

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section *Making History*

February 24, 2006

Mr. Tyler Ashton, P.E.
TIERRA WEST, LLC
8509 Jefferson St. NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
WALMART MARKET - LAS MARCADAS, [C-12 / D2C2]
8511 Golf Course Rd. NW
Architect's Stamp Dated 09/13/05

P.O. Box 1293

Dear Mr. Rainhart:

Albuquerque

The TCL / Letter of Certification submitted on February 24, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

Sincerely,

www.cabq.gov


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

March 7, 2006

Mr. Nilo Salgado-Fernandez, PE
Development and Building Services
Public Works Department
PO Box 1293
Albuquerque, NM 87103

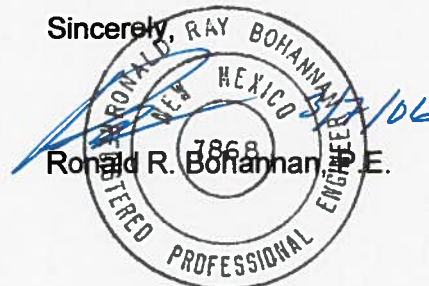
**RE: DRB Approved Site Plan Certification for Permanent Certificate of Occupancy
Wal-Mart Neighborhood Center
8511 Golf Course Road NW**

Dear Mr. Salgado-Fernandez:

Tierra West, LLC requests a Permanent Certification of the DRB approved Site Plan for Building Permit for Wal-Mart Neighborhood Center located at 8511 Golf Course Road NW. Enclosed, please find the information sheet, As-Built Site Plan, Administrative Amendment Amended Site Plan for Building Permit (for reference) and the Amended Site Plan for Building Permit (for reference). Due to the future construction of Paseo Del Norte, no pedestrian connection will be made to the site. The sidewalk along the south property line and crosswalk were deleted because of this. Field verification of the site was completed by our office and is in substantial compliance with the approved plan. Therefore, we are requesting Certification of the Site Plan for Building Permit for a Permanent Certificate of Occupancy.

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

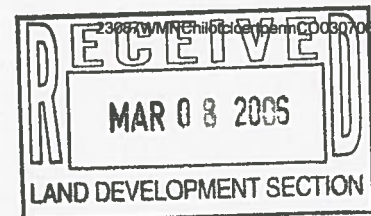
Sincerely,



Enclosure/s

cc: Dani Ziem

JN: 23087
RRB/bf/kdk



CITY OF ALBUQUERQUE



June 23, 2006

Mr. Ron Bohannon, P.E.
TIERRA WEST, LLC
8509 Jefferson St. NE
Albuquerque, NM 87113

Re: WALMART – LAS MARCADAS
8511 Golf Course Rd. NW
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 11/22/2004 (C-12/D2C2)
Certification dated 06/21/2006

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 06/22/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

If you have any questions, you can contact me at 924-3982.

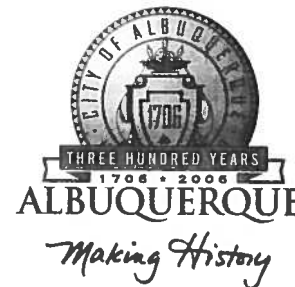
www.cabq.gov

Sincerely,

Arlene V. Portillo
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

C: CO Clerk
File

CITY OF ALBUQUERQUE



February 2, 2005

Tyler Ashton, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Wal-Mart Neighborhood Center @ PDN Drainage Report
Engineer Stamp date 11-22-04 (C12/D2C2)

Dear Mr. Ashton,

P.O. Box 1293

Based on information provided in your submittal dated 11-22-04, the above referenced report is approved for Preliminary Plat action by the DRB. It is also approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

New Mexico 87103

www.cabq.gov

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist and acceptance of the storm drain by the City Engineer will be required.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept
Development and Building Services

C: Chuck Caruso, DMD
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

1400 0 5 16
File

C-12/D2C2

Martin Chavez, Mayor

July 28, 2004

Mr. John Kelly, Chief Engineer
Albuquerque Metropolitan Area Flood Control Authority
2600 Prospect Ave NE
Albuquerque, NM 87107

