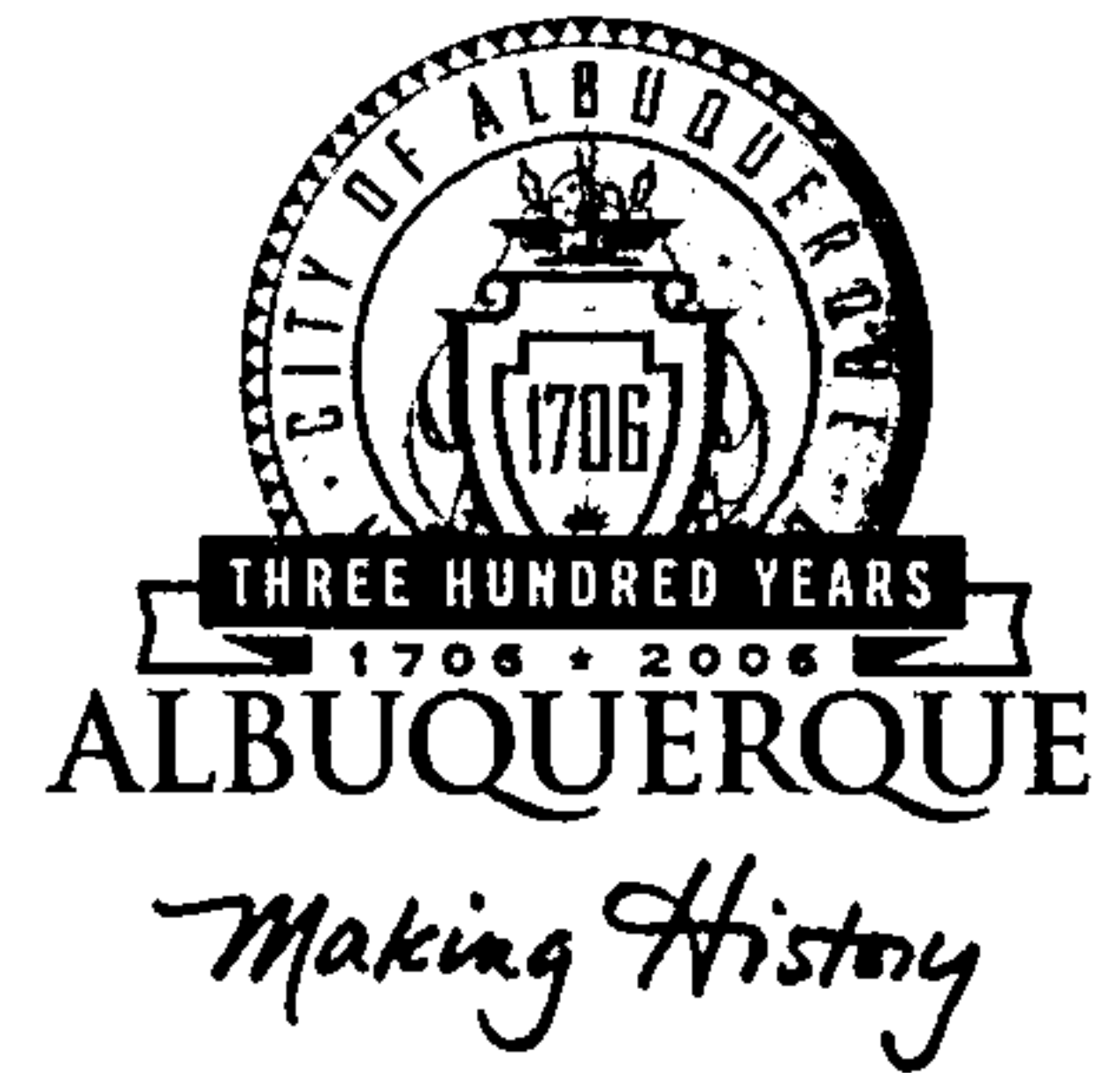


# CITY OF ALBUQUERQUE



*Planning Department  
Transportation Development Services Section*

February 10, 2006

James C. Lewis, Registered Architect  
1620 Central SE  
Albuquerque, NM 87106

Re: Certification Submittal for Final Building Certificate of Occupancy for  
Carl's Jr, [C-12 / D2F]  
8641 Golf Course Rd. NW  
Architect's Stamp Dated 02/10/06

Dear Mr. Lewis:

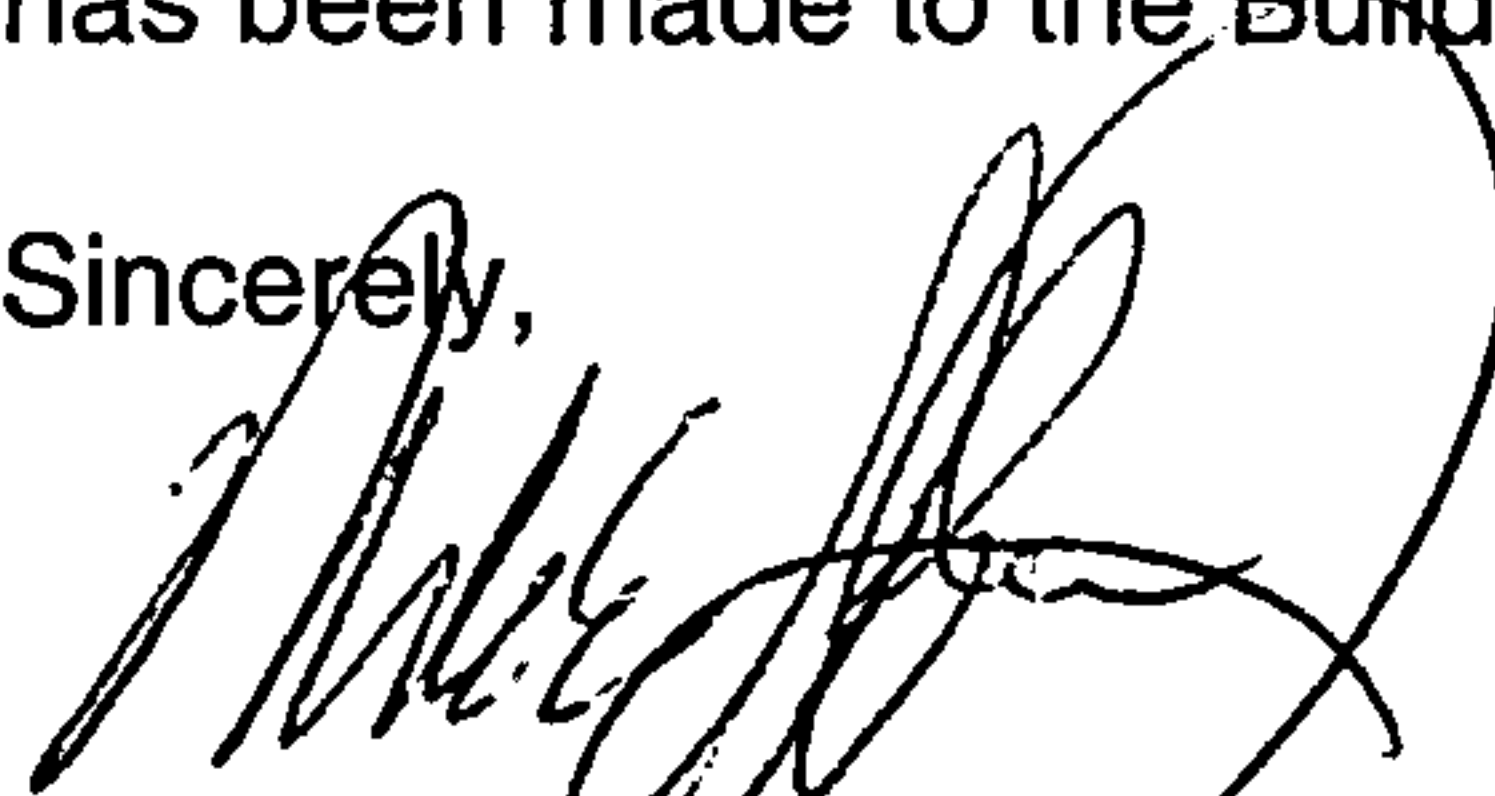
P.O. Box 1293

The TCL / Letter of Certification submitted on February 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

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

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

c: Engineer  
Hydrology file  
CO Clerk

# Schlegel Lewis Architects

2/10/06

Letter of Architectural Certification  
submitted for final  
Certificate of Occupancy

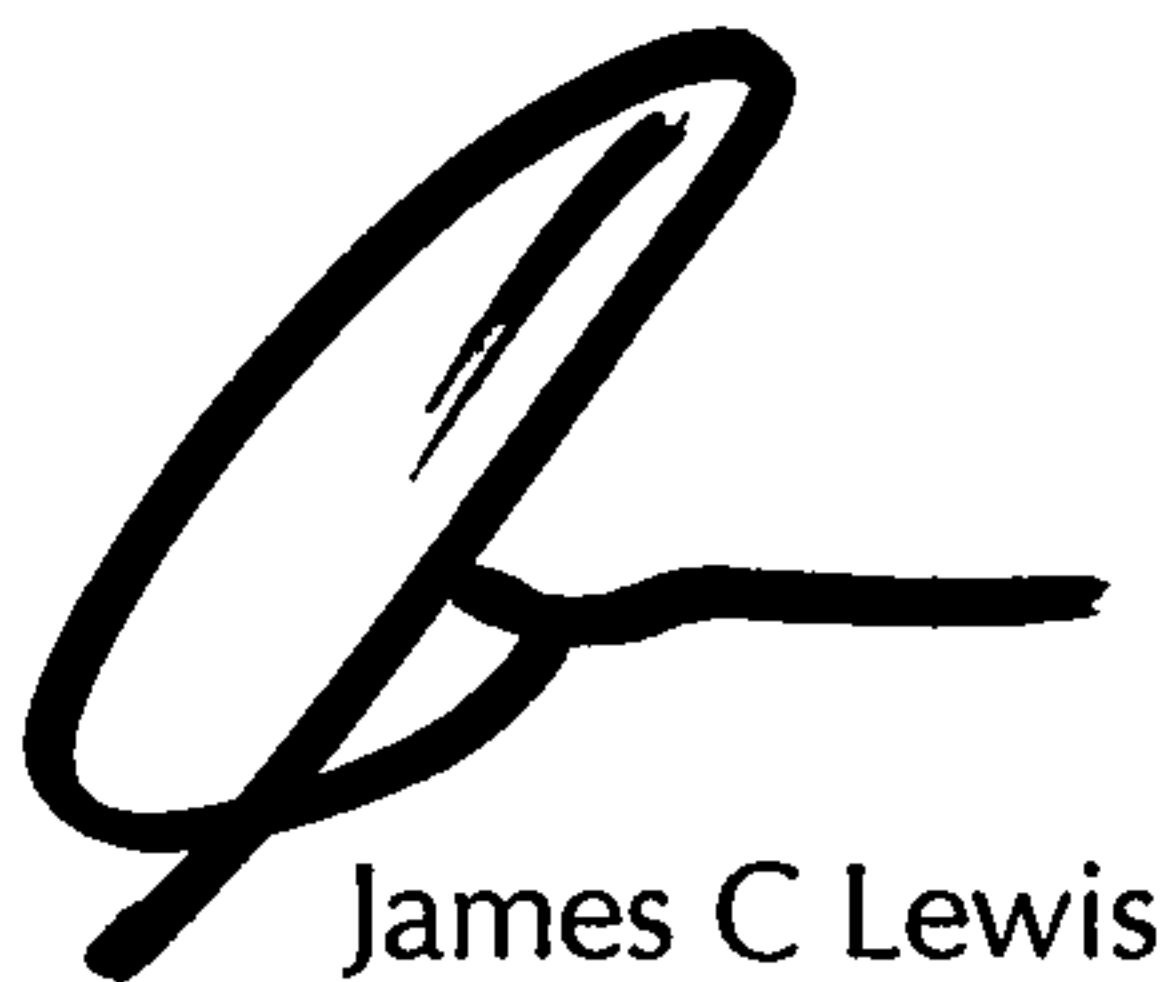
City of Albuquerque  
Traffic Division  
P.O. Box 1293  
Albuquerque, NM 87103

