlet in the flowline. Will the manhole be replaced with a new inlet, with the street graded towards it? The new inlet does not appear to be placed where it will intercept flows.
3. Provide additional flowline elevations at the intersection of vacated Mulberry and Central. Is there anything here to keep flows from entering your site from Central?
4. Provide a copy of the recorded easement for the 21" public storm drain passing under the hotel. The original recorded easement will also need to be turned into DRC-Construction Services (Madeline Carruthers, 4th floor, Plaza del Sol) prior to any DRB action.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana M. Peterson
Senior Engineer, Planning Dept.
Development Review Services

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335
www.bhinc.com
voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CLIENT/COURIER TRANSMITTAL

To: James D. Hughes
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Requested by: Michael Balaskovits

Date: February 2, 2018

Time Due: ☐ This A.M.
☒ This P.M.
☐ Rush
☐ By Tomorrow

Phone: (505) 924-3880

Job No.: 20160155

Job Name: Highlands Hotel

DELIVERY VIA

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Drainage Info Sheet
2	1	Conceptual Grading & Drainage Plan

COMMENTS / INSTRUCTIONS

James,

Please find attached the Conceptual Grading & Drainage plan for the Highlands Hotel. We are requesting Hydrology approval in support of Site Plan for Building Permit Approval.
Let me if you have any questions.

Thanks,
Mike

REC'D BY: _____ DATE: _____ TIME: _____



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

- ☐ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION
☐ MS4/ EROSION & SEDIMENT CONTROL

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ ARCHITECT CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ DRAINAGE MASTER PLAN
☐ DRAINAGE REPORT
☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ TRAFFIC IMPACT STUDY (TIS)
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ OTHER (SPECIFY) _____

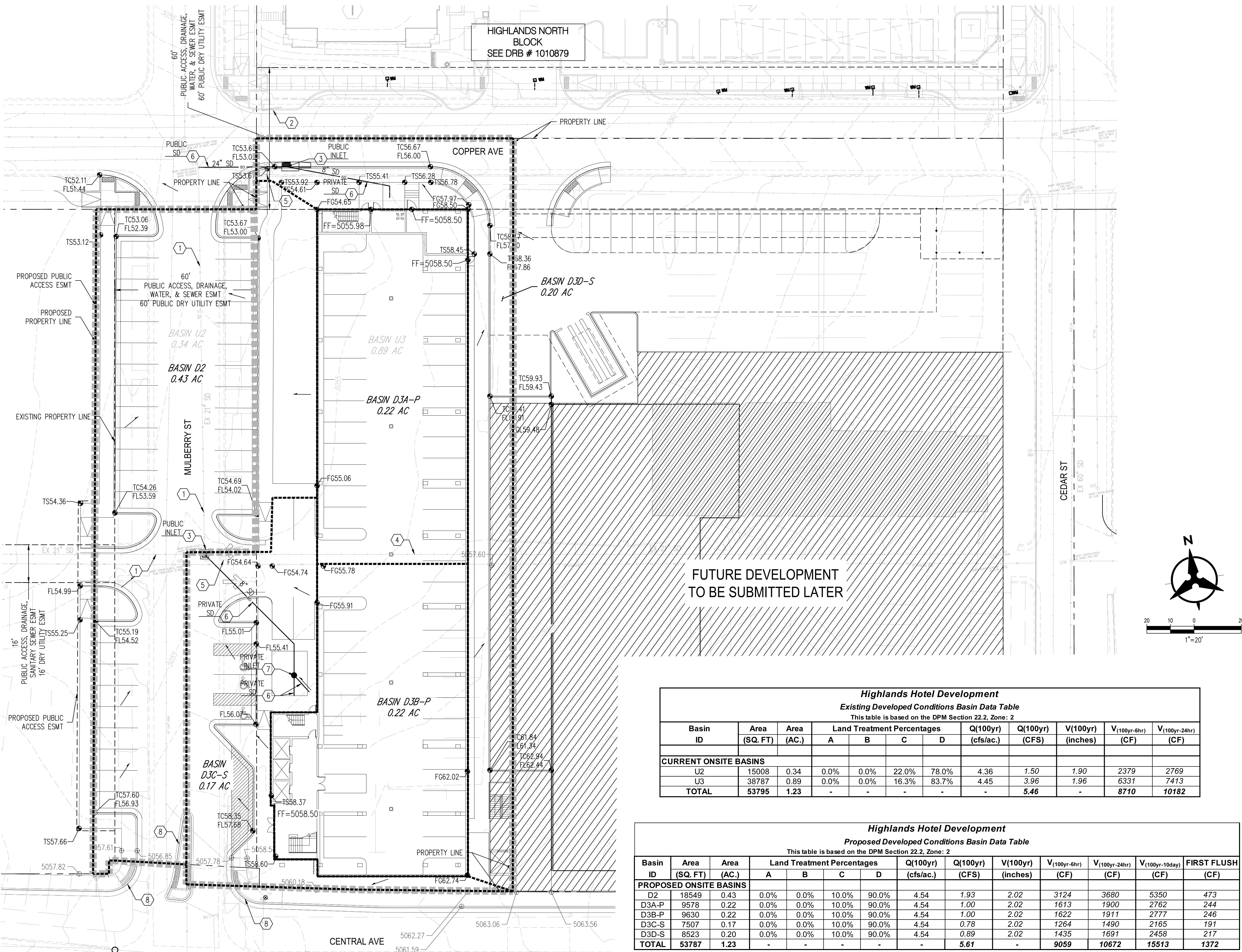
CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____



