CITY OF ALBUQUERQUE

March 28, 2008

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

Re: Riverside Plaza, 5571 Riverside Plaza Lane,
(E-12/D014C)
Approval of Permanent Certificate of Occupancy,
Engineer's Stamp Date 11/12/2007
Certification dated: 3-25-08

Mr. Bohannan:

Based upon the information provided in your submittal received 3/27/08, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Timothy E. Sims
Plan Checker-Hydrology, Planning Dept
Development and Building Services

C: CO Clerk—Katrina Sigala
file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

CITY OF ALBUQUERQUE

November 20, 2007

Sara Lavy, P.E.
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Riverside Plaza, Tract 1-A-2-B, Grading and Drainage Plan for Building Permit

Engineer's Stamp dated 11-12-07 (E-12/D014C)

Dear Ms. Lavy,

Based upon the information provided in your submittal received 11-13-07, 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 requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 or 768-3645.

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

Sincerely,

Timothy Sims
Plan Checker - Hydrology, Planning Dept.
Development and Building Services

Cc: BLB Bradley Bingham
File

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

25008 drainage

THREE HUNDRED YEARS 1706 * 2006 ALBUQUERQUE Making History

September 8, 2005

Sara Lavy, PE
Tierra West LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: McDonalds at Riverside Plaza

Grading & Drainage Plan

Engineer's Stamp dated 9-1-05, (E12/D14C)

Dear Ms. Lavy,

Based on information contained in your submittal dated 09/1/05, the above referenced report is approved for Preliminary Plat action, Site Development Plan for Subdivision, Site Development Plan for Building permit, and Building Permit Approval by DRB. Please include a copy in the construction sets prior to sign off by Hydrology.

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).

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael,
Associate Engineer, Plan. Dept.
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: Chuck Carusso DMD
CC: file

RECEIVED NOV 13 2007 HYDROLOGY SECTION

CITY OF ALBUQUERQUE

August 21, 2006

Ms. Sara Lavy, PE
TIERRA WEST, LLC
8509 Jefferson Street NE
Albuquerque, NM 87113

Re: MCDONALD'S AT RIVERSIDE PLAZA
6221 Riverside Plaza Drive NW
Approval of Permanent Certificate of Occupancy
Engineer's Stamp dated 09/01/2005 (E-12/D14C)
Certification dated 08/17/2006

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Dear Sara,

Based upon the information provided in your submittal received 08/18/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

