CITYOFALBUQUERQUE



Planning Department Transportation Development Services Section

May 6, 2011

Joel D. Hernandez, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy (C.O.)

2631 Coors Blvd. NW

Enginéer's Stamp Dated 05/05/11

Dear Mr. Hernandez:

Based upon the information provided in your submittal received 05-05-11, 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 Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

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

Albuquerque

PO Box 1293

NM 87103

www.caba.gov

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

Development and Building Services

Planning Department

Sincerely

Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #:	Quail Ridge Firestone EPC #:	ZONE MAPA WORK ORE	DRG. FILE # H-11-Z D067 DER #:
LEGAL DESCRIPTION CITY ADDRESS:	NTRACT 4-A-1, Quail Ridge 2631 Coors Boulevard, NE		
ENGINEERING FIRM: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:	Joel Hernandez (505) 858-3100 87109
OWNER: ADDRESS: CITY, STATE:	Mays & Company 5949 Sherry Lane - Suite 1570 Dallas, TX	CONTACT: PHONE: ZIP CODE:	Steve C. Meier 214-363-8400
ARCHITECT: ADDRESS: CITY, STATE:	N/A	CONTACT: PHONE: ZIP CODE:	
SURVEYOR: ADDRESS: CITY, STATE:	Surv-Tek, Inc 9384 Valley View NW Albuquerque, NM	CONTACT: PHONE: ZIP CODE:	Russ Hugg (505) 897-3366 87114
CONTRACTOR: ADDRESS: CITY, STATE:	Westport Group, Inc. 4000 Sunrise Rd Round Rock TX	CONTACT: PHONE: ZIP CODE:	Allen Walters (512) 845-4258 78664
DRAINAGE PLANT CONCEPTUAL GRADING PLANT EROSION CONTENDER'S CONTENDER'S CONTENDER'S CONTENDER'S CONTENDER'S CONTENDER'S CONTENDER'S CONTER	ORT AN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> AN RESUBMITTAL GRADING & DRAINAGE PLAN	SIA / FINAN PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PLA FOUNDATION BUILDING F X CERTIFICA CERTIFICA GRADING F PAVING PE	APPROVAL SOUGHT: IACIAL 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 TE APPROVAL
X NO COPY PROVIDI	ΞD		
DATE SUBMITTED:	5/5/201 1	BY:	Joel Hernandez. PE

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 sumbittal 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.

tierrawestllc.com



TIERRA WEST, LLC

May 5, 2011

Ms. Kristal Metro, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: AA SITE PLAN CERTIFICATION FOR BUILDING PERMIT

REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY

QUAIL RIDGE FIRESTONE 2631 COORS BLVD. NE PROJECT # 1002759

Dear Ms. Metro:

I, Joel Hernandez, NMPE # 17893, of the firm Tierra West LLC, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved AA plan dated April 29, 2011. I further certify that I have personally visited the site on May 5, 2011 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The 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.

Enclosed, please find the information sheet and the as-built Administrative Amendment Site Plan for Building Permit. All punchlist items have been completed and the project has been constructed in substantial compliance with the approved plan. Therefore, we request approval of the as-built Administrative Amendment Site Plan for Building Permit for a Permanent Certificate of Occupancy

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

(17893)

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A Section of the sect

Sincerely,

Joel Hernandez, P.E.

Enclosure/s

JN: 29044 JH/bf

Z.\2009\29044\Correspondence\29044 Kristal Metro Perm CO Ltr. 005-05-11.doc

CITY OF ALBUQUERQUE



Planning Department Transportation Development Services Section

March 31, 2011

Joel Hernandez, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

Re:

Certification Submittal for a 120-day Temporary Building Certificate of

Occupancy (C.O.) for Quail Ridge Firestone, [H-11/D067]

2631 Coors NW

Engineer's Stamp Dated 03/30/11

Dear Mr. Hernandez:

Based upon the information provided in your submittal received 03-30-11, Transportation Development has no objection to the issuance of a 120-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation, Development for a 120-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

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

PO Box 1293

Albuquerque

NINA 97102

www.cabq.gov

Millo K. Salgado-Fernandez, P.E. Senior Traffic Engineer

Development and Building Services

Planning Denartment

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Engineer

Hydrology file

CO Clerk

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #:	Quail Ridge Firestone EPC #:	ZONE MAP/DRG. FILE # H-11-Z / D667 WORK ORDER #:						
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	NTRACT 4-A-1, Quail Ridge							
CITY ADDRESS:	2631 Coors Boulevard, NE							
. ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Joel Hernandez					
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100					
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109					
OWNER:	Mays & Company		Steve C. Meier					
ADDRESS:	5949 Sherry Lane - Suite 1570	_ PHONE:	214-363-8400					
CITY, STATE:	Dallas, TX	_ ZIP CODE:						
ARCHITECT:	N/A	CONTACT:						
ADDRESS:		PHONE:						
CITY, STATE:		ZIP CODE:						
SURVEYOR:	Surv-Tek, Inc	_ CONTACT:						
ADDRESS:	9384 Valley View NW	PHONE:	(505) 897-3366					
CITY, STATE:	Albuquerque, NM	_ ZIP CODE:	87114					
CONTRACTOR:	Westport Group, Inc.	CONTACT	Allen Walters					
ADDRESS:	4000 Sunrise Rd	PHONE:	(512) 845-4258					
CITY, STATE:	Round Rock TX	ZIP CODE:	78664					
DRAINAGE PL CONCEPTUAL GRADING PLAN EROSION CON ENGINEER'S C CLOMR/LOMR TRAFFIC CIRCUE ENGINEERS CE	PORT AN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> LAN RESUBMITTAL GRADING & DRAINAGE PLAN	SIA / FINAN PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PI FINAL PLA FOUNDATIO BUILDING F CERTIFICA CERTIFICA GRADING F PAVING PE	APPROVAL SOUGHT: IACIAL GUARANTEE RELEASE RY 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 CRAIT APP					
WAS A PRE-DESIGN CO YES X NO COPY PROVIDE	ONFERENCE ATTENDED:		HYDGOLOGY					
DATE SUBMITTED:	3/30/2011	BY:	Joel Hernandez, PE					

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 sumbittal 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.

tierrawestllc.com



TIERRA WEST, LLC

March 30, 2011

Ms. Kristal Metro, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: AA SITE PLAN CERTIFICATION FOR BUILDING PERMIT

REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY

QUAIL RIDGE FIRESTONE 2631 COORS BLVD. NE PROJECT # 1002759

Dear Ms. Metro:

I, Joel Hernandez, NMPE # 17893, of the firm Tierra West LLC, request a temporary Certificate of Occupancy for the project referenced above. Except for the relocation of the motorcycle parking spaces, this project is in substantial compliance with and in accordance with the design intent of the approved AA plan dated February 11, 2010, as determined by my personal inspection of the site on March 25, 2011 and the survey data provided. Our firm will process an Administrative Amendment for the site plan changes noted above prior to submitting a request for Permanent 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.

Enclosed, please find the information sheet and the as-built Administrative Amendment Site Plan for Building Permit. All punchlist items have been completed and the project has been constructed in substantial compliance with the approved plan. Therefore, we request approval of the as-built Administrative Amendment Site Plan for Building Permit for a Permanent Certificate of Occupancy

If you have any questions or need additional information regarding this matter, please do not he situate the report act me.

JN: 29044

JH/bf

CITY OF ALBUQUERQUE



March 31, 2011

Joel D. Hernadez, P.E.

Tierra West, LLC.

5571 Midway Park Place N.E.

Albuquerque, NM 87109

Re: Quail Ridge Firestone, 2631 Coors Blvd. NW,

Request for Permanent C.O. - Approved

Engineer's Stamp dated: 2-04-10 (H-11/D067)

Certification dated: 3-29-11

Dear Mr. Hernandez,

Based upon the information provided in the Certification received 3-30-11, the above referenced Certification is approved for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

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

Sincerely,

Albuquerque

Timothy E. Sims,
Plan Checker—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala File

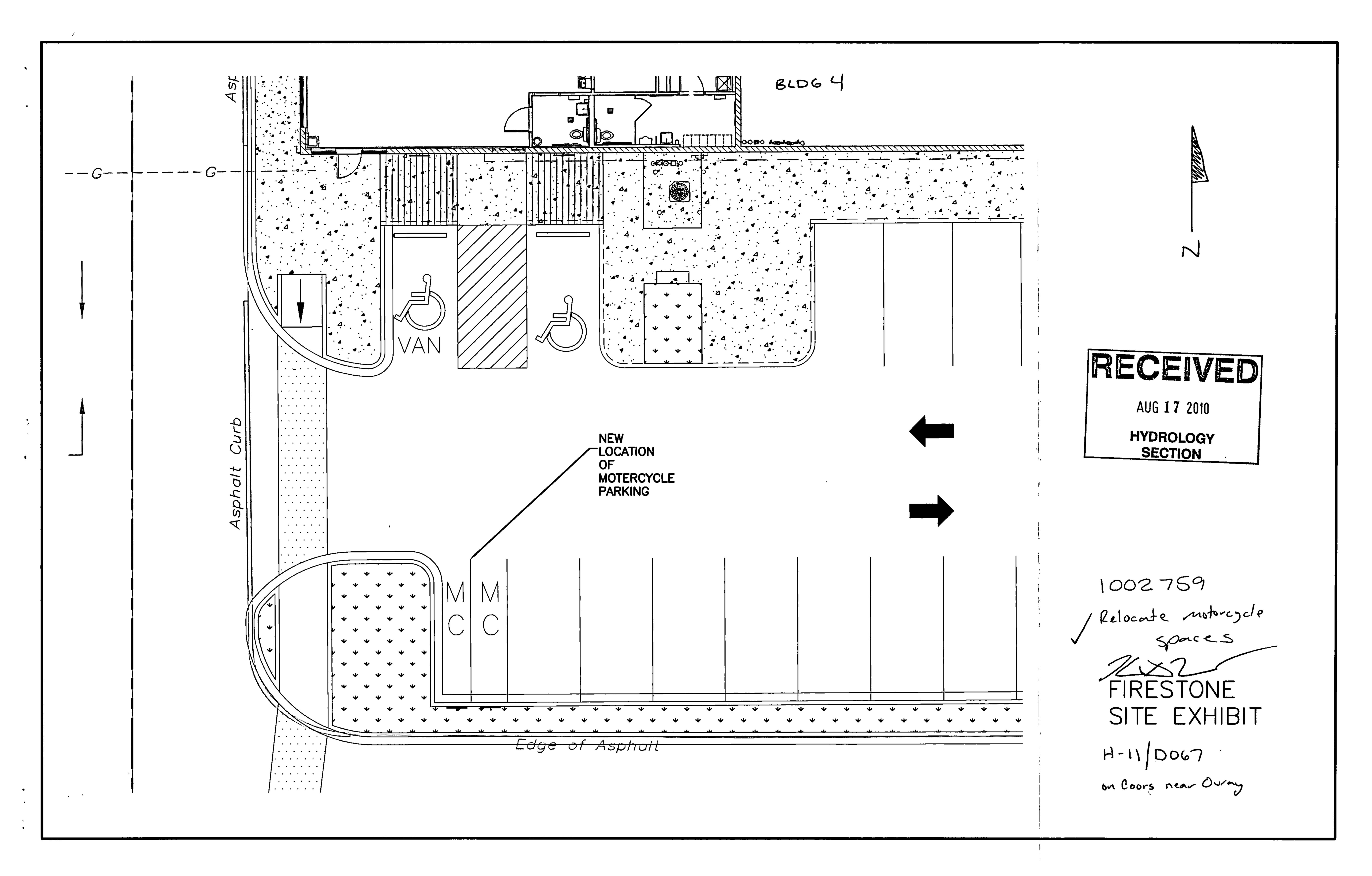
DRAINAGE AND TRANSPORTATION SHEET

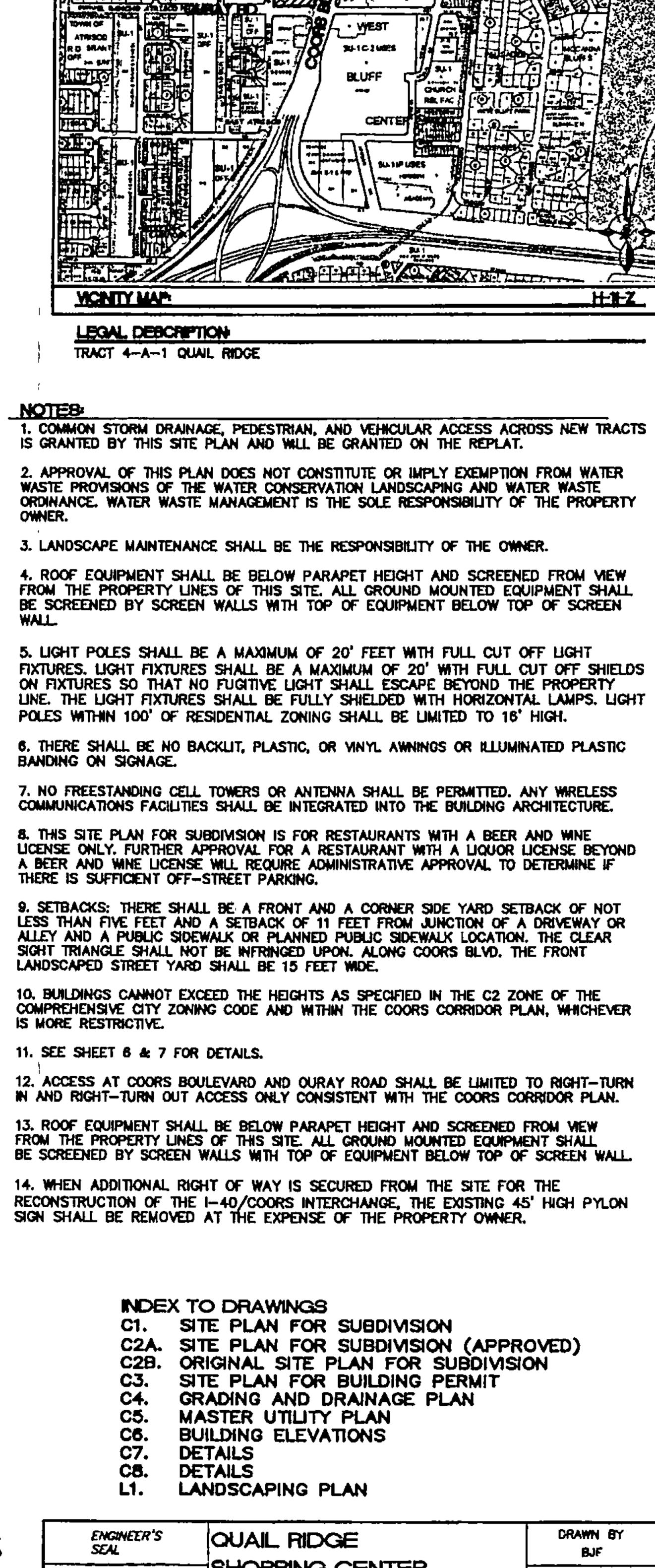
(REV. 1/28/2003rd)

