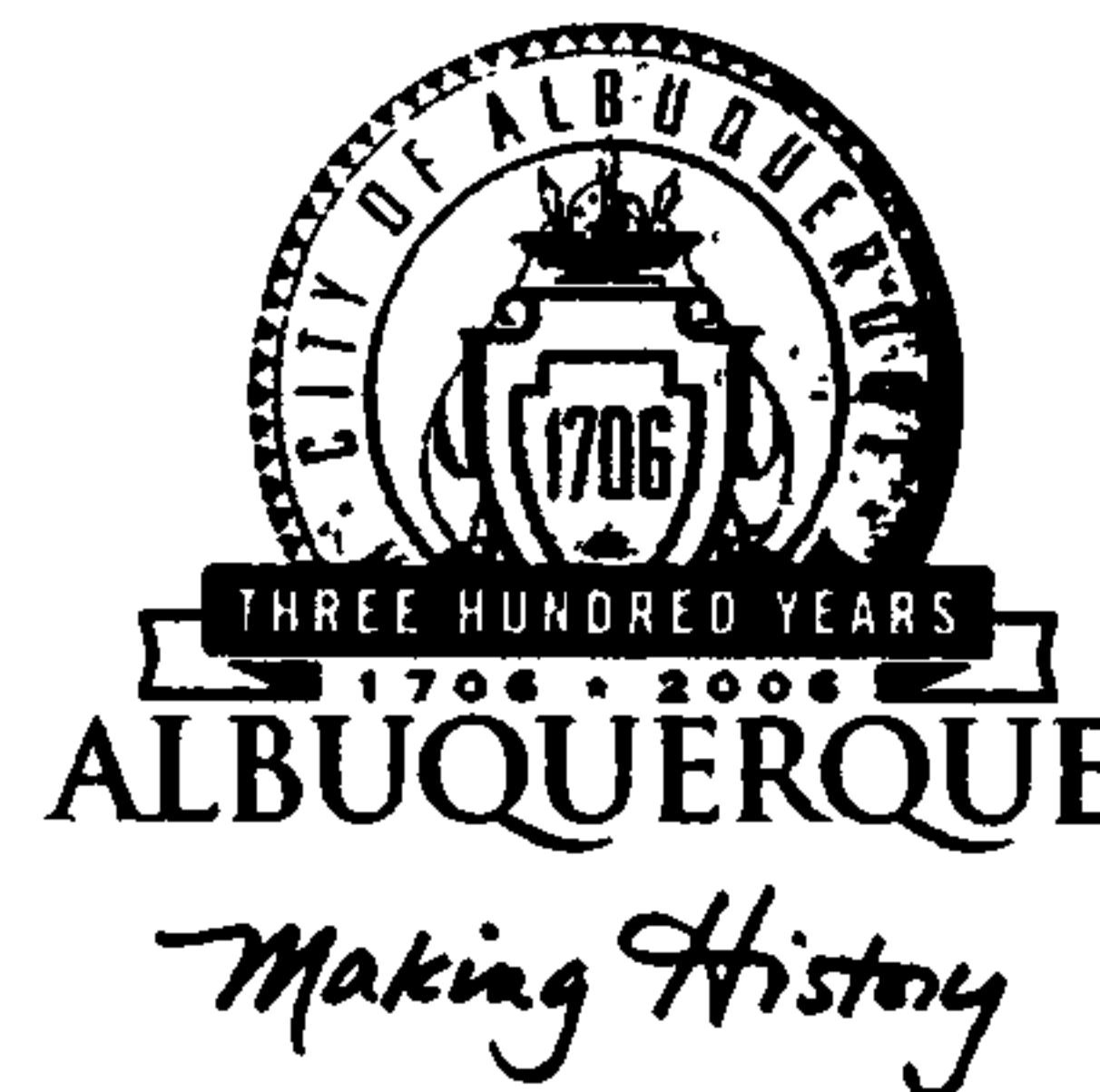


# CITY OF ALBUQUERQUE



April 8, 2005

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

**Re: Central Park Place Phase 1, Drainage Report  
Engineer's Stamp dated 3-29-05 (L20-D8)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal dated 3-29-05, the above referenced report is approved for Preliminary Plat action by the DRB. Prior to Building Permit approval, please address the following comments.

- Provide plat showing cross lot drainage easements
- Address issue of storm runoff from Phase 1 flowing through Phase 2

P.O. Box 1293

Albuquerque

New Mexico 87103

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

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

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Central Park Place Phase 1  
DRB, 1003554 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE # L-20 / D8  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION Lots 1 thru 8 in Block 9; Lots 2 thru 9 in Block 8, Skyline Heights  
CITY ADDRESS: \_\_\_\_\_

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

CONTACT: Ron Bohannon  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: AMC Development Services  
ADDRESS: 1015 Tijeras NW STE 200  
CITY, STATE: ABQ, NM

CONTACT: Jeff Jesionowski  
PHONE: 505-338-2285  
ZIP CODE: 87102

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Surv-Tek, Inc.  
ADDRESS: 5643 Paradise Boulevard  
CITY, STATE: ABQ, NM

CONTACT: Rusty Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## 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

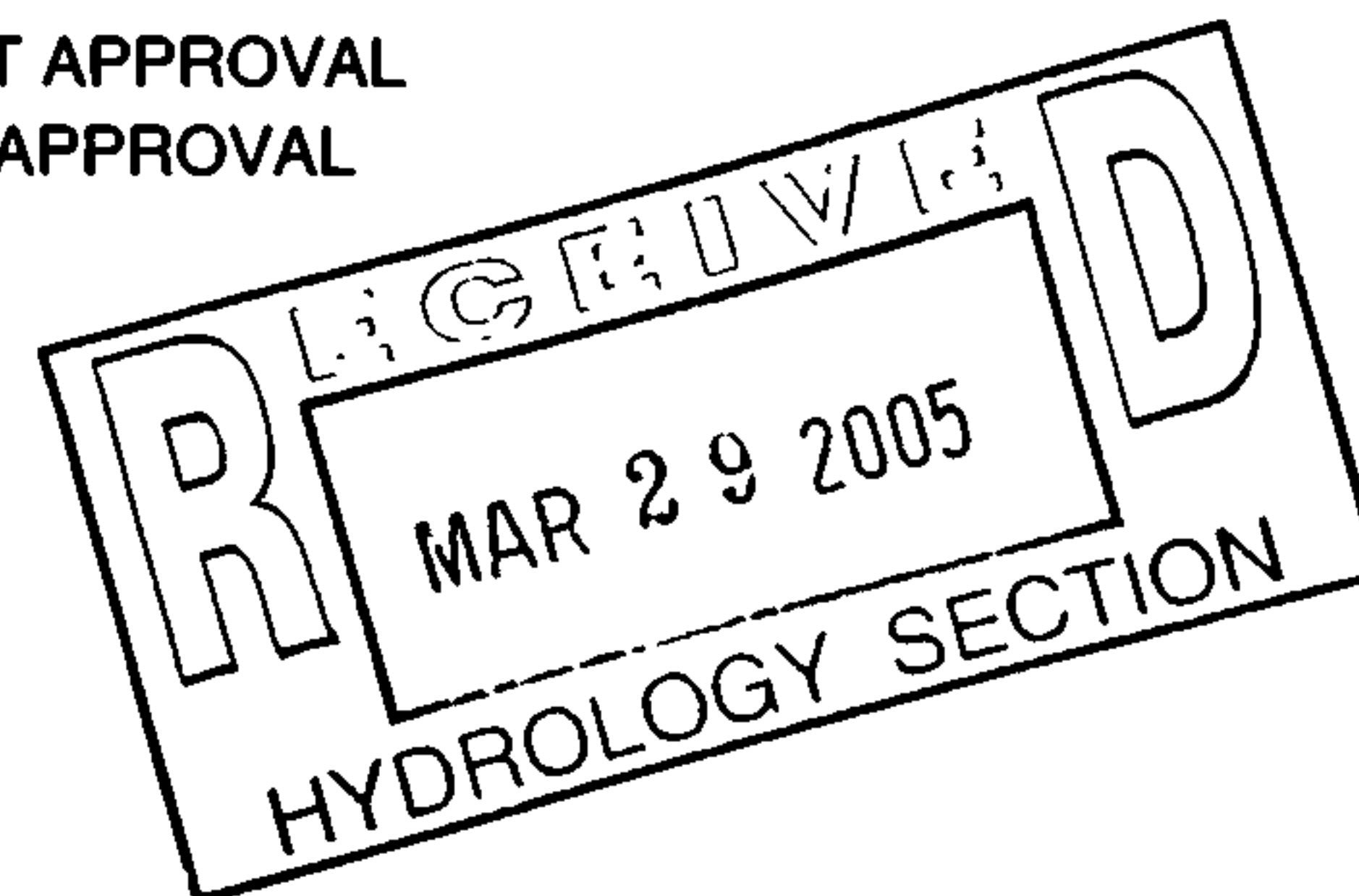
*See para 2*

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 3/29/2005 BY: Ronald R. Bohannon, P.E.

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

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

**DRAINAGE REPORT  
FOR**

***CENTRAL PARK PLACE  
Phase 1***

**Prepared by:**

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

**Prepared for:  
AMC Development Services**

**August 2004**

**I certify that this report was prepared under my supervision, and I am a registered professional engineer in the State of New Mexico in good standing.**



**Job No 240018**

7

**TABLE OF CONTENTS**

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**MAP POCKET**

Grading and Drainage Plan

# **Section I**

## **Report**

## **Prelude**

This report is being prepared at the request of AMC Development Services, who is developing the Phase 1 of Central Park Place which consists of four commercial lots on the southwest corner of Central Avenue and Eubank Boulevard.

## **Location**

The subject site is located on southwest corner of Central Avenue and Eubank Boulevard. The site is highlighted and shown on the enclosed Zone Atlas page number L-20. The site will be built in multiple phases, with an overall area of 6.37 acres, more or less. Phase 1 is 3.56 acres and Phase 2 consists of 2.81 acres.

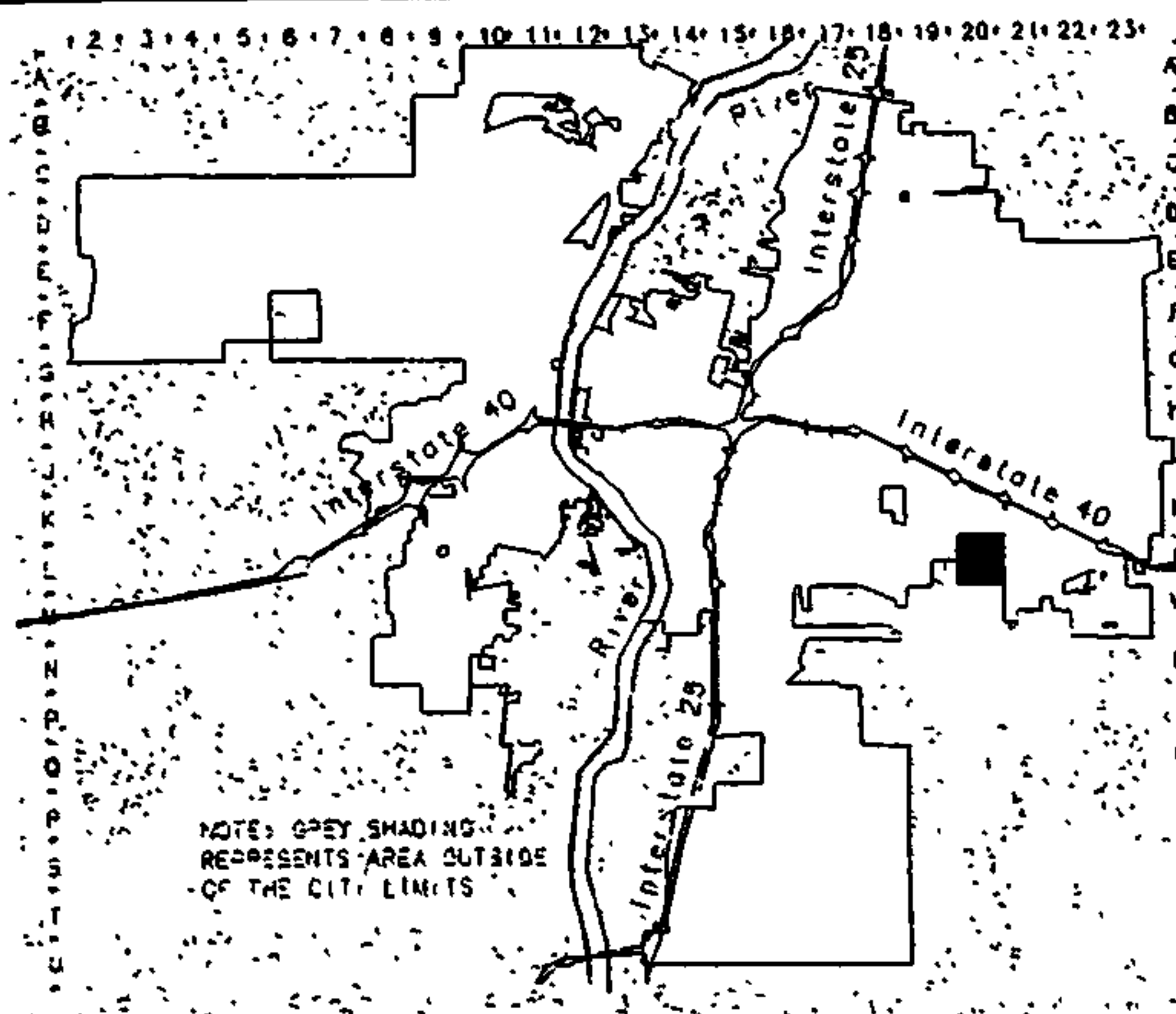
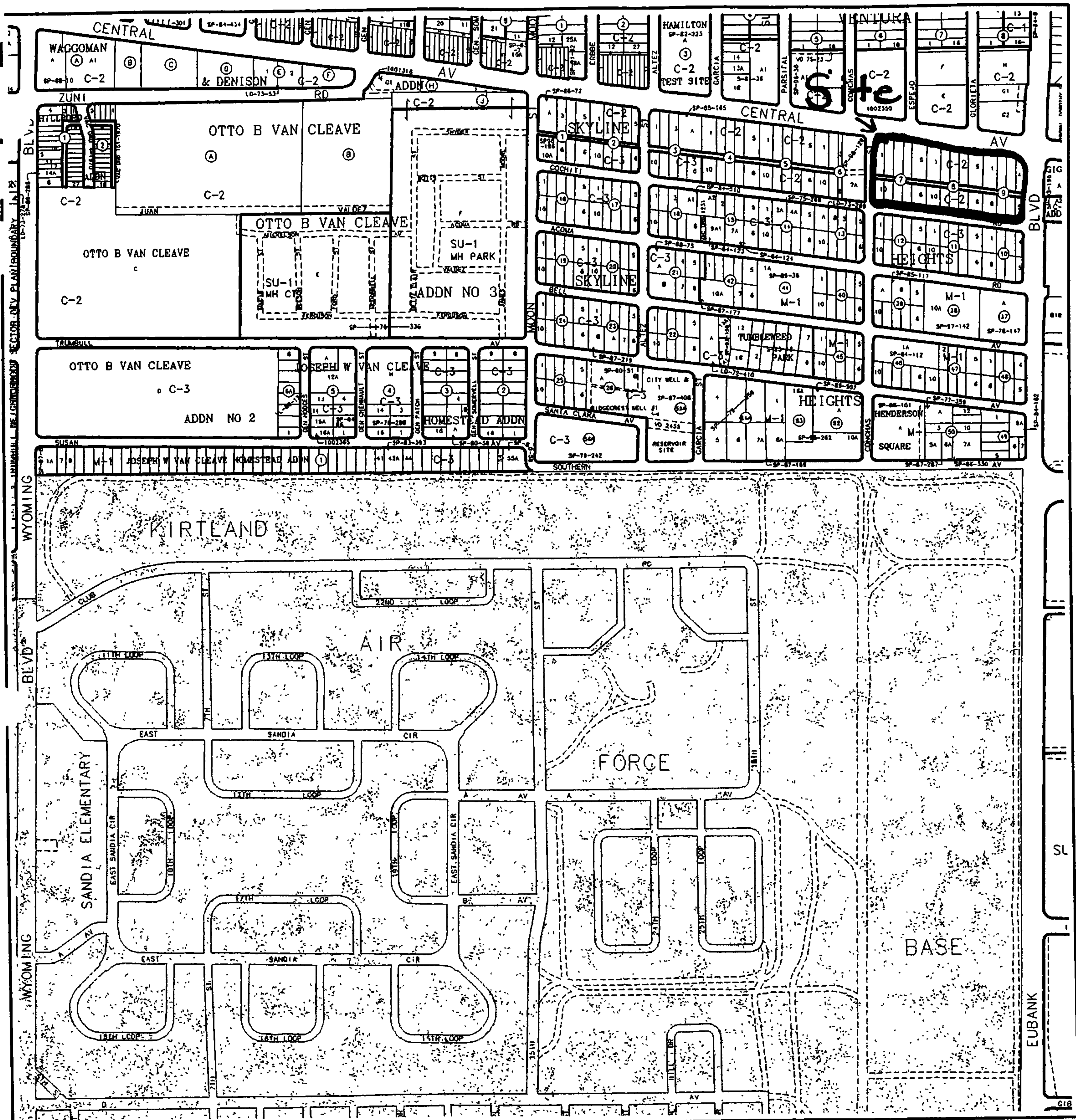
## **Purpose**

The purpose of this drainage report is to present a grading and drainage solution for the proposed development. We are requesting preliminary plat approval, SIA infrastructure, and grading permit approval at this time.

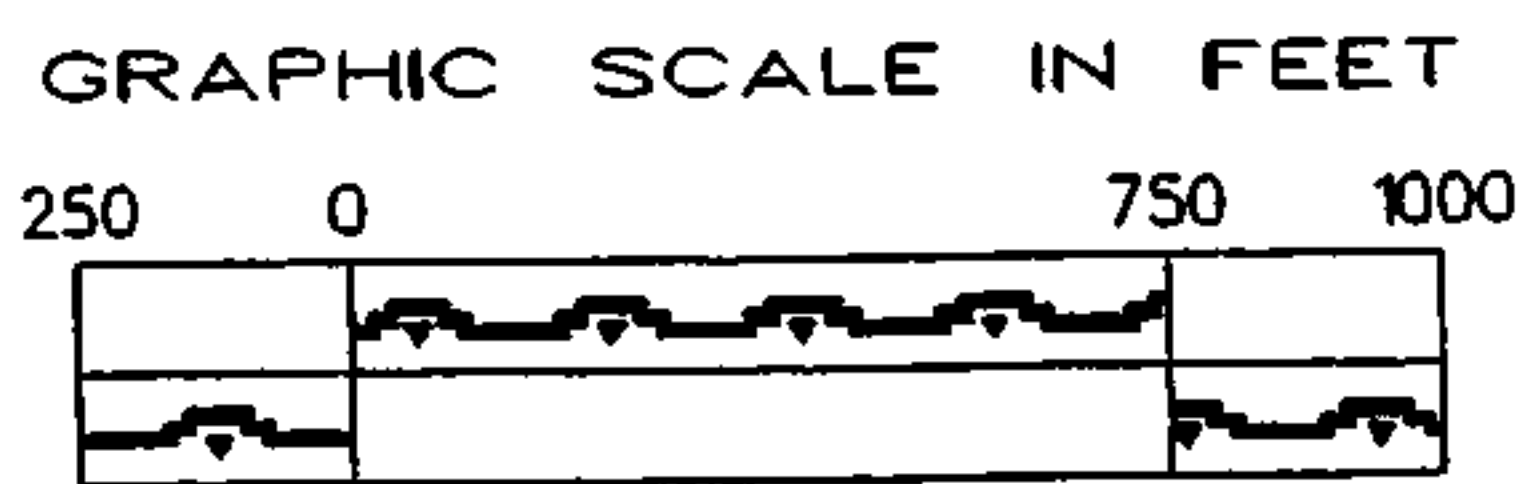
## **Existing Drainage Conditions**

The site is currently undeveloped. The northern half of the property drains naturally to Central Avenue and the south half drains naturally to Cochiti Road. The undeveloped flow is then conveyed west. According to the Albuquerque Master Drainage Study, Volume 2, the site allows for free discharge to Central Avenue and Cochiti Road.





