



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 14, 2003

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

**Re: Whataburger at Eastdale Shopping Center, 9500 Candelaria Rd. NE,
Certificate of Occupancy**

Engineer's Stamp dated 5-20-03 (H20/D18A)

Certification dated 10-09-03

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 10-09-03, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Whataburger at Eastdale Shopping Center
DRB 1002623 EPC #:

ZONE MAP/DRG. FILE #: (H-20/D18A)
WORK ORDER #: n/a

LEGAL DESCRIPTION: Lot A, Shopping Center Ord 1857
CITY ADDRESS: 9500 Candelaria Road, NE

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: Wataco of NM Inc.
ADDRESS: 3011 Garden City Highway
CITY, STATE: Midland, TX

CONTACT: Mark Cramer
PHONE: (915) 683-3200
ZIP CODE: 79701

ARCHITECT: Architex
ADDRESS: 5477 Glenlake Drive
CITY, STATE: Dallas, TX

CONTACT: Steve Meier
PHONE: (214) 369-1117
ZIP CODE: 75231

SURVEYOR: Jake Arguelles Surveying
ADDRESS: 2912 San Ygnacio Road, SW
CITY, STATE: Albuquerque, NM

CONTACT: Jake Arguelles
PHONE: 975-0998
ZIP CODE: 87121

CONTRACTOR: Hart Construction
ADDRESS: 2919 2nd Street, NW
CITY, STATE: Albuquerque, NM

CONTACT: Kevin Sugddarch
PHONE: 345-4001
ZIP CODE: 87107

CHECK TYPE OF SUBMITTAL:

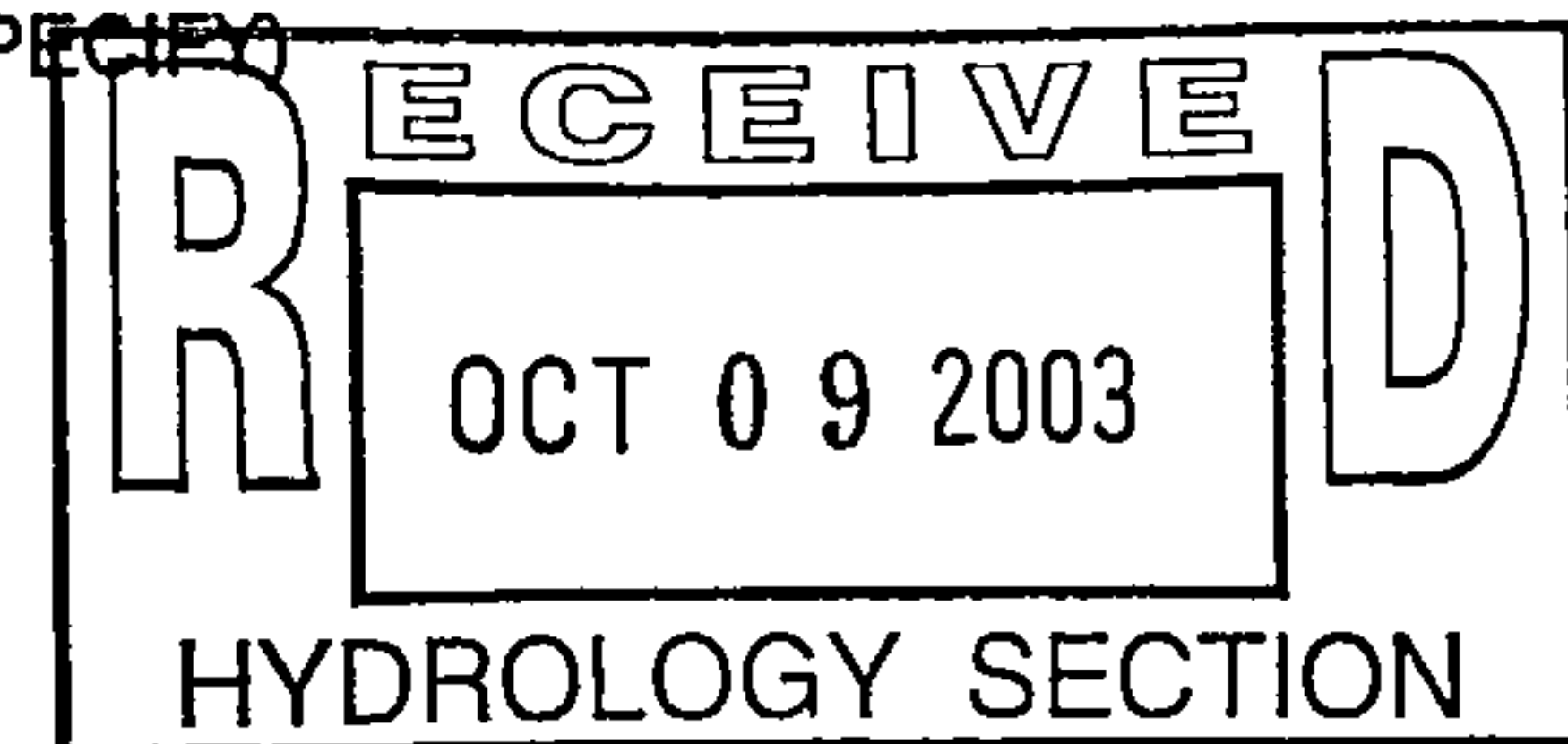
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

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)



DATE SUBMITTED: 10/9/2003 BY: Brad Frosh (263-5808)

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.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 3, 2003

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

**RE: Whataburger at Eastdale Shopping Center
Grading and Drainage Plan (H-20/D18A)
Engineer's Stamp Dated May 20, 2003**

Dear Mr. Bohannon:

The above referenced drainage report received May 22, 2003 is approved for Site Development Plan for Building Permit action by the DRB, Building Permit and Grading Permit. Please attach a copy of the approved plan to the construction set. Please submit an as-built plan set to Hydrology upon completion of project.

If you have any questions please call me at 924-3986.