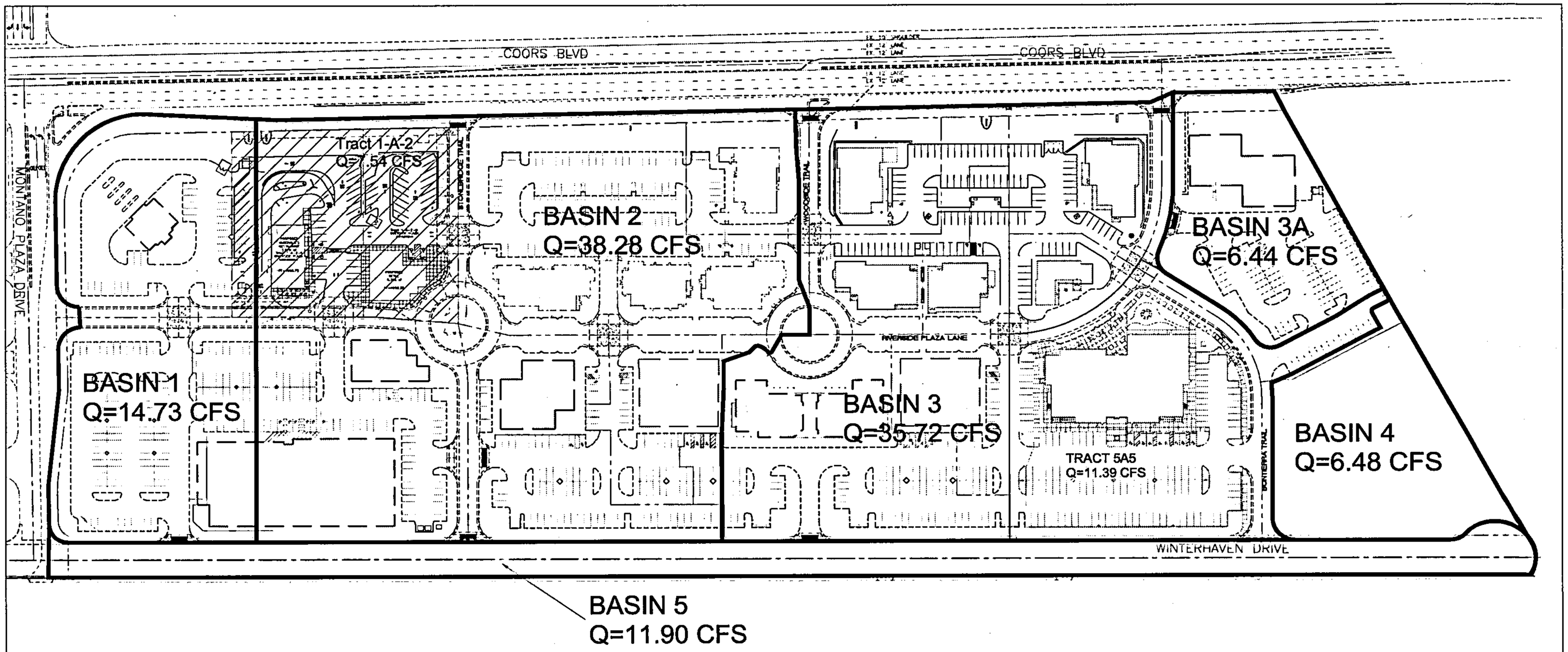
If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo

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

C: C.O. Clerk
File



PROPOSED BASIN LAYOUT

Weighted E Method

											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
Tract 1-A-2	79,411	1.82	0%	0	10%	0.18	0%	0.00	90%	1.64	1.840	0.280	7.54	1.138	0.173	4.88

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa * Aa + Qb * Ab + Qc * Ac + Qd * Ad

Excess Precipitation, E (inches)		
Zone 1	100-Year	10 - Year
E_a	0.44	0.08
E_b	0.67	0.22
E_c	0.99	0.44
E_d	1.97	1.24

Peak Discharge (cfs/acre)		
Zone 1	100-Year	10 - Year
Q_a	1.29	0.24
Q_b	2.03	0.76
Q_c	2.87	1.49
Q_d	4.37	2.89

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

August 21, 2006

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for McDonald's at Riverside Plaza, [E-12 / D14C]
6221 Riverside Plaza Lane
Architect's Stamp Dated 08/15/06

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on August 21, 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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

August 15, 2006

TRAFFIC CERTIFICATION

I, George Rainhart, NMRA No. 580, of the firm George Rainhart Architects, hereby certify that this project is in design substantial compliance with and in accordance with the design intent of the DRB approved plan dated 2.22.05. The record information edited onto the original design document has been obtained by Jonathan Stern of the firm George Rainhart Architect & Associates. I further certify that I have personally visited the project site on 6.23.06 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 permanent certificate of occupancy.

The attached site plan indicates minor revisions that were made to the drive-thru traffic lanes.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic 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.

George Rainhart

8 15 06
Date

STATE OF NEW MEXICO
GEORGE R. RAINHART, NO. 580
8 15 06
REGISTERED ARCHITECT

RECEIVED
AUG 21 2006
LAND DEVELOPMENT SECTION

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

CITY OF ALBUQUERQUE

Planning Department
Transportation Development Services Section

March 26, 2008

George R. Rainhart, Registered Architect
2325 San Pedro NE, Ste. 2-B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for Riverside Plaza Shops, [E-12 / D014C]
6231 Riverside Plaza Lane
Architect's Stamp Dated 03/26/08

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on March 26, 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.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: RIVERSIDE PLAZA SHOPS ZONE MAP: E-12 / D&4C
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 1-A-2-B
CITY ADDRESS: 6231 RIVERSIDE PLAZA LANE

