

April 8, 2005

Ronald R. Bohannan, 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. Bohannan,

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.

P.O. Box 1293

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

Albuquerque

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

New Mexico 87103

www.cabq.gov

Bradley L. Bingham, PE

Sincerely,

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	ZONE MAP	/DRG. FILE # L-20 / 8
DRB ₁ 1003554	EPC #:	_ WORK ORD) <u>ER #:</u>
LEGAL DESCRIPTION	Lots 1 thru 8 in Block 9; Lots 2 thru in Block 8	CV 1	
CITY ADDRESS:	Lots I thru 8 in Block 9; Lots 2 thru in Block 8	SHINE HE	<u> </u>
OITT ADDITEOU.			
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Ron Bohannan
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
OWNER:	AMC Development Services	_ CONTACT:	
ADDRESS:	1015 Tijeras NW STE 200	PHONE:	505-338-2285
CITY, STATE:	ABQ, NM	_ ZIP CODE:	87102
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
			· · · · · · · · · · · · · · · · · · ·
SURVEYOR:	Surv-Tek, Inc.	CONTACT:	Rusty Hugg
ADDRESS:	5643 Paradise Boulevard	PHONE:	505-897-3366
CITY, STATE:	ABQ, NM	ZIP CODE:	87114
CONTRACTOR:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		_ ZIP CODE:	
DRAINAGE PL CONCEPTUAL OF GRADING PLAN EROSION CONTENGINEER'S CONCENSION CONTENGINEER'S CONCENSI	PORT AN 1st SUBMITTAL, REQUIRES TCL or equal AN RESUBMITTAL GRADING & DRAINAGE PLAN I TROL PLAN ERTIFICATION (HYDROLOGY) JLATION LAYOUT (TCL) ERTIFICATION (TCL) ERTIFICATION (DRB APPR. SITE PLAN) DIFFERENCE ATTENDED:	SIA / FINAN PRELIMINA S. DEV. PL S. DEV. PL SECTOR P FINAL PLA FOUNDATI X BUILDING I CERTIFICA CERTIFICA GRADING I PAVING PE	FAPPROVAL SOUGHT: NACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL LAN APPROVAL T APPROVAL ON PERMIT APPROVAL PERMIT APPROVAL ATE OF OCCUPANCY (PERM.) ATE OF OCCUPANCY (TEMP.) PERMIT APPROVAL ERMIT APPROVAL DER APPROVAL DER APPROVAL
DATE SUBMITTED:	3/29/2005	BY : Ronald R.	Bohannan, 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 sumbittal may be required based on the following:

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

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

Ronald R. Bohannan

TABLE OF CONTENTS

SECTION I - REPORT	
Location	4
Purpose	
Existing Drainage Conditions	
Vicinity Map	5
Flood Plain	
Proposed Conditions and On-Site Drainage Management	6
Flood Insurance Rate Map	7
Proposed Basins Map	8
Calculations	9
Summary	9
SECTION II - RUNOFF CALCULATIONS	
Runoff Calculations	1

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.

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Location

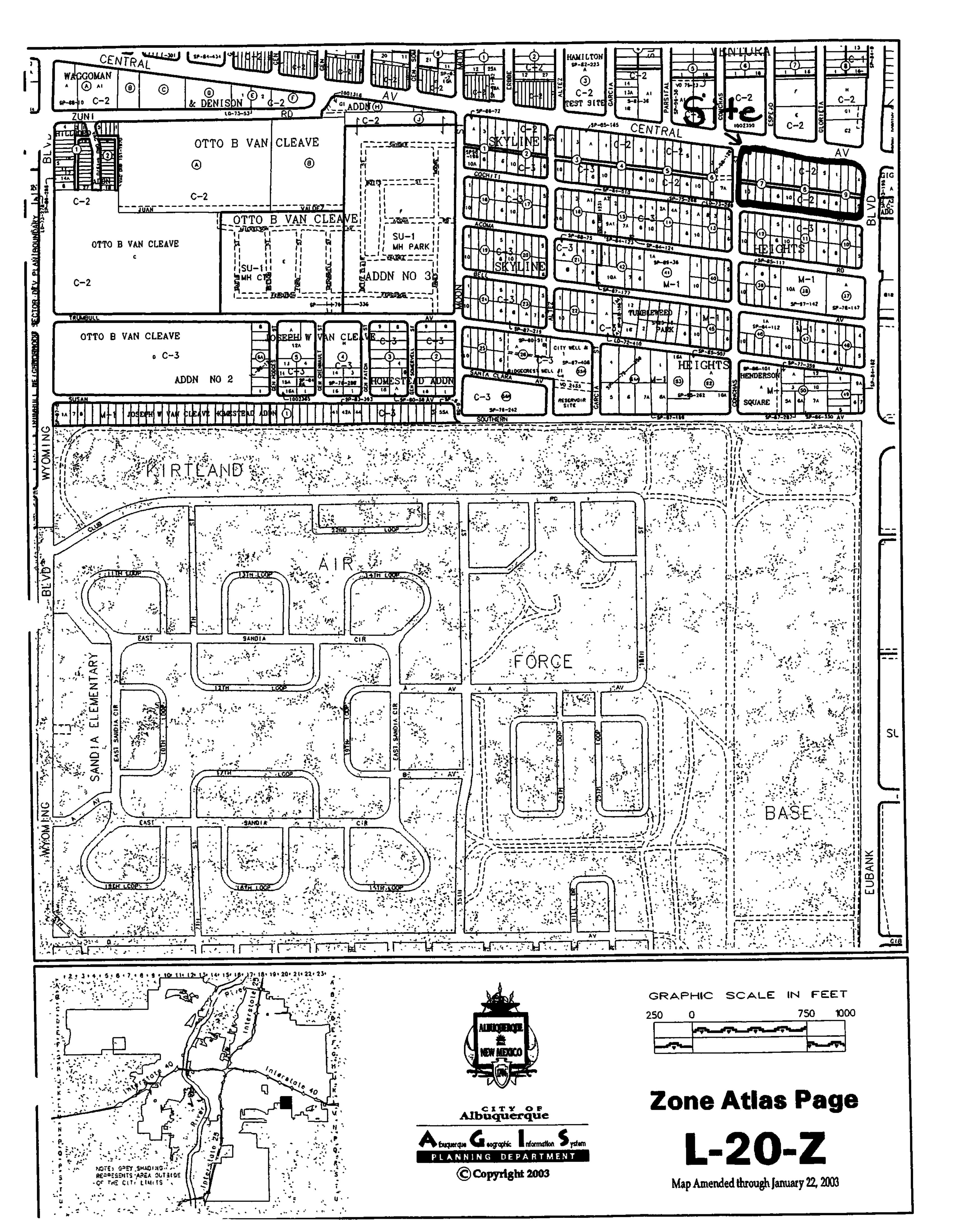
The subject site is located on southwest corner of Central Avenue and Eubank Boulevard. The site is highlighted and shown on the enclosed Zone Atlas page number L-20. The site will be built in multiple phases, with an overall area of 6.37 acres, more or less. Phase 1 is 3.56 acres and Phase 2 consists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



