



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 10, 2002

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

RE: IHOP RESTAURANT @ RENAISSANCE (F-16/D5L)
(1400 Mercantile Ave NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 10/23/2001
ENGINEERS CERTIFICATION DATED 1/9/2002

Dear Mr. Bohannon:

Based upon the information provided in your Engineers Certification submittal dated 1/9/2002, and the SO19 approval requirement (letter dated 12/12/2001), 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
Public Works Department

BLB

C: Vickie Chavez, COA
drainage file
approval file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 12, 2001

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

RE: IHOP RESTAURANT @ RENAISSANCE CTR. (F-16/D5L)
(1400 Mercantile Ave NE)
CERTIFICATE OF OCCUPANCY APPROVAL-*Temporary*
ENGINEERS CERTIFICATION DATED 12/11/2001

Dear Ms. Lavy:

Based on the information provided in your December 11, 2001 submittal, the above referenced project is approved for a **TEMPORARY** Certificate of Occupancy.

A Temporary Certificate of Occupancy has been issued for 30 days, allowing the remaining drainage issues in your 12/11/2001 Engineers Certification to be completed within this time scope.

Please Note:

As per letter dated November 15, 2001, an SO19 Permit was required for this project regarding the storm drain tie-in. The SO19 for this project is covered under the adjacent Panda Express project (F16/D5H1). A Temporary C.O. was issued for the Panda Express on 9/28/2001 for 30 days. A Final Engineers Certification for a Permanent C.O. still has not been received by Hydrology. Since the time frame of the Temporary C.O. has long passed and the SO19 for the IHOP project is contingent on the Panda Express project, no Permanent Certificate of Occupancy will be issued for either the IHOP Restaurant or the Panda Express until a Final Engineers Certification is received for the Panda Express which should include the City's Storm Drainage Inspectors signature on the permit of the SO19 .

If you have any questions, please feel free to contact me at 924-3981.

Sincerely,

Teresa A. Martin

Hydrology Plan Checker

Public Works Department

BB

c: Vickie Chavez, COA
Drainage file
Approval file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 15, 2001

Ronald R. Bohannon, P.E.
Tierra West
8509 Jefferson NE
Albuquerque, NM 87113

Attn: Sara Lavy, P.E.

RE: IHOP RESTAURANT AT TRACT 5, RENAISSANCE CENTER (F16-D5L). Revised GRADING AND DRAINAGE PLAN FOR PRELIMINARY AND FINAL PLAT APPROVALS, SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT APPROVALS, AND FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED OCTOBER 23, 2001.

Dear Mr. Bohannon:

Based on the information provided on your November 2, 2001 resubmittal, the above referenced project is approved for ALL of the subject actions.

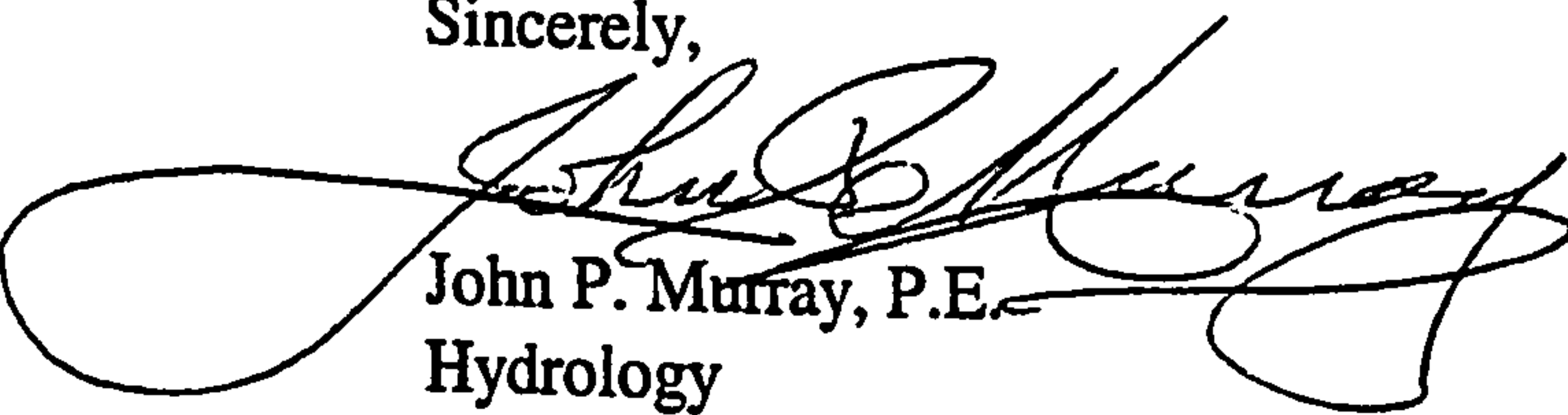
The SO#19 Permit for the storm drain tie-in is covered in the adjacent Panda Express project (F16-D5H1).

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

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
✓ File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 6, 2001

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

Re: Tract 5B2C1 Renaissance Center, IHOP Grading Plan
Engineer's Stamp dated 8-13-01 (F16/D5L)

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 8-14-01, 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.

Also, 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.

Sincerely,

Bradley L. Bingham

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DRAINAGE REPORT

for

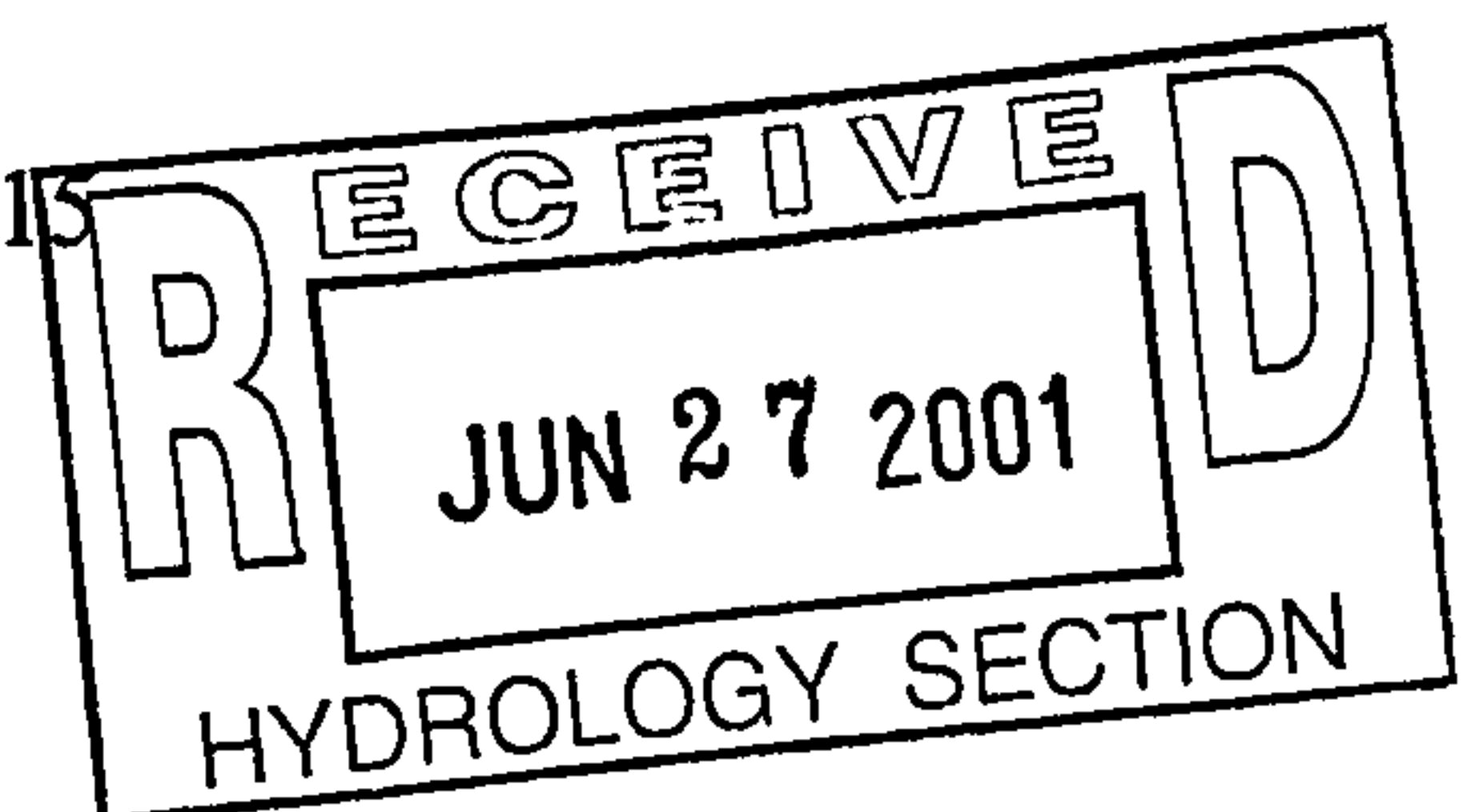
**International House of Pancakes (IHOP)
at Tract 5 of the Renaissance Center**

