

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

November 3, 2025

Derek Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: ALOFT HOTEL**  
**1501 Aircraft Ave SE**  
**Grading & Drainage Plans**  
**Engineer's Stamp Date: 10/30/2025**  
**Hydrology File: M15D057**  
**Case # HYDR-2025-00219**

Dear Mr. Bohannon:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 10/30/2025, the Grading Plans and Drainage Report are approved for action by the DFT and DHO for Site Plan amendments and platting actions, and for Building Permit and Grading Permit. Please note that Pad Certifications will not be required for this project. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E. CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

# CONSTRUCTION PLANS FOR ALOFT HOTEL

## ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2025



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VICINITY MAP M-15-Z  
SCALE NONE

- NOTICE TO CONTRACTORS
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION (UPDATE #9)
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
  - ANY WORK AFFECTING AN ARTERIAL ROADWAY REQUIRES 24-HOUR CONSTRUCTION.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR SURVEYOR IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - SEVEN (7) WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO(2) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN A BARRICADE PERMIT FROM THE CONST. COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (924-3400) PRIOR TO OCCUPYING AN INTERSECTION. REFER TO STANDARD SPECIFICATIONS.
  - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED WITH PLASTIC REFLECTORIZED PAVEMENT MARKINGS BY THE CONTRACTOR TO LOCATION AS EXISTING OR AS INDICATED BY THIS PLAN SET.
  - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE CITY SURVEYOR. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATIONS OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED. REFER TO SECTION 4.4 OF THE GENERAL CONDITIONS OF THE STANDARD SPECIFICATIONS. ANY PERMANENT SURVEY MONUMENT LOCATED WITHIN 50' OF THIS PROJECT THAT IS NOT SHOWN ON THE PLAN AND IS DESTROYED DURING CONSTRUCTION WILL BE REPLACED AT THE DESIGNERS EXPENSE.
  - CONTRACTOR SHALL MAINTAIN A GRAFFITI-FREE WORK SITE. CONTRACTOR SHALL PROMPTLY REMOVE ANY AND ALL GRAFFITI FROM EQUIPMENT, WHETHER PERMANENT OR TEMPORARY.
  - FOR STORM DRAIN CONSTRUCTION, RCP PIPE JOINTS SHALL NOT BE GROUTED PRIOR TO FINAL INSPECTION. FINAL INSPECTION WILL DETERMINE JOINTS TO BE GROUTED FOR FINAL ACCEPTANCE OF THE CONSTRUCTION.
  - ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH NEW MEXICO UTILITIES, INC. SPECIFICATIONS FOR WATER AND WASTEWATER FACILITIES (MOST RECENT REVISIONS).
  - THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [http://www.abqwa.org/water\\_shu\\_off\\_and\\_turn\\_on\\_procedures.aspx](http://www.abqwa.org/water_shu_off_and_turn_on_procedures.aspx)
  - ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
  - ELECTRONIC MARKER DEVICES (EMS) WILL BE PLACED ACCORDING TO SECTION 170 OF THE COA STANDARD SPECIFICATIONS.
  - CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING UNTIL PROJECT HAS BEEN ACCEPTED BY THE COA.

- THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED
- ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
  - BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
  - TACK COAT REQUIREMENTS SHALL BE DETERMINED BY THE PROJECT ENGINEER.
  - SIDEWALKS AND WHEELCHAIR RAMP WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
  - IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
  - ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.

**TERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
505-858-3100  
www.tierrowestllc.com

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 11/3/2025  
BY: *[Signature]*  
HydroTrans # M15D057

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.  
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN PULLED ON THE DEVELOPMENT.

REV	SHEETS	CITY ENGINEER	DATE	USER	DEPT.	DATE	USER	DEPT.	DATE
ENGINEERS STAMP & SIGNATURE		APPROVALS	ENGINEER	DATE	*****				
		DRC Chairman			APPROVED FOR CONSTRUCTION				
		Transportation							
		Water/Wastewater							
		Hydrology							
		AMAFCA							
Constr. Mngmt.									
Constr. Coord.									
RONALD R. BOHANNAN P.E. #7868		CITY PROJECT NO.			SHEET 01 OF 41				

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**Weighted E Method**

Zone:  
Zone 2  
Existing Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (in)	Volume (ac-ft)	Flow cfs
On-Site Basin	45,071	1.03	0.002	0%	0.00	0%	0.00	0%	0.00	100%	1.03	2,330	0.201	4.49
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	12%	1.88	88%	13.21	2,168	2.726	63.07
<b>Total</b>	<b>702,391.9</b>	<b>16.125</b>	<b>0.02519</b>		<b>0.00</b>		<b>0.000</b>		<b>1.880</b>		<b>14.245</b>		<b>0.201</b>	<b>67.56</b>

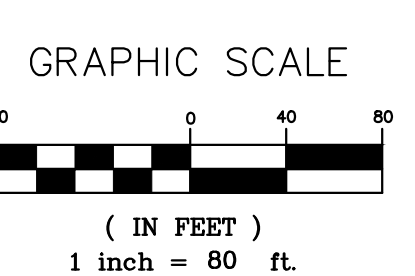
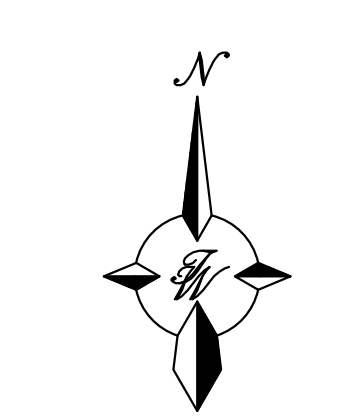
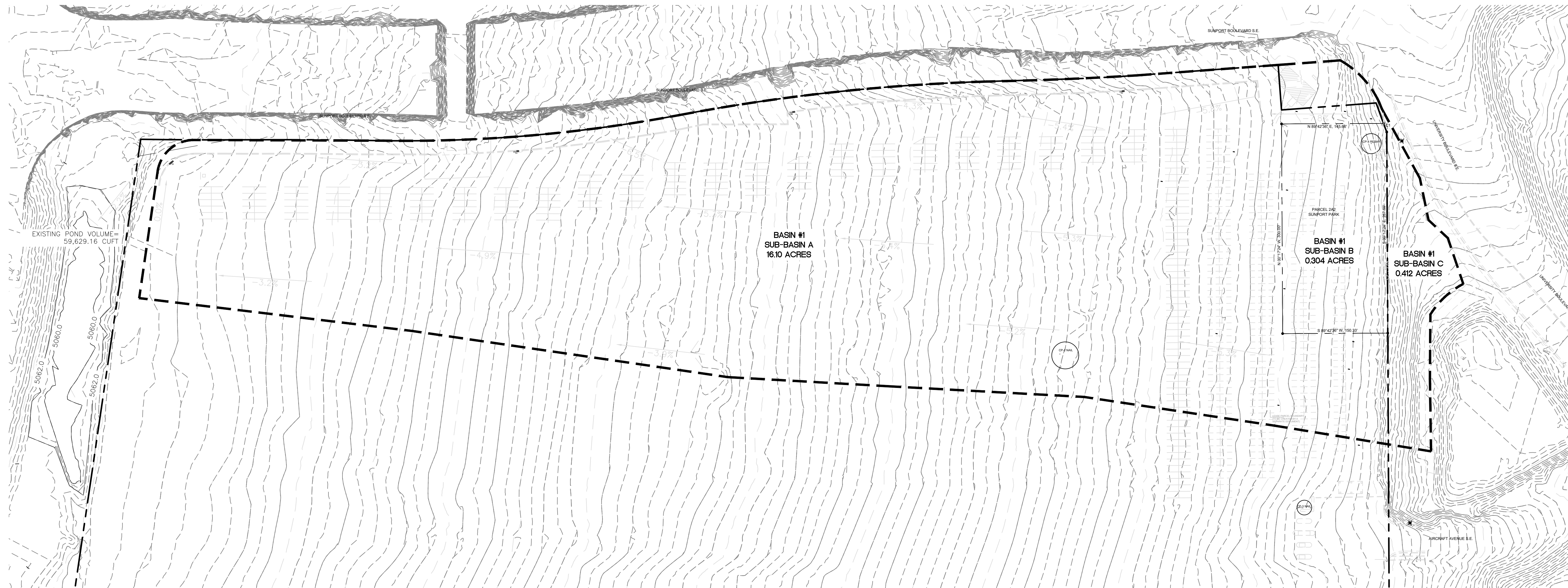
Check  
100% 1.03  
100% 15.09



VICINITY MAP: 1501 AIRCRAFT AVENUE SE, ALBUQUERQUE, NM.

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND BEING AND COMPRISING ALL OF PARCEL "2A", OF SUNPORT PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LOTS 1A, 1B, 2A AND 2B IN BLOCK 3, PARCELS 1-A-1, 1-A-2, 1-B-1 IN BLOCK 4, PARCELS 2A, 2B, 3C AND 2D OF SUNPORT PARK, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 1996, IN PLAT BOOK 96C, FOLIO 22. LESS AND EXCEPTING THEREFROM THAT PORTION AFFECTED BY THAT CERTAIN PERMANENT ORDER OF ENTRY ENTERED JUNE 28, 2018 IN BERNALILLO COUNTY DISTRICT COURT CAUSE NO. CV-2016-02511.



City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**  
DATE: 11/3/2025  
BY: *[Signature]*  
HydroTeam #: M15D057  
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS. SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.  
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWENTY (20) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

ENGINEER'S SEAL  
RONALD R. BOHANNAN  
NEW MEXICO  
7868  
PROFESSIONAL ENGINEER  
10/30/2025  
RONALD R. BOHANNAN  
P.E. #7868

ALOFT HOTEL  
ALBUQUERQUE, NM  
EXISTING BASIN  
  
TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505)858-3100

DRAWN BY  
MR  
DATE  
10/30/2025  
SHEET #  
**03**  
JOB #  
2021133

**Weighted E Method**

Zone:  
Zone 2  
Developed Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
On-Site Basin	45,071	1.03	0.002	0%	0.00	15%	0.16	0%	0.00	85%	0.88	2.101	0.181	4.18
Off-Site Basins	657,320.4	15.09	0.024	0%	0.00	0%	0.00	13%	1.92	87%	13.17	2.165	2.722	63.01
<b>Total</b>	<b>702,391.9</b>	<b>16.125</b>	<b>0.02519</b>		<b>0.00</b>		<b>0.155</b>		<b>1.920</b>		<b>14.049</b>			

Check  
100% 1.03  
100% 15.09



**KEYED NOTES**

- ① EXISTING STORM DRAIN (SD) DROP INLET
- ② EXISTING SANITARY SEWER (SAS) MANHOLE (MH)
- ③ NOT USED
- ④ EXISTING STORM SEWER UTILITY EASEMENT
- ⑤ STORM DRAIN OUTLET
- ⑥ PLAT BOUNDARY
- ⑦ EXISTING PUBLIC FIRE HYDRANT

**LEGEND**

- CURB & GUTTER
- PROPERTY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- ON-SITE FLOW
- OFF-SITE FLOW
- BASIN BOUNDARY LINE

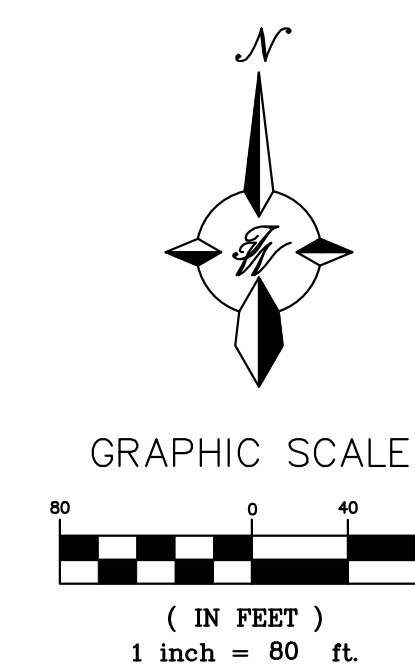
**STORM WATER QUALITY IN-LIEU TABLES**

Stormwater Quality Volume					
Acres	SF	Rainfall (in)	Rainfall (ft)	SWQV (CF)	SWQV (Acre-Ft)
0.88	38,332.80	0.26	0.022	830.5	0.02

