

CITY OF ALBUQUERQUE



November 24, 2009

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

**Re: Auto Zone,
2821 Carlisle NE
Permanent Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 11-23-09 (H-16/D116A)**

Dear Mr. Casuga,

PO Box 1293

Based upon the information provided in your submittal received 11-23-09, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy (C.O).

Albuquerque

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.

NM 87103

If you have any questions, you can contact me at 924-3630

Sincerely,

www.cabq.gov

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB : 1000375 EPC #:

ZONE MAP/DRG. FILE # H16/D116A
WORK ORDER #:

LEGAL DESCRIPTION Lot C4-B, Duke City Industrial Area
CITY ADDRESS: 2821 Carlisle NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

ARCHITECT: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terrenos
CITY, STATE: Placitas, NM

CONTACT: Andrew Medina
PHONE: 505-867-1241
ZIP CODE: 87043

CONTRACTOR: VanTassel Proctor
ADDRESS: 4700 S. Bowman, Suite 900
CITY, STATE: Little Rock, Arkansas

CONTACT: Scott Proctor
PHONE: 505-219-8899
ZIP CODE: 72210

CHECK TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ FINAL PLAT APPROVAL
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☐ BUILDING PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

DATE SUBMITTED: 11/23/2009 BY: Jason Casuga, P.E.

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

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



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TIERRA WEST, LLC

November 23, 2009

Mr. Nilo Salgado-Fernandez, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Administrative Amendment Approved Site Plan Certification for
Permanent Certificate of Occupancy
Autozone, Inc.
2821 Carlisle NE
Project # 1000375**

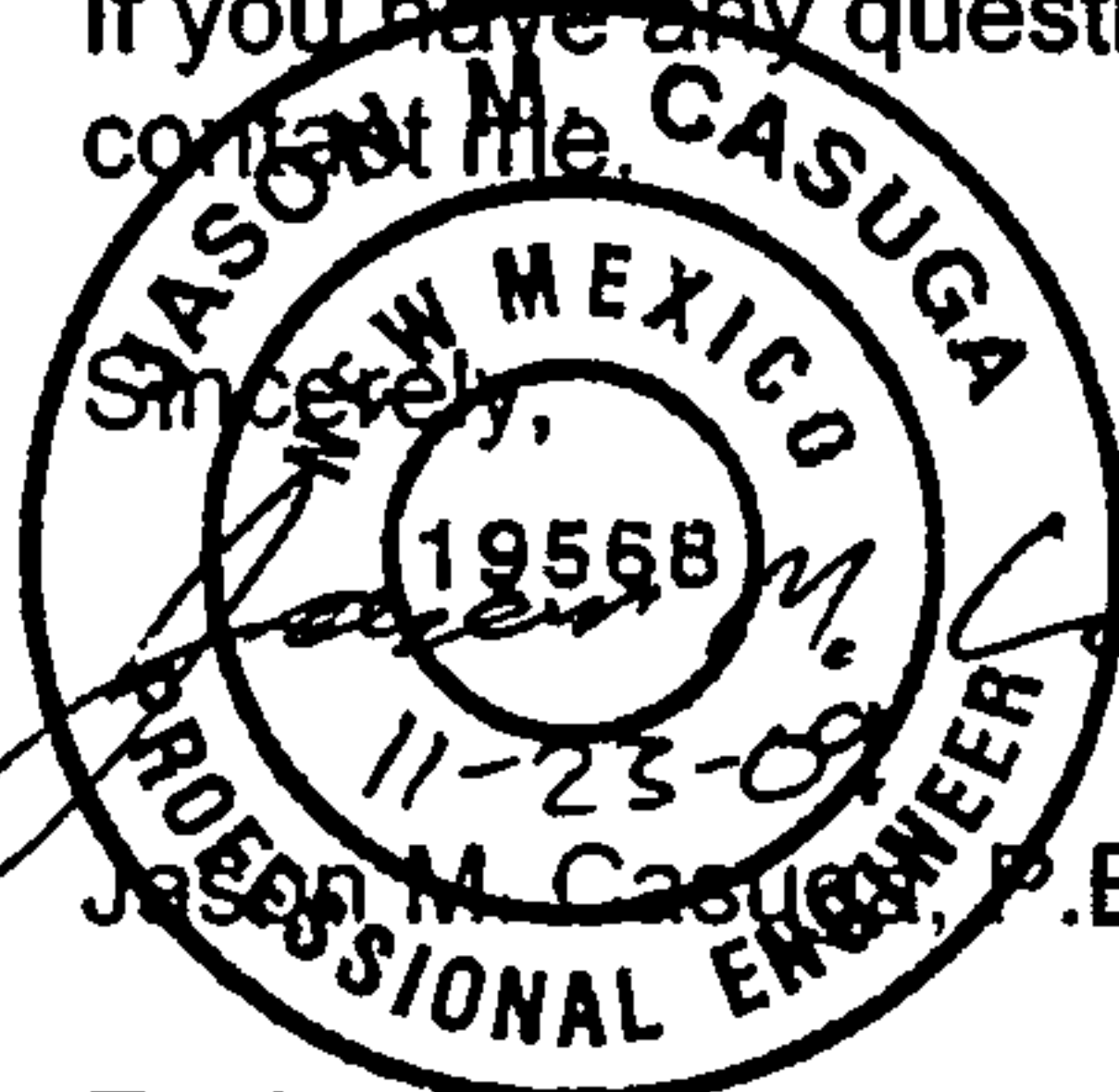
Dear Mr. Salgado-Fernandez:

I, Jason M. Casuga, P.E. # 19568, 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 Administrative Amendment approved plan dated June 2, 2009. I further certify that I have personally visited the site on November 20, 2009 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.

