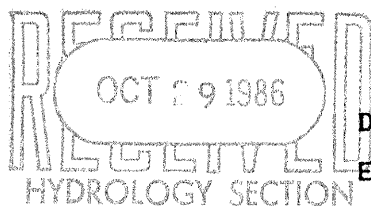


DRAINAGE INFORMATION SHEET

PROJECT TITLE: Clubhouse Inn ZONE ATLAS/DRNG. FILE #: H-15 / 040A
LEGAL DESCRIPTION: Tract E-1 of Broadbent Business Park
CITY ADDRESS: _____
ENGINEERING FIRM: Easterling & Assoc. CONTACT: Jesse May
ADDRESS: 5643 Paradise Blvd NW PHONE: 898-8021
OWNER: Clubhouse Inns CONTACT: Mike Allen
ADDRESS: 8080 E. Central Suite 110 PHONE: 316-685-5355
ADDRESS: Wichita, Ks. 67206
ARCHITECT: SPSH Architects CONTACT: Ron Spangenberg
ADDRESS: 151 N. Main Suite 333 PHONE: 316-267-4002
ADDRESS: Wichita, Ks 67202
SURVEYOR: Garry Hugg Surveying CONTACT: Garry Hugg
ADDRESS: Rio Rancho PHONE: 898-8800
CONTRACTOR: MW Builders CONTACT: Kendall Schoonover
ADDRESS: 1200 E. 104th St. Suite 110 PHONE: 816-941-2911
ADDRESS: Kansas City, Mo. 64431

PRE-DESIGN MEETING:

☐ YES☐ NO☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT☐ DRAINAGE PLAN☐ CONCEPTUAL GRADING & DRAINAGE PLAN☐ GRADING PLAN☐ EROSION CONTROL PLAN☐ ENGINEER'S CERTIFICATION☒ Revised Grading & Drainage

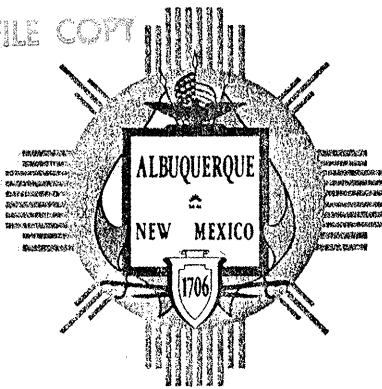
CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☒ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☐ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)DATE SUBMITTED: 10/28/86BY: Jesse R. May

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



HYDROLOGY SECTION

123 Central NW, Albuquerque, NM 87102
(505) 766-7644

November 4, 1986

Jesse May, P.E.
Easterling & Associates, Inc.
5643 Paradise Boulevard, NW
Albuquerque, New Mexico 87114

RE: REVISED DRAINAGE PLAN SUBMITTAL OF CLUBHOUSE INN
RECEIVED OCTOBER 29, 1986 FOR BUILDING PERMIT APPROVAL
(H-15/D40A)

Dear Jesse:

The above referenced submittal, revised October 28, 1986, is approved for Building Permit sign-off by Hydrology. If the Building Permit has already been issued, then it is your responsibility to see that the contractor has this approved plan.

If you have any questions, call me at 768-2650.

Cordially,

Roger A. Green, P.E.
C.E./Hydrology Section

RAG/bsj

PUBLIC WORKS DEPARTMENT

Walter Nickerson, P.E., City Engineer

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

WATERSHED TITLE: NO. 1
FILENAME:

100 YR. STORM: PRECIPITATION = 2.6 in.

SUMMARY OF INPUT PARAMETERS

SUBAREA	AREA (sq.mi.)	CURVE NUMBER	INITIAL ABSTRACTION	RUNOFF (in)	TC (hrs)	ADJ. TC (hrs)	TT (hrs)	ADJ. TT (hrs)
1	0.01	89	.205	1.54	0.17	0.20	0.00	0.00
COMPOSITE	0.01	89		1.54				

