

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 13, 2007

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
Mission Plaza, [F-21 / D77]
5600 Eubank NE
Architect's Stamp Dated 06/12/07

Dear Mr. Rainhart:

The TCL / Letter of Certification submitted on June 13, 2007 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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: MISSION PLAZA

DRB#: _____ EPC#: _____

ZONE MAP/DRG. FILE #

WORK ORDER#:

LEGAL DESCRIPTION: TRACT J, EXCEPT THE WEST 53' ACADEMY PLACE

CITY ADDRESS: 5600 EUBANK BLVD SUBDIVISION SECTION 33 T. 11N. R. 4E., NMPM
CITY OF ALBUQUERQUE BERNALILLO COUNTY
NEW MEXICO

ENGINEERING FIRM:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

OWNER: LESLIE INVESTMENT PROPERTIES INC.

ADDRESS: 2900 LOUISIANA BLVD NE

CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT: GEORGE RAINHART ARCHITECTS ASSOC.

ADDRESS: 2325 SAN PEDRO NE SUITE 2B

CITY, STATE: ALBUQUERQUE, NM 87110

CONTACT:

PHONE:

ZIP CODE:

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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

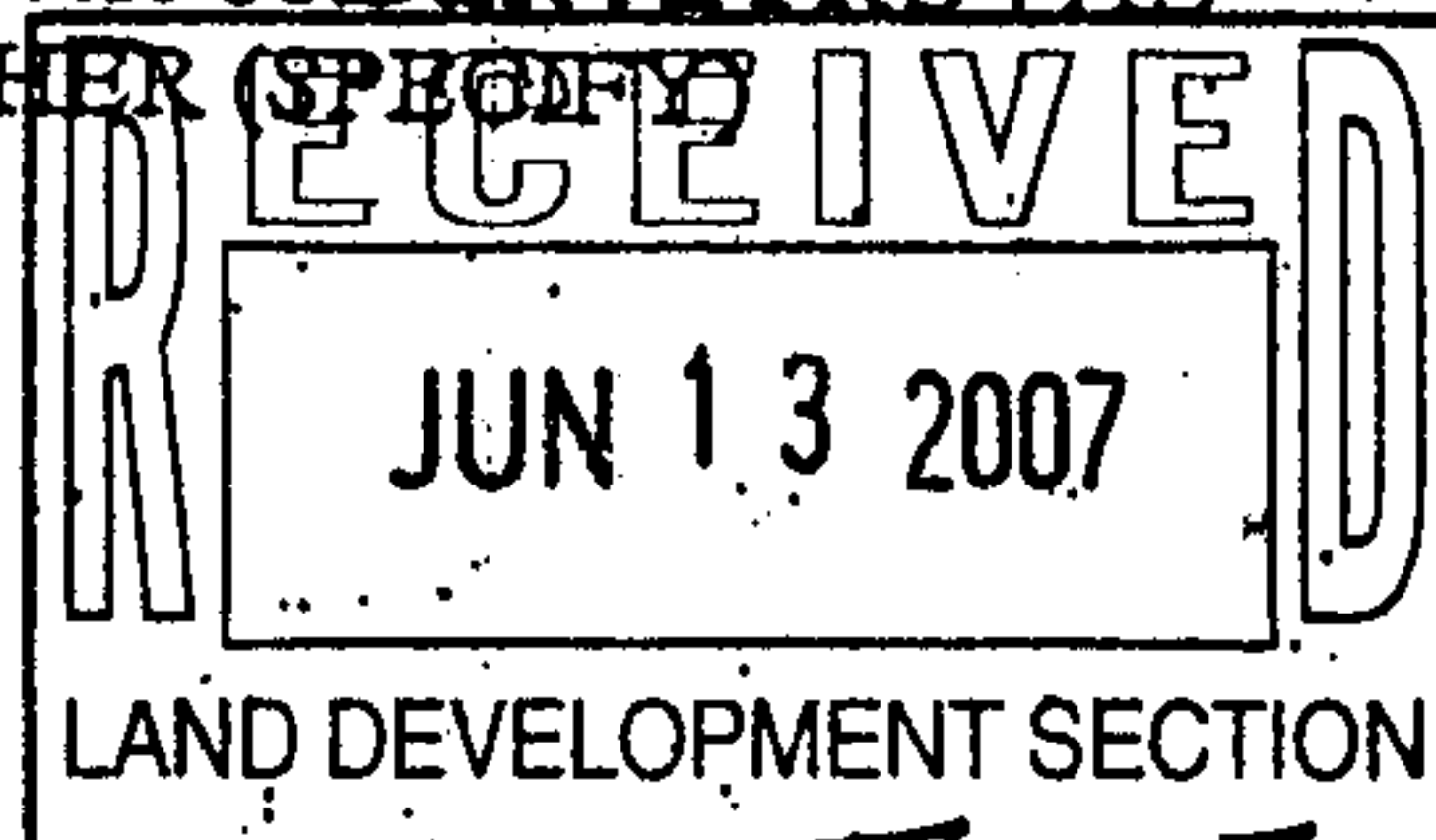
☐ COPY PROVIDED

SUBMITTED BY: ANTON DATILO

DATE: JUNE 7, 2007

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:

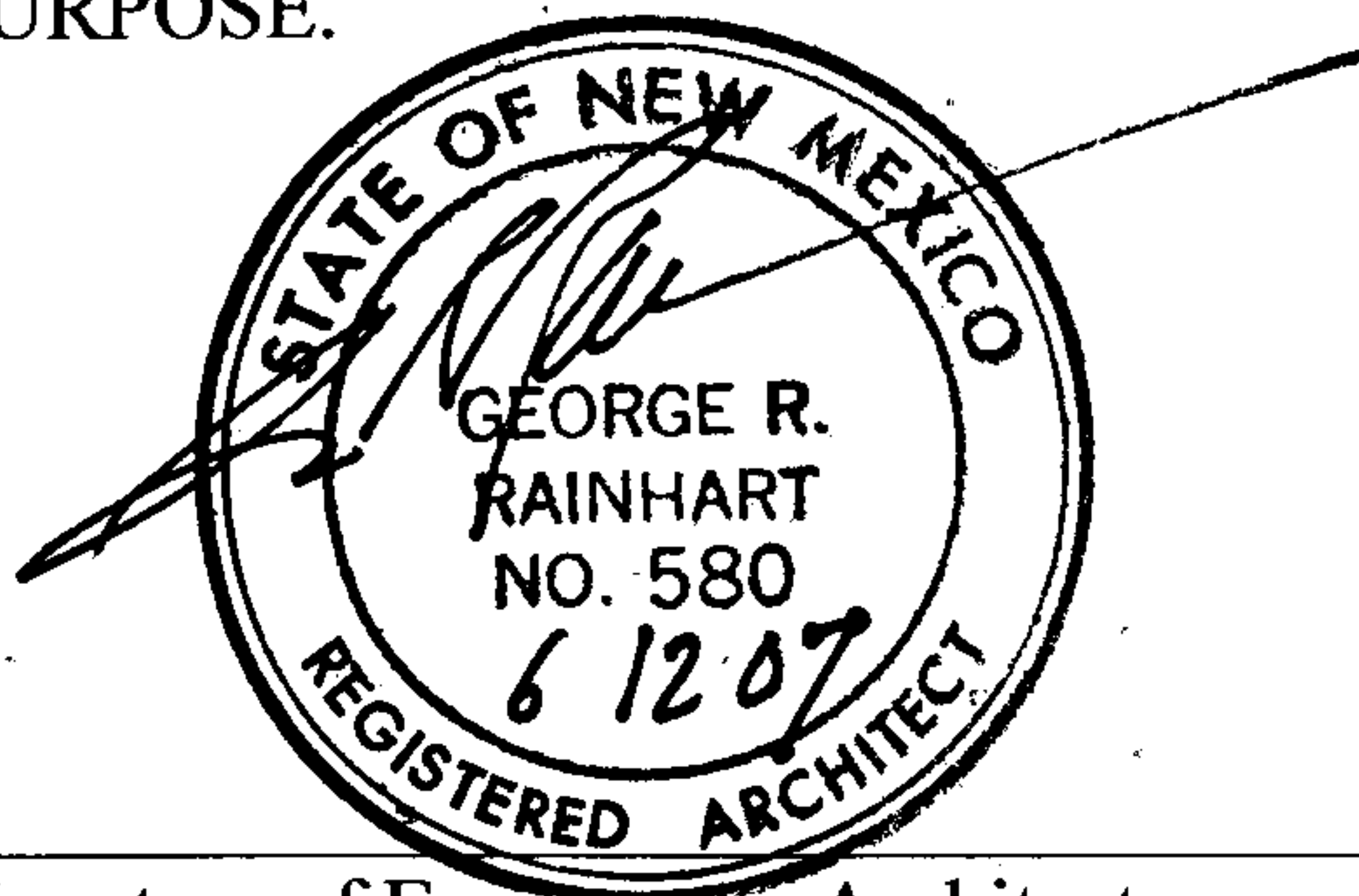
1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. Drainage Report: Required for subdivision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



TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George Rainhart Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED May 5, 2005. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Alejandro OF THE FIRM George Rainhart Architect & Associate. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON June 3, 2007 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.

7/14/05
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.

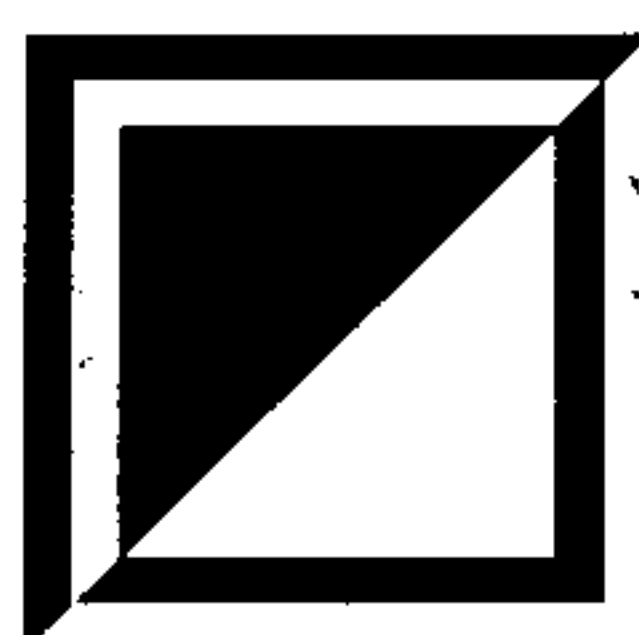
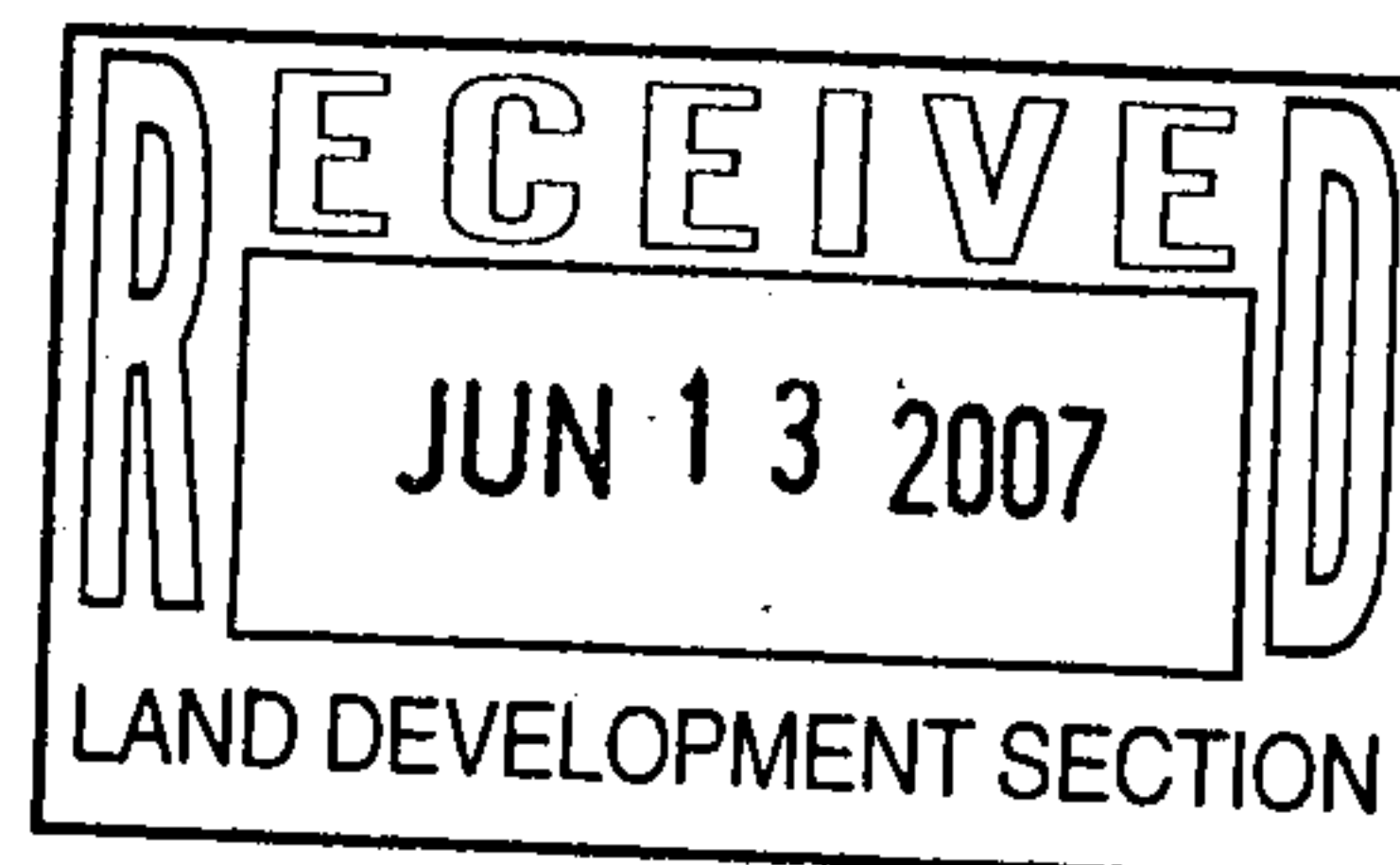


Signature of Engineer or Architect

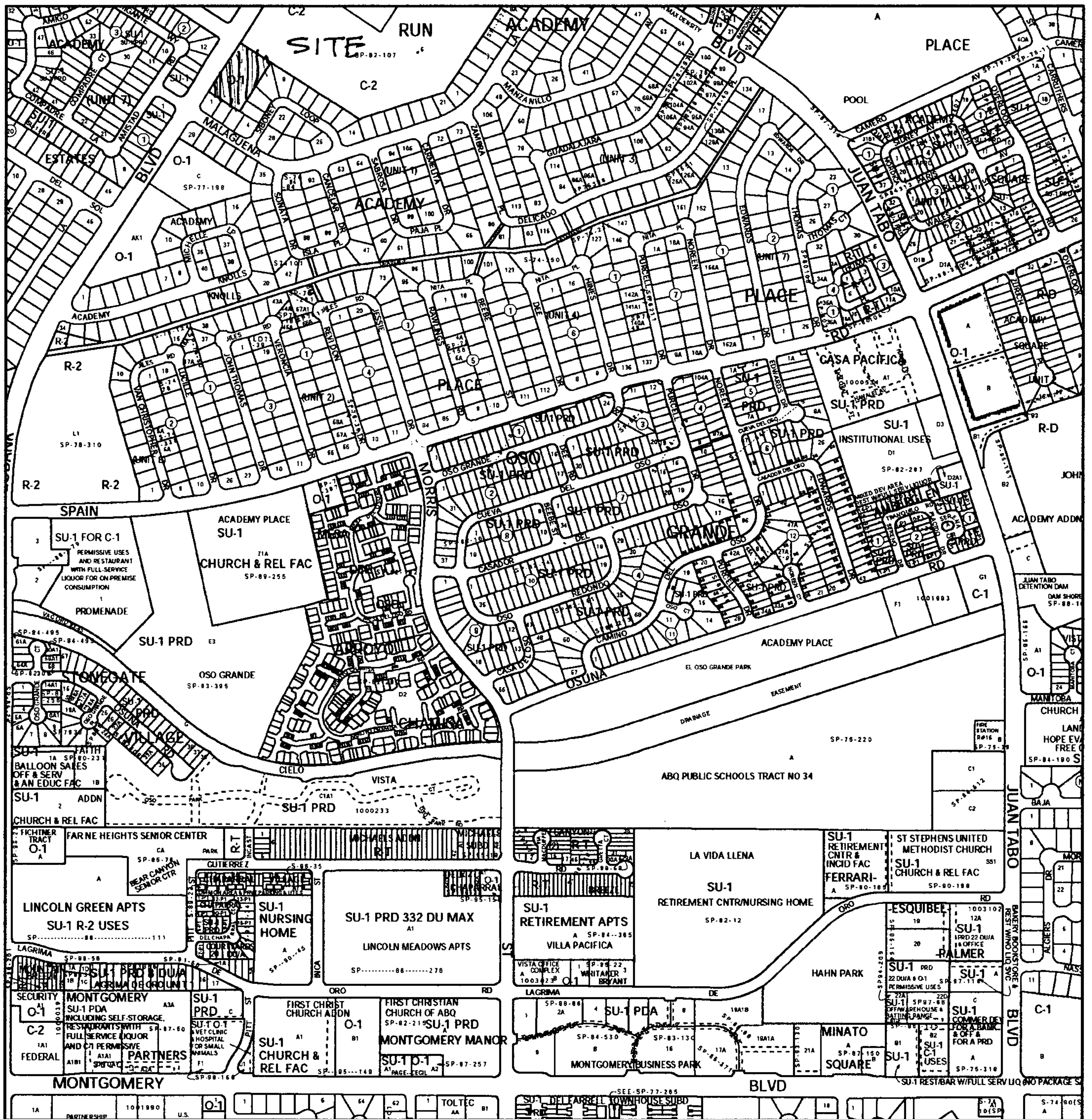
ENGINEER'S OR ARCHITECT'S STAMP

6/12/07

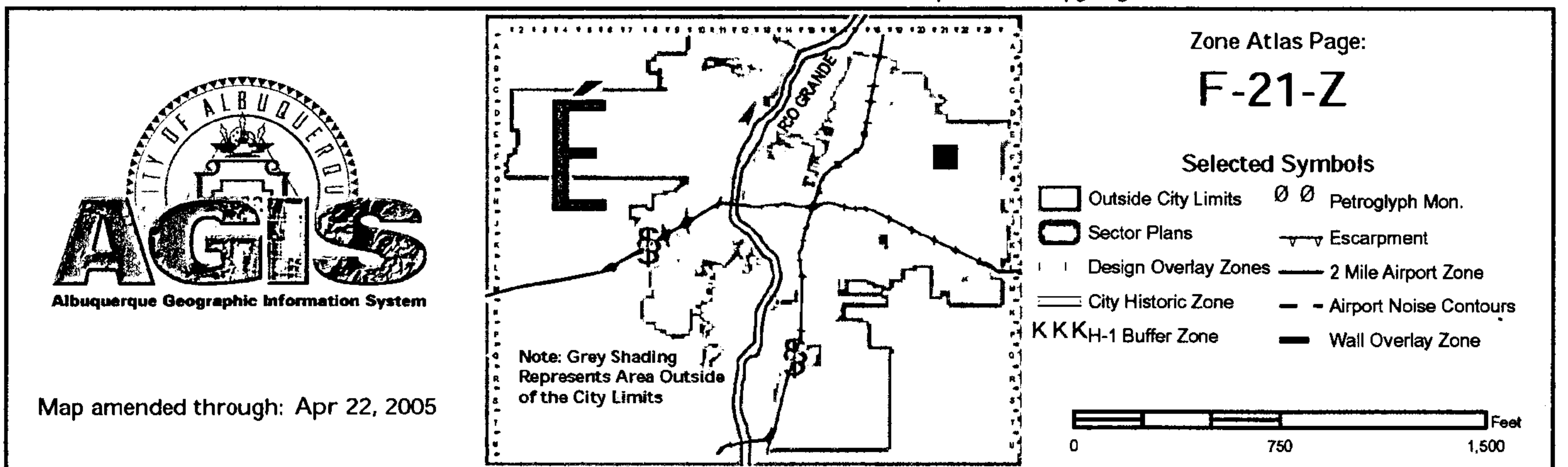
Date

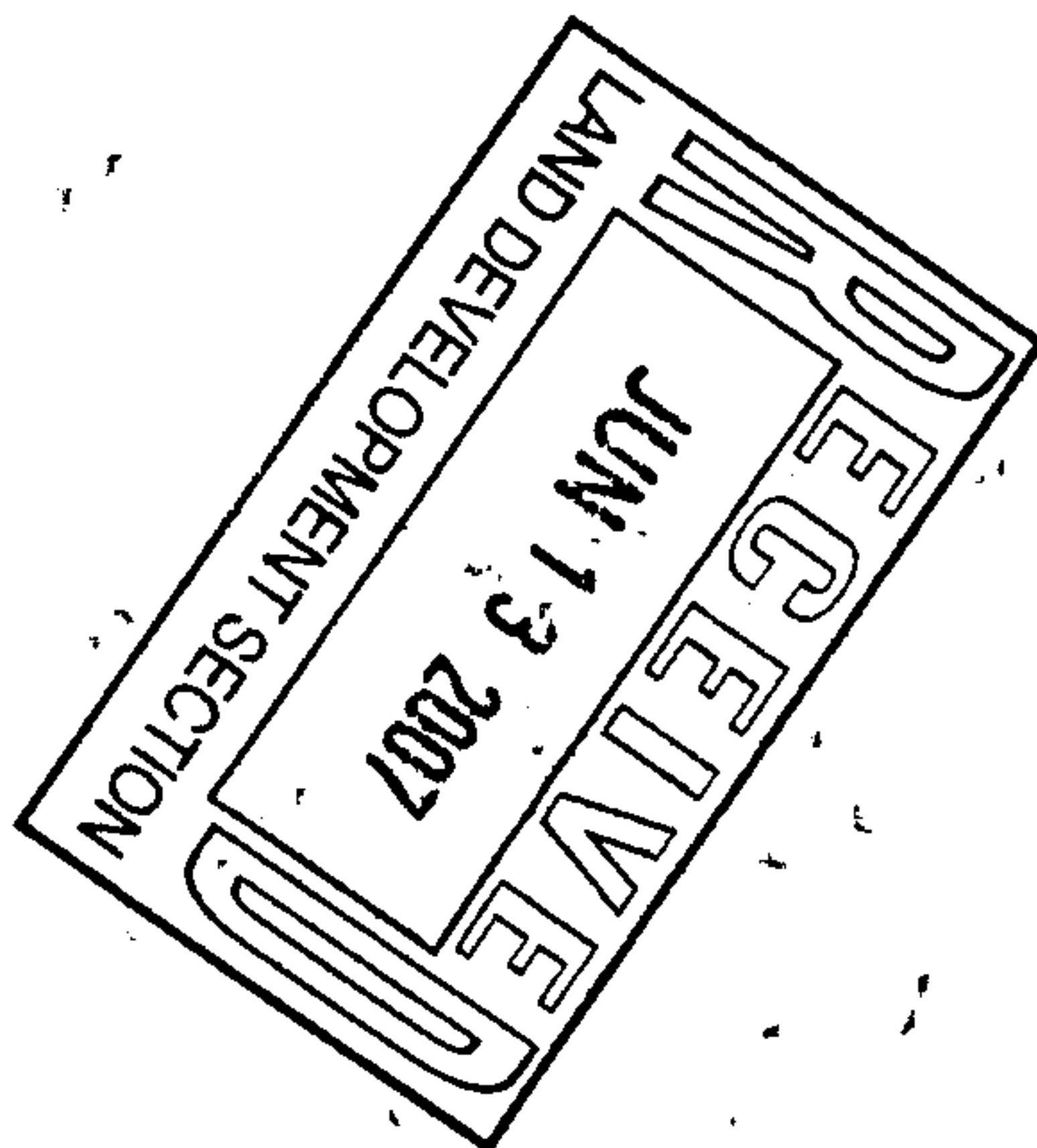


GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE SUITE 2-B ■ ALBUQUERQUE, NEW MEXICO 87110
PHONE: 505-884-9110 ■ FAX: 505-837-9877 ■ Email: graa@gra-arch.com



For more current information and more details visit: <http://www.cabq.gov/gis>





CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 7, 2007

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

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Mission Plaza, [F-21 / D77]
5600 Eubank Blvd NE
Architect's Stamp Dated 06/07/07

Dear Mr. Rainhart:

Based on the information provided on your submittal dated June 7, 2007, the above referenced project is approved for a 90-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding comments (prior comments/letter for temporary C.O. not address from letter dated November 2, 2006) and date on certification (incorrect date for approved site plan) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

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

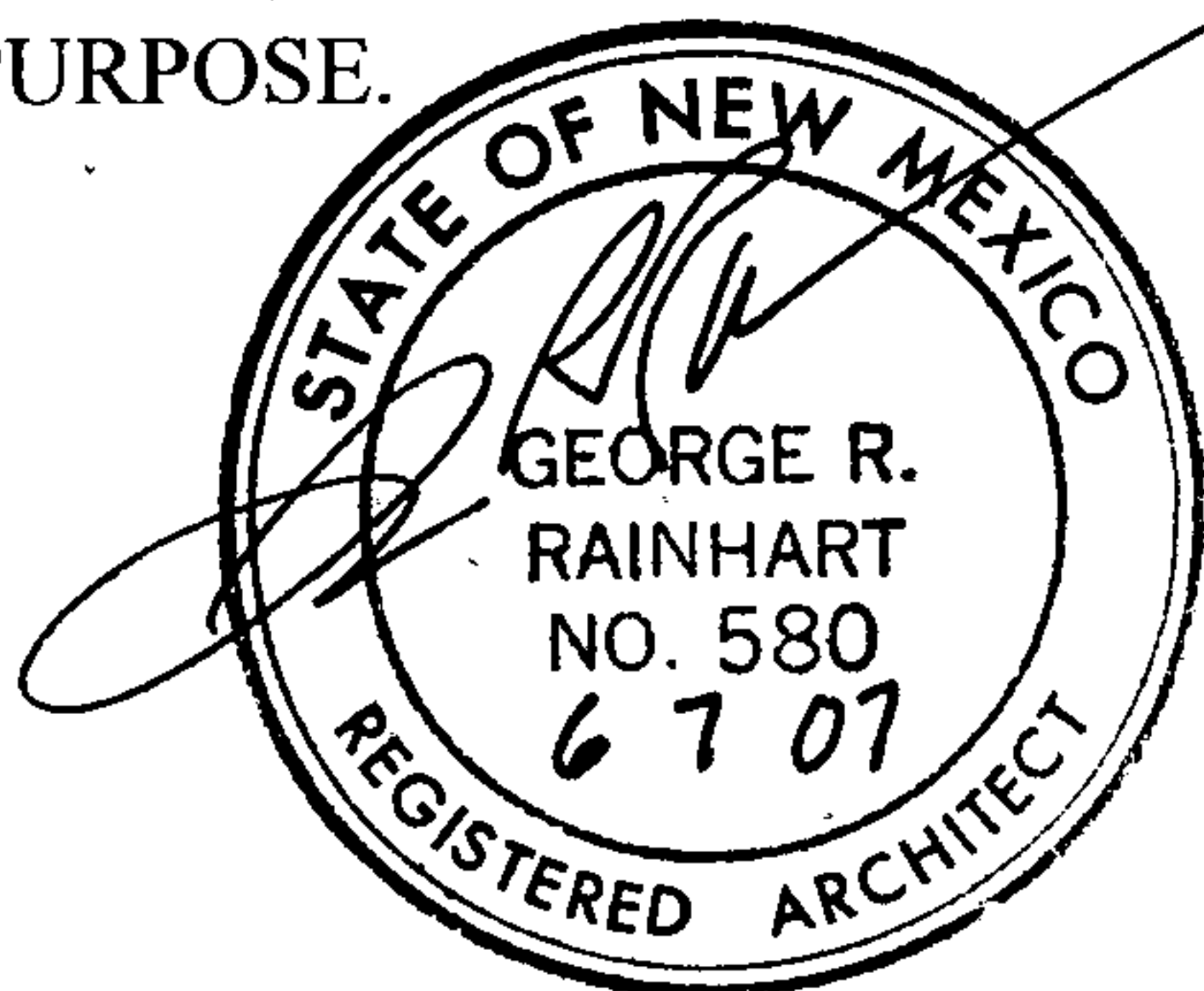
www.cabq.gov

TRAFFIC CERTIFICATION

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George Rainhart Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS IS IN DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED October 30, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGIN HAS BEEN OBTAINED BY Alejandro OF THE FIRM G Associate. I FURTHER CERTIFY THAT I HAVE PERSON PROJECT SITE ON June 3, 2007 AND HAVE DETERMINED INSPECTION THAT THE SURVEY DATA PROVIDED REFLECTS ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS IN SUPPORT OF A REQUEST FOR Permanent Certificate of Occupancy.