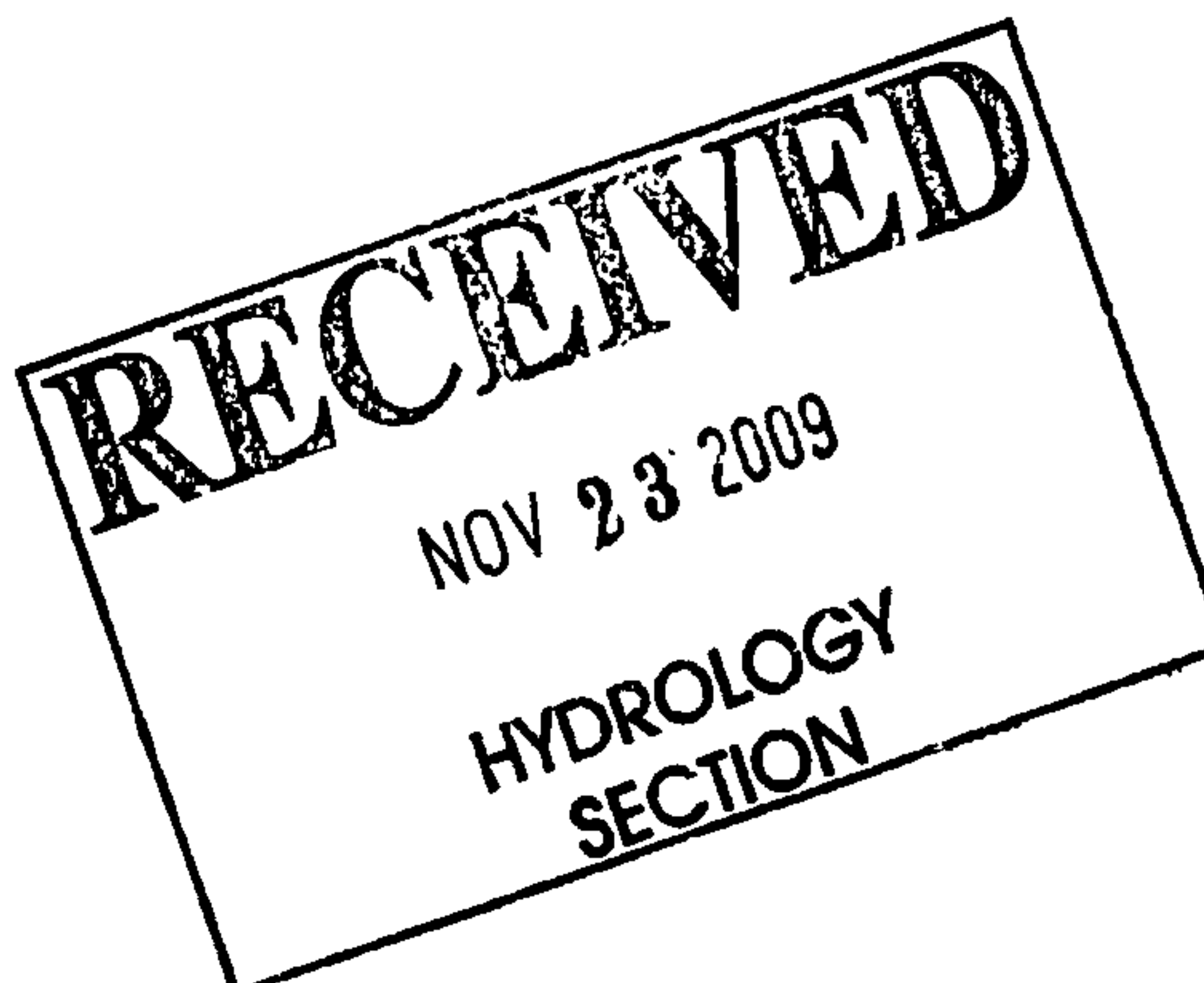
Enclosed, please find the information sheet and the as-built approved Administrative Amendment Site Development Plan for Building Permit and the previously approved Site Plan for the entire shopping center. All punchlist items have been completed and the project has been constructed in substantial compliance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



Enclosure/s

JN: 28104
RRB/kdk



2008. 28104 Nilo Perm CO Letter 10-19-09

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB: 1000375 EPC #: _____

ZONE MAP/DRG. FILE # H16/D116A
WORK ORDER #: _____

LEGAL DESCRIPTION Lot C4-B, Duke City Industrial Area
CITY ADDRESS: 2821 Carlisle NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terrenos
CITY, STATE: Placitas, NM

