

# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

February 7, 2020

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

**RE: Holiday Inn Express  
10500 Copper Avenue NE  
Permanent C.O. – Accepted  
Engineer’s Certification Date: 12/19/19  
Engineer’s Stamp Date: 06/19/18  
Hydrology File: K21D009H3**

PO Box 1293

Dear Mr. Hensley:

Based on the Certification received 01/30/20 and site visit on 02/07/20, this certification is approved in support of Permanent Release of Occupancy by Hydrology.

Albuquerque

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

NM 87103

Sincerely,

www.cabq.gov

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** Holiday Inn Express - Copper Pointe Subdivision **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** K12D009H3  
**DRB#:** 1000572 **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** Tracts 2 & 3 Copper Pointe Subdivision  
**City Address:** 10500 Copper Avenue N.E.

**Applicant:** THE Group **Contact:** Ron Hensley  
**Address:** 300 Branding Iron Road S.E., Rio Rancho, NM 87124  
**Phone#:** 505-410-1622 **Fax#:** \_\_\_\_\_ **E-mail:** ron@thegroup.cc

**Owner:** Premier Hospitality **Contact:** Imesh Vaidya  
**Address:** 8300 Carmel Ave. N.E. Suite 402, Albuquerque, NM 87113  
**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** imesh@premierhospitality.net

**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:** 1\*/29/20 **By:** Ron E. Hensley / THE Group

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



**T**he **H**ENSLEY **E**NGINEERING **G**ROUP

December 19, 2019

Hydrology Development  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

Re: K21D009H3. – Holiday Inn Express Engineers Certification

The as built Grading Plan and the certification of the Grading Plan dated 6/19/18 for the above site is attached. The drainage from and within the site perform as designed, and I have personally inspected the grading and drainage improvements for 10500 Copper Ave. The project has been graded and will drain safely and the design intent and improvements of the approved plan are substantially complete

We are requesting a review for Grading Certification and Certificate of Occupancy Approval

We are requesting a review for Grading Certification Approval. Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

A handwritten signature in black ink that reads 'Ron E. Hensley'.

Ron E. Hensley P.E.  
[ron@thegroup.cc](mailto:ron@thegroup.cc)



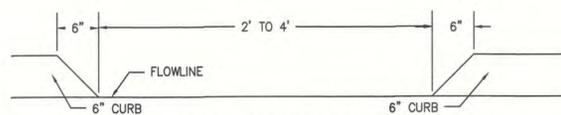
I hereby certify that the As-built elevations and shown are based on actual field checked grades

*Anthony L. Harris* 12-18-19

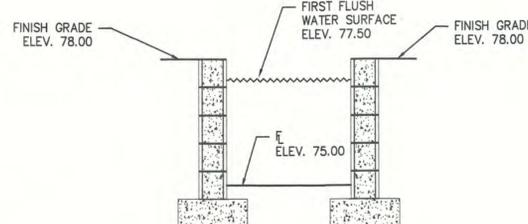


**6" WEIR CAPACITY**

WIDTH	Q (cfs)	AREA (sq.ft.)
2'	2.63	1.25
4'	4.82	2.25



TYPICAL CURB OPENING



1 FLUSH POND SECTION Scale: 1:2

**NOTES**  
 THE ENGINEER HAS UNDERTAKEN LIMITED FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UNDERGROUND UTILITY LINES. MAKES NO REPRESENTATION PERTAINING THERETO AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY, AND PRESERVE ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OR OTHERWISE.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE INTENDED FOR USE ON THIS PROJECT AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF GND ENGINEERING, LLC. IN THE EVENT OF UNAUTHORIZED USE, THE USER ASSUMES ALL RESPONSIBILITY AND LIABILITY WHICH RESULTS.

**GENERAL NOTES:**

- ALL WORK IN CITY RIGHT OF WAY WILL REQUIRE CITY WORK ORDER SUBMITTAL.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER THIS CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION, UPDATE NO. 8.
- THE EROSION PROTECTION SPECIFIED ON THIS PLAN IS THE MINIMUM RECOMMENDED. THE OWNER IS ENCOURAGED TO INCORPORATE EROSION RESISTANT LANDSCAPING ON AREAS WHERE EROSION MAY OCCUR SUCH AS SLOPES AND SWALES. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL FEATURES NECESSARY TO PRESERVE THE DESIGN INTENT OF THE GRADING PLAN.
- THE DRAINAGE INFRASTRUCTURE SHOWN ON THIS PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD MUST BE RESEEDED OR LANDSCAPED.
- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, (260-1990) FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS AND EXISTING PAVEMENT. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM OF DELAY.

