CITY OF ALBUQUERQUE.

April 5, 2013

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

Re: Morgan Stanley Conversion,
6701 Uptown Blvd NE
Permanent Certificate of Occupancy – Transportation Development
Engineer's Stamp dated 04-04-13 (H18-D018)
Certification dated 04-04-13

Dear Mr. Bohannan,

Based upon the information provided in your submittal received 04-04-13, 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, you can contact me at 924-3630.

Sincerely,

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

C: Engineer
CO Clerk
File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

H18D018

PROJECT TITLE: Morgan Stanley Conversion
ZONE MAP/DRG. FILE #: H-18-Z
DRB #: ***98-292*** EPC #:
WORK ORDER #:

LEGAL DESCRIPTION: LOT C2A2A, JEANNEDALE UNIT 5
CITY ADDRESS: 6701 UPTOWN BLVD NE, ALBUQUERQUE NM

ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Ron Bohannan
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Geltmore, LLC	CONTACT:	Paul Silverman
ADDRESS:	6211 San Mateo Blvd NE, Suite 130	PHONE:	(505) 294-8625
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
ARCHITECT:	Dekker/Perich/Sabitini, LTD	CONTACT:	Chris Gunning
ADDRESS:	7601 Jefferson NE, Suite 100	PHONE:	(505) 761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
SURVEYOR:	Jason Smith	CONTACT:	Jason Smith
ADDRESS:	10640 Fountain Ct. NW	PHONE:	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87114
CONTRACTOR:	Enterprise Builders	CONTACT:	Ralph Baldwin
ADDRESS:	8814 Horizon Blvd	PHONE:	857-0050
CITY, STATE:	Alnuquerque, NM	ZIP CODE:	87113

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)
- X ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
APR 0 4 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 4/1/2013 BY: Ronald R. Bohanann, 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.

gw

TIERRA WEST, LLC

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

April 04, 2013

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

RE: CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY FOR AA SITE PLAN FOR BUILDING PERMIT
MORGAN STANLEY, 6701 UPTOWN BOULEVARD NE

Dear Ms. Metro:

Tierra West LLC, on behalf of our client, requests issuance of the Permanent Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on March 28, 2013, and is in accordance with the design intent of the Approved Administrative Amended Site Plan for Building Permit dated 8/17/12. This certification is submitted in support of the 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 Amended Site Plan for Building Permit. Therefore, we request approval of the as-built Approved Administrative Amended 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.

Sincerely,

RONALD RAY BOHANNAN REGISTERED PROFESSIONAL ENGINEER NEW MEXICO 7868

Ronald R. Bohannan, P.E.

Enclosure/s

RECEIVED
APR 04 2013
LAND DEVELOPMENT SECTION

JN: 2011091
RRB/bf/djb

\\Nas01\zdrive\2011\2011091 Morgan Stanley\Correspondence\2011091 Kristal Metro Perm CO Letter 4-03-13.doc

CITY OF ALBUQUERQUE

April 2, 2013

Ron Bohannan, PE
Tierra West LLC
5571 Midway Park Pl, NE
Albuquerque, NM 87109

Re: Morgan Stanley Conversion, 6701 Uptown Blvd NE
Request for Permanent C.O. –Accepted
Engineer's Stamp dated: 05-02-12, (H18/D018)
Certification dated: 4-1-13

Dear Mr. Bohannan,

Based upon the information provided in the Certification received 04-01-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: ccherne@cabq.gov or tsims@cabq.gov.

If you have any questions, you can contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer—Hydrology Section
Development and Building Services

RR/CC
C: CO Clerk—Katrina Sigala
e-mail

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Morgan Stanley Conversion
ZONE MAP/DRG. FILE #: H-18-Z008
DRB #: ***98-292*** EPC #:
WORK ORDER #:

LEGAL DESCRIPTION: LOT C2A2A, JEANNEDALE UNIT 5
CITY ADDRESS: 6701 UPTOWN BLVD NE, ALBUQUERQUE NM

ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Ron Bohannan
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Geltmore, LLC	CONTACT:	Paul Silverman
ADDRESS:	6211 San Mateo Blvd NE, Suite 130	PHONE:	(505) 294-8625
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
ARCHITECT:	Dekker/Perich/Sabitini, LTD	CONTACT:	Chris Gunning
ADDRESS:	7601 Jefferson NE, Suite 100	PHONE:	(505) 761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
SURVEYOR:	Jason Smith	CONTACT:	Jason Smith
ADDRESS:	10640 Fountain Ct. NW	PHONE:	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87114
CONTRACTOR:	Enterprise Builders	CONTACT:	Ralph Baldwin
ADDRESS:	8814 Horizon Blvd	PHONE:	857-0050
CITY, STATE:	Alnuquerque, NM	ZIP CODE:	87113

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
- X ENGINEER'S CERTIFICATION (HYDROLOGY)
- ____ CLOMR/LOMR
- ____ TRAFFIC CIRCULATION LAYOUT (TCL)
- ____ ENGINEERS CERTIFICATION (TCL)
- ____ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ____ OTHER

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- ____ SECTOR PLAN APPROVAL
- ____ FINAL PLAT APPROVAL
- ____ FOUNDATION PERMIT APPROVAL
- ____ BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY (PERM.)
- ____ CERTIFICATE OF OCCUPANCY (TEMP.)
- ____ GRADING PERMIT APPROVAL
- ____ PAVING PERMIT APPROVAL
- ____ WORK ORDER APPROVAL
- ____ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ____ YES
- X NO
- ____ COPY PROVIDED

RECEIVED
APR 01 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 4/1/2013 BY: Ronald R. Bohanann, 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.

JW

TIERRA WEST, LLC

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

August 2, 2012

Mr. Curtis Cherne
Senior Engineer
City of Albuquerque
Public Works Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103

RE: DRAINAGE PLAN FOR PROPOSED RETAIL SHOPPING @ 6701 UPTOWN BOULEVARD NE, PARCEL 1 TRACT C2A2A ZONE ATLAS MAP H-18

Dear Mr. Cherne:

Transmitted with this letter is the revised drainage plan (stamp date 8/2/2012) for the above referenced property. A previously revised drainage plan (stamp date 2/28/2012) was submitted to Hydrology on February 28, 2012 and approved based on your letter dated March 23, 2012. Following the approval letter issued by your office a minor change was made to the Site Plan. This submittal letter and revised Grading and Drainage Plan are therefore submitted for approval based on the changes described below.

The site is located near the northwest corner of Louisiana Boulevard and Uptown Boulevard NE. The site is currently fully developed, containing a vacant building (formally Morgan Stanley Offices), parking lot facilities, and landscaping on the 1.64 acre lot. On file with your office is the approved drainage report for Good House Keeping (by Boyle Engineering Company, February 1980) which is the most recent drainage report and information available. An Administrative Amendment package is being submitted to City Planning for site amendment approval.

The proposed development is the conversion of the existing office building into a retail store with a new loading dock on the southwest corner of the building and new driveway access from Americas Parkway at the northwest corner of the site to accommodate truck deliveries.

The drainage management plan for the conversion proposes to discharge the same developed flow rate and quantity as the existing site is currently demonstrating due to no proposed change in total impervious site square footage and by maintaining overall grading design. A small area outside the covered truck dock will drain into the dock and be conveyed to a sump pump that will outlet this small volume onto the drive isle immediately to the west of the new dock. Therefore, no increase to the historic peak discharge or change to drainage flow pattern will be experienced as a result of the proposed site amendment.

Tierra West LLC requests approval of a Grading and Drainage Plan 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,

Ronald R. Bohannan, PE

Enclosure/s

JN: 2011091
PE/cla

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AUG 0 2 2012
HYDROLOGY SECTION

Z:\2011\2011091 – Morgan Stanley\Correspondence\2011091 Curtis Cherne Drainage Letter.doc

CITY OF ALBUQUERQUE

August 15, 2012

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

Re: Morgan Stanley Uptown (Revised)
Grading Plan
Engineer's Stamp dated: 8/2/12 (H-18/D018)

Dear Mr. Bohannan;

Based upon the grading plan received on 8-2-12, the above referenced plan is approved for building permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, PE
Senior Engineer
Planning Department

RER/SB
C: File

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Morgan Stanley Conversion — ZONE MAP/DRG. FILE # H-18-Z D018

DRB #: *98-292* — EPC #: — WORK ORDER #:

LEGAL DESCRIPTION: LOT C2A2A, JEANNEDALE UNIT 5

CITY ADDRESS: 6701 UPTOWN BLVD NE, ALBUQUERQUE NM

ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Ron Bohannan
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Geltmore, LLC	CONTACT:	Paul Silverman
ADDRESS:	6211 San Mateo Blvd NE, Suite 130	PHONE:	(505) 294-8625
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
ARCHITECT:	Dekker/Perich/Sabitini, LTD	CONTACT:	Chris Gunning
ADDRESS:	7601 Jefferson NE, Suite 100	PHONE:	(505) 761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
SURVEYOR:	Precision Surveys, Inc.	CONTACT:	Larry Medrano
ADDRESS:	5571 Midway Park Place, NE	PHONE:	505-856-5700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
CONTRACTOR:	TBD	CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