CITY OF  
Albuquerque  
Albuquerque Geographic Information System  
PLANNING DEPARTMENT  
© Copyright 2003



Zone Atlas Page

L-20-Z

Map Amended through January 22, 2003

## **Flood Plain**

The site is located on FIRM Map 35001C0358 F as shown on the attached excerpt. The map shows that the site does not lie within any 100-year flood plains.

## **Proposed Drainage Management Plan**

The entire site will be graded and all of the surface improvements will be built out in their entirety. The enclosed grading plan (in the map pocket) shows the grades for the entire project.

The development was divided into 6 basins to analyze the proposed conditions. Basins 1-4 are on site for Phase 1. Basin 5 and 6 are planned basins for future development, which is the site for Phase 2. Basins 5 and 6 were analyzed to anticipate the drainage conditions after both phases are complete. Phase 1 has a total discharge of 16.14 cfs. Phase 2 has a total discharge of 2.81 cfs for a total of 28.9 cfs for both phases. According to the Albuquerque Master Drainage Study, Volume 2, the runoff from the site is allowed to free discharge to both Central Avenue and Cochiti Road.

Basin 1 (6.16 cfs) surface drains to Cochiti Street. Basin 2 (4.57 cfs) drains to Central Avenue SE. Basin 3 (0.87 cfs) drains onto the planned phase 2 site, combines with the discharge from Basin 5 for a total of 4.19 cfs. This discharge of 5.06 cfs drains to Conchas Street and is conveyed to Central Boulevard via the existing curb.

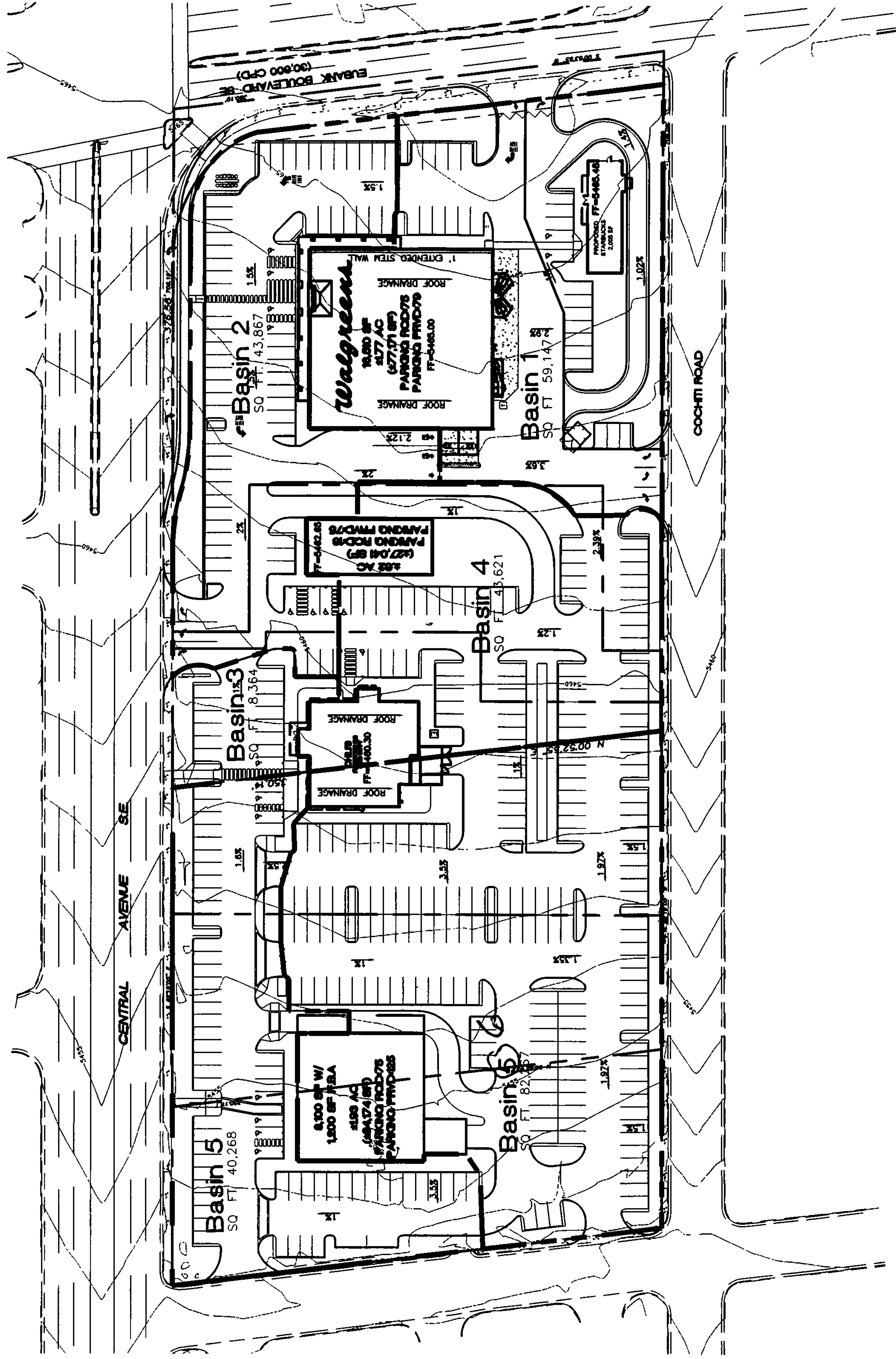
The runoff from Basin 4 (4.54 cfs) flows west to the phase 2 site, combines with the discharge from Basin 6 ( 8.57 cfs) which drains to Conchas Street. This discharge is then conveyed south towards Cochiti Road via the existing curb.





FEMA MAP

35001C0358F



# Proposed Basis

## **Calculations**

The weighted E method from the “City of Albuquerque Development Process Manual Volume 11 – Design Criteria, 1997 Revision” was used to calculate the runoff and volume for the site.

## **Summary**

Phase 1 and 2 site will discharge a total of 28.9 cfs. Phase 1 with 16.14 cfs and phase 2 with 12.76 cfs. Basins 1 thru 4 are on-site basins for phase 1. Basins 5 and 6 and are planned basins on the phase 2 site and were analyzed to examine future conditions.

The discharge from Basin 1 drains to Cochiti Road and is conveyed west. The discharge from Basin 2 is conveyed to Central Avenue then west. Basin 3 drains to the phase 2 site and combines with the discharge from Basin 5, which then drain to Conchas Street. From Conchas Street, the runoff is conveyed to Central Avenue. Basin 4 also discharges to the phase 2 site where it combines with the runoff from Basin 6. The discharge from Basin 4 and 6 drains to Conchas Street and is then conveyed to Cochiti Road.

## **Section II**

# **Runoff Calculations**



## Weighted E Method

### On-Site Basins (Phase 1)

Basin	Area (sf)	Area (acres)									100-Year			10-Year		
			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)						
1	59,147	1.36	0%	0	20%	0.27	0%	0.00	80%	1.09	2.072	0.234	6.16	1.272	0.144	4.01
2	43,867	1.01	0%	0	20%	0.20	0%	0.00	80%	0.81	2.072	0.174	4.57	1.272	0.107	2.97
3	8,364	0.19	0%	0	20%	0.04	0%	0.00	80%	0.15	2.072	0.033	0.87	1.272	0.020	0.57
4	43,621	1.00	0%	0	20%	0.20	0%	0.00	80%	0.80	2.072	0.173	4.54	1.272	0.106	2.95
Total	154,999	3.56										0.614	16.14		0.377	10.50

### Future Planned Basins (Phase 2)

Basin	Area (sf)	Area (acres)									100-Year			10-Year		
			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)						
5	40,268	0.92	0%	0	20%	0.18	0%	0.00	80%	0.74	2.072	0.160	4.19	1.272	0.098	2.73
6	82,267	1.89	0%	0	20%	0.38	0%	0.00	80%	1.51	2.072	0.326	8.57	1.272	0.200	5.57
Total	122,535	2.81										0.486	12.76		0.298	8.30

### Equations:

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

Volume = Weighted D \* Total Area

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

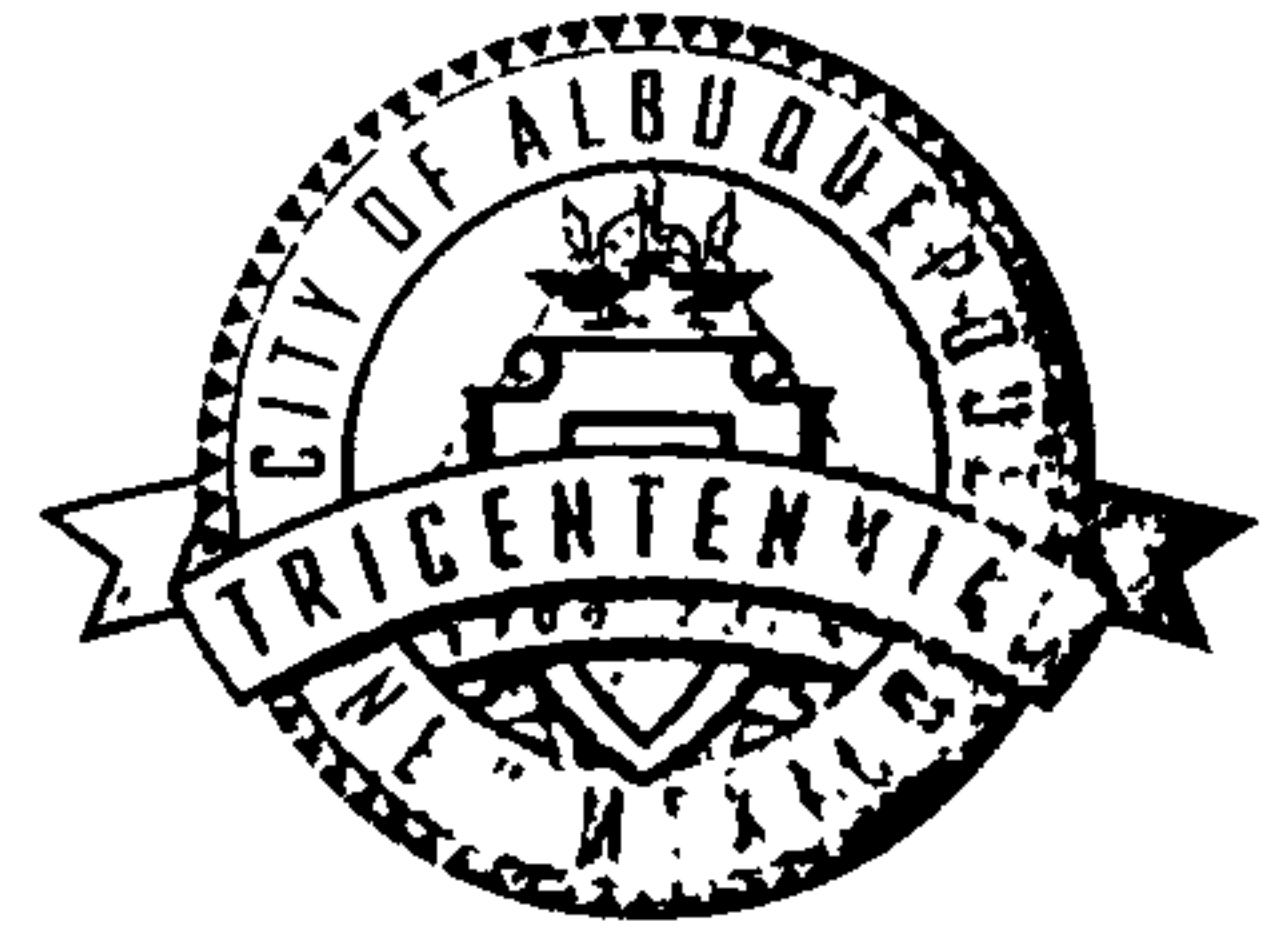
Excess Precipitation, E (inches)		
Zone 3	100-Year	10 - Year
E <sub>a</sub>	0.66	0.19
E <sub>b</sub>	0.92	0.36
E <sub>c</sub>	1.29	0.62
E <sub>d</sub>	2.36	1.5

Peak Discharge (cfs/acre)		
Zone 3	100-Year	10 - Year
Q <sub>a</sub>	1.87	0.58
Q <sub>b</sub>	2.6	1.19
Q <sub>c</sub>	3.45	2
Q <sub>d</sub>	5.02	3.39

## **Map Pocket**

# **Grading and Drainage Plan**

# CITY OF ALBUQUERQUE



February 12, 2007

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

**Re: Church's Chicken-Central and Eubank Grading and Drainage Plan  
Engineer's Stamp dated 2-6-07 (L20/D008)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 2-12-06, 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.

P.O. Box 1293

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

Albuquerque

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

New Mexico 87103

Sincerely,

Curtis A. Cherne, E.I.  
Engineering Associate, Planning Dept.  
Development and Building Services

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

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Church's Chicken  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20-7 10003  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 10230 Central Ave

ENGINEERING FIRM: TIERRA WEST, LLC  
ADDRESS: 5571 Midway Park Place  
CITY, STATE: ALBUQUERQUE, NM

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

OWNER: Church's Chicken Development  
ADDRESS: 890 Hammond Dr  
CITY, STATE: Atlanta, GA

CONTACT: Monty White  
PHONE: 770-350-3844  
ZIP CODE: 30328

ARCHITECT: Sigma Engineering  
ADDRESS: 8705 Katy Freeway Suite 102  
CITY, STATE: Houston, TX

CONTACT: Jerry Tipps  
PHONE: 713-461-7479  
ZIP CODE: 77024

SURVEYOR: Surv Tek  
ADDRESS: 5643 Paradise  
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

## CHECK TYPE OF APPROVAL SOUGHT:

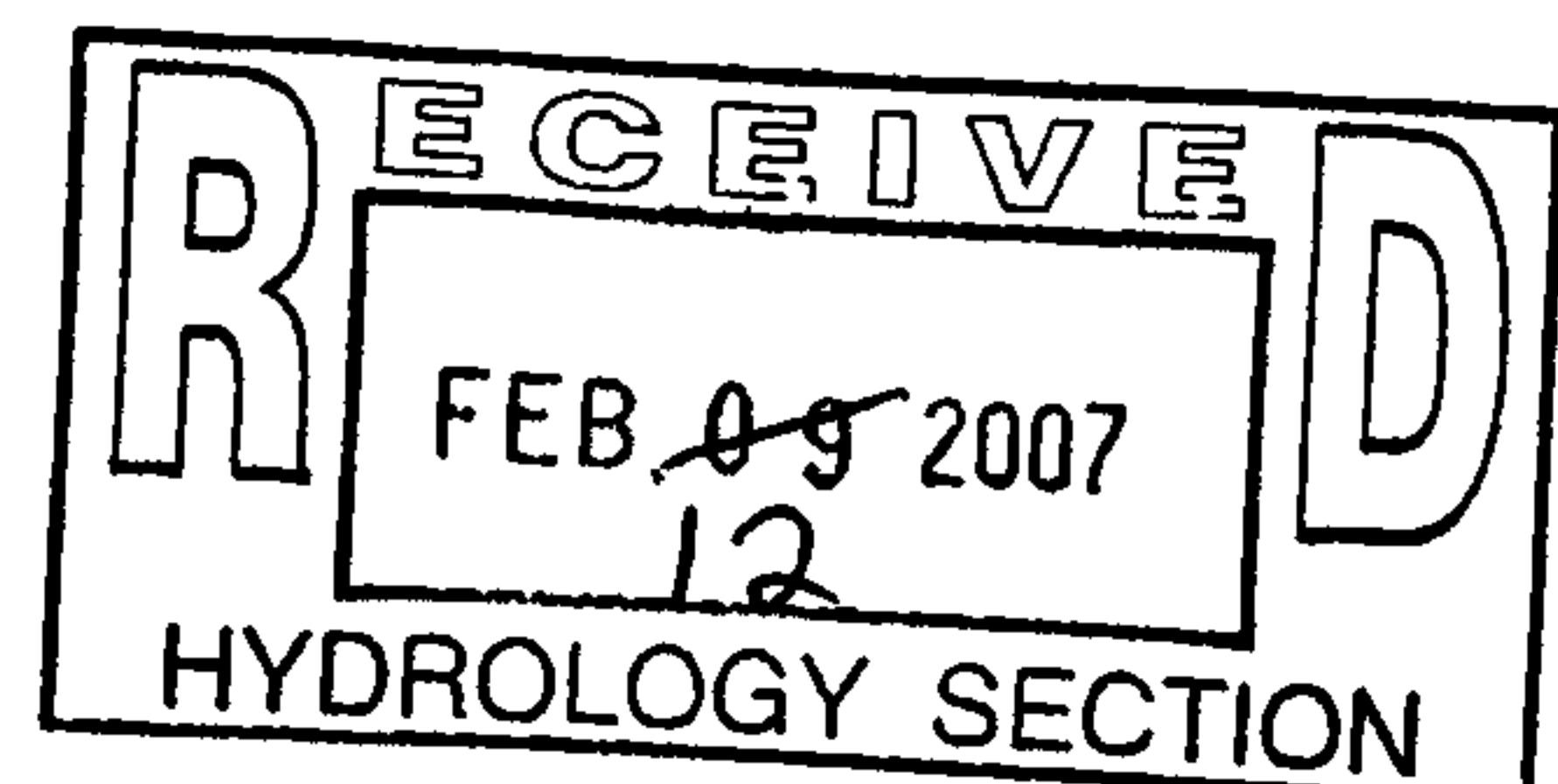
☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION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

☐ 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) **Drainage Approval**

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: Revised 2/8/2007 BY: Vincent Carrica, 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.



TW

Tierra West, LLC.

