CITY OF ALBUQUERQUE

Planning Department Alan Varela, Director



Mayor Timothy M. Keller

February 18, 2022

Jeremy Shell, P.E. Respec 5971 Jefferson St. NE Albuquerque, NM 8710

RE: Sunport Hotel Conceptual Grading & Drainage Plans Engineer's Stamp Date: 01/2022 Hydrology File: M15D050

Dear Mr. Shell:

PO Box 1293 Based upon the information provided in your resubmittal received 01/13/2022, the Conceptual Grading & Drainage Plan **is not** approved for action by the DRB on Site Plan for Building Permit. The following comments need to be addressed for approval of the above referenced project:

Albuquerque 1. First off this site does have free discharge. However, your drainage areas are off. There is an existing concrete channel that was provided for half of the site to drain to. This drainage follows the southern property line to the west to the storm drain system in Transport.

NM 87103

2. The north half of the site. The paving area drains to a 2' curb cut to a series of SWQ ponds connected by pvc with the most western pond outfalls to Sunport Place through a sidewalk culvert.

www.cabq.gov



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3. The southern half of the site. The drive in the southwest will have to be relocated a little. Have the paving drain to a 2' curb cut to a SWQ pond which outfalls to the existing concrete channel.

PO Box 1293

Albuquerque

NM 87103

4. With a little tweaking of the site plan, this site should be easily able to provide the required SWQ ponds and still meet the conditions for parking.

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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.

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

Sincerely,

Renée C. Brissette

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

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City of Albuquerque

Planning Department Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sunport Hotel	Building Per	mit #:	Hydrology File #:			
DRB#:	EPC#:		Work Order#:			
Legal Description: Lot 2, Block 4A,	Sunport Park					
City Address:						
Applicant: Legacy Development			Contact:			
Address:						
Phone#:	Fax#:		E-mail:			
Other Contact: RESPEC			Contact: Jeremy Shell			
Address: 5971 Jefferson Street NE, S	uite 101, Albuquerque	NM 87109				
Phone#: <u>505.918.1053</u>	Fax#:		E-mail: jeremy.shell@respec.com			
TYPE OF DEVELOPMENT:	PLAT (# of lots)	RESIDENCE	X DRB SITE ADMIN SITE			
IS THIS A RESUBMITTAL?	Yes X No					
DEPARTMENT TRANSPORTA	tion <u>X</u> hyd	ROLOGY/DRAINA	AGE			
Check all that Apply: TYPE OF SUBMITTAL: ENGINEER/ARCHITECT CERTIFI PAD CERTIFICATION CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE REPORT DRAINAGE MASTER PLAN FLOODPLAIN DEVELOPMENT PH ELEVATION CERTIFICATE CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT TRAFFIC IMPACT STUDY (TIS) STREET LIGHT LAYOUT OTHER (SPECIFY) PRE-DESIGN MEETING?	CATION ERMIT APPLIC T (TCL)	TYPE OF APPROVAL/ACCEPTANCE SOUGHT:				
DATE SUBMITTED: 1/13/22	By:By:	ny Shell				
COA STAFF:	ELECTRONIC	SUBMITTAL RECEIVEI):			

BACKGROUND

LOT 2, BLOCK 4A, SUNPORT PARK IS APPROXIMATELY 1.2 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS LOCATED SOUTH OF SUNPORT PLACE, WEST OF UNIVERSITY BOULEVARD, AND NORTH OF SUNPORT BOULEVARD. SEE VICINITY MAP ABOVE. THE PROPOSED DEVELOPMENT IS A 112 UNIT HOTEL. IN REVIEWING THE DRAINAGE PLAN PREPARED FOR THE ADJACENT EXISTING HOTEL PROPERTY TO THE EAST, IT APPEARS THAT FREE DISCHARGE IS ALLOWED TO SUNPORT PLACE. OTHER PROPERTIES IN THE AREA APPEAR TO ALSO FREELY DISCHARGE. THERE IS AN EXISTING STORM DRAIN IN WOODARD ROAD THAT WAS DESIGNED FOR FULLY DEVELOPED FLOWS FROM THIS AREA. THERE IS AN EXISTING SIDEWALK CULVERT AT THE NORTHWEST CORNER OF THE PROPERTY FURTHER INDICATING THAT FREE DISCHARGE IS ALLOWED.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42" FOR NEW DEVELOPMENT. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE LOT IS CURRENTLY UNDEVELOPED, HOWEVER, IT DOES APPEAR THAT ROUGH GRADING HAS OCCURRED IN THE PAST. THE EXISTING SITE TERRAIN IS VERY STEEP WITH APPROXIMATELY 20' OF ELEVATION DIFFERENCE BETWEEN THE EAST AND WEST PROPERTY BOUNDARIES. THERE IS IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE SITE. THE SITE HAS BEEN SPLIT INTO THREE SUB-BASINS DESCRIBED BELOW.

SUB-BASIN E1 IS LARGELY COMPOSED OF THE SUBJECT PROPERTY CONTAINING 0.99 ACRES. THIS BASIN DRAINS TO THE NORTHWEST CORNER OF THE PROPERTY AND OUT INTO SUNPORT PLACE THROUGH AN EXISTING SIDEWALK CULVERT. 2.0 CFS IS GENERATED BY THIS BASIN.