CONTACT: Andrew Medina
PHONE: 505-867-1241
ZIP CODE: 87043

CONTRACTOR: VanTassel Proctor
ADDRESS: 4700 S. Bowman, Suite 900
CITY, STATE: Little Rock, Arkansas

CONTACT: Scott Proctor
PHONE: 505-219-8899
ZIP CODE: 72210

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

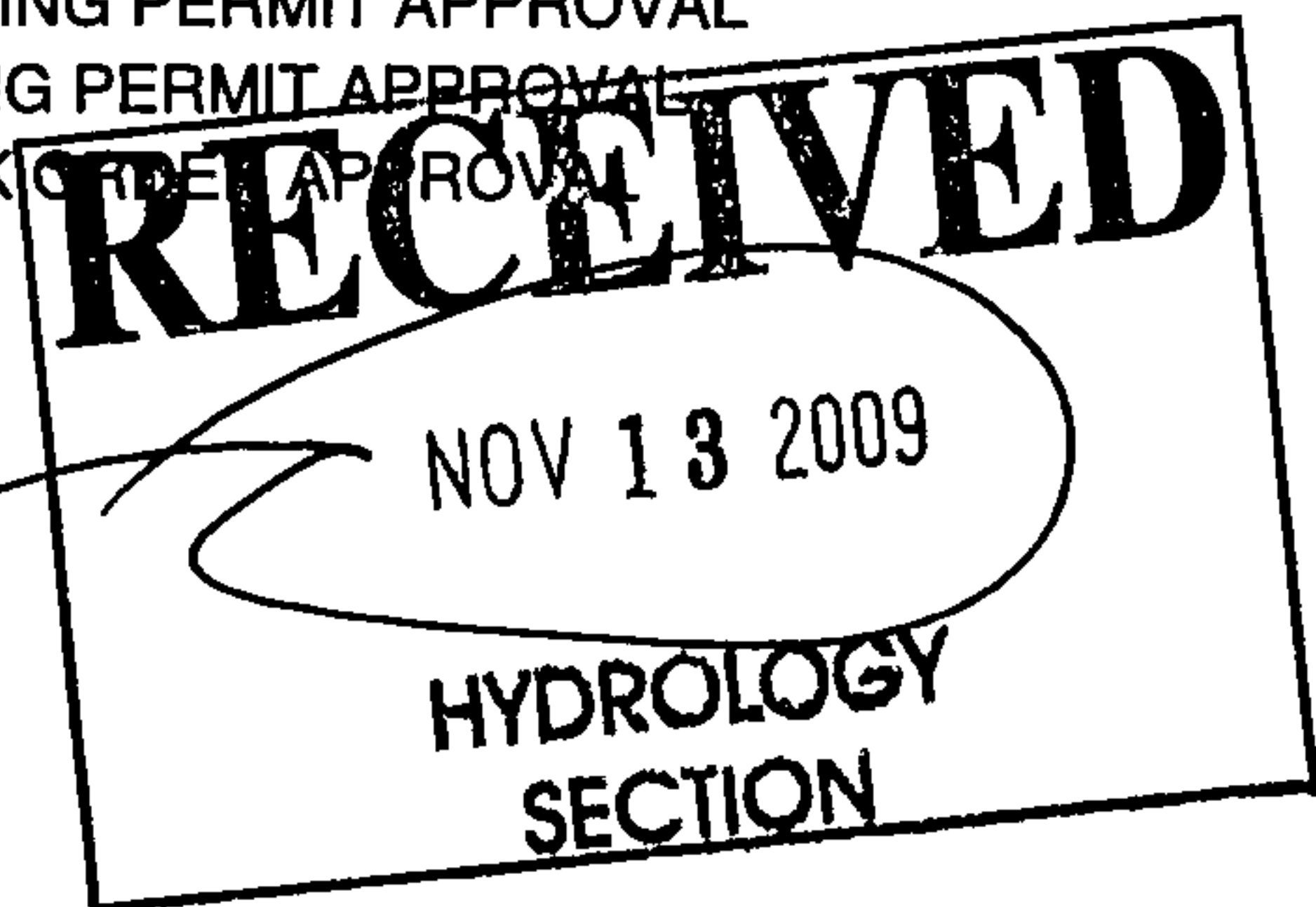
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☐ PRELIMINARY PLAT APPROVAL
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☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (TEMP.)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

Verbal
No



DATE SUBMITTED: 11/13/2009 BY: Jason Casuga, P.E.

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

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

Salgado-Fernandez, Nilo E.