(505) 858-3100

5571 Midway Park Place NE

Albuquerque New Mexico 87109

TO: Brad Bingham

COA

LETTER OF TRANSMITTAL

DATE 2/9/07 JOB NO: 26065

ATTENTION: Brad Bingham

RE: Church's Chicken

PHONE:

WE ARE SENDING YOU

☒

Attached

☐

Under Separate cover via the following items:

☐

Shop drawings

☐

Prints

☒

Plans

☐

Samples

☐

Specifications

☐

Copy of letter

☐

Change order

☐

CD

COPIES	DATED	NO.	DESCRIPTION
1			Grading plan specific to Church's
1			Drainage info sheet

THESE ARE TRANSMITTED as checked below:

☒

For approval

☐

Approved as submitted

☐

FOR SIGNATURE(S)

☐

For your use

☐

Approved as noted

☐☐

As requested

☐

Returned for corrections

☐

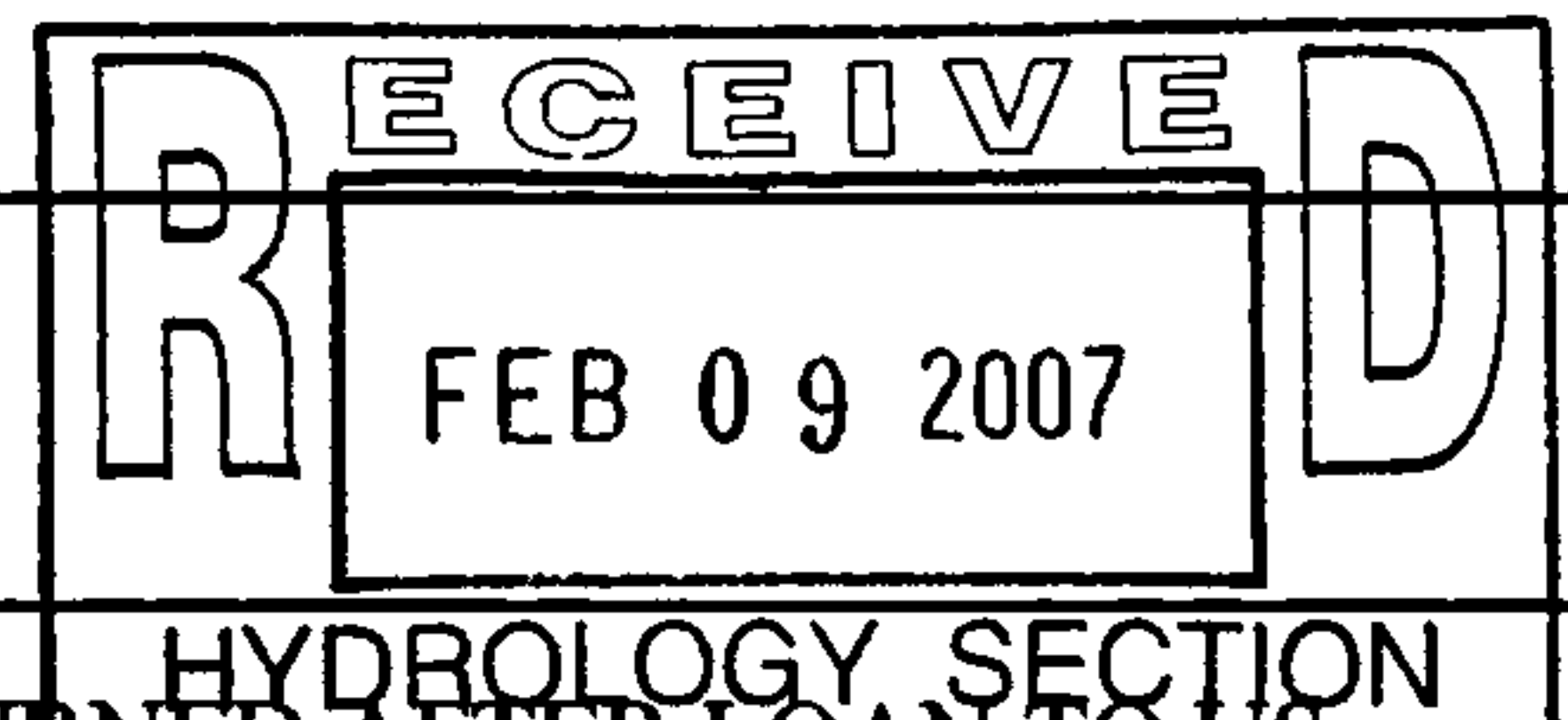
For review and comments

☐☐

FOR BIDS DUE 20

☐

PRINTS RETURNED AFTER LOAN TO US



REMARKS

Per our conversation yesterday, this is the grading plan that is specific to Church's at

Eubank and Central. It was initially approved with the Walgreens and Chili's. Please give me a call if you have questions. Thank

COPY TO

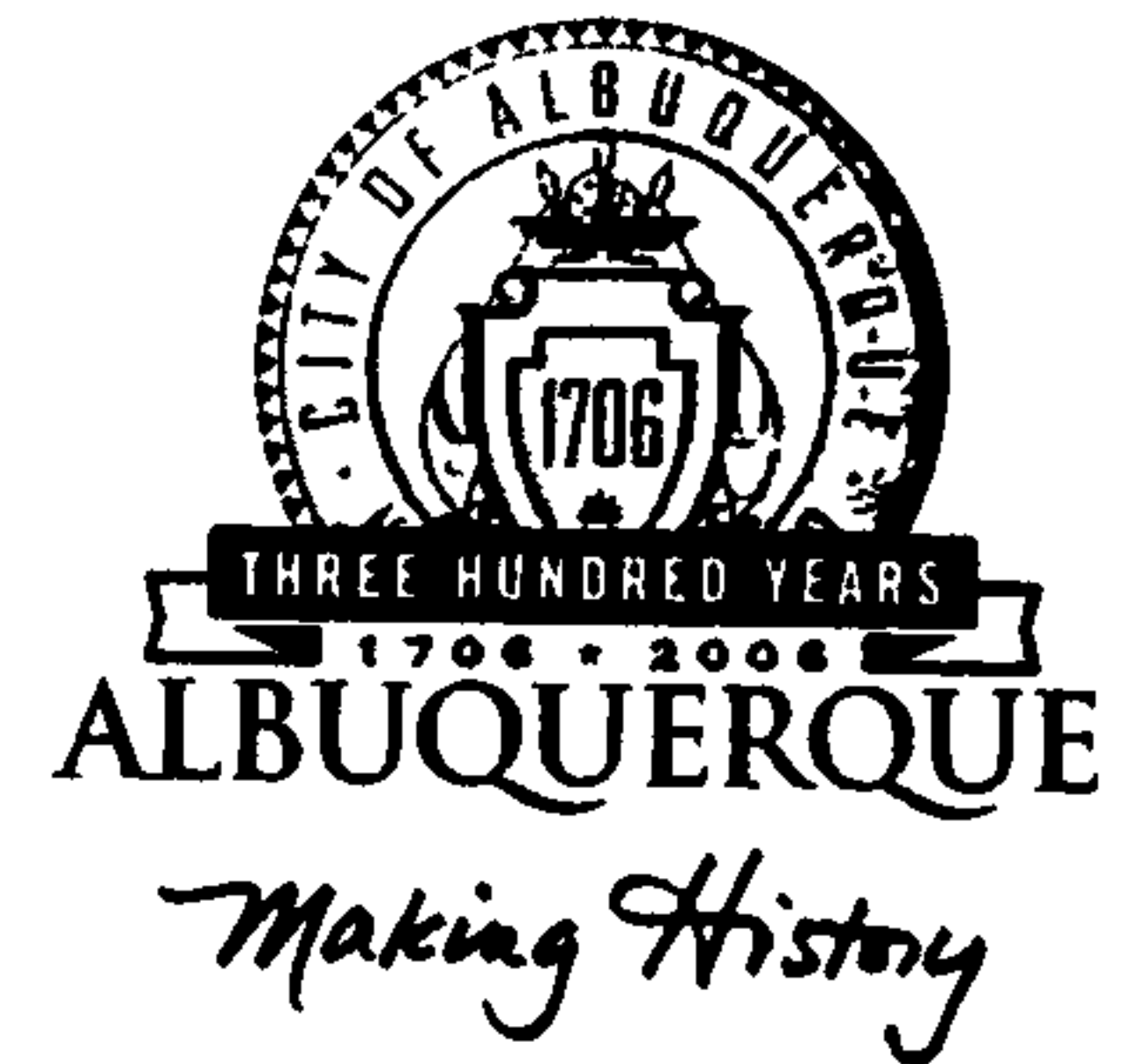
RECEIVED BY

DATE:

SIGNED

Vince Carrica, PE

# CITY OF ALBUQUERQUE



June 28, 2005

Vincent P Carrica, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

**Re: Central Park Place, Block 7 Lots 1-10, Block 8 Lots 1-10, Block 9 Lots 1-8  
Grading & Drainage Plan – Engineer's Stamp dated 6-24-05 (L20-D8)**

Dear Mr. Carrica,

Based upon the information provided in your submittal dated 6-24-05, 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 release of the Certificate of Occupancy, an Engineer's Certification of the grading plan per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department Hydrology section at 768-3654 (Charles Caruso).

New Mexico 87103

If you have any questions, you can contact me at 924-3990.

Sincerely,

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

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Hydrology,  
Development and Building Services,  
Planning Department

cc: Charles Caruso, DMD  
file

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Central Park Place Phase 1  
DRB : 1003554 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE # L-20 -D8  
WORK ORDER #: 762281

LEGAL DESCRIPTION Lots 1 thru 8 in Block 9; Lots 2 thru in Block 8  
CITY ADDRESS: \_\_\_\_\_

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

CONTACT: Ron Bohannon  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: AMC Development Services  
ADDRESS: 1015 Tijeras NW STE 200  
CITY, STATE: ABQ, NM

CONTACT: Jeff Jesionowski  
PHONE: 505-338-2285  
ZIP CODE: 87102

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Surv-Tek, Inc.  
ADDRESS: 5643 Paradise Boulevard  
CITY, STATE: ABQ, NM

CONTACT: Rusty Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

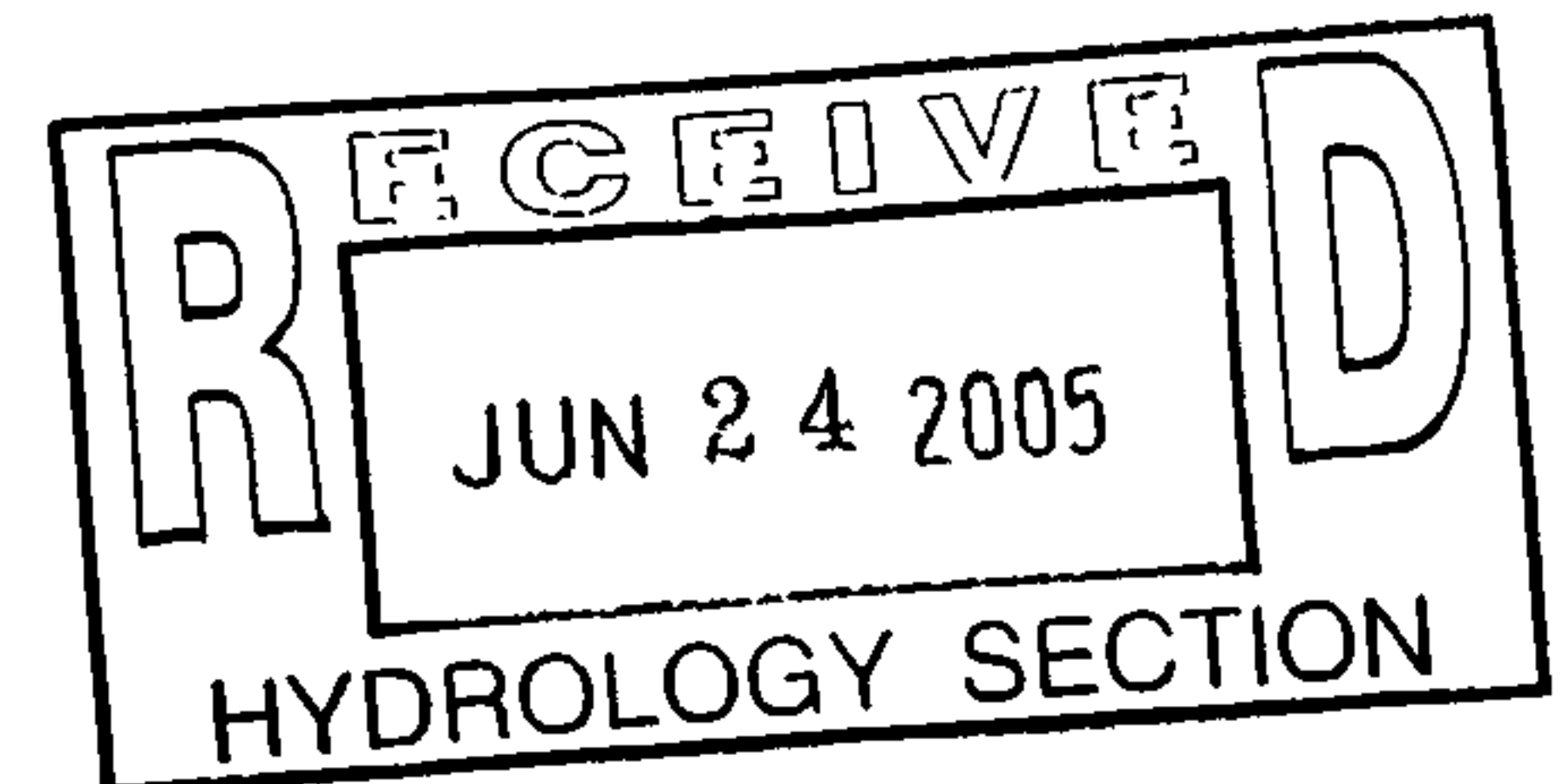
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☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 6-24-05 BY: Ronald R. Bohannon, P.E.

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

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# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

June 24, 2005

Mr. Bradley Bingham, PE  
Public Works Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: Central Park Place Phase 1, Drainage Report  
Response to Comments (L20-D8)**

Dear Mr. Bingham:

Per your correspondence dated June 3, 2005, regarding the above referenced property, please find the following response addressing the comment listed below.

1) Provide additional spot elevations in Phase 2 similar to density provided in Phase 1.

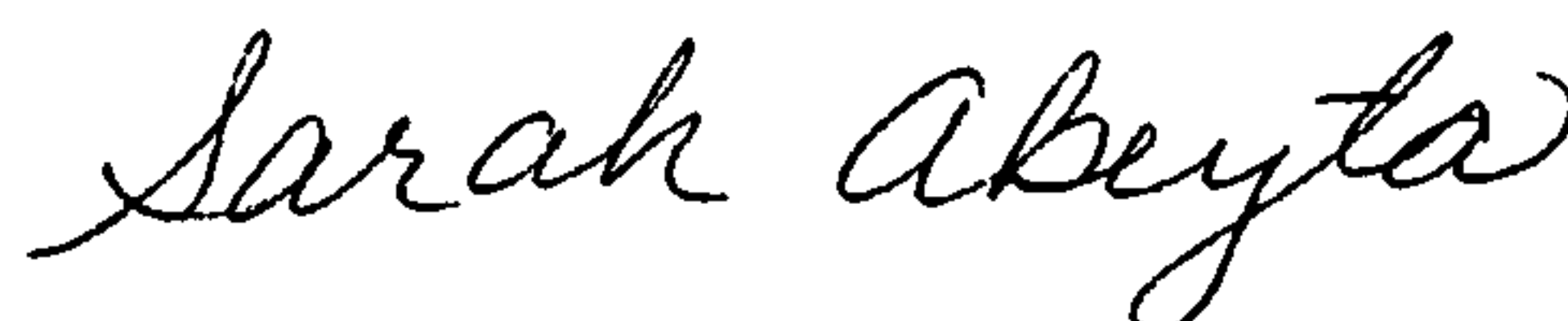
**Response:** Enclosed is a revised grading and drainage plan with additional spot elevations.

2) Remove the "For reference only" note from plan.

**Response:** "For reference only" note removed from revised grading and drainage plan.

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

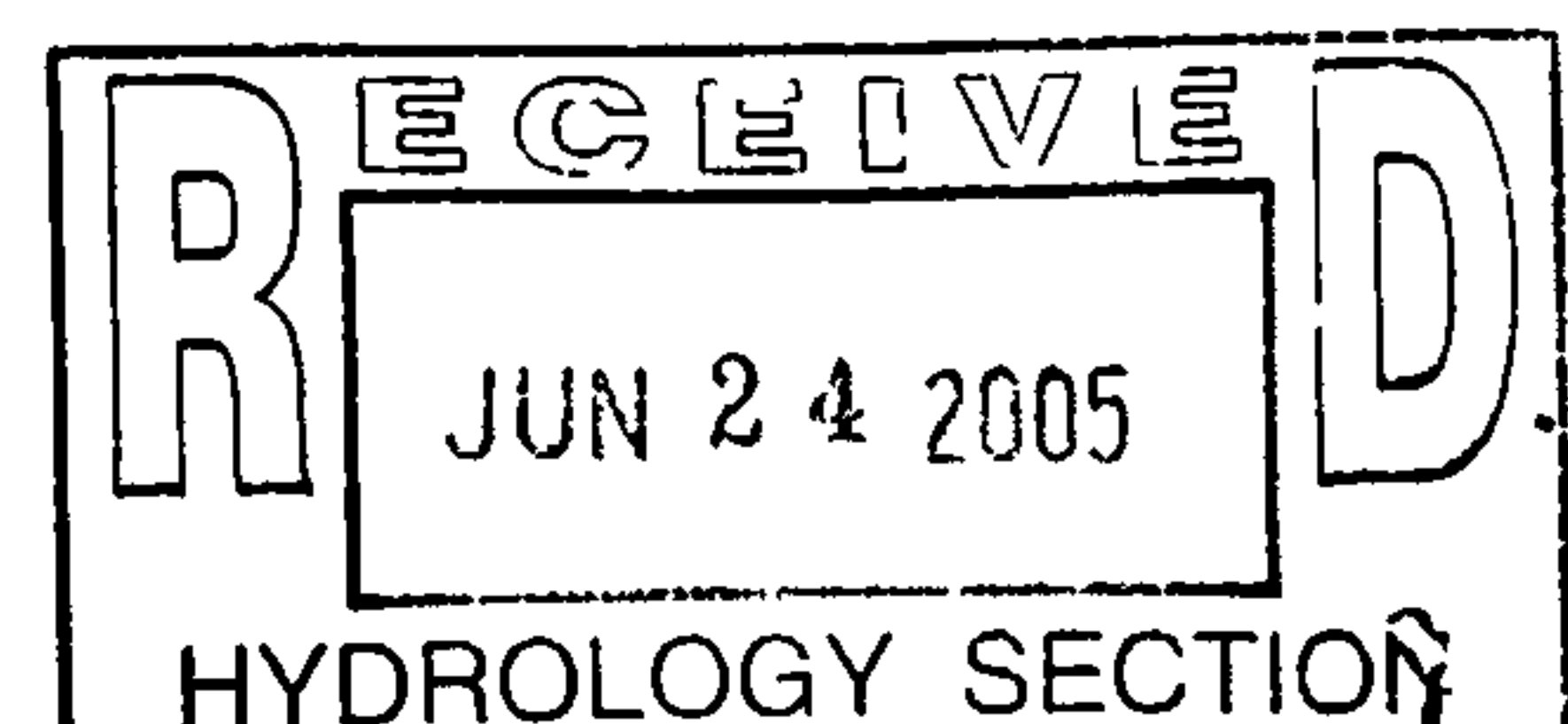
Sincerely,



Sarah Abeyta

JN: 24018  
SA/cia

24018 Bradley Bingham Drain Response ltr #2 062405 doc





# CITY OF ALBUQUERQUE



April 25, 2007

George Rainhart, R.A.  
George Rainhart Architect & Associates  
2325 San Pedro NE Suite 2-B  
Albuquerque, NM 87110

Re: The Shops at Central and Eubank, 10200 Central Ave SE, Traffic Circulation Layout  
Architect's Stamp dated 4-25-07 (L20-D8)

Dear Mr. Rainhart,

The TCL submittal received 4-25-07 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro, P.E.  
Senior Engineer, Planning Dept.  
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET  
(Rev. 12/2005)

PROJECT TITLE: CENTRAL PARK PLACE ZONE MAP/DRG. FILE # L-20 10008  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS CENTRAL PARK PLACE  
CITY ADDRESS: 10200 CENTRAL AVE S.E

ENGINEERING FIRM: TIERRA WEST LLC  
ADDRESS: 5571 MIDWAY PARK PLACE  
CITY, STATE: ABQ NM

CONTACT: VINCE GARCIA  
PHONE: 858-3100  
ZIP CODE: 87109

OWNER: Usta Oriente  
ADDRESS: 4700 MONTGOMERY NW  
CITY, STATE: ABQ N.M.

