



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 14, 2001

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

Attn: Sara Lavy, P.E.

RE: IHOP RESTAURANT AT 7500 MENAUL BLVD. NE (H19-D70). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT AND SO#19 PERMIT APPROVALS. ENGINEER'S STAMP DATED NOVEMBER 9, 2001.

Dear Mr. Bohannon:

Based on the information provided on your November 9, 2001 submittal, the above referenced project is approved for Building Permit and SO#19 Permit. Note that Building Permit covers Grading.

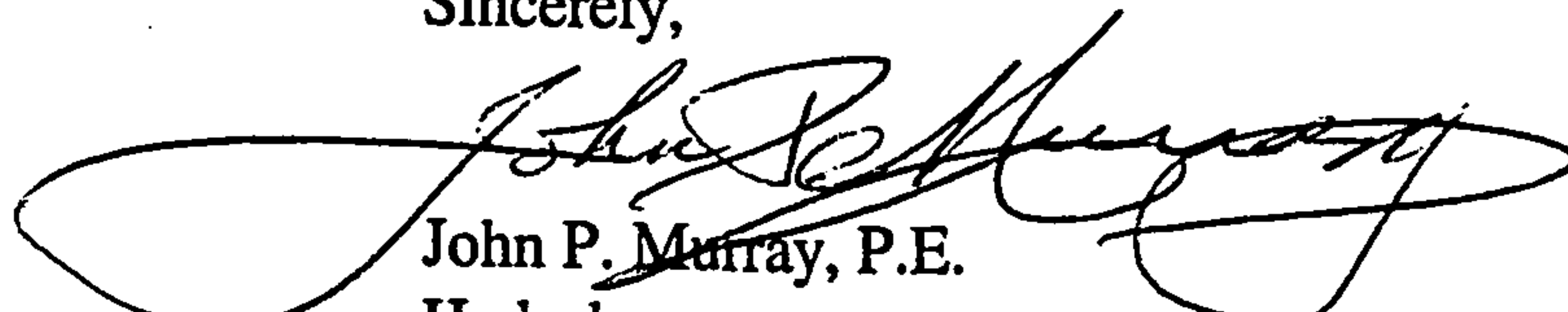
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Pam Lujan
Terri Martin
✓ File



City of Albuquerque

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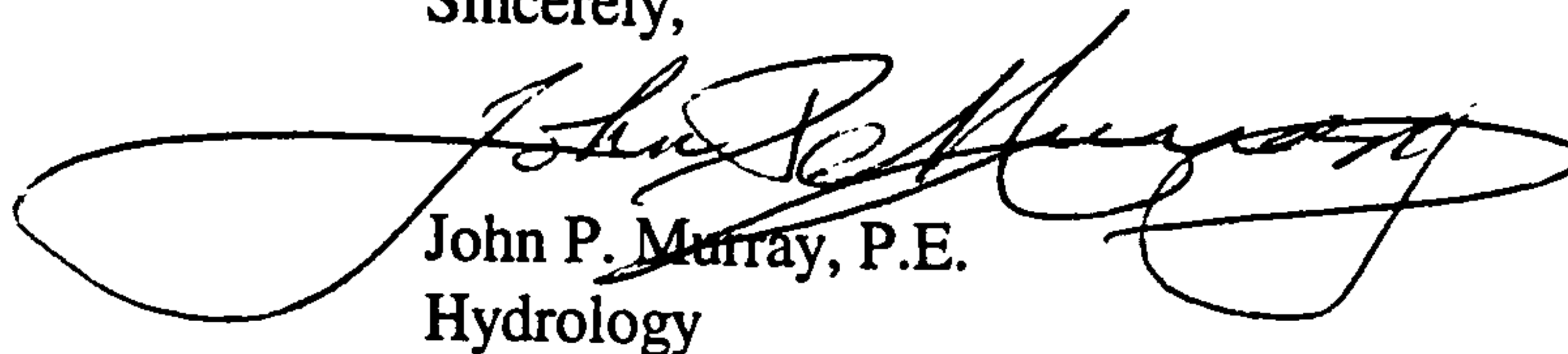
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Sincerely,


John P. Murray, P.E.
Hydrology

c: ✓ Pam Lujan
Terri Martin
File

Mmbella
4/11/02
Permit
#2056279

PUBLIC WORKS DEPARTMENT

NOVEMBER 14, 2001

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

✓ TO: Pam Lujan, Permits

FROM: John Murray, Hydrology, PWD

SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
DRAINAGE FILE NUMBER (H19-D70). IHOP RESTAURANT @ 7500 MENAUL
BOULEVARD, NE.**

*Mimbelia Const.
pulled permit
on 4/11/02
#2056279*

Transmitted herewith is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

CITY OF ALBUQUERQUE

PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR LICENSE ADDRESS	MINIBELLA CONSTRUCTION 6070 4411 APOLLO EL PASO, TEXAS 79904	PERMIT NUMBER PROJECT NUMBER PERMIT ISSUE DATE BARRICADED BY BLUE STAKE PAVING BY	205627 04/09/2002 BL 1451 CON		
<div style="writing-mode: vertical-rl; transform: rotate(180deg);">SIDE</div>	7500 MENALL DR NE PERMIT AND DETOUR PLAN COMMENTS 19 PLANS & LETTER ON FILE, <i>THOP</i> <i>H-12/1070</i>	EXCAVATION 443008-5810000 SIDEWALK 443012-5810000 DRIVEPAD 443011-5810000 CURB/GUTTER 443010-5810000 BARRICADING 443009-5810000 RESTORATION 443017-5810000 TOTAL FEE	47.00 EX 0.00 SW 0.00 DT 0.00 CB 25.00 BR 0.00 RB 67.00		
START DATE	COMPLETION DATE	PERMIT EXPIRES	INSURANCE EXPIRES	BOND EXPIRES	ZONE ATLAS
04/11/2002	04/12/2002	04/12/2002	11/04/2002	12/31/2002	
APPLICANT ISSUED BY			VOID UNTIL VALIDATED BY CITY TREASURER		

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING IDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. R.O. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES. AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 260-1990, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 07/98

DATE EXCAVATION STARTED _____

Backfill: Started _____ Completed _____ Accepted _____

Paved Cleared _____ Site Cleared _____ Warranty Exp _____

Restoration Fee Refund Authorized Yes _____ NO _____ BY: _____

Cash Disbursement Prepared for Refund Dated _____



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

June 7, 2002

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

Re: Certification Submittal for Final Building Certificate of Occupancy for
I HOP Restaurant, [H-19 / D070]
7500 Menaul N.E.
Engineer's Stamp Dated 06/03/02

Dear Ms. Lavy:

The TCL / Letter of Certification submitted on June 5, 2002 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Hydrology file
Mike Zamora

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: IHOP Restaurant - 7500 Menaul Blvd.
DRB # EPC #

ZONE ATLAS/DRG. FILE #: H-19/D70
WORK ORDER #:

LEGAL DESCRIPTION: Lot 18A Zuni Addition, Block 17
CITY ADDRESS: 7500 Menaul Boulevard

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 8509 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Ronald R. Bohannon
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT: Schuss-Clark
ADDRESS: 9474 Kearny Villa Rd Suite 215
CITY, STATE: San Diego, CA

CONTACT: Mike Cariola
PHONE: (858)578-2950
ZIP CODE: 92126

SURVEYOR: SURV-TEK, Inc.
ADDRESS: 5643 Paradise Boulevard, NW
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Russ Hugg
PHONE: 897-3366
ZIP CODE: 87114

CONTRACTOR: Jerry Kachel Builder, Inc.
ADDRESS: 6518 Klein Cemetery Road
CITY, STATE: Spring, Texas

CONTACT: Bill Schnoor
PHONE: (281)370-6049
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

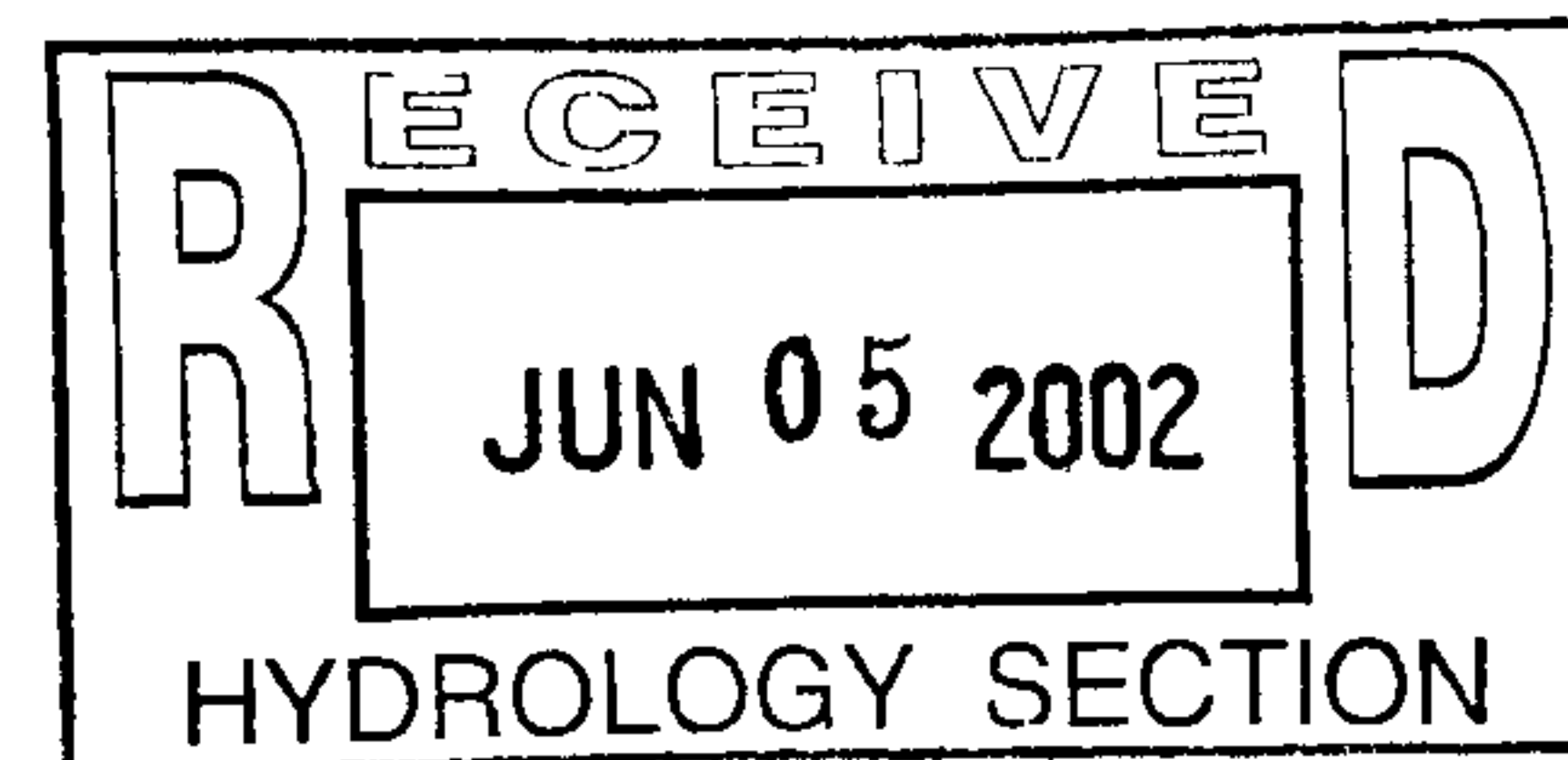
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☒ ENGINEERS' CERTIFICATION (TCL)
☐ ENGINEERS' CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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
☐ 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) - SO # 19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 5/31/02 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 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
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.

6/7/02 - clg & BT to Vicki; L.M.M. 7/10 - Sanfletter dated 6/7; - logged in

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

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

June 3, 2002

Mr. Mike Zamora
City of Albuquerque
Development and Building Services
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Final Traffic Circulation Plan Certification
(Schuss/Clark Site Plan)
IHOP Restaurant, H19-D70
7500 Menaul Boulevard
Albuquerque, NM**

Dear Mike:

At the request of Mike Cariola with Schuss/Clark Architects, we are enclosing one copy of the As-built Site Plan for Subdivision and the Information Sheet for IHOP at 7500 Menaul Boulevard. The prior punch list items consisted of: curb work around the fire hydrant, patching and painting the six sidewalk culverts at Menaul, patching and painting two sidewalk culverts behind the store, application of fines for a couple of low spots, completion of striping, and the removal and replacement of damaged curb and fillet stones at the site entrance. The work is now complete, and all work is in substantial compliance with the approved site plan. We are, therefore, requesting a Final Certification of the Site Plan for Certificate of Occupancy.

If you have any questions or require additional information please do not hesitate to contact me.

Sincerely,

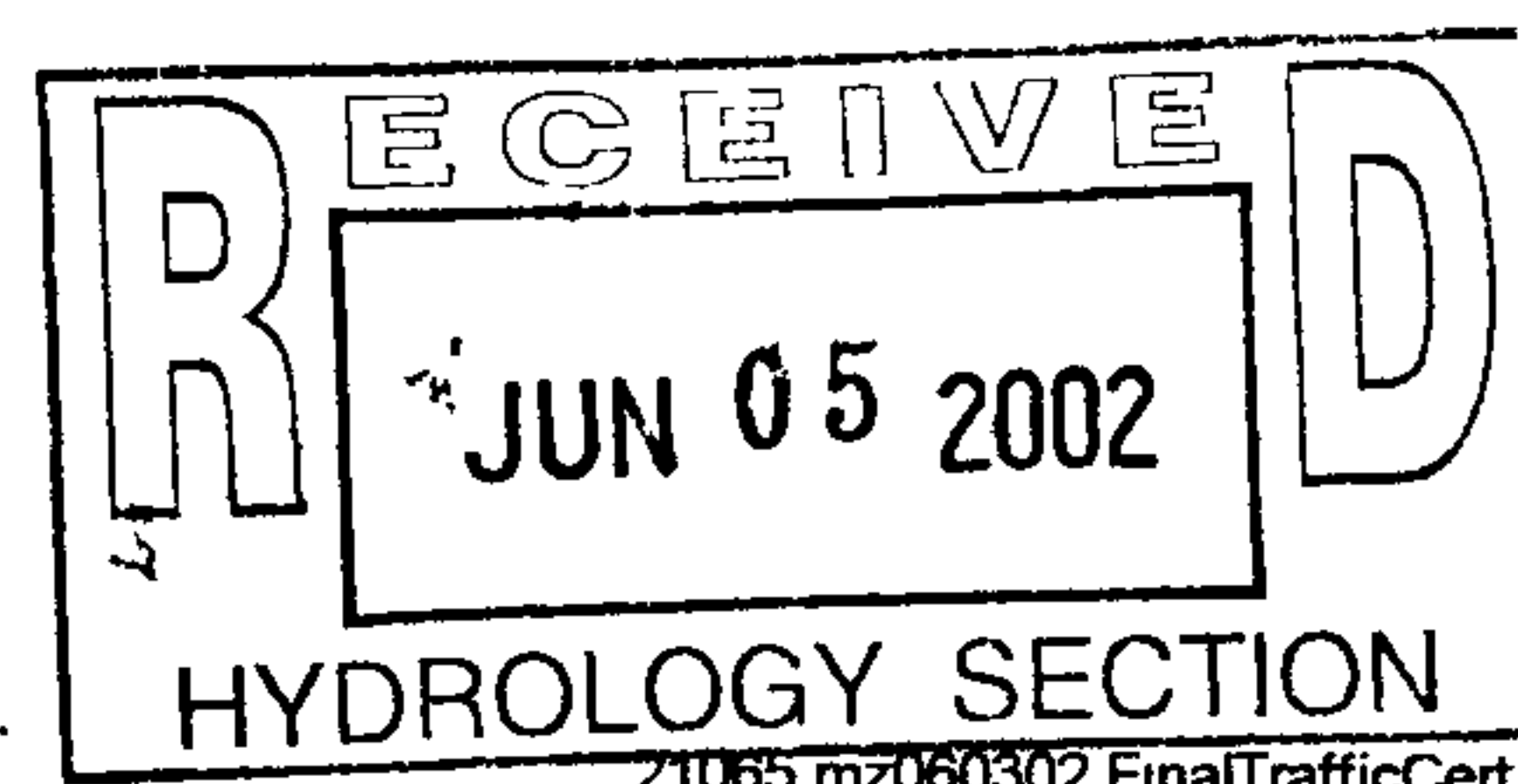
Sara Lavy
Sara Lavy, PE



Enclosures

cc: Bill Schnoor (with enclosure)
Mike Musar (w/o enclosure)
Mike Cariola (w/o enclosure)

JN 21065
ma



21065 mz060302.FinalTrafficCert



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 10, 2002

Ronald R. Bohannon, P.E.
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

RE: IHOP @ MENAUL & PENNSYLVANIA (H-19/D70)
(7500 Menaul Blvd NE)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 11/9/2001
ENGINEERS CERTIFICATION DATED 5/13/2002

Dear Mr. Bohannon:

Based upon the information provided in your Engineers Certification submittal dated June 5, 2002, and based upon the approval of the SO19 by the City's Storm Drainage Maintenance Inspector, the above referenced site is approved for a Permanent Certificate of Occupancy.