**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.

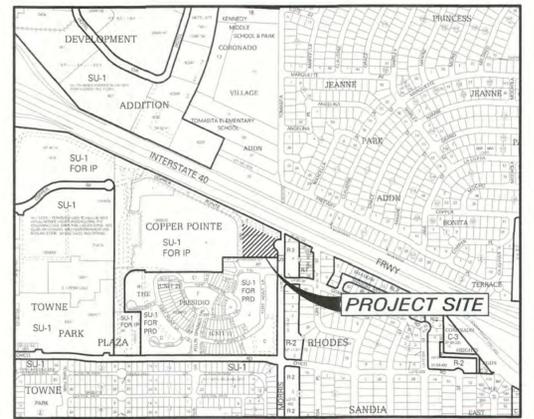
**GRADING CONSTRUCTION NOTES**

I.D.#	DESCRIPTION
1	17 LF. OF 6" DUCTILE IRON PIPE
2	6' ASPHALT ADA RAMP



**LEGEND**

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



**VICINITY MAP K-21-Z**  
**LEGAL DESCRIPTION**  
 TRACT 3-A, COPPER POINTE SUBDIVISION  
 WITHIN IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

**DRAINAGE INFORMATION**

**LOCATION & DESCRIPTION**  
 THE SITE IS 1.60 ACRES LOCATED ON THE SOUTH SIDE OF I-40 AT MORRIS AVE. WITHIN THE COPPER POINTE COMMERCIAL DEVELOPMENT AS SEEN ON THE VICINITY MAP. THE SITE IS CURRENTLY UNDEVELOPED. THE ADJACENT PROPERTY TO THE WEST IS A DEVELOPED COMMERCIAL SITE. THE PROPERTIES TO THE SOUTH AND EAST ARE DEVELOPED AS RESIDENTIAL. THE SITE IS TO BE DEVELOPED AS A HOTEL SITE.

**FLOODPLAIN STATUS**  
 THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0141 G, DATED APRIL 2, 2002 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

**METHODOLOGY**  
 THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING AHYMO SOFTWARE.

**PRECIPITATION**  
 THE 100-YR 24-HR DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

**DRAINAGE & REPORTS**  
 THE SITE IS WITHIN THE COPPER POINTE GRADING AND DRAINAGE PLAN AREA. THE PREVIOUSLY APPROVED DRAINAGE PLAN SUPPLEMENTAL CALCULATIONS FOR COPPER POINTE DATED MAY 2 FOR ALL DISCHARGE TO BE DIRECTED TO THE PRIVATE DRIVEWAY TO THE WEST AT 7.37 CFS (SEE TABLE). THERE ARE NO OTHER FLOWS THAT IMPACT THE SITE.

**DEVELOPED CONDITION**  
 THE RUNOFF FROM SITE WILL BE ROUTED THROUGH THE FLUSH PONDS ALONG SOUTH AND WEST PROPERTY LINES THEN THROUGH THE PRIVATE DRIVE. THE PRIVATE DRIVE WILL CONVEY THE RUNOFF ALONG THE CURB TO INLETS LOCATED WEST OF THE SITE AND DISCHARGE TO THE I-40 CHANNEL. THIS DEVELOPMENT WILL HAVE NO ADDITIONAL IMPACT ON DOWNSTREAM FACILITIES.

**FIRST FLUSH**  
 THERE ARE FLUSH PONDS ALONG THE PERIMETER OF THE SITE TO ACCOMMODATE THE FOLLOWING FIRST FLUSH REQUIREMENTS:  
 IMPERVIOUS AREA = 56,432 FT<sup>2</sup>  
 REQUIRED FLUSH VOLUME = 56,432 FT<sup>2</sup> \* 0.34/12 FT. = 1,588 CU.FT.  
 FLUSH VOLUME PROVIDED = 1,211 CU.FT + 380 CU.FT. = 1,591 CU.FT.

**HYDROLOGIC DATA - APPROVED**

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q <sub>100</sub> (cfs)	V <sub>100-24</sub> (acft)
		A	B	C	D			
A	1.70	0	7	8	85	4.66	7.37	0.342

**HYDROLOGIC DATA - PROPOSED**

BASINS	AREA (acres)	LAND TREATMENT PERCENTAGES BY TYPE				YIELD (cfs/ac)	Q <sub>100</sub> (cfs)	V <sub>100-24</sub> (acft)
		A	B	C	D			
A-1	1.60	0	13	6	81	4.55	7.20	0.331

**DRAINAGE CERTIFICATION**  
 I, RON E. HENSLEY, N.M.P.E. #21850, OF THE FIRM THE GROUP, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE INTENT OF THE APPROVED PLAN DATED 6/19/2018. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ANTHONY L. HARRIS, N.M.P.S. #11463. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/18/2019, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS WITH EXCEPTIONS NOTED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR GRADING CERTIFICATION AND CERTIFICATE OF OCCUPANCY. THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

EXCEPTION: WATER QUALITY (FIRST FLUSH) IMPOUNDMENT FOR 1,588 CU.FT WAS NOT CONSTRUCTED. OWNER REMITTED CASH IN LIEU PAYMENT TO CITY FOR 1,588 CU.FT.



**THE group**  
 THE HENSLEY ENGINEERING GROUP  
 300 BRANDING IRON RD. SE RIO RANCHO, NEW MEXICO 87124  
 Phone: (505) 410-1622

**Afra Construction & Design**  
 2501 Yale Blvd SE Suite 102  
 Albuquerque, New Mexico 87106  
 Tel: 505.242.1745  
 Fax: 505.242.1737

**HOLIDAY INN EXPRESS**  
 10500 COPPER AVENUE  
 ALBUQUERQUE, NEW MEXICO 87123

REV	DATE	DESCRIPTION	APVD

C-101  
 6/19/2018