



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 30, 2003

Ronald R. Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: DRURY INN @ 25 DEVELOPMENT (F-17/D82)
(4310 The 25 Way NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 11/8/2001
ENGINEERS CERTIFICATION DATED 5/29/2003

Dear Mr. Bohannon:

Based upon the information provided in your Engineers Certification submittal dated 5/30/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Development & Bldg. Ser. Division
BLB

C: Certificate of Occupancy Clerk, COA
approval file
~~drainage file~~

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

F-17/D82

PROJECT TITLE: Drury Inn ZONE MAP/DRG. FILE #: F-17
 DRB _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Tract J-1-A, The 25 Development
 CITY ADDRESS: The 25 Way NE between Jefferson Boulevard NE and I-25 North Frontage Road

ENGINEERING FIRM: Tierra West, LLC CONTACT: RONALD R. BOHANNAN OR SARA LAVY
 ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: Drury Southwest, Inc. CONTACT: Dennis Vollink
 ADDRESS: 101 S. Farrar Drive PHONE: 573-339-3134
 CITY, STATE: Cape Girardeau, MO 63701 ZIP CODE: 63701

ARCHITECT: Dave Alberson Drury Inn Architects CONTACT: Dave Alberson
 ADDRESS: 1820 County Road 319 PHONE: 573-334-8281
 CITY, STATE: Cape Girardeau, MO ZIP CODE: 63702

SURVEYOR: Precision Surveys CONTACT: Larry Medrano
 ADDRESS: 8414-D Jefferson Street, NE PHONE: 856-5700
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

CONTRACTOR: Steven Williams Development Company CONTACT: Steve Williams
 ADDRESS: 2700 Alejandro Lane PHONE: 505-344-3232
 CITY, STATE: Albuquerque, NM ZIP CODE: 87104

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

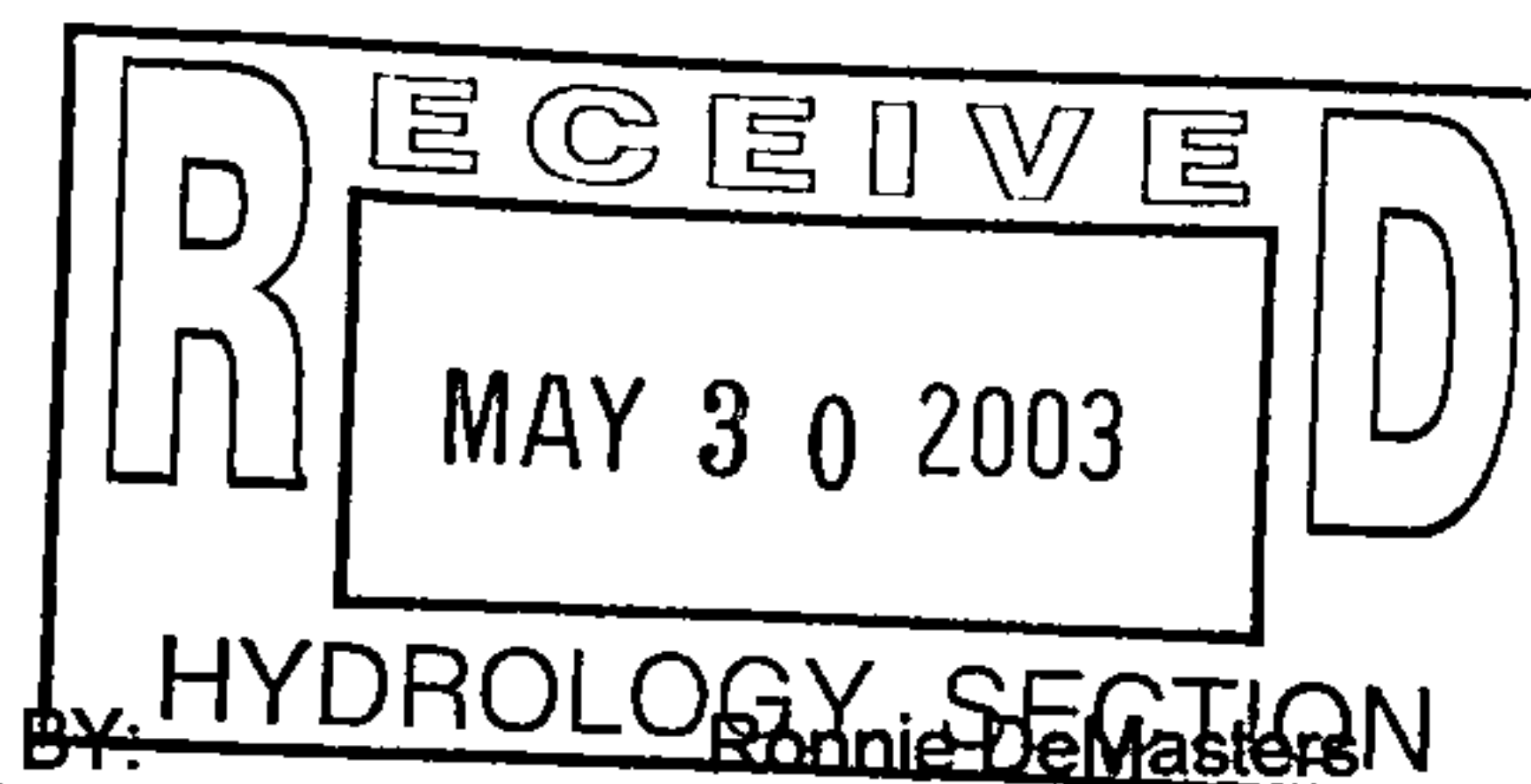
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 5/28/2003



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 29, 2001

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

Re: Drury Inn (Tract J-1-A, The 25 Development) Grading & Drainage Plan, Engineer's stamp dated 11-08-01 (F17/D82)

Dear Mr. Bohannon,

Based on the information provided in your re-submittal dated November 29, 2001, the above referenced plan is approved for Foundation Permit, Building Permit, and Grading Permit. Please attach a copy of this approved plan to the construction sets before sign-off by Hydrology.

Before release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan per the DPM checklist will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

cc: Terri Martin
file

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: Drury Inn
DRB #: _____ EPC #: _____

ZONE ATLAS/DRG. FILE #: F17/082
WORK ORDER #: _____

LEGAL DESCRIPTION Tract J-1-A, The 25 Development
CITY ADDRESS: 4310 The 25 Way

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 8509 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN OR DAVID SOULE
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: DSW Development Corp.
ADDRESS: 101 S. Farrar Dr.
CITY, STATE: Cape Girardeau, MO

CONTACT: Dennis Vollink
PHONE: (573) 335-3134
ZIP CODE: 63701

ARCHITECT: DSW Development Corp.
ADDRESS: 101 S. Farrar Dr.
CITY, STATE: Cape Girardeau, MO

CONTACT: Dennis Vollink
PHONE: (573) 335-3134
ZIP CODE: 63701

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson Street, NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: LARRY MEDRANO
PHONE: (505) 856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

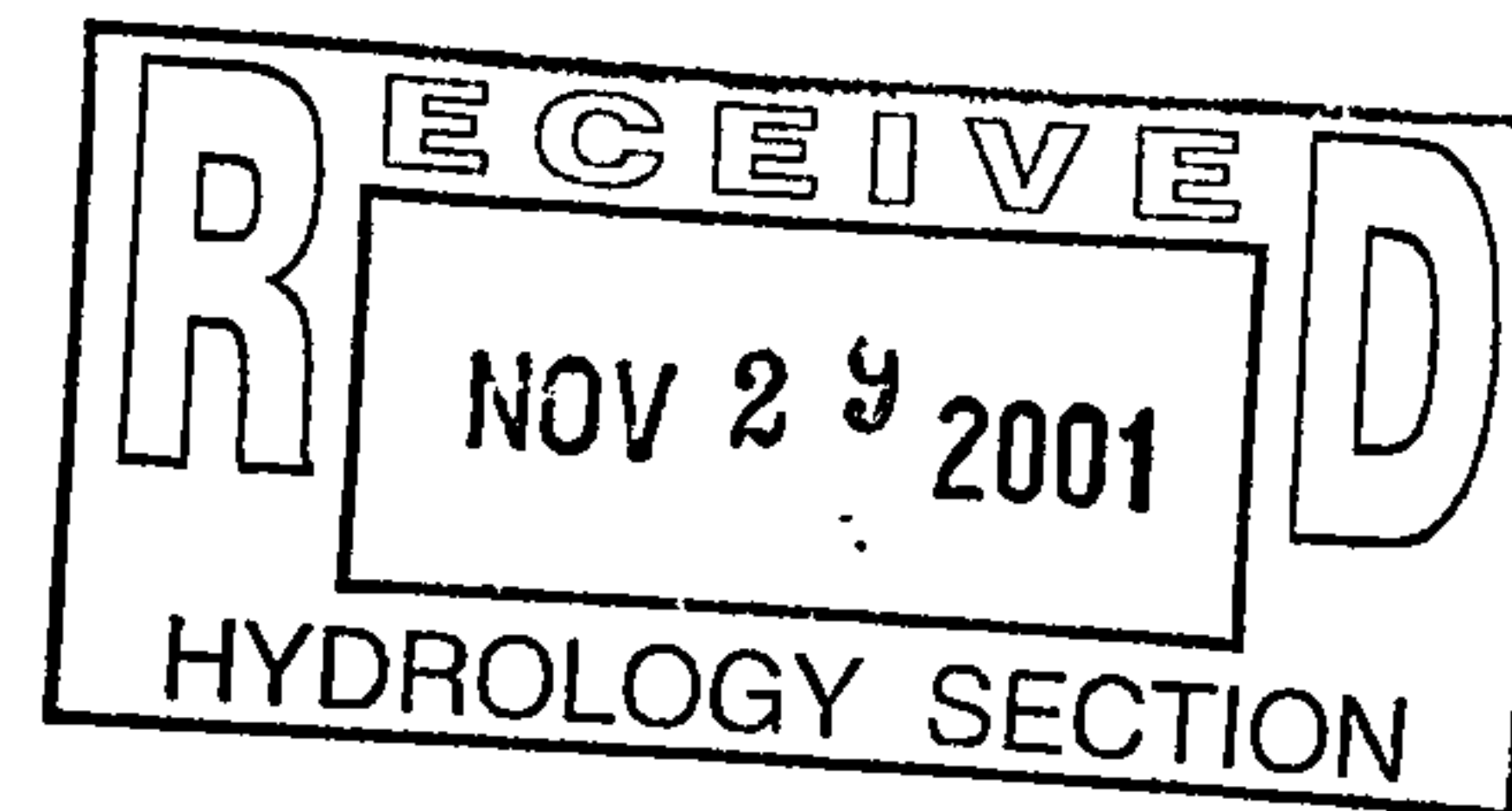
- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ FOUNDATION PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (PERM.)
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 11/29/01 BY: David Soule

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



Tierra West, LLC.