If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department

C: Vickie Chavez, COA
approval file
✓ drainage file

(REV. 11/01/2001)

ZONE ATLAS/DRG. FILE #: H-19/D70
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 18A Zuni Addition, Block 17
CITY ADDRESS: 7500 Menaul Boulevard

CONTACT: Ronald R. Bohannon
PHONE: (505) 858-3100
ZIP CODE: 87113

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTACT: Mike Cariola
PHONE: (858)578-2950
ZIP CODE: 92126

CONTACT: Russ Hugg
PHONE: 897-3366
ZIP CODE: 87114

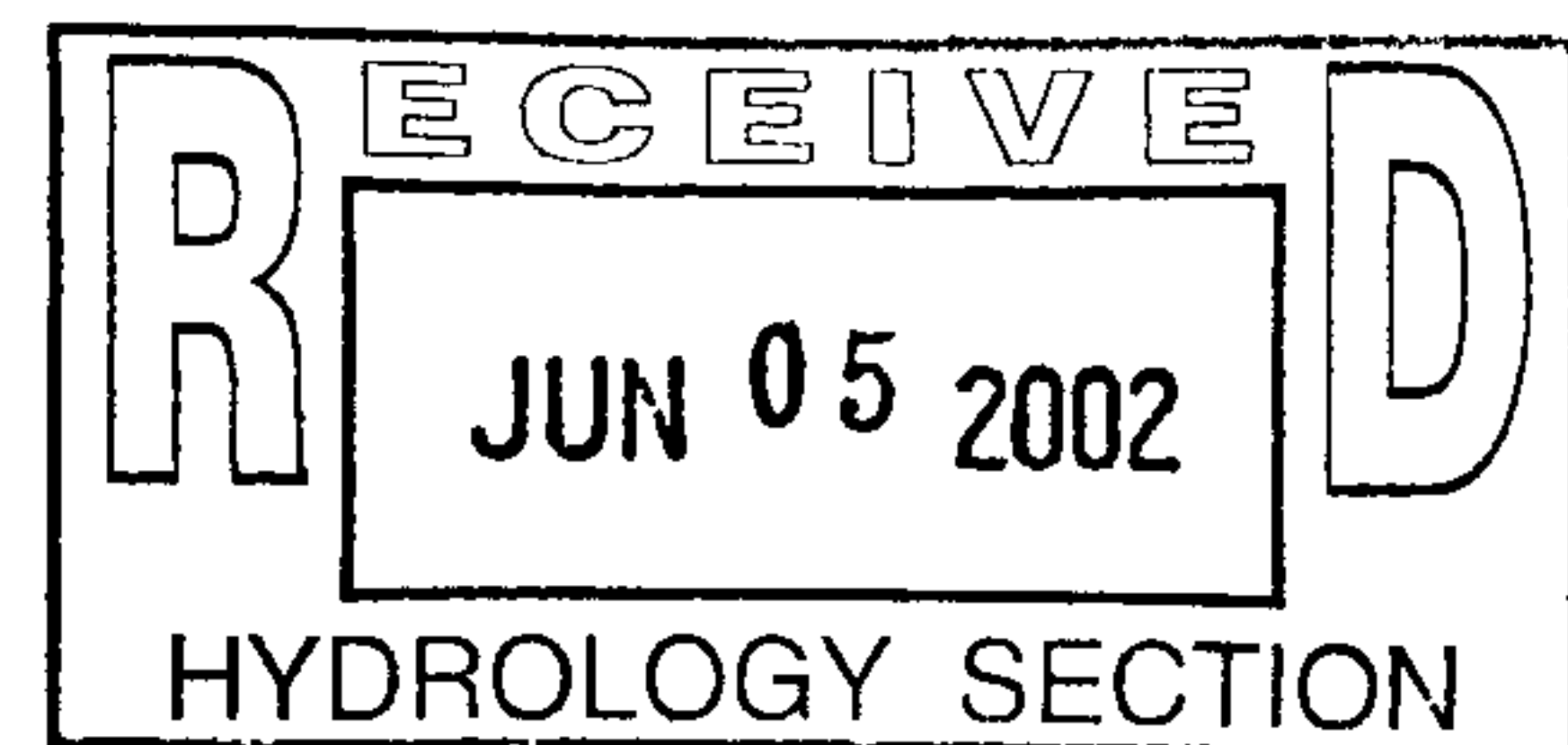
CONTACT: Bill Schnoor
PHONE: (281)370-6049
ZIP CODE: 87107

CHECK TYPE OF APPROVAL SOUGHT:

<input type="checkbox"/>	SIA / FINANACIAL GUARANTEE RELEASE
<input type="checkbox"/>	PRELIMINARY PLAT APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR SUB'D. APPROVAL
<input type="checkbox"/>	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/>	SECTOR PLAN APPROVAL
<input type="checkbox"/>	FINAL PLAT APPROVAL
<input type="checkbox"/>	FOUNDATION PERMIT APPROVAL
<input type="checkbox"/>	BUILDING PERMIT APPROVAL
<input checked="" type="checkbox"/>	CERTIFICATE OF OCCUPANCY (PERM.)
<input type="checkbox"/>	CERTIFICATE OF OCCUPANCY (TEMP.)
<input type="checkbox"/>	GRADING PERMIT APPROVAL
<input type="checkbox"/>	PAVING PERMIT APPROVAL
<input type="checkbox"/>	WORK ORDER APPROVAL
<input checked="" type="checkbox"/>	OTHER (SPECIFY) - SO # 19 and Release of Financial Guarantees

 YES
 X NO
 COPY PROVIDED

DATE SUBMITTED: 5/31/02 BY: Sara Lavy



1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres
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Albuquerque, NM 87113

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fax (505) 858-1118

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

June 3, 2002

Mrs. Terri Martin
City of Albuquerque
Albuquerque Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: Final Certification of Drainage for Certificate of Occupancy
IHOP Restaurant, H19-D70
7500 Menaul Boulevard
Albuquerque, NM**

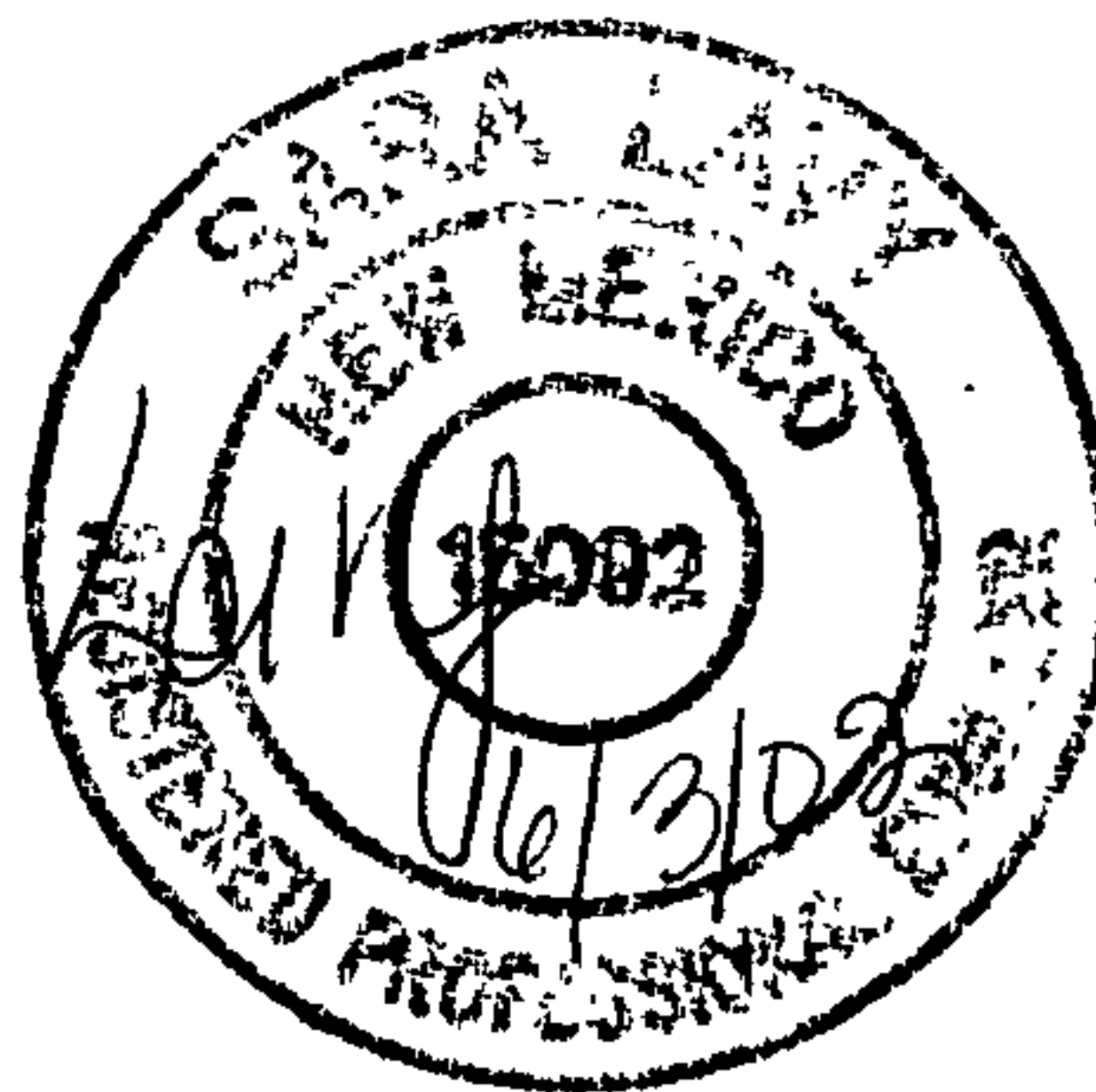
Dear Terri:

Enclosed please find one copy of the as-built Grading and Drainage Plan and the Information Sheet for IHOP Restaurant located at 7500 Menaul Boulevard. The prior punch list items consisted of: curb, sidewalk and pad work around the fire hydrant, patching and painting the six sidewalk culverts (covers & anchors), patching and painting two sidewalk culverts (covers) behind the store, application of fines for a couple of low spots, completion of striping, and the removal and replacement of damaged curb and fillet stones at the site entrance. The work is now complete, and Matthew Cline, with the City of Albuquerque Storm Drain Maintenance, signed off on the SO 19 today. All work is in substantial compliance with the approved Grading and Drainage plan. As-built information was provided by SURV-TEK, Inc. We are, therefore, requesting a Final Certification of Drainage and Release of Financial Guarantees.

If you have any questions or require additional information, please do not hesitate to contact me.

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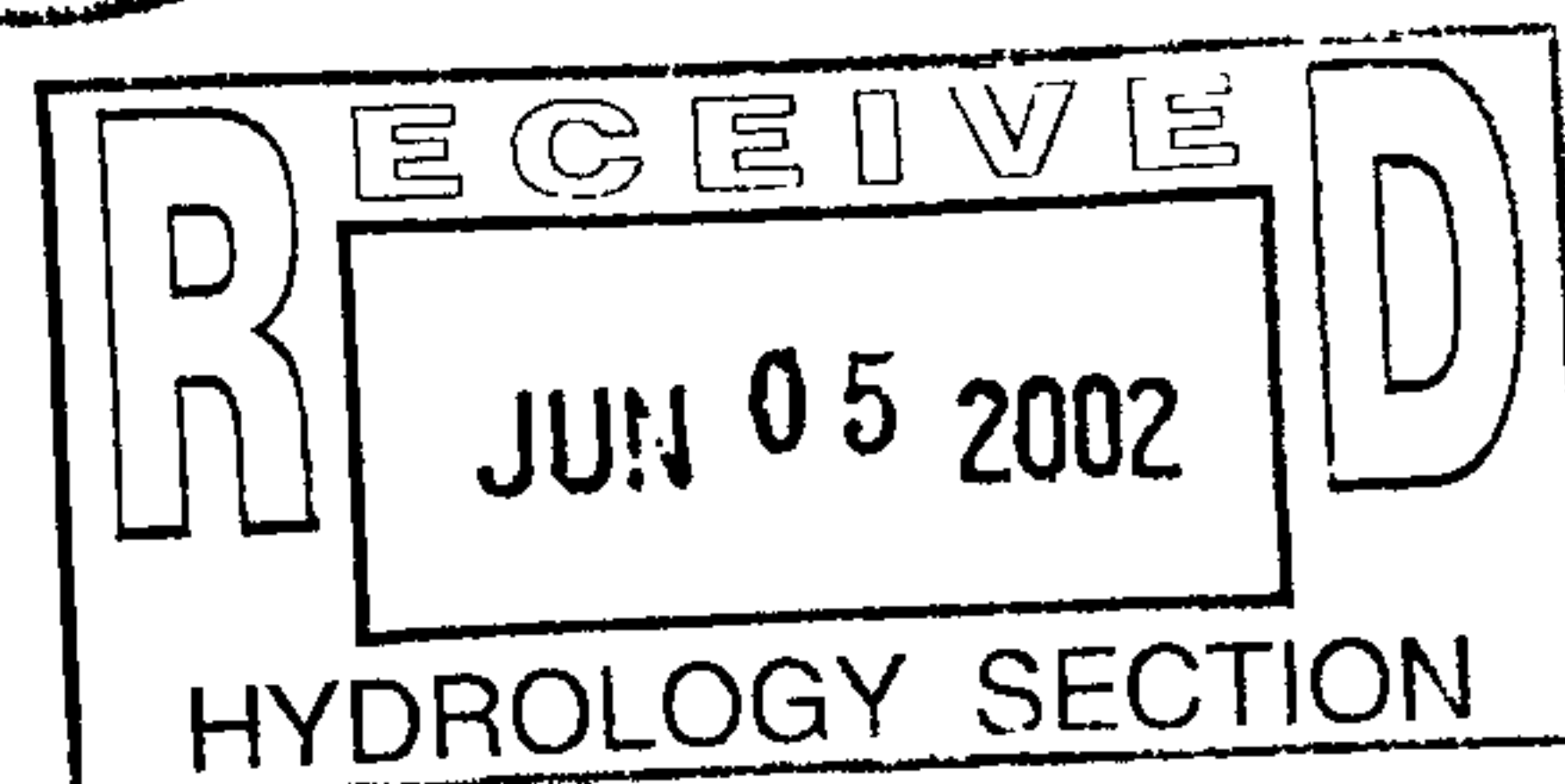
Sara
Sara Lavy, PE



Enclosures

cc: Bill Schnoor (with enclosure)
Mike Musar (w/o enclosure)
Mike Cariola (w/o enclosure)

JN 21065
ma





City of Albuquerque

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June 10, 2002

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Hydrology Plan Checker
Public Works Department