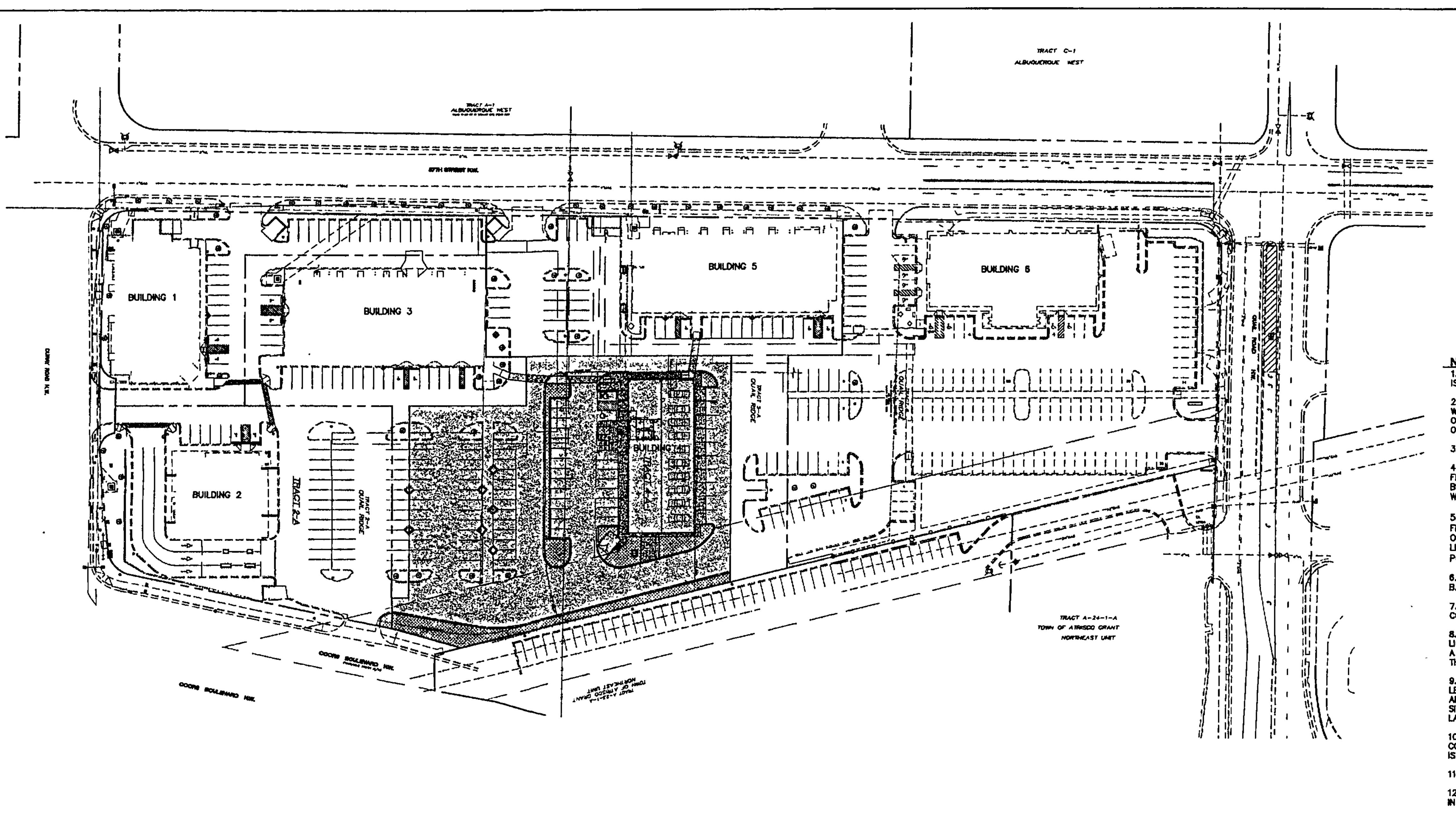
PROJECT TITLE: DRB #:	Quail Ridge Firestone EPC #:	ZONE MAP/DRG. FILE # H-11-Z DOG 7 WORK ORDER #:						
υπ.		_ WORK ORD	<u></u>					
LEGAL DESCRIPTION	ITRACT 4-A-1, Quail Ridge	<u></u>						
CITY ADDRESS:	2631 Coors Boulevard, NE							
ENGINEEDING EIDM:	Tiorro Most IIC	CONTACT.	loo! Harmandan					
ENGINEERING FIRM: ADDRESS:	5571 Midway Park Place NE	PHONE:	Joel Hernandez (505) 858-3100					
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109					
O , O	7 Houquoi quo, i titi		07 100					
OWNER:	Mays & Company	CONTACT:	Steve C. Meier					
ADDRESS:	5949 Sherry Lane - Suite 1570	PHONE:	214-363-8400					
CITY, STATE:	Dallas, TX	ZIP CODE:						
ADOLUTEOT.		0011-10-						
ARCHITECT:	N/A	CONTACT:						
ADDRESS:		PHONE:						
CITY, STATE:		_ ZIP CODE:						
SURVEYOR:	Surv-Tek, Inc	CONTACT:	Russ Hugg					
ADDRESS:	9384 Valley View NW	PHONE:	(505) 897-3366					
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87114					
CONTRACTOR:	Westport Group, Inc.	CONTACT:	Allen Walters					
ADDRESS:	4000 Sunrise Rd	PHONE:	(512) 845-4258					
CITY, STATE:	Round Rock TX	_ ZIP CODE:	78664					
		SIA / FINAN PRELIMINA	APPROVAL SOUGHT: ACIAL GUARANTEE RELEASE RY PLAT APPROVAL AN FOR SUB'D. APPROVAL					
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		WORK ORE	DER APPROVAL					
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DATE SUBMITTED:	3/29/2011	_BY:	Joel Hernandez, PE					

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ADMINISTRATIVE AMENDMENT FILE # 09:10183 PROJECT # 1002759 Manone APPROVED BY

SITE DATA TABLE

TRACT	BUILDING No.	AREA (AC)	BUILDING	USE	ZONING	SEAT.	PRKG. REQ.	PRKG. PROV.	HC PRKG. REQ.	HC PRKG. PROV.	HC VAN REQ.	HC VAN PROV.	BIKE RACKS REQ.	MIN. FAR_	MAX. FAR
1	1	1.2183	9,750	RETAIL	C-2	-	49	58	4	4	1	1	2	0.15	0.35
2	2	1,0394	4,731	BANK	C-2		24	33	2	2	1	1	1	0.15	0.35
3	3	1.0383	10,000	RETAIL	C-2	_	50	62	4	6	1	1	3	0.15	0 35
10 A 10 A	25	1,4401	8143	PER RETAIL VERSE	NEG-265	Sec. Sec.	322	÷63	357.2.5	u= 2 x		1.00		4 0,15	3.0.35.
5	5	0.6544		RETAIL	C-2	_	31	33	2	2	1	1	1	0.15	0.35
6	6	2.1710	10,330	RESTAURANT	C-2	382	127	130	8	8	1	1	2	0.15	0.35
L	TOTAL	7.5615	49,154			<u> </u>	303	379	22=	242	6	6	10	0.15	0 35

RESTAURANT PARKING REQUIREMENT IS CALCULATED BY SEATING CAPACITY 1 PER 3 SEATS

LEGEND

CURB & GUTTER ---- BOUNDARY LINE ---- CENTERLINE

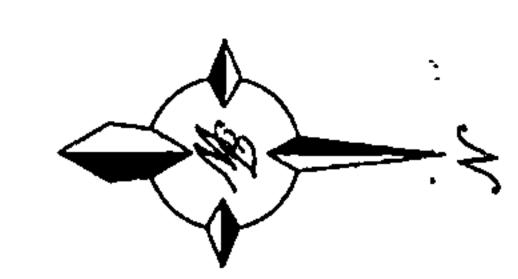
SIDEWALK

---- EXISTING CURB & GUTTER EXISTING BOUNDARY LINE EXISTING SIDEWALK -- EXISTING LANE

---- EXISTING STRIPING

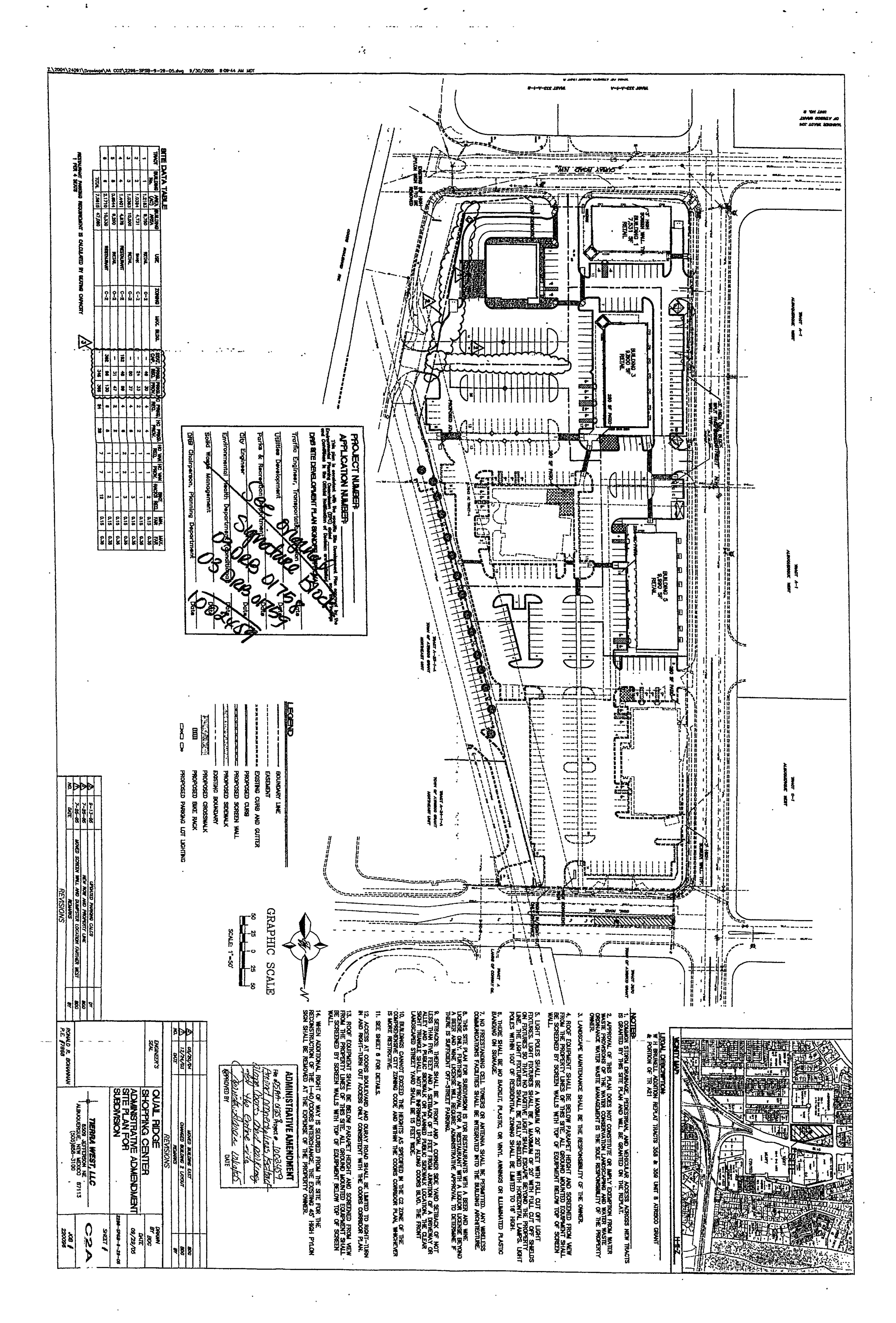
SCALE: 1"-50"

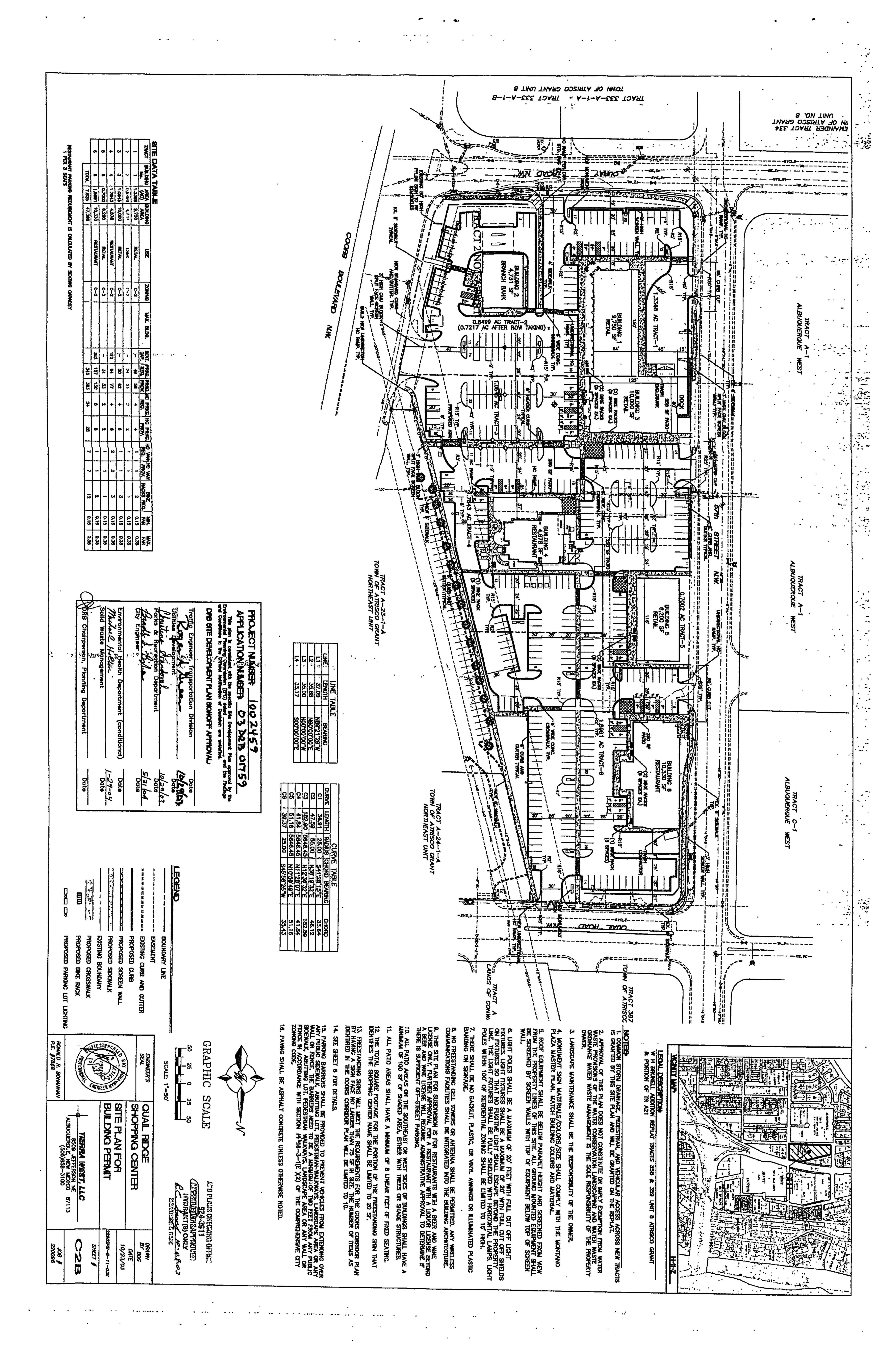
GRAPHIC SCALE

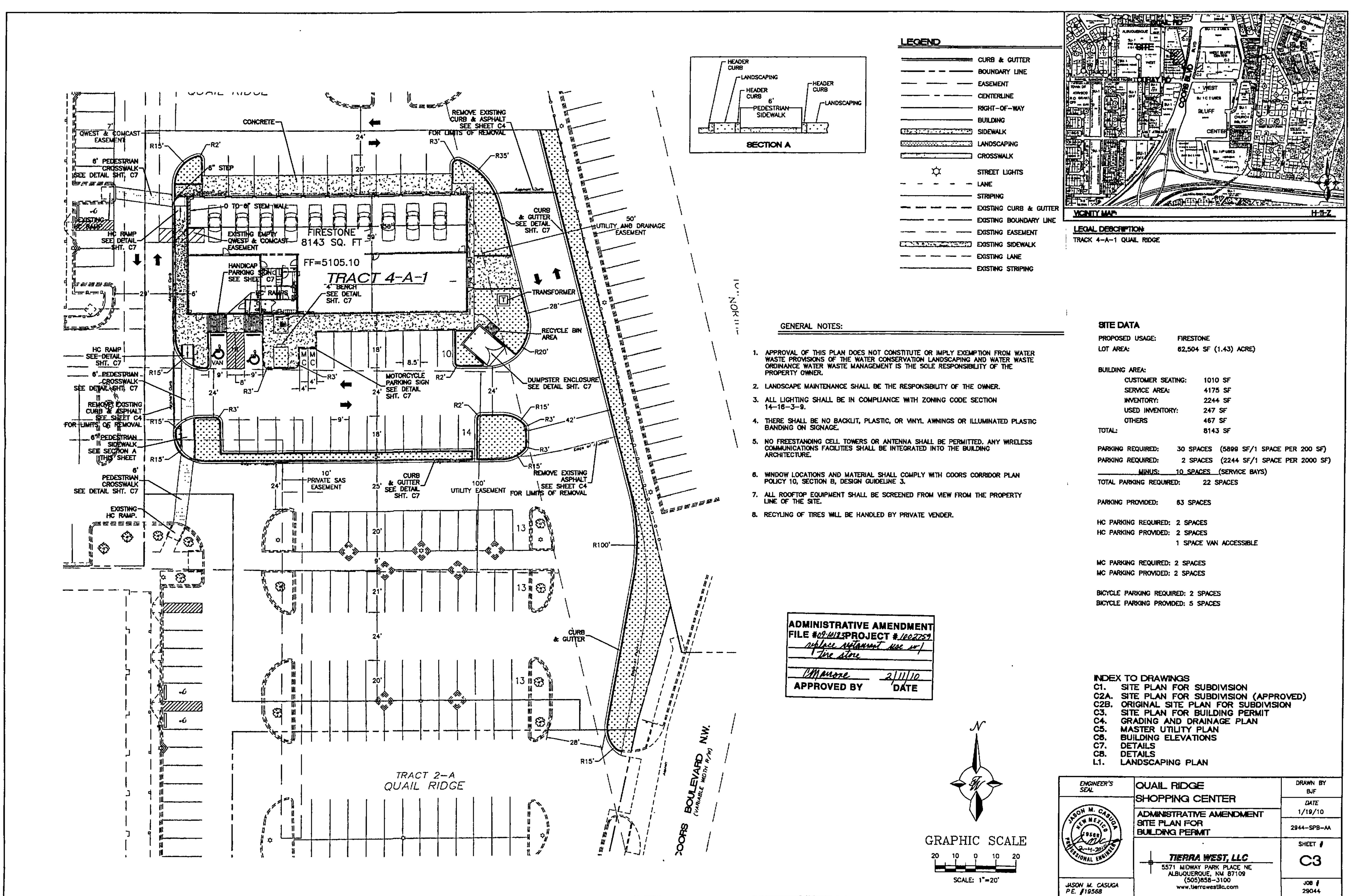


JASON M CASUGA P.E. **∦**19568

SHOPPING CENTER 1/19/10 ADMINISTRATIVE AMENDMENT SITE PLAN FOR SUBDIVISION 2944-5P8-AA-OVERALL SHEET # TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505)858-3100 JOB # www.tierrawestilc.com 29044

