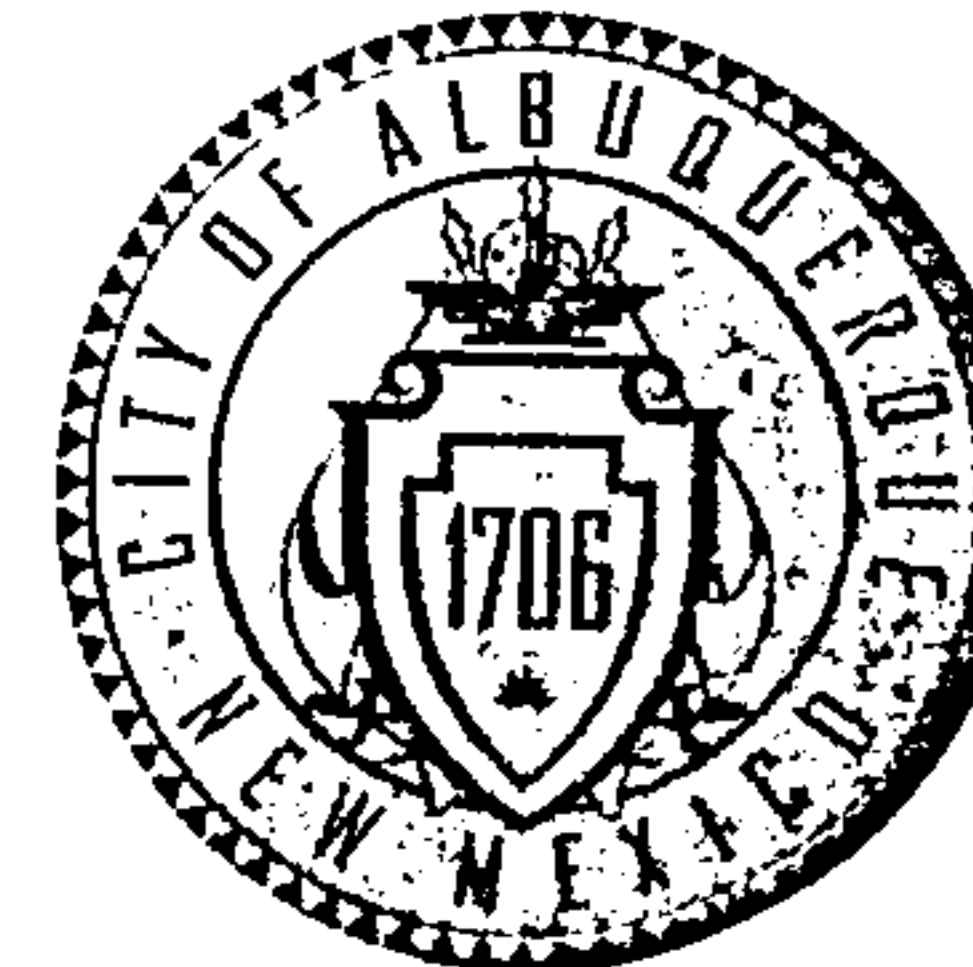


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

April 18, 2008

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
San Miguel Apartments Phase III, [C-13 / D012C]
9180 Coors Blvd NW
Engineer's Stamp Dated 04/17/08

Dear Mr. Bohannon:

PO Box 1293

The TCL / Letter of Certification submitted on April 17, 2008 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