From: Wolfe, Bryan K.
Sent: Tuesday, November 17, 2009 9:44 AM
To: 'Jason Casuga'
Cc: Salgado-Fernandez, Nilo E.
Subject: RE: Carlisle AutoZone

Jason,
All got involved, i.e. Richard Dourte, Kristal Metro, Jane Rael, and myself. It looks like you are okay to proceed with the stop bar and the signs in the public right-of-way. For future maintenance, it is understood, or should be, that it is AutoZone's responsibility to maintain.
Thank you,

Bryan Wolfe
City of Albuquerque
Department of Municipal Development
Traffic Engineering
857-8691

From: Jason Casuga [mailto:JCasuga@tierrawestllc.com]
Sent: Tuesday, November 17, 2009 9:02 AM
To: Wolfe, Bryan K.
Subject: RE: Carlisle AutoZone

Brian

Have you had a chance to look at the drawing I sent you yesterday? I would like to get with Nilo today so I can get the final CO for the AutoZone. Thanks!!

Jason M Casuga, P.E.
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
Phone: (505) 858-3100
Fax: (505) 858-1118
www.tierrawestllc.com

From: Jason Casuga
Sent: Monday, November 16, 2009 2:06 PM
To: 'bwolfe@cabq.gov'
Subject: Carlisle AutoZone

Brian

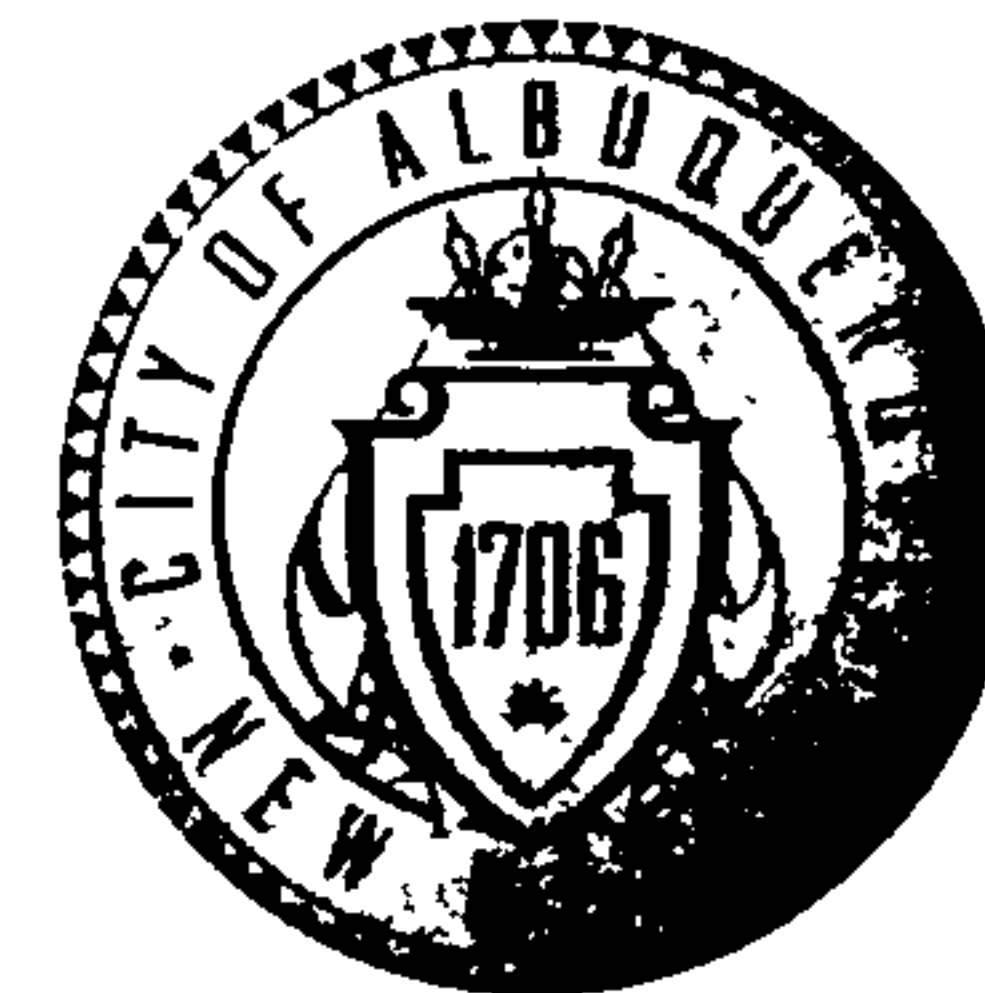
Here is that drawing we talked about on the phone. I have clouded the areas that we changed. Thank you.

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

11/17/2009

Phone: (505) 858-3100
Fax: (505) 858-1118
www.tierrawestllc.com

CITY OF ALBUQUERQUE



November 11, 2009

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

Re: Auto Zone,

~~5000 Montgomery NE~~ 2821 Carlisle NE

11/17/09
2522

Temporary Certificate of Occupancy – Transportation Development

Engineer's Stamp dated 11-10-09 (H-16/D116A)

Dear Mr. Casuga,

PO Box 1293

Albuquerque

NM 87103

Based upon the information provided in your submittal received 11-10-09, Transportation Development has no objection to the issuance of a 60 day Temporary Certificate of Occupancy (C.O.) until the motor cycle parking and 'Do not enter' signage issue has been addressed, then you can submit request for a Permanent C.O. Green Tag.