Prepared by

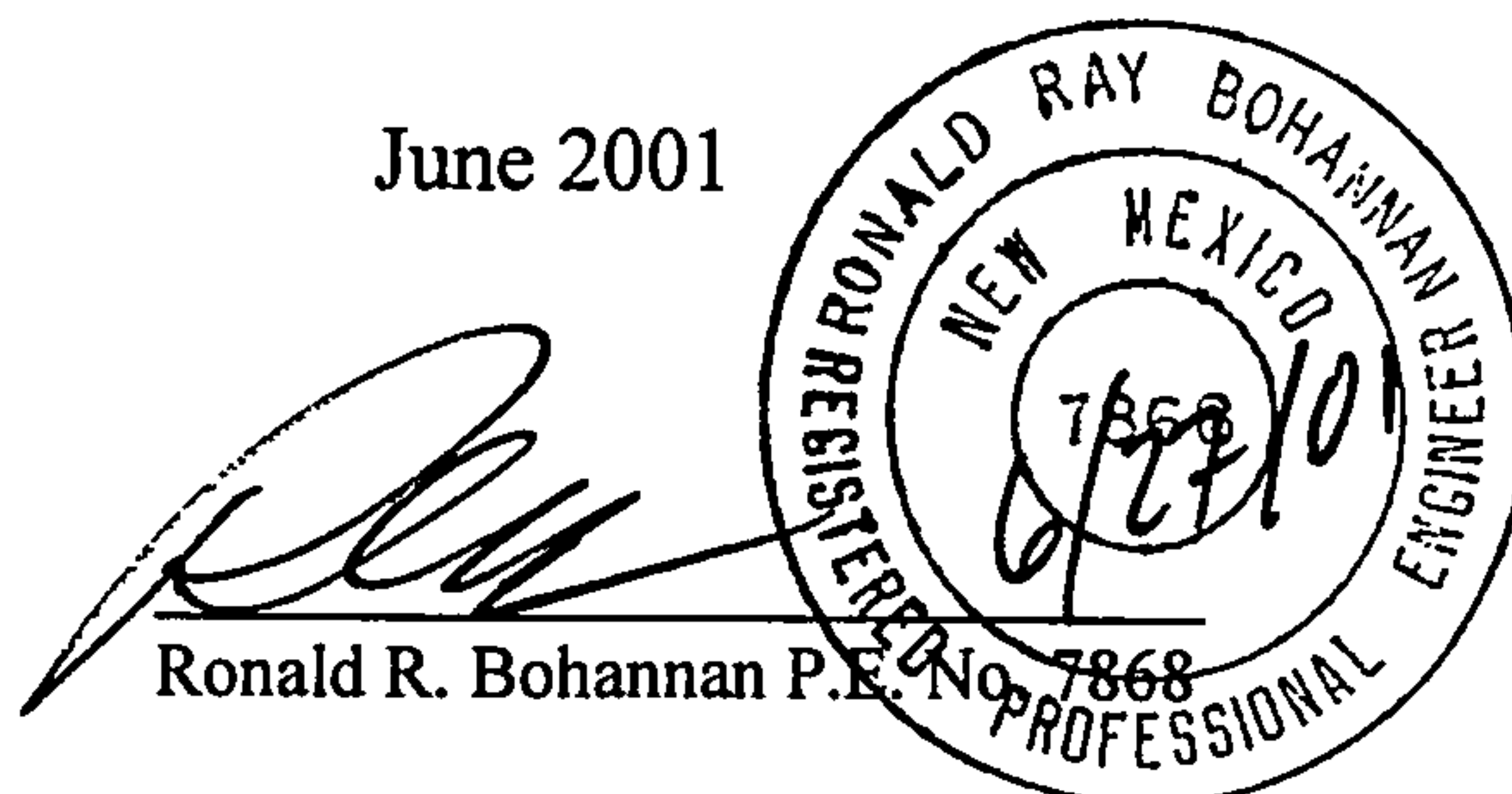
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

Prepared for

Mike Cariola
Schuss Clark
9474 Kearny Villa Road, Suite 215
San Diego, California 92126



June 2001



Location

The site is located north of I-25 and south of the Culture Drive and Mercantile Avenue intersection. The site is shown on the attached Zone Atlas Map F-16 and contains approximately 1.0 acres. The legal description of the property is Tract 5-B-2-C-1-B-1 North Renaissance Center. The purpose of this report is to provide the drainage analysis and management plan for the site.

Existing Drainage Conditions

The site is currently undeveloped. Interstate 25 and Mercantile Avenue intercept flows from the south and north of the site. A proposed Panda Express (F16/D5H1) will be located immediately west of the IHOP site. No flows from the west will impact this site. The site to the east of IHOP is undeveloped and offsite flows may enter the site in the interim. When the site to the east is developed, the flows will be routed to onsite ponding and a new storm drain system and will no longer impact IHOP.

FIRM Map

The site is located on FIRM Map 35001C0139 D as shown on the attached excerpt. The map shows that the site does not lie within any 100-year flood plains.

On-Site Drainage Management Plan

The proposed IHOP has been divided into three new basins. The Panda Express site includes basins 1 and 2. Basins 3, 4 and 5 are located on the IHOP site. Panda Express included a master plan for this area. The new storm drain built with Panda Express was sized to include flows from this site. The specific ponding calculations were not addressed with Panda Express and just the allowable flow was specified. This site is within the Renaissance Master Plan and consequently, can only discharge 0.1 cfs/acre. The three on-site basins have a combined area of 1.01 acres. This is an allowable discharge from the IHOP site of 0.10 cfs.

