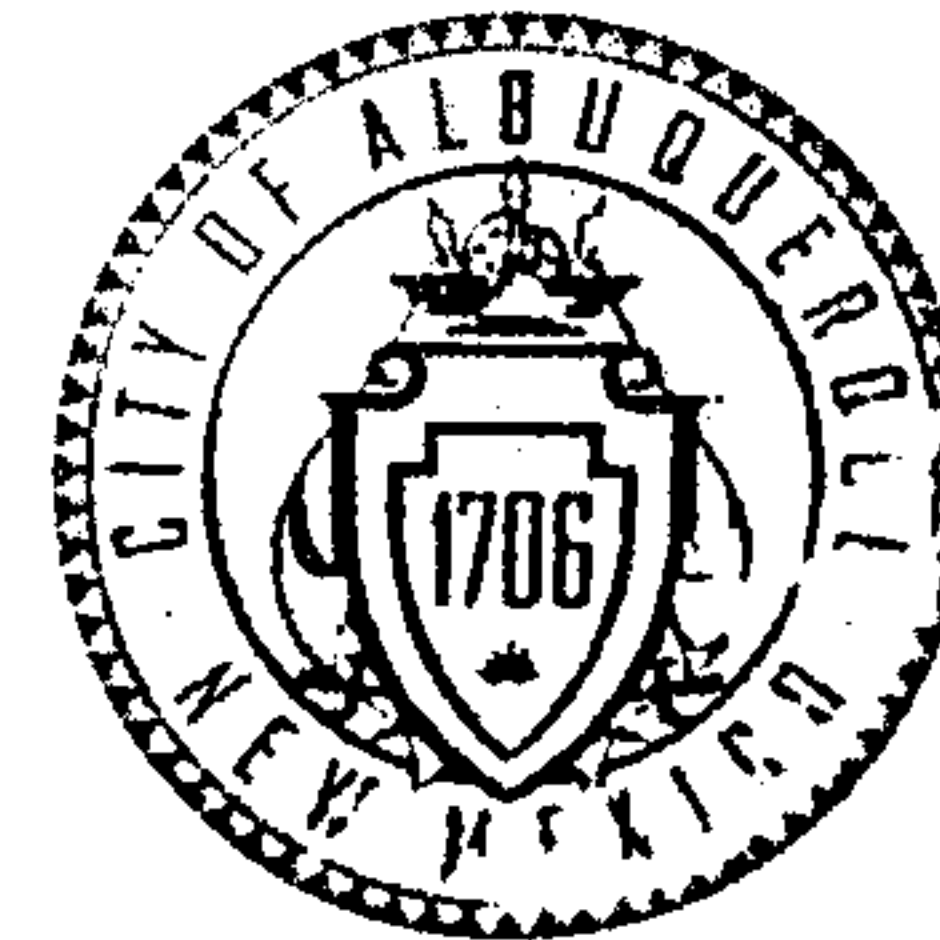


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

March 18, 2013

Francisco X. Urueta, P.E.
Zia Engineering & Environmental Consultants, LLC
755 South Telshor Blvd., Ste. F-201
Las Cruces, NM 88011

Re: **Certification for Permanent Building Certificate of Occupancy (C.O.)**
Wal-mart Super Center, [E-20/D13]
8000 Academy NE
Engineer's Stamp Dated 03/15/13

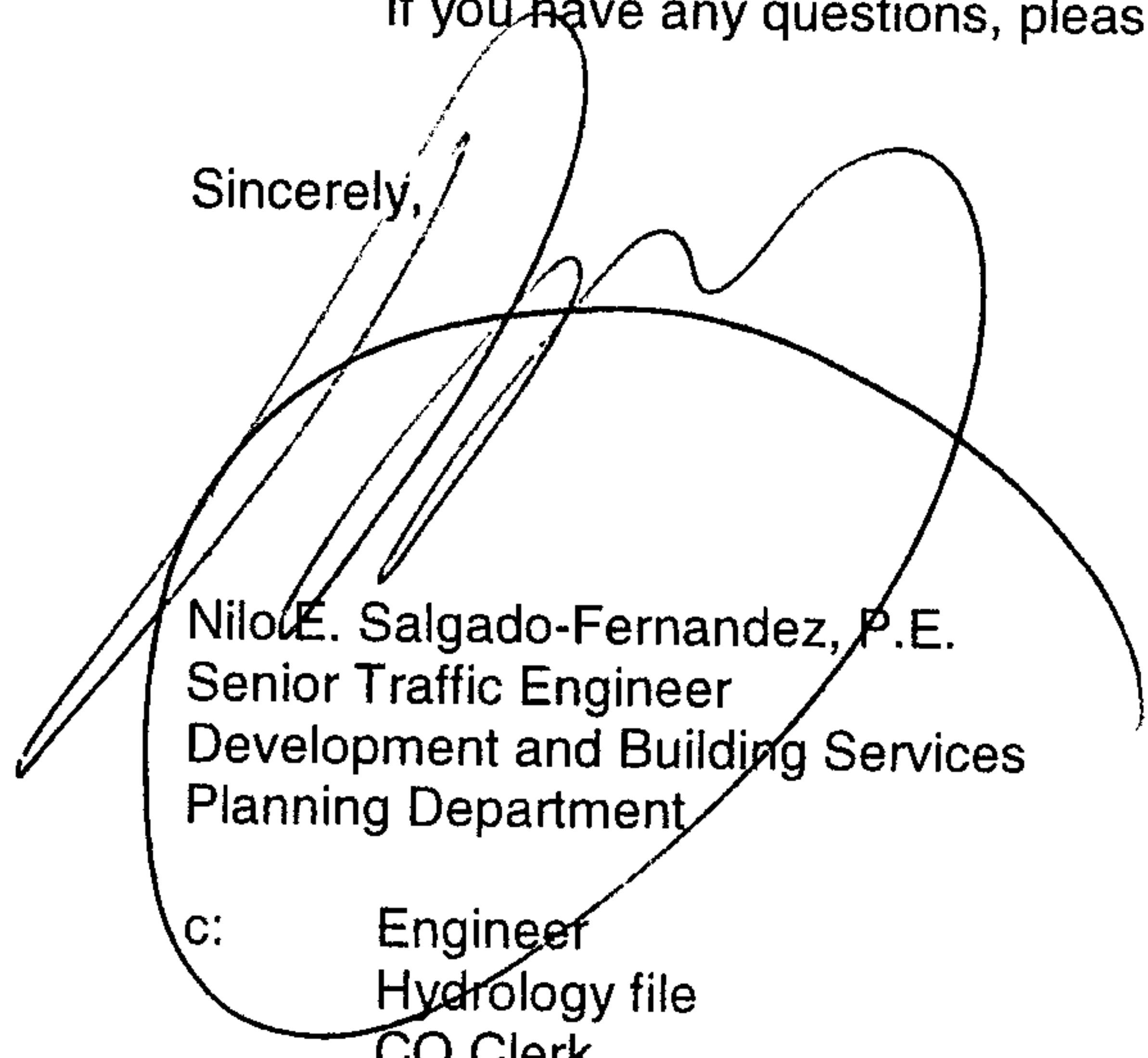
Dear Mr. Urueta,

Based upon the information provided in your submittal received 03-18-13, Transportation Development has no objection the issuance of a Permanent Certificate of Occupancy.

This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division

If you have any questions, please contact me at (505)924-3991.

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: WALMART SUPERCENTER 824-06 ZONE MAP: E20/D13
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT B-1-ASYCAMORE PLAZA
CITY ADDRESS: 8000 ACADEMY ROAD NE ALBUQUERQUE BERNALILLO CO NM

ENGINEERING FIRM: ZIA EEC LLC CONTACT: FRANCISCO URUETA
ADDRESS: 755 S TELSHOR BOULEVARD SUITE F201 PHONE: 575-532-1526
CITY, STATE: LAS CRUCES NM ZIP CODE: 88011

OWNER: WALMART STORES EAST LP CONTACT: DONNA MIZELL
ADDRESS: 2001 SE 10th STREET SWDC PHONE: 479-204-0425
CITY, STATE: BENTONVILLE AR ZIP CODE: 72716-0560

ARCHITECT: RAYMOND HARRIS & ASSOCIATES ARCHITECTS CONTACT: JOSE HERNANDEZ
ADDRESS: 211 N RECORD ST SUITE 222 PHONE: 214-744-0626
CITY, STATE: DALLAS TX 75202 ZIP CODE: 75202

SURVEYOR: ZIA EEC LLC CONTACT: ROXANNE NIMMER
ADDRESS: 755 S TELSHOR BOULEVARD SUITE F201 PHONE: 575-532-1526
CITY, STATE: LAS CRUCES NM ZIP CODE: 88011

CONTRACTOR: MARTIN HARRIS CONSTRUCTION CONTACT: ERIC ANDERSON
ADDRESS: 4380 E CAMELBACK RD SUITE G 260 PHONE: 602-288-1325
CITY, STATE: PHOENIX AZ ZIP CODE: 85018

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
☒ 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) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

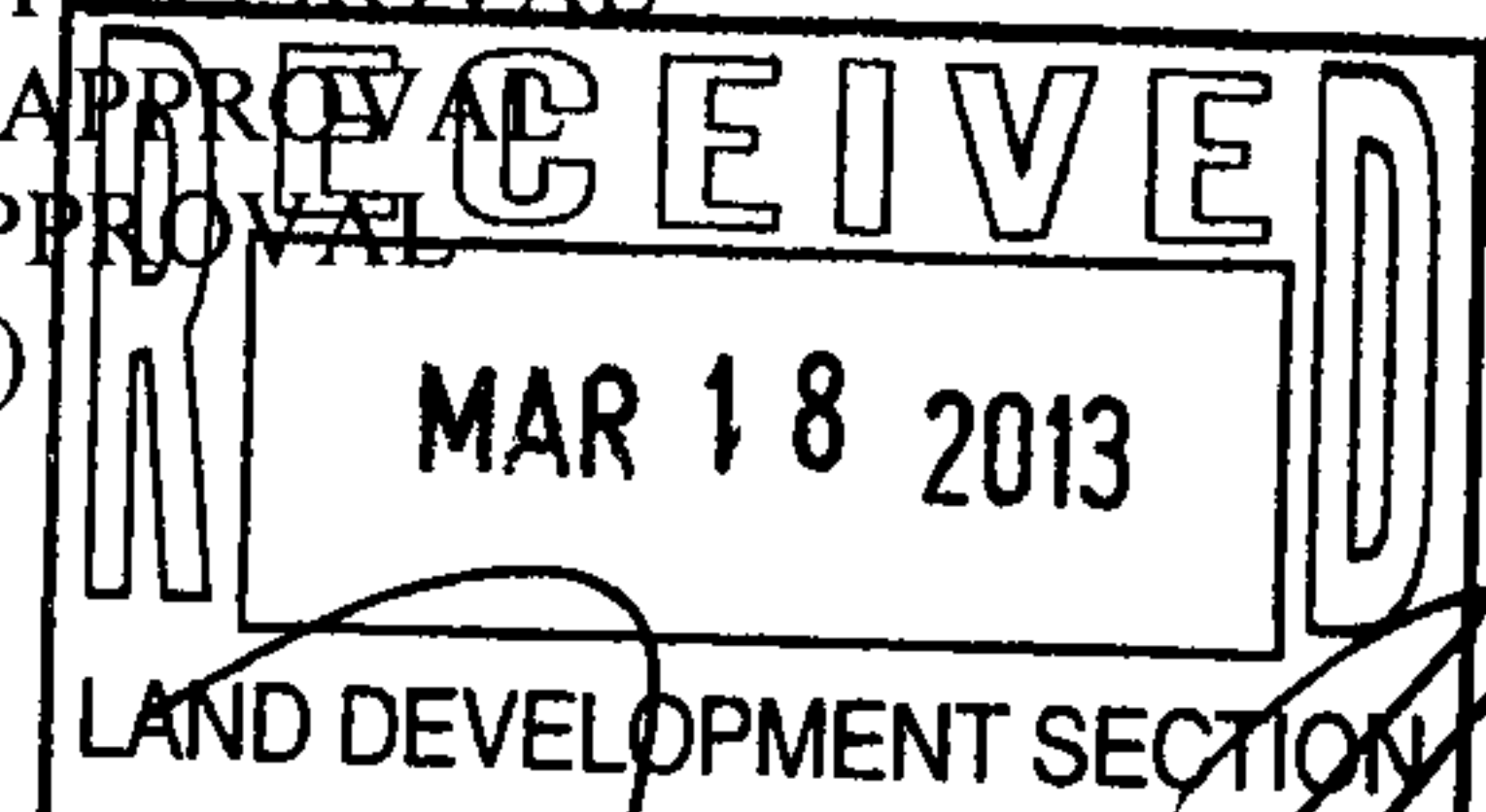
☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: MARCH 4th 2013

BY: FRANCISCO URUETA

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.