(505) 858-3100

8509 Jefferson NE, Albuquerque, NM 87113

TO Nancy Musinski
Utility Development Section
City of Albuquerque
Plaza Del Sol

LETTER OF TRANSMITTAL

DATE: 11/29/01	JOB NO: 210041
ATTENTION:	
RE: Drury Im (F17/D82)	

WE ARE SENDING YOU

☐

Attached

☐

Under Separate cover via _____ the following items:

☐

Shop drawings

☐

Prints

☐

Plans

☐

Samples

☐

Specifications

☐

Copy of letter

☐

Change order

☐

COPIES	DATED	NO.	DESCRIPTION
1			Revised Grading Plan

THESE ARE TRANSMITTED as checked below:

☒

For approval

☐

Approved as submitted

☐

FOR SIGNATURE(S)

☐

For your use

☐

Approved as noted

☐☐

As requested

☐

Returned for corrections

☐

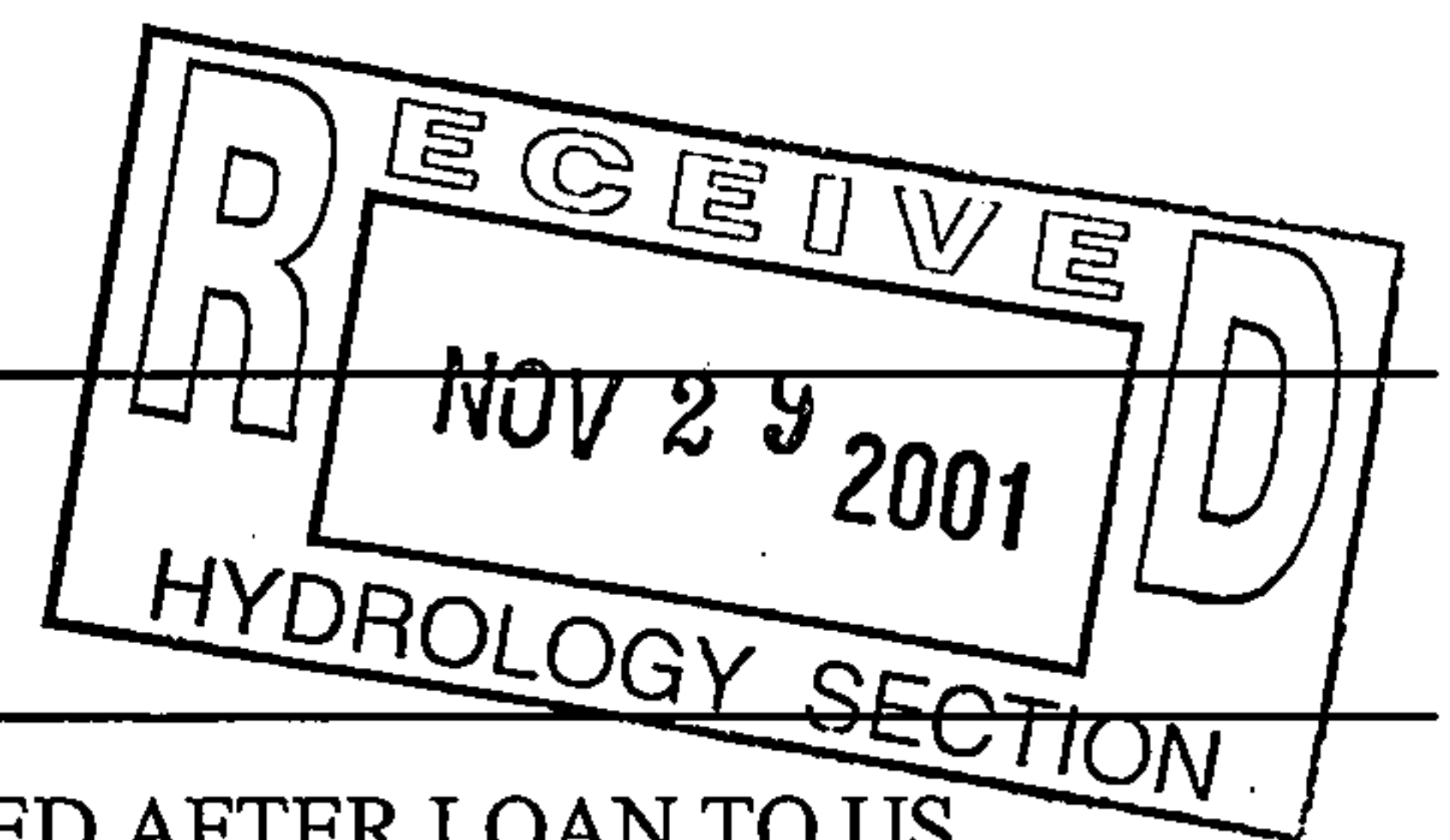
For review and comments

☐☐

FOR BIDS DUE _____ 19 _____

☐

PRINTS RETURNED AFTER LOAN TO US



REMARKS

Nancy, the attached plan has the addition of a vertical benchmark you requested.

Please give me a call if you have any questions or if anything additional needs to be done. I appreciate your assistance

COPY TO _____

RECEIVED BY _____

SIGNED

David Soule



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department
Transportation Development Services Section

February 22, 2002

Ronald Bohannon, PE
8509 Jefferson NE
Albuquerque, NM
87113

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Drury Inn, [F17 / D82]
4310 The 25 Way
Albuquerque, NM
Engineer's Stamp Dated 2-21-02

Dear Mr. Bohannon:

The TCL submittal, dated February 22, 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.

Prior to the issuance of a C.O. the cross-access easement for the easternmost driveway needs to be filed with the County Records Dept.

When superintendent of project is ready to call for a Temporary C.O. immediate issuance is no longer possible at that time. 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: Hydrology file
MIKE ZAMORA



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

February 21, 2002

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

Re: TCL Submittal for Building Permit Approval for Drury Inn
4310 the 25 Way, [F-17 / D-82]
Engineer's Stamp Dated 2-19-02

Dear Mr. Bohannon:

The location referenced above, dated February 19, 2002, is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached PRELIMINARY TCL checklist, and red-lined TCL markup with comments.

Please resubmit revised TCL after addressing typed and marked up comments. Submit plan along with checklist and all current and past red-lined, mark-up copies.

Sincerely,

Richard Dourte
Public Works Department

c: Engineer
Hydrology file
Mike Zamora

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0852
 CONNECTION TEL 98581118
 SUBADDRESS
 CONNECTION ID
 ST. TIME 11/27 16:51
 USAGE T 00'56
 PGS. 2
 RESULT OK



City of Albuquerque
 P.O. BOX 1293 ALBUQUERQUE, NE

November 27, 2001

FAX TO -
 858-1118
 TIERRA WEST
 Attn:
 DAVID FOULE &
 RON BOHANNAN

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

2 sheets -
 orig to follow
 via USPS
 Thanks!
 Nancy

Re: Drury Inn (Tract J-1-A, The 25 Development) Grading & Drainage Plan, Engineer's stamp dated 11-08-01 (F17/D82)

Dear Mr. Bohannon,

Based on the information provided in your submittal dated November 9, 2001, the above referenced plan cannot be approved for Building Permit and Grading Permit until the following issue is addressed:

- NMSHC Monument I-25-18 is a valid horizontal control point. However, it is not valid for a vertical benchmark since trigonometric methods and not spirit leveling obtained its elevation (see attached Control Data sheet, printed from the cabq.gov web site). Please provide a proper vertical benchmark.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
 Hydrology/Utility Development
 City of Albuquerque Public Works



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 27, 2001

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

Re: Drury Inn (Tract J-1-A, The 25 Development) Grading & Drainage Plan, Engineer's stamp dated 11-08-01 (F17/D82)

Dear Mr. Bohannon,

Based on the information provided in your submittal dated November 9, 2001, the above referenced plan cannot be approved for Building Permit and Grading Permit until the following issue is addressed:

- NMSHC Monument I-25-18 is a valid horizontal control point. However, it is not valid for a vertical benchmark since trigonometric methods and not spirit leveling obtained its elevation (see attached Control Data sheet, printed from the cabq.gov web site). Please provide a proper vertical benchmark.

If you have any questions, please call me at 924-3988.

