

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 14, 2025

Vincent Carrica, PE
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: HIWAY HOUSE
3200 Central Ave SE
Conceptual Grading & Drainage Plan
Engineer's Stamp Date: 1/8/25
Hydrology File: K16D055**

Dear Mr. Carrica:

PO Box 1293

Based upon the information provided in your submittal received 01/08//2025, the Conceptual Grading & Drainage Plan is preliminary approved for Grading Permit and for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit.

Albuquerque

PRIOR TO BUILDING PERMIT:

NM 87103

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to PLNDRS@cabq.gov along with the Drainage Transportation Information Sheet.
2. If requesting a Waiver of Management Onsite, the following conditions of the new drainage ordinance (enacted 10/2/18) must be demonstrated on the plan (§ 14-5-2-6 (H)):

www.cabq.gov

Show where stormwater quality can be effectively controlled through private offsite mitigation, or through an arrangement to utilize a cooperator's existing regional stormwater management infrastructure or facilities that are available to control stormwater quality.

And where one (or more) of the following is met:

- the lot is too small to accommodate management on site while also accommodating the full plan of development;
- the soil is not stable;
- the site use is inconsistent with the capture and reuse of stormwater;
- other physical conditions exist where compliance with on-site stormwater quality control requirement leaves insufficient area;

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- public or private off-site facilities provide an opportunity to effectively accomplish the mitigation requirements of this ordinance;
 - there is an opportunity to develop a project to replenish regional ground water supplies at an offsite location; or
 - a waiver to state water law or acquisition of water rights would be required in order to implement management on site.
3. If requesting a Waiver of Management Onsite, please add a note which states, "The Owner has elected to pay the Payment in Lieu for the required Stormwater Quality Volume."
 4. If requesting a Waiver of Management Onsite, please show the Payment calculation on the plan. (Payment in Lieu = XXXcf x \$8/cf = \$ X,XXX).

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, 505-924-3420) 14 days prior to any earth disturbance.

PO Box 1293

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Albuquerque

Sincerely,

NM 87103

Anthony Montoya, Jr., P.E.
Senior Engineer, Hydrology
Planning Department, Design Review Services

www.cabq.gov



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

TYPE OF DEVELOPMENT: Plat (# of lots) _____ Single Family Home
All other Developments

RE-SUBMITTAL: YES NO

DEPARTMENT: TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

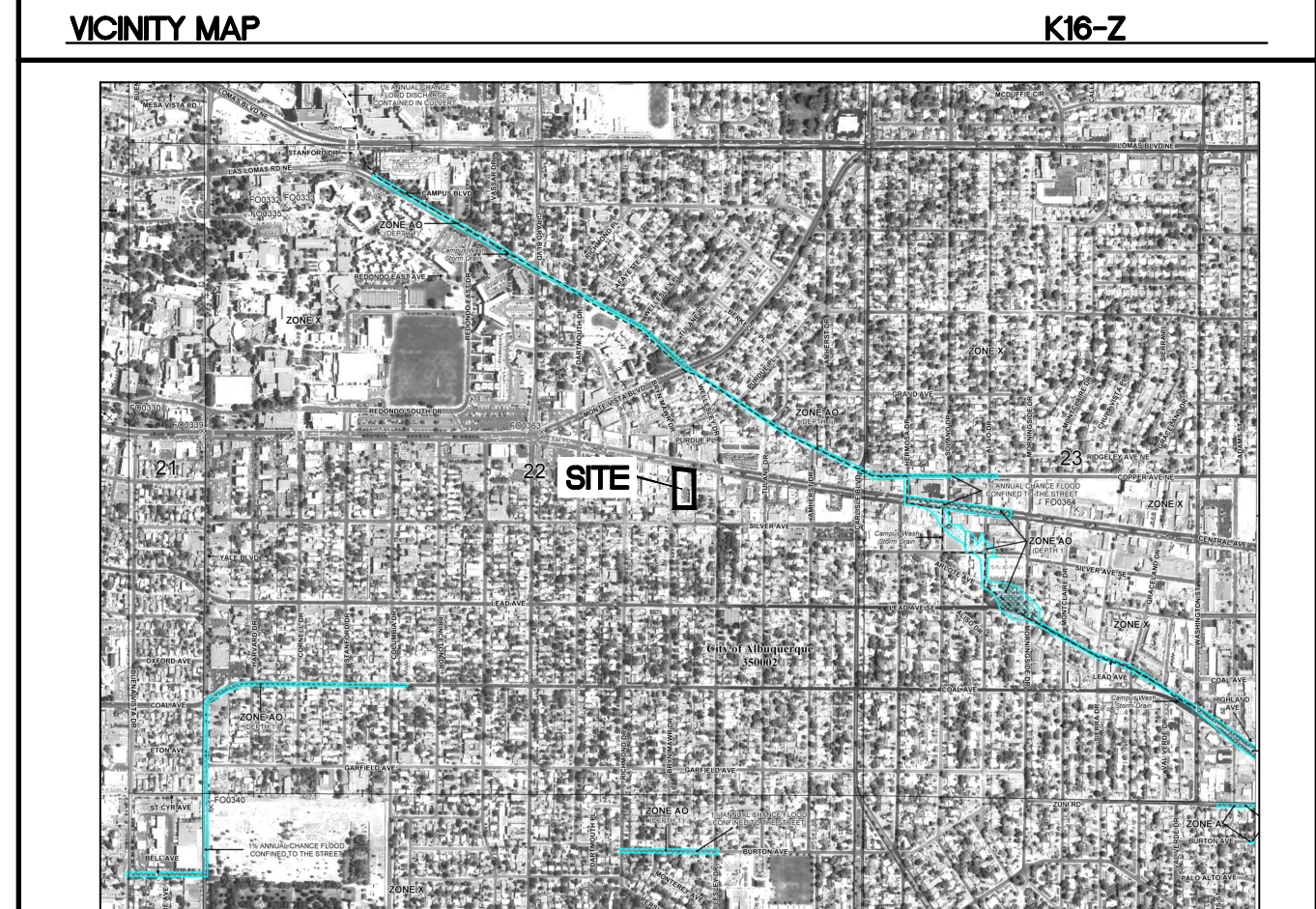
TYPE OF SUBMITTAL:

Engineering / Architect Certification
Conceptual Grading & Drainage Plan
Grading & Drainage Plan, and/or Drainage Report
Drainage Report (Work Order)
Drainage Master Plan
Conditional Letter of Map Revision (CLOMR)
Letter of Map Revision (LOMR)
Floodplain Development Permit
Traffic Circulation Layout (TCL) – Administrative
Traffic Circulation Layout (TCL) – DFT Approval
Traffic Impact Study (TIS)
Street Light Layout
OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

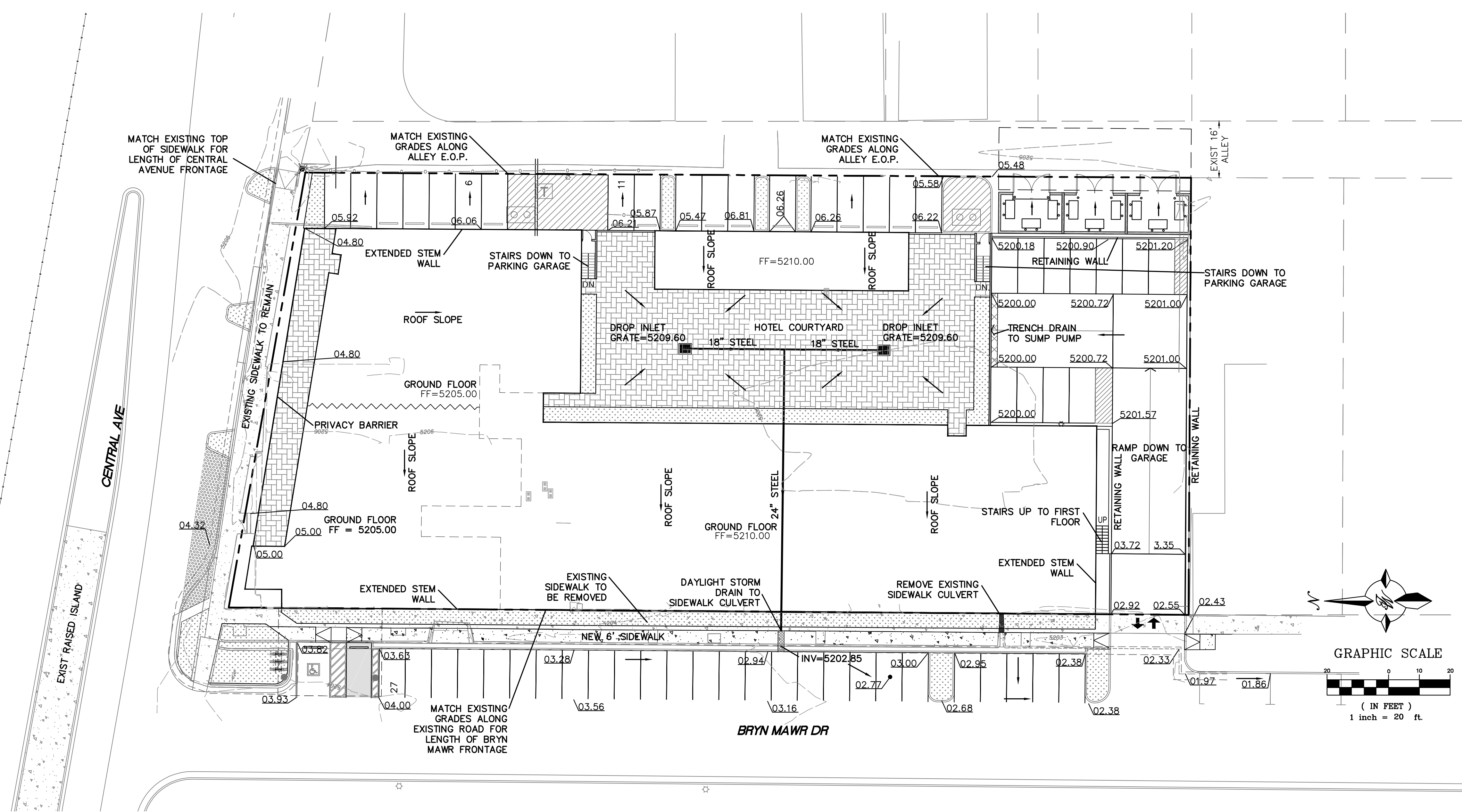
Pad Certification
Building Permit
Grading Permit
Paving Permit
SO-19 Permit
Foundation Permit
Certificate of Occupancy - Temp Perm
Preliminary / Final Plat
Site Plan for Building Permit - DFT
Work Order (DRC)
Release of Financial Guarantee (ROFG)
CLOMR / LOMR
Conceptual TCL - DFT
OTHER (SPECIFY) _____