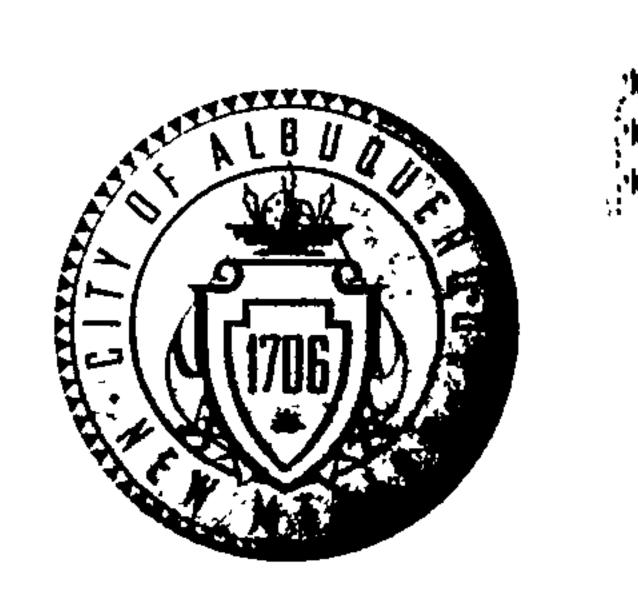






www.tierrawestlic.com

CITY OF ALBUQUERQUE



March 22, 2010

Jason M. Casuga, P.E. Tierra West, LLC 5571 Midway Park PL NE Albuquerque, NM 87109

Re: Quail Ridge Shopping Center – Firestone - Grading and Drainage Plan Engineer's Stamp dated 2-4-10 (H11/D067)

Dear Mr. Casuga,

Based upon the information provided in your submittal received 3-8-10, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

Hydrology wants DRB to approve the Site Plan before approving the plan for Building Permit. In addition, add a build note for the curb cut/channel in the parking lot south of the building (spots 5102.81 and 5102.72)

PO Box 1293

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

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: file
Brad Bingham

J1728

C Q-2-10

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #:	Quail Ridge Firestone EPC #:		ZONE MAP/ WORK ORD	DRG. FILE #: HETEZ ER #:	H-11/D06
LEGAL DESCRIPTION CITY ADDRESS:	:TRACT 4-A-1, Quail Ridge 2631 Coors Boulevard, NE				
ENGINEERING FIRM: ADDRESS: CITY, STATE:	Tierra West, LLC 5571 Midway Park Place N Albuquerque, NM	E	CONTACT: PHONE: ZIP CODE:	Sara Lavy, P E. (505) 858-3100 87109	
OWNER: ADDRESS: CITY, STATE:	Mays & Company 5949 Sherry Lane - Suite 18 Dallas, TX	570	CONTACT: PHONE: ZIP CODE:	Steve C. Meier 214-363-8400	
ARCHITECT: ADDRESS: CITY, STATE:			CONTACT: PHONE: ZIP CODE:		
SURVEYOR: ADDRESS: CITY, STATE:			CONTACT: PHONE: ZIP CODE:		
CONTRACTOR: ADDRESS: CITY, STATE:			CONTACT: PHONE: ZIP CODE:		
DRAINAGE PLACONCEPTUAL CONCEPTUAL	N 1st SUBMITTAL, REQUIRED IN RESUBMITTAL BRADING & DRAINAGE PLAN RTIFICATION (HYDROLOGICAL RESUBMITTAL BRADING & DRAINAGE PLAN RTIFICATION (HYDROLOGICAL RESUBMITTAL BRADING & DRAINAGE PLAN RTIFICATION (HYDROLOGICAL RESUBMITTAL BRADING & DRAINAGE PLAN RESUMBITTAL BRADING & DRAINAGE	SITE PLAN OROLOGY	SIA / FINANA PRELIMINAL S. DEV. PLA S. DEV. PLA SECTOR PL FINAL PLAT FOUNDATIO BUILDING P CERTIFICAT GRADING P PAVING PER WORK ORD SO-19		ALAPPROVAL RM.) MP.)
COPY PROVIDE		2/20/C/B		HYDROLO MAR BECTION Jason MYCHNOLOESY	
				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 sumbittal may be required based on the following:

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TIERRA WEST, LLC

December 2, 2009

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~ "**"**

Mr. Bradley L. Bingham, PE Sr. Engineer City of Albuquerque Public Works Hydrology Department P.O. Box 1293 Albuquerque, NM 87103

RE: TRACT 4-A-1, QUIAL RIDGE

Dear Brad:

The proposed development is located on Tract 4-A-1 of the Quail Ridge Subdivision and is included in the approved Master Drainage Report for the Quail Ridge Shopping Center, stamped August 26, 2003. The Master Drainage Report was prepared by Tierra West LLC and was approved on October 3, 2003.

Enclosed with this letter are the proposed Grading & Drainage Plan, Weighted E calculations from the approved report, and the basin map from the approved report. Although the proposed use is changing from a restaurant use to an automotive retail, the land treatments and drainage basins remain consistent with the approved Master Drainage Report.

Tierra West LLC is seeking Grading & Drainage Plan approval and Site Plan for Building Permit Approval based on the information provided.

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

Sincerely,

Jason M. Casuga, PE

Enclosure/s

cc: Steve Meier - Mays & Company

JN: 29044 JMC/djb/cla

Z.\2009\29044\Correspondence\2904# pradley singram G&D Submittal \(\frac{1}{2} \) -02-79 Acc ()

DEC 03 2009

HYDROLOGY SECTION

Weighted E Method

Developed On-Site Basins

·-··					· · · · · · · · · · · · · · · · · · ·							00-Year	·· · ·································		10-Year	
Basin	Area	Area	Treat	lment A	Trea	tment B	Treatr	ment C	Treat	ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
1	35,447	0.81	0%	0	10%	0.08	0%	0.00	90%	0.73	1.840	0.125	3.37	1.138	0.077	2.18
2	13,148	0.30	0%	0	10%	0.03	0%	0.00	90%	0.27	1.840	0.046	1.25	1.138	0.029	0.81
3	60,868	1.40	0%	0	10%	0.14	0%	0.00	90%	1.26	1.840	0.214	5.78	1.138	0.133	3.74
4	15,044	0.35	0%	0	10%	0.03	0%	0.00	90%	0.31	1.840	0.053	1.43	1.138	0.033	0.92
5	11,292	0.26	0%	0	10%	0.03	0%	0.00	90%	0.23	1.840	0.040	1.07	1.138	0.025	0.69
6	41,795	0.96	0%	0	10%	0.10	0%	0.00	90%	0.86	1.840	0.147	3.97	1.138	0.091	2.57
7	28,202	0.65	0%	0	10%	0.06	0%	0.00	90%	0.58	1.840	0.099	2.68	1.138	0.061	1.73
8	105,297	2.42	0%	0	10%	0.24	0%	0.00	90%	2.18	1.840	0.371	10.00	1 138	0.229	6.47
9	16,762	0.38	0%	0	10%	0.04	0%	0.00	90%		1.840	0.059	1.59	(0.036	1.03
Total	327,853	7.53		0.00		0.75		0.00		6.77		1.154	31.13		0.714	20.15

Undeveloped On-Site Basins

										100-Year		10-Year				
Basin	Area	Area	Treat	ment A	Trea	tment B		ment C	Treat	tment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	<u>(sf)</u>	(acres)	<u>%</u>	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
1	327,853	7.53	0%	0	100%	7.53	0%	0.00	0%		0.670	0.420	15.28	0.220	0.138	5.72

Equations:

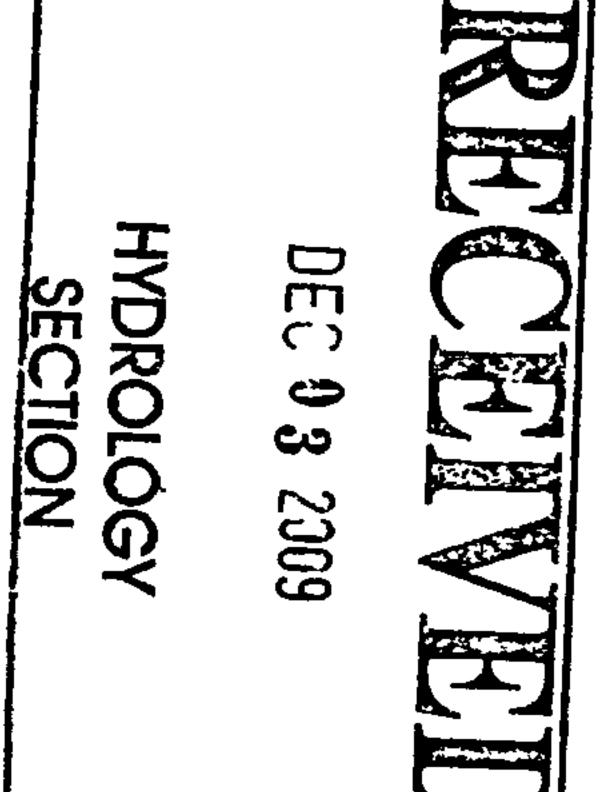
Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

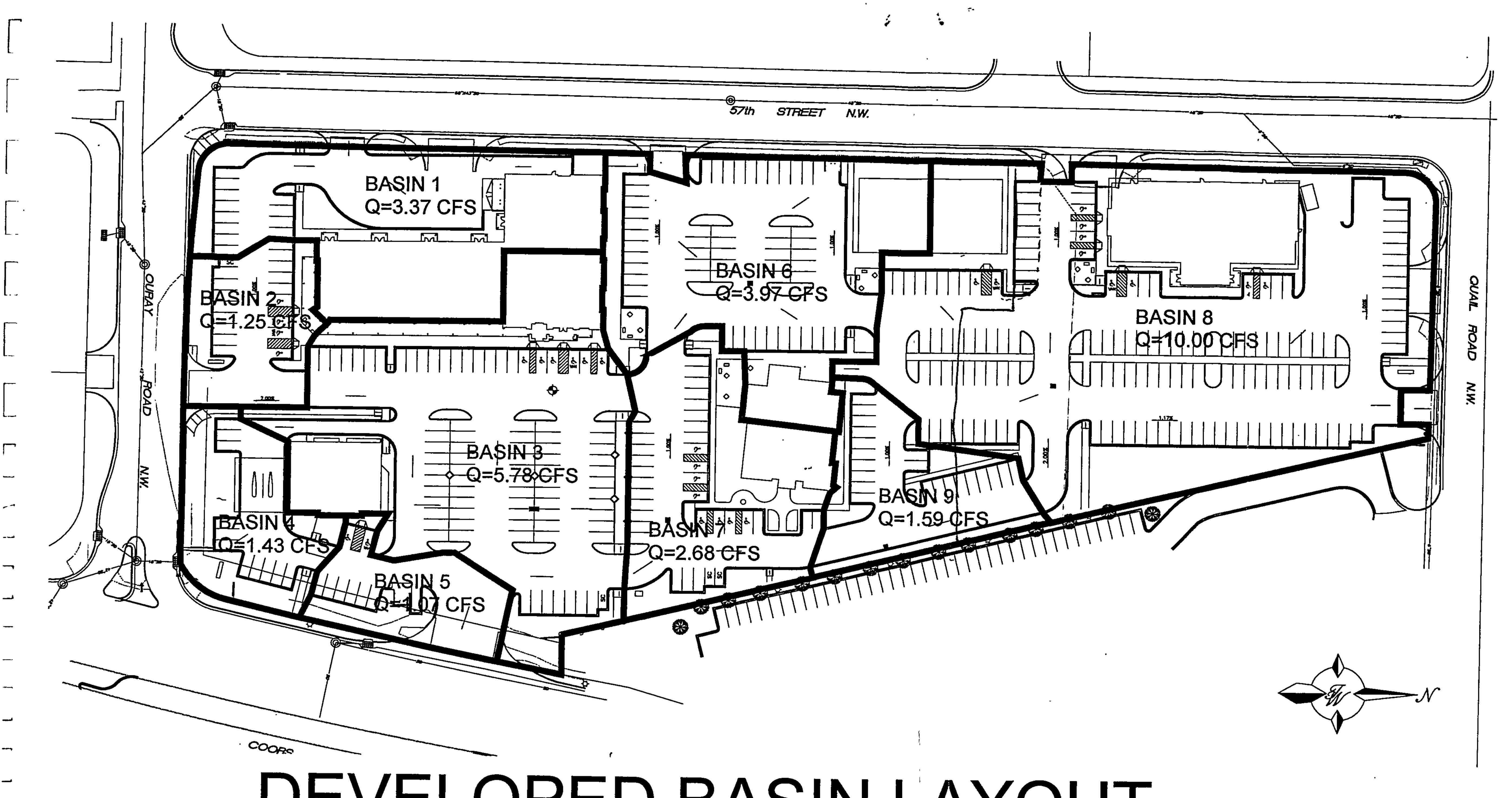
Volume = Weighted D * Total Area

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

Excess Precipitation, E (inches)								
Zone 1	100-Year	10 - Year						
E,	0.44	0.08						
E _δ	0.67	0.22						
Ec	0.99	0.44						
Εď	1.97	1.24						

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





DEVELOPED BASIN LAYOUT

CITY OF ALBUQUERQUE



December 8, 2009

Jason M. Casuga, P.E. Tierra West, LLC 5571 Midway Park PL NE Albuquerque, NM 87109

Re: Quail Ridge Shopping Center – Firestone - Grading and Drainage Plan Engineer's Stamp dated 11-24-09 (H11/D067)

Dear Mr. Casuga,

Based upon the information provided in your submittal received 12-3-09, the above referenced plan is approved for Site Plan for Building Permit action by the DRB.

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

PO Box 1293

Sincerely,

Albuquerque

Curtis A. Cherne, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

NM 87103

C:

file

www.cabq.gov

Brad Bingham

DELIVERY MEMO

ALBUQUERQU J G R A P H C

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DELIVER TO:	1000000000000000000000000000000000000		1112
ATTENTION:	· · · · · · · · · · · · · · · · · · ·		
ADDRESS:			
FROM:	118100 WES		
SUBJECT:			
- Work Order#			
# OF DRAWING	S		
# OF SPECS _			
# OF RETURNED	ORIGINALS:		
Drawings _			
SPECS			·
COMMENTS -			
••••••••••••••••••••••••••••••••••••••			
SIGNATURE _		Print Name	
DATE _	· T	ME	



City of Albuquerque P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 3, 2003

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

Re: Quail Ridge Shopping Center Drainage Report

Engineer's Stamp dated 8-26-03 (H11/D67)

Dear Mr. Bohannan,

Based upon the information provided in your submittal dated 8-27-03, the above referenced report is approved for Site Development Plan for Building Permit, Site Development Plan for Subdivision and Preliminary Plat action by the DRB. I will require the submission of site-specific grading plans for each pad prior to Building Permit approval in order to allow for the obvious phasing of this project. Since this will be replatted, all the on-site storm drain must appear on your infrastructure list.

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

Sincerely,

Bradley L. Bingham, PÉ

Sr. Engineer, Planning Dept.

Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

H11/067

PROJECT TITLE:	Quail Ridge Shopping Center	ZONE MAP/DRG. FILE #: H-11							
DRB #: 1002459	EPC #: 03EPC-00159		WORK ORD	ER #:					
. = 0 4:									
LEGAL DESCRIPTION				 -					
CITY ADDRESS:	West of Coors, between Ouray and Quail			<u> </u>					
ENGINEERING FIRM:	Tierra West, LLC		CONTACT:	RONALD R. BOHANNA	AN OR SARA LAVA				
ADDRESS:	8509 Jefferson NE		PHONE:	(505) 858-3100	THE OIL ON CALL				
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87113	— ··· _				
	7 MBUQUOI QUOI, THIN								
OWNER:	SCM Property Company, LLC		CONTACT:	Ben Spencer					
ADDRESS:	6300 Riverside Plaza Lane NW, Suite 200		PHONE:	889-3061					
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87120					
ARCHITECT:			CONTACT:						
ADDRESS:			PHONE:		<u> </u>				
CITY, STATE:			ZIP CODE:						
OHI, OIAIL.			ZIF CODE.						
SURVEYOR:	Precision Surveys		CONTACT:	Larry Medrano					
ADDRESS:	8414-D Jefferson Street NE		PHONE:	856-5700					
CITY, STATE:	Albuquerque, NM		ZIP CODE:	87113					
CONTRACTOR:			CONTACT:						
ADDRESS: CITY, STATE:			PHONE:						
OITT, STATE.			ZIP CODE:		——————————————————————————————————————				
	¶ Pyrings A	01.15	-014		_				
CHECK TYPE OF SUBM		CHE		APPROVAL SOUGHT					
X DRAINAGE REF	N 1st SUBMITTAL, <i>REQUIRES TCL or equal</i>			NACIAL GUARANTEE					
	AN RESUBMITTAL	-\$-		RY PLAT APPROVAL AN FOR SUB'D. APPR					
	GRADING & DRAINAGE PLAN	- ^		AN FOR BLDG. PERM					
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				AUG 2 7	2003 114/1				
			j	HYDROLOGY	SECTION				
DATE SUBMITTED:	8/26/2003	BY:		Sara Lavy					
									

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 sumbittal 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

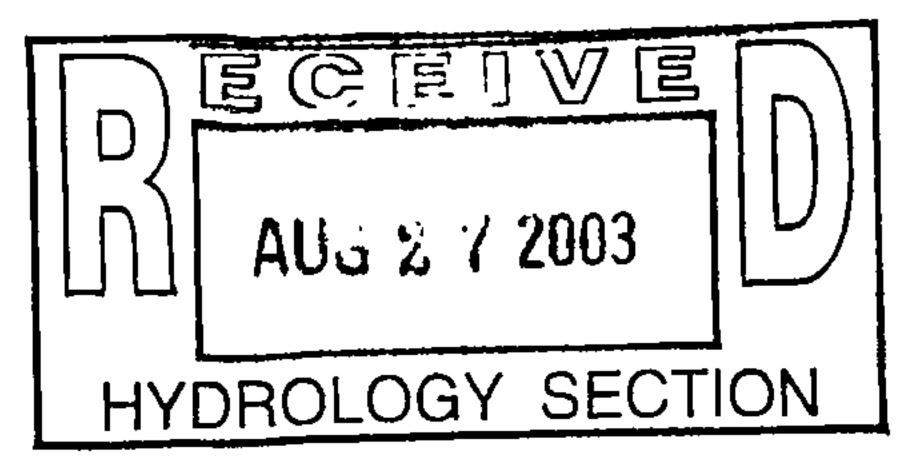
Quail Ridge Shopping Center

Prepared by

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

Prepared for

Ben Spencer SCM Property Company, LLC 6300 Riverside Plaza Lane NW, Suite 200 Albuquerque, New Mexico 87120