Sincerely,

Nancy Musinski, P.E.
Hydrology/Utility Development
City of Albuquerque Public Works

Attachment: Control Data Sheet for I-25-18
cc: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 30, 2003

Ronald Bohannon, PE
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Drury Inn, [F17 /D82], The 25 Way NE
Engineer Stamp Dated 5-29-03

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted on May 29, 2003 is approved by this office for final Certificate of Occupancy (C.O.) for Transportation. Notification has been made to the Building and Safety Section.

Sincerely,

Richard Dourte, P.E.
Traffic Engineer
Development and Building Services
Planning Department

c: File
Hydrology file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

F-17/D82

PROJECT TITLE: Drury Inn
DRB _____ EPC #: _____

ZONE MAP/DRG. FILE #: F-17
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract J-1-A, The 25 Development
CITY ADDRESS: The 25 Way NE between Jefferson Boulevard NE and I-25 North Frontage Road

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson NE
CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: Drury Southwest, Inc.
ADDRESS: 101 S. Farrar Drive
CITY, STATE: Cape Girardeau, MO 63701

CONTACT: Dennis Vollink
PHONE: 573-339-3134
ZIP CODE: 63701

ARCHITECT: Dave Alberson Drury Inn Architects
ADDRESS: 1820 County Road 319
CITY, STATE: Cape Girardeau, MO

CONTACT: Dave Alberson
PHONE: 573-334-8281
ZIP CODE: 63702

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson Street, NE
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: Steven Williams Development Company
ADDRESS: 2700 Alejandro Lane
CITY, STATE: Albuquerque, NM

CONTACT: Steve Williams
PHONE: 505-344-3232
ZIP CODE: 87104

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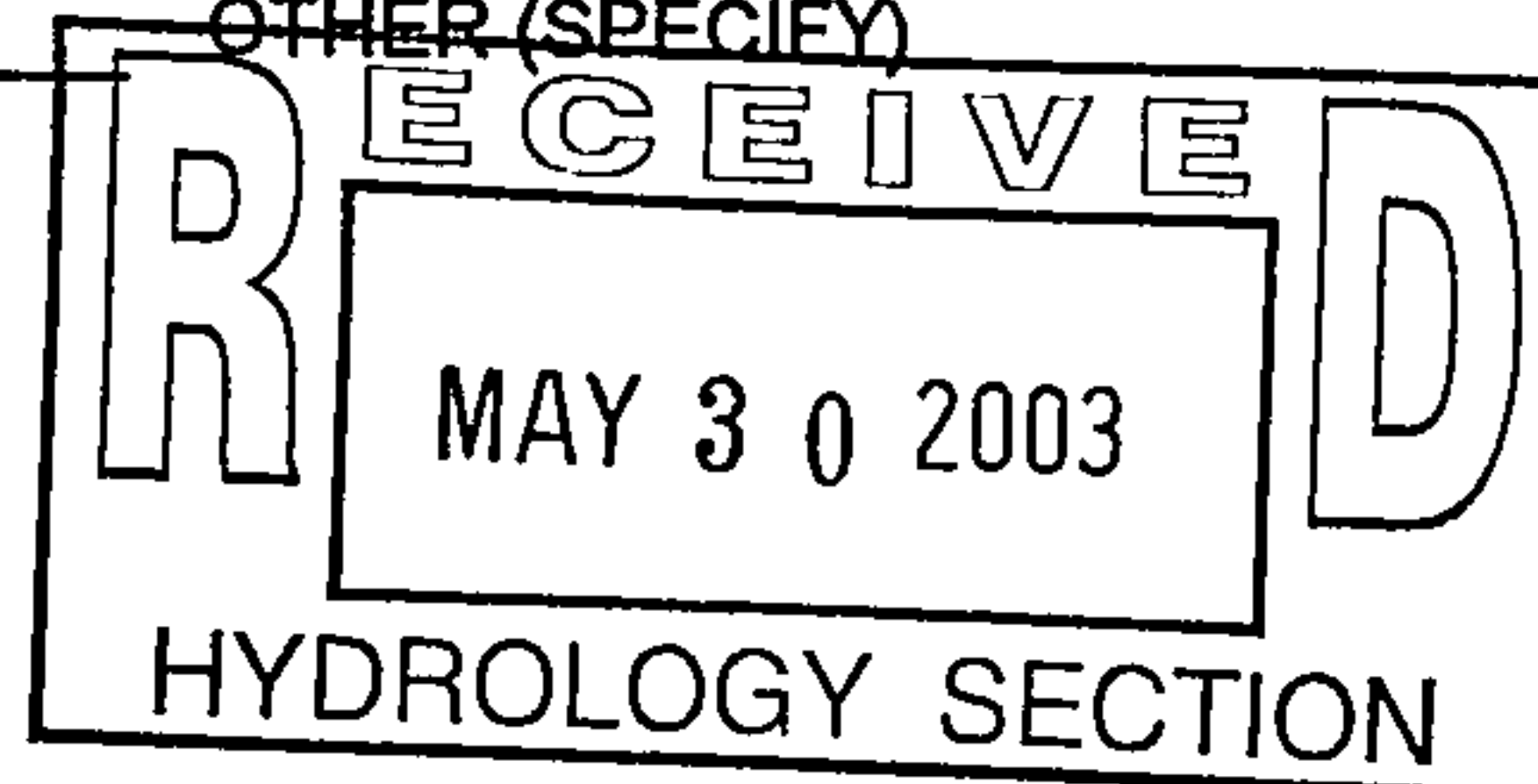
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- ☐ DRAINAGE PLAN RESUBMITTAL
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- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
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- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ **ENGINEERS CERTIFICATION (TCL)**
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
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DATE SUBMITTED: 5/28/2003 BY: Ronnie DeMasters

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

May 29, 2003

Ms. Terry Martin
Public Works Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Certification of Transportation for
Certificate of Occupancy
DRURY INN, 4311 The 25 Way**

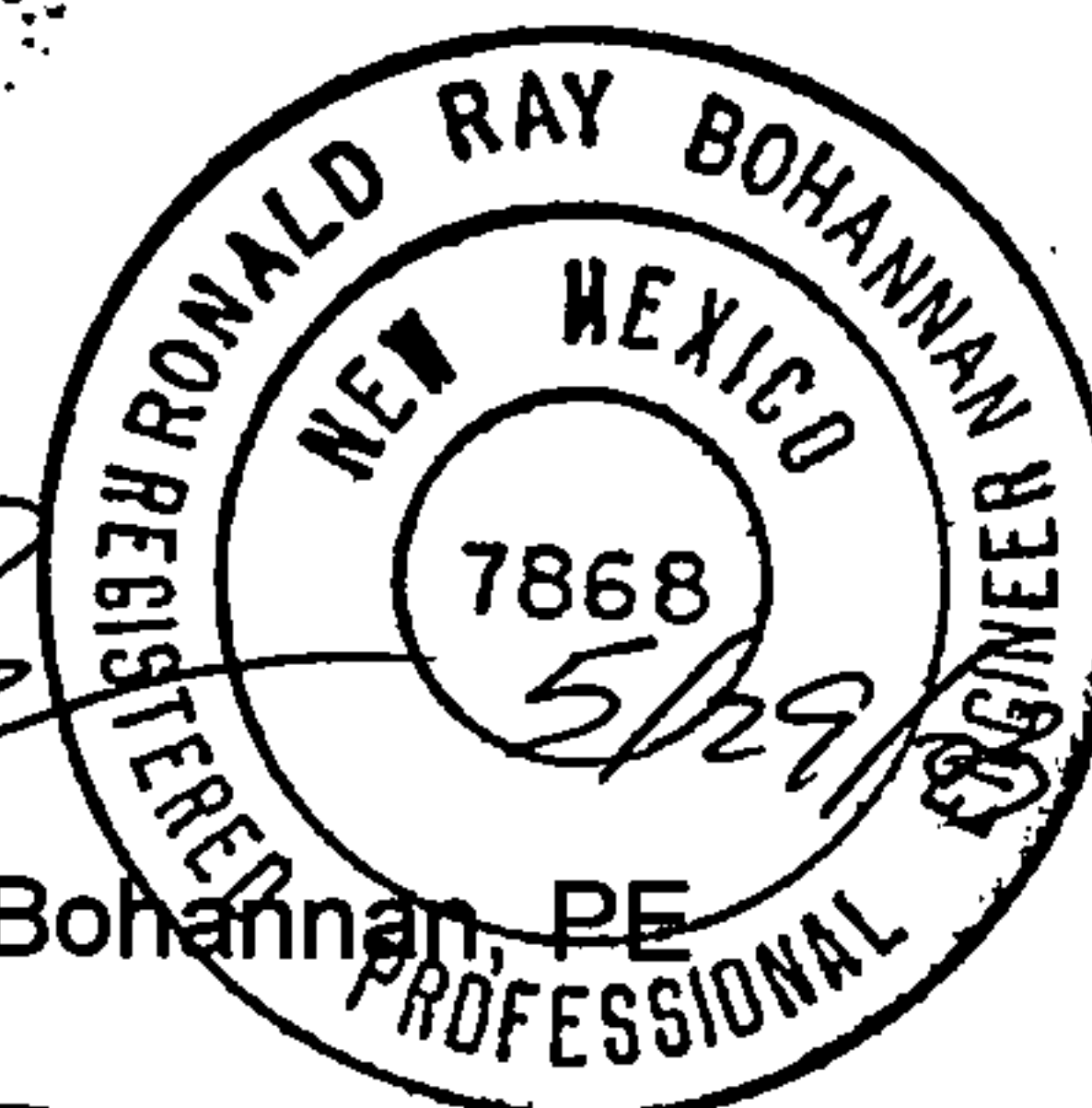
Dear Ms. Martin:

Enclosed please find one copy of the as-built Traffic Circulation Layout (TCL) and Information Sheet for the Drury Inn located in the @ 25 Development. Steve Williams Development Company completed the on-site paving and the curb and gutter. All work is in substantial compliance with the approved plan. Striping for the site is complete, the as-built information was field verified by our office, and the punch list items were corrected. We are, therefore, requesting Certificate of Occupancy.

