



February 3, 1998

Diane Hoesler, P.E.  
Mark Goodwin & Assoc.  
P.O. Box 90606  
Albuquerque, NM 87199

**RE: PHILLIPS 66 @ ALAMEDA & I-25 (C18-D36). UPDATED GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT AND SO #19 PERMIT APPROVALS. ENGINEER'S STAMP DATED JANUARY 12, 1998.**

Dear Ms. Hoesler:

Based on the updated information provided on your January 12, 1998 submittal, the above referenced project is approved for Building and SO #19 Permits.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

Lisa Ann Manwill, P.E.  
Hydrology

c: Arlene Portillo  
Andrew Garcia  
File

Good for You, Albuquerque!





Martin J. Chávez, Mayor

November 14, 1997

Diane Hoesler, P.E.  
Mark Goodwin & Assoc.  
P.O. Box 90606  
Albuquerque, NM 87199

**RE: PHILLIPS 66 @ ALAMEDA & I-25 (C18-D36). GRADING AND DRAINAGE PLAN  
FOR BUILDING PERMIT AND SO #19 PERMIT APPROVALS. ENGINEER'S  
STAMP DATED OCTOBER 20, 1997.**

Dear Ms. Hoesler:

Based on the information provided on your October 21, 1997 submittal, the above referenced project is approved for Building and SO #19 Permits.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

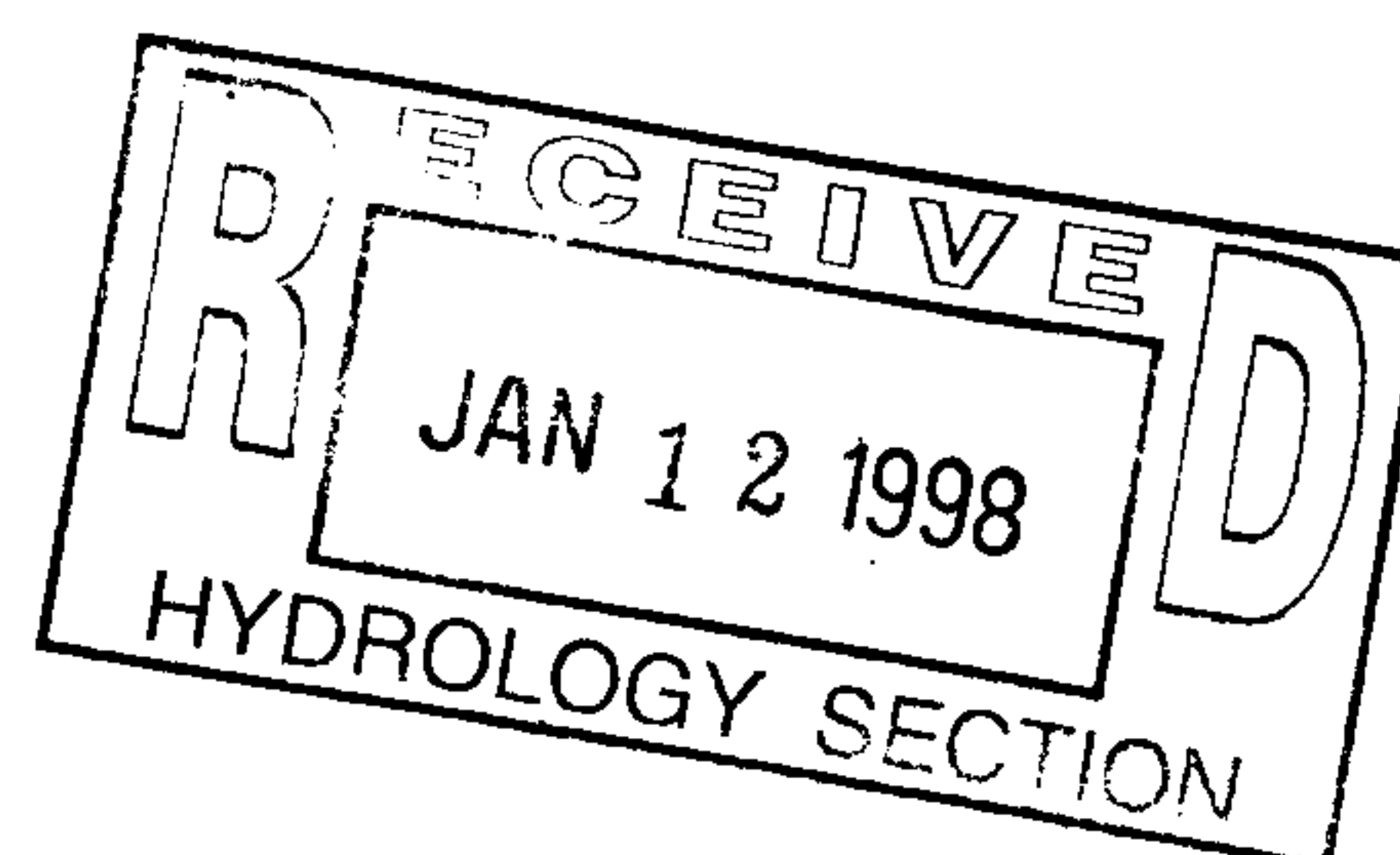
Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