CHECK TYPE OF SUBMITTAL:

- ___ DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
- X DRAINAGE PLAN RESUBMITTAL
- ___ CONCEPTUAL GRADING & DRAINAGE PLAN
- ___ GRADING PLAN
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- ___ 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
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- ___ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ___ YES
- X NO
- ___ COPY PROVIDED

RECEIVED
AUG 0 2 2012
HYDROLOGY SECTION

DATE SUBMITTED: 8/2/2012 — BY: Ronald R. Bohanann, 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:

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CITY OF ALBUQUERQUE

March 23, 2012

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

Re: Morgan Stanley Uptown

Grading Plan

Engineer's Stamp dated: 2/28/12 (H-18/D018)

Dear Mr. Bohannan;

Based upon the grading plan received on 03-28-12, the above referenced plan is approved for building permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

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

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

Shahab Biazar, PE
Senior Engineer
Planning Department

RER/SB
C: File

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Morgan Stanley Conversion
ZONE MAP/DRG. FILE # H-18-~~Z~~ D218
DRB #: *98-292* EPC #:
WORK ORDER #:

LEGAL DESCRIPTION: LOT C2A2A, JEANNEDALE UNIT 5
CITY ADDRESS: 6701 UPTOWN BLVD NE, ALBUQUERQUE NM

ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Ron Bohannan
ADDRESS:	5571 Midway Park Place NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
OWNER:	Geltmore, LLC	CONTACT:	Paul Silverman
ADDRESS:	6211 San Mateo Blvd NE, Suite 130	PHONE:	(505) 294-8625
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
ARCHITECT:	Dekker/Perich/Sabitini, LTD	CONTACT:	Chris Gunning
ADDRESS:	7601 Jefferson NE, Suite 100	PHONE:	(505) 761-9700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
SURVEYOR:	Precision Surveys, Inc.	CONTACT:	Larry Medrano
ADDRESS:	5571 Midway Park Place, NE	PHONE:	505-856-5700
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87109
CONTRACTOR:	TBD	CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	

CHECK TYPE OF SUBMITTAL:

- X DRAINAGE REPORT
- ___ DRAINAGE PLAN 1st SUBMITTAL, ***REQUIRES TCL or equal***
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- ___ CLOMR/LOMR
- ___ TRAFFIC CIRCULATION LAYOUT (TCL)
- ___ ENGINEERS CERTIFICATION (TCL)
- ___ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ___ OTHER

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- ___ GRADING PERMIT APPROVAL
- ___ PAVING PERMIT APPROVAL
- ___ WORK ORDER APPROVAL
- ___ SO-19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ___ YES
- X NO
- ___ COPY PROVIDED

DUES 30.00

RECEIVED
FEB 28 2012
HYDROLOGY SECTION

DATE SUBMITTED: 2/28/2012 BY: Ronald R. Bohanann, 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:

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gw

TIERRA WEST, LLC

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

February 28, 2012

Mr. Curtis Cherne
Senior Engineer
City of Albuquerque
Public Works Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103

RE: DRAINAGE PLAN FOR PROPOSED RETAIL SHOPPING @ 6701 UPTOWN BOULEVARD NE, PARCEL 1 TRACT C2A2A, ZONE ATLAS MAP H-18

Dear Mr. Cherne:

Transmitted with this letter is the drainage plan for the above referenced property. The site is located near the northwest corner of Louisiana Boulevard and Uptown Boulevard NE. The site is currently fully developed, containing a vacant building (formally Morgan Stanley Offices), parking lot facilities, and landscaping on the 1.64 acre lot. On file with your office is the approved drainage report for Good House Keeping (by Boyle Engineering Company, February 1980) which is the most recent drainage report and information available. A copy of the report is included with this submittal. An Administrative Amendment package has been submitted to the City for these minor site amendments.

The proposed development is the conversion of the existing office building into a retail store with a new loading dock on the west side of the building and new driveway access from Americas Parkway at the northwest corner of the site to accommodate truck deliveries.

The drainage management plan for the conversion proposes to discharge the same developed flow rate and quantity as the existing site is currently demonstrating due to no proposed change in total impervious site square footage and by maintaining overall grading design. Positive drainage will be maintained in the new loading dock area and a water block will be created as shown per plan at the northwest corner for the new driveway. Therefore, no increase to the historic peak discharge or change to drainage flow pattern will be experienced as a result of the proposed site amendment.

Tierra West LLC requests approval of a Grading and Drainage Plan based on the information provided. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

RECEIVED
FEB 28 2012
HYDROLOGY SECTION

Sincerely,

Ronald R. Bohannan, PE

Enclosure/s

JN: 2011091
PE/cla

Z:\2011\2011091 – Morgan Stanley\Correspondence\2011091 Curtis Cherne Drainage Letter.doc

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

MAYOR
David Rusk

February 15, 1980

H18-D

Mr. Peter Jacobson
Assistant Structural Engineer
3939 San Pedro N.E., Suite D
Albuquerque, New Mexico 87110

Re: Good Housekeeping Drainage Report

Dear Mr. Jacobson:

Thank you for your prompt response in submitting the information I requested at our meeting of 2/12/80, concerning the need for overflow details and the outlining of drainage areas for the above referenced Drainage Report.

As you indicated on the grading plan submitted to my office 2/13/80, Ponds 3, 4, 3A, 5 and 6 are basically balanced with their respective drainage area, with the exception of Ponds 2, 1, and 1A which will have an overflow condition, but will overflow through the driveway. Therefore, no additional overflow system need be included.

This information satisfies my concerns, therefore the Drainage Report is approved.

Sincerely,

Fred Aguirre
Civil Engineer
Engineering Division
Municipal Development Department

FA:pp
Drainage File

STORM DRAINAGE STUDY RELATIVE TO DEVELOPMENT OF GOOD HOUSEKEEPING SHOP INCLUDING SUPPLEMENTAL DRAINAGE INFORMATION

ALBUQUERQUE, NEW MEXICO

FEBRUARY 1980

Boyle Engineering Corporation

GOOD HOUSEKEEPING SHOP

DRAINAGE REPORT

I. PURPOSE:

This report presents data relating to storm runoff from a 1.64 acre tract of land located 210' feet West of the Northwest Intersection of Uptown Blvd. and Louisiana Blvd. This tract is being developed for use as a retail store for the Good Housekeeping Shop in Albuquerque, New Mexico. (See vicinity Map in Appendix).

II. SCOPE:

The scope of this report deals with the determination of the amount of runoff from the proposed development prior to and subsequent to development based on a 2.4" (100 year) rainfall. The peak off-site runoff of the developed site shall not be in excess of the pre-development peak runoff rates. These ponds will drain over a 24 hour period to Uptown Blvd.

III. LOCATION:

The area being developed is a 1.64-acre portion of the tract called C-2-A of unit 5 of Dale Bellamah's Jeannedale and is 210 feet West of the Northwest intersection of Uptown Blvd. and Louisiana Blvd. The property is bounded on the North by a parking lot of Coronado Shopping Center, on the West by an undeveloped tract of land, and on the East by the R.B. Furniture Store, and faces South on Uptown Blvd. (See location map - appendix)

IV. EXISTING DRAINAGE CONDITIONS:

The site is composed of decomposed granite soils, sparsely vegetated with native grasses. The present drainage is characterized by overland sheet flow east to west and eventually into Uptown Blvd., then down Jeannedale Street to the AMAFCA Interstate Channel. The elevation of the site is 5277 at the high point, and 5274 at the low point. The slope is east to west at approximately 1.64%

There is no offsite drainage entering onto this proposed development.

Drainage on the Uptown side (South) is taken by existing storm sewer inlets into an underground 60" RCP storm sewer. Drainage on the R.B. Furniture (East side is taken into leach lines buried on their property. Drainage on the Coronado Shopping Center Parking side (North) is prevented from entering this property by a difference in elevation of 2 feet plus a curb which is capable of holding more than the 100 year storm.

V. PROPOSED DRAINAGE PLANS:

A. Criteria:

1. General: Standards and policies being followed by the City of Albuquerque.

2. Project Storm: 100 year intensity, frequency duration as shown on the curves chart 1, "1963 Master Plan of Drainage for the City of Albuquerque and Environs" as prepared by Gordon Herkenhoff and Associates, Inc., Consulting Engineers.

B. Flood Protection:

1. Existing condition: Flow from contiguous properties is minimal to nonexistant. The site is not in danger of flooding during a 100 year storm.