We used parking lot ponding and a pond in a landscape area to control the discharge to 0.09 cfs. There are three proposed basins on the IHOP site. Basins 3 and 4 will each have a parking lot

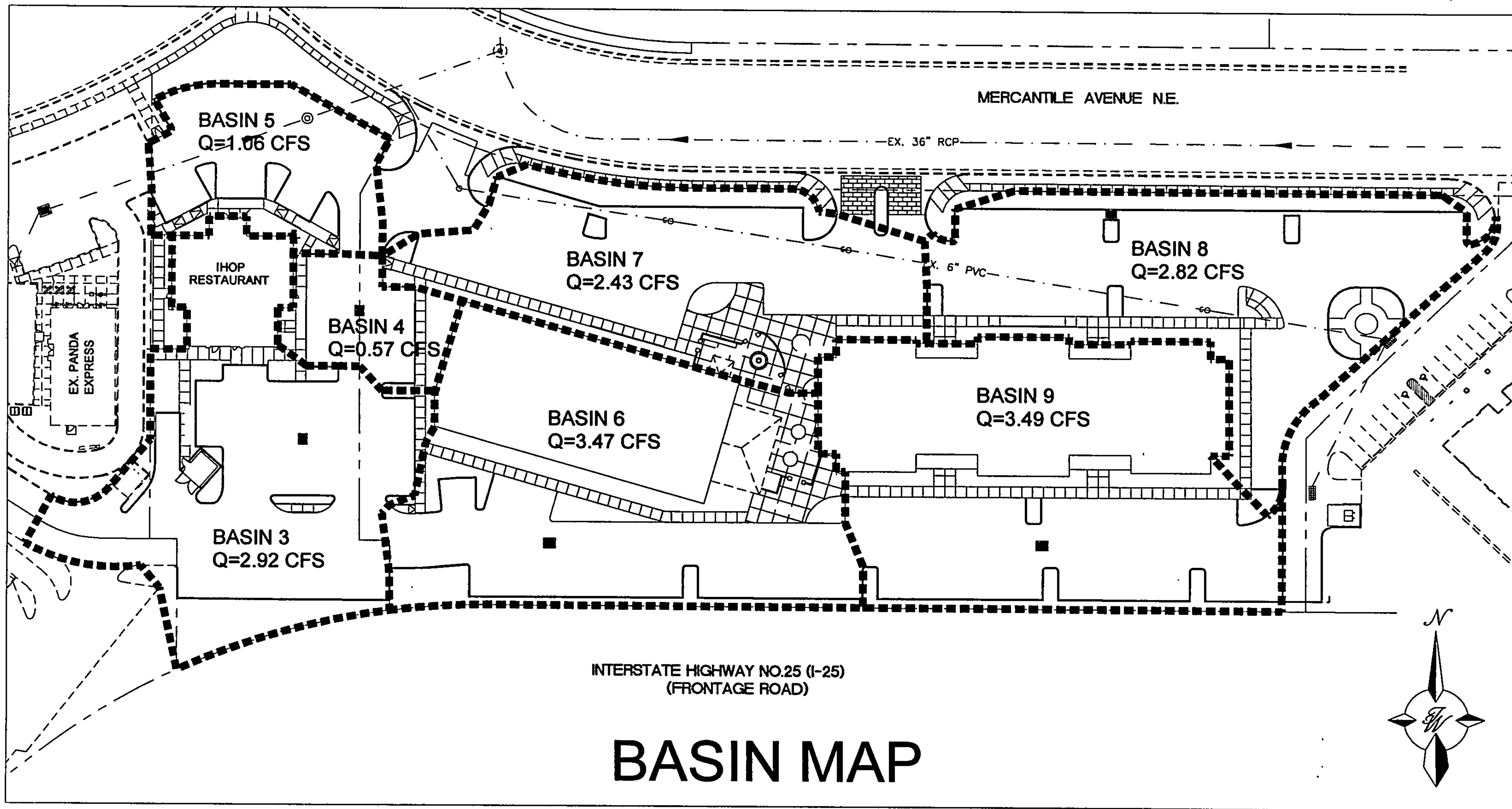
pond that will control some of the discharge from those areas. The two ponds will discharge to a storm drain that will direct the flows to Pond 5 located within Basin 5. Pond 5 includes a portion of the parking lot and a deeper area in a landscape area. The pond in the landscape area will use retaining walls to create the required pond volume. Pond 5 will discharge 0.09 cfs to the existing storm drain built with Panda Express.

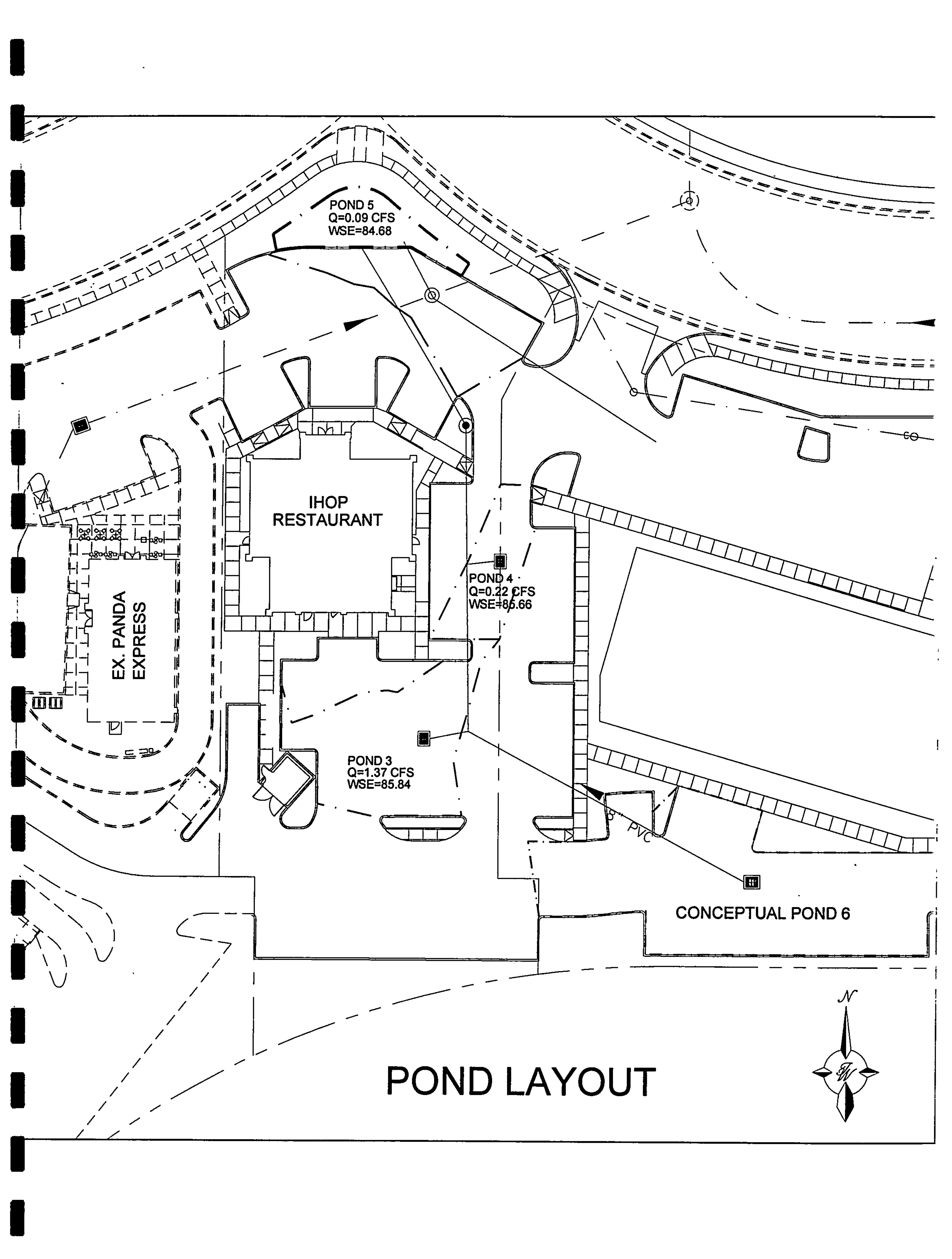
Basin 6 is located to the east of the IHOP site and is undeveloped at this time. For conceptual purposes we show a pond (Pond 6) located within Basin 6 that will drain towards Basin 3. This pond is conceptual at this time and the flow has been limited to the allowable under the Renaissance Master Plan of 0.1 cfs/acre. The flow from the conceptual Pond 6 has been included in the AHYMO for IHOP and is collected in Pond 5 and then released to the existing storm sewer built with Panda Express.