INDIVIDUAL SUBAREA & COMPOSITE HYDROGRAPHS

SUBAREA	TIME (hrs)											
	11.0	11.7	11.9	12.0	12.2	12.4	12.6	13.0	13.5	14.0	16.0	20.0
1	0.2	1.6	6.3	5.0	1.9	1.1	0.8	0.5	0.4	0.3	0.2	0.1
COMPOSIT	0.2	1.6	6.3	5.0	1.9	1.1	0.8	0.5	0.4	0.3	0.2	0.1

(ALL FLOWS IN cfs)

Penn State Model

SCS

TR-55

CSC MODIFIED SCS RUNOFF MODEL

WATERSHED ANALYSIS POINT DESIGNATION = NO.1

DRAINAGE AREA= .0051 SQ.MI.
 1 HR RAINFALL= 2.02 INCHES
 6 HR RAINFALL= 2.2 INCHES
 TIME OF CONC.= 10 MINUTES
 FRAC. IMPERV= .82
 CN (PERVIOUS)= 50
 CN (IMPERVIOUS)= 95

PEAK ONLY OUTPUTTED

TIME	Q(CFS)
240	11.1

VOL = 16277.76 CF

ANALYSIS POINT NO.1 ADDED TO MAIN FLOWS

TIME	Q(CFS)
200	0.2
205	0.4
210	0.5
215	1.5
220	2.8
225	3.4
230	6.2
235	9.8
240	11.1
245	7.8
250	3.7
255	2.4
260	1.6
265	0.5
270	0.2
275	0.2
280	0.1
285	0.1
290	0.1
295	0.1
300	0.1
305	0.1
310	0.1
320	0.1
325	0.1
330	0.1
335	0.1

DPM SCS HYDROGRAPH COMPUTATION

WATERSHED ANALYSIS POINT = NO. 1

DRAINAGE AREA IN ACRES = 3.25

TIME OF CONCENTRATION IN MINUTES = 10

RAINFALL IN INCHES FROM PLATE 22.2 D-1 = 2.2

CURVE NUMBER FROM PLATES 22.2 C-2, 22.2 C-3 = 89

STORM EXCESS RAINFALL FOR WATERSHED IN INCHES FROM PLATE 22.2 C-4 = 1.2

UNIT PEAK= 14.755 CFS/INCHES OF RUNOFF

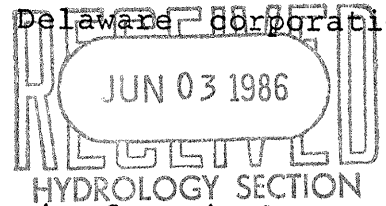
PEAK DISCHARGE= 17.706 CFS

Vol = 14,157 CF

TIME IN MINUTES	HYDROGRAPH VALUES IN CFS
0	0
1	.53
2	1.77
3	3.36
4	5.48
5	8.32
6	11.68
7	14.51
8	16.46
9	17.52
10	17.7
11	17.52
12	16.46
13	15.22
14	13.81
15	12.04
16	9.91
17	8.140001
18	6.9
19	5.84
20	4.95
22	3.66
24	2.6
26	1.89
28	1.36
30	.97
32	.7
34	.51
36	.37
38	.26
40	.19
45	.08
50	.07

DECLARATION OF ACCESS, UTILITY,
DRAINAGE, IRRIGATION AND LANDSCAPING EASEMENTS

BROADBENT DEVELOPMENT COMPANY, a Delaware corporation,
("Grantor") declares:



1. Recital. Grantor is the owner in fee simple of the following described adjacent tracts of property located in Bernalillo County, New Mexico:

Tract E as the same is shown and designated on the Summary Plat of a portion of the Lands of Menaul School, Inc., dated March 7, 1979, and recorded as Document No. 79-81037 on October 29, 1979, in Vol. C-15, Page 170, of the Bernalillo County, New Mexico records ("Tract E"); and

