

May 13, 2016

Verlyn Miller, PE Miller Engineering Consultants 3500 Comanche NE Bldg. F Albuquerque, NM 87110

Re: Taco Bell Renovations

4815 4th St NW

Request for Permanent C.O. - Accepted Engineer's Stamp dated: 8-26-15 (F14D071)

Certification dated: 5-10-16

Dear Mr. Miller,

Based on the Certification received 5/11/2016, the site is acceptable for release of a permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.

PO Box 1293

Albuquerque

New Mexico 87103 Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Department

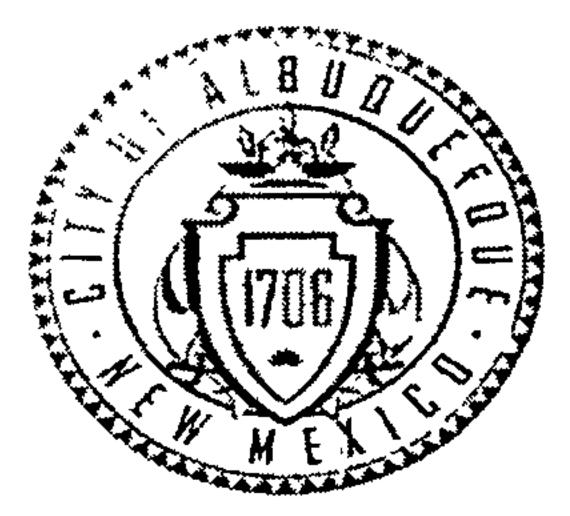
Development and Review Services

www.cabq.gov

TE/AC

C: email, Cordova, Camille C.; Connor, Miranda, Rachel; Sandoval, Darlene M.;

Blocker, Lois



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

	ng Permit #: City Drainage #.\ F/4D071
DRB#: Legal Description Toward 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	Work Order# 1-1-1 1 1-A-2 BLOCK 1 SANDA PL
Legal Description Tener 1-A-1 BLOCK 1 PLAT OF TRACTS City Address 4815 4th St. NW. ALBUQUERQUE, N	M 87107
Engineering Firm: MILLER ENGINEERING CONSULTAIN Address. 3500 COMMUNICHE NE BUILDINGE, ALE Phone# 505-888-7500 Fax#:	
	<u></u>
Owner: ALVARADO CONCEDTS, NC. Address 924 W. COLFAX DENVER, CO BE	Contact. JEFE GELLAND
Phone#: 303 - 745 - 0555 Fax#:	E-mail.
Architect: GLMV ARCHITECTURES	Contact MARY DAYTON, RLA, 456
Address: 1525 E. Dollalas, INICHITA, KS Phone#: 316-265-93/7 Fax#:	671.11 E-mail.
Other Contact:	Contact.
Address	
Phone#: Fax#:	E-mail.
Check all that Apply:	
Y HYDROLOGY/DRAINAGE	CK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
TRAFFIC/TRANSPORTATION	BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY
V	PRELIMINARY PLAT APPROVAL
	SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL
	FINAL PLAT APPROVAL
GRADING PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE
	FOUNDATION PERMIT PERCYALD E \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
	SO-19 APPROVAL SO-19 APPROVAL 2016
•	PAVING PERMIT APPROMAL MAY
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC)	WORK ORDER APPROVAL LAND DEVELOPMENT SECTION
EROSION & SEDIVIENT CONTROL LAN (ESC)	CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING
	OTHER (SPECIFY)
IS THIS A RESUBMITTAL?. X Yes No	
DATE SUBMITTED. 5/11/16 By:	1.

ELECTRONIC SUBMITTAL RECEIVED: ____

COA STAFF:

Bernadine York

From:

Bernadine York

Sent:

Wednesday, May 11, 2016 11:38 AM

To:

'plndrs@cabq.gov'

Cc: Subject: Verlyn Miller; Jana Miller; John Jacquez Taco Bell Renovations As-Built 5-11-2016

Attachments:

5-11-2016 COA Application.pdf; 5-11-2016 Resubmittal As-Built.pdf

Good morning,

We will be delivering 2 additional hardcopies of the attached submittal today. Thank you.