DRAINAGE NARRATIVE

EXISTING CONDITIONS

THIS SITE IS LOCATED AT THE NORTHEAST CORNER OF MULBERRY ST NE AND CENTRAL AVE NE. IT IS CURRENTLY DEVELOPED AND SLOPES FROM SOUTHEAST TO NORTHWEST. THE DRAINAGE ULTIMATELY OUTFALLS TO THE EXISTING PUBLIC STORM DRAIN SYSTEM LOCATED JUST WEST OFF THE SITE WITHIN MULBERRY. THIS SITE HAS HISTORICALLY BEEN FULLY DEVELOPED AS COMMERCIAL DEVELOPMENT.

THE SITE LIES WITHIN TWO EXISTING ONSITE BASINS, U2 & U3. BASIN U2 IS A PART OF A LARGER BASIN THAT SURFACE DRAINS TO AN INLET IN OAK ST. AND DRAINS TO A SYSTEM THAT ULTIMATELY HEADS WEST UNDERNEATH I-25. BASIN U3 IS ALSO A PART OF A LARGER BASIN THAT SURFACE DRAINS TO AN INLET IN COPPER AVE NORTH OF THIS SITE AND IS DISCHARGED INTO THE EXISTING 21" SD WITHIN MULBERRY ST.

THE TOTAL ONSITE EXISTING FLOW RATE FROM THE CURRENT DEVELOPMENT IS APPROXIMATELY 5.46 CFS.

PROPOSED CONDITIONS

THE HIGHLANDS HOTEL WILL INCLUDE A NEW HOTEL THAT SITS AT THE NORTHEAST INTERSECTION OF CENTRAL AVE AND MULBERRY ST. ON STREET PARKING WILL BE PROVIDED AS A RESULT OF THIS PROJECT. TWO EXISTING STORM DRAIN INLETS WILL BE REMOVED AND LOCATED AS A RESULT OF NEW CURB AND GUTTER IMPROVEMENTS. THIS IMPERVIOUS AREA OF THE SITE WILL INCREASE TO 90% D AND 10% C FOR DEVELOPED FLOWS. LANDSCAPED AREAS THROUGHOUT THE SITE WILL BE DEPRESSED WHERE APPLICABLE TO CAPTURE DRAINAGE IN AN ATTEMPT TO MEET THE FIRST FLUSH REQUIREMENTS, HOWEVER, ULTIMATELY THE CLIENT HAS DECIDED TO PAY CASH-IN-LIEU FOR THE FIRST FLUSH REQUIREMENTS.

THE DEVELOPED BASINS WILL ADHERE TO THE HISTORIC FLOW WITH FEW EXCEPTIONS. THE FOLLOWING IS A DESCRIPTION OF HOW EACH BASIN WILL DRAIN. PLEASE REFER TO THE "PROPOSED DEVELOPED CONDITIONS BASIN DATA TABLE" FOR THE PROPOSED BASIN FLOWS.

BASIN D2 INCLUDES A PORTIONS OF THE SITE'S PROPOSED PARKING IMPROVEMENTS AS WELL AS EXISTING MULBERRY ST. THIS AREA CONTINUES TO SHEET FLOW TO COPPER AVE AND INTO THE INLETS AT COPPER AVE AND OAK ST.

BASIN D3A-P INCLUDES ROOF DRAINAGE FROM THE HOTEL THAT WILL BE PIPED DIRECTLY INTO THE COPPER AVE PROPOSED RELOCATED INLET WHICH ULTIMATELY TIES TO THE EXISTING 21" RCP LINE THAT RUNS IN MULBERRY ST.