CONTACT: \_\_\_\_\_  
PHONE: 858-7650  
ZIP CODE: \_\_\_\_\_

ARCHITECT: GEORGE FOHNHART ARCH & ASSOC  
ADDRESS: 2825 SAN PEDRO NE Suite 2B  
CITY, STATE: ABQ N.M.

CONTACT: STEPHEN DUNBAR  
PHONE: 884-9110 Ext 106  
ZIP CODE: 87110

SURVEYOR: SURV-TEC INC  
ADDRESS: 5413 PARADISE BLVD NW  
CITY, STATE: ABQ NM

CONTACT: ELISSA KISS  
PHONE: 877-3366  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: T&D  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)  
☐ OTHER

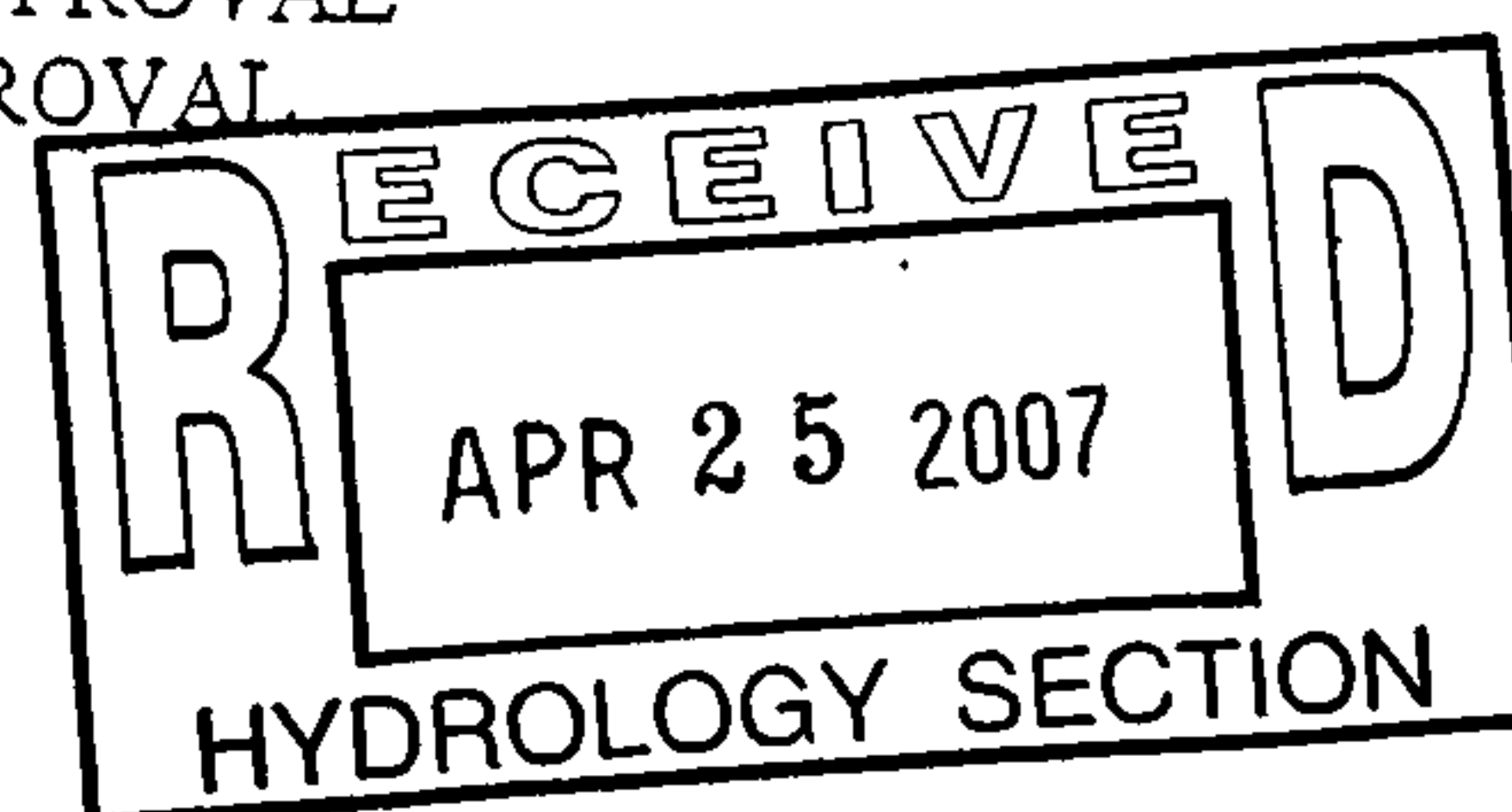
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. 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

SUBMITTED BY: Stephen Dunbar DATE: 4/23/07



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to 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 Plan: 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



April 23, 2007

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

**Re: The Shops @ Eubank & Central Grading and Drainage Plan  
Engineer's Stamp dated 4-11-07 (L20-D08)**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 4-12-07, 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.

Also, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

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

P.O. Box 1293

Albuquerque

New Mexico 87103

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

Sincerely,

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

C: file



# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: The Shops @ Eubank & Central  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20-Z / D008  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Lot 5-A Central Park Place

CITY ADDRESS: \_\_\_\_\_

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

CONTACT: Vincent Carrica, P.E.  
PHONE: (505) 858-3100  
ZIP CODE: 87109

OWNER: Vista Oriente, LLC  
ADDRESS: 4407 Lomas Boulevard NE  
CITY, STATE: Albuquerque, NM

CONTACT: Jeffrey Jesionowski  
PHONE: (505) 831-6855  
ZIP CODE: 87110

ARCHITECT: George Rainhart Architects & Associates  
ADDRESS: 2325 San Pedro NE, Suite 2-B  
CITY, STATE: Albuquerque, NM

CONTACT: Steven Dunbar  
PHONE: (505) 884-9110  
ZIP CODE: 87110

SURVEYOR: Surv-Tek, Inc.  
ADDRESS: 9384 Valley View Drive NW  
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg  
PHONE: (505) 897-3366  
ZIP CODE: 87114

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

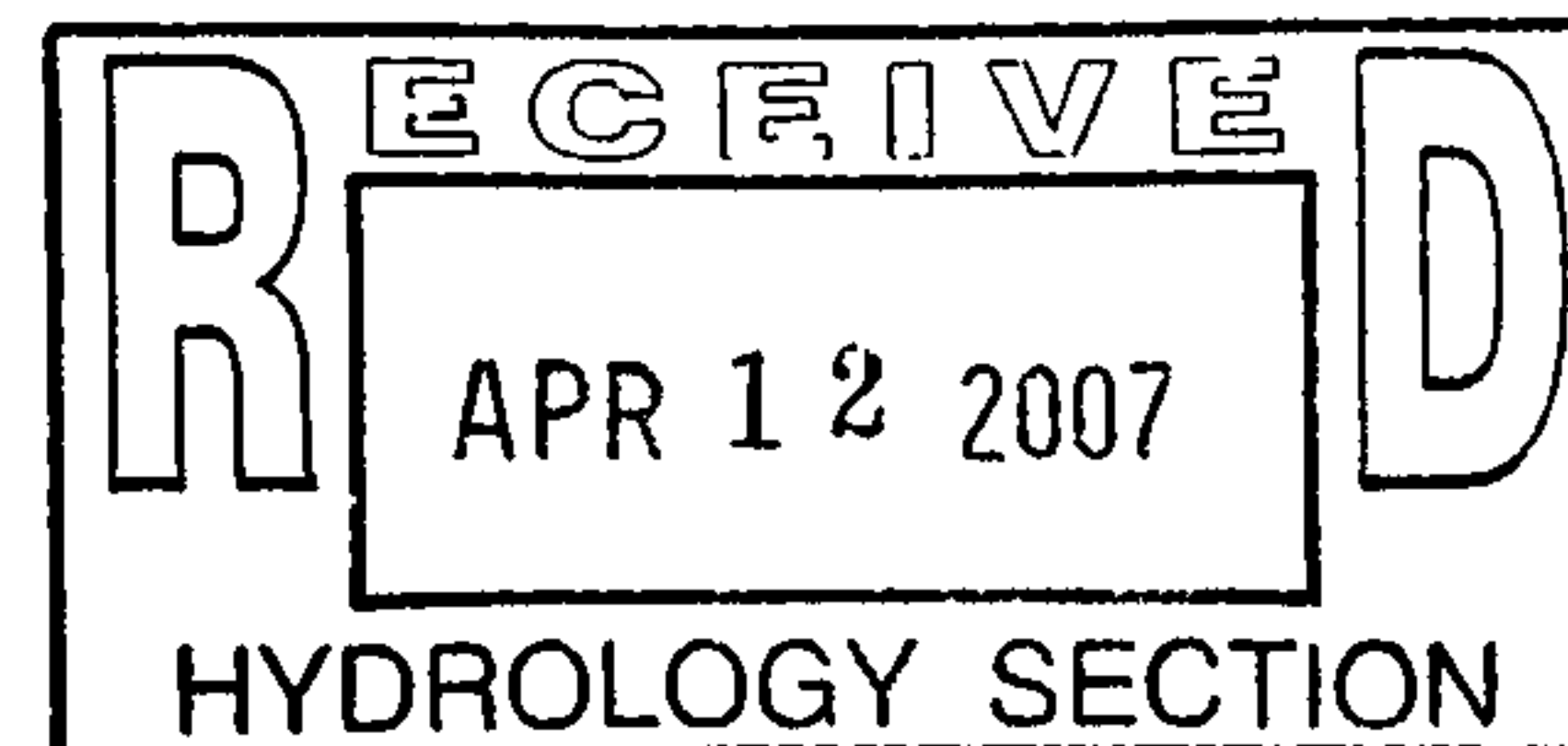
- ☒ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION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

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANACIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ 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  
☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 4/12/2007

BY: Vincent Carrica, P.E.

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

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



# CITY OF ALBUQUERQUE



June 29, 2007

Vincent Carrica, P.E.  
**Tierra West, LLC**  
5571 Midway Park Place  
Albuquerque, NM 87109

**Re: Church's Chicken, 10230 Central,  
Approval of Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 02/06/07(L20/D008)  
Certification dated 06/28/07**

Based upon the information provided in your submittal received 6/28/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Sincerely,

Albuquerque

New Mexico 87103

Timothy Sims  
Plan Checker, Hydrology  
Development and Building Services

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

C: CO Clerk-Katrina Sigala  
File

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Church's Chicken  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20-1 DDD 8  
WORK ORDER #: N/A

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 10230 Central Ave

ENGINEERING FIRM: TIERRA WEST, LLC  
ADDRESS: 5571 Midway Park Place  
CITY, STATE: ALBUQUERQUE, NM

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

OWNER: Church's Chicken Development  
ADDRESS: 890 Hammond Dr  
CITY, STATE: Atlanta, GA

CONTACT: Monty White  
PHONE: 770-350-3844  
ZIP CODE: 30328

ARCHITECT: Sigma Engineering  
ADDRESS: 8705 Katy Freeway Suite 102  
CITY, STATE: Houston, TX

CONTACT: Jerry Tipps  
PHONE: 713-461-7479  
ZIP CODE: 77024

SURVEYOR: Surv Tek  
ADDRESS: 5643 Paradise  
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

CONTRACTOR: W. L. Decker Contractor, INC.  
ADDRESS: 2001 Easy Street  
CITY, STATE: Walled Lake, MI

CONTACT: Keith Patton  
PHONE: 248-960-7872  
ZIP CODE: 48390

## CHECK TYPE OF SUBMITTAL:

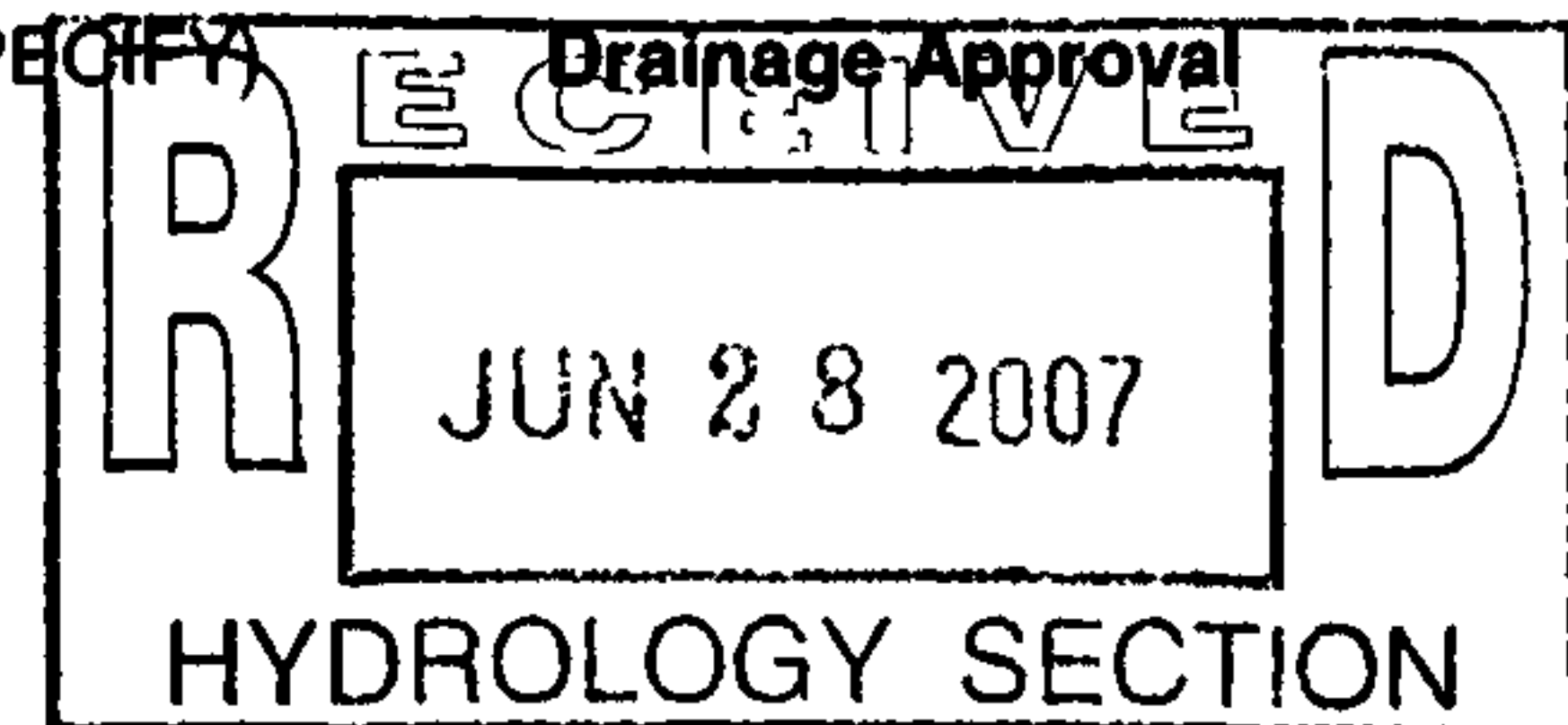
☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION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

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANACIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ 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: 6/26/2007 BY: Ronald Wright (259-5635)

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



**Planning Department  
Transportation Development Services Section**

June 29, 2007

Vincent P. Carrica, P.E.,  
5571 Midway Park Place NE  
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Church's Chicken , [L-20 / D8]  
10230 Central Ave. NE  
Engineer's Stamp Dated 06/26/07

Dear Mr. Carrica:

The TCL / Letter of Certification submitted on June 28, 2007 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

P.O. Box 1293

Albuquerque

New Mexico 87103

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Church's Chicken  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20-Z'D008  
WORK ORDER #: N/A

**LEGAL DESCRIPTION:**

CITY ADDRESS: 10230 Central Ave

**ENGINEERING FIRM:** TIERRA WEST, LLC  
ADDRESS: 5571 Midway Park Place  
CITY, STATE: ALBUQUERQUE, NM

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

**OWNER:** Church's Chicken Development  
ADDRESS: 890 Hammond Dr  
CITY, STATE: Atlanta, GA

**CONTACT:** Monty White  
PHONE: 770-350-3844  
ZIP CODE: 30328

**ARCHITECT:** Sigma Engineering  
ADDRESS: 8705 Katy Freeway Suite 102  
CITY, STATE: Houston, TX

**CONTACT:** Jerry Tipps  
PHONE: 713-461-7479  
ZIP CODE: 77024

**SURVEYOR:** Surv Tek  
ADDRESS: 5643 Paradise  
CITY, STATE: Albuquerque, NM

**CONTACT:** Russ Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

**CONTRACTOR:** W. L. Decker Contractor, INC.  
ADDRESS: 2001 Easy Street  
CITY, STATE: Walled Lake, MI

**CONTACT:** Keith Patton  
PHONE: 248-960-7872  
ZIP CODE: 48390

**CHECK TYPE OF SUBMITTAL:**

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

**CHECK TYPE OF APPROVAL SOUGHT:**

☐ SIA / FINANACIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ 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

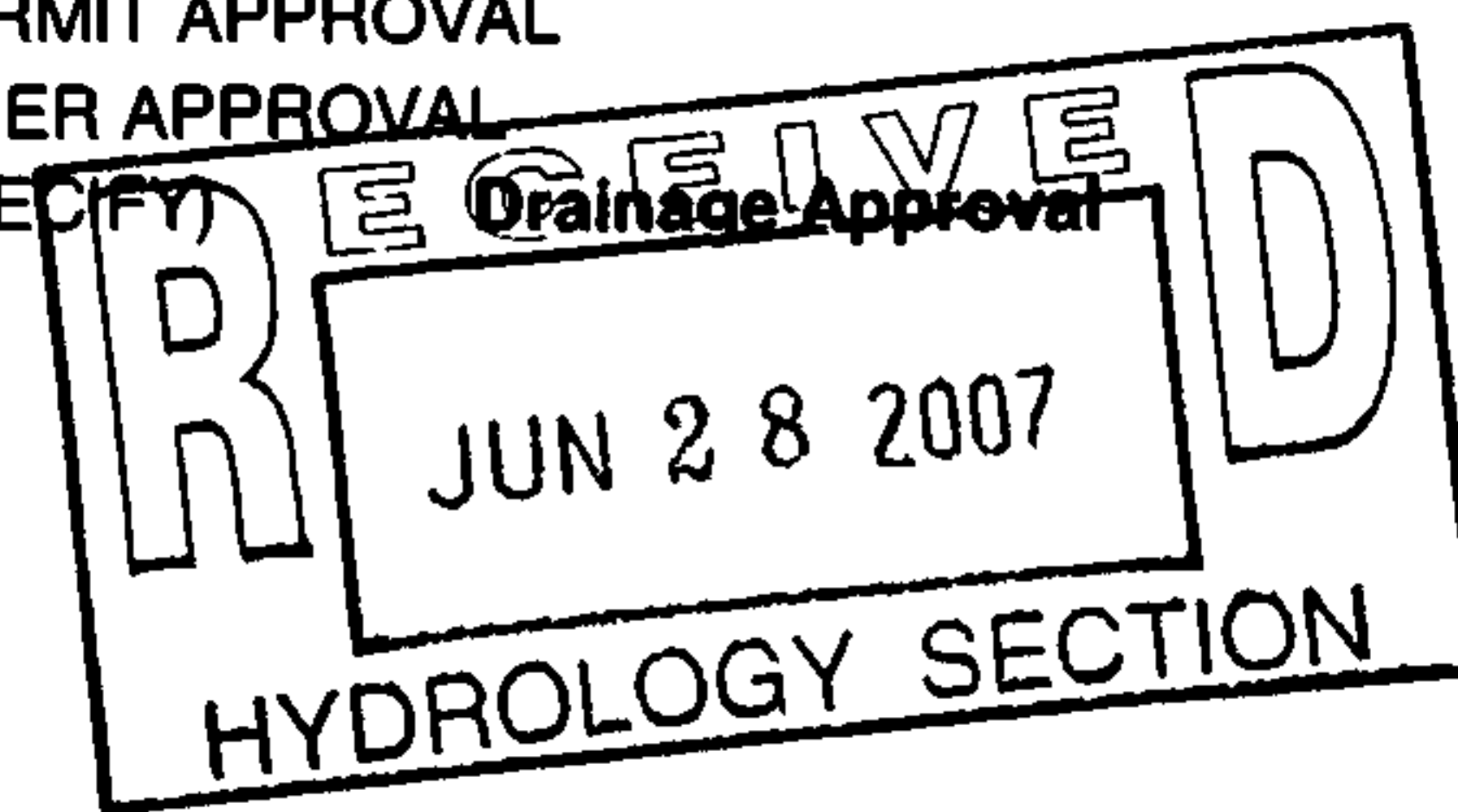
DATE SUBMITTED: 6/26/2007 BY: Ronald Wright (259-5635)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

The particular nature, location and scope of the proposed development defines the degree of drainage detail.