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: File

(REV. 1/28/2003rd)

ZONE MAP/DRG. FILE #: H-20/D18A
WORK ORDER #:

ENGINEERING FIRM: Tierra West, LLC

CITY, STATE: Albuquerque, NM

PHONE: (505) 858-3100

ZIP CODE: 87113

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:**ZIP CODE:**

Precision Surveys

ADDRESS:

CITY, STATE:

CONTACT: Larry Medrano

PHONE: 856-5700

ZIP CODE: 87113

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

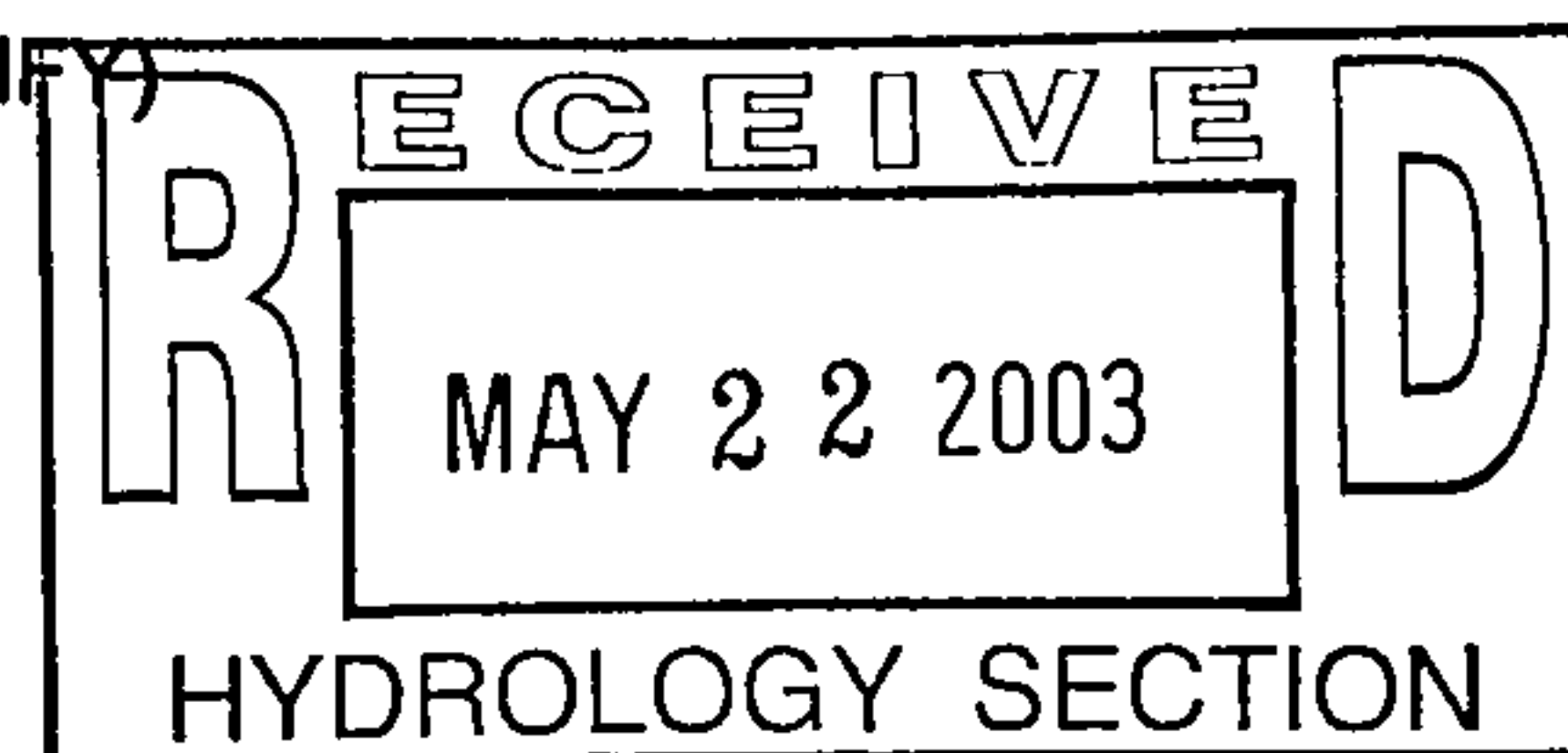
	DRAINAGE REPORT
	DRAINAGE PLAN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i>
X	DRAINAGE PLAN RESUBMITTAL
	CONCEPTUAL GRADING & DRAINAGE PLAN
	GRADING PLAN
	EROSION CONTROL PLAN
	ENGINEER'S CERTIFICATION (HYDROLOGY)
	CLOMR/LOMR
	TRAFFIC CIRCULATION LAYOUT (TCL)
	ENGINEERS CERTIFICATION (TCL)
	ENGINEERS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

☐ SIA / FINANACIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY (PERM.)
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☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