7/14/05

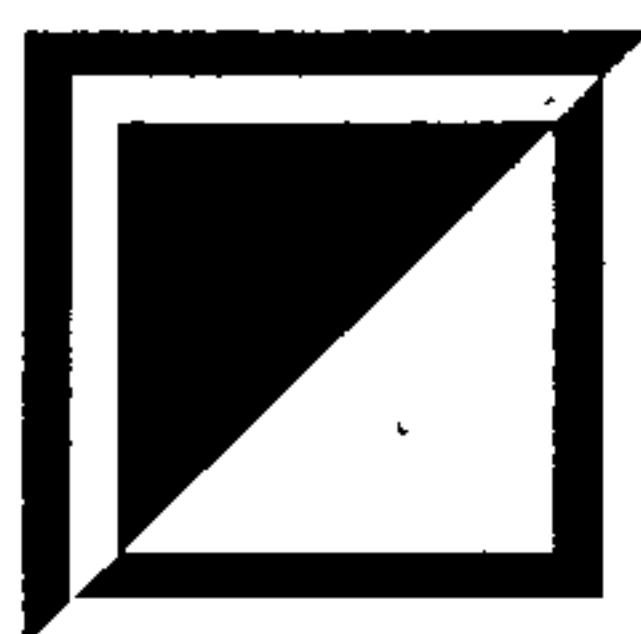
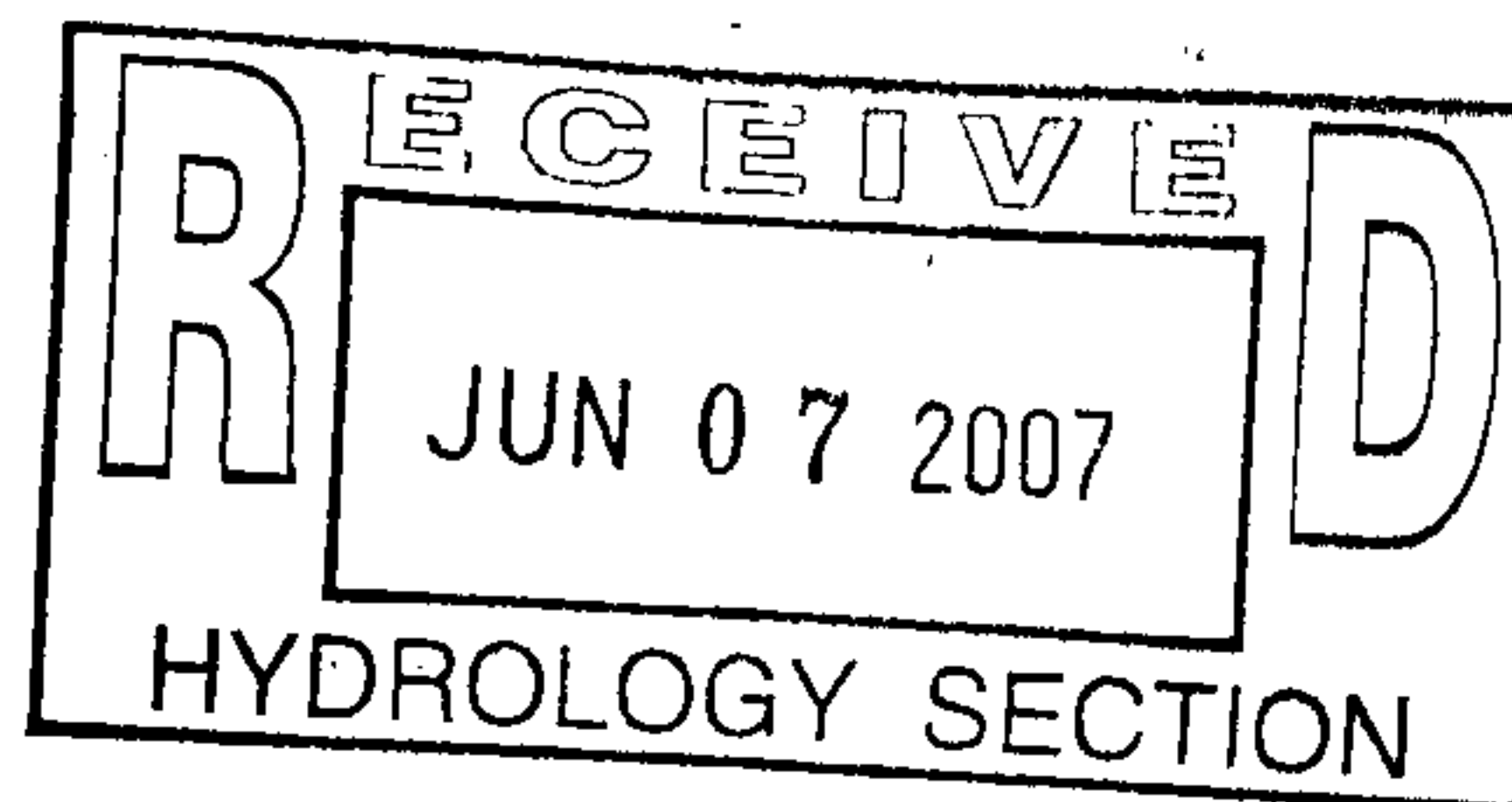
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



ENGINEER'S OR ARCHITECT'S STAMP

Signature of Engineer or Architect

JUNE 7, 2007
Date



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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: MISSION PLAZA ZONE MAP/DRG. FILE # F-21-#17
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT J, EXCEPT THE WEST 53' ACADEMY PLACE
CITY ADDRESS: 5600 EUBANK BLVD SUBDIVISION SECTION 33, T. 11N., R. 4E., NMPM
CITY OF ALBUQUERQUE BERNALILLO COUNTY
NEW MEXICO

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: LESLIE INVESTMENT PROPERTIES INC. CONTACT: JEFF LESLIE
ADDRESS: 2900 LOUISIANA BLVD NE PHONE: 221-8200
CITY, STATE: ALBUQUERQUE, NM 87110 ZIP CODE: _____

ARCHITECT: GEORGE RAINHART ARCHITECT'S ASSOC. CONTACT: ANTON DATILLO
ADDRESS: 2325 SAN PEDRO NE SUITE 2B PHONE: 834-9110 X109
CITY, STATE: ALBUQUERQUE, NM 87110 ZIP CODE: _____

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

CONTRACTOR: _____ 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/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

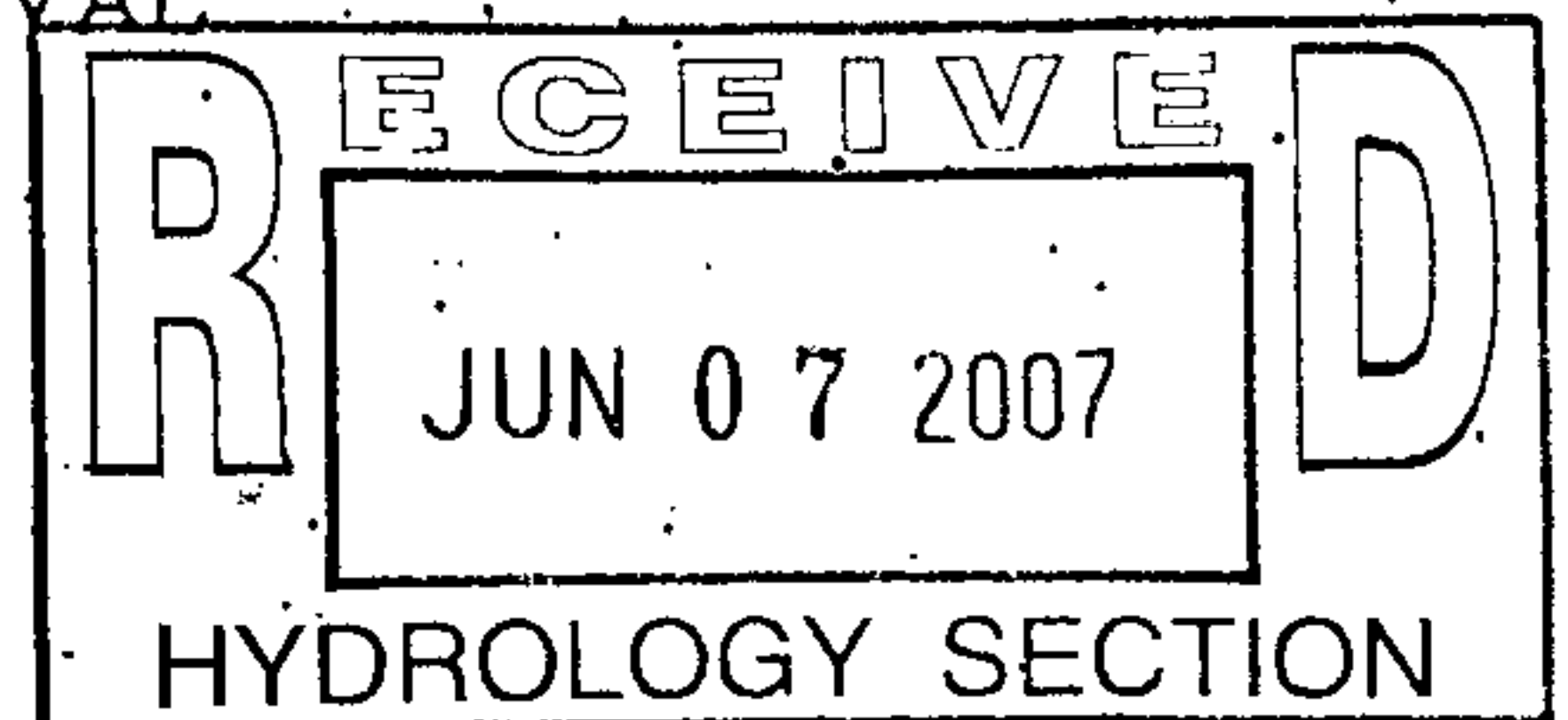
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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:

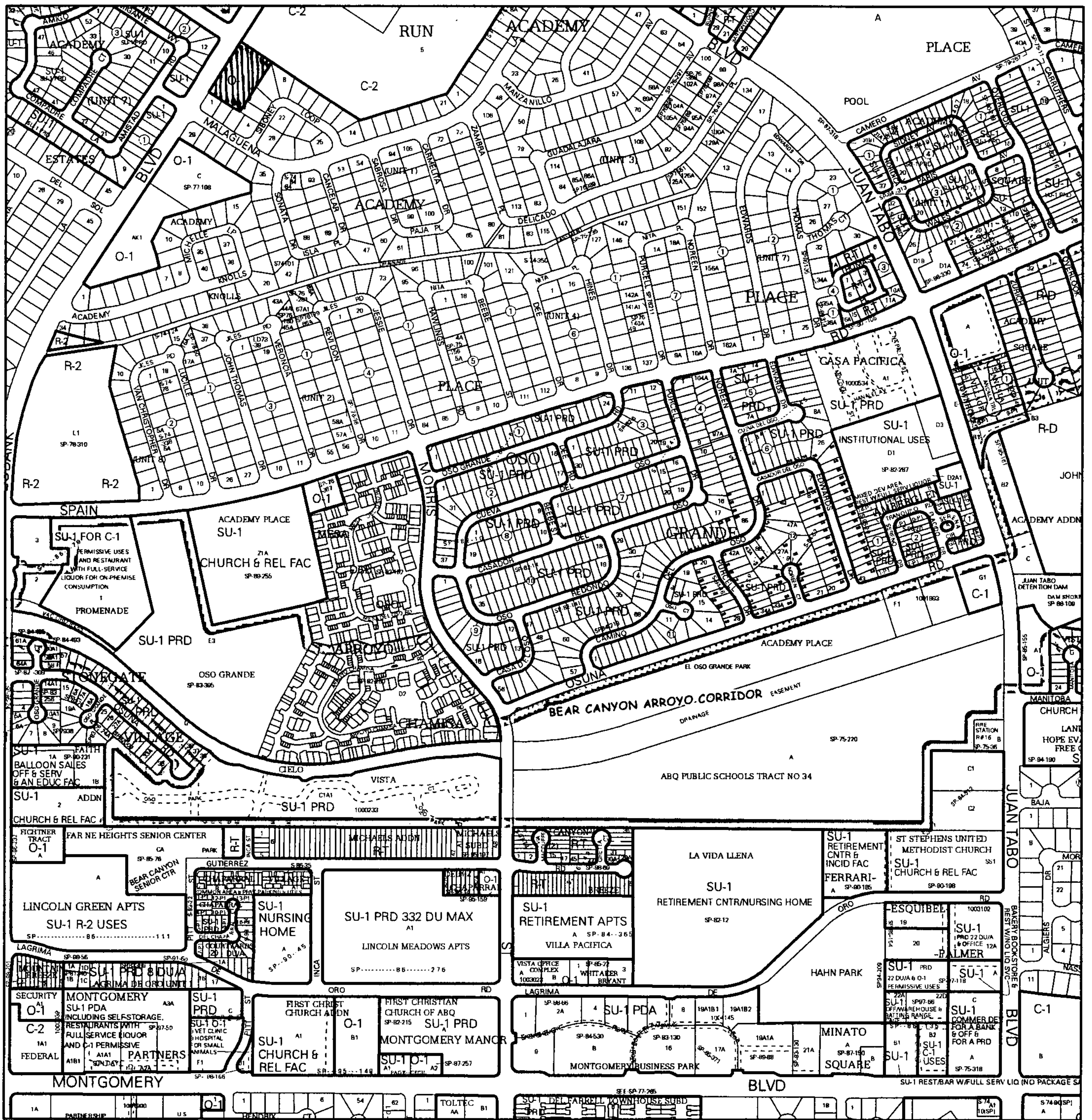
- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: ANTON DATILLO DATE: JUNE 7, 2007

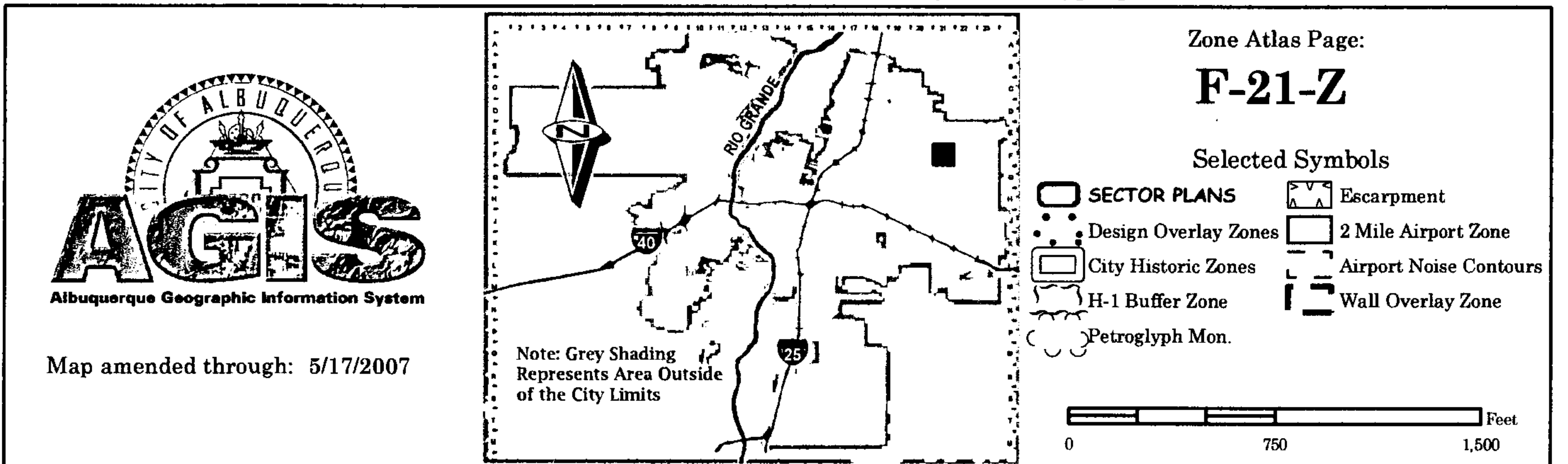


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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



For more current information and more details visit: <http://www.cabq.gov/gis>



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

November 2, 2006

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

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Mission Plaza, [F-21 / D77]
5600 Eubank Blvd NE
Architect's Stamp Dated 10/30/06

Dear Mr. Rainhart:

Based on the information provided on your submittal dated October 30, 2006, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the proper geometry (the correct widths, radius and alignment) on the Northern Entrance (from Layton) to be properly representative on the TCL Site Plan and the correct date on letter of certification be adjusted issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an **exact** copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

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

- R (changed from 15' to 20') - did you obtain approval from const. Engr. (how was lane width impacted by larger radius? (W.O. 720581)
- letter change site plan approved date
- bulb out / redline all infrast. built w/ W.O.
- what does redline mean?

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev: 12/2005)

PROJECT TITLE: MISSION PLAZA ZONE MAP/DRG. FILE #: F-21-1DT7
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT J, EXCEPT THE WEST 53' ACADEMY PLACE SUBDIVISION
CITY ADDRESS: 5600 EUBANK BLVD SECTION 33.11 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE BERNALILLO COUNTY
NEW MEXICO

ENGINEERING FIRM: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

OWNER: LESLIE INVESTMENT PROPERTIES INC. CONTACT: JEFF LESLIE
ADDRESS: 2900 LOUISIANA BLVD. NE PHONE: 881-8200
CITY, STATE: ALBUQUERQUE, NM 87112 ZIP CODE: _____

ARCHITECT: GEORGE RAINHART ARCH ASSC. CONTACT: ALEJANDRO OR JOHNSON
ADDRESS: 2325 SAN PEDRO NE 2B PHONE: 884-9110 X113 or 105
CITY, STATE: ALBUQUERQUE, NM 87110 ZIP CODE: _____

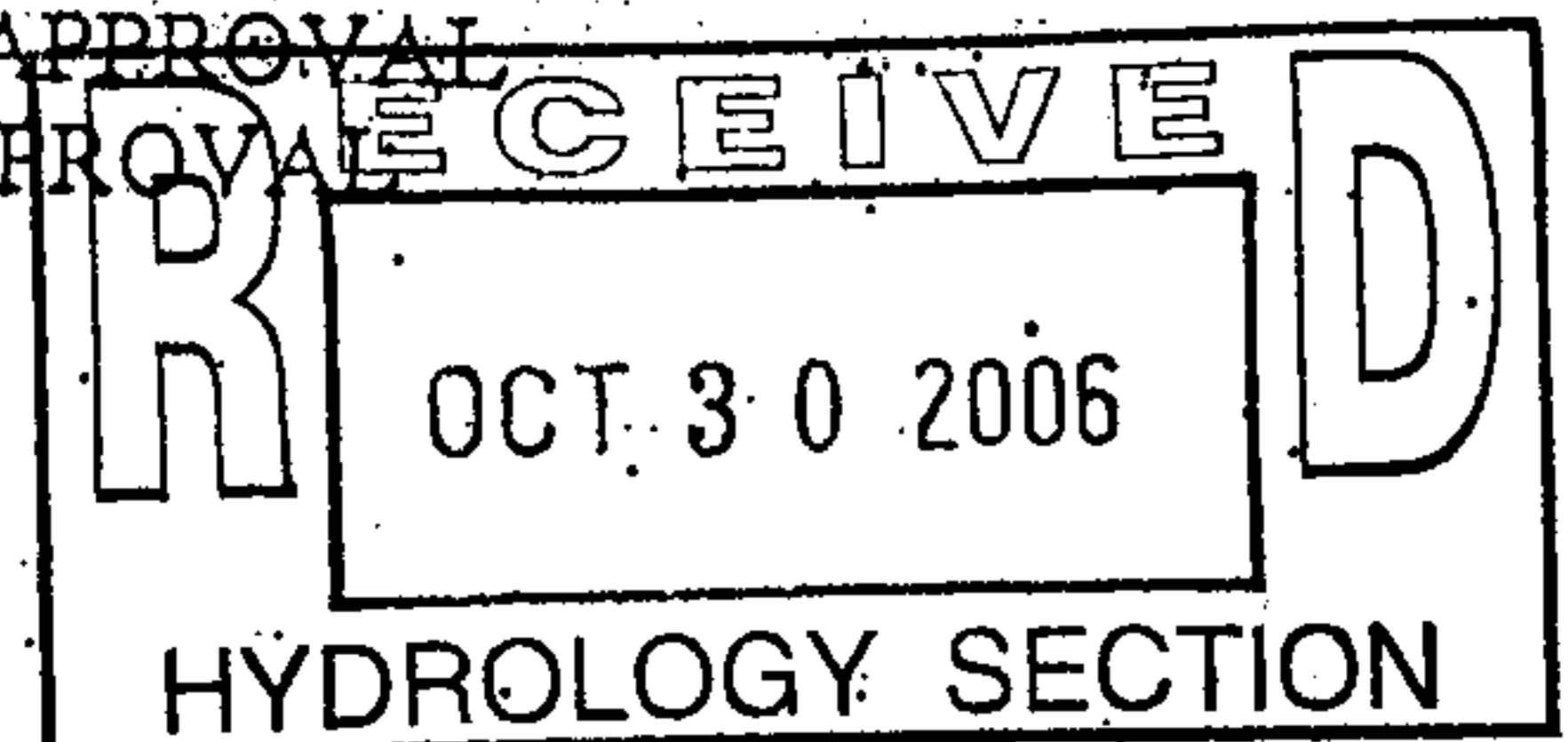
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1" SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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



SUBMITTED BY: Alejandro Porras DATE: 10/30/06

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:

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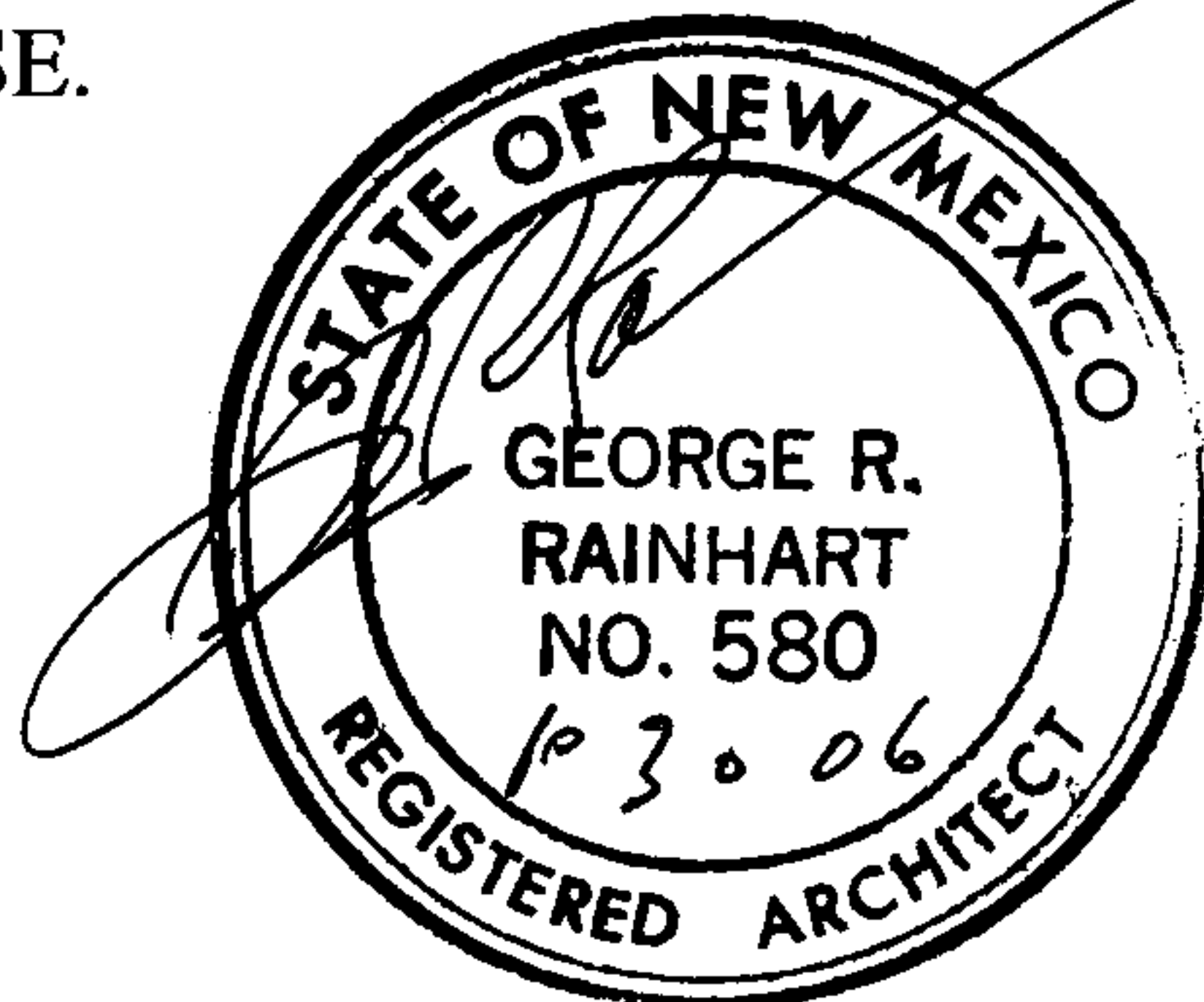
TRAFFIC CERTIFICATION

Should be

7/14/05

I, George Rainhart, NMPE OR NMRA NMRA OF THE FIRM George Architect & Associates, HEREBY CERTIFY THAT THIS PROJECT HAS DESIGN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED October 30, 2006. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Alejandro OF THE FIRM George Rainhart Architect & Associate. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON October 30, 2006 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 Temporary Certificate of Occupancy.

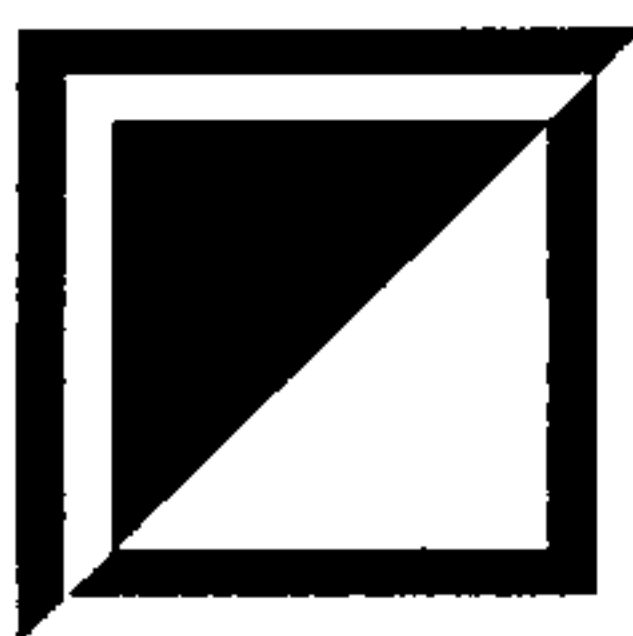
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ENGINEER'S OR ARCHITECT'S STAMP

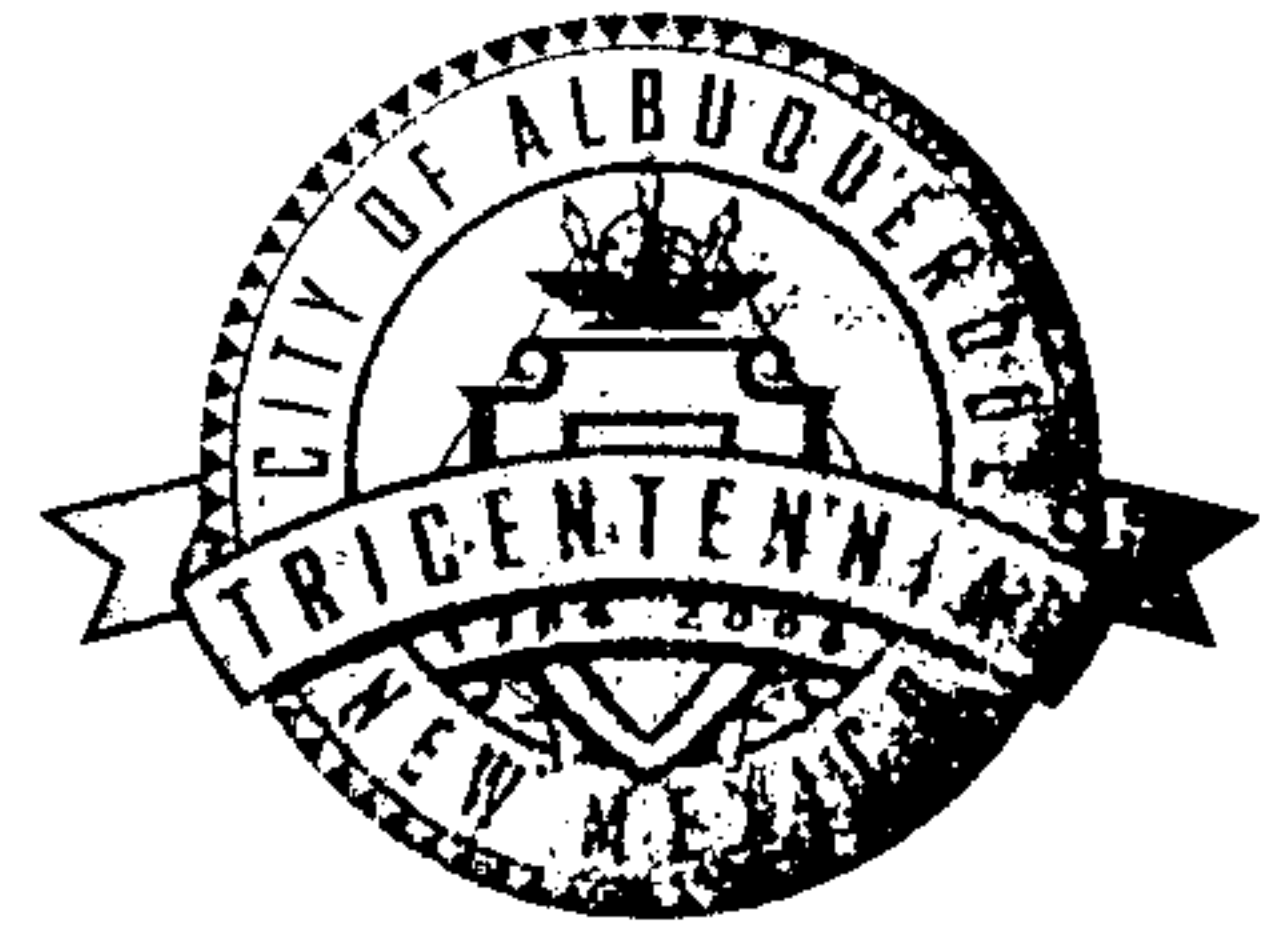
Signature of Engineer or Architect

10/30/06
Date



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



December 21, 2006

Mr. Ron Bohannon, P.E.
TIERRA WEST, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: MISSION PLAZA
5616 Eubank Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/24/2005 (F-21/D77)
Certification dated 12/18/2006

Dear Ron:

P.O. Box 1293

Based upon the information provided in your submittal received 12/18/2006, 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.