Tract F-2 as the same is shown and designated on the Summary Replat of a Portion of the Lands of Menaul School, Inc., dated May 1981, recorded as Document No. 81-31554, on June 16, 1981, in Volume C-18, Page 104 of the Bernalillo County, New Mexico records ("Tract F-2")

Tract E and Tract F-2 are currently being replatted, the westerly boundary of Tract E is being moved to incorporate in Tract E approximately the easterly 48 feet of Tract F-2, and Tract F-2 is being divided into two tracts by a public street. A copy of the proposed replat is attached hereto as Exhibit A. The legal description of the new "Tract E-1" is attached hereto as Exhibit B. This Declaration makes reference to the tracts by the designations on the proposed replat, as "Tract E-1", "Tract F-2A" and Tract "F-2B."

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 MAY -6 AM 8:53

7/1/86 3484 PG. 525-533
DOLORES C. WALLER
COUNTY CLERK & RECORDER
[Signature]

Grantor wishes to place certain easements on the properties for the mutual benefit of the properties, and their owners, successors and assigns.

2. Drainage Easement. Grantor hereby grants an easement over and upon Tract F-2B, for the benefit of Tract E-1 only, for the drainage of surface storm water run-off from only Tract E-1 onto Tract F-2B. The owner of Tract F-2B may place reasonable restrictions upon the points along the boundary line between Tract F-2B and Tract E-1 at which surface waters may be discharged from Tract E-1 onto Tract F-2B. However, such points of discharge will be spaced along such boundary line so as to allow flow onto Tract F-2B to from all portions of Tract E-1.

3. Access Easements. Attached hereto as Exhibit C is a sketch of Tract E-1 and a portion of Tract F-2B, reflecting traffic access points on Tract E-1 designated as access drives "1", "2", "3" and "4", and the areas located generally by dotted lines and designated "future access" on Tract F-2B. Grantor hereby grants an easement over and upon Tract E-1 for the benefit of Tract F-2B, for vehicular access through access points 1, 2, 3 and 4 to and from Tract F-2B, and Grantor grants an easement over and upon those portions of Tract F-2B generally designated as "future access", for vehicular access to and from Tract E-1 through access points 2 and 3, such access

drives to be at least 24-feet wide, and to be reasonably located and configured as may be further determined by the owner of Tract F-2B. The most southerly "future access" drive will allow access through access point 2 to Menaul Boulevard at a curb cut location to be established by the owner of Tract F-2B.

If Tract E-1 is improved before Tract F-2B, the owner of Tract E-1, at its own expense, may place temporary paving generally in the southerly "future access" area on Tract F-2B. Upon improvement of Tract F-2B, the owner of Tract F-2B, at its own expense, may replace such temporary paving with its own permanent improvements, so long as an easement area allowing access to and from Tract E-1 is reserved and improved.

4. Irrigation and Landscaping Easements. Grantor anticipates that the owner of Tract E-1 will place landscaping along the westerly boundary of Tract E-1, such landscaping to be irrigated and maintained by the owner of Tract E-1. Grantor hereby grants a mutual easement upon Tract E-1 and Tract F-2B for the location and maintenance of landscaping and irrigation for the common benefit of Tract E-1 and Tract F-2B, such landscaping and irrigation to be within the boundaries of a strip lying 3 feet either side of the boundary line between Tract E-1 and Tract F-2B. Any costs for irrigating and maintaining such landscaping will be borne by the owner of Tract

E-1. However, the cost of putting in place such landscaping and irrigation will be shared equally by the owners of Tract F-2B and Tract E-1.

5. Water Line Easement. Grantor hereby grants an easement upon Tract E-1 for the benefit of Tract F-2A and Tract F-2B and the City of Albuquerque for a water line in the portion of Tract E-1 comprising the 20' wide strip immediately south of the drainage channel. The owner of Tract F-2A and Tract F-2B and the City of Albuquerque may construct, repair and maintain such water line and in connection therewith, may disturb the surface of Tract E-1, including demolition and removal of any parking, landscaping, sidewalks or any improvements upon the surface. After construction, repair or maintenance work, the surface will be returned to a graded, filled and compacted status, and any surface improvements damaged or removed by such construction, will be returned to their state prior to construction, to the extent practicable.

