

CITY OF ALBUQUERQUE



January 21, 2016

Richard J. Berry, Mayor

Ron E. Hensley, P.E.
THE Group
300 Branding Iron Road S.E.
Rio Rancho, Nm, 87124

**RE: Holiday Inn Express – Copper Pointe
Conceptual Grading Plan
Engineer's Stamp Date 12-29-2015 (File: K21D009H3)**

Dear Mr. Hensley:

Based upon the information provided in your submittal received 12-29-2015, the above referenced Conceptual Grading Plan is approved for Site Plan for Building Permit and DRB Action.

The drainage narrative states that the first flush will be stored in the perimeter landscaping areas. However, the access aisle appears to be conceptually shown with an inverted crown, and grades within the medians don't reflect a ponding area. Please note that we will expect the Final Grading and Drainage Plan to clearly show that the first flush pond is provided, *and* that Stormwater is directed to it.

PO Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

Orig: Drainage file



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: _____



The **H**ENSLEY **E**NGINEERING **G**ROUP

December 28, 2015

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

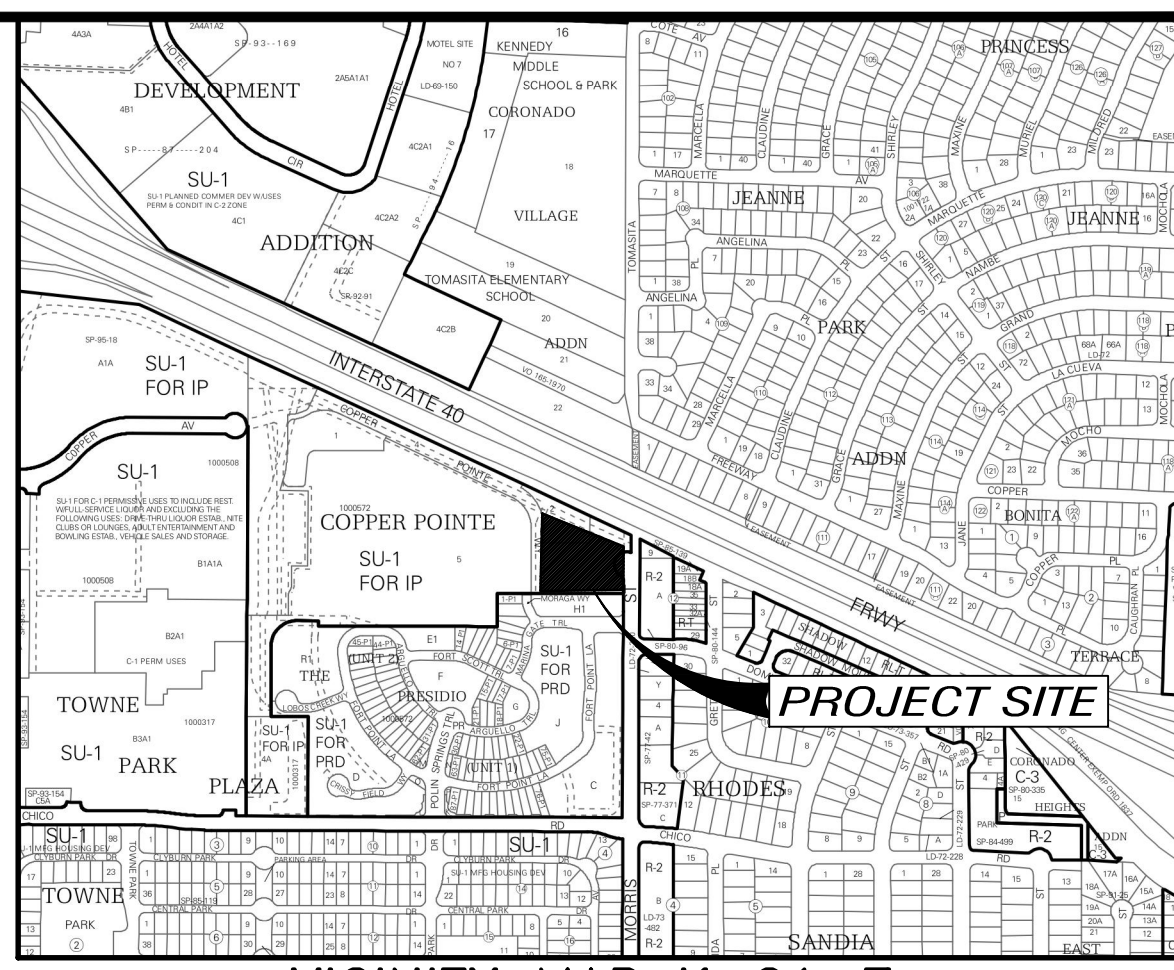
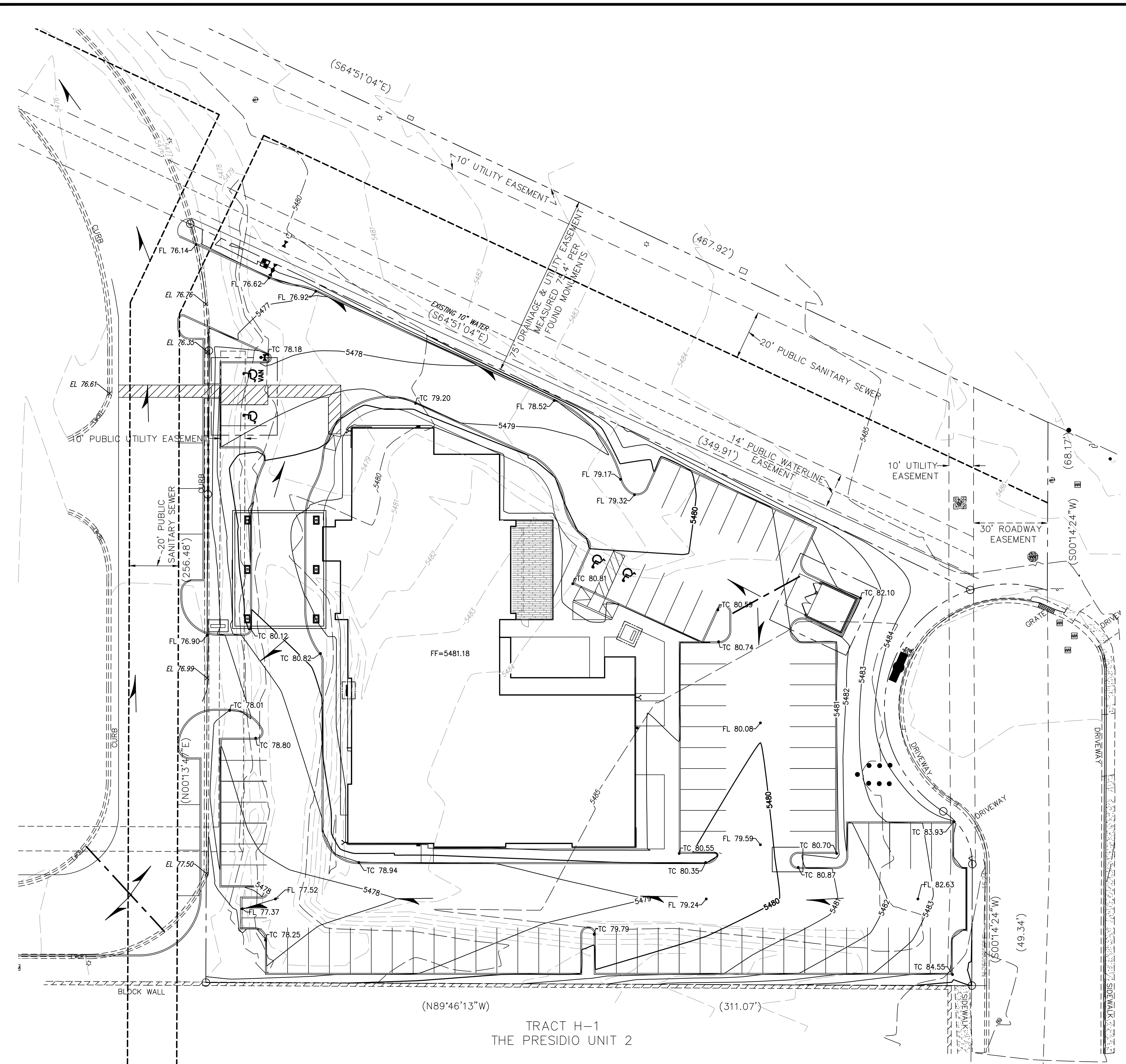
Re: Holiday Inn Express, Copper Pointe Subdivision – Conceptual Grading and Drainage Plan