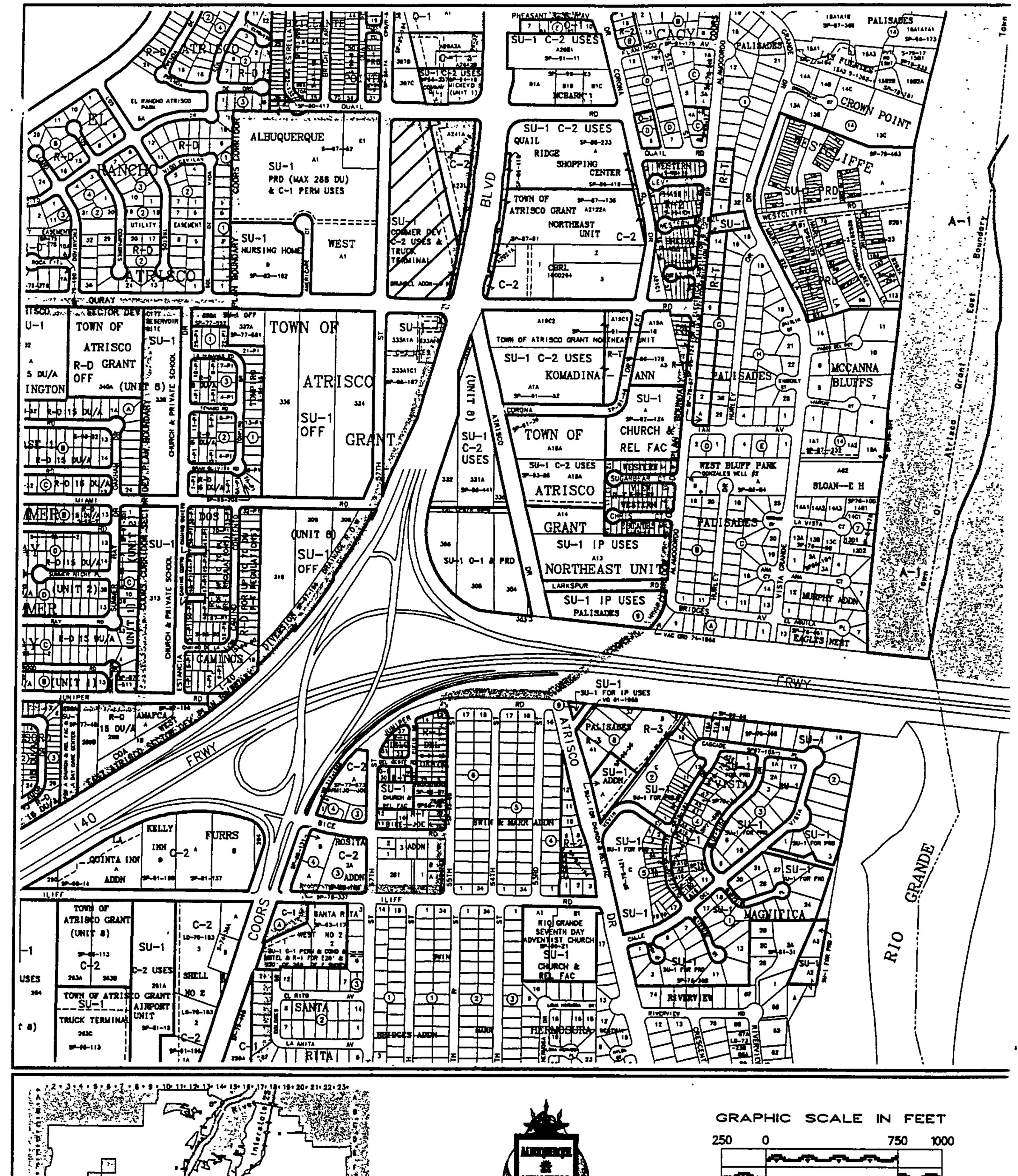


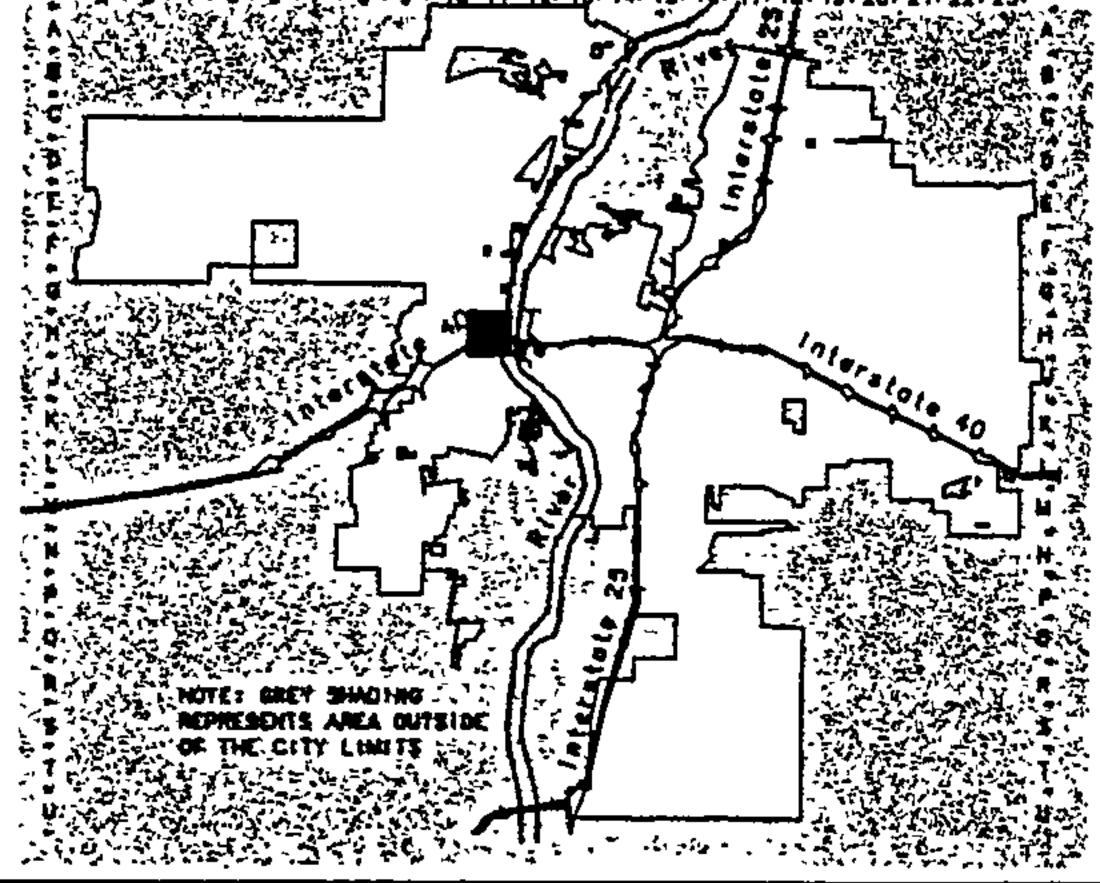
August 2003

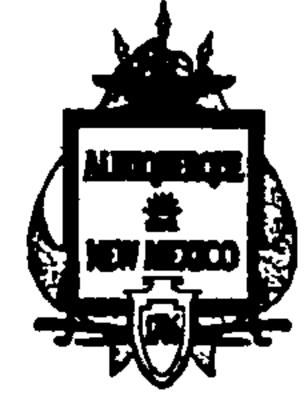
Ronald R. Bollannap R.E. No. 7868

TABLE OF CONTENTS

Zone Atlas Map H-11	. 1
Location	2
Existing Drainage Conditions	2
FIRM Map and Soil Conditions	2
On-Site Drainage Management Plan	2
FIRM Map 35001C0327 D	3
Calculations	4
Summary	4
Developed Basin Layout	5
Runoff Calculations	6
Storm Sewer Calculations	. 8







Albuquerque

PLANNING DEPARTMENT C Copyright 2000



Zone Atlas Page

H-11-Z

Map Amended through July 28, 2000

Location

The site is located west of Coors Boulevard, between Quail and Ouray. The site is the location of a proposed shopping center with retail and restaurant uses. The site is shown on the attached Zone Atlas Map H-11 and contains approximately 7.6 acres. The purpose of this report is to provide the drainage analysis and management plan for the shopping center

Existing Drainage Conditions

The site is currently undeveloped, although it has been developed in the past.

The site was formerly the location of a Flying J Truck Stop. The buildings have been demolished, but portions of the parking lot still exist on the site. The surrounding streets of Coors, Quail, Ouray and 57th prevent any offsite flows from entering the site.

FIRM Map

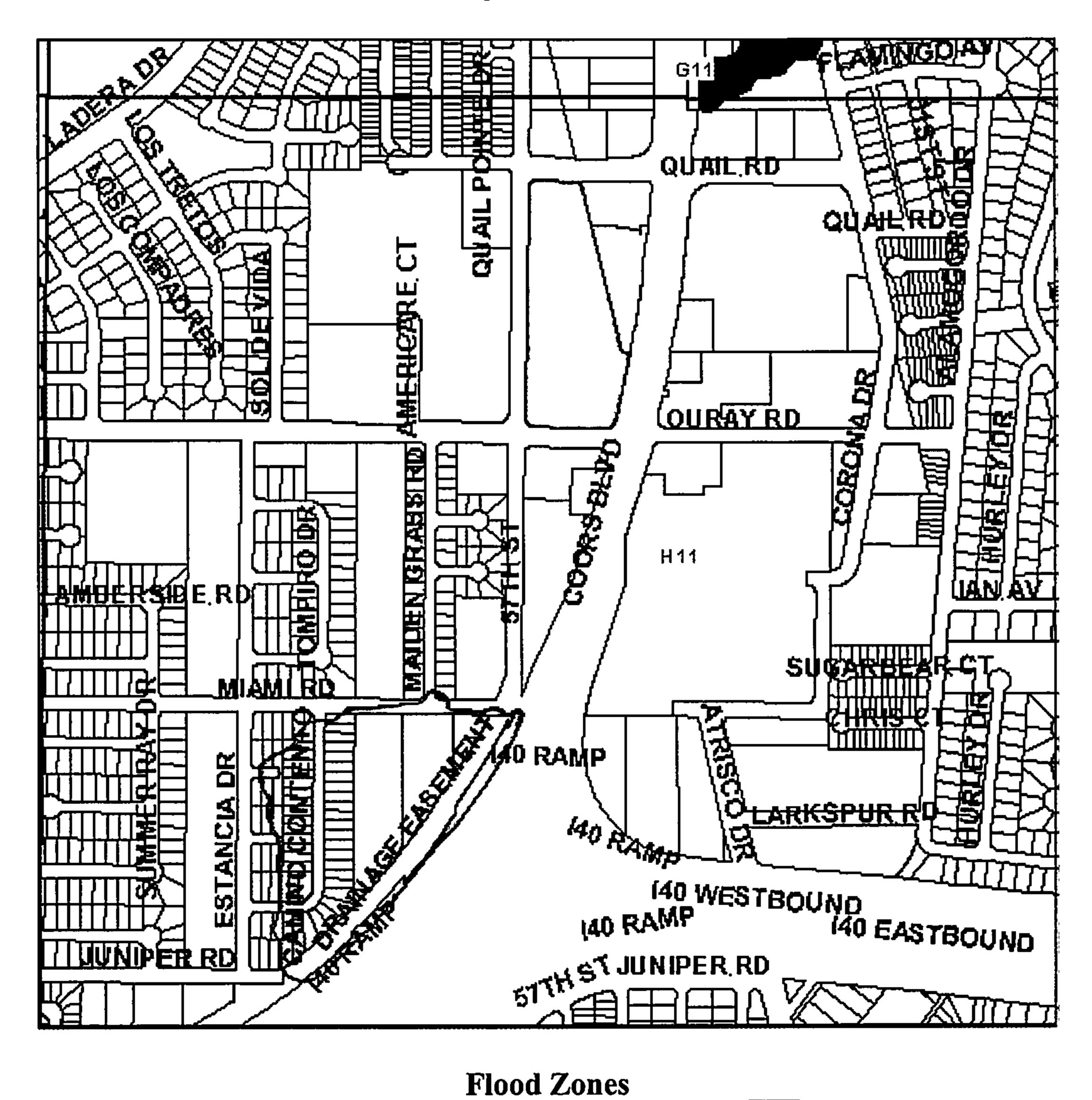
The site is located on FIRM Map 35001C0327 D as shown on the attached excerpt. The map shows that the site does not lie within any 100-year flood plains.

On-Site Drainage Management Plan

The proposed drainage management plan is to free discharge the developed flows to the adjacent streets. The storm drain in the adjacent streets was constructed under SAD 217. The drainage report for SAD 217 is missing from the Hydrology Department, but in a conversation with Bradley Bingham it was decided that free discharge from the site is allowed. The site has been divided into nine developed basins. The total discharge from the site is 31.13 cfs.

Basins 3, 6, 7, 8, and 9 will discharge into a new storm drain system that will connect to the existing storm drain in Ouray Road. Inlets are located within each basin

FIRM Map 35001C0327 C



Zone A

Zone AO

Zone AH

to convey the flows to the storm drain system. A new manhole will be constructed in Ouray to connect the new storm drain to the existing storm drain. The new storm drain will convey a total flow of 24.02 cfs to the existing storm drain in Ouray. The existing storm drain connects to the Coors Outfall System and conveys the flows to the Rio Grande River.

Basins 1, 2, 4, and 5 will discharge directly to the adjacent streets through the site entrances or a sidewalk culvert. Basins 1 consists of 3.37 cfs and drains to 57th

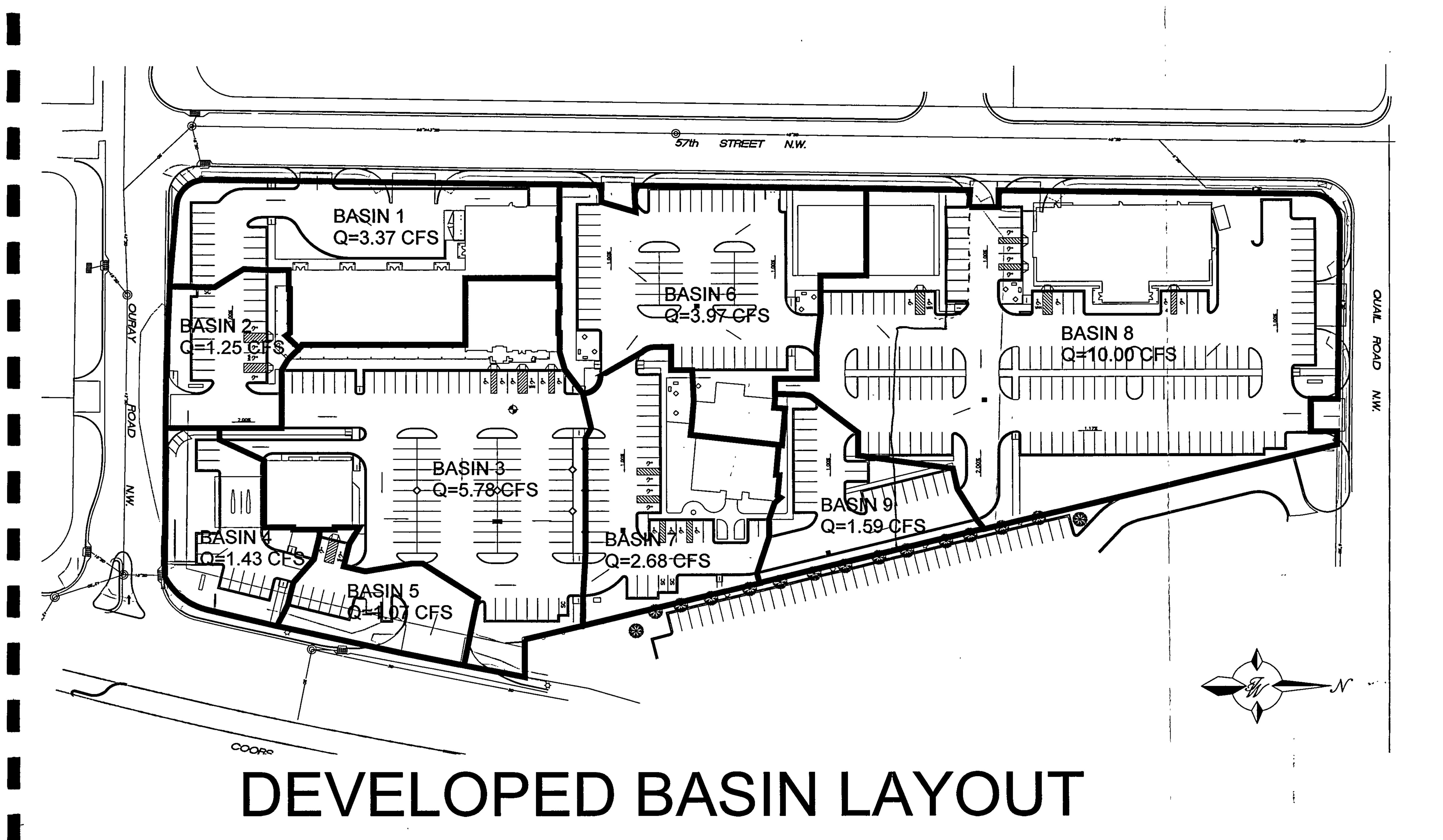
Street. Basin 2 consists of 1.25 cfs and drains to Ouray and Basin 5 consists of 1.07 cfs and drains to Coors. Existing drop inlets in these streets will capture the on-site flows and convey them to existing storm drains in the surrounding streets. Basin 4 consists of 1.43 cfs and drains to a new 24" sidewalk culvert.

