



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 6, 2003

Ronald Bohannon, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: PF Changs, 4400 The 25 Way, Certificate of Occupancy**  
**Engineer's Stamp dated 4-30-02 (E17/D66)**  
**Certification dated 10-02-03**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 10-02-03, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

C: Phyllis Villanueva  
file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 16, 2002

David Soule  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

**RE: Drainage and Grading Plan for PF Changs Restaurant (E17-D66) Dated  
April 30, 2002**

Dear Mr. Soule:

The above referenced drainage plan is approved for Building Permit. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy.

If you have any questions please contact me 924-3982.

Sincerely,

Carlos A. Montoya  
City Floodplain Administrator

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# DRAINAGE REPORT

for

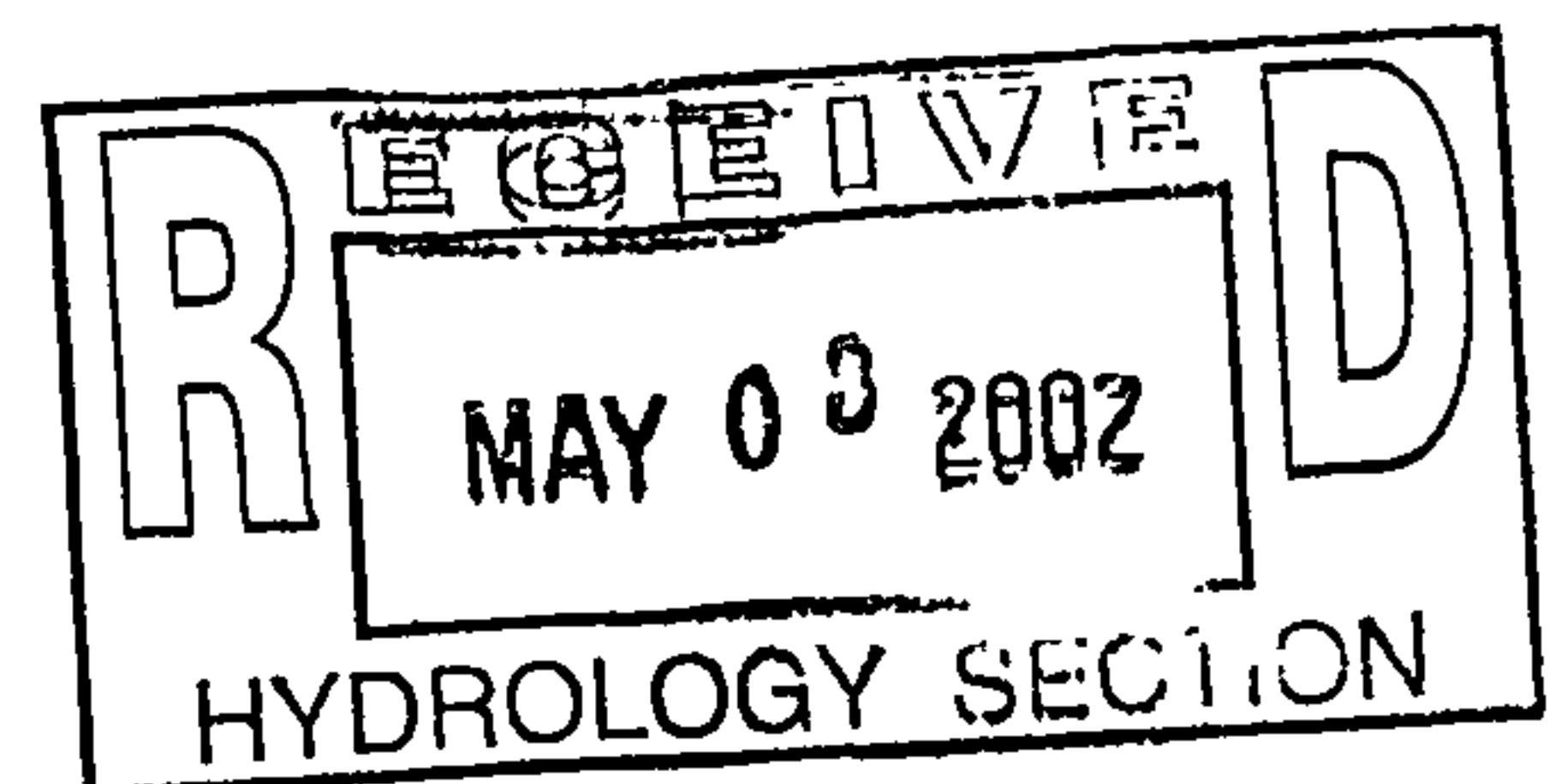
## **P F Chang's Restaurant Tract F-1, The 25 Albuquerque, New Mexico**

