

# CITY OF ALBUQUERQUE



April 2, 2009

Ronald Ray Bohannon, P.E.  
**Tierra West, LLC.**  
5571 Midway Park Place N.E.  
Albuquerque, NM 87109

**Re: Chick-Fil-A, 8110 San Pedro Dr NE,**  
**(C-18/42A) Approval of Permanent Certificate of Occupancy,**  
**Engineer's Stamp Dated: 6-16-08**  
**Engineer's Certification Date: 3-25-09**

Dear Mr. Bohannon,

PO Box 1293

Based upon the information provided on 4/01/09, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

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

NM 87103

Sincerely,

Timothy E. Sims  
Plan Checker-Hydrology, Planning Dept  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk—Katrina Sigala  
file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Chick-Fil-A  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE # C18/D42 A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION Lot 3, Del Norte Plaza  
CITY ADDRESS: 8110 San Pedro Drive NE

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

CONTACT: Jon Niski, PE  
PHONE: (505) 858-3100  
ZIP CODE: 87109

OWNER: Chick-fil-A, Inc.  
ADDRESS: 16 Technology Dr, Suite 148  
CITY, STATE: Irvine, CA

CONTACT: Don L. Ikeler III  
PHONE: 404-305-4407  
ZIP CODE: 92618

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

CONTACT: N/A  
PHONE: N/A  
ZIP CODE: N/A

SURVEYOR: Community Sciences  
ADDRESS: P.O. Box 1328  
CITY, STATE: Corrales, NM

CONTACT: Tony Yanchulis  
PHONE: 505-897-0000  
ZIP CODE: 87048

CONTRACTOR: Donald Edgell  
ADDRESS: 756 North Carroll Drive  
CITY, STATE: Southlake, TX

CONTACT: Landmark General Contractors, INC  
PHONE: 817-424-0888  
ZIP CODE: 76092

## 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: SO-19

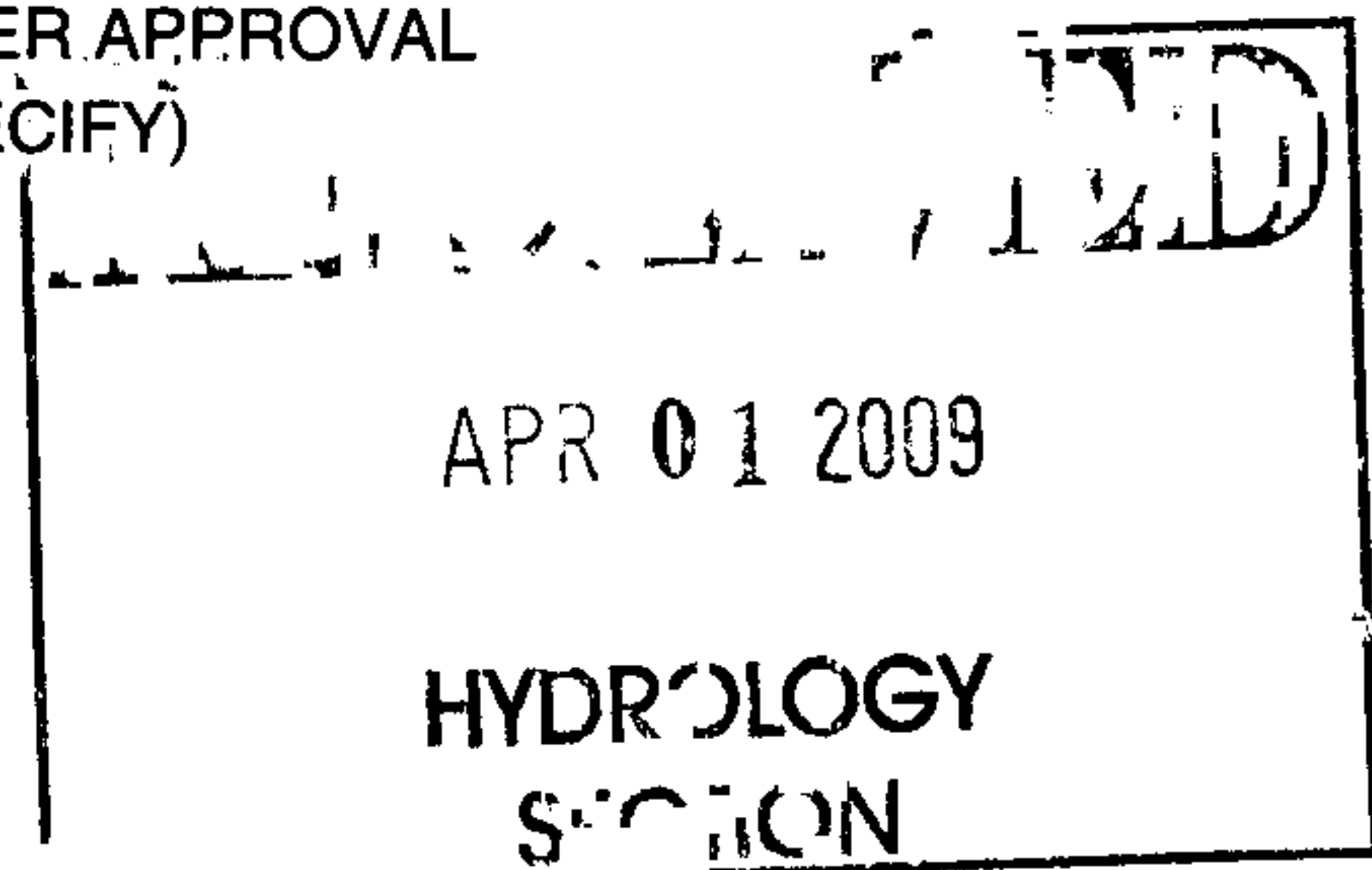
## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 4/1/2009 BY: Jonathan D. Niski, 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 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