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

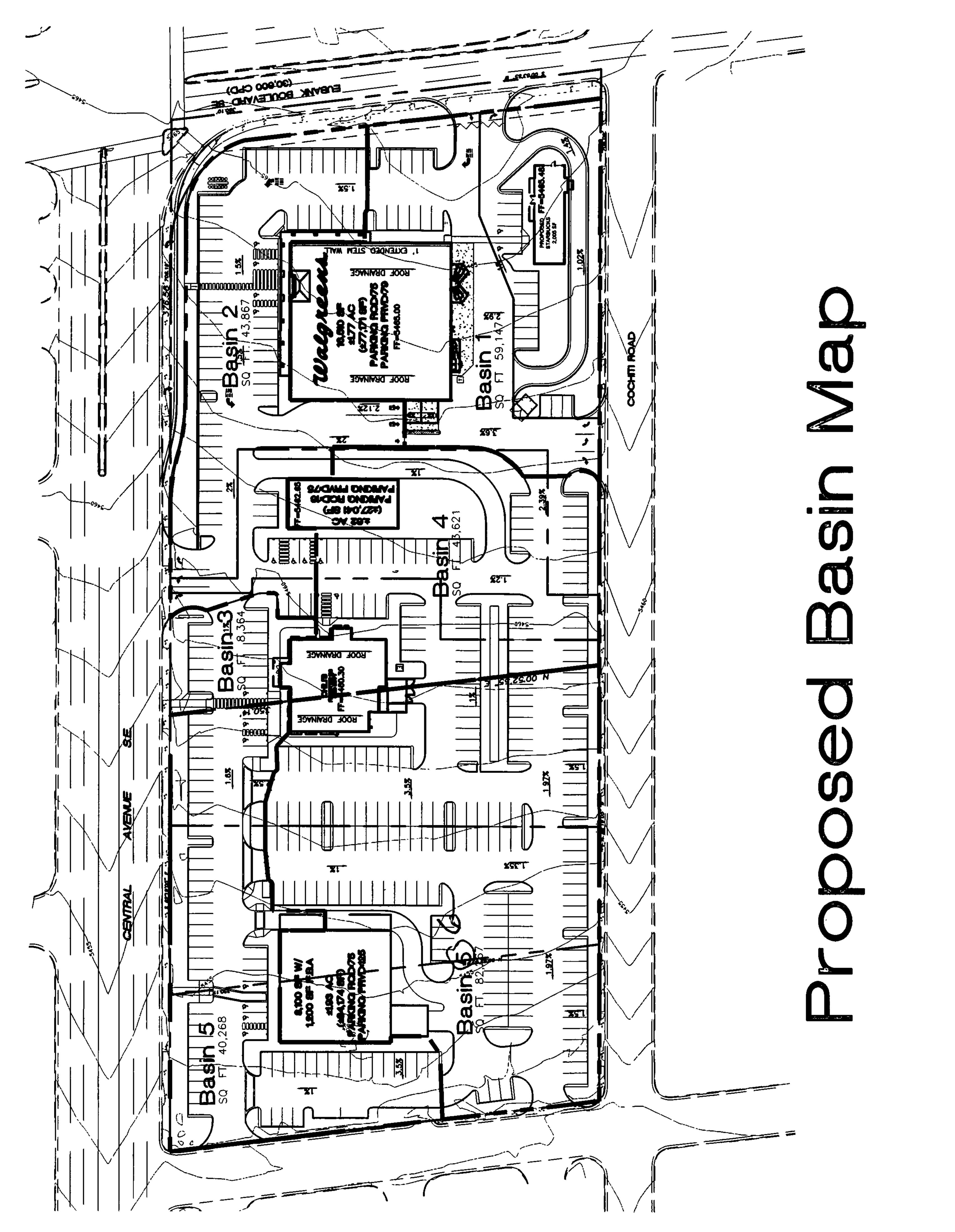
The entire site will be graded and all of the surface improvements will be built out in their entirety. The enclosed grading plan (in the map pocket) shows the grades for the entire project.

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.





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)

												100-Year	 .·		10-Year	·
Basin	Area	Area	Treat	tment A	Trea	tment B		ment C		ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
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)

												00-Year			10-Year	
Basin	Area	Area	Treat	tment A	Trea	tment B	Treatr	nent C		ment D	Weighted E	Volume	Flow	Weighted E	Volume	Flow
	(sf)	(acres)	%	(acres)	%	(acres)	%	(acres)	%	(acres)	(ac-ft)	(ac-ft)	cfs	(ac-ft)	(ac-ft)	cfs
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 = 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			
Ea	0.66	0.19			
Eδ	0.92	0.36			
Ec	1.29	0.62			
Ed	2.36	1.5			

Peak Discharge (cfs/acre)							
Zone 3	100-Year	10 - Year					
Qa	1.87	0.58					
Q_{b}	2.6	1.19					
Q	3.45	2					
Q _d	5.02	3.39					

Map Pocket

Grading and Drainage Plan



February 12, 2007

Ronald R. Bohannan, 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. Bohannan,

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

Curtis A. Cherne, E.I.