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

Sincerely,

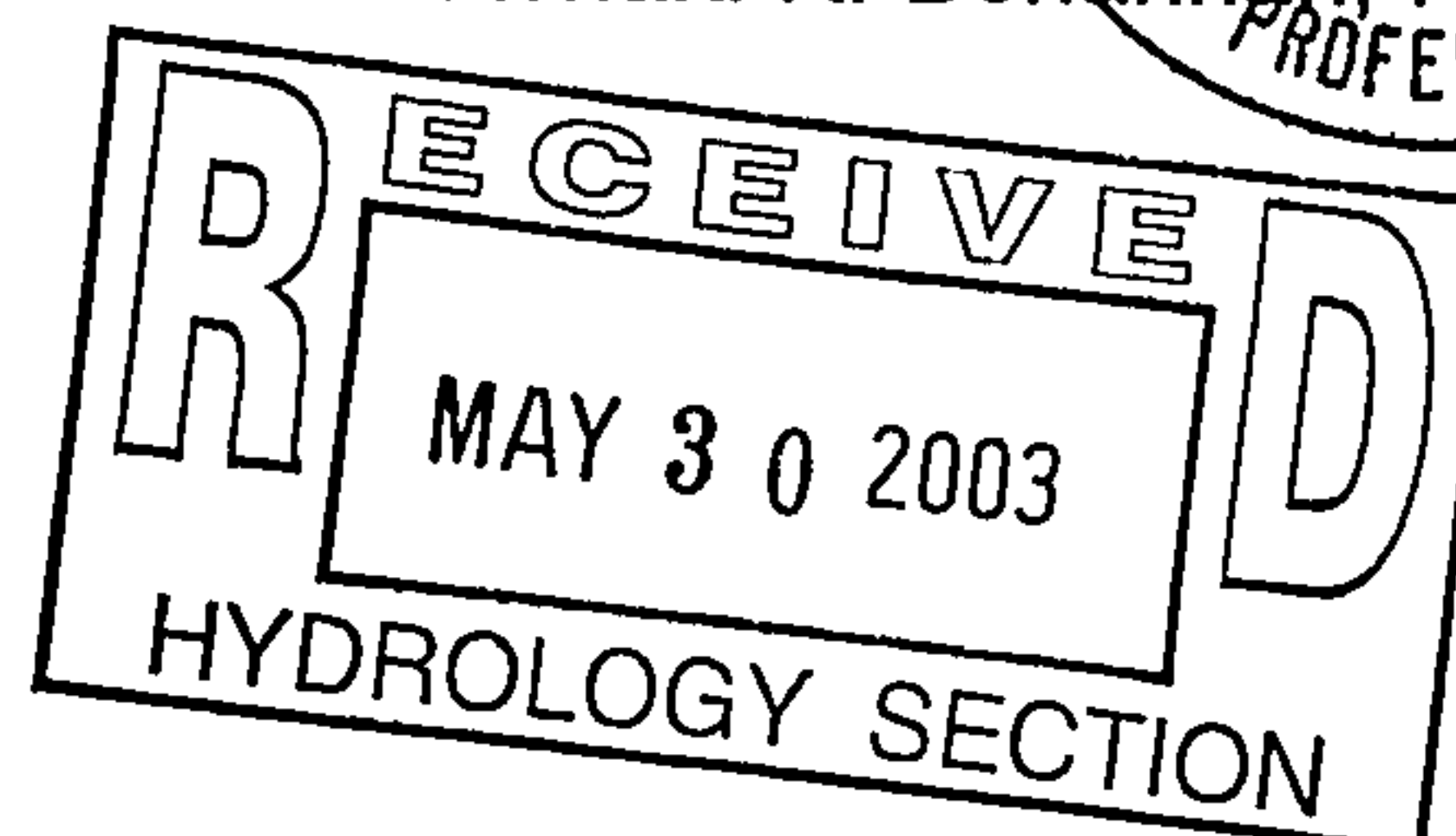
Ronald R. Bohannon, PE



Enclosure/s

cc: Steve Williams

JN: 21041
RRB/rd



2001:21041TerryMartinCoOletter052903

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

82
F-17/D82

PROJECT TITLE: Drury Inn
DRB #: _____ EPC #: _____

ZONE ATLAS/DRG. FILE #: F17
WORK ORDER #: _____

LEGAL DESCRIPTION Tract J-1-A, The 25 Development

CITY ADDRESS: 4310 The 25 Way

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 8509 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN OR DAVID SOULE
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: DSW Development Corp.
ADDRESS: 101 S. Farrar Dr.
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CONTACT: Dennis Vollink
PHONE: (573) 335-3134
ZIP CODE: 63701

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CONTACT: Dennis Vollink
PHONE: (573) 335-3134
ZIP CODE: 63701

SURVEYOR: Precision Surveys
ADDRESS: 8414-D Jefferson Street, NE
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CONTACT: LARRY MEDRANO
PHONE: (505) 856-5700
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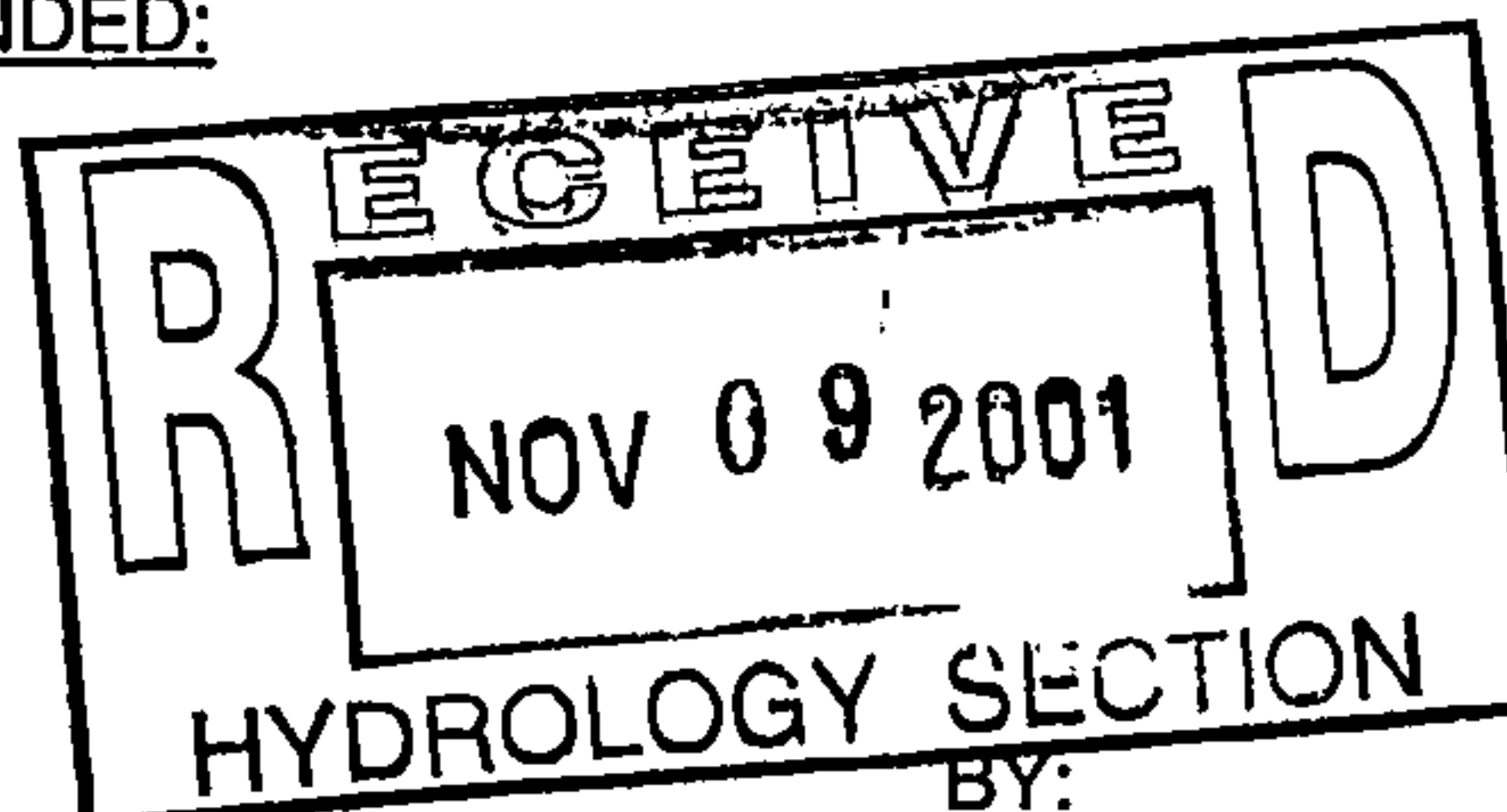
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DATE SUBMITTED: 11/8/01