C: Vickie Chavez, COA
approval file
drainage file

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June 3, 2002

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Albuquerque, NM 87103

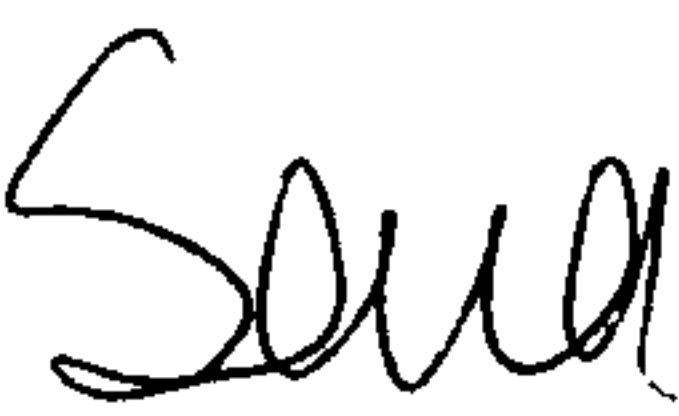
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IHOP Restaurant, H19-D70
7500 Menaul Boulevard
Albuquerque, NM**

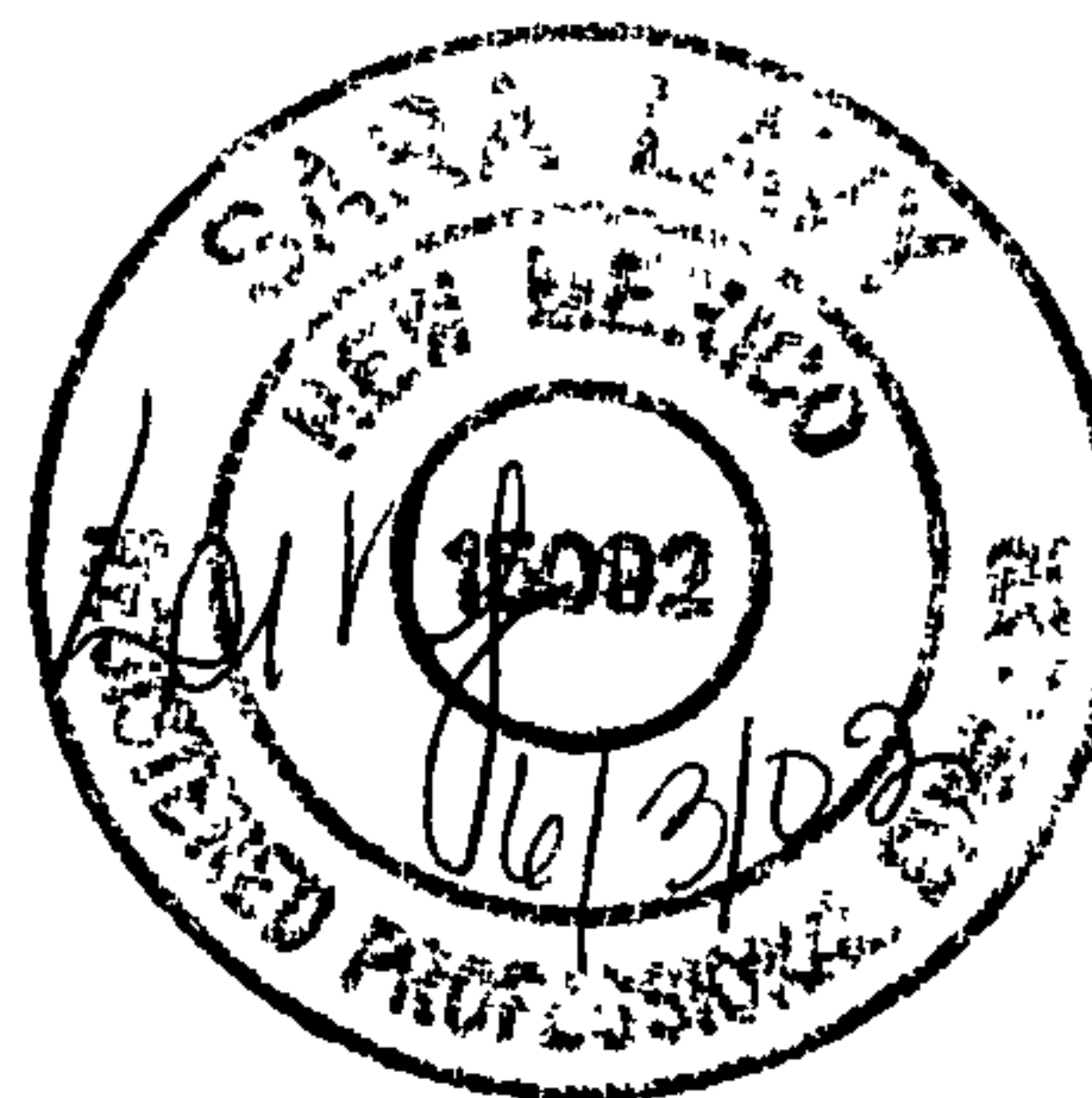
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If you have any questions or require additional information, please do not hesitate to contact me.

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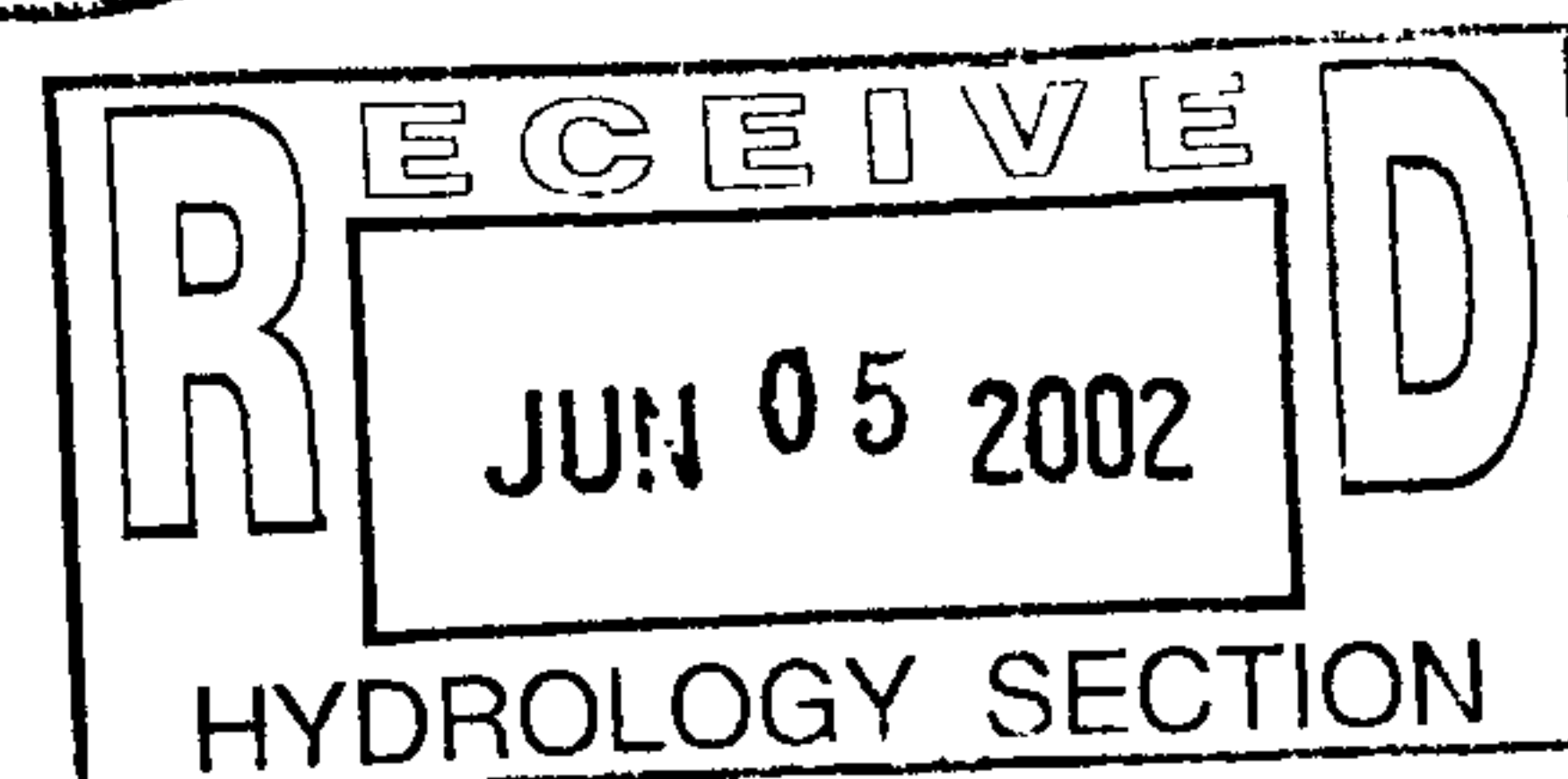

Sara Lavy, PE



Enclosures

cc: Bill Schnoor (with enclosure)
Mike Musar (w/o enclosure)
Mike Cariola (w/o enclosure)

JN 21065
ma



PUBLIC WORKS DEPARTMENT

NOVEMBER 14, 2001

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO: Pam Lujan, Permits

FROM:  John Murray, Hydrology, PWD

SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
DRAINAGE FILE NUMBER (H19-D70). IHOP RESTAURANT @ 7500 MENAUL
BOULEVARD, NE.**

Transmitted herewith is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

PROJECT TITLE: IHOP Restaurant at Menaul ZONE ATLAS/DRG. FILE #: H-19/D70
DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION Lot 18A Zuni Addition, Block 17
CITY ADDRESS: South side of Menaul Blvd, West of Pennsylvania Street

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: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Surv-Tek, Inc. CONTACT: Russ Hugg
ADDRESS: 5643 Paradise Blvd, NW PHONE: 897-3366
CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87114

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

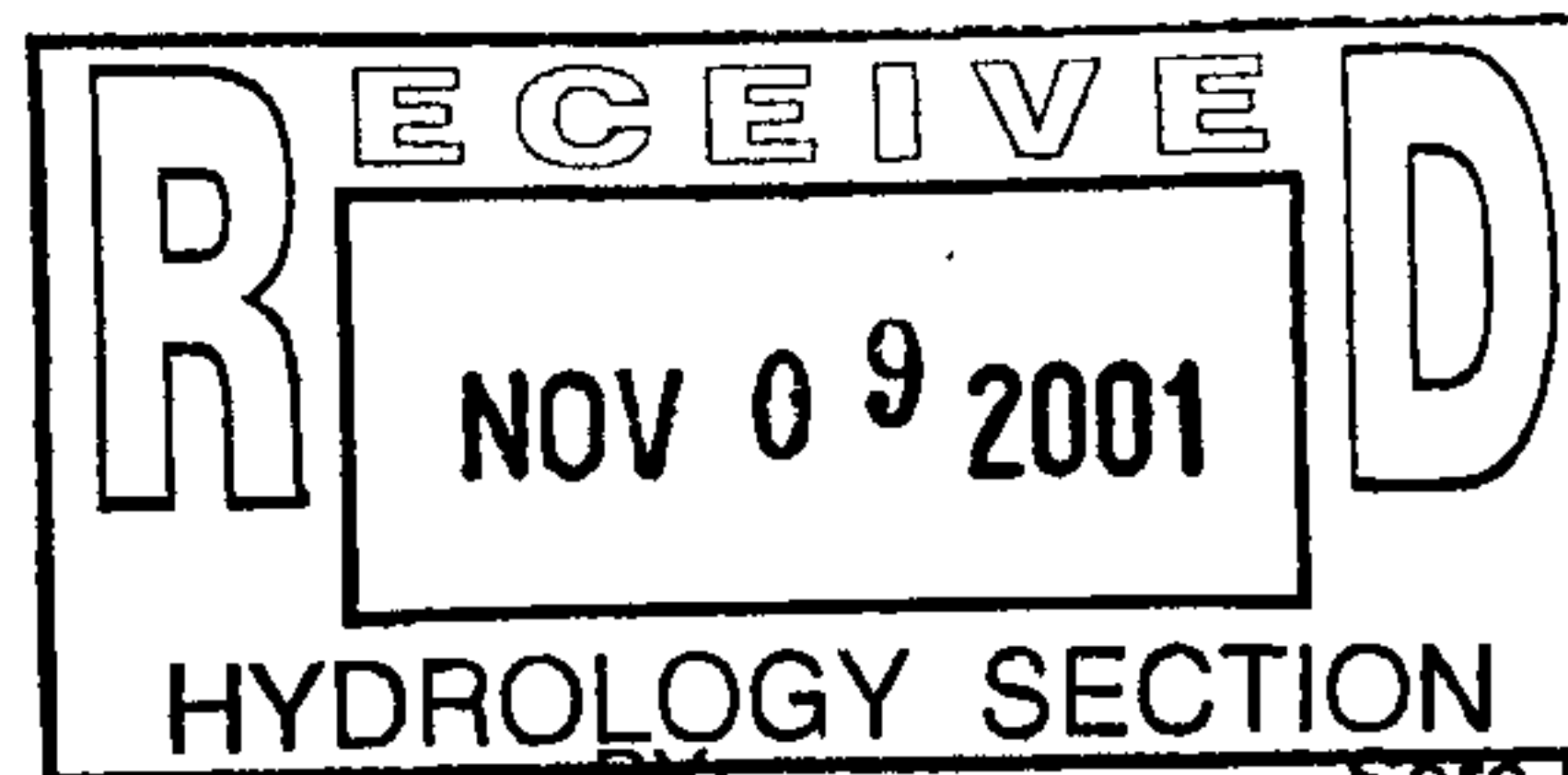
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER

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
☐ 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) SC#19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 11/9/01 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 submittal 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.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

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

November 8, 2001

Mr. Brad Bingham, PE
Sr. Engineer, Hydrology
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: IHOP on Menaul and Pennsylvania (H19/D70)

Dear Mr. Bingham:

Enclosed please find a revised Grading and Drainage Plan for above referenced project. We have addressed your comments regarding the Grading Plan in the following manner:

1. The existing concrete swale from Lot 24-A should be extended to your new proposed swale.
We have extended the existing swale to the new parking lot where the flow will enter the site and be routed to the new swale. It will be too expensive to run the swale the length of the south property line.
2. On the grading plan, please revise the reference to 16.6 cfs to 11.6 cfs.
We have changed to the reference from 16.6 cfs to 11.6 cfs.