Re: 8641 Golf Course Rd NW

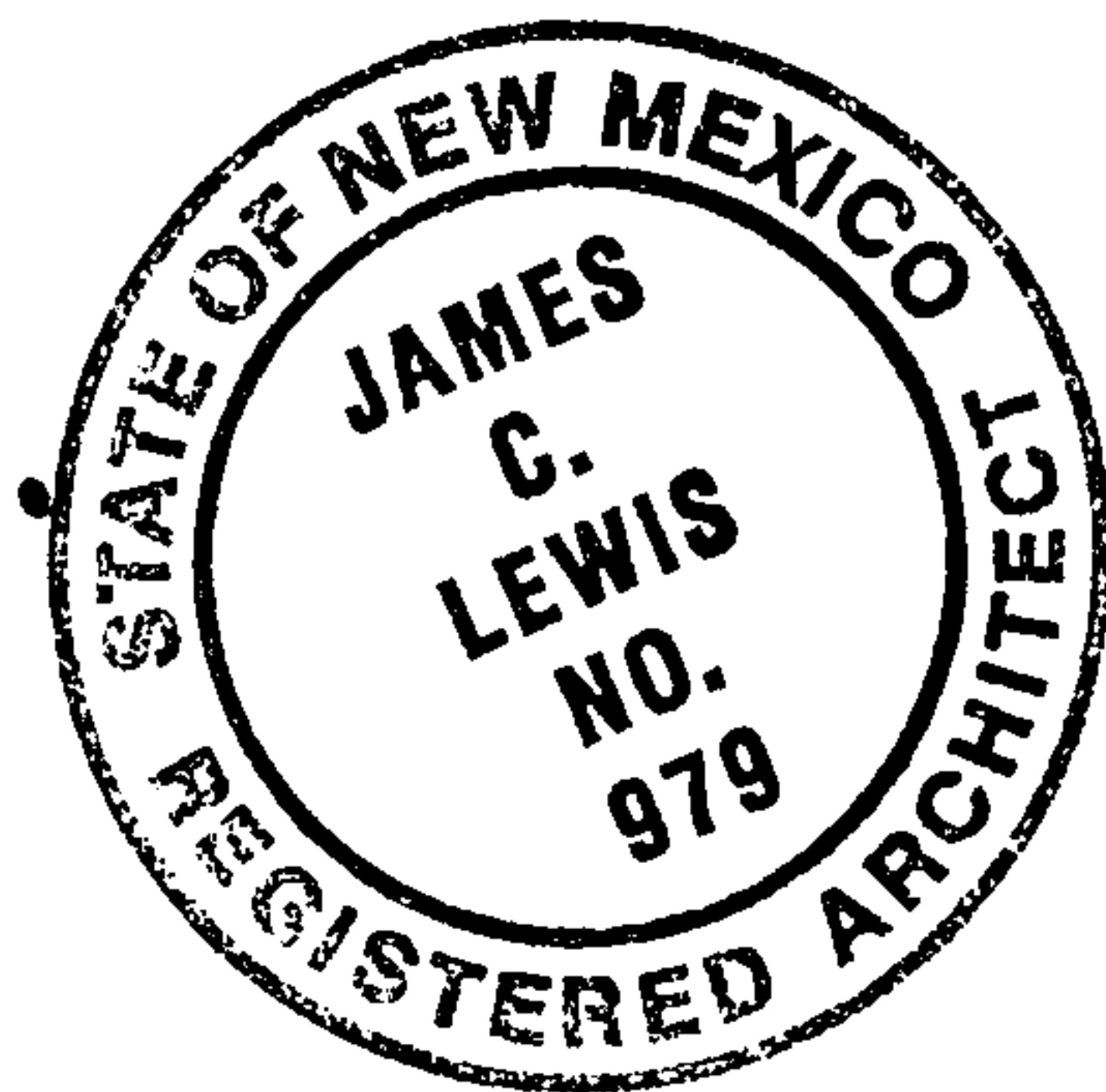
We have visited the above referenced site on 2/10/06 and, based on our observations and to the best of our knowledge, the circulation areas, parking spaces (including HC spaces), sidewalks, ramps, and landscaped areas are in substantial compliance with the approved site plan.

If you have any questions, please feel free to call our office at 247-1529.