2. Future Conditions: The proposed retail store building will cover approximately 35% of the entire site, paved parking 51% and landscaped area 14% (See Attached Site Layout and Grading Plan).

C. Site Drainage

As shown on the attached site plan, the general pattern of the existing topography will not have to be altered in order to achieve the desireable development. The historic drainage pattern will remain the same as before development. Six onsite ponds will be provided

and will reduce offsite drainage below the historic pre-development condition. The ponded water will be disposed of over a 24 hour period into Uptown Blvd., and also by evaporation and percolation. Roof drains will be required to drain by downspouts or interior piping into areas designated as shown on the attached plot of drainage areas. (See Drainage Area Plan C-2 in Appendix).

VI. CONCLUSION AND RECOMMENDATIONS

On the basis of the study performed herein, the following recommendation are proposed:

1. Maintain the historic drainage pattern.
2. Provide six ponding areas as shown on the attached plan. (See Sheet C-2 Appendix)
3. Provide roof drainage, to drain those segments of the total roof area into the designated drainage areas and ponding areas. (See Drainage Area Plan C-2 in Appendix).
4. Grade all planter areas to hold and retain all direct rainfall.
5. Provide 2" drains from Ponding Areas onto Uptown Blvd., as shown in detail 4 C1 on Site Layout and Grading Plan.

Provided the above listed recommendations are implemented prior to or concurrent with the development of the property, it is concluded that the proposed development will not create a flood hazard to surrounding properties nor will the property itself be in danger of flooding.

Respectfully submitted,

BOYLE ENGINEERING CORPORATION

Theodore C. Hogsett P.E.
Senior Civil Engineer

SUPPLEMENTAL DRAINAGE STUDY

GOOD HOUSEKEEPING SHOP

February 7, 1980

Alleviation of an existing hazard to the foundation of the Good Housekeeping Shop:

To the East of the Good Housekeeping Shop is the R.B. Furniture Store. On the Northwest corner, R.B. Furniture built a 115' long french drain. This drain allows surface storm water to percolate into the sub-surface; however, this french drain is immediately adjacent to the Good Housekeeping Shop. R.B. Furniture Store property line. The Good Housekeeping Shop, in order to maximize use of their land, have placed their building six feet (6) inside of the property line. Due to the proximity of the french drain, the Good Housekeeping Shop's building will experience foundation problems.

In order to alleviate this problem, BOYLE ENGINEERING CORPORATION has met with the City of Albuquerque, (Richard Heller and Bruno Conegliano), and separately with both Goldberg-Mann & Associates, (Tom Mann), and Archi+Tekton, (Harry Garner). These parties have agreed that there is a problem and the City has agreed to closing the inlet to the french drain. The capacity of the french drain will be ponded on both of the properties. Goldberg-Mann & Associates agreed to this. Archi+Tekton and their client, R.B. Furniture, agreed to this.

The present capacity of the french drain is calculated as follows:

$$115\left[\frac{4^2\pi}{4} + \left(5 - \frac{4^2\pi}{4}\right).27\right] = 1753 \text{ cu.ft.}$$

This is the quantity of additional ponding that will be provided on the two properties as follows:

The Good Housekeeping Shop will build a curb on the East side, with the top of the curb 1' higher than the top of the inlet grate

(76.65 ÷ 1.00 = 77.65) This well-pond 1080 cu. ft. on site R.B.
Furniture Store parking lot to allow this water to drain 4" x 12"
vertical silt will be built in the curb.

The drainage from R.B. Furniture will flow South along the back edge of the Good
Housekeeping Shop. To prevent infiltration and erosion a concrete sidewalk will
be built sloping to the North Number 6. To gain additional cap. city, ponding areas 5 & 6
on the Good Housekeeping Shop property are re-shaped. This gives an additional
ponding capacity of 700 cu. ft. By ponding on both R.B. Furniture and Good
Housekeeping Shop, an additional capacity of 1080 + 700 = 1780 cu. ft. is created.

APPENDIX

DRAINAGE REPORT

GOOD HOUSEKEEPING SHOP

Total Project Area

Length = 214'

1.643 acres, 71559 sq. ft.

Average Slope = $\frac{5177.7 - 5174.2}{214}$ = .0164 1.64%

I. Existing Conditions:

A. Determination of concentrating time, tc

Undeveloped ground - poor grass

From: Figure H - Overland Flow Time, page 18-01 Data Book for Civil Engineers: Design by Kirpan Seelye

tc = 13.8 minutes

B. Determination of Intensity:

For 100 year storm - from Master Plan of Drainage City of Albuquerque, New Mexico 1963 Chart I, by Henkenhaff and Assoc.

Intensity, I = $\frac{189}{tc + 25}$ = $\frac{189}{13.8 + 25}$ = 4.87 in. per hour

C. Determination of Runoff for 100 Year storm

C=Coefficient of Runoff

A=Area in acres

Intensity

Rate of Flow, Q100 = CIA

Q100 = .4(4.87)(1.643)=3.20 cfs

Volume of Runoff V100 =(Asq. ft.)(C)(inches rainfall)

=(71559)(.4)(2.4) = 5725 cu.ft.

12

II. Condition After Development

A. Runoff for Proposed Development

Rate of Flow = C_{av} I.A.

Q100 = (.9)(6.09)(1.643) = 9.01 cfs

Volume of Runoff

V100 = 71559(.9)(2.4) = 12,800

12

Change in Runoff due to development

Proposed		Existing	
Change Q = 9.01	-	3.20	= 5.81 cfs
Change V = 12,880	-	5725	= 7155 cu.ft

C. AREAS CONTRIBUTING TO POND No. (See drainage area plan C-2)

POND No.	VOLUME	SURFACE AREA
1	2360 cu. ft.	1400 sq. ft.
2	1490 cu. ft.	990 sq. ft.
3	2040 cu. ft.	1360 sq. ft.
4	300 cu. ft.	600 sq. ft.
5	1060 cu. ft.	700 sq. ft.
6	880 cu. ft.	720 sq. ft.
TOTAL	8130 cu. ft.	5770 sq. ft.

D. AREAS DRAINING INTO PONDS

Note that due to changes on the site of P.B. Furniture (described in the supplemental drainage study above) an additional 700 cu. ft. of stormwater will be ponded on the Good Housekeeping Shop property.

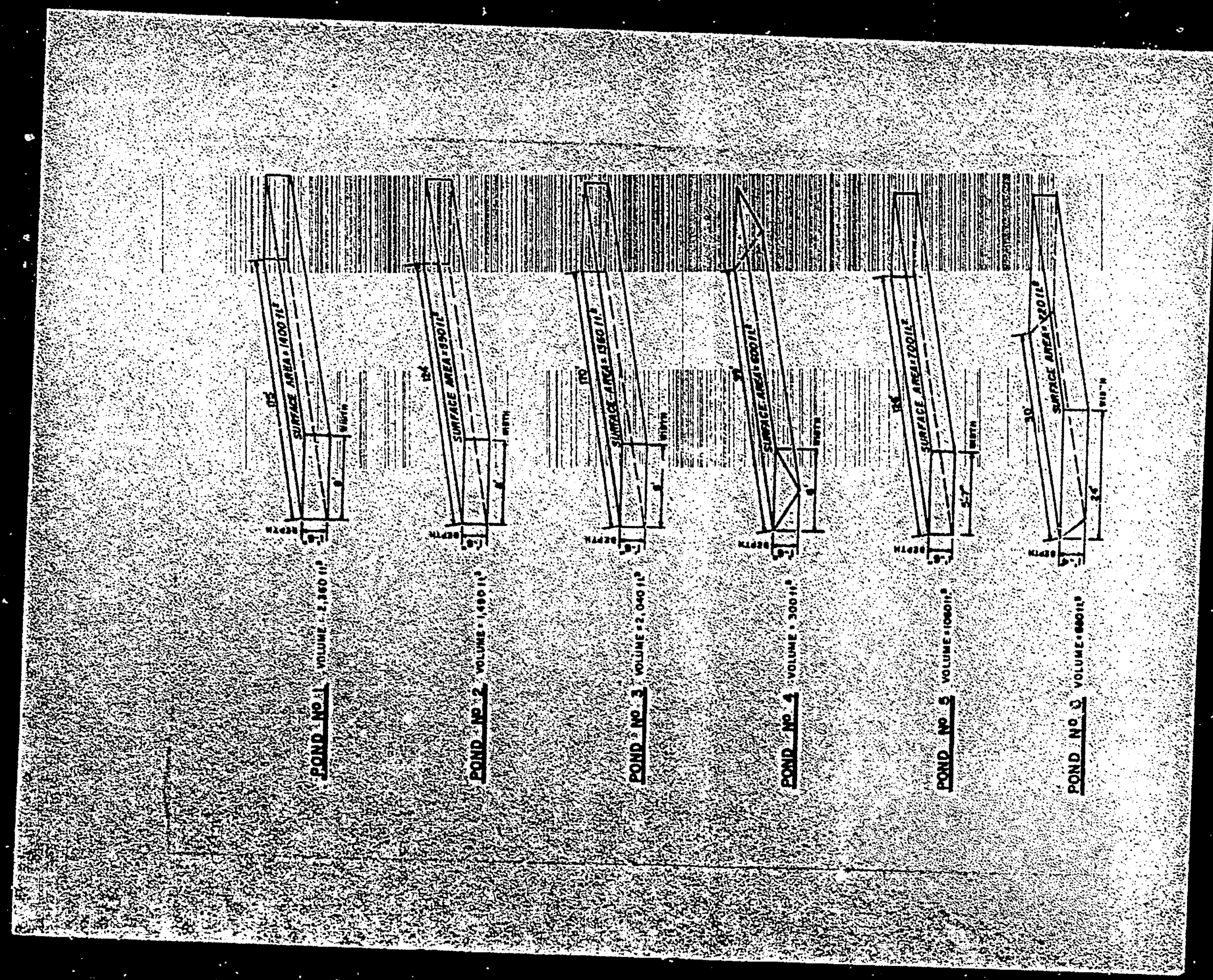
Roof Area	4492 cu. ft.	
Pond 1	2360 cu. ft.	
Pond 5	1060 cu. ft.	
Pond 6	880 cu. ft.	
Pond 2	1490 cu. ft.	
	5790 cu. ft.	
Ponds greater than 100 year volume		
PARKING AREA	8388 cu. ft.	
Pond 1	filled	
Pond 2	1298 cu. ft. (partially filled)	
Pond 3	2040 cu. ft.	
Pond 4	300 cu. ft.	
Pond 5	filled	
Pond 6	filled	
	3638 cu. ft.	