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Sincerely,

Lisa Ann Manwill, P.E.  
Hydrology

c: Arlene Portillo  
Andrew Garcia  
File



Good for You, Albuquerque!



**Tekin Group, Inc.**  
**Real Estate Brokerage & Development**  
5801 Eubank NE #216  
Albuquerque, New Mexico 87111  
(505) 821-2911 ♦ Fax (505) 821-2912

Fran Aslakson  
Ken Tekin, JD

October 20, 1997

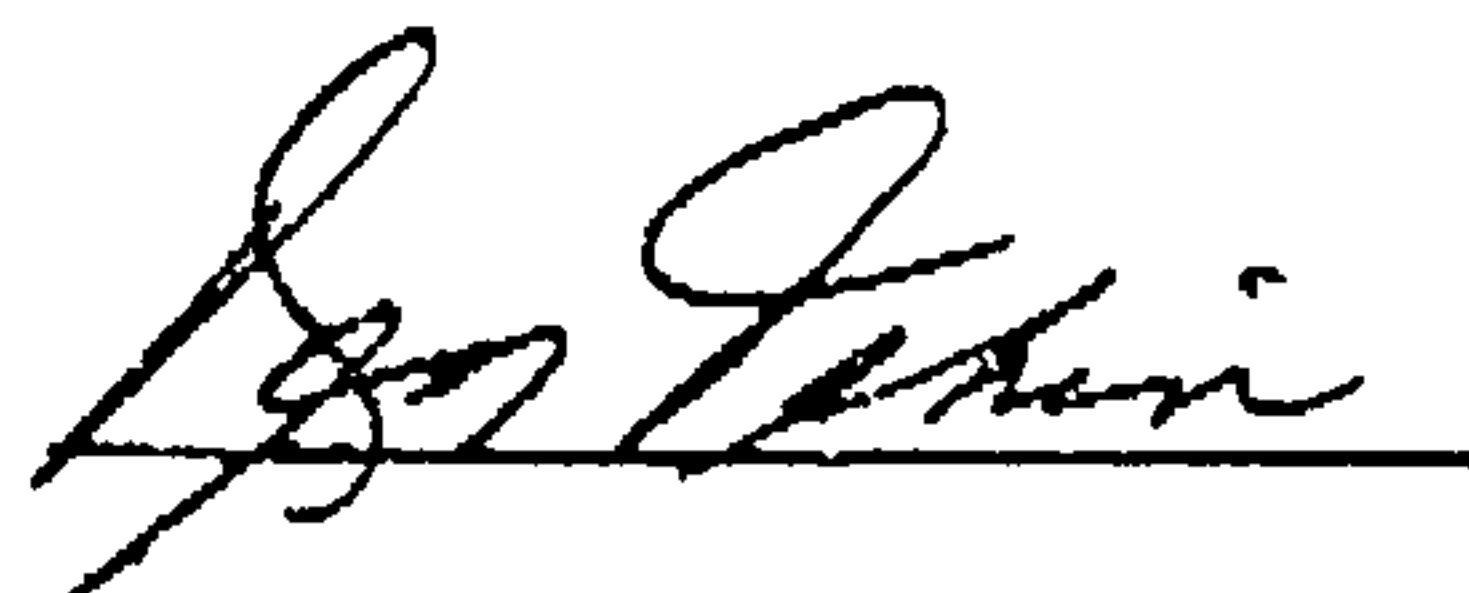
Mohamed Kassam  
Ramada Limited  
5601 Alameda NE  
Albuquerque, NM