Sincerely,

www.cabq.gov

Engineering Associate, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 01/28/2003rd)

PROJECT TITLE: Church's Chicken DRB #: EPC #:		ZONE MAP/DRG. FILE #: L-20-2 並のの名 WORK ORDER #:				
LEGAL DESCRIPTION: CITY ADDRESS:	10230 Central Ave					
ENGINEERING FIRM: ADDRESS: CITY, STATE:	TIERRA WEST, LLC 5571 Midway Park Place ALBUQUERQUE, NM	CONTACT: PHONE: ZIP CODE:	Vincent Carrica, PE (505) 858-3100 87109			
OWNER: ADDRESS: CITY, STATE:	Church's Chicken Development 890 Hammond Dr Atlanta, GA	CONTACT: PHONE: ZIP CODE:	Monty White 770-350-3844 30328			
ARCHITECT: ADDRESS: CITY, STATE:	Sigma Engineering 8705 Katy Freeway Suite 102 Houston, TX	CONTACT: PHONE: ZIP CODE:	Jerry Tipps 713-461-7479 77024			
SURVEYOR: ADDRESS: CITY, STATE:	Surv Tek 5643 Paradise Albuquerque , NM	CONTACT: PHONE: ZIP CODE:	Russ Hugg 505-897-3366 87114			
CONTRACTOR: ADDRESS: CITY, STATE:		CONTACT: PHONE: ZIP CODE:				
	ORT N 1st SUBMITTAL, <i>REQUIRES TCL or equal</i>		PROVAL SOUGHT: ACIAL GUARANTEE RELEASE RY PLAT APPROVAL			
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WAS A PRE-DESIGN CONI YES X NO COPY PROVIDE	;D		国の国ので国 FEB の 2007 12 YDROLOGY SECTION			
DATE SUBMITTED:	QUISED 2/8/2007	BY: Vincent Car				

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TW

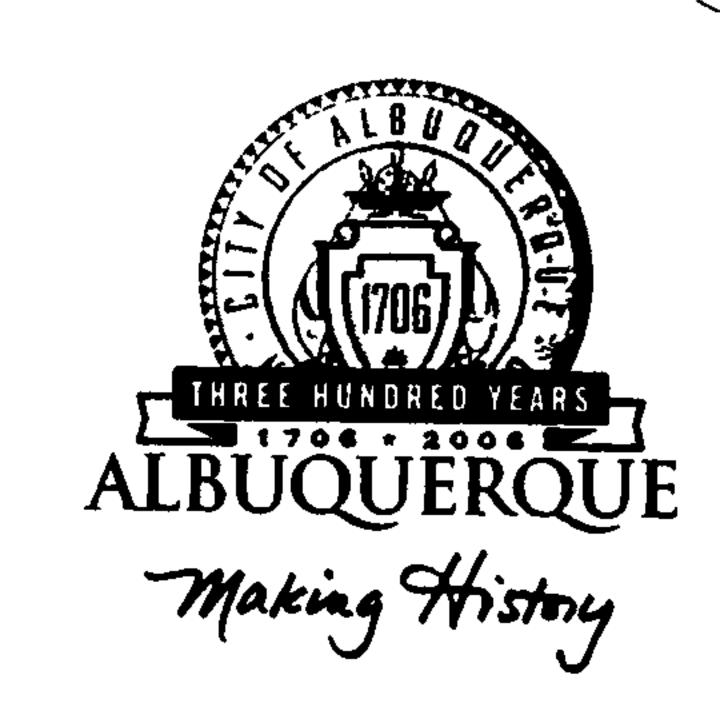
LETTER OF TRANSMITTAL Tierra West, LLC. **DATE** JOB NO: 2/9/07 26065 Brad Bingham **ATTENTION:** (505) 858-3100 5571 Midway Park Place NE Church's Chicken RE: Albuquerque New Mexico 87109 TO: Brad Bingham COA PHONE: Under Separate cover via the following items: WE ARE SENDING YOU Attached Specifications Samples **Prints Plans** Shop drawings Copy of letter Change order CD **DESCRIPTION COPIES** NO. **DATED** Grading plan specific to Church's Drainage info sheet THESE ARE TRANSMITTED as checked below: FOR SIGNATURE(S) Approved as submitted For approval Approved as noted For your use Returned for corrections As requested FEB 0 9 2007 For review and comments FOR BIDS DUE 20 Per our conversation yesterday, this is the grading plan that is specific to Church's at REMARKS Eubank and Central. It was intitially approved with the Walgreens and Chili's. Please give me a call if you have questions. Thank COPY TO

RECEIVED BY

DATE:

Vince Carrica, PE

SIGNED



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

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).

Albuquerque

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

New Mexico 87103

Sincerely,

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: DRB: 1003554	Central Park Place Phase 1 EPC #:	ZONE MAP/	DRG. FILE # L-20 -D8 ER #: 762281
LEGAL DESCRIPTION CITY ADDRESS:	Lots 1 thru 8 in Block 9; Lots 2 thru in Block 8		
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE: ARCHITECT: ADDRESS: CITY, STATE: SURVEYOR: ADDRESS:	Tierra West, LLC 8509 Jefferson NE Albuquerque, NM AMC Development Services 1015 Tijeras NW STE 200 ABQ, NM Surv-Tek, Inc. 5643 Paradise Boulevard	CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE:	Ron Bohannan (505) 858-3100 87113 Jeff Jesionowski 505-338-2285 87102 Rusty Hugg 505-897-3366
CITY, STATE: CONTRACTOR: ADDRESS: CITY, STATE:	ABQ, NM	ZIP CODE: CONTACT: PHONE: ZIP CODE:	87114
DRAINAGE PL CONCEPTUAL O RADING PLAN EROSION CONT ENGINEER'S CI CLOMR/LOMR TRAFFIC CIRCU ENGINEERS CE	PORT IN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> AN RESUBMITTAL GRADING & DRAINAGE PLAN	SIA / FINAN PRELIMINA S. DEV. PLA S. DEV. PLA SECTOR PI FINAL PLA FOUNDATION BUILDING I CERTIFICA CERTIFICA GRADING I PAVING PE	APPROVAL SOUGHT: IACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL LAN APPROVAL ON PERMIT APPROVAL PERMIT APPROVAL TE OF OCCUPANCY (PERM.) TE OF OCCUPANCY (TEMP.) PERMIT APPROVAL ERMIT APPROVAL ERMIT APPROVAL ERMIT APPROVAL ERMIT APPROVAL
WAS A PRE-DESIGN CO YES NO COPY PROVIDE	ONFERENCE ATTENDED:		JUN 2 4 2005 HYDROLOGY SECTION
DATE SUBMITTED:	6-24-05	BY: Ronald R.	Bohannan, 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 sumbittal may be required based on the following:

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

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.