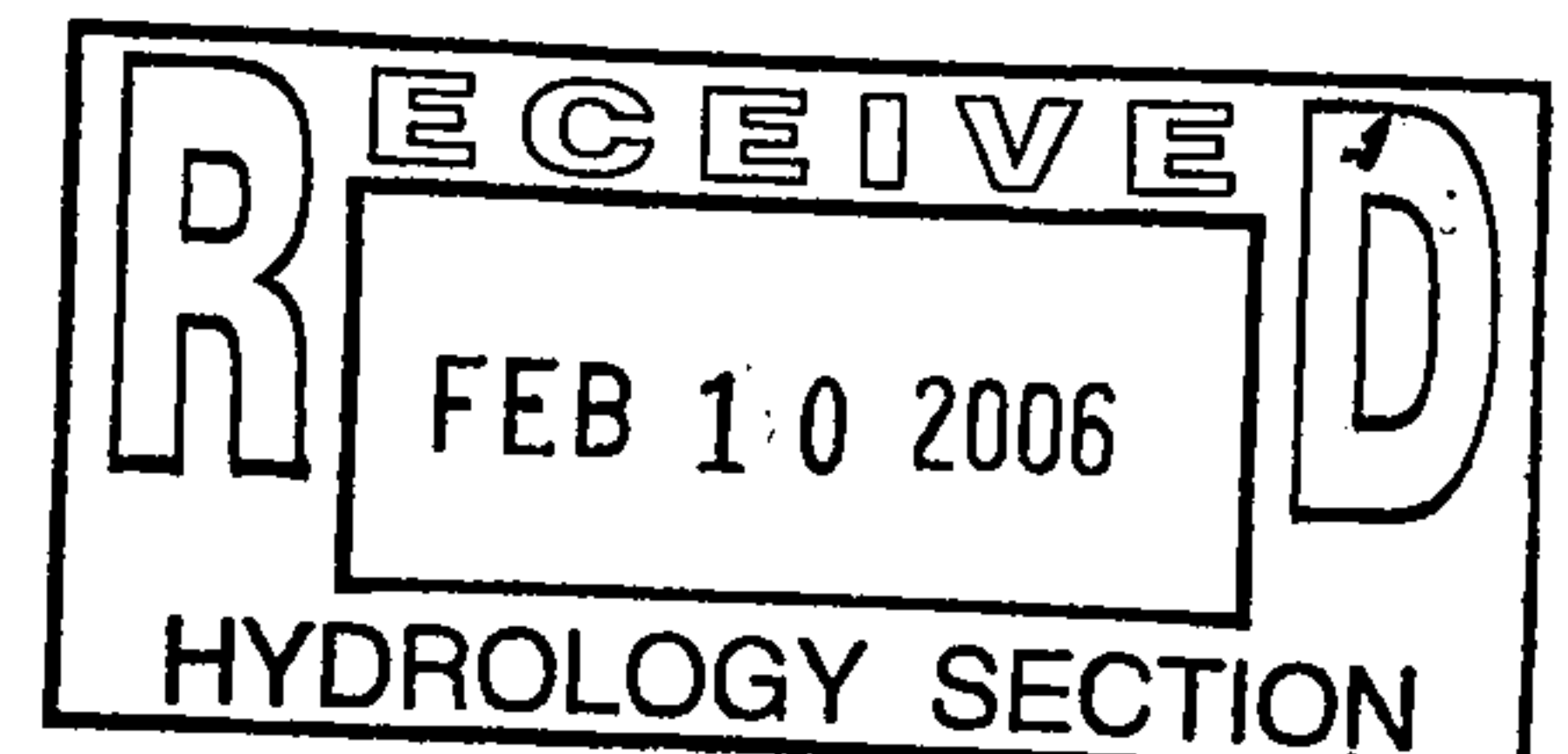
Sincerely,



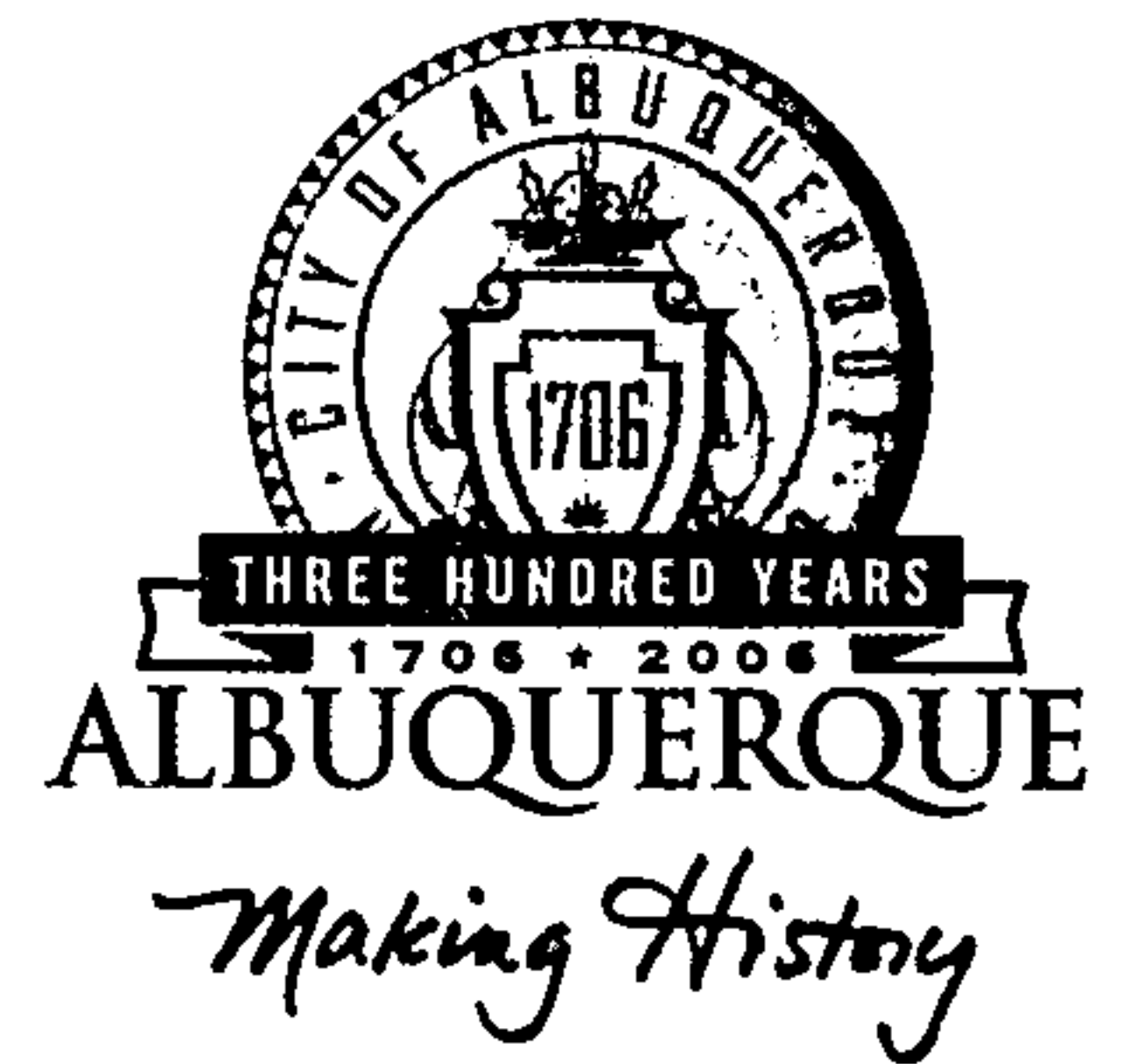
James C Lewis



a division of General Design, Inc.  
1620 Central SE • Albuquerque • New Mexico • 87106  
(505) 247-1529 • FAX (505) 243-6701



# CITY OF ALBUQUERQUE



March 8, 2006

Mr. John MacKenzie, P.E.  
**MARK GOODWIN & ASSOCIATES**  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: CARL'S JR @ GOLF COURSE ROAD**  
**8641 Golf Course Road NW**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 10/28/2005 (C-12/D2F)**  
**Certification dated 03/07/2006**

Dear John,

P.O. Box 1293

Based upon the information provided in your submittal received 03/08/2006, 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,