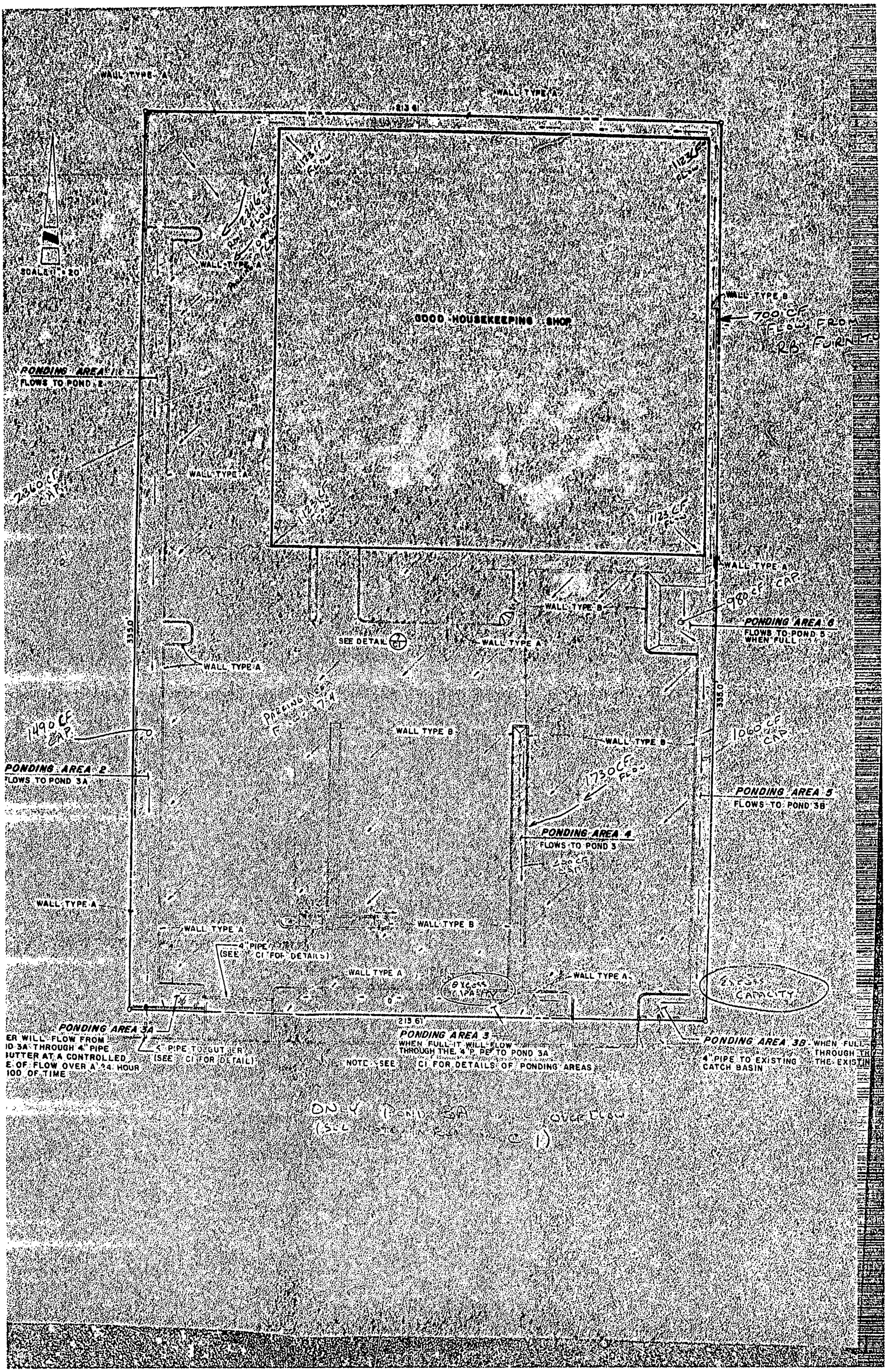
100 year runoff exceeds pond capacity by 8388 - 3638 = 4750 cu. ft.
Total site runoff will be 4750 cu. ft. from P.B. Furniture
Form total of 5450 cu. ft.

E. RUNOFF FROM SITE AFTER DEVELOPMENT

Original Condition	Developed Condition
5725 cu. ft.	5450 cu. ft.

Developed condition less than original condition, therefore okay.


SURFACE AREA = 1400 ft²
DEPTH
WIDTH
POND No. 1 VOLUME = 2,380 ft³
SURFACE AREA = 1000 ft²
DEPTH
WIDTH
POND No. 2 VOLUME = 1,600 ft³
SURFACE AREA = 960 ft²
DEPTH
WIDTH
POND No. 3 VOLUME = 2,040 ft³
SURFACE AREA = 600 ft²
DEPTH
WIDTH
POND No. 4 VOLUME = 300 ft³
SURFACE AREA = 1000 ft²
DEPTH
WIDTH
POND No. 5 VOLUME = 1000 ft³
SURFACE AREA = 220 ft²
DEPTH
WIDTH
POND No. 6 VOLUME = 880 ft³


WALL TYPE A
WALL TYPE A
213.61
SCALE 1" = 20'
WALL TYPE A
GOOD HOUSEKEEPING SHOP
WALL TYPE B
700 CF FLOW FROM RB FURNITURE
PONDING AREA 1
FLOWS TO POND 2
2360 CF CAP
WALL TYPE A
WALL TYPE A
980 CF CAP
WALL TYPE B
PONDING AREA 6
FLOWS TO POND 5 WHEN FULL
SEE DETAIL
WALL TYPE A
WALL TYPE A
335.0'
PARKING AREA FLOWS TO
1490 CF CAP
WALL TYPE B
WALL TYPE B
1060 CF CAP
PONDING AREA 2
FLOWS TO POND 3A
1730 CF FLOW
PONDING AREA 5
FLOWS TO POND 3B
PONDING AREA 4
FLOWS TO POND 3
WALL TYPE A
WALL TYPE A
WALL TYPE B
4" PIPE TO (SEE C1 FOR DETAILS)
WALL TYPE A
WALL TYPE A
EXCESS CAPACITY
EXCESS CAPACITY
213.61
PONDING AREA 3A
ER WILL FLOW FROM
D 3A THROUGH 4" PIPE
UTTER AT A CONTROLLED
E OF FLOW OVER A 24 HOUR
OD OF TIME
4" PIPE TO GUTTER (SEE C1 FOR DETAIL)
PONDING AREA 3
WHEN FULL IT WILL FLOW THROUGH THE 4" PIPE TO POND 3A
PONDING AREA 3B
WHEN FULL THROUGH THE EXISTING
4" PIPE TO EXISTING CATCH BASIN
NOTE: SEE C1 FOR DETAILS OF PONDING AREAS
ONLY POND 3A WILL OVERFLOW (SEE NOTE ON C1)

DETAIL SHOWING PONDING AREAS 1 AND 2
SCALE 3/8" = 1'-0"
(PONDING AREA 3 & 5 SIM.)