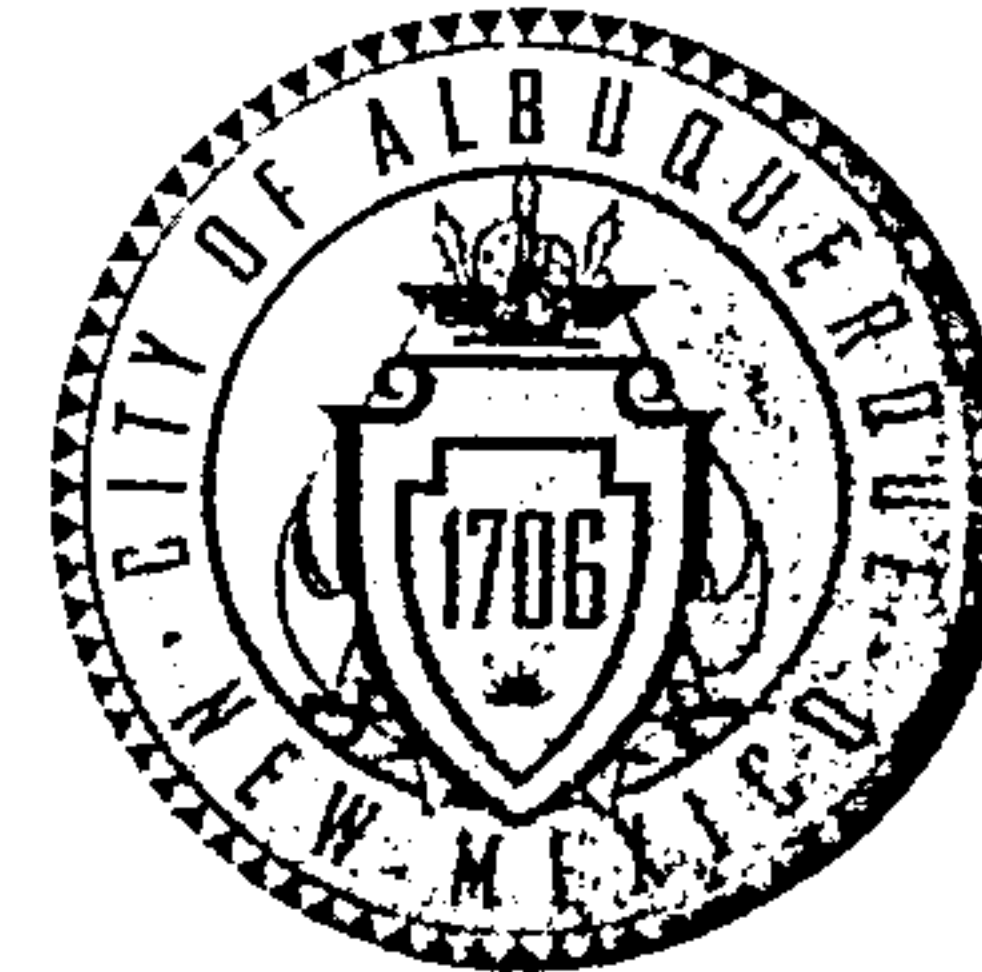
NM 87103

www.cabq.gov

Milo E. Salgado-Fernandez, P.E.
Senior Traffic Engineer
Development and Building Services
Planning Department

c: Engineer
Hydrology file
CO Clerk

CITY OF ALBUQUERQUE



May 2, 2008

Ronald Ray Bohannon, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

**Re: San Miguel Apartments Ph III, 9180 Coors Blvd. NW,
Approval of Permanent Certificate of Occupancy (C.O.),
Engineer's Stamp dated 02/09/07 (C-13/D012C)
Certification dated 5-1-08**

Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 5/01/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