April 1, 2009

Mr. Timothy Sims  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87109

**Re: Chick-Fil-A, 8110 San Pedro Dr. NE,  
Approval of a 90-Day Temporary Certificate of Occupancy Response  
Engineer's Stamp dated 06/16/08 (C-18/D042A)**

Dear Mr. Sims:

Per your correspondence dated March 27, 2009, regarding the above referenced project, please find the following responses addressing your comments:

- The corners and drain grate of the refuse enclosure will need to be provided.  
**The spot elevations at the corners and at the drainage grate are now shown on the plan.**
- The site to the east will need to drain over this site. Call out edge of pavement on the plan; as well as, the parking at the southeast corner of the site will need to be such that the run-off does not enter DOT right-of-way.  
**The edge of pavement is now shown on the plan. The drainage along Paseo Del Norte flows from south to north and does not enter the right-of-way. That area is being landscaped now and the water will enter the parking lot along the curb that is next to the shopping center sign. A silt fence will be placed along the asphalt to ensure sediment is not deposited on the pavement.**

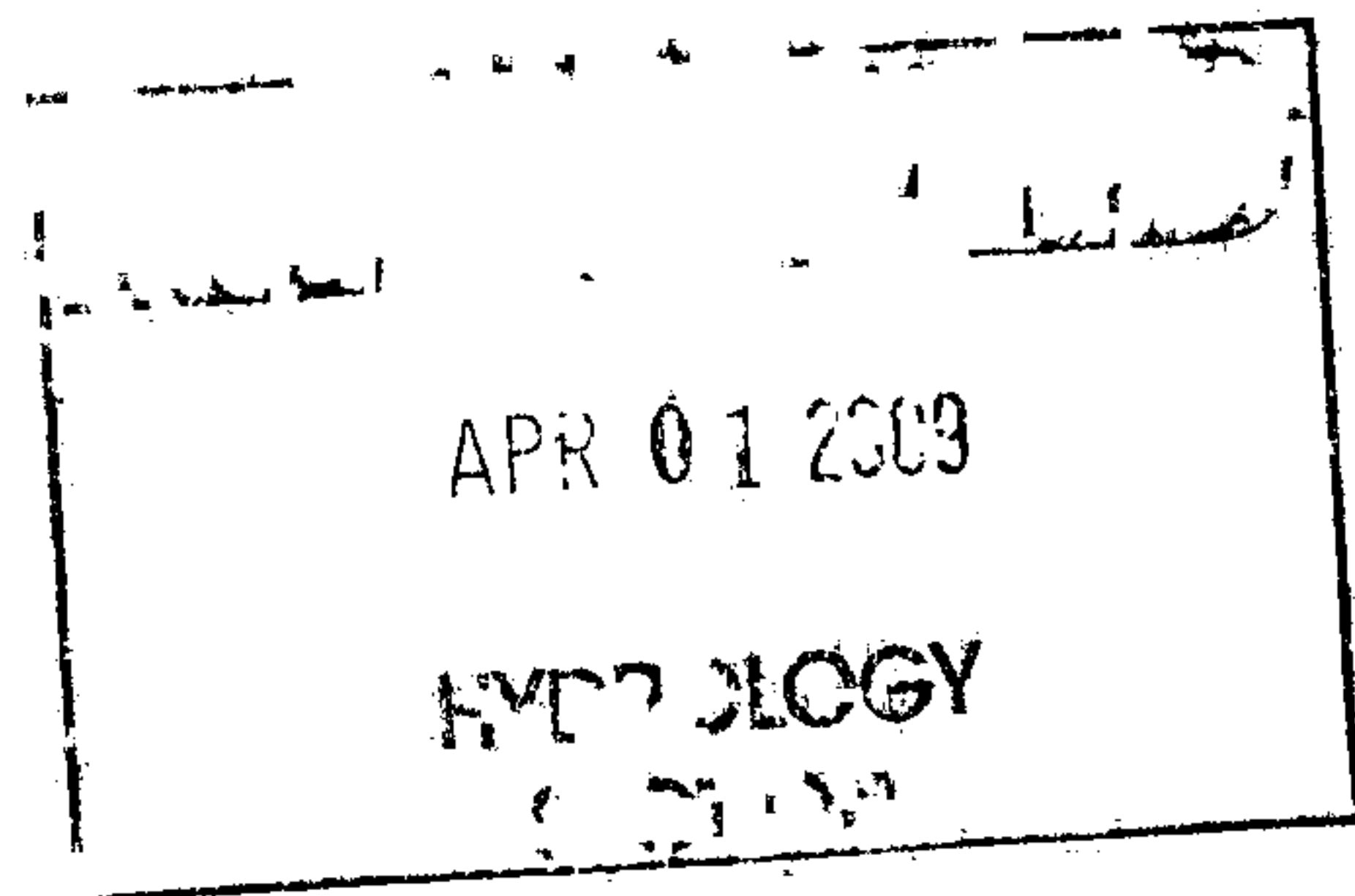
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