YES

X NO

COPY PROVIDED



BY: Sara Lavy

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

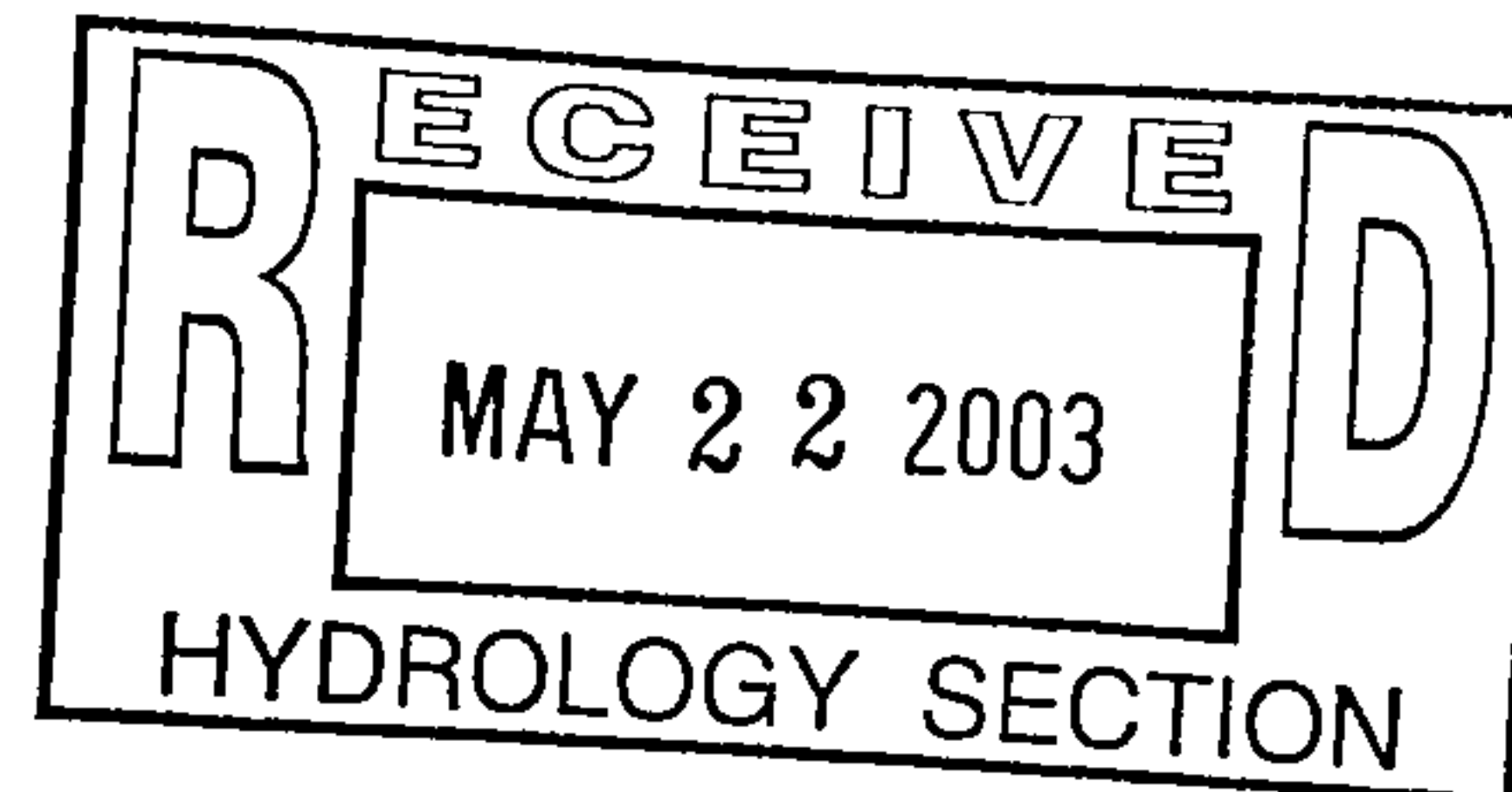
8509 Jefferson NE
Albuquerque, NM 87113

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

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

May 21, 2003

Mr. Brad Bingham, PE
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103



Re: Whataburger at Eastdale Shopping Center (H20/D18A)

Dear Mr. Bingham:

We are resubmitting the Grading and Drainage Plan for the above referenced project based on your comments dated May 1, 2003.

1. Please submit a comprehensive plan that includes all the loose information provided and a narrative describing the project, offsite basins, etc. In other words, please put what was in the letter on the plan.

We revised the Grading Plan to include a narrative and the calculations from the letter.

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

Sincerely,


Sara Lavy, PE

Enclosures

cc: Mark Cramer

JN: 220074

scl



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

**Planning Department
Transportation Development Services Section**

*Dale, 10/09/03
Please file
thanks
Frit3*

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

Re: Certification Submittal for Final Building Certificate of Occupancy for
Whataburger at Eastdale Shopping Center, [H-20 / D18A]
9500 Candelaria NE
Engineer's Stamp Dated 10/09/03

Dear Mr. Bohannon:

The TCL / Letter of Certification submitted on October 9, 2003 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Whataburger at Eastdale Shopping Center
DRB 1002623 EPC #: _____

ZONE MAP/DRG. FILE #: (H-20/D18A)
WORK ORDER #: n/a

LEGAL DESCRIPTION: Lot A, Shopping Center Ord 1857
CITY ADDRESS: 9500 Candelaria Road, NE

ENGINEERING FIRM: Tierra West, LLC

ADDRESS: 8509 Jefferson NE

CITY, STATE: Albuquerque, NM

CONTACT: RONALD R. BOHANNAN OR SARA LAVY

PHONE: (505) 858-3100

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PHONE: (915) 683-3200

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ARCHITECT: Architex

ADDRESS: 5477 Glenlake Drive

CITY, STATE: Dallas, TX

CONTACT: Steve Meier

PHONE: (214) 369-1117

ZIP CODE: 75231

SURVEYOR: Jake Arguelles Surveying

ADDRESS: 2912 San Ygnacio Road, SW

CITY, STATE: Albuquerque, NM

CONTACT: Jake Arguelles

PHONE: 975-0998

ZIP CODE: 87121

CONTRACTOR: Hart Construction

ADDRESS: 2919 2nd Street, NW

CITY, STATE: Albuquerque, NM

CONTACT: Kevin Sugddarch

PHONE: 345-4001

ZIP CODE: 87107

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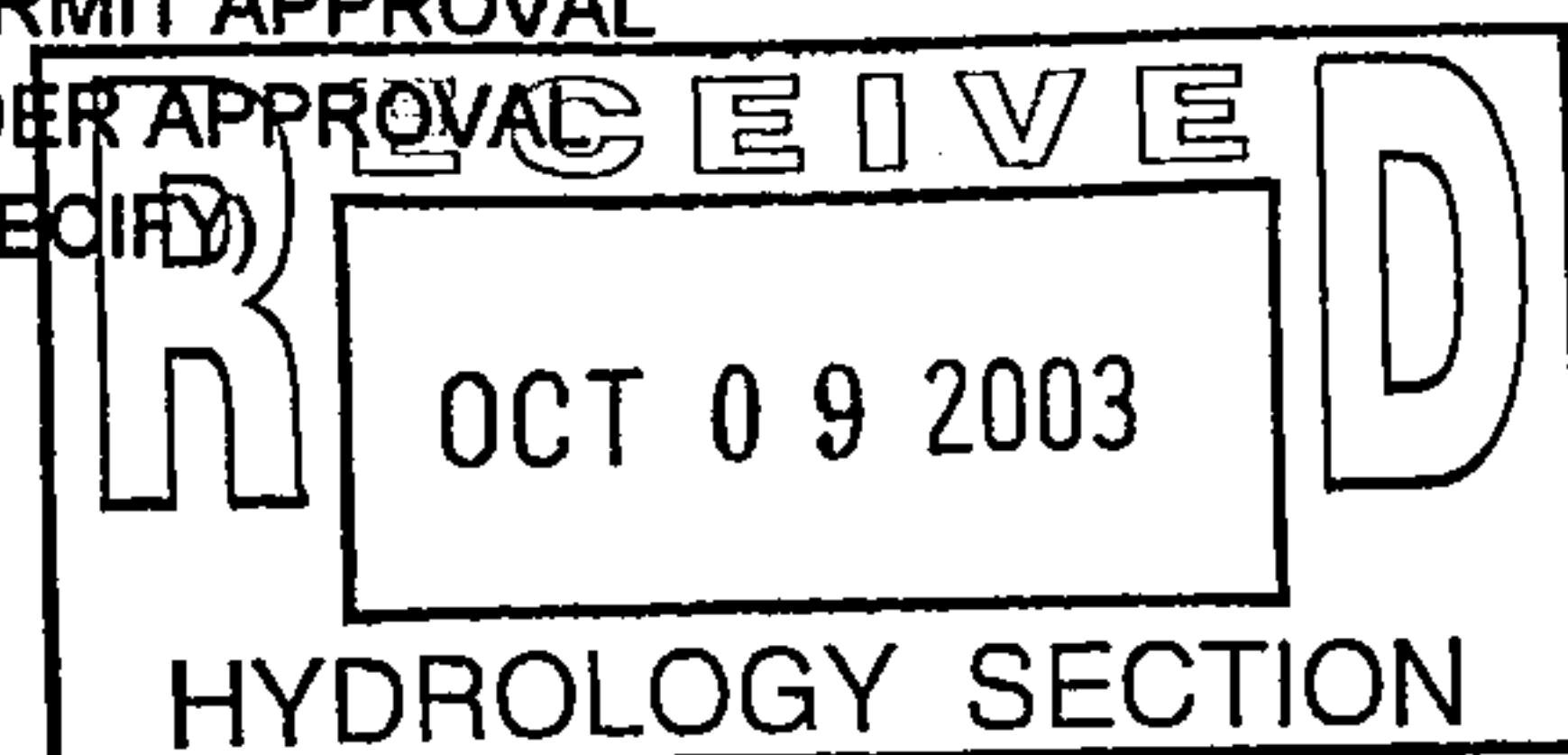
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
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☐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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