Sincerely,

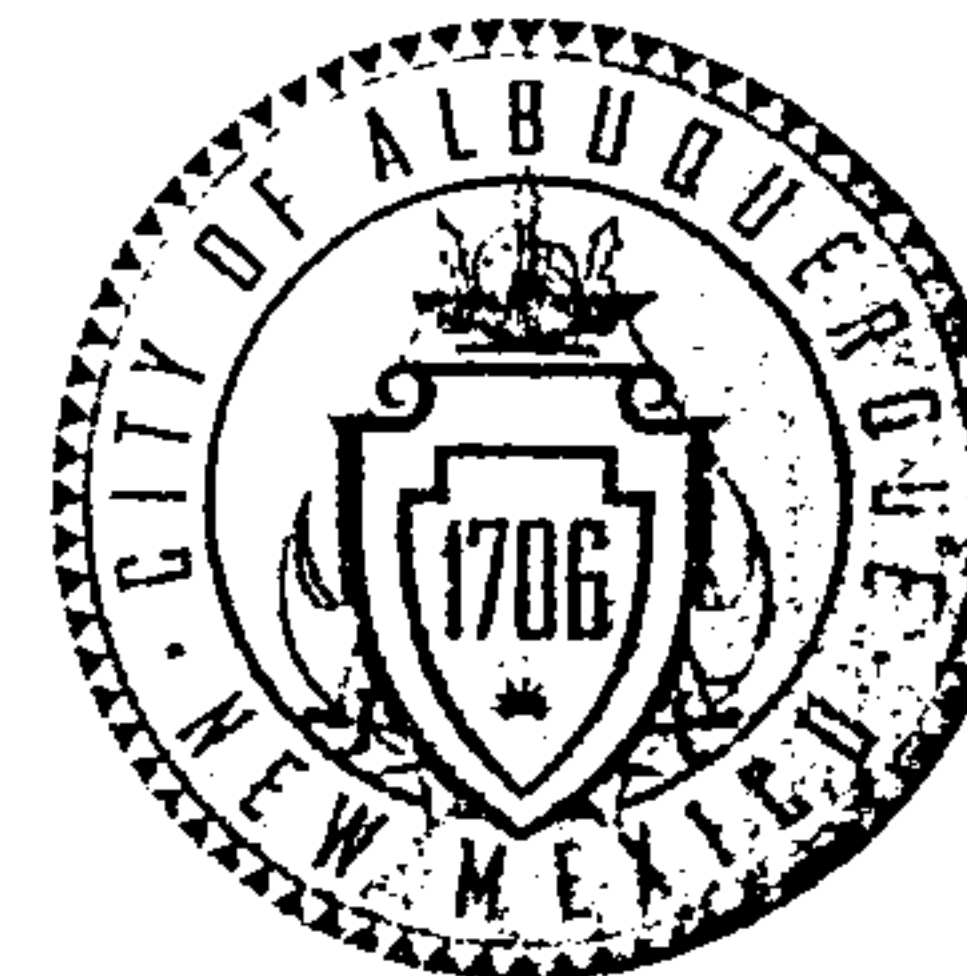
NM 87103

Timothy E. Sims
Plan Checker
Development and Building Services

www.cabq.gov

C: CO Clerk – Katrina Sigala
File

CITY OF ALBUQUERQUE



April 18, 2008

Ronald Ray Bohannon, P.E.
Tierra West, LLC.
5571 Midway Park Place N.E.
Albuquerque, NM 87109

Re: San Miguel Apartments Ph III, 9180 Coors Blvd. NW,
Approval of 90 Day Temporary Certificate of Occupancy (C.O.),
Engineer's Stamp dated 02/09/07 (C-13/D012C)
Certification dated 4/17/08

Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 4/18/08, the above referenced certification is approved for release of 90-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon final Certificate of Occupancy the drainage certification stamp will need to be dated.

NM 87103

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

www.cabq.gov

Sincerely,

Timothy E. Sims
Plan Checker
Development and Building Services

C: CO Clerk – Katrina Sigala
File

CITY OF ALBUQUERQUE



February 13, 2007

Ronald R. Bohannon, P.E.
Tierra West, LLC.
5571 Midway Park Place NE
Albuquerque, NM 87103

Re: San Miguel Apartments Phase 3, Engineer's Stamp dated 2-9-07
Tract 3A of Riverpoint, (C13/D12C)

Dear Mr. Bohannon,

Based upon the information provided in your submittal received February 9, 2007, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project will also require a National Pollutant Discharge Elimination System (NPDES) permit. Inquiries regarding this permit should be directed to Sertil Kandar at 768-3645.