One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plans:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.





# TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

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

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

June 26, 2007

Mr. Nilo Salgado-Fernandez, PE  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

**RE: TCL and Site Plan Certification  
Permanent Certificate of Occupancy  
Church's Chicken  
10230 Central Avenue SE**

Dear Mr. Salgado-Fernandez:

Tierra West, LLC requests a Permanent Certification of the TCL and Site Plan for Building Permit for Church's Chicken located at 10230 Central Avenue SE. All punchlist items have been completed and the project is in substantial compliance with the approved plan. Enclosed, please find the information sheet, the As-Built TCL and the As-built Site Plan for Building Permit. Therefore, we request Certification of the TCL 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,

Vincent Carrica

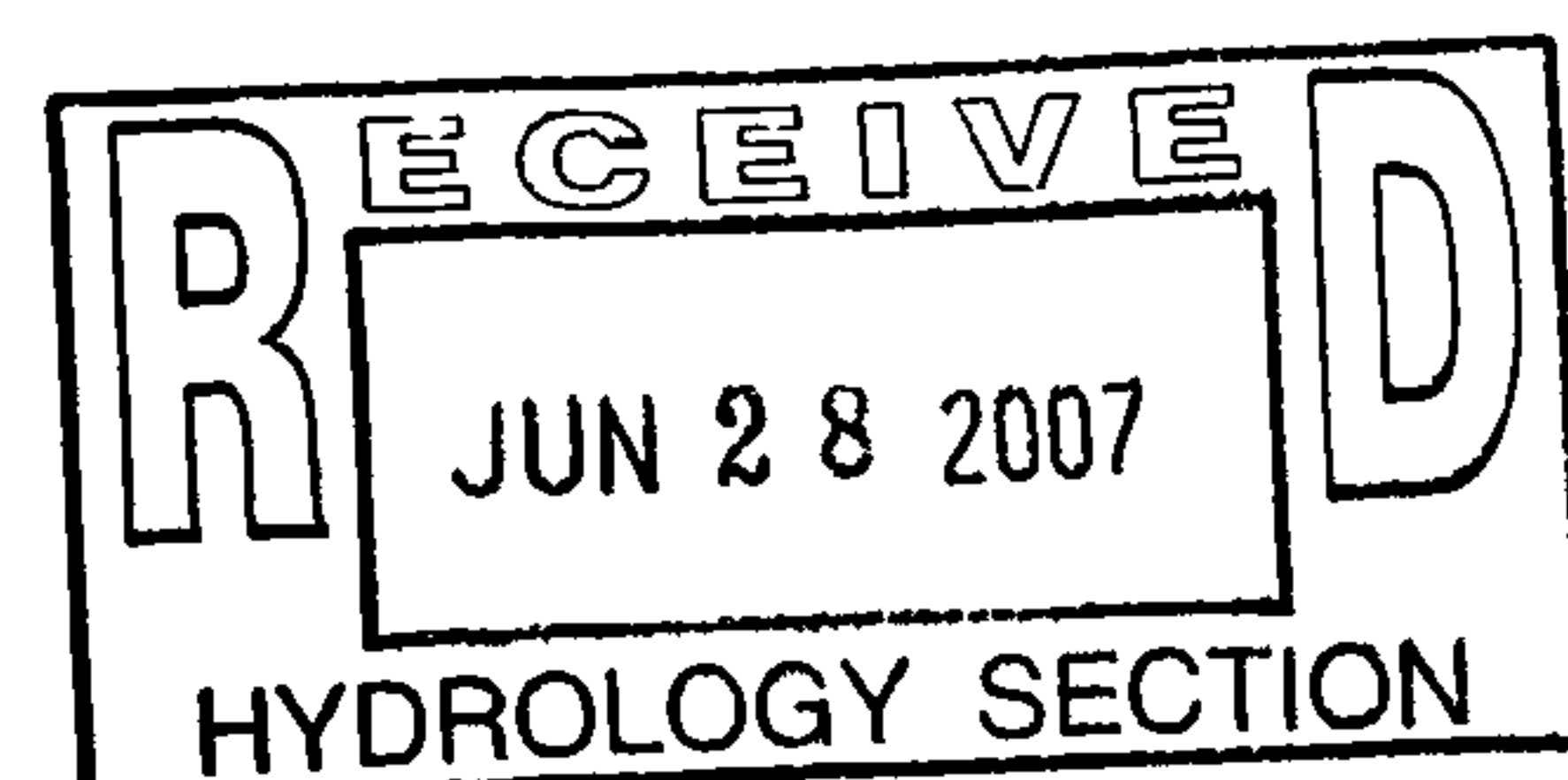


Enclosure/s

cc: Jerry Tipps  
W.L. Decker

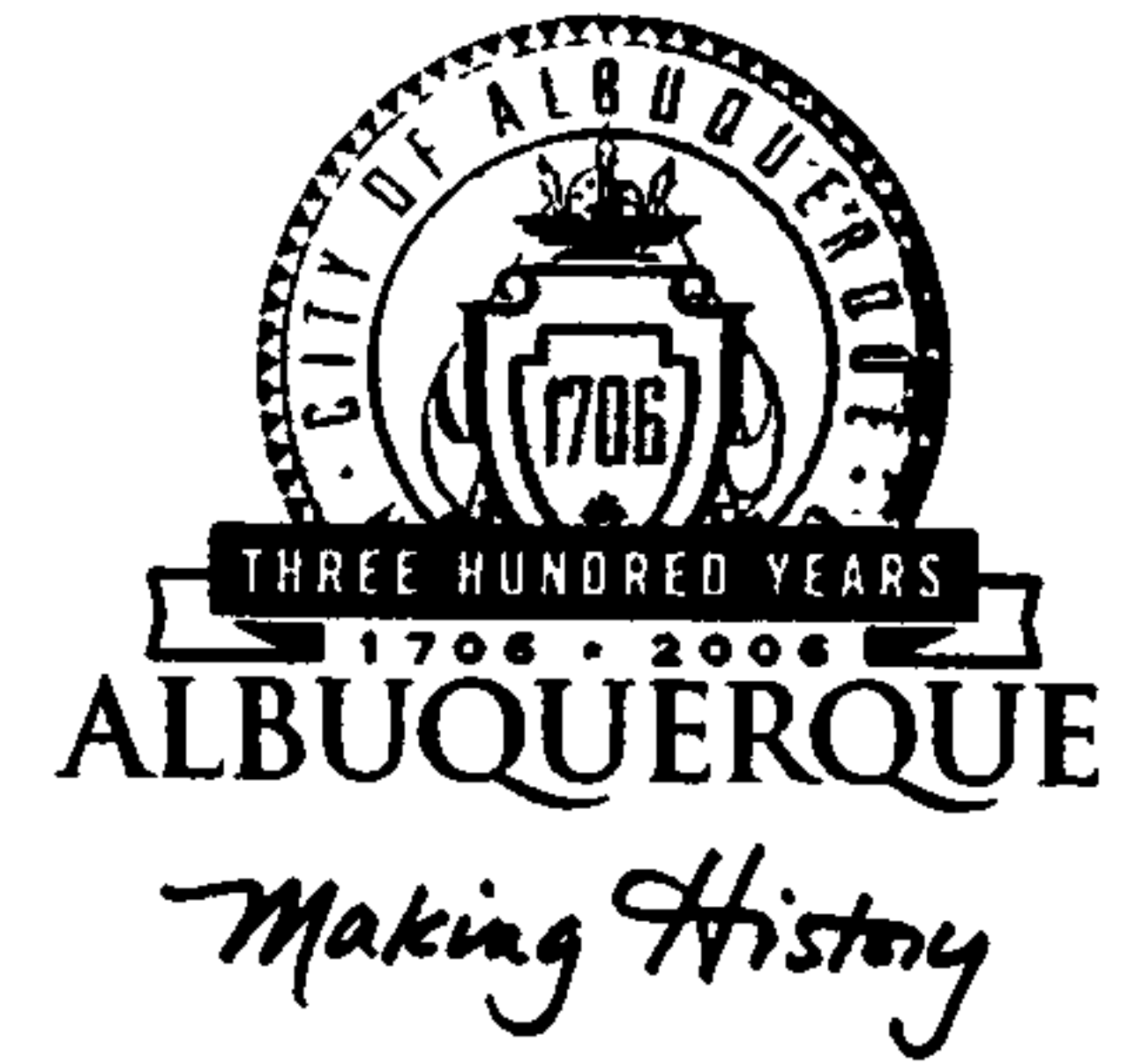
JN: 26065  
VC/rw

26065 Nilo Perm CO 062607





# CITY OF ALBUQUERQUE



June 29, 2005

Vincent P Carrica, P.E.  
Tierra West, LLC  
8509 Jefferson NE  
Albuquerque, NM 87113

*(Walgreens)*  
**Re: Central Park Place Phase 1, Block 8 Lots 2-9, Block 9 Lots 1-8  
Traffic Circulation Layout – Engineer's Stamp dated 6-29-05 (L20-D8)**

Dear Mr. Carrica,

The TCL submittal received 6-29-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file

(REV. 1/28/2003rd)

ZONE MAP/DRG. FILE # L-20 -D8  
WORK ORDER #: **762281**

**CONTACT:** Ron Bohannon  
**PHONE:** (505) 858-3100  
**ZIP CODE:** 87113

**CONTACT:** Jeff Jesionowski  
**PHONE:** 505-338-2285  
**ZIP CODE:** 87102

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**CONTACT:** Rusty Hugg  
**PHONE:** 505-897-3366  
**ZIP CODE:** 87114

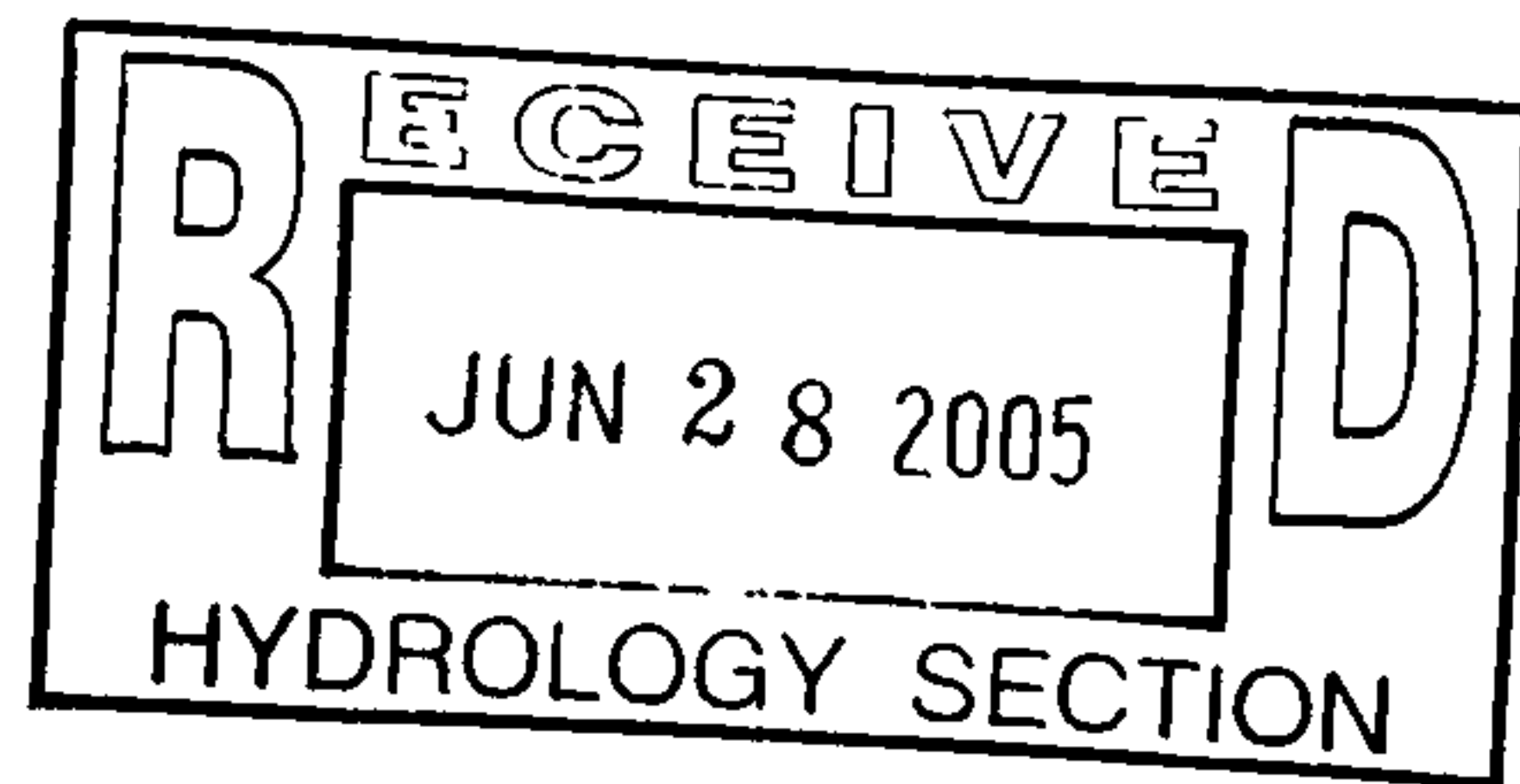
CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

\_\_\_\_\_ 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  
 \_\_\_\_\_ SO-19

       YES  
  x   NO  
       COPY PROVIDED

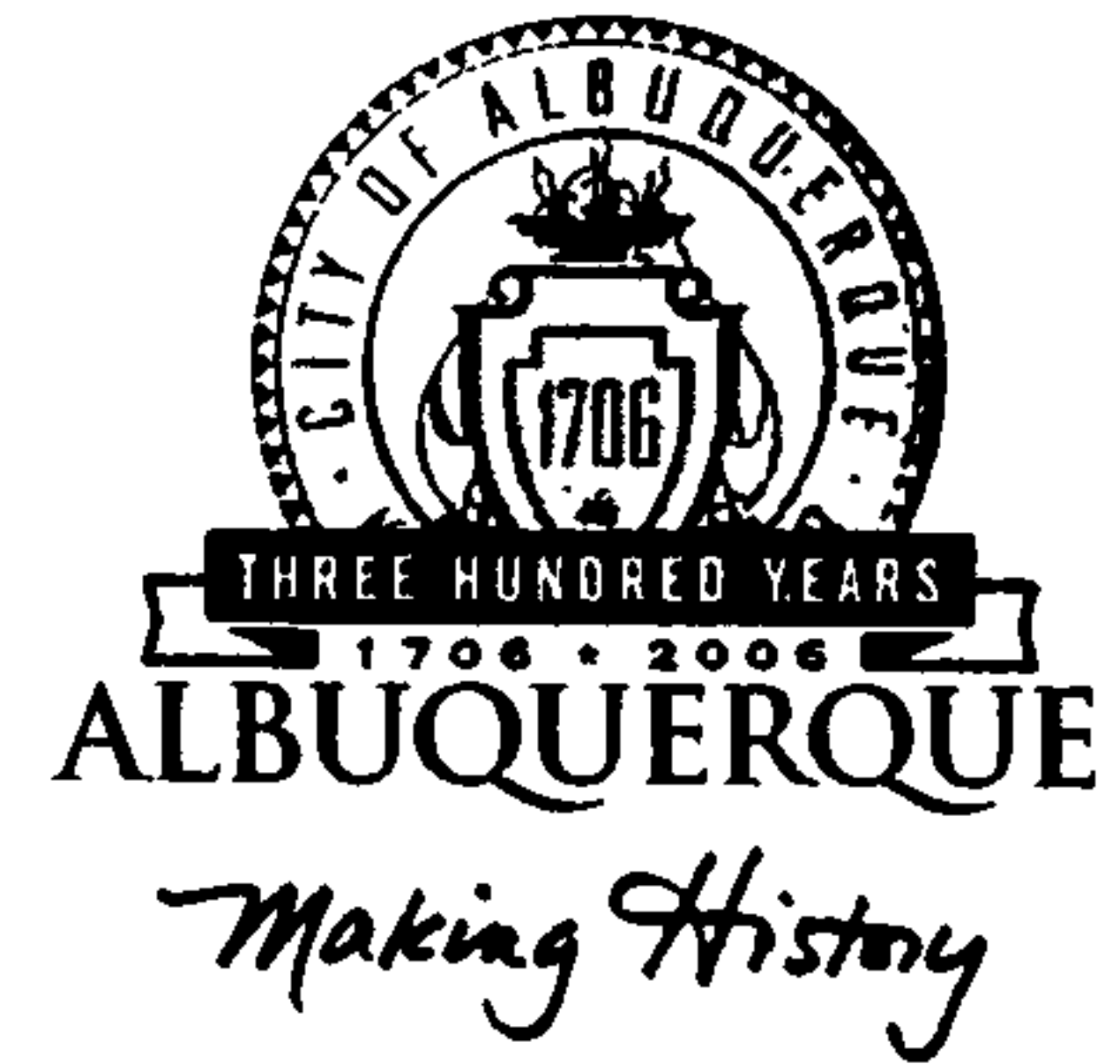
6/29/05  
~~6/29/2005~~

**BY:** Sarah Abeyta



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



October 20, 2005

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

**Re: Central Park Place – Chili's, Central Park Place Lot 4A  
Traffic Circulation Layout – Engineer's Stamp dated 10-18-05 (L20-D8)**