re: Phillips/Kassam Joint Drainage Area

Mohamed:

The City Hydrology Department has a copy of the Easement Agreement that is of record against the property regarding the joint drainage area that is on Phillips/Kassam property line. The Agreement provides that Phillips shall pay any costs to improve, expand or change this drainage area.

Attached are Phillips' plan (Phillips 66-Alameda, GRADING & DRAINAGE PLAN, prepared by Goodwin & Asso, updated 10/20/97 by Diane Hoelzer) to construct the change in this area that we reviewed and discussed with you and Adil Rizvi. The City requested a letter to confirm your consent since the drainage area is being modified to allow a retaining wall on Phillips' property and a 4' garden wall on your property to allow the continued joint use of the drainage area and to not interfere or impair the drainage and run-off. All improvements will be at the sole expense of Phillips and approved by City Hydrology.



Consent Granted:

  
Mohamed Kassam

OCT 27/97  
Dated

BERNALILLO R0071

**DRAINAGE EASEMENT**

THIS EASEMENT is made this 20<sup>th</sup> day of October 1997, by and between Lease Plan North America, Inc., an Illinois corporation, and Chase Manhattan Realty Leasing Corporation, a New York Corporation, OWNER of Lot 7-A-2 in Block number 11 of Tract A, Unit B NORTH ALBUQUERQUE ACRES as the same is shown and designated on the Replat thereof, filed in the office of the county Clerk of Bernalillo County, New Mexico, on October 3, 1996, in Book 96C, Pages 413-415, by their agent, Phillips Petroleum Company.

AND

Lease Plan North America, Inc., an Illinois corporation, and Chase Manhattan Realty Leasing Corporation, a New York Corporation, OWNER of Lot 7-A-3 in Block number 11 of Tract A, Unit B NORTH ALBUQUERQUE ACRES as the same is shown and designated on the Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 3, 1996, in Book 96C, Pages 413-415, by their agent, Phillips Petroleum Company.

The Owner (which term includes successors and assigns) of Lot 7-A-3 grants to the Owner of Lot 7-A-2 the right to convey storm runoff, drainage from watering landscape, or other incidental, ordinary and reasonable amounts of water from Lot 7-A-2 across the boundary lines of Lot 7-A-3 to the right-of-way of Alameda Boulevard and/or Oakland Avenue, and to the detention pond facility on Lot 7-A-3.

THIS EASEMENT is binding upon the Owners their successors assigns and will continue to run with said property until an alternate drainage plan has been approved by the City Hydrology Department and this document is released by a recorded document by the Owners of the above described real properties.