Dina York
Miller Engineer

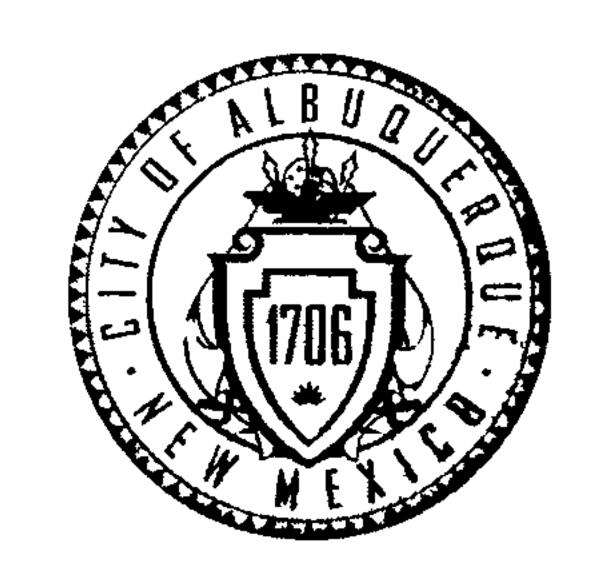
Miller Engineering Consultants, Inc. 3500 Comanche NE, Bldg. F

Albuquerque, NM 87107

Phone: 505.888.7500 Fax: 505.888.3800

Email: <u>byork@mecnm.com</u>





February 16, 2016

Verlyn Miller, PE Miller Engineering Consultants 3500 Comanche NE Bldg. F Albuquerque, NM 87110

Taco Bell Renovations Re:

4815 4th St NW

Request for 90-Day Temporary C.O. - Accepted Engineer's Stamp dated: 8-26-15 (F14D071) Certification dated: N/A 2-16-16

Dear Mr. Miller,

Based on the certification provided in your submittal received 2/16/2016, the above referenced is approved for a 90-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

PO Box 1293

• The sidewalk culvert must be completed. Until it is complete it must remain barricaded with "Sidewalk Closed" signs on both sides starting at each entrance to the site. The bottom of water harvest on this pond needs to be approximately 3'-3" below TOC.

Albuquerque

The pond that diverts to the above mention culvert needs to be graded to flow into the culvert.

New Mexico 87103

The bottom of water harvest on the NW corner needs to be approximately 3'-3" below TOC.

The 3' curb cut is missing from this water harvest area.

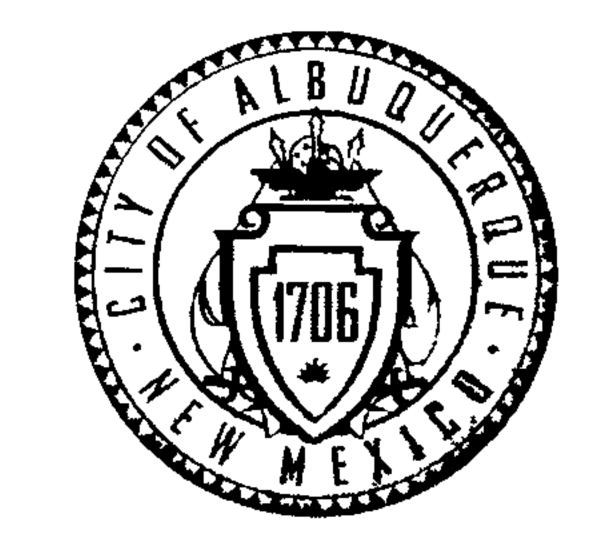
www.cabq.gov

The bottom of water harvest on the SE corner needs to be approximately 2'-3" below TOC.

The bottom of water harvest on the east side needs to be approximately 2'3" below

An inspection by our office will need to take place after these corrects are made.

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.



Sincerely

Abiel Carrillo, P.E.
Principal Engineer, Planning Department

Development and Review Services

TE/AC

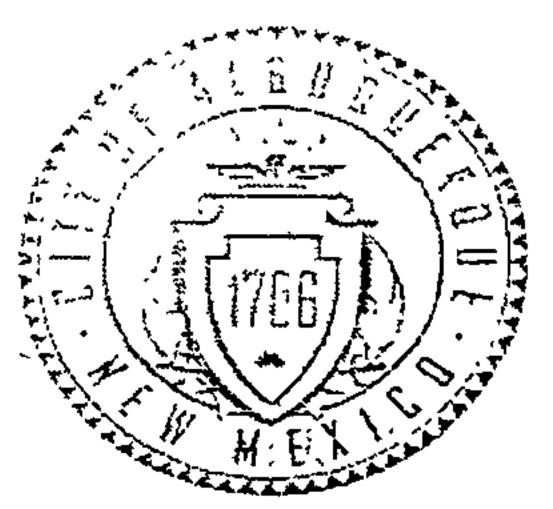
C: email, Cordova, Camille C.; Miranda, Rachel; Cordova, Camille C.; Blocker, Lois