Dear Mr. Bohannon,

The TCL submittal received 10-18-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file



# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Central Park Place  
DRB : 1003554 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE # L-20 -D8  
WORK ORDER #: 762281

LEGAL DESCRIPTION Central Park Place Lot 4A  
CITY ADDRESS: \_\_\_\_\_

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

CONTACT: Ron Bohannon  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: AMC Development Services  
ADDRESS: 1015 Tijeras NW STE 200  
CITY, STATE: ABQ, NM

CONTACT: Jeff Jesionowski  
PHONE: 505-338-2285  
ZIP CODE: 87102

ARCHITECT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: Surv-Tek, Inc.  
ADDRESS: 5643 Paradise Boulevard  
CITY, STATE: ABQ, NM

CONTACT: Rusty Hugg  
PHONE: 505-897-3366  
ZIP CODE: 87114

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

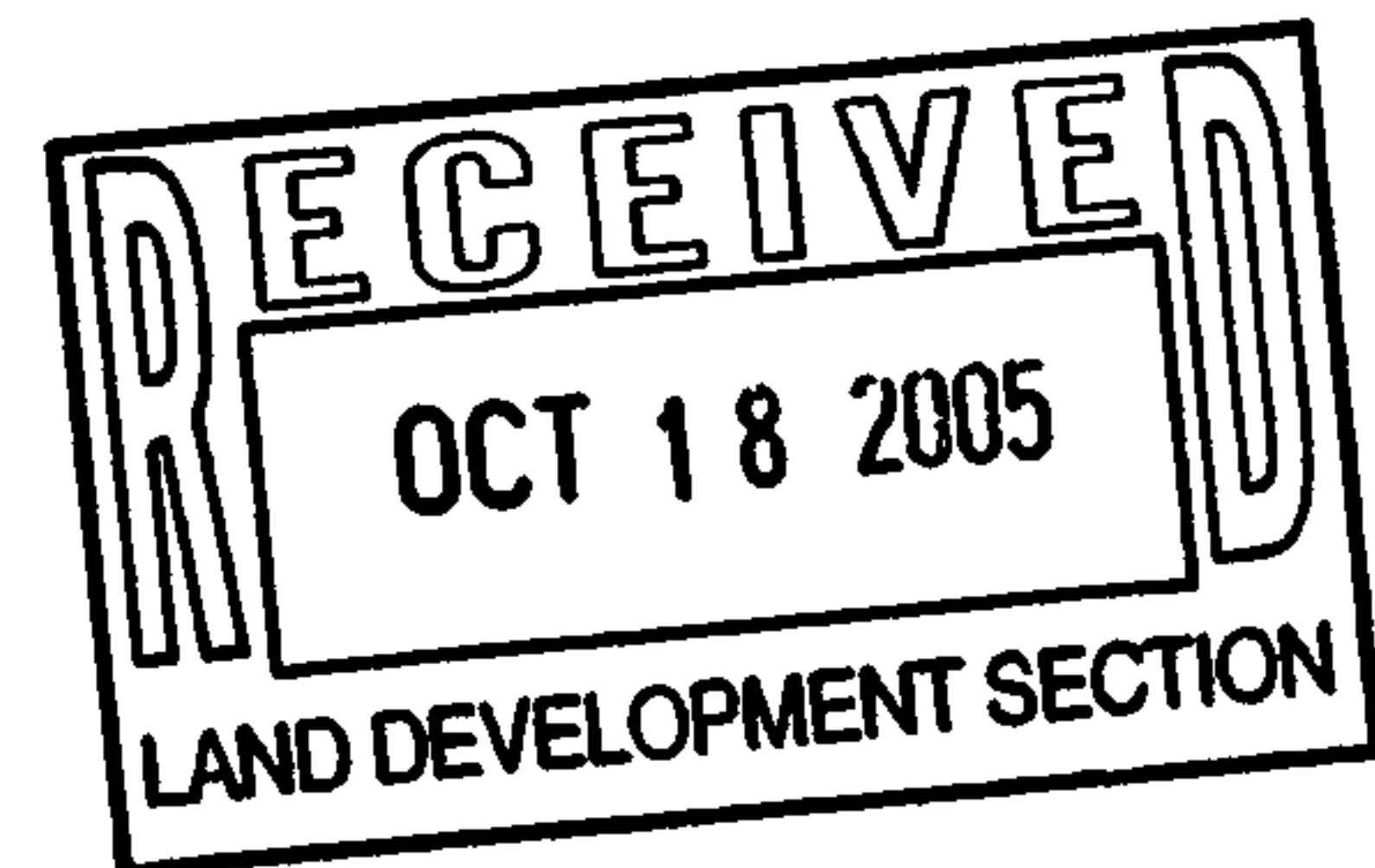
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ **TRAFFIC CIRCULATION LAYOUT (TCL) *RESUBMITTAL***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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 10/18/2005 BY: Sarah Abeyta

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.



~~APPROVED~~

WAITING

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

October 18, 2005

Mr. Wilfred Gallegos  
Traffic Engineer  
CITY OF ALBUQUERQUE  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: RESPONSES TO CENTRAL PARK PLACE – CHILI'S RESTAURANT, LOT 4A,  
CENTRAL PARK PLACE TRAFFIC CIRCULATION LAYOUT – ENGINEER'S  
STAMP DATED 9-28-05 (L20-D8)**

Dear Mr. Gallegos:

Based on correspondence dated 10-10-5 the following changes have been made to the plans.

1. Close all existing unused drive-pads along Central and Cochiti.  
**All existing drive-pads are scheduled to be closed with work order #762281.**
2. Call out dimensions for all proposed parking spaces for this site.  
**Dimensions for proposed parking spaces have been added to plans.**
3. Provide Solid Waste approval for dumpster location.  
**A copy of the Solid Waste approval is included with the re-submittal.**
4. Call out the width of proposed sidewalk around the perimeter of building.  
**The widths of the sidewalk dimensions are called out around the perimeter of Chili's building.**
5. Call out stop bar striping for left turn out movement at proposed curb cuts along Central and Cochiti.  
**Stop bar striping for left turn out movement has been called out for on the plans.**

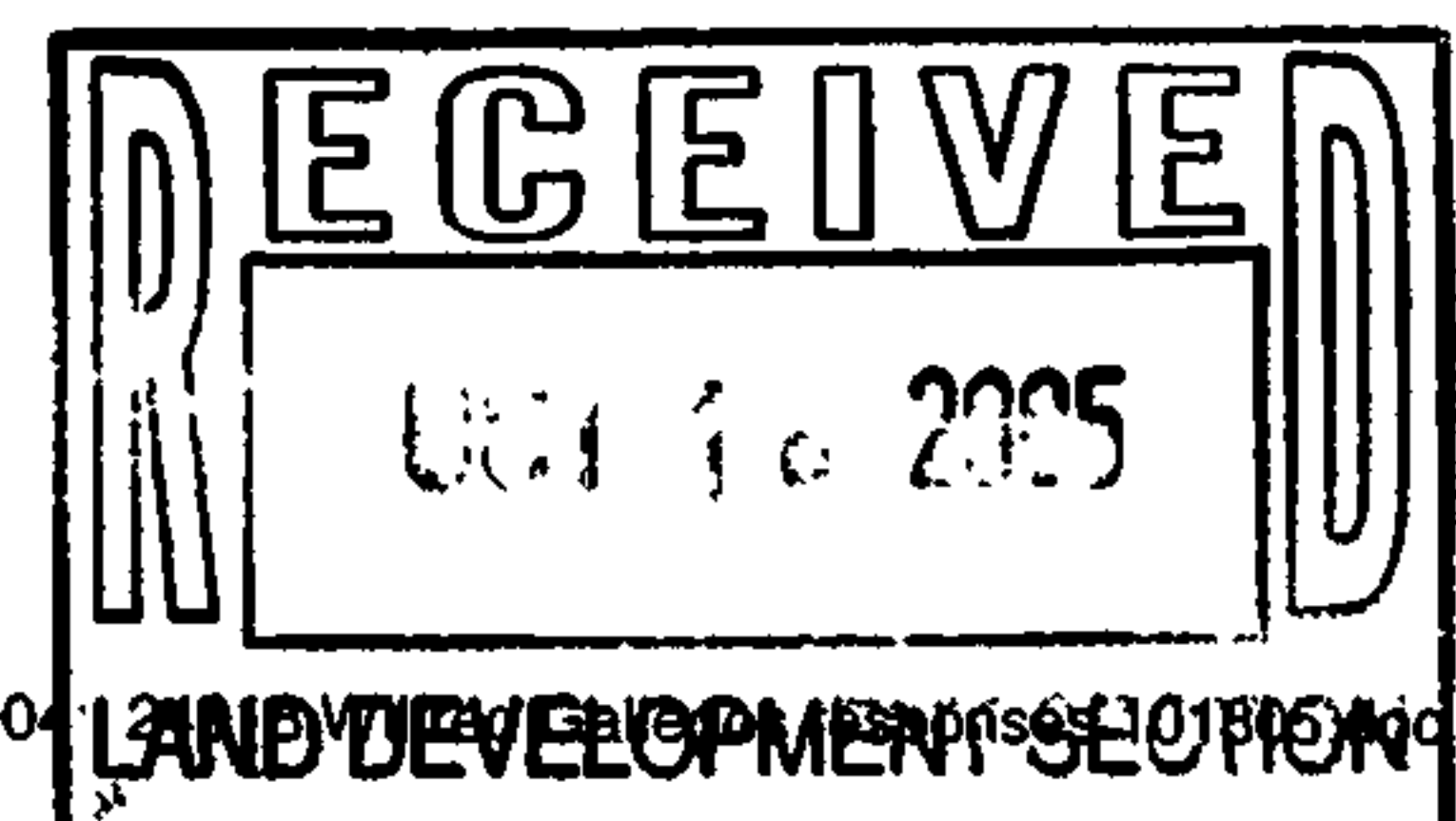
If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

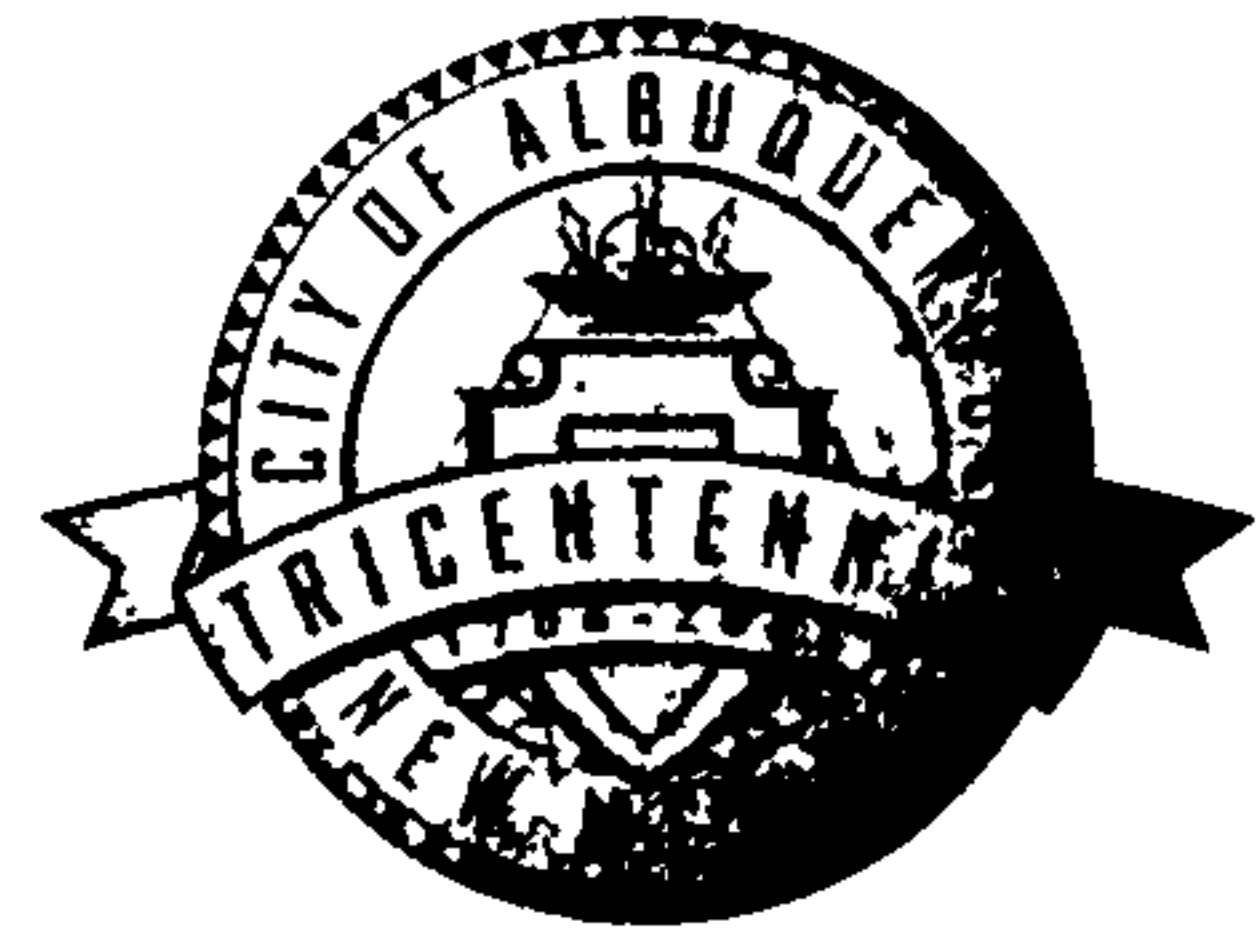
  
Sarah Abeyta.

Enclosure/s

JN: 24018  
SA/cia



# CITY OF ALBUQUERQUE



August 6, 2007

Vincent Carrica, P.E.  
**Tierra West, LLC**  
5571 Midway Park Place  
Albuquerque, NM 87109

**Re: Starbucks, 111 Eubank NE,  
Approval of Permanent Certificate of Occupancy (C.O.)  
Engineer's Stamp dated 06/24/05(L20/D008)  
Certification dated 07/11/07**

Based upon the information provided in your submittal received 8/02/07, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Sincerely,

Albuquerque

New Mexico 87103

**Timothy Sims**  
Plan Checker, Hydrology  
Development and Building Services

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

**C: CO Clerk-Katrina Sigala  
File**

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Starbucks at Eubank and Central  
DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20-12008  
WORK ORDER #: N/A

## LEGAL DESCRIPTION:

CITY ADDRESS: 111 Eubank NE

ENGINEERING FIRM: TIERRA WEST, LLC  
ADDRESS: 5571 Midway Park Place  
CITY, STATE: ALBUQUERQUE, NM

CONTACT: Ronald R. Bohannon, PE  
PHONE: (505) 858-3100  
ZIP CODE: 87109

OWNER: Starbuck  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: George Rainhart  
ADDRESS: 2325 San Pedro  
CITY, STATE: Albuquerque, NM

CONTACT: Steven Dunbar  
PHONE: 884-9110  
ZIP CODE: 87110

SURVEYOR: Surveys Southwest  
ADDRESS: 333 Lomas Blvd.  
CITY, STATE: Albuquerque, NM

CONTACT: Mitch Renoylds  
PHONE: 998-0303  
ZIP CODE: 87102

CONTRACTOR: Enterprise Builders  
ADDRESS: PO Box 3987  
CITY, STATE: Albuquerque, NM

CONTACT: Stanley Mount  
PHONE: 857-0050  
ZIP CODE: 87190

## CHECK TYPE OF SUBMITTAL:

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

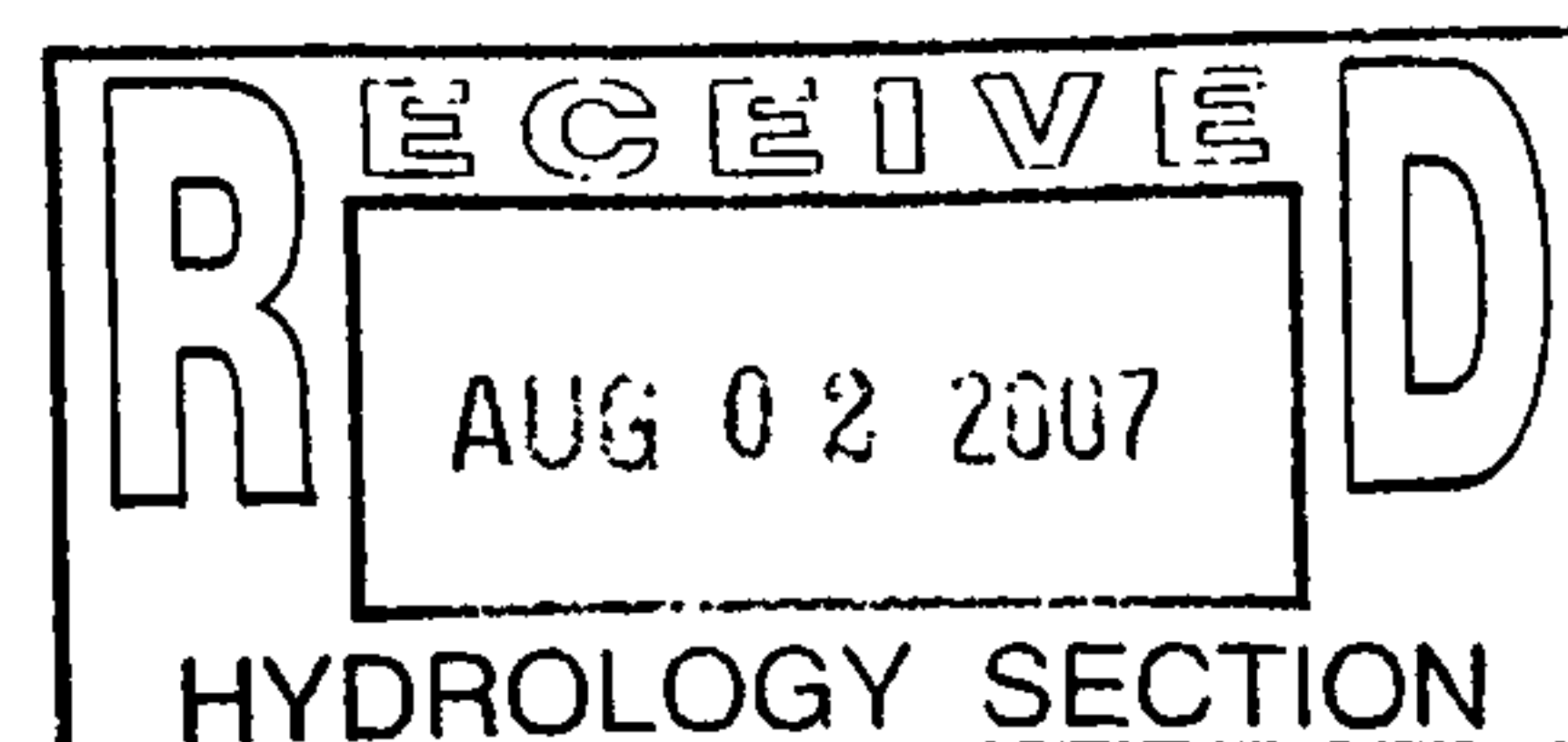
## CHECK TYPE OF APPROVAL SOUGHT:

☐ SIA / FINANACIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ 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) **Drainage Approval**

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: \_\_\_\_\_ BY: Ronald Wright (259-5635)



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal.