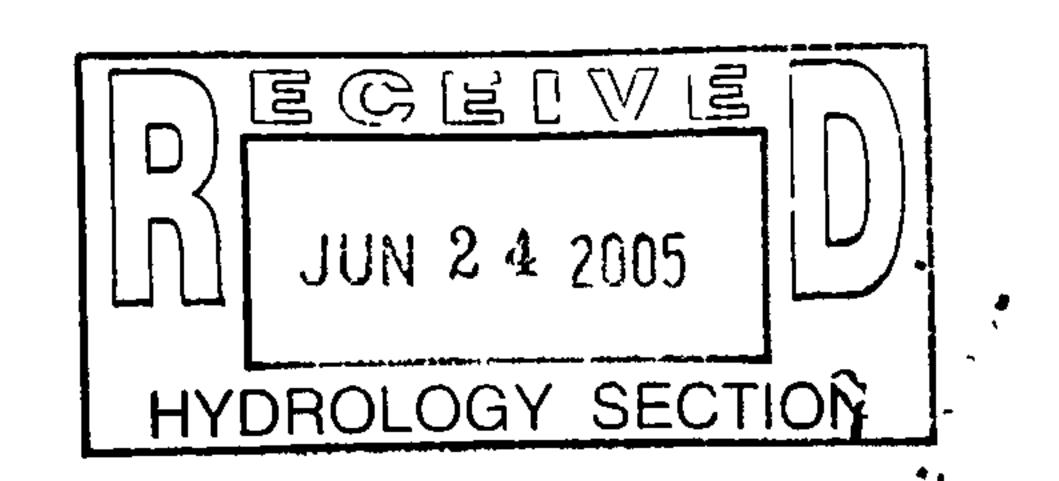
Sincerely,

Sarah Abeyta

Sarah Abeyta

JN: 24018 SA/cla

24018 Bradley Bingham Drain Response Itr #2 062405 doc





April 25, 2007

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

The Shops at Central and Eubank, 10200 Central Ave SE, Traffic Circulation Layout Re: 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

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.

Albuquerque

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 New Mexico 87103 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.

www.cabq.gov

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

File C:

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

PROJECT TITLE: CENTER FREE HAGE DRB#: EPC#:	ZONE MAP/DRG. FILE #.L.Zo 700 \\ WORK ORDER#:
LEGAL DESCRIPTION: LOTS CENTRAL FARK PARK PARK CITY ADDRESS: 10200 CENTRAL AUE 5.5	YCF
ENGINEERING FIRM: TIBERA WESTIC. ADDRESS: 5571 MIDWAY PARK RACE CITY, STATE: 450 HM	CONTACT: Uince Charles PHONE: 258-3100
OWNER: Ustadrients ADDRESS: 4700 Montrower NJA	ZIP CODE: <u>87189</u> CONTACT: PHONE: <u>858-7680</u>
ARCHITECT: DESCRIPTION ABOUT ASSOC. ADDRESS: 2525 SAN PEDRO NE Suite 25	ZIP CODE: CONTACT: STEPHEN DUNBAR PHONE: 884-916 BX 166
CITY, STATE: ASON.M SURVEYOR: SUP - TBC NC	ZIP CODE: 8716
ADDRESS: 543 PARADISS BUDNING CITY, STATE: Abo N M	CONTACT: Puss Russ PHONE: 877-3366 ZIP CODE:
CONTRACTOR: SD ADDRESS: CITY, STATE:	CONTACT:PHONE: ZIP CODE:
CHECOPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 1st SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION CONTROL PLAN ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR X TRAFFIC CIRCULATION LAYOUT ENGINEER'S/ARCHITECT'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN) OTHER	CK 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)
AS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	APR 2 5 2007 HYDROLOGY SECTION
JBMITTED BY: Stephen Bloom of Site Development Plane 14 Color to the Color of Site Development Plane 14 Color to the Color of Site Development Plane 14 Colo	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:

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April 23, 2007

Ronald R. Bohannan, 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. Bohannan,

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.

Sincerely, Bulley Bih

Bradley L. Bingham, PE

Principal Engineer, Planning Dept.

Development and Building Services

New Mexico 87103

P.O. Box 1293

Albuquerque

C: file

www.cabq.gov

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE:	The Shops @ Eubank & Central	ZONE MAP/DRG. FILE #: L-20-Z / D らって WORK ORDER #:				
DRB #:	EPC #:	WORK ORD				
LEGAL DESCRIPTION CITY ADDRESS:	Lot 5-A Central Park Place					
ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE: ARCHITECT:	5571 Midway Park Place NW Albuquerque, NM Vista Oriente, LLC 4407 Lomas Boulevard NE Albuquerque, NM George Rainhart Architects & Associates	PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: CONTACT:				
ADDRESS:	2325 San Pedro NE, Suite 2-B	PHONE:	(505) 884-9110			
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110			
SURVEYOR: ADDRESS: CITY, STATE: CONTRACTOR:	Surv-Tek, Inc. 9384 Valley View Drive NW Albuquerque, NM	CONTACT: PHONE: ZIP CODE: CONTACT:	Russ Hugg (505) 897-3366 87114			
ADDRESS:		PHONE:				
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DATE SUBMITTED:	4/12/2007	BY: Vincent Carri	ca, 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 sumbittal 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.