BY: David Soule

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DRAINAGE REPORT

for

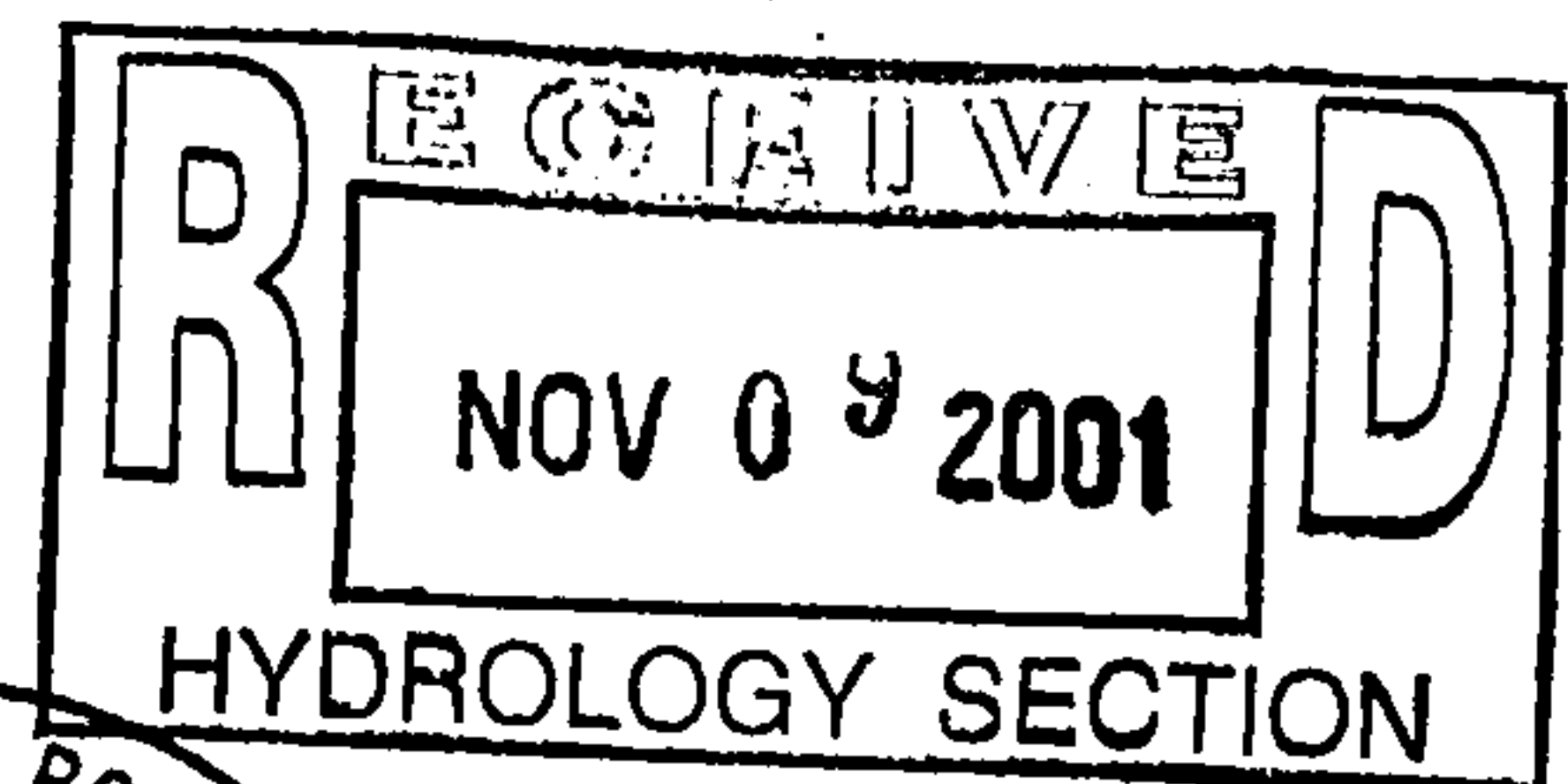
Drury Inn Tract J-1-A, The 25 Development Albuquerque, New Mexico

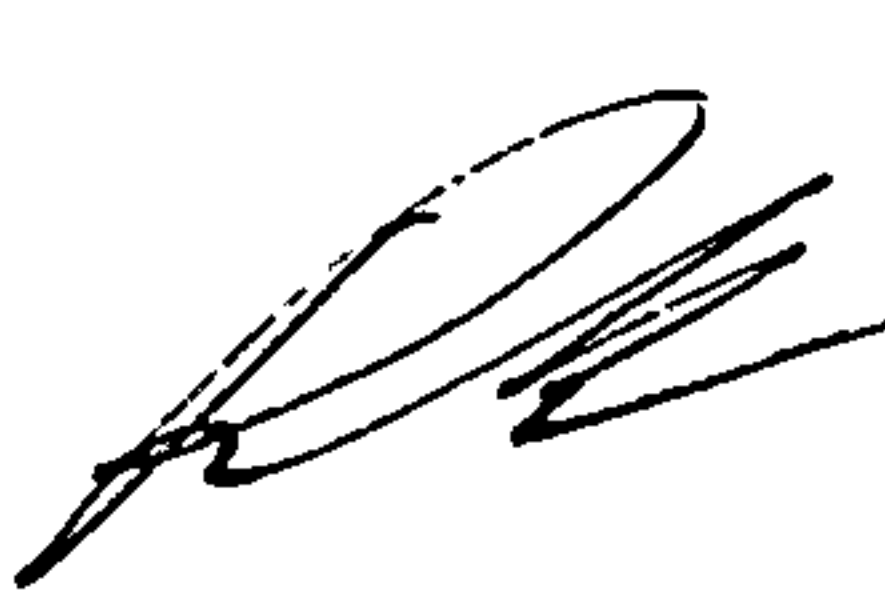
Prepared by

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

Prepared for
DSW Development Corporation
101 S. Farrar Drive
Cape Girardeau, MO 63701

November 2001




Ronald R. Bohannon P.E. No. 7868

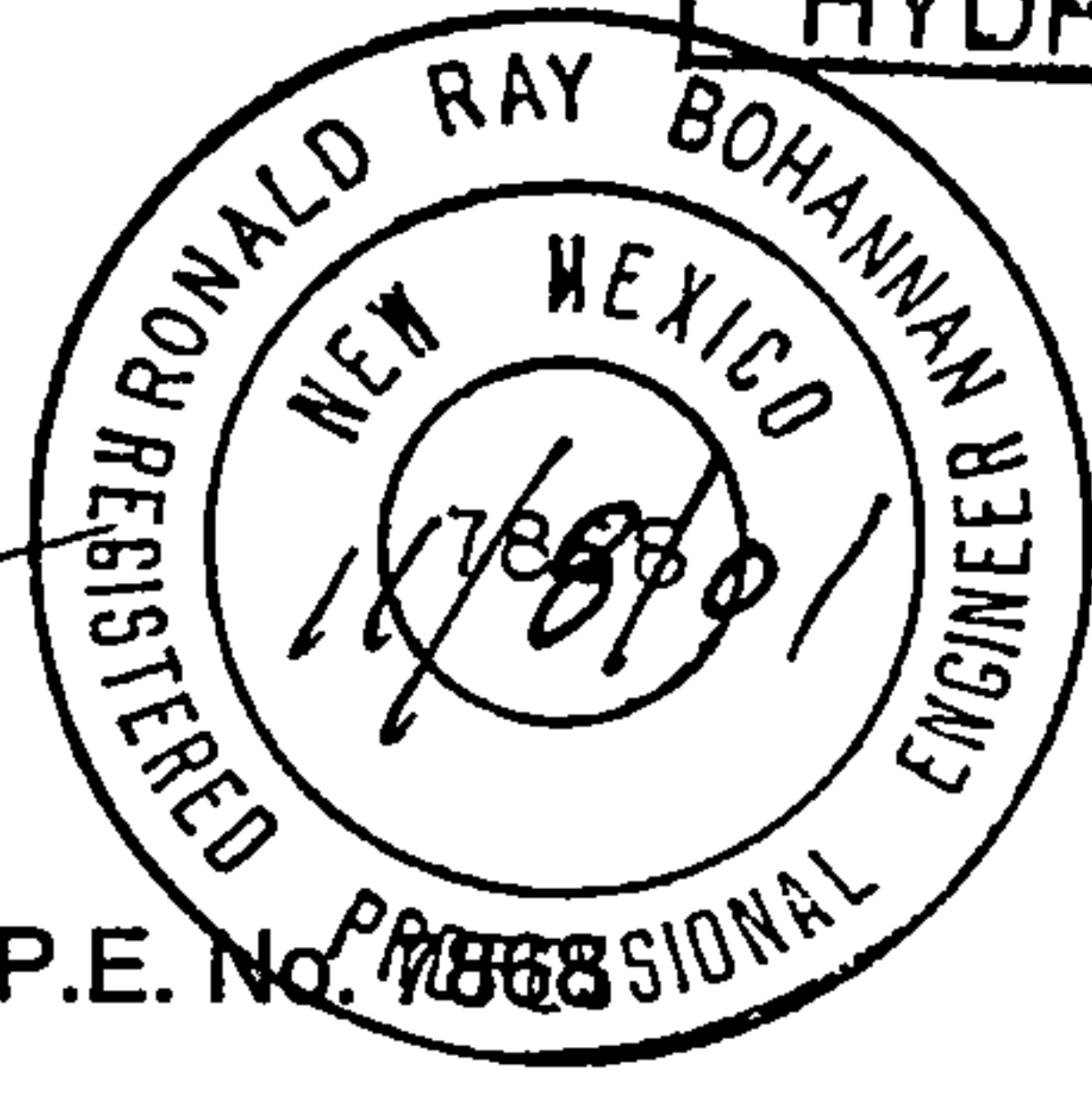
A circular seal for a Professional Engineer in New Mexico. The outer ring contains the text "RONALD RAY BOHANNAN" at the top and "REGISTERED ENGINEER" at the bottom. The inner circle contains "NEW MEXICO" at the top and the number "7868" in the center.