6. Sewer Line Easement. Grantor hereby reserves the right to require a sewer line easement running along the westerly portion of Tract E-1, for a sewer line for the benefit of Tract F-2A and Tract F-2B and the City of Albuquerque, lying generally in the location shown on Exhibit C attached hereto. The owner of Tract F-2A and Tract F-2B may designate the exact location of such sewer line by delivering a survey description

thereof to the owner of Tract E-1, so long as the sewer line location lies within the westerly 40 feet of Tract E-1. If and when the owner of Tract F-2A and Tract F-2B determines that the sewer line must be constructed, then construction will be completed at no cost to the owner of Tract E-1. However, the owner of Tract F-2A and Tract F-2B and the City of Albuquerque, may disturb the surface of Tract E-1, including demolition and removal of any parking, landscaping, sidewalks or any improvements upon the surface, in conjunction with construction of the sewer line. After construction, the surface will be returned to a graded, filled and compacted status, and any surface improvements damaged or removed by such construction will be returned to their state prior to construction, to the extent practicable. The easement granted hereby may be re-located to the extent required by the City of Albuquerque, provided that such relocation will not interfere with any permanent improvements on the property.

7. Miscellaneous. The easements granted herein are for the benefit of, and are binding upon, Grantor, its successors and assigns, and are intended to run with and bind the land, comprised of Tract F-2A and Tract F-2B and Tract E-1. This Declaration may be modified only by a writing signed by the owners of the properties affected thereby, is specifically enforceable, and is governed by the laws of the State of New Mexico.

Dated: May 5, 1986

BROADBENT DEVELOPMENT COMPANY, a
Delaware corporation

By: Richard E. Peterson
Richard E. Peterson
Its Senior Vice President

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing is hereby acknowledged before me this 5th
day of May, 1986, by Richard E. Peterson, Senior Vice
President of Broadbent Development Company, a Delaware corpor-
ation, on behalf of said corporation.