BASIN D3B-P INCLUDES ROOF DRAINAGE FROM THE HOTEL THAT WILL BE PIPED INTO THE PROPOSED RELOCATED INLET WITHIN MULBERRY WHICH ULTIMATELY TIES TO THE EXISTING 21" RCP LINE WHICH RUNS IN MULBERRY ST AND WEST THROUGH THE EXISTING ALLEY.

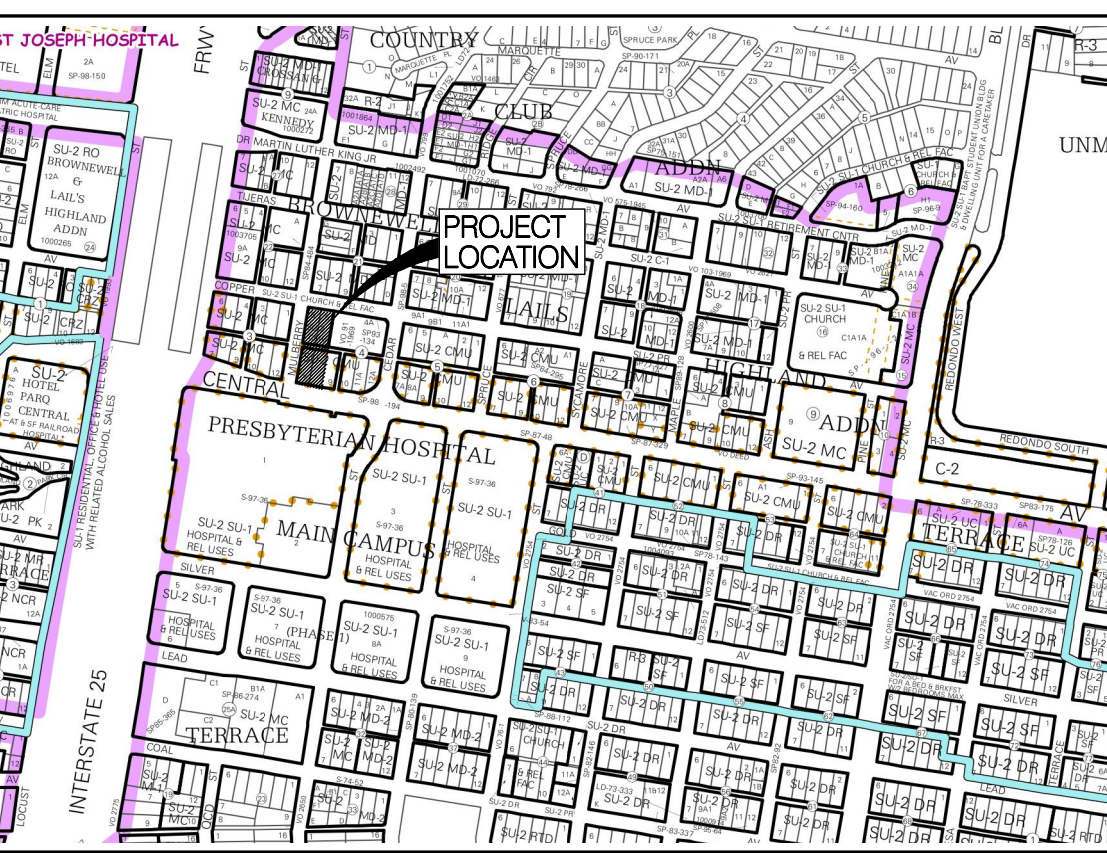
BASIN D3C-S INCLUDES A PORTION OF THE SITE'S HARDSCAPE, LANDSCAPE, PROPOSED PARKING IMPROVEMENTS, AS WELL AS A PORTION OF MULBERRY ST. THIS AREA CONTINUES TO SHEET FLOW TO THE PROPOSED RELOCATED INLET WITHIN MULBERRY ST.

BASIN D3D-S INCLUDES A PORTION OF THE SITE'S HARDSCAPE AND LANDSCAPING FEATURES WHICH WILL CONTINUE TO SHEET FLOW INTO THE PROPOSED RELOCATED INLET WITHIN COPPER AVE.