Basin 3 consists of the majority of the site and has a developed discharge rate of 2.92 cfs. Pond 3, located within Basin 3, has a capacity of 0.0089 ac-ft and discharges 1.37 cfs to the proposed storm drain system. Basin 4 has a developed discharge rate of 0.57 cfs and Pond 4 discharges 0.22 cfs. Basin 5 consists of the northern parking area and has a developed discharge rate of 1.06 cfs. The total combined flow entering Pond 5 is 2.70 cfs. Pond 5, which includes the parking lot and the landscape area, controls the discharge leaving the site to 0.09 cfs. This is less than the allowable discharge of 0.1 cfs. The new storm drain will connect to the existing storm drain built with Panda Express and discharge to Mercantile Avenue.

A stub from the existing Panda Express system has been provided for the remainder of Tract 5. The balance of Tract 5 will have to follow the Renaissance Master Plan and reduce the flows to 0.1 cfs/ acre. We have shown the conceptual basins for the balance of the tract. Ponding calculations for the future basins were not done. The outfall is shown with the allowable discharge from the Renaissance Master Plan. When this site is developed, the discharge will have to be controlled to 0.1cfs/acre.

In the event of an emergency or a storm greater than 100 years, the site will overflow out the entrance to Mercantile Avenue. The ponds will all drain north and the building will not be affected if there is an overflow of any of the three on-site ponds.





POND LAYOUT

Summary

The Renaissance Master Plan restricts the drainage from the site to 0.1 cfs/acre. This is a maximum allowable flow from the site of 0.1 cfs. The IHOP site is divided into three basins that will each have a pond located within them. The three ponds control the discharge from the site to 0.09 cfs. This is less than the allowable of 0.1 cfs. The ponds will discharge into an existing storm drain system built with the adjacent Panda Express project. This storm drain was sized for the flow from the IHOP site and will discharge to a storm drain in Mercantile Avenue.

Drainage Basins

Existing and Developed Basins

BASIN	AREA (SF)	AREA (AC)	AREA (MI ²)
3	28351.00	0.6508	0.001017
4	5503.00	0.1263	0.000197
5	10189.00	0.2339	0.000365
6	33694.00	0.7735	0.001209
7	23522.00	0.5400	0.000844
8	27438.00	0.6299	0.000984
9	33970.00	0.7798	0.001219
Total	162667.00	3.7343	0.005835

Runoff Calculation Results

Developed

BASIN	Q-100 CFS	Q-10 CFS	V-100 AC-FT	V-10 AC-FT
3	2.92	1.89	0.124	0.077
4	0.57	0.37	0.024	0.015
5	1.06	0.68	0.044	0.028
6	3.47	2.24	0.147	0.092
7	2.43	1.57	0.103	0.064
8	2.82	1.83	0.120	0.075
9	3.49	2.26	0.148	0.093
Total	16.76	10.84	0.710	0.444

Existing

BASIN	Q-100 CFS	Q-10 CFS	V-100 AC-FT	V-10 AC-FT
3	1.49	0.61	0.042	0.015
4	0.30	0.12	0.008	0.003
5	0.54	0.22	0.015	0.005
6	1.77	0.73	0.050	0.018
7	1.24	0.51	0.035	0.013
8	1.44	0.59	0.041	0.015
9	1.78	0.73	0.051	0.018
Total	8.56	3.51	0.242	0.087

COMMAND		HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1	NOTATION
START											TIME=	.00
RAINFALL		TYPE= 2									RAIN24=	2.750
COMPUTE	NM	HYD	100.30	-	3	.00102	2.92	.124	2.27932	1.500	4.485	PER IMP= 90.00
COMPUTE	NM	HYD	100.40	-	4	.00020	.57	.024	2.27946	1.500	4.557	PER IMP= 90.00
COMPUTE	NM	HYD	100.50	-	5	.00037	1.06	.044	2.27939	1.500	4.526	PER IMP= 90.00
COMPUTE	NM	HYD	100.60	-	6	.00121	3.47	.147	2.27932	1.500	4.480	PER IMP= 90.00
COMPUTE	NM	HYD	100.70	-	7	.00084	2.43	.103	2.27934	1.500	4.490	PER IMP= 90.00
COMPUTE	NM	HYD	100.80	-	8	.00098	2.82	.120	2.27933	1.500	4.485	PER IMP= 90.00
COMPUTE	NM	HYD	100.90	-	9	.00122	3.49	.148	2.27931	1.500	4.479	PER IMP= 90.00
RAINFALL		TYPE= 2									RAIN24=	1.830
COMPUTE	NM	HYD	110.30	-	3	.00102	1.89	.077	1.42512	1.500	2.901	PER IMP= 90.00
COMPUTE	NM	HYD	110.40	-	4	.00020	.37	.015	1.42521	1.500	2.943	PER IMP= 90.00
COMPUTE	NM	HYD	110.50	-	5	.00037	.68	.028	1.42516	1.500	2.923	PER IMP= 90.00
COMPUTE	NM	HYD	110.60	-	6	.00121	2.24	.092	1.42512	1.500	2.899	PER IMP= 90.00
COMPUTE	NM	HYD	110.70	-	7	.00084	1.57	.064	1.42513	1.500	2.904	PER IMP= 90.00
COMPUTE	NM	HYD	110.80	-	8	.00098	1.83	.075	1.42512	1.500	2.902	PER IMP= 90.00
COMPUTE	NM	HYD	110.90	-	9	.00122	2.26	.093	1.42511	1.500	2.898	PER IMP= 90.00
START											TIME=	.00
RAINFALL		TYPE= 2									RAIN24=	2.750
COMPUTE	NM	HYD	100.30	-	3	.00102	1.49	.042	.77821	1.533	2.291	PER IMP= .00
COMPUTE	NM	HYD	100.40	-	4	.00020	.30	.008	.77821	1.533	2.344	PER IMP= .00
COMPUTE	NM	HYD	100.50	-	5	.00037	.54	.015	.77821	1.533	2.314	PER IMP= .00
COMPUTE	NM	HYD	100.60	-	6	.00121	1.77	.050	.77821	1.533	2.289	PER IMP= .00
COMPUTE	NM	HYD	100.70	-	7	.00084	1.24	.035	.77821	1.533	2.293	PER IMP= .00
COMPUTE	NM	HYD	100.80	-	8	.00098	1.44	.041	.77821	1.533	2.291	PER IMP= .00
COMPUTE	NM	HYD	100.90	-	9	.00122	1.78	.051	.77821	1.533	2.288	PER IMP= .00
RAINFALL		TYPE= 2									RAIN24=	1.830
COMPUTE	NM	HYD	110.30	-	3	.00102	.61	.015	.27828	1.533	.940	PER IMP= .00
COMPUTE	NM	HYD	110.40	-	4	.00020	.12	.003	.27828	1.533	.964	PER IMP= .00
COMPUTE	NM	HYD	110.50	-	5	.00037	.22	.005	.27828	1.533	.950	PER IMP= .00
COMPUTE	NM	HYD	110.60	-	6	.00121	.73	.018	.27828	1.533	.939	PER IMP= .00
COMPUTE	NM	HYD	110.70	-	7	.00084	.51	.013	.27828	1.533	.942	PER IMP= .00
COMPUTE	NM	HYD	110.80	-	8	.00098	.59	.015	.27828	1.533	.941	PER IMP= .00
COMPUTE	NM	HYD	110.90	-	9	.00122	.73	.018	.27828	1.533	.939	PER IMP= .00
FINISH												