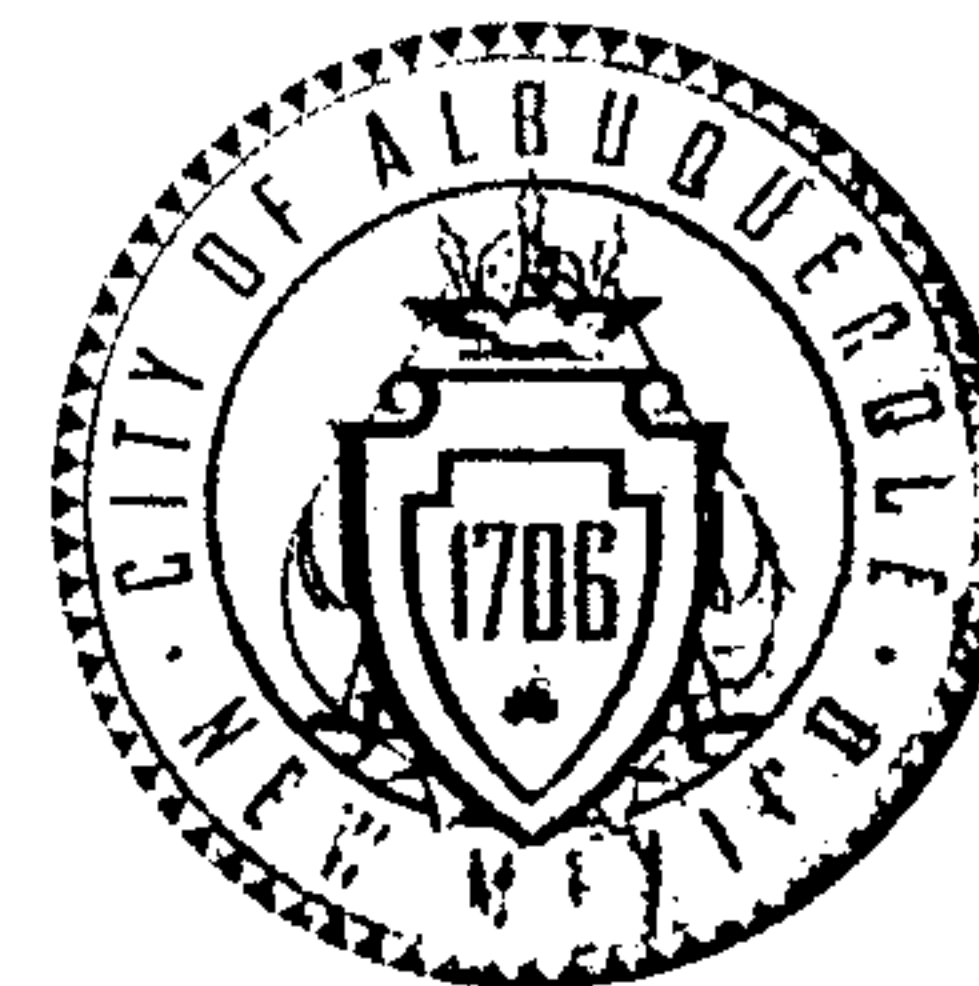
  
Vincent Carrica, PE

Enclosure(s)

JN: 28016  
JDN/VC/cla/kdk  
04-01-09.doc



# CITY OF ALBUQUERQUE



July 3, 2008

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

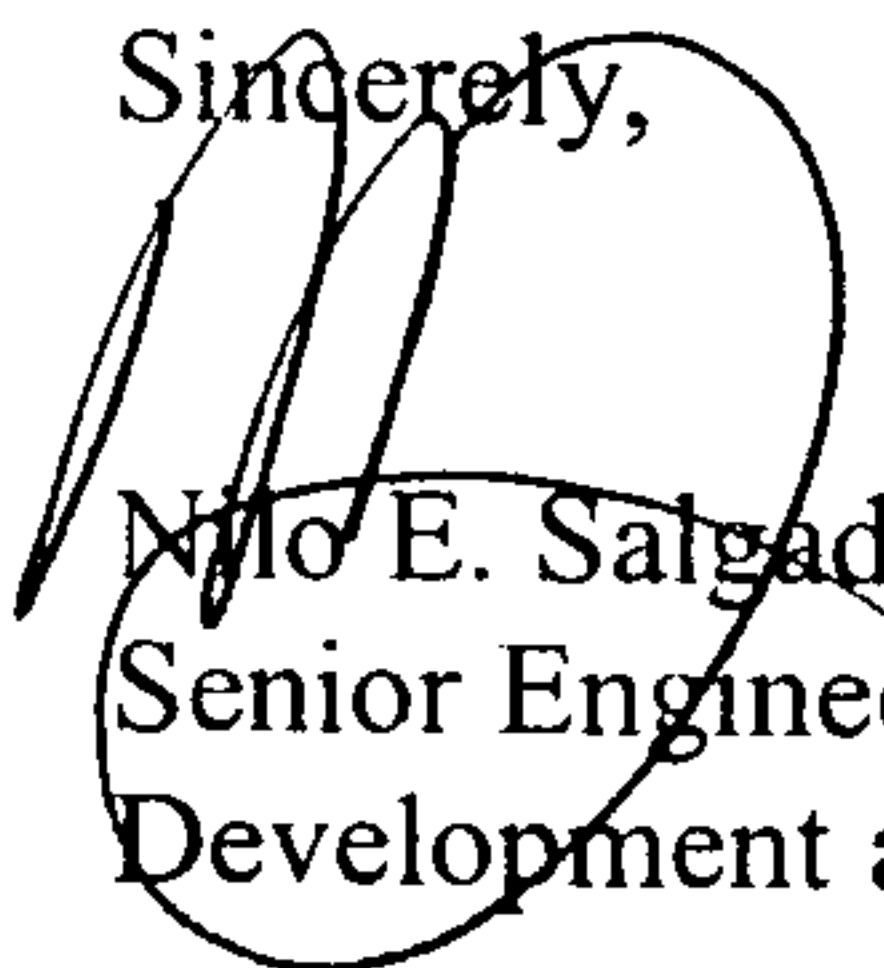
**Re: Chick-Fil-A, Lot 3 Del Norte Plaza, Grading and Drainage Plan**  
**Engineer's Stamp dated 06-16-08 (C-18/D042A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 07-17-08, 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 924-3630.