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Mission Plaza
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F21-D77
WORK ORDER #: 7205.81

LEGAL DESCRIPTION: Tract J, Academy Place
CITY ADDRESS: 5616 Eubank Blvd. NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: ~~8500 Jefferson Street NE~~ 5571 ^{Midway} Park Pl. NE
CITY, STATE: Albuquerque, NM 87113

CONTACT: Marcella Jaramillo, PE
PHONE: (505) 858-3100 X217
ZIP CODE: ~~87113~~ 87109

OWNER: LESLIE INVESTMENT PROPERTIES, INC.
ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Leslie
PHONE: (505) 881-8200
ZIP CODE: 87110

ARCHITECT: George Rainhart Architects
ADDRESS: 2325 San Pedro NE, Suite 2B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Safrany
PHONE: (505) 884-9110
ZIP CODE: 87102

SURVEYOR: Jake Arguelles, Jr. PS # 7472
ADDRESS: _____
CITY, STATE: _____

CONTACT: Jake Arguelles, Jr.
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Hart Construction
ADDRESS: 2919 2nd Street, NW, Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Jim Pekin
PHONE: 345-4001
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

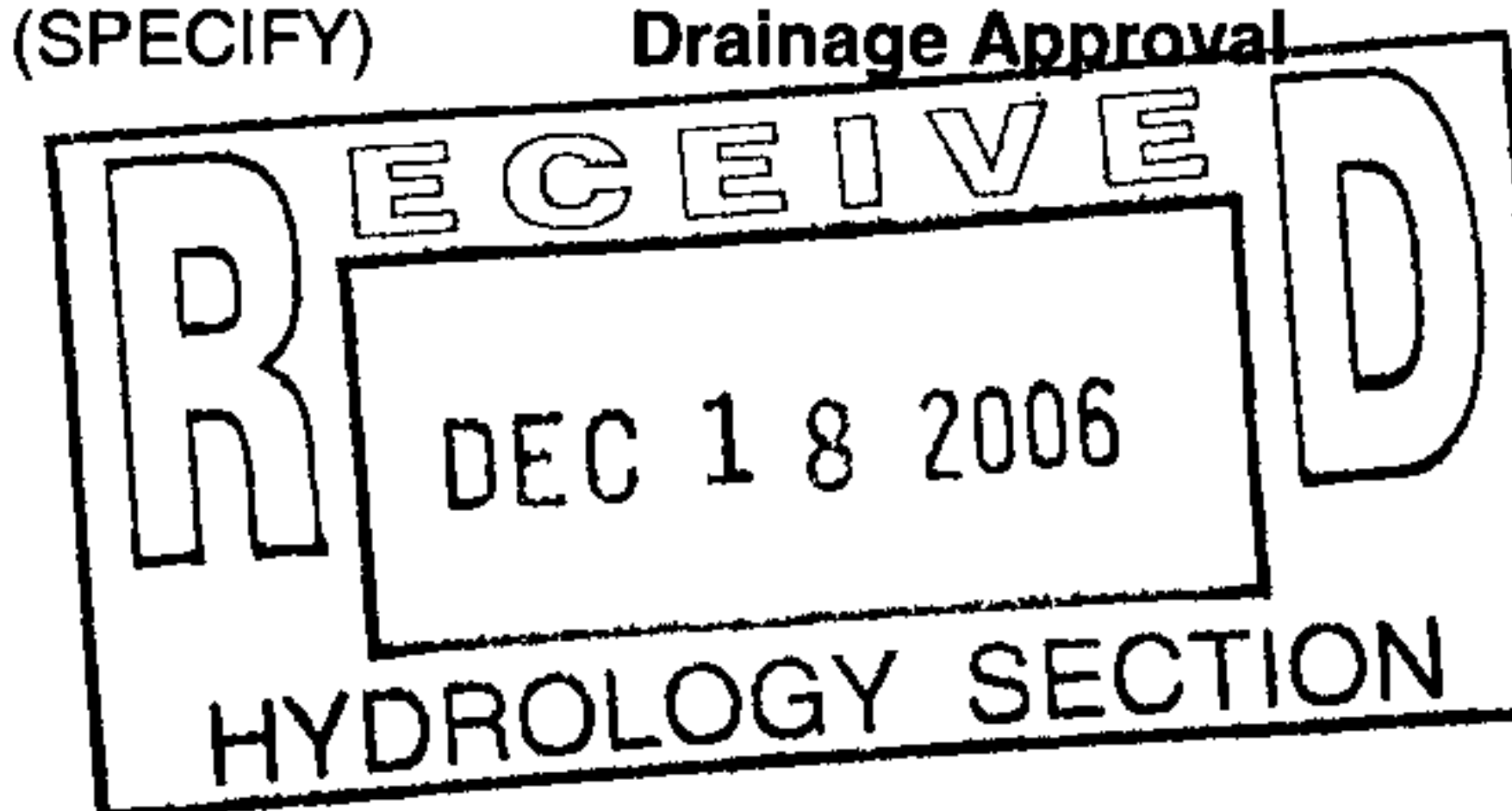
____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

____ SIA / FINANACIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN 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) **Drainage Approval**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
☒ NO
____ COPY PROVIDED



DATE SUBMITTED: December 18, 2006 BY: Ronald Wright (259-5635)

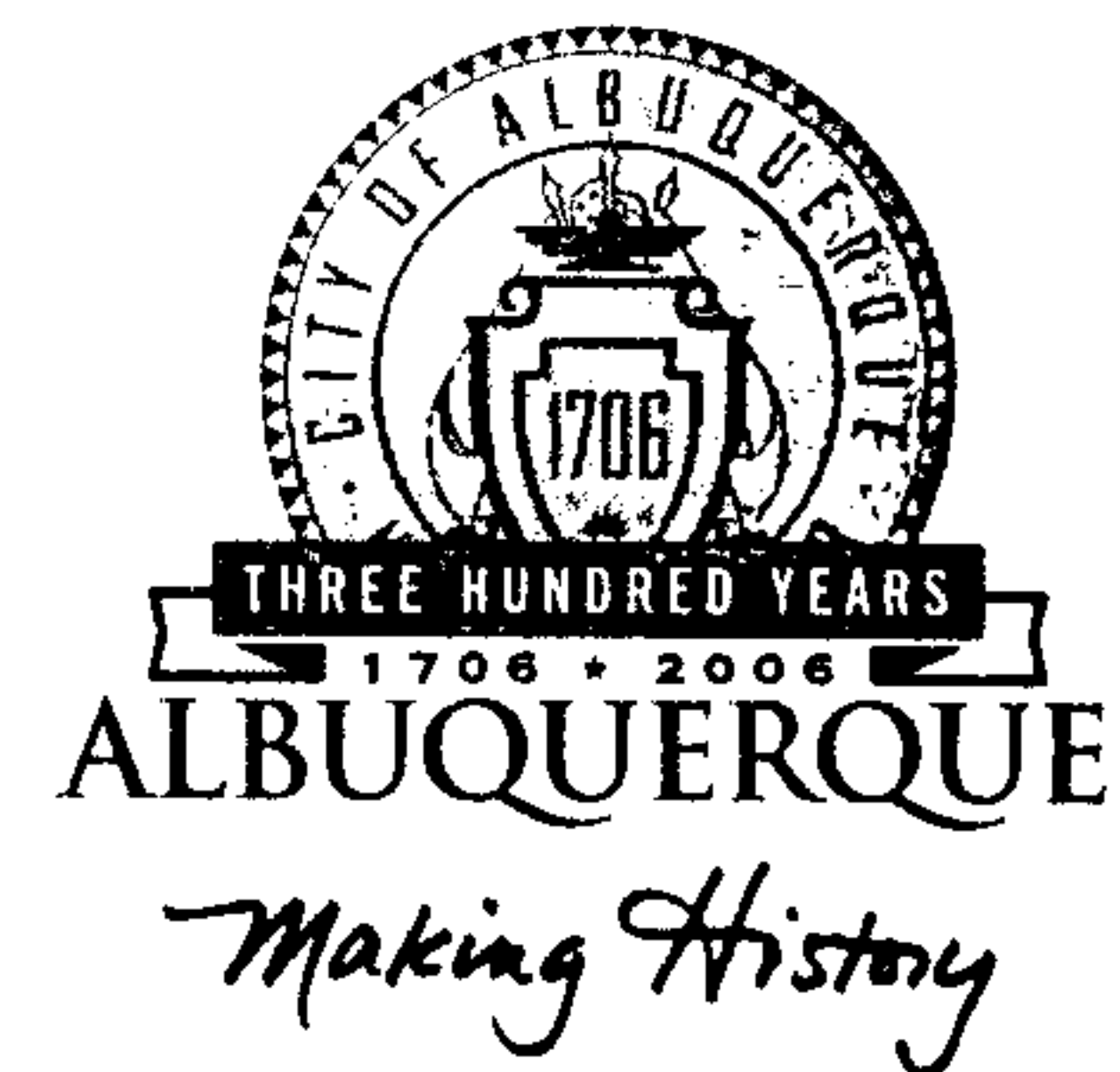
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



July 14, 2005

George R. Rainhart, R.A.
George Rainhart Architect and Associates, P.C.
2325 San Pedro N.E. – Suite 2-B
Albuquerque, NM 87110

**Re: Mission Plaza, 5616 Eubank Blvd. NE, Traffic Circulation Layout
Architect's Stamp dated 5-5-05 (F21-D77)**

Dear Mr. Rainhart,

The TCL submittal received 7-13-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.
Engineering Associate, Planning Dept.
Development and Building Services

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

F-21/D77

PROJECT TITLE: Mission Plaza ZONE MAP/DRG. FILE # F21Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract J Eubank Blvd. N.E. Academy Place Annexation & Zoning Plat
CITY ADDRESS: 5616 Eubank Blvd N.E.

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Rainhart Architect & Associates
ADDRESS: 2325 San Pedro N.E.
CITY, STATE: Albuquerque, N.M. 87110

CONTACT: Mike Sabramy
PHONE: 884-9110
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

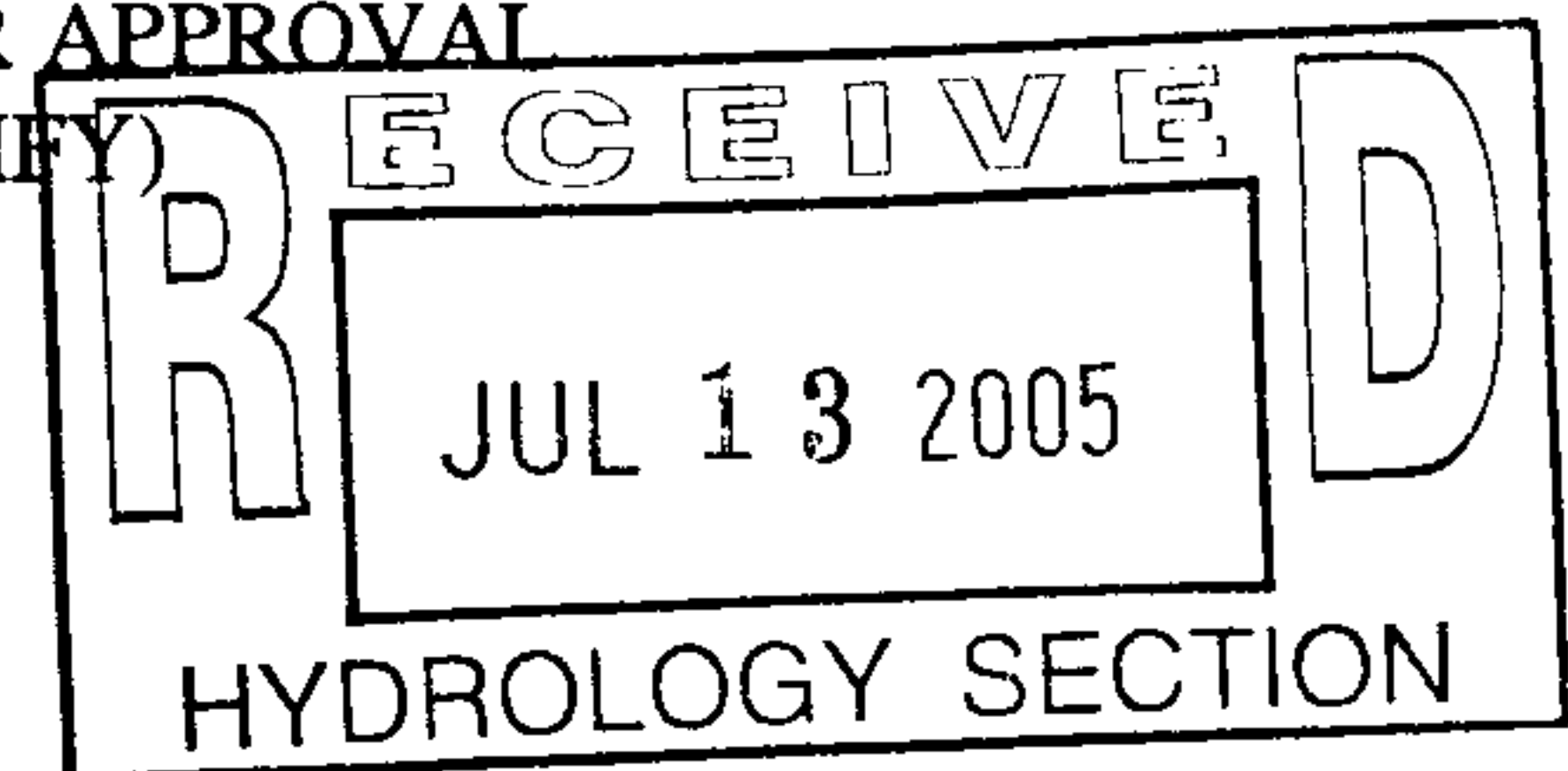
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

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



SUBMITTED BY: McElhenny DATE: 7-13-05

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.
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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

- LEFT TURN BAY WORK ORDER

- 15 WHAT IS RADIUS?

EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mountain Run Apartments Limited Partnership, an Oklahoma limited partnership ("Grantor") hereby grants and conveys to SL Eubank Land, LLC, a New Mexico limited liability company ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, under, upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

1. Grant. The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to other property owned by Grantee.

2. Street. The Grantee will construct a permanent driveway, street or road on the Property within the Easement. Grantee will comply with all state and local ordinances and regulations in construction of the permanent driveway, street or road within the Easement. Grantor hereby grants to Grantee the right to enter upon its property adjoining the Easement for the purpose of constructing the permanent driveway, street or road within the Easement.

3. No Interference. Grantor shall not interfere with the Grantee's construction of such permanent driveway, road or street within the Easement or with use of the permanent driveway, road or street within the Easement once it is constructed.

4. Amendment. This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.

5. This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.

6. Governing. This Easement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico.

SIGNED on this the 9th day of March, 2005.

GRANTOR

MOUNTAIN RUN APARTMENTS L.P.

an Oklahoma limited partnership

By: Case-Mountain Run L.L.C.

an Oklahoma limited liability company
its General Partner

By: [Signature]
Mike D. Case, Manager

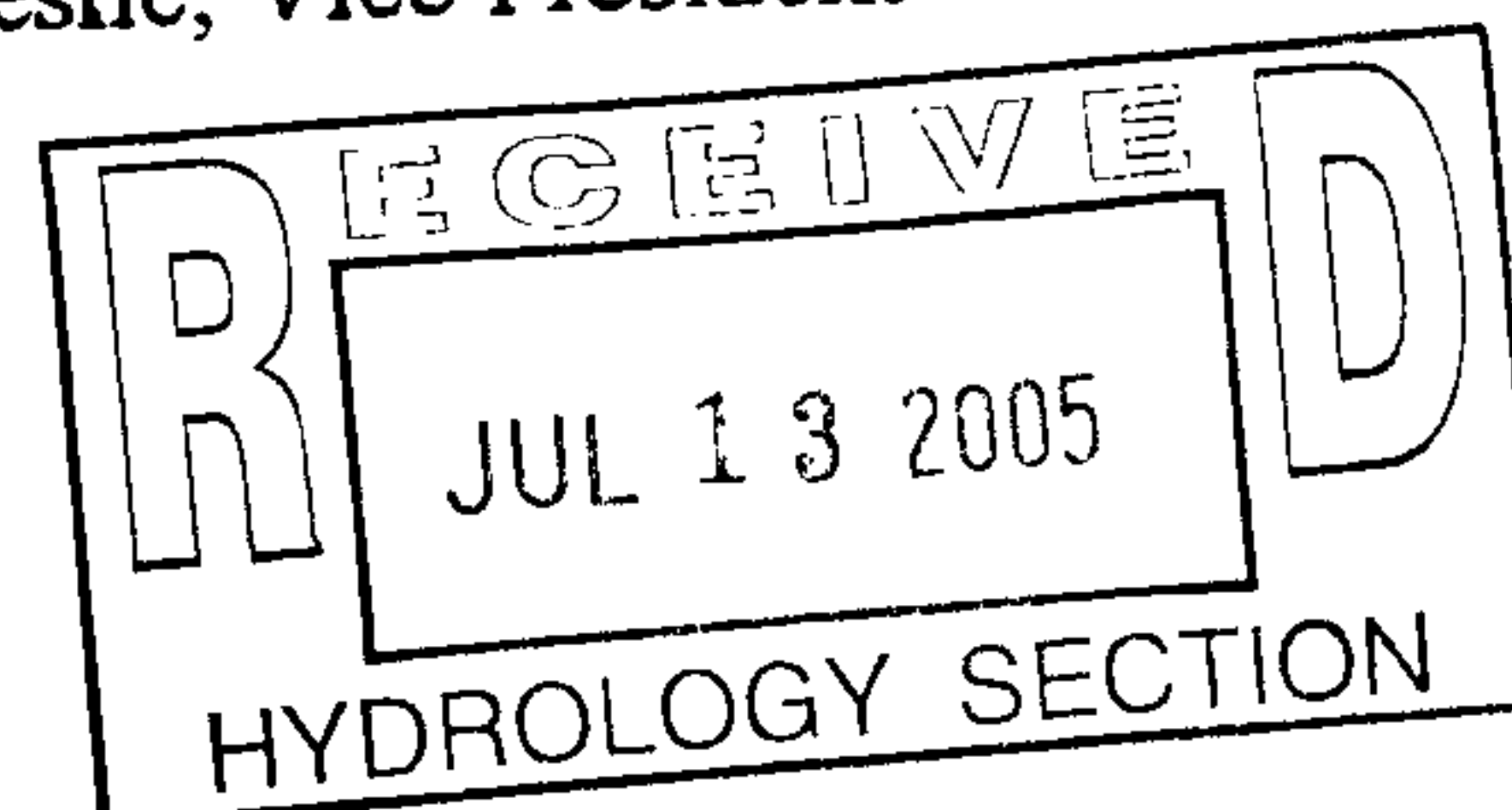
GRANTEE

SL EUBANK LAND, LLC

a New Mexico limited liability company

By: Leslie Investment Properties, Inc.
its Manager

By: [Signature]
Jeff Leslie, Vice President



ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

SUBSCRIBED AND SWORN TO before me on March 9, 2005, by
Mike D. Case as Manager of G.P. on behalf of Mountain Run Apartments L.P.
(Grantor)

Karen Spiegel
NOTARY PUBLIC

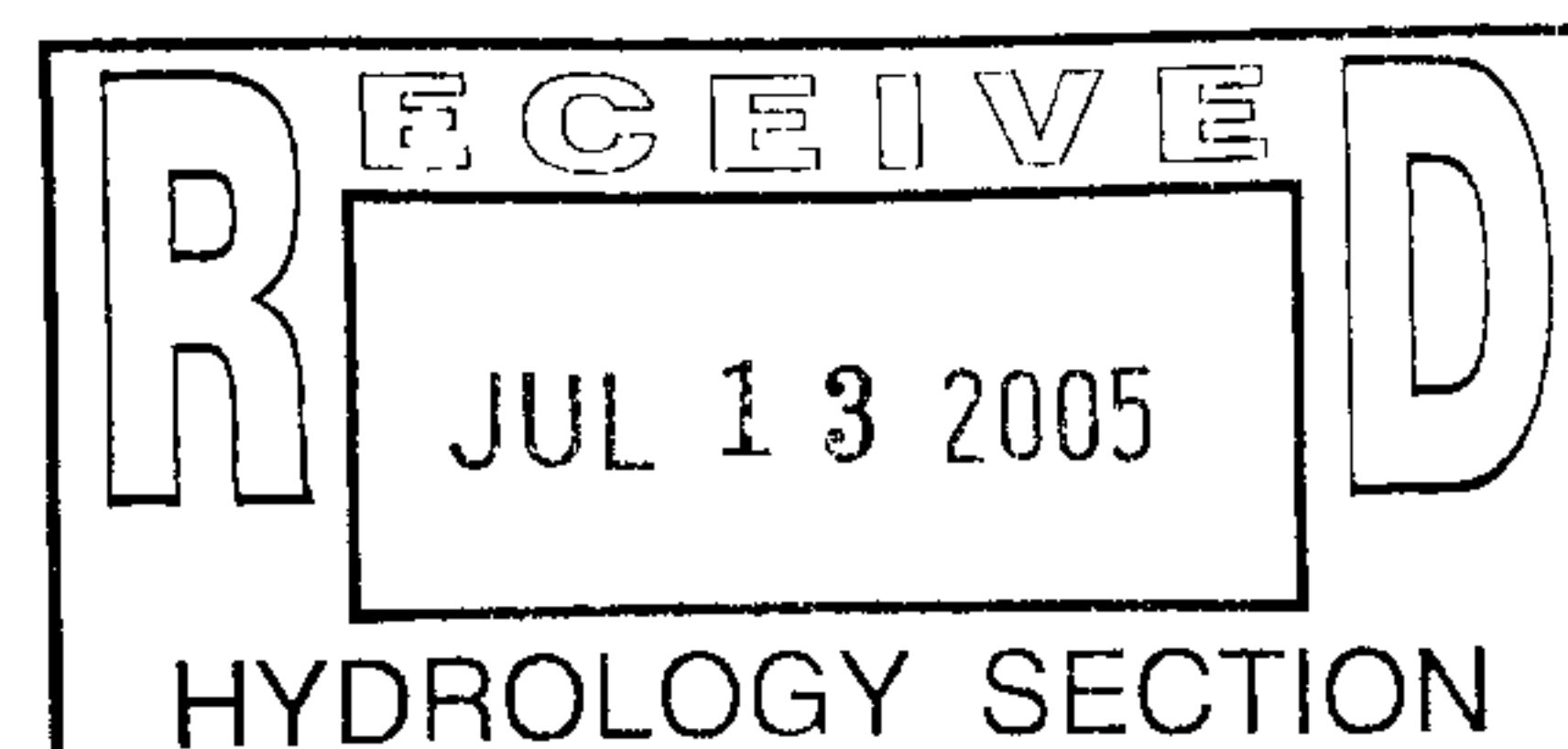
My Commission Expires: 7-25-05
#01010513

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNAILLO)

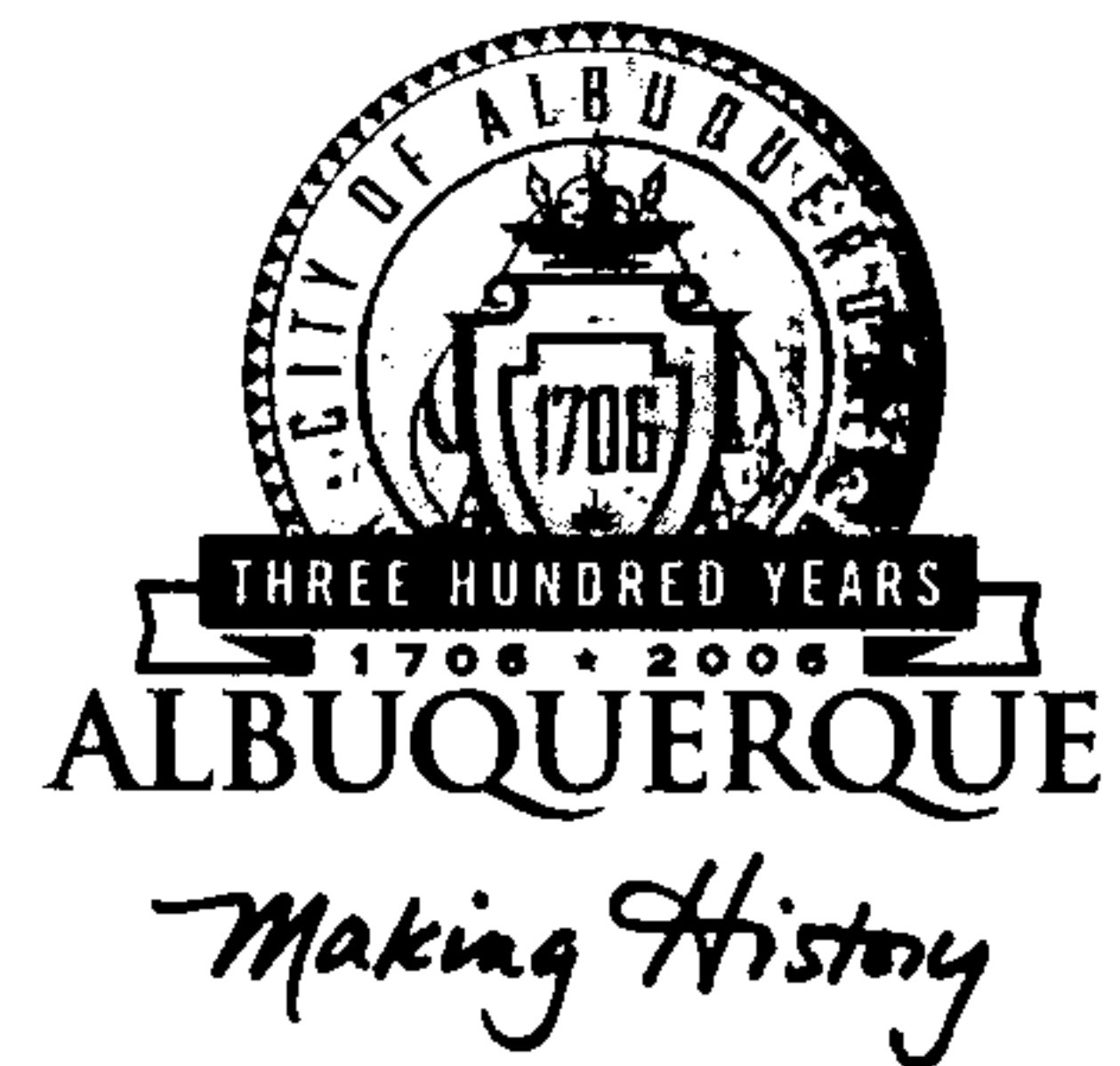
SUBSCRIBED AND SWORN TO before me on June 22, 2005, by
Jeff Leslie as Vice-President on behalf of Leslie Investment Properties
(Grantee)

Beverly A. Barber
NOTARY PUBLIC

My Commission Expires: 9-21-08



CITY OF ALBUQUERQUE



May 25, 2005

George A. Rainhart, R.A.
George Rainhart & Associates PC
2325 San Pedro NE – Suite 2-B
Albuquerque, NM 87110

**Re: Mission Plaza, 5616 Eubank NE, Traffic Circulation Layout
Architect's Stamp dated 5-5-05 (F21-D77)**

Dear Mr. Rainhart,

Based upon the information provided in your submittal received 5-18-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. Provide cross access easement. ✓
2. Analyze need for left turn bay on southbound Eubank.
3. Provide parking calculations. ✓
4. Label sidewalk widths. ✓
5. Label radius on all returns.
6. Label the compact parking spaces by placing the words "compact" on the pavement of each space. ✓
7. Provide detail showing how new entrance works with existing inlet and PVC pipe. ✓
8. Interior parallel parking spaces are required to be 22' long. ✓
9. Provide a vicinity map on plan. ✓
10. Show connections to existing sidewalk and ADA ramps.
11. Label depth of keyway. ✓

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

C: file

F-21/D77
15-21/DVA

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/28/2003rd)

PROJECT TITLE: Mission Plaza ZONE MAP/DRG. FILE #: F-21-2
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract J, Enbark Blvd NE, Academy Place
CITY ADDRESS: 5616 Enbark NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: Leslie Investments
ADDRESS: 2900 Louisiana NE
CITY, STATE: Albuquerque, N.M.

CONTACT: Todd Leslie
PHONE: 881-8300
ZIP CODE: 87110

ARCHITECT: Ratchart Architect & Assoc.
ADDRESS: 2325 San Pedro NE
CITY, STATE: Albuquerque, N.M.