We are requesting a review of the attached plan in support of the Site Plan for Subdivision of Copper Pointe Subdivision. The Site Plan is for Tracts 2 & 3 and is located at 10500 Copper Ave. between Wyoming Blvd. and Eubank Blvd. The plan covers the impact of the development on existing drainage infrastructure. We are requesting a review for compliance with City requirements.

Please contact me at 410-1622 or via email if you have any questions or comments.

Sincerely,

Ron E. Hensley P.E.
ron@thegroup.cc



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 POINT 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 2007, WAS APPROVED FOR ALL DISCHARGE TO BE DIRECTED TO THE PRIVATE ROADWAY TO THE WEST AT 7.37 CFS (SEE TABLE). THERE ARE NO OFFSITE 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 DISCHARGED INTO THE PRIVATE DRIVE. THE PRIVATE DRIVE WILL CONVEY FLOW ALONG THE CURB TO INLETS LOCATED WEST OF THE SITE AND DISCHARGING TO THE I-40 CHANNEL. THIS DEVELOPMENT WILL HAVE NO ADDITIONAL IMPACT ON DOWNSTREAM FACILITIES.

FIRST FLUSH

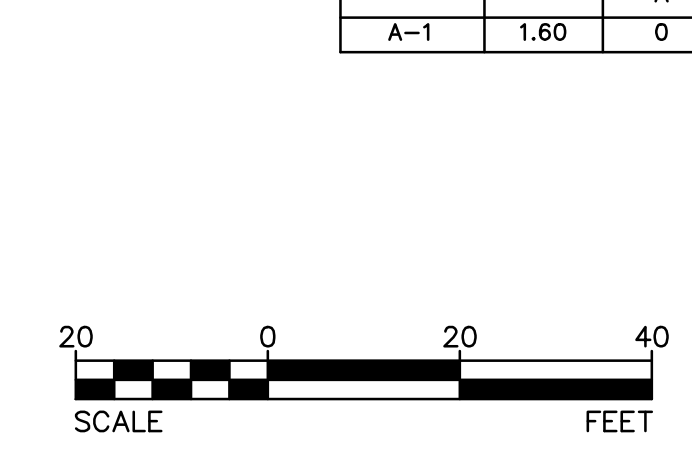
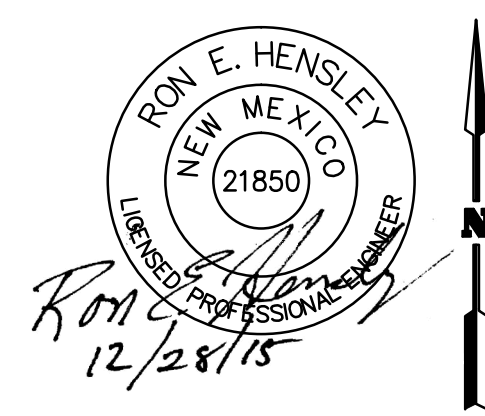
THERE ARE FLUSH PONDS ALONG THE PERIMETER OF THE SITE TO ACCOMMODATE THE FOLLOWING FIRST FLUSH REQUIREMENTS:
IMPERVIOUS AREA = 56,432FT²
REQUIRED FLUSH VOLUME = 56,432 FT² * 0.34/12 FT. = 1,588 CU.FT.

HYDROLOGIC DATA - APPROVED

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



- LEGEND**
- FLOW ARROW
 - SLOPE ARROW
 - EL=11.28
 - PROPOSED ELEVATION
 - EXISTING ELEVATION
 - GRADE BREAK
 - EXISTING CONTOUR
 - EXISTING CONTOUR
 - PROPOSED EASEMENT
 - PROPOSED GRADE
 - EXISTING WALL
 - PROPOSED WALL



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