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DATE SUBMITTED: 10/9/2003

BY: Brad Frosh (263-5808)

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TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

October 9, 2003

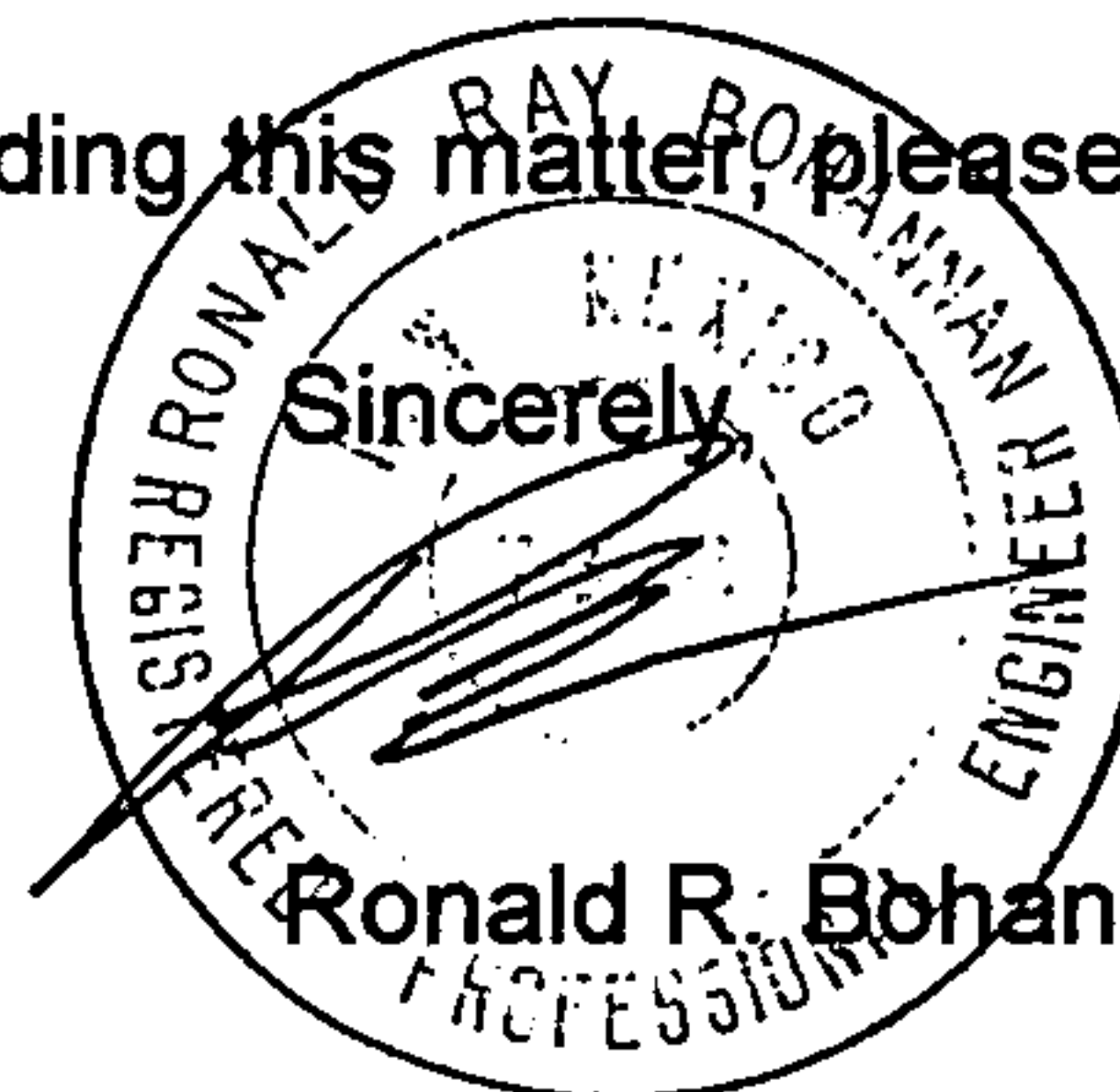
Mr. Nilo Salgado-Fernandez, PE
Public Works Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: Final Certification of Transportation for Certificate of Occupancy
Whataburger Restaurant
9500 Candelaria Road, NE**

Dear Nilo:

Enclosed please find one copy of the as-built Traffic Control Layout (DRB Amended Site Plan) original Site Plan and information sheet for the Whataburger Restaurant located in the Eastdale Shopping Center. Hart Construction completed the on-site paving, curb and gutter, striping and sidewalks adjacent to the building. Landscaping for the site is complete. Modifications were made to allow for access to the dumpster enclosure and grease container bin as noted on the as-built Site Plan. As-built information was field verified by our office and the site is in substantial compliance with the DRB approved plan. We are, therefore, requesting Final Certification of Transportation for Certificate of Occupancy.