CONTACT: Mike Salas
PHONE: 884-9100 x108
ZIP CODE: 87110

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☒ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

Need Vicinity map

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN 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)

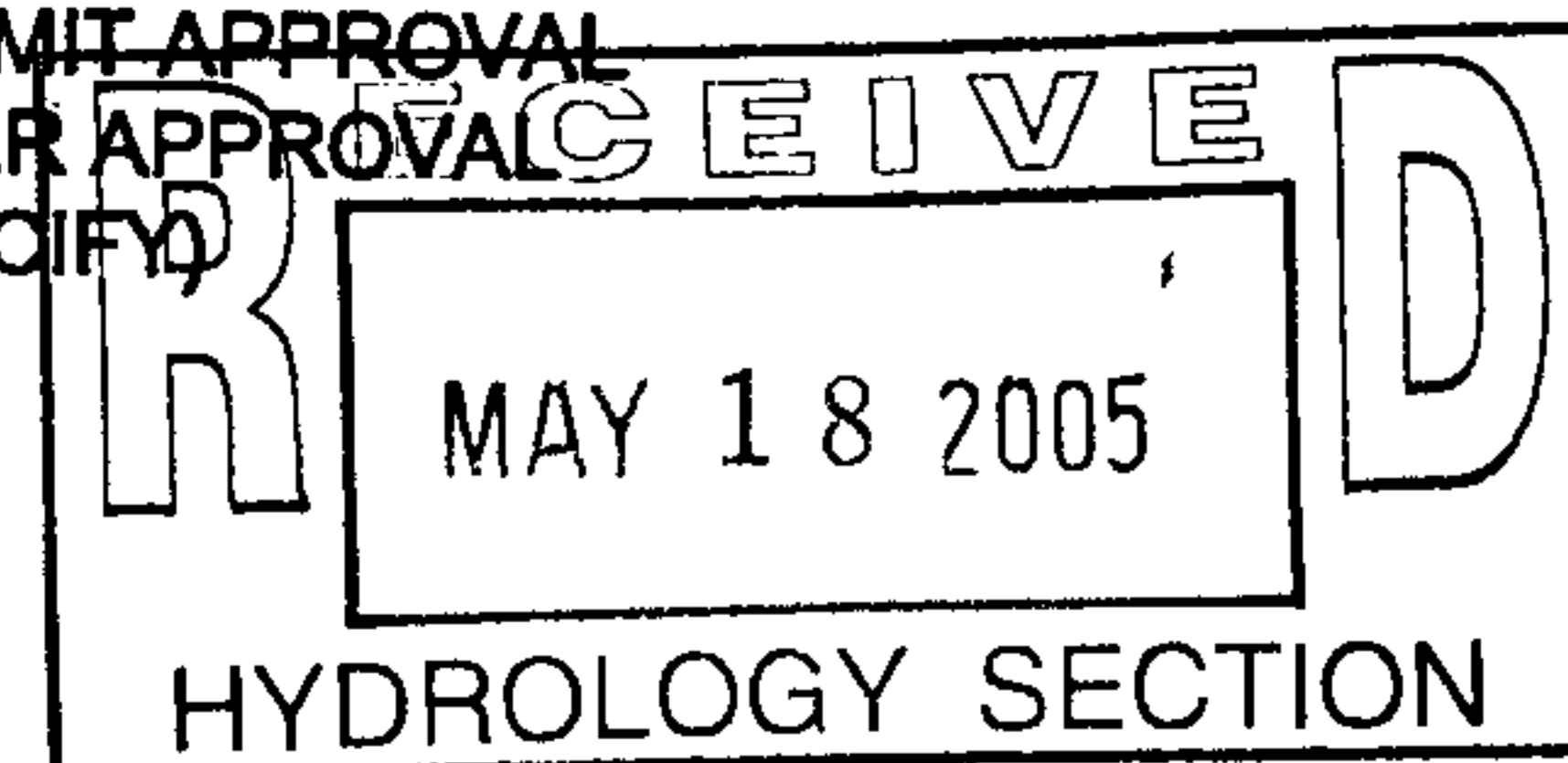
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 5-18-05 BY: Michael Spry

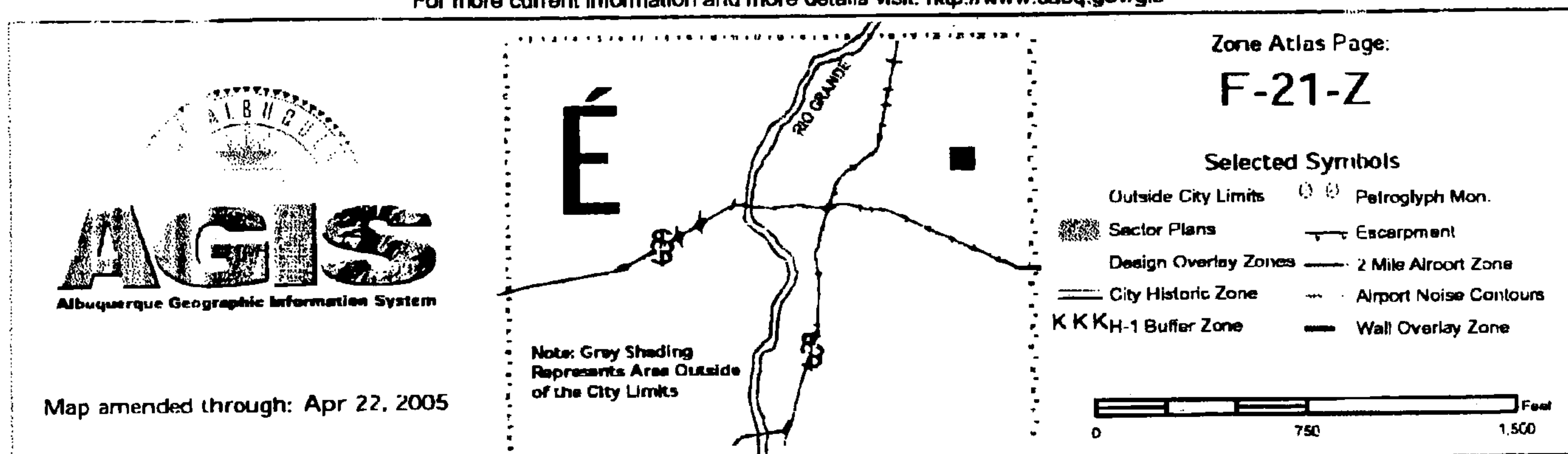
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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

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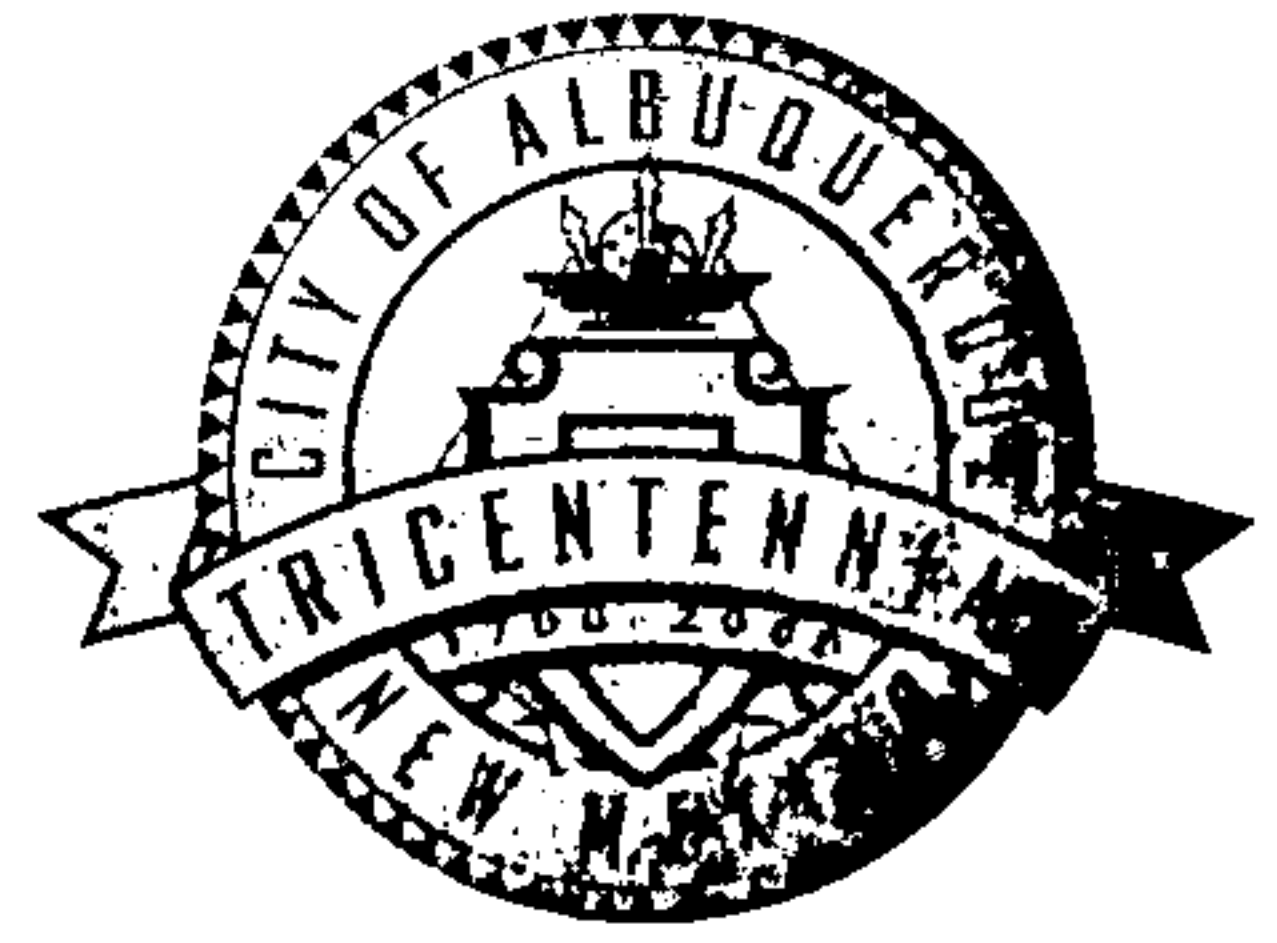


- CROSS ACCESS EASEMENT
- LEFT TURN BAY @ EUBANK
- PARKING CALCS
- SIDEWALK WIDTHS
- RADIUS OF RETURNS
- NEW RETURN AND
EXISTING CULVERT - SHOW MORE DETAIL
- INTERIOR PARALLEL PARKING SPACES 22'
- VICINITY MAP
- SHOW TIE IN TO EXISTING SIDEWALK
AND ADA RAMPS
- PROTECT LIGHTING OK
- LABEL ALL COMPACT SPACES (PUNT MARKING)
- LABEL DEPTH OF KEYWAY MIN. 5'

44-210773



CITY OF ALBUQUERQUE



October 31, 2006

Mr. Ron Bohannon, PE
TIERRA WEST, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: MISSION PLAZA
5616 Eubank Blvd. NE
Approval of Temporary Certificate of Occupancy (C.O.)
Engineer's Stamp dated 08/24/2005 (F-21/D77)
Certification dated 10/28/2006

Dear Ron,

Based upon the information provided in your submittal received 10/30/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Upon completion of the exceptions listed in your Drainage Certification, please resubmit an updated certification for Permanent C.O.

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

Sincerely,

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

C: CO Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Mission Plaza
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F21-D77
WORK ORDER #: 7205.81

LEGAL DESCRIPTION: Tract J, Academy Place
CITY ADDRESS: 5616 Eubank Blvd. NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson Street NE
CITY, STATE: Albuquerque, NM 87113

CONTACT: Marcella Jaramillo, PE
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: LESLIE INVESTMENT PROPERTIES, INC.
ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Leslie
PHONE: (505) 881-8200
ZIP CODE: 87110

ARCHITECT: George Rainhart Architects
ADDRESS: 2325 San Pedro NE, Suite 2B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Safrany
PHONE: (505) 884-9110
ZIP CODE: 87102

SURVEYOR: Jake Arguelles, Jr. PS # 7472
ADDRESS: _____
CITY, STATE: _____

CONTACT: Jake Arguelles, Jr.
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Hart Construction
ADDRESS: 2919 2nd Street, NW, Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Jim Pekin
PHONE: 345-4001
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL GRADING & DRAINAGE PLAN
____ GRADING PLAN
____ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ ENGINEERS CERTIFICATION (TCL)
____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
____ OTHER

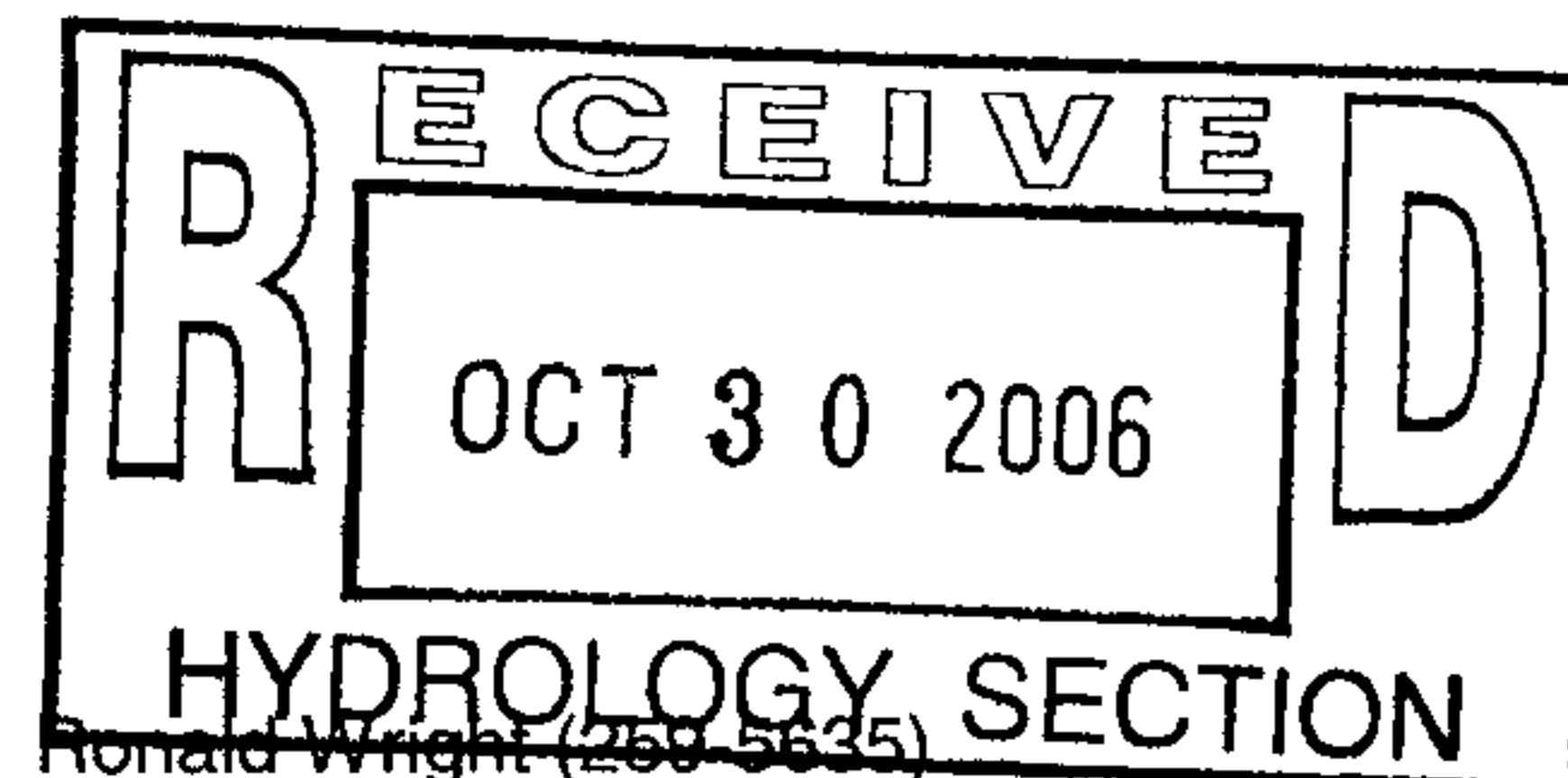
CHECK TYPE OF APPROVAL SOUGHT:

____ SIA / FINANACIAL GUARANTEE RELEASE
____ PRELIMINARY PLAT APPROVAL
____ S. DEV. PLAN FOR SUB'D. APPROVAL
____ S. DEV. PLAN 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) **Drainage Approval**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

____ YES
☒ NO
____ COPY PROVIDED

DATE SUBMITTED: ~~27-Oct-06~~ 10/30/06 BY: _____



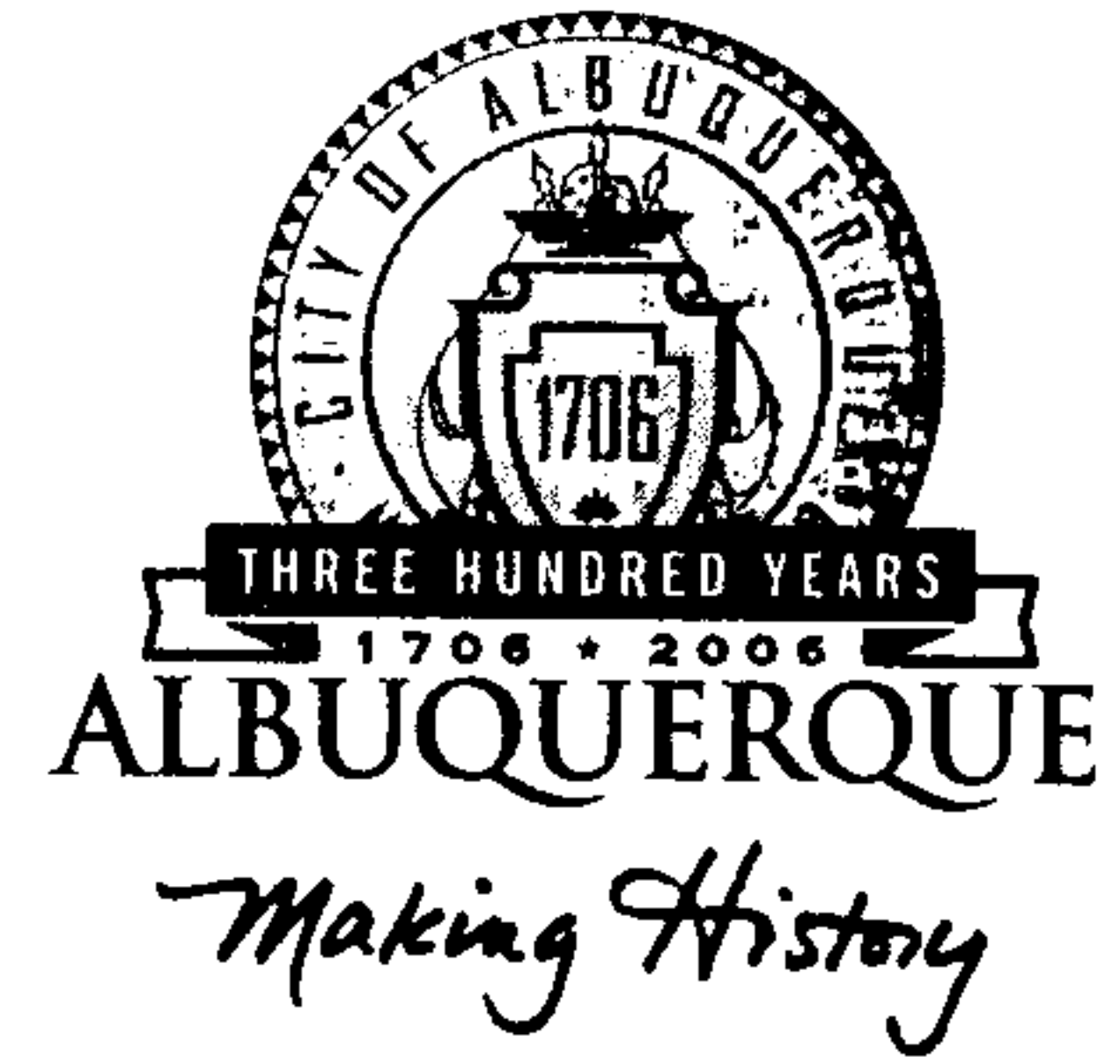
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CITY OF ALBUQUERQUE



August 31, 2005

Vincent Carrica, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Mission Plaza, 5616 Eubank Blvd NE, Grading and Drainage Plan
Engineer's Stamp dated 8-24-05 (F21-D77)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 8-24-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval. 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

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 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3981.

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

F-21/D77

PROJECT TITLE: Mission Plaza
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F-21-Z
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract J, Academy Place
CITY ADDRESS: 5616 Eubank Blvd. NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson Street NE
CITY, STATE: Albuquerque, NM 87113

CONTACT: Marcella Jaramillo, PE
PHONE: (505) 858-3100
ZIP CODE: 87113

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CONTACT: Jeff Leslie
PHONE: (505) 881-8200
ZIP CODE: 87110

ARCHITECT: George Rainhart Architects
ADDRESS: 2325 San Pedro NE, Suite 2B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Safrany
PHONE: (505) 884-9110
ZIP CODE: 87102

SURVEYOR: Surveys Southwest
ADDRESS: 333 Lomas Boulevard NE
CITY, STATE: Albuquerque, NM

CONTACT: Gary E. Gritsko
PHONE: (505) 998-0303
ZIP CODE: 87102

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) **Drainage Approval**

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

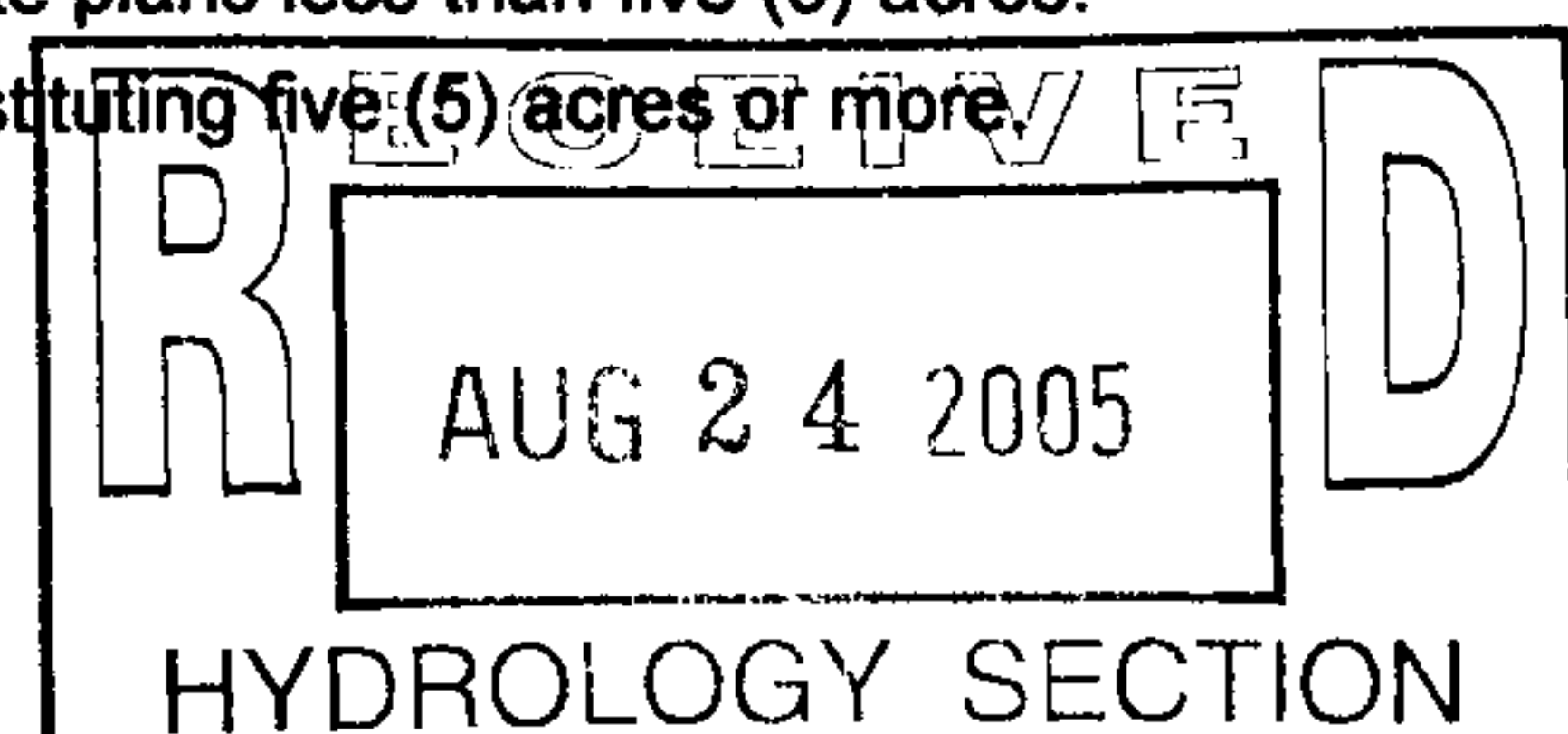
DATE SUBMITTED: REVISED BY: Marcella Jaramillo, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



DRAINAGE REPORT

for

Mission Plaza Albuquerque, New Mexico

Prepared by

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

Prepared for

Leslie Investment Properties, Inc.
2900 Louisiana Blvd. NE, Suite H
Albuquerque, NM 87110



August 2005

[Handwritten Signature] 8-24-05

Vincent P. Carrica P.E. No. 16212

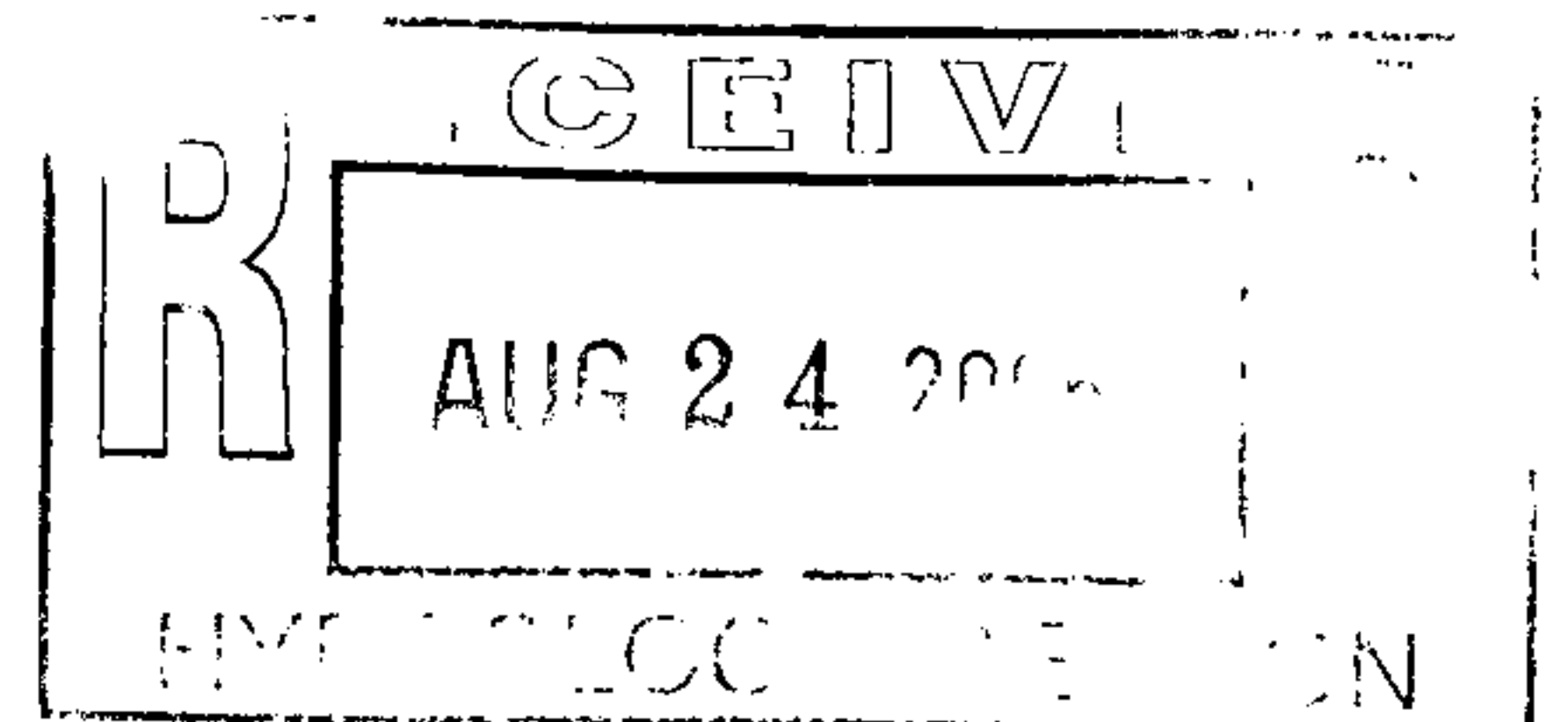


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Summary3

Zone Atlas Map F-21.....4

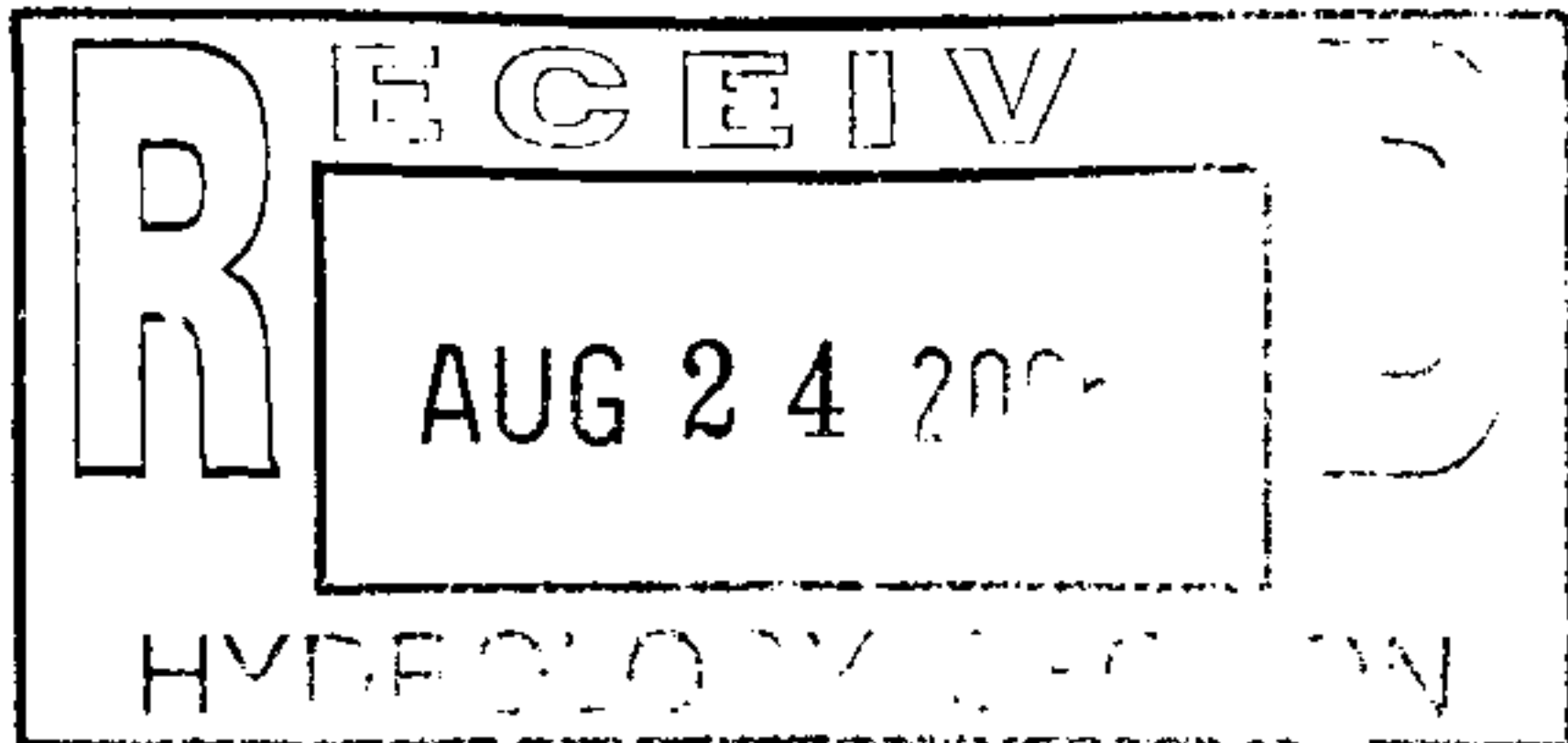
Existing Condition Drainage Basin Map.....5

Proposed Condition Drainage Basin Map6

FIRM Map 35001C0144F.....7

Runoff Calculations.....8

Grading and Drainage Plan..... Map Pocket



Location

The Mission Plaza site is located on the east side of Eubank Boulevard, just south of Layton Avenue. The 1.3774 acre site is bordered on the north by a commercial site known as Mountain Run Shopping Center/Apartment Complex and by residential sites to the south and to the east. The purpose of this report is to provide the drainage analysis and management plan for the office and institutional zone site to include the proposed office building for Site Plan for Building Permit.