DROP INLET CALCULATIONS

Basin	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
3	Single 'D'	2.30	2.92	0.0695	0.65
4	Single 'D'	2.30	0.57	0.0026	0.5
5	Single 'D'	2.30	1.06	0.0092	0.5

ORIFICE EQUATION

$Q = CA \sqrt{2gH}$

$C = 0.6$

$g = 32.2$

Pipe Capacity

D	Slope	Area	R	Q Provided	Q Required	Velocity
(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
8	0.6	0.35	0.167	0.94	0.07	0.21
8	2.76	0.35	0.167	2.01	1.37	3.92
8	4	0.35	0.167	2.42	1.44	4.13
8	4	0.35	0.167	2.42	0.22	0.63
8	4	0.35	0.167	2.42	1.66	4.76
12	0.6	0.79	0.250	2.77	1.66	2.11
8	13.09	0.35	0.167	4.38	0.09	0.26

Pond Summary

Pond	WSE	Max Depth (ft)	Max Storage (ac-ft)	Orifice Size (in)	Outflow (cfs)
3	85.84	0.65	0.0265	5	1.37
4	85.66	0.5	0.0089	2	0.22
5	84.68	5.5	0.1712	1.25	0.09

VOLUME CALCULATIONS

POND 3

Ab - Bottom Of The Pond Surface Area

At - Top Of The Pond Surface Area

D - Water Depth

Dt - Total Pond Depth

C - Change In Surface Area / Water Depth

$$\text{Volume} = \text{Ab} * \text{D} + 0.5 * \text{C} * \text{D}^2$$

$$\text{C} = (\text{At} - \text{Ab}) / \text{Dt}$$

$$\text{Ab} = 6.80$$

$$\text{At} = 3,462.20$$

$$\text{Dt} = 0.65$$

$$\text{C} = 5316.00$$

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
81.25	0	0.0000	0.0000
85.25	4.00	0.0006	1.2784
85.35	4.1	0.0013	1.2952
85.45	4.2	0.0031	1.3117
85.55	4.3	0.0062	1.3280
85.65	4.4	0.0104	1.3442
85.75	4.5	0.0160	1.3601
85.85	4.6	0.0227	1.3759
85.90	4.65	0.0265	1.3837

Orifice Equation

$$Q = \text{CA} \text{ SQRT}(2gH)$$

$$\text{C} = 0.6$$

$$\text{Diameter (in)} = 5$$

$$\text{Area (ft}^2\text{)} = 0.136$$

$$g = 32.2$$

$$\text{H (Ft)} = \text{Depth of water above center of orifice}$$

$$\text{Q (CFS)} = \text{Flow}$$

VOLUME CALCULATIONS

POND 4

Ab - Bottom Of The Pond Surface Area

At - Top Of The Pond Surface Area

D - Water Depth

Dt - Total Pond Depth

C - Change In Surface Area / Water Depth

$$\text{Volume} = \text{Ab} * \text{D} + 0.5 * \text{C} * \text{D}^2$$

$$\text{C} = (\text{At} - \text{Ab}) / \text{Dt}$$

$$\text{Ab} = 6.80$$

$$\text{At} = 1,434.00$$

$$\text{Dt} = 0.50$$

$$\text{C} = 2854.40$$

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
81.25	0	0.0000	0.0000
85.25	4.00	0.0006	0.2079
85.45	4.2	0.0020	0.2131
85.65	4.4	0.0059	0.2183
85.75	4.5	0.0089	0.2208

Orifice Equation

$$Q = \text{CA} \text{ SQRT}(2gH)$$

$$\text{C} = 0.6$$

$$\text{Diameter (in)} = 2$$

$$\text{Area (ft}^2\text{)} = 0.022$$

$$g = 32.2$$

$$\text{H (Ft)} = \text{Depth of water above center of orifice}$$

$$\text{Q (CFS)} = \text{Flow}$$

VOLUME CALCULATIONS

POND 5

Ab - Bottom Of The Pond Surface Area

At - Top Of The Pond Surface Area

D - Water Depth

Dt - Total Pond Depth

C - Change In Surface Area / Water Depth

$$\text{Volume} = \text{Ab} * \text{D} + 0.5 * \text{C} * \text{D}^2$$

$$\text{C} = (\text{At} - \text{Ab}) / \text{Dt}$$

$$\text{Ab} = 1,352.21 \quad \text{Elev} = 84.28$$

$$\text{At} = 3,928.84 \quad \text{Elev} = 84.78$$

$$\text{Dt} = 0.50$$

$$\text{C} = 5153.26$$

$$\text{Ab} = 1,227.37 \quad \text{Elev} = 79.28$$

$$\text{At} = 1,227.37 \quad \text{Elev} = 84.28$$

$$\text{Dt} = 8.00$$

$$\text{C} = 0.00$$

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
79.28	0	0.0000	0.0000
80.28	1.00	0.0282	0.0400
81.28	2.00	0.0564	0.0573
82.28	3.00	0.0845	0.0705
83.28	4.00	0.1127	0.0815
84.28	5.00	0.1409	0.0913
84.48	5.20	0.1495	0.0931
84.68	5.40	0.1628	0.0949
84.78	5.50	0.1712	0.0958

Orifice Equation

$$Q = \text{CA} \text{ SQRT}(2gH)$$

$$\text{C} = 0.6$$

$$\text{Diameter (in)} = 1.25$$

$$\text{Area (ft}^2\text{)} = 0.009$$

$$g = 32.2$$

$$\text{H (Ft)} = \text{Depth of water above center of orifice}$$

$$\text{Q (CFS)} = \text{Flow}$$

VOLUME CALCULATIONS

POND 6 (CONCEPTUAL)

Ab - Bottom Of The Pond Surface Area
 At - Top Of The Pond Surface Area
 D - Water Depth
 Dt - Total Pond Depth
 C - Change In Surface Area / Water Depth

$$\text{Volume} = \text{Ab} * \text{D} + 0.5 * \text{C} * \text{D}^2$$

$$\text{C} = (\text{At} - \text{Ab}) / \text{Dt}$$

$$\text{Ab} = 6.80$$

$$\text{At} = 11,000.00$$

$$\text{Dt} = 1.00$$

$$\text{C} = 10993.20$$

ACTUAL ELEV.	DEPTH (FT)	VOLUME (AC-FT)	Q (CFS)
82.15	0	0.0000	0.0000
86.15	4.00	0.0006	0.0661
86.35	4.2	0.0057	0.0677
86.55	4.4	0.0209	0.0693
86.75	4.6	0.0461	0.0709
86.95	4.8	0.0815	0.0725
87.15	5	0.1270	0.0740