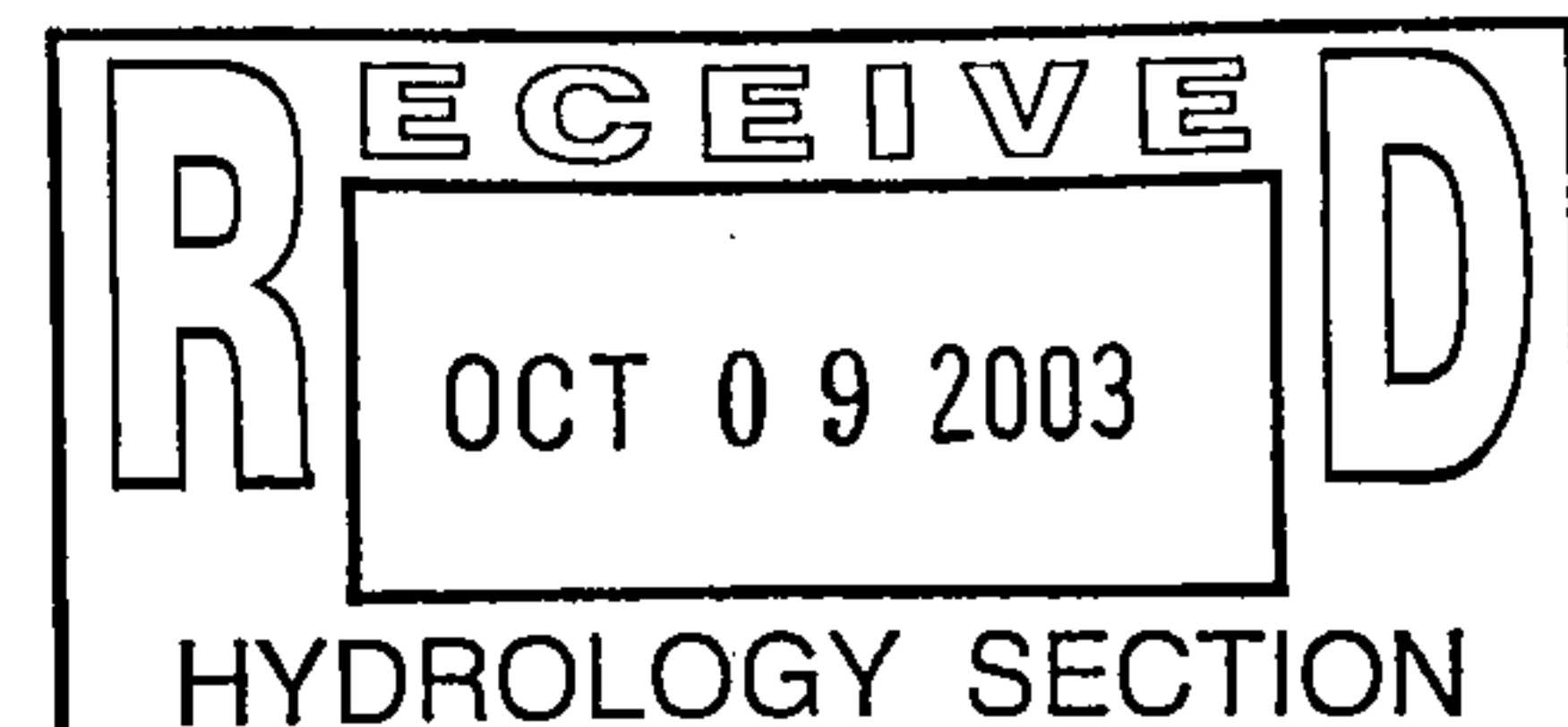
If you have any questions regarding this matter, please do not hesitate to call me.



Enclosures

cc: Mark Cramer
Kevin Sugddarch

JN: 220074
RRB/rw



220074 -Final CO Transportation.ltr



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 1, 2003

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

**Re: Whataburger at Eastdale Shopping Center Grading and Drainage Plan
Engineer's Stamp dated 4-3-03 (H20/D18A)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 5-5-03, the above referenced plan is approved for Site Development Plan for Building Permit action by the DRB. Prior to Building Permit approval, please submit a comprehensive plan that includes all the loose information provided and a narrative describing the project, offsite basins, etc. In other words, please put what was in the letter on the plan.

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

Sincerely,

Bradley L. Bingham, PE
Sr. Engineer, Planning Dept.
Development and Building Services

C: file

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

H-20/D18A

PROJECT TITLE: Whataburger at Eastdale Shopping Center
DRB _____ EPC #: _____

ZONE MAP/DRG. FILE #: H-20
WORK ORDER #: _____

LEGAL DESCRIPTION: Lot A, Shopping Center Ord 1857
CITY ADDRESS: 2801 Eubank Blvd NE

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

CONTACT: Larry Medrano
PHONE: 856-5700
ZIP CODE: 87113

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

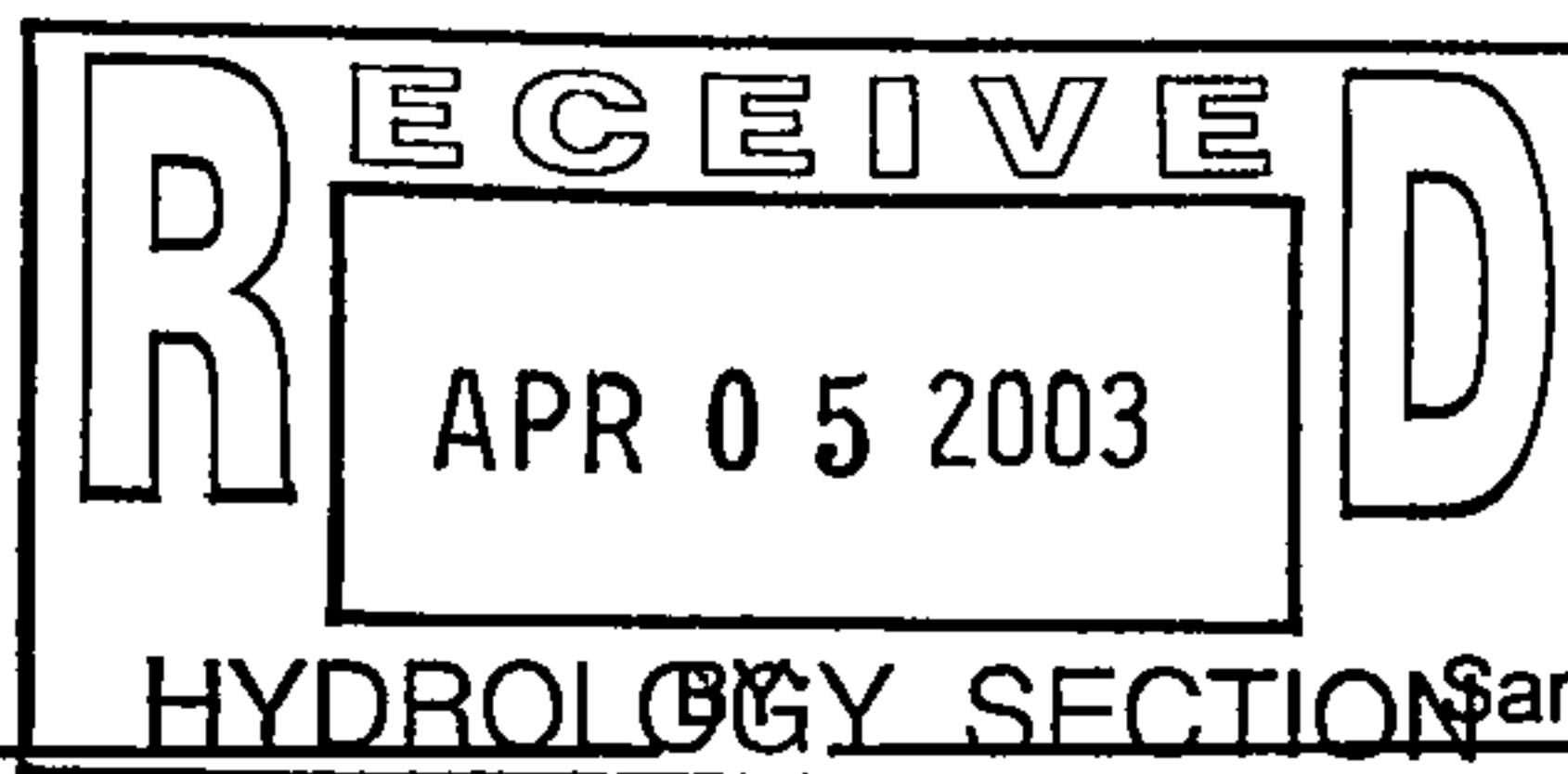
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
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☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED



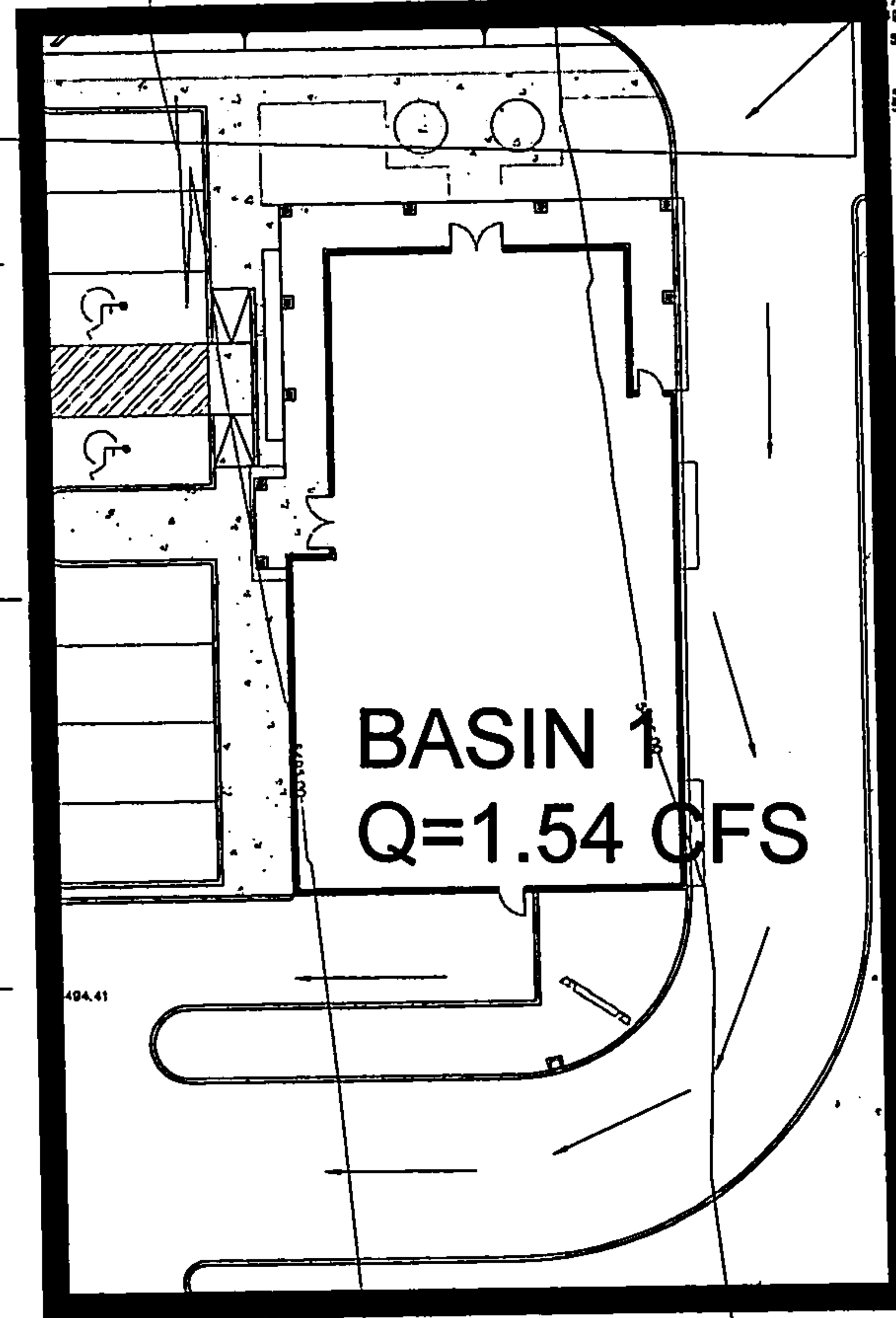
DATE SUBMITTED: 4/3/2003

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Candelaria Road, N.E.