REF: Neighborhood Walmart grading plan near Golf Course Road and Paseo del Norte—
Piedras Marcadas Arroyo Channel

Dear Mr. Kelly:

The attached grading plan has been reviewed and is acceptable to the Open Space Division of the City of Albuquerque. The grading plan provides only for grading on Open Space property and does not include any physical structures in the floodway of the Piedras Marcadas Arroyo. All physical structures related to the project will be built on private land adjacent to the Open Space property. Grading on the Open Space property/Piedras Marcadas Arroyo is to be minimized to only that needed to accomplish the project. The arroyo channel will not be lined in any way. No activity other than grading on the Open Space property will be permitted. Limits of disturbance are to be staked or marked by construction fence prior to the start of the project.

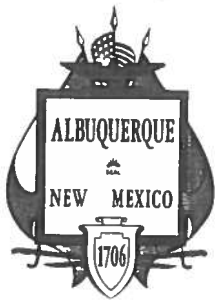
If fencing needs to be removed to enter the Open Space property, the fence will be repaired or replaced in kind. Seeding of all disturbed areas on the Open Space property within the arroyo channel will be done with a seed mix approved by the Open Space Division. The Contractor shall obtain a Special-Use Permit from Open Space Division prior to initiating the project.

Please contact me if you should have any questions about this project.

Sincerely,

Matthew Schmader, PhD
Assistant Superintendent
Open Space Division

c: John R. Castillo, Deputy Director, DMD
Richard Dourte, City Engineer, Planning Dept.
Ron Bohannon, Tierra West



City of Albuquerque

July 10, 2000

Gregory J. Krenik, P.E.
Mark Goodwin & Associates, PA
P. O. Box 90606
Albuquerque, New Mexico 87199

RE: Revised Drainage Report and Grading and Drainage Plan for Furr's at Las Marcadas, (C12/D274), Submitted for Site Development Plan for Building Permit Approval and for Building Permit Release, Engineer's Stamp Dated 6/9/00.

Dear Mr. Krenik:

Based on the information provided, the above referenced plan is approved for Site Development Plan for Building Permit approval by the DRB.

The above referenced plan is also approved for Building Permit release. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

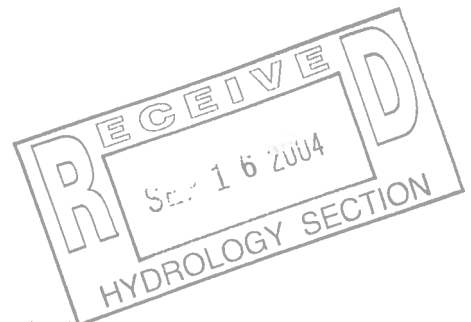
Prior to release of the Certificate of Occupancy, the Engineer's Certification per the D.P.M. will be required.

If you have any questions, or if I may be of further assistance to you, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Whitney Reiersen, City Hydrology
G.T. Mason, Furr's
Don Dixon, Albuquerque Metropolitan Arroyo Flood Control Authority
File



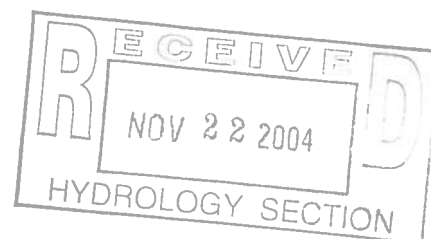
DRAINAGE REPORT

for

**Wal-Mart Neighborhood Center
@ The Northwestern corner of
Paseo Del Norte and Golf Course Road
Albuquerque, New Mexico**

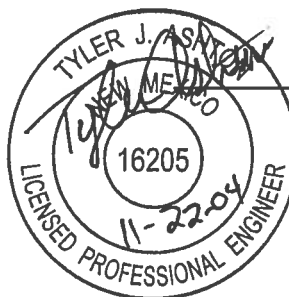
Prepared by:

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



November, 2004

I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.