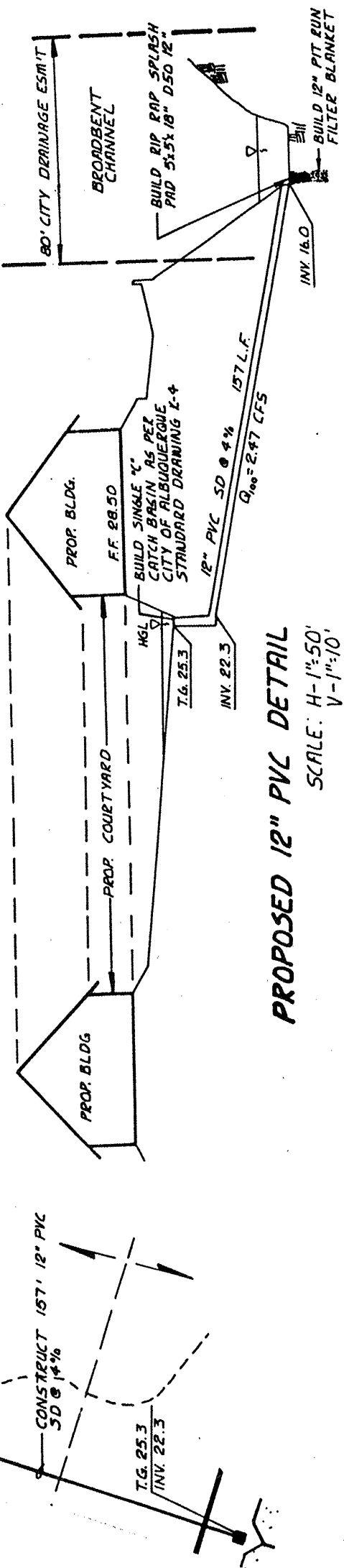
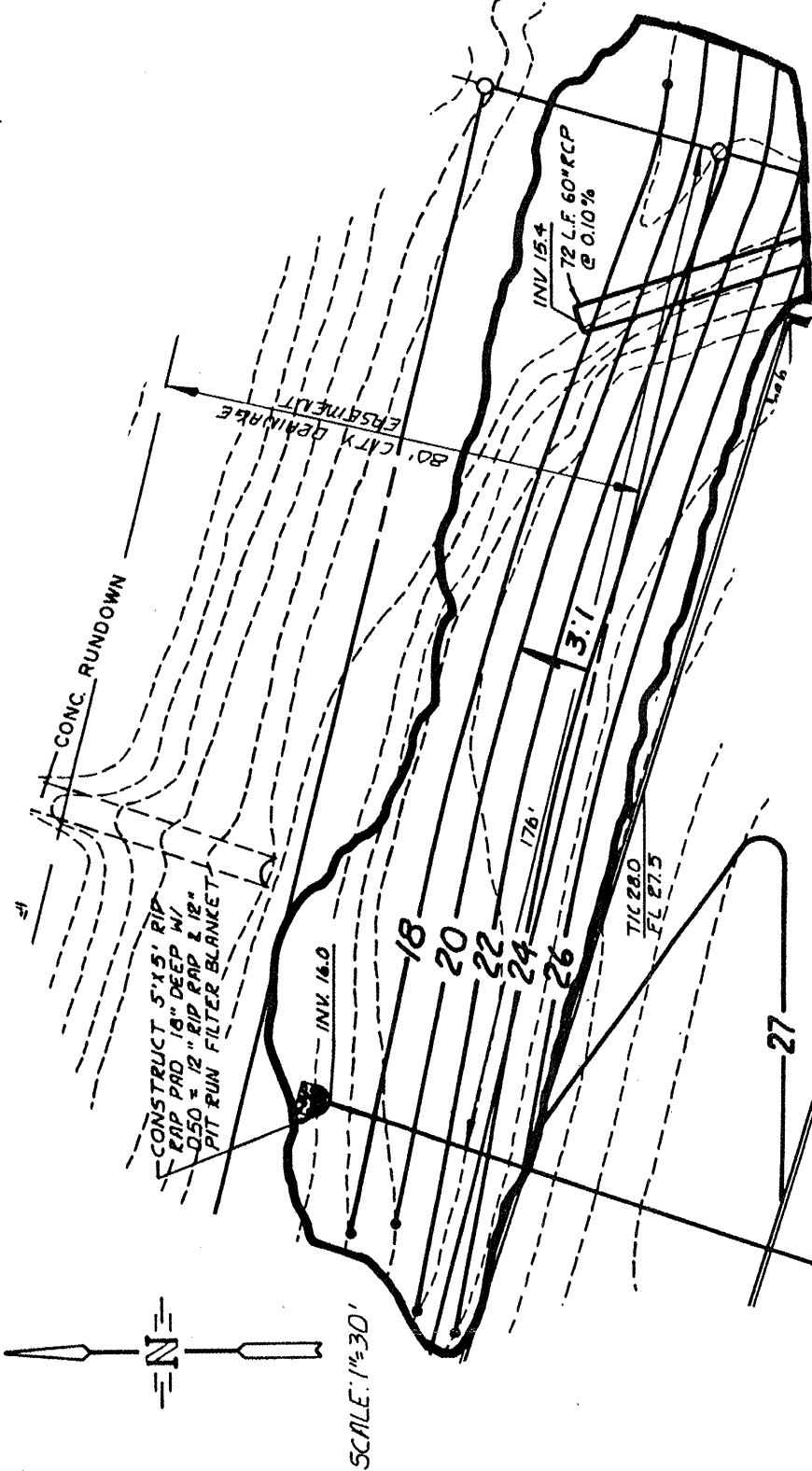
W. M. Roach
Notary Public