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

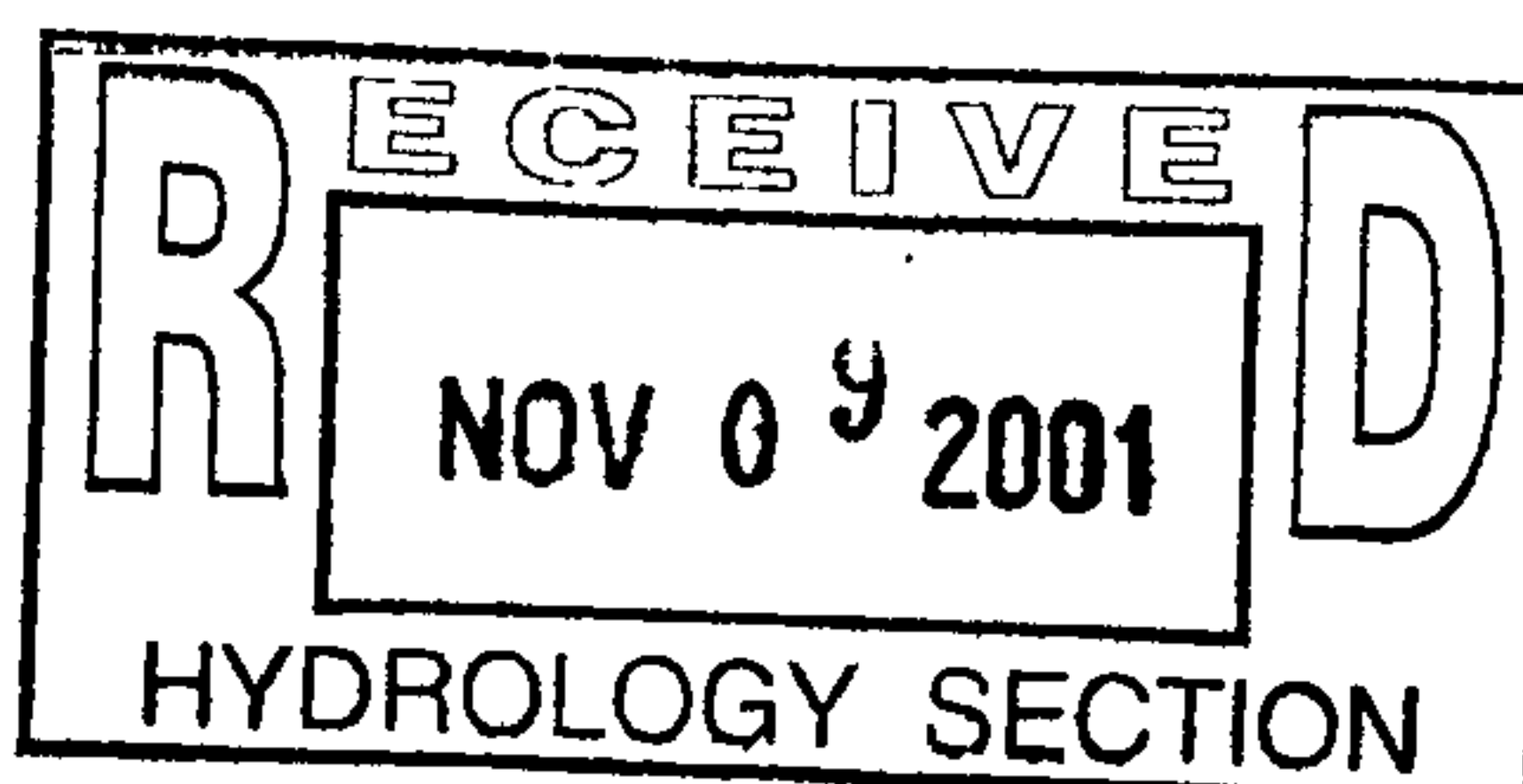
Sincerely,

Sara Lavy
Sara Lavy, PE

Enclosures

cc: Mike Cariola

JN: 21065
scl



21065. 2165 IHOP hydrology resubmittal.ltr.doc



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

May 15, 2002

Ronald R. Bohannon P.E. for Richard D. Clark (Schuss/Clark Architects), Reg. Architect
Tierra West LLC
8509 Jefferson N.E.
Albuquerque, NM 87113

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
IHOP Restaurant, [H19 / D070]
7500 Menaul Blvd. N.E.
Engineer's Stamp Dated 05/13/02

Dear Mr. Bohannon:

Based on the information provided on your submittal dated May 14, 2002, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding issues stated in the Letter of Certification to be completed within this time period. When these issues have been fully completed, are in substantial compliance, and a Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

Relative to the certification letter, issues to be resolved within this time period are: 1) Removal of all construction fencing and all equipment and refuse/compactors, in the traffic/pedestrian circulation areas; 2) Removal of all landscape material (gravel, bark, etc.) from parking stalls for Final C.O. From the time of this Temp C.O., up to Certification for Final C.O., make sure material is contained in single stall or stalls needed to hold material, keeping surrounding area clean of this material, to relieve liability; 3) Incomplete work at the Menaul drivepad can be accepted since other forms of access to the site exist. This area of work and any other work in the parking lot needs to be barricaded during work up to job termination to offer safety to pedestrians and vehicles.

Submit package along with fully completed Drainage and Transportation Information Sheet to front counter personnel on Planning side of the building for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3620.

Sincerely,

Mike Zamora, Commercial Plan Checker
Development and Building Services
Planning Department

c: Architect
Hydrology file
Mike Zamora

(REV. 11/01/2001)

ZONE ATLAS/DRG. FILE #: H-19/D70
WORK ORDER #:

ENGINEERING FIRM: TIERRA WEST, LLC
ADDRESS: 8509 JEFFERSON NE
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Ronald R. Bohannon
PHONE: (505) 858-3100
ZIP CODE: 87113

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: Schuss-Clark
ADDRESS: 9474 Kearny Villa Rd Suite 215
CITY, STATE: San Diego, CA

CONTACT:	Mike Cariola
PHONE:	(858)578-2950
ZIP CODE:	92126

SURVEYOR: SURV-TEK, Inc.
ADDRESS: 5643 Paradise Boulevard, NW
CITY, STATE: ALBUQUERQUE, NM

CONTACT:	Russ Hugg
PHONE:	897-3366
ZIP CODE:	87114

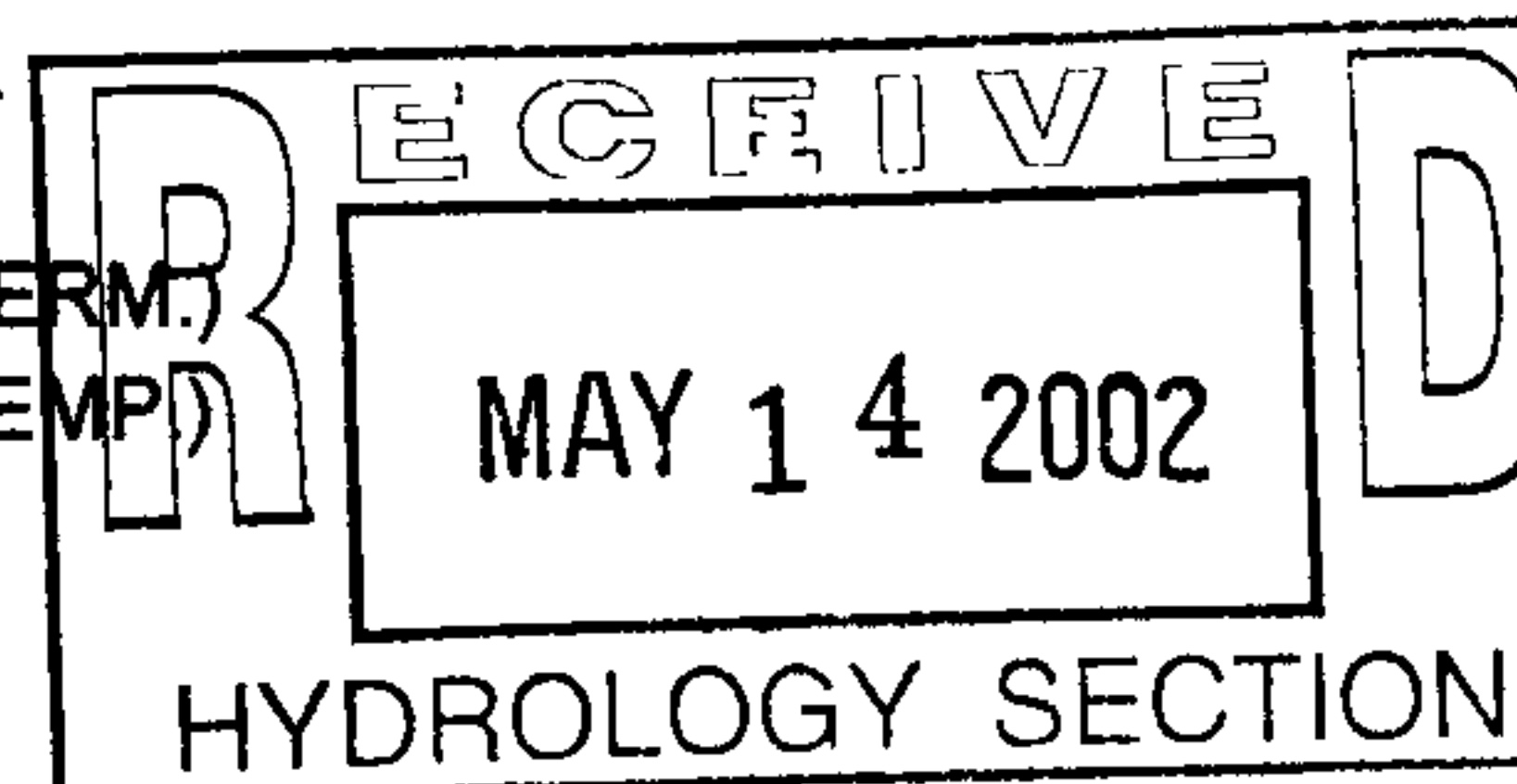
CONTRACTOR:	Jerry Kachel Builder, Inc.
ADDRESS:	6518 Klein Cemetery Road
CITY, STATE:	Spring, Texas

CONTACT:	Bill Schnoor
PHONE:	(281)370-6049
ZIP CODE:	87107

CHECK TYPE OF APPROVAL SOUGHT:

	DRAINAGE REPORT
	DRAINAGE PLAN
	CONCEPTUAL GRADING & DRAINAGE PLAN
	GRADING PLAN
	EROSION CONTROL PLAN
	ENGINEER'S CERTIFICATION (HYDROLOGY)
	CLOMR/LOMR
	TRAFFIC CIRCULATION LAYOUT (TCL)
X	ENGINEERS CERTIFICATION (TCL)
	ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
	OTHER

☐ 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) - SO # 19 Permit



 YES
 X NO
 COPY PROVIDED

DATE SUBMITTED: 5/12/02 BY: Ronald Bohannon

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
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.

5/15/02 - Appd, 306 old to Bob W.; —- logged in; Letter dated 5/15 -
Sent to Arch.; Hold Letter to Certif. Party for Day or two, then Mail.

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

(505) 858-3100
fax (505) 858-1118

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

May 13, 2002

Mr. Mike Zamora
City of Albuquerque
Development and Building Services
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: 30-Day Temporary Traffic Control Plan
(Schuss/Clark Site Plan) Certification
IHOP Restaurant, H19-D70
7500 Menaul Boulevard**

Dear Mike:

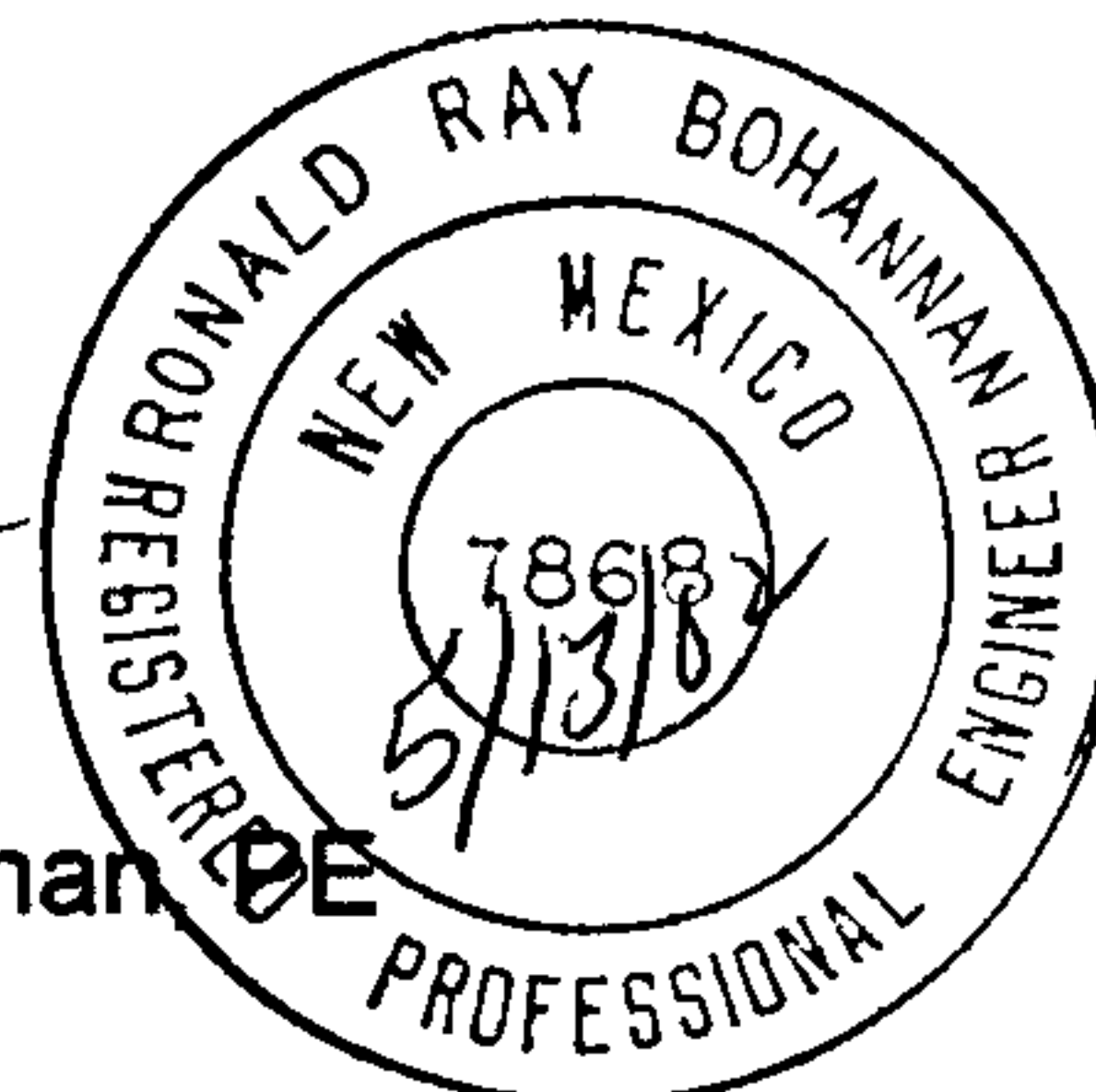
At the request of Mike Cariola with Schuss/Clark Architects we are enclosing one copy of the As-built Site Plan for Subdivision and the Information Sheet for IHOP at 7500 Menaul Boulevard. The punch list items include curb work around the fire hydrant, patching and painting the six sidewalk culverts in front, patching and painting two sidewalk culverts in back, application of fines for a couple of low spots, completion of striping and the removal and replacement of damaged curb and fillet stones at the entrance. All work is in substantial compliance with the approved site plan. We are, therefore, requesting a 30-Day Temporary Certification of the Site Plan for Certificate of Occupancy.

If you have any questions or require additional information please do not hesitate to contact me.