Zone Atlas Page

The site is located on City of Albuquerque Zone Atlas Map F-21 and is shown on the attached sheet.

Drainage Basin Designations

For the purpose of this report, the existing and developed drainage basins were designated as follows.

Existing Undeveloped Basins: 1 and 2

Developed Condition Basins: 1 and 2

Existing Drainage Conditions

The site is currently undeveloped with no existing storm drain facilities. This site accepts no off-site flows. The on-site runoff, 5.23 cfs, primarily flows from east to west to an existing drop inlet south of Malaguena Lane that connects to an existing 24" storm drain along Eubank

Boulevard (Basin 2). A small portion of the north end of the site drains to an existing drop inlet at the intersection of Eubank Boulevard and Layton Avenue (Basin 1).

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Nuisance flows are collected in a pond in the southwest corner of the site. According to the 1993 Master Plan of Drainage for Academy Place, Unit 1, the residential sites to the south and to the east, drain 112 cfs to Malaguena Lane where it is picked up by the existing Eubank storm drain. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

FIRM Map

The site is located on FIRM Map 35001C0144F as shown on the attached sheet. The map shows that the site does not lie within any 100-year floodplains.

On-Site Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flow, 7.30 cfs, to the existing storm drain along Eubank Boulevard. Although this site is not included or accounted for in any drainage master plan, the site is in an infill area; therefore, the flow may be discharged freely to the Eubank Boulevard storm drain facilities according to Bradley Bingham, P.E. with the City of Albuquerque Planning Department. The flow from the northern portion of the

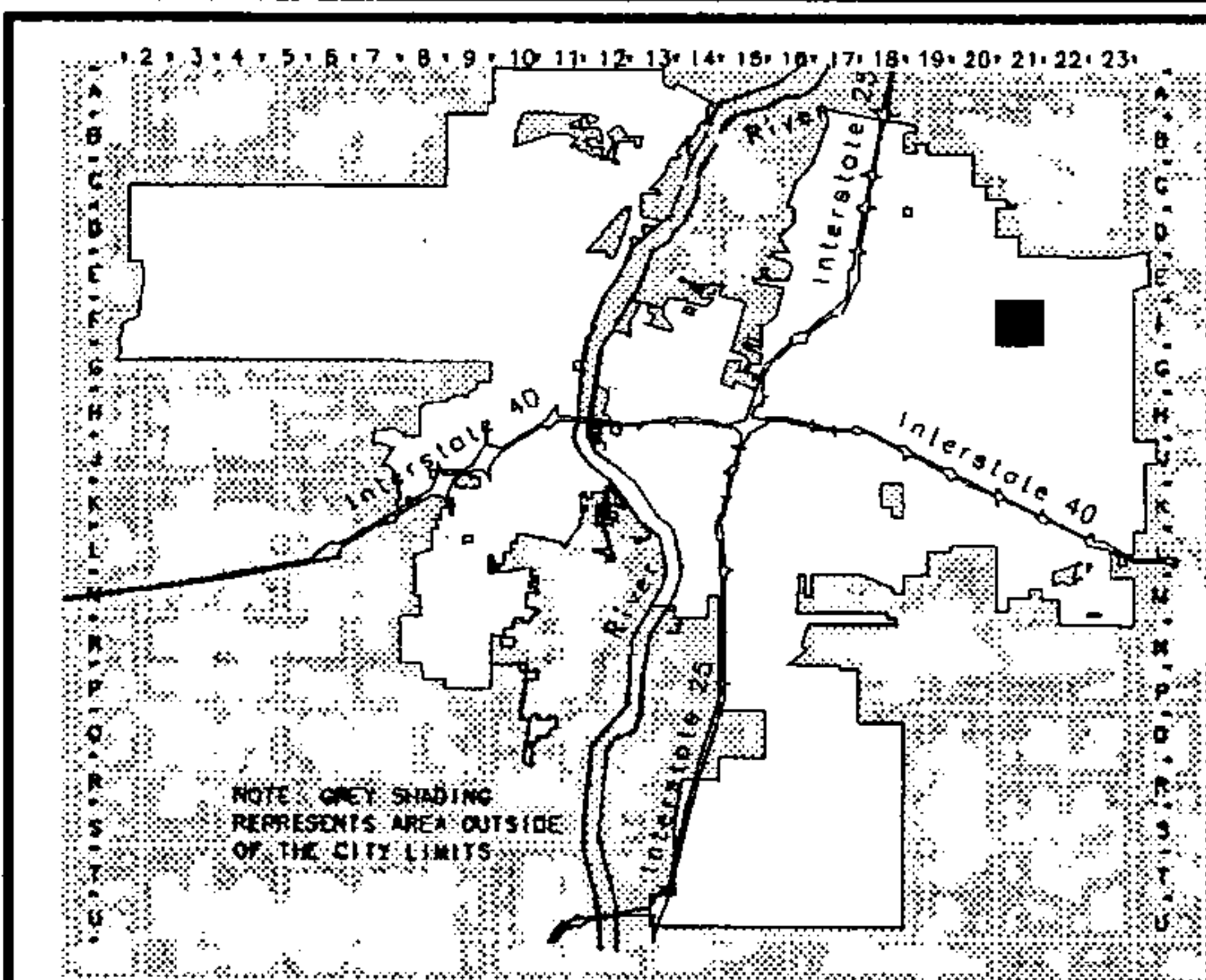
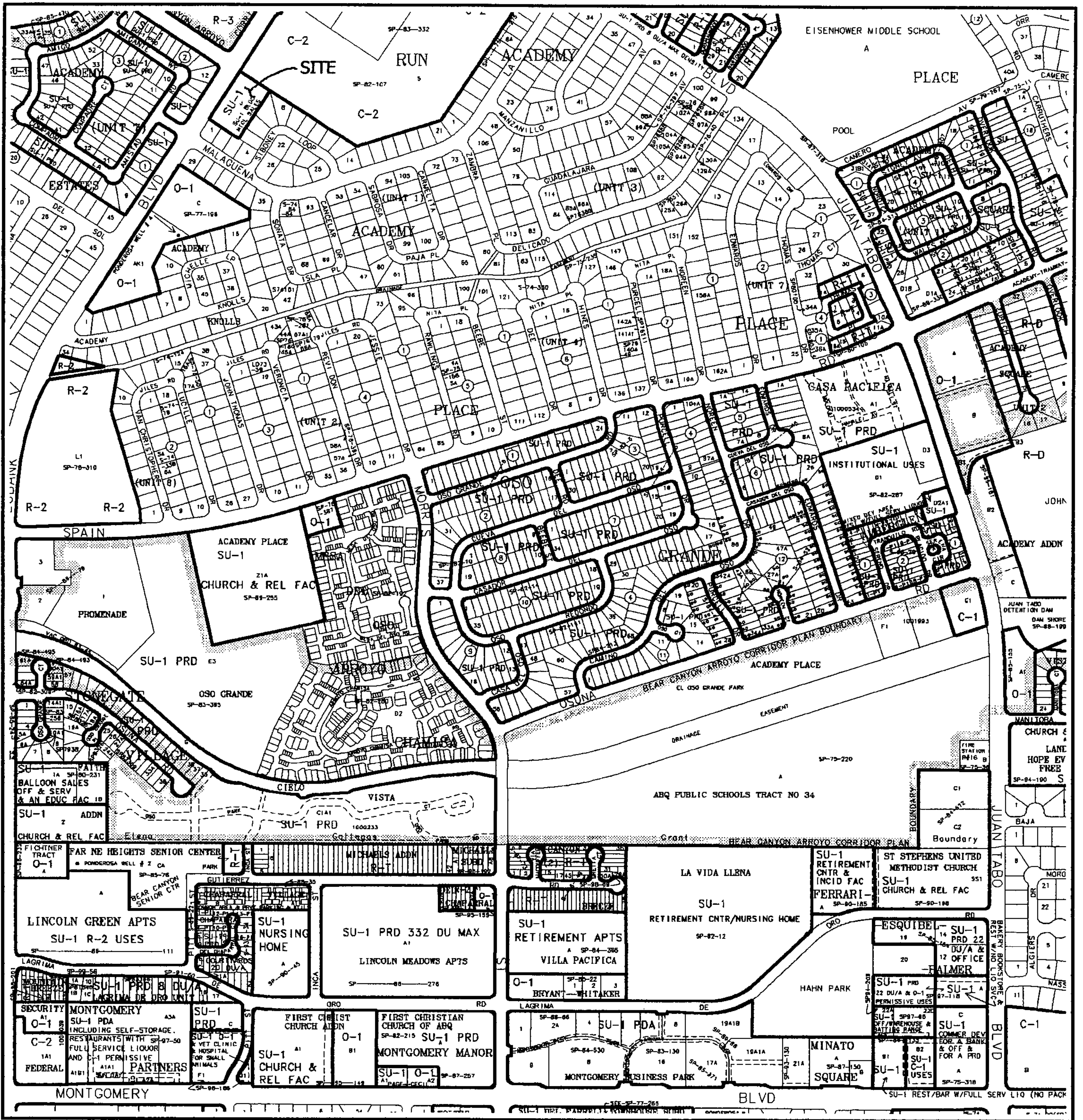
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Calculations

The Weighted E method from the “City of Albuquerque Development Process Manual Volume II – Design Criteria, 1997 Revision” was used to calculate the runoff and volume for the site.

Summary

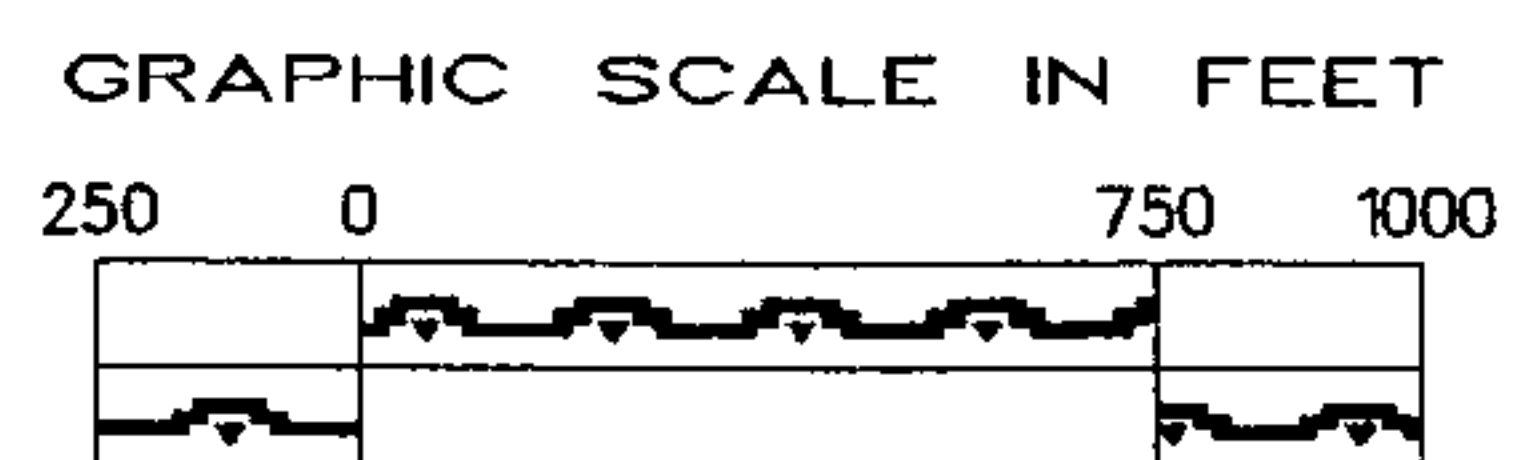
The proposed site will free discharge a total of 7.30 cfs to the existing storm drain located along Eubank Boulevard. Therefore, the increase in on-site flow due to developed condition, 2.07 cfs, and a slight shift in basin boundaries from the proposed grading, the proposed condition will act in the same way as the existing condition with two basins free discharging to the existing Eubank Boulevard storm drain facilities.



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

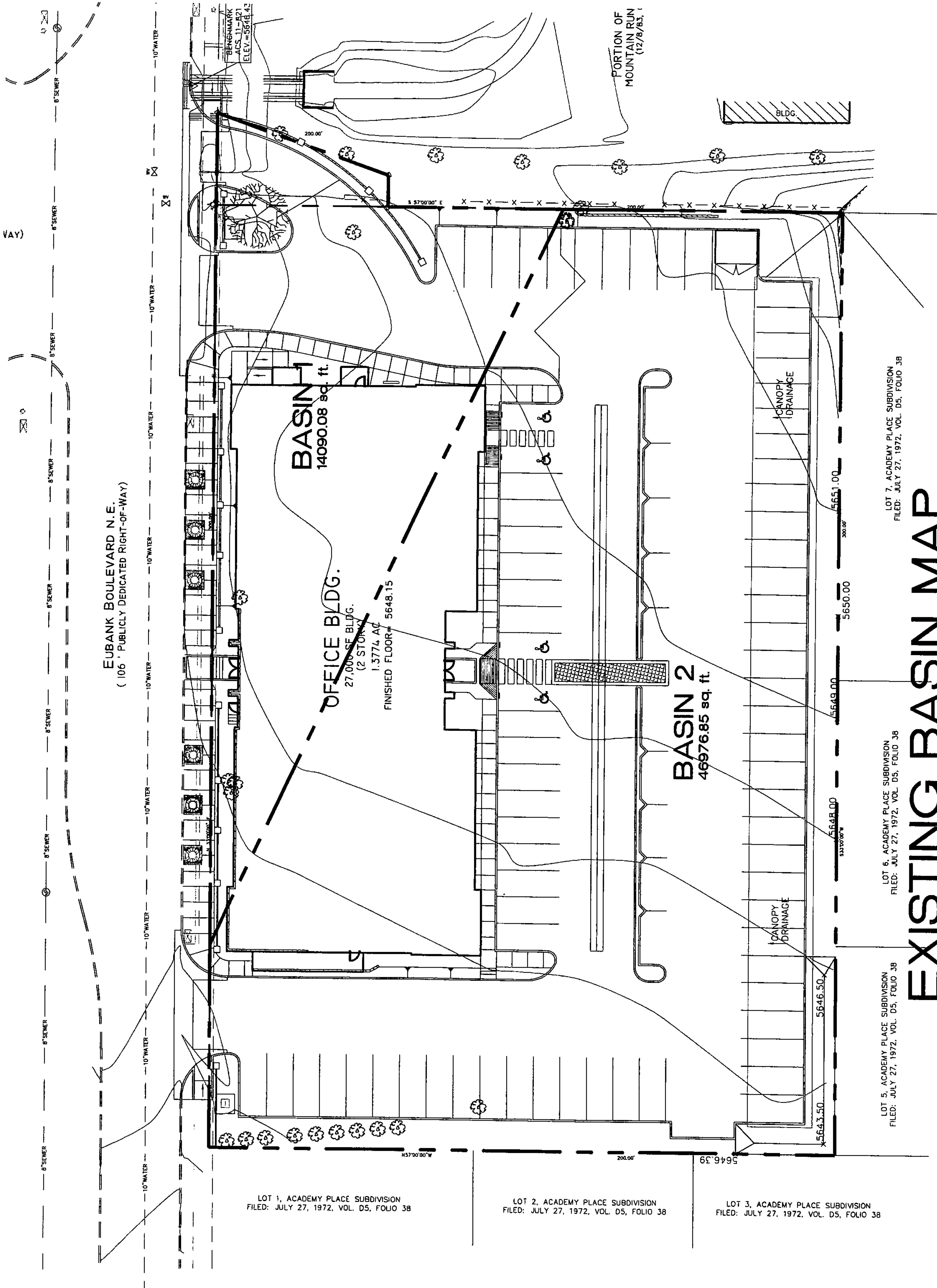
© Copyright 2003



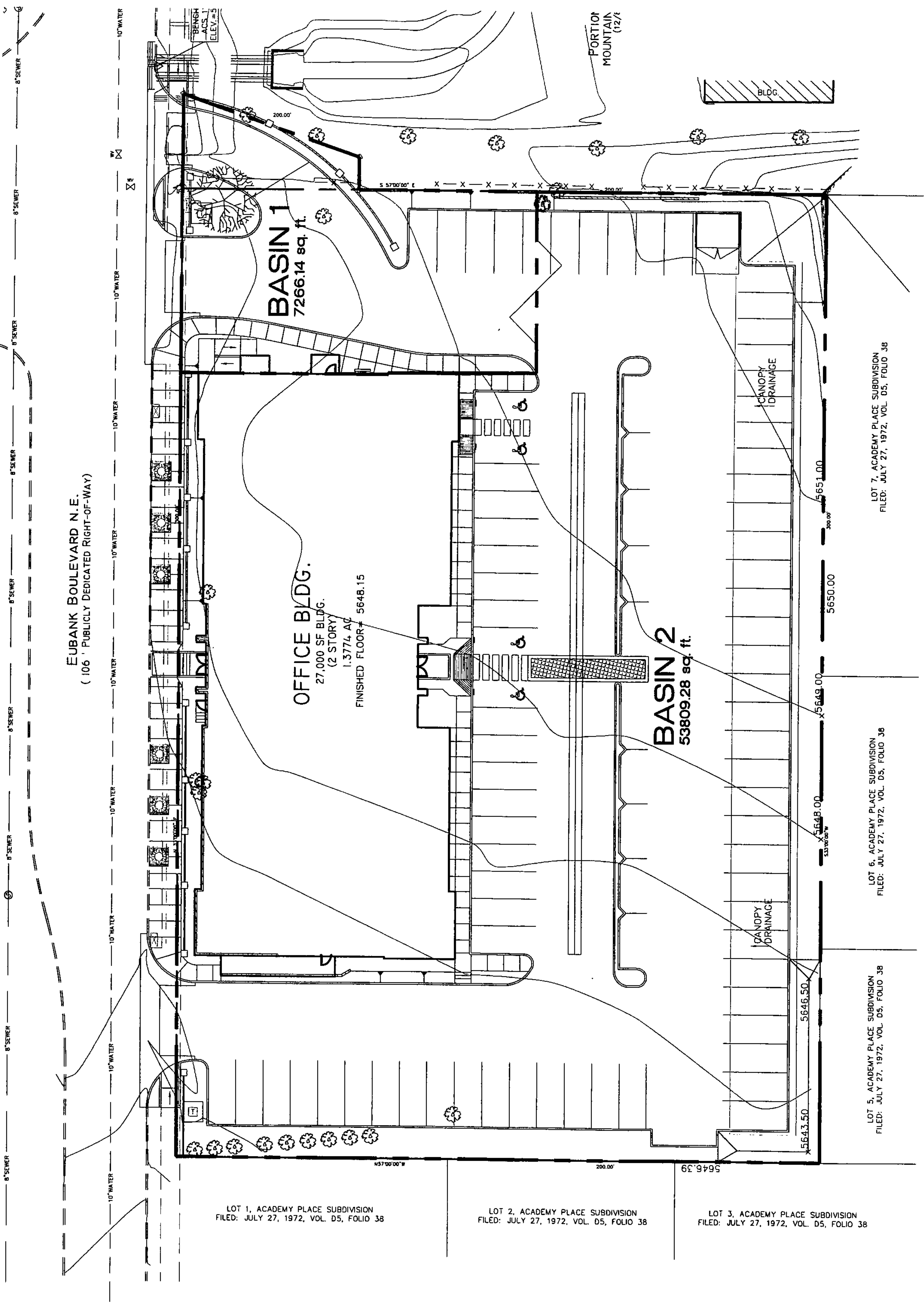
Zone Atlas Page

F21-Z

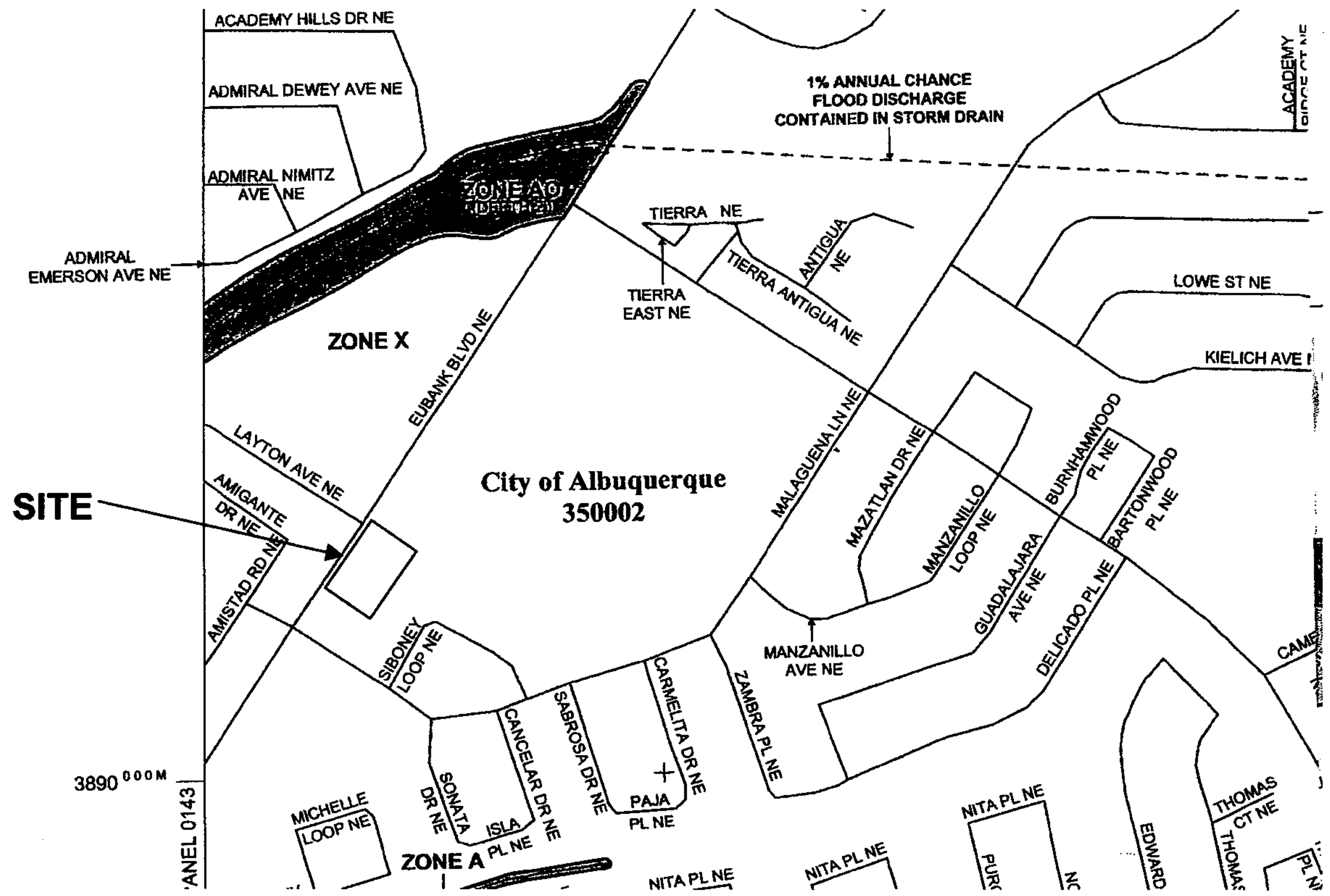
Map Amended through July 30, 2003



EXISTING BASIN MAP



PROPOSED BASIN MAP



FIRM Map 35001C0144F

Runoff Calculations

Weighted E Method

											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
Developed Condition																
1	7,266	0.17	0%	0	0%	0.00	3%	0.01	97%	0.16	2.605	0.036	0.87	1.661	0.023	0.59
2	53,809	1.24	0%	0	0%	0.00	3%	0.04	97%	1.20	2.605	0.268	6.43	1.661	0.171	4.36
Total	61,075	1.40	0%	0.00	0%	0.00	3%	0.04	97%	1.36			7.30			4.95
Undeveloped Condition																
1	14,090	0.32	0%	0.00	0%	0.00	100%	0.32	0%	0.00	1.460	0.039	1.21	0.730	0.020	0.73
2	46,977	1.08	0%	0.00	0%	0.00	100%	1.08	0%	0.00	1.460	0.131	4.02	0.730	0.066	2.44
Total	61,067	1.40	0%	0.00	0%	0.00	3%	1.40	97%	0.00			5.23			3.17

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

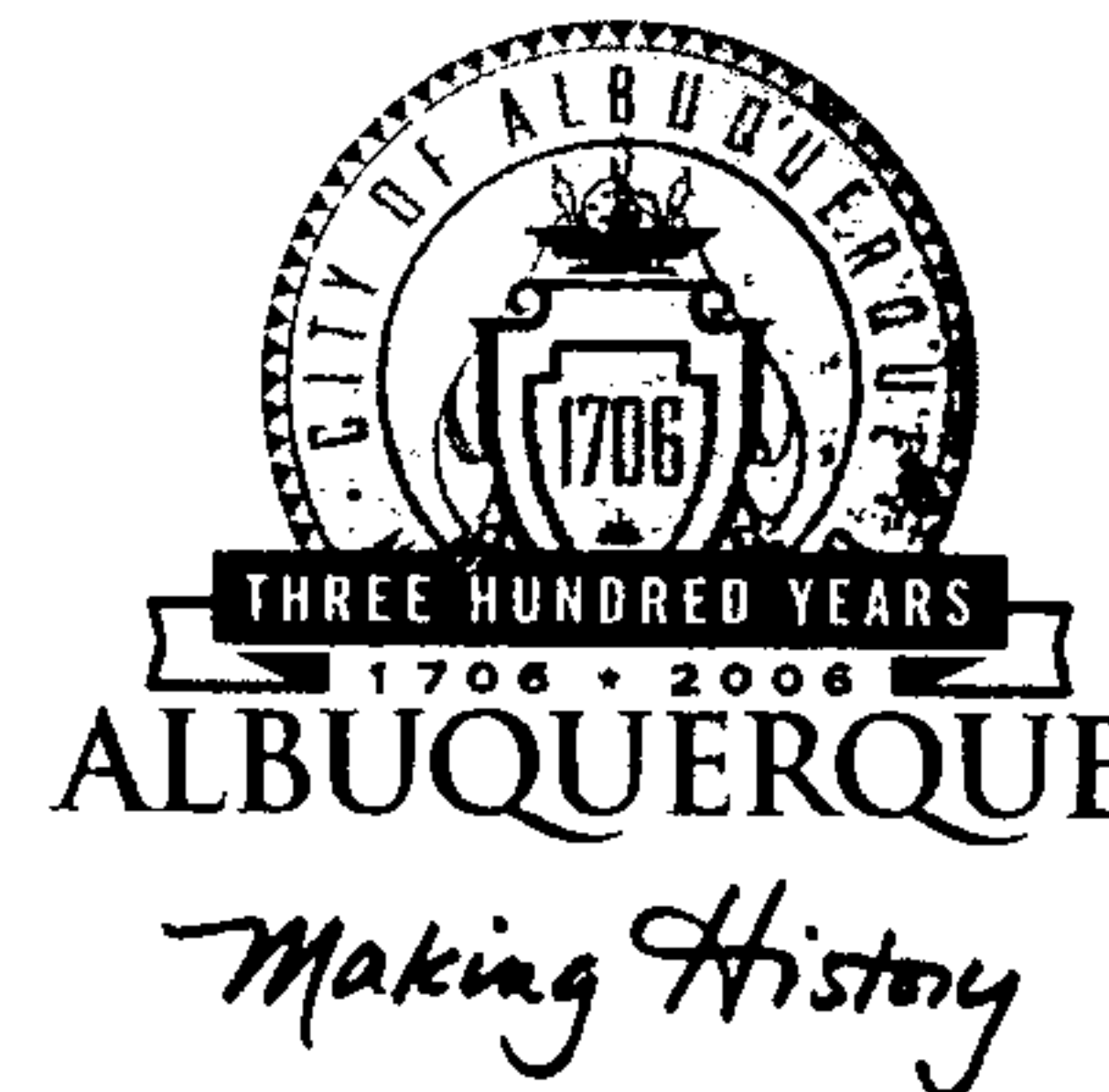
Excess Precipitation, E (inches)		
Zone 4	100-Year	10 - Year
E _a	0.8	0.28
E _b	1.08	0.46
E _c	1.46	0.73
E _d	2.64	1.69

Peak Discharge (cfs/acre)		
Zone 4	100-Year	10 - Year
Q _a	2.2	0.87
Q _b	2.92	1.45
Q _c	3.73	2.26
Q _d	5.25	3.57

MAP POCKET

GRADING & DRAINAGE PLAN

CITY OF ALBUQUERQUE



August 10, 2005

Vincent Carrica, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Mission Plaza, 5616 Eubank Blvd NE, Grading and Drainage Plan
Engineer's Stamp dated 8-08-05 (F21-D77)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 8-09-05, the above referenced plan is approved for Preliminary Plat action by the DRB. Once the DRB has approved the plan, please submit a mylar copy to me in order to obtain rough grading approval. 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. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

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 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3981.