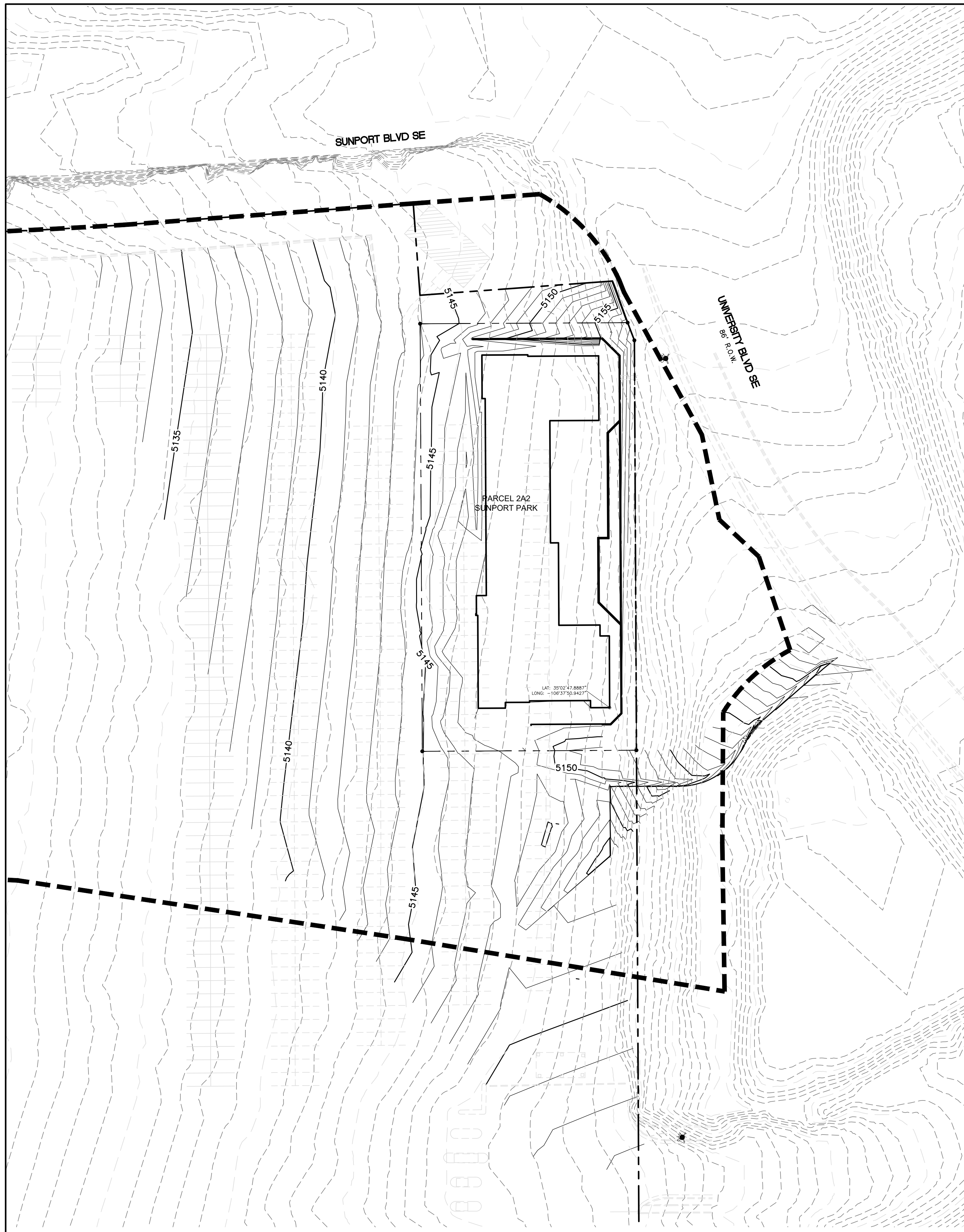
Payment In-Lieu Amount		
SWQV (CF)	\$/CF	Total Amount
830.54	\$ 8.00	\$ 6,644.35

City of Albuquerque  
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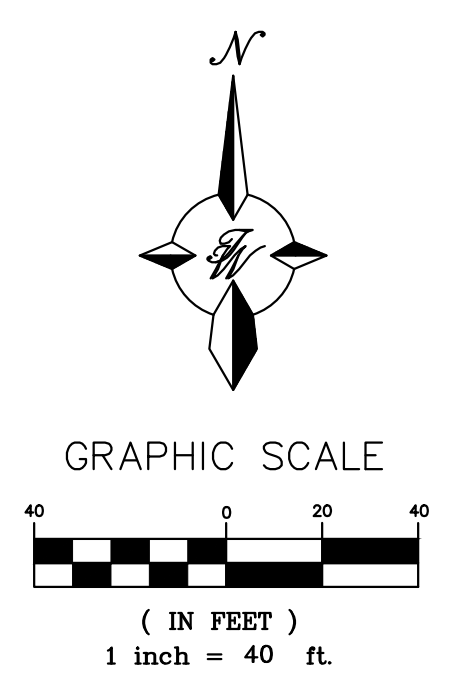


 ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 10/30/2025 RONALD R. BOHANNAN P.E. #7868	ALOFT HOTEL ALBUQUERQUE, NM BASIN	DRAWN BY MR DATE 10/30/2025
	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # <b>04</b> JOB # 2021133



**LEGEND**

	CURB & GUTTER
	PROPERTY LINE
	BUILDING
	PROPOSED SIDEWALK
	EXISTING CURB & GUTTER
	BASIN BOUNDARY LINE
	5010 PROPOSED MINOR CONTOUR
	5010 PROPOSED MAJOR CONTOUR

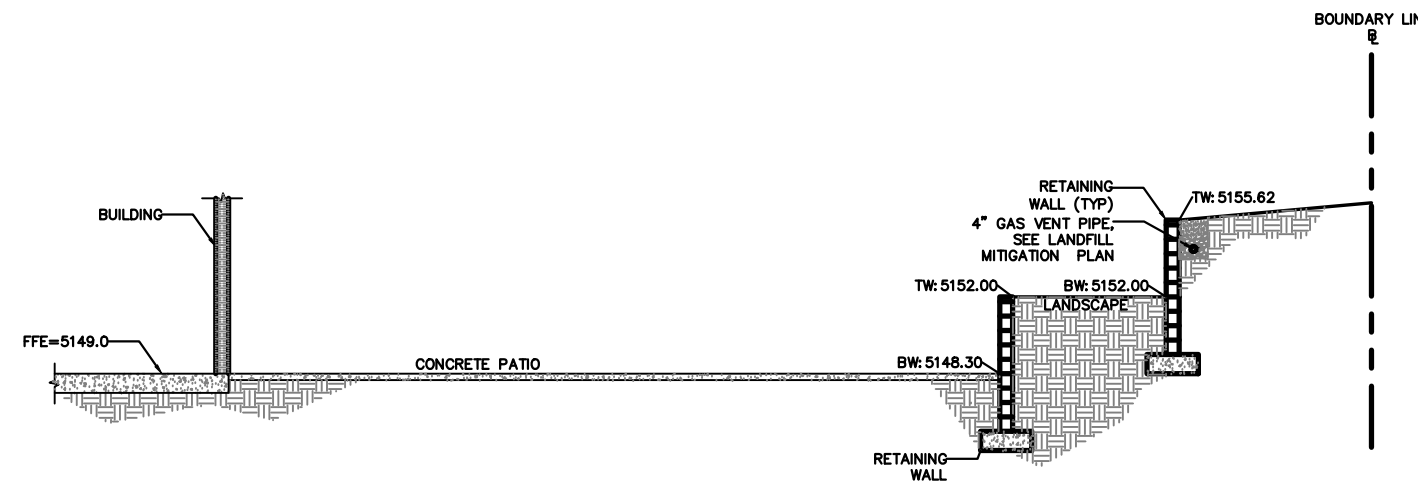
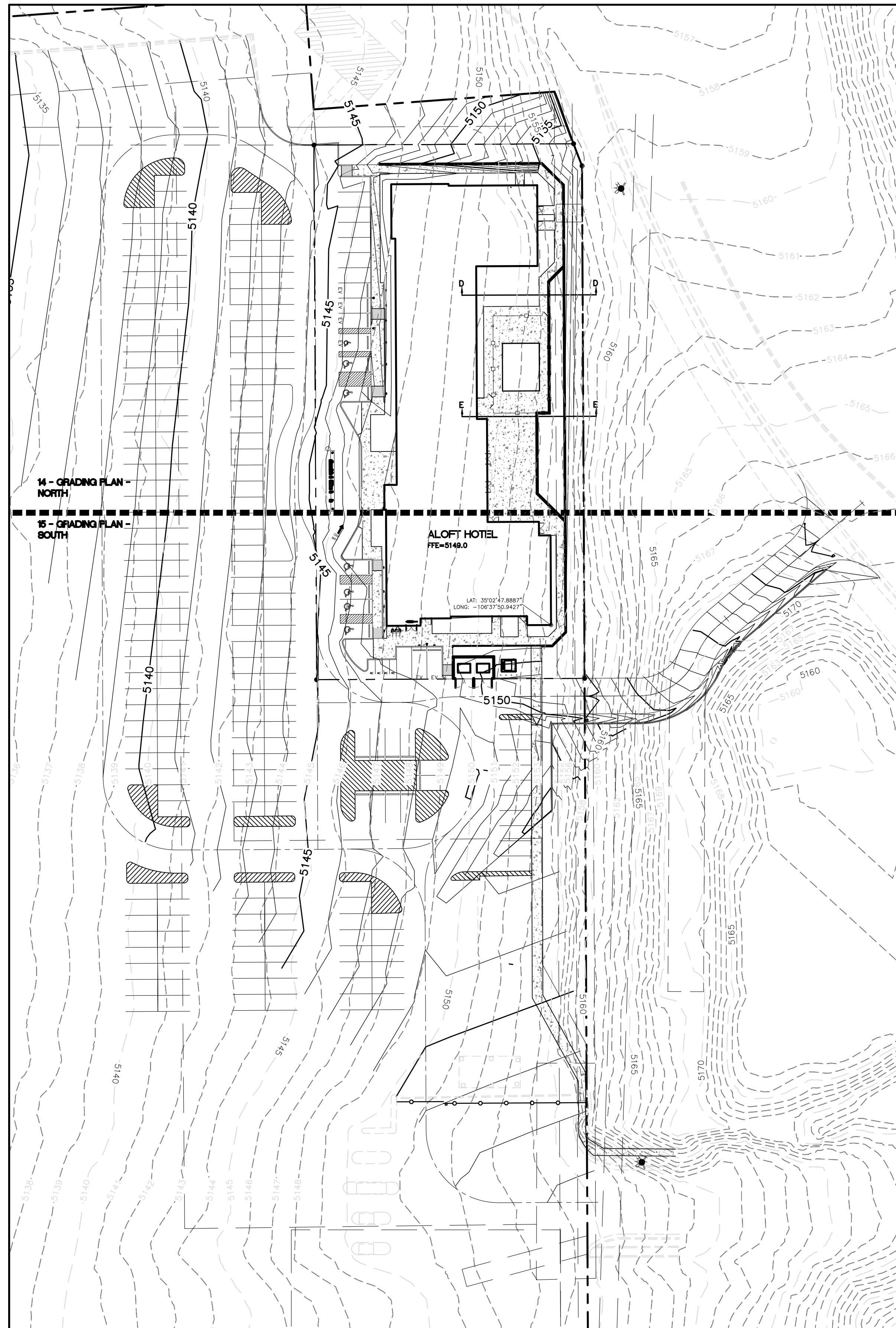


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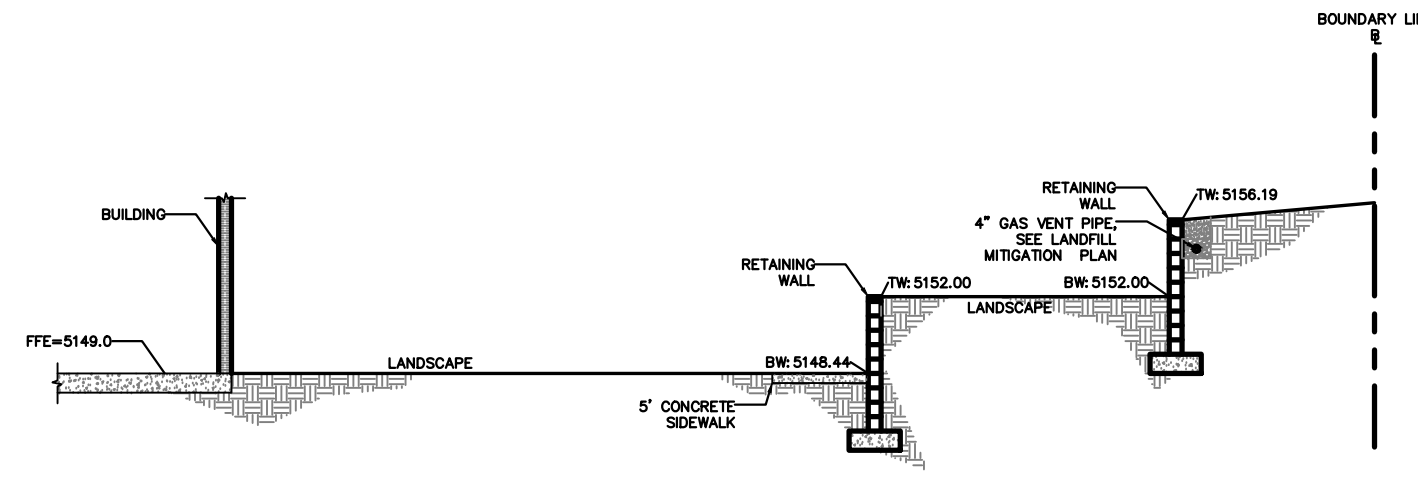
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

