



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 28, 2003

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

RE: RED LOBSTER RESTAURANT (A-14/D7E)
(10520 Coors By Pass Rd NW) (Cottonwood Corners Tr. B-3)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 5/3/2002
ENGINEERS CERTIFICATION DATED 5/14/2003

Dear Mr. Bohannon:

Based upon the information provided in your Engineers Certification submittal dated 5/28/2003, the above referenced site is approved for a Permanent Certificate of Occupancy.

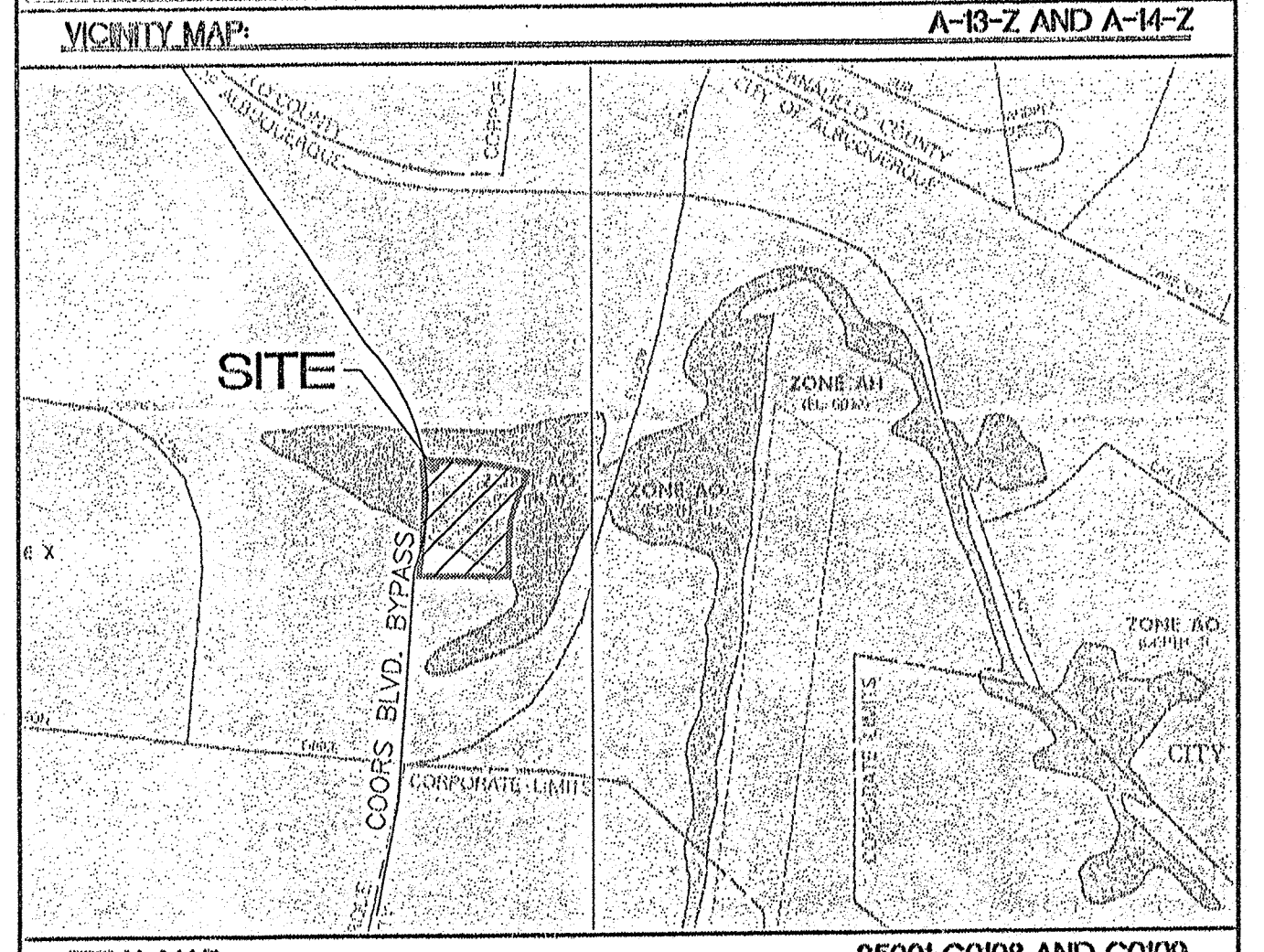
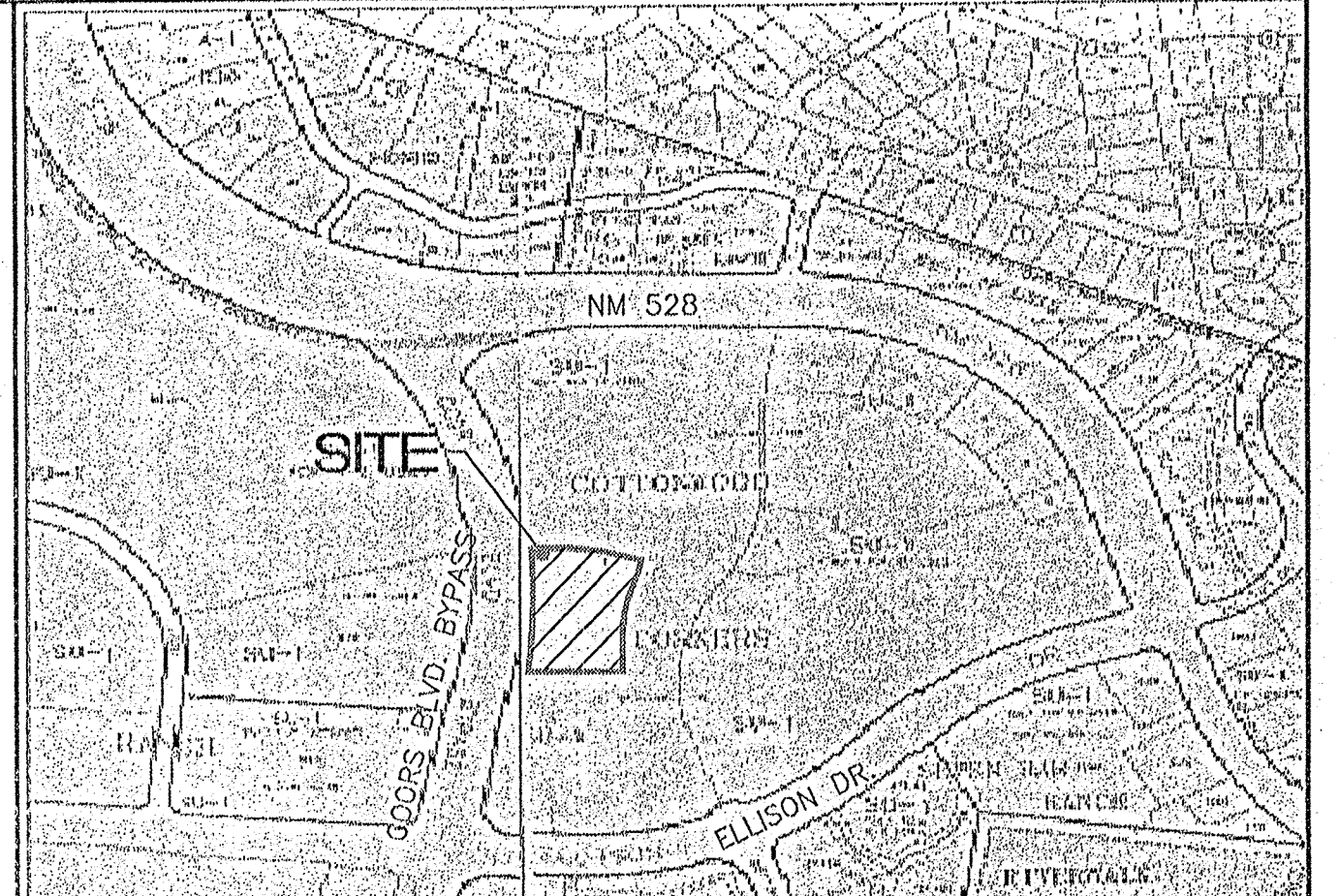
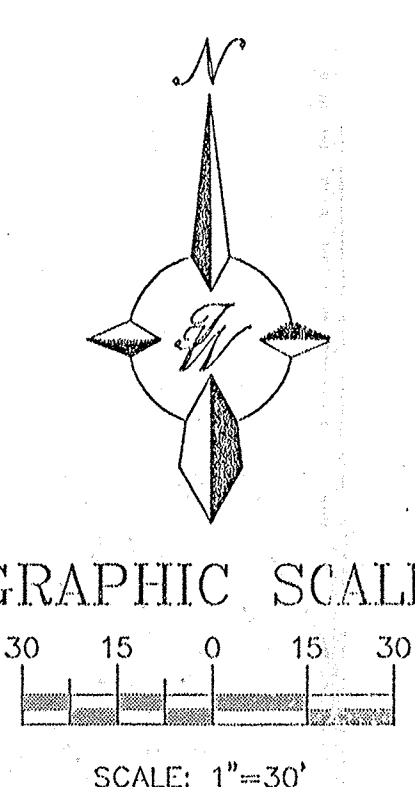
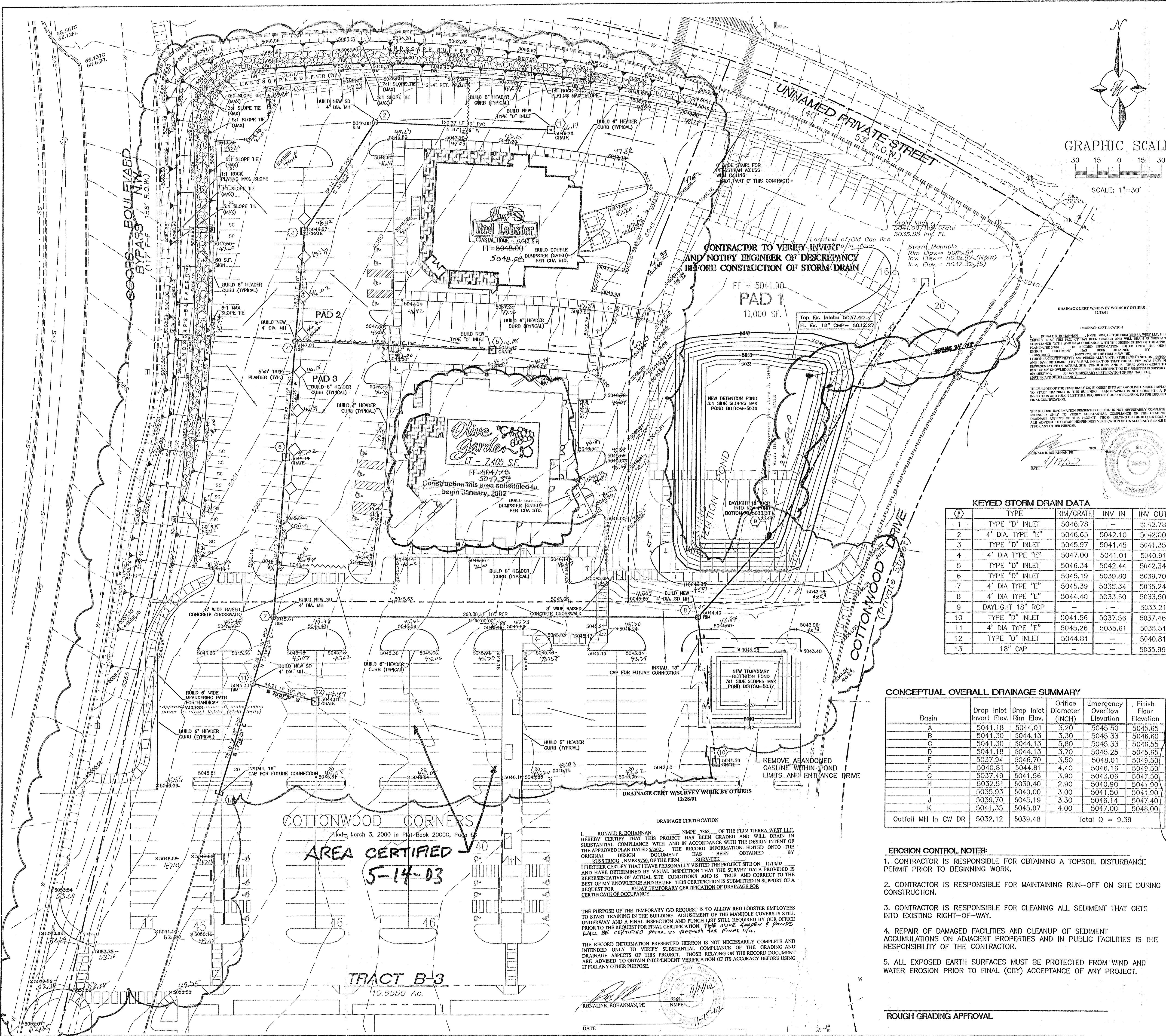
If I can be of further assistance, please contact me at 924-3981.