My commission expires:

10-14-86

CITY OF ALBUQUERQUE
DRAINAGE FACILITIES WITHIN CITY R.O.W

CHARLES M. EASTER
NEW MEXICO
REGISTERED PROFESSIONAL ENGINEER
5-8-86



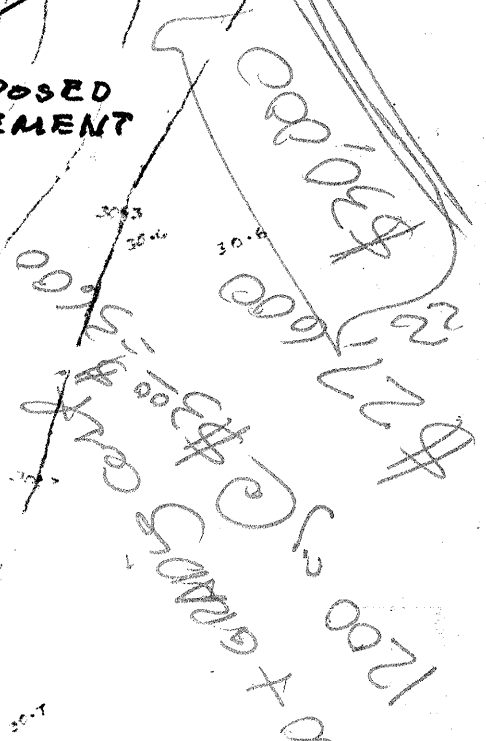
PROPOSED 12" PVC DETAIL

APPROVALS	NAME	DATE
A.C.E. / DESIGN		
INSPECTOR		

CLUBHOUSE INN
12" PVC DRAINAGE LINE TO CHANNEL

APR 10 1986
HYDROLOGY SECTION

Received F.D. 6/21/74