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

Timothy Sims

New Mexico 87103

Plan Checker, Hydrology

Development and Building Services

www.cabq.gov

C: CO Clerk-Katrina Sigala

File



(REV.	01/28/2003rd)
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PROJECT TITLE: DRB #:	Church's Chicken EPC #:	ZONE MAPA WORK ORD	/DRG. FILE #: <u>L-20-</u> 2 DDD 8 DER #: N/A
UND #		WORK ORL	IN/A
LEGAL DESCRIPTION:			
CITY ADDRESS:	10230 Central Ave		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	
ADDRESS:	5571 Midway Park Place	PHONE:	(505) 858-3100
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
OWNER:	Church's Chicken Development	CONTACT:	Monty White
ADDRESS:	890 Hammond Dr	PHONE:	770-350-3844
CITY, STATE:	Atlanta, GA	ZIP CODE:	30328
O111, O1711	7 (clarita, a.v.		
ARCHITECT:	Sigma Engineering	CONTACT:	Jerry Tipps
ADDRESS:	8705 Katy Freeway Suite 102	PHONE:	713-461-7479
CITY, STATE:	Houston, TX	ZIP CODE:	77024
SURVEYOR:	Surv Tek	CONTACT:	
ADDRESS:	5643 Paradise	PHONE:	505-897-3366
CITY, STATE:	Albuquerque , NM	ZIP CODE:	87114
CONTRACTOR:	W. L. Decker Conrtractor, INC.	CONTACT:	Keith Patton
ADDRESS:	2001 Easy Street	PHONE:	248-960-7872
CITY, STATE:	Walled Lake, MI	ZIP CODE:	48390
CHECK TYPE OF SUBMIT	TAL:	CHECK TYPE OF AF	PROVAL SOUGHT:
DRAINAGE REI	PORT	SIA / FINAN	NACIAL GUARANTEE RELEASE
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DRAINAGE PLA	N RESUBMITTAL	S. DEV. PL	AN FOR SUB'D. APPROVAL
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COPY PROVIDE	ED		HYDROLOGY SECTION
DATE SUBMITTED:	6/26/2007	BY: Ronald Wri	ght (259-5635)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a dranage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail.

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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:

Singerely,

P.O. Box 1293

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.

Albuquerque

New Mexico 87103

Nilo E, Salgado-Fernandez, P.E.

Senior Praffic Engineer

www.cabq.gov Development and Building Services

Planning Department

c: Engineer

Hydrology file CO Clerk



PROJECT TITLE:	Church's Chicken . •	ZONE MAP/	DRG. FILE #: L-20-Z/DOX
DRB #:	EPC #:	WORK ORD	
LEGAL DESCRIPTION:		······································	
CITY ADDRESS:	10230 Central Ave		
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	Vincent Carrica, PE
ADDRESS:	5571 Midway Park Place	PHONE:	(505) 858-3100
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109
	Churchia Chiakaa Dawalaanaat	CONTACT	Manh. Mihita
OWNER:	Church's Chicken Development	CONTACT: PHONE:	Monty White
ADDRESS:	890 Hammond Dr	ZIP CODE:	770-350-3844
CITY, STATE:	Atlanta, GA	ZIP CODE.	30328
ARCHITECT:	Sigma Engineering	CONTACT:	Jerry Tipps
ADDRESS:	8705 Katy Freeway Suite 102	PHONE:	713-461-7479
CITY, STATE:	Houston, TX	ZIP CODE:	77024
		00117107	
SURVEYOR:	Surv Tek	CONTACT:	Russ Hugg
ADDRESS:	5643 Paradise	PHONE:	505-897-3366
CITY, STATE:	Albuquerque , NM	ZIP CODE:	87114
CONTRACTOR:	W. L. Decker Conrtractor, INC.	CONTACT:	Keith Patton
ADDRESS:	2001 Easy Street	PHONE:	248-960-7872
CITY, STATE:	Walled Lake, MI	ZIP CODE:	48390
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DATE SUBMITTED:	6/26/2007	BY : Ronald Wrice	aht (259-5635)

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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

Vincent Carrica

Sincerely,

not hesitate to contact me.

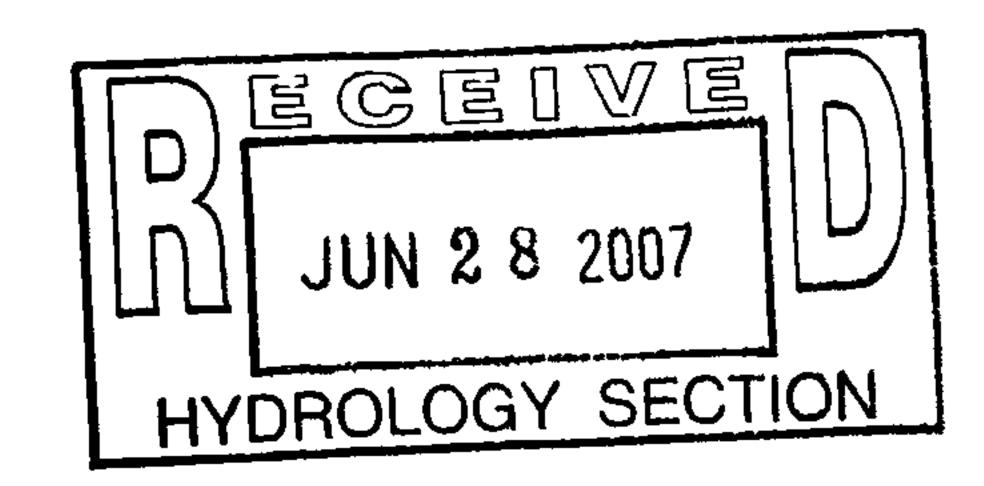
Enclosure/s

CC:

Jerry Tipps W.L. Decker

JN: 26065 VC/rw

26065 Nilo Perm CO 062607



18212



June 29, 2005

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

(wakreens) Central Park Place Phase 1, Block 8 Lots 2-9, Block 9 Lots 1-8 Re: 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.

P.O. Box 1293

Albuquerque

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 New Mexico 87103 Plaza Del Sol Building.

www.cabq.gov

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

file cc:

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE:	Central Park Place Phase 1	ZONE MAP/	DRG. FILE # L-20 -D8
DRB 1 1003554	EPC #:	WORK ORD	ER #: 762281
	Lots 1 thru 8 in Block 9; Lots 2 thru in Block 8		
CITY ADDRESS:			
ENGINEERING FIRM:	Tierra West II C	CONTACT	Ron Bohannan
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
J , J	/ Houque, run		
OWNER:	AMC Development Services	CONTACT:	Jeff Jesionowski
ADDRESS:	1015 Tijeras NW STE 200	PHONE:	505-338-2285
CITY, STATE:	ABQ, NM	ZIP CODE:	87102
ARCHITECT:		_ CONTACT:	
ADDRESS:		_ PHONE:	
CITY, STATE:		_ ZIP CODE:	
SURVEYOR:	Surv-Tek, Inc.	_ CONTACT:	
ADDRESS:	5643 Paradise Boulevard	PHONE:	505-897-3366
CITY, STATE:	ABQ, NM	_ ZIP CODE:	87114
CONTRACTOR		CONTACT	
CONTRACTOR: ADDRESS:		_ CONTACT: PHONE:	
CITY, STATE:		ZIP CODE:	
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DATE SUBMITTED:	6/29/2005	BY : Sarah Abey	ta

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

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October 20, 2005

Ron Bohannan, 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. Bohannan,

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.