 10/30/2025 RONALD R. BOHANNAN P.E. #7868	<b>ALOFT HOTEL ALBUQUERQUE, NM PROPOSED SITE BASIN</b>	DRAWN BY MR
	<i>TIERRA WEST, LLC</i> 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	DATE 10/30/2025
		SHEET # <b>05</b>
		JOB # 2021133



**SECTION D-D RETAINING WALLS**

NTS



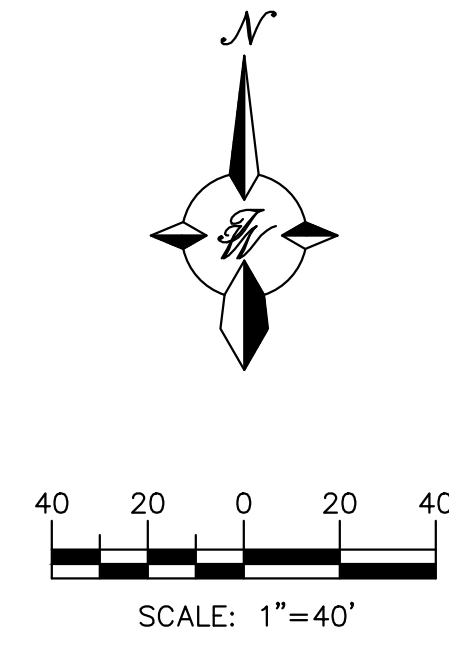
**SECTION E-E RETAINING WALLS**

NTS

**NOTE:**

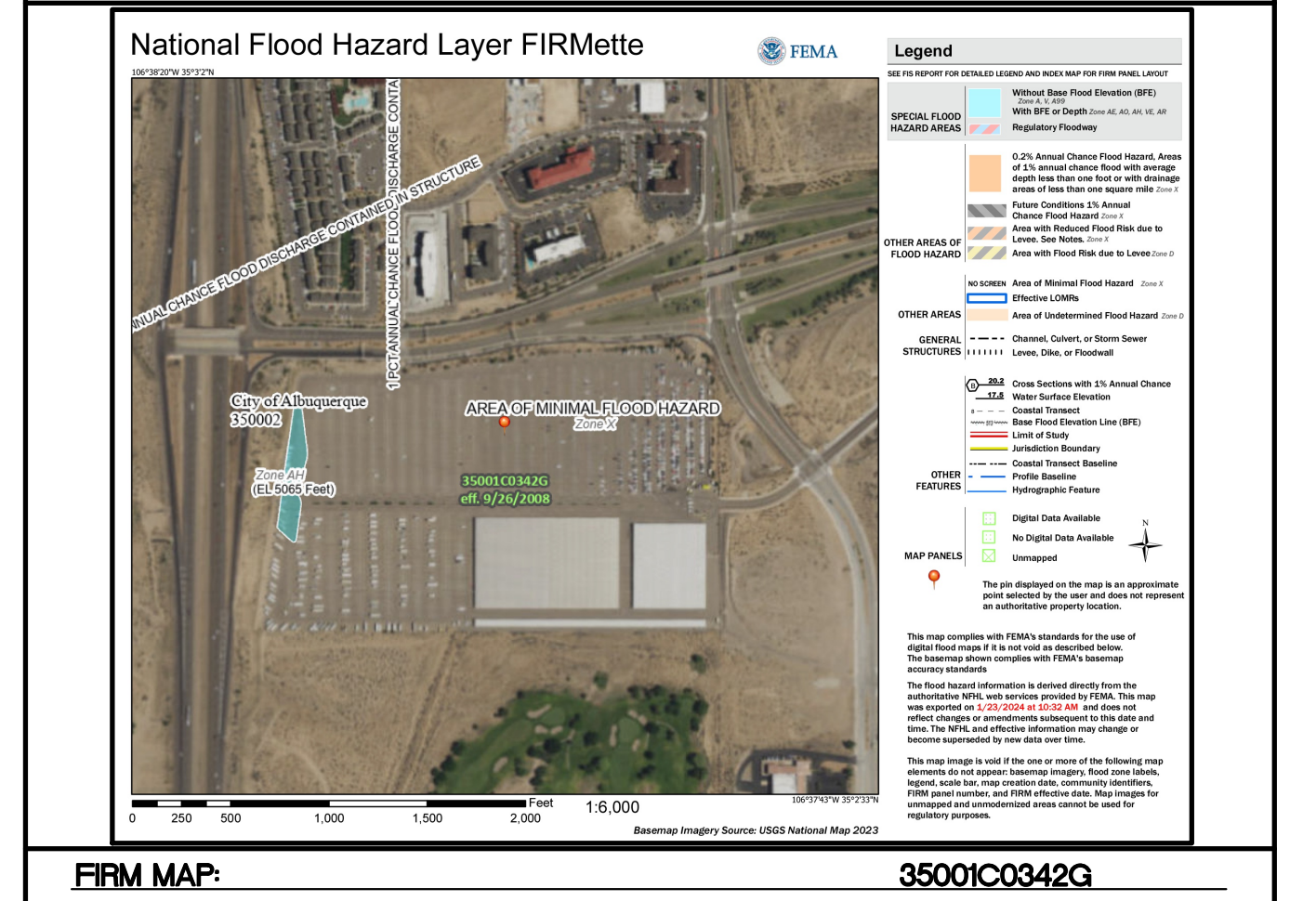
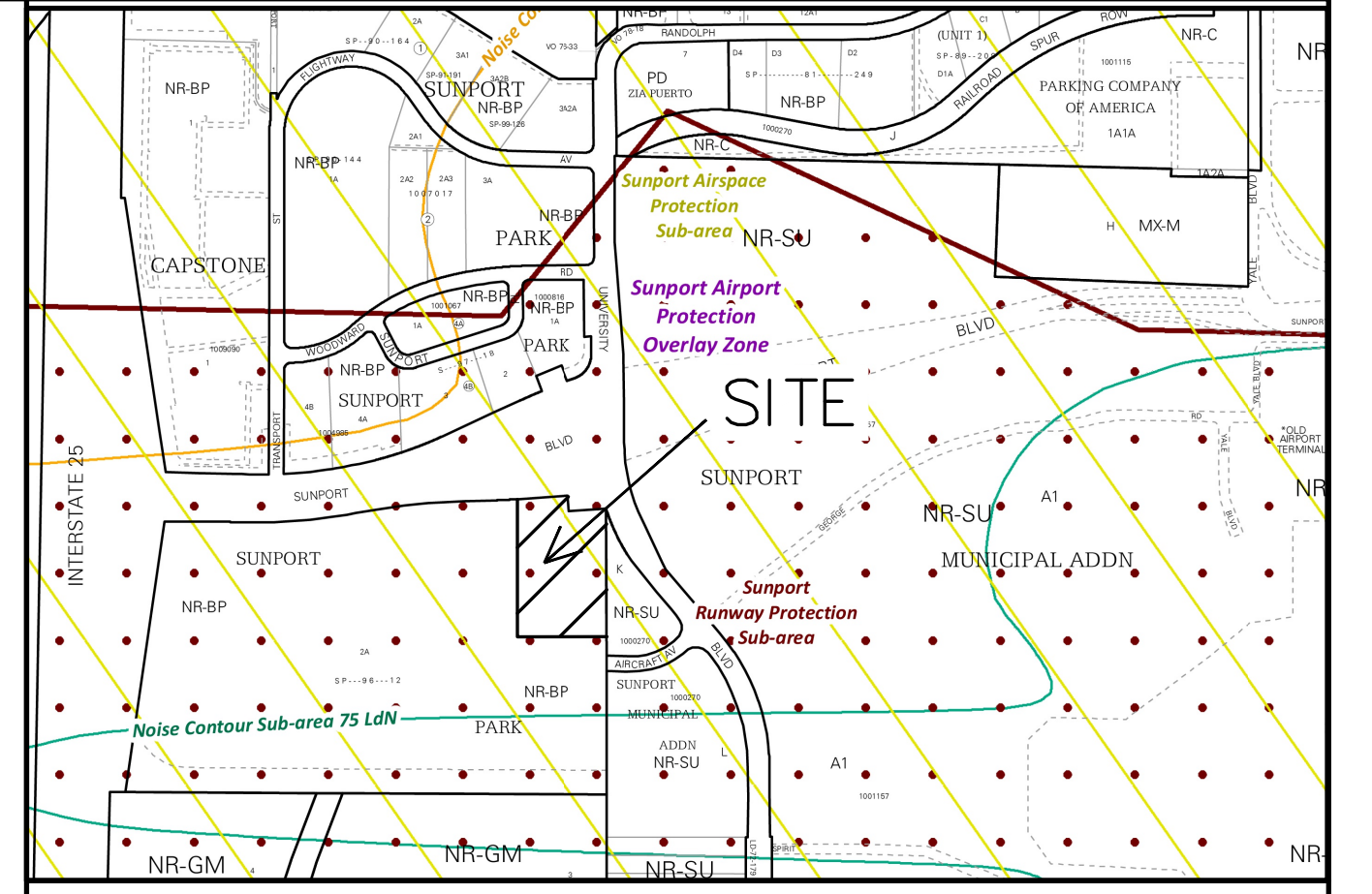
PROPERTY BOUNDARY AREA = 45,070.00 SF  
 LANDSCAPE AREA = 11,155.66 SF (25%)  
 IMPERVIOUS AREA = 33,914.34 SF (75%)

SEE SHEET C2.0A FOR SECTION DETAILS A-A, B-B AND C-C



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- TRENCH DRAIN GRATE
- PROPOSED SPOT ELEVATION



**Weighted E Method**

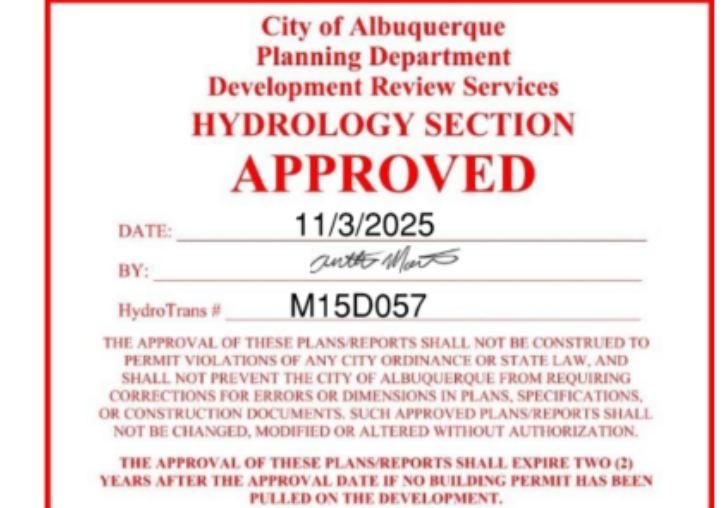
Zone:  
 Zone 2  
 Existing Basin

Basin	Basin Area			Treatments								100-Year		
	Area (sf)	Area (acres)	Area (sq miles)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs
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<b>Total</b>	<b>702,391.9</b>	<b>16.125</b>	<b>0.02519</b>		<b>0.00</b>		<b>0.000</b>		<b>1.880</b>		<b>14.245</b>		<b>0.201</b>	<b>67.56</b>