Prepared by

Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, New Mexico 87113

Prepared for  
The RLB Group  
533 Richgate Drive  
Garland, TX 75040

April 2002



*R. Bohannon*  
A circular professional engineer seal for Ronald R. Bohannon, New Mexico. The seal contains the text "RONALD RAY BOHANNAN", "NEW MEXICO", "REGISTERED", "PROFESSIONAL ENGINEER", and "1868". A handwritten signature "R. Bohannon" and the date "4/30/02" are written over the seal.  
Ronald R. Bohannon P.E. No. 7868

## PURPOSE

The purpose of this report is to provide the drainage management plan for the development of Tract F-1, of The 25 Development. This plan will be utilized for the development of the subject 1.312-acre property, for the use as PF Chang's Restaurant. This plan is in accordance with the DPM Chapter 22. This report will demonstrate that the proposed improvements do not adversely effect the surrounding properties nor the upstream or downstream facilities.

## INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a 1.312-acre parcel of land located on the Southwest corner of the I-25 Frontage Road and The 25 Way. The site is located on Zone Atlas page E-17. The site currently exists as a rough graded pad site within The 25 Development. The legal description of the property is Tract F-1 of The 25 Development. As shown on FIRM map 35001C0138D, the site lies within flood zone X.

This site was analyzed within the Master Drainage Report and Grading Plan for The 25 Development (F17-D46D) previously submitted by Tierra West, LLC, with the stamp date of 5/5/99. The City of Albuquerque Hydrology Section approved the Drainage Management Plan on 5/13/99. Based upon the approved Drainage Management Plan, this site is located entirely within Basin D of The 25 Development. The approved Master Drainage Plan indicates this parcel is allowed free discharge if the land treatments are equal to, or less than, 85% D and 15% B. Since our improvements are consistent with developed condition assumptions within The 25 Development Drainage Plan, the site should be allowed free discharge.

Minor offsite flows enter the site from the east from the adjacent I-25 Frontage Road. These flows will sheet flow onto the site and continue to be passed through the site via surface flow within the parking lot as indicated on the Master Drainage Study.



## EXISTING CONDITIONS

The site slopes from east to west, with general grades between 3-4%. The site was Rough Graded with the construction of The 25 Development. The approved grading plan for The 25 Development is included in Map Pocket A. This site was analyzed within the Drainage Study for the entire 25 Development. This site is located entirely within Basin D, as described within the Master drainage study, and shown in Exhibit B. As discussed within The 25 Development's drainage report, Basin D flows from the northeast to the southwest, where the flows enter an RCP that discharges to the back of an existing Inlet located at the southeast quadrant of Singer and Jefferson. This storm drain discharges directly into the Vineyard Channel. A cross lot drainage easement was provided for the benefit of all the lots within the center. According to The 25 Developments' Master Drainage Plan, the flows from Basin B and the flows generated in Jefferson Boulevard are the contributing basins for this storm drain system.

As shown in Appendix A, the upstream portion of Basin 4 discharges .87 CFS onto this site. This runoff enters the site along its eastern boundary and sheet flows across the site. Once the flow leaves the site, it continues to sheet flow to the southwest through The 25 Development and ultimately captured by the previously mentioned public storm drain system.

## PROPOSED CONDITIONS

The proposed improvements consist of the construction of a 7,654 square foot restaurant and its associated parking lot. As shown in Exhibit B, the entire site lies within Basin D as described within The 25 Developments' Master Drainage Study. As shown in Appendix A, the proposed land treatments are consistent with the developed condition assumptions for this site within The 25 Developments' Drainage Management Plan. The offsite flows that currently enter the site from the east will continue to be accepted and passed through the site. Due to the runoff from the I-25 frontage road, it is anticipated 0.87 cfs will enter the site along the east property line.