OWNERS: LEASE PLAN NORTH AMERICA, INC. and CHASE MANHATTAN REALTY LEASING CORPORATION

BY PHILLIPS PETROLEUM COMPANY, THEIR AGENT

BY: *George F. Peterson* *MRB*  
Attorney in Fact *RS*

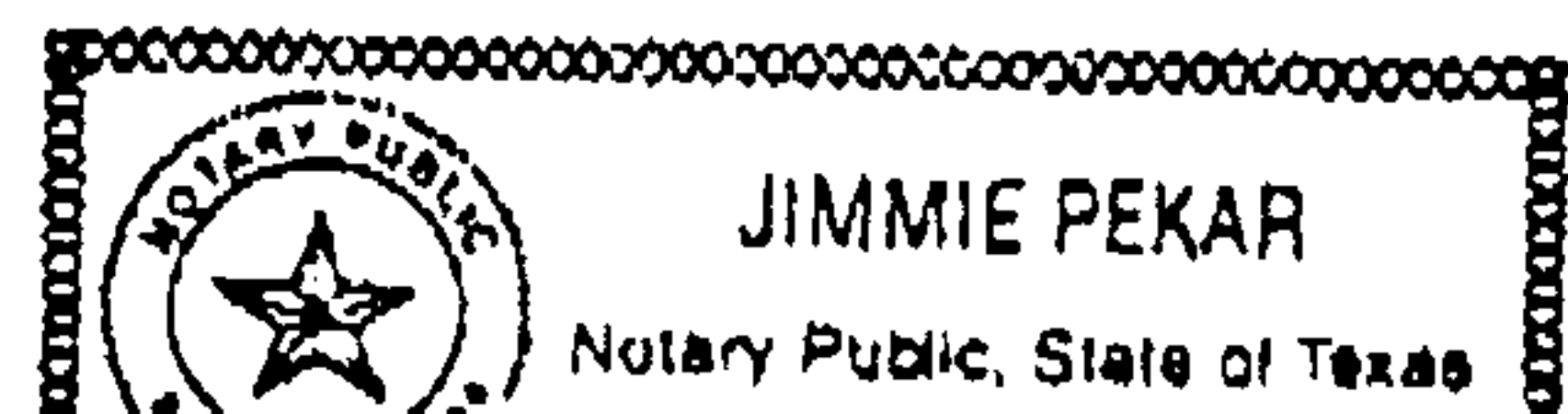
**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 20 day of October, 1997 by *George F. Peterson* Attorney in Fact for Phillips Petroleum Company, Agent for Lease Plan North America, Inc., an Illinois corporation, and Chase Manhattan Realty Leasing Corporation, a New York corporation.