**Weighted E Method**

Zone:  
 Zone 2  
 Developed Basin

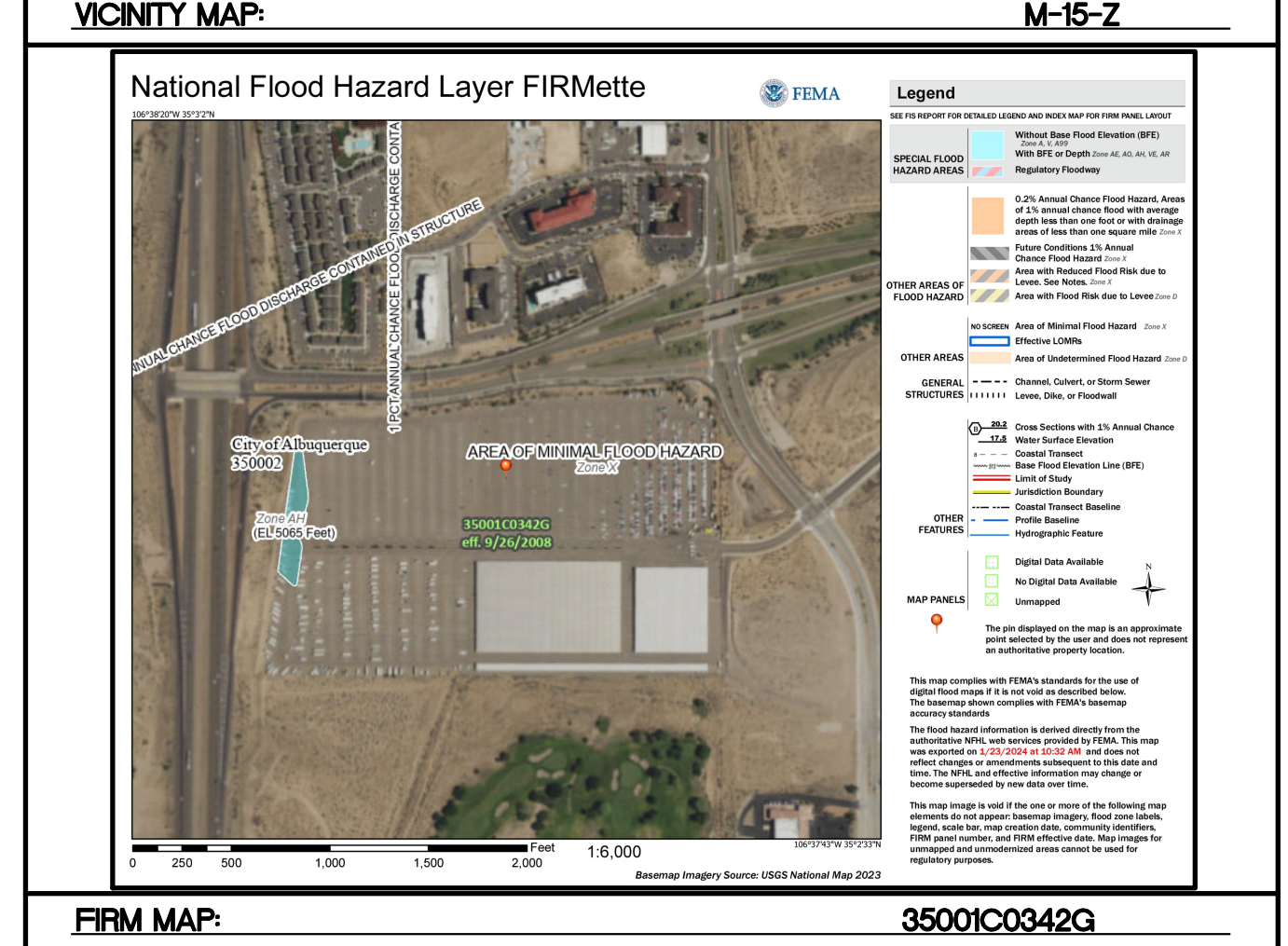
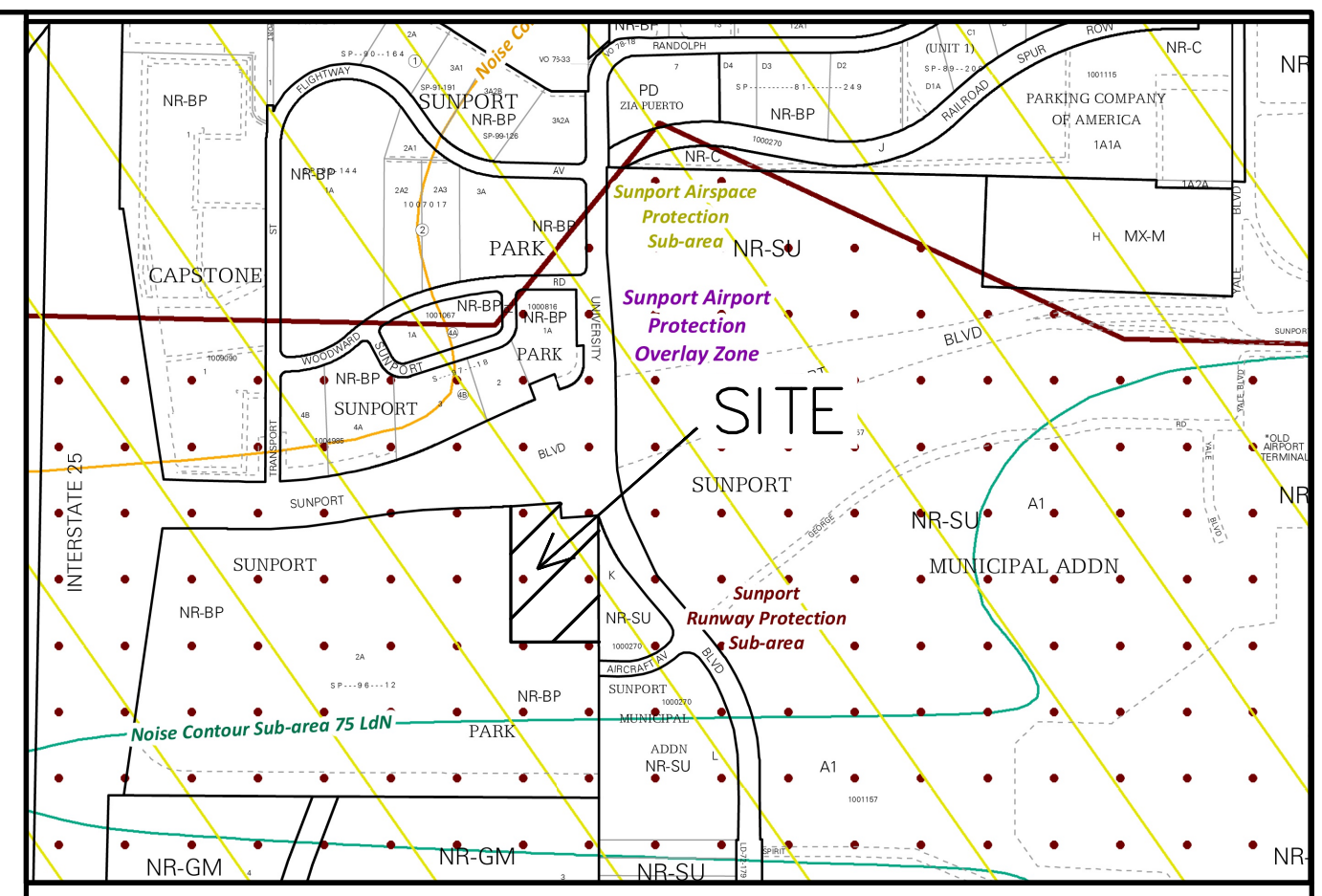
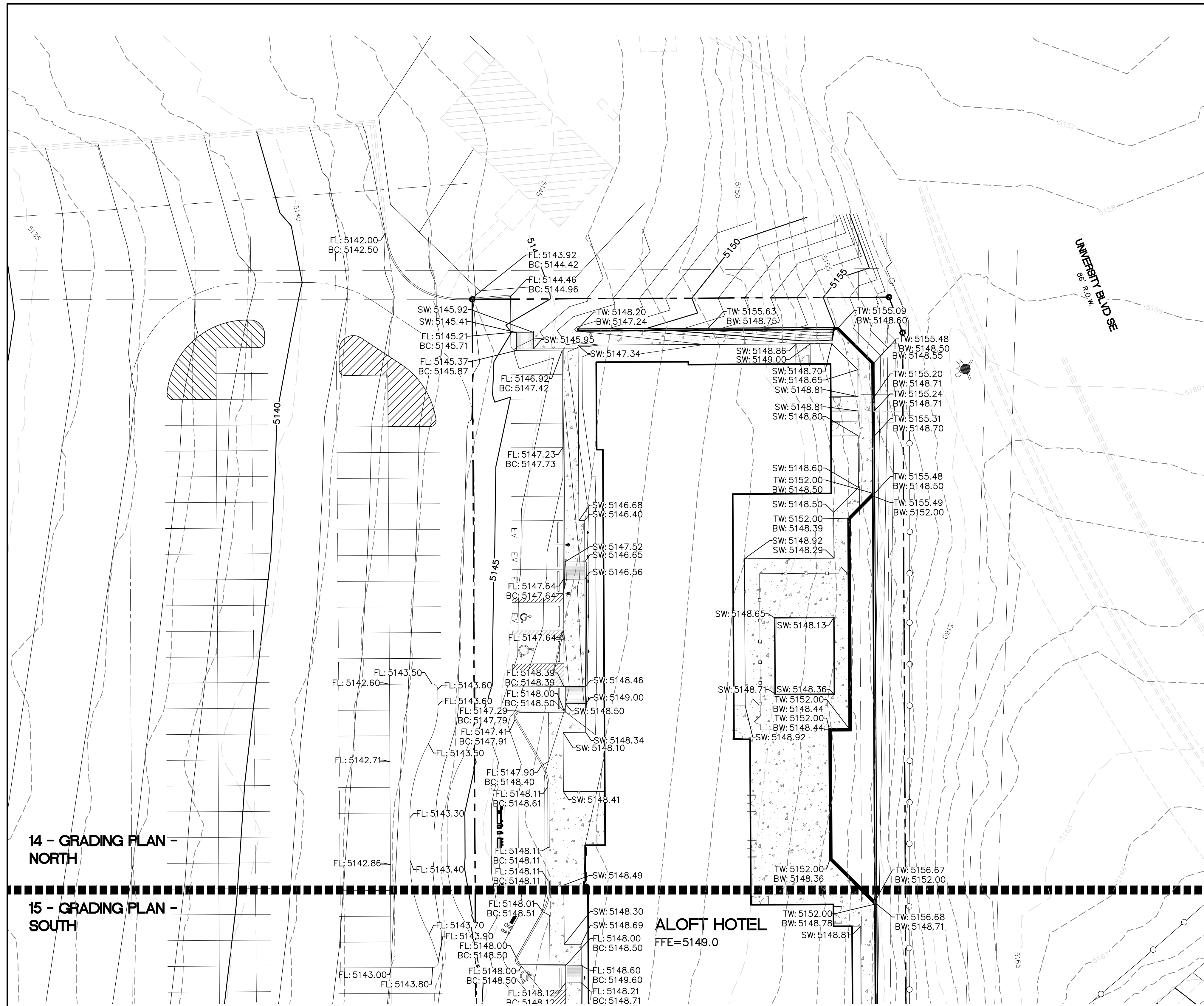
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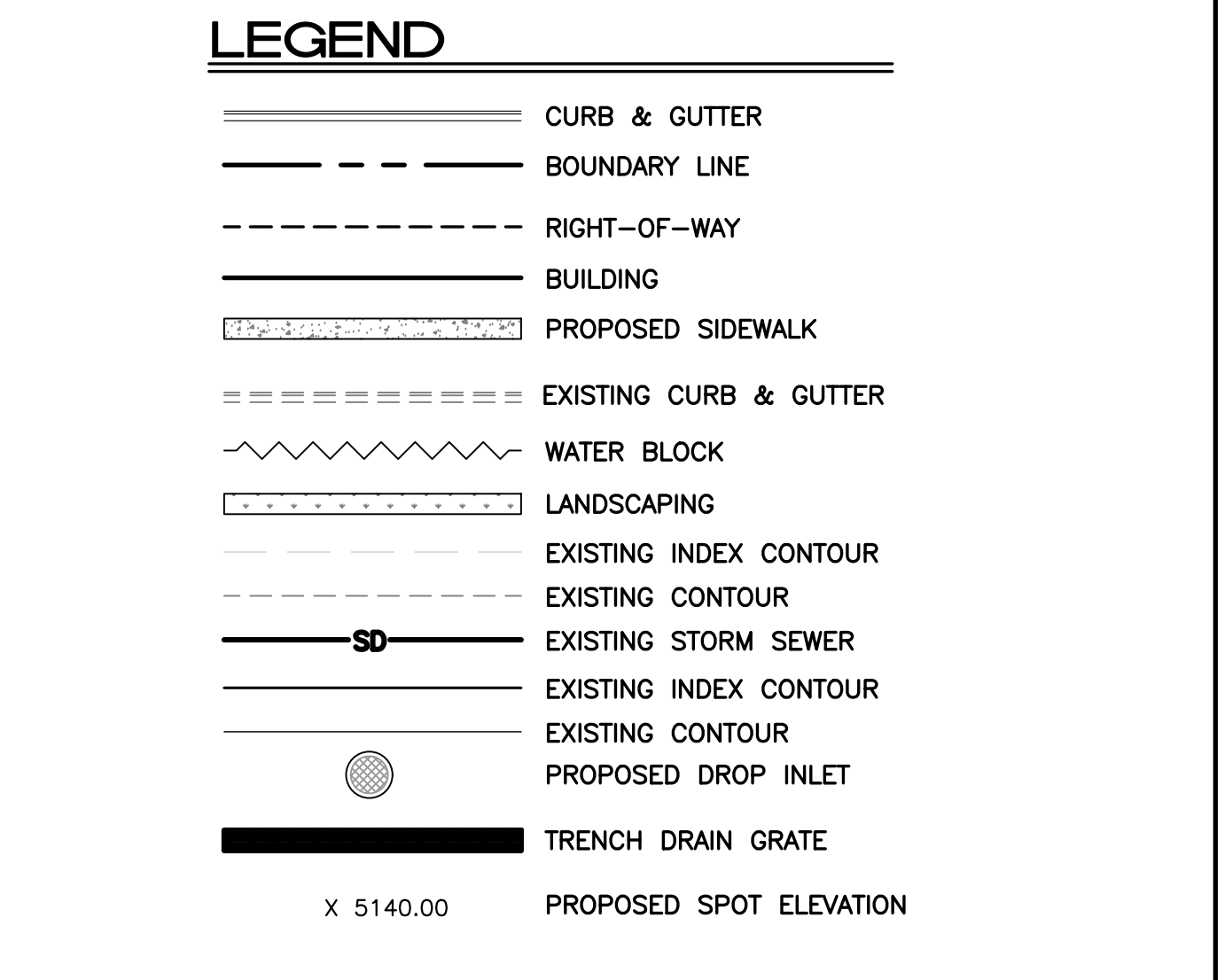
**CAUTION**