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Mission Plaza
DRB #: _____ EPC #: _____

ZONE MAP/DRG. FILE #: F-21-1077
WORK ORDER #: _____

LEGAL DESCRIPTION: Tract J, Academy Place
CITY ADDRESS: 5616 Eubank Blvd. NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 8509 Jefferson Street NE
CITY, STATE: Albuquerque, NM 87113

CONTACT: Marcella Jaramillo, PE
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: LESLIE INVESTMENT PROPERTIES, INC.
ADDRESS: 2900 Louisiana Boulevard NE, Suite C-2
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Leslie
PHONE: (505) 881-8200
ZIP CODE: 87110

ARCHITECT: George Rainhart Architects
ADDRESS: 2325 San Pedro NE, Suite 2B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Safrany
PHONE: (505) 884-9110
ZIP CODE: 87102

SURVEYOR: Surveys Southwest
ADDRESS: 333 Lomas Boulevard NE
CITY, STATE: Albuquerque, NM

CONTACT: Gary E. Gritsko
PHONE: (505) 998-0303
ZIP CODE: 87102

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

Resub

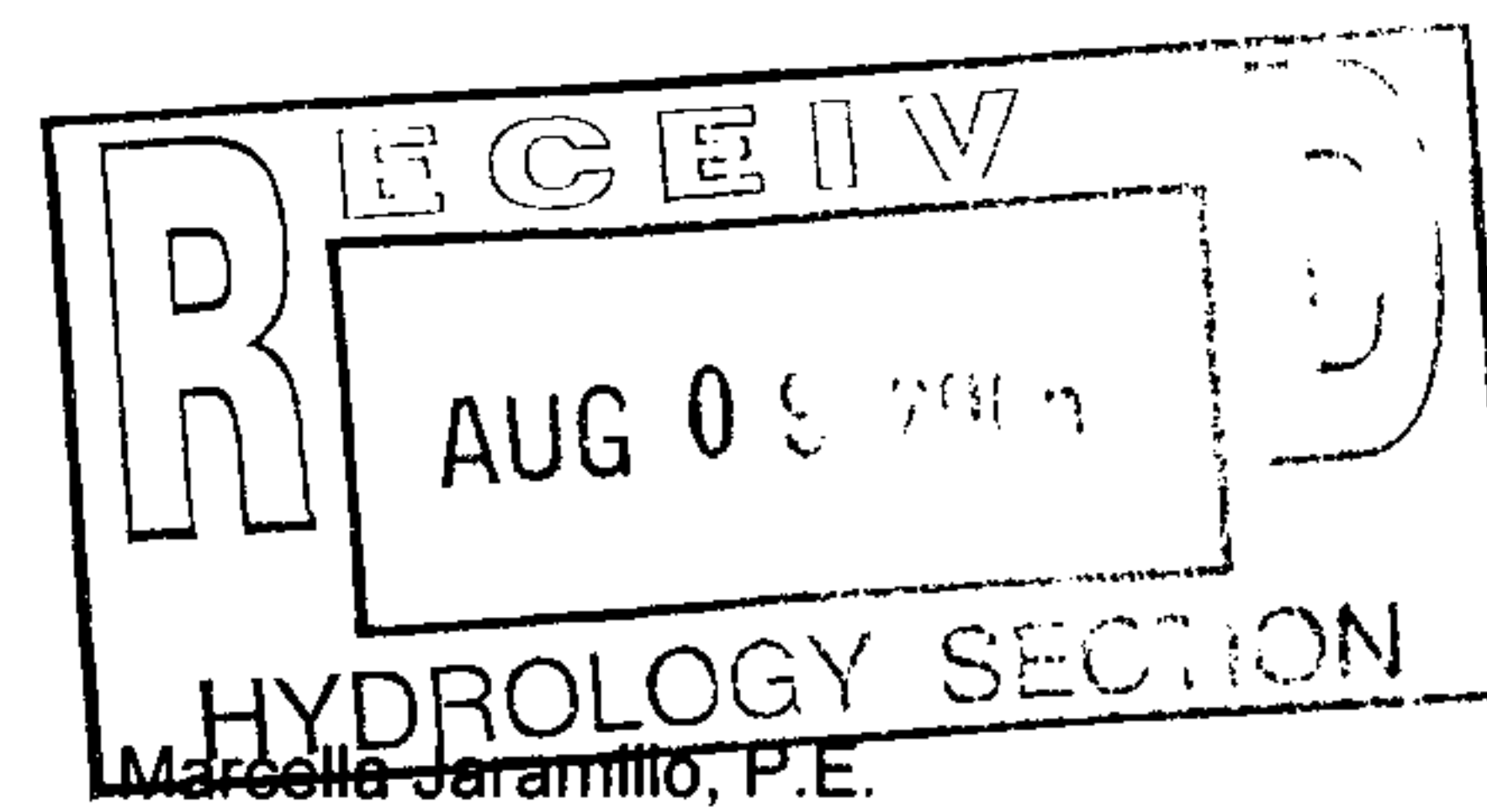
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: REVISED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☒ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☒ S. DEV. PLAN 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) **Drainage Approval**

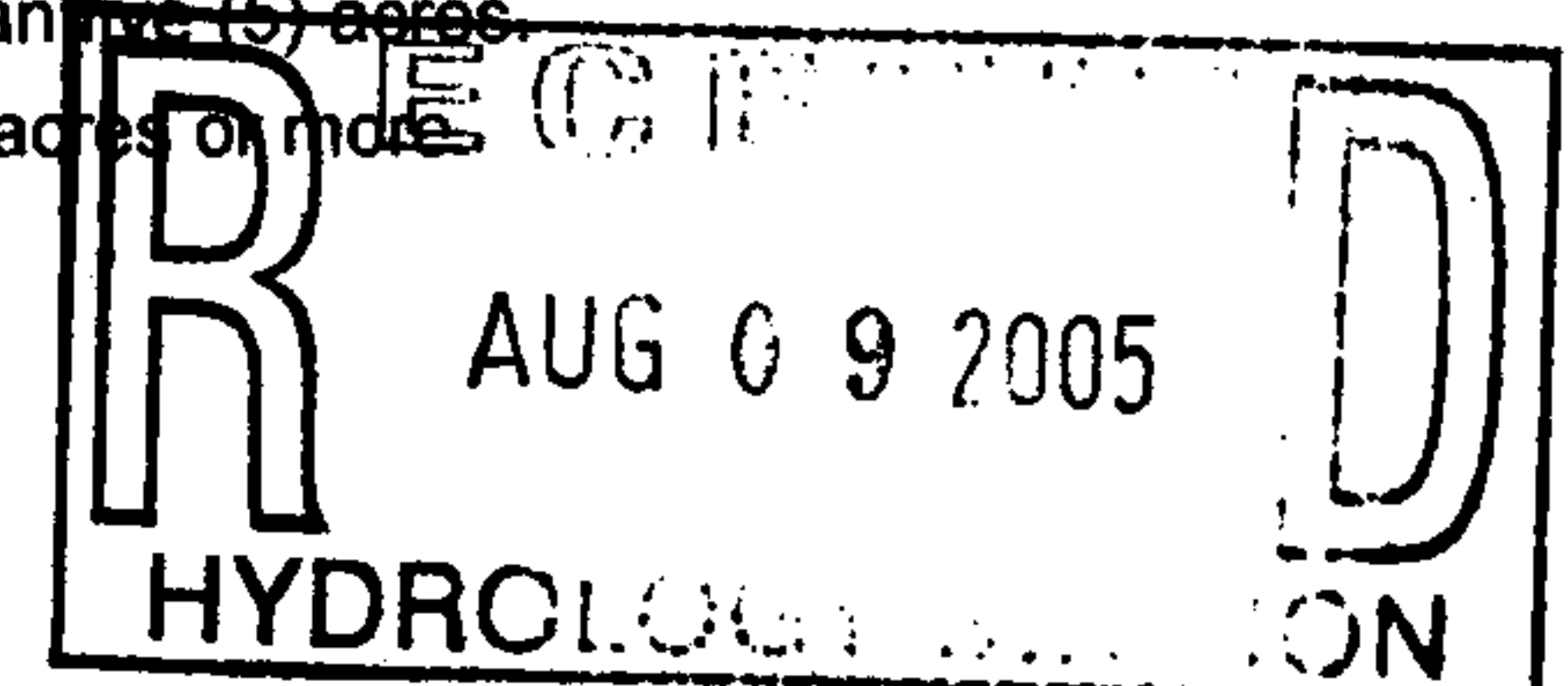


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



DRAINAGE REPORT

for

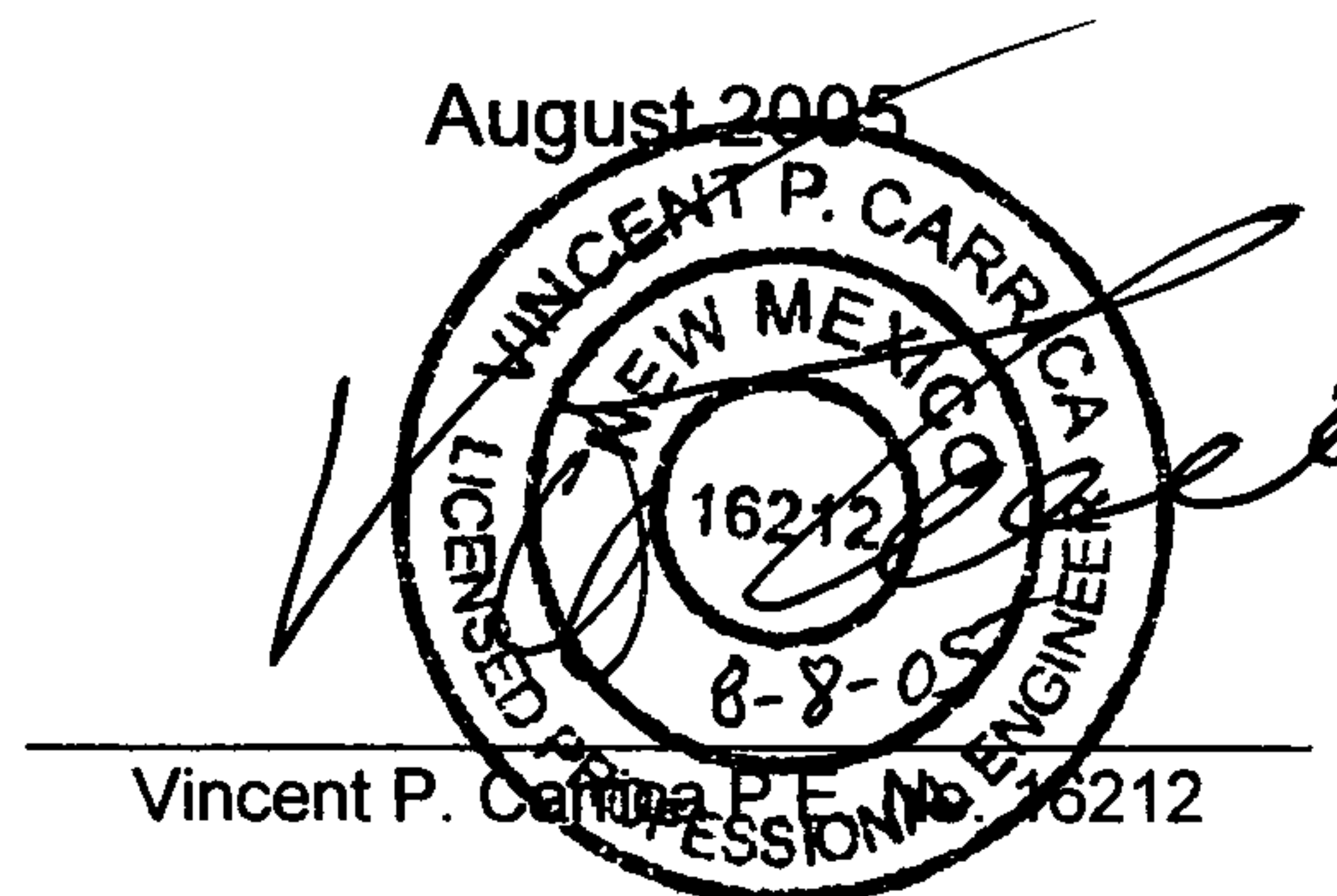
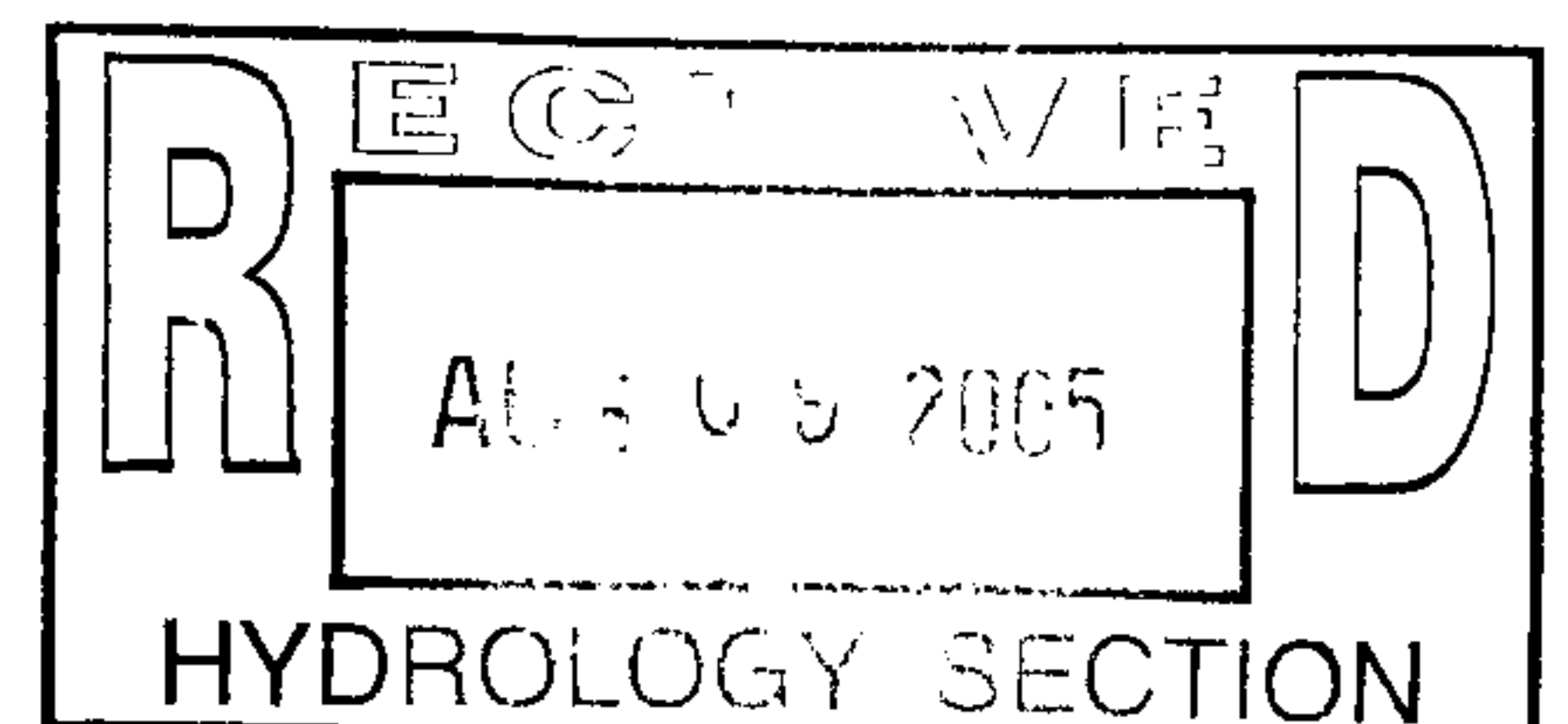
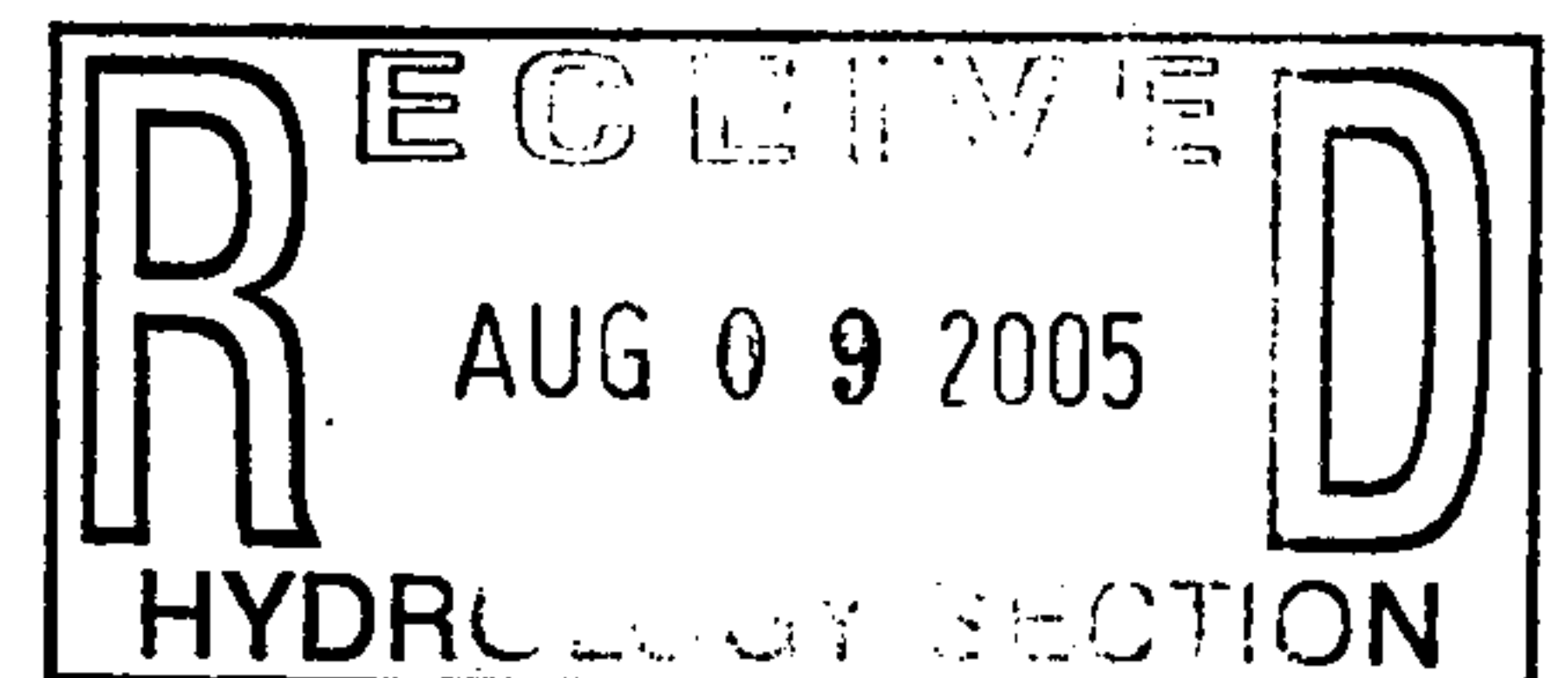
Mission Plaza Albuquerque, New Mexico

Prepared by

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

Prepared for

Leslie Investment Properties, Inc.
2900 Louisiana Blvd. NE, Suite H
Albuquerque, NM 87110



Vincent P. Carrica P.E. License No. 16212

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Existing Condition Drainage Basin Map5

Proposed Condition Drainage Basin Map6

FIRM Map 35001C0144F 7

Runoff Calculations..... 8

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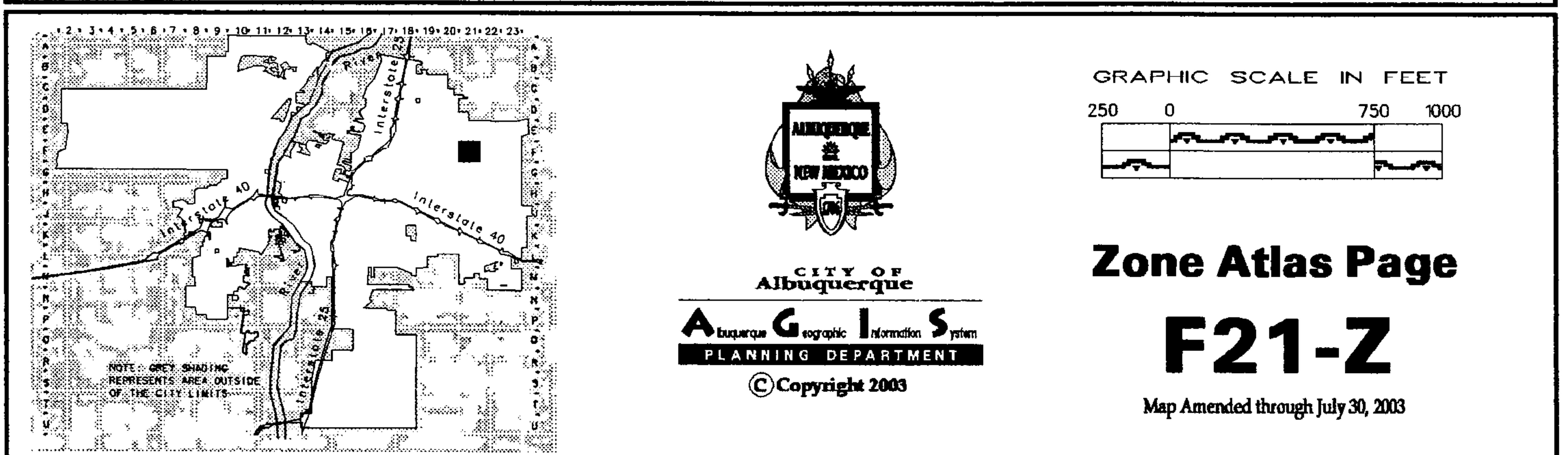
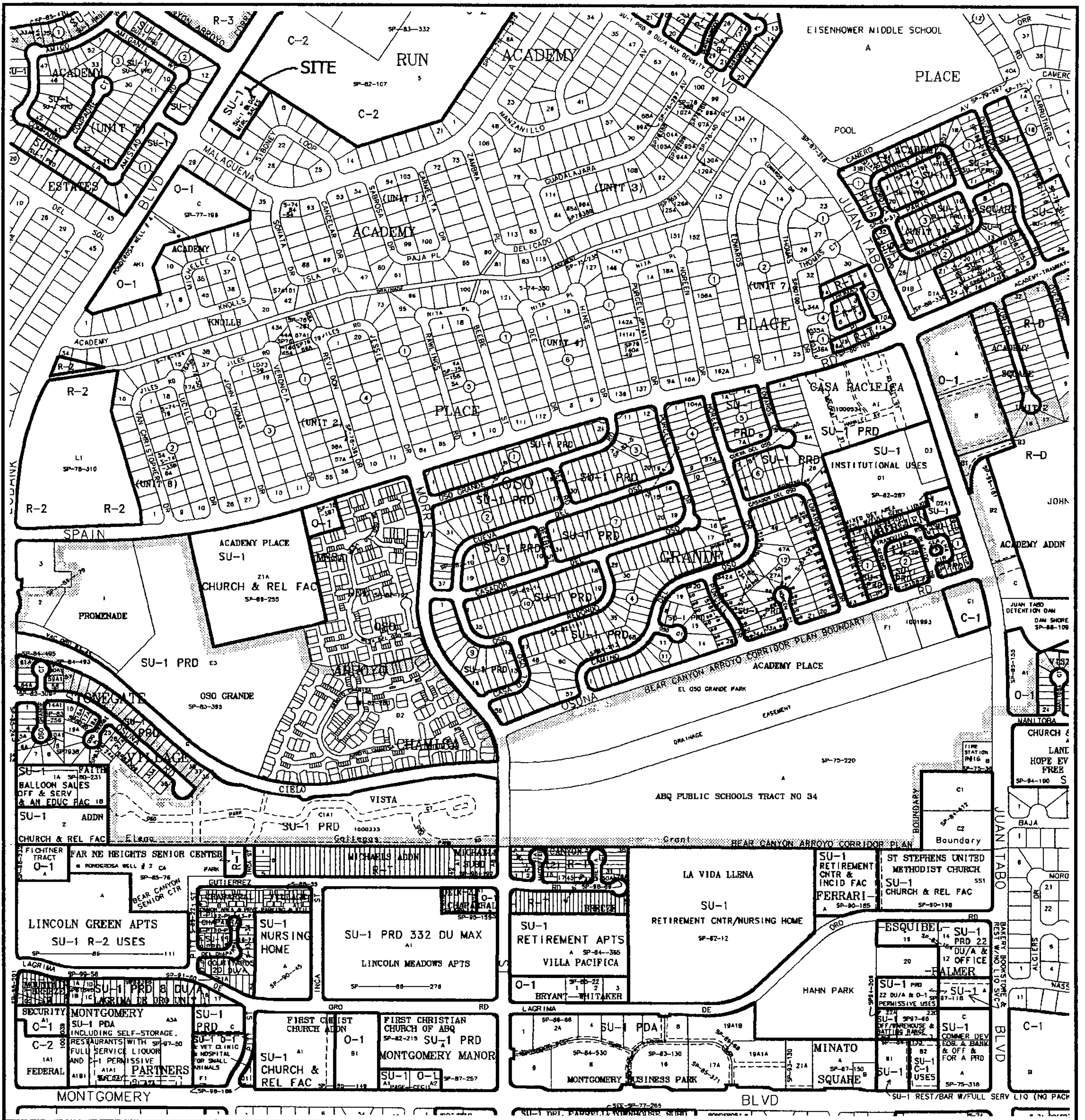
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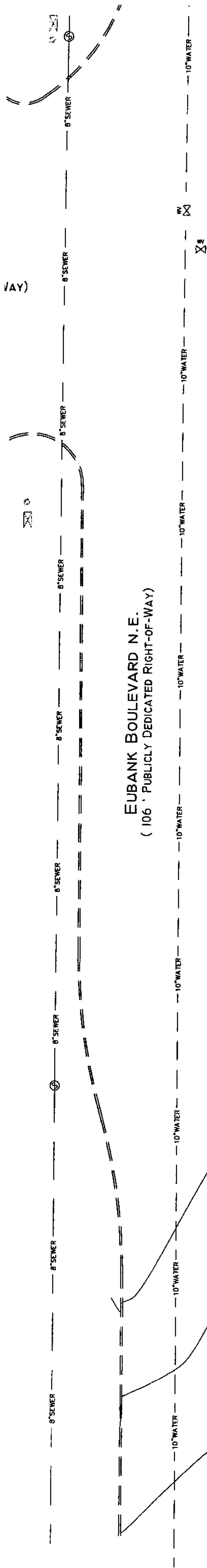
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EUBANK BOULEVARD N.E.
(106 ' PUBLICLY DEDICATED RIGHT-OF-WAY)

LOT 1, ACADEMY PLACE SUBDIVISION
FILED: JULY 27, 1972, VOL. D5, FOLIO 38

LOT 2, ACADEMY PLACE SUBDIVISION
FILED: JULY 27, 1972, VOL. D5, FOLIO 38

LOT 3, ACADEMY PLACE SUBDIVISION
FILED: JULY 27, 1972, VOL. D5, FOLIO 38

BASIN 1
14090.08 sq. ft.

OFFICE BLDG.
27,000 SF BLDG.
(2 STORIES)
1.3774 AC
FINISHED FLOOR = 5648.15

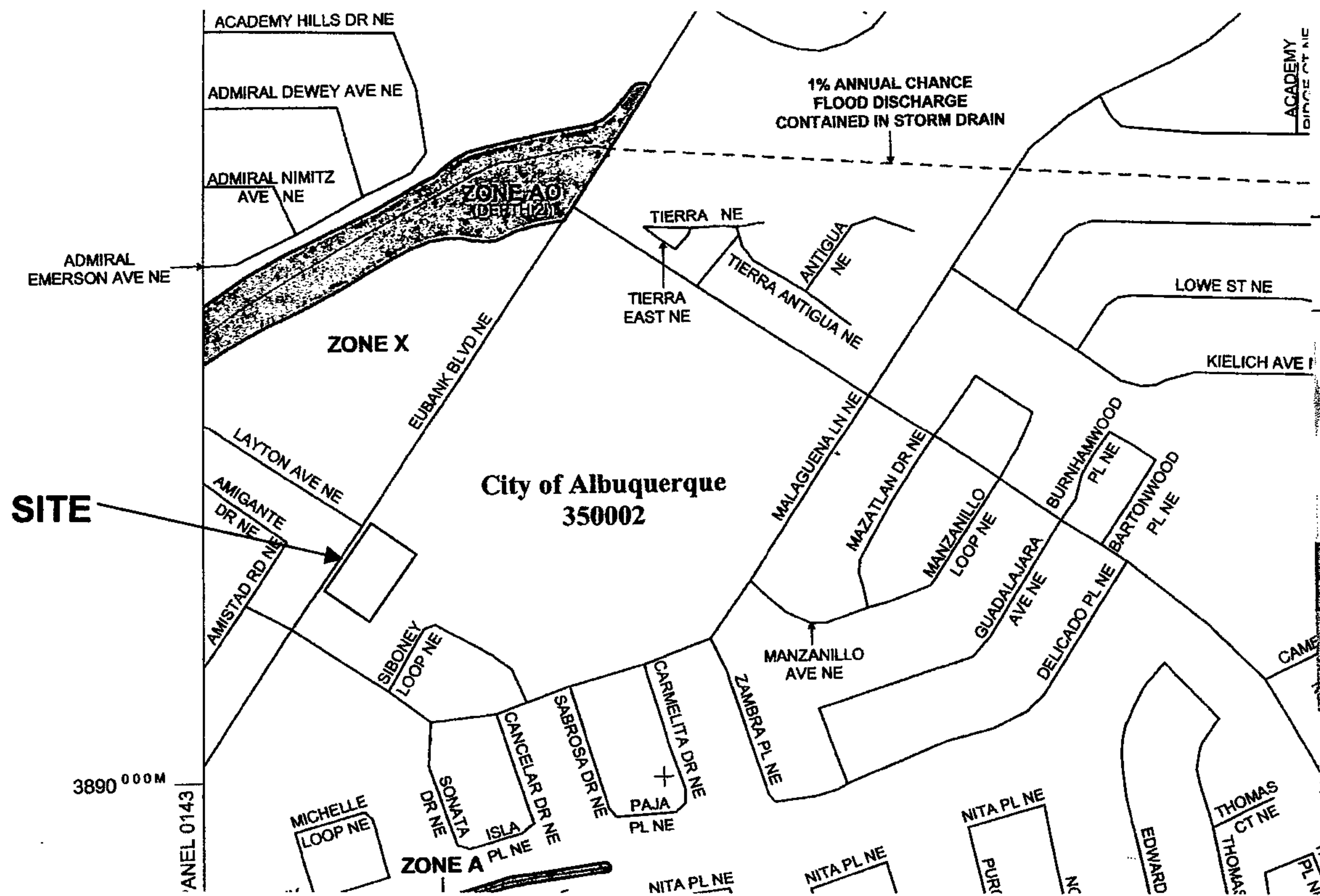
BASIN 2
46976.85 sq. ft.