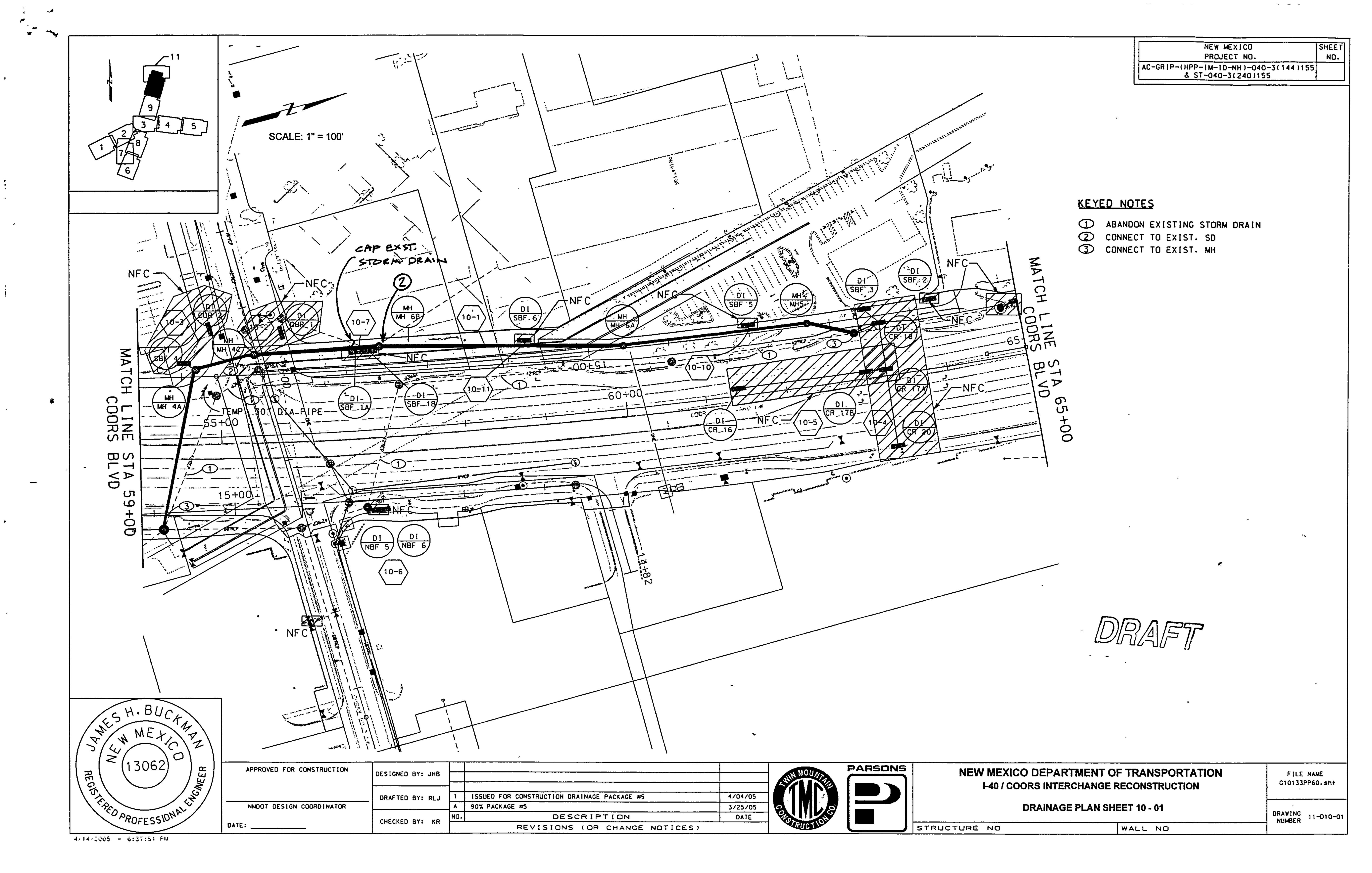
Calculations

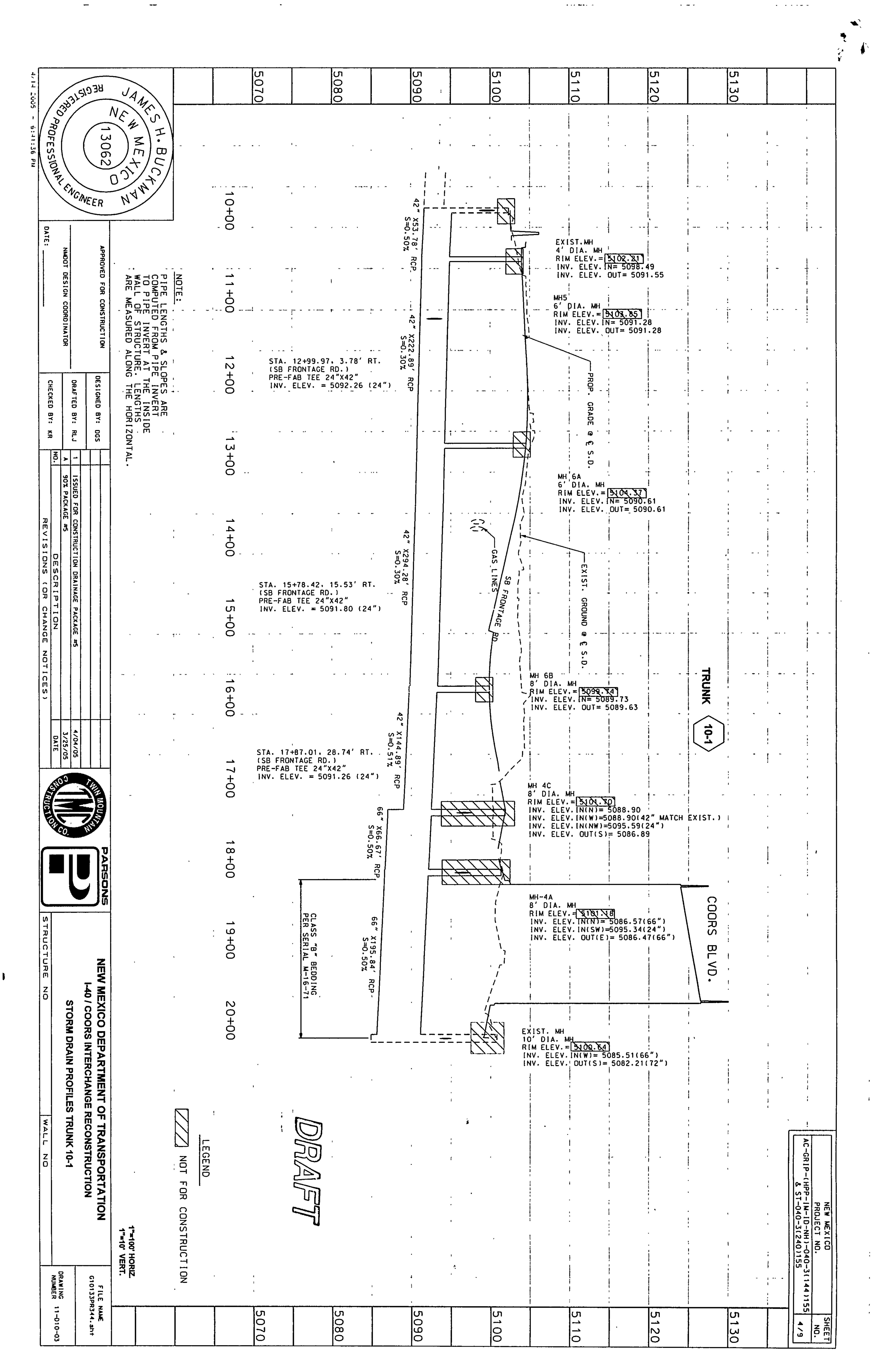
The Weighted E method from the "City of Albuquerque Development Process Manual Volume 11 – Design Criteria, 1997 Revision" was used to calculate the runoff and volume for the site.

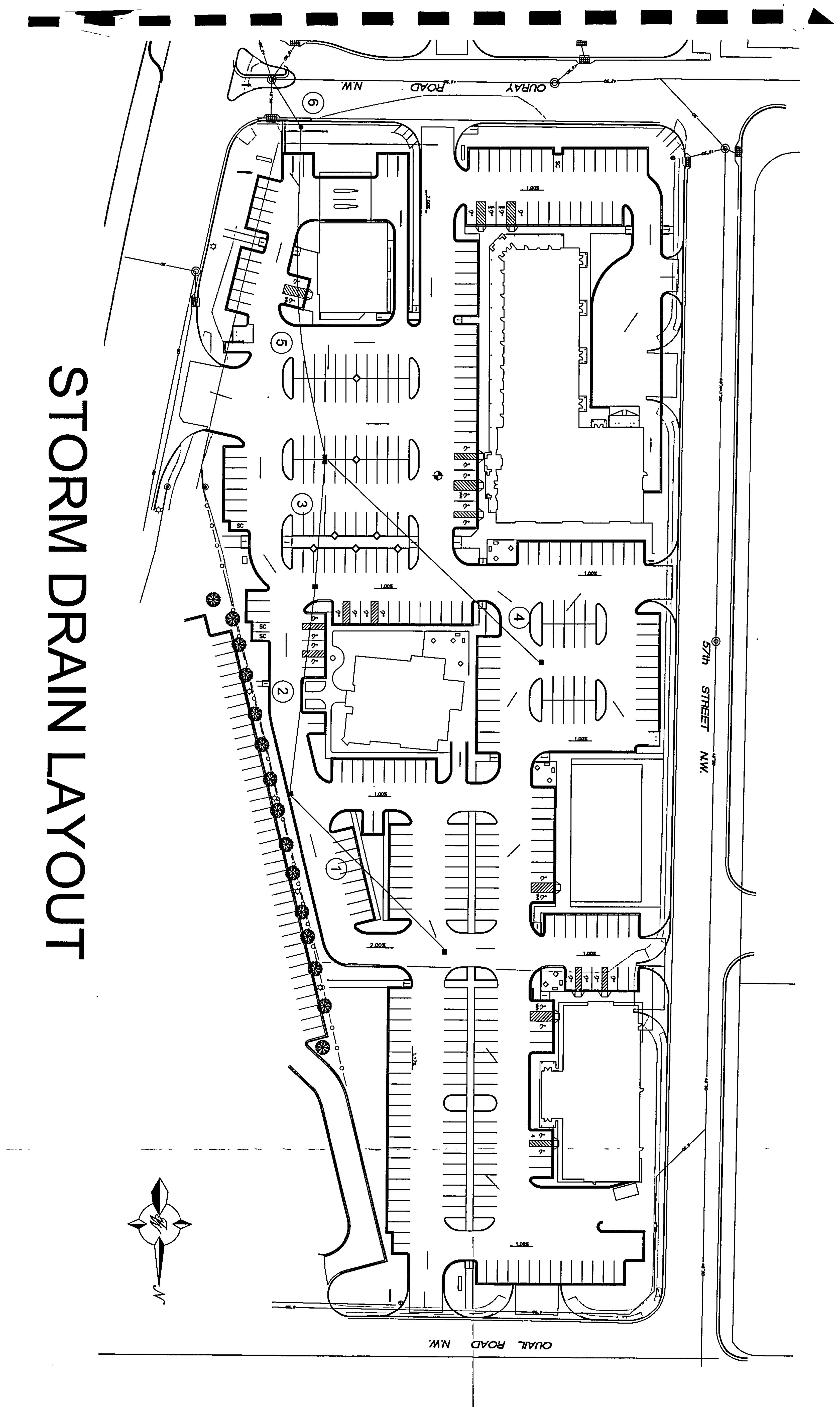
Summary

The proposed shopping center will free discharge a total of 31.13 cfs to the existing storm sewers in the surrounding streets. A new on-site storm sewer will connect to the existing sewer in Ouray and discharge 24.02 cfs. The remainder of the flows will exit the site through entrances or a sidewalk culvert.









Runoff Calculations

Weighted E Method

Developed On-Site Basins

												100-Year			10-Year	
Basin	Area	Area	Treat	ment A	Trea	tment B	Treat	ment C	Treat	ment D	Weighted E	Volume	Flow	Weighted E.	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
1	35,447	0.81	0%	0	10%	0.08	0%	0.00	90%	0.73	1.840	0.125	3.37	1.138	0.077	2.18
2	13,148	0.30	0%	0	10%	0.03	0%	0.00	90%	0.27	1.840	0.046	1.25	1.138	0.029	0.81
3	60,868	1.40	0%	0	10%	0.14	0%	0.00	90%	1.26	1.840	0.214	5.78	1.138	0.133	3.74
4	15,044	0.35	0%	0	10%	0.03	0%	0.00	90%	0.31	1.840	0.053	1.43	1.138	0.033	0.92
5	11,292	0.26	0%	0	10%	0.03	0%	0.00	90%	0.23	1.840	0.040	1.07	1.138	0.025	0.69
6	41,795	0.96	0%	0	10%	0.10	0%	0.00	90%	0.86	1.840_	0.147	3.97	1.138	0.091	2.57
7	28,202	0.65	0%	0	10%	0.06	0%	0.00	90%	0.58	1.840	0.099	2.68	1.138	0.061	1.73
8	105,297	2.42	0%	0	10%	0.24	0%	0.00	90%	2.18	1.840	0.371	10.00	1.138	0.229	6.47
9	16,762	0.38	0%	0	10%	0.04	0%	0.00	90%		1.840	0.059	1.59	1.138	0.036	1.03
Total	327,853	7.53		0.00		0.75		0.00		6.77		1.154	31.13		0.714	20.15

Undeveloped On-Site Basins

											'	100-Year			10-Year	
Basin	Area	Area	Trea	tment A	Treat	tment B	Treatr	nent C	Treat	ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
1	327,853	7.53	0%	0	100%	7.53	0%	0.00	0%	0.00	0.670	0.420	15.28	0.220	0.138	5.72

Equations:

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

Volume = Weighted D * Total Area

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

Excess Precipitation, E (inches)								
Zone 1	100-Year	10 - Year						
Ea	0.44	0.08						
E _δ	0.67	0.22						
Ec	0.99	0.44						
Ēd	1.97	1.24						

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

Storm Sewer

DROP INLET CALCULATIONS

Basin	TYPE OF INLET	AREA (SF)	Q (CFS)	H (FT)	H ALLOW (FT)
3	Single 'D'	2.30	5.78	0.2724	0.5
6	Single 'D'	2.30	3.97	0.1285	0.5
7	Single 'D'	2.30	2.68	0.0586	0.5
8	Single 'D'	2.30	10.00	0.8154	0.5
9	Double 'D'	4.21	1.59	0.0062	0.5

ORIFICE EQUATION

Q = CA sqrt(2gH)

C = 0.6

g = 32.2

SIDEWALK CULVERTS

Orifice Equation:

$$Q = CA\sqrt{2gH}$$

Where:

C = 0.6

 $A = 0.5833*2 = 1.167 \text{ ft}^2$

g = 32.2

H = Height of water measured from center of orifice

$$Q = 0.6 * 1.1678 \sqrt{2 * 32.2 * 0.2917}$$

Q=3.035 cfs

Basin 4

3.03 cfs > 1.43 cfs

Use one 24" sidewalk culvert

Pipe Capacity

Pipe	D	Slope	Area	R	Q Provided	Q Required	Velocity
	(in)	(%)	(ft^2)		(cfs)	(cfs)	(ft/s)
1	18	1.09	1.77	0.375	11.00	10.00	5.66
2	24	1.09	3.14	0.500	23.68	11.59	3.69
3	24	1.09	3.14	0.500	23.68	14.27	4.54
4	12	2	0.79	0.250	5.05	3.97	5.05
5	30	1	4.91	0.625	41.13	24.02	4.89
6	30	2	4.91	0.625	58.16	24.02	4.89

Manning's Equation:

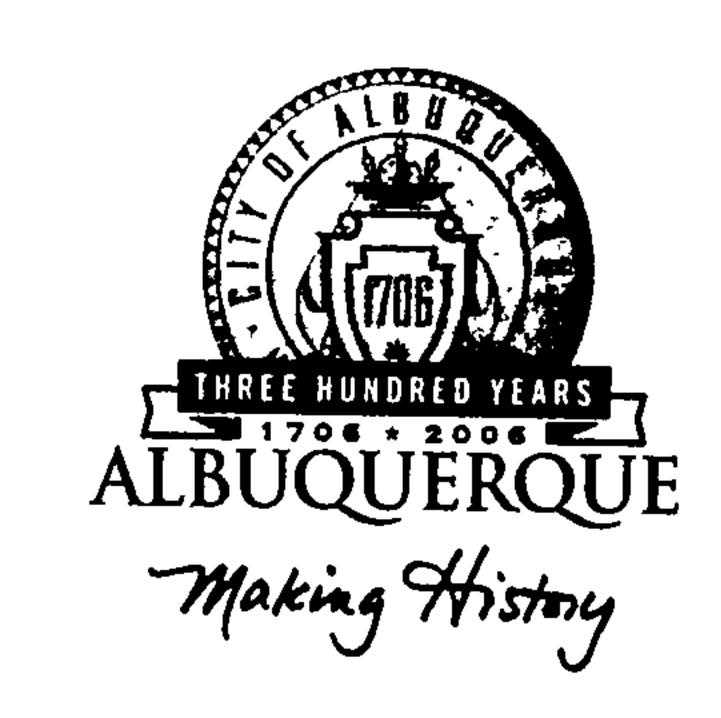
 $Q = 1.49/n * A * R^{(2/3)} * S^{(1/2)}$

A = Area

R = D/4

S = Slope

n = 0.013



December 2, 2004

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

Re: Quail Ridge Shopping Center, West of Coors between Ouray and Quail, Certification of On-Site Storm Drain

Engineer's Stamp dated 8-26-03 (H11-D67)

Certification dated 11-23-04

Dear Ms. Lavy,

file

Based upon the information provided in your submittal received 11-23-04, the above referenced certification is approved. Please note that a separate certification will be required for each building pad before a certificate of occupancy can be issued.