Sincerely,



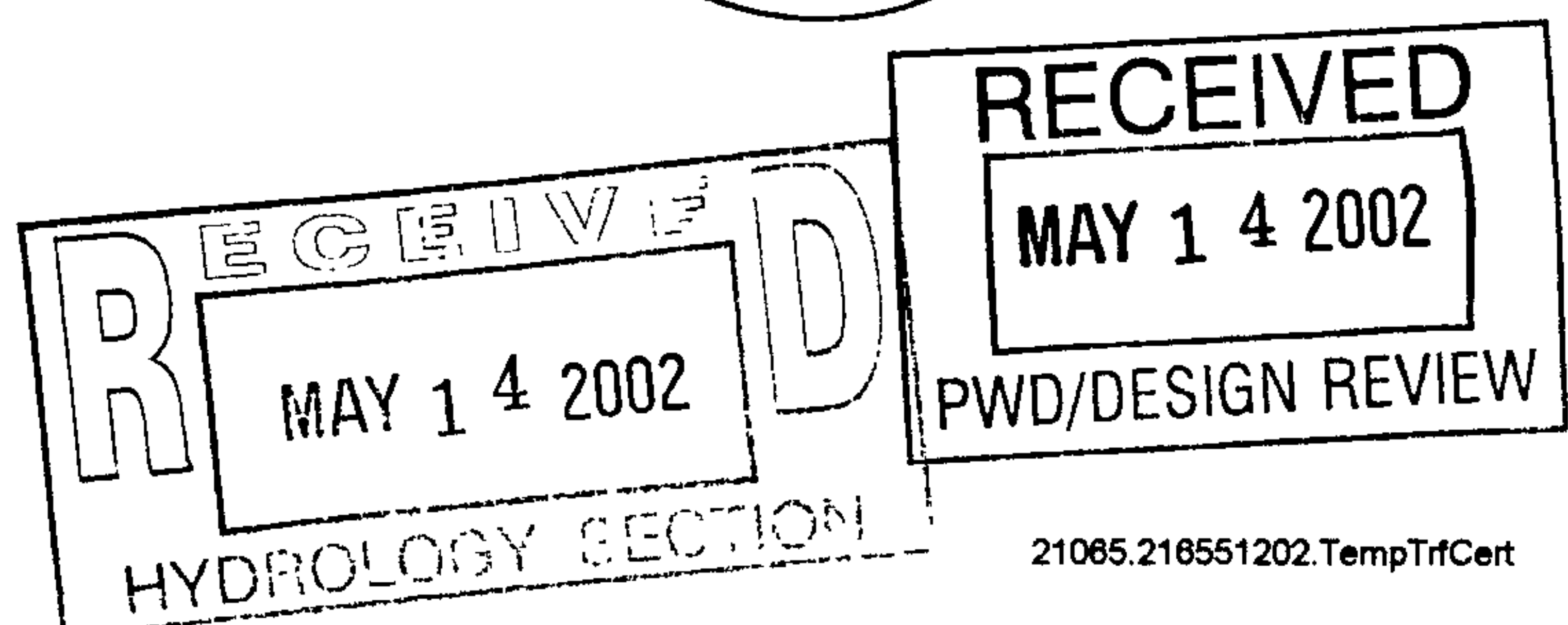
Ronald R. Bohannon, PE



Enclosures

cc: Bill Schnoor (with enclosure)
Mike Musar (w/o enclosure)
Mike Cariola (w/o enclosure)

JN 21065
ma



21065.216551202.TempTrfCert



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

October 26, 2001

Schuss & Clark
9474 Kearny Villa Road, Suite 215
San Diego, California 92126-4597

Re: TCL Submittal for Building Permit Approval for IHOP Restaurant H19 / D070
Menaul and Pennsylvania
Albuquerque, NM
No Architect Stamp Given

To Whom It May Concern:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and redlined TCL markup with comments, per the submittal received October 10, 2001.

Please resubmit revised TCL after addressing typed and marked up comments. Submit Plan along with typed comments and all redlined, mark-up copies.

Sincerely,

Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Office File

MZ:gds

DRAINAGE INFORMATION SHEET

H-19/D70

PROJECT TITLE: IHOP at Menaul ZONE ATLAS/DRNG. FILE #: H-19
 DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION Lot 18A Zuni Addition, Block 17
 CITY ADDRESS: South side of Menaul Blvd, West of Pennsylvania Street

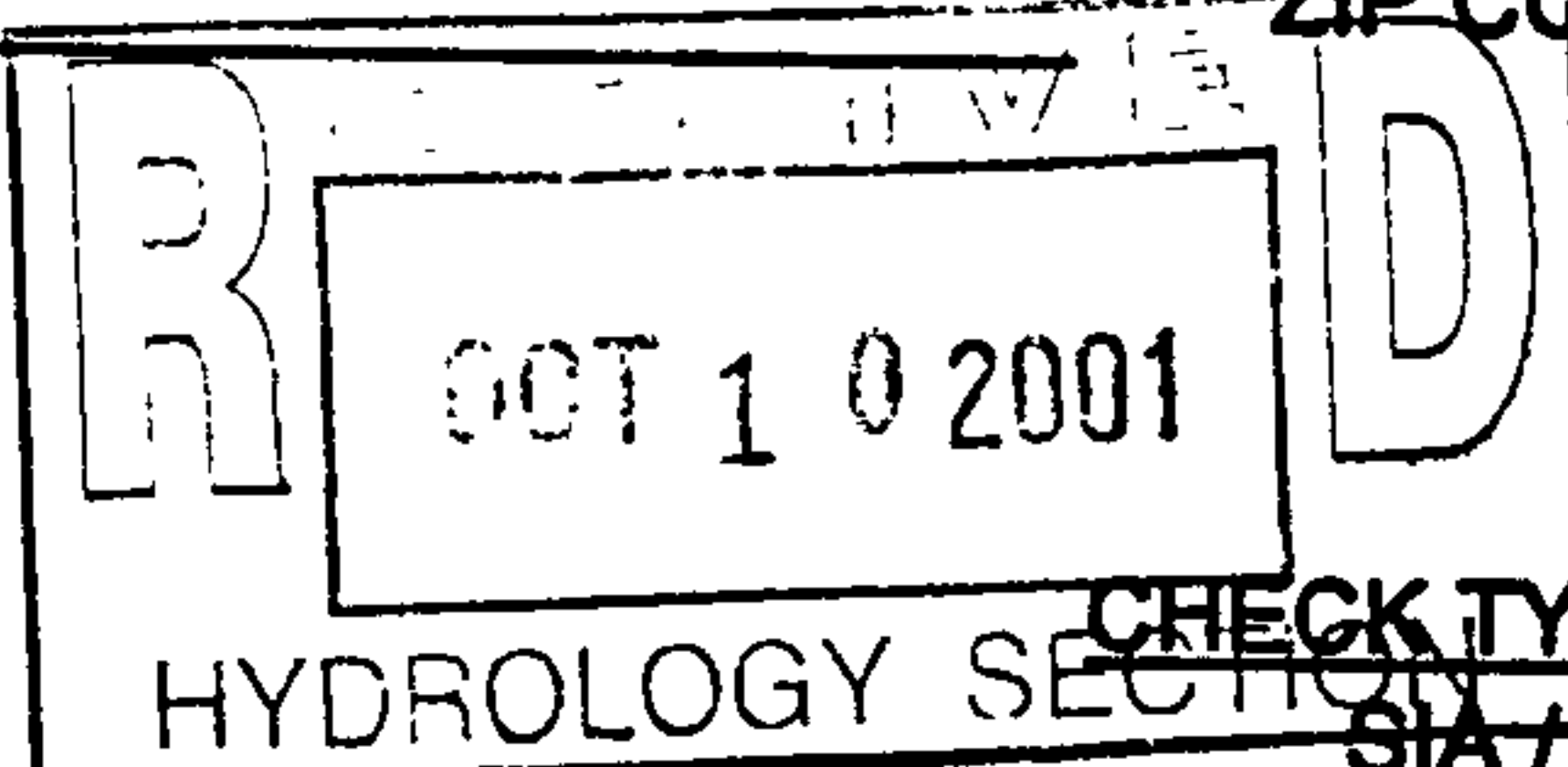
ENGINEERING FIRM: TIERRA WEST, LLC CONTACT: RONALD R. BOHANNAN OR SARA LAVY
 ADDRESS: 8509 JEFFERSON NE PHONE: (505) 858-3100
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87113

OWNER: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

ARCHITECT: SCHUSS & CLARK CONTACT: _____
 ADDRESS: 9474 Kearny Villa Road Suite 215 PHONE: 858-578-2950
 CITY, STATE: San Diego Cal. ZIP CODE: 92126-4597

SURVEYOR: SURV-TEK, INC. CONTACT: RUSS HUGG
 ADDRESS: 5643 PARADISE BLVD, NW PHONE: 897-3366
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87114

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____



CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SITE/FINANACIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVA
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) 5019

DATE SUBMITTED: 10/2/01 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 submittal may be required based on the following:

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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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 5, 2001

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

Re: IHOP on Menaul Drainage Report
Engineer's Stamp dated 10-2-01 (H19/D70)

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 10-10-01, the above referenced plan cannot be approved for Building Permit and SO #19 Permit until the following minor comments are addressed

- The existing concrete swale from Lot 24-A should be extended to your new proposed swale.
- On the grading plan, please revise the reference to 16.6 cfs to 11.6 cfs.

Once you have resubmitted, I will make every effort to facilitate your approval. If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Hydrology

C: file

DRAINAGE INFORMATION SHEET

H-19/D70

PROJECT TITLE: IHOP at Menaul
 DRB #: _____ EPC #: _____

ZONE ATLAS/DRNG. FILE #: H-19
 WORK ORDER #: _____

LEGAL DESCRIPTION Lot 18A Zuni Addition, Block 17
 CITY ADDRESS: South side of Menaul Blvd, West of Pennsylvania Street

ENGINEERING FIRM: TIERRA WEST, LLC
 ADDRESS: 8509 JEFFERSON NE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY
 PHONE: (505) 858-3100
 ZIP CODE: 87113

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

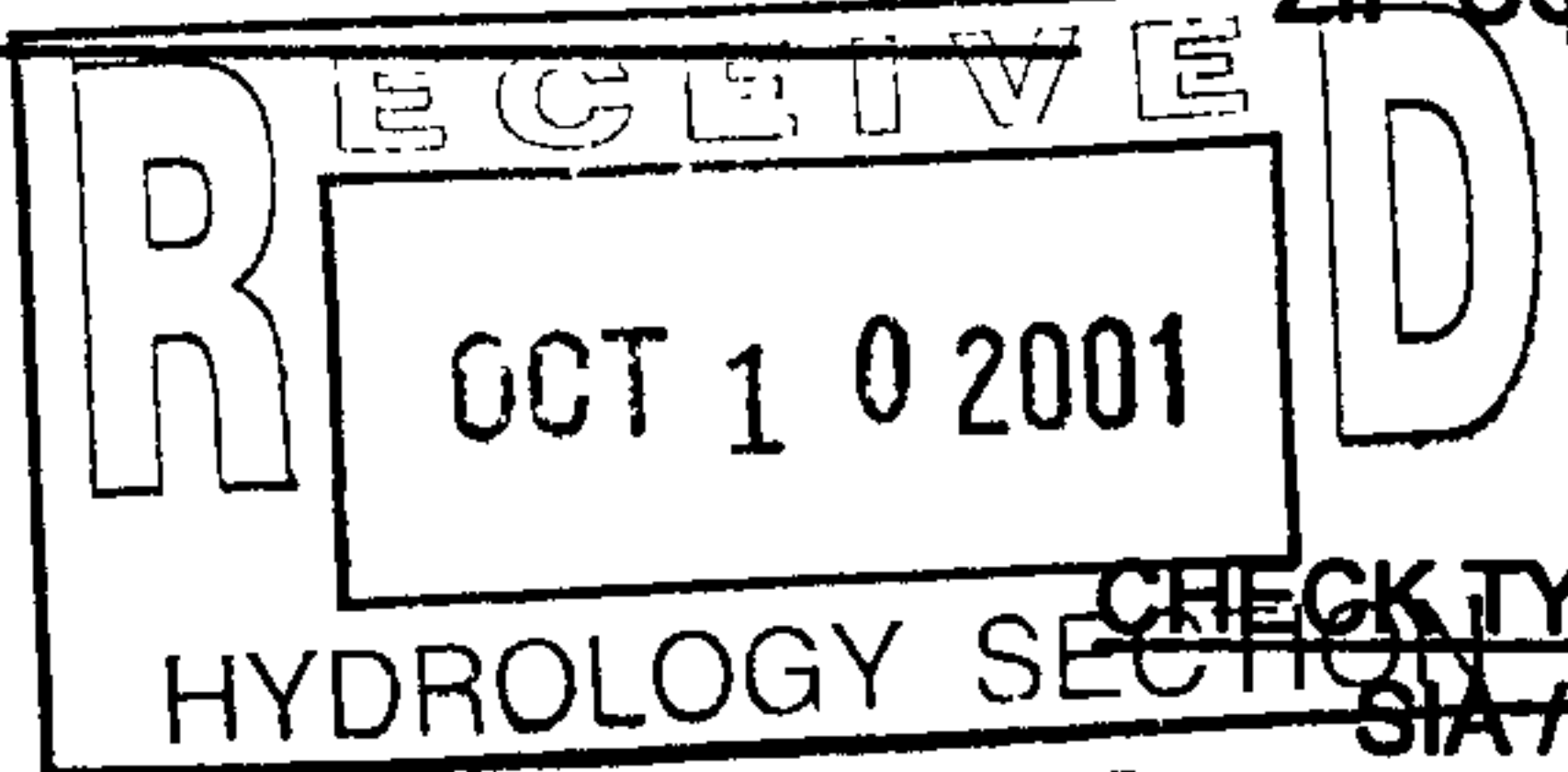
CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: SURV-TEK, INC.
 ADDRESS: 5643 PARADISE BLVD, NW
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: RUSS HUGG
 PHONE: 897-3366
 ZIP CODE: 87114

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____



CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ OTHER

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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- ☒ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
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DATE SUBMITTED: 10/2/01 BY: Sara Lavy