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



l'ianning Depaitment

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: TACO BELL RENOVATIONS	Building Permit # City Drainage #
DRB#: EPC#:	Work Order#
Legal Description. Tract 1-4-1 Floor 1 Plat. City Address 4.655 4Th That Nivi Alphibalia	OF TENCTS 1-4-1 1 1-4-7. BINCK! SANDIA
the same of the sa	CITAINTE INC Contact KENIN RUCKER JOHN JA
Address SEC COLLAR, CLUB NO BLOC. F AL I honer SES - SES - MED Fax#.	-BUCHELDUS - NIN 57107 '
owner: 1110000000000000000000000000000000000	Contact. 1=, == (=, =, 1, 1, 2, 2
Address 270 Mi. COLFAX MERCIA	
Phone:	E-mail
Architect: 11/1/ 11/11/11/11/11/11/11/11/11/11/11/	Contact MARILLE MAYTON PLA 45
Address IRGR E. DOWLES KICHI-	72 145 (-7.7-1.1
Phone#. 41/2/-5-03-7 Fax#:	E-mail.
Ciner iniant. Addres	Contact
Phones: Fax#	E-mail
Check all that Apply. DEPARTMENT:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY TOMPOVAY Y PRELIMINARY PLAT APPROVAL
CONCEPTUAL G & D PLAN GRADING PLAN DRAINAGE MASTER PLAN DRAINAGE REPORT CLOMR/LOMR ENGINEER/ ARCHITECT CERTIFICATION FFB 16 2016 LAND DEVELOPMENT SECTION	SITE PLAN FOR SUB'D APPROVALSITE PLAN FOR BLDG. PERMIT APPROVALFINAL PLAT APPROVALSIA/ RELEASE OF FINANCIAL GUARANTEEFOUNDATION PERMIT APPROVALGRADING PERMIT APPROVALSO-19 APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL) TRAFFIC IMPACT STUDY (TIS) EROSION & SEDIMENT CONTROL PLAN (ESC)	PAVING PERMIT APPROVALGRADING/ PAD CERTIFICATIONWORK ORDER APPROVALCLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING OTHER (SPECIFY)
S THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED 2-16-7016 By	
A STAFF. ELECTRONIC SUBMITTAL RECEIVED:	



February 12, 2016

Verlyn Miller, PE Miller Engineering Consultants 3500 Comanche NE Bldg. F Albuquerque, NM 87110

Re: Taco Bell Renovations

4815 4th St NW

Request for 4-Day Temporary C.O. - Accepted Engineer's Stamp dated: 8-17-15 (F14D071)

Certification dated: N/A

Dear Mr. Miller,

Based on the certification provided in your submittal received 2/11/2016, the above referenced is approved for a 4-day Temporary Release of Occupancy by Hydrology. However, before a permanent CO can be accepted the following comments must be addressed.

PO Box 1293

Albuquerque

- Submit approved grading and drainage drawing with engineer stamp date of 8-26-15.
- The sidewalk culvert must be completed. Until it is complete it must remain barricaded with "Sidewalk Closed" signs on both sides starting at each entrance to the site. The bottom of water harvest on this pond needs to be approximately 3'-3" below TOC.

New Mexico 87103

- The pond that diverts to the above mention culvert needs to be graded to flow into the culvert.
- The bottom of water harvest on the NW corner needs to be approximately 3'-3" below TOC.

www.cabq.gov

- The 3' curb cut is missing from this water harvest area.
- The bottom of water harvest on the SE corner needs to be approximately 2'-3" below TOC.
- The bottom of water harvest on the east side needs to be approximately 2'3" below TOC.

An inspection by our office will need to take place after these corrects are made.

If you have any questions, you can contact me at 924-3686 or Totten Elliott at 924-3982.



Abiel Carrillo, P.E.