P.O. Box 1293

Albuquerque

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. New Mexico 87103

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

file cc:

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE:	Central Park Place	ZONE MAP	DRG. FILE # L-20 -D8
DRB : 1003554	EPC #:	_ WORK ORD	ER #: 762281
LECAL DECODIDATION	I Conduct Discont at 44		
CITY ADDRESS:	Central Park Place Lot 4A		
OIII / LOO.			
ENGINEERING FIRM:	Tierra West, LLC	CONTACT:	Ron Bohannan
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
OWNER:	AMC Development Services	_ CONTACT:	Jeff Jesionowski
ADDRESS: CITY, STATE:	1015 Tijeras NW STE 200	_ PHONE: ZIP CODE:	505-338-2285 87102
CITT, STATE.	ABQ, NM	_ ZIP CODE.	0/102
ARCHITECT:		CONTACT:	
ADDRESS:		PHONE:	
CITY, STATE:		ZIP CODE:	
SURVEYOR:	Surv-Tek, Inc.	_ CONTACT:	Rusty Hugg
ADDRESS:	5643 Paradise Boulevard	_ PHONE:	505-897-3366
CITY, STATE:	ABQ, NM	ZIP CODE:	87114
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CONTRACTOR: ADDRESS:	· · · ·	_ CONTACT: PHONE:	
CITY, STATE:		ZIP CODE:	_ , ,
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DATE SUBMITTED:	10/18/2005	BY: Sarah Abey	'ta

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ARRESTING WAITING

•

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.

- 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.

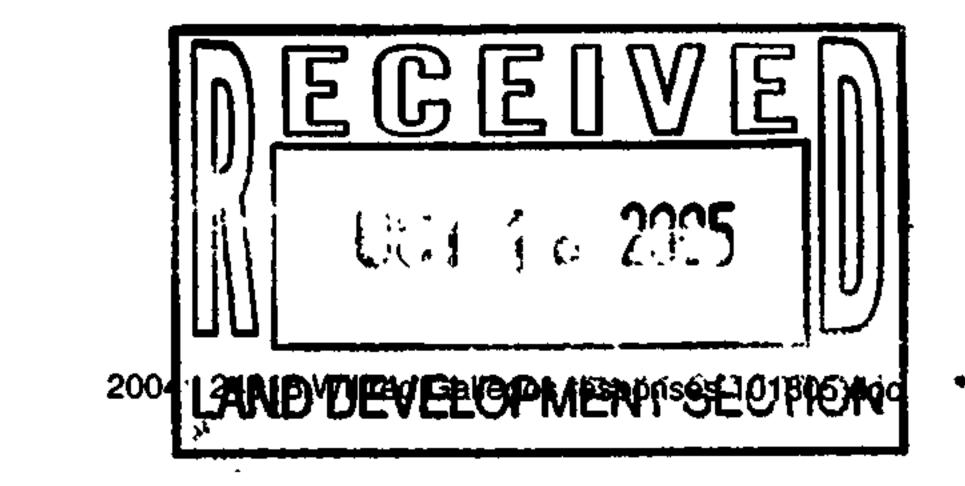
If you have any questions or need additional information regarding this matter, please do not hesitate to call me.

Sincerely,

Sarah Abeyta.

Enclosure/s

JN: 24018 SA/cla





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

Timothy Sims

New Mexico 87103

Plan Checker, Hydrology

Development and Building Services

www.cabq.gov

C: CO Clerk-Katrina Sigala

File

(REV. 01/28/2003rd)

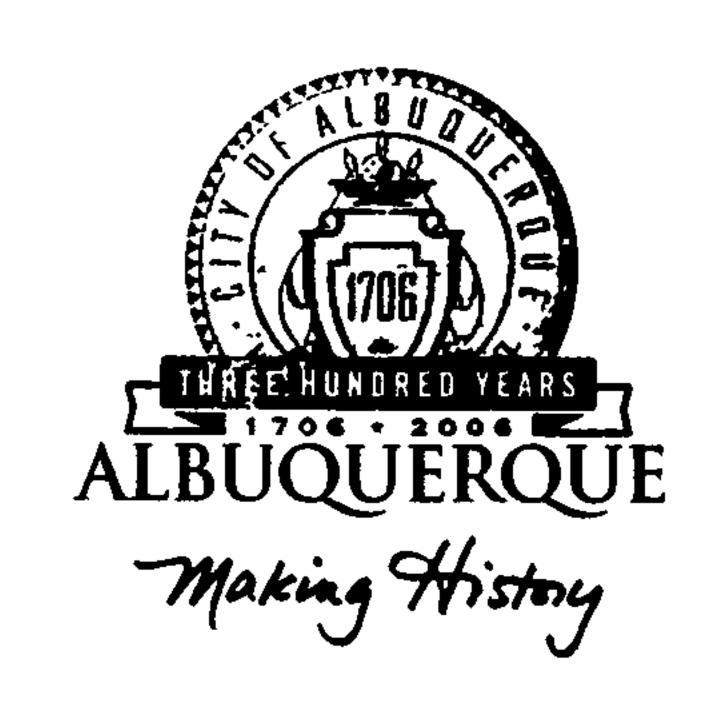
PROJECT TITLE:	Starbucks at Eubank and Central	ZONE MAP	/DRG. FILE #: L-20-Z DOS	
DRB #:	EPC #:	WORK ORE	DE <u>R #: N/A</u>	
LEGAL DESCRIPTION:				
CITY ADDRESS:	111 Eubank NE			
				
ENGINEERING FIRM:	TIERRA WEST, LLC	CONTACT:	Ronald R. Bohannan, PE	
ADDRESS:	5571 Midway Park Place	PHONE:	(505) 858-3100	
CITY, STATE:	ALBUQUERQUE, NM	ZIP CODE:	87109	
OWNER:	<u>Starbuck</u>	CONTACT:	· -	
ADDRESS:		PHONE:		
CITY, STATE:		ZIP CODE:		
ARCHITECT:	George Rainhart	CONTACT:	Steven Dunbar	
ADDRESS:	2325 San Pedro	PHONE:	884-9110	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87110	
SURVEYOR:	Surveys Southwest	CONTACT:	Mitch Renoylds	
ADDRESS:	333 Lomas Blvd.	PHONE:	998-0303	
CITY, STATE:	Albuquerque , NM	ZIP CODE:	87102	
CONTRACTOR	Enternsies Builders	CONTACT:	Stanley Mount	
CONTRACTOR: ADDRESS:	Enterprise Builders PO Box 3987	PHONE:	857-0050	
CITY, STATE:	Albuquerque , NM	ZIP CODE:	87190	
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DATE SUBMITTED:		BY: Ronald Wri	HYDROLOGY SECTION Light (259-5635)	

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

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- 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.