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	<b>ALOFT HOTEL</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY MR
	<b>GRADING PLAN</b>	DATE 10/30/2025
	SHEET # <b>13</b>	JOB # 2021133
10/30/2025 RONALD R. BOHANNAN P.E. #7868	<b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	

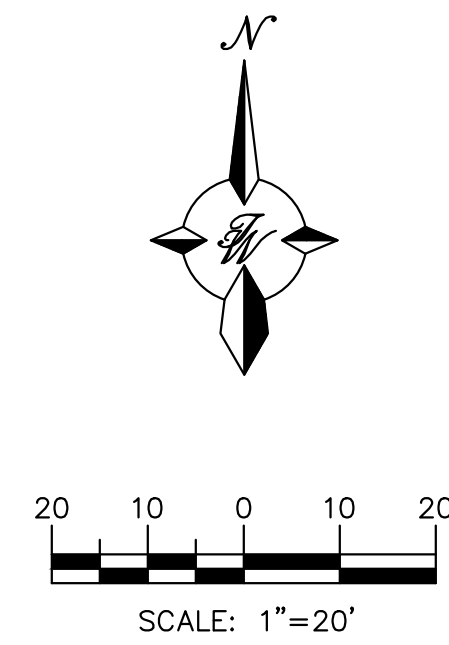


FIRM MAP: 3500IC0342G



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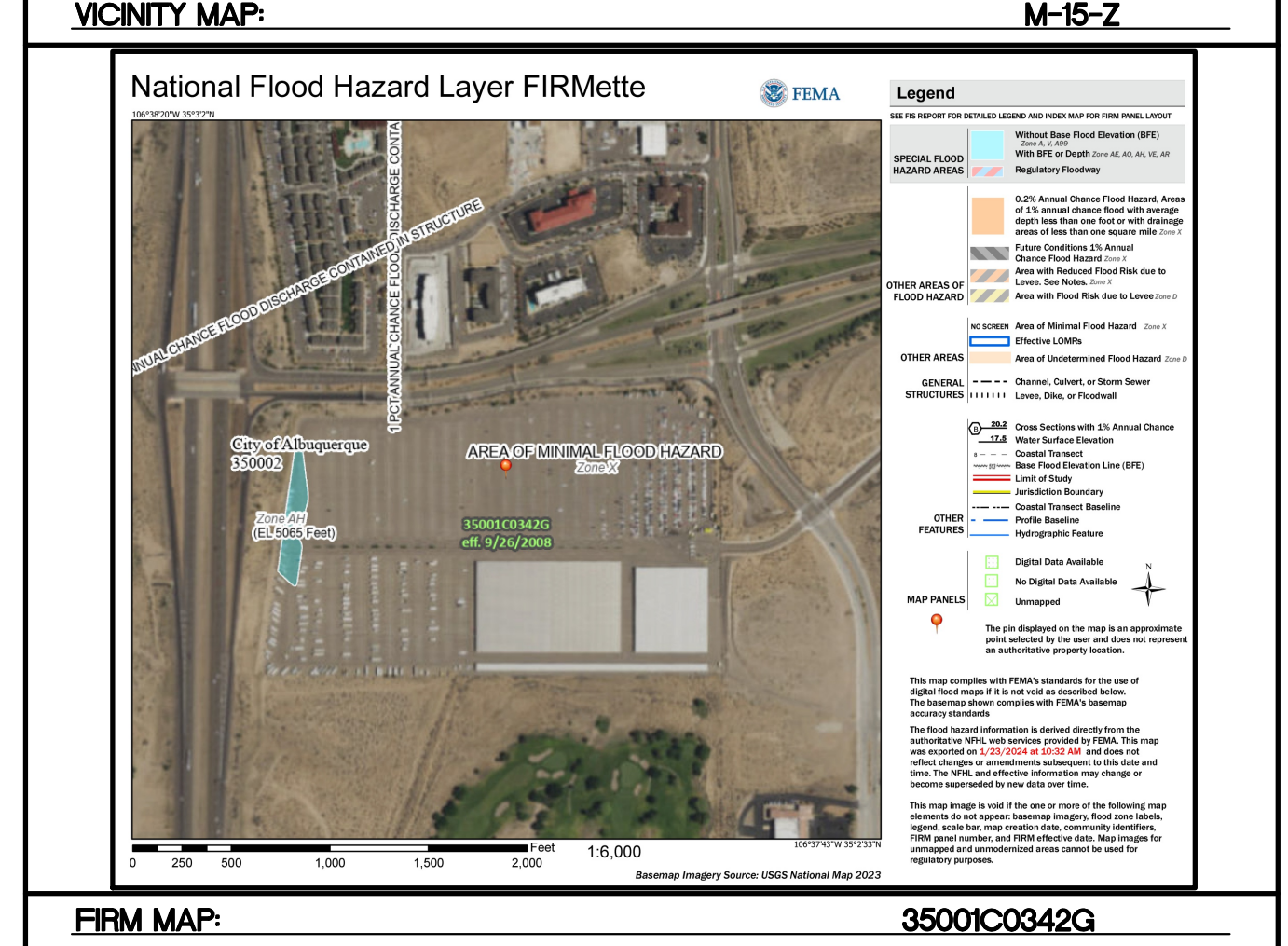
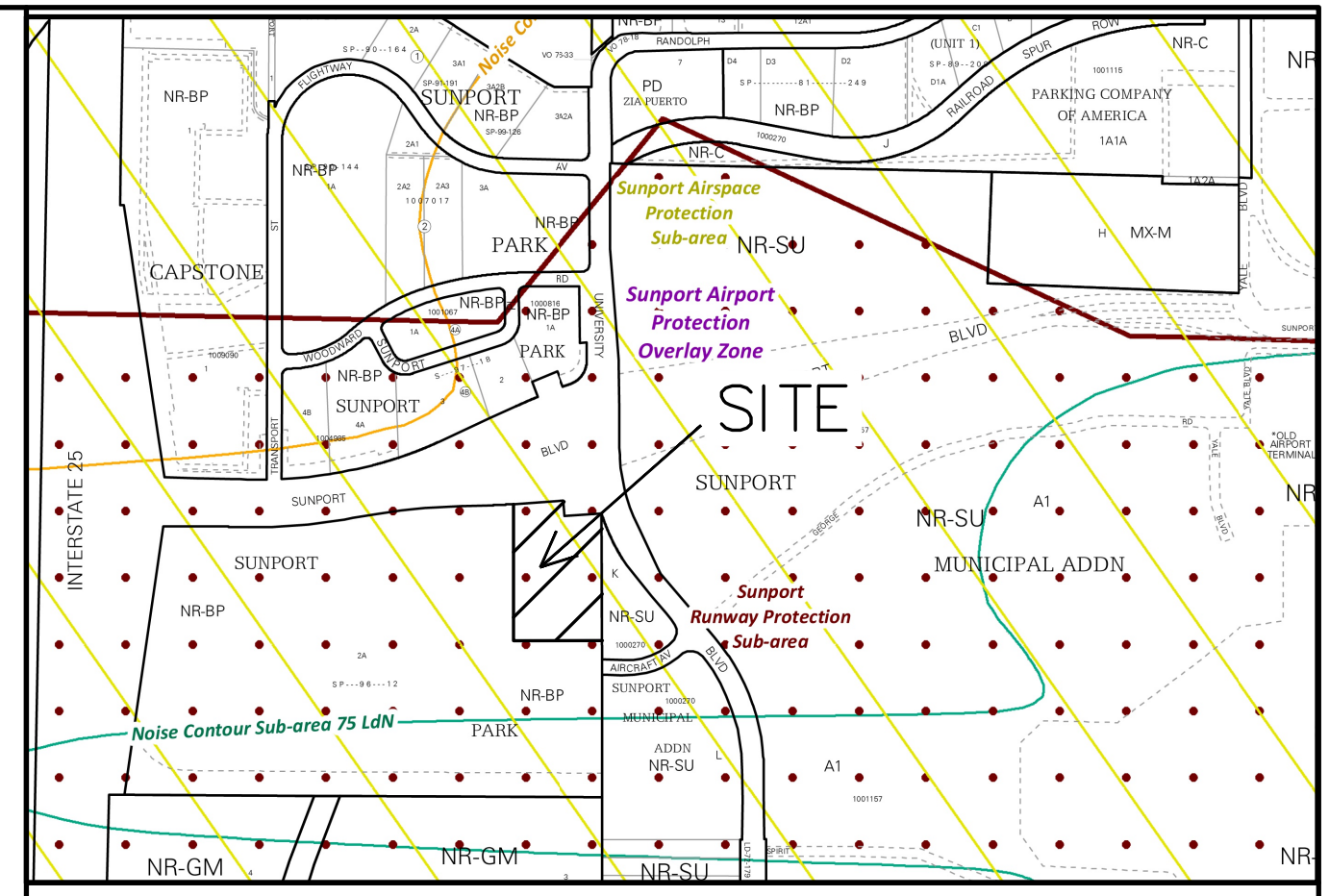
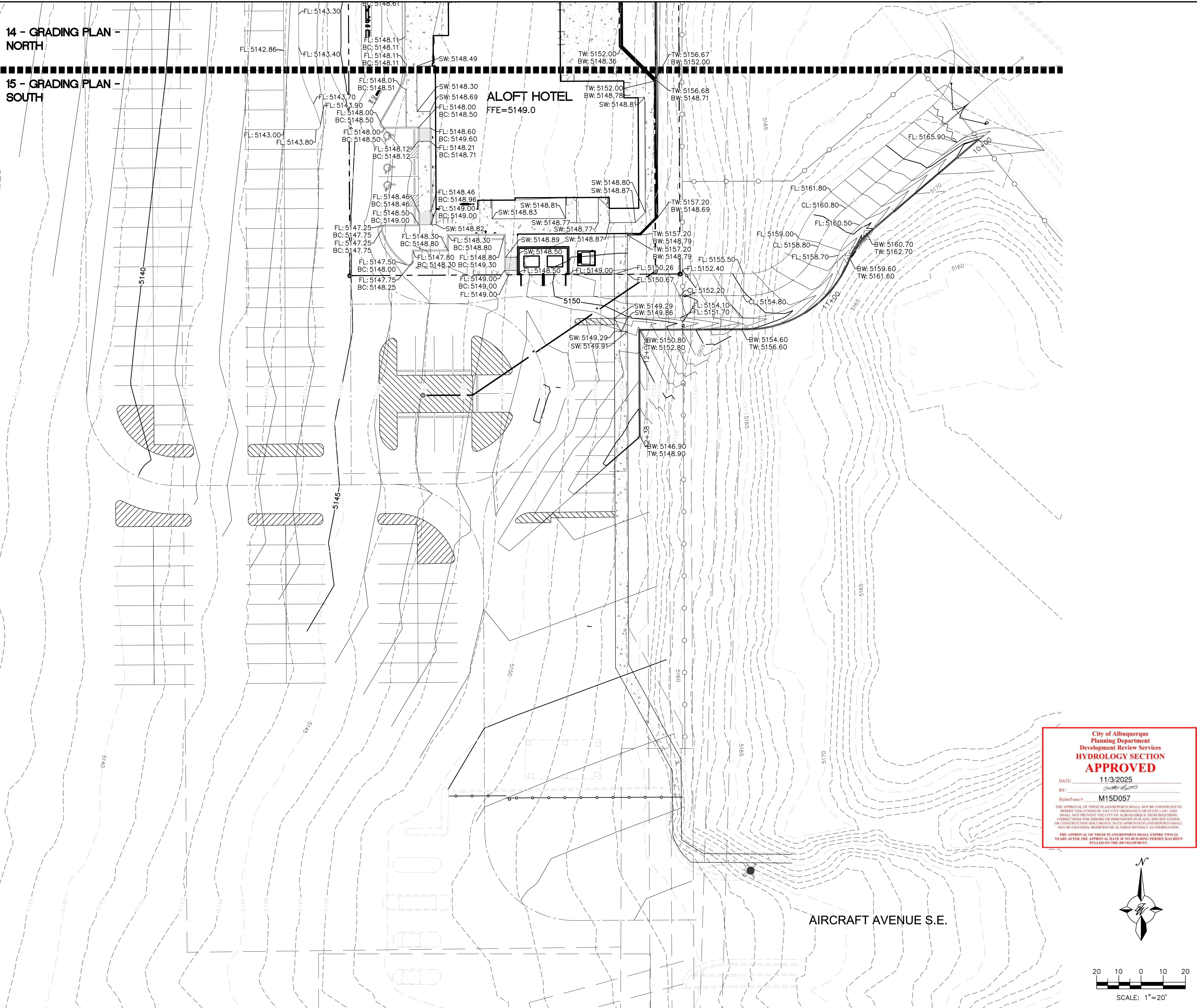
City of Albuquerque  
 Planning Department  
 Development Review Section  
**HYDROLOGY SERVICES**  
**APPROVED**  
 DATE: 11/3/2025  
 BY: *[Signature]*  
 HydroTeam #: M15D057  
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 THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>ALOFT HOTEL</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY MR
	<b>GRADING PLAN - NORTH</b>	DATE 10/30/2025
 <b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>14</b>	JOB # 2021133