Sincerely,

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

C: File



# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Chick-Fil-A  
DRB #: 100640 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: C18/D42 A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 3, Del Norte Plaza  
CITY ADDRESS: Holly Avenue between San Pedro Drive and Ville Court

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

CONTACT: RONALD R. BOHANNAN / JON NISKI  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: Chick-fil-A, Inc.  
ADDRESS: 16 Technology Dr, Suite 148  
CITY, STATE: Irvine, CA

CONTACT: Don L. Ikeler III  
PHONE: 404-305-4407  
ZIP CODE: 92618

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

CONTACT: N/A  
PHONE: N/A  
ZIP CODE: N/A

SURVEYOR: Precision Surveys  
ADDRESS: 8414-D Jefferson Street NE  
CITY, STATE: Albuquerque, NM

CONTACT: Larry Medrano  
PHONE: (505) 856-5700  
ZIP CODE: 87113

CONTRACTOR: Unknown at this time  
ADDRESS: N/A  
CITY, STATE: N/A

CONTACT: N/A  
PHONE: N/A  
ZIP CODE: N/A

## CHECK TYPE OF SUBMITTAL:

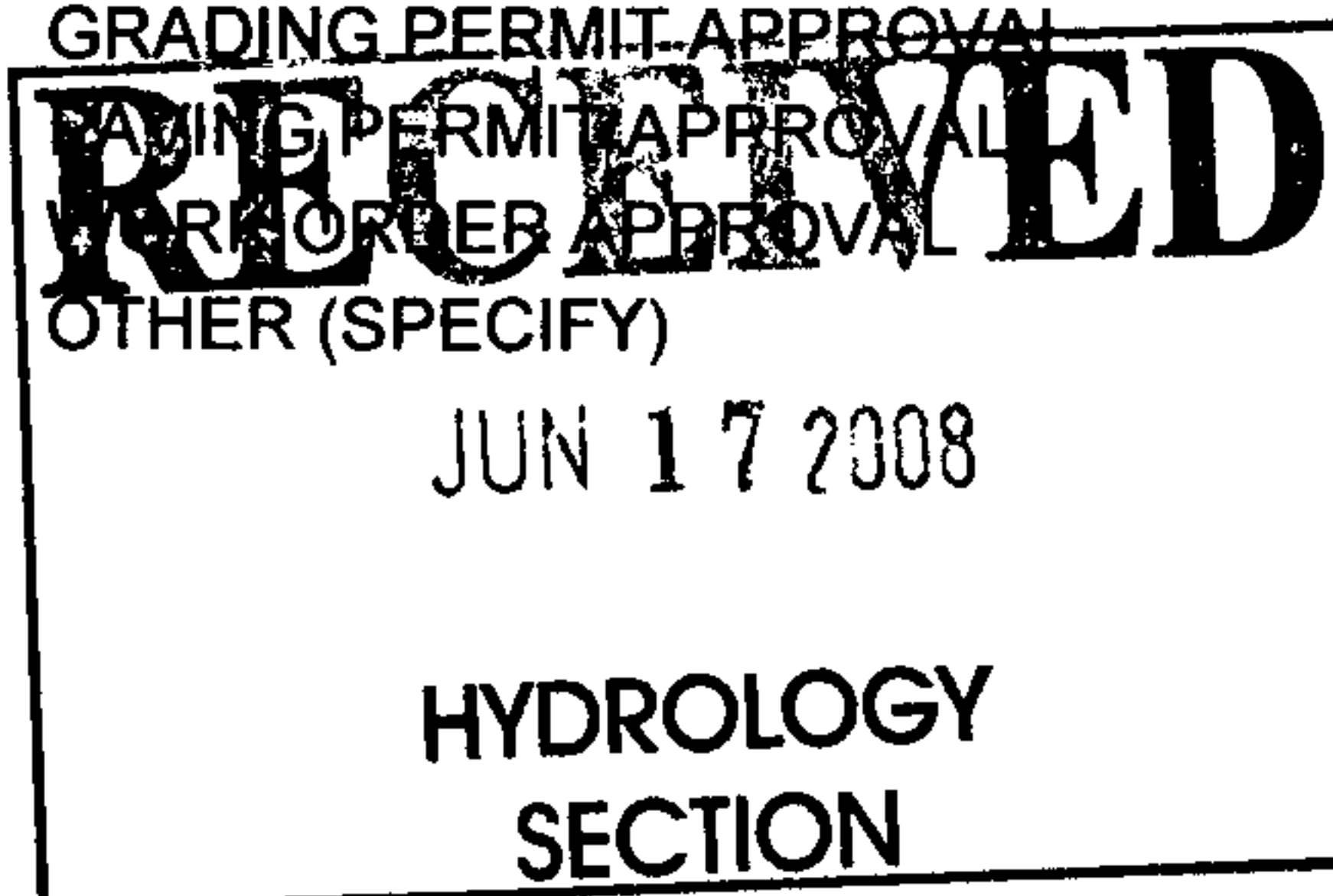
- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER: SO-19