Orifice Equation

$$Q = \text{CA} \text{ SQRT}(2gH)$$

$$\text{C} = 0.6$$

$$\text{Diameter (in)} = 1.125$$

$$\text{Area (ft}^2\text{)} = 0.007$$

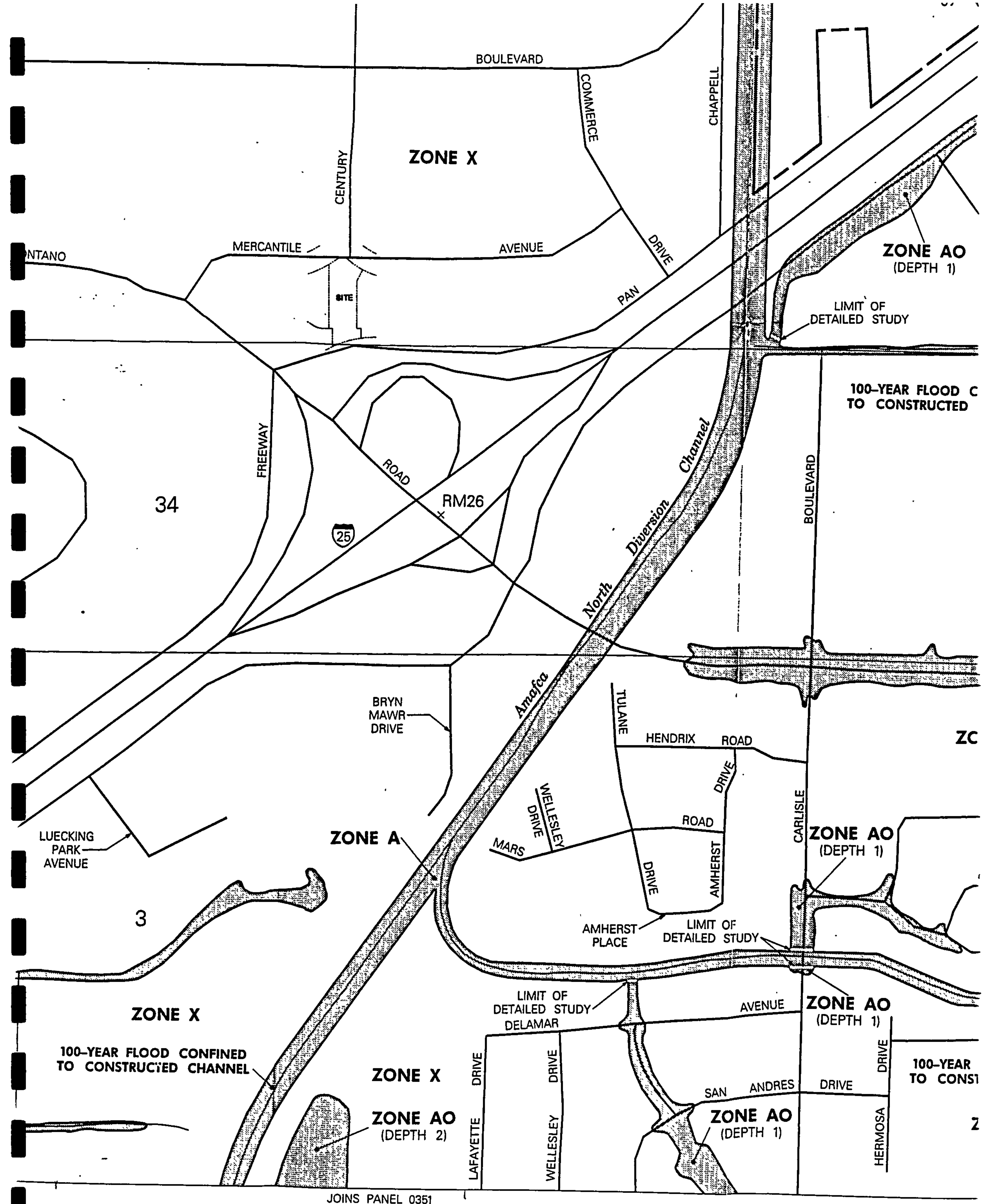
$$g = 32.2$$

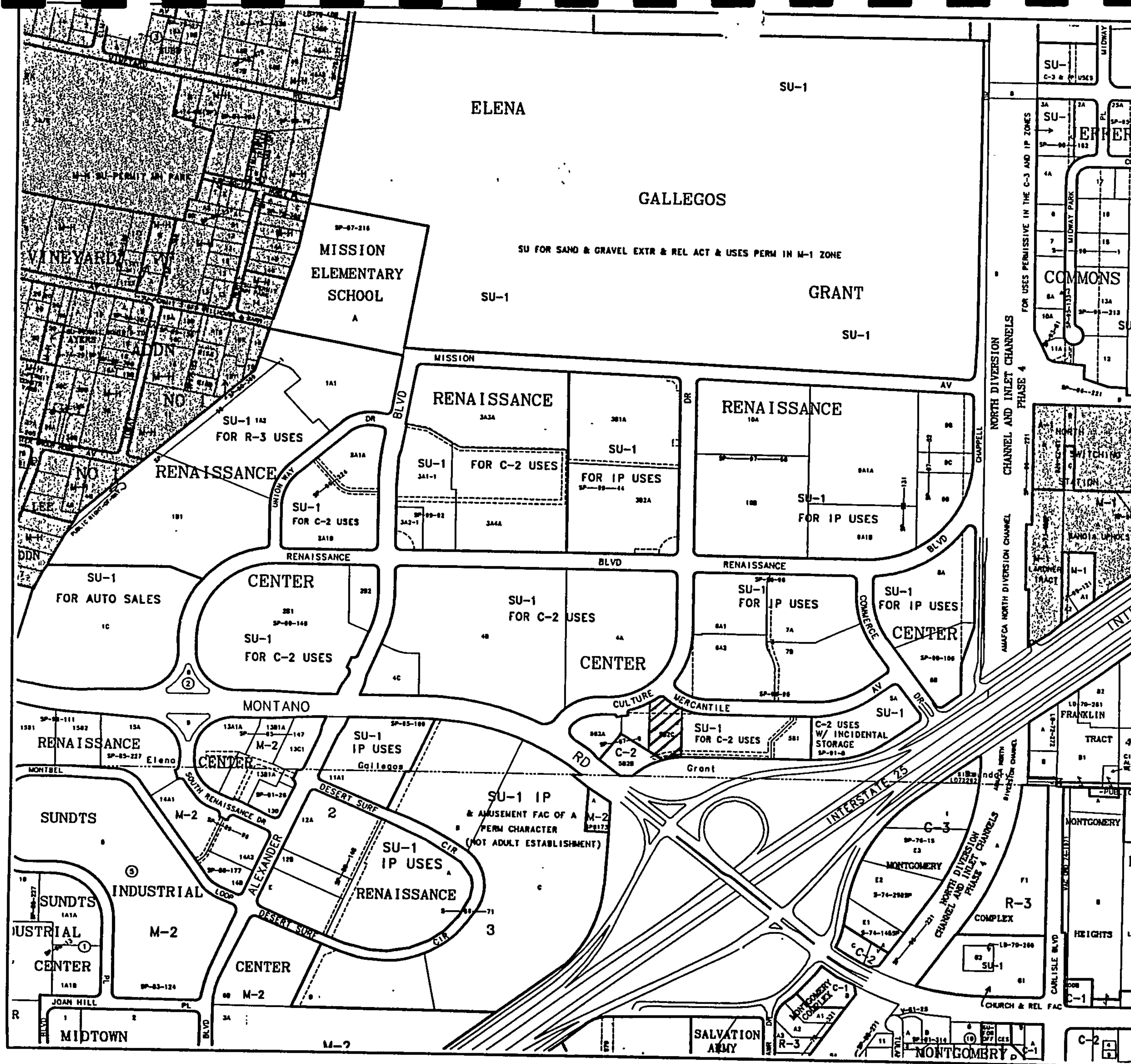
$$\text{H (Ft)} = \text{Depth of water above center of orifice}$$