Sincerely,

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

New Mexico 87103

P.O. Box 1293

Albuquerque

Kristal D. Metro

Engineering Associate, Planning Dept.

www.cabq.gov

Development and Building Services

C·

Albuquerque - Making History 1706-2006

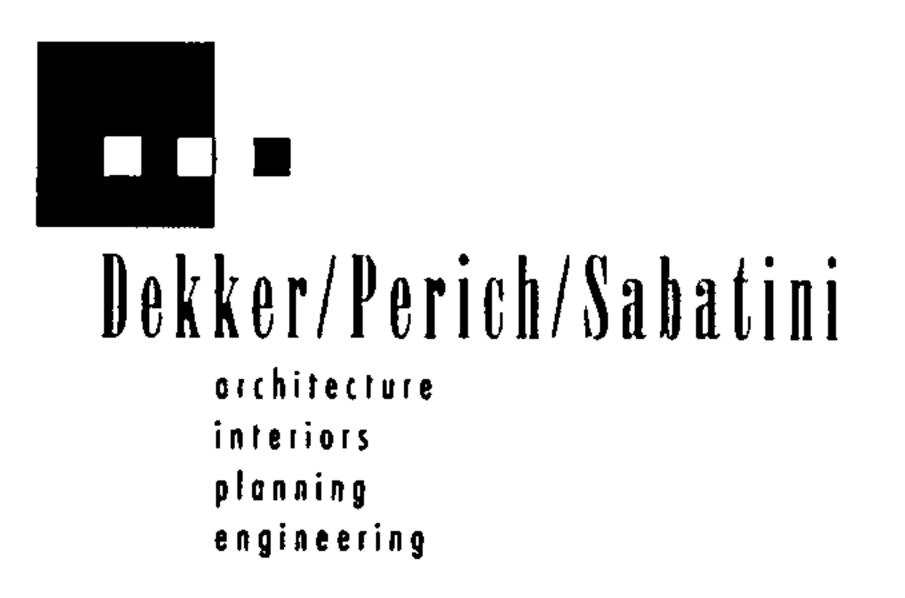
DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: QUAIL RIDGE SHOPPING CENTER		ZONE MAP/DRG. FILE # H-11/D67				
DRB 10002459	EPC #: 03EPC-00159	WORK ORE)ER #:			
LEGAL DESCRIPTION	WH BRUNNEL ADDITION Tracts 358 & 359 U	nit D Atriaga Crant 9	nowion of TD AO1			
CITY ADDRESS:	West of Coors between Quray and Quail	THE B ALTISCO Grant o	x portion of TR AZT			
	Troot or occio bottioon daily and dadii		· · · · · · · · · · · · · · · · · · ·			
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	RONALD R. BOHANNAN OR SARA LAVY			
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100			
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113			
•						
OWNER:	SCM Property Company, LLC	CONTACT:	Ben Spencer			
ADDRESS:	8509 Riverside Plaza Lane NW, Suite 200	PHONE:	889-3061			
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87120			
						
ARCHITECT:	N/A	CONTACT:				
ADDRESS:		PHONE:				
CITY, STATE:		ZIP CODE:				
						
SURVEYOR:	Aldrich Land Surveying, INC.	CONTACT:	Tim Aldrich			
ADDRESS:	PO Box 30701	PHONE:	884-1990			
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87190			
CONTRACTOR:	Sundance Mechanical and Utility	CONTACT:	Carlos Spiess			
ADDRESS:	4400 Alameda NE	PHONE:	345-2694			
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113			
DRAINAGE PL CONCEPTUAL OF GRADING PLAN EROSION CONT X ENGINEER'S CE CLOMR/LOMR TRAFFIC CIRCL ENGINEERS CE ENGINEERS CE OTHER	PORT IN 1st SUBMITTAL, REQUIRES TCL or equal AN RESUBMITTAL GRADING & DRAINAGE PLAN I TROL PLAN ERTIFICATION (HYDROLOGY) JLATION LAYOUT (TCL) ERTIFICATION (TCL) ERTIFICATION (DRB APPR. SITE PLAN)	SIA / FINAN PRELIMINA S. DEV. PLA SECTOR PLATE FOUNDATION BUILDING FOUNDATION GRADING FOU	f Underground Storm Sewer			
WAS A PRE-DESIGN CO YES X NO COPY PROVIDE	NFERENCE ATTENDED:	Infrastructure	D) 国 (
DATE SUBMITTED:	11/24/2004	_BY:	Brad Fresch GY 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 sumbittal 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.



TRAFFIC CERTIFICATION

I, Christopher R. Gunning, NMRA 3203, of the firm Dekker/Perich/Sabatini, hereby certify that this project has is in substantial compliance with and in accordance with the design intent of the approved plan dated 4th March 05. The record information edited onto the original design document has been obtained by Amit Rede of the firm Dekker/Perich/Sabatini. I further certify that D/P/S visited the project site on 1/19/06 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief, with the following exception:

1: ADA ramps and crosswalk at Building 3 and 5 was deleted because of grading issues on the site.

There is adequate connection between adjacent streets and all the other buildings including Building 1, 3 and 5.

AR - DIPIS

1/23105

This certification is submitted in support of a request for 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.

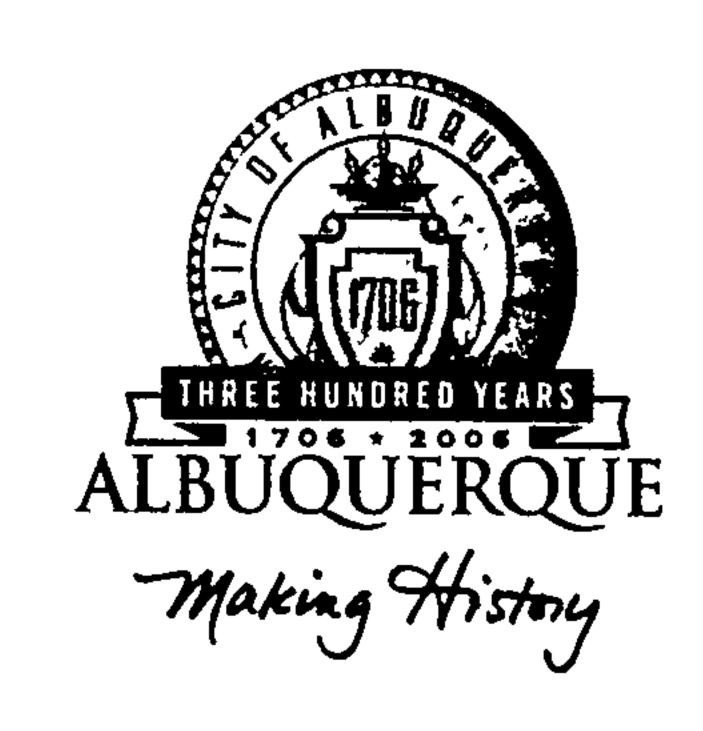
Signature of Engineer or Architect

Engineer's or Architect's Stamp

1/23/06

Date

CHRISTOPHER R.
GUNNING
NO. 3203
NO. 3203
RESIDARCHICA



April 15, 2005

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

Quail Ridge Shopping Center, Building 1, Building 3 & Building 5 Re: Grading and Drainage Plans - Engineer's Stamp dated 4-8-05 (H11 - D67)

Dear Mr. Bohannan.

Based upon the information provided in your resubmittal dated 4-7-05, the above referenced plans are approved for Building Permit and SO19 Permit. Please attach a copy of the approved plans to the construction sets prior to sign-off by Hydrology and prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

Additionally, this project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely, Phillip J. Lovato

Phillip J. Lovato, E.I. Engineering Associate, Planning Dept.

Development and Building Services

Charles Caruso, DMD Ruben Ortega, Excavation & Barricading Matt Cline, Storm Drain Maintenance file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DRB #: 1002459	Quail Ridge Shopping Center, Bldgs 1, 3, 5 EPC #: 03EPC-00159	ZONE MAP/ WORK ORD	DRG. FILE #: H-11/D67 ER #:
		_	
	Lots 1, 3 and 5 Quail Ridge Subdivision	<u></u>	· · · · · · · · · · · · · · · · · · ·
CITY ADDRESS:	West of Coors, between Ouray and Quail		
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Sara Lavy
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
OWNER:	SCM Property Company, LLC	CONTACT:	Ben Spencer
ADDRESS:	6300 Riverside Plaza Lane NW, Suite 200	_ PHONE:	889-3061
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87120
A DOLUTEOT.	Daldaar/Dariah/Cahadas	CONTACT.	Curtin Dunatan
ARCHITECT: ADDRESS:	Dekker/Perich/Sabatini 6801 Jefferson NE, Suite 100	_ CONTACT: PHONE:	Curtis Proctor
CITY, STATE:	Albuquerque, NM	ZIP CODE:	761-9700 87109
OITI, SIAIL.	Amuquei que, ivivi	_ ZIF CODE.	07 109
SURVEYOR:	Precision Surveys	CONTACT:	Larry Medrano
ADDRESS:	8414-D Jefferson Street NE	PHONE:	856-5700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
CONTRACTOR:		_ CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
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DATE SUBMITTED:	4/7/2005	_BY:	Sara Lavy

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 sumbittal 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.

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118

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

April 7, 2005

Mr. Bradley Bingham, PE
Principal Engineer, Planning Dept.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Quail Plaza Shopping Center, Buildings 1, 3, and 5 (H11/D67)

Dear Mr. Bingham:

Tierra West LLC is resubmitting the Grading and Drainage Plan for your review. Your comments are addressed in the following manner:

- 1. Submit a site-specific grading and drainage plan for each pad.

 The grading plan has been split into 3 sheets, one for each pad, and the scale increased to 1:20.
- Designate storm drain, paving and buildings as existing or proposed.
 The plans clarify existing and proposed improvements.
- Buildings 1 and 5 will either require sidewalk culverts or reversing the roof slope to drain to the site.

Swales and sidewalk culverts are added to the back of buildings 1 and 5 to convey the roof flows into the adjacent streets.

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

Sincerely,

Sara Lavy, PE

Enclosure/s

CC:

Ben Spencer Curtis Proctor

JN: 24091

SC

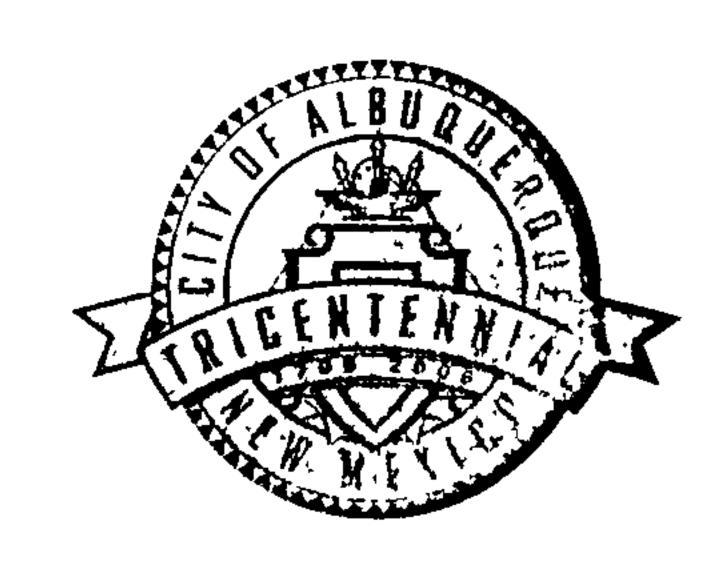
24091: 2491 hydrology resubmittal itr.doc

HYDROLOGY SECTION

9119

LETTER OF TRANSMITTAL

		Tierra	a West	, LLC.		DATE	<u>:</u>	4/8/05	JOB NO:	24091	.
		- ·				ATTE	NTION:	Brad Bi	ngham		
_		(50	5) 858-3	100							· · ·
	8509 J	efferson NE	Ē, Albuq	uerque, NM 8711	3	RE:	Quail	Plaza	<u> </u>		
							Gradi	ng Plan F	Resubmittal		
TO	Brad Bingha	m					· · -				
	Hydrology D	ept.					· · · · · · · · · · · · · · · · · · ·				
	City of Albu	querque									
					· · · · · · · · · · · · · · · · · · ·						
WE A	RE SENDING	YOU	X	Attached		Under	r Separate	cover via		the following	items:
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X	As requested			Returned for correct	ctions						
	For review and	l comments									
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REC	EIVED BY						SIGN	NED Sa	ra Lavy, PE		



April 9, 2007

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

Re: Quail Ridge Shopping Center Building 1, 2621 Coors Blvd. NW,

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 4/08/05 (H-11/D067)

Certification dated 04/09/07

Based upon the information provided in your submittal received 4/09/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Sincerely,

Albuquerque

Timothy Sims

New Mexico 87103

Plan Checker, Planning Dept.

Development and Building Services

www.cabq.gov

C: Katrina Sigala

File

DRAINAGE INFORMATION SHEET (REV. 11/01/2001)

PROJECT TITLE:	Quail Ridge Shopping Center, Building 1		S/DRG. FILE #:	H11-D67
DRB <u>1002459</u>	EPC #:	_ WORK ORD	ER #:	
LEGAL DESCRIPTION	Lot 1, Quail Ridge Subdivision			
CITY ADDRESS:	2621 Coors Boulevard NW		· · · · · · · · · · · · · · · · · · ·	
		<u> </u>		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	Ron Bohannan	•
ADDRESS:	5571 Midway Park Place	PHONE:	(505) 858-3100	
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109	
OWNER:	SCM Property Company, LLC		Ben Spencer	
ADDRESS:	6300 Riverside Plaza Lane, Suite 200	_ PHONE:	(505) 889-3061	
CITY, STATE:	Albuquerque, NM	_ ZIP CODE:	87120	, <u>, , , , , , , , , , , , , , , , , , </u>
ADCUITECT.	Dakkar/ Dariah and Cabatini	CONTACT.	Cudia Drastar	
ARCHITECT: ADDRESS:	Dekker/ Perich and Sabatini 6801 Jefferson St. NE	CONTACT: PHONE:	Curtis Proctor	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	(505) 761-9700 87109	
OITT, OTATE.	Aibudaei dae, i vivi	_ ZII CODE.	07109	
SURVEYOR:	Walker Surveying	CONTACT	Steve Walker	
ADDRESS:	424 Shirk SW	PHONE:	(505) 877-8783	- · ·
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87105	
			•	
CONTRACTOR:	Reid & Associates	CONTACT:	Gary Lokvam	
ADDRESS:	6300 Riverside Plaza Lane, Suite 220	PHONE:	(505) 891-2528	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87120	
GRADING PLAN EROSION CON X ENGINEER'S CI CLOMR/LOMR TRAFFIC CIRCU ENGINEERS CE	PORT NN GRADING & DRAINAGE PLAN N	PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PLA FOUNDATION BUILDING IN X CERTIFICA CERTIFICA GRADING IN PAVING PE WORK ORI	ACIAL GUARANT ARY PLAT APPRO AN FOR SUB'D. A AN FOR BLDG. PE LAN APPROVAL ON PERMIT APPROV TE OF OCCUPAN TE OF OCCUPAN PERMIT APPROVAL ERMIT APPROVAL CORRESPONDED CORRESPONDE	TEE RELEASE VAL APPROVAL ERMIT APPROVAL AL ACY (PERM.) NCY (TEMP.) AL
WAS A PRE-DESIGN CO YES X NO COPY PROVIDE	ONFERENCE ATTENDED:			D
DATE SUBMITTED:	4/9/2007	_BY:	Brad Frosch	

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



May 15, 2006

Mr. Ron Bohannan, P.E.

TIERRA WEST, LLC

8509 Jefferson St. NE

Albuquerque, NM 87113

Re: QUAIL RIDGE SHOPPING CENTER, BUILDING 5

2621 Coors Blvd. NW

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 04/08/2006 (H-11/D67)

Certification dated 05/09/2006

P.O. Box 1293

Dear Ron:

Albuquerque

Based upon the information provided in your submittal received 05/15/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

Arlene V. Portillo

Sincerely,

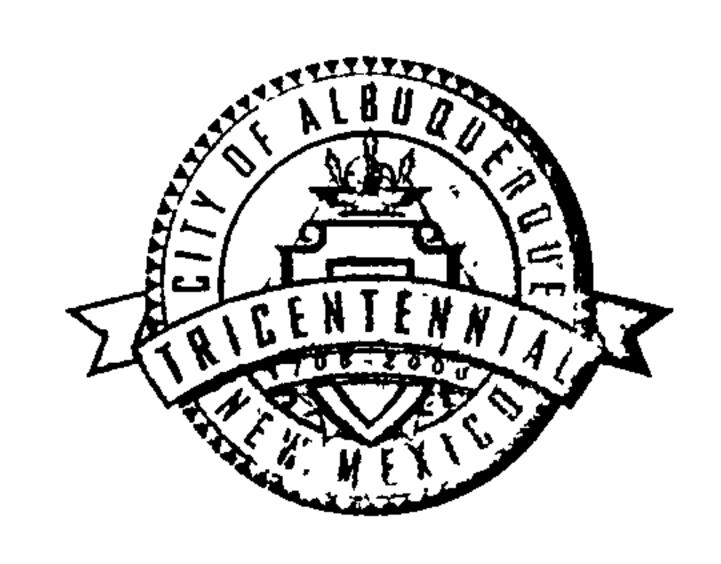
Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C

CO Clerk

File



May 11, 2006

Ronald Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: QUAIL RIDGE SHOPPING CENTER BUILDING 5

2621 Coors Blvd NW

Temporary Certificate of Occupancy

Engineer's Stamp dated 4-08-05 (H11-D67)

Certification dated 2-22-06

P.O. Box 1293

Dear Mr. Bohannan,

Albuquerque

Based upon the information provided in your submittal received 5-11-06, the above referenced certification is approved for a 30-day extension of the Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon completion of the Exceptions listed in your drainage certification, please resubmit an updated certification for Permanent Certificate of Occupancy.