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PURPOSE

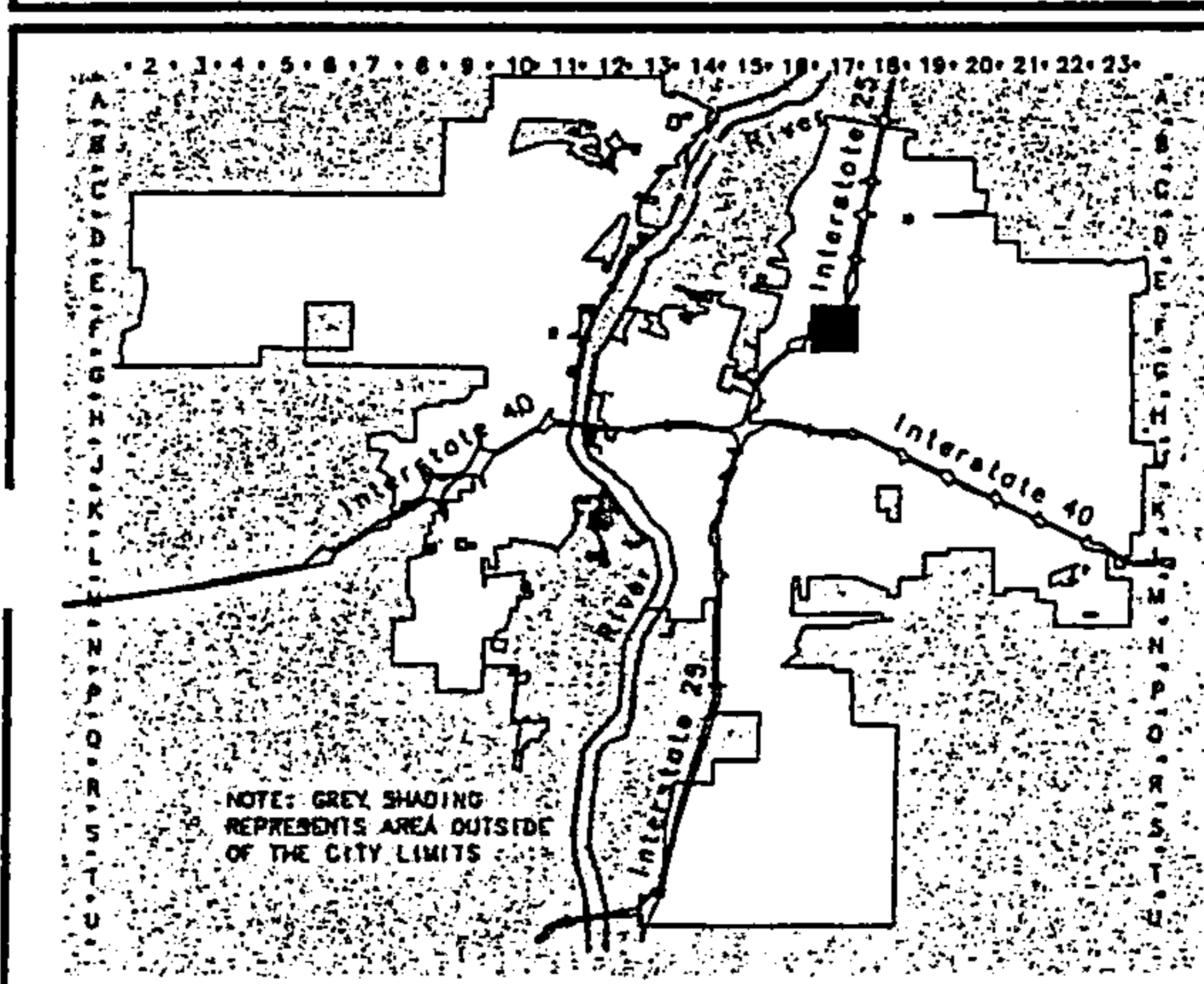
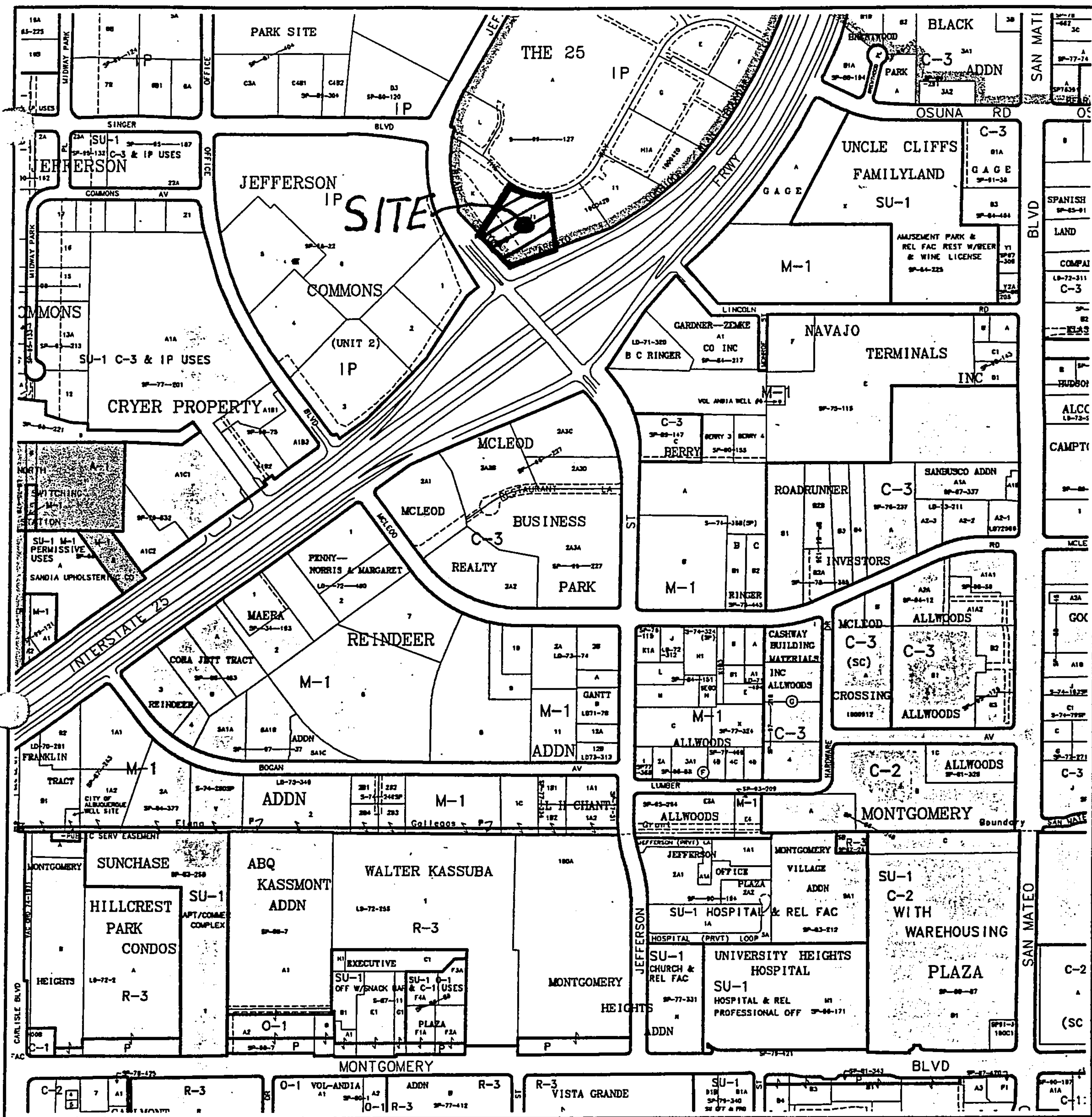
The purpose of this report is to prove the development of the subject ± 2.66 -acre property, for the use as a hotel, is in accordance with the DPM Chapter 22. This report will demonstrate that the proposed improvements do not adversely effect the surrounding properties nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A Vicinity Map, is a ± 2.66 -acre parcel of land located on the corner of Jefferson and I-25 in the southeast corner of The 25 Development. The site is located on Zone Atlas page F-17. The site currently exists as a rough graded pad site within The 25 Development. The legal description of the property is Tract J-1-A of The 25 Development. As shown on FIRM map 35001C0139D, the site lies within flood zone X.

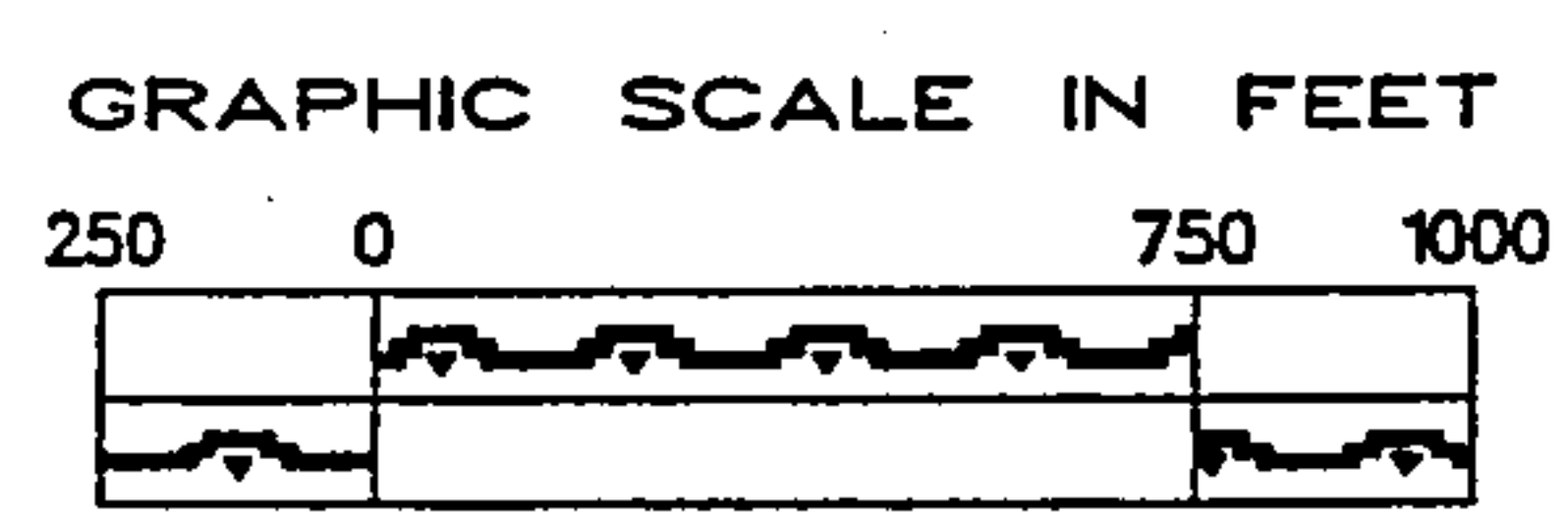
This site was analyzed within the Master Drainage Report and Grading Plan for The 25 Development (F17-D46D) previously submitted by Tierra West, LLC, with the stamp date of May 5, 1999. The City of Albuquerque Hydrology Section approved the Drainage Management Plan on May 13, 1999. Based upon the approved 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.

