CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

. ปน์ใง 8, 2011

Daniel Herr, Registered Architect.

Slagle Herr Architects

1600 Rio Grande Blvd NW

Albuquerque, NM 87104

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O. for NMEFCU Remodel, [G-11 / D013]

_3205 Coors NW

Engineer's Stamp Dated 07/07/11

Dear Mr. Herr.

Based upon the information provided in your submittal received 07-07-11, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy.

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

/ If you have any questions, please contact me at (505)924-3630.

NM 87103

PO Box 1293

Albuquerque

www.cabq.gov

Milo E. Salgado-Fernandez, P.E. Senior Traffic Engineer

Development and Building Services

Planning Department

Engineer
Hydrology file
CO Clerk

Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: <u>NMEFCU Ladera Remodel</u> DRB #: EPC#:	ZONE MAP/DRG. FILE #:G-11 / DO/3 WORK ORDER#:
LEGAL DESCRIPTION: TRACT A-5-A, TOWN OF ATRISCO GRANT, CITY ADDRESS: 3205 COORS BLVD NW)	NORTHEAST UNIT
ENGINEERING FIRM: RIO GRANDE ENGINEERING ADDRESS: 1606 CENTRAL SE, SUITE 201 CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>DAVID SOULE</u> PHONE: <u>872-0999</u> ZIP CODE: <u>87106</u>
OWNER: NEW MEXICO EDUCATORS FEDERAL CREDIT ADDRESS: PO BOX 8530 CITY, STATE: ALBUQUERQUE, NM	UNION CONTACT: <u>TOM JOHNSON</u> PHONE: <u>872-5424</u> ZIP CODE: <u>87198</u>
ARCHITECT: SLAGLE HERR ARCHITECTS ADDRESS: 1600 RIO GRANDE BLVD NW CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>DAN HERR</u> PHONE: 246-0870 ZIP CODE: <u>87104</u>
SURVEYOR: PRECISION SURVEYS ADDRESS: 8500 JEFFERSON NE CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>LARRY MEDRANO</u> PHONE: <u>856-5700</u> ZIP CODE: <u>87113</u>
CONTRACTOR: HART CONSTRUCTION ADDRESS: 2919 2 ND STREET NW CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>RICK GONZALES</u> PHONE: <u>345-4001</u> ZIP CODE: <u>87109</u>
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	JUL 07 2011
DATE SUBMITTED: <u>7-7-11</u>	HYDROLOGY BY:DAN HERR SECTION

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Kristal D. Metro P.E.
Traffic Engineer, Planning Department
Development and Building Services
City of Albuquerque

TCL CERTIFICATION FOR: NMEFCU, 3205 Coors Blvd NW, Albuquerque, NM

I, Dan Herr, NMRA 3076, of the firm Slagle Herr Architects, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 3-15-10. I certify that I have personally visited the project site on 7-7-11 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for final certificate of occupancy.

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.

Dan Herr, Architect

7-7-11

Date

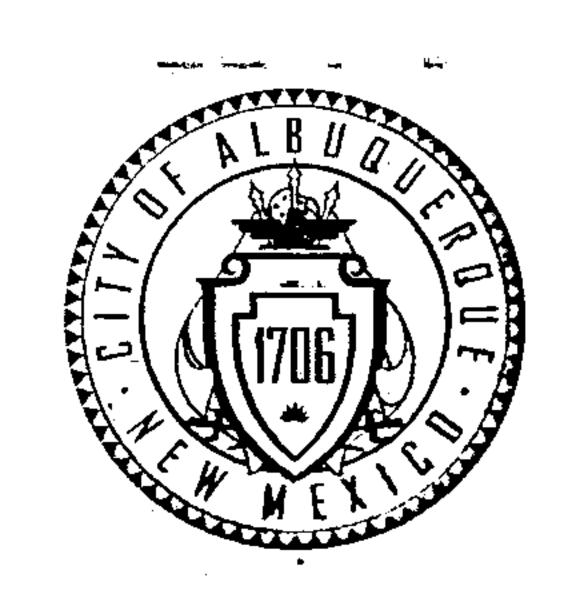


S B G G

A_r_c_f_s

1600 rio grande nw <u>505 246 0870</u> fax 505 246 0437 new mexico 87104

CITY OF ALBUQUERQUE



11

July 6, 2011

David Soule, P.E.

Rio Grande Engineering

9171 Glendale NE

Albuquerque, NM 87122

Re: NM Educators Fed. Credit Union, 3205 Coors NE

Grading and Drainage Plan

Engineer's Stamp dated: 3/30/10 (G-11/D013) -

Request for C.O.

Dear Mr. Soule,

PO Box 1293

Based upon the information provided in your submittal received 7/06/2011, the above referenced certification is approved for release of Certificate of Occupancy by Hydrology.

Albuquerque

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

NM-87103

www.cabq.gov

Sincerely,

Rudy E. Rael

Engineer Assistant—Hydrology,
Development and Building Services

C: C.O. Clerk Katrina Sigala File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	New Mexico Educator Fed Credit Union EPC #:	ZONE MAP/DRG. FILE #: G-11D013 WORK ORDER #:			
LEGAL DESCRIPTION: CITY ADDRESS:	TR A-5-A REPL OF TR A-5 TOWN OF ATR	SCO GRANT NORTHEA	AST UNIT 1		
ENGINEERING FIRM: ADDRESS: CITY, STATE:	Rio Grande Engineering 9171 Glendale NE Alb	CONTACT: PHONE: ZIP CODE:	David Soule, PE (505)321-9099 87122		
OWNER: ADDRESS: CITY, STATE:	NM EDUCATORS FEDERAL CREDIT UNION PO BOX 8530 alb	CONTACT: PHONE: ZIP CODE:	87198		
ARCHITECT: ADDRESS: CITY, STATE:	JLS Architects	CONTACT: PHONE: ZIP CODE:			
SURVEYOR: ADDRESS: CITY, STATE:	sandia land survey	CONTACT: PHONE: ZIP CODE:	andrew medina		
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:			
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DRAINAGE PLA CONCEPTUAL GRADING PLAN EROSION CON' X ENGINEER'S CI CLOMR/LOMR TRAFFIC CIRCU ENGINEERS CE ENGINEERS CE OTHER	AN 1st SUBMITTAL, REQUIRES TCL or equal AN RESUBMITTAL GRADING & DRAINAGE PLAN TROL PLAN ERTIFICATION (HYDROLOGY) JLATION LAYOUT (TCL) ERTIFICATION (TCL) ERTIFICATION (DRB APPR. SITE PLAN)	PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PA FINAL PLA FOUNDATION BUILDING FOUNDATION CERTIFICA CERTIFICA GRADING FOUNDATION WORK ORD OTHER (SP	ACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL LAN APPROVAL ON PERMIT APPROVAL PERMIT APPROVAL TE OF OCCUPANCY (PERM.) TE OF OCCUPANCY (TEMP.) PERMIT APPROVAL RMIT APPROVAL RMIT APPROVAL DER APPROVAL PECIFY)		
WAS A PRE-DESIGN CON YES	FERENCE ATTENDED:		JUL 5 2011		
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DATE SUBMITTED:	4/1/2010	BY:	David Soule		

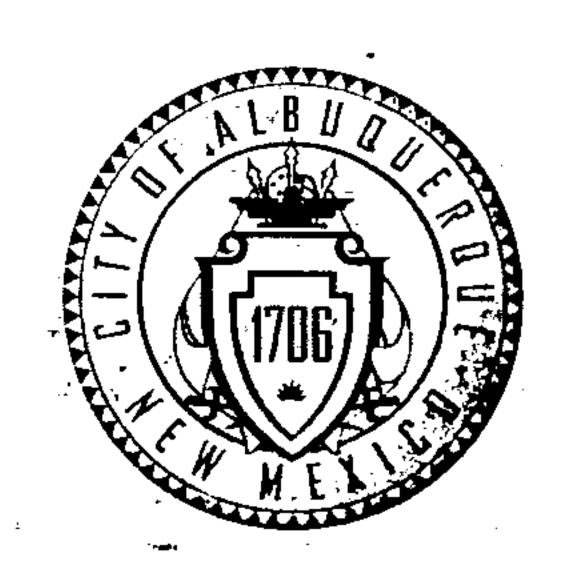
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal.

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CITY OF ALBUQUERQUE



June 28, 2011

David Soule, P.E.

Rio Grande Engineering
9171 Glendale NE
Albuquerque, NM 87122

Re: NM.Educators Fed. Credit Union, 3205 Coors NE

Grading and Drainage Plan

Engineer's Stamp dated: 3/30/10 (G-11/D013)

90 Day Temporary C.O.

Dear Mr. Soule,

PO Bốx 1293

Based upon the information provided in your submittal received 6/27/2011; the above referenced certification is approved for release of a 90 Day Temporary Certificate of Occupancy by Hydrology. In order to receive a permanent C.O. please address the following comments.

Albuquerque

- Please sign and date the plan when certification was completed.
- Please provide a better copy of the Cert. plan-

NM 87103

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

www.cabq.gov

Rudy É. Rael

Sincerely,

Engineer Assistant—Hydrology,
Development and Building Services

C: C.O. Clerk Katrina Sigala File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

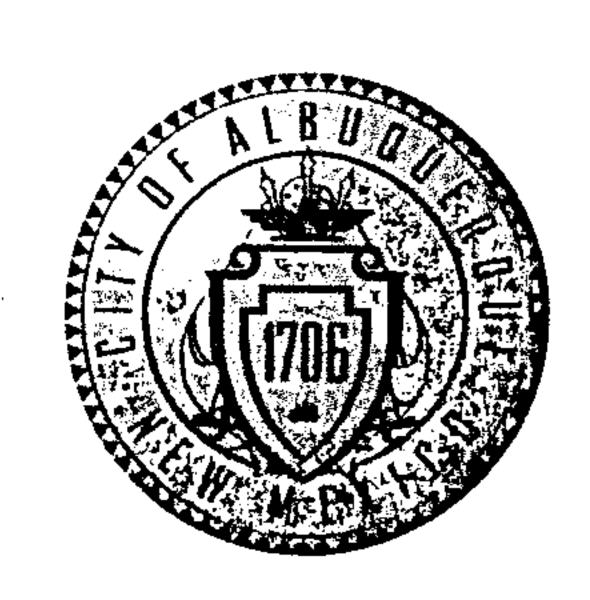
PROJECT TITLE: DRB #:	New Mexico Educator Fed Credit Union EPC #:	ZONE MAP/ WORK ORD	DRG. FILE #: G-11/09/3 ER #:
LEGAL DESCRIPTION: CITY ADDRESS:	TR A-5-A REPL OF TR A-5 TOWN OF ATR	ISCO GRANT NORTHEA	ST UNIT 1
ENGINEERING FIRM: ADDRESS: CITY, STATE:	Rio Grande Engineering 9171 Glendale NE Alb	CONTACT: PHONE: ZIP CODE:	David Soule, PE (505)321-9099 87122
OWNER: ADDRESS: CITY, STATE:	NM EDUCATORS FEDERAL CREDIT UNION PO BOX 8530 alb	CONTACT: PHONE: ZIP CODE:	87198
ARCHITECT: ADDRESS: CITY, STATE:	JLS Architects	CONTACT: PHONE: ZIP CODE:	
SURVEYOR: ADDRESS: CITY, STATE:	sandia land survey	CONTACT: PHONE: ZIP CODE:	andrew medina
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
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DATE SUBMITTED:	4/1/2010	BY:	SECTION David Soule

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CITY OF ALBUQUERQUE



April 9, 2010

David Soule, P.E.
Rio Grande Engineering
P.O. Box 67305
Albuquerque, NM 87199

Re: New Mexico Educators Federal Credit Union
Grading and Drainage Plan
Engineer's Stamp date 03-30-2010 (G11/D013)

Dear Mr. Soule,

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided in your submittal received 04-01-2010, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required

If you have any questions, you can contact me at 924-3695.