Sincerely,

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

3LB

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



CONTRACTOR TO VERIFY INVERT AND NOTIFY ENGINEER OF DISCREPANCY BEFORE CONSTRUCTION OF STORM DRAIN

DRAINAGE CERT W/ SURVEY WORK BY OTHERS
12/28/01

DRAINAGE CERTIFICATION
I, RONALD R. BOHANNAN, NMPE 7868, OF THE FIRM TERRA WEST LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 02/28/03. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY VISUAL INSPECTION OF THE FIRM'S SURVEY DATA. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 05/14/03 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A 30-DAY TEMPORARY CERTIFICATION OF DRAINAGE FOR OCCUPANCY. PER RED LOBSTER AND OLIVE GARDEN RESTAURANTS.

THE PURPOSE OF THE TEMPORARY CO REQUEST IS TO ALLOW RED LOBSTER EMPLOYEES TO START TRAINING IN THE BUILDING. ADJUSTMENT OF THE MANHOLE COVERS IS STILL UNDERWAY AND A FINAL INSPECTION AND PUNCH LIST STILL REQUIRED BY OUR OFFICE PRIOR TO THE REQUEST FOR FINAL CERTIFICATION. THE OLIVE GARDEN'S POND WILL BE CERTIFIED PRIOR TO REQUEST FOR FINAL CERTIFICATION.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, PE
11/16/03



KEYED STORM DRAIN DATA

#	TYPE	RIM/GRATE	INV IN	INV OUT
1	TYPE "D" INLET	5046.78	—	5: 42.78
2	4" DIA. TYPE "E"	5046.65	5042.10	5: 42.00
3	TYPE "D" INLET	5045.97	5041.45	5: 41.35
4	4" DIA. TYPE "E"	5047.00	5041.01	5: 40.91
5	TYPE "D" INLET	5046.34	5042.44	5: 42.34
6	TYPE "D" INLET	5045.19	5039.80	5: 39.70
7	4" DIA. TYPE "E"	5045.39	5035.34	5: 35.24
8	4" DIA. TYPE "E"	5044.40	5033.60	5: 33.50
9	DAYLIGHT 18" RCP	—	—	5: 33.21
10	TYPE "D" INLET	5041.56	5037.56	5: 37.46
11	4" DIA. TYPE "E"	5045.26	5035.61	5: 35.51
12	TYPE "D" INLET	5044.81	—	5: 40.81
13	18" CAP	—	—	5: 35.99