*Jimmie Pekar*  
Notary Public

My Commission Expires: 4.12.00

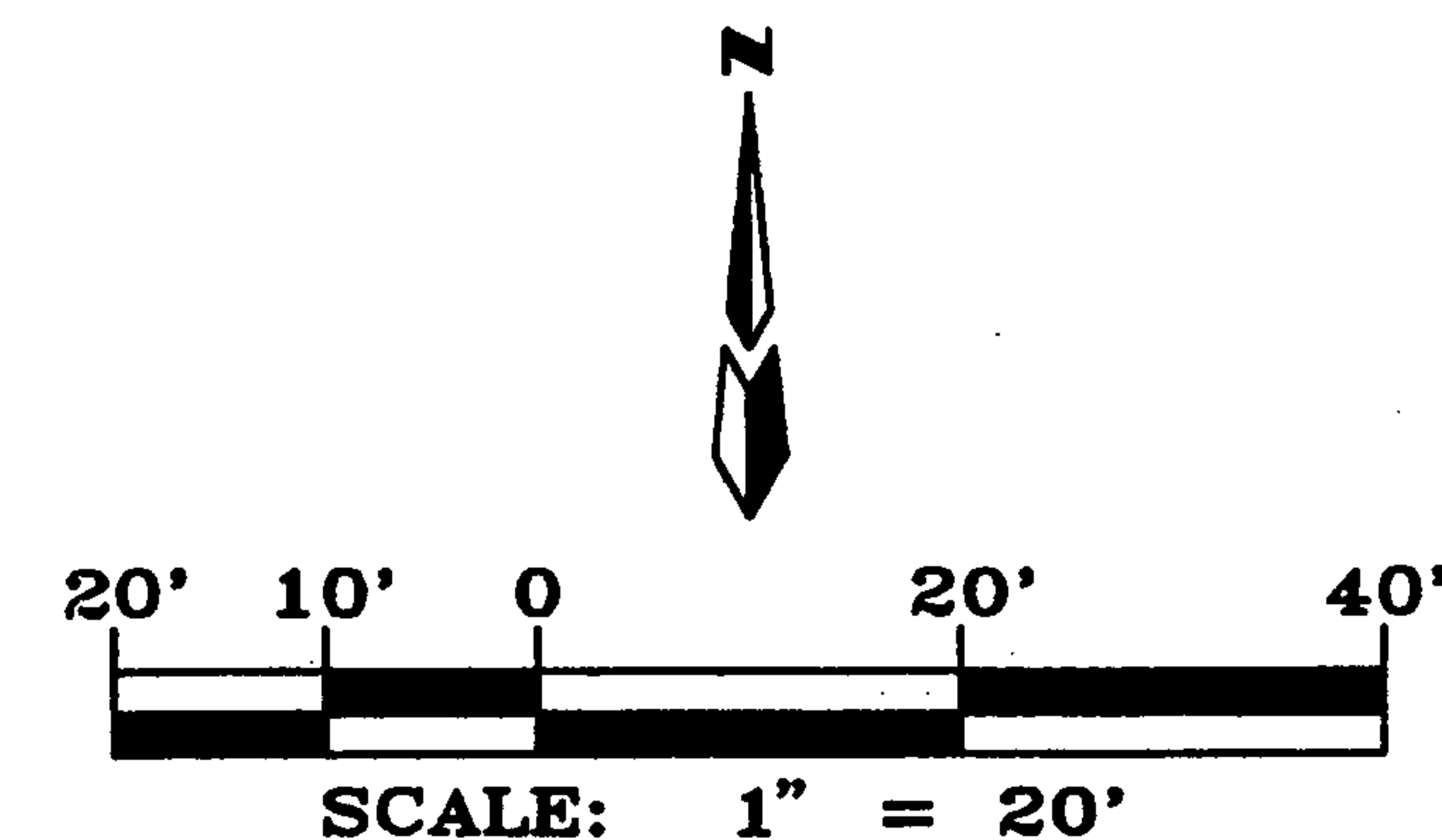
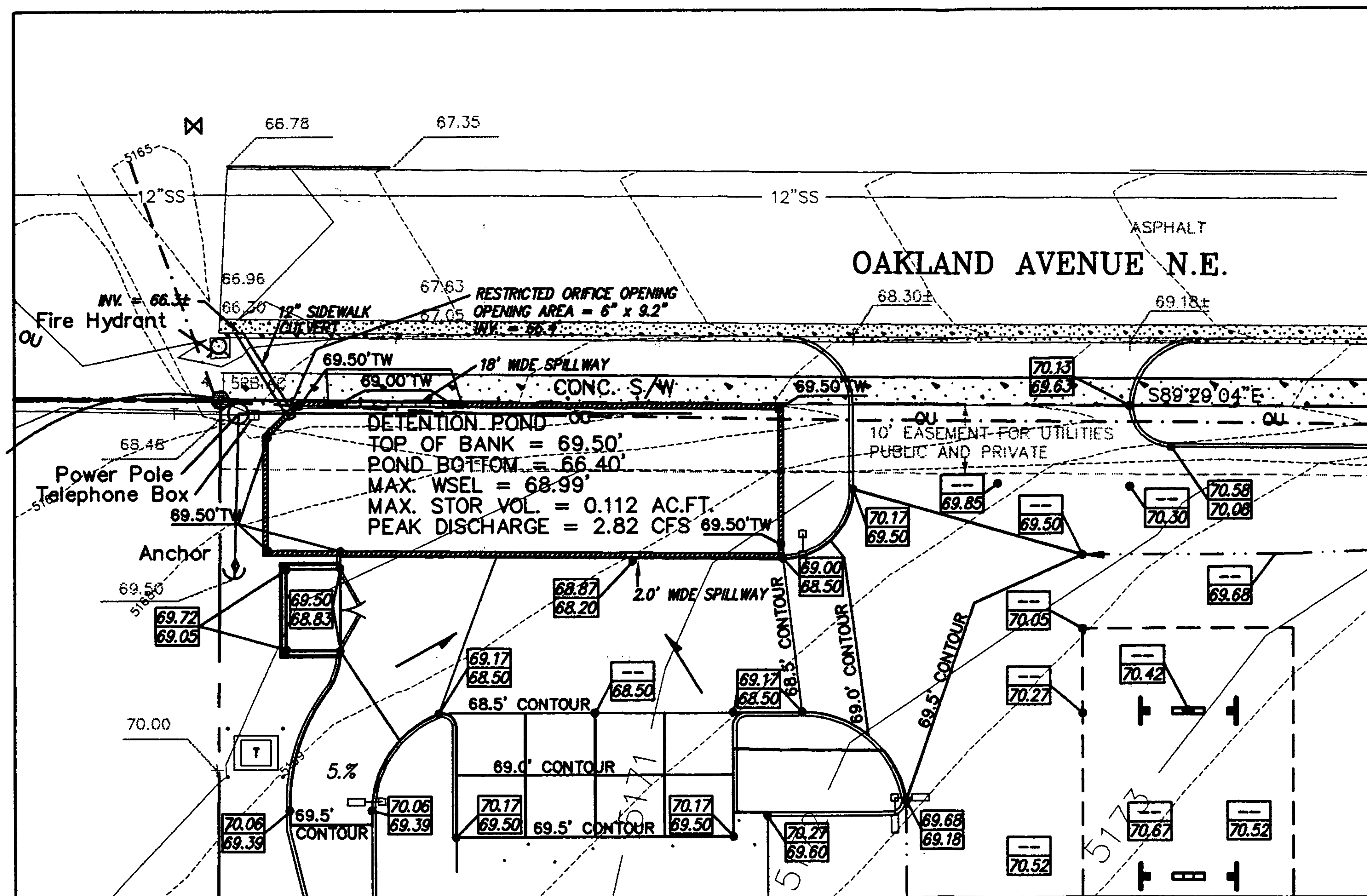