SUB-BASIN E2 CONSISTS OF A PORTION OF THE NEIGHBORING PROPERTY TO THE EAST CONTAINING 0.19 ACRES. THE PARKING FOR THIS EXISTING HOTEL DEVELOPMENT IS TO BE MODIFIED TO CREATE ADDITIONAL PARKING FOR BOTH THE EXISTING HOTEL AND THE NEW HOTEL THAT WILL BE CONSTRUCTED WITH THIS DEVELOPMENT. THIS BASIN FLOWS NORTH INTO THE EXISTING PARKING LOT AND FREELY DISCHARGES TO SUNPORT PLACE. 0.8 CFS IS GENERATED BY THIS BASIN. THE DRAINAGE PLAN COMPLETED BY LARRY READ & ASSOCIATES SHOULD BE REFERENCED FOR MORE DETAILED INFORMATION RELATED TO THIS EXISTING DEVELOPMENT.

SUB-BASIN E3 IS A COMPACTED DIRT MAINTENANCE ROAD AND STAGING AREA THAT RUNS ALONG THE NORTH SIDE OF SUNPORT BOULEVARD CONTAINING 1.31 ACRES. THIS DEVELOPMENT WILL IMPROVE THIS ROAD WITH ASPHALT BOTH FOR MAINTENANCE PURPOSES AS WELL AS ACCESS AND PARKING SERVING THE HOTELS. THE MAINTENANCE ROAD IS REQUIRED TO BE IMPROVED IN ENTIRETY FROM THE SUBJECT PROPERTY WEST TO TRANSPORT STREET. RUNOFF FROM THIS BASIN FLOWS WEST ALONG THE MAINTENANCE ROAD UNTIL ULTIMATELY DISCHARGING TO TRANSPORT STREET. THIS BASIN GENERATES 4.0 CFS.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO MATCH THE EXISTING DRAINAGE PATTERN AND UTILIZE THE ALLOWABLE FREE DISCHARGE INTO SUNPORT PLACE. THE SITE HAS BEEN SPLIT INTO FOUR SUB-BASINS DESCRIBED BELOW.

SUB-BASIN D1 IS THE SOUTHWEST PORTION OF THE NEW HOTEL DEVELOPMENT. IT CONTAINS 0.66 ACRES AND GENERATES 2.6 CFS. SIMILAR TO EXISTING CONDITIONS, THIS SUB-BASIN DISCHARGES TO SUNPORT PLACE AT THE NORTHWEST CORNER OF THE PROPERTY. A STORM DRAIN SYSTEM WILL BE UTILIZED TO GET RUNOFF TO THIS POINT OF DISCHARGE. A NEW SIDEWALK CULVERT IS PROPOSED TO REPLACE THE EXISTING ONE.

SUB-BASIN D2 IS THE NORTHEAST PORTION OF THE NEW HOTEL DEVELOPMENT. IT CONTAINS 0.48 ACRES AND GENERATES 1.9 CFS. RUNOFF FROM THIS BASIN WILL FREELY DISCHARGE TO SUNPORT PLACE VIA THE NEW DRIVEWAY ENTRANCE. THE TOTAL FLOW DISCHARGING TO SUNPORT PLACE FROM THIS DEVELOPMENT IS 4.5 CFS.

SUB-BASIN D3 CONSISTS OF THE MODIFIED PARKING AREA ON THE PROPERTY TO THE EAST. IT CONTAINS 0.20 ACRES AND GENERATES 0.8 CFS. THERE IS NO INCREASE IN FLOW FROM THE EXISTING CONDITION. THEREFORE, THE PROPOSED PARKING MODIFICATIONS WILL NOT ADVERSELY AFFECT THE EXISTING DEVELOPMENT.

SUB-BASIN D4 IS THE IMPROVED MAINTENANCE ROAD. IT CONTAINS 0.97 ACRES AND GENERATES 4.1 CFS. THIS INCREASE IN FLOW SHOULD BE CONSIDERED NEGLIGIBLE.

THE WATER QUALITY TABLE ON THIS SHEET UNDER "HYDROLOGY CALCULATIONS" SUMMARIZES THE WATER QUALITY VOLUMES REQUIRED FOR DEVELOPED CONDITIONS. DUE TO THE SITE SIZE AND EXISTING TERRAIN CHALLENGES, WATER QUALITY PONDING WILL BE PROVIDED IN LANDSCAPE ISLANDS AND THE LIKE WHERE POSSIBLE. HOWEVER, THE TOTAL REQUIRED VOLUME WILL LIKELY NOT BE ABLE TO BE ACCOMMODATED FOR THOSE REASONS. THE OWNER HAS ELECTED TO PAY THE FEE-IN-LIEU OF STORM WATER QUALITY PONDING REQUIREMENTS FOR THE VOLUME UNABLE TO BE PROVIDED. FURTHER INFORMATION WILL BE PROVIDED FOR BUILDING PERMIT APPROVAL.

NAME: N:\Projects\04266.0005-04266.0005 Legacy Sunport Hote\\3.D\WG\Sheets\4266.05 Grading.dwg PLOT DATE: Jan 13, 2022 1:38p

NOTE:

1. THE EXISTING SITE FEATURES WILL BE DEMOLISHED UNLESS OTHERWISE SPECIFIED ON THIS PLAN.

GRADING NOTES

- 1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- 2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- 4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- 5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- 6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- 7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- 8. REFER TO GEOTECHNICAL EVALUATION REPORT 3220JJ138 BY WESTERN TECHNOLOGIES, INC. DATED JANUARY 12, 2021.

LEGEND:

	PROPERTY BOUNDARY
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
— — — - 5270 - — — —	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
~~~~~~	PROPOSED HIGH POINT

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PROJECT NAME:		AIRPORT HOTEL	ALBUQUERQUE, NM			
SHEET TITLE:		CONCEPT GRADING	PLAN			
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REVISION