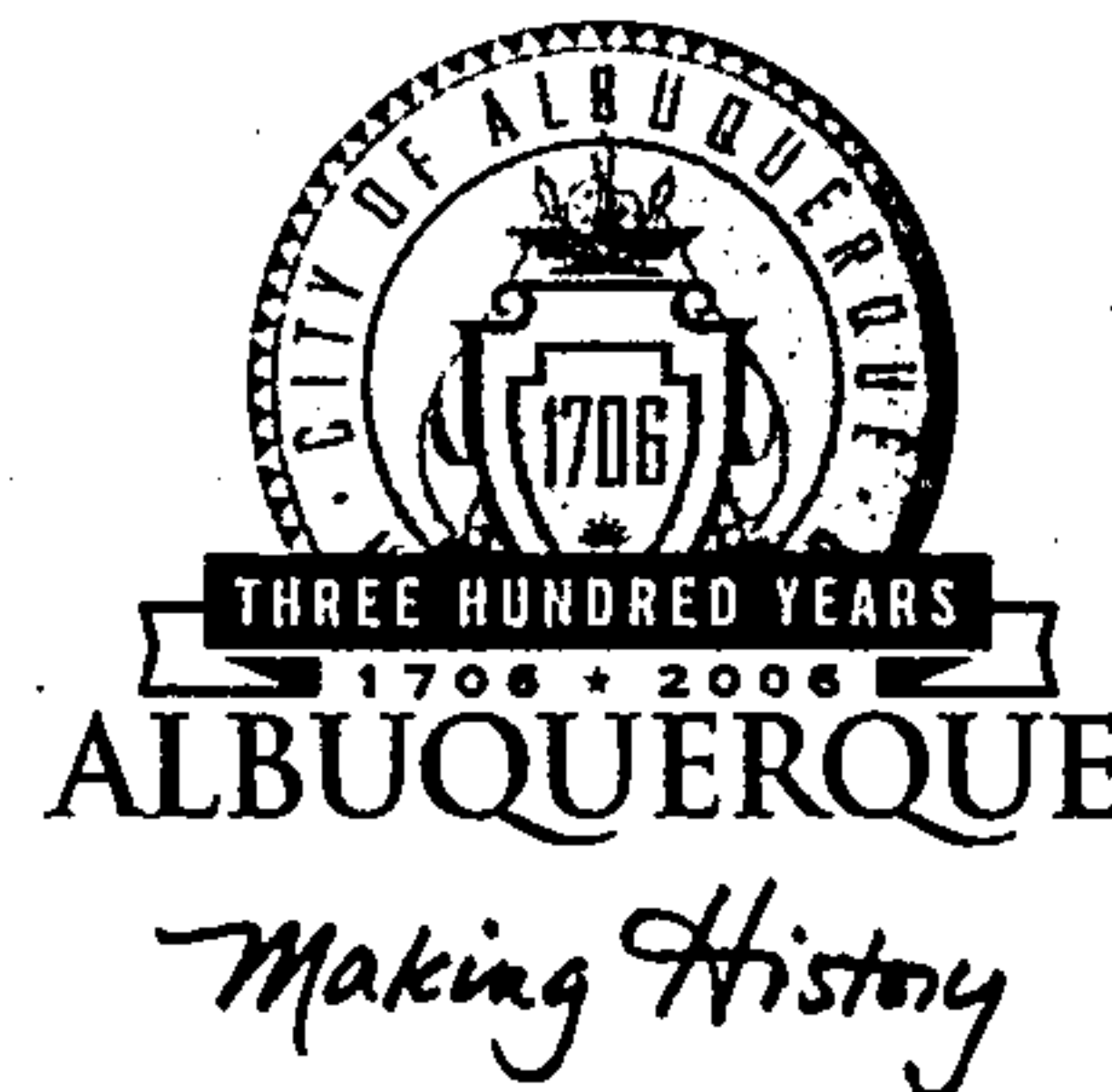
*Arlene V. Portillo*

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

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

C: C.O. Clerk  
File

# CITY OF ALBUQUERQUE



November 3, 2005

John M. McKenzie, P.E.  
Mark Goodwin & Associates  
PO Box 90606  
Albuquerque, NM 87199

**Re: Carl's Jr., 8641 Golf Course Rd. NW**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated ~~10-25-05~~ (C12-D2F)**

*10/28/05 P. J. 2/10/06*

Dear Mr. McKenzie,

Based upon the information provided in your submittal received 10-31-05, the above referenced plan is approved for Building Permit and SO19. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. **Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.**

P.O. Box 1293

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

New Mexico 87103

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

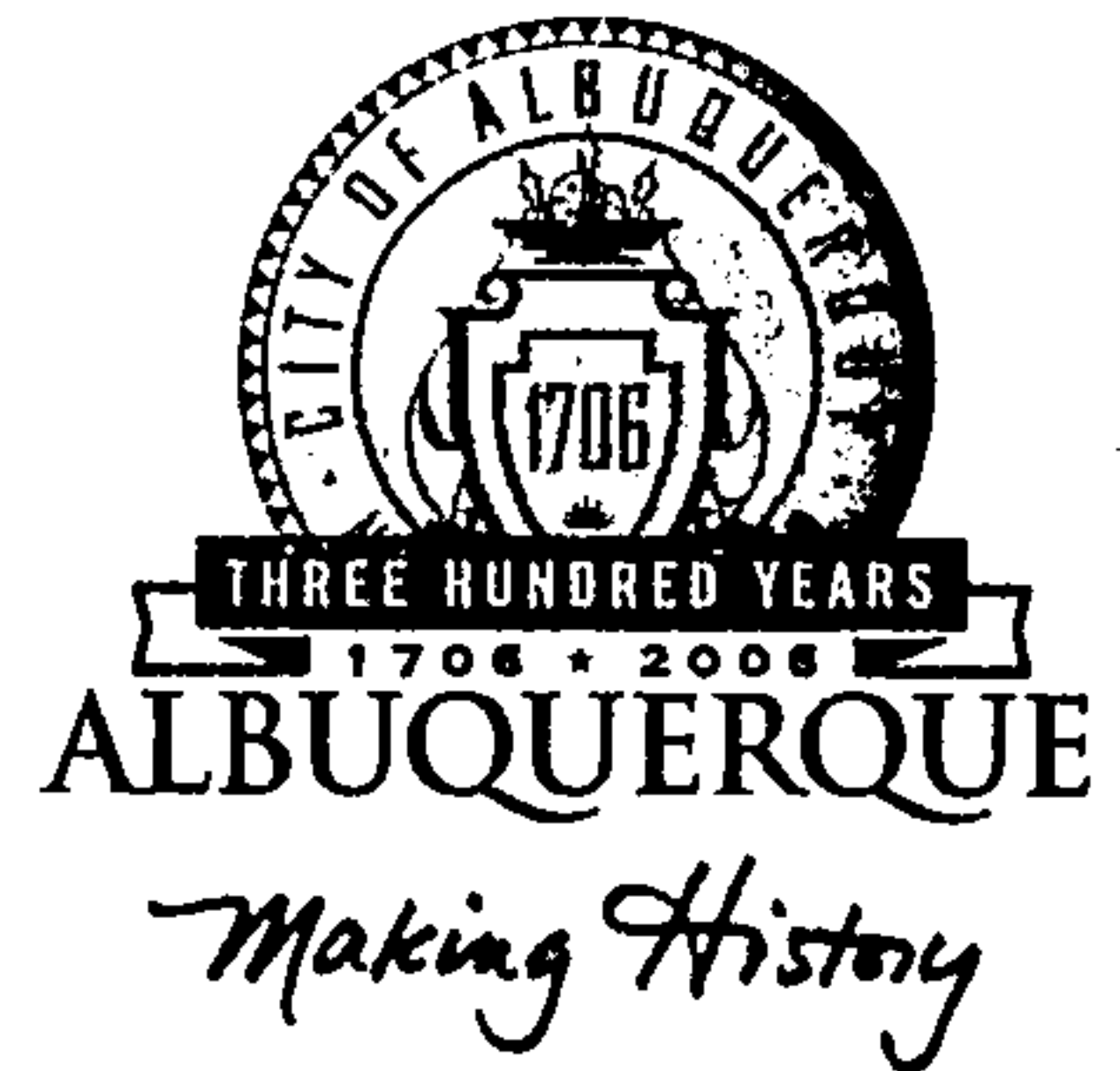
www.cabq.gov

Sincerely,

Rudy E. Rael Associate Engineer  
Planning Department.  
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design  
File

# CITY OF ALBUQUERQUE



July 25, 2005

Mark Goodwin, P.E.  
Mark Goodwin & Associates, P.A.  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: Carl's Jr., 8641 Golf Course Rd. NW, Grading & Drainage Plan  
Engineer's Stamp dated 7-19-05 (C12-D2F)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal dated 7-19-05, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Additionally, 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

New Mexico 87103

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

Sincerely,

www.cabq.gov

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

cc: Liz Sanchez, Excavation & Barricading  
Matt Cline, Storm Drain Maintenance  
Charles Caruso, DMD  
file



# Schlegel Lewis Architects

1/27/06

Letter of Architectural Certification  
submitted for temporary  
Certificate of Occupancy

City of Albuquerque  
Traffic Division  
P.O. Box 1293  
Albuquerque, NM 87103

Re: 8641 Golf Course NW

We have visited the above referenced site and, based on our observations and to the best of our knowledge, the circulation areas, parking spaces (including HC spaces), and ramps areas are in substantial compliance with the approved site plan.