Sincerely,

Principal Engineer, Planning Department Development and Review Services

TE/AC

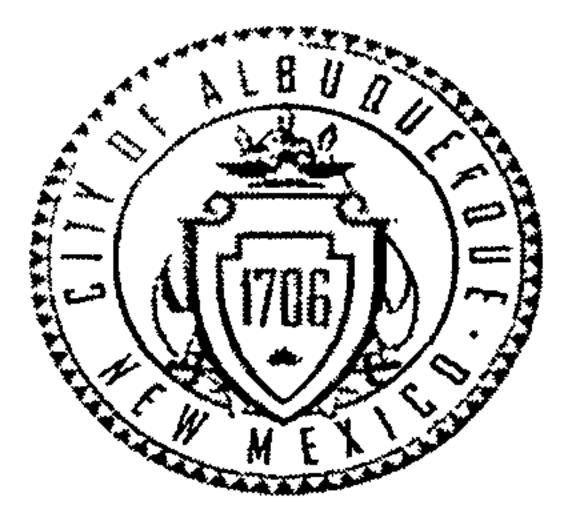
C: email, Cordova, Camille C.; Miranda, Rachel; Cordova, Camille C.; Blocker, Lois

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

	1-11
Project Title: 1ACO BELL KENOVATIONS	Building Permit #: City Drainage #.
DRB#· EPC#:	Work Order#
Legal Description: Tract 1-A-1 Block 1 PLAT o	FTRACTS 1-A-1 9 1-A-2 BLOCK 1 SANDIA
City Address: 4815 4Th 5 NW, ALBIJQUER	QUE NM 87107
Engineering Firm: MILER ENGINEERING CONSU	TANTS INC CONTACT KEVIN RUCKED JOHN JACK
	3UQUERQUE, NM 87.107
Phone#: 505 - 888 - 1500 Fax#	E-mail
A 1 164 - A - A - A - A - A - A - A - A - A -	Carrage (
Owner: ALVARADO CONCEPTS, INC. Address: 924 W. COLFAX. DENVER	Co 80204 EFF GELLAR
Address: 924 W. COLFAX DENUER Phone#: 303 - 145 - 0555 Fax#:	E-mail:
	
Architect: GIMV ARCHITECTURE	Contact MARIL DAYTON, PLA, 486
Address. 1525 E. DOWGLAS, WICHIT	4 KS 67211
Phone#: 31/a-2/a5-93/a7 Fax#:	E-mail
Other Contact:	Contact
Address:	
Phone#: Fax#:	E-mail
Check all that Apply:	
DEPARTMENT:	
	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL
TRAFFIC/ TRANSPORTATION MS4/ EROSION & SEDIMENT CONTROL	CERTIFICATE OF OCCUPANCY
WISH EROSION & SEDIMENT CONTROL	
TYPE OF SUBMITTAL:	PRELIMINARY PLAT APPROVAL
ENGINEER/ ARCHITECT CERTIFICATION	SITE PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	SITE PLAN FOR BLDG PERMIT APPROVAL
CONCERTOAL G & D FLAN GRADING PLAN	FINAL PLAT APPROVAL
DRAINAGE MASTER PLAN	SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL
DRAINAGE REPORT	GRADING PERMIT APPROVAL
CLOMR/LOMR	SO-19 APPROVAL
	PAVING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	GRADING/ PAD CERTIFICATION
TRAFFIC IMPACT STUDY (TIS)	WORK ORDER APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	CLOMR/LOMR
OTHER (SPECIFY)	PRE-DESIGN MEETING
	PRE-DESIGN MEETING OTHER (SPECIFY)
IS THIS A RESUBMITTAL?: Yes No	
DATE SUBMITTED 2-11-2016 By:	
DAIL SUDWITTED By By	
OASTAEE ELECTRONIC SUDMITTAL DECEMBE.	
OA STAFF: ELECTRONIC SUBMITTAL RECEIVED:	<i>(/\/</i>)



Planning Department

CITI ATTIS RUDY RAEL

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2013)