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DRAINAGE REPORT

for

International House Of Pancakes (IHOP) Menaul and Pennsylvania

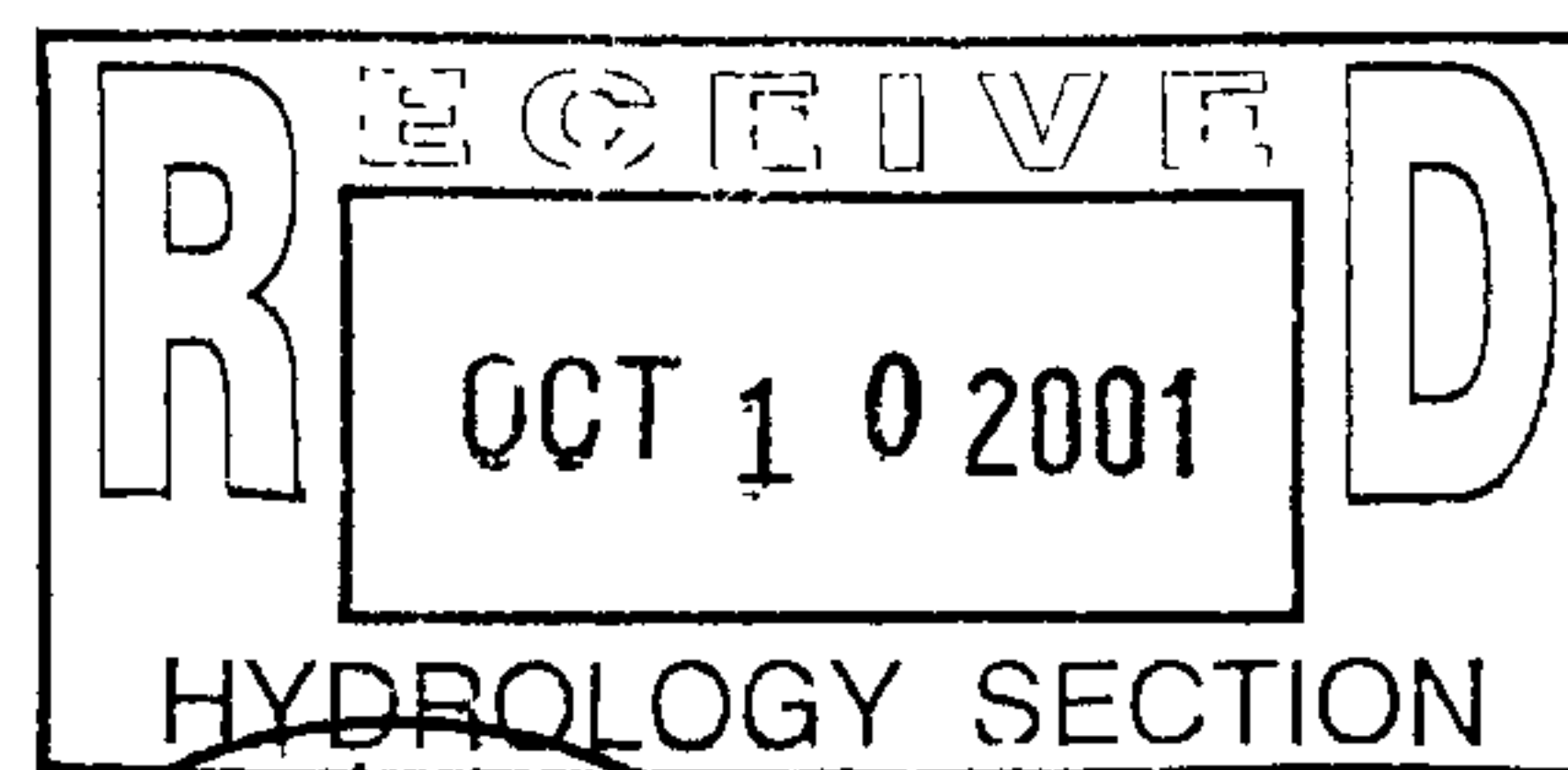
Prepared by

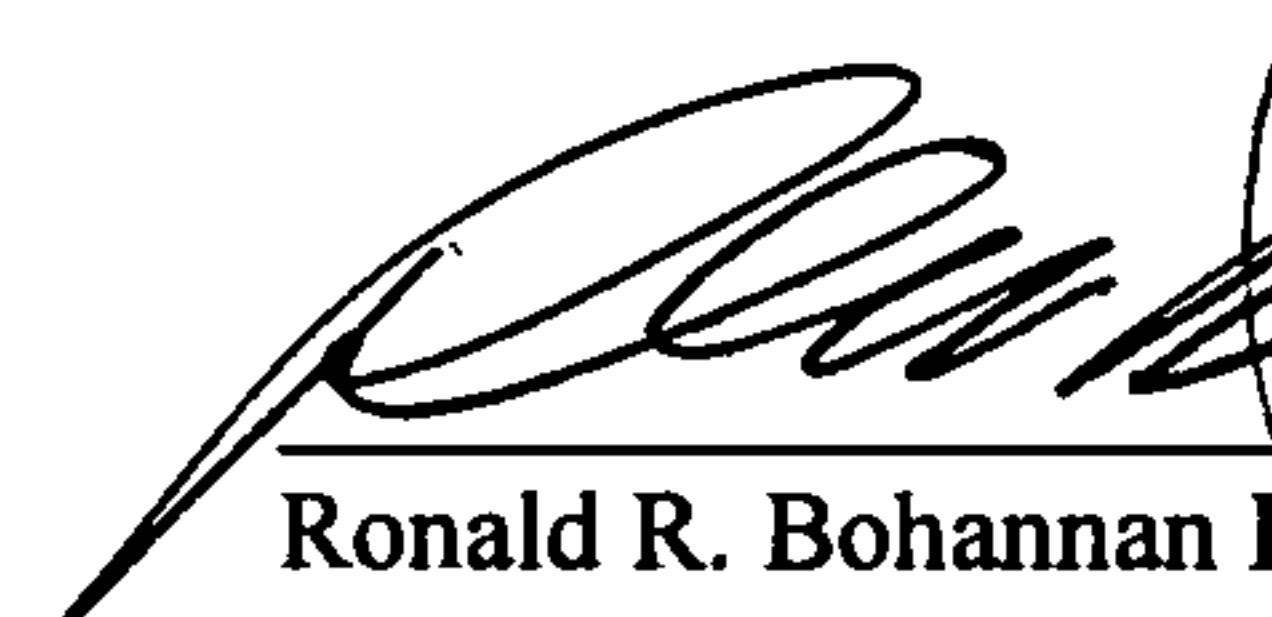
Tierra West, LLC
8509 Jefferson NE
Albuquerque, New Mexico 87113

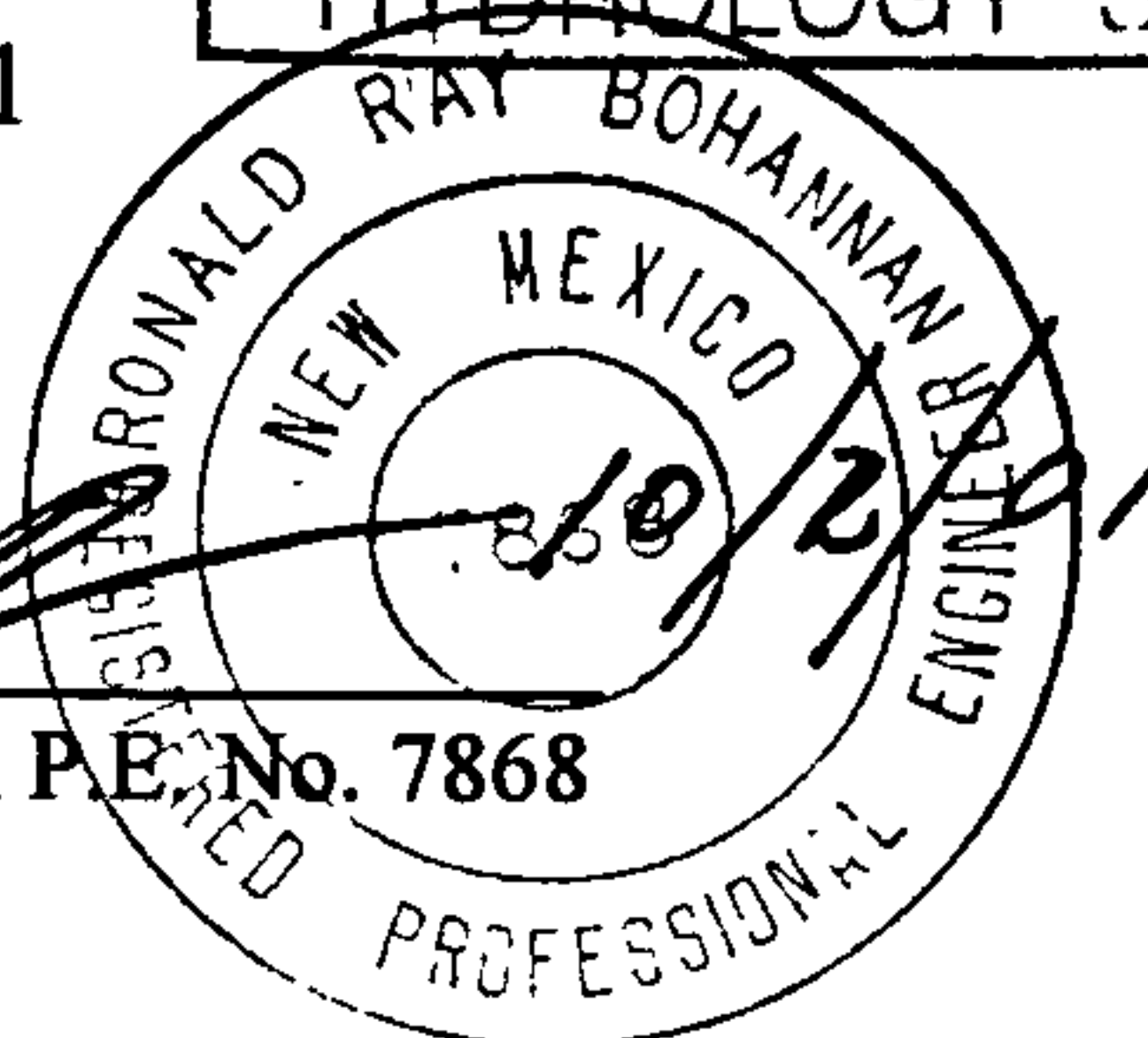
Prepared for

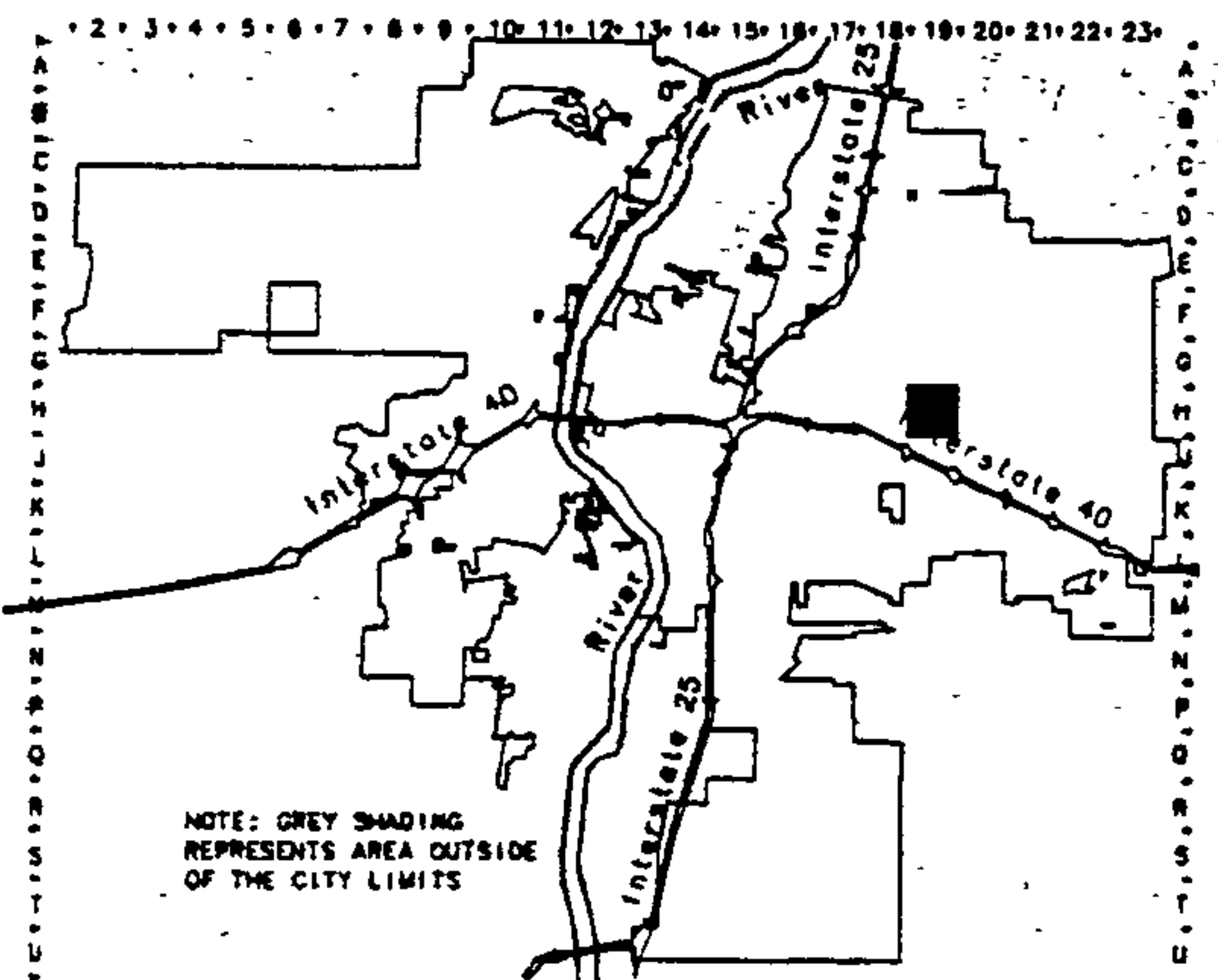
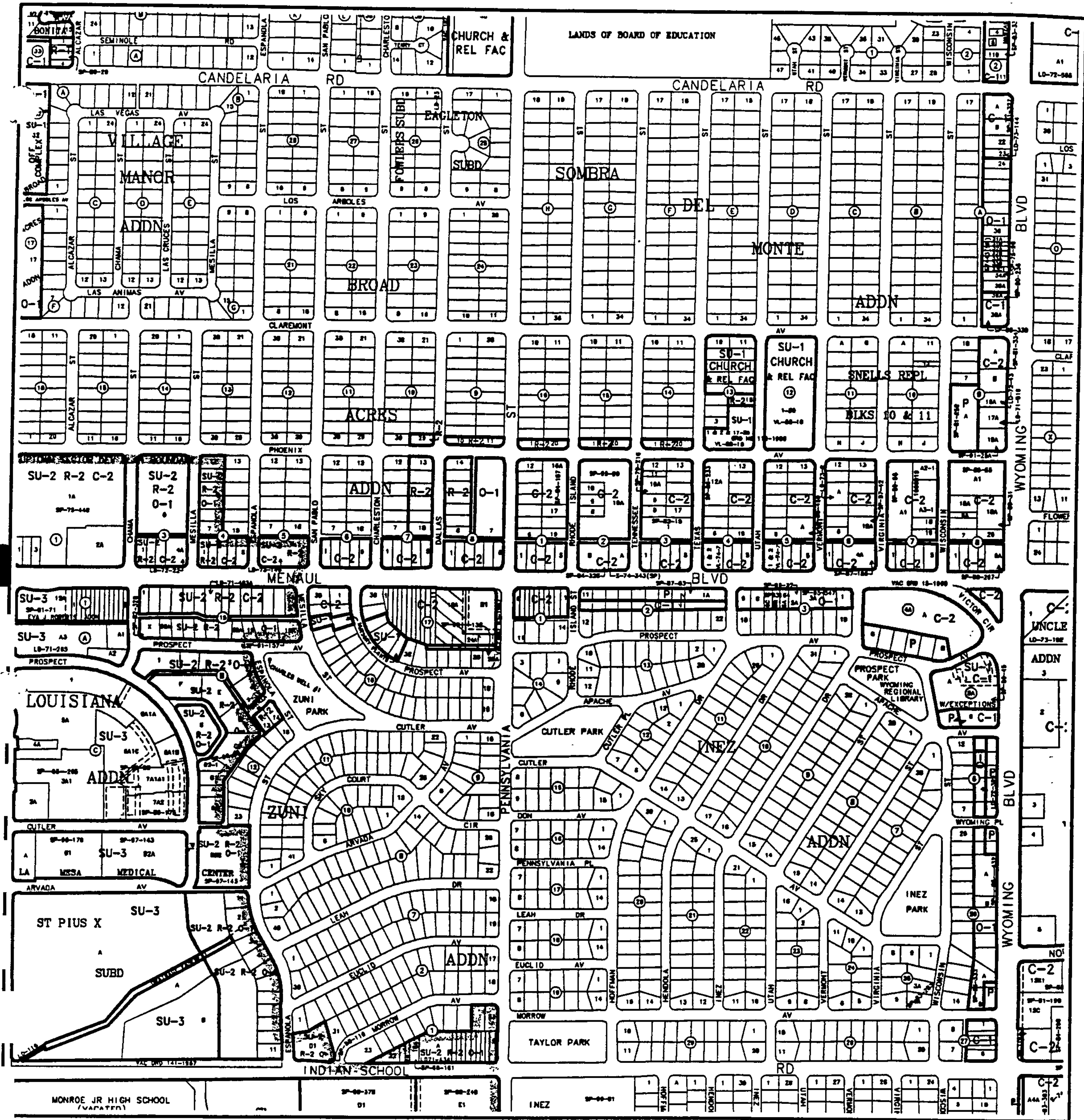
Mike Cariola
Schuss Clark Architects
9474 Kearny Villa Road, Suite 215
San Diego, California 92126