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As shown on the Basin Map exhibit in Map Pocket A, the site consists of two (2) onsite basins and one (1) offsite basin. Basin A contains the entire roof and the northwest portion of the site while Basin B contains the remaining southeast portion of the site. As shown in Appendix A, Basin A generates 2.35 cfs and Basin B generates 2.81 cfs during a predicted 100-year, 6-hour storm event. The proposed Grading Plan is included in Map Pocket B of this report. As shown on the Grading Plan and Basin Map, the entire site will discharge the combined onsite and offsite flow of 6.03 cfs as a sheet flow at the southwest corner of the site. As described within the Master Drainage Study for The 25 Development, the flows leaving this site will be conveyed via surface flow to a set of existing inlets which discharge to the Vineyard Arroyo.



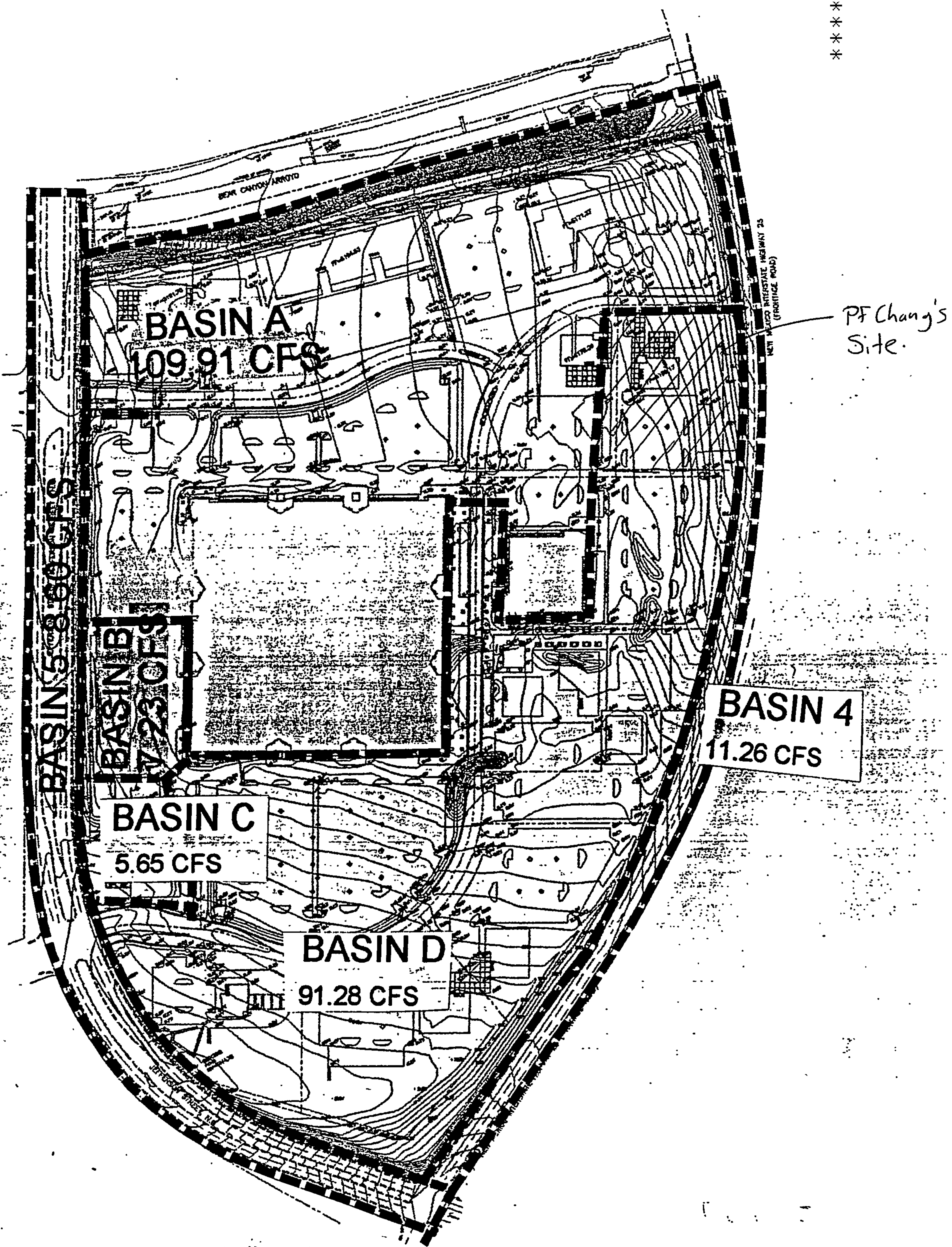


Exhibit B- The 25 Development Basin Map

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## SUMMARY AND RECOMMENDATIONS