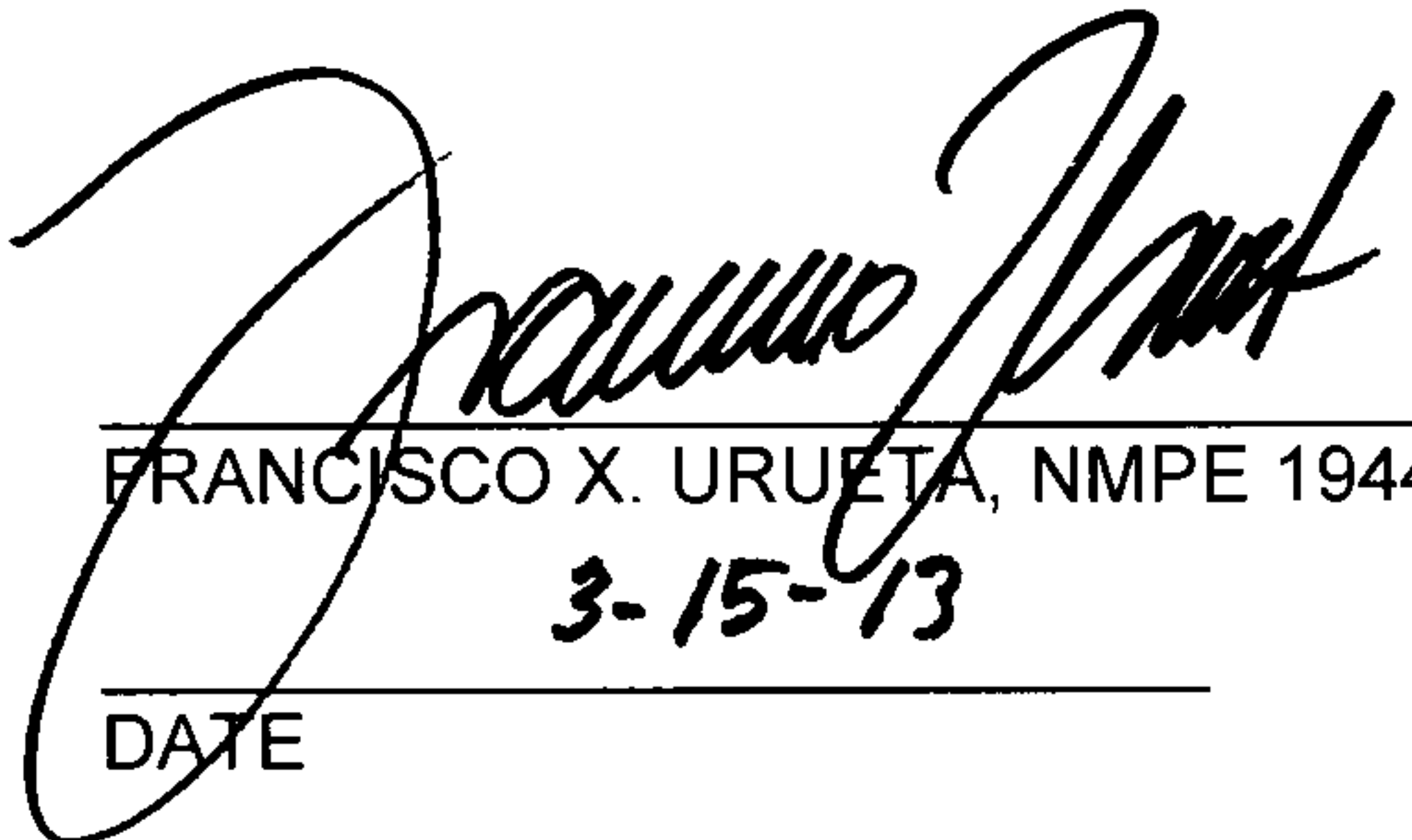




I, FRANCISCO X. URUETA, NMPE 19443, OF THE FIRM ZIA ENGINEERING & ENVIRONMENTAL CONSULTANTS LLC. HERBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 05-07-11 THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LARRY MEDRANO, NMPS 11993 OF THE FIRM PRECISION SURVEYS INC. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON FEBRUARY 1, 2013 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 CERTIFICATION OF OCCUPANCY.

NO EXCEPTIONS, NOR DEFICIENCIES WERE REQUESTED OR NOTED (OBSERVED) DURING MY SITE VISIT.

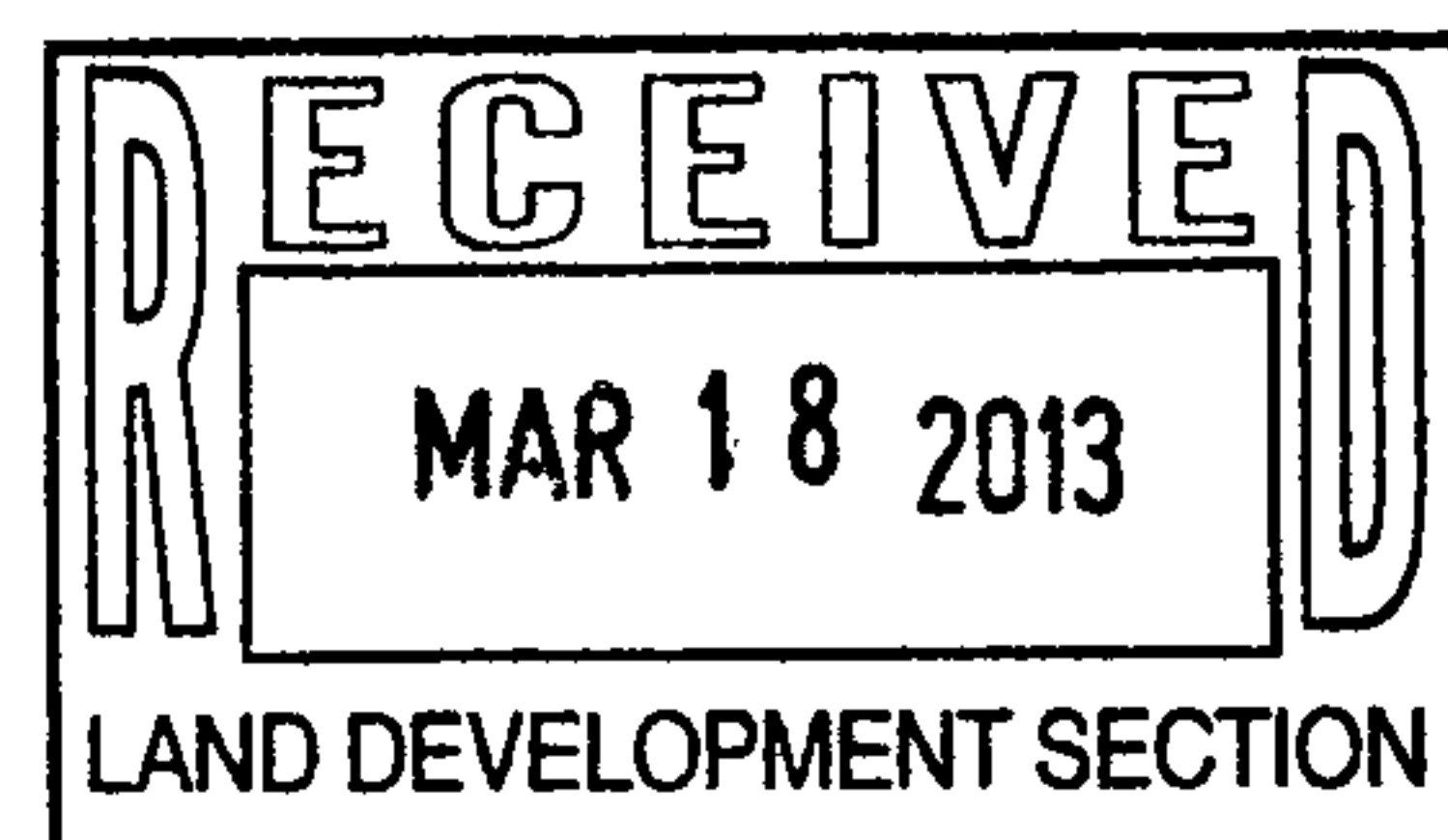
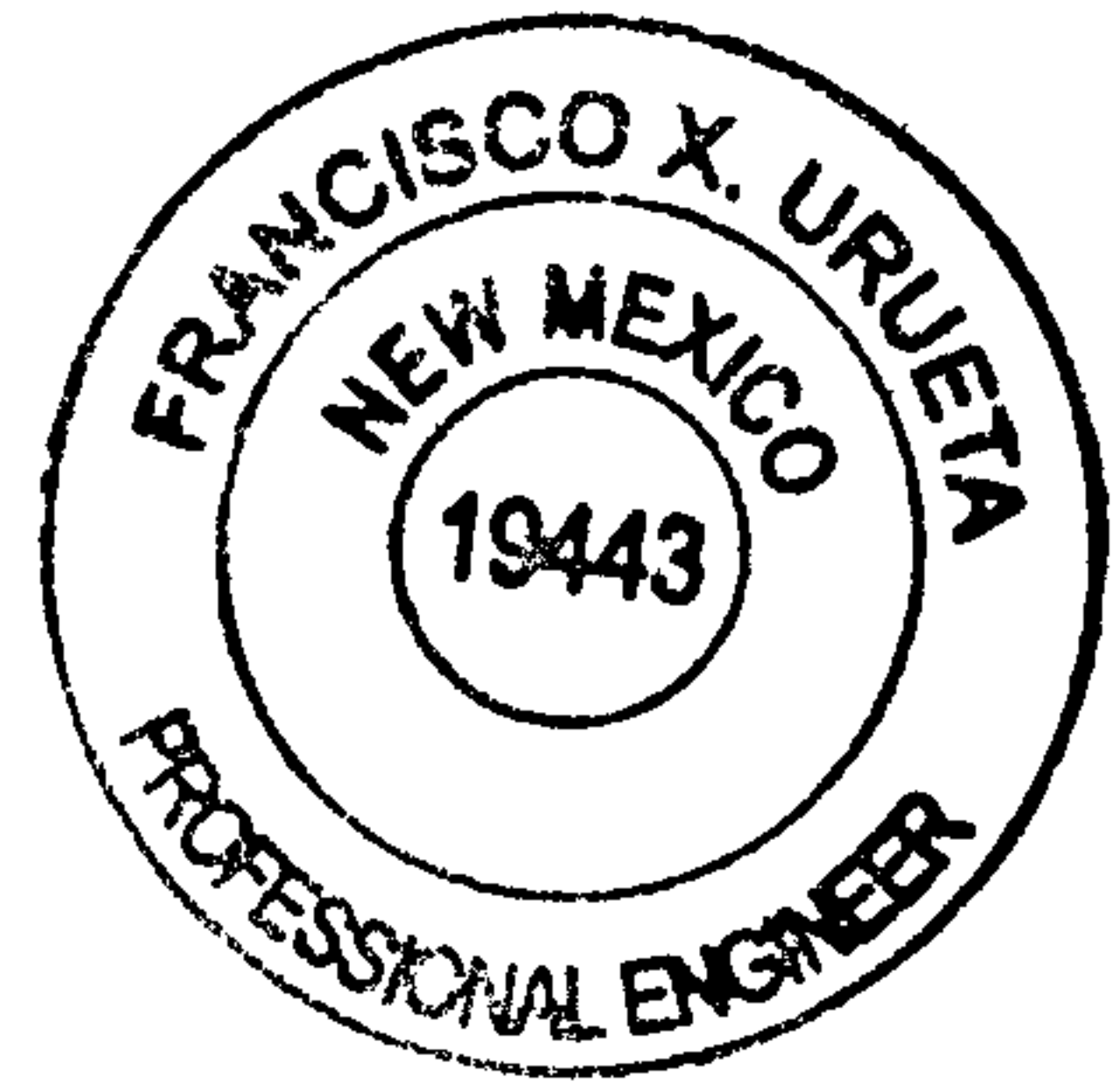
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENEDT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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



FRANCISCO X. URUETA, NMPE 19443
3-15-13

DATE

SEAL



Transmittal Sheet

Date: 3-15-13

Zia Project No. ALB-824-06.1

Senders Name: Francisco Urueta P.E.

To: (Recipient's Name) Nilo Salgado PE Phone: 505-924-3630

Company: Planning Department-Senior Traffic Engineer

Recipient's Address Development Building Services Division

600 2nd Street NW Suite 400

Albuquerque NM 87102

Attached:
(see remarks
for more
information)

☐
☐
☐
X

Report
Drawings
CD

☐
☐
☐

Letter
Specifications

Other: CERTIFICATE OF OCCUPANCY (PERMANENT)

Delivered
Via:

☐
☐
X
☐

Hand Delivery
USPS
FedE
Other

Transmittal
is noted:

X
☐
☐
☐
☐
☐

For approval
For you use
As requested
For review and comment
Other:

☐
☐
☐

Approved as submitted
Approved as noted
Returned for corrections

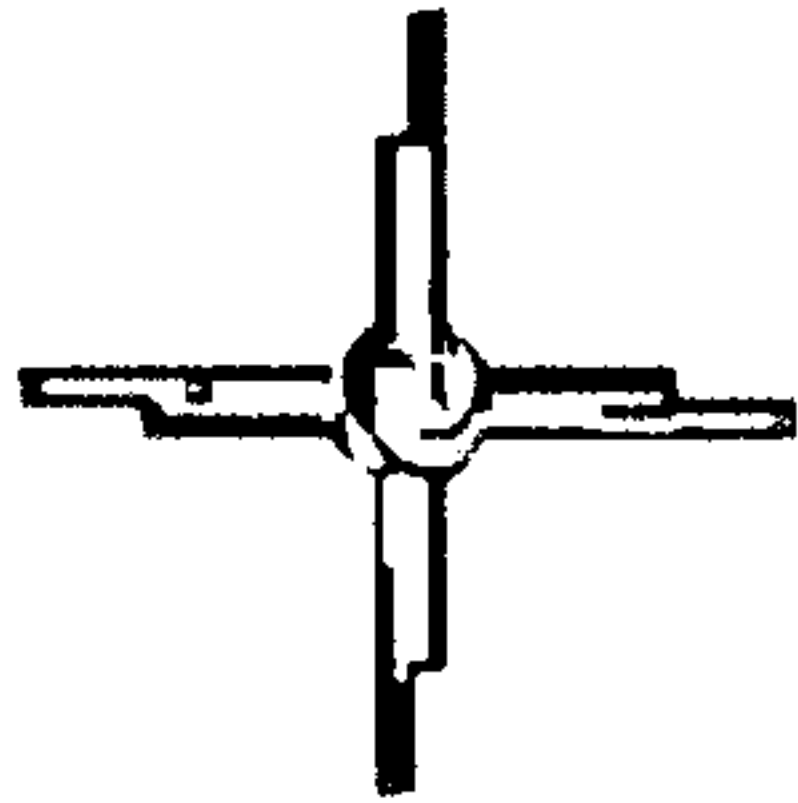
Remarks:

One copy of the certificate of occupancy package as per submittal requirements

HAND DELIVERY CONFIRMATION
(If Applicable)

Received by:

Date:



zia
engineering
& environmental
consultants, llc

755 S. Telshor Boulevard, Suite F-201
Las Cruces, New Mexico 88001
Phone: 575.532.1526
Fax: 575.532.1587

ACADEMY ROAD N.E.
(106' R/W)

C-2
ZONING

RADIUS = 121.00'
ARC = 180.07'
DELTA = 90°00'00"
CHORD = 171.12'
BEARING = N17°33'22"E

PEDESTRIAN
WALKWAY

COMPACT
STALLS

WYOMING BOULEVARD N.E.
(120' R/W)

C-2
ZONING



VICINITY MAP
SCALE 1" = 400'

STANDARD RAMP DETAIL
PAGE 774

PROJECT NOTES

1. ZONING C-2 (SC) MAP PAGES E-F-19-20.
2. SITE IS APPROXIMATELY 13.59 ACRES TRACT B-1, REPLAT OF TRACT B OF SYCAMORE PLAZA.
3. SITE DEVELOPMENT PLAN AMENDMENT TO ALLOW FOR PROPOSED ADDITION TO MAJOR ANCHOR.
4. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY BY ZIA ENGINEERING & ENVIRONMENTAL CONSULTANT.
5. SITE DEVELOPMENT PLAN AMENDMENT IS MERELY INCREASING BUILDING SQUARE FOOTAGE WITHIN TRACT B-1, REPLAT OF TRACT B OF SYCAMORE PLAZA.
6. THE REMAINING PORTION OF SYCAMORE PLAZA REMAINS UNAFFECTED BY THIS AMENDMENT.
7. PARKING LOT TO BE OVERLAYED WITH AN ASPHALTIC SEAL COAT AND NEW PAINT STRIPING. LAYOUT WILL NOT BE CHANGED.
8. SITE WILL BE IN COMPLIANCE TO 14-16-3-9, AREA LIGHTING STANDARDS.
9. SYCAMORE PLAZA IS SUBJECT TO EASEMENTS WITH COVENANT AND RESTRICTIONS FILED 12-30-92, SECTION II, EXCEPTION 17, THIS DOCUMENT ADDRESSES THE CROSS LOT ACCESS.

SHOPPING CENTER PARKING REQUIRED

PARKING CALCULATIONS: 1 SPACE FOR EVERY 200 S.F.
TOTAL SHOPPING CENTER BUILDING AREA: 279,375 S.F. (EXCLUDES GARDEN CENTER)

279,375 S.F. / 200 S.F. = 1,397 PARKING SPACES REQUIRED

	REQUIRED SPACES	SUBJECT SITE	SHOPPING CENTER TOTAL
GENERAL PARKING	1,397	661	2,171
HANDICAP PARKING REQUIRED	25	16	37
MOTORCYCLE PARKING	9	8	9
BICYCLE PARKING	70	26	N/A

*SOME PARKING DATA OBTAINED FROM CITY OF ALBUQUERQUE STAFF.

PUBLIC OUTDOOR GATHERING SPACE

PROPOSED	4,130 S.F.
CITY OF ALBUQUERQUE REQUIRED	2,771 S.F.

EXISTING SITE ANALYSIS TABLE

WAL-MART GARDEN CENTER	130,942 S.F.
WAL-MART W/ GARDEN CENTER	11,018 S.F.
PARKING	141,960 S.F.
ACCESSIBLE	681 SPACES
COMPACT	14 SPACES
BI-CYCLE	34 SPACES

*COUNT INCLUDES ACCESSIBLE SPACES AND COMPACT SPACES

PROPOSED SITE ANALYSIS TABLE

WAL-MART (INCLUDING 7625 SQ. FT. ADDITION)	138,534 S.F.
GARDEN CENTER	11,018 S.F.
WAL-MART W/ GARDEN CENTER	149,552 S.F.
PARKING	141,960 S.F.
ACCESSIBLE	681 SPACES
COMPACT	14 SPACES
MOTORCYCLE	8 SPACES
BICYCLE	26 SPACES

CITY OF ALBUQUERQUE REQUIRED PARKING SPACES	553 SPACES
CITY OF ALBUQUERQUE REQUIRED ACCESSIBLE SPACES	16 SPACES

*COUNT INCLUDES ACCESSIBLE SPACES AND COMPACT SPACES

SITE LEGEND

- PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS
- ACCESSIBLE PARKING SPACE TYPICAL
- CART CORRAL TYPICAL
- BUILDING SETBACK LINE PER ZONING ORDINANCE
- "NO PARKING FIRE LANE" SIGN
- PROPOSED FIRE LANE
- EXISTING LIGHT POLE AND BASE SHALL REMAIN. CONTRACTOR SHALL REPLACE LIGHTING FIXTURE AND RE-PAINT THE EXISTING BASE TRAFFIC YELLOW
- EXISTING LIGHT POLE TO BE RELOCATED.
- PROPOSED LIGHT POLE LOCATION.
- UPGRADE EXISTING LIGHT FIXTURES.
- 2'-0" MINIMUM LOADING ZONE AT ALL CURBED PARKING SPACES.
- PAINTED DIRECTIONAL ARROW TYPICAL.
- 12' X 36' CONCRETE COMPACTOR PAD AND 12' X 36' HEAVY DUTY PAD.
- "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL
- ASILE INDICATOR SIGNS TYPICAL.
- STOP BAR.
- "STOP" SIGN.
- PROPOSED COLORED STAMPED CONCRETE PEDESTRIAN CROSSWALK.
- PROPOSED BICYCLE RACK LOCATION.
- PROPOSED 8'-0" CMU SCREEN WALL.
- PROPOSED PLANTER 20' X 4'-8".
- PROPOSED SEATING AREA.
- PROPOSED ENVIRONMENTAL CAGE.
- PROPOSED PALLET/BALE RECYCLING AREA, 12'X45'
- PROPOSED ORGANIC WASTE CONTAINER WITH CMU WALL ENCLOSURE, 20'-4" X 9'-4" X 10'-0".
- PROPOSED FIRE HYDRANT LOCATION.
- PROPOSED "ADA ACCESSIBLE ROUTE" SIGN.
- PROPOSED "RAMP NOT ADA ACCESSIBLE" DOUBLE SIDED SIGN.
- PROPOSED ADA HANDRAIL LOCATION.
- PROPOSED ADA ACCESSIBLE RAMP.
- "COMPACT" PAINTED WHITE ON EACH COMPACT STALL.

BASIS OF ELEVATION:

ELEVATIONS BASED ON CITY OF ALBUQUERQUE BENCHMARK, STATIONED "ACB B.M. 15.420", HAVING 1880 ELEVATION, 804.822 FEET, LOCATED ON TOP OF CONCRETE BASE OF STREET LIGHT, WWW QUADRANT OF ACADEMY ROAD N.E. AND MOON STREET N.E., ON SW CORNER OF SAND CONCRETE BASE.

BASIS OF BEARINGS:

BASIS OF BEARINGS: REPLAT OF TRACT B SYCAMORE PLAZA RECORDED: DECEMBER 23, 1992 VOL. 88C, FOLIO 272, PER MONUMENTS FOUND HEREON.

FLOODPLAIN NOTE:

PROPERTY IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NO. 30091C01400, EFFECTIVE DATE SEPTEMBER 24, 2009.

STIPULATION FOR REUSE OR ALTERATION:

THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE OF ZIA ENGINEERING AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE REFERENCED PROJECT FOR WHICH THESE DRAWINGS WERE CREATED.

SITE DEVELOPMENT PLAN AMENDMENT

MAY 2011

REVISIONS	BY

Zia Engineering & Environmental
Consultants, LLC
750 S. Teller Blvd., Suite F-201
Las Cruces, New Mexico 88011
Phone: (575) 632-1828
Fax: (575) 632-1827



ALB-824-06

WAL-MART SUPERCENTER #824-06
ALBUQUERQUE, NEW MEXICO
WAL-MART STORES, INC.
2001 N. 10TH STREET, BENTONVILLE, AR 72716
CONTACT: DAN ZEN
PHONE: (479) 244-0425

DRAWN BY	
CHECKED BY	
DATE	05/20/11
SCALE	AS NOTED
JOB NO.	ALB-824-06
SHEET	

C-1

1 of 13 SHEETS

CITY OF ALBUQUERQUE



February 6, 2013

Francisco X. Urueta, P.E. CPESC furuetta@ziaeec.com
Zia Engineering & Environmental Consultants, LLC
755S. Telshor Blvd, Ste. F-201
Las Cruces, NM 88011

Re: Wal-Mart Super Center Wyoming/Academy, 8000 Academy NE,
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 07-05-11, (E20/D013)
Certification dated: 02-04-12

Dear Mr. Urueta,

Based upon the information provided in the Certification received 02-06-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

Albuquerque

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

NM 87103

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala
File
E-mail via addressee

CITY OF ALBUQUERQUE



July 13, 2011

Francisco Urueta, P.E.
Zia Engineering & Environmental Consultants
755 S. Telshor Blvd Suite F-201
Las Cruces, NM 88011

8000 ACADEMY
NE.

**Re: Wal-Mart Super Center Wyoming/Academy
Grading and Drainage Plan
Engineer's Stamp dated 7-5-11 (E20/D013)**

Dear Mr. Urueta,

Based upon the information provided in your submittal received 7-7-11, 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.

PO Box 1293

Albuquerque

NM 87103

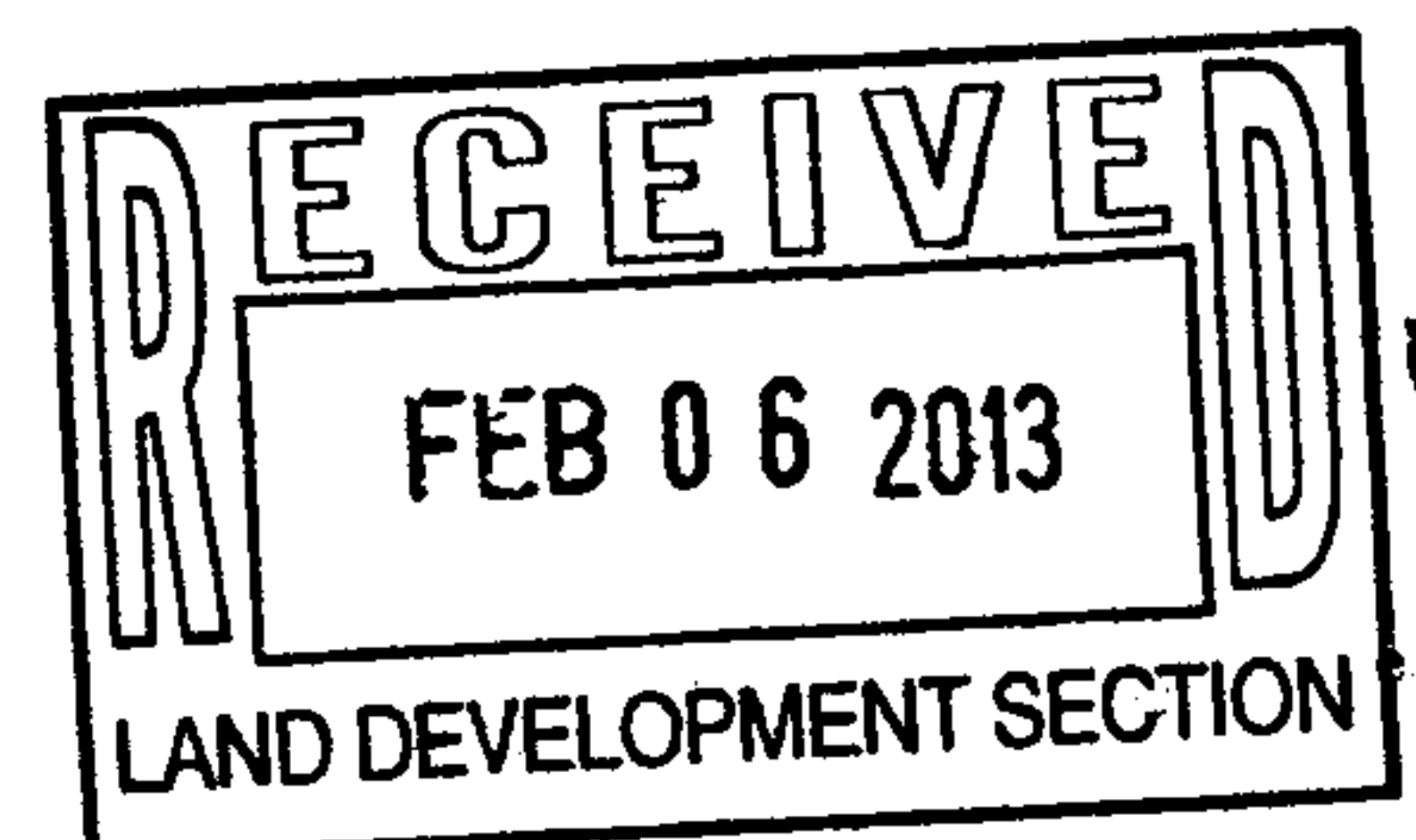
www.cabq.gov

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

C: RER/CAC
file



Transmittal Sheet

Date: 2-4-13

Zia Project No. N-LCC-10-004

Senders Name: Francisco Urueta P.E.