PIPE AT EXIT DRIVEWAY
SCALE 1/4" = 1'-0"

DETAIL SHOWING PONDING AREA 4
SCALE 3/8" = 1'-0"

2" DRAIN CONTROLLED OUTLET DETAIL
SCALE 1/4" = 1'-0"

WHEELCHAIR RAMP DETAIL
NTS

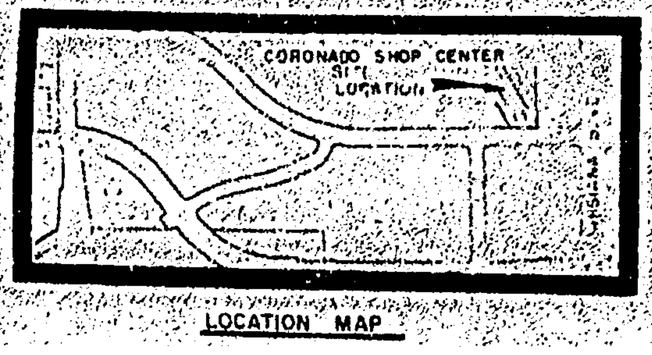
SIDEWALK GRATE DETAIL
NTS

DETAIL SHOWING PLANTER
SCALE 1" = 3'-0"

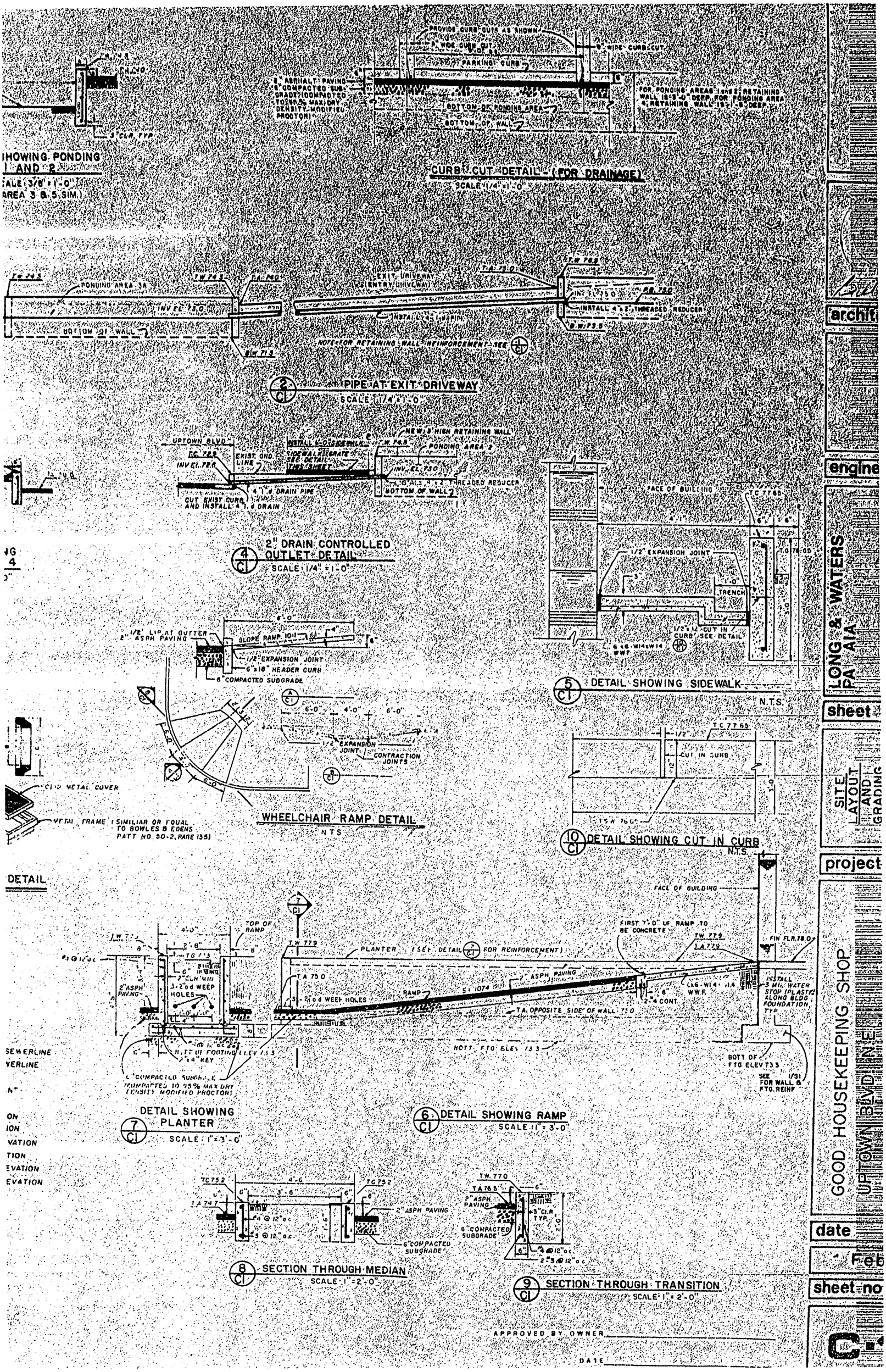
SECTION THROUGH MEDIAN
SCALE 1" = 2'-0"