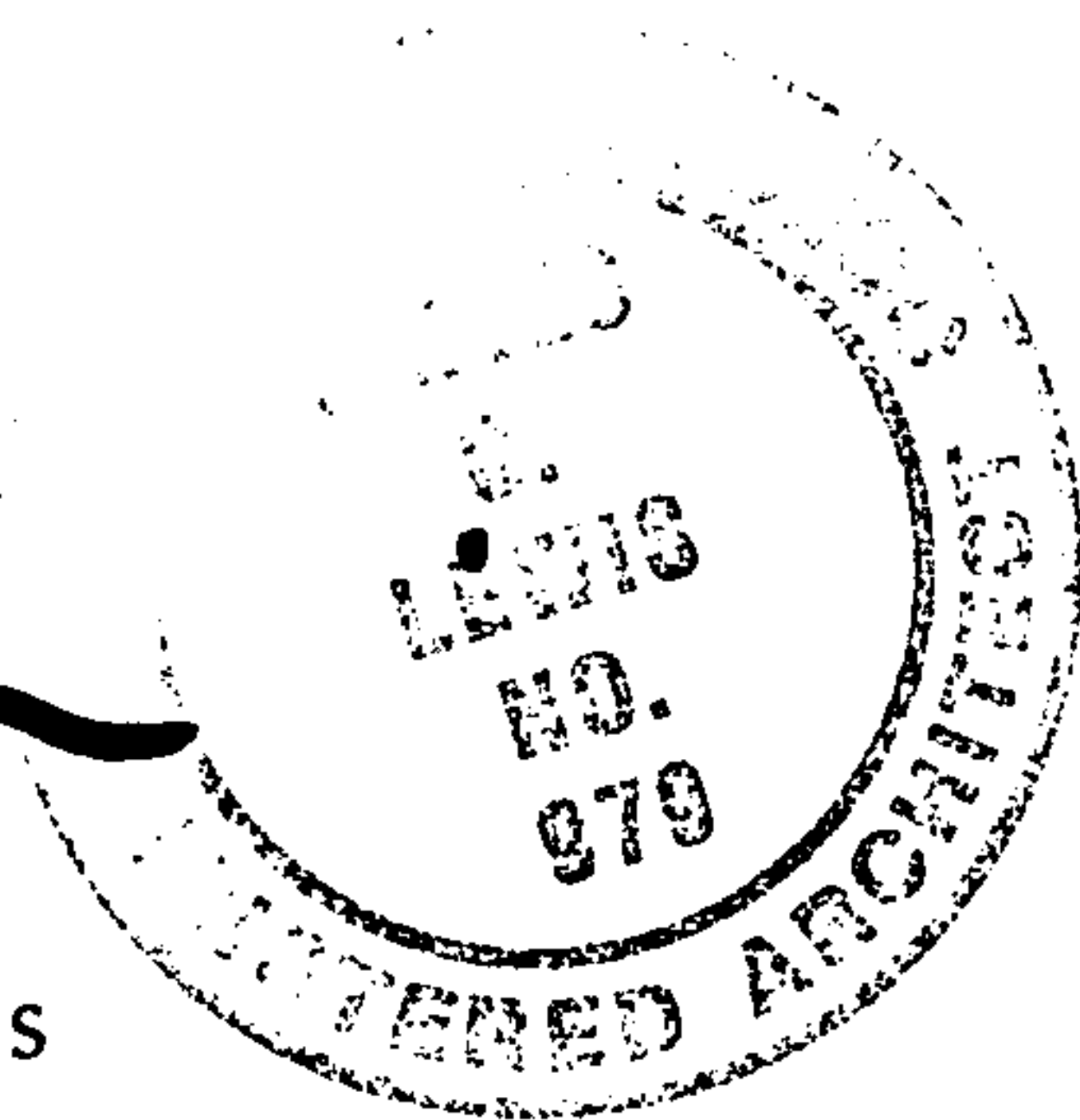
However, the asphalt curbing (temporary) located on the lot north of this site, and the sidewalks along golf course and the south drive as well as the landscaping has not been completed.

If you have any questions, please feel free to call our office at 247-1529.