To: (Recipient's Name) TIMOTHY SIMS Phone: 505-924-3982

Company: CITY OF ABUQUERQUE

Recipient's Address 600 2ND St NW Suite 201

Planning Department-Plan Checker Hydrology

Albuquerque NM 87102

Attached:
(see remarks
for more
information)

☐ Report
☒ Drawings
☐ CD
☐ Other:

☐ Letter
☐ Specifications

Delivered
Via:

☐ Hand Delivery
☐ USPS
☒ FedE
☐ Other:

Transmittal
is noted:

☒ For approval
☐ For you use
☐ As requested
☐ For review and comment
☐ Other:

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

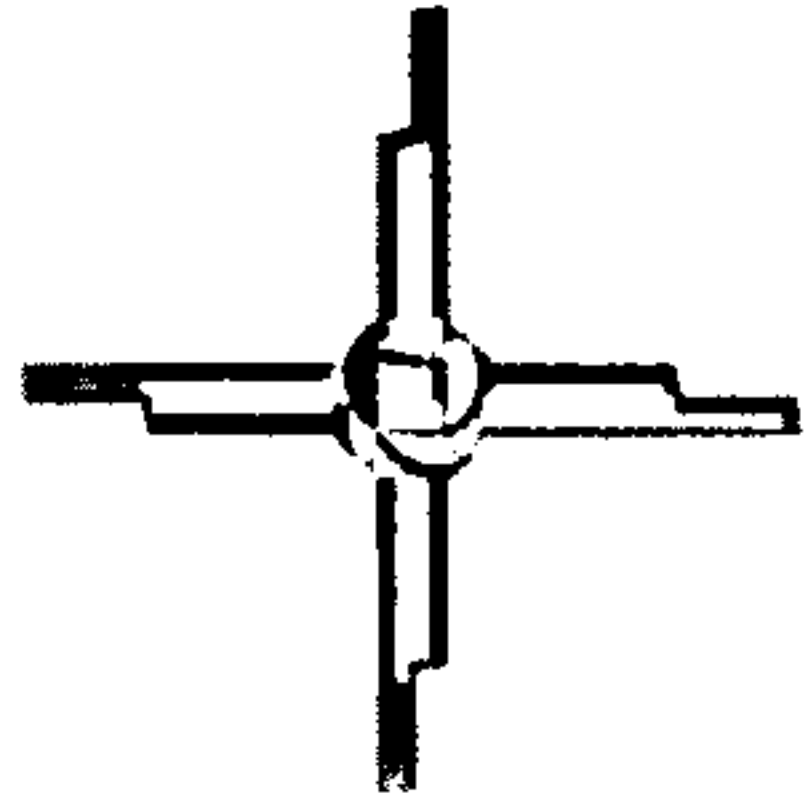
Remarks:

One hard copies-Final Grading Plan-Drainage Certification
One hard copy of approval letter

HAND DELIVERY CONFIRMATION
(If Applicable)

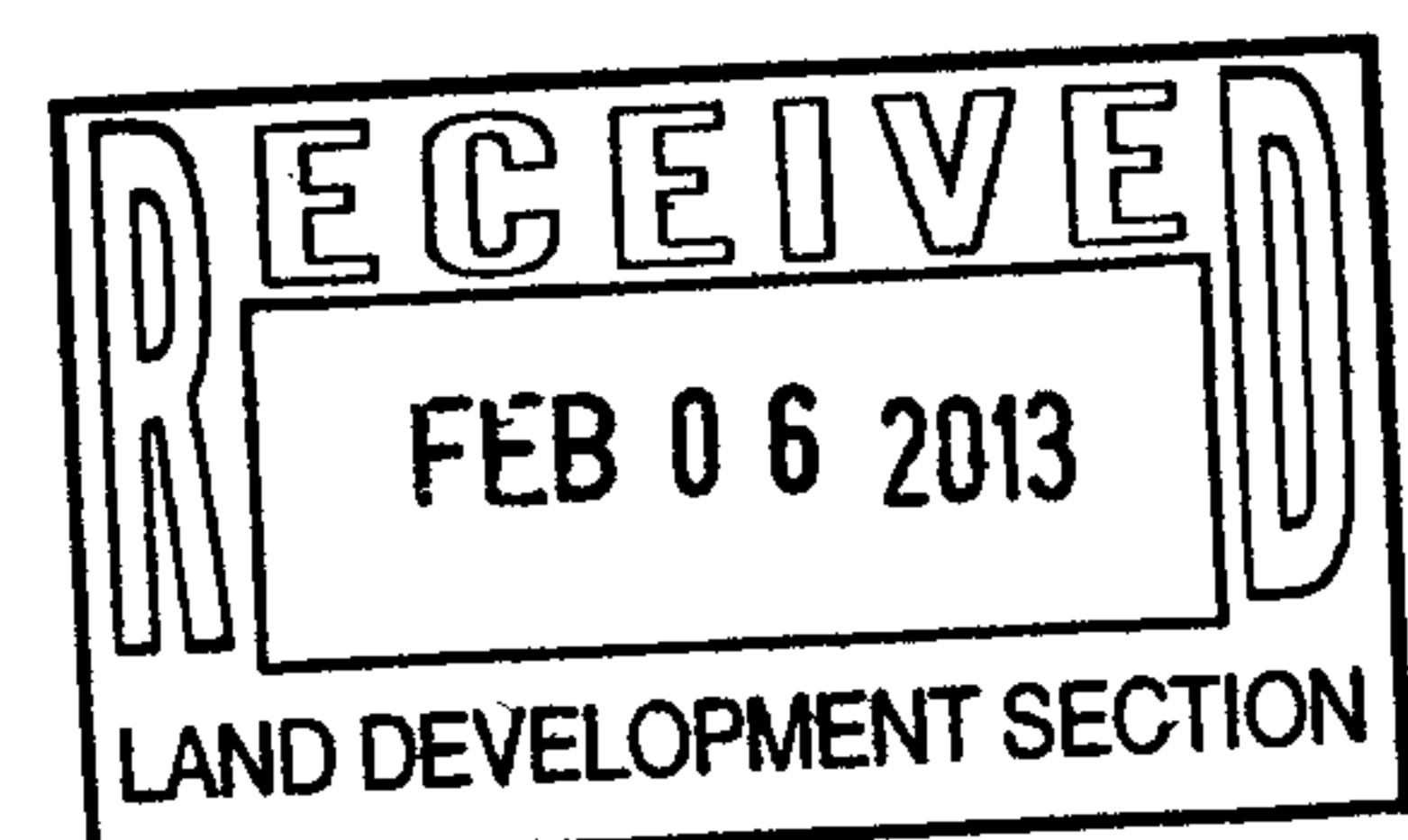
Received by:

Date:

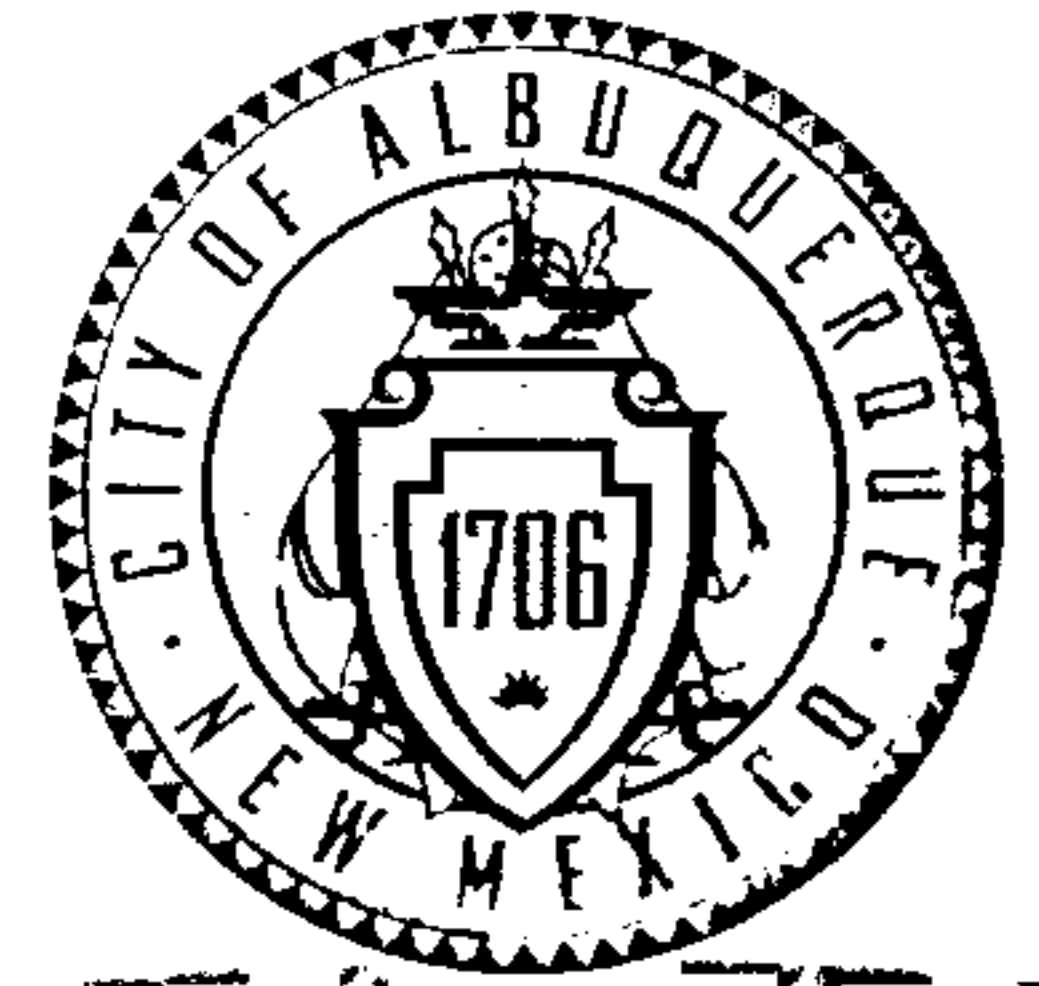


zia
engineering
& environmental
consultants, llc

755 S. Telshor Boulevard, Suite F-201
Las Cruces, New Mexico 88001
Phone: 575.532.1526
Fax: 575.532.1587



CITY OF ALBUQUERQUE



July 13, 2011

Francisco Urueta, P.E.
Zia Engineering & Environmental Consultants
755 S. Telshor Blvd Suite F-201
Las Cruces, NM 88011

**Re: Wal-Mart Super Center Wyoming/Academy
Grading and Drainage Plan
Engineer's Stamp dated 7-5-11 (E20/D013)**

Dear Mr. Urueta,

Based upon the information provided in your submittal received 7-7-11, 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.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

A handwritten signature in cursive script, appearing to read "Curtis A. Cherne".

Curtis A. Cherne, P.E.

Principal Engineer, Planning Dept.
Development and Building Services

RER/CAC

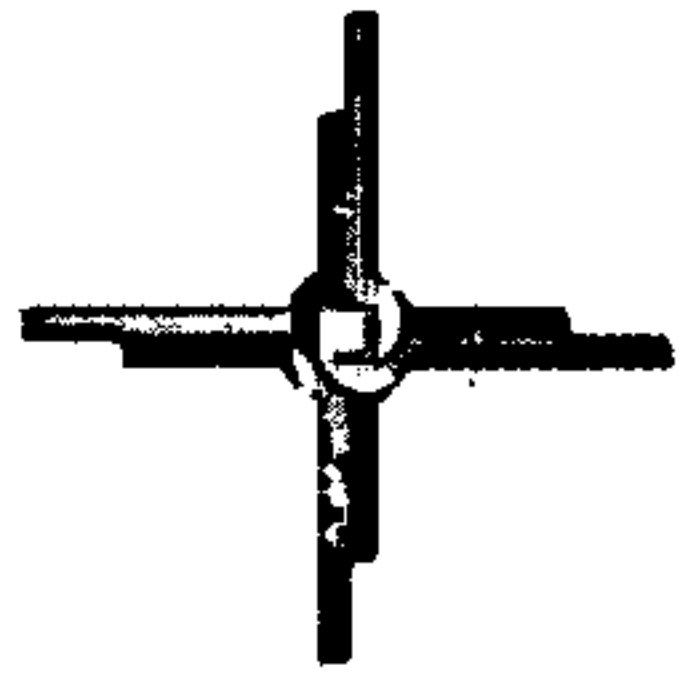
C: file

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov



**Zia Engineering
& Environmental
Consultants, LLC.**

755 S. Telshor Blvd., Suite F-201
Las Cruces, New Mexico 88011

Phone (575) 532 – 1526 / Fax (575) 532 – 1587

Web address: ziaeec.com

BP
E-20/2013

Wyoming Academy

TRANSMITTAL SHEET

TO:
CURTIS CHERNE, P.E.