Curtura Ch

Sincerely,

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

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: DRB #:	New Mexico Educator Fed Credit Union EPC #:	ZONE MAP/E WORK ORDI	ORG. FILE #: <u>G-11</u> ER #:
LEGAL DESCRIPTION: CITY ADDRESS:	TR A-5-A REPL OF TR A-5 TOWN OF ATRISC 3205 Coors nw	O GRANT NORTHEA	ST UNIT 1
ENGINEERING FIRM: ADDRESS: CITY, STATE:	Rio Grande Engineering 9171 Glendale NE Alb	CONTACT: PHONE: ZIP CODE:	David Soule, PE (505)321-9099 87122
OWNER: ADDRESS: CITY, STATE:	NM EDUCATORS FEDERAL CREDIT UNION PO BOX 8530 alb	CONTACT: PHONE: ZIP CODE:	87198
ARCHITECT: ADDRESS: CITY, STATE:	JLS Architects	CONTACT: PHONE: ZIP CODE:	t.
SURVEYOR: ADDRESS: CITY, STATE:	Precision Survey	CONTACT: PHONE: ZIP CODE:	Larry Medrano
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	
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DRAINAGE PLA CONCEPTUAL X GRADING PLAI EROSION CON ENGINEER'S CON CLOMR/LOMR TRAFFIC CIRC ENGINEERS CON	AN 1st SUBMITTAL, REQUIRES TCL or equal AN RESUBMITTAL GRADING & DRAINAGE PLAN N TROL PLAN ERTIFICATION (HYDROLOGY)	PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PL FINAL PLAT FOUNDATIO BUILDING F CERTIFICAT CERTIFICAT GRADING F PAVING PE WORK ORD	ACIAL GUARANTEE RELEASE RY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN APPROVAL AN APPROVAL ON PERMIT APPROVAL PERMIT APPROVAL TE OF OCCUPANCY (PERM.) TE OF OCCUPANCY (TEMP.) PERMIT APPROVAL
WAS A PRE-DESIGN CON YES NO COPY PROVID	$\frac{1}{1}$		APR 0 1 2010 HYDROLOGY SECTION
DATE SUBMITTED:	4/1/2010	BY:	David Soule :

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DRAINAGE REPORT

For

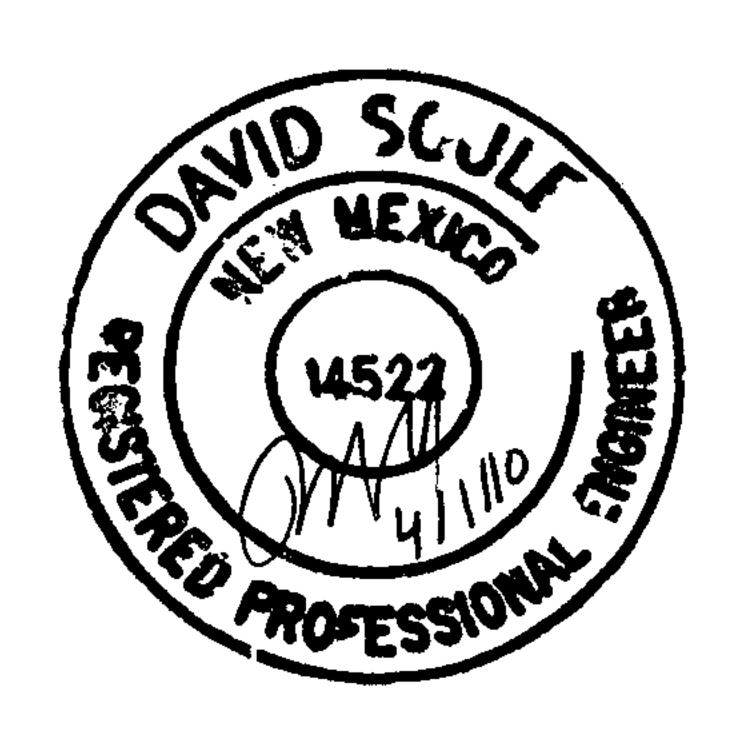
New Mexico Educators Federal Credit Union 3205 Coors NW

Albuquerque, New Mexico

Prepared by

Rio Grande Engineering PO Box 67305 Albuquerque, New Mexico 87193

April 2010



David Soule P.E. No. 14522

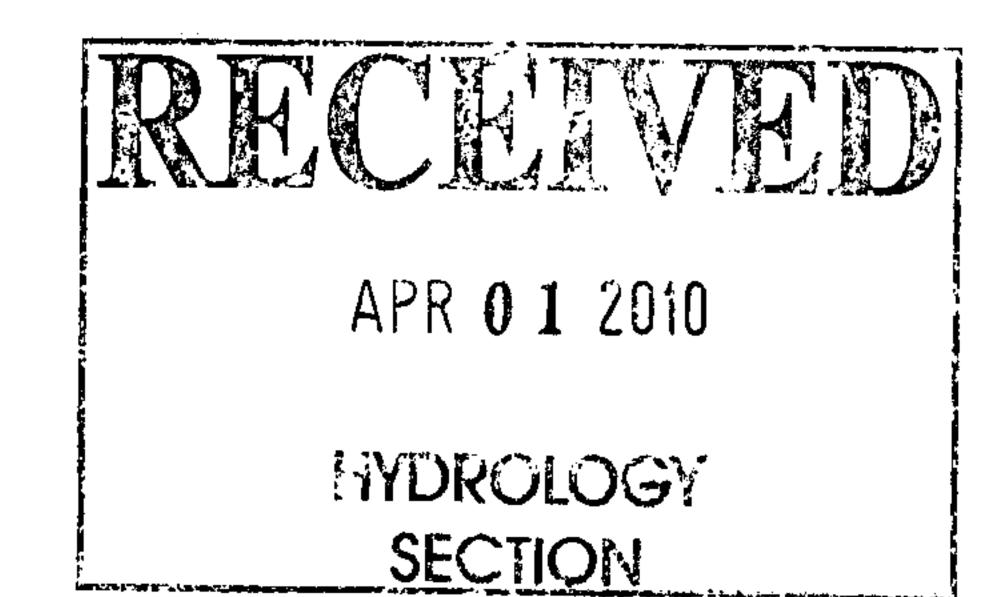


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Summary	
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Map Pocket Site Grading and Drainage Plan	

PURPOSE

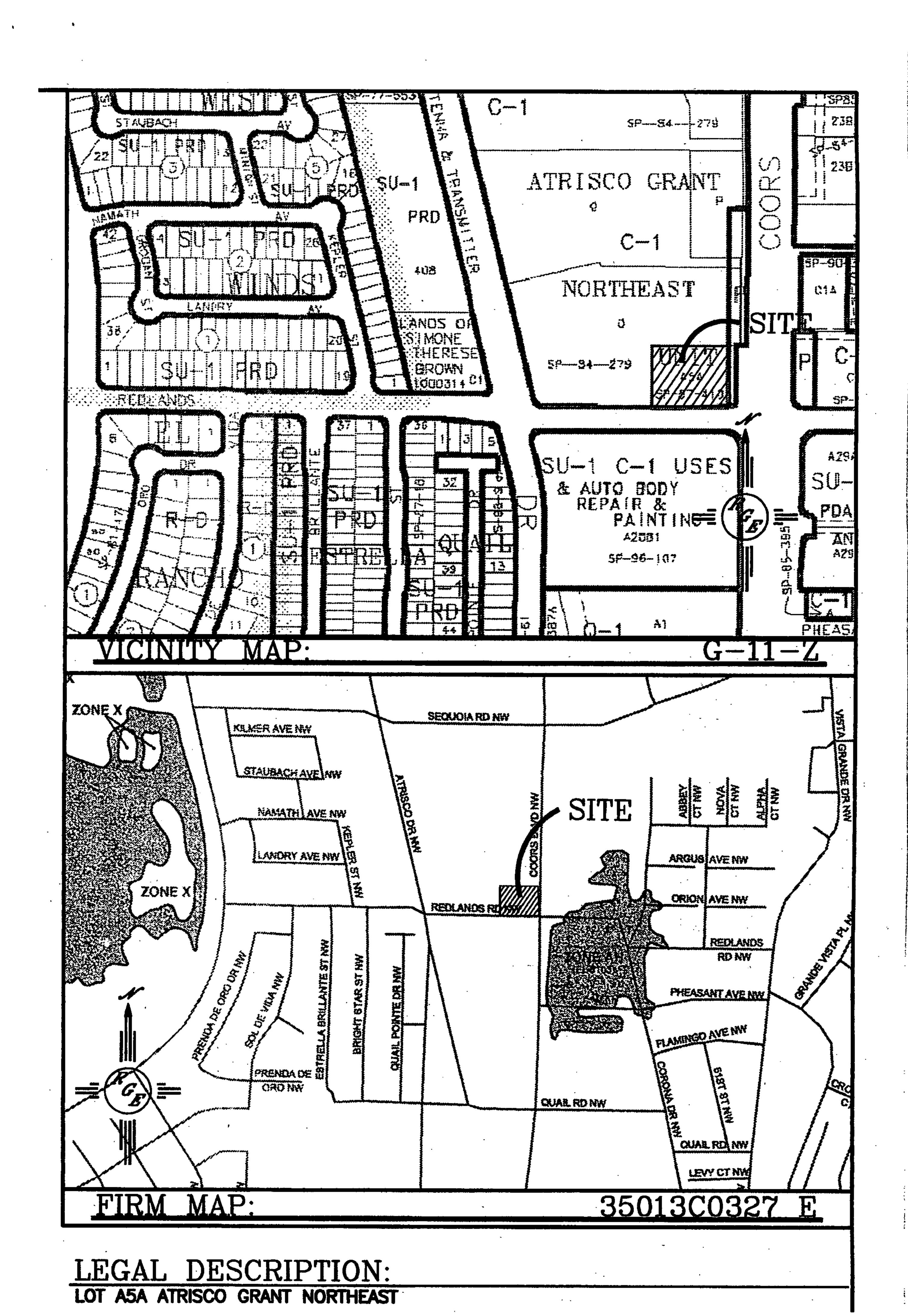
The purpose of this report is to provide the Drainage Management Plan for a vestibule an additional drive-thru lane and additional parking at an existing bank building located on the north west corner of Redlands and Coors Boulevard. This plan was prepared in accordance with the City of Albuquerque design regulations, utilizing the City of Albuquerque's Development Process Manual drainage guidelines. This report will demonstrate that the grading does not adversely affect the surrounding properties, nor the upstream or downstream facilities.

INTRODUCTION

The subject of this report, as shown on the Exhibit A, is a 0.85-acre parcel of land located on the northwest corner of Coors and Redlands NW. The legal description of this site is Tract A-5-A, Town of Atrisco Grand NE unit 1. As shown on FIRM map35013C0327E, the entire site is located within Flood Zone X. The entire site free discharges to Coors and Redlands. The flow enters the public storm drainsytem at a bee-hive inlet located within the Coors right of way. The development of this site shall not alter the existing drainage patterns nor increase the peak flwo rates.

EXISTING CONDITIONS

The site is currently developed. The site currently discharges 3.33 cfs. The significant majority of this flow drains to an existing Beehive inlet located within a large landscape area within the Coors right of way. Southern portions of the site spill out the driveways where they are captured by an inlet located at the same area as beehive inlet.