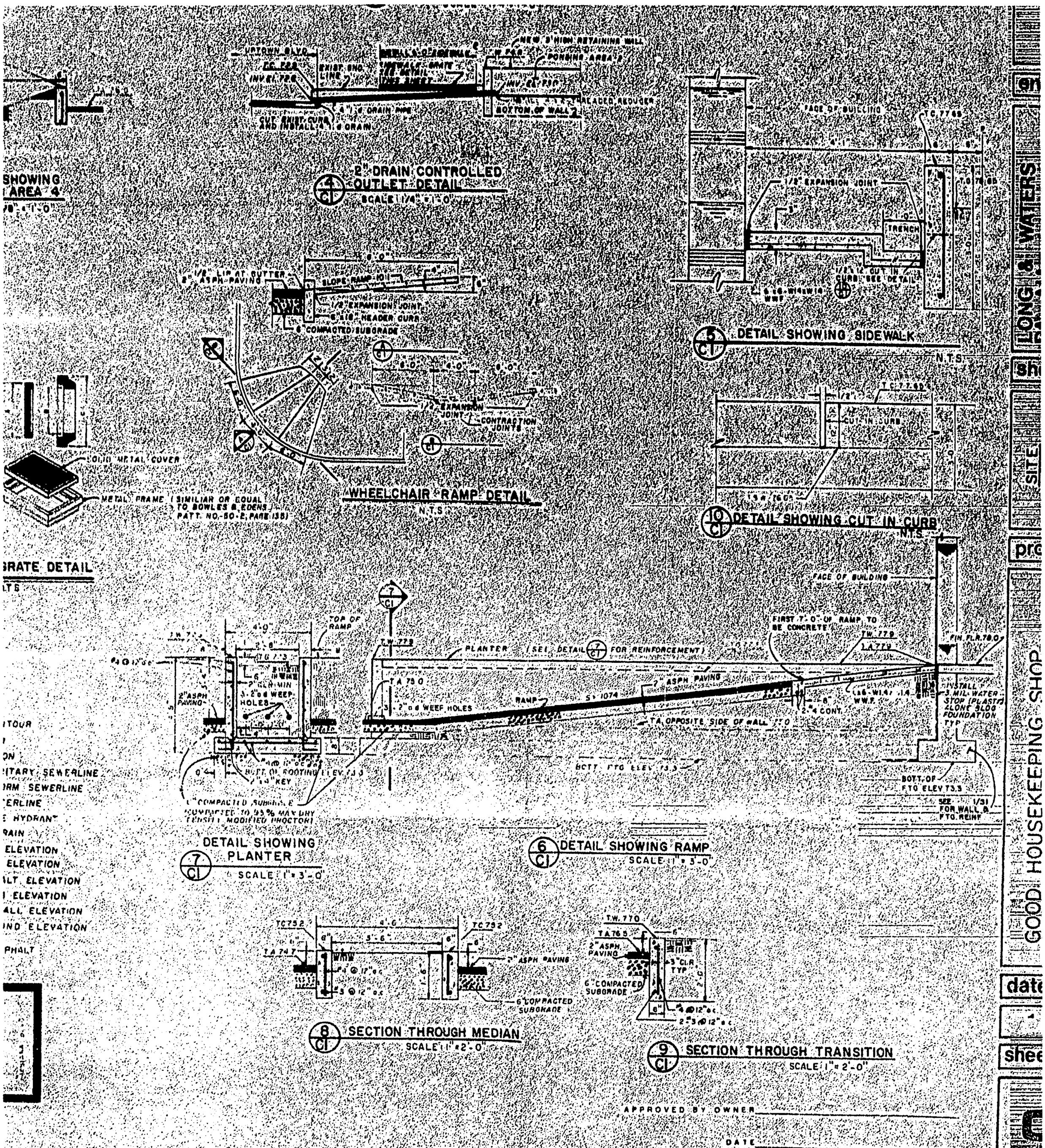
LEGEND

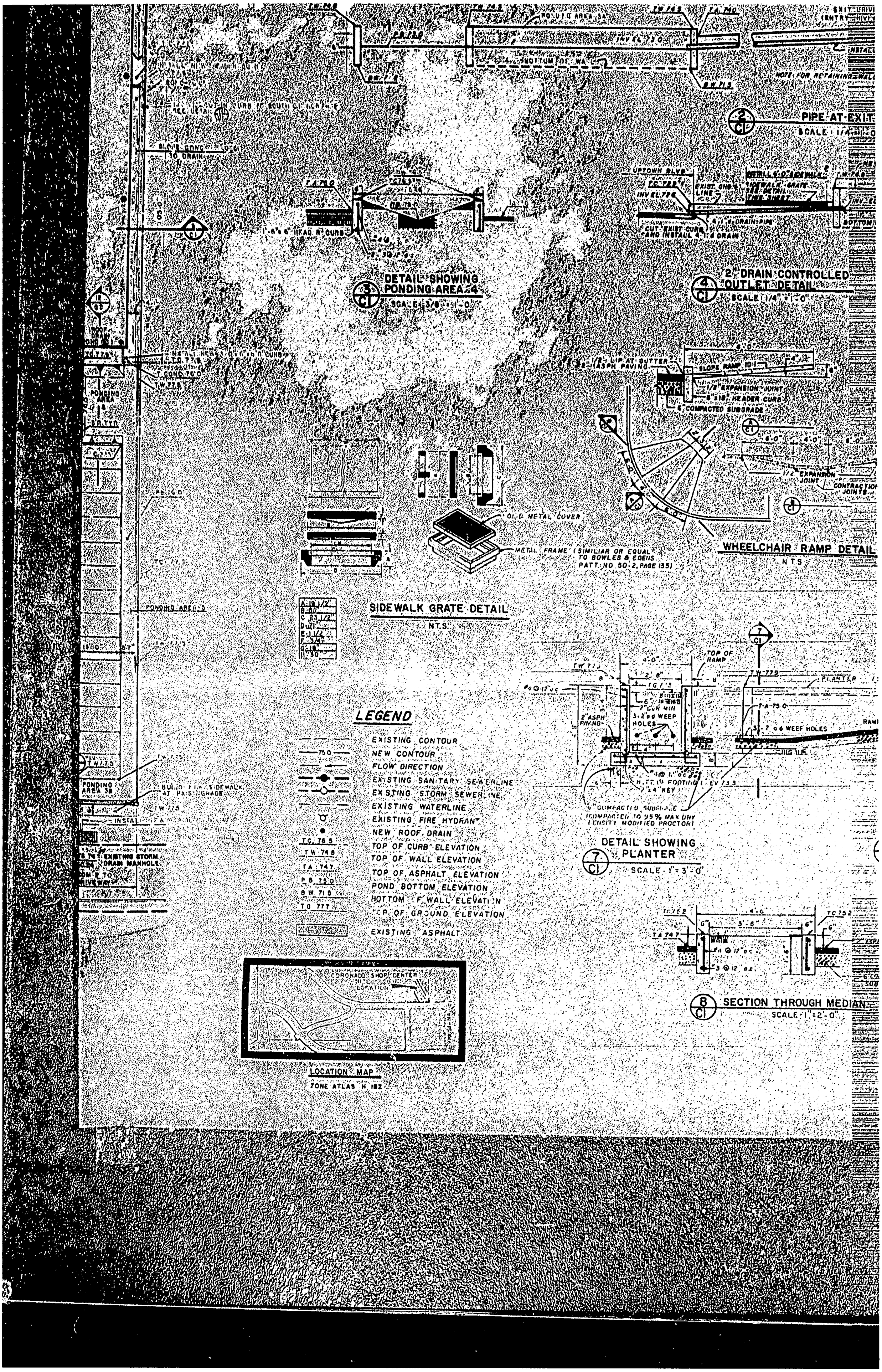
- EXISTING CONTOUR
- NEW CONTOUR
- FLOW DIRECTION
- EXISTING SANITARY SEWERLINE
- EXISTING STORM SEWERLINE
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- NEW ROOF DRAIN
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- TOP OF ASPHALT ELEVATION
- POND BOTTOM ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF GROUND ELEVATION
- EXISTING ASPHALT

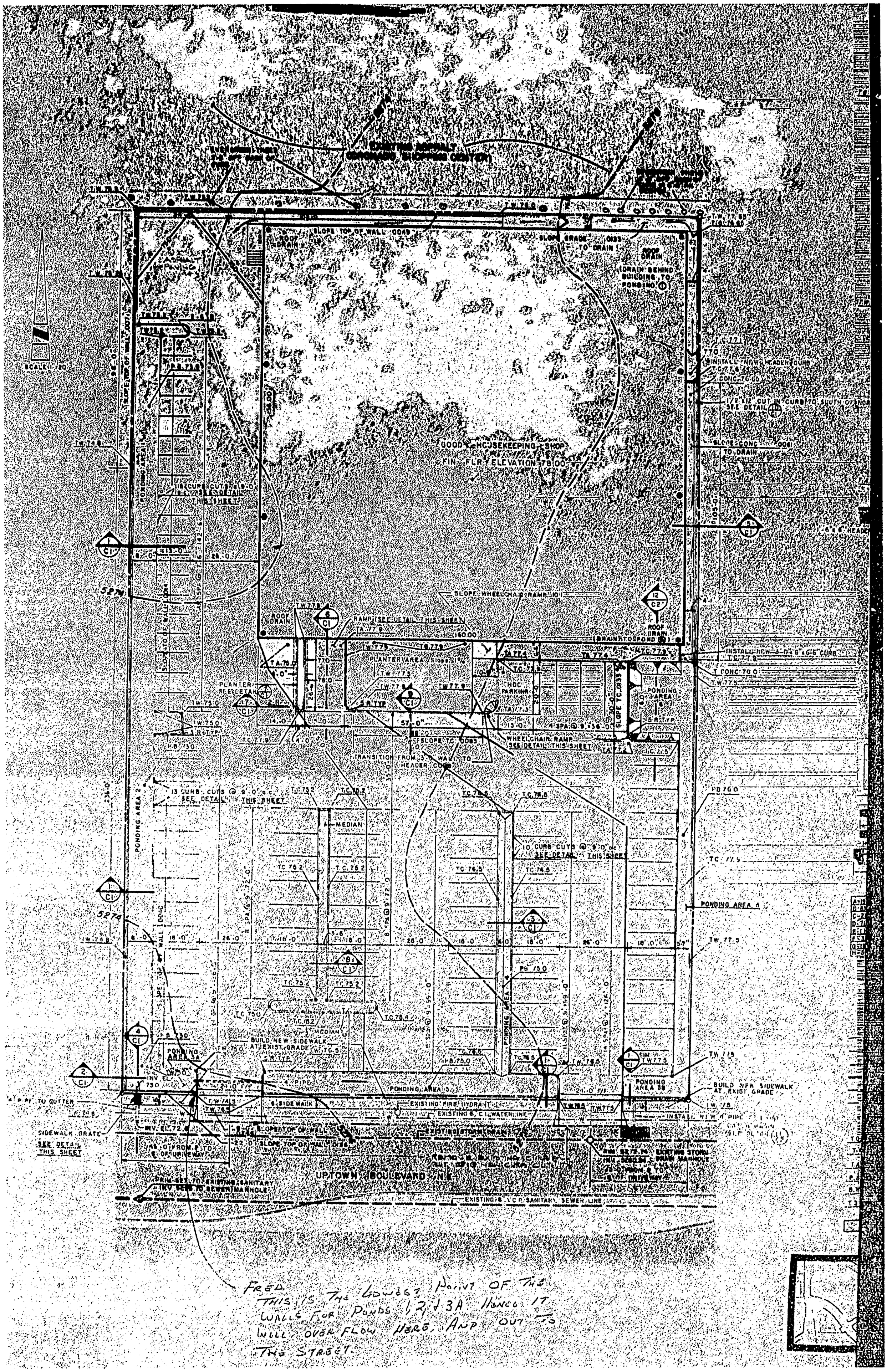


LOCATION MAP


CURB CUT DETAIL - (FOR DRAINAGE)
SCALE 1/4" = 1'-0"
PIPE AT EXIT DRIVEWAY
SCALE 1/4" = 1'-0"
2" DRAIN CONTROLLED OUTLET DETAIL
SCALE 1/4" = 1'-0"
DETAIL SHOWING SIDEWALK
N.T.S.
WHEELCHAIR RAMP DETAIL
N.T.S.
DETAIL SHOWING CUT IN CURB
N.T.S.
DETAIL SHOWING PLANTER
SCALE 1" = 3'-0"
DETAIL SHOWING RAMP
SCALE 1" = 3'-0"
SECTION THROUGH MEDIAN
SCALE 1" = 2'-0"
SECTION THROUGH TRANSITION
SCALE 1" = 2'-0"
APPROVED BY OWNER
DATE
LONG & WATERS
PA AIA
GOOD HOUSEKEPING SHOP
UPTOWN BLVD
sheet
project
date
sheet no