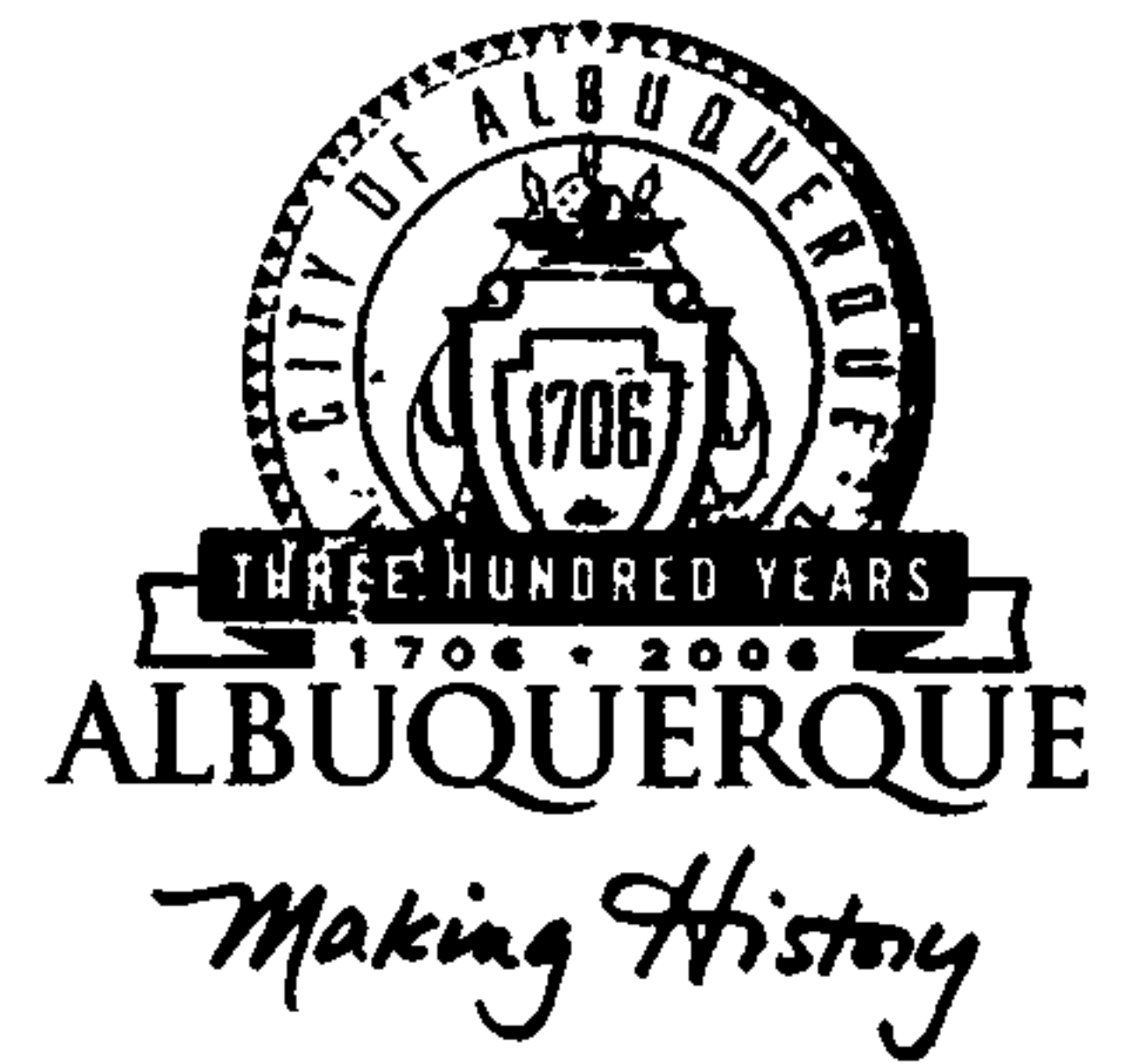
The particular nature, location and scope of the proposed development defines the degree of drainage detail.

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.
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# CITY OF ALBUQUERQUE



January 10, 2006

Mr. Ron Bohannon, P.E.  
**TIERRA WEST, LLC**  
8509 Jefferson St. NE  
Albuquerque, NM 87113

**Re: CENTRAL PARK PLACE (WALGREEN'S)**  
**10300 Central Avenue SE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 06/24/2005 (L-20/D8)**  
**Certification dated 01/09/2006**

Dear Ron:

P.O. Box 1293

Based upon the information provided in your submittal received 01/10/2006, 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.

New Mexico 87103

Sincerely,

*Arlene V. Portillo*

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

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

C: Sarah Abeyta  
CO Clerk  
File

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Walgreens @ Central Park Place  
DRB: 1003554 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20/D8  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION Lot 1, Central Park Place  
CITY ADDRESS: 10300 Central Avenue SE

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

CONTACT: Ron Wright / Sarah Abeyta  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: AMC Development  
ADDRESS: 1015 Tijeras NW Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Jesionowski  
PHONE: 505-338-2285  
ZIP CODE: 87102

ARCHITECT: George Rainhart & Associates  
ADDRESS: 2325 San Pedro NE, Suite 2-B  
CITY, STATE: Albuquerque, NM

CONTACT: Stephen Dunbar  
PHONE: (505) 884-9110 Ext 106  
ZIP CODE: 87110

SURVEYOR: Walker Surveying  
ADDRESS: 424 Shirk SW  
CITY, STATE: Albuquerque, NM

CONTACT: Steve Walker  
PHONE: (505) 877-8783  
ZIP CODE: 87105

CONTRACTOR: Wilger Enterprises  
ADDRESS: 425 Edmon Road NE  
CITY, STATE: Albuquerque, NM

CONTACT: John Wilger  
PHONE: (505) 345-2854  
ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

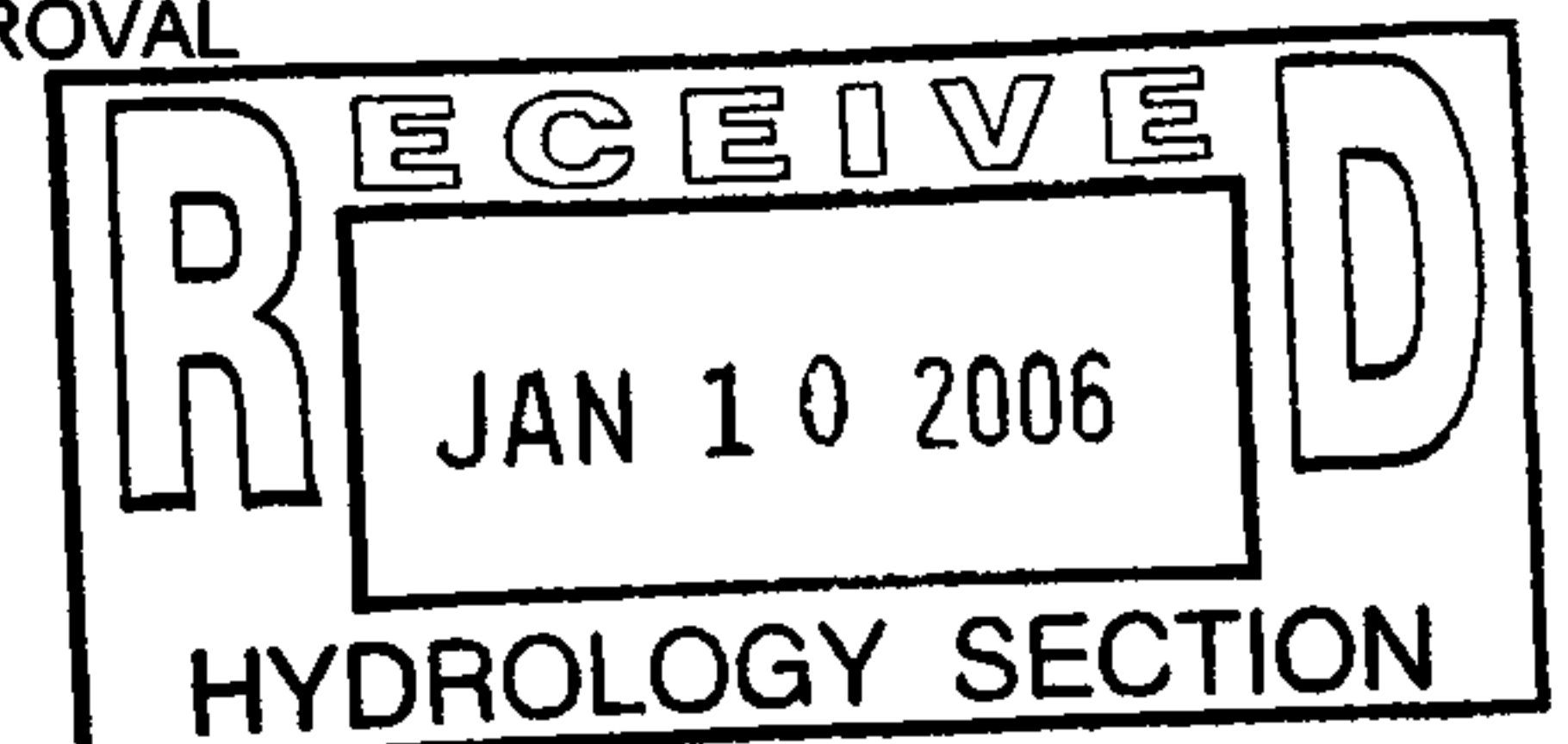
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

## 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
- ☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 1/9/2006 BY: Ron Wright (259-5635)

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

1. **Conceptual Grading and Drainage Plans** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

May 10, 2006

Vincent P. Carrica, P.E.  
8509 Jefferson NE  
Albuquerque, NM 87113

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Chili's @ Central Park Place, [L-20 / D8]  
10220 Central Avenue  
Engineer's Stamp Dated 05/01/06

Dear Mr. Carrica:

The sidewalk/ramp issue has been resolved for this site.  
The TCL / Letter of Certification submitted on April 28, 2006 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

*Please log in  
& out for  
a perm,  
C.O.*

P.O. Box 1293

Albuquerque

New Mexico 87103

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

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Chili's @ Central Park Place  
DRB: 1003554 EPC #: \_\_\_\_\_

ZONE MAP/DRG. FILE #: L-20/D8  
WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION Lot 4A, Central Park Place  
CITY ADDRESS: 10220 Central Avenue SE

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

CONTACT: Ron Wright / Sarah Abeyta  
PHONE: (505) 858-3100  
ZIP CODE: 87113

OWNER: AMC Development  
ADDRESS: 1015 Tijeras NW Suite 200  
CITY, STATE: Albuquerque, NM

CONTACT: Jeff Jesionowski  
PHONE: 505-338-2285  
ZIP CODE: 87102

ARCHITECT: George Rainhart & Associates  
ADDRESS: 2325 San Pedro NE, Suite 2-B  
CITY, STATE: Albuquerque, NM

CONTACT: Stephen Dunbar  
PHONE: (505) 884-9110 Ext 106  
ZIP CODE: 87110

SURVEYOR: Surv-tek, Inc.  
ADDRESS: 9384 Valley View  
CITY, STATE: Albuquerque, NM

CONTACT: Russ Hugg  
PHONE: (505) 897-3366  
ZIP CODE: 87114

CONTRACTOR: Wilger Enterprises  
ADDRESS: 425 Edmon Road NE  
CITY, STATE: Albuquerque, NM

CONTACT: John Wilger  
PHONE: (505) 345-2854  
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

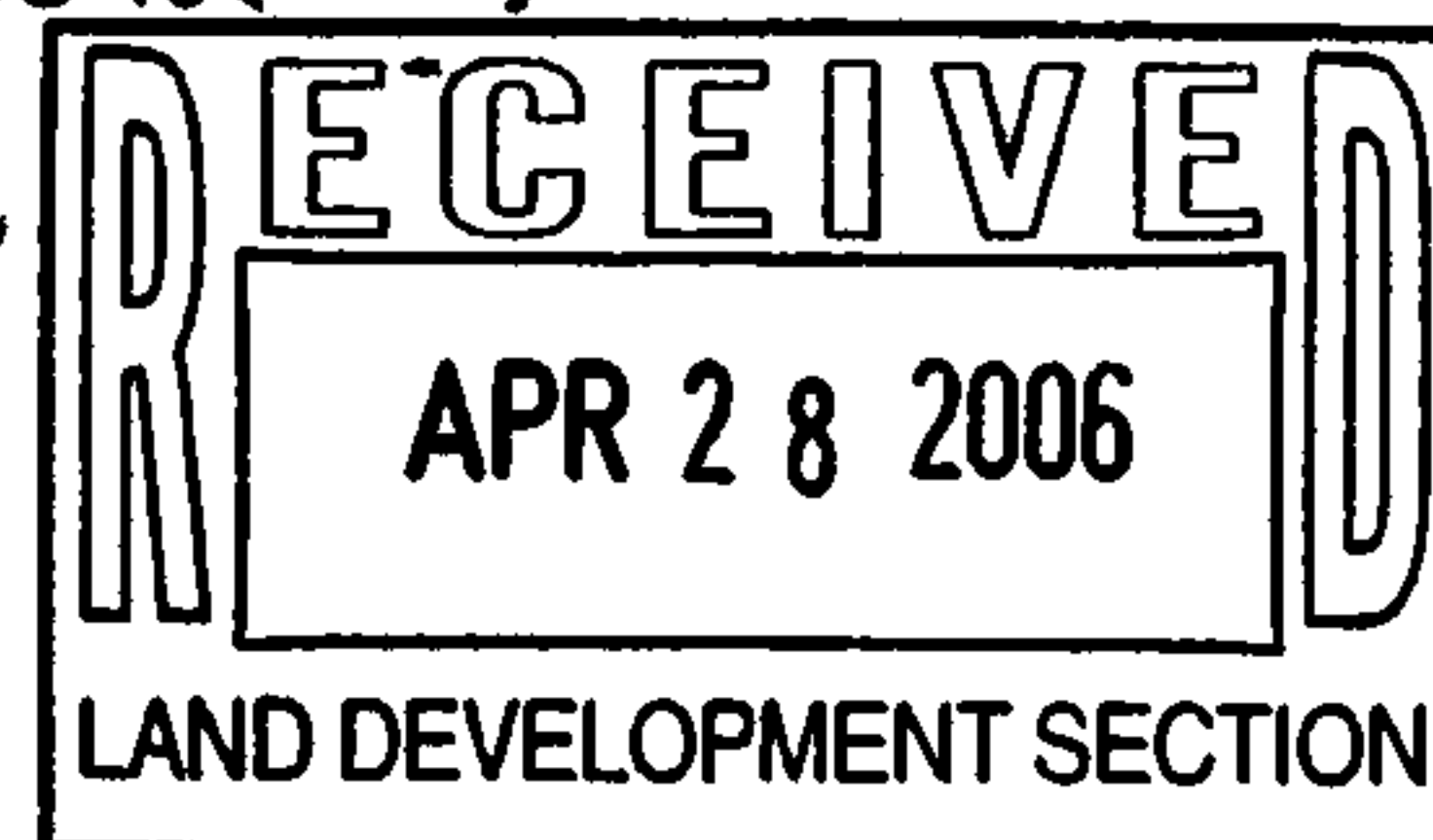
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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
- ☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 5/1/2006 BY: Ron Wright (259-5635)



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.



Reputed 9.3km  
Reputed 5/2/06  
Site visit.

WC ramp wrong location  
causing a safety  
hazard (see site  
plan)

Field inspection  
OK approved

8:00am  
5/10/06  
NSP

# TIERRA WEST, LLC

8509 Jefferson NE  
Albuquerque, NM 87113

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

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

May 1, 2006

Mr. Nilo Salgado-Fernandez, PE  
Development and Building Services  
Public Works Department  
PO Box 1293  
Albuquerque, NM 87103

**RE: Traffic Control Layout Certification for Final Certificate of Occupancy  
CHILI'S @ CENTRAL PARK PLACE (L-20/D8)  
10220 Central Avenue SE**

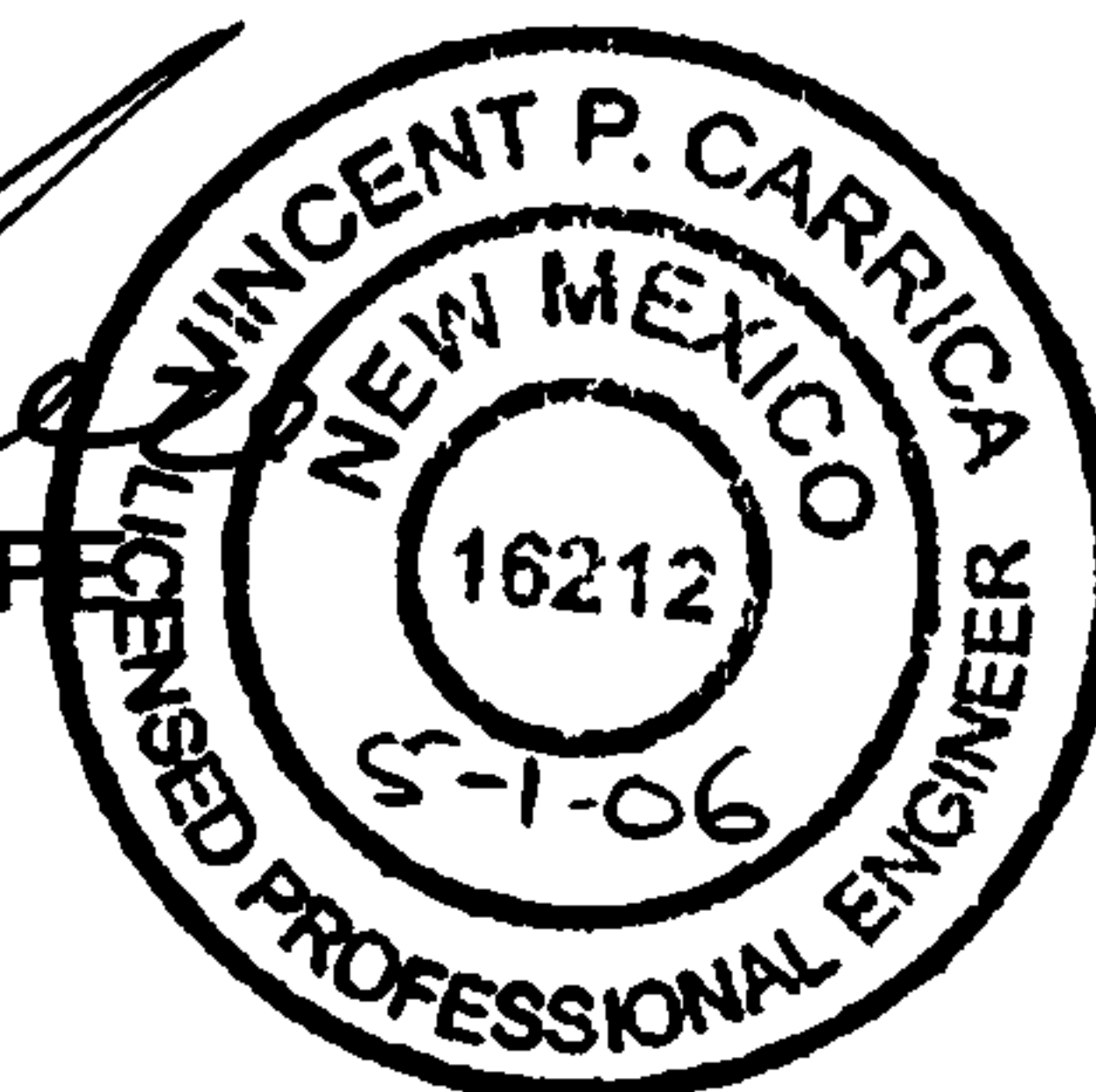
Dear Mr. Salgado-Fernandez:

Tierra West, LLC, requests final Certification of the Traffic Control Layout for the Chili's located at 10220 Central Avenue SE. Enclosed, please find the information sheet and the As-built Traffic Control Layout. Field verification of the Traffic Control Layout was completed by our office and is in substantial compliance with the approved plan. Therefore, we are requesting Certification of the Traffic Control Layout for Permanent Certificate of Occupancy.