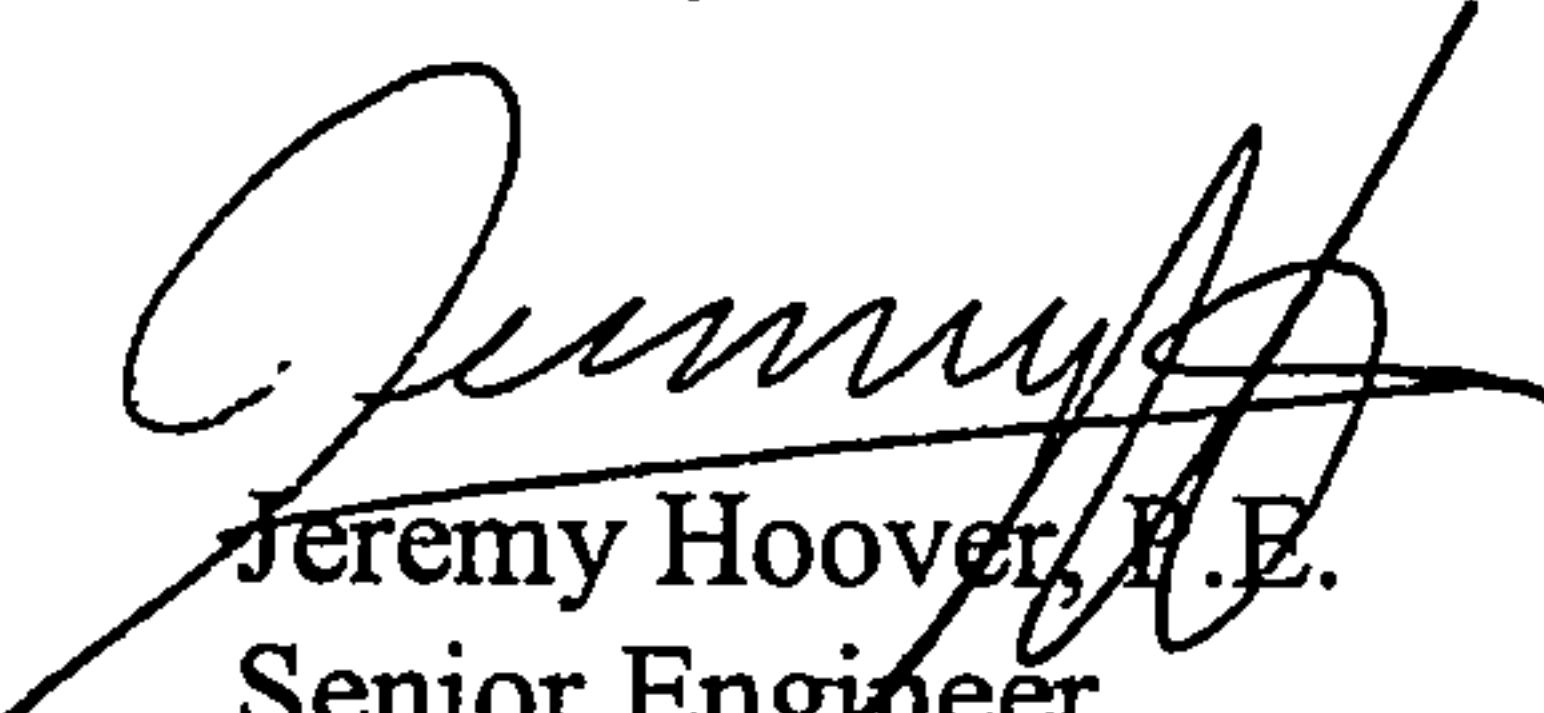
P.O. Box 1293

If you have any questions, feel free to contact me at 924-3990.

Sincerely,

Albuquerque

New Mexico 87103


Jeremy Hoover, P.E.
Senior Engineer
Hydrology Section
Development and Building Services

www.cabq.gov

cc: file C13/D12C



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 14, 2003

Ron Bohannon, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: San Miguel Apts, Phase III Drainage Plans and Lift Station Detail
Engineer Stamp date 11-4-02 (C13/D12C)

Dear Mr. Bohannon,

Based on information provided in your submittal dated 2-7-03, the above referenced plan is approved for Building Permit. Please include a copy of the plans in the construction sets prior to signoff from Hydrology. Prior to Certificate of Occupancy release, and Engineer's certification of this plan is required.