14 - GRADING PLAN - NORTH

15 - GRADING PLAN - SOUTH

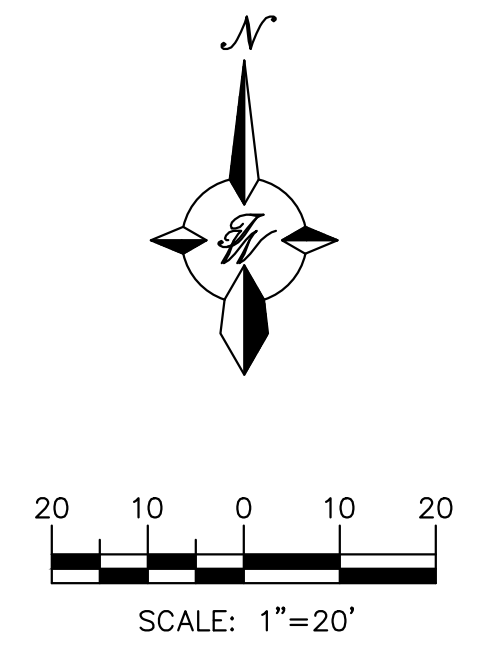


**City of Albuquerque  
Planning Department  
Development Review Services  
HYDROLOGY SECTION  
APPROVED**

DATE: 11/3/2025  
BY: *[Signature]*  
HydroTeam # M15D057

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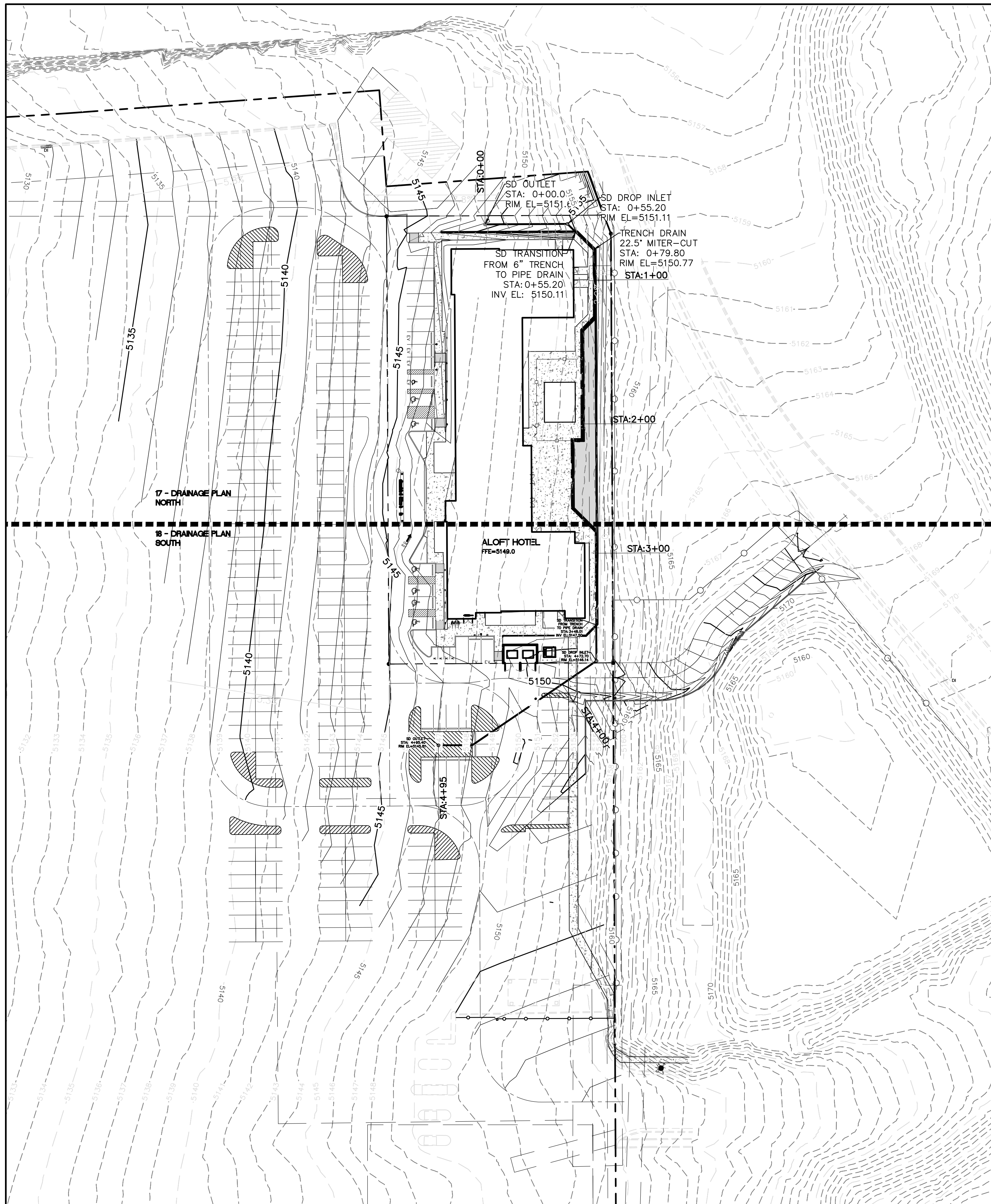


- LEGEND**
- CURB & GUTTER
  - BOUNDARY LINE
  - RIGHT-OF-WAY
  - BUILDING
  - PROPOSED SIDEWALK
  - EXISTING CURB & GUTTER
  - WATER BLOCK
  - LANDSCAPING
  - EXISTING INDEX CONTOUR
  - EXISTING CONTOUR
  - EXISTING STORM SEWER
  - EXISTING INDEX CONTOUR
  - EXISTING CONTOUR
  - PROPOSED DROP INLET
  - TRENCH DRAIN GRATE
  - PROPOSED SPOT ELEVATION

**CAUTION**

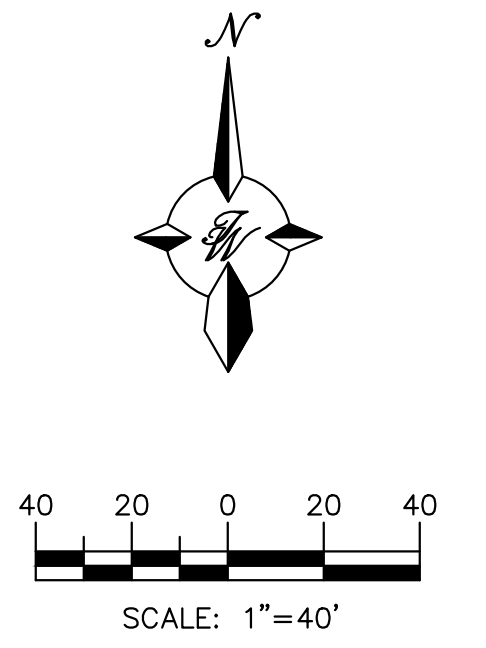
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	<b>ALOFT HOTEL ALBUQUERQUE, NM</b>	DRAWN BY MR
	<b>GRADING PLAN - SOUTH</b>	DATE 10/30/2025
	8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	SHEET # <b>15</b>
RONALD R. BOHANNAN P.E. #7868		JOB # 2021133



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- PROPOSED SPOT ELEVATION



**EXISTING DRAINAGE:**

EXISTING: THE PROPOSED ALOFT HOTEL DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF SUNPORT BLVD SE AND UNIVERSITY BLVD SE. THE ALOFT HOTEL SITE TOTALS 1.03 ACRES AND IS ZONED NR-BP. LEGALLY DESCRIBED AS PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARK SUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC. THE SITE IS BOUNDED BY SUNPORT BLVD TO THE NORTH, AN EXISTING LONG TERM PARKING FACILITY TO THE WEST AND SOUTH, AND A 2.22 ACRE CITY OF ALBUQUERQUE MAINTAINED DRAINAGE POND TO THE EAST WHICH IS ZONED NR-SU. THE EXISTING PARKING FILED SITE SLOPES EAST TO WEST AT AN AVERAGE SLOPE OF 5%, THE MAJORITY OF THE PARKING LOT SHEET FLOWS DO A DRAINAGE POND TO THE WEST WHICH APPEARS TO SUBSEQUENTLY BE ROUTED VIA A 30" CULVERT UNDERNEATH I-25 WHERE IT DISCHARGES. USING PUBLICLY AVAILABLE TOPO OF THE SITE THE POND TO THE WEST HAS AN APPROXIMATE VOLUME OF 59,629.16 CF.

**PROPOSED DRAINAGE:**

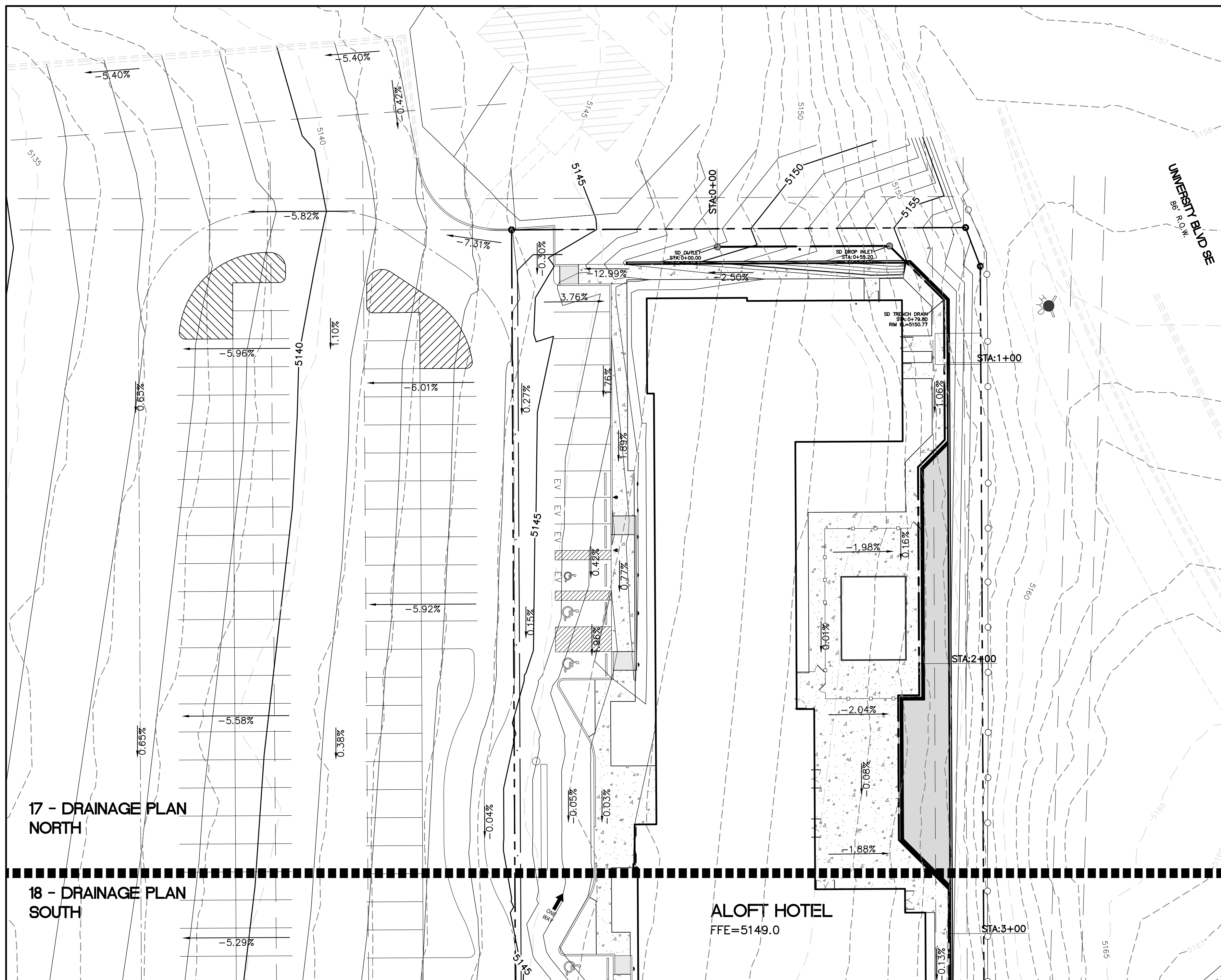
PROPOSED: THE PROPOSED DEVELOPMENT IS LOCATED AT THE SW CORNER OF SUNPORT BLVD AND UNIVERSITY BLVD IT IS BORDERED TO THE EAST AND THE SOUTH BY THE EXISTING LONG TERM PARKING FACILITY. THE NEW DEVELOPMENT PROPOSES A NEW HOTEL SITE, RECONFIGURATION OF THE EXISTING PARKING LOT TO ACCOMMODATE THE NEW USE, NEW LANDSCAPING, NEW POOL, AND NEW SECONDARY EMERGENCY ACCESS FOR FIRE PROTECTION. THE HOTEL SITE IS 1.03 ACRES, WHILE THE OFFSITE BASINS THAT CONTRIBUTE TO THE SAME PONDING INLETS IS 15.09 ACRES FOR A TOTAL OF 13.12 ACRES. THE MAJORITY OF THE DRAINAGE IS PROPOSED TO CONTINUE TO SHEET FLOW (AS IT CURRENTLY DOES) OVER THE ASPHALT AND TO THE POND FACILITY LOCATED AT THE WESTERN EDGE OF THE LONG TERM PARKING FACILITY.