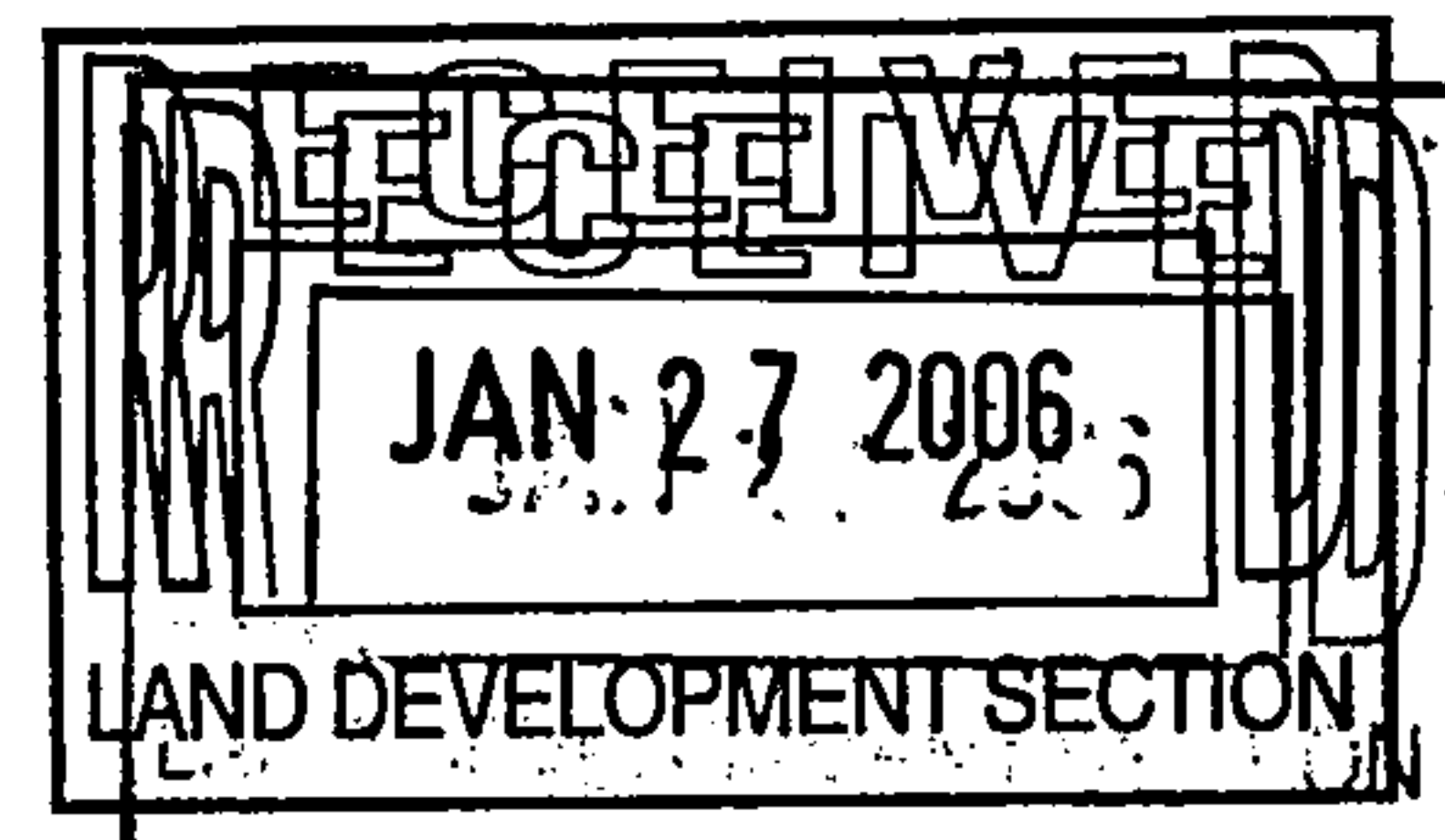
Sincerely,



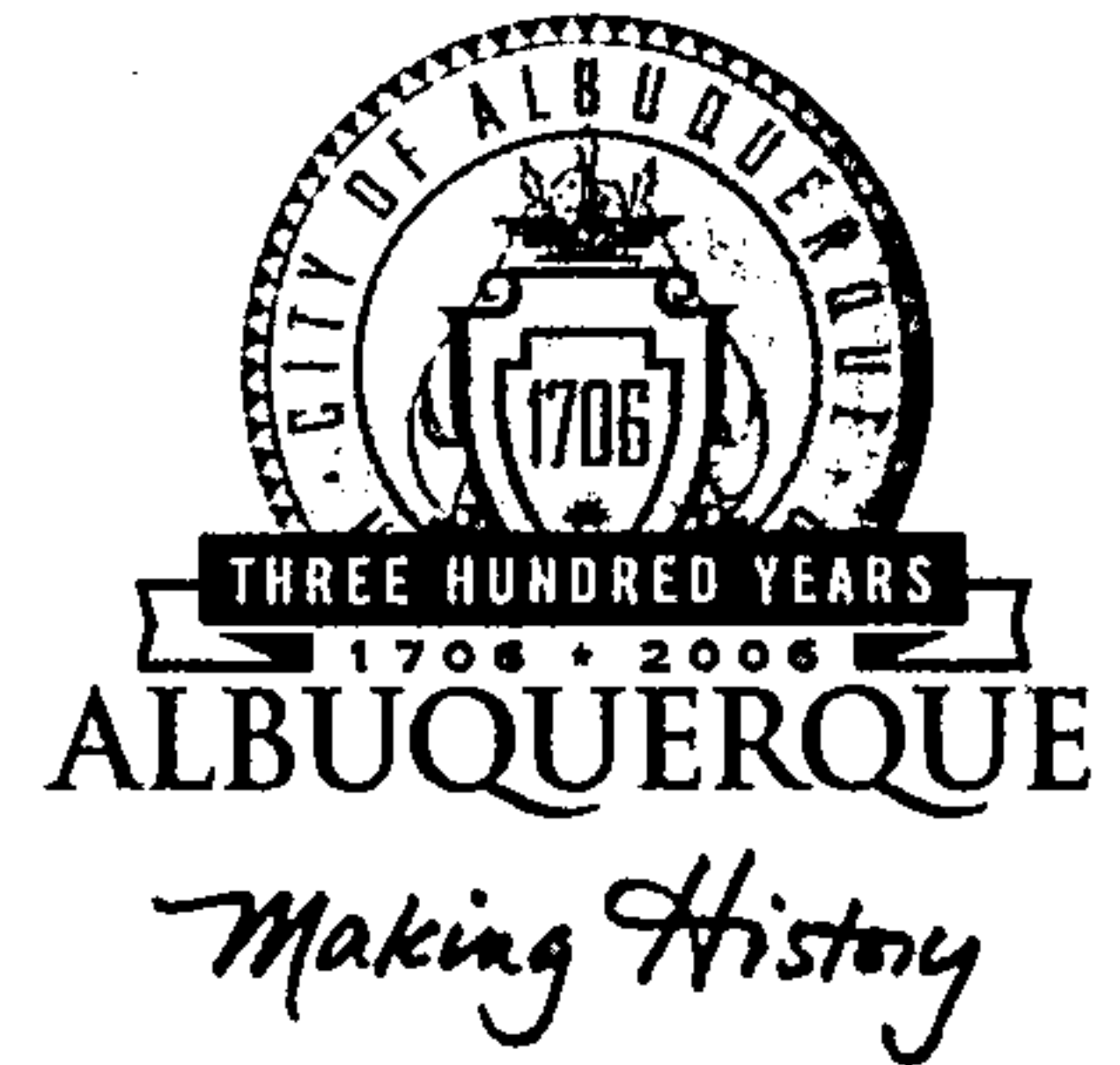
James C Lewis



a division of General Design, Inc.  
1620 Central SE • Albuquerque • New Mexico • 87106  
(505) 247-1529 • FAX (505) 243-6701



# CITY OF ALBUQUERQUE



July 15, 2005

John M. MacKenzie, P.E.  
Mark Goodwin & Associates, P.A.  
P.O. Box 90606  
Albuquerque, NM 87199

**Re: Carl's Jr., 8641 Golf Course Rd. NW, Grading & Drainage Plan  
Engineer's Stamp dated 7-11-05 (C12-D2F)**

Dear Mr. Mackenzie,

Based upon the information provided in your submittal dated 7-8-05, the above referenced plan is approved for Preliminary Plat action and Site Development Plan for Building Permit action by the DRB. Prior to Building Permit approval, please address the following comments:

- Provide cross-lot drainage easement.
- Call out City of Albuquerque Standard drawing number for the proposed Type "D" drop inlet.

Once that board has approved the plan, please submit a mylar copy of the grading plan for my signature in order to obtain a Grading Permit.

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).