LOT 5, ACADEMY PLACE SUBDIVISION
FILED: JULY 27, 1972, VOL. D5, FOLIO 38

LOT 6, ACADEMY PLACE SUBDIVISION
FILED: JULY 27, 1972, VOL. D5, FOLIO 38

LOT 7, ACADEMY PLACE SUBDIVISION
FILED: JULY 27, 1972, VOL. D5, FOLIO 38

EXISTING BASIN MAP



FIRM Map 35001C0144F

Runoff Calculations

Weighted E Method

											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
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2	53,809	1.24	0%	0	0%	0.00	3%	0.04	97%	1.20	2.605	0.268	6.43	1.661	0.171	4.36
Total	61,075	1.40	0%	0.00	0%	0.00	3%	0.04	97%	1.36			7.30			4.95
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2	46,977	1.08	0%	0.00	0%	0.00	100%	1.08	0%	0.00	1.460	0.131	4.02	0.730	0.066	2.44
Total	61,067	1.40	0%	0.00	0%	0.00	3%	1.40	97%	0.00			5.23			3.17

Equations:

Weighted E = $E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d$ / (Total Area)

Volume = Weighted D * Total Area

Flow = $Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$

Excess Precipitation, E (inches)		
Zone 4	100-Year	10 - Year
E _a	0.8	0.28
E _b	1.08	0.46
E _c	1.46	0.73
E _d	2.64	1.69

Peak Discharge (cfs/acre)		
Zone 4	100-Year	10 - Year
Q _a	2.2	0.87
Q _b	2.92	1.45
Q _c	3.73	2.26
Q _d	5.25	3.57

MAP POCKET

GRADING & DRAINAGE PLAN

FAX TRANSMITTAL SHEET



GEORGE RAINHART, ARCHITECT AND ASSOCIATES P.C.
2325 SAN PEDRO, N.E., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 884-9110
FAX: (505) 837-9877
E-MAIL ADDRESS: gra.rhart@gra-arch.com

PROJECT #: _____
FILE #: _____
DATE: 8-2-05

TO: Marcella Jaramillo OF: _____

FAX NUMBER: 858-1118
245-3122 PHONE NUMBER: _____

NUMBER OF PAGES BEING SENT (including Transmittal Sheet): 4

FROM: Mike Sabramy

PROJECT: Mission Plaza

COMMENTS: Exhibit agreement

RECEIVED
AUG 09 2005
HYDROLOGY SECTION

RECEIVED
AUG 09 2005
HYDROLOGY SECTION

EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mountain Run Apartments Limited Partnership, an Oklahoma limited partnership ("Grantor") hereby grants and conveys to SL Eubank Land, LLC, a New Mexico limited liability company ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, under, upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").

1. Grant. The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to other property owned by Grantee.

2. Street. (The Grantee will construct a permanent driveway, street or road on the Property within the Easement. Grantee will comply with all state and local ordinances and regulations in construction of the permanent driveway, street or road within the Easement. Grantor hereby grants to Grantee the right to enter upon its property adjoining the Easement for the purpose of constructing the permanent driveway, street or road within the Easement.

3. No Interference. Grantor shall not interfere with the Grantee's construction of such permanent driveway, road or street within the Easement or with use of the permanent driveway, road or street within the Easement once it is constructed.

4. Amendment. This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.

5. This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.

6. Governing. This Easement shall be governed by and construed and enforced in accordance with the laws of the State of New Mexico.

SIGNED on this the 9th day of March, 2005.

GRANTOR

GRANTEE

MOUNTAIN RUN APARTMENTS L.P.

SL EUBANK LAND, LLC

an Oklahoma limited partnership

a New Mexico limited liability company


By: Case-Mountain Run L.L.C.

By: Leslie Investment Properties, Inc.

an Oklahoma limited liability company

its Manager

its General Partner

By: 

By: 

Mike D. Case, Manager

Jeff Leslie, Vice President

ACKNOWLEDGEMENTS

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

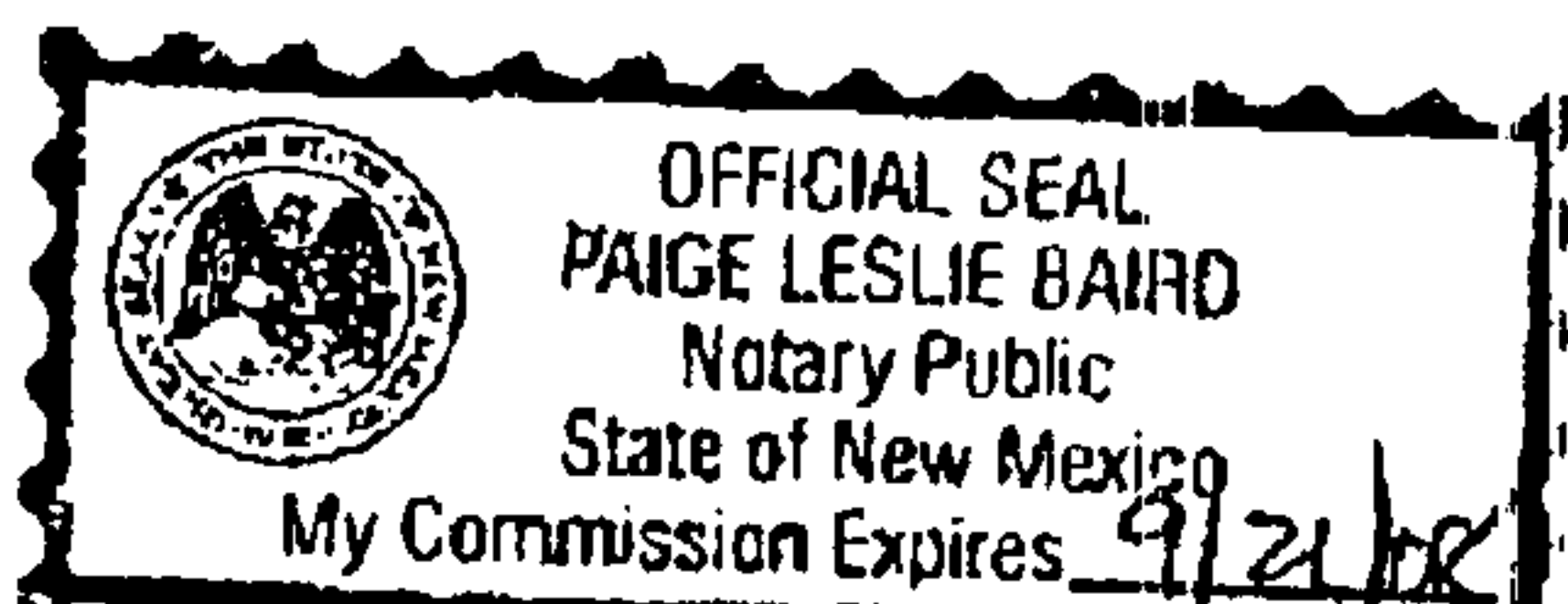
SUBSCRIBED AND SWORN TO before me on March 9, 2005, by
Mike D. Case as Manager of G.P. on behalf of Mountain Run Apartments L.P.
(Grantor)

Karen Spil
NOTARY PUBLIC

My Commission Expires: 7-25-05
#01010513

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNAILLO)

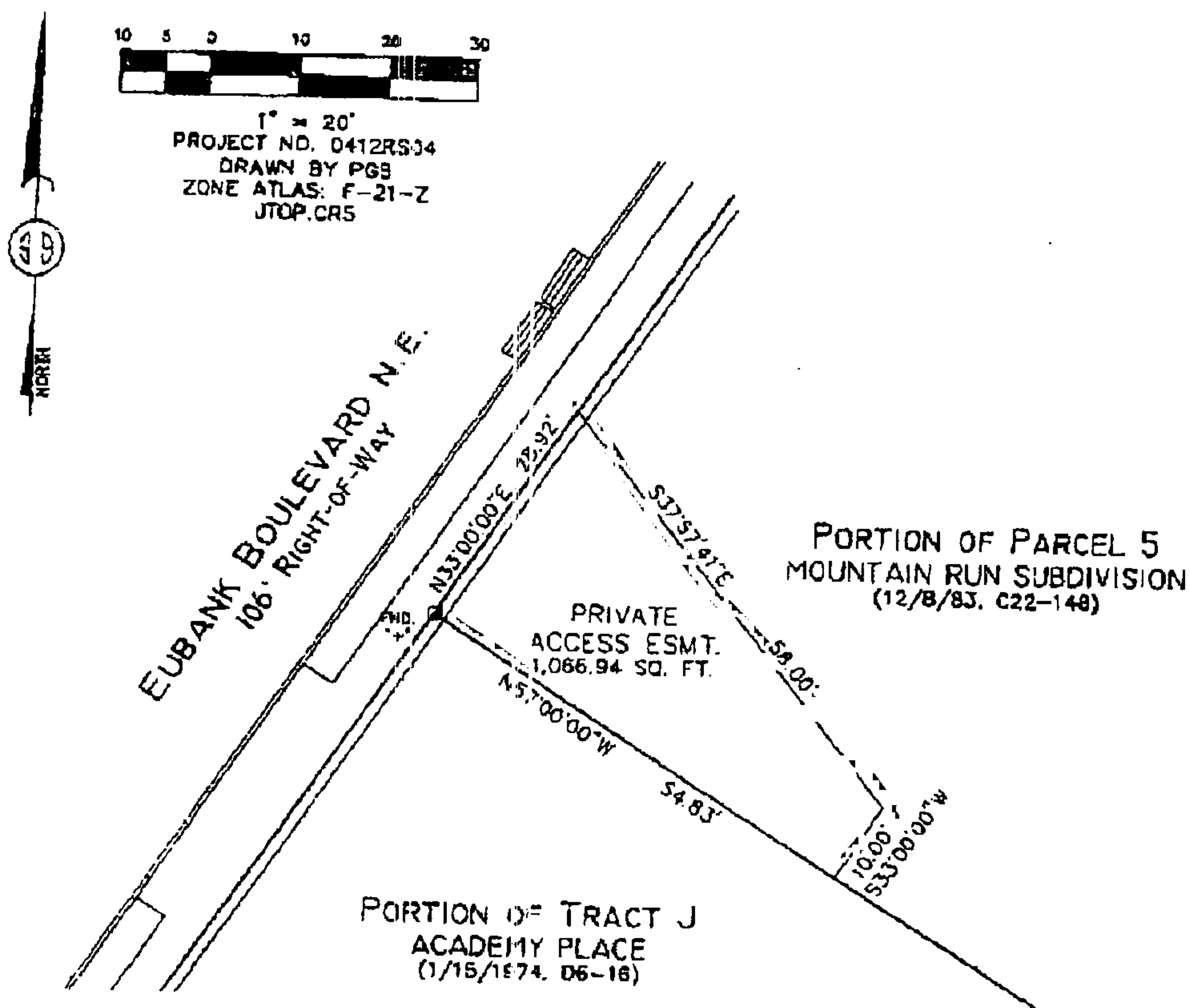
SUBSCRIBED AND SWORN TO before me on March 15, 2005, by
Jeff Leslie, VP as Manager on behalf of SL Exbank Land, LLC
(Grantee)



My Commission Expires: 9/21/08

Paige Leslie Baird
NOTARY PUBLIC

"EXHIBIT A"



LEGAL DESCRIPTION - PRIVATE ACCESS EASEMENT

A certain tract of land, reserved as a Private Access Easement, being and comprising a portion of Parcel 5 of the MOUNTAIN RUN SUBDIVISION, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 8, 1983 in Volume C22, Folio 148 and being more particularly described as follows:

Beginning at the southwest corner of said tract herein described, a point on the southeasterly right-of-way line of Eubank Boulevard N.E., being the southwest corner of said Parcel 5, Mountain Run Subdivision; thence from said point of beginning, N 33°00'00" E 28.92 feet along said right-of-way to the northwest corner of said tract herein described; thence, leaving said right-of-way, S 37°57'41" E 58.00 feet to the northeast corner of said tract herein described; thence, S 33°00'00" W 10.00 feet to the southeast corner of said tract herein described, a point on the property line common to said Parcel 5, Mountain Run Subdivision and Tract J of Academy Place, filed January 15, 1974 in Volume D6, Folio 16; thence N 57°00'00" W 54.83 feet along said common property line to the point of beginning and containing 1066.94 square feet, more or less

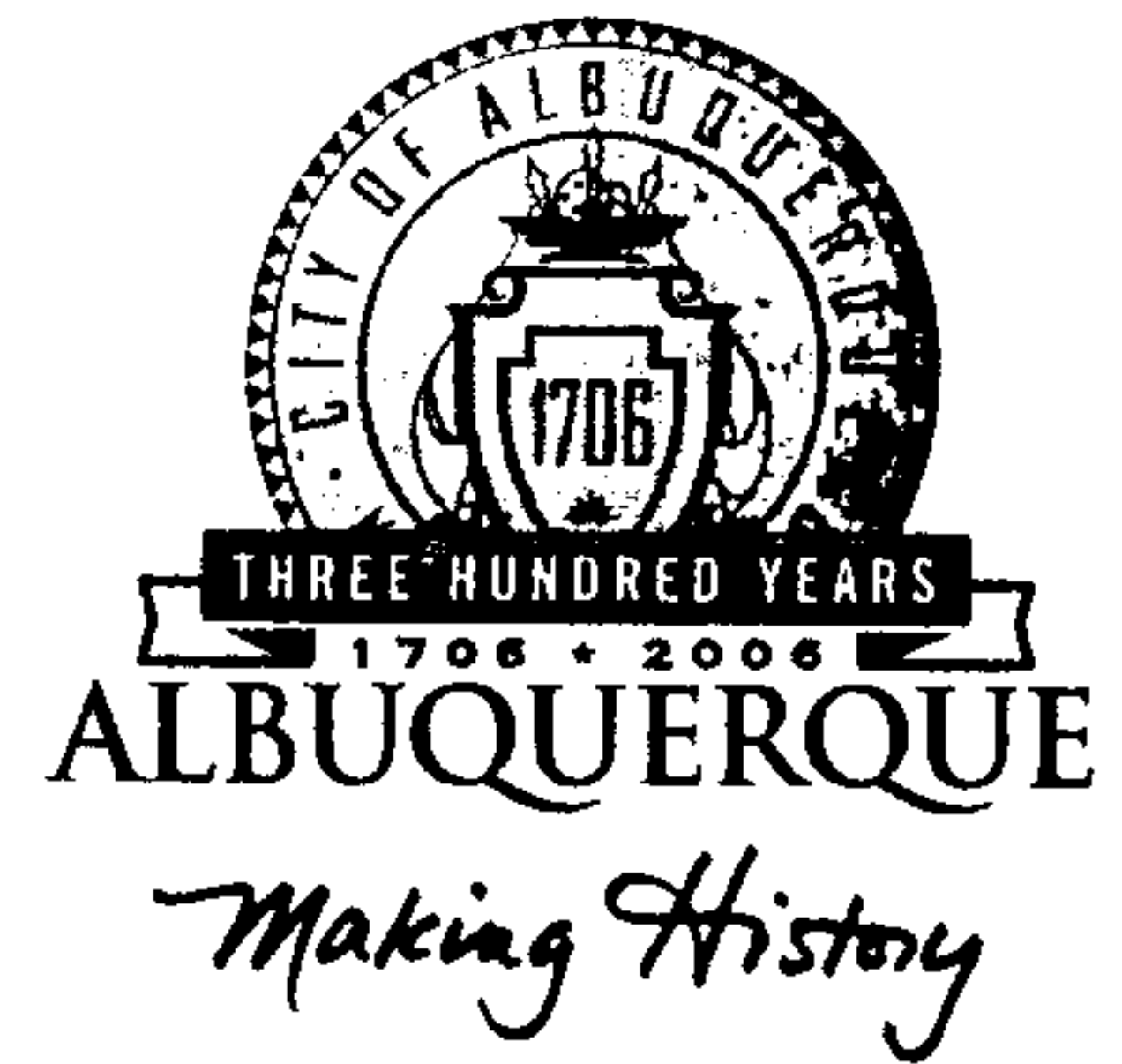
SURVEYS SOUTHWEST, LTD.

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

T11N R4E SEC. 33

CITY OF ALBUQUERQUE



July 25, 2005

Vincent Carrica, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, NM 87113

**Re: Mission Plaza, Southeast Corner of Layton Ave and Eubank Blvd,
Grading and Drainage Plan
Engineer's Stamp dated 6-30-05 (F21-D77)**

Dear Mr. Carrica,

Based upon the information provided in your submittal received 7-08-05, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. However, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. All proposed improvements located within the public right of way will be built under City Work Order. Please remove the SO#19 notes, as they don't apply to this project. In addition, clearly define all items that will be built under City Work Order.
2. The drainage reports' vicinity map and drainage information sheet refer to the wrong site location. Please correct this.
3. Label Eubank Boulevard on the grading and drainage plan.
4. The northern exit intrudes upon the adjacent lot. Is the site going to be replatted, or does the site have the appropriate easements?

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

F-21/D77

PROJECT TITLE:	Mission Plaza	ZONE MAP/DRG. FILE #:	F-21-Z
DRB #:		WORK ORDER #:	
LEGAL DESCRIPTION:	Lots 22A1 & 22B, Academy Place		
CITY ADDRESS:	10100 & 10110 Spain Road NE		
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Marcella Jaramillo, PE
ADDRESS:	8509 Jefferson Street NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM 87113	ZIP CODE:	87113
OWNER:	LESLIE INVESTMENT PROPERTIES, INC.	CONTACT:	Jeff Leslie
ADDRESS:	2900 Louisiana Boulevard NE, Suite C-2	PHONE:	(505) 881-8200
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110
ARCHITECT:	George Rainhart Architects	CONTACT:	Mike Safrany
ADDRESS:	2325 San Pedro NE, Suite 2B	PHONE:	(505) 884-9110
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102
SURVEYOR:	Surveys Southwest	CONTACT:	Gary E. Gritsko
ADDRESS:	333 Lomas Boulevard NE	PHONE:	(505) 998-0303
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

CHECK TYPE OF SUBMITTAL:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | DRAINAGE REPORT |
| <input type="checkbox"/> | DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal |
| <input type="checkbox"/> | DRAINAGE PLAN RESUBMITTAL |
| <input type="checkbox"/> | CONCEPTUAL GRADING & DRAINAGE PLAN |
| <input checked="" type="checkbox"/> | GRADING PLAN |
| <input type="checkbox"/> | EROSION CONTROL PLAN |
| <input type="checkbox"/> | ENGINEER'S CERTIFICATION (HYDROLOGY) |
| <input type="checkbox"/> | CLOMR/LOMR |
| <input type="checkbox"/> | TRAFFIC CIRCULATION LAYOUT (TCL) |
| <input type="checkbox"/> | ENGINEERS CERTIFICATION (TCL) |
| <input type="checkbox"/> | ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) |
| <input type="checkbox"/> | OTHER |

See paid ✓

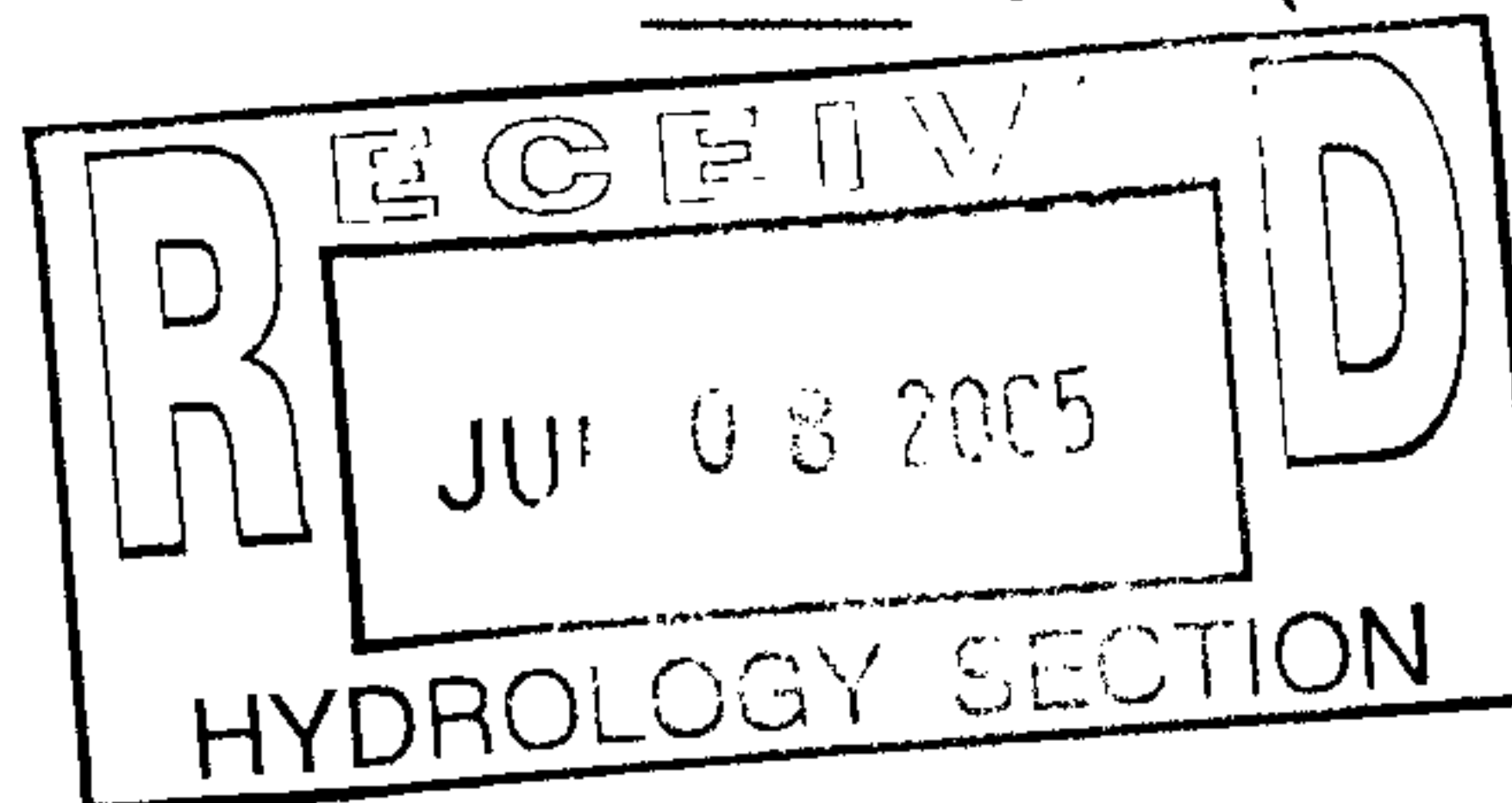
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- | | |
|-------------------------------------|---------------|
| <input type="checkbox"/> | YES |
| <input checked="" type="checkbox"/> | NO |
| <input type="checkbox"/> | COPY PROVIDED |

CHECK TYPE OF APPROVAL SOUGHT:

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | SIA / FINANACIAL GUARANTEE RELEASE |
| <input checked="" type="checkbox"/> | PRELIMINARY PLAT APPROVAL |
| <input type="checkbox"/> | S. DEV. PLAN FOR SUB'D. APPROVAL |
| <input checked="" type="checkbox"/> | S. DEV. PLAN FOR BLDG. PERMIT APPROVAL |
| <input type="checkbox"/> | SECTOR PLAN APPROVAL |
| <input type="checkbox"/> | FINAL PLAT APPROVAL |
| <input type="checkbox"/> | FOUNDATION PERMIT APPROVAL |
| <input checked="" type="checkbox"/> | BUILDING PERMIT APPROVAL |
| <input type="checkbox"/> | CERTIFICATE OF OCCUPANCY (PERM.) |
| <input type="checkbox"/> | CERTIFICATE OF OCCUPANCY (TEMP.) |
| <input checked="" type="checkbox"/> | GRADING PERMIT APPROVAL |
| <input type="checkbox"/> | PAVING PERMIT APPROVAL |
| <input type="checkbox"/> | WORK ORDER APPROVAL |
| <input type="checkbox"/> | OTHER (SPECIFY) |

Drainage Approval



DATE SUBMITTED: 1-Jul-05 BY: Marcella Jaramillo, P.E.

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of 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 Plans:** 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

DRAINAGE REPORT

for

Mission Plaza Albuquerque, New Mexico

Prepared by

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

Prepared for

Leslie Investment Properties, Inc.
2900 Louisiana Blvd. NE, Suite H
Albuquerque, NM 87110

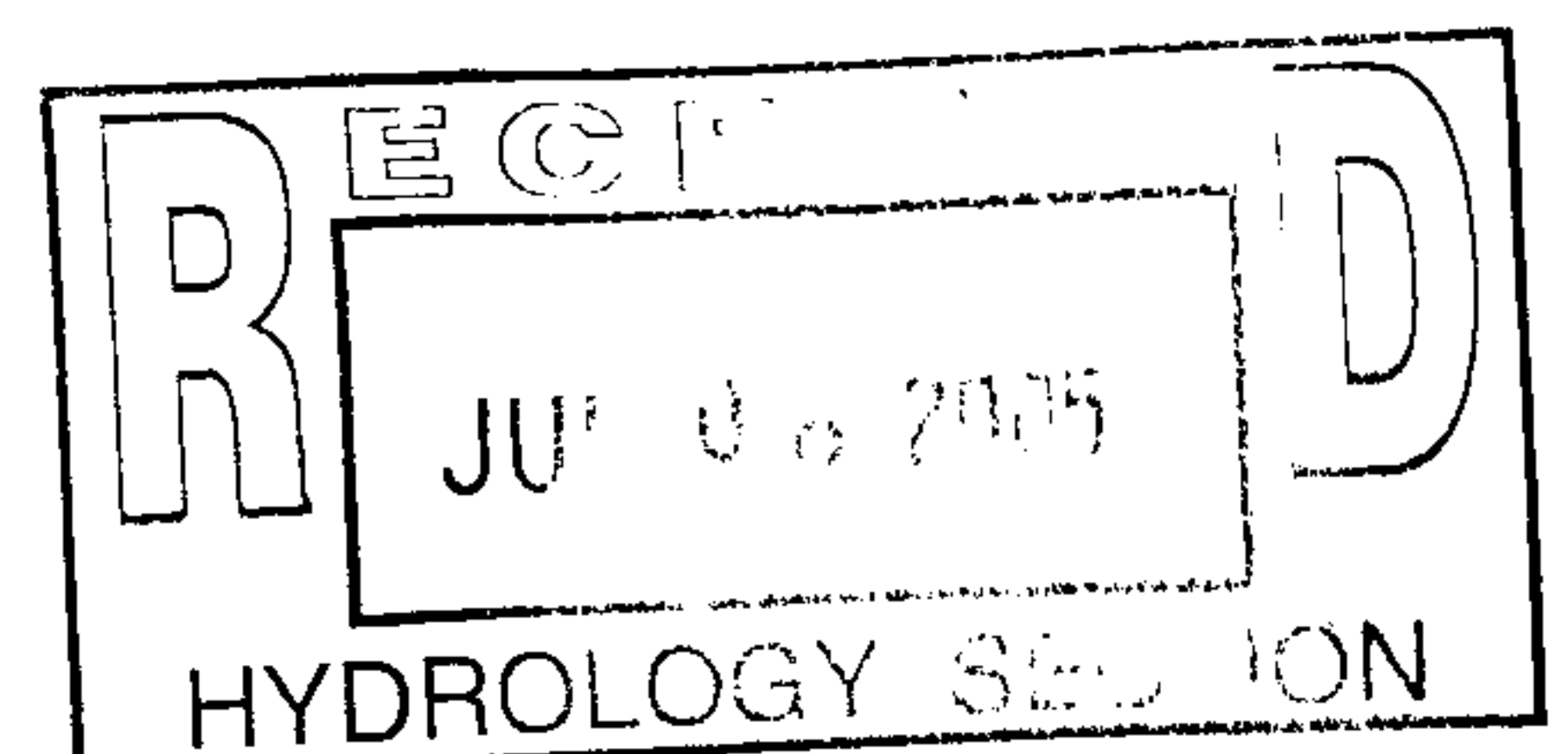


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Location

Wrong Location shown on Vicinity Map and Info Sheet

The Mission Plaza site is located on the east side of Eubank Boulevard, just south of Layton Avenue. The 1.3774 acre site is bordered on the north by a commercial site known as Mountain Run Shopping Center/Apartment Complex and by residential sites to the south and to the east. The purpose of this report is to provide the drainage analysis and management plan for the office and institutional zone site to include the proposed office building for Site Plan for Building Permit.

Zone Atlas Page

The site is located on City of Albuquerque Zone Atlas Map F-21 and is shown on the attached sheet.

Drainage Basin Designations

For the purpose of this report, the existing and developed drainage basins were designated as follows.

Existing Undeveloped Basins: 1 and 2

Developed Condition Basins: 1 and 2

Existing Drainage Conditions

The site is currently undeveloped with no existing storm drain facilities. ~~This site accepts no off-site flows.~~ The on-site runoff, 5.23 cfs, primarily flows from east to west to an existing drop inlet south of Malaguena Lane that connects to an existing 24" storm drain along Eubank

Boulevard (Basin 2). A small portion of the north end of the site drains to an existing drop inlet at the intersection of Eubank Boulevard and Layton Avenue (Basin 1).

The property to the north, known as the Mountain Run Shopping Center/Apartment Complex drains 53.5 cfs to Layton Place at the southwest corner of the Mountain Run site (the northwest corner of the Academy Place site) as described in the 1983 Master Drainage Study for the Mountain Run Shopping Center where it is picked up by the existing Eubank storm drain.