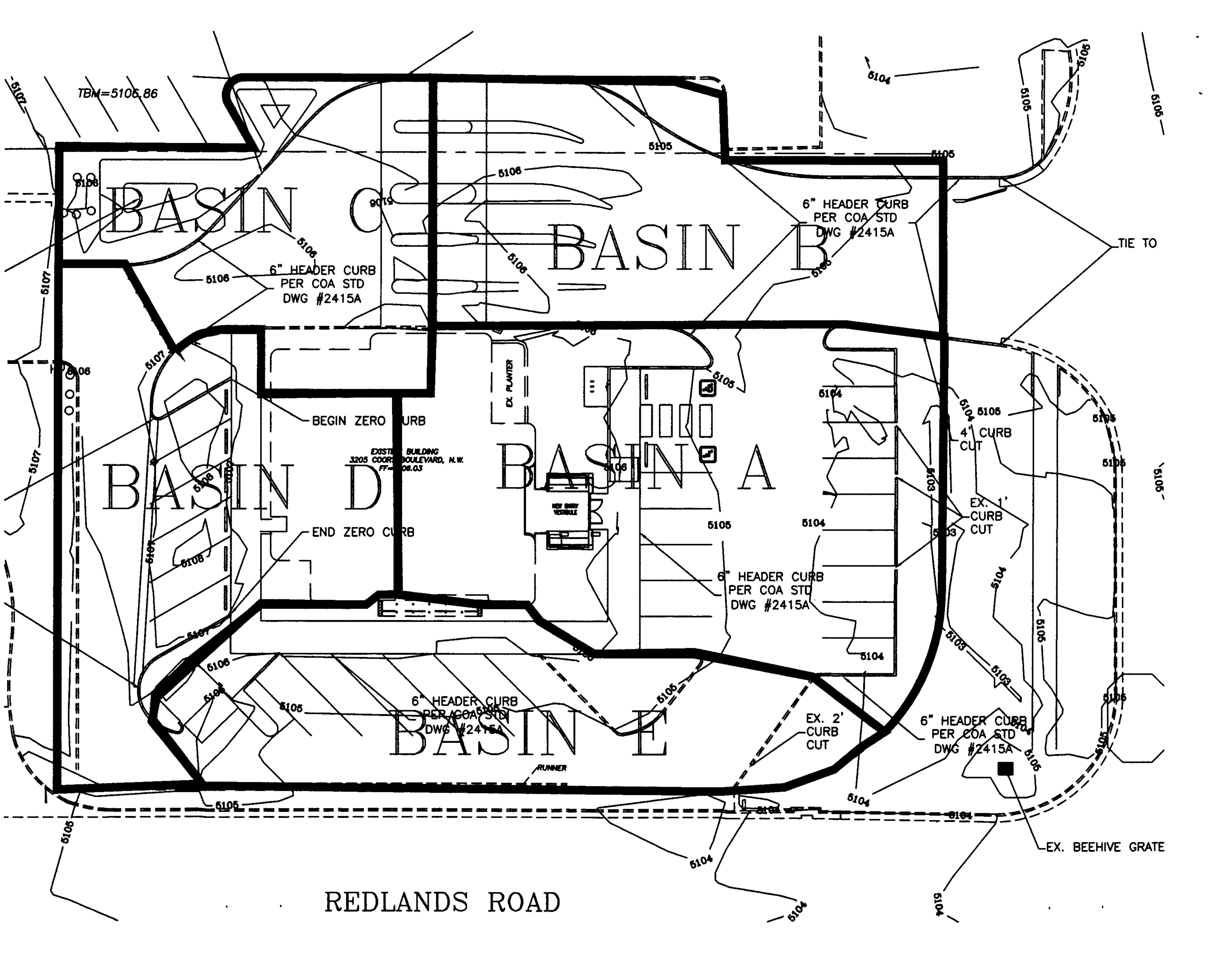
PROPOSED CONDITIONS

The proposed improvements consist of site modifications to allow for an additional drive-thru lane and a vestibule entrance with additional parking. The site will be graded such that the drainage basins remain unchanged. The landscaping that is converted to parking will maintain the existing drainage patterns. As shown in appendix A the site contains five distinct basins. All basins drain towards curb opening along the east curbline. Due to the flat grading at the southwest corner some flow from Basins C and D spill out the driveway. The proposed improvements increase the flow generated to 3.44 cfs. This results in an increase in peak flow leaving the site of .11 cfs. To reduce this flow and to assist in draining a very flat portion of the site, a 2' water harvesting pond will capture all of basing C. As shown this pond is sized to retain the entire 100-yr, 6-hour storm event. Due to the shallow depth and the fact the pond will overtop a curb and spill into basin B, the 10-day volume is not proposed. As shown in the appendix, the existing curb opening are sized appropriately. The proposed site improvements maintain the historical drainage patterns and reduce the peak flow leaving the site by .35 cfs.

SUMMARY AND RECOMMENDATIONS

This project is an addition to an existing development. The proposed modifications preserve the existing drainage patterns and reduce the peak flow leaving the site. Since the effected area site encompasses less than 1 acre, a NPDES permit should not be required prior to any construction activity.

APPENDIX A SITE HYDROLOGY



Weighted E Method

											100	-Year, 6-hr.		10-day
Basin	Агеа	Area	Treat	ment A	Treati	nent B	Treat	ment C	Treatm	ent D	Weighted E	Volume	Flow	Volume
	(St)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-tt)	CIS	(ac-tt)
EX. SITE	37027.00	0.850	0%	0	10%	0.078	16%	0.137	75%	0.635	1.693	0.120	3.33	0.205
Α	11000.00	0.253	0%	0	10%	0.025	10%	0.0253	80%	0.202	1.742	0.037	1.01	0.064
В	6765.00	0.155	0%	0	0%	0.000	10%	0.0155	90%	0.140	1.872	0.024	0.66	0.043
С	5512.00	0.127	0%	0	18%	0.023	20%	0.0253	62%	0.078	1.540	0.016	0.46	0.027
D	7148.00	0.164	0%	0	0%	0.000	12%	0.0197	88%	0.144	1.852	0.025	0.69	0.045
E	6602.00	0.152	0%	0	0%	0.000	14%	0.0212	86%	0.130	1.833	0.023	0.63	0.041
,—·· · · · · · · · · · · · · · · · · · ·							···		,,,,				·····	·····
DEV SITE		0.850		0.000		0.048		0.107		0.695	1	0.126	3.44	

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

Where for 100-year, 6-hour storm

Ea= 0.44 Qa= 1.29 Eb= 0.67 Qb= 2.03 Ec= 0.99 Qc= 2.87 Ed= 1.97 Qd= 4.37

Developed Conditions

DRAINS TO STORM DRAIN

EXISITNG 3.33
PROPOSED 2.98
INCREASE -0.35

DRAINS TO HARVESTING POND

PROPOSED 707.37 CF 100-YEAR, 6-HOUR VOLUME, POND WILL SPILL IF OVER FLOW SO NOT 10-DAY

CURB OPENINGS

Weir Equation:

$$Q = CLH^{3/2}$$

Q = 1.52 cfsC = 2.95

H = 0.5 ft

L = 1,2,4

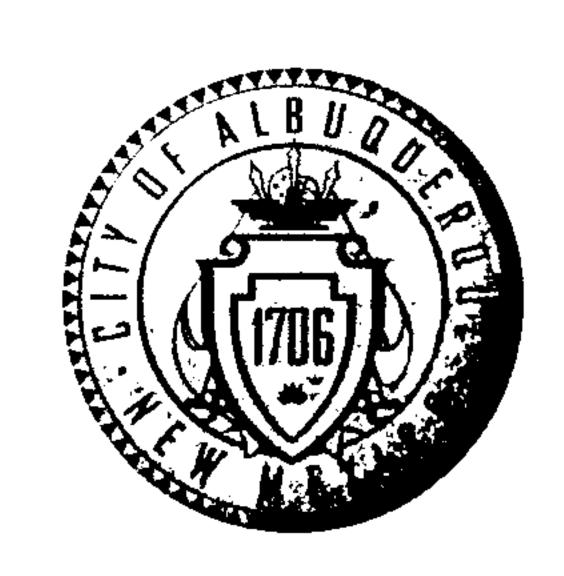
1' capacity=1.03

2' capacity=2.06

4' capacity =4.13

- 1' openings 1/3 basin A=.34 cfs <1.03 OK
- 2' opening- basin D+E=1.32 cfs <2.06 OK
- 2' opening basin C=.46 cfs<2.06 OK
- 4' opening- basin B=.66 cfs<4.13 OK

CITY OF ALBUQUERQUE



March 22, 2010

Daniel Herr, R.A. Slagle Herr Architects 1600 Rio Grande NW Albuquerque, NM 87104

Re: New Mexico Educators Federal Credit Union, 3205 Coors Blvd NW,

Traffic Circulation Layout

Architect's Stamp dated 03-15-10 (G11-D013)

Dear Mr. Herr,

The TCL submittal received 03-15-10 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

Albuquerque

NM 87103

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

www.cabq.gov

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,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

File

Addn'l obstacles in lands caped area; sw may need to meander or follow Std 2431

LETTER OF TRANSMITTAL

ArcHitectS

1600 rio grande nw albuquerque new mexico 87104. 505 246 0870 fax: 505 246 0437 slagleherr.com

TO

Kristal Metro

PROJECT

NMEFCU Ladera Remodel

DATE

15-Mar-10

FROM

Dan Herr .

COPY

NO.

DESCRIPTION

NOTES

- 2 TCL Plan
- 1 Drainage and Transportation Information Sheet
- 1 Copy of your comments dated 3-4-10

COMMENTS:

Responses to your comments dated March 4, 2010:

- 1. End island radii have been changed to 15' min.
- 2. David Soule of Rio Grande Engineering will be submitting a hydrology plan later this week.
- 3. City detail references for sidewalk ramps at Coors have been changed from 2440 to 2441. Truncated dome warning strips noted on plan at these two locations.
- 4. New sidewalk noted to be constructed along Coors.
- 5. Sidewalk widths have been dimensioned on plan.
- 6. The drive aisle connection to Tract Q-1 has been dimensioned on the plan. A do not enter sign has been added to the plan.

RECEIVED

MAR 15 2010

HYDROLOGY SECTION

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: <u>NMEFCU Ladera Remodel</u> DRB #:	ZONE MAP/DRG. FILE #:G-11/70/3 WORK ORDER#:
LEGAL DESCRIPTION: <u>TRACT A-5-A, TOWN OF ATRISCO GRANT, NO</u> CITY ADDRESS: <u>3205 COORS BLVD NW</u>	RTHEAST UNIT
ENGINEERING FIRM: RIO GRANDE ENGINEERING ADDRESS: 1606 CENTRAL SE, SUITE 201 CITY, STATE: <u>ALBUQUERQUE, NM</u>	CONTACT: <u>DAVID SOULE</u> PHONE: <u>872-0999</u> ZIP CODE: <u>87106</u>
OWNER: NEW MEXICO EDUCATORS FEDERAL CREDIT UN ADDRESS: PO BOX 8530 CITY, STATE: ALBUQUERQUE, NM	ION CONTACT: <u>TOM JOHNSON</u> PHONE: <u>872-5424</u> ZIP CODE: <u>87198</u>
ARCHITECT: SLAGLE HERR ARCHITECTS ADDRESS: 1600 RIO GRANDE BLVD NW CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>DAN HERR</u> PHONE: 246-0870 ZIP CODE: <u>87104</u>
SURVEYOR: PRECISION SURVEYS ADDRESS: 8500 JEFFERSON NE CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>LARRY MEDRANO</u> PHONE: <u>856-5700</u> ZIP CODE: <u>87113</u>
CONTRACTOR: HART CONSTRUCTION ADDRESS: 2919 2 ND STREET NW CITY, STATE: ALBUQUERQUE, NM	CONTACT: <u>RICK GONZALES</u> PHONE: <u>345-4001</u> ZIP CODE: <u>87109</u>
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
 □ DRAINAGE REPORT □ DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal □ DRAINAGE PLAN RESUBMITTAL □ CONCEPTUAL GRADING & DRAINAGE PLAN □ GRADING PLAN □ ENGINEER'S CERTIFICATION (HYDROLOGY) □ CLOMR/LOMR □ TRAFFIC CIRCULATION LAYOUT (TCL) □ ENGINEERS CERTIFICATION (TCL) □ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) □ OTHER 	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 ORDERAPPROVAL OTHER (SRECIPY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	MAR 1 5 2010 HYDROLOGY
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DATE SUBMITTED:3-15-10

BY:DAN HERR

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 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

When Recorded, Please Return To:
James P. Houghton
Modrall Sperling Roehl Harris & Sisk PA
P.O. Box 2168
Albuquerque, NM 87103-2168

Doc# 2009099047

08/31/2009 03:19 PM Page: 1 of 20 AMND R:\$47.00 M. Toulouse Oliver, Bernalillo County

SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND

This Second Amendment To Easements With Covenants and Restrictions Affecting Land (the "Second Amendment") is entered into this 31st day of July, 2009, by and between, Ladera Partners, LLC, a Delaware limited liability company and Ladera Two Partners LLC, a Delaware limited liability company (collectively Ladera), with an address of c/o Houlihan-Parnes/iCap Realty Advisors, LLC, One West Red Oak Lane, White Plains, NY 10604 and New Mexico Educators Federal Credit Union, a federally chartered credit union, with an address of P.O. Box 8530, Albuquerque, NM, 87198 ("Credit Union").

WITNESSETH:

WHEREAS, Ladera's and Credit Union's respective predecessors in title entered into an instrument entitled Easements with Covenants and Restriction Affecting Land, dated August 19, 1981, filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, under County Clerk's File No. 81-46835, recorded in Book 875, Page 831 of the Miscellaneous Records of Bernalillo County, New Mexico, as amended by that certain First Amendment To Easements With Covenants and Restrictions Affecting Land dated September 8, 1983 and recorded in Miscellaneous Book 50A, Page 825 under County Clerk's File No. 83-65961 in Miscellaneous Records, and in Miscellaneous Book 56A, Page 22 under County Clerk's File No. 83-70794, of the Miscellaneous Records of Bernalillo County, New Mexico (collectively, the "Agreement"); and

WHEREAS, Ladera and Credit Union desire to further amend the Agreement; and

WHEREAS, Ladera represents and warrants that (1) Ladera acquired fee title ownership to Parcel 1 (Tract M) previously owned by Safeway Stores, Inc. ("Safeway") and (2) that at the time of execution of this Second Amendment Ladera has fee simple ownership to all of the property identified as Parcel 1 and Parcel 2 in the Agreement.