Tyler J. Ashton

Job No 23087

TABLE OF CONTENTS

Purpose.....	3
Introduction	3
Vicinity Map, Exhibit A	4
FIRM Map, Exhibit Bj.....	5
Existing Conditions.....	6
Proposed Conditions	6
Summary.....	8

Calculations

Weighted E calculations for site
On-site storm drainage calculations
Storm Sewer Summary & Inventory Reports

Map Pockets

Site Grading and Drainage Plan, Map Pocket A	A
Developed Conditions Basin, Map Pocket B	B
Piedras Marcadas Crossing Structure, Map Pocket C	C
Retaining Wall Grading Details.....	D
Mark Goodwin & Associates Modified Drainage Report	E

PURPOSE

The purpose of this report is to provide the drainage management plan for the development a Wal-Mart Neighborhood Center. This plan will be utilized for the development of the subject 6.49-acre property. This plan is in accordance with the DPM, Chapter 22, Hydrology Section. The purpose of this report is to provide the drainage analysis and management plan for the new site.

INTRODUCTION

The subject of this report, as shown on the Exhibit A vicinity map, is a 6.49-acre parcel of land located at the northwest corner of Paseo Del Notre and Golf Course Road, zone atlas page C-12. The site is in the City of Albuquerque, Bernalillo County, New Mexico and currently there is an abandoned Furr's Supermarket building on the site. The legal description of the property is parcel H-6A-1-A, Riverview Parcels. As shown on FIRM map 35001C0112E, the southwestern corner of the site does lie within a flood zone. A previous drainage report was done for the entire shopping center by Mark Goodwin and Associates in Nov. 1995, and was modified in December 1998 for the Furr's portion of the center.

EXISTING CONDITIONS

Currently the site is partially developed; there is an abandoned partially constructed Furr's store on the site. Portions of the proposed storm drain system have been installed and curb is installed in the parking lot. The site has not been paved and currently when it rains numerous ponds form and eventual drain per the approved grading plan. The 6.49-acre site is bounded on the north by the Las Marcadas II Subdivision, on the east by the remaining portion of the shopping center, on the south by Paseo Del Norte, and on the west by the Piedras Marcadas Arroyo.

PROPOSED CONDITIONS

The proposed drainage will follow previously approved drainage design. The site is divided into 6 basins. Also a drainage structure will be installed across Paseo Del Norte to convey the flow from the Piedras Marcadas Arroyo across Paseo eliminating the need for the existing soil cement structure. This structure will also eliminate the need for the AMAFCA drainage easement on the southwest corner of the property.

Basin 1 consists of the far southwest corner of the site; this includes the paved access area around the edge of the building. The storm runoff from this basin will be collected in a drip inlet and discharge into the Piedras Marcadas Arroyo. The total runoff from this basin is 1.59 cfs and a land treatment of 14% B and 86% D was used.

Basin 2 includes the far northwest corner of the site, including the paved access area around the edge of the building. The storm runoff from this basin will be collected in a manhole with a grated lid and discharge into the Piedras Marcadas Arroyo. The total runoff from this basin is 0.88 cfs and a land treatment of 34% B and 66% D was used.

Basin 3 includes the paved access area around the northeast edge of the building and the northwestern portion of the parking lot. The storm runoff from this basin will be collected in a drip inlet and discharge into the Piedras Marcadas Arroyo. The total runoff from this basin is 3.19 cfs and a land treatment of 23% B and 77% D was used.

Basin 4 includes the paved access area around the southeast edge of the building and the southwestern portion of the parking lot. The storm runoff from this basin will be collected in a drip inlet and discharge into the Piedras Marcadas Arroyo. The total runoff from this basin is 3.47 cfs and a land treatment of 13% B and 87% D was used.