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

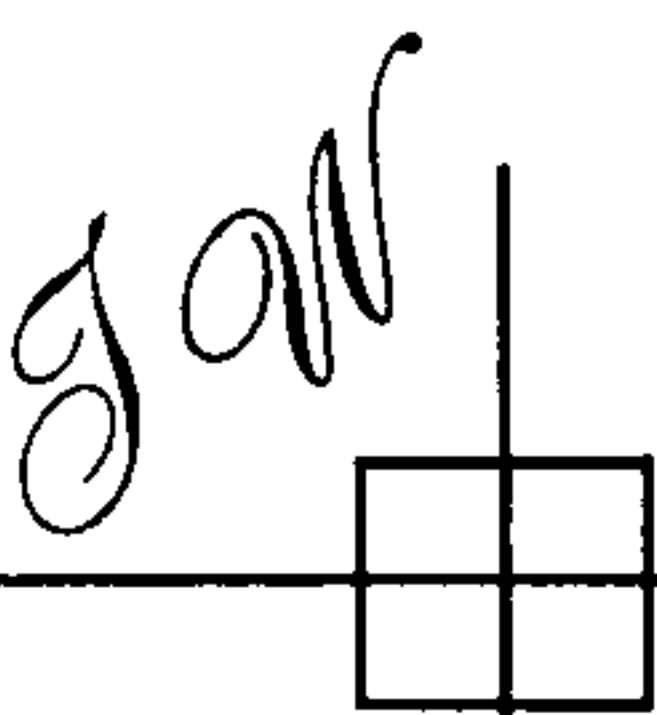
- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 6/16/2008 BY: Jonathan D. Niski, E.I.

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.



# TIERRA WEST, LLC

June 16, 2008

Mr. Bradley L. Bingham, P.E.  
Senior Engineer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Lot 3, Del Norte Plaza  
(C18/D42)**

Dear Mr. Bingham:

Tierra West, LLC, on behalf of Chick-Fil-A, Inc., is submitting this drainage letter and plan for approval for Building Permit for the Chick-Fil-A restaurant located in Del Norte Plaza.

The drainage for this lot was approved with the Pacific Paseo Drainage Report (C18/D42) approved for Site Plan for Building Permit dated November 14, 2006. This letter is to confirm that this site layout has not changed since approval nor has the drainage concept changed.

As articulated in the Pacific Paseo Drainage Report this site will freely discharge to the access road to the north which will eventually drain to Holly Avenue. The flows will then be captured in storm inlets located in Holly Avenue.