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 11/3/2025  
BY: *[Signature]*  
HydroTrans #: M15D057

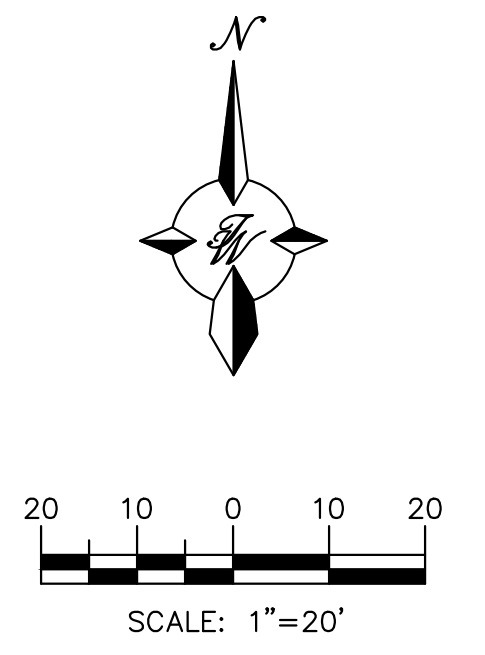
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 ENGINEER'S SEAL RONALD R. BOHANNAN NEW MEXICO 7868 PROFESSIONAL ENGINEER 10/30/2025 RONALD R. BOHANNAN P.E. #7868	<b>ALOFT HOTEL</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY MR
	<b>DRAINAGE PLAN</b>	DATE 10/30/2025
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # <b>16</b>	JOB # 2021133



**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- RIGHT-OF-WAY
- BUILDING
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- WATER BLOCK
- LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED DROP INLET
- PROPOSED SPOT ELEVATION



17 - DRAINAGE PLAN NORTH

18 - DRAINAGE PLAN SOUTH

ALOFT HOTEL  
FFE=5149.0

**EXISTING DRAINAGE:**

EXISTING: THE PROPOSED ALOFT HOTEL DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF SUNPORT BLVD SE AND UNIVERSITY BLVD SE. THE ALOFT HOTEL SITE TOTALS 1.03 ACRES AND IS ZONED NR-BP. LEGALLY DESCRIBED AS PARCEL 2-A-2 PLAT OF PARCELS 2A1 AND 2A2 SUNPORT PARK SUBDIVISION (REPLAT OF PARCEL 2A, SUNPORT PARK) CONT 1.0347 AC. THE SITE IS BOUNDED BY SUNPORT BLVD TO THE NORTH, AN EXISTING LONG TERM PARKING FACILITY TO THE WEST AND SOUTH, AND A 2.22 ACRE CITY OF ALBUQUERQUE MAINTAINED DRAINAGE POND TO THE EAST WHICH IS ZONED NR-SU. THE EXISTING PARKING FILED SITE SLOPES EAST TO WEST AT AN AVERAGE SLOPE OF 5%. THE MAJORITY OF THE PARKING LOT SHEET FLOWS DO A DRAINAGE POND TO THE WEST WHICH APPEARS TO SUBSEQUENTLY BE ROUTED VIA A 30" CULVERT UNDERNEATH I-25 WHERE IT DISCHARGES. USING PUBLICLY AVAILABLE TOPO OF THE SITE THE POND TO THE WEST HAS AN APPROXIMATE VOLUME OF 59,629.16 CF.

**PROPOSED DRAINAGE:**

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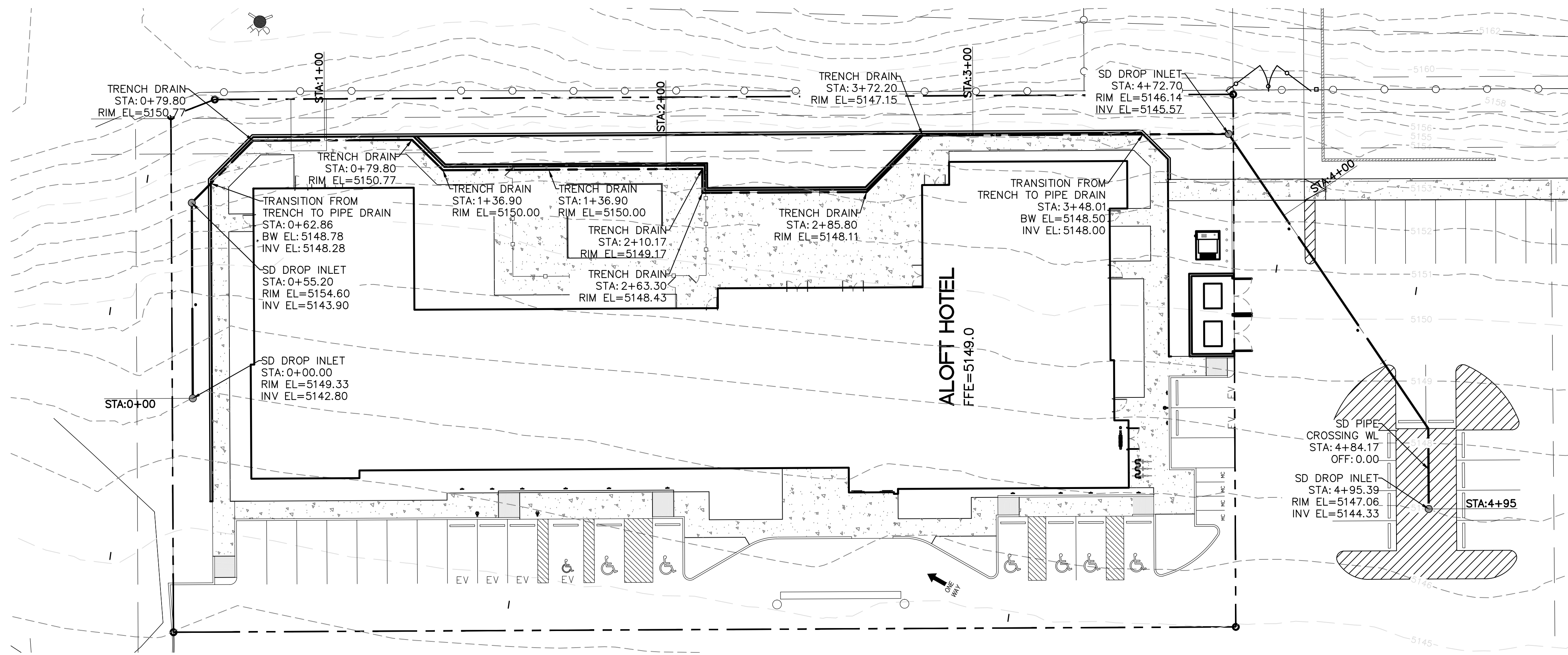
City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 11/3/2025  
BY: *[Signature]*  
HydroTeam # M15D057

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 10/30/2025 RONALD R. BOHANNAN P.E. #7868	<b>ALOFT HOTEL</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY MR
	<b>DRAINAGE PLAN NORTH</b>	DATE 10/30/2025
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100	SHEET # <b>17</b>	JOB # 2021133





**LEGEND**

- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- - - CENTERLINE
- - - RIGHT-OF-WAY
- ▭ BUILDING
- ▭ SIDEWALK
- - - EXISTING CURB & GUTTER
- - - EXISTING BOUNDARY LINE
- - - PROPOSED FENCE
- STORM DRAIN
- WATERLINE

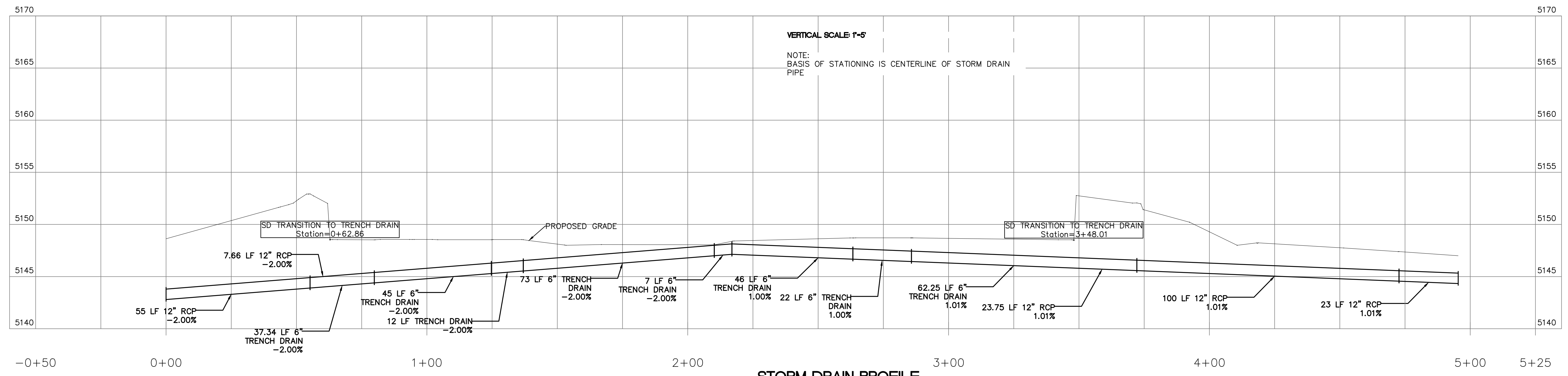
SCALE: 1"=20'

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 11/3/2025  
BY: *[Signature]*  
HydroTrans # M15D057

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**STORM DRAIN PLAN DETAIL**  
1"=20'



**STORM DRAIN PROFILE**  
1"=30'

**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AND CONFORM TO NM DOT SPECIFICATION 2019 WHEN IN DOT ROW.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. THE PROPOSED DEVELOPMENT REQUIRES AN APPROVED BACKFLOW PREVENTION DEVICE TO BE INSTALLED PRIOR TO WATER SERVICE BEING PROVIDED. AN INSPECTION BY THE WATER AUTHORITY CROSS CONNECTION SECTION WILL BE REQUIRED PRIOR TO ISSUING A METER PROVIDING WATER TO THE DEVELOPMENT. PLEASE CONTACT THE CROSS CONNECTION INSPECTOR TO COORDINATE AN INSPECTION AT 505-289-3465 OR CROSS CONNECTION MANAGER AT 505-289-3454 FOR MORE INFORMATION.

**GENERAL NOTES:**

1. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS NOTED.
2. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATION.
3. ALL STUBS AND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
4. CLEAN OUTS TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. CLEAN OUTS & MANHOLE TIE POINTS ARE TAKEN USING THE NW PROPERTY CORNER X=10,000, Y=10,000 SEE TABLE 2.
6. SEE ARCHITECTURAL PLANS FOR LIGHTING CONDUITS AND TELEPHONE LINES.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.