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

www.cabq.gov

Sincerely,

Kristal D. Metro, P.E.

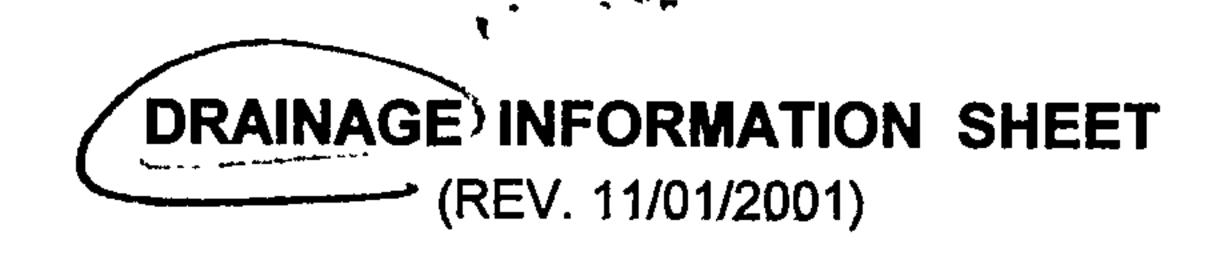
Senior Engineer, Planning Dept.

Development and Building Services

C:

CO Clerk

File



PROJECT TITLE:	Quail Ridge Shopping Center, Building 5		S/DRG. FILE #:	H11-D67
DRB 1 1002459	EPC #:	WORK ORD)ER #:	
LEGAL DESCRIPTION	1: Lot 5, Quail Ridge Subdivision			
CITY ADDRESS:	2621 Coors Boulevard NW		· · · · · · · · · · · · · · · · · · ·	
	ZOZ I COOIS DOUIEVAIG IVV			· · · · · · · · · · · · · · · · · · ·
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	Ron Bohannan	
ADDRESS:	8509 JEFFERSON NE	PHONE:	(505) 858-3100	
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87113	
•			07 1 10	· · · · · · · · · · · · · · · · · · ·
OWNER:	SCM Property Company, LLC	CONTACT:	Ben Spencer	
ADDRESS:	6300 Riverside Plaza Lane, Suite 200	PHONE:	(505) 889-3061	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87120	
				· · · · · · · · · · · · · · · · · · ·
ARCHITECT:	Dekker/ Perich and Sabatini	CONTACT:	Curtis Proctor	
ADDRESS:	6801 Jefferson St. NE	PHONE:	(505) 761-9700	· · · · · · · · · · · · · · · · · · ·
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109	
				
SURVEYOR:	Walker Surveying	CONTACT:	Steve Walker	
ADDRESS:	424 Shirk SW	PHONE:	(505) 877-8783	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87105	
CONTRACTOR:	Reid & Associates	CONTACT:	Gary Lokvam	·····
ADDRESS:	6300 Riverside Plaza Lane, Suite 220	_ PHONE:	(505) 891-2528	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87120	· · · · · · · · · · · · · · · · · · ·
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YES X NO COPY PROVIDE	DNFERENCE ATTENDED:			1 2006 SY SECTION
DATE SUBMITTED:	5/10/2006	_BY:	Brad Frosch	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage 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 sumbittal may be required based on the following:

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



February 23, 2006

Mr. Ron Bohannan, PE TIERRA WEST, LLC 8509 Jefferson St. NE Albuquerque, NM 87113

Re: QUAIL RIDGE SHOPPING CENTER, BUILDING 5

2621 Coors Blvd. NW

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 04/08/2006 (H-11/D67)

Certification dated 02/22/2006

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 02/22/2006, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

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

www.cabq.gov

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

Sincerely, Orlene V. Portillo

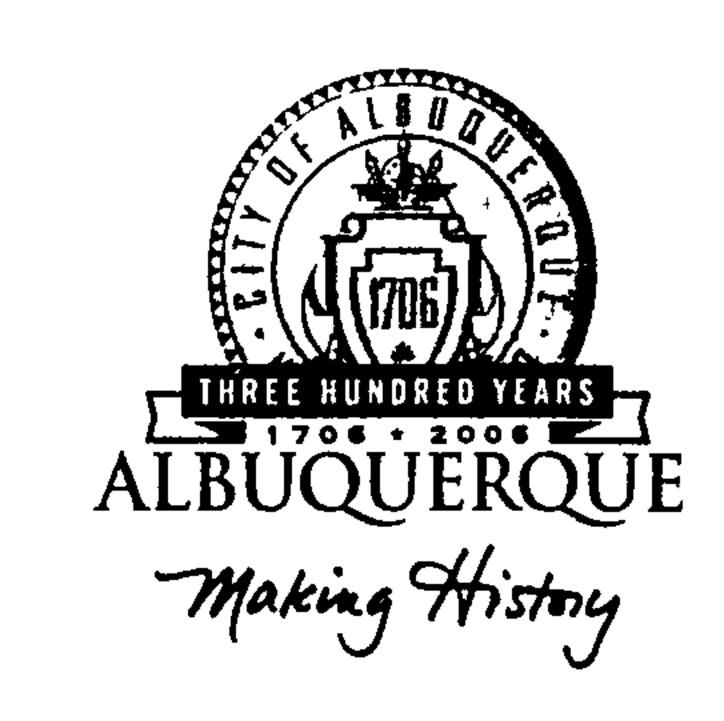
Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C: C.O. Clerk

File



Planning Department Transportation Development Services Section

February 16, 2006

Christopher R. Gunning, Registered Architect 6801 Jefferson NE, Ste. 100 Albuquerque, NM 87109

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Quail Plaza, Bldg 5, [H-11 / D67]

2641 Coors Blvd NW

Architect's Stamp Dated 02/13/06

Dear Mr. Gunning:

P.O. Box 1293

The TCL / Letter of Certification submitted on February 13, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sing@rely,

New Mexico 87103

www.cabq.gov

Nilo E. Salgado Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c:

Engineer
Hydrology file
CO Clerk

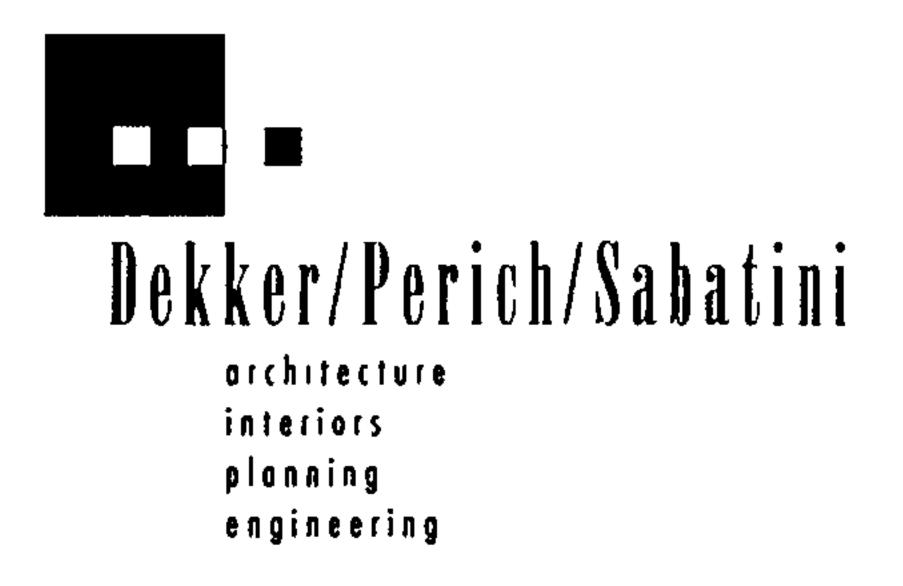
DRAINAGE AND TRANSPORTATION INFORMATION SHEET $H-IV/DUV$
PROJECT TITLE: CRAFL PLAZA BLDG 5ZONE MAP/DRG. FILE # # BLDG WORK ORDER#: WORK ORDER#:
LEGAL DESCRIPTION: WITHOUTH ADDITION REPLAT TRACES 358\$39 LITERSCOCKITY ADDRESS: 21041 COOKS 15000 NW
ENGINEERING FIRM: TIEPPAWEST ADDRESS: 9509 JEFFERSON NE PHONE: 858-3100 CITY, STATE: ALPOENNY 8700 ZIP CODE: 87113
OWNER: MAESTAS WARD SASSIC. ADDRESS: 7620 JEFFE PON NE. CITY, STATE: ALBOR, NM ZIP CODE: 87109
ARCHITECT: DEKKER/PERICH/SAMATINI ADDRESS: 7601 DEFFERSON MILLO # 100 PHONE: 761-9700 CITY, STATE: ALMA, NM ZIP CODE: 87109
SURVEYOR: STEVEN WALKER CONTACT: PHONE: ZIP CODE:
CONTRACTOR: PEND AND ASSOCIATES ADDRESS: 6000 PARTICLE PLAZA CITY, STATE: ALDRO, NW. ZIP CODE: 51/20
CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:
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DATE SUBMITTED: 4/19/06 BY: AWN FEDE / CHRISTOP MER
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

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

(5)

acres.

more.



TRAFFIC CERTIFICATION

- I, Christopher R. Gunning, NMRA 3203, of the firm Dekker/Perich/Sabatini, hereby certify that this project has is in substantial compliance with and in accordance with the design intent of the approved plan dated 4th March 05. The record information edited onto the original design document has been obtained by Dekker/Perich/Sabatini. I further certify that Dekker/Perich/Sabatini visited the project site on 1/19/06 and has 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, with the following exception:
 - 1. ADA ramps and crosswalk directly connecting Building 3 and 5 was deleted because of grading issues on the site. There is an adequate and accessible connection between adjacent streets and buildings 1, 3 and 5. Please find enclosed with this package an as-built survey by a licensed surveyor demonstrating the existing grades and the subsequent architectural modifications.

This certification is submitted in support of a request for 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.

Engineer's or Architect's Stamp

Signature of Engineer or Architect

2/13/16 Date

U

CHRISTOPIVER R. GUNNING
NO. 3203
PROSERED ARCHITECTURE

CHRISTOPIVER R. CONTROL

CHRISTOPIVER R.

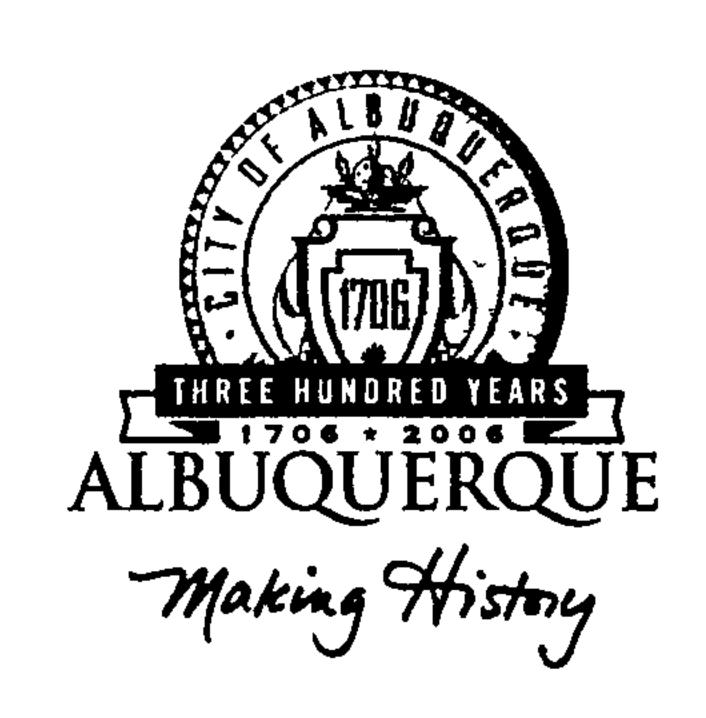


dps@dpsabq.com

Transmittal

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Date:	2/13/00		planning	
Project:	PUAN PLAZA	BUNDING 5	engineering	
Project No.:	04114			•
From:	AMT REDE			
To:	TRAFFIC ENG PLANNING DEPA DEVELOPMENT & LEDO ZNO GIRFE AMOR, NM	MILLONE SERVE		
Sent Via:				
☐ US Mail	☐ Fed Ex	UPS	Other:	
☐ Pick-Up	Courier	☐ Fax	☐ Hardcopy to Follow	
Sent For:				
☐ Your Use	☐ As Requested	☐ Review & Comment	Other:	
Approval	☐ Corrections	☐ Returned to You	Return by:	
Transmittal	Includes			
Copies/Pages	Date Description 2/13/00 TCL	ewo moral		
Comments:		D) [ECEIVE FEB 1 3 2006 D DEVELOPMENT SECTION	
Courier Info				•
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Deliver	Pickup	Ru	sh	68 Ferson NE Suite 100 Factorie NM
Received By:		Courier: _		87109 505 761.9700 fox 761.4222



January 30, 2006

Mr. Ron R. Bohannan, P.E. TIERRA WEST, LLC 8509 Jefferson St. NE Albuquerque, NM 87113

Re: QUAIL RIDGE SHOPPING CENTER, BUILDING 13

2621 Coors Blvd. NW

Approval of Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 04/08/2005 (H-11/D67)

Certification dated 01/26/2006

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 01/07/2005, the above referenced certification is approved for release of 60-day Temporary Certificate of Occupancy by Hydrology.

New Mexico 87103

Upon completion of the required SO-19's, please resubmit an updated Certification for Permanent C.O.

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

www.cabq.gov

Sincerely, Orlene V. Portulo

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C:

CO Clerk
Sara Lavy

File



Planning Department Transportation Development Services Section

January 24, 2006

H-11/067

Christopher R. Gunning, Registered Architect 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Quail Ridge Plaza, Building 1, [H11 / D67]

2611 Coors Blvd

Architect's Stamp Dated 01/23/06

Dear Mr. Gunning:

P.O. Box 1293

The TCL / Letter of Certification submitted on January 23, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Bujlding and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c:

Engineer
Hydrology file
CO Clerk



Planning Department Transportation Development Services Section

January 24, 2006

Christopher R. Gunning, Registered Architect 6801 Jefferson NE, Suite 100 Albuquerque, NM 87109

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Quail Ridge Plaza, Building 3, [H11 / D67]

261/Coors Blvd

Architect's Stamp Dated 01/23/06

Dear Mr. Gunning:

P.O. Box 1293

The TCL / Letter of Certification submitted on January 23, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincere

New Mexico 87103

www.cabq.gov

Nilo E. Salgado Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c:

Engineer
Hydrology file
CO Clerk

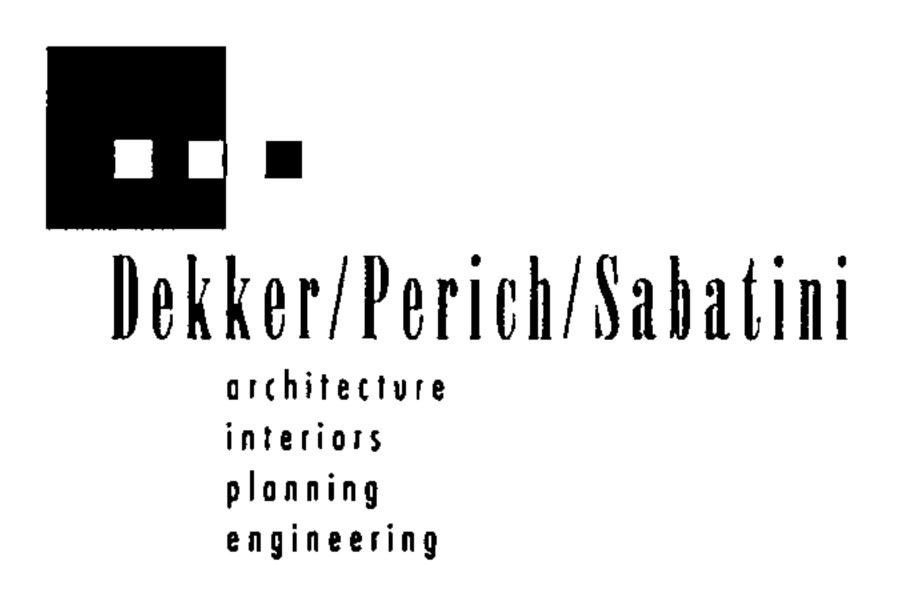
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd) ZONE MAP/DRG. FILE # 1 EPC#: DRB #: **WORK ORDER#:** BLVD CITY ADDRESS: COORE Albunieraue NM. and Realated C-2 **ENGINEERING FIRM:** CONTACT: efferson ADDRESS: PHONE: -2100 2509 MN. CITY, STATE: Mbianerale ZIP CODE: OWNER: Marstas CONTACT Neffergar ADDRESS: PHONE: CITY, STATE: Albumleralle ZIP CODE: ARCHITECT: Kede **CONTACT:** HW1+ ADDRESS: efferson PHONE: 61-9708 Theronecone ZIP CODE: NW SURVEYOR: CONTACT: **ADDRESS** PHONE: CITY, STATE: ZIP CODE: **CONTRACTOR:** CONTACT (1Cexc) ave NW ADDRESS: inerside PHONE: 10001 ZIP CODE: CITY, STATE: Quito 121 DIMULEXAIR CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT: DRAINAGE REPORT SIA / FINANCIAL GUARANTEE RELEASE DRAINAGE PLAN 1st SUBMITTAL, REQUIRES TCL or equal PRELIMINARY PLAT APPROVAL DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D. APPROVAL CONCEPTUAL GRADING & DRAINAGE PLAN S. DEV. PLAN FOR BLDG. PERMIT APPROVAL ____ GRADING PLAN SECTOR PLAN APPROVAL EROSION CONTROL PLAN FINAL PLAT APPROVAL ENGINEER'S CERTIFICATION (HYDROLOGY) FOUNDATION PERMIT APPROVAL CLOMR/LOMR **BUILDING PERMIT APPROVAL** TRAFFIC CIRCULATION LAYOUT (TCL) ___CERTIFICATE OF OCCUPANCY (PERM.) ENGINEERS CERTIFICATION (TCL) ____ CERTIFICATE OF OCCUPANCY (TEMP.) ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN) ____ GRADING PERMIT APPROVAL OTHER ____ PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPECIFY) WAS A PRE-DESIGN CONFERENCE ATTENDED: JAN 2 3 2006 YES NO COPY PROVIDED LAND DEVELOPMENT SECTION 1/23/05 AMIT REDE DATÉ SUBMITTED:_ BY: 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.