This site is an existing pad within The 25 Development, which is an existing commercial center. The City of Albuquerque Hydrology Section approved the drainage management plan for the entire center. The 25 Development's Master Drainage Plan assumed fully developed conditions for our site. The proposed improvements are consistent with the land treatment types used for the developed condition for this site within The 25 Development's drainage plan. The development of this site is consistent with the DPM, Chapter 22, Hydrology section. Since this site encompasses less than five (5) acres, a NPDES permit is not required prior to any construction activity. There are no improvements required within City right-of-way, therefore, an infrastructure list is not required. It is recommended this development be approved for rough grading and Site Plan for Building Permit.



## Weighted E Method

### *Proposed Developed Basins within Master Drainage Study*

											100-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
Entire site	52662.00	1.209	0%	0	15%	0.181	0%	0	85%	1.028	1.919	0.193	5.24
4	10792.00	0.248	0%	0	30%	0.074	30%	0.07433	40%	0.099	1.421	0.029	0.87
Total	63454.00	1.457		0		0.256		0.07433		1.127		0.223	6.11

### *Proposed Developed Basins*

											100-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)			
A	23099.00	0.530	0%	0	5%	0.027	10%	0.05303	85%	0.451	1.954	0.086	2.35
B	29563.00	0.679	0%	0	10%	0.068	20%	0.13573	70%	0.475	1.788	0.101	2.81
4	10792.00	0.248	0%	0	30%	0.074	30%	0.07433	40%	0.099	1.421	0.029	0.87
Total	63454.00	1.457		0		0.169		0.26309		1.025		0.217	6.03

### Equations:

Weighted E =  $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$  / (Total Area)

Volume = Weighted D \* Total Area

Flow =  $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Where for 100-year, 6-hour storm

$E_a = 0.53$	$Q_a = 1.56$
$E_b = 0.78$	$Q_b = 2.28$
$E_c = 1.13$	$Q_c = 3.14$
$E_d = 2.12$	$Q_d = 4.7$



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department  
Transportation Development Services Section***

October 16, 2003

David Soule, P.E.  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
PF Changs, [E-17 / D-66]  
4440 The 25 Way  
Engineer's Stamp Dated 10/08/03

Dear Mr. Soule:

The TCL / Letter of Certification submitted on October 8, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

c: Engineer  
Hydrology file  
CO Clerk

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

(505) 858-3100  
fax (505) 858-1118

twllc@tierrawestllc.com  
1-800-245-3102

October 8, 2003

Mr. Nilo Salgado-Fernandez, PE  
Public Works Department  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103