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

Sincerely,

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

C: file

DRAINAGE REPORT

For

Phase III San Miguel Apartments

Prepared by

Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, New Mexico 87109

Prepared for

Simpson Housing Limited Partnership
1100 Abernathy Road NE
North Park 500, Suite 700
Atlanta, GA 30328

December 14, 2006



Ronald R. Bohannon P.E. No. 7868

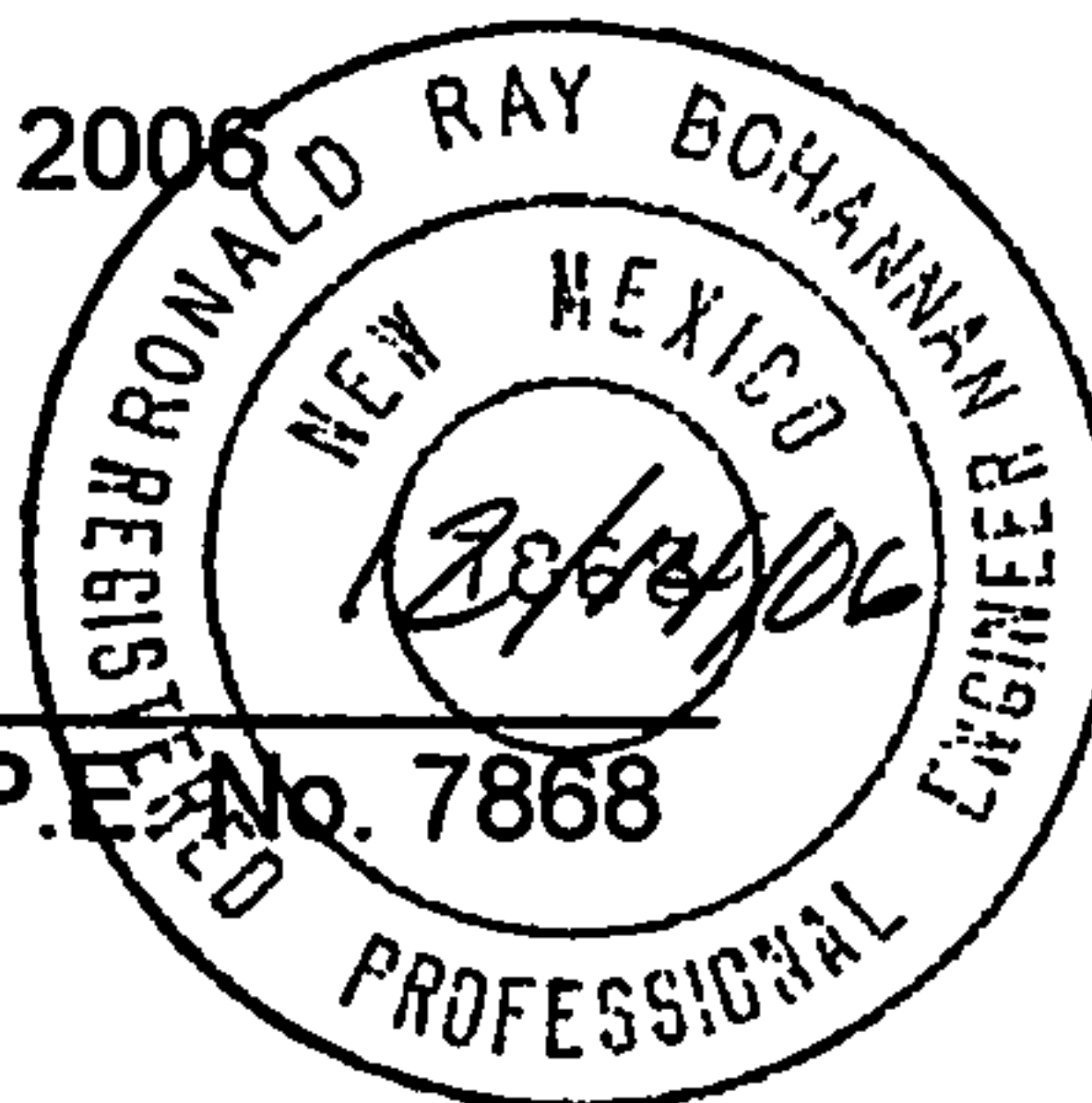


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LOCATION:

The 3-acre site is located near the southeast corner of Paseo Del Norte and Coors Boulevard, just east of the Riverpoint Sports and Wellness Center and west of Phase I & II of the San Miguel Apartment Complex at 9180 Coors Boulevard NW. The Southwestern Indian Polytechnic Institute (SIPI) borders the site on the south. The purpose of this report is to revise the drainage analysis and management plan for the commercial site to include the proposed third phase of the San Miguel Apartments for building permit in the northwest corner of the site.

EXISTING DRAINAGE CONDITIONS:

The 3-acre site is currently undeveloped. The property is relatively flat with a gradual slope to the southeast. Currently, runoff exits the site to the southeast, onto the SIPI site. Phases I and II of the San Miguel Apartment complex have been completed. Runoff from these two phases is conveyed to an existing detention pond located in Phase II. A lift station pumps the runoff to a drainage ditch along Paseo Del Norte Boulevard where it drains via bar ditches to the Rio Grande River.

FIRM MAP AND SOIL CONDITIONS:

The site is located on FIRM Map 35001C0116 D, Panel Number 116, as shown on the attached excerpts. The map shows that the site does not lie within a 100-year flood plain.

The site contains a soil type designated as Bluepoint Series by the Soil Conservation Service Soil Survey of Bernalillo County. The Bluepoint series consists of deep, somewhat excessively drained soils formed in sandy alluvium and eolian sediments on alluvial fans and terraces. Slopes range from one to fifteen percent. Permeability is rapid. Runoff is slow and the hazard of blowing is severe.

ONSITE DRAINAGE MANAGEMENT PLAN:

Due to the relative flatness of the site, an onsite detention pond and a lift station will be required to detain and convey runoff for Phase III. The detention pond actually consists of a shallow parking lot pond and a 5' deep fenced detention pond. The majority of onsite runoff will surface flow to the parking lot pond. No offsite flows enter the site. The parking lot pond will be tied to the fenced pond via a drop inlet and storm drain. An emergency overflow will be provided from the shallow parking lot pond to the fenced pond. This overflow will limit the maximum depth of water in the parking field to less than 18" for a 100-year, 24-hr storm. An additional emergency overflow will be provided for the fenced pond. This second overflow will allow runoff in excess of the design storm (100-yr, 6-hr) to exit the pond. These excess flows will flow south.

Run off from the proposed development of the 3 acres to be developed in Phase III will be channeled to the onsite storm drain ponds. A lift station is to be constructed to discharge runoff from the ponds at a flow rate of approximately 0.6 cfs. The pumps will be sufficient to drain the ponds within approximately a nine-hour period. The flows will be conveyed west to an existing storm drain in the frontage road. This storm drain empties into the La Orilla Channel along Coors Boulevard.

FUTURE DEVELOPED CONDITIONS:

The construction of the 3 acres included in Phase III will complete the construction of the San Miguel Apartment Complex. No future development within the complex is anticipated.

CRITERIA:

The site was analyzed using the procedures outlined in the Development Process Manual Volume 2, Chapter 22. The Weighted-E method was used in estimating volumes and flow rates of runoff from off-site basins. The AHYMO computer program was used to analyze on site basins and

the pond. The existing and developed conditions for on site basins were analyzed for a 100-year, 24-hour rainfall event.

SUMMARY:

The remaining portion of the San Miguel Apartment Complex is to be developed. This remaining portion consists of a 3-acre tract of land. The grading and drainage plan for this site includes surface runoff to a shallow parking lot pond and a fenced, five feet deep, detention pond. A lift station will convey flows to an existing storm drain in the frontage road, which drains to the La Orilla Channel. The capacity of the lift station will be sufficient to drain the ponds in a 24-hour period for a 100-year, 24-hour storm event.