Now therefore, for and in consideration of the mutual covenants and agreements herein contained, the parties do hereby agree as follows:

1. All references to Security Federal Savings and Loan Association throughout the Agreement are hereby replaced with references to the Credit Union. All references to Ladera Development Associates and all references to Safeway throughout the Agreement are thereby replaced with references to Ladera.

2. The following subsections are added to Section 3 of the Agreement

(f). Drive Through Easement: Credit Union shall have and exercise the exclusive right of ingress and egress in, to, through, over, under and

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across a portion of Parcel II, more particularly described on Exhibit "B" (the "Drive Through Easement Area") for the purpose of constructing, modifying, adding to, maintaining, repairing, replacing and removing a covered drive-through structure for the purpose of providing additional lanes for the drive-through facility located on Parcel III, including the right to install an ATM and all necessary electrical and other subsurface and above ground utilities necessary for such facilities (the "Drive Through Easement"). The Drive Through Easement shall also include the right to locate an ATM device, along with landscaping, as depicted on the attached Exhibit "B". The specific size and area of the easement may be increased by Credit Union up to ten-percent in any direction to accommodate curbing and landscaping which may cross over any boundary, or requirements of the City of Albuquerque (provided such do not encroach on the Burger King Site new Tract Q-2; see paragraph 11 herein). Subject to the provisions of Section 3(k) below, if Credit Union ever defaults in its obligations under this Agreement beyond any applicable cure period, Ladera shall have the right to unilaterally revoke the Drive Through Easement.

- (g). Designation of Credit Union Employee Parking Area on Parcel II. Credit Union shall be permitted to use five (5) parking spaces within the Common Area on Parcel II, which are hereby designated as Employee Parking Area for Credit Union pursuant to Section 3(d)(2) of the original Easements and Covenants dated August 19, 1981, for use by Credit Union employees. Five (5) Credit Union Employees may park anywhere within the Common Area on Parcel II which has not been otherwise designated as a Building Area or as Employee Parking Area dedicated to the use of another owner and except for any area within Tract Q-2 as that tract is described within this Amendment. If Credit Union ever defaults in its obligations under this Agreement beyond any applicable cure period, Ladera shall have the right to unilaterally revoke this designation of Employee Parking Area. This designation of Employee Parking Area is in addition to, and does not replace or otherwise modify, any of Credit Union's rights to parking in the Common Area as provided in the original Easements and Covenants dated August 19, 1981 except to the extent Credit Union has now been granted the right to use five (5) parking spaces within the Common Area on Parcel II for employee parking.
- (h). <u>Ingress/Egress Area</u>. Ladera approves the Ingress/Egress Area as depicted on Exhibit "B" (the "Ingress/Egress Area"). The use of this Ingress/Egress Area is consistent with the use of the Common Area as described in the original Easements with Covenants. The Ingress/Egress Area will not be obstructed unless maintenance of the area is underway.
- (i). Maintenance. As partial consideration for the Drive Through Easement, Credit Union shall keep and maintain the Drive Through Easement Area in first-class condition and repair. In the event Credit Union fails to maintain the Drive Through Easement Area or the Ingress/Egress Area as described in this paragraph, Ladera shall have the right to perform maintenance or upgrades and seek reimbursement from Credit Union for such expenses.
- (j) Abandonment. Credit Union agrees that at such time and in the event that the Drive Through Easement is expressly abandoned in

writing by Credit Union or any assignee hereof, such easement shall terminate and the real property interest represented by such easement shall revert to Ladera, its heirs, successors and/or assigns, without any further action required by Ladera.

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- (k) <u>Defaults and Notice</u>. The provisions of Section 8(c) of the original Easements and Covenants dated August 19, 1981 shall continue without modification and apply to any claim that Credit Union or any other party has defaulted in its obligations under this Amendment, so that thirty (30) days' written notice of default and an opportunity to cure any claimed default must be given in the event of any such claimed default. The parties further agree that in the event Credit Union disputes the claim that it has defaulted, Ladera shall not be permitted to exercise this right to revoke any Easement unless and until a court of competent jurisdiction determines that Credit Union has materially defaulted in its obligations.
- 3. Exhibit "A" to the Agreement dated March 26, 1981, as amended April 21, 1983, is hereby deleted and replaced in its entirety with the Exhibit "A" attached to this Second Amendment. Exhibit "B" to this Second Amendment shall become Exhibit "B" to the Agreement.
- 4. The following subsections of Section 4 the Agreement are hereby amended as follows:
 - (b) Maintenance.
 - (2) Expenses: The respective owners of the Parcels shall pay the maintenance expenses of their respective Parcels; provided that Credit Union shall be responsible for all maintenance expenses of the Drive Through Easement Area, and Ingress/Egress Area.
 - (c). Taxes. Each of the parties hereto agree to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities all real property taxes and assessments which are levied against that part of the Common Area owned by it; provided that Credit Union shall reimburse Ladera for that portion of the real property taxes and assessments paid by Ladera that are attributable to the Drive Through Easement Area and pay any other fee, charge, tax or other imposition imposed by any governmental entity or owners association on Ladera's property by reason of the existence of the Drive Through Easement or the use of that portion of the Parcel II subject to the Drive Through Easement by Credit Union. Unless otherwise agreed by the parties in writing, the percentage that Credit Union shall pay to Ladera is 1.05% of the real property tax bill, excluding any interest or penalties, for Tract Q-1 as shown on the "Plat of Tracts Q-1 and Q-2 Town of Atrisco Grant, Northeast Unit" dated November 10, 2008 and filed as Document number 2009071690 (Book 2009C, page 0101M), recorded on June 26, 2009 in the records of Bernalillo County, New Mexico (hereinafter "Replat of Tract Q").

5. The following subsection of Section 6 the Agreement is hereby amended as follows:

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- (a). <u>Indemnification</u>. Each party hereby indemnifies and saves the other parties harmless from any and all liability, expense, causes of action, suits, claims or judgments arising from injury to person or property and occurring on its own parcel, except if caused by the act or neglect of another party hereto. Notwithstanding the preceding sentence, Credit Union's indemnity obligations shall extend to the Parking Space Easement Area and Drive Through Easement Area.
- 6. The parties agree and acknowledge that the original Easements and Covenants dated August 19, 1981 requires a ratio of not less than three (3) square feet of developed "Common Area" for each one (1) square foot of total building area, and that this restriction and ratio remains in effect and is not modified by this Amendment. The parties further agree that there is no change or addition to the permitted Building Areas except as expressly shown in the Exhibits to this Amendment.
- 7. Ladera, by virtue of requesting further development action in the shopping center, may trigger additional costs for Credit Union related to the Coors Boulevard right of way expansion. Ladera agrees to indemnify the Credit Union for any costs related to the Coors Boulevard right of way expansion should the city, state, or county government require the Credit Union to undertake improvements related to such expansion.
- 8. The terms, covenants and provisions hereof shall be governed by and construed under the applicable laws of the State of New Mexico.
- 9. This Amendment may be executed in counterparts, and the authorized signatures of either party affixed to a counterpart signature shall be deemed to constitute execution of the original agreement.

10. Deleted.

- 11. Special Terms Burger King Site. Notwithstanding any term or provision of this Second Amendment, and any term or provision of the original instrument entitled "Easements with Covenants and Restrictions Affecting Land" dated August 19, 1981 and referenced herein in the recitals, or any amendments thereto, all collectively identified as the "Agreement," the following agreements are made that shall run with and be otherwise appurtenant to the land:
- and Q-2 out of the prior Tract Q (as shown on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1984 Volume C24, Folio 87). Ladera is the successor owner of Tracts Q-1 and Q-2. Ladera is the successor Landlord under a long-term lease with TKJ, Inc., a New Mexico corporation, ("Burger King") to construct and operate a Burger King restaurant facility on Tract Q-2 ("Burger King Lease"). Ladera and Credit Union approve and consent to the site plan and plat attached hereto as Exhibit C and recognize and acknowledge that during the lease term and any extensions thereof (collectively Lease Term), Burger King will have exclusive rights to use Tract Q-2 pursuant to the Burger King Lease, including without limitation exclusive rights with respect to parking within Tract Q-2, the control of ingress and egress in and through Tract Q-2, and the construction of appropriate facilities as

approved under the terms of the Burger King Lease related to the Burger King operation, including a drive-through facility, on Tract Q-2 (Burger King Property).

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- A material and critical consideration to Burger King in connection with the Burger King Lease was access and egress/ingress to Tract Q-2 through the Ladera Shopping Center for customers, invitees, etc. coming from Coors Avenue and Redlands Road NW. It is therefore agreed that an easement of access for ingress and egress is granted by Ladera in favor of Burger King as shown on Exhibit C-1 (hatched portion) representing the driveway area from Coors to access the Burger King Property, and from Redlands Road NW to access the Burger King Property and the ingress/egress points to the Burger King Property (Tract Q-2) as shown on Exhibit C-1 hereto (the Burger King Access Driveways). Such shall not be modified, moved, altered, blocked, or changed without Burger King's consent for the Lease Term and any extensions thereof. Refuse or trash trucks are permitted to use the Burger King Driveways to access the dumpster or trash receptacles on the Burger King Property. Maintenance of the Hatched Portion on Exhibit C-1 (Burger King Access Driveways which are within Tract Q-1) shall be the responsibility of Ladera up to the point of entry into Tract Q-2. Thereafter, maintenance shall be the responsibility of the owner of the Burger King Property during the Lease Term and any extensions thereof. The invitees, employees, and customers of Burger King shall further have rights of access for ingress and egress to and from Tract Q-2 in and through the common parking areas and other driveways and common areas within Parcel 1 and Parcel 2 of the Agreement. Ladera will not construct impediments or barriers that will unduly or unreasonably restrict access to Tract Q-2 from other portions of the Ladera Shopping Center so that customers of the Ladera Shopping Center can gain reasonable ingress and egress to and from Tract Q-2.
- .3 Ladera hereby grants a non-exclusive easement across and over the portion of Tract Q-1 within the area marked "Joint Driveway Area" in favor of Burger King to use for access for ingress and egress to and from Tracts Q-1 and Q-2. Burger King shall construct the portion of the Joint Driveway Area shown on Exhibit C-1 as "BK Construction of Joint Driveway Area" and shall be responsible for the maintenance and repair thereof. Burger King shall mark appropriate directional signage for such area. This provision for and description of the Joint Driveway area shall not be construed to provide for any access between Tracts Q-1 and Q-2 and Parcel III, and shall not be construed as providing for the removal of the existing bollards which block such access.
- .4 Construction of off-site improvements by Burger King. As part of the development of the Burger King site on Tract Q-2, Burger King shall construct the following off-site improvements (primarily on proposed Tract Q-1) as part of the development of the Burger King Property. Ladera hereby grants to Burger King a temporary construction easement to build such off-site improvements. After they are built, with the exception of the new BK monument sign, Ladera and/or the Owner of Tract Q-1 shall have total responsibility for maintenance and repairs to such off-site improvements (hereinafter The BK Off-site Improvements).

The BK Off-site Improvements that will be built by Burger King are:

.1 Attached as Exhibit D-1 are copies of the current site plan and landscaping

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plan provided by Ladera's architect pertinent to Tracts Q-1 and Q-2. Exhibit D-2 is a reduced copy of the site plan as it impacts Tracts Q-1 and Q-2. Exhibit D-3 is an enlarged portion of the landscape plan that shows the off-site landscape work that Burger King's contractor will perform.

- .2 Burger King's contractor (Patrick Joseph, General Contractor) will build the following off-site improvements:
- A. Exhibit D-2 is marked to show Area One improvements which are improvements located on Tract Q-1 east of Tract Q-2 as follows:
 - .1 Concrete sidewalks per drawing.
 - .2 A new 3' high, 40' wide split-faced CMU screen wall per drawing.
 - .3 Concrete curbing as required.
 - .4 Landscaping as shown on Exhibit D-3.
 - .5 Tie-in to existing asphalt with new asphalt as required.
 - .6 Installation of the new BK monument sign as shown on the drawing.
 - .7 The existing shopping center monument sign as shown on the drawing will not be relocated, notwithstanding the note on Exhibit D-2.
- B. Area Two shows off-site improvements that will be part of the BK Off-site Improvements in an area on Tract Q-1 that is west of Tract Q-2:
 - Pedestrian walkway on Tract Q-1 from the west edge of Tract Q-2 as shown on the drawing.
 - Landscaping of the two existing islands as shown on Exhibit D-3 and highlighted on Exhibit D-2. In addition, the BK Off-site Improvements will include installation of a waterline to service each island together with patching of the existing asphalt upon completion of the landscape work.
- C. Area Three as shown on Exhibit D-2 shows the general area of BK Off-site Improvements on Tract Q-1 immediately to the south of Tract Q-2 which consist of the following:
 - .1 Stand-up curbing around the island and parking curbing along the northern edge of Tract Q-1 adjacent to Tract Q-2 as shown on the drawing.
 - .2 Patching of existing asphalt as required.
 - .3 Landscaping within the two islands located partially within Tract Q-1 as shown on Exhibit D-3.