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CHRISTOPHER R

GUNNING

NO. 3203

TRAFFIC CERTIFICATION

I, Christopher R. Gunning, NMRA 3203, of the firm Dekker/Perich/Sabatini, hereby certify that this project has is in substantial compliance with and in accordance with the design intent of the approved plan dated 4th March 05. The record information edited onto the original design document has been obtained by Amit Rede of the firm Dekker/Perich/Sabatini. I further certify that D/P/S visited the project site on 1/19/06 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief, with the following exception:

1. ADA ramps and crosswalk at Building 3 and 5 was deleted because of grading issues on the site. There is adequate connection between adjacent streets and all the other buildings including Building 1, 3 and 5.

This certification is submitted in support of a request for 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.

Signature of Engineer or Architect

Engineer's or Architect's Stamp

1/23/06

Date

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Engineer's or Architect's Stamp

Signature of Engineer or Architect

Chmmism

Date

JA:1 Z U 2003

LAND DEVELOPMENT SECTION

CHRISTOP HER R

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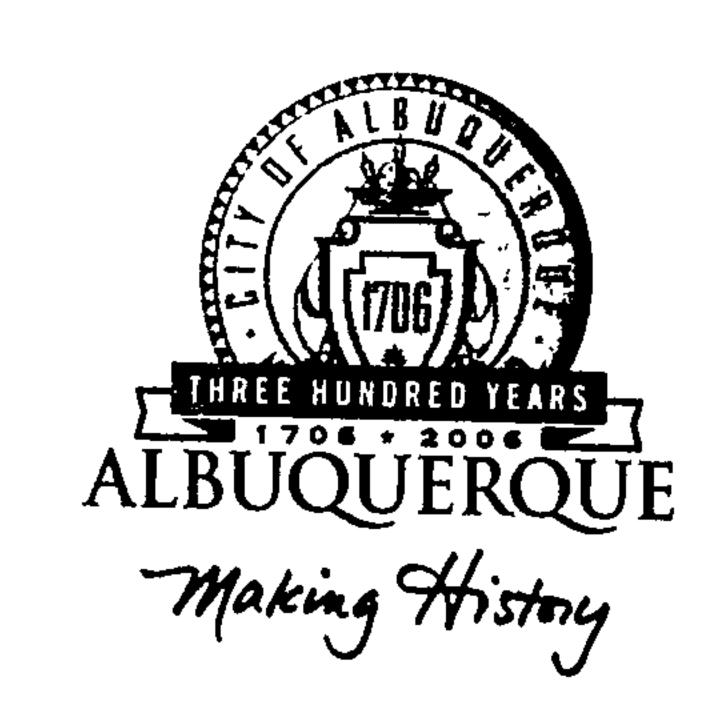
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Engineer's or Architect's Stamp

Signature of Engineer or Architect

Date

JAN Z U 29C3
LAND DEVELOPMENT SECTION



March 25, 2005

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

Re: Quail Ridge Shopping Center, Quail Ridge Tracts 1-6, Grading and Drainage Plan - Engineer's Stamp dated 01-07-05 (H11 – D67)

Dear Mr. Bohannan,

P.O. Box 1293

Based upon the information provided in your submittal dated 02-18-05, the above referenced plan is approved for Site Development Plan for Subdivision and Site Development Plan for Building Permit. Prior to Building Permit approval please address the following comments:

Albuquerque

- Submit a site-specific grading and drainage plan for each pad
- Designate storm drain, paving and buildings as existing or proposed

New Mexico 87103

 Buildings 1 and 5 will either require sidewalk culverts or reversing the roof slope to drain to the site

www.cabq.gov

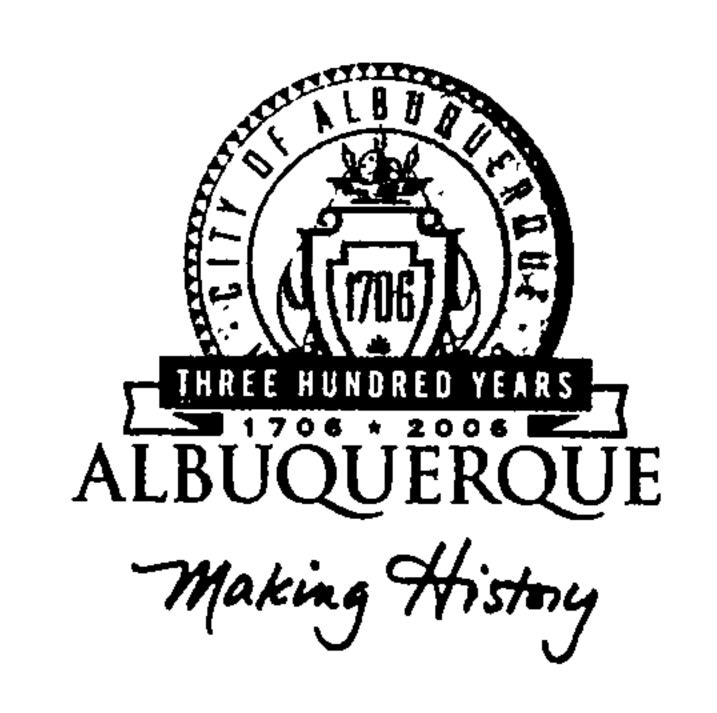
If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE

Principal Engineer, Planning Dept Development and Building Services

C: file



November 4, 2005

Ronald Bohannan, P.E. Tierra West, LLC 8509 Jefferson NE Albuquerque, NM 87113

Re: Quail Ridge Shopping Center Building 3, 2621 Coors Blvd NW,

Certificate of Occupancy

Engineer's Stamp dated 4-08-05 (H11-D67)

Certification dated 11-03-05

Dear Mr. Bohannan,

P.O. Box 1293

Based upon the information provided in your submittal received 11-04-05, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

Occupancy by Hydrolog

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

New Mexico 87103

Albuquerque

Kristal D. Metro, P.E.

Sincerely,

Senior Engineer, Planning Dept.

Development and Building Services

www.cabq.gov

C: Phyllis Villanueva

file

PROJECT TITLE:	Quail Ridge Shopping Center, Building 3	ZONE MAP/	DRG. FILE #: H11-D67
DRB 1 1002	459 EPC #: 03EPC-00159	WORK ORD	ER #:
	ON Lot 3, Quail Ridge Subdivision		· · ·
CITY ADDRESS:	2621 Coors Boulevard NW		••
ENGINEEDING EID	Mi Tiorro Most II.C	CONTACT	Coro Lovas
ENGINEERING FIR		CONTACT:	Sara Lavy
ADDRESS: CITY, STATE	8509 Jefferson NE	PHONE: ZIP CODE:	(505) 858-3100
CITT, STATE	: Albuquerque, NM		87113
OWNER:	SCM Property Company, LLC	CONTACT:	Ben Spencer
ADDRESS:	6300 Riverside Plaza Lane, Suite 200	PHONE:	505-889-3061
CITY, STATE	· · · · · · · · · · · · · · · · · · ·	ZIP CODE:	87120
	- Tabaqaorqao, rara		07 120
ARCHITECT:	Dekker/ Perich./Sabatini	CONTACT:	Curtis Proctor
ADDRESS:	6801 Jefferson St. NE	PHONE:	505-761-9700
CITY, STATE		ZIP CODE:	87109
• • • • • • • • • • • • • • • • • • •			
SURVEYOR:	Walker Surveying	CONTACT	Steve Walker
ADDRESS:	424 Shirk SW	PHONE:	(505) 877-8783
CITY, STATE	- · · · · · · · · · · · · · · · · · · ·	ZIP CODE:	87105
CONTRACTOR:	Reid & Associates	CONTACT:	Gary Lokvam
ADDRESS:	6300 Riverside Plaza Lane, Suite 220	PHONE:	505-891-2528
CITY, STATE	: Albuquerque, NM	ZIP CODE:	87120
			
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	S CERTIFICATION (HYDROLOGY)		ON PERMIT APPROVAL
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	S CERTIFICATION (TCL) S CERTIFICATION (DRB APPR. SITE PLAN)		TE OF OCCUPANCY (TEMP.) PERMIT APPROVAL
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Stamp	date 4-8-05	SO-19	
WAS A PRE-DESIGN	I CONFERENCE ATTENDED:		了 E C E I W E I
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] , ,	VDDOLOGV SECTION
			YDROLOGY 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 sumbittal may be required based on the following:

11/1/2005

DATE SUBMITTED:

1. Conceptual Grading and Drainage Plans Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.

BY: Sara Lavy, PE

- 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.



Planning Department Transportation Development Services Section

July 14, 2005

Ronald R. Bohannan, P.E. 8509 Jefferson NE Albuquerque, NM 87113

Re:

Certification Submittal for Final Building Certificate of Occupancy for

Bank of America at Quail Ridge Center, [H-11/D67]

2601 Coors Blvd NW

Architect's Stamp Dated 07/14/05

Dear Mr. Bohannan:

P.O. Box 1293

The TCL / Letter of Certification submitted on July 14, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

www.cabq.gov

Nilo E. Salgado, Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer Hydrology file CO Clerk

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: DRB 1002459	Bank of America at Quail Ridge Center EPC #: 03EPC-00159	ZONE MAP/DRG. FILE # H-11/D67 WORK ORDER #:			
1002400			<u>- π, </u>		
LEGAL DESCRIPTION	TRACT 2 QUAIL RIDGE	<u>-</u>			
CITY ADDRESS:	2601 COORS BOULEVARD NW				
ENGINEERING FIRM:	Tiorra Woot LLC	CONTACT:	DONIAL D. D. DOLLANDIANI		
ADDRESS:	8509 Jefferson NE	PHONE:	RONALD R. BOHANNAN		
CITY, STATE:	Albuquerque, NM	ZIP CODE:	(505) 858-3100 87113		
OITT, OTATE.	Albuque:que, ivivi	_ ZIF CODE.	0/113		
OWNER:	Quail Plaza LLC	CONTACT:	Ben Spencer		
ADDRESS:	4408 Canyon Court NE	PHONE:	889-3061		
CITY, STATE:	Albuquerque, NM	ZIP CODE:			
ARCHITECT:	N/A	_ CONTACT:			
ADDRESS:		_ PHONE:			
CITY, STATE:		ZIP CODE:			
SURVEYOR:	Sandia Survey LLC	CONTACT	Andrew Medina		
ADDRESS:	6705 Giselle Drive	PHONE:	828-0858		
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109		
O111, O1711L.	Mibaqueique, i vivi		07 109		
CONTRACTOR:	Richardson & Richardson Inc.	CONTACT:	Wayne Connel		
ADDRESS:	4100 Menaul Boulevard NE	PHONE:	881-2268		
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110		
CHECK TYPE OF SUBM	ΙΙ ΤΤ ΑΙ.	CHECK TYPE OF			
DRAINAGE REF			APPROVAL SOUGHT: IACIAL GUARANTEE RELEASE		
	N 1st SUBMITTAL, <i>REQUIRES TCL or equal</i>	 	RY PLAT APPROVAL		
	AN RESUBMITTAL		AN FOR SUB'D. APPROVAL		
	GRADING & DRAINAGE PLAN		AN FOR BLDG. PERMIT APPROVAL		
GRADING PLAN			LAN APPROVAL		
EROSION CONT	TROL PLAN		T APPROVAL		
ENGINEER'S CI	ERTIFICATION (HYDROLOGY)		ON PERMIT APPROVAL		
CLOMR/LOMR		BUILDING	PERMIT APPROVAL		
X TRAFFIC CIRCU	JLATION LAYOUT (TCL)	X CERTIFICA	TE OF OCCUPANCY (PERM.)		
ENGINEERS CE	ERTIFICATION (TCL)	CERTIFICA	TE OF OCCUPANCY (TEMP.)		
ENGINEERS CE	RTIFICATION (DRB APPR. SITE PLAN)	GRADING	PERMIT APPROVAL		
OTHER		PAVING PE	RMIT APPROVAL		
		WORK ORI	DER APPROVAL		
		OTHER (SF	PECIFY)		
WAS A PRE-DESIGN CO YES X NO COPY PROVIDE	ONFERENCE ATTENDED:		D		
			HYDROLOGY SECTION		
DATE SUBMITTED:	7/13/2005	BY:	Brad Frosch 263-5808		

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

8509 Jefferson NE Albuquerque, NM 87113 (505) 858-3100 fax (505) 858-1118

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

July 13, 2005

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

RE: Site Plan Certification for Permanent Certificate of Occupancy

Bank of America, 2601 Coors Boulevard NW

Dear Nilo:

Tierra West LLC on behalf of our client, requests Permanent Certification of the Site Plan for Building Permit for the Bank of America located at 2601 Coors Boulevard NW. Enclosed please find the information sheet, the as built Site Plan for Building Permit and the DRB approved Site Plan for Building Subdivision. Field verification of the site was completed by our office and is in substantial compliance with the approved plan. We are, therefore, requesting Certification of the Site Plan for Building Permit for a Permanent Certificate of Occupancy.

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

BOHAMA

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Ronald R. Bohannan PE

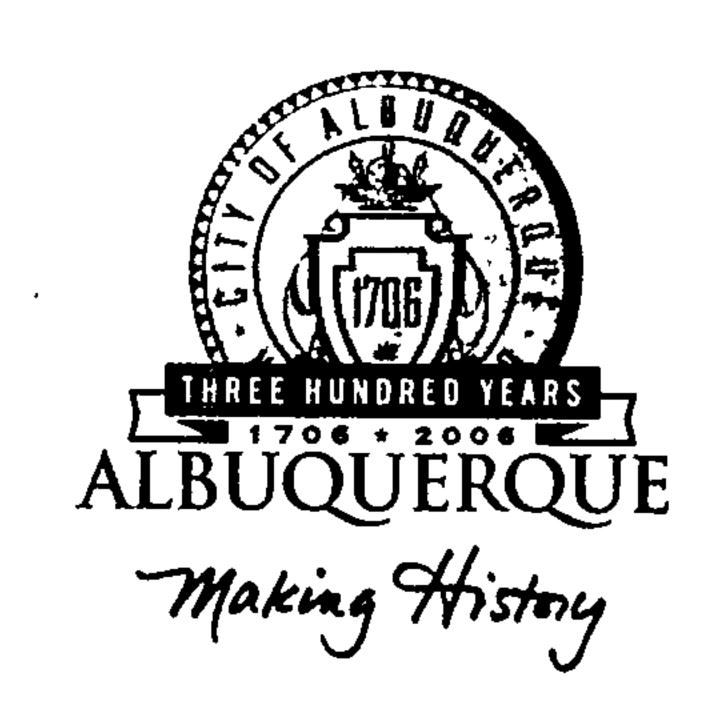
PROFESSIONAL

Enclosure/s

cc: Bank of America Richardson & Richardson INC. Quail Plaza LLC

JN: 24005 RRB/bf/kdk DEC区IV区
JUL 1 4 2005
HYDROLOGY SECTION

24005/BoA (Quail Plaza) TCL Cert letter



January 20, 2006

Ms. Sara Lavy, PE TIERRA WEST, LLC 8509 Jefferson St. NE Albuquerque, New Mexico 87113

Re: QUAIL RIDGE SHOPPING CENTER, BUILDING 1, (H-11/D67)
2611 Coors Blvd. NW

Permanent Certificate of Occupancy, Certification dated 11/03/2005 Dear Sara:

P.O. Box 1293

Based upon the information provided in your submittal received 01/20/2006, the above referenced certification cannot be approved until the following is addressed:

Albuquerque

1. On your submittal for Permanent CO, you called out the Sidewalk Culverts (SO-19) as 'Future'. As per the approved Grading and Drainage Plan, the SO-19's must be built prior to release of Certificate of Occupancy.

New Mexico 87103

If you have any questions, you can contact me at 505-924-3982 or Brad Bingham at 505-924-3986.

www.cabq.gov

Sincerely,

Arlene V. Portillo

Plan Reviewer, Planning Dept. - Hydrology

Development and Building Services

Orlene V. Portillo

C: file