**NOTES**

1. SEE MASTER UTILITY PLAN FOR SANITARY SEWER SERVICE CONNECTION DETAILS.
2. ALL FIRE HYDRANTS ARE TO BE BUILT PER C.O.A. STD DWG #2340 W/BLOCKING
3. ALL EXISTING UTILITY CONNECTION LOCATIONS AND INVERTS MUST BE FIELD VERIFIED PRIOR TO AND CONSTRUCTION OF UTILITIES.
4. SEE SHEET -- FOR RESTRAINING TABLE

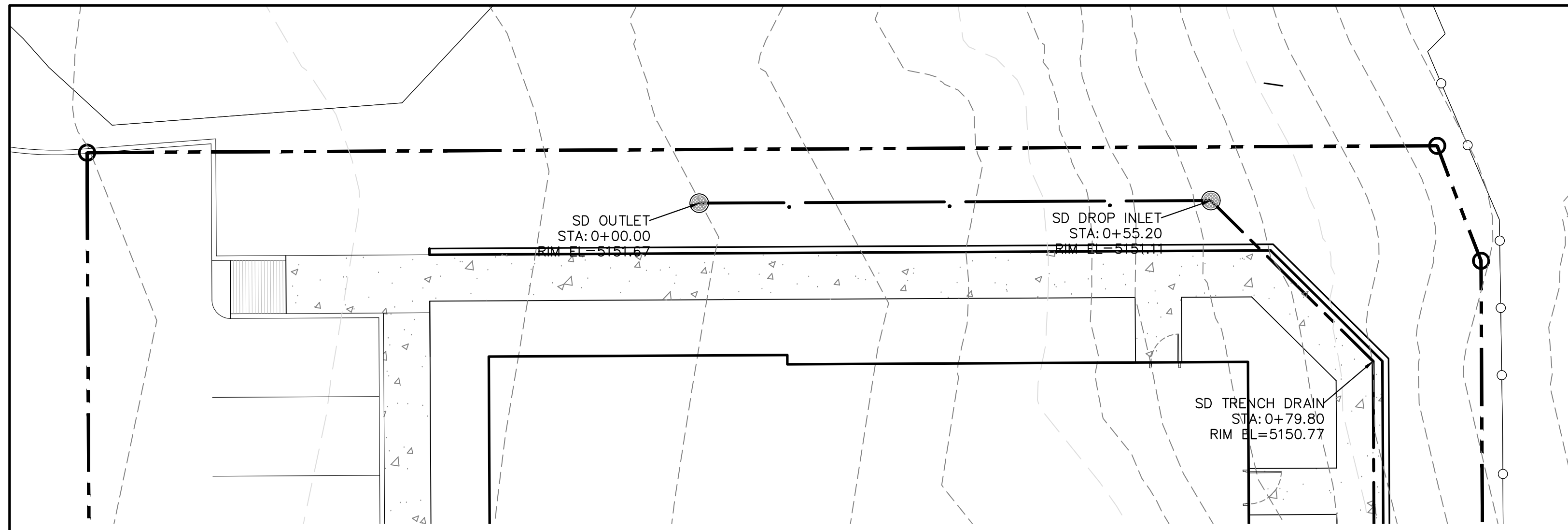
**CAUTION**

UNDERGROUND AND/OR OVERHEAD UTILITIES EXIST IN THE AREA. CONTRACTOR SHALL CONTACT NM ONE CALL AT 811 OR WWW.NMONECALL.ORG PRIOR TO CONSTRUCTION IN ORDER TO HAVE UTILITIES LOCATED.

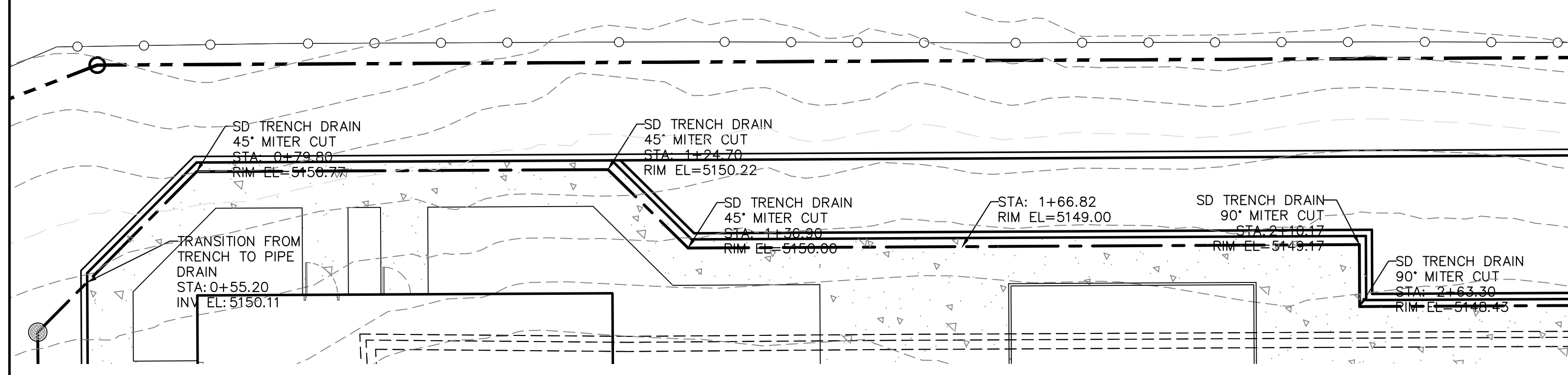
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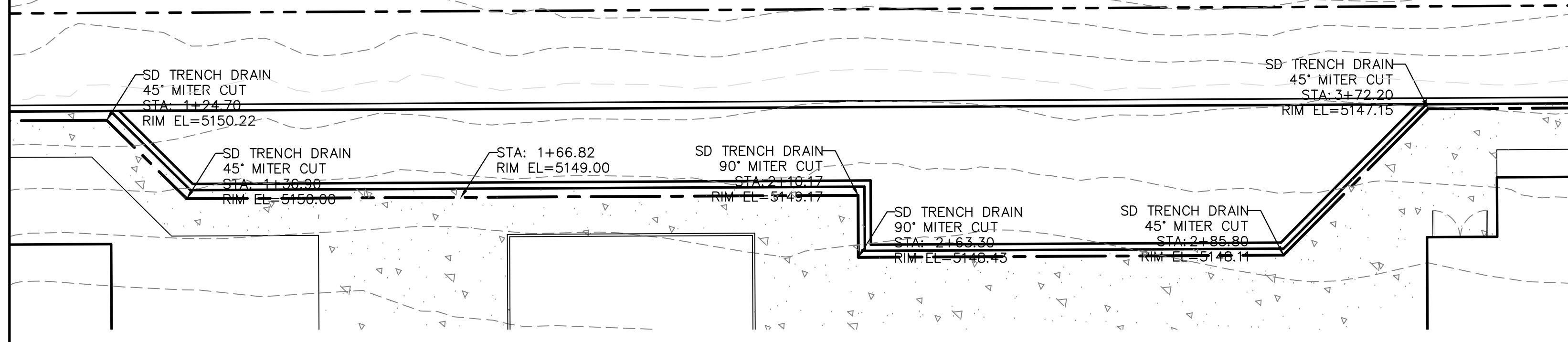
 RONALD R. BOHANNAN P.E. #7868	<b>ALOFT HOTEL</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY MR
	<b>STORM DRAIN PLAN AND PROFILE</b>	DATE 10/30/2025
 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NEW MEXICO 87109 (505)858-3100		SHEET # <b>19</b>
		JOB # 2021133



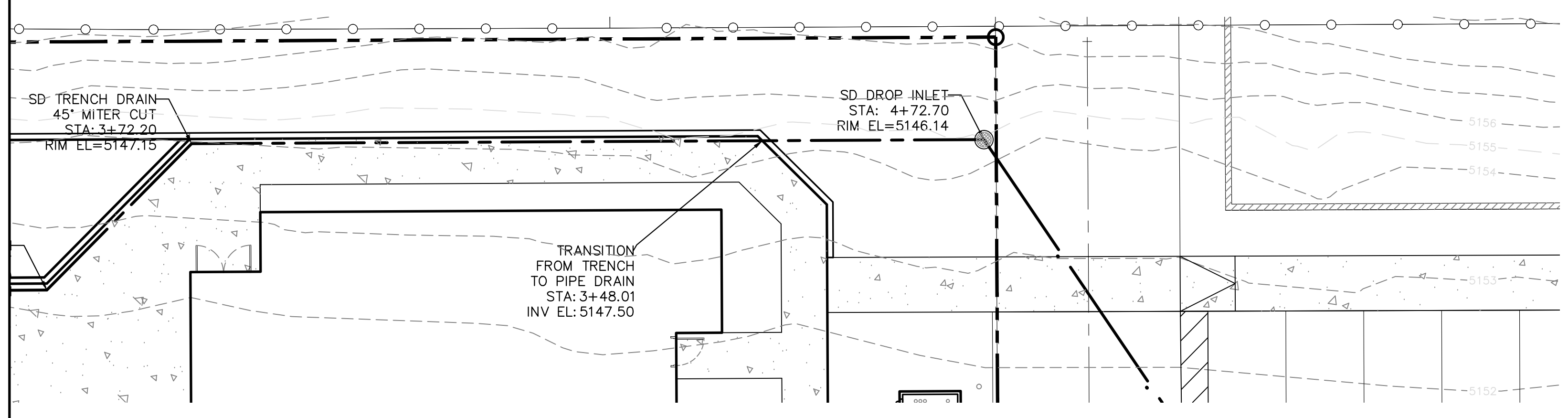
**DETAIL A-A - ON-SITE STORM DRAIN SYSTEM**  
1"=10'



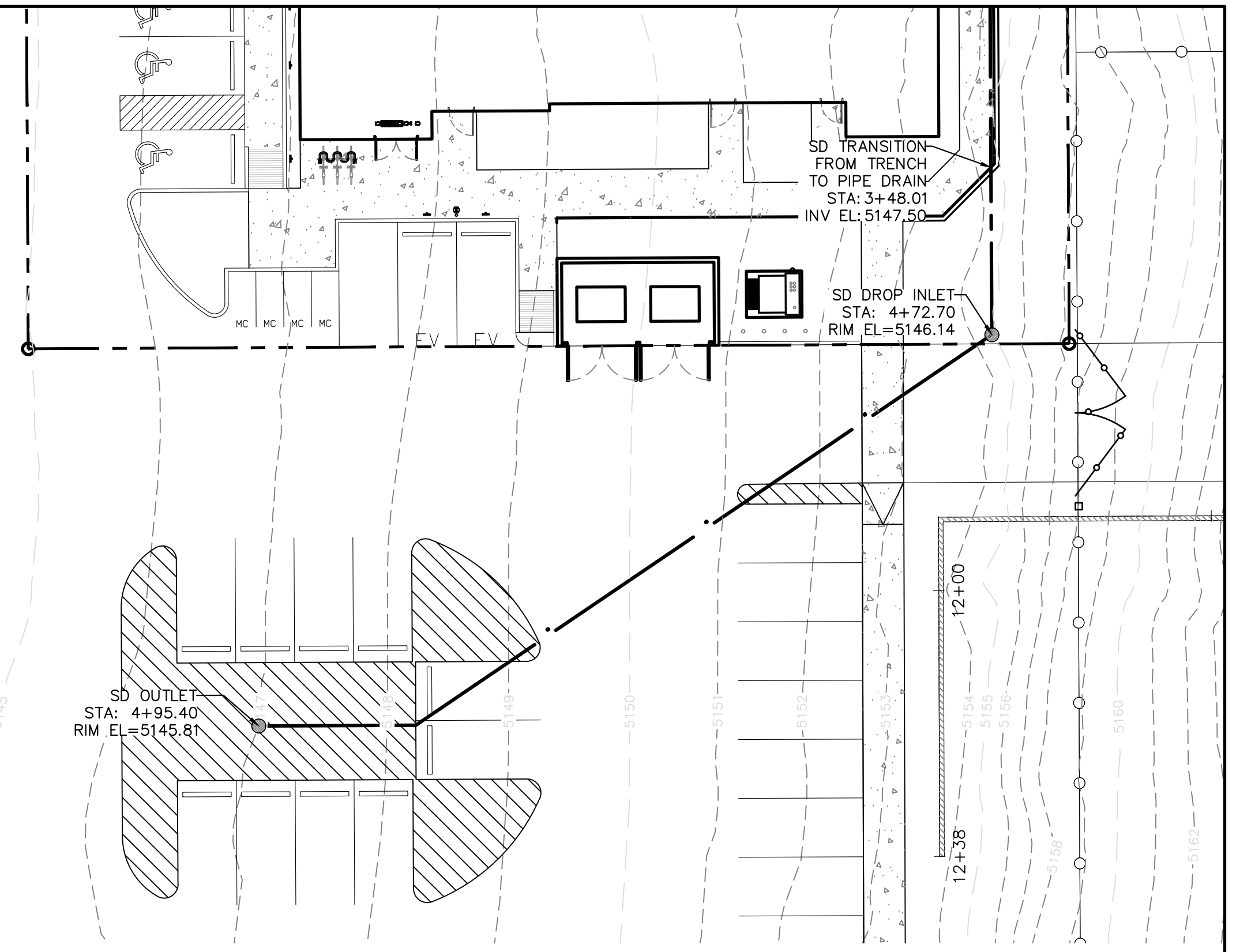
**DETAIL B-B - ON-SITE STORM DRAIN SYSTEM**  
1"=10'



**DETAIL C-C - ON-SITE STORM DRAIN SYSTEM**  
1"=10'



**DETAIL D-D - ON-SITE STORM DRAIN SYSTEM**  
1"=10'



**DETAIL E-E - ON-SITE STORM DRAIN SYSTEM**  
1"=10'

**NOTE:**  
- TRENCH DRAIN TO BE 6" GRATE W/ 1" INVERT FROM PROPOSED SURFACE.  
- STORM DRAIN PIPE TO BE 6" PVC, W/ INLETS

**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	PROPOSED FENCE
	STORM DRAIN
	WATERLINE

City of Albuquerque  
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ENGINEER'S SEAL  
RONALD R. BOHANNAN  
NEW MEXICO  
7868  
PROFESSIONAL ENGINEER  
*[Signature]*  
10/30/2025  
RONALD R. BOHANNAN  
P.E. #7868

**ALOFT HOTEL  
ALBUQUERQUE, NM**  
**STORM DRAIN DETAIL  
VIEWS**  
**TERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NEW MEXICO 87109  
(505)858-3100

DRAWN BY  
MR  
DATE  
10/30/2025  
SHEET #  
**20**  
JOB #  
2021133