$$\text{Q (CFS)} = \text{Flow}$$

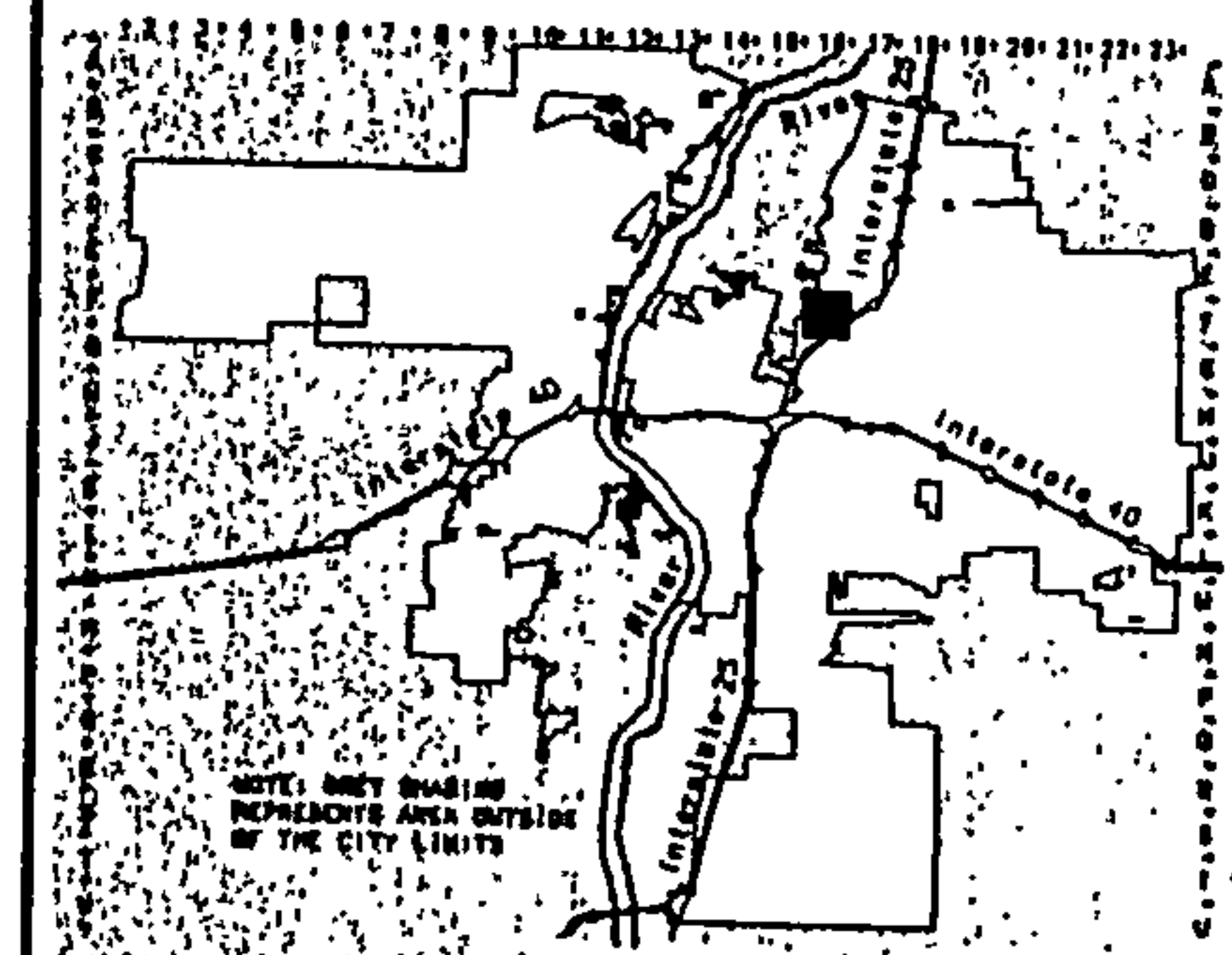
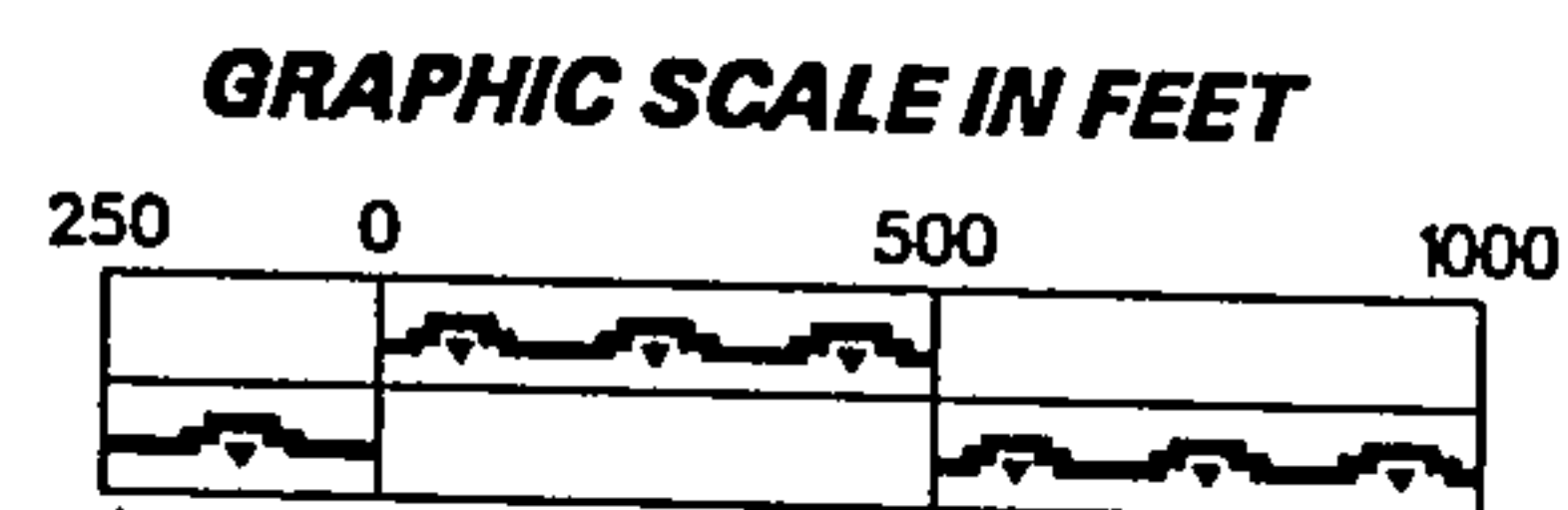
RUN DATE (MON/DAY/YR) =06/12/2001
USER NO.= AHYMO-I-9702a0100011K-SH

[illegible]





CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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Zone Atlas Page
F-16-Z