FROM:
GRISELDA VELEZ

COMPANY:
CITY OF ALBUQUERQUE

DATE:
07-05-11

SUBJECT
WAL-MART STORE # 824-06
ALBUQUERQUE (N)

ZIA PROJECT NUMBER:
ALB-824-06.1

ATTACHED:
☐ REPORTS ☐ LETTER
☒ DRAWINGS ☐ SPECIFICATIONS

DELIVERED VIA:
FEDEX

Transmittal is as noted below:

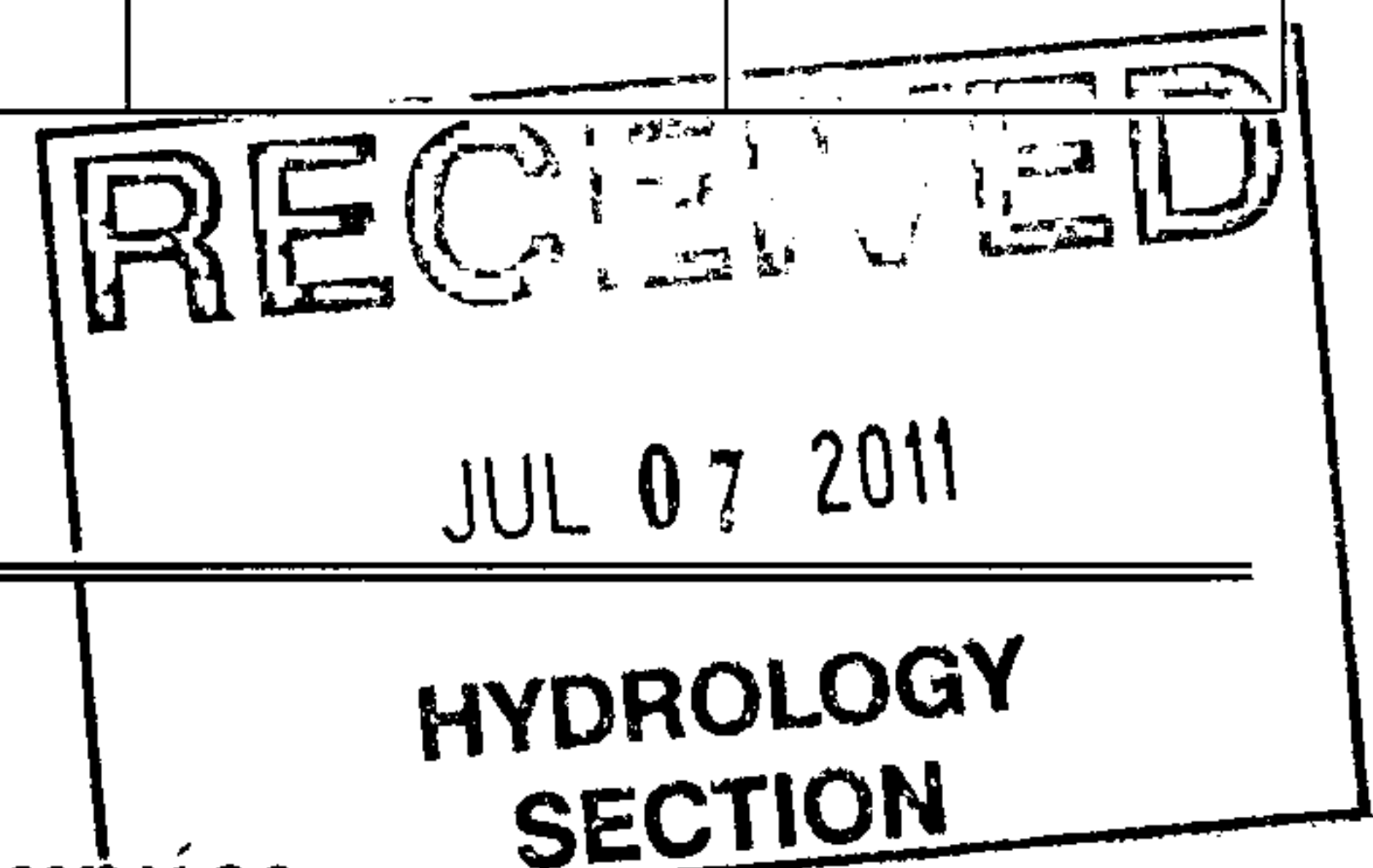
- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approves as noted | <input type="checkbox"/> Submit ____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ____ corrected prints |
| <input type="checkbox"/> For review & Comment | | |
| <input type="checkbox"/> Other: _____ | | |

Remarks:

Curtis, attached you will find:

- * 1 copy of the Drainage Plan which was submitted with the Bldg. Permit Set on 05-09-11.
- 1 revised Drainage Plan (including Site Drainage Note taken from Site Development Plan) sealed and stamped on 07-05-11

RECEIVED BY:	<u>Signature</u>	<u>Date</u>	<u>Time</u>



Quality * Commitment * Service

CITY OF ALBUQUERQUE



April 15, 2011

Francisco Urueta, P.E.
Zia Engineering & Environmental Consultants
755 S. Telshor Blvd Suite F-201
Las Cruces, NM 88011

Re: Wal-Mart Supercenter-Sycamore Plaza, Grading and Drainage Plan
Engineer's Stamp dated 4-5-11 (E20/D013)

Dear Mr. Urueta,

Based upon the information provided in your submittal received 4-6-11, the above referenced plan is approved for Site Development for Building Permit action by the DRB. When submitting for Building Permit please address the following comments:

- Provide the amount of flow that will be in the storm drain from the vestibule roofs.
- Provide the Finished Floor elevation for the addition.

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

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Building Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 04/2009)

PROJECT TITLE: SITE DEVELOPMENT PLAN AMENDMENT TO SYCAMORE PLAZA

ZONE MAP: E/F-19-Z/ E/F-20-Z

DRB#: _____ EPC#: 11EPC-40002 WORK ORDER#: E-20/2013

LEGAL DESCRIPTION: Lot B-1, Replat of Tract B Sycamore Plaza, zoned C-2 (SC), located on Academy Blvd. NE, between Wyoming NE and Moon NE, containing approximately 13.6 acres (E/F-19 & 20)

CITY ADDRESS: 8000 Academy Blvd. NE

ENGINEERING FIRM: Zia Engineering & Environmental Consultants, LLC CONTACT: Griselda Velez

ADDRESS: 755 S. Telshor Blvd. Suite F-201 PHONE: (575) 532-1526

CITY, STATE: Las Cruces, New Mexico ZIP CODE: 88011

OWNER: Wal-Mart Stores East L.P.

CONTACT: Dani Ziem

ADDRESS: 2001 SE 10th Street

PHONE: (479) 273-4000

CITY, STATE: Bentonville, Arkansas

ZIP CODE: 72716

ARCHITECT: Raymond Harris and Associates Architects

CONTACT: Usunobun Osagie

ADDRESS: 211 N. Record Street, Suite 222 PHONE: (214) 290-7049

CITY, STATE: Dallas, Texas

ZIP CODE: 75202

SURVEYOR: Zia Engineering & Environmental Consultants, LLC

CONTACT: Roxanne Nimmer

ADDRESS: 755 S. Telshor Blvd. Suite F-201

PHONE: (575) 532-1526

CITY, STATE: Las Cruces, New Mexico

ZIP CODE: 88011

CONTRACTOR: To be determined

CONTACT: _____

ADDRESS: _____

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
- ☐ 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
- ☐ GRADING CERTIFICATION
- ☐ OTHER (SPECIFY) SO-19 _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☒ YES

☐ NO

☐ COPY PROVIDED

DATE SUBMITTED: 04-05-2011 BY: Zia Engineering & Environmental Consultants LLC (Via FedEx)

Rec'd 4-6-11



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

November 3, 2003

Sarah Lavy, P.E.
8509 Jefferson NE

Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Walmart Garden Center Addition., [E-20 / D13A]
8000 Academy Road NE
Engineer's Stamp Dated 10/30/03

Dear Mr. Lavy:

The TCL / Letter of Certification submitted on October 30, 2003 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

October 28, 2003

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

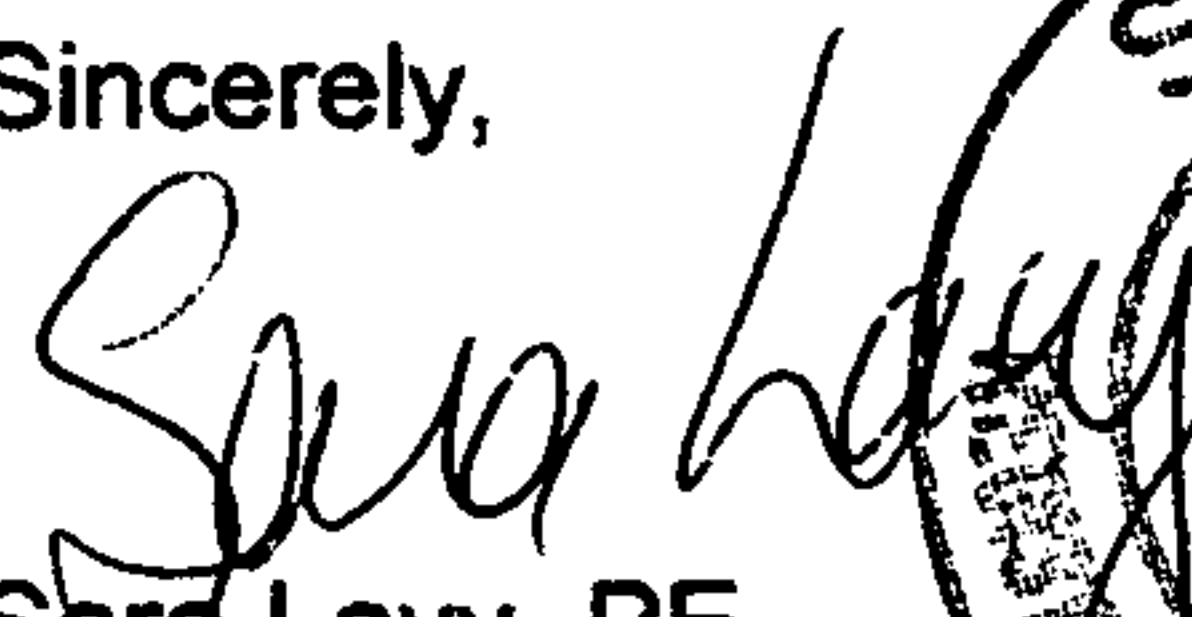
**RE: Site Plan Certification for Final Certificate of Occupancy
Wal-Mart Garden Center Addition
8000 Academy Rd, NE (E-19,E-20/F-19, F-20)**

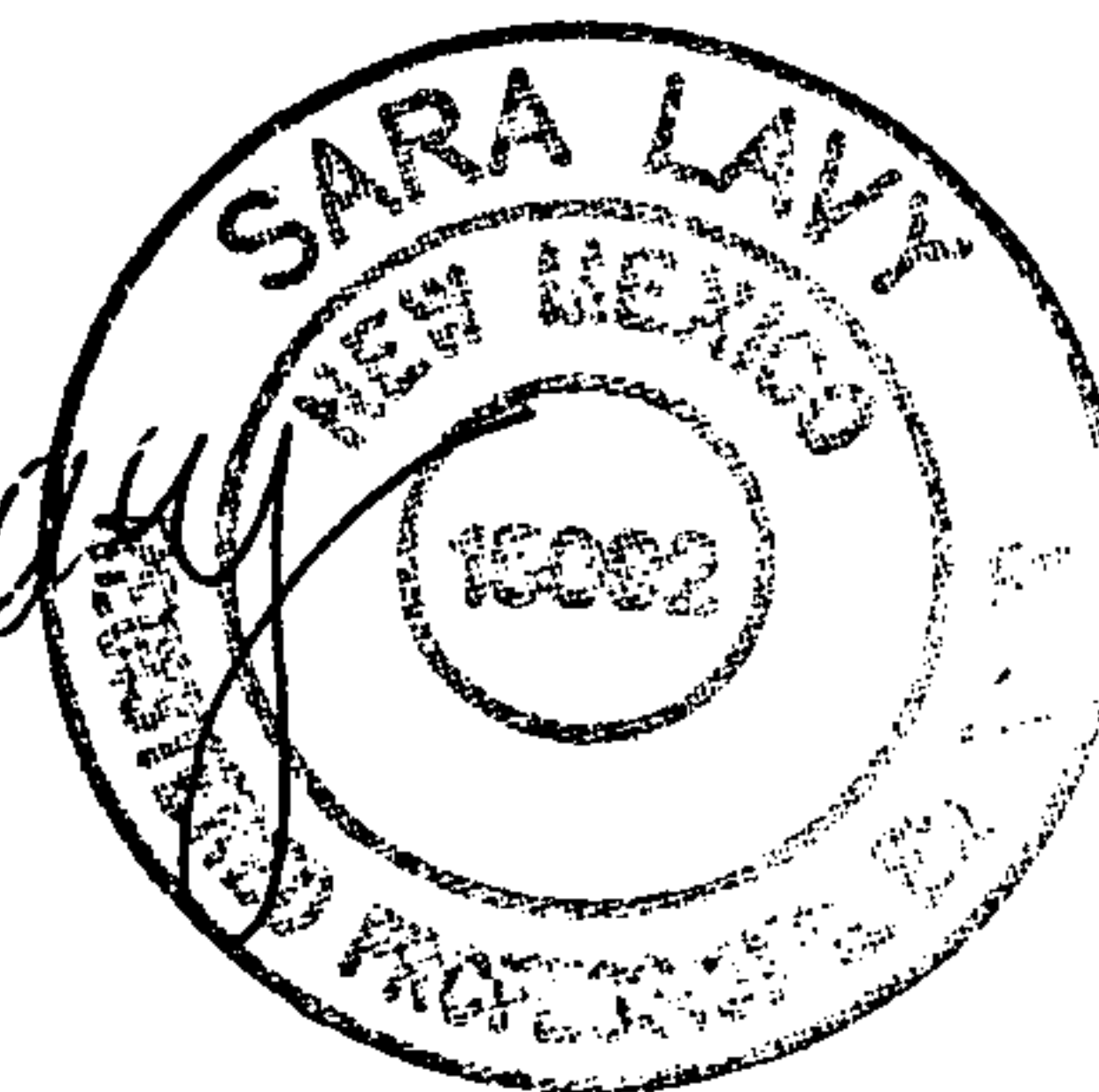
Dear Nilo,:

Tierra West, LLC requests Final Certification of the DRB amended Site Plan (Traffic Control Layout) for the Garden Center Addition site located in Sycamore Plaza. Enclosed is the Site Plan for Subdivision, the as-built amended Site Plan for Building Permit, and the information sheet for the site. Parking lot striping, paving and sidewalk construction is complete. Field verification of the Site Plan was completed by our office and is in substantial compliance with the approved Plan. We are, therefore, requesting Final Certification of the Site Plan for Certificate of Occupancy.