2" DRAIN CONTROLLED OUTLET DETAIL
SCALE 1/4" = 1'-0"
DETAIL SHOWING SIDEWALK
N.T.S.
WHEELCHAIR RAMP DETAIL
N.T.S.
DETAIL SHOWING CUT IN CURB
N.T.S.
DETAIL SHOWING PLANTER
SCALE 1" = 3'-0"
DETAIL SHOWING RAMP
SCALE 1" = 3'-0"
SECTION THROUGH MEDIAN
SCALE 1" = 2'-0"
SECTION THROUGH TRANSITION
SCALE 1" = 2'-0"
APPROVED BY OWNER
DATE


PIPE AT EXIT
SCALE 1/4" = 1'-0"
DETAIL SHOWING PONDING AREA 4
SCALE 3/8" = 1'-0"
2" DRAIN CONTROLLED OUTLET DETAIL
SCALE 1/4" = 1'-0"
WHEELCHAIR RAMP DETAIL
NTS
SIDEWALK GRATE DETAIL
NTS
LEGEND
EXISTING CONTOUR
NEW CONTOUR
FLOW DIRECTION
EXISTING SANITARY SEWERLINE
EXISTING STORM SEWERLINE
EXISTING WATERLINE
EXISTING FIRE HYDRANT
NEW ROOF DRAIN
TOP OF CURB ELEVATION
TOP OF WALL ELEVATION
TOP OF ASPHALT ELEVATION
POND BOTTOM ELEVATION
BOTTOM OF WALL ELEVATION
TOP OF GROUND ELEVATION
EXISTING ASPHALT
DETAIL SHOWING PLANTER
SCALE 1" = 3'-0"
SECTION THROUGH MEDIAN
SCALE 1" = 2'-0"
LOCATION MAP
ZONE ATLAS H 182



FROM THE LOWEST POINT OF THE
THIS IS THE LOWEST POINT OF THE
WALLS FOR PONDS 1, 2 & 3A. HENCE IT
WILL OVER FLOW HERE, AND OUT TO
THE STREET.

WALL TYPE A

GOOD HOUSEKEEPING SHOP

1123 CF FLOW

WALL TYPE B

700 CF FLOW FROM RB FURNITURE

1123 CF FLOW

WALL TYPE A

980 CF CAP

WALL TYPE B

PONDING AREA 6

FLOWS TO POND 3B WHEN FULL

SEE DETAIL

WALL TYPE A

PARKING DATA FLOW 3744

335.0

WALL TYPE B

WALL TYPE B

1060 CF CAP

1730 CF FLOW

PONDING AREA 5

FLOWS TO POND 3B

PONDING AREA 4

FLOWS TO POND 3

300 CF CAP

WALL TYPE B

PIPE

CI FOR DETAIL(S)