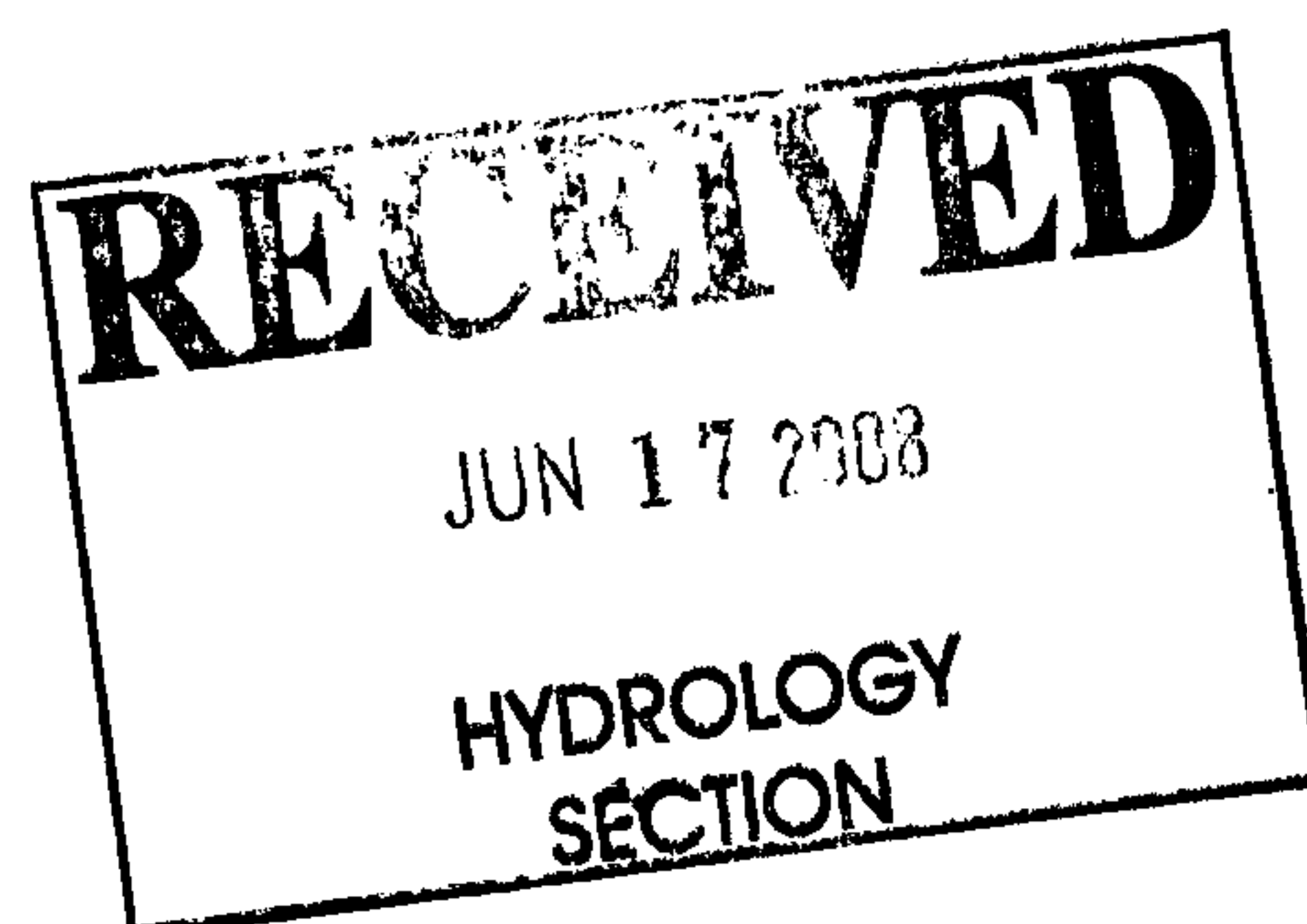
Please review the information enclosed with this letter and provide any comments you may have. If there are no comments please provide a letter or approval for Building Permit. If you have any questions, or require any additional information, please do not hesitate to contact me.

Sincerely,

Jonathan D. Niski, EI

Enclosures

JN: 28016  
JDN/bdm



# CITY OF ALBUQUERQUE



March 27, 2009

Ronald Ray Bohannon, P.E.  
**Tierra West, LLC.**  
5571 Midway Park Place N.E.  
Albuquerque, NM 87109

**Re: Chick-Fil-A, 8110 San Pedro Dr. NE,**  
**Approval of a 90 Day Temporary Certificate of Occupancy**  
**Engineer's Stamp dated 06/16/08 (C-18/D042A)**  
**Certification dated 3-25-09**

Dear Mr. Bohannon,

Based upon the information provided in the Certification received 3-26-09, the above referenced Certification is approved for a release of a **90 Day Temporary Certificate of Occupancy** by Hydrology.

PO Box 1293

The outstanding issues need to be addressed:

Albuquerque

- The corners and drain grate of the refuse enclosure will need to be provided.
- The site to the east will need to drain over this site. Call out edge of pavement on the plan; as well as, the parking at the southeast corner of the site will need to be such that the run-off does not enter DOT right-of-way.

NM 87103

Prior to permanent certificate of occupancy, an Engineer's Certification will be required.

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

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

C: CO Clerk—Katrina Sigala  
File



# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Chick-Fil-A  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE # C18/D42 A  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION Lot 3, Del Norte Plaza  
CITY ADDRESS: 8110 San Pedro Drive NE

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

CONTACT: Jon Niski, PE  
PHONE: (505) 858-3100  
ZIP CODE: 87109

OWNER: Chick-fil-A, Inc.  
ADDRESS: 16 Technology Dr, Suite 148  
CITY, STATE: Irvine, CA

CONTACT: Don L. Ikeler III  
PHONE: 404-305-4407  
ZIP CODE: 92618

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

CONTACT: N/A  
PHONE: N/A  
ZIP CODE: N/A

SURVEYOR: Community Sciences  
ADDRESS: P.O. Box 1328  
CITY, STATE: Corrales, NM