October 2001

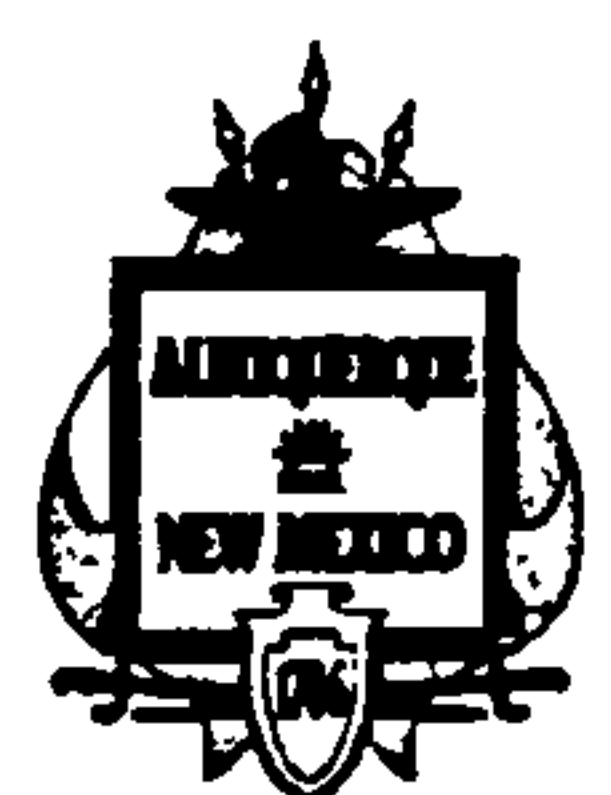



Ronald R. Bohannon P.E. No. 7868

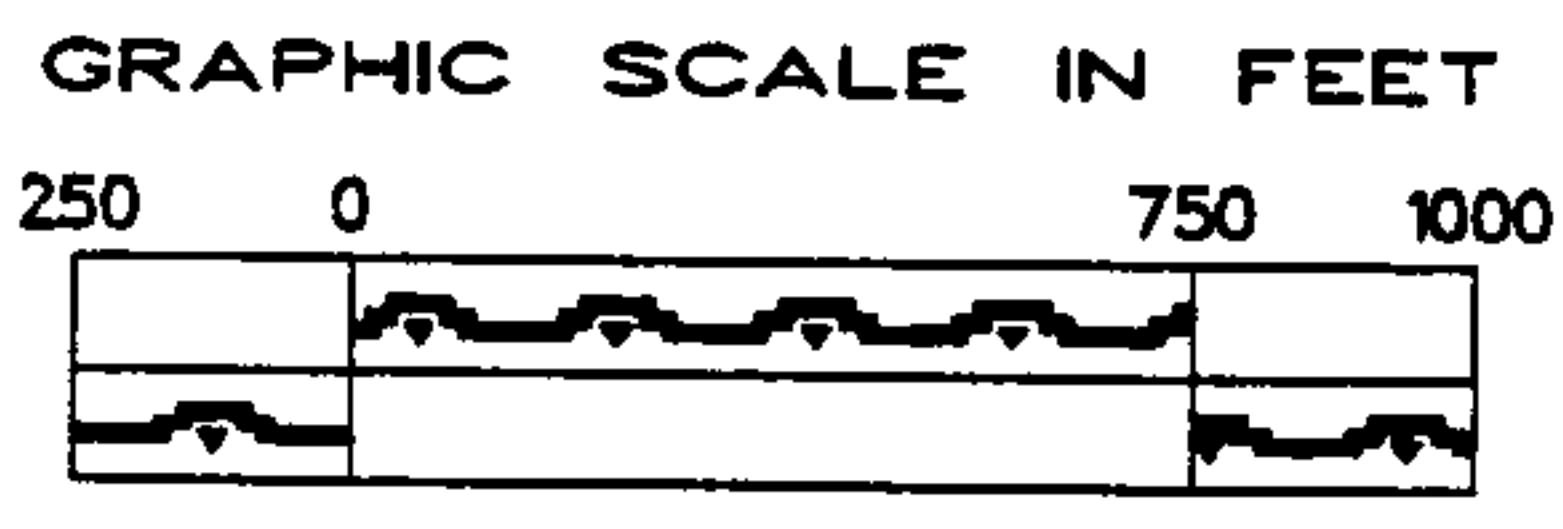




NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS



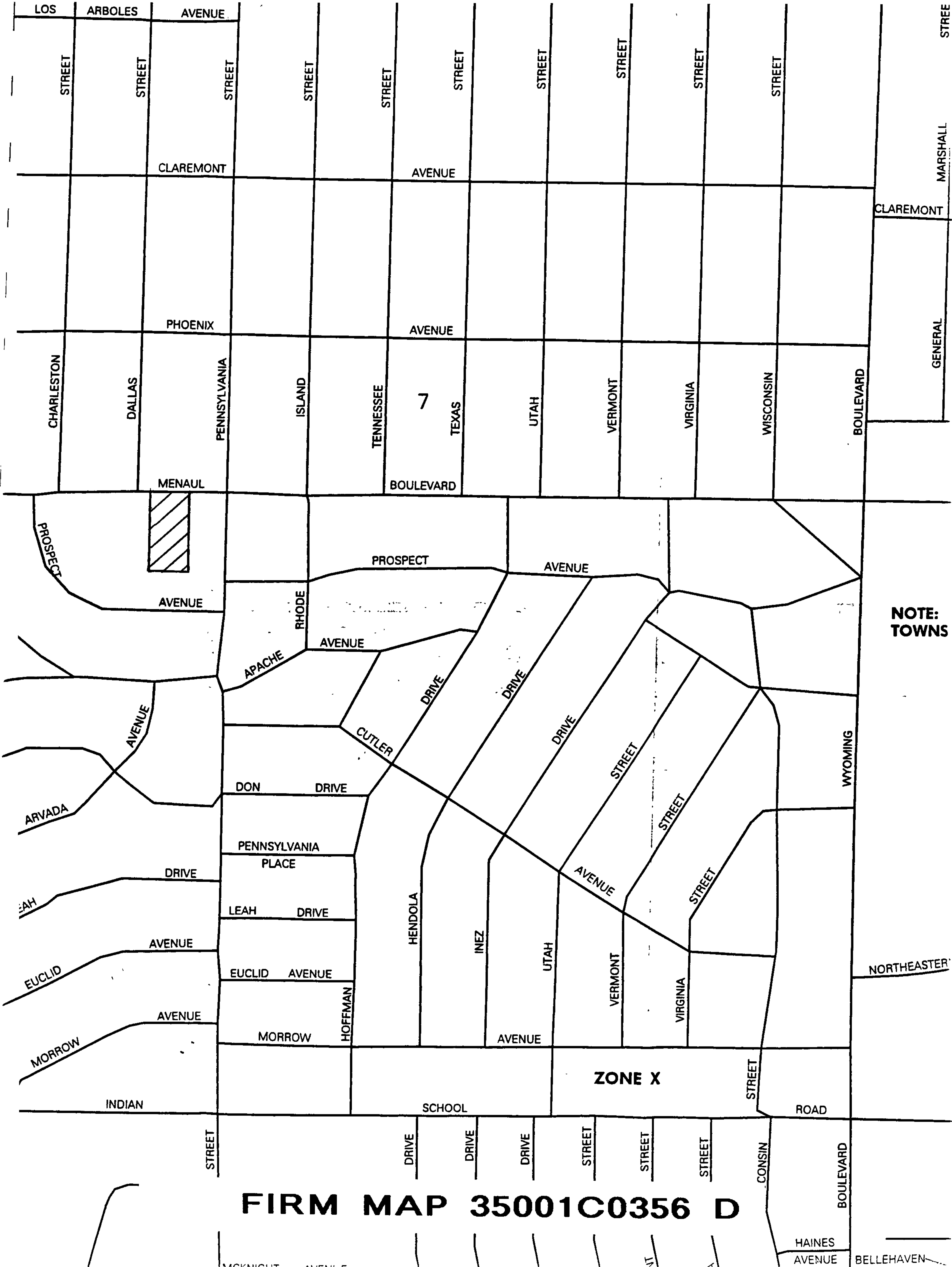
CITY OF
Albuquerque
A buquerque G eographic I nformation S ystem
PLANNING DEPARTMENT
© Copyright 2001



Zone Atlas Page

H-19-Z

Map Amended through March 20, 2001



FIRM MAP 35001C0356 D

NOTE:
TOWNS

ZONE X

MARSHALL

GENERAL

STREE

CLAREMONT

BOULEVARD

BOULEVARD

HAINES AVENUE

BELLEHAVEN

NORTHEASTER

WYOMING

STREET

CONSIN

STREET

VIRGINIA

VERMONT

AVENUE

UTAH

DRIVE

INEZ

HENDOLA

CUTLER

DRIVE

PENNSYLVANIA PLACE

LEAH DRIVE

EUCLID AVENUE

MORROW

HOFFMAN

SCHOOL

DRIVE

DRIVE

DRIVE

STREET

STREET

STREET

MENAU

AVENUE

AVENUE

ARVADA

EAH

EUCLID

MORROW

INDIAN

PROSPECT

AVENUE

RHODE

AVENUE

APACHE

DRIVE

DRIVE

STREET

STREET

DALLAS

PENNSYLVANIA

ISLAND

TENNESSEE

TEXAS

UTAH

VERMONT

VIRGINIA

WISCONSIN

7

BOULEVARD

AVENUE

CLAREMONT

PHOENIX

CHARLESTON

PROSPECT

LOS

ARBOLES

AVENUE

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREE

Location

This site is located on the south side of Menaul Boulevard, west of Pennsylvania Avenue. The site is shown on the attached Zone Atlas Page H-19 and contains approximately 1.6 acres. The legal description is Lot 18A, Zuni Addition, Block 17. The site is the proposed location of an International House of Pancakes (IHOP) Restaurant. The purpose of this report is to provide the drainage analysis and management plan for the restaurant.

Existing Drainage Conditions

The site is currently undeveloped, but has been developed in the past, prior to 1972. In the past, the site free discharged the developed flows to Menaul Boulevard. There is one existing basin on the site that has an undeveloped discharge of 3.12 cfs. According to the drainage plan by Mark Goodwin and Associates (H19/D67), the Phillips 66 site located to the east drains 11.6 cfs to the proposed IHOP site. That grading plans shows a swale that carries the flows to Menaul Boulevard. However, recent visits to the site show no sign of a swale. The drainage currently ponds near the south side of the site.

The site is higher than Menaul Boulevard on the north and Rowlands Nursery on the west and no water enters from those directions. A wall on the south side of the property prevents any drainage from entering the site from the south.

FIRM Map and Soil Conditions

The site is located on FIRM Map 35001C0356 D as shown on the attached excerpt. The map shows that the site does not lie within any 100-year flood plains.

The site contains one soil type according to the Soil Conservation Service Soil Survey of Bernalillo County. An Embudo-Tijeras complex with medium runoff and a moderate hazard of water erosion covers the site.

Proposed Drainage Management Plan

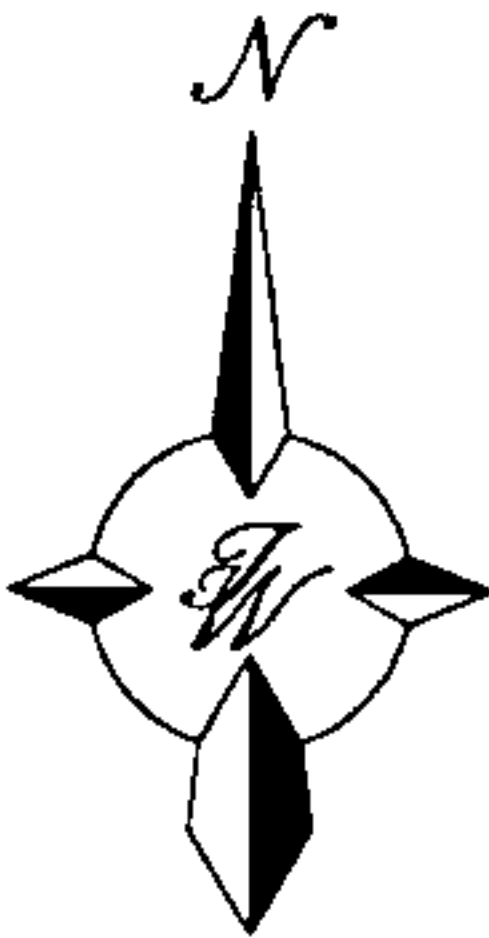
The proposed drainage management plan is to drain the site to Menaul Boulevard. The site was the location of an electronics warehouse in the past and was developed when the Albuquerque Master Drainage Study was completed. The site contains one proposed drainage basin with a flow rate of 5.73 cfs. This was calculated using the Weighted E Method with 90% of the site as land treatment D and the remaining 10% as land treatment B. This flow will drain west to a new concrete swale located along the west property line. This swale has capacity for 22.89 cfs which is greater than the required of 17.33 cfs. This includes both the IHOP site and the existing Phillips 66. In the case of an event greater than a 100-year storm, the site will continue to drain through the swale and also out the entrance to Menaul Boulevard.

$Q_{out}=17.33 \text{ CFS}$

BASIN 1
 $Q=5.73 \text{ CFS}$

OFFSITE
BASIN
 $Q=11.60 \text{ CFS}$

DEVELOPED BASIN EXHIBIT



Calculations

Weighted E Method

On-Site Basins

											100-Year			10-Year		
Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
			%	(acres)	%	(acres)	%	(acres)	%	(acres)						
Developed																
1	52,221	1.20	0%	0	10%	0.12	0%	0	90%	1.08	2.216	0.221	5.73	1.386	0.138	3.80
Undeveloped																
1	52,221	1.20	0%	0	100%	1.20	0%	0	0%	0.00	0.920	0.092	3.12	0.360	0.036	1.43

Equatlons:

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 3	100-Year	10 - Year
E _a	0.66	0.19
E _b	0.92	0.36
E _c	1.29	0.62
E _d	2.36	1.50

Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year
Q _a	1.87	0.58
Q _b	2.60	1.19
Q _c	3.45	2.00
Q _d	5.02	3.39

Channel Capacity

	Top Width	Bottom Width	Depth	Area	WP	R	Slope	Q Provided	Q Required	Velocity
	(ft)	(ft)	(ft)	(ft^2)	(ft)		(%)	(cfs)	(cfs)	(ft/s)
Channel	3.5	3.5	1	3.50	5.50	0.636	0.6	22.99	17.33	4.95

Manning's Equation:

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

A = Area

R = D/4

S = Slope

n = 0.013

SIDEWALK CULVERT

Orifice Equation:

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

Solve for Q

$$C = 0.6$$

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

$$g = 32.2$$

$$Q = 0.6 (1.167) \sqrt{2 \times 32.2 \times \frac{0.5833}{2}}$$

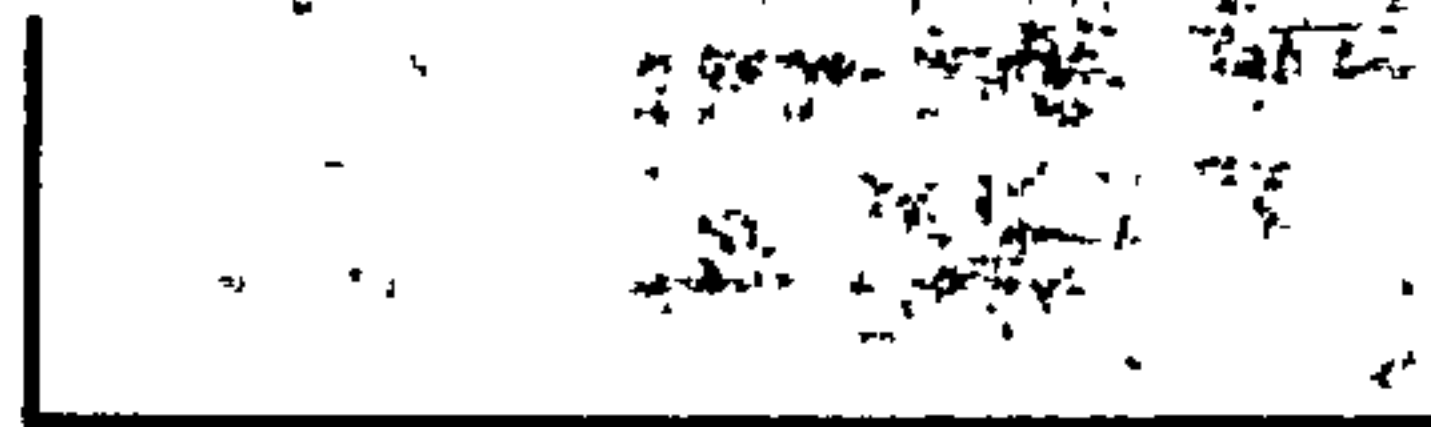
H = Height of water measured from center of orifice

$$Q = 3.04 \text{ cfs}$$

Use 6-24" sidewalk culverts

$$18.24 \text{ cfs} > 17.33 \text{ cfs}$$

7"



24"

7"

DRAINAGE INFORMATION SHEET

H-19/D70

PROJECT TITLE: IHOP at Menaul
 DRB #: _____ EPC #: _____

ZONE ATLAS/DRNG. FILE #: H-19
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ARCHITECT: SCHUSS & CLARK
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 ADDRESS: _____
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CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☒ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ OTHER

RECEIVED
 OCT 10 2001
 HYDROLOGY SECTION

CHECK TYPE

- ☐ PRELIM
☐ S. DEV
☐ S. DEV
☐ SECTO
☐ FINAL I
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☒ OTHER (SPECIFY) 5019

HT:
 E RELEASE
 AL
 PROVAL
 MIT APPROVA

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

RECEIVED
 DEC 10 2001
 HYDROLOGY SECTION

DATE SUBMITTED:

10/2/01

BY:

Sara Lavy

Requests for approvals of Site Development Plans and/or Subdivision Plans 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.