Project Title: TACO BELL RELIQUATED DRB//:	Buildin	ng Permit //: Wo <u>r</u> k ()	City Drainage //: F14D0711
Legal Description: IRACT 1-A-1 BLOCK City Address: 4815 47H ST. N.W., ALE	PLATOF TRAC	ISI-A-181. NM 8710'	-A-2 BLISANDIA PL.
Engineering Firm: MILLER ENGINEERI Address: 3500 COMANCHE N.E.	NE CONSULTAN BLDG F, ALBU	TS,INC. Contact QUERQUE	VERLUN MILLER NM 87107
Owner: ALUARADO CONCERTS Address: 924 W. Colfax, DENI	INC.	Contacts SADAL	JEFE GELLER
Phone#: 303 - 745 - 0555 Fax#:		E-mail:	
Architect: GLMV ARCHITECTUR Address: 1525 E. Douglas, Phone#: 316-265-9367 Fax#:	WICHTA KA	Contact: NSAS 6.78 E-mail:	MARK DAYTON
Surveyor:		Contact:	·
Address:	- 		*
Phone#: Fax#:		E-mail:	
Contractor:		Contact:	
Address: Phone#: Fax#:		E-mail:	
TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN ISI SUBMITTAL DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN GRADING PLAN EROSION & SEDIMENT CONTROL PLAN (ESC) ENGINEER'S CERT (HYDROLOGY) CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERT (DRB SITE PLAN) ENGINEER'S CERT (ESC)	SIA/FINANCIAL PRELIMINARY S. DEV. PLAN FOR BLAN SECTOR PLAN FINAL PLAT AP CERTIFICATE OF CERTIFICATE OF FOUNDATION P BUILDING PERM GRADING PERM PAVING PERMIT	CUARANTEE RELE PLAT APPROVAL OR SUB'D APPROVA DG. PERMIT APPROVAL PROVAL PROVAL F OCCUPANCY (PER ERMIT APPROVAL IIT APPROVAL IIT APPROVAL APPROVAL APPROVAL	ALL VAL AUG 2 6 2015 RM) LAND DEVELOPMENT SECTION
SO-19 OTHER (SPECIFY)	WORK ORDER A GRADING/CERT		ESC CERT. ACCEPTANCE OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED: 8/26/15	Yes No By: San	Copy Provided	

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

- 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



August 27, 2015



Verlyn Miller, PE Miller Engineering Consultants 3500 Comanche NE Bldg. F Albuquerque, NM 87110

Re: Taco Bell Renovations

4815 4th St NW

Grading and Drainage Plan

Engineer's Stamp dated: 8-26-15 (F14D071)

Dear Mr. Miller,

Based upon the information provided in your submittal received 8/26/2015, the above referenced Grading and Drainage Plan is approved for Grading Permit, Building Permit and for SO-19. Contact Jason Rodriguez at 235-8016 to schedule an inspection for the side walk culvert. A separate Excavation/Barricading Permit is required for SO-19 construction within City ROW. A copy of this approval letter must be on hand when applying for the permit.

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

Prior to Certificate of Occupancy release, approval from Jason Rodriguez for the sidewalk culvert and an Engineer Certification per the DPM checklist will be required.

Albuquerque

PO Box 1293

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Shahab Biazar, P.E.

Sincerely,

City Engineer, Albuquerque

Planning Department

RR/SB email

Albuquerque - Making History 1706-2006



Planning Department Transportation Development Services

October 28, 2015

Mark D. McCluggage, AIA,CCS Carmen Onken 1525 E. Douglas Wichita, KS 67211

Re: Taco Bell Renovations

4815 4th St., NW

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 10-22-15 (F14-D071)

Dear Ms. Onken,

The TCL submittal received 10-28-15 is approved for Building Permit. A copy of the stamped and signed 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.

Albuquerque

PO Box 1293

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 <u>Drainage and Transportation Information Sheet</u> to front counter personnel for log in and evaluation by Transportation.

NM 87103

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 924-3690.

www.cabq.gov

Racquel M. Michel, P.E.

Sincerely, ...