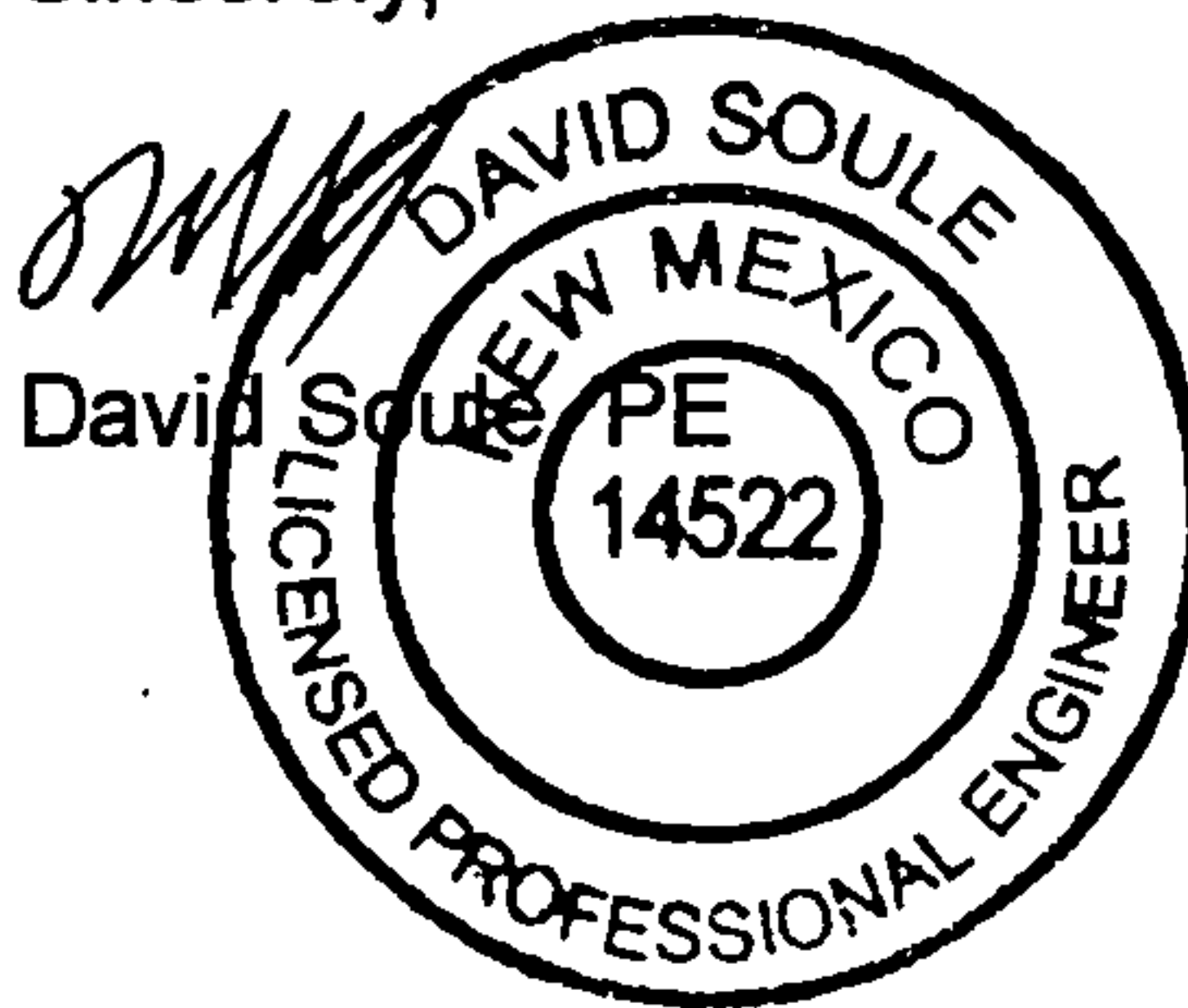
*Perm. C.O. per discussion NSF 10/16/03 2:35pm*  
RE: ~~30-Temporary~~ Certification of Transportation for Certificate of Occupancy  
P F CHANGS Restaurant  
4440 The 25 WAY NE

Dear Nilo:

Enclosed please find one copy of the request to the Owner to correct the handicap signage at the PF Changs Restaurant and the corrected TCL Plan. Per our discussion, please issue a 30-day Certificate of Occupancy for the site. Upon completion of the sign relocation, I will certify the site for Final Certificate of Occupancy. Thank you for your attention to this matter.