CONTACT: Tony Yanchulis  
PHONE: 505-897-0000  
ZIP CODE: 87048

CONTRACTOR: Donald Edgell  
ADDRESS: 756 North Carroll Drive  
CITY, STATE: Southlake, TX

CONTACT: Landmark General Contractors, INC  
PHONE: 817-424-0888  
ZIP CODE: 76092

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☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
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☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
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☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
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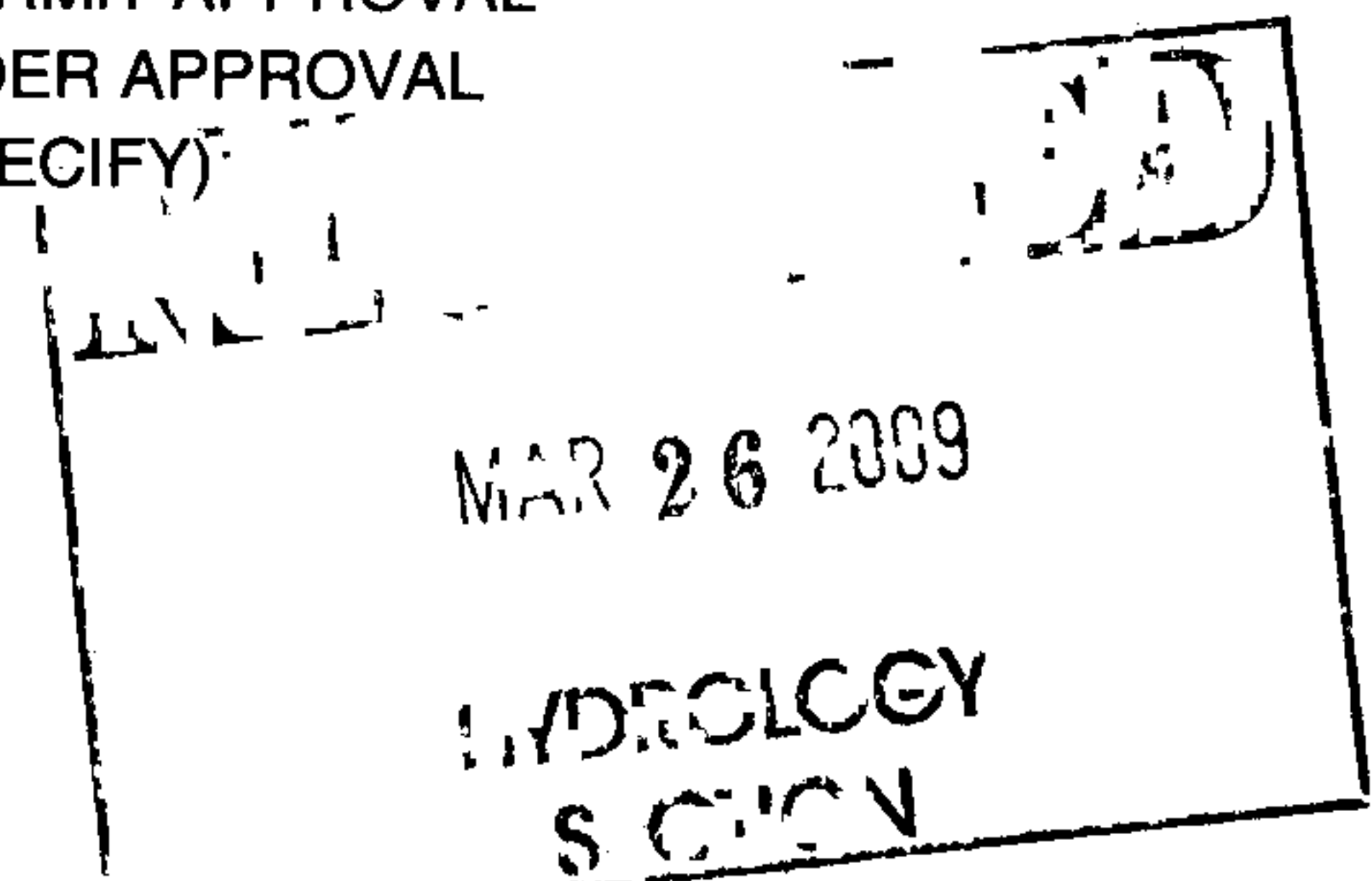
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☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY): \_\_\_\_\_

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 3/26/2009 BY: Jonathan D. Niski, 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 submittal may be required based on the following:

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