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

Sincerely,


Sara Lavy, PE



Enclosure/s

cc: Matt Ammerman

JN: 220119
SSL/bf

220119Finaltrafficdoc



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Planning Department
Transportation Development Services Section***

October 29, 2003

Sara Lavy, P.E.
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
Walmart Stockroom Addition, [E-20 / D13A]
8000 Academy Road NE
Engineer's Stamp Dated 10/28/03

Dear Mr. Lavy:

The TCL / Letter of Certification submitted on October 28, 2003 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

October 28, 2003

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

**RE: Site Plan Certification for Final Certificate of Occupancy
Wal-Mart Stockroom Addition
8000 Academy Rd, NE (E-19,E-20/F-19, F-20)**

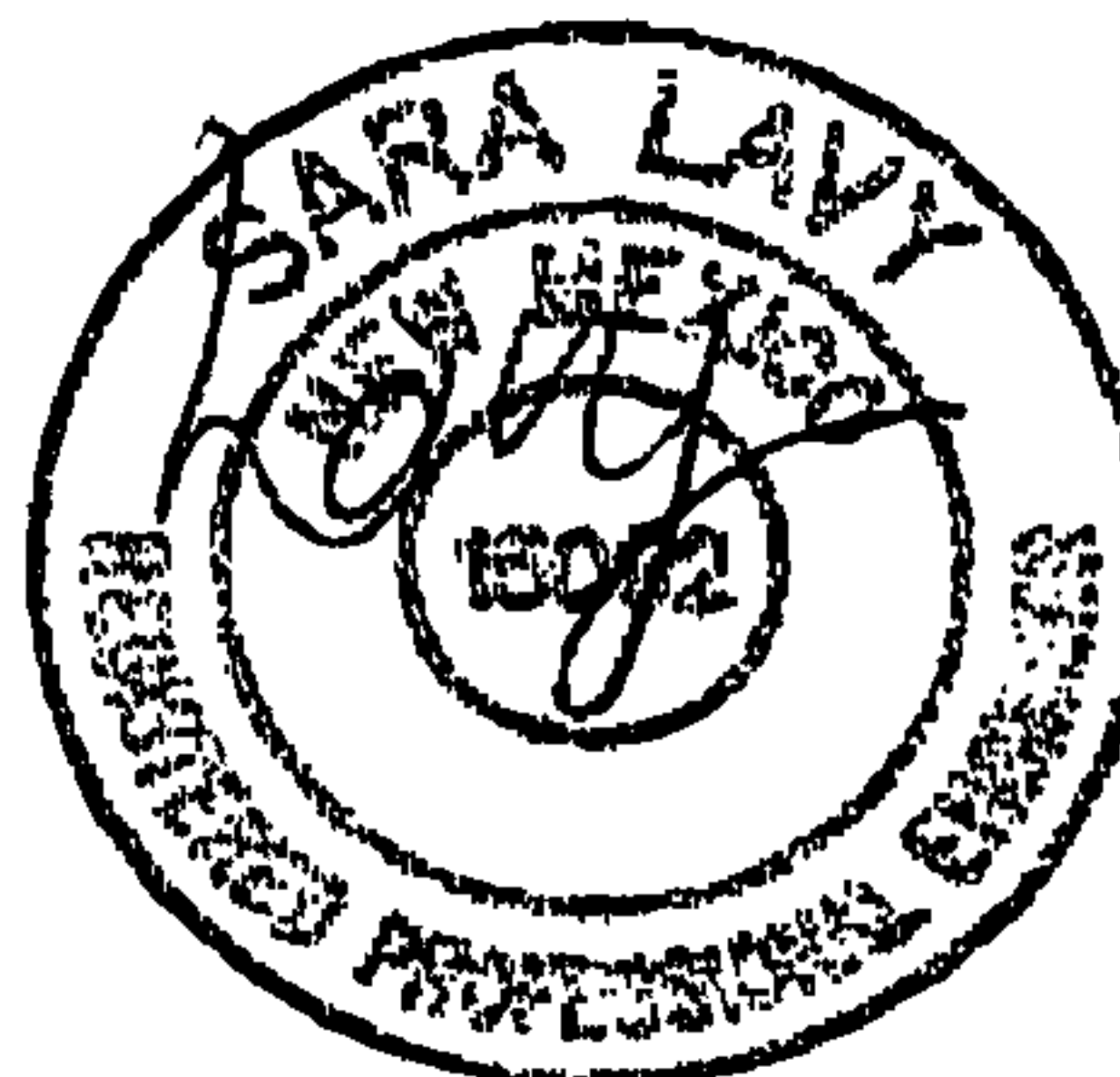
Dear Nilo,:

Tierra West, LLC requests Final Certification of the DRB amended Site Plan (Traffic Control Layout) for the Wal-Mart Stockroom Addition located in Sycamore Plaza. Enclosed is the Site Plan for Subdivision, the amended Site Plan for the Garden Center Addition the amended Wal-Mart Stockroom Addition site plan for building permit Building Permit, and the information sheet for the site. Parking lot striping, paving and sidewalk construction is complete. Field verification of the Site Plan was completed by our office and is in substantial compliance with the approved Plan. We are, therefore, requesting Final Certification of the Site Plan for Certificate of Occupancy.

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

Sincerely,

Sara
Sara Lavy, PE



Enclosure/s

cc: Matt Ammerman

JN: 220119
SSL/bf

220119Finaltrafficdoc



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 2, 1999

Mr. Marc A. Taron
DCSW
320 Central Ave. SW
Albuquerque, NM, 87103

RE: Site plan submittal for building permit approval located at 8050 Academy NE. Architect stamp dated 6-25-99. (E-19,20), Tract 9, Sycamore Plaza Subdivision.

Dear Mr. Taron:

The Traffic Circulation Layout (TCL) for the plan referenced above has been approved for building permit.

The engineer's certification required by the Hydrology section needs to include certification that this site was constructed in accordance with the TCL before C.O. is released.

Sincerely,

Richard Dourte, PE
Traffic Engineer

c: file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 29, 2003

Sara Lavy, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Wal-Mart Stockroom Addition, 8000 Academy Rd. NE, Certificate of Occupancy

Engineer's Stamp dated 5-29-03 (E20/D13A)

Certification dated 10-29-03

Dear Ms. Lavy,

Based upon the information provided in your submittal received 10-29-03, 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 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 5, 2003

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

**RE: Wal-Mart at Sycamore Plaza Addition
Grading and Drainage Plan (E-20/D13A)
Engineer's Stamp Dated May 29, 2003**

Dear Mr. Bohannon:

The above referenced grading and drainage plan received May 30, 2003 is approved for Grading Permit and Building Permit. Please attach a copy of the approved plan to the construction set. Upon completion of the project the engineer will need to certify the project per the DPM for Certificate of Occupancy release.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 31, 2003

Sara Lavy, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

Re: Wal-Mart Addition – Garden Center, 8000 Academy Rd. NE, Certificate of Occupancy

Engineer's Stamp dated 7-17-02 (E20/D13A)

Certification dated 10-28-03

Dear Ms. Lavy,

Based upon the information provided in your submittal received 10-30-03, 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 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 23, 2002

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

**RE: SYCAMORE PLAZA- WALMART GARDEN CTR. ADDN' (E-20/D13A)
Grading and Drainage Plan Submitted for Building Permit Approval
ENGINEERS STAMP DATED 7/17/2002**

Dear Mr. Bohannon:

Based upon the information provided in your July 23, 2002 submittal, the above referenced project is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to signoff by Hydrology.

Prior to release of the Certificate of Occupancy, an Engineer's Certification of the grading and drainage plan, per the DPM checklist will be required.

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

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

COA- Dev. & Bldg. Ser. Division

c: Approval file
Drainage File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 7, 1993

James Topmiller
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87109


RE: REVISED AND FINAL DRAINAGE CERTIFICATION - SYCAMORE PLAZA
(E20-D13A) CERTIFICATION STATEMENT DATED 10/26/93.

Dear Mr. Topmiller:

Based on the information provided on your October 27, 1993 submittal, final Engineer Certification for the above referenced site is acceptable. Please be advised that separate individual site specific drainage plans will be required for development of each tract.


If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,


Bernie J. Montoya, CE
Engineer Associate

BJM/d1/WPHYD/8028

xc: Alan Martinez


File

PUBLIC WORKS DEPARTMENT



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

CERTIFICATE OF COMPLETION AND ACCEPTANCE

September 17, 1993

Mike Adams
Edward Family Partnership
P.O. Box 3671
Albuquerque, New Mexico 87190

RE: SYCAMORE PLAZA - PROJECT NO. 4555.91 OFF-SITE

Dear Mr. Adams:

This is to acknowledge that the terms and conditions set forth in the Agreement to Construct Subdivision Improvements of public/private infrastructure, between yourself and the City of Albuquerque, for the referenced noted project have been met. These improvements have been certified by City of Albuquerque Construction Management Division as being constructed in compliance with the plans and specifications approved by the City. These improvements consist of:

- 1.) This project added turn lanes at Wyoming and Academy, improved signalization, provided a bus turn out bay, sidewalks and landscaping in conjunction with the development of Sycamore Plaza.

The Release of Agreement and Financial Guaranty are being processed at this time and a copy of the document will be forthcoming.

Should you have any further questions regarding this matter, please do not hesitate to contact LyndaMichelle DeVanti at 768-2515.

Sincerely,

Ricardo B. Roybal, P.E.
City Engineer
Public Works Department



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 16, 1993

LETTER OF ACCEPTANCE

Ricardo Roybal
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: PROJECT NO. 4555.91 , SYCAMORE PLAZA
OFF-SITE**

Dear Mr. Roybal:

This is to certify that the construction of the infrastructure listed below has been completed and accepted.

The Project is described as follows:

- This project added turn lanes at Wyoming & Academy, improved signalization, provided a bus turn out bay, sidewalks and landscaping in conjunction with the development of Sycamore Plaza.

Sincerely,

Russell Givler,
Chief Construction Engineer
Public Works Department



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 15, 1993

LETTER OF ACCEPTANCE *REVISED LETTER*

Ricardo Roybal
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: PROJECT NO. 4555.90 , SYCAMORE PLAZA
ON-SITE**

Dear Mr. Roybal:

This is to certify that the construction of the infrastructure listed below has been completed and accepted.

The Project is described as follows:

- This project consisted of water lines that were extended 4787 LF, 8 Hydrants were placed and 3329 LF of 8" sanitary sewer were placed for the development of Sycamore Plaza at the Northeast corner of Academy and Wyoming.
- Channel lining for private drainage improvements and sidewalks.

Sincerely,

Russell Givler,
Chief Construction Engineer
Public Works Department



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 12, 1993

James Topmiller, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

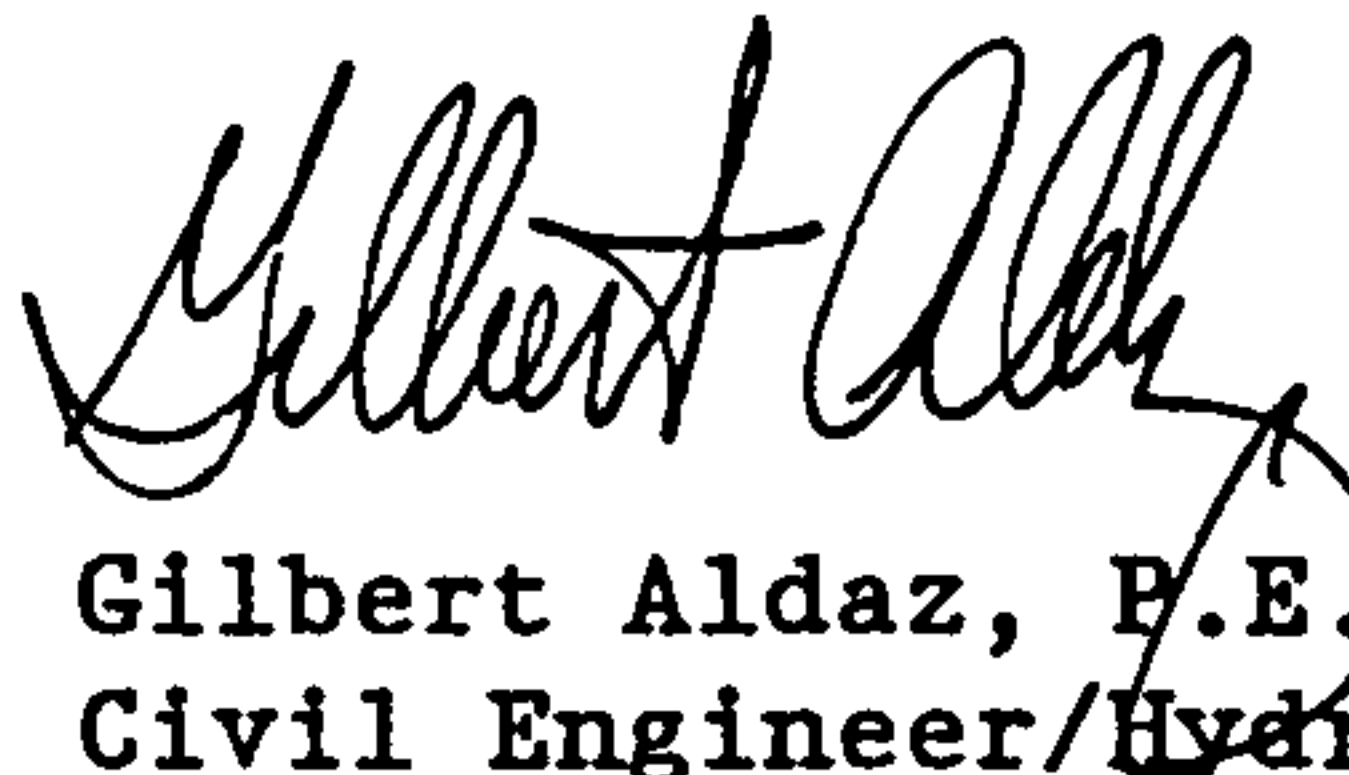
RE: CERTIFICATION FOR WALMART AND SMITH'S STORE AT SYCAMORE PLAZA
(E20/D13A), ENGINEER'S STAMP DATED JULY 16, 1993.

Dear Mr. Topmiller:

Based on the information provided on the referenced plan received July 16, 1993, the plan is acceptable for Certification of Occupancy release for the Walmart and Smith's store only.

Please be advised that future pads sites, particularly along Academy and Wyoming will require a detailed drainage plan and certification plan.
If you should have any questions, please do not hesitate to call me at 768-2650.