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Taco Bell Renovations	Building Permit #:	201591959 City Drainage #: [4D]
DRB#: EPC#:		Work Order#:
Legal Description: Tract 1-A-1 Block q Plat of Tract	s 1-A-1 and a-A-2 Block	1 Sandia Place
City Address: 4815 4th Street NW, Albuquerque, N	IM 87107	
Engineering Firm:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Owner: Alvarado Concpets, Inc.		Contact: Jeff Geller
Address: 924 W. Colfax Avenue, Suite 201, Denv	ver, CO 80204	
Phone#: (303) 745-0555 Fax#:		E-mail:
Architect: Mark D. McCluggage, AIA, CCS		Contact: Carmen Onken
Address: 1525 E. Douglas, Wichita, KS 67211	——————————————————————————————————————	
Phone#: (316) 265-9367 Fax#: (316)	265-5646	E-mail: conken@glmv.com
Surveyor:		Contact:
Address:		
Phone#: Fax#:	····	E-mail:
Contractor: Alvarado Construction		Contact: Kasey Moses
Address: 924 W. Colfax Avenue, Suite 301, Denv	ver, CO 80204	
Phone#: (303) 629-0783 Fax#: (303)	<u>595-4354</u>	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROV	AL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARAN	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APP	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERM	IT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL	L man
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	REFERM
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	ANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPA	ANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT AF	PROVAL
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	OVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	OVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	AL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL	ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION	
	/ 1 <u>-</u>	
WAS A PRE-DESIGN CONFERENCE ATTENDED.		ony Recolored
WAS A PRE-DESIGN CONFERENCE ATTENDED: DATE SUBMITTED: October 26, 2015 B	Yes A-WC	opy Provided

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be adjoining ted 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 ibliewing levels of submittal may be required based on the followin

- 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

Í



Planning Department Transportation Development Services

October 19, 2015

Mark D. McCluggage, AIS, CCS Carmen Onken 1525 E. Douglas Wichita, KS 67211

Re: Taco Bell Renovations

4815 4th St., NW

Traffic Circulation Layout

Engineer's/Architect's Stamp dated 10-12-15 (F14-D071)

Dear Ms. Onken,

Based upon the information provided in your submittal received 10-16-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

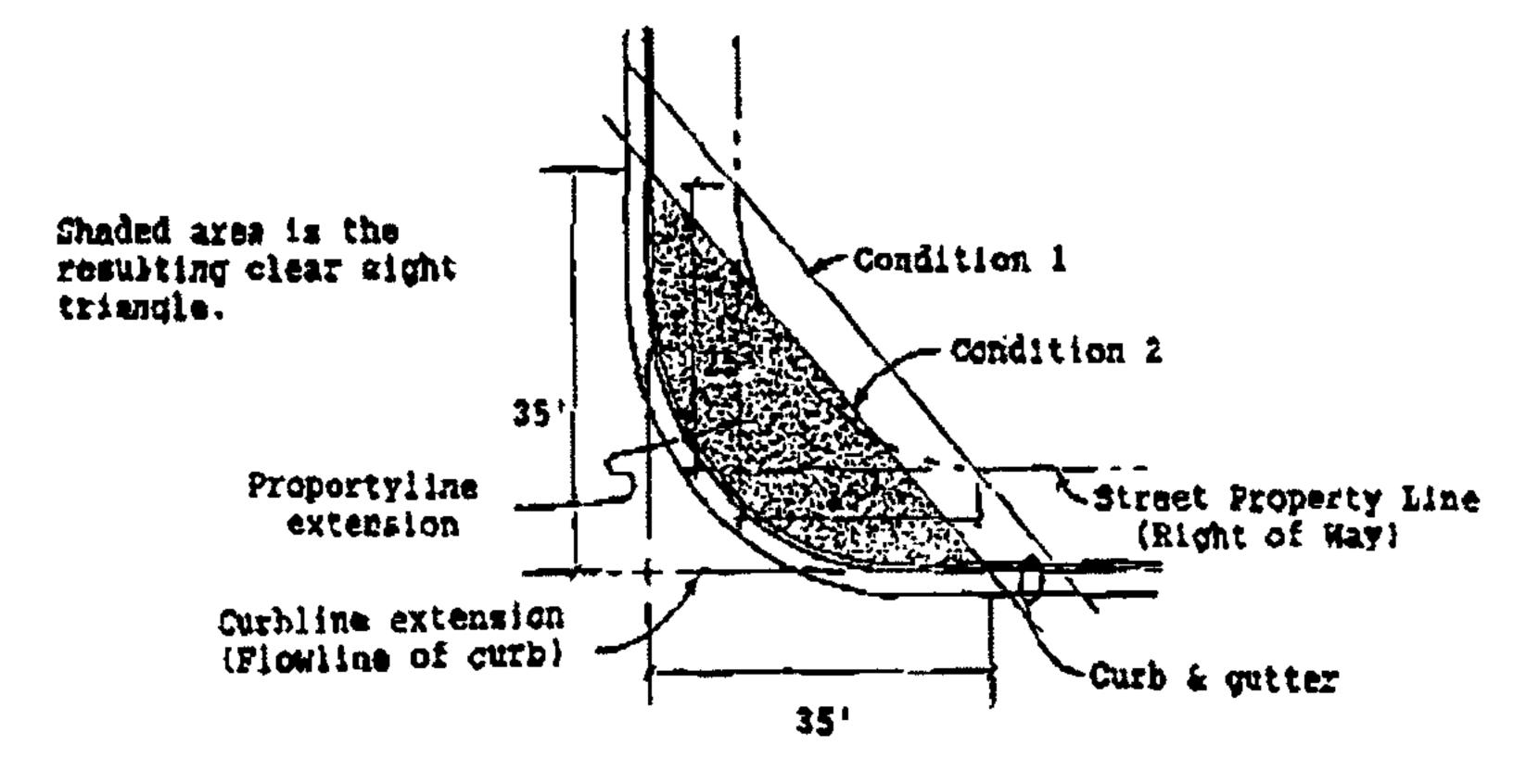
1. Please detail sidewalk and drive pad ramps on Palo Duro Ave. and 4th St. per COA City Standard specifications. ADA truncated domes need to be called out at all ramps where pedestrians cross onto traffic lanes.