If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,

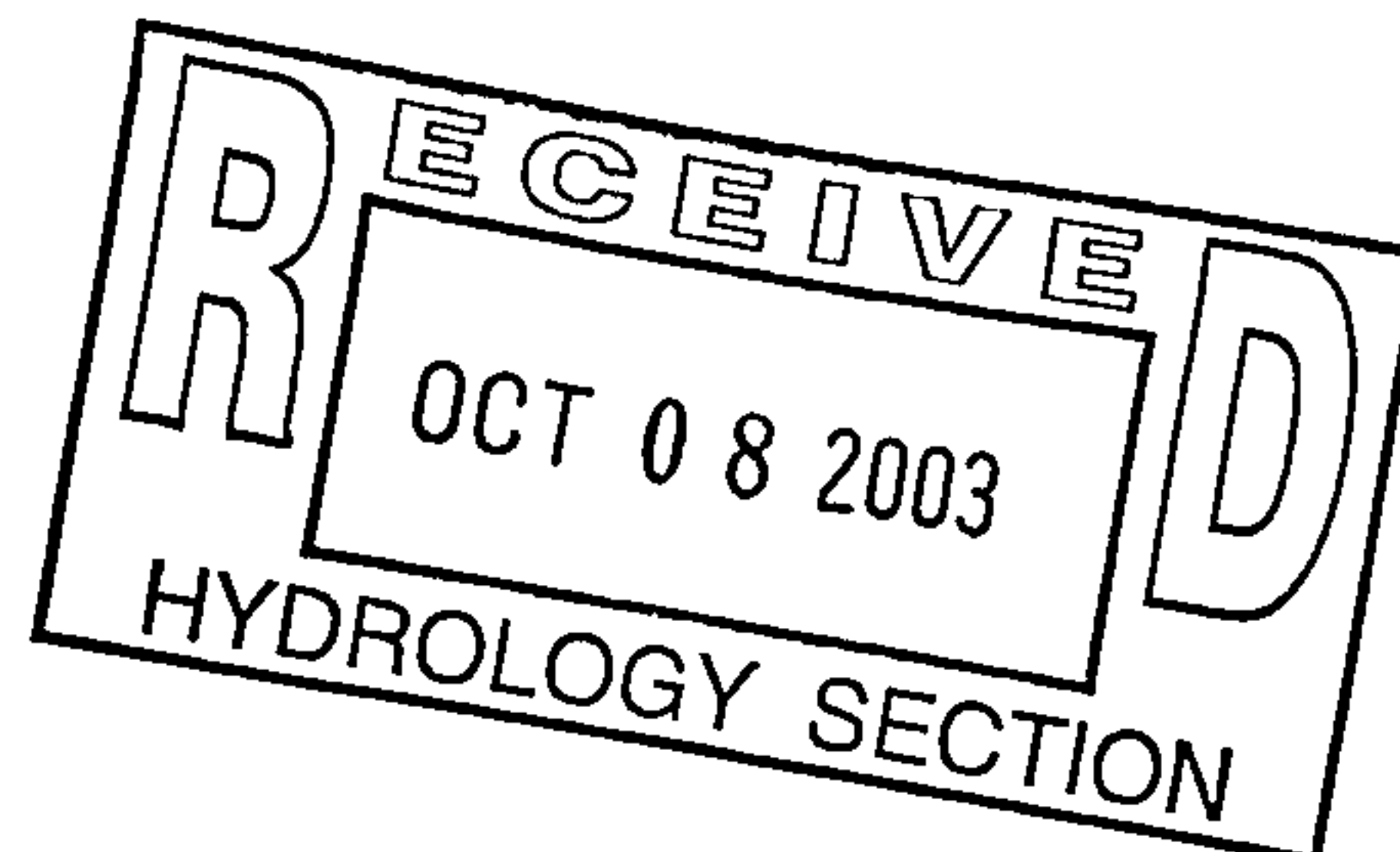


Enclosures

cc: Bob Bacon

JN: 22036  
DS/rw

22036-temp 10-08-03 CO Transportation.ltr







# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Public Works Department**  
**Transportation Development Services Section**

July 1, 2002

David Soule, PE  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for  
P.F. Chang, [E17 / D66]  
4440 the 25 Way NE  
Engineer's Stamp Dated 6/25/02

Dear Mr. Soule:

The TCL submittal, dated June 25, 2002, is sufficient for acceptance by this office and is stamped and signed as such. Four copies will be required: two for submittal of building permit plans, one for this office and one to be kept by you to be used for certification of the site for final C.O. for Hydrology/Transportation.

An exact copy of the approved TCL, marked up, showing incomplete work remaining, along with a letter of certification is required prior to issuance of Temporary C.O. If project is one of multiple phases, Barricading Plan is needed clearly illustrating separation of this site from coming phases, not completed or yet begun.

When site is complete and a Final C.O. is needed, a Letter of Certification, stating site was built in substantial compliance, needs to be attached to your stamped, approved TCL letter or TCL must be stamped with the designer's seal for the certification. Seal must be signed and dated for that submittal. This and all documentation must be submitted with a completed Drainage Information Sheet (also used for the Grading and Drainage submittal) to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. to confirm that Final C.O. has been issued to the superintendent, call Building Safety at 924-3306.

Sincerely,

Richard Dourte, PE  
Traffic Engineer  
Development and Building Services  
Public Works Department

c: ~~Engineer~~  
Hydrology file  
Mike Zamora