January 10, 2006

Mr. Ron Bohannan, 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.

New Mexico 87103

Albuquerque

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

Sincerely,

Sarah Abeyta

CO Clerk

File

Arlene V. Portillo

www.cabq.gov
Plan Checker, Planning Dept. - Hydrology
Development and Building Services

20 volophione and 2 and mg 501 vices

Orlene V. Portillo

IVAGE	AND I	L/VIA	SFU	
	(RE\	/. 1/28 _/	/ 200 3	rd)

PROJECT TITLE:	Walgreens @ Central Park Place	ZONE MAP/DRG. FILE #: L-20/D8	
DRB i 1003554	EPC #:	WORK ORD	ER #:
LEGAL DESCRIPTION	Lot 1, Central Park Place		
CITY ADDRESS:	10300 Central Avenue SE		
ENGINEERING FIRM:	Tierra West, LLC		Ron Wright / Sarah Abeyta
ADDRESS:	8509 Jefferson NE	_ PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	_ ZIP CODE:	<u>87113</u>
OWNER:	AMC Development	_ CONTACT:	Jeff Jesionowski
ADDRESS:	1015 Tijeras NW Suite 200	PHONE:	505-338-2285
CITY, STATE:	Albuguerque, NM	_ ZIP CODE:	87102
A DOLUTEOT.	Ossans Deishart & Assasiates	CONTACT	Stophon Dunbor
ARCHITECT:	George Rainhart & Associates	CONTACT:	Stephen Dunbar (505) 884-9110 Ext 106
ADDRESS:	2325 San Pedro NE, Suite 2-B	_ PHONE: ZIP CODE:	87110
CITY, STATE:	Albuquerque, NM		
CHOVEVOD:	Malker Suproving	CONTACT	Steve Walker
SURVEYOR: ADDRESS:	Walker Surveying 424 Shirk SW	PHONE:	(505) 877-8783
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87105
OITT, STATE.	Albuquei que, i vivi		
CONTRACTOR:	Wilger Enterprises	CONTACT:	John Wilger
ADDRESS:	425 Edmon Road NE	PHONE:	(505) 345-2854
CITY, STATE:	Albuquerque, NM	ZIP CODE:	<u>87107</u>
DRAINAGE PL CONCEPTUAL GRADING PLAI EROSION CON ENGINEER'S C CLOMR/LOMR TRAFFIC CIRC ENGINEERS C ENGINEERS C OTHER	PORT AN 1st SUBMITTAL, <i>REQUIRES TCL or equal</i> .AN RESUBMITTAL GRADING & DRAINAGE PLAN N ITROL PLAN ERTIFICATION (HYDROLOGY)	SIA / FINAL PRELIMINA S. DEV. PL S. DEV. PL SECTOR F FINAL PLA FOUNDAT BUILDING X CERTIFICA GRADING PAVING PI	APPROVAL SOUGHT: NACIAL GUARANTEE RELEASE ARY PLAT APPROVAL AN FOR SUB'D. APPROVAL AN FOR BLDG. PERMIT APPROVAL PLAN APPROVAL ION PERMIT APPROVAL PERMIT APPROVAL ATE OF OCCUPANCY (PERM.) ATE OF OCCUPANCY (TEMP.) PERMIT APPROVAL ERMIT APPROVAL DER APPROVAL DER APPROVAL
COPY PROVID	ED		HYDROLOGY SECTION
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 sumbittal 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.



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

P.O. Box 1293

Albuquerque

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 Cefety Certification

has been made to the Building and Safety Section.

Sincerely

New Mexico 87103

www.cabq.gov

Nilo E. Salgado-Fernandez, P.E.

Senior-Praffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

Out for a perm,

DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE:	Chili's @ Central Park Place	_ ZONE MAPA	DRG. FILE #: L-20/D8
DRB 1 1003554	EPC #:	WORK ORD	ER #:
LEGAL DESCRIPTION	I Lot 4A, Central Park Place		
CITY ADDRESS:	10220 Central Avenue SE		
ENGINEERING FIRM:	Tierra West, LLC	_ CONTACT:	
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87113
014/4/E0		CONTACT.	lass la aigna accepti
OWNER:	AMC Development	CONTACT:	Jeff Jesionowski 505-338-2285
ADDRESS:	1015 Tijeras NW Suite 200	PHONE: ZIP CODE:	87102 / /
CITY, STATE:	Albuquerque, NM	_ ZIP CODE.	07 102
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 /
CITT, STATE.	Aibuqueique, i vivi		
SURVEYOR:	Surv-tek, Inc.	CONTACT:	Russ Hugg
ADDRESS:	9384 Valley View	PHONE:	(505) 897-3366
CITY, STATE:	Albuquerque, NM	ZIP CODE:	
O111, O1711L.	7 11 Daquot quo, 1 1111		<i>y</i>
CONTRACTOR:	Wilger Enterprises	CONTACT:	John Wilger
ADDRESS:	425 Edmon Road NE	PHONE:	(505) 345-2854
CITY, STATE:	Albuquerque, NM	ZIÝ CODE:	87107
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		ノノ LAND D	EVELOPMENT SECTION
			<u> </u>
DATE SUBMITTED:	5/1/2006	BY:	Ron Wright (259-5635)
DATE QUDIVITTED.	3/1/2000 ///		1 toll triigili (200-000)
	į ¶		

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

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- 3. Drainage Report Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Reported 9:30m Reported 5/2/06 Site VISIT. Site VISIT. We ramp wrong boatlon Causin a safety hazard (see steen)

~~

Field inspections
OK approved
8:00cm
S/10/06
NSP

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 Asbuilt 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.