**DRAINAGE REPORT**  
**FOR**  
**PHILLIPS 66**  
**@ ALAMEDA AND I-25**



**JULY 1997**



DETENTION POND  
PHILLIPS 66 - ALAMEDA

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS & SURVEYORS

EXHIBIT 1

6132GEXH\7-22-97\DLH

## Project Description

This drainage plan is for a Phillips 66 Gas Station and a proposed Wendy's Restaurant to the east. The project site is bounded by Alameda Blvd. on the south and Oakland Avenue on the north with vacant land to the west of the Phillips 66 and the Ramada Inn Motel to the east of the proposed Wendy's site.

The southern half of the project site is shown to be in the 100-year floodplain with average flood depths of 1 foot (FIRM Panel 35001C0137D). The limits of the FEMA floodplain are shown on the grading and drainage plan. Several LOMR requests are in various stages of review and may result in the removal of this site from the floodplain in the near future.

## Existing Drainage Conditions

Under existing drainage conditions, runoff from the project site and the adjacent property to the east flows in a northwest direction. Ultimately runoff flows into Oakland Avenue and San Mateo Street.

## Developed Drainage Conditions

Under developed conditions, runoff from the Phillips 66 and the future proposed Wendy's Restaurant will flow to a detention pond located in the northwest corner of the Phillips 66 parking lot adjacent to Oakland Avenue. The pond will be 2.6' deep and have vertical concrete walls and will be fenced. The detention pond outfall will discharge into Oakland Avenue and flow west to the storm drain inlets at San Mateo Blvd. If the storm inlets and Oakland Avenue extension are not constructed by the time the Phillips 66 is ready for construction, then a temporary swale will be constructed from Oakland Avenue to the existing drainage arroyo to the north.

*Cross lot drainage assessment?*

*27. no ~ better to temporarily retain water*

The approved allowable discharge rate into Oakland Avenue for the adjacent sub-basins and used in this drainage plan is 1.75 cfs per acre. This discharge rate is in accordance with the approved drainage plan for Oakland Avenue (C-18) and results in a maximum allowable discharge of 2.83 cfs (1.66 acres).

Discharge from the pond will be restricted to a maximum design flow of 2.83 cfs through a 6" by 9.2" outfall opening with a maximum design storage volume of 0.1136 acre-feet. The AHYMO pond routing analysis indicates that the actual peak discharge from the detention pond will be 2.82 cfs at a maximum water surface elevation of 68.99' and a volume of 0.112 acre-feet.