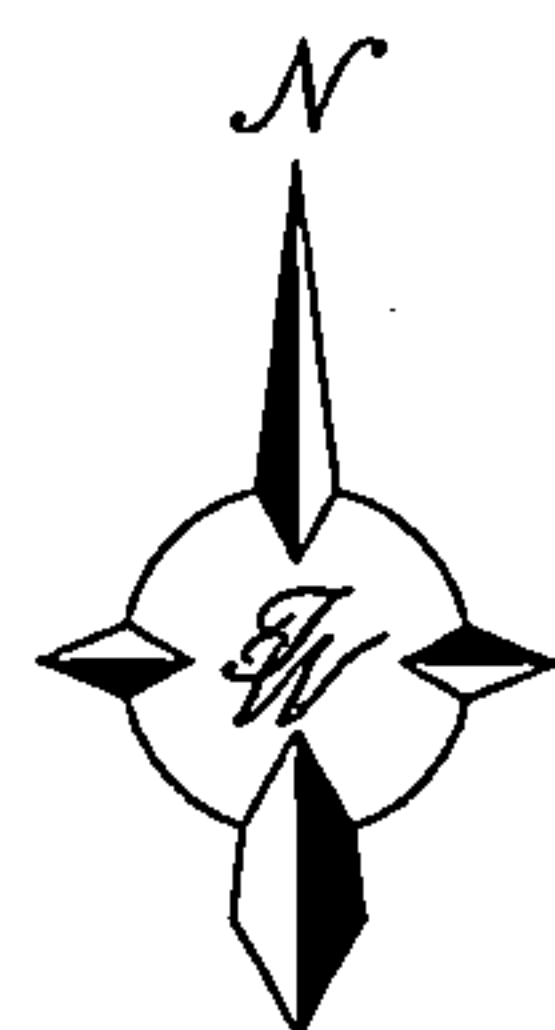
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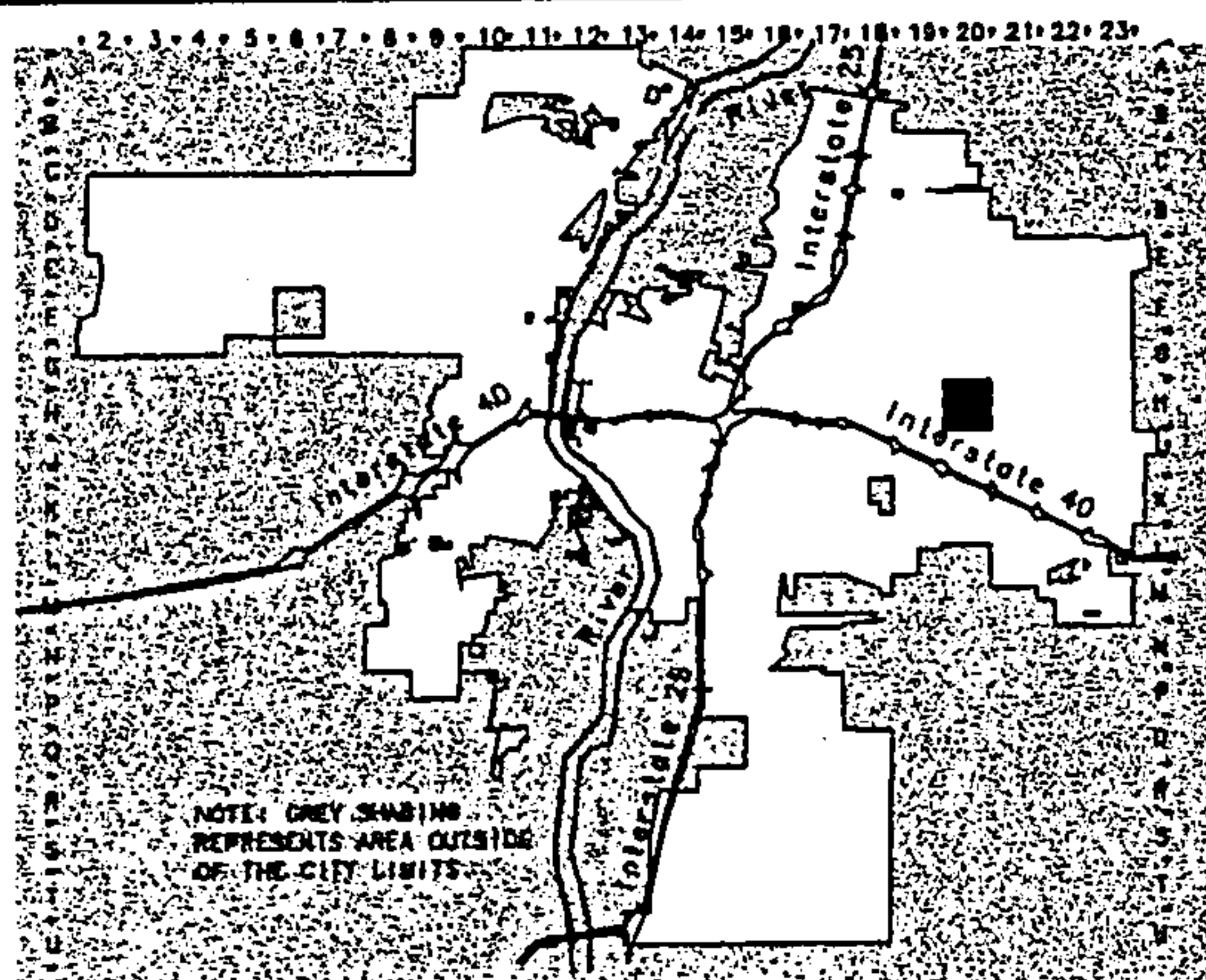
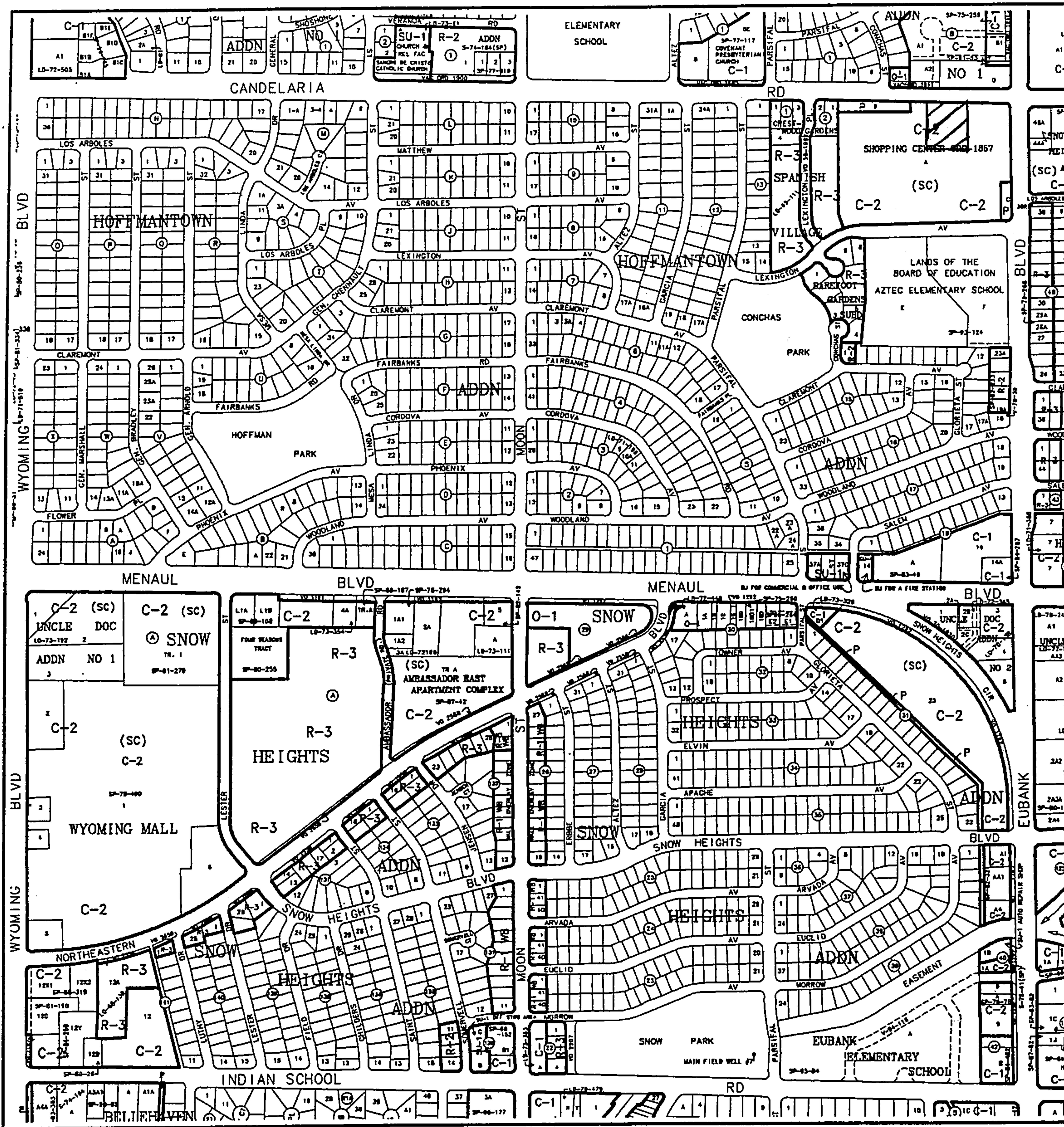
BASIN 1
Q=1.54 CFS