ENGINEERING FIRM: TIERRA WEST CONTACT: _____
ADDRESS: _____ PHONE: 858-3100
CITY, STATE: ABQ ZIP CODE: 87106

OWNER: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: GEORGE POINTNER ARCH & ASSOC CONTACT: Stephen Dunbar
ADDRESS: 2325 SAN PEDRO N.E STE 25 PHONE: 884-9116 Ext 106
CITY, STATE: ABQ ZIP CODE: 87110

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: WILGER ENT CONTACT: _____
ADDRESS: 420 EDMONT N.E PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:
- _____ DRAINAGE REPORT
- _____ DRAINAGE PLAN 1st SUBMITTAL
- _____ DRAINAGE PLAN RESUBMITTAL
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ EROSION CONTROL PLAN
- _____ ENGINEER'S CERT (HYDROLOGY)
- _____ CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT
- _____ ENGINEER'S CERT (TCL)
- _____ ENGINEER'S CERT (DRB SITE PLAN)
- _____ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL SOUGHT:
- _____ SIA/FINANCIAL GUARANTEE RELEASE
- _____ PRELIMINARY PLAT APPROVAL
- _____ S. DEV. PLAN FOR SUB'D APPROVAL
- _____ S. DEV. FOR BLDG. PERMIT APPROVAL
- _____ SECTOR PLAN APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ FOUNDATION PERMIT APPROVAL
- _____ BUILDING PERMIT APPROVAL
- ✓ CERTIFICATE OF OCCUPANCY (PERM)
- _____ CERTIFICATE OF OCCUPANCY (TEMP)
- _____ GRADING PERMIT APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ WORK ORDER APPROVAL
- _____ OTHER (SPECIFY)

RECEIVED
MAR 26 2008
HYDROLOGY SECTION

WAS A PRE-DESIGN CONFERENCE ATTENDED:
- _____ YES
- _____ NO
- _____ COPY PROVIDED

DATE SUBMITTED: 3/26/08 BY: [signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan**: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans**: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report**: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

TRAFFIC CERTIFICATION

I, __George Rainhart__, NMPE OR NMRA ____#580___, OF THE FIRM ___George Rainhart Architects and Associates___, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN DESIGNED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED _____10/25/07_____. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY ____Stephen Dunbar_____ OF THE FIRM ___George Rainhart Architects and Associates_____. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON ___3/24/08_____ 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 _____FINAL CERTIFICATION OF OCCIPANCY_____.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC 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.

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

3 26 08
Date

STATE OF NEW MEXICO
GEORGE R. RAINHART
NO. 580
3 26 08
REGISTERED ARCHITECT

RECEIVED
MAR 26 2008
HYDROLOGY SECTION

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com

ADMINISTRATIVE AMENDMENT

File 07AA-10098 Project # 10001089

+5,131 s.f. retail building and revised elevations.

APPROVED BY — DATE 25 Oct 07

PROPOSE

PF

PROPOSED NUM

TOTAL PA

TOTAL PARKING

BIKE SP

BIKE SP

ors Road, NW

153' R.O.W.

EXISTING DECEL LANE

EXISTING DRIVEWAY

R-IN, R-OUT

PROJECT L

73' 82.02' N 27°16'44" E 128.34'

8" SPLITFACE CMU WALL RE: CIVIL FOR INFO

TRACT 1-A-2-A RIVERSIDE PLAZA 1.046 ACRES

UTILITY EASEMENT

LANDSCAPE BUFFER & BLDG SETBACK

TRACT 1-A-2-B RIVERSIDE PLAZA .777 ACRES

8 A1.2

W/ 6' X 8' RECYCLE ENCLOSURE AND WASTE DRAIN

89'

177'

96'-10"

67'-8"

59'-2"

20'-10"

44'

8'-6"

66'-11"

2/TYP. A1.2

46'-7"

20'

26

2

LANDSCAPE ISLANDS PLANTED WITH GRASS

R15'

R15'

8" SPLITFACE CMU WALL RE: CIVIL FOR INFO

S 61°38'31" E

7'

UTILITY EASEMENT

RECEIVED

MAR 23 2008

HYDROLOGY SECTION