Map Amended through
September 14, 1999



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

January 14, 2001

Ronald R. Bohannon, PE
8509 Jefferson NE
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for
IHOP Restaurant-Renaissance Center, [F16 / D5L]
1400 Merchantile Avenue, NE
Engineer's Stamp Dated 01/14/02

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Architect
~~Terri Martin, Hydrology~~
Office File

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

twllc@tierrawestllc.com
1-800-245-3102

January 4, 2002

Mr. Mike Zamora
City of Albuquerque
Development and Building Services
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

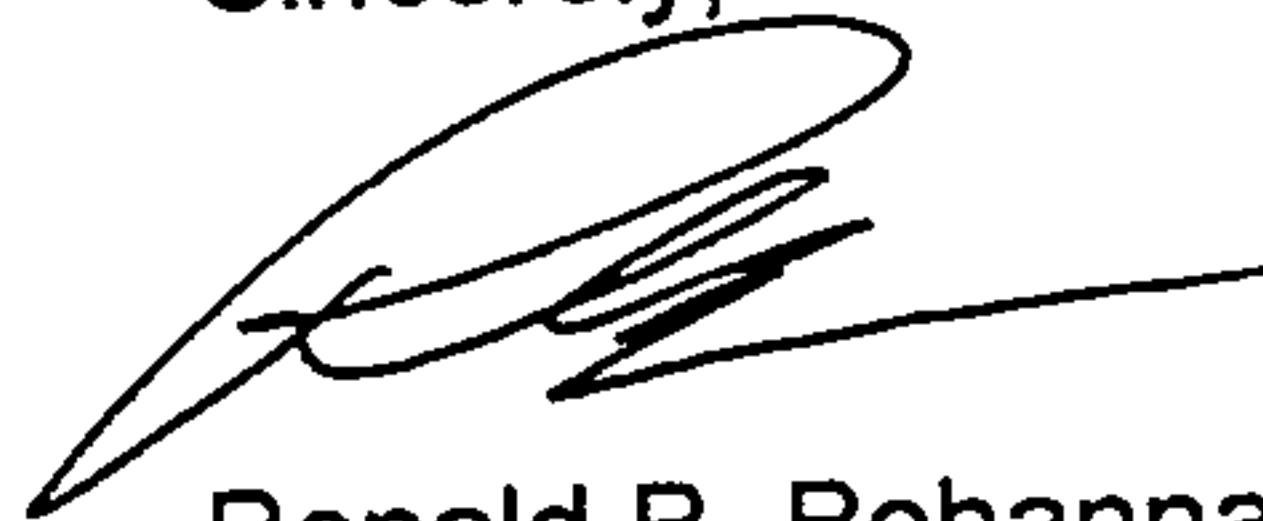
**RE: Final Traffic Control Plan (Site Plan) Certification
Tract 5-B-2-C-1 Renaissance Center, IHOP Restaurant (F16/D5L)
1400 Mercantile Avenue, NE 87109**

Dear Mike:

Enclosed please find one copy of the approved Site Plan for Building Permit, Site Plan for Subdivision, the As-built Amended Site Plan for Subdivision and the Information Sheet for the IHOP Restaurant located in North Renaissance Center. Sidewalk construction is now complete. All work is in substantial compliance with the approved Site Plan. We are, therefore, requesting Final Certification of the Site Plan for Certificate of Occupancy.

If you have any questions, please do not hesitate to contact me.

Sincerely,

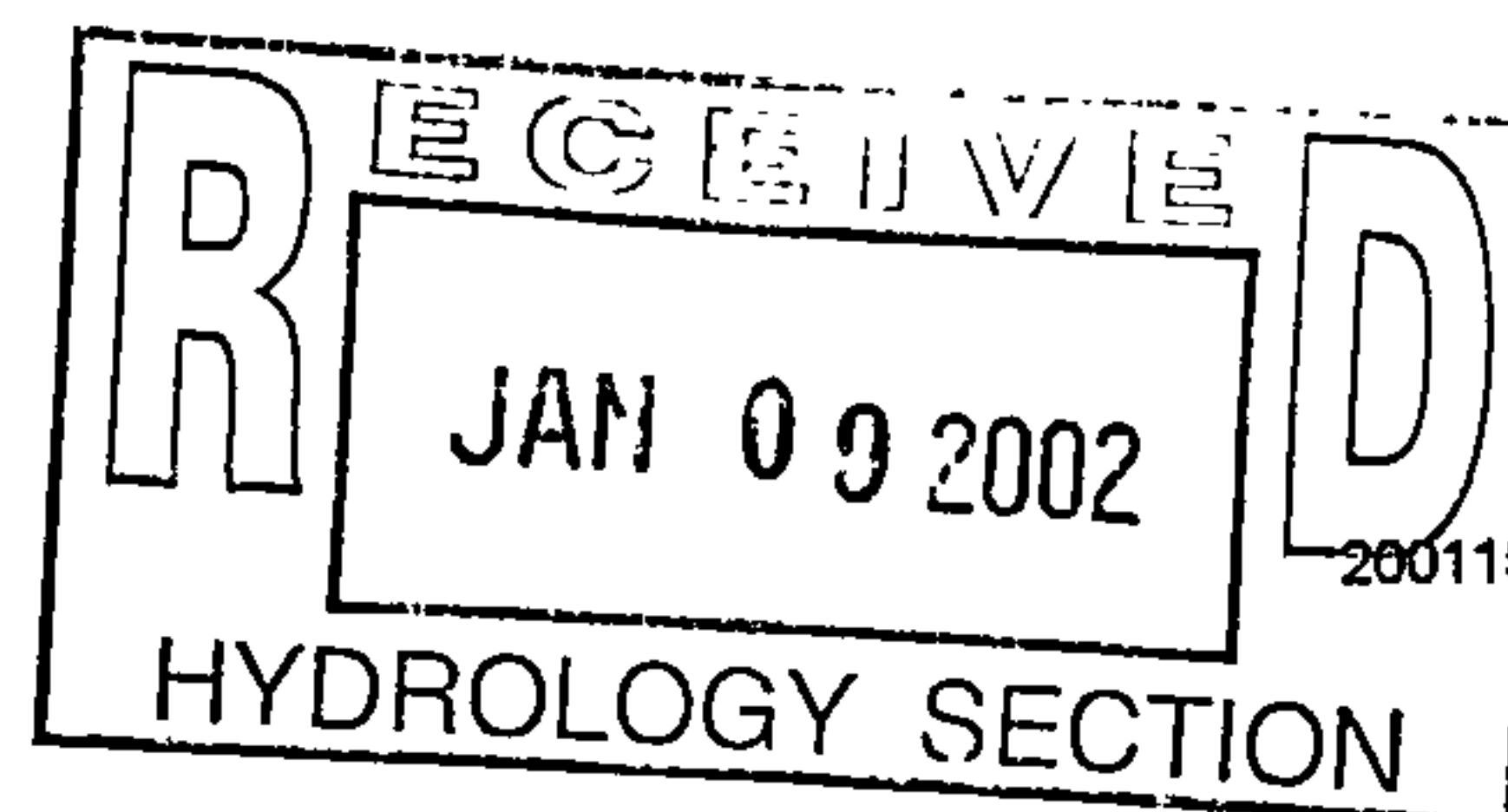


Ronald R. Bohannon, PE

Enclosures

cc: James K. Trump, Jr. (w/out enclosures)
Mike Cariola (w/out enclosures)
Philip Tenorio (w/out enclosures)

JN 200115
RRB/ma



200115:2011510402.FinalTrfCert