CONCEPTUAL OVERALL DRAINAGE SUMMARY

Basin	Drop Inlet Invert Elev.	Drop Inlet Rim Elev.	Orifice Diameter (INCH)	Emergency Overflow Elevation	Finish Floor Elevation
A	5041.18	5044.01	3.20	5045.50	5045.65
B	5041.30	5044.13	3.30	5045.33	5046.60
C	5041.30	5044.13	5.80	5045.33	5046.55
D	5041.18	5044.13	3.70	5045.25	5045.65
E	5037.94	5046.70	3.50	5048.01	5049.50
F	5040.81	5044.81	4.40	5046.16	5049.50
G	5037.49	5041.56	3.90	5043.06	5047.50
H	5032.51	5039.40	2.90	5040.90	5041.90
I	5035.93	5040.00	3.00	5041.50	5041.90
J	5039.70	5045.19	3.30	5046.14	5047.40
K	5041.35	5045.97	4.00	5047.00	5048.00
Outfall MH in CW DR	5032.12	5039.48		Total Q = 9.39	

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.

ROUGH GRADING APPROVAL

LEGAL DESCRIPTION

TRACT B-1 COTTONWOOD CORNERS

- NOTES:**
- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS NOTED.
 - REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS FOR ALL GROUND WORK PREPARATIONS.
 - ALL CURBS ARE TO BE SINGLE "D" TYPE PER COA STD. DWG #2206
 - ALL CURBWORK TO BE 6" HEADER CURB, UNLESS OTHERWISE NOTED.
 - SPOT ELEVATIONS DENOTED WITH "BW" REFERS TO BOTTOM OF WALL AT FINISH GRADE. SEE WALL BUILDER FOR TOP OF FOOTING ELEVATIONS.
 - REGRADE OF EXISTING POND NORTH OF THE COTTONWOOD DRIVE AND CONSTRUCTION OF TEMPORARY DETENTION POND SOUTH OF COTTONWOOD DRIVE ENTRANCE SHALL BE PERFORMED UNDER THIS CONTRACT

LEGEND

- | | |
|---|--------------------------------|
| ○ | EXISTING SAS MANHOLE |
| — | EXISTING SANITARY SEWER LINE |
| — | EXISTING WATER LINE |
| — | EXISTING STORM SEWER MANHOLE |
| — | EXISTING STORM SEWER INLET |
| — | EXISTING STORM SEWER LINE |
| — | EXISTING FENCE |
| — | EXISTING CURB & GUTTER |
| — | PROPOSED CURB & GUTTER |
| — | BOUNDARY LINE |
| — | EXISTING BOUNDARY LINE |
| — | PROPOSED SIDEWALK |
| — | EXISTING SIDEWALK |
| — | FUTURE SIDEWALK |
| — | PROPOSED PERIMETER WALL |
| — | EXISTING PERIMETER WALL |
| — | PROPOSED RETAINING WALL |
| — | EXISTING RETAINING WALL |
| — | EXISTING CONTOUR |
| — | EXISTING INDEX CONTOUR |
| — | FLOW ARROW |
| — | SLOPE DE |
| — | 1:1 ROCK PLATING |
| — | RIGHT-OF-WAY |
| — | BENCH MARK |
| — | STREET LIGHTS |
| — | WATER BLOCK/EMERGENCY OVERFLOW |

	ENGINEER'S SEAL COTTONWOOD CORNERS TRACT B-3 GRADING AND DRAINAGE PLAN	DRAWN BY MP DATE 04-30-2002
	RECEIVED MAY 28 2003 SHEET #	THERIA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100

COTTONWOOD CORNERS AREA CERTIFIED
5-14-03

TRACT B-3
10.6550 Ac.

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RONALD R. BOHANNAN, PE
11-15-02