Offsite flows enter the site from the north and east. These flows will enter a desiltation pond and are diverted to a swale along the south and east property line, which drains to an existing pond and 42" RCP west of the site.



CITY OF
Albuquerque
Geographic Information System
PLANNING DEPARTMENT

EXHIBIT A



Zone Atlas Page
F-17-Z
Map Amended through March 20, 2001

EXISTING CONDITIONS

The site slopes from northeast to southwest, with general grades between 3-4%. The site was rough graded with the construction of the initial phase 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 determined within the Master Drainage Study, Basin D accepts 11.26 cfs from the I-25 frontage road. As discussed within The 25 Development's drainage report, Basin D flows from the northeast to the west, where the flows enter a desiltation area and are captured by a 42" RCP that conveys the flows to an existing storm drain within Jefferson Street. 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. The plat creating the easement is included in Map Pocket B. According to The 25 Developments' Master Drainage Plan, the flows from Basin D, Area 4 (I-25 frontage), and flows generated in Jefferson Street are the contributing basins for this storm drain system. As shown in the Vineyard Channel design, prepared by URS Griener, the storm drain system is designed to accommodate 225 cfs from these three contributing basins.

This site currently accepts the developed flow from Area 4 (the I-25 frontage road), and the flows from the upland portion of Basin D. The flows from the frontage road enter a swale located along the site's southern boundary. This swale continues around The 25 Development's southern boundary and ends at a desiltation pond and 42" RCP connected to the Jefferson storm drain. As shown in Appendix A the upstream portion of Basin D discharges 48.65 cfs onto this site. This runoff enters the site along its northern boundary and sheet flows across the site. Once the flow leaves the site it continues to sheet flow to the previously mentioned desiltation pond and discharge pipe located at the southwest corner of The 25 Development site.

where?
not shown on
any of the report
graphics

PROPOSED CONDITIONS

The proposed improvements consist of the construction of a 17,700 square foot hotel and its associated parking lot. As shown in Exhibit B, the entire site lies within Basin D as described within The 25 Development's 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 north and east will continue to be accepted and passed through the site. A berm and a desilting pond will be constructed on the adjacent lot to the north. This will divert the partially developed upstream flow to the proposed perimeter swale. The runoff generated by the frontage road will continue to drain to the perimeter swale.

The onsite flows generated from the pavement areas are conveyed, via surface flows, from north to south where they enter the perimeter swale through several curb openings. As shown in Exhibit C, the site consists of six Basins. Basin 1 consists of the front and west side parking areas that generates 4.16 cfs and drains into the perimeter swale through a curb opening in the west parking area sized for 4.17 cfs. Basin 2 consists of the east and southeast parking areas that generates 2.59 cfs and drains into the perimeter swale through a curb opening in the southeast parking area sized for 2.61 cfs. Basin 3 consists of the southwest parking area that generates 1.28 cfs and drains into the perimeter swale through a curb opening in the corner of the parking area sized for 1.56 cfs. Basin 4 consists of the hotel roof and drains through a storm sewer system which daylights into the perimeter swale at the southwest corner of the property. The piping was sized for the required flow as shown in the Site Hydrology Appendix^(A). Basins 5 and 6 consist of the perimeter swale. This swale conveys the off-site flows as well as the flows generated on-site to the west and continues to an existing desilting pond and storm drain system. The predicted 100-year peak runoff generated from this site is 10.53 CFS. Therefore the total flow leaving the site is 59.33 cfs. The flow in the perimeter swale within Basin 5 is the