WALL TYPE A

EXCESS CAPACITY

WALL TYPE A

EXCESS CAPACITY

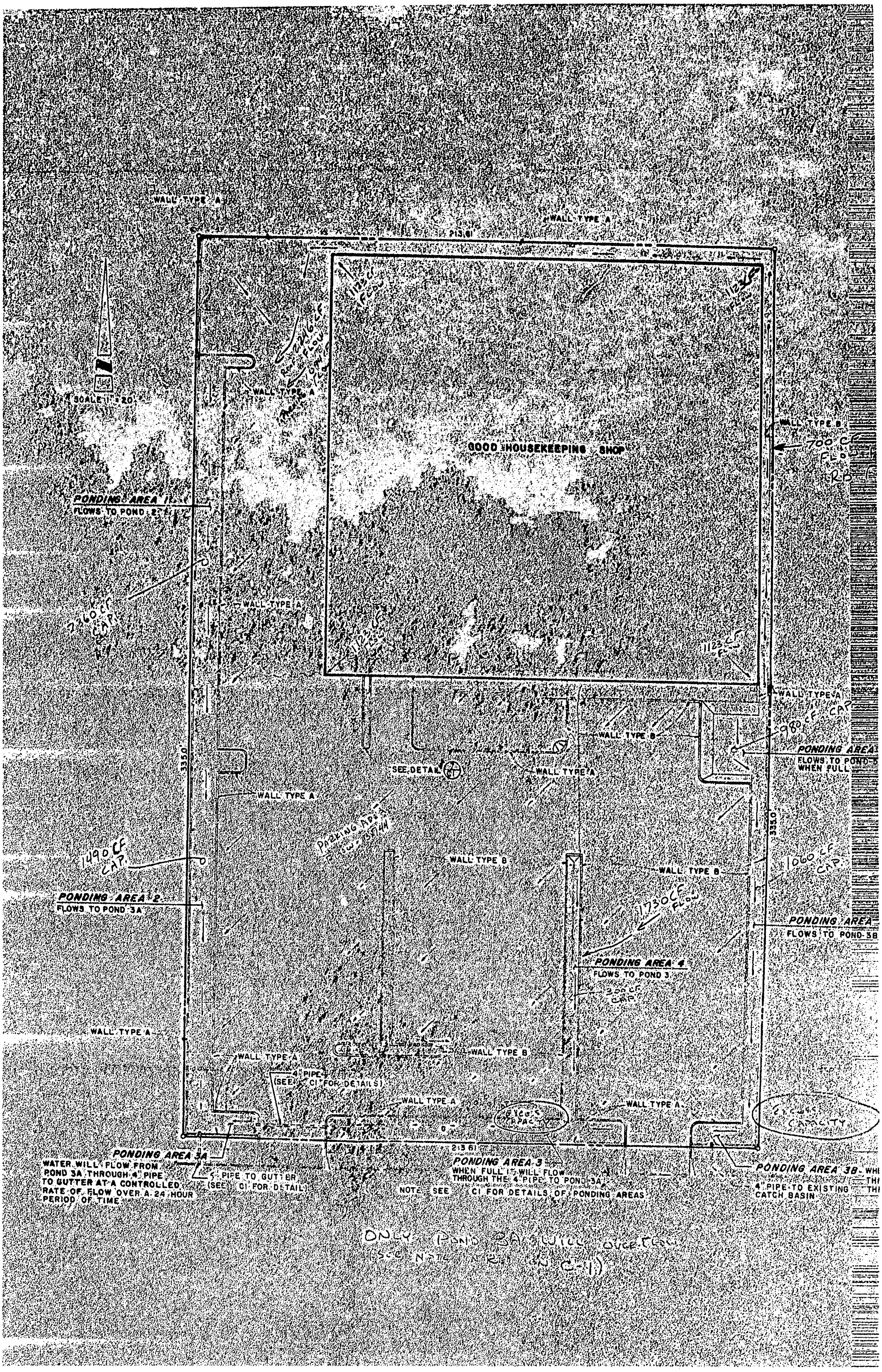
213.61

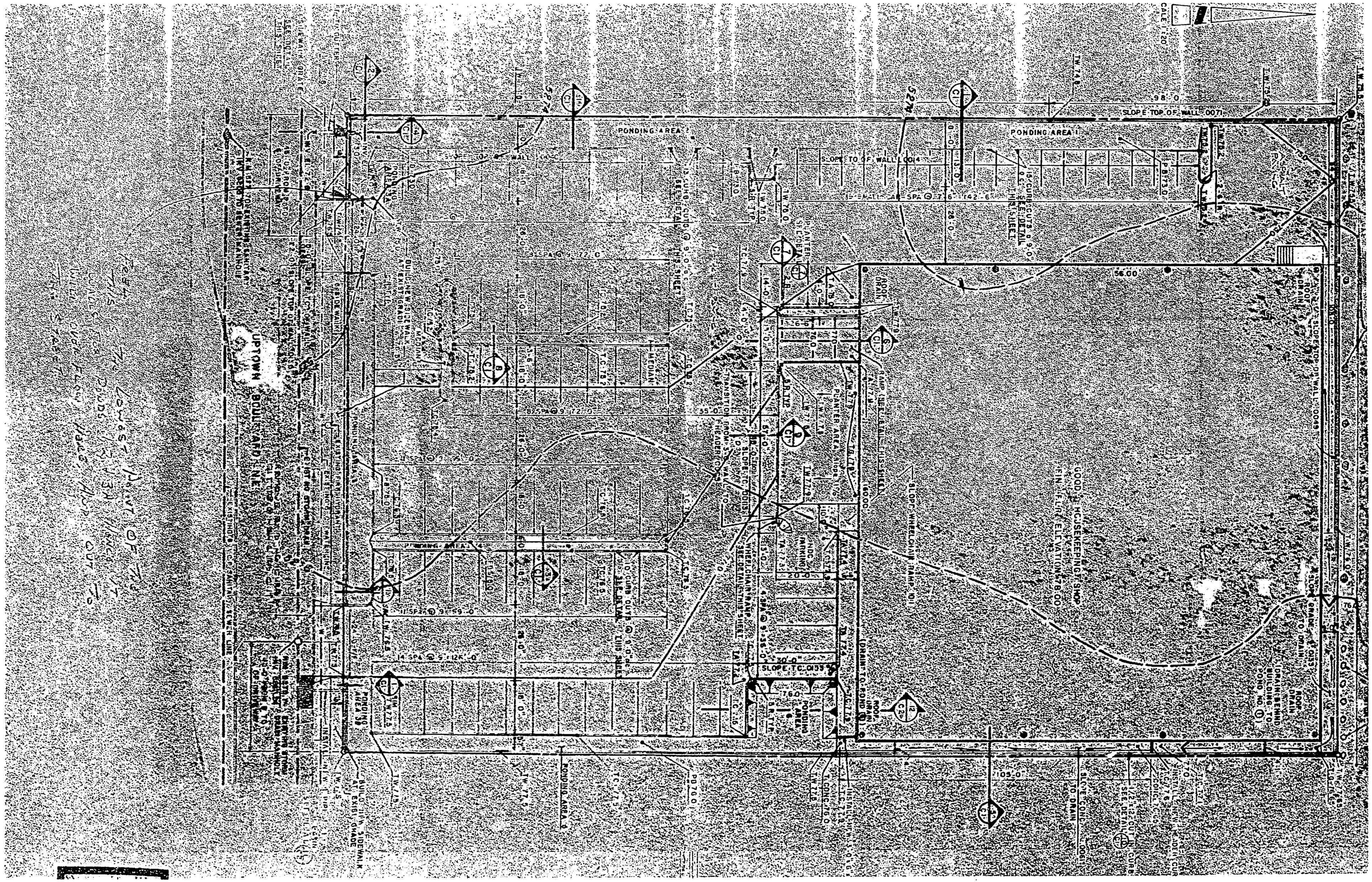
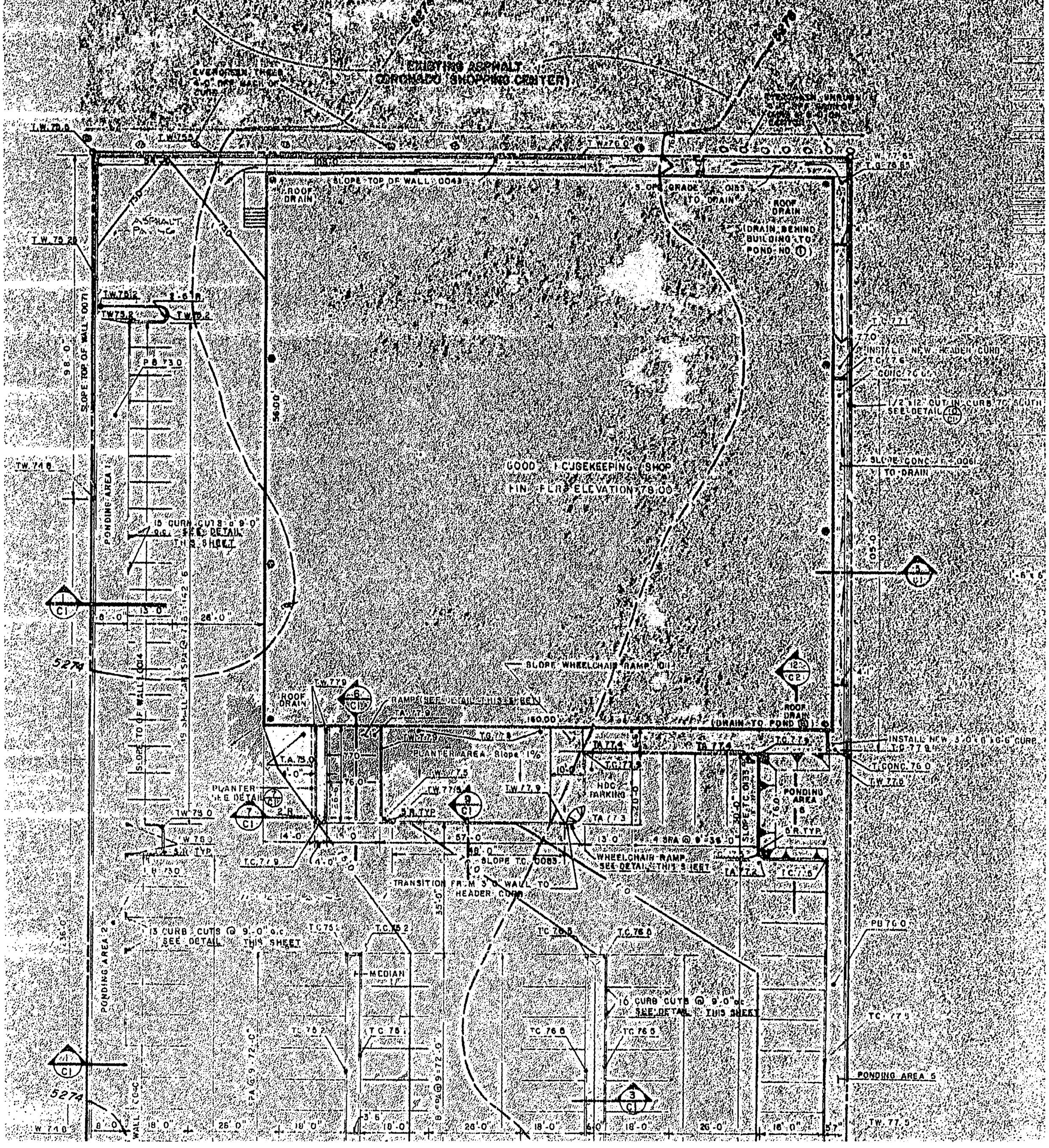
PONDING AREA 3 - WHEN FULL IT WILL FLOW THROUGH THE 4" PIPE TO POND 3A

PONDING AREA 3B - WHEN FULL THROUGH THE 4" PIPE TO EXISTING CATCH BASIN

NOTE: SEE CI FOR DETAILS OF PONDING AREAS

ONLY POND 3A WILL OVERFLOW (SEE NOTE IN REPORT C-1)


WALL TYPE A
WALL TYPE A
213.61'
SCALE 1" = 20'
WALL TYPE A
GOOD HOUSEKEEPING SHOP
WALL TYPE B
700 CF FLOW
PONDING AREA 1
FLOWS TO POND 2
WALL TYPE A
WALL TYPE A
WALL TYPE A
980 CF CAP
WALL TYPE B
PONDING AREA
FLOWS TO POND-5
WHEN FULL
335.0'
SEE DETAIL
WALL TYPE A
WALL TYPE A
1490 CF CAP.
WALL TYPE B
WALL TYPE B
1060 CF CAP.
PONDING AREA 2
FLOWS TO POND 3A
1730 CF FLOW
PONDING AREA
FLOWS TO POND-5B
PONDING AREA 4
FLOWS TO POND 3
300 CF CAP
WALL TYPE A
WALL TYPE A
WALL TYPE B
4" PIPE
(SEE C1 FOR DETAILS)
WALL TYPE A
WALL TYPE A
PONDING AREA 3A
WATER WILL FLOW FROM POND 3A THROUGH 4" PIPE TO GUTTER AT A CONTROLLED RATE OF FLOW OVER A 24 HOUR PERIOD OF TIME
4" PIPE TO GUTTER
(SEE C1 FOR DETAIL)
PONDING AREA 3
WHEN FULL IT WILL FLOW THROUGH THE 4" PIPE TO POND-3A
NOTE: SEE C1 FOR DETAILS OF PONDING AREAS
PONDING AREA 3B
4" PIPE TO EXISTING CATCH BASIN
ONLY POND 3A WILL OVERFLOW
(SEE NOTE IN REF ON C-1)


PONDING AREA 1
PONDING AREA 2
PONDING AREA 3
PONDING AREA 4
PONDING AREA 5
SLOPE TOP OF WALL
SLOPE TO SF WALL
SLOPE TO CURB
SLOPE TO DRAIN
SLOPE CONC.
PLANTER AREA
RAMP
WHEELCHAIR RAMP
PARKING
INSTALL NEW 1' DIA. CONC. PIPE
INSTALL NEW 1' DIA. CONC. PIPE
INSTALL NEW 1' DIA. CONC. PIPE

PLAN SHOT IN TWO SECTIONS.