This letter serves as a "green tag" from Transportation Development for a 60 day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, you can contact me at 924-3630.

www.cabq.gov

Sincerely,

Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development and Building Services

C: CO Clerk
File

gan

TIERRA WEST, LLC

November 10, 2009

Mr. Nilo Salgado-Fernandez, P.E.
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: Administrative Amendment Approved Site Plan Certification for
Temporary Certificate of Occupancy
Autozone, Inc.
2821 Carlisle NE
Project # 1000375**

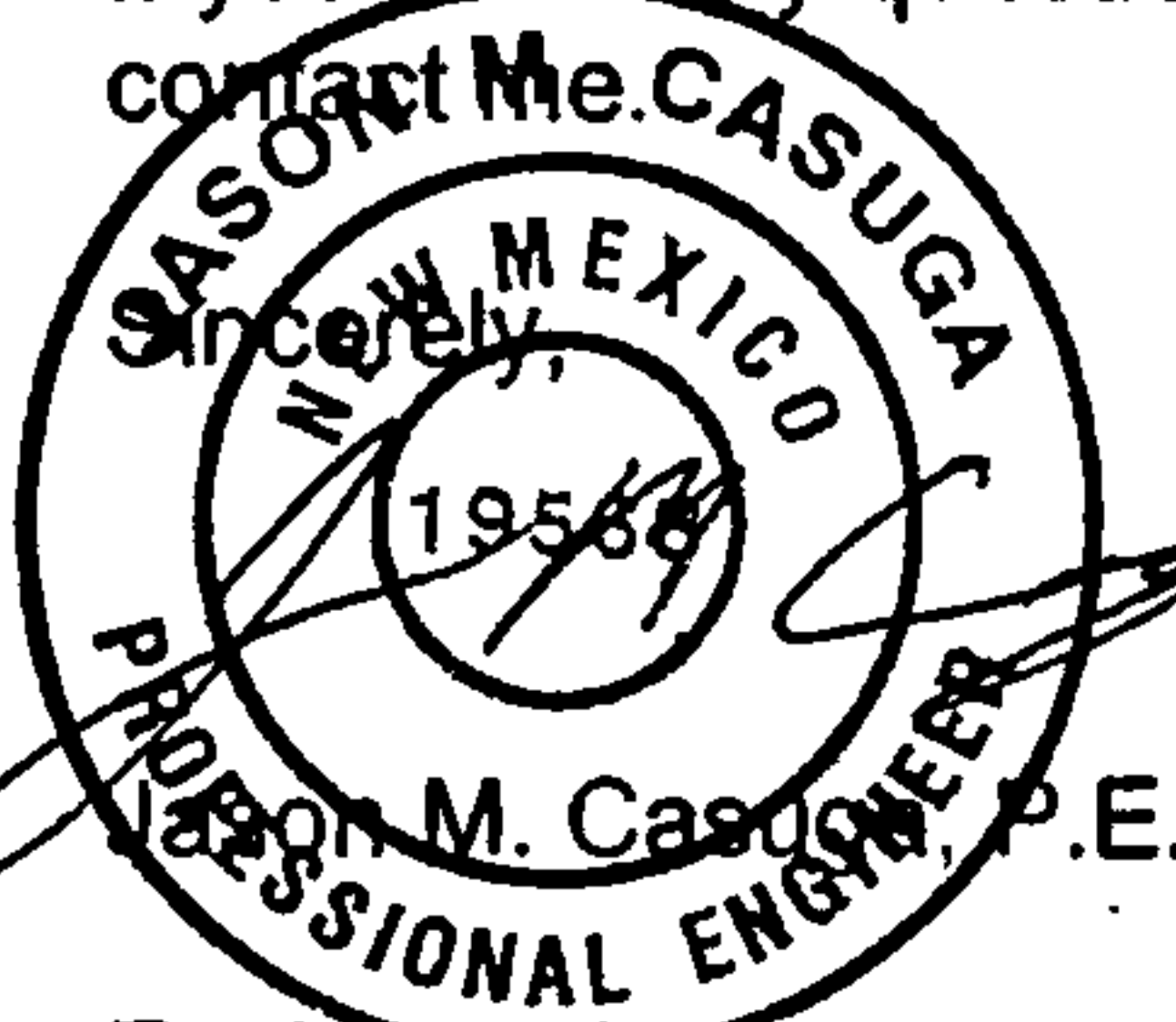
Dear Mr. Salgado-Fernandez:

I, Jason M. Casuga, NMPE # 19568, 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 Administrative Amendment approved plan dated June 4, 2009. I further certify that I have personally visited the site on November 10, 2009 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Temporary Certificate of Occupancy.

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.