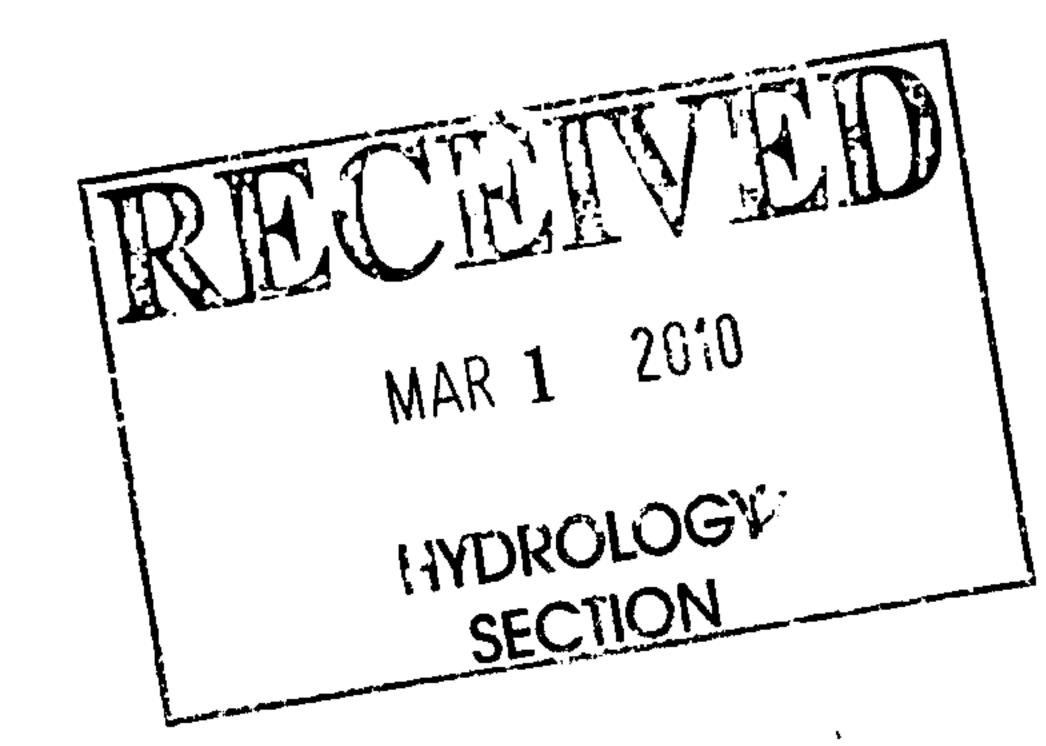
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Upon completion of the construction of the Burger King restaurant on the Burger King Property and the off-site improvements listed herein, and the issuance of a Certificate of Occupancy to Burger King, all further responsibility, liability, maintenance, or repair for such off-site improvements shall rest with the Owner of Tract Q-1, which obligation shall run with the land.

No amendment or modification to this Second Amendment, to the extent such modify any rights or interests of Burger King herein, shall be effective without the prior written consent of Burger King, so long as the Burger King Lease remains in force and effect.

Unless Burger King has filed a Notice of Election to Extend the Lease (under the terms of the Lease Agreement) with the County Clerk of the County where the property is located (Bernalillo County) within 22 years of the recording date of this instrument, then it shall be presumed that the Burger King Lease has been terminated or is no longer in force and effect and no consent of Burger King shall be required for further amendments or modifications to this instrument.

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IN WITNESS WHEREOF, the parties have executed this Amendment on this day of August 18, 2009.

New Mexico Educators Federal Credit, a federally chartered credit union

STATE OF NEW MEXICO

SS.

COUNTY OF BERNALILLO

The foregoing Second Amendment To Easements With Covenants and Restrictions Affecting Land was acknowledged before me this 18 day of luquest, 2009 by Terry Laudick as President/CEO of New Mexico Educators Federal Credit, a federally chartered credit union.

Witness my hand and official seal.

My Commission expires: 4-14-2012

OFFICIAL SEAL NADINE M. WASLOSKY Notary Public

Credit Union consents to all matters set out in this Paragraph 11.

LADERA PARTNERS, LLC, a Delaware Limited Liabilty Company

Name: Lorraine Carrady Quinn

Title: Manager LADERA TWO PARTNERS LLC By: Coolidge 585 Stewart LLC, Manager Name: Theodore Sannella Title: Managing Member STATE OF SAN June Second Amendment To Easements With Covenants and Restrictions was tacknowledged before me this 2009 day of Aucons 7, 2009 by of LADERA PARTNERS, LLC, a hadility company. proband and official seal, Notary Public STATE OF COUNTY OF The foregoing Second Amendment To Easements With Covenants and Restrictions Affecting Land was acknowledged before me this ____ day of _____ 2009 by as Managing Member of Coolidge 585 Stewart LLC, as Managing Member of LADERA TWO PARTNERS, LLC, a Delaware limited liability company. Witness my hand and official seal. My Commission expires: [SEAL] Notary Public K:\dox\client\50015\140\W0922914.DOC Page 9 (7/20/09 Rev.)

•	LADERA PARTNERS, LLC, a Delaware Limited Liabilty Company
•	By: Name: Lorraine Carrady Quinn Title: Manager
-	LADERA TWO PARTNERS LLC By: Coolidge 585 Stewart LLC, Manager
	Name: Theodore Sannella Title: Managing Member
•	STATE OF)) ss. COUNTY OF)
	The foregoing Second Amendment To Easements With Covenants and Restriction Affecting Land was acknowledged before me this day of, 2009 by as of LADERA PARTNERS, LLC, Delaware limited liability company. Witness my hand and official seal. My Commission expires:
•	[SEAL]
	STATE OF NEW YORK)) ss. COUNTY OF WESTCHESTER)
•	The foregoing Second Amendment To Easements With Covenants and Restriction Affecting Land was acknowledged before me this 21 st day of 90657, 2009 by THEODORE SAWELLA as Managing Member of Coolidge 585 Stewart LLC, as Managing Member of LADERA TWO PARTNERS, LLC, a Delaware limited liability company.
, ^	Witness my hand and official seal. My Commission expires:
•	Steven B. Burd Notary Public, State of New York No. 41-4624332 Qualified in Rockland County Commission Expires Jan 31, 2011
-	K:\dox\client\50015\140\W0922914.DOC (7/20/09 Rev)

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Approved: TKJ, Inc.,

a New Mexico corporation (Burger King)