Cordially,



Gilbert Aldaz, P.E. & P.S.
Civil Engineer/Hydrology

xc: Alan Martinez, City Hydrology
File

GA/wp+2923

PUBLIC WORKS DEPARTMENT

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, April 01, 2011 5:19 PM
To: 'Griselda velez'
Subject: RE: Walmart Store 824-06 (Corner of Academy Rd. and Wyoming Blvd.)
Attachments: Drainage Info Sheet.doc

Griselda,

It is not clear how much runoff it is. The 36" line it ties into most likely has capacity. It would be helpful if this was demonstrated.

I have attached the information sheet.

Curtis Cherne, P.E., CFM
Senior Engineer
Development and Building Services
Planning Department, COA
924-3695

From: Griselda velez [mailto:gvelez@ziaeec.com]
Sent: Friday, March 25, 2011 3:20 PM
To: Cherne, Curtis
Subject: Walmart Store 824-06 (Corner of Academy Rd. and Wyoming Blvd.)

Good afternoon Curtis;

Thank you for taking the time to talk to me about this project and pointing me out in the right direction for the submittal process. Attached is the schematic exhibit I mentioned yesterday, showing a proposed storm sewer line along the front of the building to capture runoff from 3 proposed planters and 4 roof downspouts located at the store's vestibule. Please let me know if you have any comments about this proposed line.


We will formally submit our grading and drainage plan for your review as soon as possible. Please provide us with the information sheet that must accompany the submittal. Feel free to contact me if you have any comments or questions.

Best Regards;

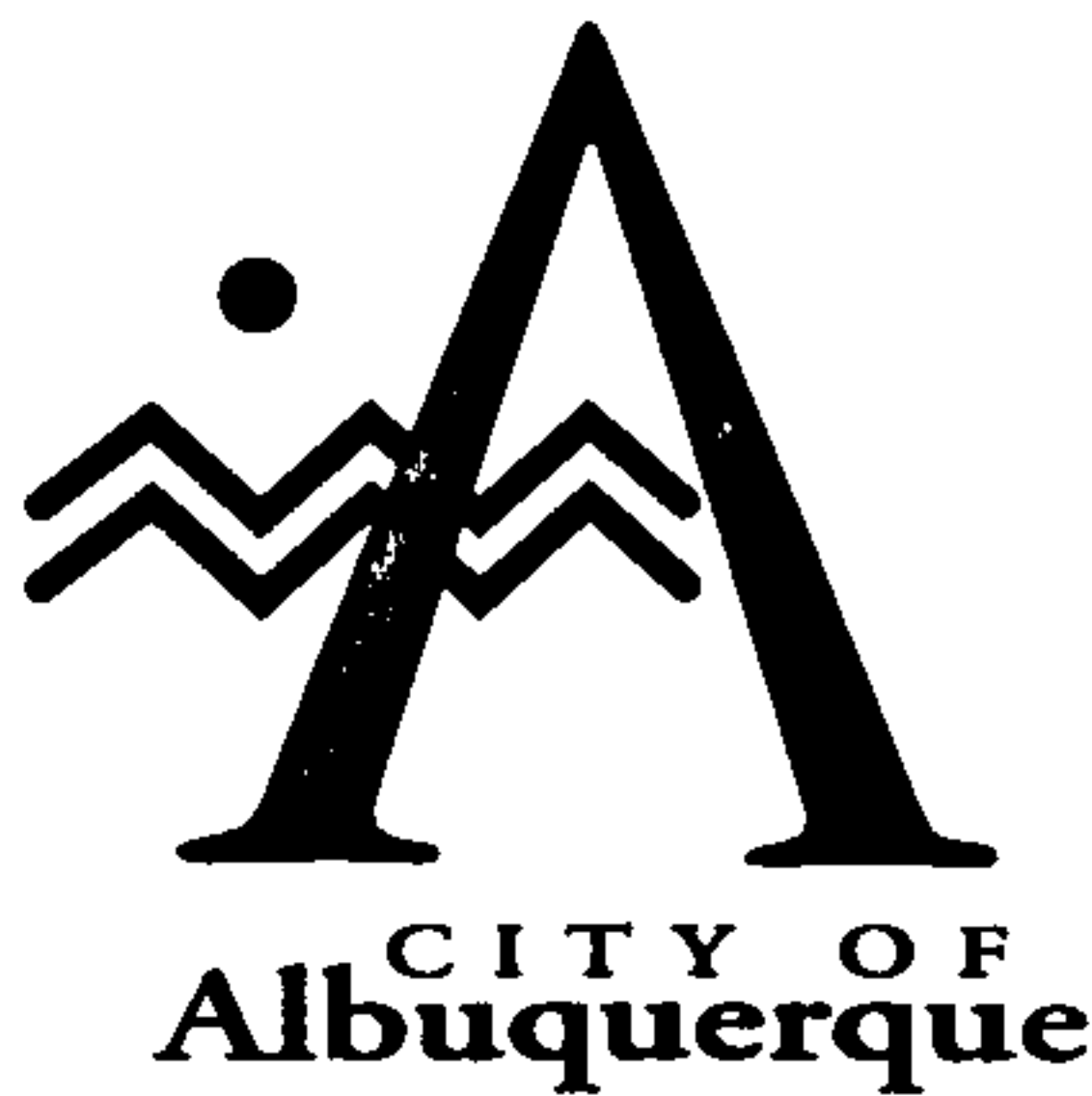
Griselda Vélez

Manager of Planning Department
Zia Engineering & Environmental Consultants, LLC
755 South Telshor Boulevard, Suite F-201
Las Cruces, NM 88011
Phone: (575) 532-1526 Ext 731
Fax: (575) 532-1587

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 Please consider the environment before printing this e-mail

4/1/2011



August 7, 1996

Martin J. Chávez, Mayor

James Topmiller
Bohannon-Huston, Inc.
7500 Jefferson St. NE
Albuquerque, NM 87109

RE: ENGINEER CERTIFICATION FOR TRACT B-10 SYCAMORE PLAZA
(E20-D13A) CERTIFICATION STATEMENT DATED 7/15/96.

Dear Mr. Topmiller:

Based on the information provided on your July 16, 1996
submittal, Engineer Certification for the above referenced site
is acceptable.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

Good for You, Albuquerque!





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 3, 1996

James Topmiller
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR TRACT B-10 SYCAMORE PLAZA PAD "6"
(E20-D13A) REVISION DATED 3/28/96.

Dear Mr. Topmiller:

Based on the information provided on your April 1, 1996 resubmittal, the above referenced site is approved for Foundation, Grading/Paving and Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia

File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 12, 1996

James Topmiller
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR TRACT B-10 SYCAMORE PLAZA (E20-D13A)
ENGINEER'S STAMP DATED 1/19/96.

Dear Mr. Topmiller:

Based on the information provided on your January 23, 1996
submittal, the above referenced site is approved for foundation,
Grading/Paving and Building Permit.

Please attach a copy of this approved plan to the construction
sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer
Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me
at 768-2667.

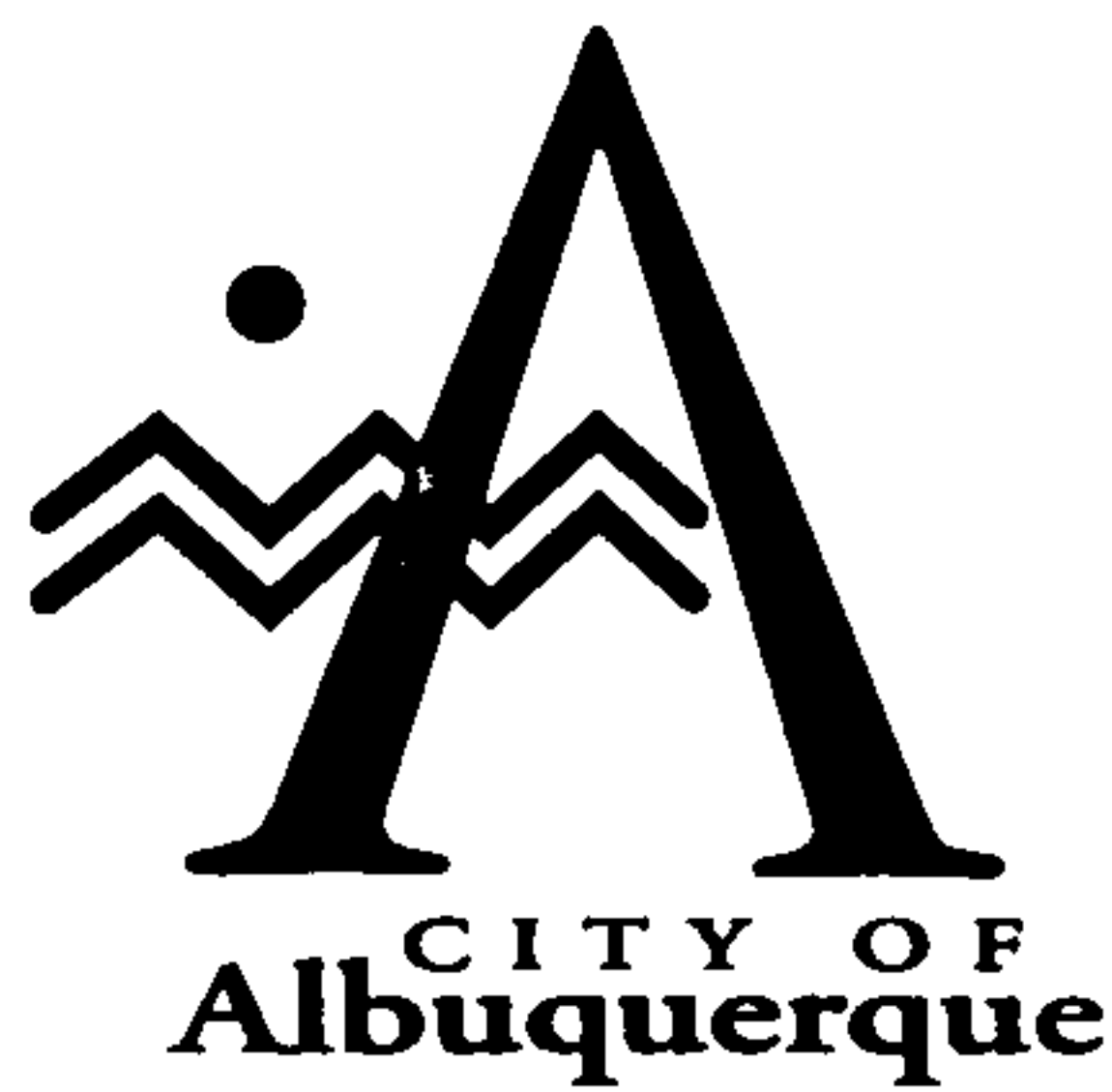
Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia

File



October 23, 1996

Martin J. Chávez, Mayor

James Topmiller
Bohannon-Huston, Inc.
7500 Jefferson NE
Albuquerque, NM 87109

**RE: ENGINEER CERTIFICATION FOR SEARS AT SYCAMORE PLAZA
(E20-D13A) CERTIFICATION STATEMENT DATED 10/9/96.**

Dear Mr. Topmiller:

Based on the information provided on your October 16, 1996
submittal, Engineer Certification for the above referenced site
is acceptable.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

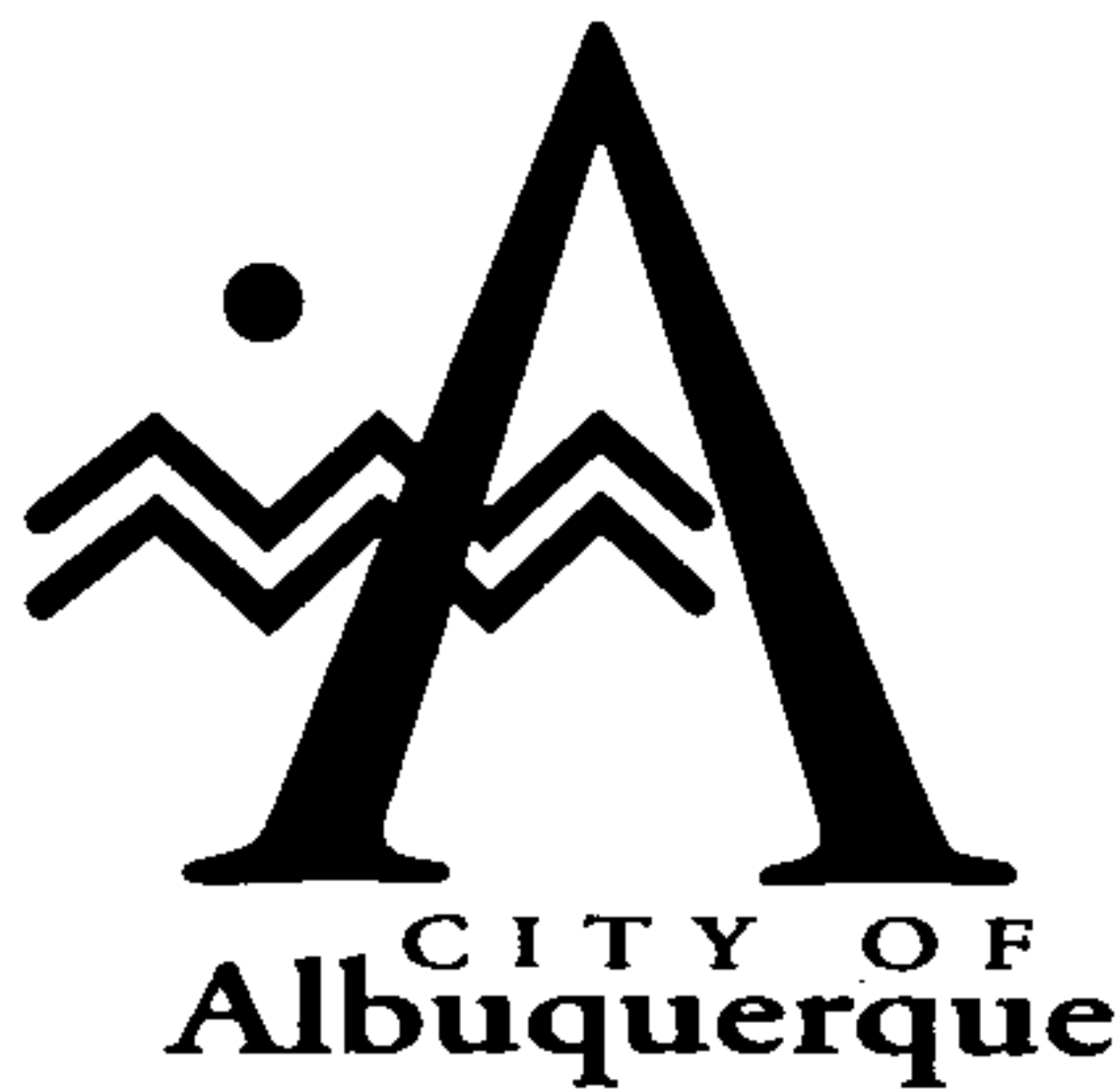
Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

Good for You, Albuquerque!