2.47%

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5497.27 5497.27 5498.09
5497.22 5497.21 5497.55
5497.18 5497.15



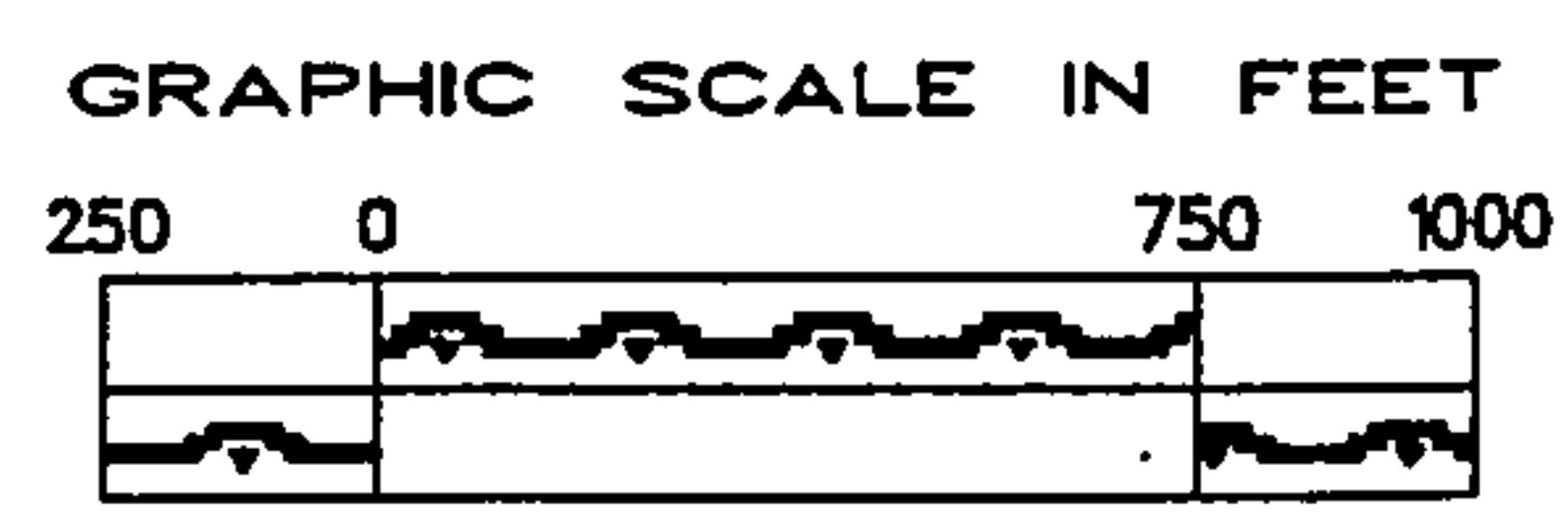
PROPOSED BASIN LAYOUT



CITY OF
Albuquerque

Albuquerque Geographic Information System
PLANNING DEPARTMENT

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Zone Atlas Page

H-20-Z

Map Amended through July 28, 2000

TIERRA WEST, LLC

8509 Jefferson NE
Albuquerque, NM 87113

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

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

April 3, 2003

Mr. Brad Bingham, PE
Hydrology Department
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Whataburger at Eastdale Shopping Center

Dear Mr. Bingham:

We are submitting the Grading and Drainage Plan for a Whataburger at Eastdale Shopping Center. A revision to the Eastdale Shopping Center drainage was approved by the City of Albuquerque in 1986 (H20/D18) and is attached. There is no record in the City files of an earlier report, although the center is older than 1986. There are no changes to the drainage basins or drainage patterns with the proposed Whataburger. The Whataburger is located on the north side of the shopping center and replaces a portion of the existing paved parking area. The Whataburger is part of Basin A from the 1986 report, which has a developed flow rate of 26.4 cfs and drains to Candelaria Road. The Whataburger site will produce 1.54 cfs during the 100-year storm. The Whataburger uses land treatments of 10% B and 90% D. Currently, the area is completely paved with no landscaping, therefore, the new land treatments reduce the impervious area slightly. The existing drainage patterns are unchanged and Basin A continues to drain to Candelaria Road.

The Grading and Drainage Plan is included for your review and approval. I have also included some calculations and exhibits. If you have any questions regarding this matter, please do not hesitate to call me.

Sincerely,


Sara Lavy, PE

Enclosures

cc: Mark Cramer

JN: 220074
scl

Weighted E Method

Basin	Area (sf)	Area (acres)	Treatment A		Treatment B		Treatment C		Treatment D		100-Year			10-Year		
			%	(acres)	%	(acres)	%	(acres)	%	(acres)	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs	Weighted E (ac-ft)	Volume (ac-ft)	Flow cfs
1	14,001	0.32	0%	0	10%	0.03	0%	0.00	90%	0.29	2.216	0.059	1.54	1.386	0.037	1.02

Equations:

$$\text{Weighted E} = E_a \cdot A_a + E_b \cdot A_b + E_c \cdot A_c + E_d \cdot A_d / (\text{Total Area})$$

$$\text{Volume} = \text{Weighted D} \cdot \text{Total Area}$$

$$\text{Flow} = Q_a \cdot A_a + Q_b \cdot A_b + Q_c \cdot A_c + Q_d \cdot A_d$$

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