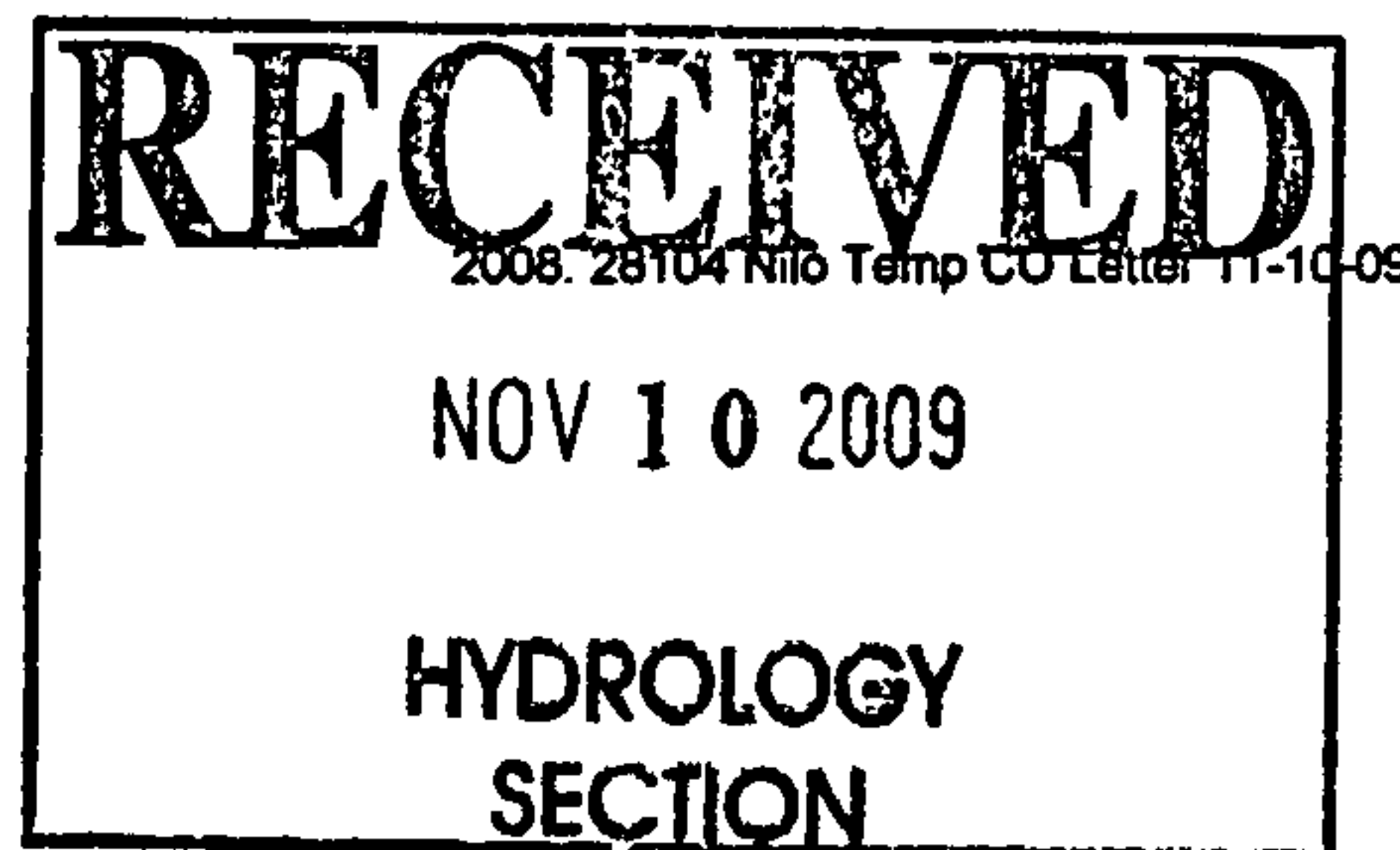
Enclosed, please find the information sheet and the as-built approved Administrative Amendment Site Development Plan for Building Permit and the previously approved Site Plan for the entire shopping center. The only outstanding punchlist item is the installation of the motorcycle parking signs and one "Do Not Enter" sign. Therefore, we request approval of the as-built Site Development Plan for Building Permit for a Temporary Certificate of Occupancy

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



Enclosure/s

JN: 28104
JC/kdk



5571 Midway Park Place NE
Albuquerque, NM 87109
(505) 858-3100
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Autozone
DRB: 1000375 EPC #: _____

ZONE MAP/DRG. FILE # H16/D116A
WORK ORDER #: _____

LEGAL DESCRIPTION Lot C4-B, Duke City Industrial Area
CITY ADDRESS: 2821 Carlisle NE

ENGINEERING FIRM: Tierra West, LLC
ADDRESS: 5571 Midway Park Place
CITY, STATE: Albuquerque, NM

CONTACT: Vincent Carrica, PE
PHONE: (505) 858-3100
ZIP CODE: 87109

OWNER: Autozone Ince
ADDRESS: 123 S. Front Street
CITY, STATE: Memphis, TN

CONTACT: Mitch Bramlitt
PHONE: 901-495-8714
ZIP CODE: 38103

ARCHITECT: N/A
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: Sandia Land Surveying
ADDRESS: 15 Casa Terrenos
CITY, STATE: Placitas, NM

CONTACT: Andrew Medina
PHONE: 505-867-1241
ZIP CODE: 87043

CONTRACTOR: VanTassel Proctor
ADDRESS: 4700 S. Bowman, Suite 900
CITY, STATE: Little Rock, Arkansas