12/14/01 - App'd, Stamp & TCL: _____ No Need, T.C.L. App'd
 - Satisfied w/ App'd, Logged on T.C.L. - ✓



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Public Works Department Transportation Development Services Section

October 26, 2001

Schuss & Clark
9474 Kearny Villa Road, Suite 215
San Diego, California 92126-4597

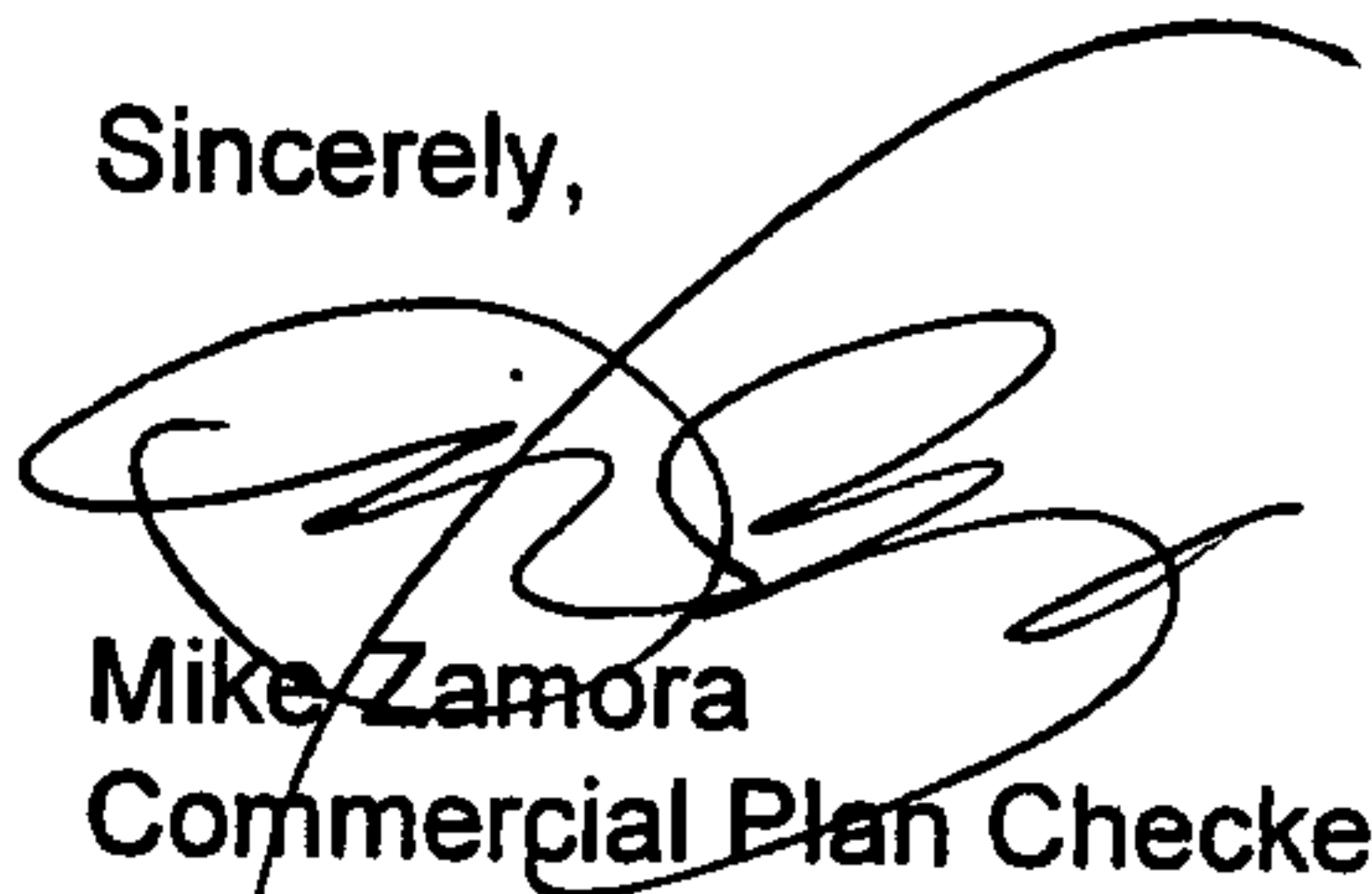
Re: TCL Submittal for Building Permit Approval for IHOP Restaurant H19 / D070
Menaul and Pennsylvania
Albuquerque, NM
No Architect Stamp Given

To Whom It May Concern:

The location referenced above is not acceptable and requires modification to the Traffic Circulation Layout (TCL) prior to Building Permit release as stated on the attached TCL checklist, and redlined TCL markup with comments, per the submittal received October 10, 2001.

Please resubmit revised TCL after addressing typed and marked up comments. Submit Plan along with typed comments and all redlined, mark-up copies.

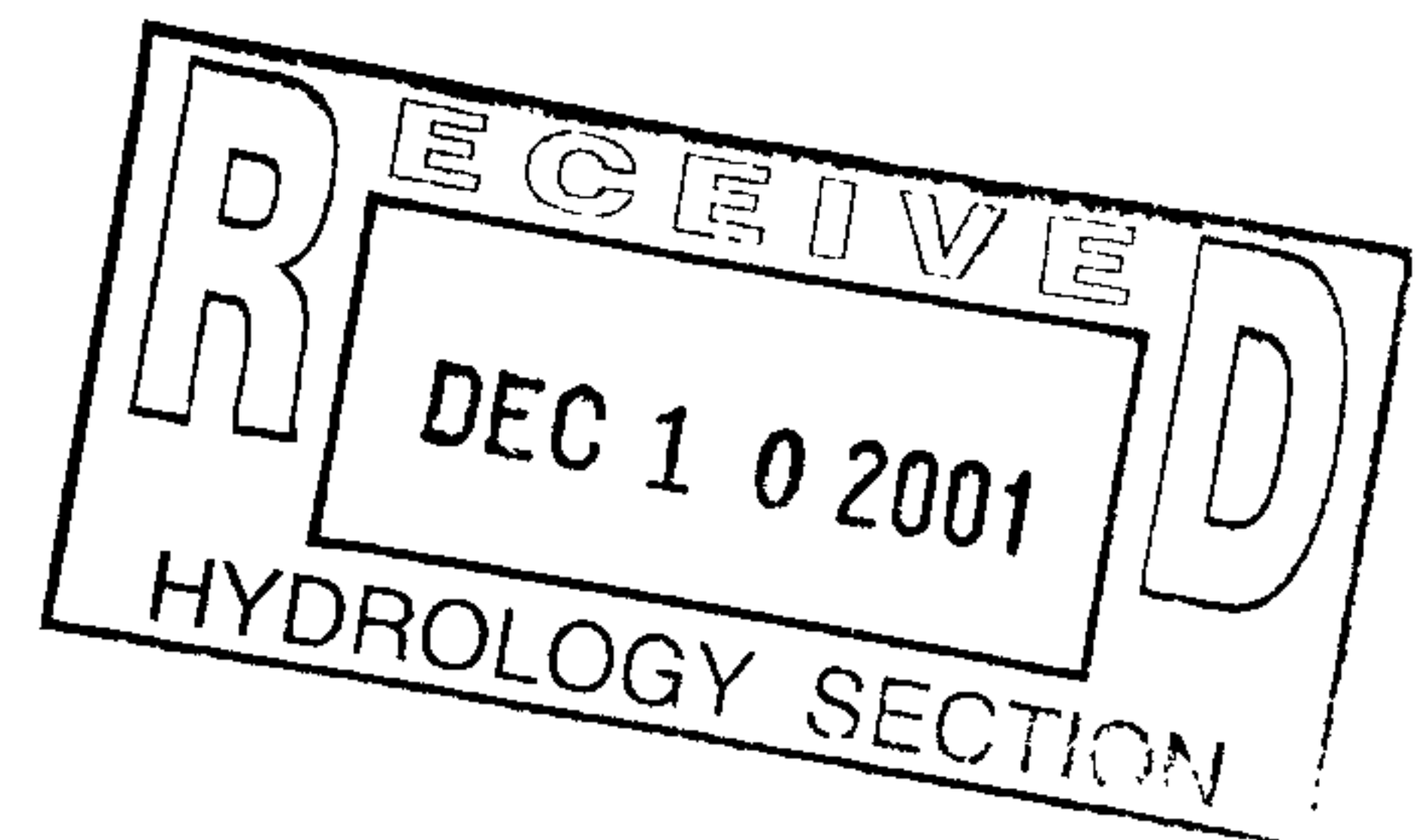
Sincerely,



Mike Zamora
Commercial Plan Checker
Development and Building Services
Public Works Department

c: Engineer
Terri Martin, Hydrology
Office File

MZ:gds



TRAFFIC CIRCULATION LAYOUT CHECKLIST

SITE ADDRESS: Monaca, West of Pennsylvania
AGENT: Schuss & Clark
LEGAL DESCRIPTION: Zuni Add'n, Blk. 17, Lot 18A DATE: 10/26/01
ZONE ATLAS PAGE: H19

The Traffic Circulation Layout (TCL) is a basic Site Plan that contains information on all new and existing elements involved in the development of the site including: buildings, street widths, street sidewalks and curb & gutter, parking lot features, driveways, landscaped areas, lot lines and easement limits, etc. It will be reviewed prior to submittal of plans for a building permit. The TCL must be reviewed and approved prior to the approval of the plans for building permit. In most all cases the TCL must be certified by the designer-of-record prior to the issuance of a Certificate of Occupancy for that site.

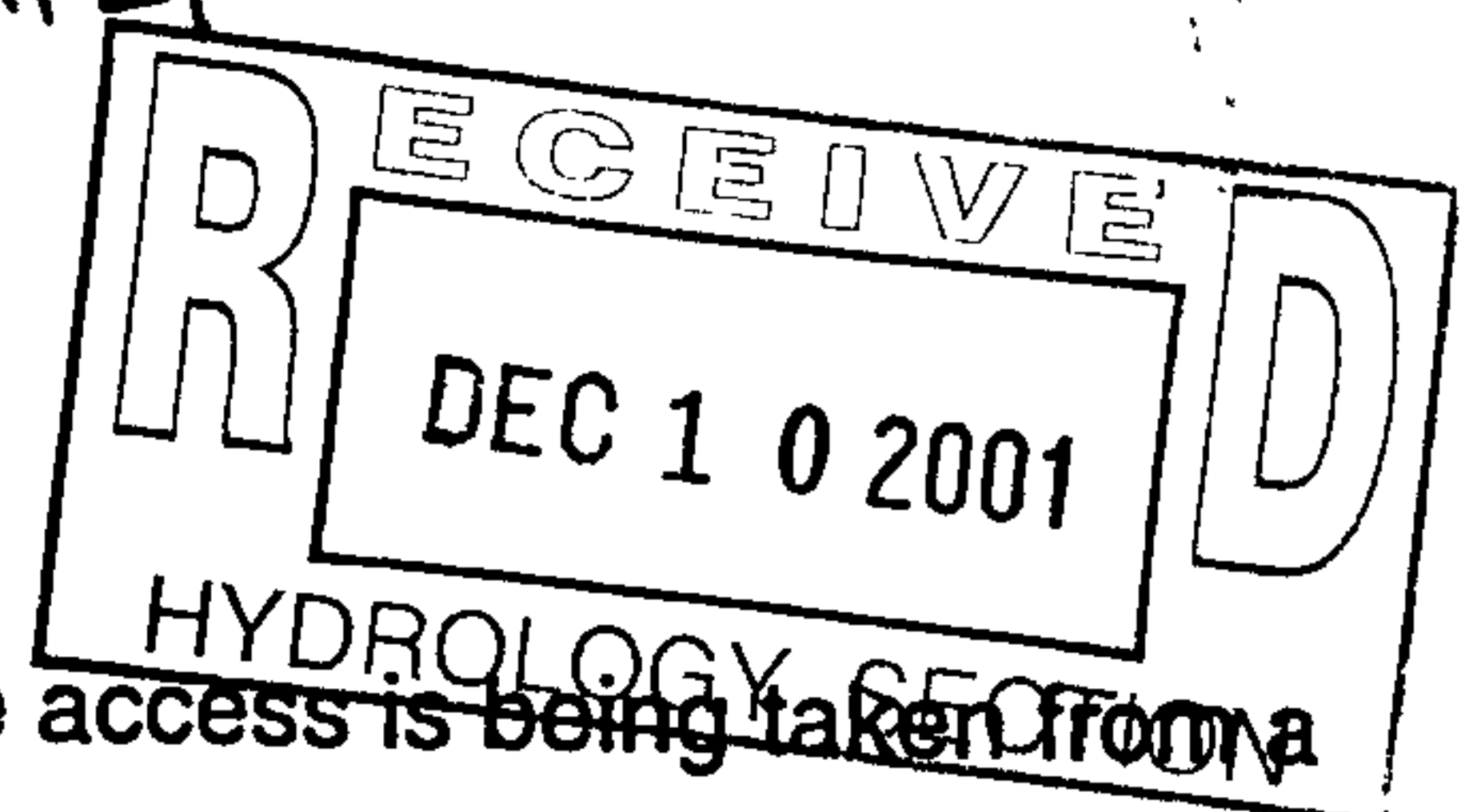
The design firm needs to comply with the *TRAFFIC CIRCULATION LAYOUT CHECKLIST* provided, along with requirements of Chapter 23 of the Development Process Manual (DPM).

GENERAL INFORMATION REQUIRED:

- ☐ 1. TCL must be stamped, signed and dated by N.M. registered architect or engineer. *SEE LABEL*
- ☒ 2. Street address of site, also include the drainage plan reference number. *SEE LOWER RIGHT CORNER*
- ☒ 3. Provide legal description, name of subdivision, lot number and/or tract number on TCL.
- ☒ 4. Any Infrastructure work on city property, as part of this development, must be complete before issuance of CO. If work is not completed, Financial Guarantee must be on file with City Engineer.
- ☒ 5. Encroachment agreements are needed when structures, fences, walls or items of equal conflict are within City property.
- ☒ 6. Drainage and Landscape Plans must match the Site Plan. *COMPLY*

SPECIFIC INFORMATION REQUIRED:

- ☒ 1. State Highway Department approval is required at locations where access is being taken from a Highway Department roadway.
- ☒ 2. Delivery vehicle and refuse maneuvering area must be contained on the site. *SEE SITE PLAN NOTES: #9*
- ☒ 3. State the design vehicle to be used for deliveries to this site. *SEE SITE PLAN NOTES: #46*
- ☒ 4. Show new and existing infrastructure on TCL, clearly labeled, dimensioned and to scale. Clearly distinguish between the new and existing improvements. *SEE "TCL" SHEET*
- ☒ 5. Clearly show the phasing for this site.



- 1A — 6. Curb cuts need to be in accordance with Chapter 23.6.B of the DPM and COA standard dwg #2425 or #2426.
- ✓ 7. Parking stalls and drive aisles need to be in accordance with Chapter 23.7.A of the DPM.
- 1A — 8. Adequate queuing needs to be provided in accordance with Chapter 23.7.C of the DPM.
- ✓ 9. Label parking stalls for small car as "COMPACT" or equal.
- ✓ 10. Sidewalks are required to be 5ft when placed between a building and parking stall.
- 1A — 11. Drive-through facilities shall be designed in accordance with Chapter 23.7.E.
- ✓ 12. Clearly show both sides of the adjacent street to scale and all existing infrastructure, include the sidewalk, curb and gutter, median, etc. as applicable. (Manual) SEE "TCL" SHEET
- ✓ 13. Handicap parking stalls must be in accordance with the New Mexico State Building code for accessibility.
- 1A — 14. Handicap ramps are required at street corners.
- ✓ 15. Cross access easements may be needed.