Albuquerque

2. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 3, Part D.5 Intersection Sight Distance). Please provide this detail for drive pad entrances/exits on Palo Duro Ave. and 4th St..

New Mexico 87103

www.cabq.gov



- 3. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area." This detail is for drive pad entrances/exits on Palo Duro Ave. and 4th St..
- 4. Please include two copies of the traffic circulation layout at the next submittal.



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept.

Development Review Services

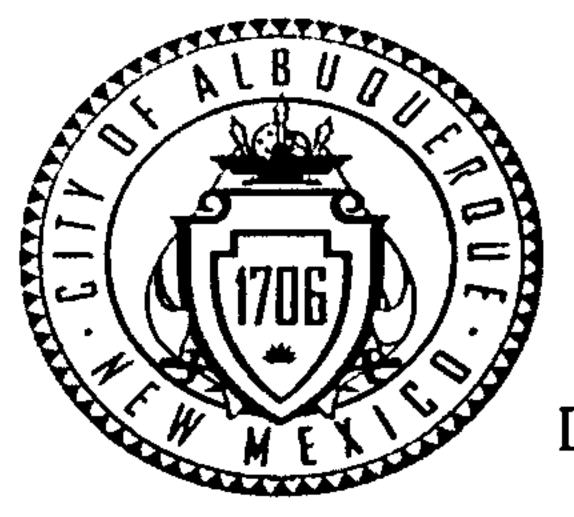
\gs via: email C: CO Clerk, File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