Basin 5 includes the remaining eastern portion of the parking lot. The storm runoff from this basin will be collected in an existing drip inlet and discharge into the Golf Course storm drain. According to the drainage report by Mark Goodwin and Assoc. the existing inlet has a discharge capacity of 18.7 cfs into the Golf Course storm drain, which includes 2.48 cfs from the existing McDonalds. The runoff from basin 5 equals 10.89 cfs, adding this to the McDonalds runoff makes a total of 13.37 cfs. There will be no ponding required for this basin. A land treatment of 5%B and 95%D was used to generate the runoff numbers for basin 5.

Basin 6 includes the roof of the new building. The storm runoff from this basin will be collected in several downspouts attached to the storm drain system and discharge into the Piedras Marcadas Arroyo. The total runoff from this basin is 4.48 cfs and a land treatment of 100% D was used.

According to the Paseo Del Norte Drainage Report (Golf Course Road to Kimmick Drive) by Wilson & Company, dated August 16, 2004 the future flow at the confluence of Paseo Del Norte and the Piedras Marcadas Arroyo is 965 cfs. According to the plan the future build out conditions have 326 cfs coming down the arroyo and 759 cfs that will be conveyed through the Paseo Del Norte Storm Drain system. According to the report the existing flow in the Piedras arroyo is 462 cfs, this flow rate will be used to size this portion of the crossing structure. The

crossing structure consists of two pipes; one is an 84-inch RCP that will convey the 462 cfs from the arroyo across Paseo and into the existing concrete lined arroyo. The second pipe is a 66-inch pipe that will be installed with the structure and stub out upstream in the proposed Paseo Del Norte alignment allowing for a future connection of the storm drain system that is proposed in Wilson and Company's report.

According to the drainage revised drainage report by Mark Goodwin and Associates a portion of the center may discharge 18.7cfs into an existing drop inlet. The remaining portion of the site will discharge into the Piedras Marcadas Arroyo. The proposed drainage structure will alleviate the need for the existing soil cement structure and the AMAFCA flood easement located at the southwestern corner of the property.

The existing storm drain that drains the cul-de-sac in the Las Marcadas II subdivision currently flows south for 140 feet parallel to the western property line. Then a 45-degree bend turns the storm drain towards the property line to an existing manhole. From the manhole the storm drain continues south on the property line at this point a portion of the storm drain is out of easement. The proposed plan will pull out the existing storm up the 45-degree bend and relay new pipe inside the existing storm drain easement. Sixty-eight feet of pipe will be added to the new pipe and a new water quality manhole will be built. This manhole will take the storm drain water from the subdivision and the site and direct it into the Piedras Marcadas crossing pipe.

SUMMARY AND RECOMMENDATIONS

Per the pervious drainage report this site has free discharge into existing drainage facilities. The development of this site is consistent with the DPM, Chapter 22, Hydrology section. It is recommended this development be approved for rough grading and Site Plan for Building Permit

Weighted E Method**Zone #1****Catch Basin Flows**

Basin	Area (sf)	Area (acres)	Area (sq miles)	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	17167.00	0.394	0.00062	0%	0	14%	0.055	0%	0	86%	0.339	1.788	0.059	1.59	1.097	0.036	1.02
2	10784.00	0.248	0.00039	0%	0	34%	0.084	0%	0	66%	0.163	1.528	0.032	0.88	0.893	0.018	0.54
3	36227.00	0.832	0.00130	0%	0	23%	0.191	0%	0	77%	0.640	1.671	0.116	3.19	1.005	0.070	2.00
4	37215.00	0.854	0.00133	0%	0	13%	0.111	0%	0	87%	0.743	1.801	0.128	3.47	1.107	0.079	2.23
5	111529.00	2.560	0.00400	0%	0	5%	0.128	0%	0	95%	2.432	1.905	0.406	10.89	1.189	0.254	7.13
Building	44693.00	1.026	0.00160	0%	0	0%	0.000	0%	0	100%	1.026	1.970	0.168	4.48	1.240	0.106	2.97
	257615.00	5.91	0.01		0.00		0.57		0.00		5.34	10.66	0.91	24.51			