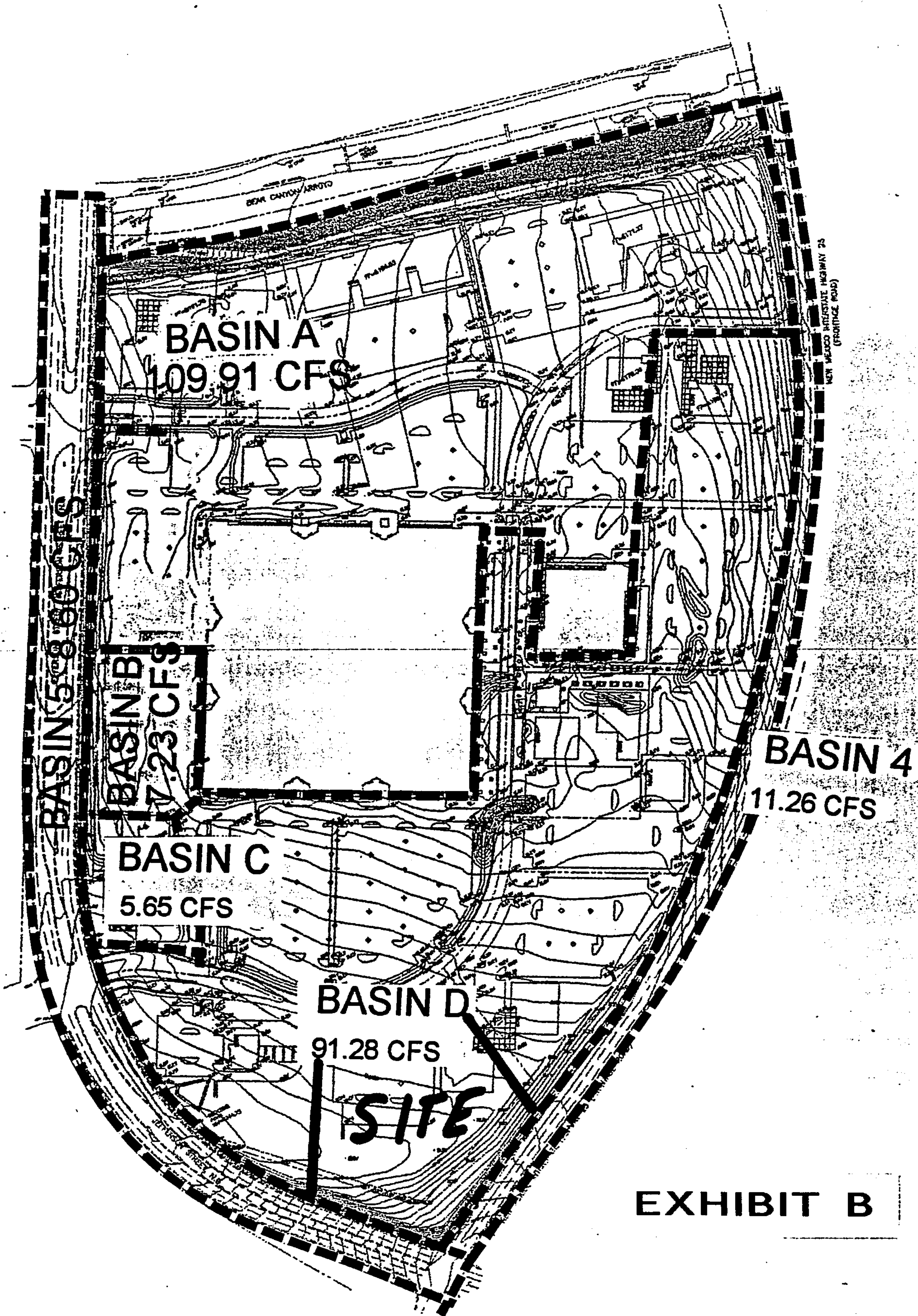


EXHIBIT B

THE 25 DEVELOPMENT BASIN MAP

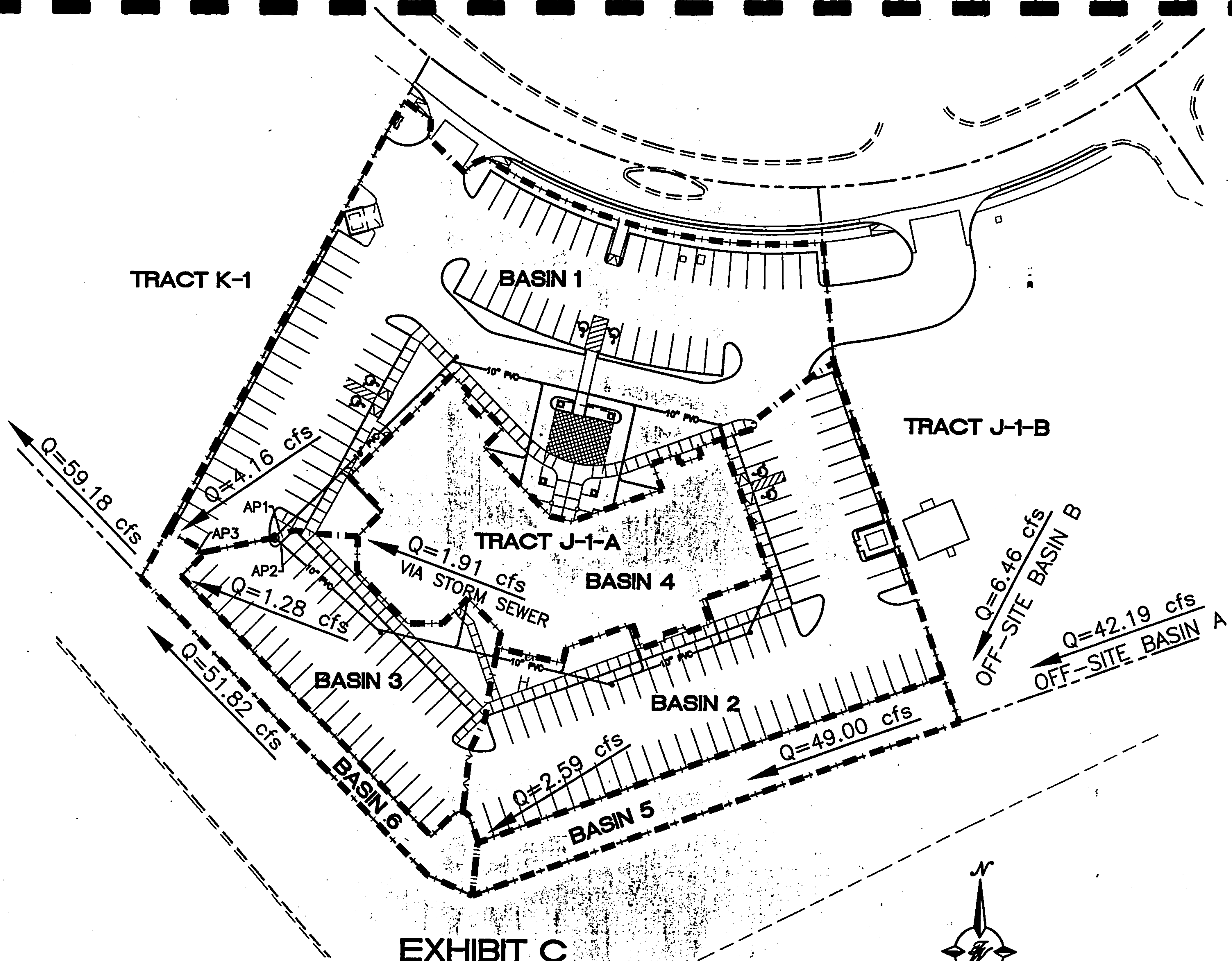


EXHIBIT C
TRACT J-1-A BASIN MAP

combination of the 48.65 cfs from the upland portion of Basin D, and the 2.94 cfs generated on site. The flow in the perimeter swale within Basin 6 is the combination of 51.59 cfs from Basin 5 and the 0.23 cfs generated in Basin 6. As shown in Appendix A, the swale in Basin 5 has a capacity of 50.49 cfs and the swale in Basin 6 has a capacity of 52.01 cfs, which is greater than the required capacity for both swales.

As shown in The 25 Development's Master Drainage Study, the entire Basin D flows to an existing desiltation pond and 24" RCP located at the southwestern portion of the 25 Development. This pipe is connected to an existing storm drain within Jefferson Street. According to the Griener Report Analysis of the Vineyard Channel, the Jefferson storm drain system has a capacity of 225 cfs. Once The 25 Development is completely developed the total flow discharging to this inlet will be 181.08 cfs. Therefore the total contributing flow to the Vineyard Channel Storm Drain will be 200.94 cfs, which is less than the system's capacity. The 24" pipe was replaced by a 42" pipe as required in the Shops @ 25 Drainage Study approved March 23, 2001 (F17/D46A). This modification allows the flows to be conveyed to the existing storm sewer system as described previously.

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 5 acres, a NPDES permit is not required prior to any construction activity. There are no improvements to occur within City right-of-way. It is recommended this development be approved for Rough Grading and Building Permit.

APPENDIX A

SITE HYDROLOGY

Weighted E Method

Developed Off-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
A	423,750	9.73	0%	0	15%	1.46	0%	0.00	85%	8.27	1.919	1.556	42.19	1.181	0.957	27.35
B	64,865	1.49	0%	0	15%	0.22	0%	0.00	85%	1.27	1.919	0.238	6.46	1.181	0.147	4.19

$\Sigma = 48.65$

Developed On-Site Basins

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	41,788	0.96	0%	0	15%	0.14	0%	0	85%	0.82	1.919	0.153	4.16	1.181	0.094	2.70
2	25,291	0.58	0%	0	10%	0.06	0%	0	90%	0.52	1.986	0.096	2.59	1.234	0.060	1.70
3	12,890	0.30	0%	0	15%	0.04	0%	0	85%	0.25	1.919	0.047	1.28	1.181	0.029	0.83
4	17,666	0.41	0%	0	0%	0.00	0%	0	100%	0.41	2.120	0.072	1.91	1.340	0.045	1.27
5	6,753	0.16	0%	0	100%	0.16	0%	0	0%	0.00	0.780	0.010	0.35	0.280	0.004	0.15
6	4,439	0.10	0%	0	100%	0.10	0%	0	0%	0.00	0.780	0.007	0.23	0.280	0.002	0.10
Total	108,827	2.50	0%	0	20%	0.50	0%	0	80%	2.00	1.852	0.386	10.53	1.128	0.235	6.75

Allowable	108,827	2.50	0%	0	15%	0.37	0%	0	85%	2.12	1.919	0.400	10.84	1.181	0.246	7.02
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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 = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation, E (Inches)		
Zone 2	100-Year	10 - Year
E_a	0.53	0.13
E_b	0.78	0.28
E_c	1.13	0.52
E_d	2.12	1.34

Peak Discharge (cfs/acre)		
Zone 2	100-Year	10 - Year
Q_a	1.56	0.38
Q_b	2.28	0.95
Q_c	3.14	1.71
Q_d	4.70	3.14

Pipe Capacity

calculated

Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft ²)		(cfs)	(cfs)	(ft/s)
AP 1	8	0.6	0.35	0.167	0.94	0.64	1.83
AP 2	8	0.6	0.35	0.167	0.94	0.64	1.83
AP 3	10	1.2	0.55	0.208	2.41	1.27	2.33

1.91
in previous
table
OK

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area
R = D/4
S = Slope
n = 0.013

These are 10" PVC's

Concrete Channel

BASIN	Q Required (cfs)	Height (ft)	Calculated Length (ft)	Construction Length (ft)
1	4.16	0.5	3.99	4.00
2	2.59	0.5	2.48	2.50
3	1.28	0.5	1.23	1.50

Weir Equation:

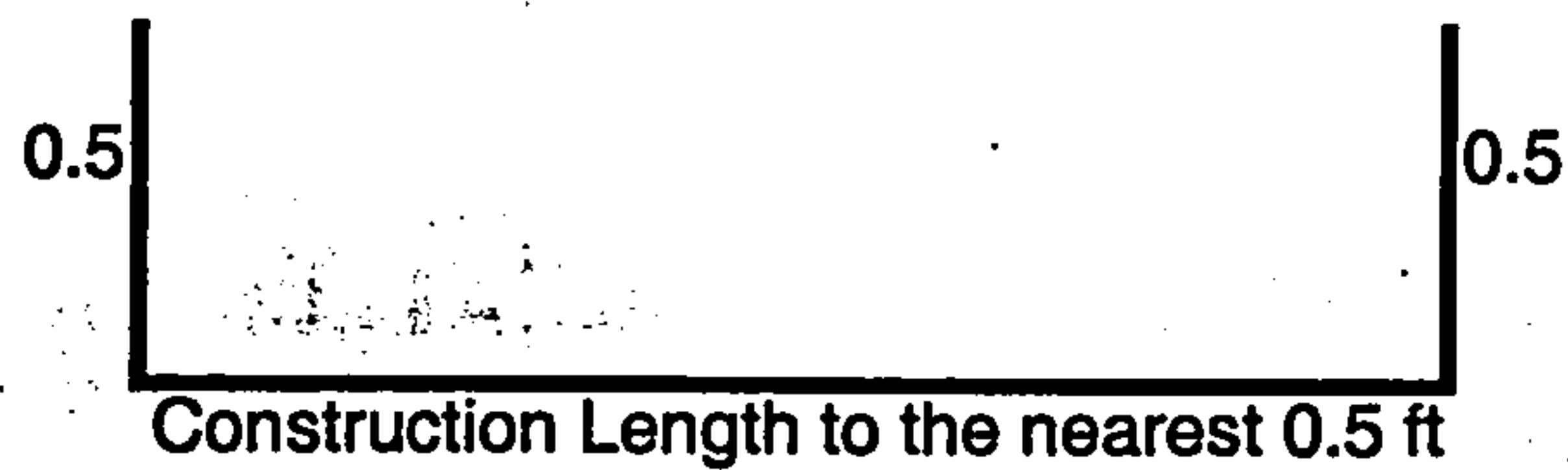
$$Q=CLH^{3/2}$$

Q= Flow Required in cfs

C= 2.95

H= Height of weir in feet

L= Length of weir in feet



APPENDIX B
OUTFALL ANALYSIS

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
Channel 5	25	0	1.5	18.75	25.18	0.7446576	0.98	50.49	49.00	2.61
Channel 6	15	0	2.1	15.75	15.58	1.0111122	0.98	52.01	51.82	3.29

Manning's Equation:

$$Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$$

A = Area

R = D/4

S = Slope

n = 0.045