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

Sincerely,

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

cc: Charles Caruso, DMD  
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

**DRAINAGE REPORT**  
**for**  
**Carl's Jr. on Golf Course Road**

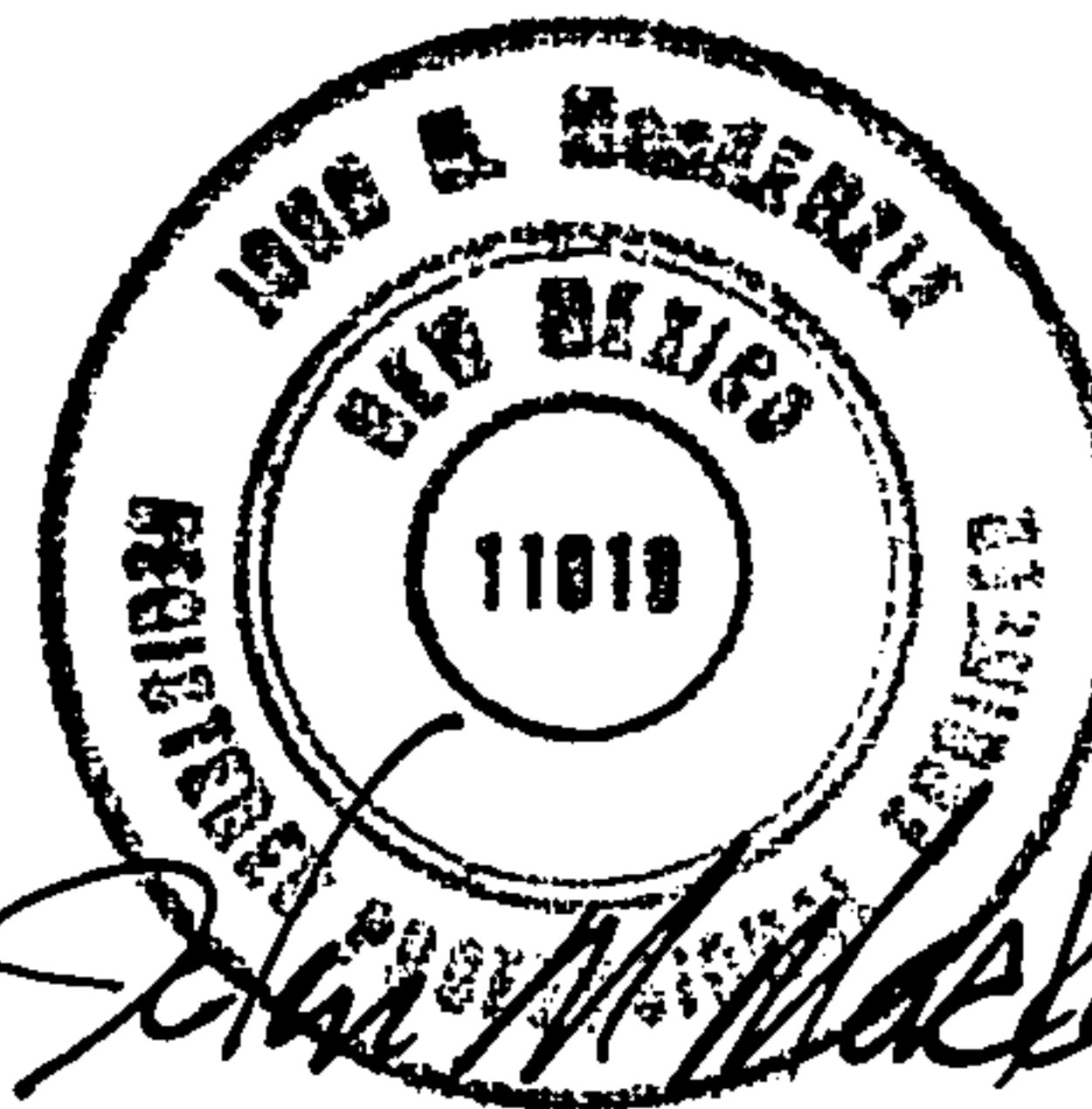
*Prepared for*

*Schlegel Lewis Architects  
1620 Central Avenue S.E.  
Albuquerque, NM 87106  
(505) 247-1529*

*Prepared by*

*Mark Goodwin & Associates, PA  
P.O. Box 90606  
Albuquerque, NM 87199  
(505) 828-2200*

*July, 2005*



*John M. DeKorze*  
*7-11-05*



## TABLE OF CONTENTS

- I. PROJECT DESCRIPTION
- II. DESIGN CRITERIA
- III. EXISTING DRAINAGE CONDITIONS
- IV. DEVELOPED DRAINAGE CONDITIONS
- v. CONCLUSIONS

FIGURE 1: VICINITY MAP

APPENDIX A - HYDROLOGY

AHYMO PRINTOUTS

POCKET 1: GRADING AND DRAINAGE PLAN

## **I. PROJECT DESCRIPTION**

*The proposed site area comprises approximately 1.215 acres and is located along the west side of Golf Course Road just north of Paseo del Norte. The current legal description of the site is Riverview Parcel H-6-A7A1.*

*The property is contained within the Las Marcadas development for which a Master Drainage Plan was approved 10 years ago. The Purpose of this report is to present the drainage management plan for the two proposed buildings in order to obtain the building permit and grading and drainage plan approval. A platting action to divide the site into 2 parcels is to be submitted to DRB concurrent with a site development plan. All applicable ordinances, the DPM and AHYMO were utilized to prepare this plan.*

## **II. DRAINAGE DESIGN CRITERIA**

*The design criteria used in this report was in accordance with Section 22.2 Hydrology of the Development Process Manual. The 100-year, 6-hour storm event was utilized to determine site runoff rates using  $P(1 \text{ hr}) = 1.61"$ ,  $P(6 \text{ hr}) = 2.09"$  and  $P(24 \text{ hr}) = 2.43"$ , obtained from the latest NOAA Precipitation Atlas. The onsite Land Treatment values used were Treatment D=85 and Treatment B=15. AHYMO printouts are provided in Appendix A.*

## **III. EXISTING DRAINAGE CONDITION**

*Mark Goodwin and Associates submitted a drainage report covering the subject property in connection with its work on the original subdivision of the Las Marcadas Shopping Center in 1995. The report has an engineer's stamp date of 11/07/95. According to the report, developed runoff discharging from this site is designed to be collected in an on-site drop inlet and conveyed to the main line of the Golf Course Road storm drain via an 18" RCP beneath Golf Course (see attached plan). As a result there is no additional public drainage infrastructure needed in connection with the proposed 2-tract division of this property. There are some minor offsite flows that enter the site from a developed church site north of*

*the site, which are included in Basin A.*

#### **IV. DEVELOPED DRAINAGE CONDITIONS**

*The total developed conditions flow from this site is 4.25 cfs (includes offsite flow). The proposed grading and drainage plan for the new development complies with the Las Marcadas Master Drainage Plan by splitting flow into 3 basins as shown the Grading and Drainage plan. According to AHYMO total developed flow generated within the site during the 100-year, 6-hour storm, including offsite flows, is 2.67 cfs (Basin A), 0.90 cfs (Basin B), and 0.68 cfs (Basin C). There is an existing 18" outfall to the Golf Course Storm Drain which takes the discharge from Basin C. The runoff from Basin B is discharged to an existing inlet on Golf Course with the help of new type D private inlet within the site. The runoff from Basin A is conveyed into the existing drop inlet on the south side of the south access road to site as shown in Grading and Drainage Plan. This Basin A flow of 2.670 cfs is the only runoff being received by this inlet based upon existing topographic and field conditions.*

*From the existing contours it appears there may be undeveloped runoff entering the site from the west (Tracts H-6A-6A-2A and H-6A-6A-2B). Per the Las Marcadas Master Drainage Plan these properties were designed to drain south and not onto the subject property. Until these off-site properties develop a temporary berm along the west boundary of the subject property will be constructed to keep these flows headed south and into the adjoining south access drive.*

#### **V. CONCLUSIONS**

*The proposed drainage scheme for the two new buildings can be readily accommodated through the implementation of this plan. It has been adequately shown in this report that the internal conveyance of storm water to off-site facilities can be accomplished while meeting all current City requirements.*