DATE SUBMITTED: _____



FLOOD MAP 35001C0353H

LEGAL DESCRIPTION
LOTS 1-5, BLOCK 41, UNIVERSITY HEIGHTS ADDITION AND LOT 1, BLOCK 3, MONTE VISTA ADDITION



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- LANDSCAPING
- GRADE BREAK
- PROPOSED STORM SEWER
- DROP INLET
- HOTEL COURTYARD

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3/4\"/>

DRAINAGE MANAGEMENT PLAN

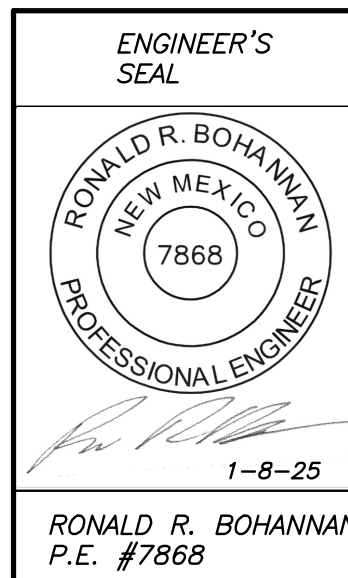


HIWAY HOTEL IS A REDEVELOPMENT OF AN EXISTING HOTEL. THE EXISTING STRUCTURES WILL BE DEMOLISHED AND A NEW HOTEL AND RESTAURANT WILL BE CONSTRUCTED IN ITS PLACE. THE NEW STRUCTURE WILL BE THREE STORIES PLUS AN UNDERGROUND PARKING GARAGE. PER THE PREVIOUS APPROVED GRADING AND DRAINAGE PLAN PREPARED BY LEE ENGINEERING (ENGINEER'S STAMP DATE 11/5/98) THE SITE FREE DISCHARGES TO THE ADJACENT EXISTING BRYN MAWR DR TO THE WEST AND TO THE ADJACENT EXISTING ALLEY WAY TO THE EAST. THE PEAK DISCHARGE FROM THE SITE NOTED ON THE PREVIOUSLY APPROVED PLAN IS 4.68 CFS FOR A 100-YEAR, 6-HOUR DESIGN STORM.

THE PROPOSED REDEVELOPED SITE WILL CONTINUE TO DRAIN TO BRYN MAWR DR AND TO THE EXISTING ALLEY WAY. THE PROPOSED IMPERVIOUS AND LANDSCAPED AREAS WILL BE ESSENTIALLY EQUAL TO EXISTING VALUES AND RUNOFF FROM THE SITE WILL BE MAINTAINED AT HISTORIC VALUES. NO DRAINAGE PONDING IS PROPOSED FOR THE REDEVELOPED SITE, MIMICKING THE PREVIOUSLY APPROVED GRADING AND DRAINAGE PLAN.



CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	3200 CENTRAL AVE SE ALBUQUERQUE, NM	DRAWN BY pm
		DATE 1-8-25
		DRAWING
 1-8-25	 TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1
RONALD R. BOHANNAN P.E. #7868		JOB # 2024042