CONTACT: Scott Proctor
PHONE: 505-219-8899
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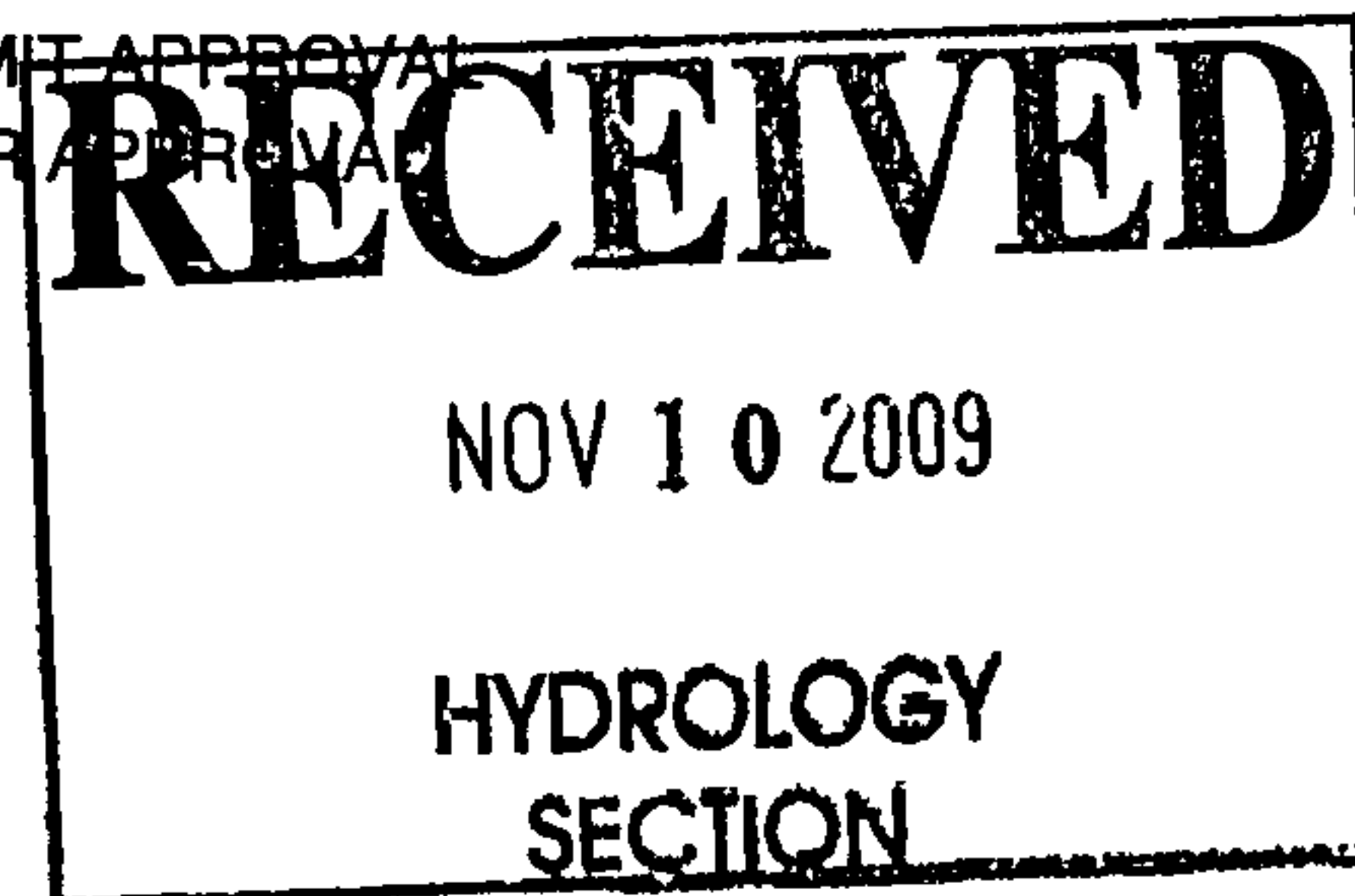
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 11/10/2009 BY: Jason Casuga, P.E.

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

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



November 10, 2009

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

Re: Autozone—Carlisle & Claremont, 2821 Carlisle Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 6/04/09 (H16/D116A)
Certification dated 11-10-09

Dear Mr. Casuga,

Based upon the information provided in your submittal received 11-10-09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: CO Clerk—Katrina Sigala
File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