Nuisance flows are collected in a pond in the southwest corner of the site. According to the 1993 Master Plan of Drainage for Academy Place, Unit 1, the residential sites to the south and to the east, drain 112 cfs to Malaguena Lane where it is picked up by the existing Eubank storm drain. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

FIRM Map

The site is located on FIRM Map 35001C0144F as shown on the attached sheet. The map shows that the site does not lie within any 100-year floodplains.

On-Site Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flow, 7.30 cfs, to the existing storm drain along Eubank Boulevard. Although this site is not included or accounted for in any drainage master plan, the site is in an infill area; therefore, the flow may be discharged freely to the Eubank Boulevard storm drain facilities according to Bradley Bingham, P.E. with the City of Albuquerque Planning Department. The flow from the northern portion of the

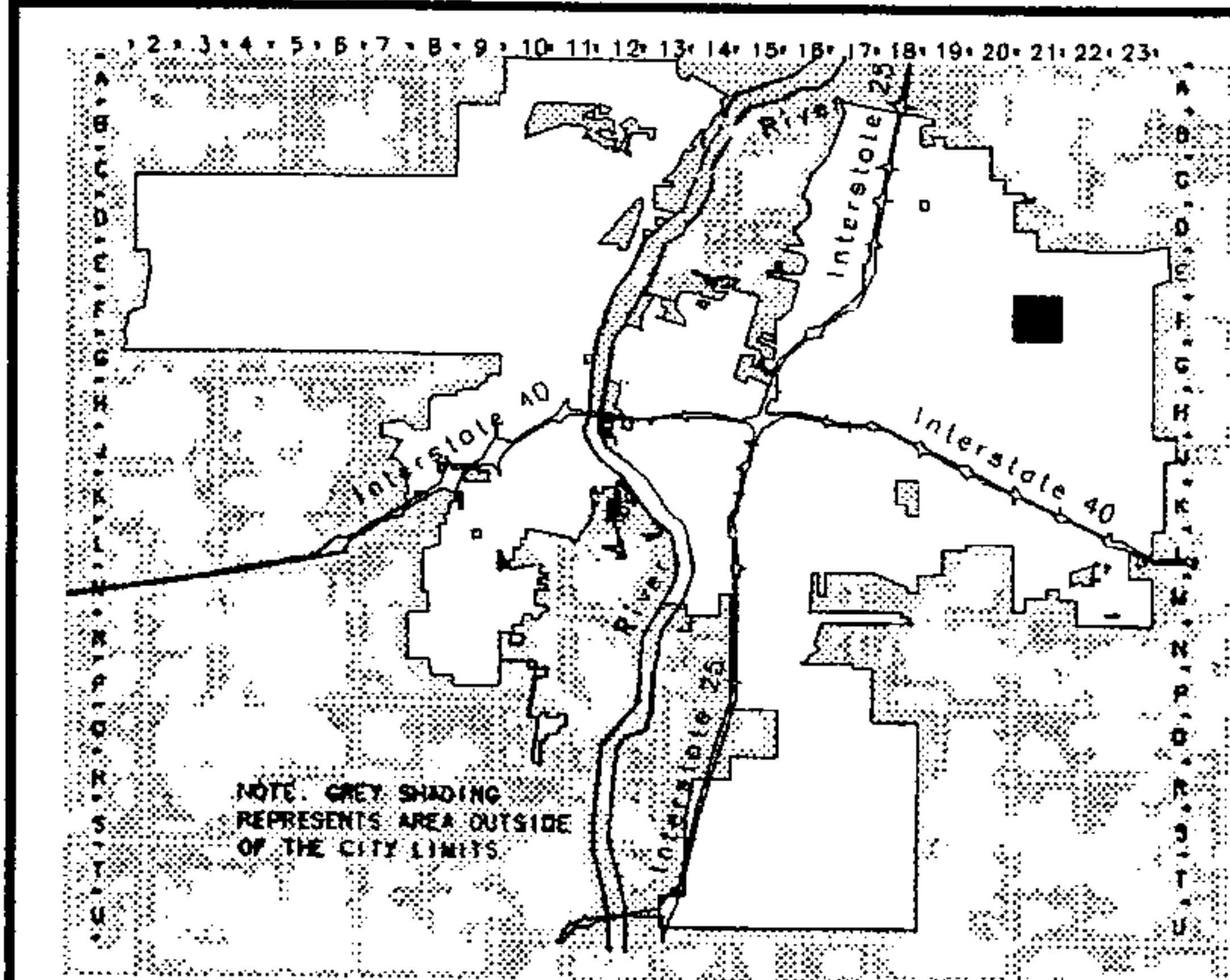
property (Basin 1) will flow to the drop inlet at the intersection of Eubank Boulevard and Layton Avenue; and the flow from the rest of the property (Basin 2) will flow to the drop inlet south of Malaguena Lane. These flows are then conveyed through the storm drain along Layton Avenue to the Bear Tributary Arroyo.

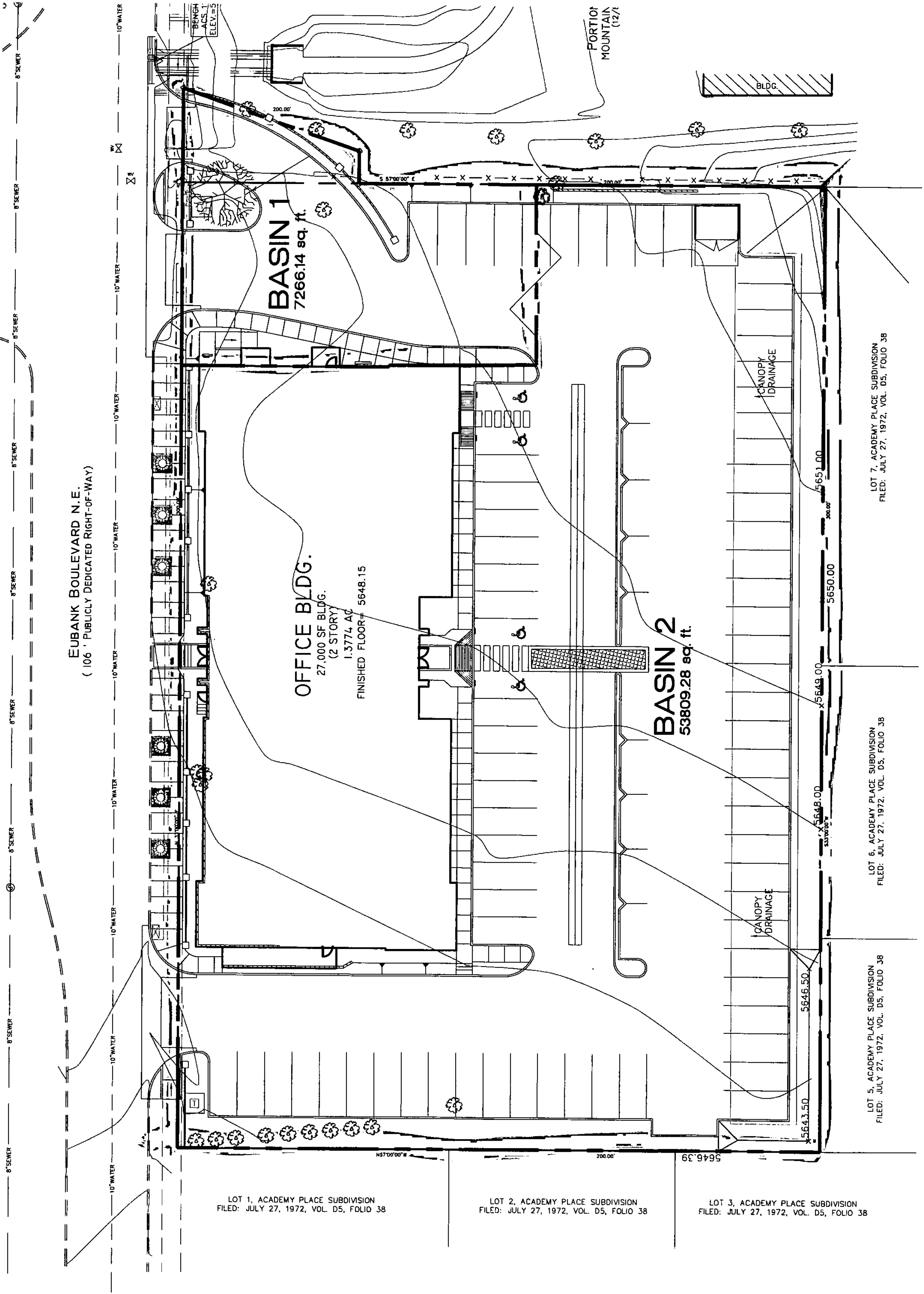
Calculations

The Weighted E method from the “City of Albuquerque Development Process Manual Volume II – Design Criteria, 1997 Revision” was used to calculate the runoff and volume for the site.

Summary

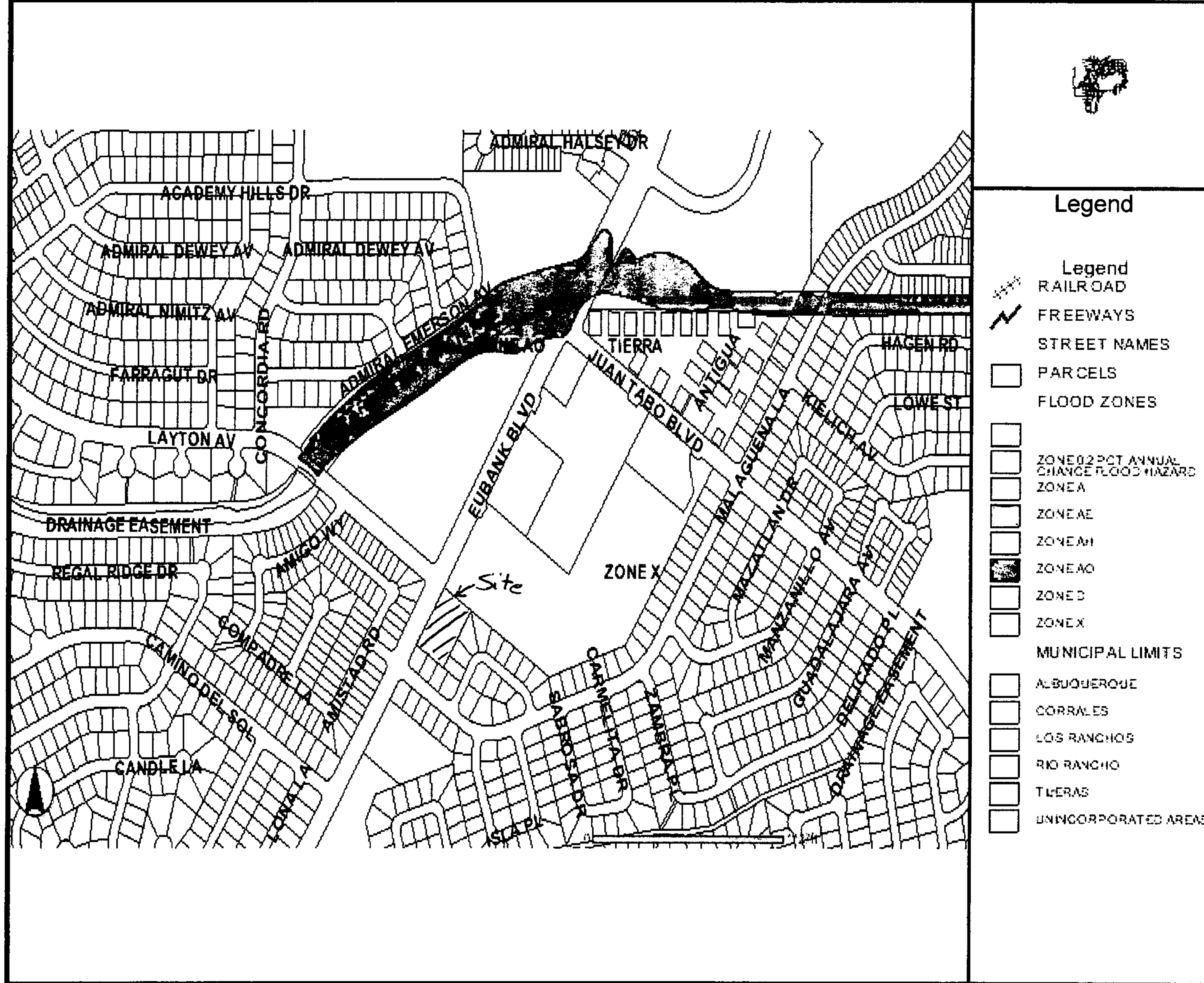
The proposed site will free discharge a total of 7.30 cfs to the existing storm drain located along Eubank Boulevard. Therefore, the increase in on-site flow due to developed condition, 2.07 cfs, and a slight shift in basin boundaries from the proposed grading, the proposed condition will act in the same way as the existing condition with two basins free discharging to the existing Eubank Boulevard storm drain facilities.





PROPOSED BASIN MAP

FIRM Map 35001C0144F



Runoff Calculations

Weighted E Method

											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
Developed Condition																
1	7,266	0.17	0%	0	0%	0.00	3%	0.01	97%	0.16	2.605	0.036	0.87	1.661	0.023	0.59
2	53,809	1.24	0%	0	0%	0.00	3%	0.04	97%	1.20	2.605	0.268	6.43	1.661	0.171	4.36
Total	61,075	1.40	0%	0.00	0%	0.00	3%	0.04	97%	1.36			7.30			4.95
Undeveloped Condition																
1	14,090	0.32	0%	0.00	0%	0.00	100%	0.32	0%	0.00	1.460	0.039	1.21	0.730	0.020	0.73
2	46,977	1.08	0%	0.00	0%	0.00	100%	1.08	0%	0.00	1.460	0.131	4.02	0.730	0.066	2.44
Total	61,067	1.40	0%	0.00	0%	0.00	3%	1.40	97%	0.00			5.23			3.17

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 4	100-Year	10 - Year
E _a	0.8	0.28
E _b	1.08	0.46
E _c	1.46	0.73
E _d	2.64	1.69

Peak Discharge (cfs/acre)		
Zone 4	100-Year	10 - Year
Q _a	2.2	0.87
Q _b	2.92	1.45
Q _c	3.73	2.26
Q _d	5.25	3.57

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number - 2nd Level)
505-924-3440 (fax number - 4th Floor)
Development and Building Services (One Stop Shop)
600 2nd Street NW
Albuquerque, NM 87102

**City of Albuquerque
Planning Dept.
Dev. & Bldg. Svcs.**

Fax

To: Marcela

From: Kristal Metro

Fax: 858-1118

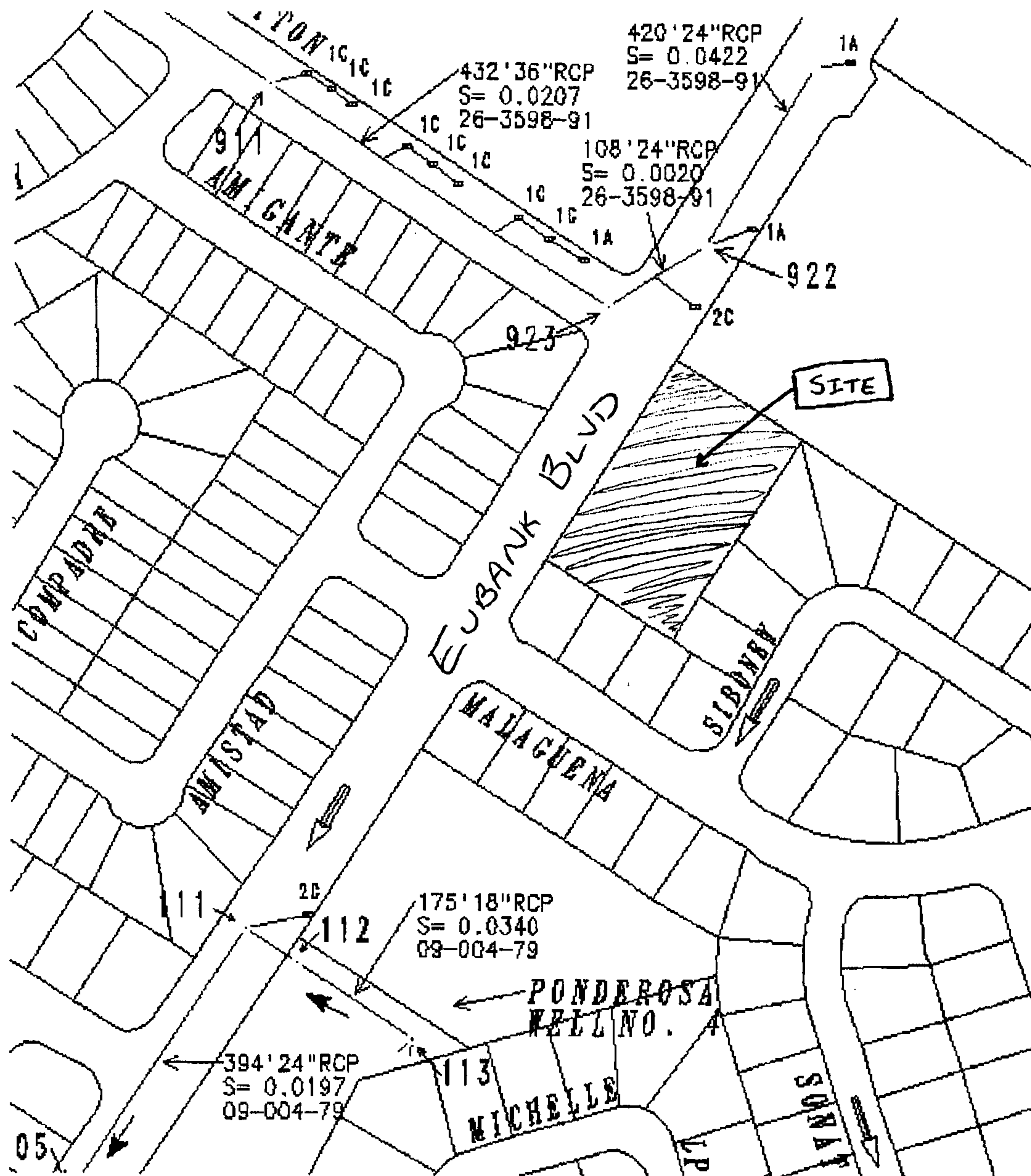
Pages Sent: (including this page) 3

Phone:

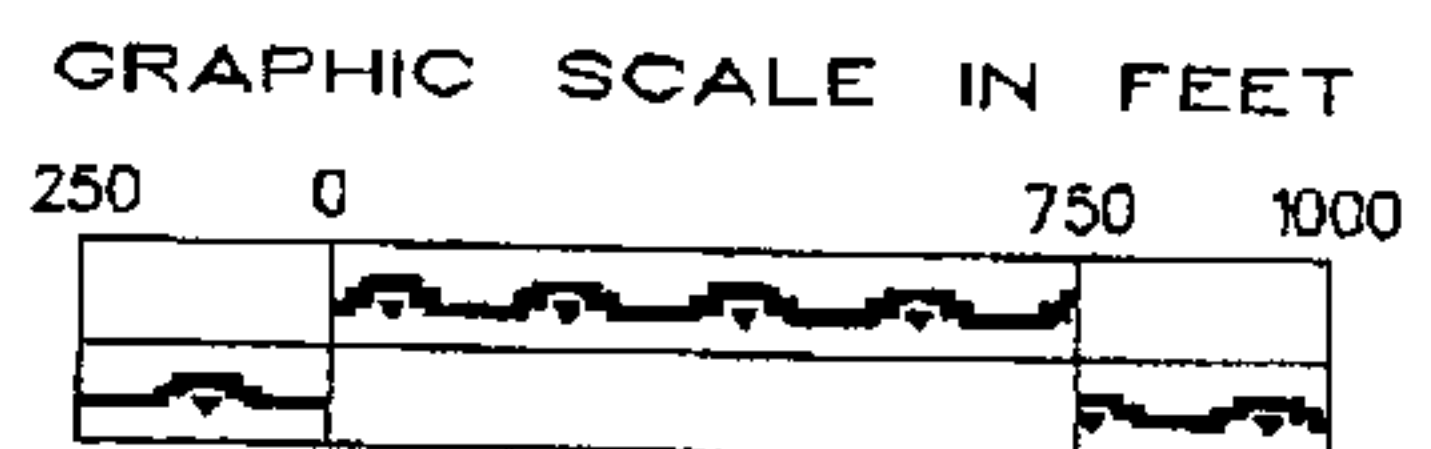
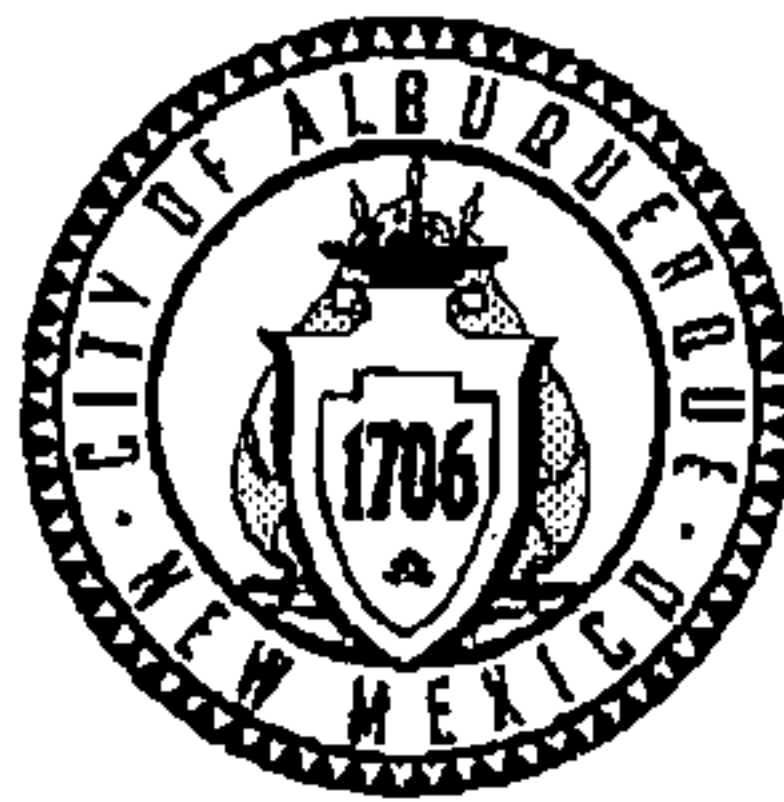
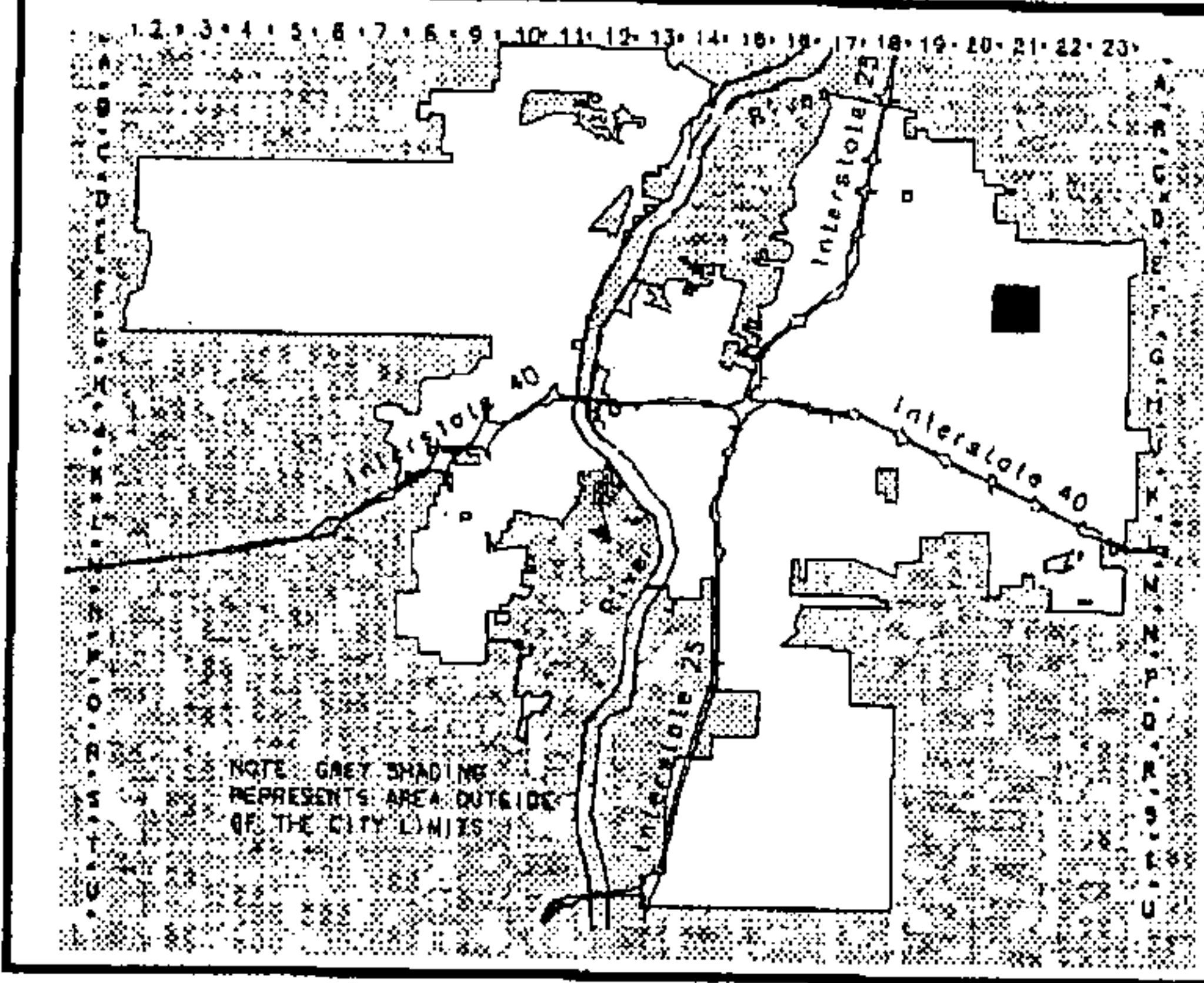
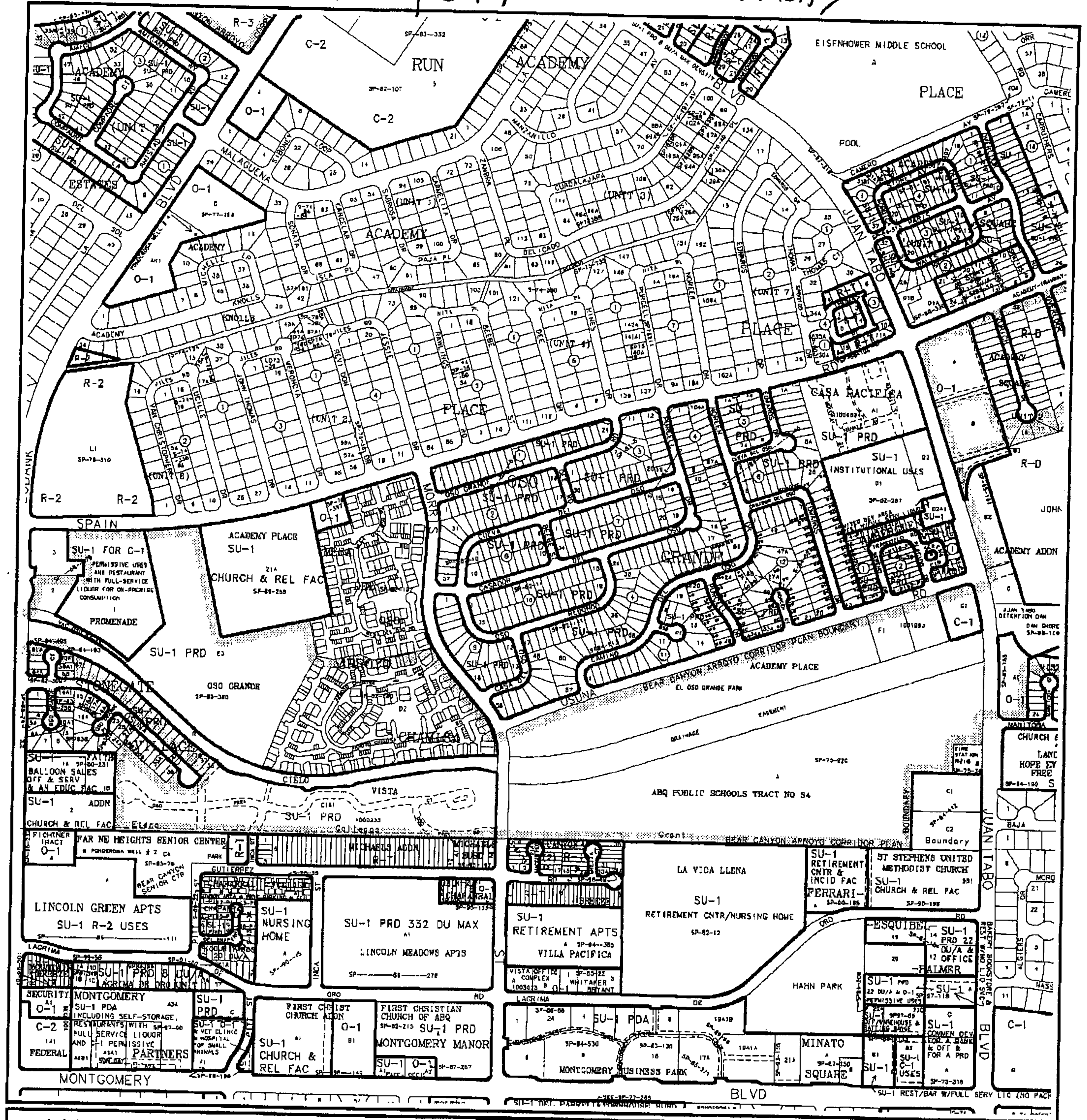
Date: 6/2/05

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Comments:



F-21/D77 <INFILL AREA>



Zone Atlas Page

F-21-Z

Map Amended through August 03, 2004

Albuquerque Geographic Information System
PLANNING DEPARTMENT
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Map Pocket

Grading

and

Drainage

Plan