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

Sincerely,

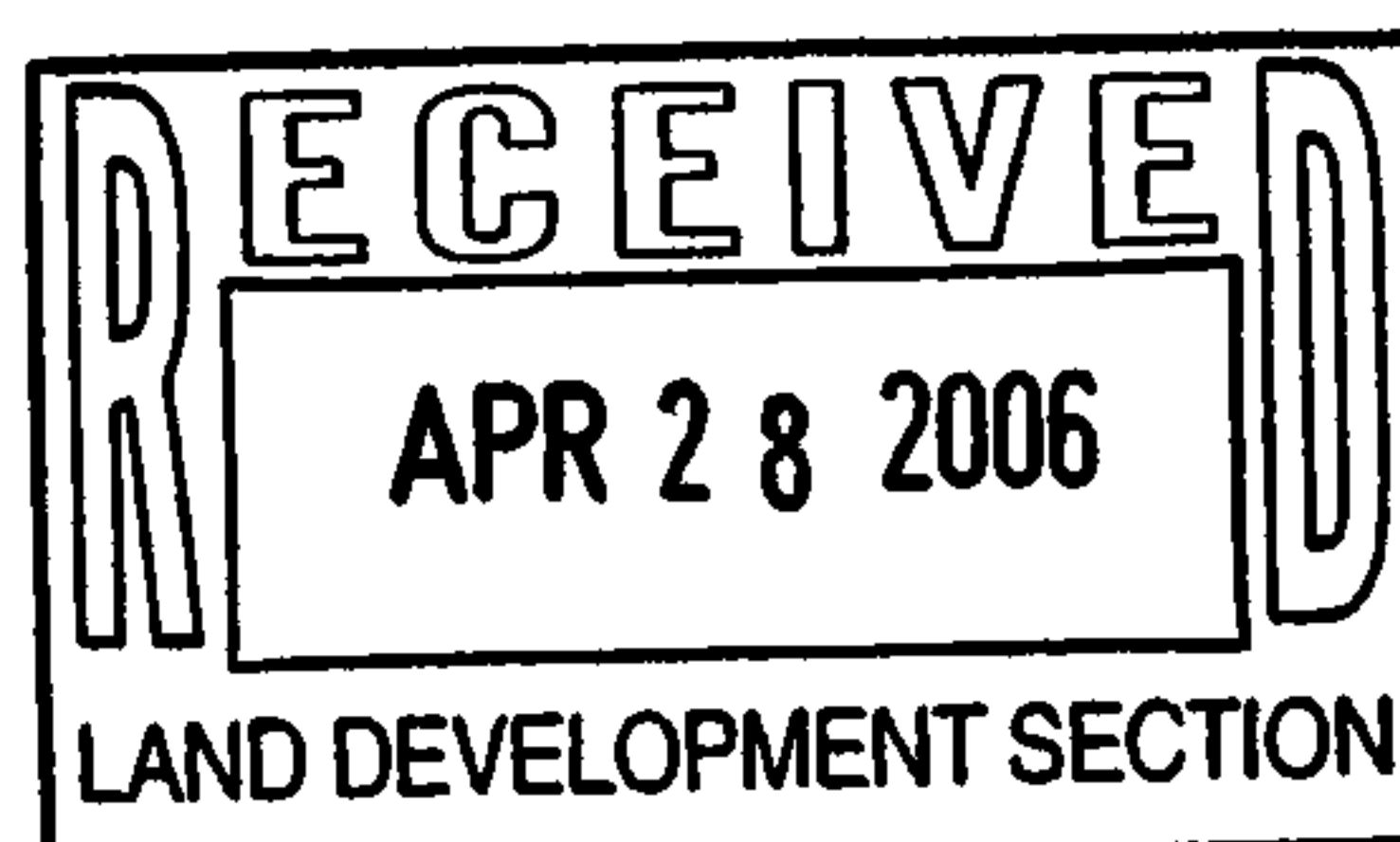
Vincent Carrica, PE



Enclosure/s

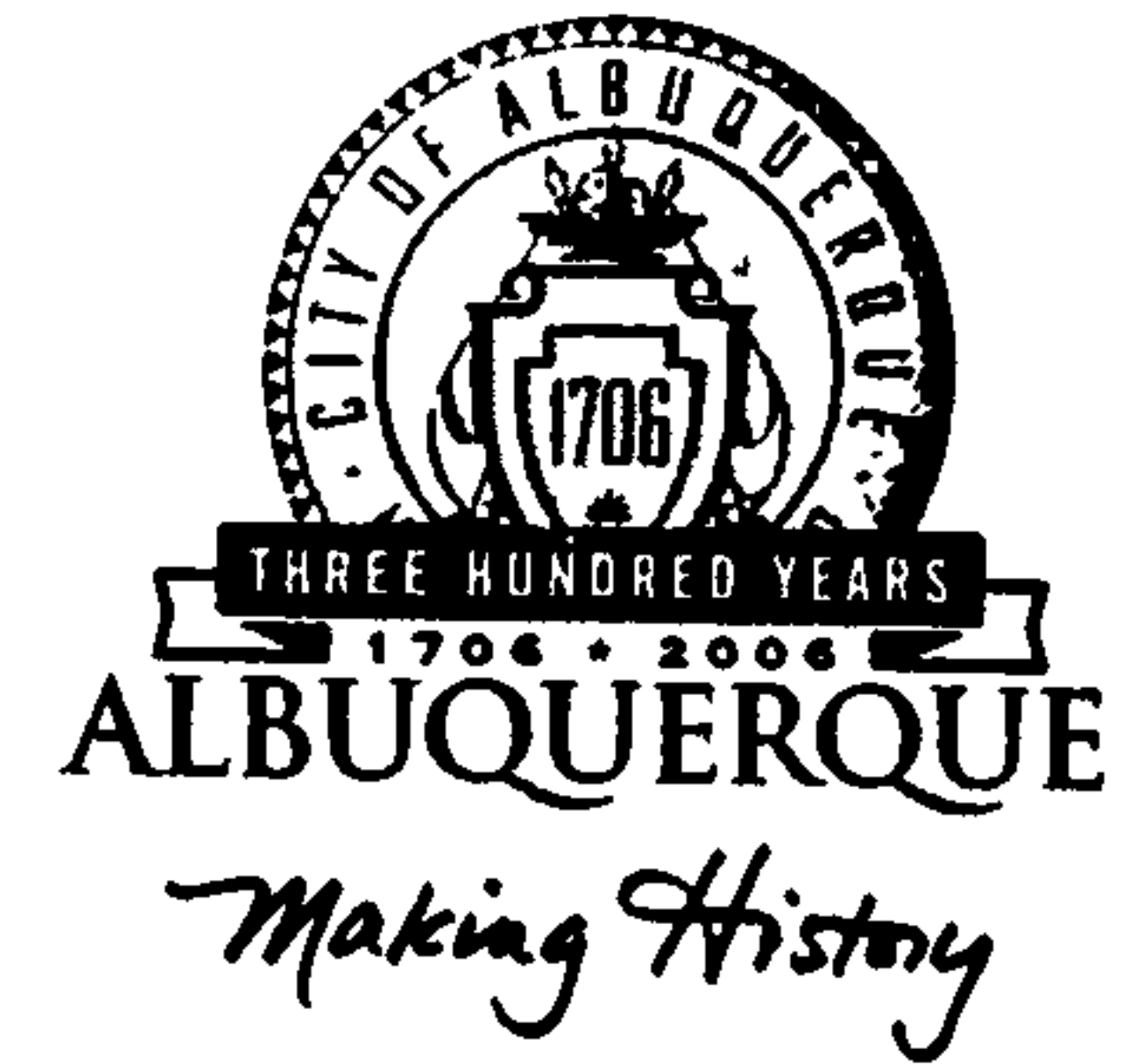
cc: Jeffrey Jesionowski

JN: 24018  
RRB/rw/kdk



24018chil'sfinaltclcert005106

# CITY OF ALBUQUERQUE



April 28, 2006

Mr. Ron Bohannon, P.E.  
**TIERRA WEST, LLC**  
8509 Jefferson St. NE  
Albuquerque, NM 87113

**Re: CENTRAL PARK PLACE – CHILI'S**  
**10220 Central Avenue SE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 06/24/2005 (L-20/D8)**  
**Certification dated 04/25/2006**

P.O. Box 1293

Dear Ron,

Albuquerque

Based upon the information provided in your submittal received 04/27/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

New Mexico 87103

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

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

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: CO Clerk  
File

# DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: chili's Walgreens @ Central Park Place ZONE MAP/DRG. FILE #: L-20/D8  
DRB: 1003554 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: 4A Lot 4, Central Park Place  
CITY ADDRESS: 10300 Central Avenue SE

ENGINEERING FIRM: Tierra West, LLC CONTACT: Ron Wright / Sarah Abeyta  
ADDRESS: 8509 Jefferson NE PHONE: (505) 858-3100  
CITY, STATE: Albuquerque, NM ZIP CODE: 87113

OWNER: AMC Development CONTACT: Jeff Jesionowski  
ADDRESS: 1015 Tijeras NW Suite 200 PHONE: 505-338-2285  
CITY, STATE: Albuquerque, NM ZIP CODE: 87102

ARCHITECT: George Rainhart & Associates CONTACT: Stephen Dunbar  
ADDRESS: 2325 San Pedro NE, Suite 2-B PHONE: (505) 884-9110 Ext 106  
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

SURVEYOR: Surv-Tek CONTACT: Russ Hug  
ADDRESS: 9384 Valley View NW PHONE: (505) 897-3366  
CITY, STATE: Albuquerque, NM ZIP CODE: 87114

CONTRACTOR: Wilger Enterprises CONTACT: John Wilger  
ADDRESS: 425 Edmon Road NE PHONE: (505) 345-2854  
CITY, STATE: Albuquerque, NM ZIP CODE: 87107

## CHECK TYPE OF SUBMITTAL:

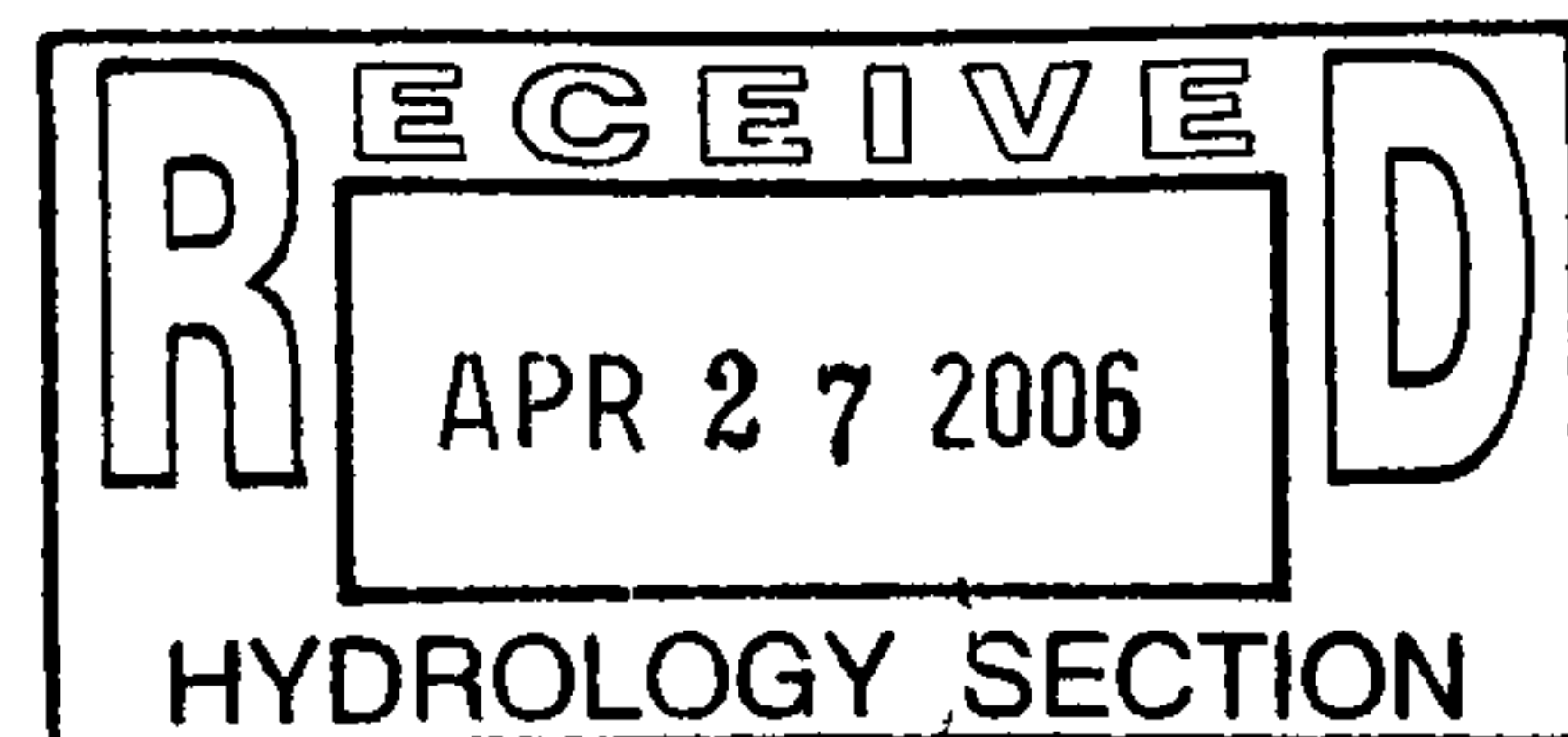
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION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

## 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
- ☐ SO-19

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



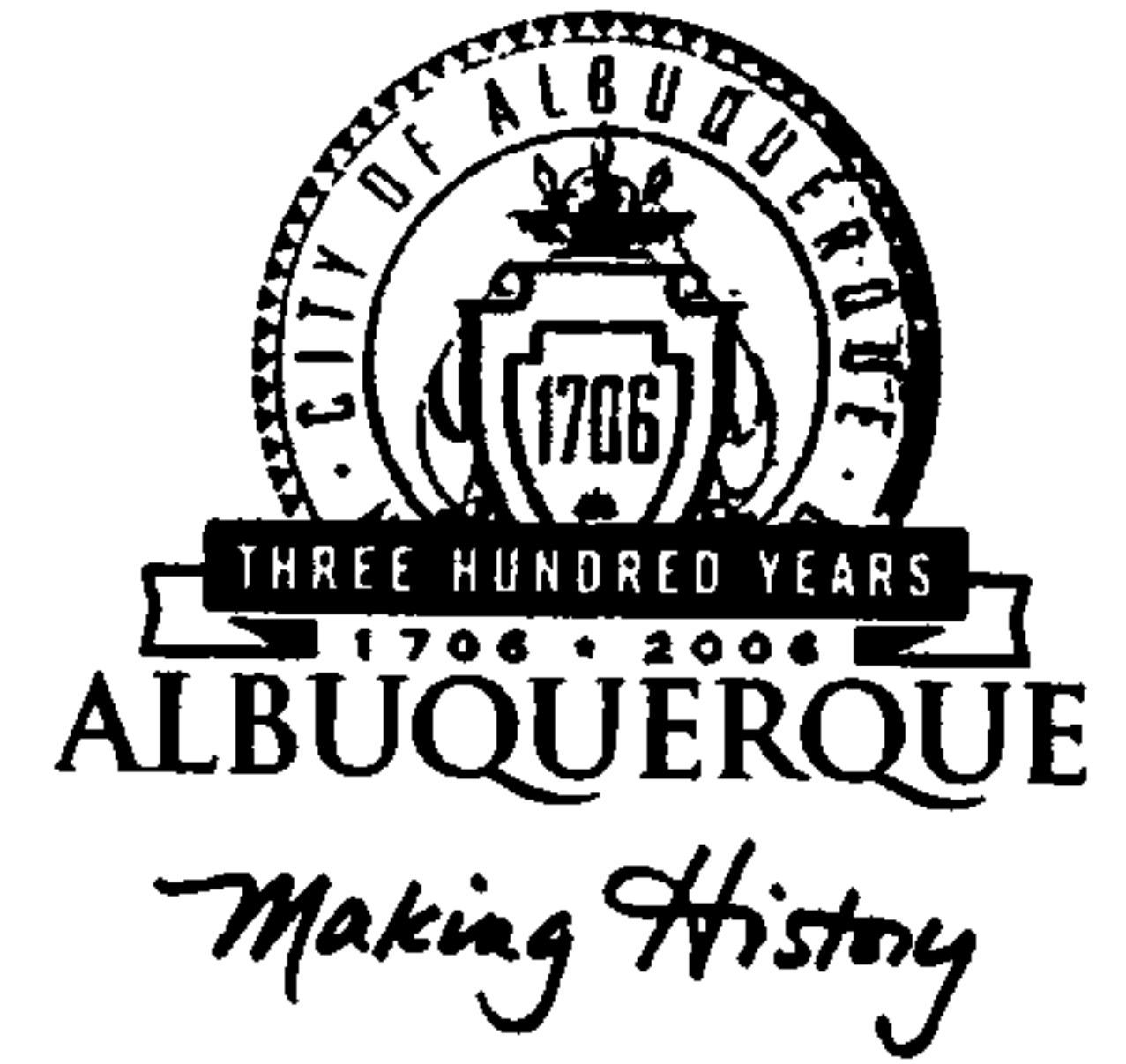
DATE SUBMITTED: 4/25/2006 4/27/06 BY: Ron Wright (259-5635)

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



*Planning Department  
Transportation Development Services Section*

January 24, 2006

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

Re: Approval of Permanent Certificate of Occupancy (C.O.) for  
Walgreens @ Central Park Place, [L-20 / D8]  
10300 Central Ave. SE  
Engineer's Stamp Dated 01/09/06

Dear Mr. Bohannon:

P.O. Box 1293

The TCL / Letter of Certification submitted on January 10, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Richard Dourte, PE, City Engineer  
Development and Building Services  
Planning Department

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

c: Engineer  
Hydrology file  
CO Clerk