In order to provide enough parking for the future proposed Wendy's site the west property line of the existing Ramada Inn will need to be relocated to the east approximately 25 feet. This will result in an encroachment into the Ramada Inn's existing detention pond. Using the existing outfall structure and a restructuring of this detention facility the required detention of runoff can be achieved.

*Requires a replot of drainage plan for Ramada*

In the previously approved drainage report for the Ramada Inn, the allowable discharge from the site was 3.36 cfs. Restructuring the detention pond to a 20' width, 140' length, 2:1 side slopes on the north, east and south side and a vertical wall on the west side adjacent to the Wendy's parking lot the required runoff volume can be detained. The 2:1 side slopes will be stabilized with Curlex Excelsior Blanket or an equivalent bank protection material and the perimeter of the pond will be fenced.



**PHILLIPS 66  
@ Alameda Blvd. And I-25**

**ZONE ATLAS C-18**

**SUMMARY OF DRAINAGE CONDITIONS**

Precipitation Zone: 2  
Phillips 66 Project Area = 0.95 acres  
Wendy's site Area = 0.67 acres  
Time of Concentration = 12 minutes

*Cross lot  
drainage assessment*

	Peak Discharge Existing Conditions	Peak Discharge Developed Conditions
Phillips 66 Site	1.66 cfs	4.51 cfs
Wendy's Site	1.17 cfs	3.17 cfs
Total Peak Discharge	2.83 cfs	7.68 cfs

**DETENTION POND DESIGN**

Maximum WSEL = 5169.00' (2.6')  
Pond Bottom = 5166.40'  
Maximum Storage Volume = 0.11356 acre-feet  
Maximum Allowable Qout = 2.83 cfs

**AHYMO ANALYSIS RESULTS**

Peak WSEL = 5168.99' (2.59')  
Peak Volume = 0.1128 acre-feet  
Peak Qout = 2.82 cfs

**Use 6"x9.2" restricted outfall opening.**

**RAMADA INN DETENTION POND RESTRUCTURED**

Maximum WSEL = 5175.00' (2.0')  
Pond Bottom Elev. = 5173.0'  
Maximum Storage Volume = 0.1414 AF  
Maximum Allowable Qout = 3.36 cfs

Peak WSEL = 5174.8' (1.8')  
Peak Volume = 0.1267 AF  
Peak Qout = 3.08 cfs

**Use existing 10" PVC outfall pipe to existing inlets in Alameda Blvd.**





D. Mark Goodwin & Associates, P.A.  
Consulting Engineers and Surveyors

PROJECT Phillips 66 @ Alameda  
SUBJECT Detention Pond  
BY DLH DATE 7-23-97  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET \_\_\_\_\_ OF \_\_\_\_\_

Elev.	Area(sf)	Avg. Area	Depth	Vol.(cf)	$\Sigma Vol(cf)$	$\Sigma Vol(AF)$
66.4	1543.7					
68.2	1543.7	1543.7	1.8'	2778.7	2778.7	.06379
68.5	2600.7	2072.2	0.3'	621.66	3400.36	.07806
69.0	3584.7	3092.7	0.5'	1546.35	4946.71	0.11356
69.5	4939.7	4262.2	0.5'	2131.10	7077.81	0.16248

ORIFICE EQN:  $Q = C_a \sqrt{2g \Delta h}$

$$AREA = \frac{Q}{C \sqrt{2g \Delta h}} = \frac{2.83 cfs}{.6 \sqrt{2(32.2)2.35}} = .3834 sf$$

Use 6" x 9.20" opening

$$Q = .6(.3834) \sqrt{64.4(\Delta h)}$$

$$\begin{array}{r} - 3'' = .25' \\ 2.6 \\ - .25 \\ \hline 2.35 \end{array}$$

$\Delta h$	Q	ELEV.	VOLUME
0	0	66.4	0
1.55	2.30	68.2	0.06379
1.85	2.51	68.5	0.07806
2.35	2.83	69.0	0.11356
2.85	3.12	69.5	0.16248

AHYMO