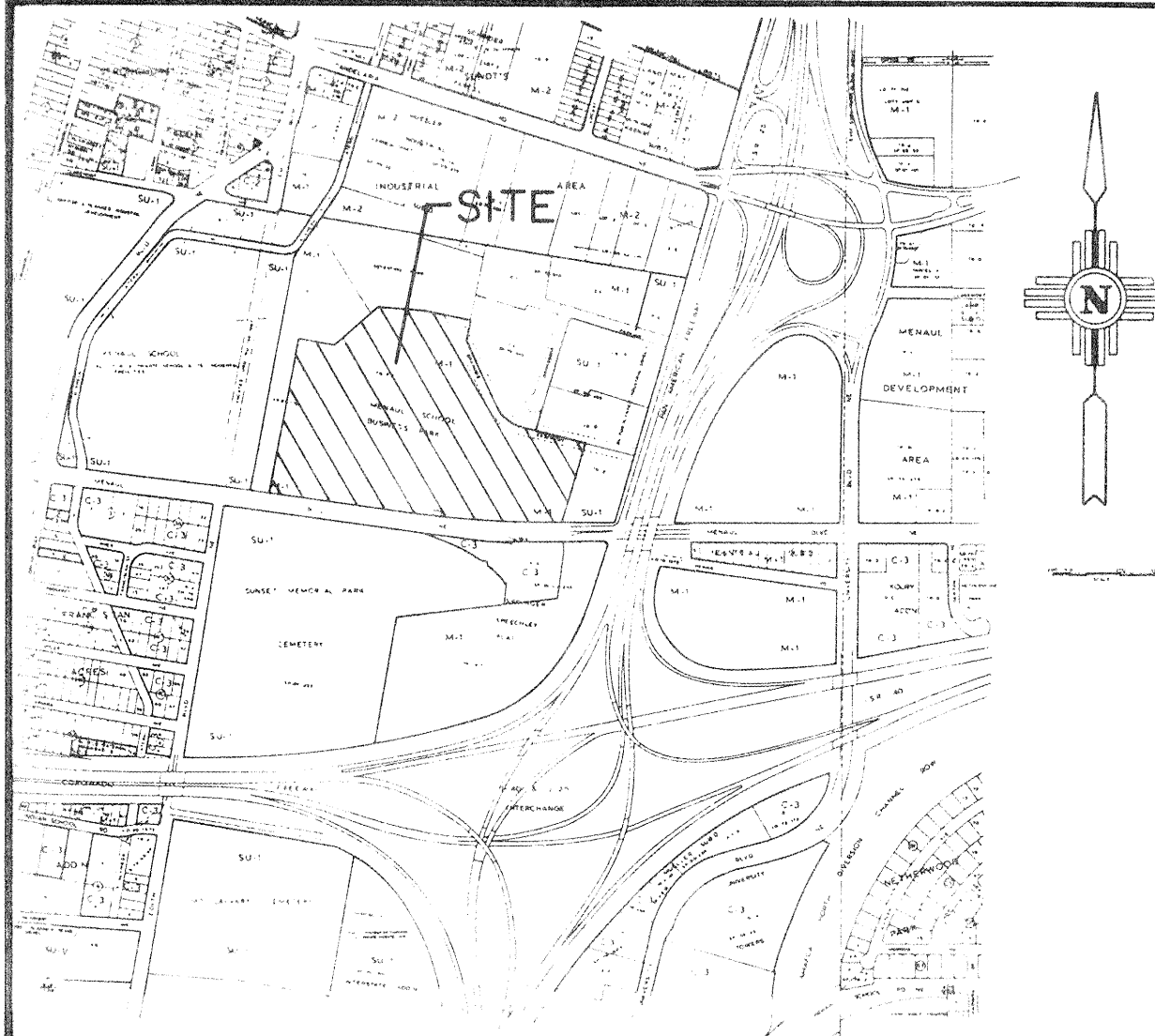


Backfill

Spotted

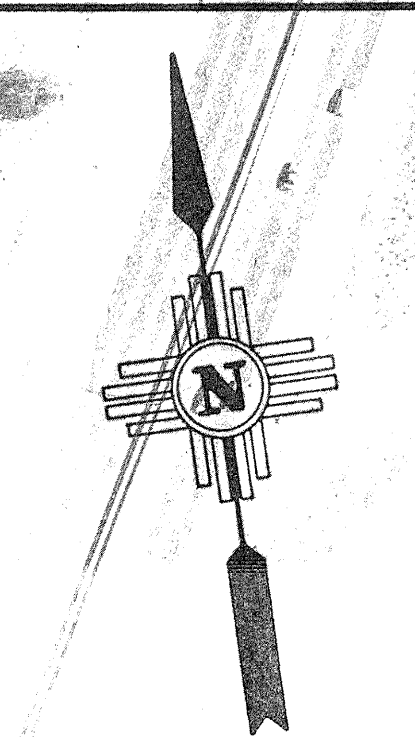
4-9-86

200. 23,764
Total

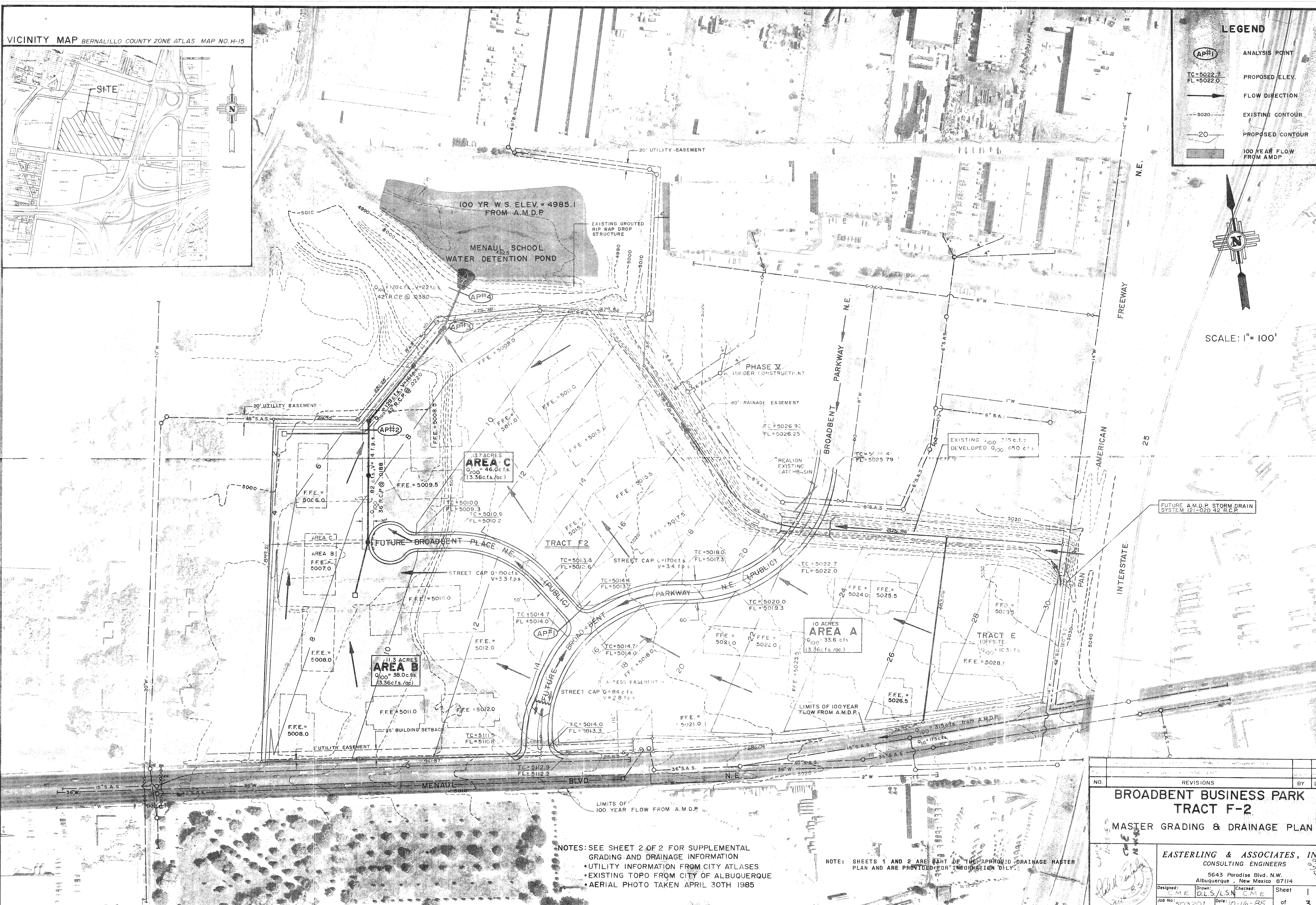


LEGEND

- AP# ANALYSIS POINT
- TC=5022.7
FL=5022.0 PROPOSED ELEV.
- FLOW DIRECTION
- 5020- EXISTING CONTOUR
- 20- PROPOSED CONTOUR
- 100 YEAR FLOW FROM AMP



SCALE: 1" = 100'



NOTE: SHEETS 1 AND 2 ARE PART OF THE APPROVED DRAINAGE MASTER PLAN AND ARE PROVIDED FOR INFORMATION ONLY.

NO.	REVISIONS	BY	DATE

**BROADBENT BUSINESS PARK
TRACT F-2
MASTER GRADING & DRAINAGE PLAN**

EASTERLING & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 5643 Paradise Blvd. N.W.
 Albuquerque, New Mexico 87114

Designed: CME
 Drawn: DLS/LSN
 Checked: CME
 Job No: 503201
 Date: 10-16-85
 Sheet: 1 of 3