Name: Thomas E. McCollum

Title: Vice President

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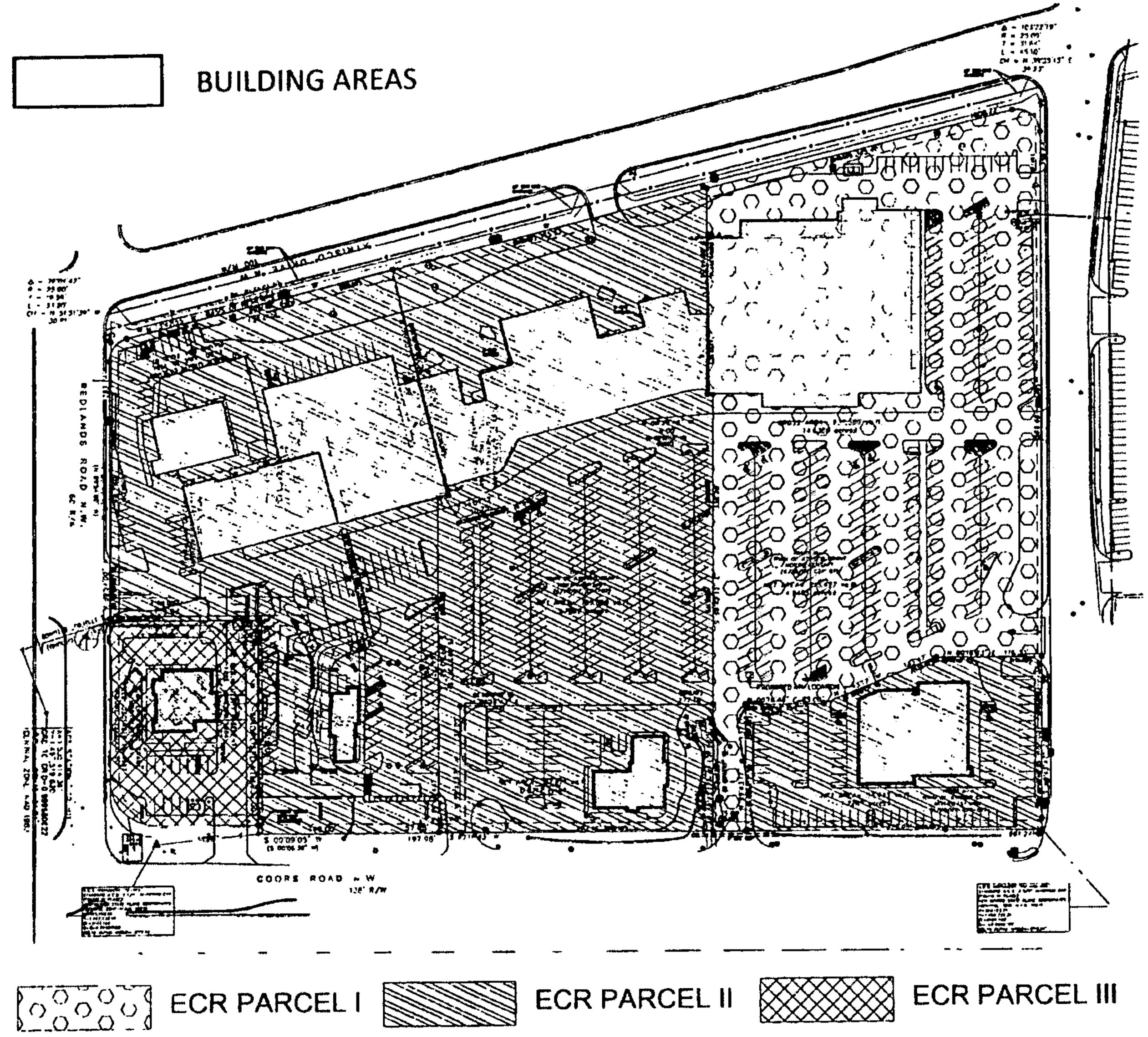
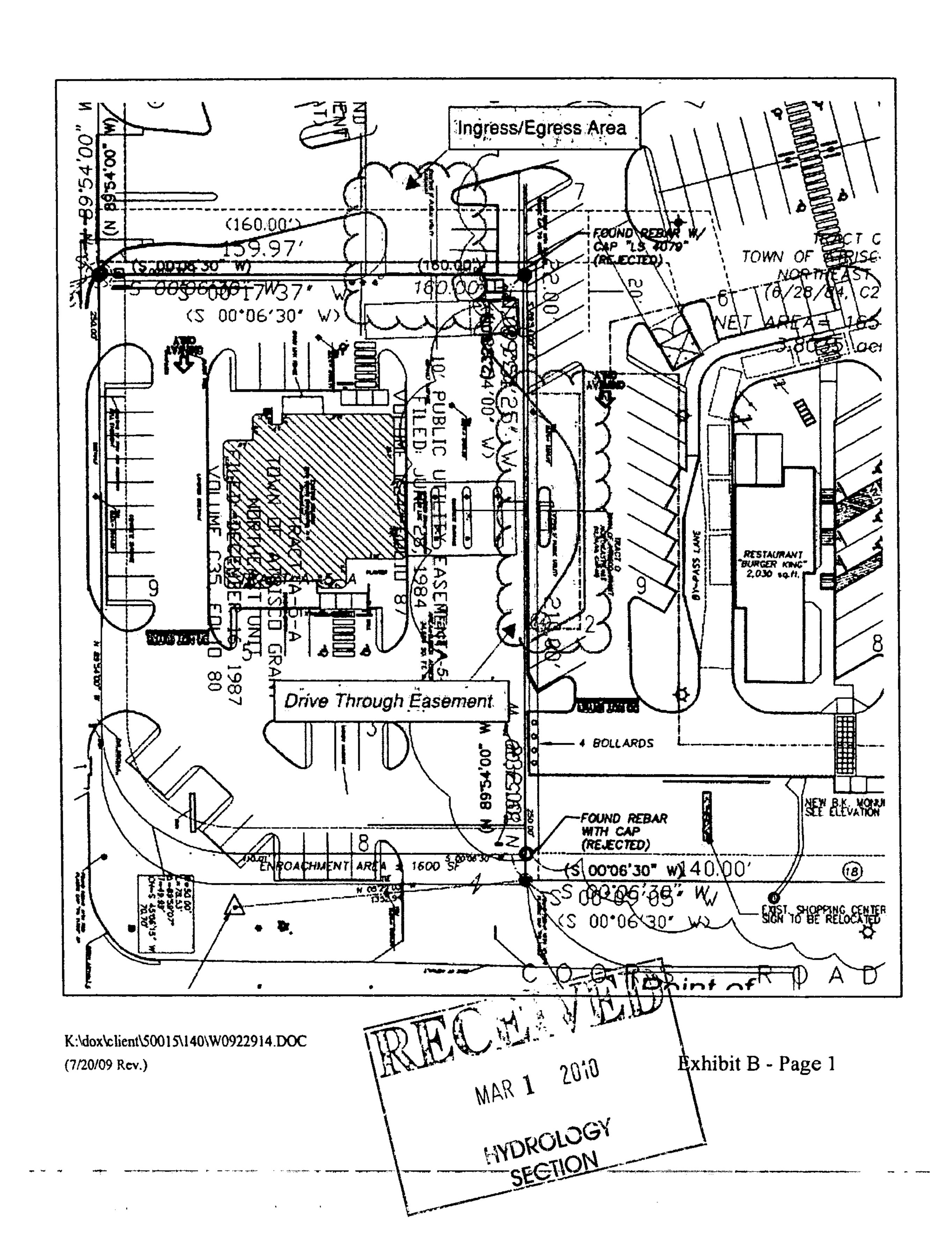
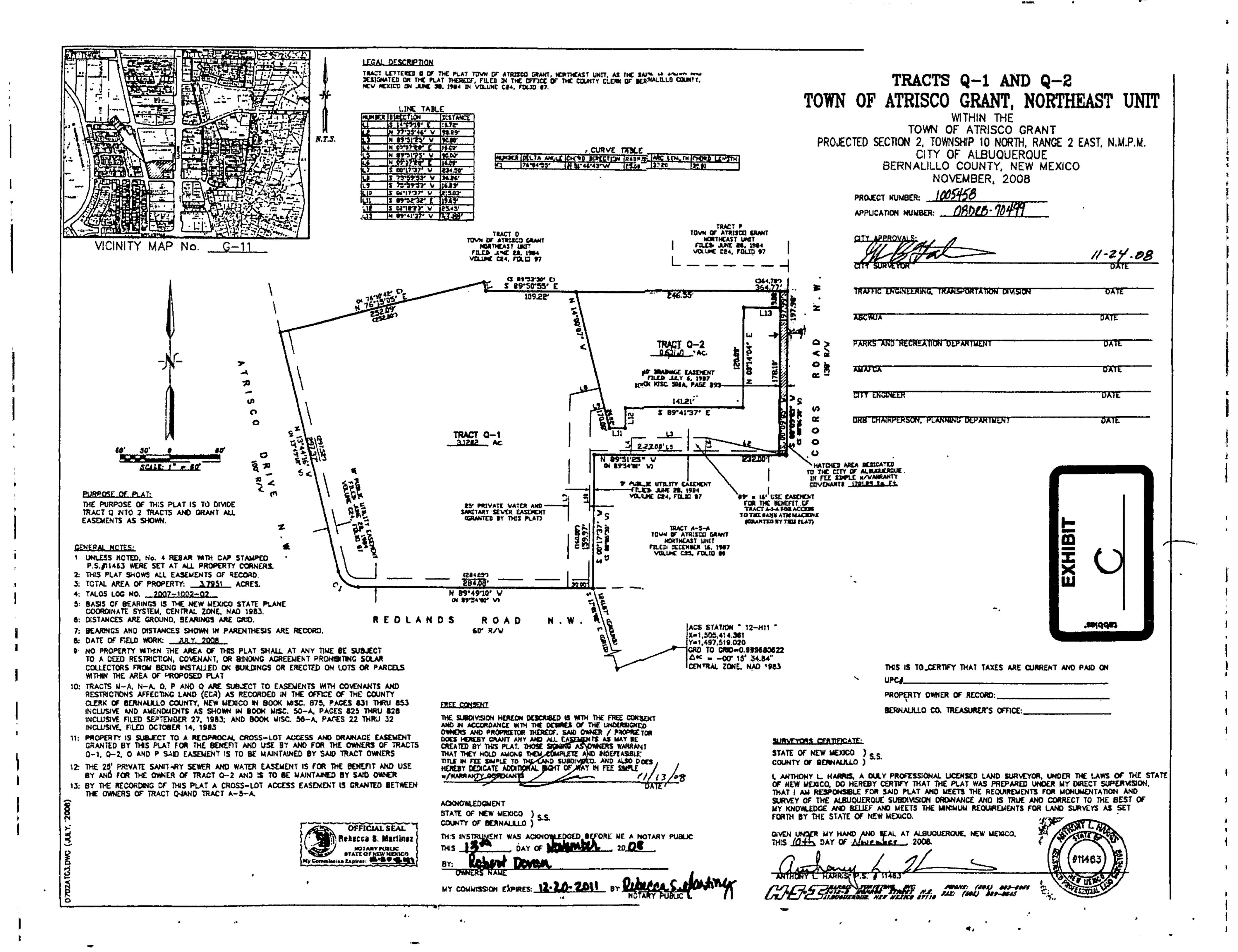