April 24, 1996

Martin J. Chávez, Mayor

James Topmiller
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR SEARS @ SYCAMORE PLAZA (E20-D13A)
ENGINEER'S STAMP DATED 4/12/96.

Dear Mr. Topmiller:

Based on the information provided on your April 12, 1996
submittal, the above referenced site is approved for Foundation
and Building Permit.

Please attach a copy of this approved plan to the construction
sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer
Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me
at 768-2667.

Sincerely,

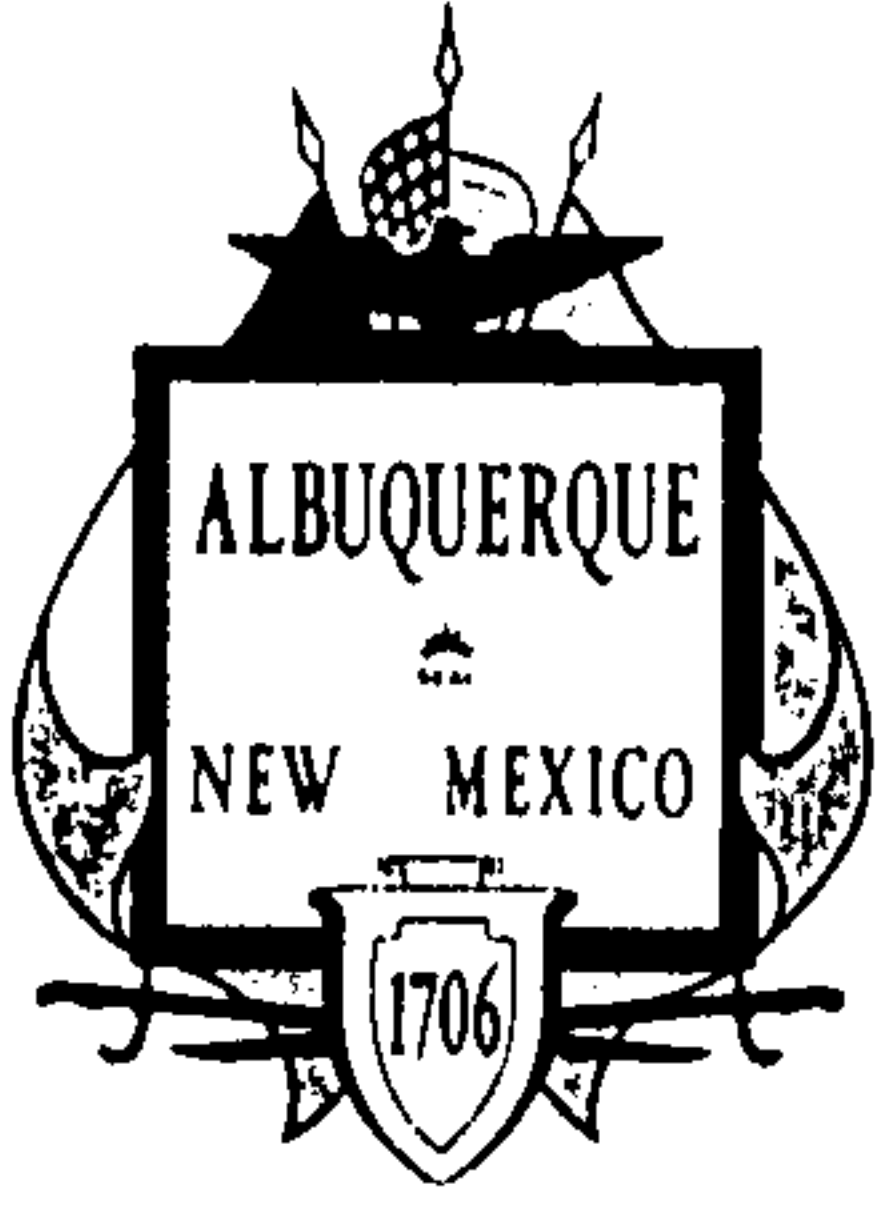
Bernie J. Montoya
Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia
File

Good for You. Albuquerque!





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 8, 1997

James Topmiller
Bohannon-Huston Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

RE: ENGINEER CERTIFICATION FOR SYCAMORE PLAZA JUNIOR ANCHOR STORE
#1 TRACT B-3 (E20-D13A) CERTIFICATION STATEMENT DATED 11/24/97

Dear Mr. Topmiller:

Based on the information provided on your November 25, 1997 submittal, Engineer Certification for the above referenced site is acceptable.

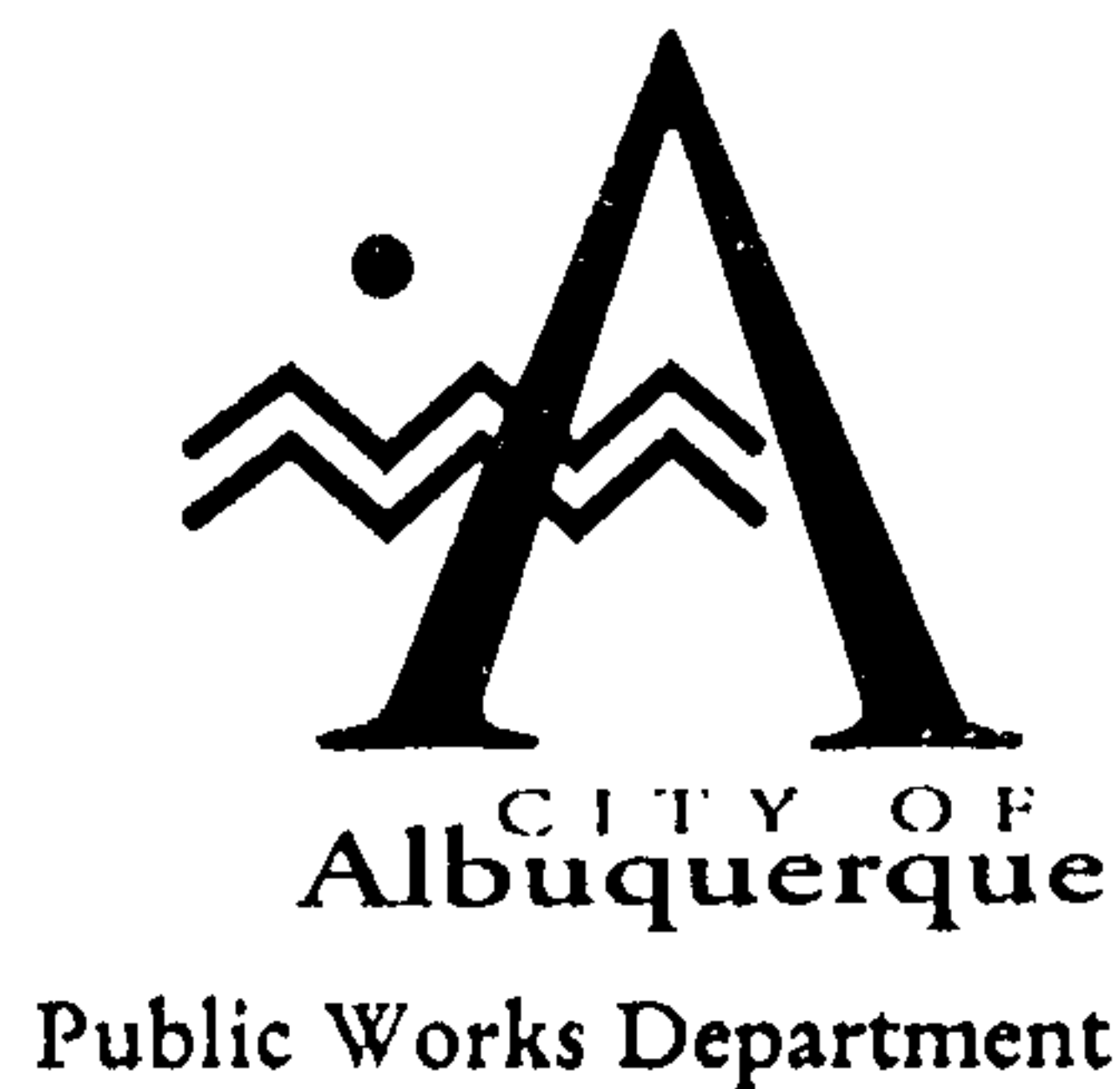
If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

File

Sincerely

Bernie J. Montoya CE
Associate Engineer



Martin J. Chávez, Mayor

Robert E. Gurulé, Director

February 6, 1997

James Topmiller
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

RE: REVISED CONCEPTUAL DRAINAGE PLAN FOR TRACT B-4 SYCAMORE PLAZA
(E20-D13A) REVISION DATED 1/31/97

Dear Mr. Topmiller:

Based on the information provided on your January 31, 1997 resubmittal, the above referenced site is approved for Site Development Plan for Building Permit.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia

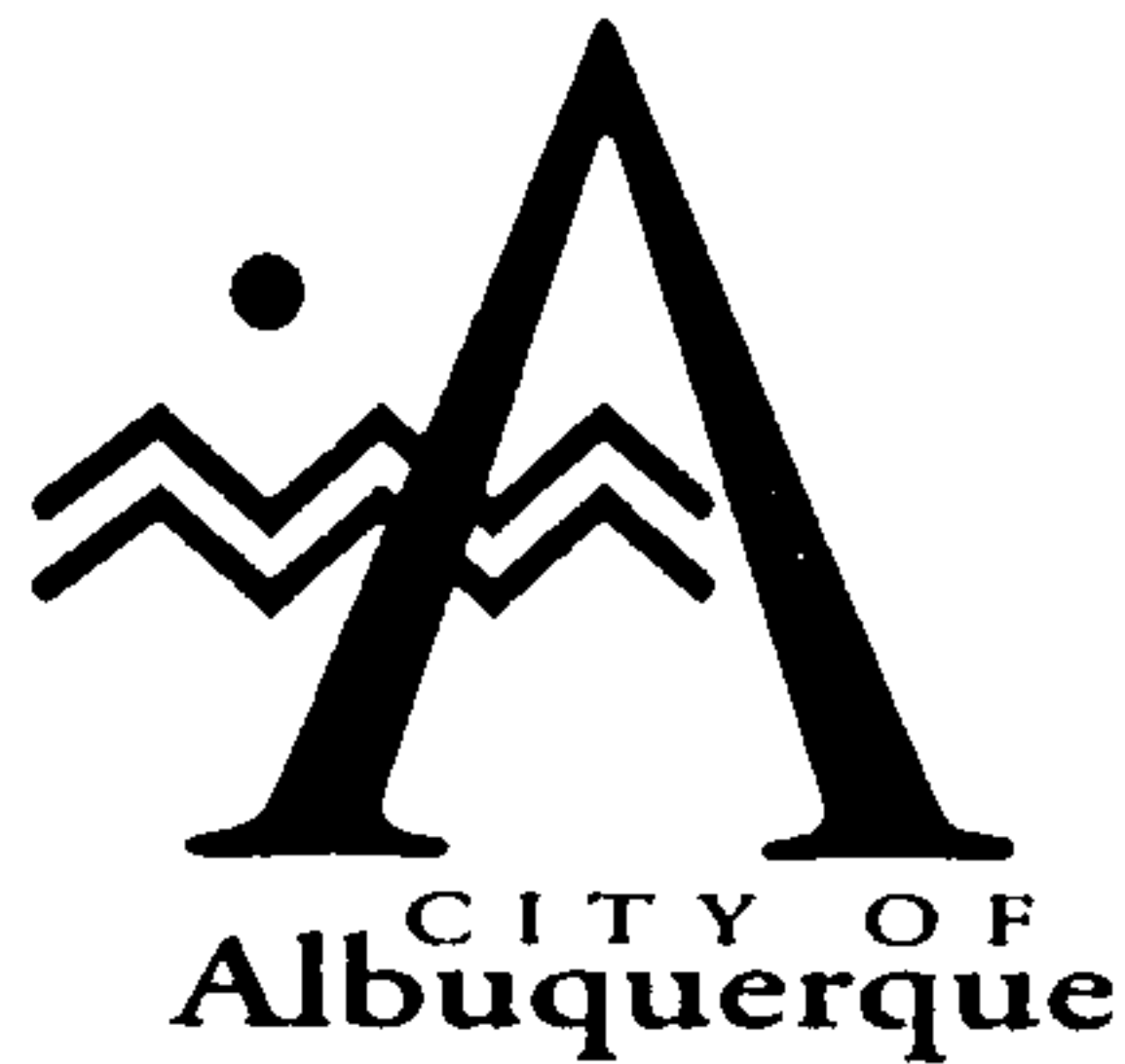
Sincerely


Bernie J. Montoya CE
Engineering Associate

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





Martin J. Chávez, Mayor

March 10, 1997

James Topmiller
Bohannon Huston, Inc.
7500 Jefferson NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR TRACT B-3 SYCAMORE PLAZA (E20-D13A) ENGINEER'S
STAMP DATED 2/27/97

Dear Mr. Topmiller:

Based on the information provided on your February 28, 1997 submittal, the above referenced site is approved for Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia



Sincerely

Bernie J. Montoya CE
Engineering Associate

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103