THE TOTAL ONSITE PROPOSED FLOW RATE FROM THE PROPOSED DEVELOPMENT IS APPROXIMATELY 5.61 CFS. COMPARISON OF THE FLOW BETWEEN EXISTING AND PROPOSED CONDITIONS WAS FOUND TO HAVE AN OVERALL INCREASE OF 0.2 CFS, OVERALL INDICATING THAT THE HISTORICAL DEVELOPED FLOWS ARE CLOSE TO THE SITE'S PROPOSED DEVELOPED CONDITIONS. THESE MINOR ADJUSTMENTS DEMONSTRATE THAT THE DRAINAGE ELEMENTS PROPOSED WITH THE PROJECT ARE CAPABLE OF SAFELY CONVEYING THE 100 YR, 6 HR STORM EVENT IN ACCORDANCE WITH THE DEVELOPMENT PROCESS MANUAL. WITH THIS SUBMITTAL, WE ARE REQUESTING COA HYDROLOGY APPROVAL IN SUPPORT OF SITE PLAN FOR BUILDING PERMIT APPROVAL.

VICINITY MAP

ZONE MAP K-15-Z



FEMA FIRM MAP #: 35001C0334G

GRADING KEYNOTES

- EXISTING STORM DRAIN TO REMAIN.
- STORM DRAIN INLET AND IMPROVEMENTS TO BE CONSTRUCTED A PART OF PROJECT DRB #1010879.
- EXISTING INLET TO BE REMOVED AND RELOCATED.
- EXISTING STORM DRAIN TO BE REMOVED.
- EXISTING STORM DRAIN INLET TO BE REMOVED.
- PROPOSED NEW STORM DRAIN.
- PROPOSED NEW STORM DRAIN INLET.
- EXISTING ART CURB & GUTTER CONSTRUCTED WITH ART PROJECT.

GRADING LEGEND

---	PROPERTY LINE	=====	PROPOSED CURB & GUTTER
---	PROJECT LIMITS OF GRADING	=====	DIRECTION OF FLOW
---	EXISTING INDEX CONTOUR	=====	WATER BLOCK/GRADE BREAK
---	EXISTING INTERMEDIATE CONTOUR	=====	PROPOSED STORM DRAIN LINE
5025.25	EXISTING GROUND SPOT ELEVATION	=====	PROPOSED STORM DRAIN MANHOLE
5025	PROPOSED INDEX CONTOUR	=====	PROPOSED STORM DRAIN INLETS
5024	PROPOSED INTERMEDIATE CONTOUR	=====	PROPOSED RETAINING WALL
26.75	PROPOSED FINISHED GRADE SPOT ELEVATION	=====	EASEMENT
TC=TOP OF CURB, FL=FLOW LINE, TS=TOP OF SIDEWALK, TG=TOP OF GRATE, FGH=FINISH GROUND HIGH, FGL=FINISH GROUND LOW		=====	EXISTING BASIN BOUNDARY
		=====	PROPOSED BASIN BOUNDARY
		=====	EXISTING BASIN ID
BASIN DXX-S	PROPOSED BASIN ID-SHEET FLOW	BASIN DXX-P	PROPOSED BASIN ID-PIPED FLOW

5G ARCHITECT

5G STUDIO COLLABORATIVE
800 JACKSON STREET | SUITE 500
DALLAS, TEXAS 75202
214.670.0050
CONTACT: CHRISTINE ROBBINS-ELROD

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

PRELIMINARY DOCUMENT
NOT FOR CONSTRUCTION
OWNER / DEVELOPER

TITAN DEVELOPMENT
6300 RIVERSIDE PLAZA LANE NW, STE 200
ALBUQUERQUE, NEW MEXICO 87120
505.998.0163
CONTACT: JOSH ROGERS

OWNER'S CONSULTANT / OPERATOR
INTERMOUNTAIN MANAGEMENT, LLC
2390 TOWER DRIVE
MONROE, LOUISIANA 71201
505.812.7126
CONTACT: DAVE RAYMOND

CIVIL ENGINEER

BOHANNAN HUSTON
7500 JEFFERSON STREET NE
ALBUQUERQUE, NEW MEXICO 87109
505.823.1000
CONTACT: MIKE BALASKOVITS

PLANNER

CONSENSUS PLANNING, INC.
302 EIGHTH STREET NW
ALBUQUERQUE, NEW MEXICO 87102
505.764.9801
CONTACT: SALVATOR PERDOMO

PROJECT

SPRINGHILL SUITESSM MARRIOTT ALBUQUERQUE

PROJECT ADDRESS
CENTRAL AVE. & MULBERRY ST.
ALBUQUERQUE, NM 87106

REV.	DATE	ISSUE
-	02.14.18	DRB SUBMITTAL

IMM012
PROJECT NUMBER

GRADING
& DRAINAGE PLAN

C-100
SHEET NUMBER