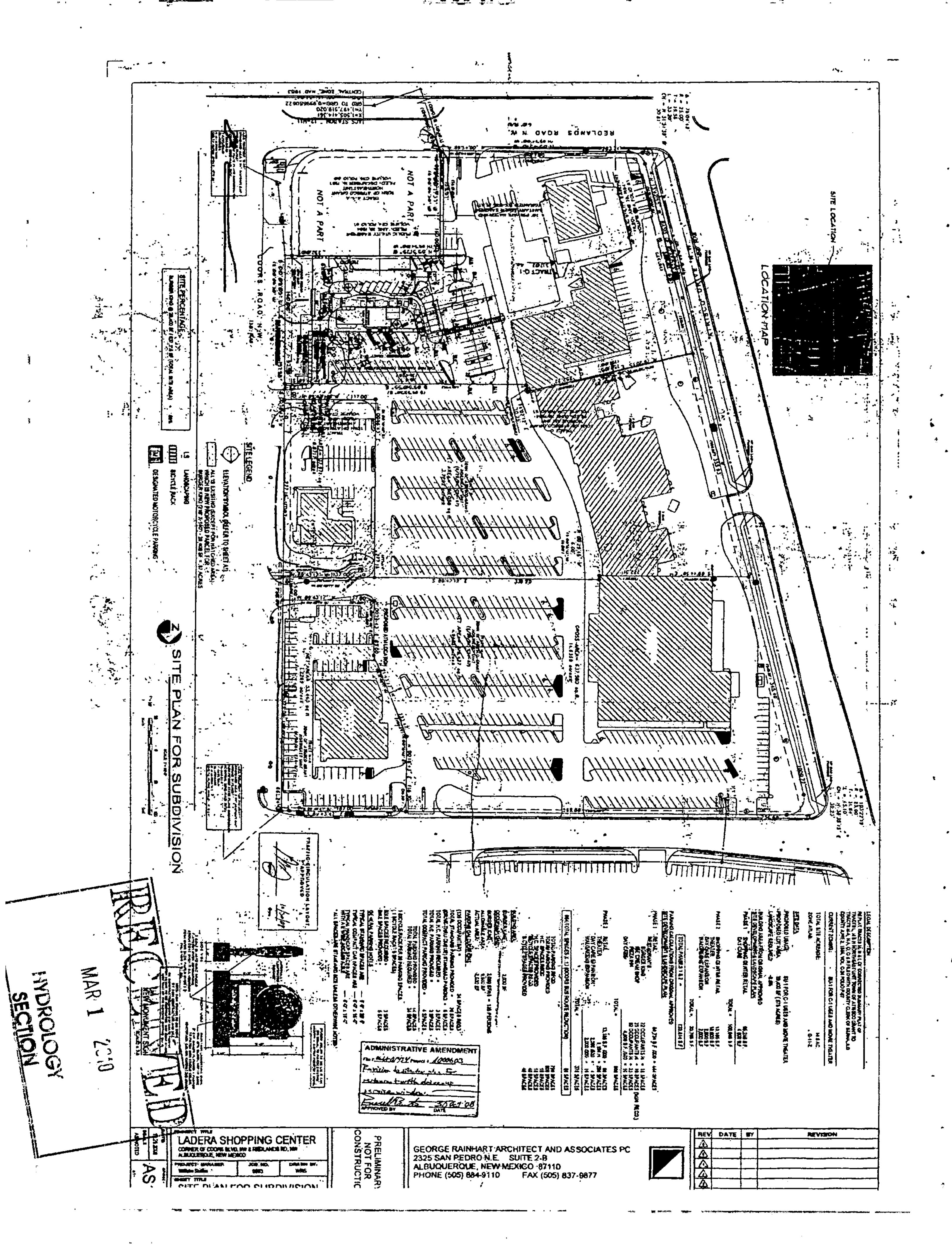




EXHIBIT B TO SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND

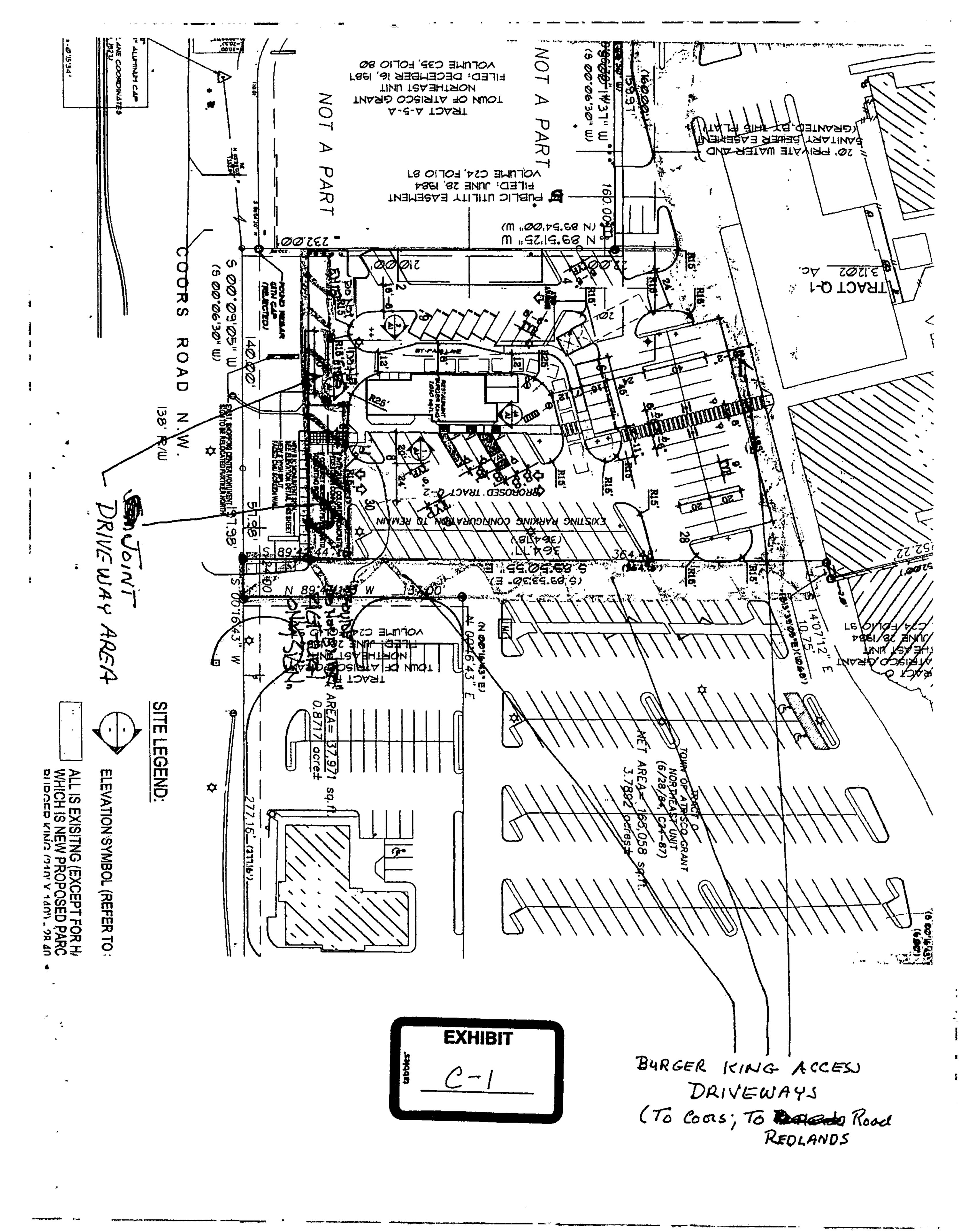


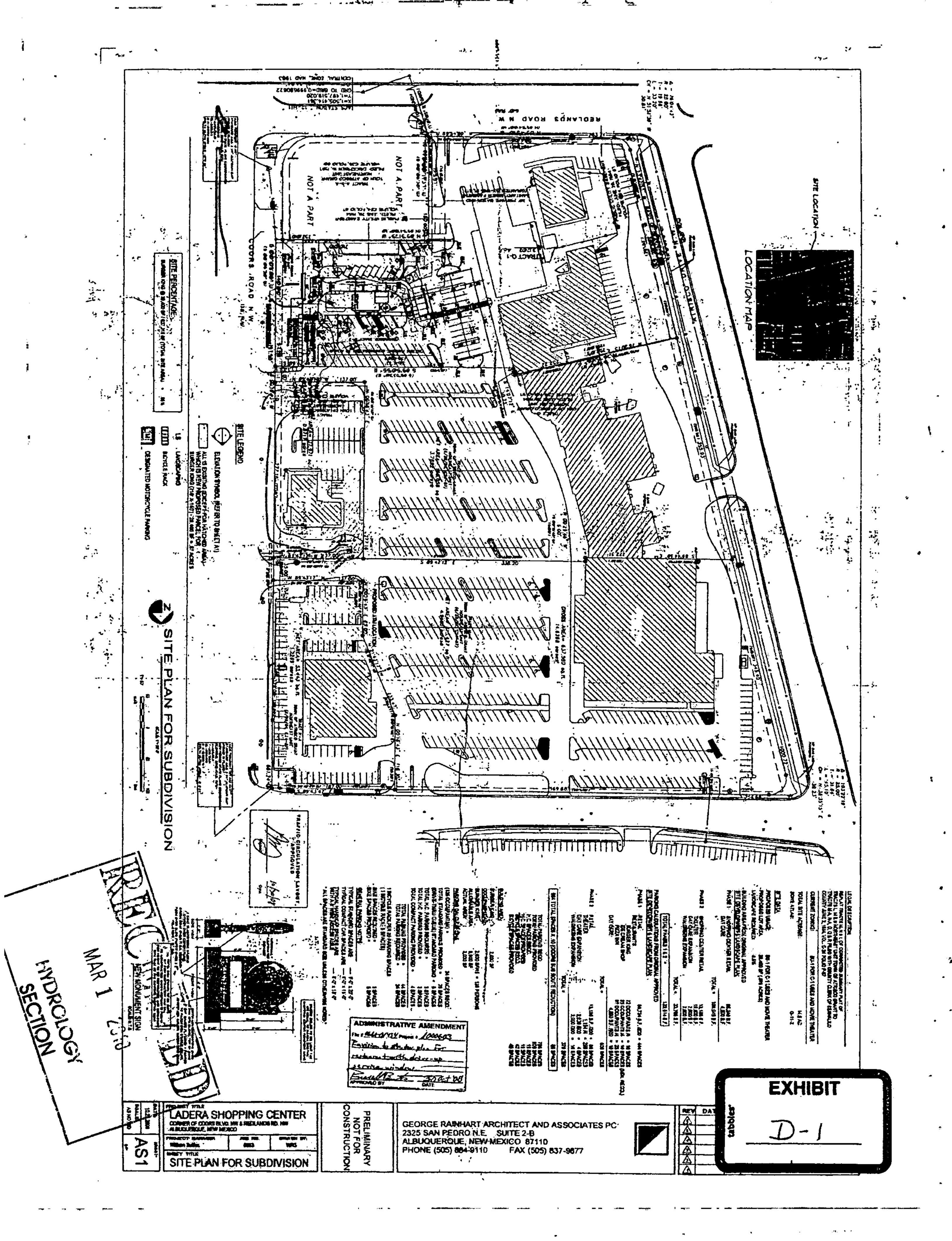


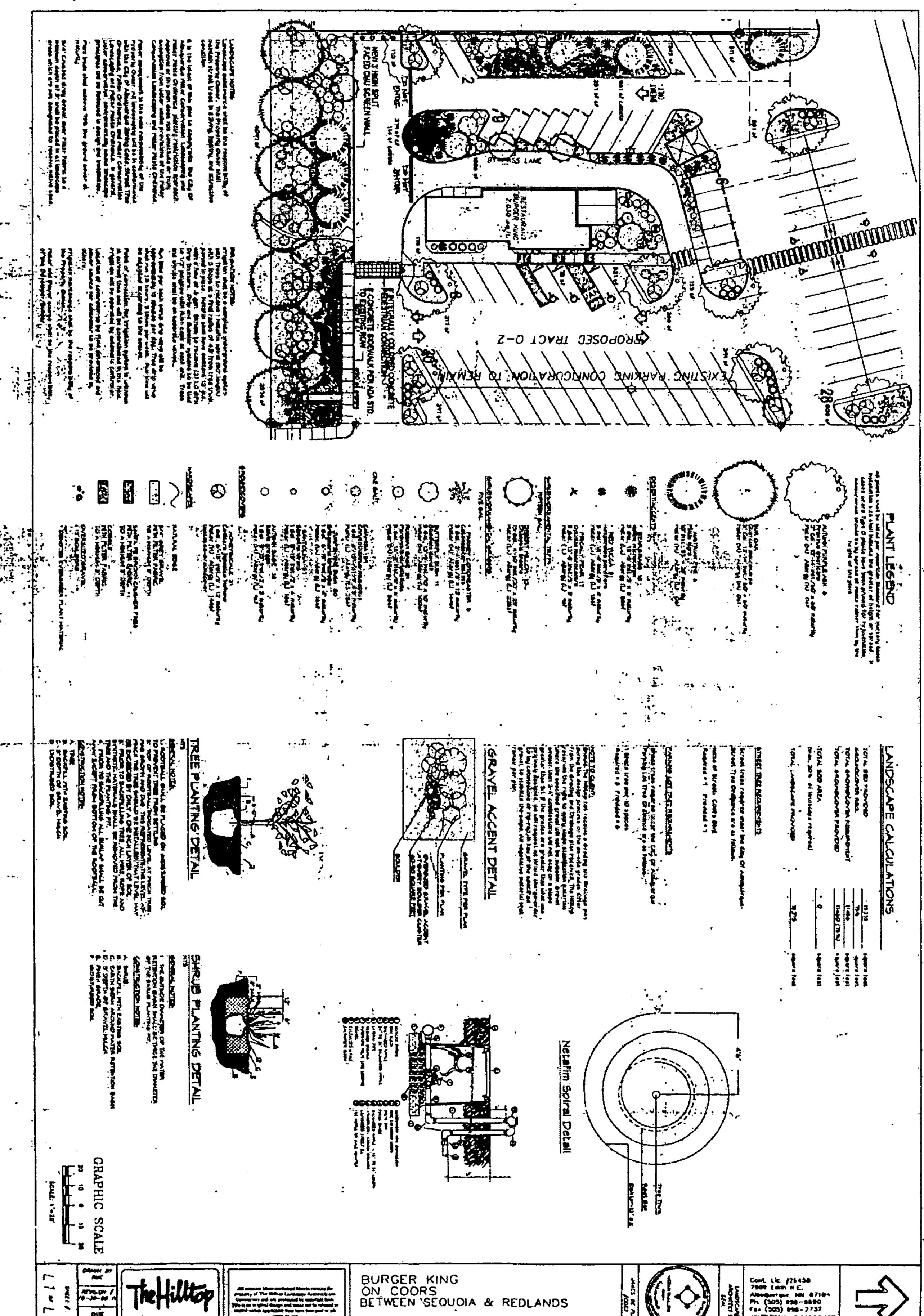


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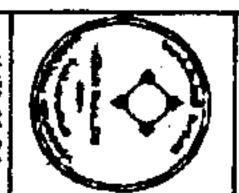
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LANDSCAPE PLAN