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

PROJECT TITLE: Autozone ZONE MAP/DRG. FILE # H16/D116A
DRB #: 1000375 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION Lot C4-B, Duke City Industrial Area
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ENGINEERING FIRM: Tierra West, LLC CONTACT: Vincent Carrica, PE
ADDRESS: 5571 Midway Park Place PHONE: (505) 858-3100
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Autozone Ince CONTACT: Mitch Bramlitt
ADDRESS: 123 S. Front Street PHONE: 901-495-8714
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ARCHITECT: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
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SURVEYOR: Sandia Land Surveying CONTACT: Andrew Medina
ADDRESS: 15 Casa Terrenos PHONE: 505-867-1241
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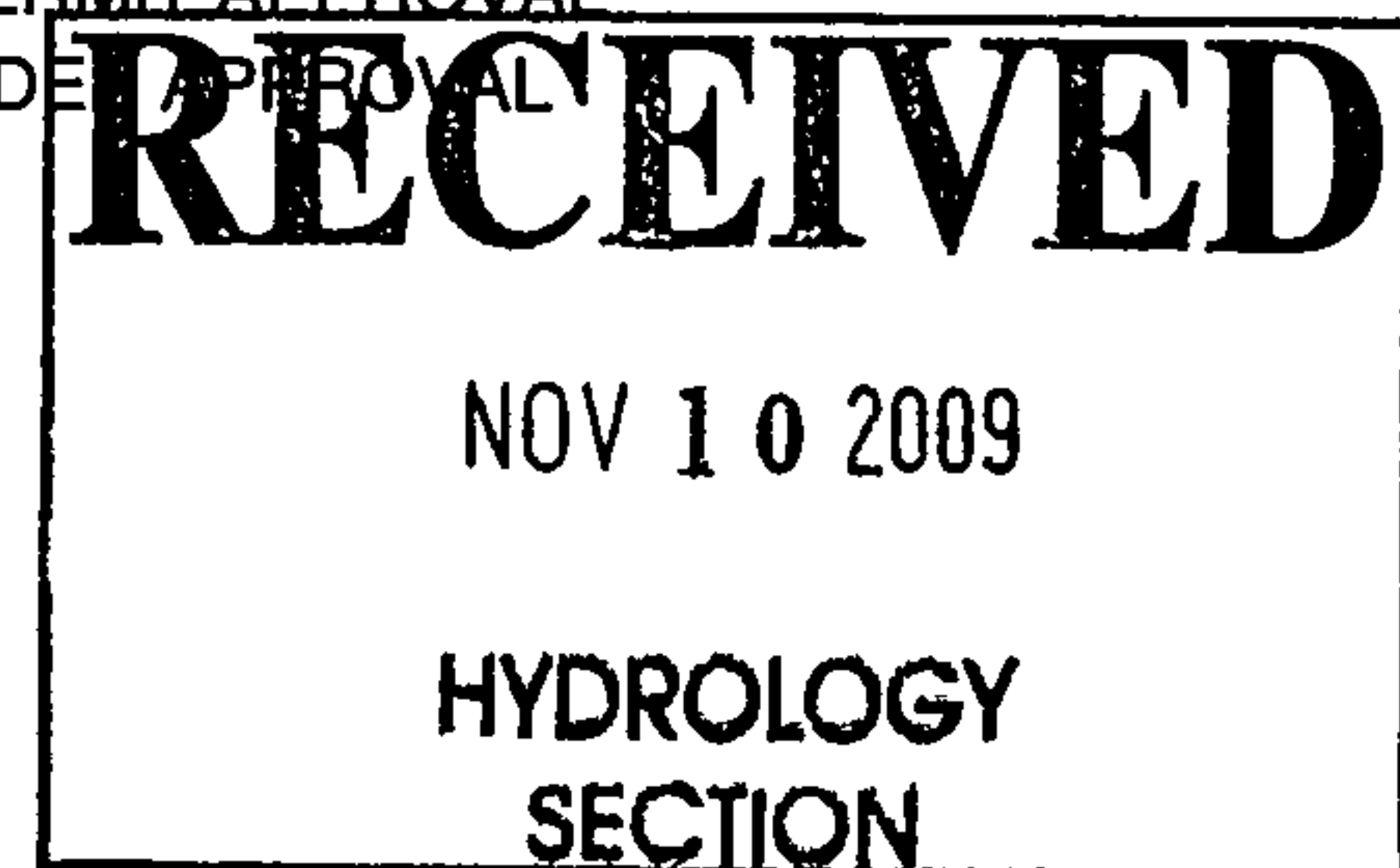
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☐ COPY PROVIDED



DATE SUBMITTED: 11/10/2009 BY: Jason Casuga, P.E.

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

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CITY OF ALBUQUERQUE



June 5, 2009

Jonathan D. Niski, P.E.
Tierra West, LLC
5571 Midway Park Pl NE
Albuquerque, NM 87109

Re: AutoZone, 2821 Carlisle Blvd NE, Grading Plan

**Engineer's Stamp date 6-4-09 (Sheet C2) 5-12-09 (Sheets C6 and C7)
(H16/D116A)**

Dear Mr. Niski,

Based upon the information provided in your submittal received 6-5-09, the above referenced plan is approved for Building Permit and SO-19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit (SO 19) is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

To obtain a temporary or permanent CO, Engineer Certification of the Grading Plan per the DPM is required and the storm drain work in the City ROW must be inspected and accepted. Please contact Duane Schmitz, 235-8016, to schedule an inspection.

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

Sincerely,

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

C: file
Antoinette Baldonado, Excavation and Barricading
Duane Schmitz, Street/Storm Drain Maintenance