Enclosure/s

cc: Jeffrey Jesionowski

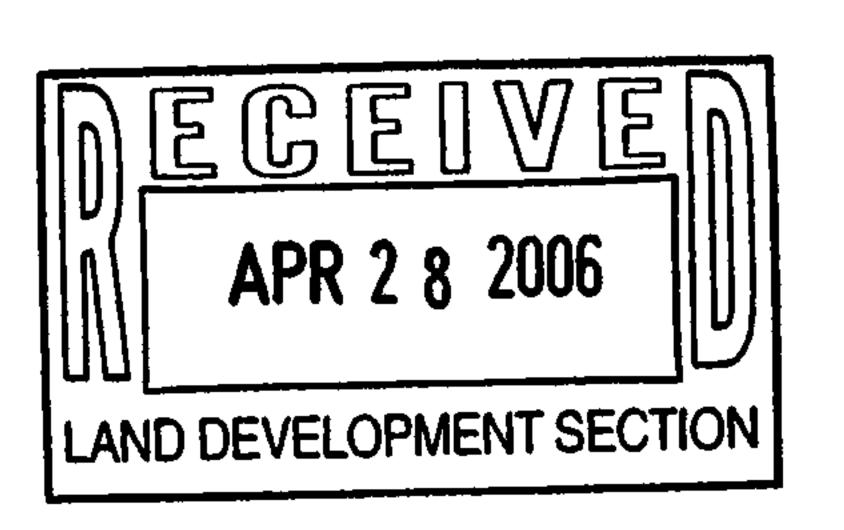
JN: 24018 RRB/rw/kdk Sincerely,

Vincent Carrica, FED 16212

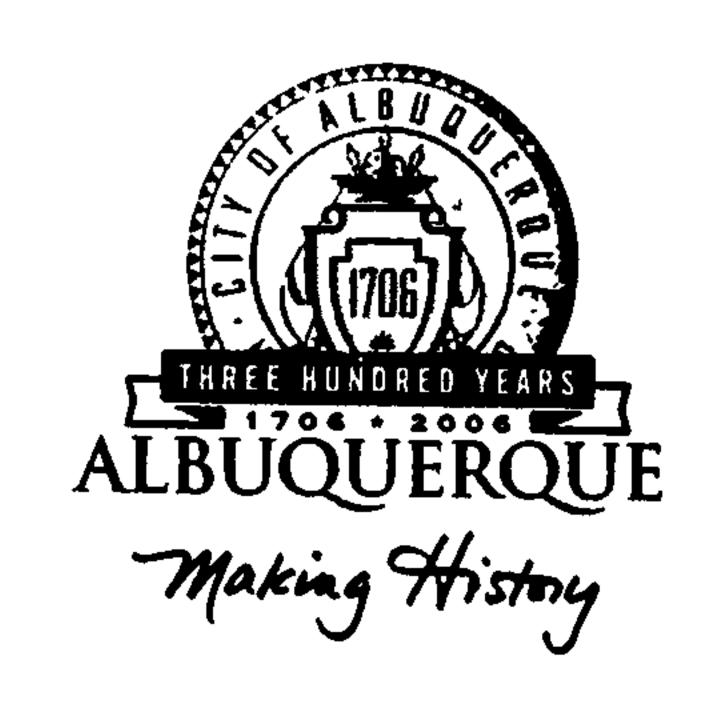
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Vincent Carrica, FED 16212

OF ESSIONAL PROFESSIONAL PROFE



24018chili'sfinaltcicert005106



April 28, 2006

Mr. Ron Bohannan, 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

Sincerely,

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C: CO Clerk

File

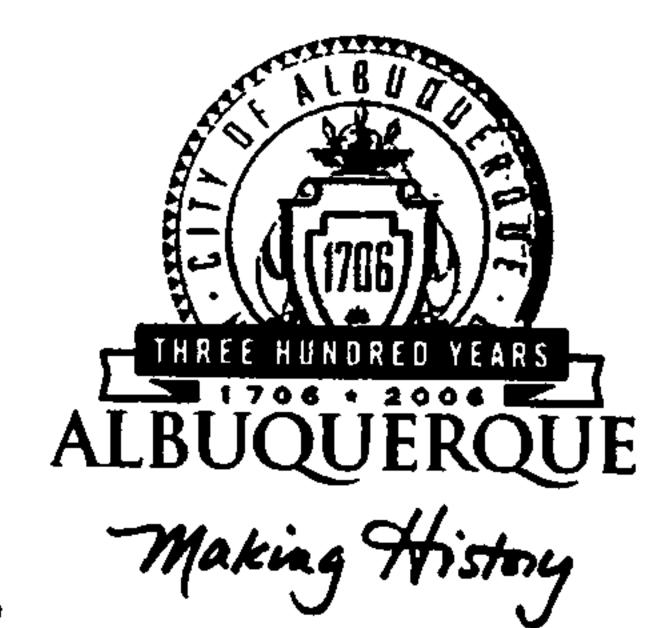
DRAINAGE AND TRANSPORTATION SHEET

(REV. 1/28/2003rd)

	chili's			
PROJECT TITLE: Walgreens @ Central Park Place		ZONE MAP/DRG. FILE #: L-20/D8		
DRB a 1003554	EPC #:	WORK ORD	ER #:	
	48			
LEGAL DESCRIPTION	4A Lot≄, Central Park Place			
CITY ADDRESS:	10300 Central Avenue SE	 		
ENGINEERING FIRM:	Tierra West, LLC		Ron Wright / Sarah Abeyta	
ADDRESS:	8509 Jefferson NE	PHONE:	(505) 858-3100	
CITY, STATE:	Albuquerque, NM	_ ZIP CODE:	8/113	
OMANIED.	ARAC Davalanment	CONTACT	loff topiopoveki	
OWNER: ADDRESS:	AMC Development 1015 Tijeras NW Suite 200	CONTACT: PHONE:	Jeff Jesionowski 505-338-2285	
CITY, STATE:	Albuquerque, NM	ZIP CODE:	87102	
CITT, STATE.	Albuquei que, i vivi		07102	
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	
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			HYDROLOGY SECTION	
DATE SUBMITTED:	-4/25/2006 4/27/46	BY:	Ron Wright (259-5635)	

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Planning Department Transportation Development Services Section

January 24, 2006

Ronald R. Bohannan, 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. Bohannan:

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

www.cabq.gov

Richard Dourte, PE, City Engineer Development and Building Services

Planning Department

c: Engineer

Hydrology file

CO Clerk