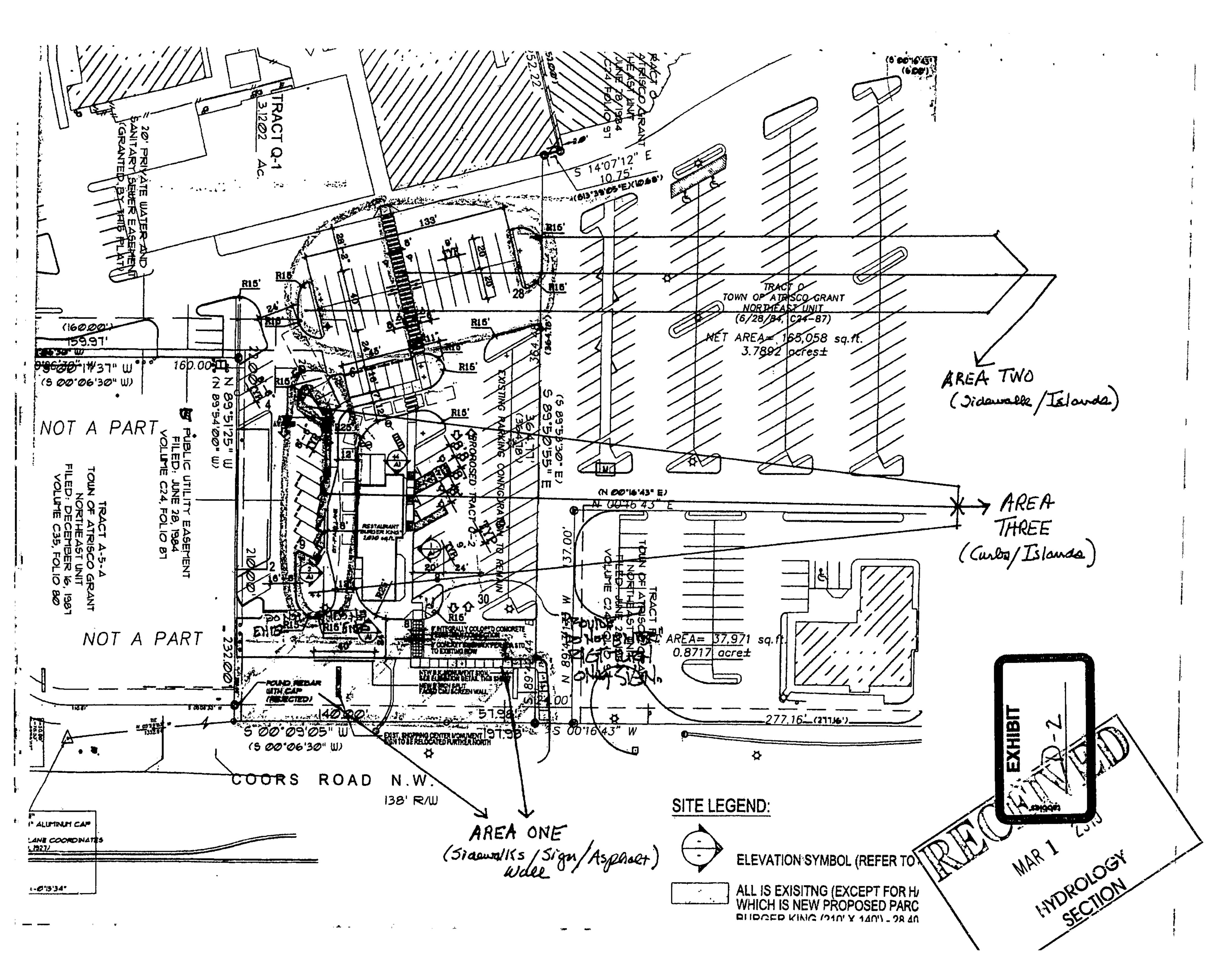
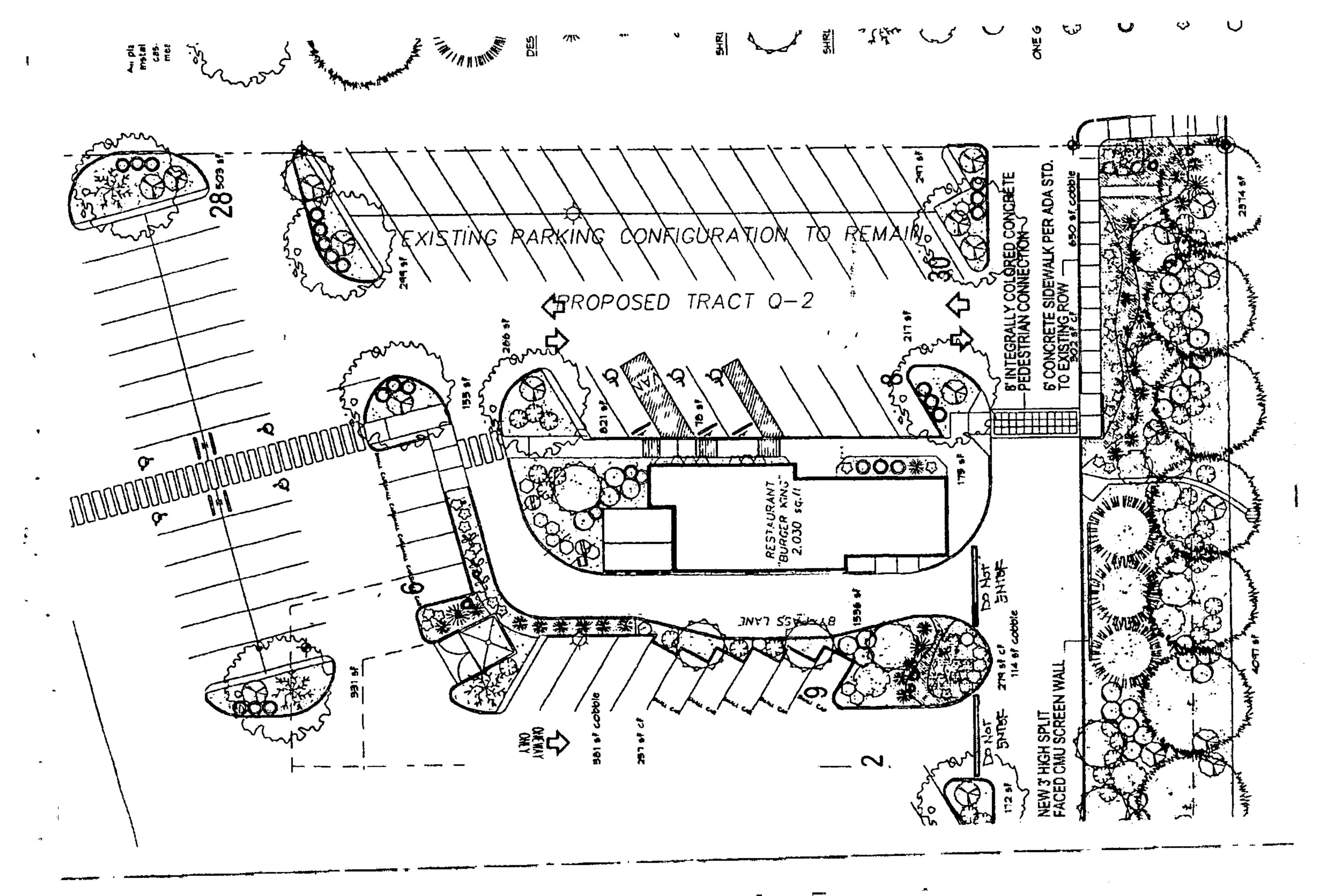
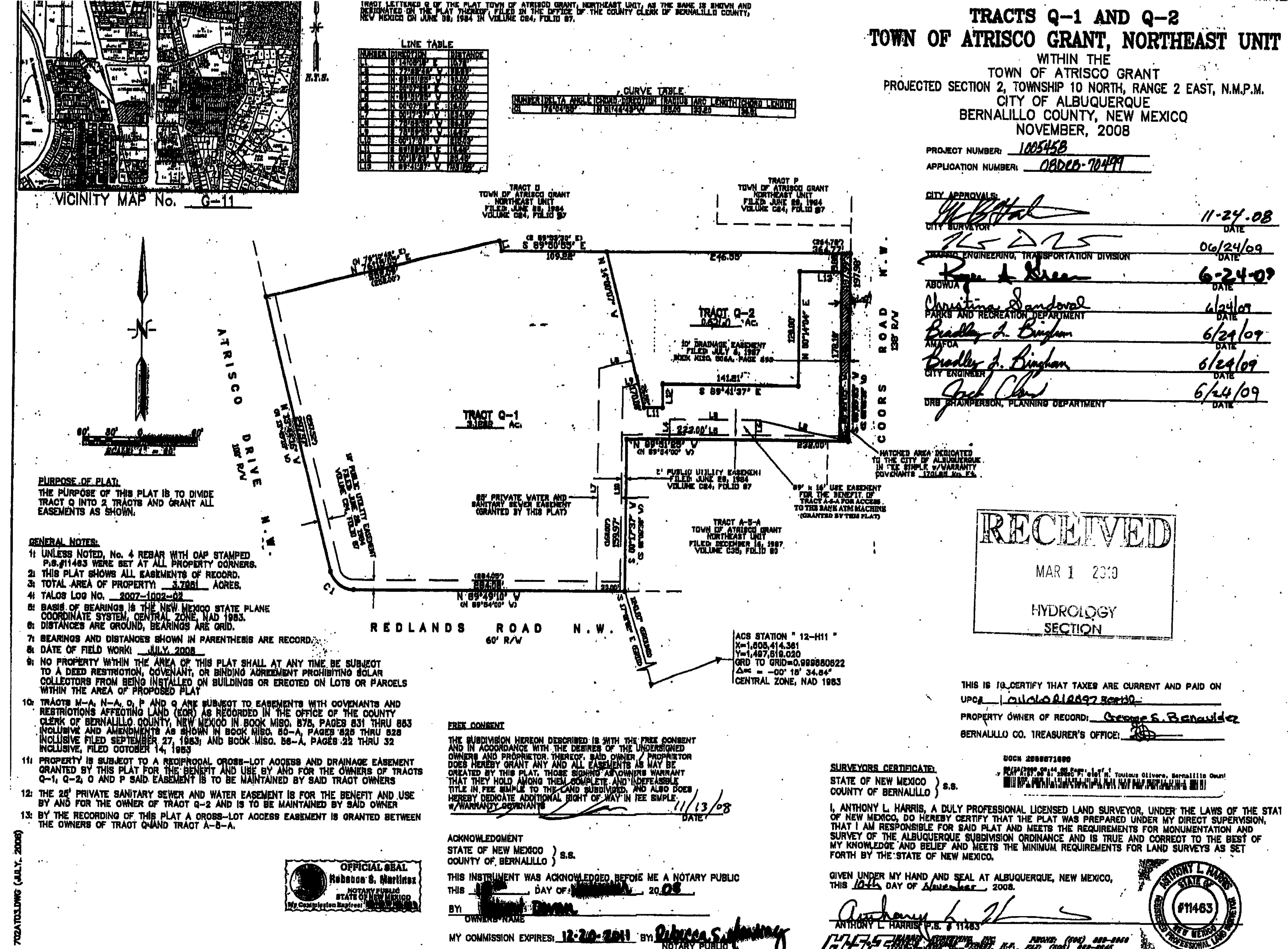
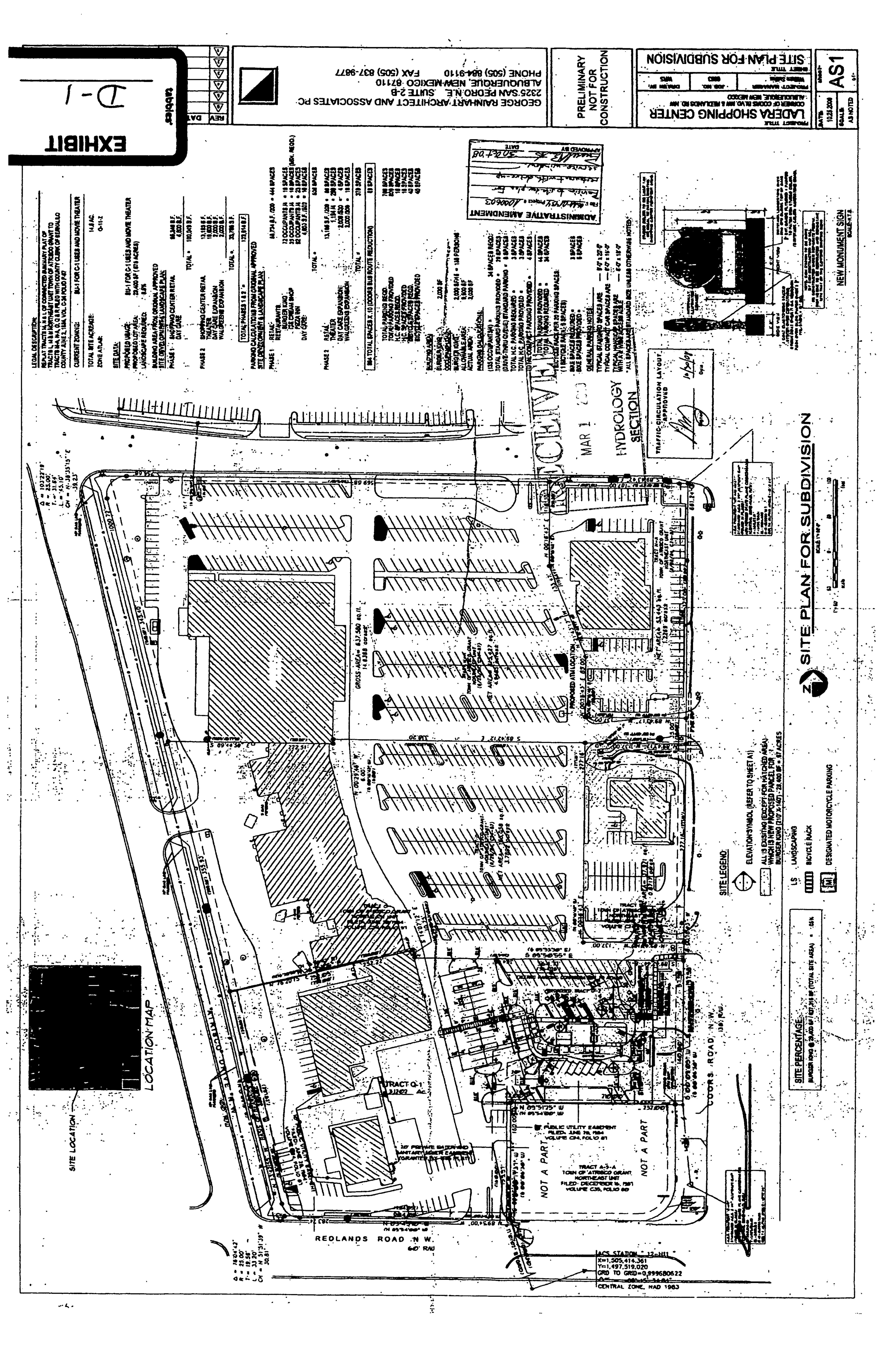


EXHIBIT
D-3







CITY OF ALBUQUERQUE



March 4, 2010

Daniel Herr, R.A. Slagle Herr Architects 1600 Rio Grande NW Albuquerque, NM 87104

Re: New Mexico Educators Federal Credit Union, 3205 Coors Blvd NW, Traffic Circulation Layout

Architect's Stamp dated 03-01-10 (G11-D013)

Dear Mr. Herr,

Based upon the information provided in your submittal received 03-01-10, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- 1. List radii for all curves shown; for passenger vehicles, the minimum end island radius is 15 feet.
- 2. Has the Hydrology Department approved a paving permit for this site? Based on the information provided, it appears that this approval will be necessary.
- 3. The proposed ramps shown off of Coors Boulevard should be built to City of Albuquerque Standard 2441, not 2440. In addition, all ramps located within City of Albuquerque right of way must have truncated domes.
- 4. Is there existing sidewalk along the Coors frontage? If not, it must be built with this project.
- 5. Call out the width of all sidewalk, existing and proposed.
- 6. What is the aisle width of the proposed connection to Tract Q-1? Is this connection one-directional? If so, a do not enter sign would be appropriate.

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

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: File