Planning Department

Development & Building Services Division

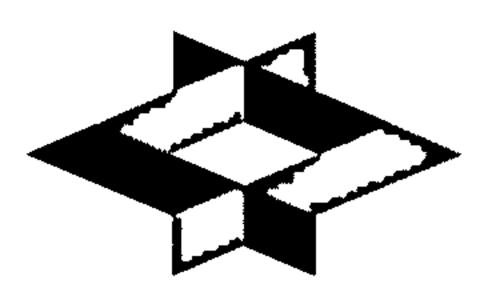
DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Taco Bell Renovations	Building Permit #: 2	201591959 City Drainage #: 4001
DRB#: EPC#:		Work Order#:
Legal Description: Tract 1-A-1 Block q Plat of Tract 1-A-1	racts 1-A-1 and a-A-2 Block 1	Sandia Place
City Address: 4815 4th Street NW, Albuquerque	e, NM 87107	
Engineering Firm:		Contact:
Address:	· · · · · · · · · · · · · · · · · · ·	···
Phone#: Fax#:		E-mail:
Owner: Alvarado Concpets, Inc.		Contact: Jeff Geller
Address: 924 W. Colfax Avenue, Suite 201, D	enver, CO 80204	
Phone#: (303) 745-0555 Fax#:		E-mail:
Architect: Mark D. McCluggage, AIA, CCS		Contact: Carmen Onken
Address: 1525 E. Douglas, Wichita, KS 67211		
Phone#: (316) 265-9367 Fax#: (32	16) 265-5646	E-mail: conken@glmv.com
Surveyor:		Contact:
Address:		
Phone#: Fax#:		E-mail:
Contractor: Alvarado Construction	· · · · · · · · · · · · · · · · · · ·	Contact: Kasey Moses
Address: 924 W. Colfax Avenue, Suite 301, D		
Phone#: (303) 629-0783 Fax#: (30	03) 595-4354	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVA	AL/ACCEPTANCE SOUGHT: 、 、 、 、 、 、 、
DRAINAGE REPORT	SIA/FINANCIAL GUARAN'	TEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPR	ROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D	(1
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMI	4 4 7 PV
GRADING PLAN	SECTOR PLAN APPROVAL	-
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL	NICW (DEDM)
ENGINEER'S CERT (HYDROLOGY)	CERTIFICATE OF OCCUPA	
CLOMR/LOMR TRAFFIC CIRCUIT ATION LANGUT (TCL)	FOUNDATION PERMIT AP	· ·
X TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEER'S CERT (TCL)	BUILDING PERMIT APPRO	
ENGINEER'S CERT (TCL) ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPRO	
ENGINEER'S CERT (DRD 311E 1 E/11) ENGINEER'S CERT (ESC)	PAVING PERMIT APPROV	
SO-19	WORK ORDER APPROVAL	
OTHER (SPECIFY)	GRADING CERTIFICATION	
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes MA Co	opy Provided
DATE SUBMITTED: October 15, 2015	By: // //	
DAIL GODMITTED. OCCOUNTY, 2013	- ~ 	

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be autompasted 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
- 4. Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Mark D. McCluggage, AIA, CCS

October 15, 2015

via UPS Next Day Air

Mr. Gary Sandoval
City of Albuquerque
City Traffic Planning Department
Plaza Del Sol Building
600 2nd Street NW
Albuquerque, NM 87102

Re: Taco Bell Remodel

4815 4th Street NW Albuquerque, NM

F14-D071

Dear Mr. Sandoval:

This correspondence is in response to the Plan Review comments, dated October 7, 2015. A copy of the review comments is attached for reference.

Response to Comment 1: Vicinity Map has been added to the Plan.

Response to Comment 2: Parking requirements and numbers have been added to the Plan.

Response to Comment 3: Additional notes identifying various structures have been added to the Plan.

Response to Comment 4: There are not access easements on the property. Dimensions showing distances from the property line to the street curbs have been added to the Plan.

Response to Comment 5: Additional dimensions have been added to the Plan.

Response to Comment 6: Dimensions of the parking stalls are shown on the Plan. All standard stalls shall be 18 feet long by 9 feet wide.

Response to Comment 7: Seven car stack at the drive-thru has been illustrated on the Plan

Response to Comment 8: An 8'-o" wide ADA access aisle has been added to the Plan.

Response to Comment 9: ADA parking sign detail and required language for the sign have been added to the Plan.

Response to Comment 10: The required "NO PARKING" painted lettering within the ADA access aisle has been added to the Plan.

City of Albuquerque October 15, 2015 Page 2 of 2

Response to Comment 11: A 6'-0" wide sidewalk connect the ADA access aisle and the sidewalk along Palo Duro Avenue has been added to the Plan. Sidewalk and ramps connecting to 4th Street has been widened to 6'-0"

Response to Comment 12: The crosswalk striping from the ADA parking aisle to the ADA ramp at the building has been widened to 6'-o".

Response to Comment 13: Solid Waste has been approved by Michael Anaya.

Response to Comment 14: A 35-foot clear site distance triangle has been added to the Plan.

Response to Comment 15: The required clear site triangle language has been added to the Plan.

Response to Comment 16: Two copies of the TCL-1 are enclosed.

Please let us know if there are additional questions or comments.

Sincerely,

MARK DA MCCLUGGAGE, AIA, CCS

Mark D. McCluggage, AIA, CCS

Architect

MDM/lp

Enclosures:

City of Albuquerque Planning Department - Transportation Development Services Review Letter, dated October 7, 2015

City of Albuquerque Planning Department Development and Building Services Division - Drainage and Transportation Information Sheet, dated October 15, 2015

Two copies TCL-1, Traffic Circulation Layout, dated October 12, 2015, Revision 4

c (w/enc.): Mr. Jeff Geller, Alvarado Concepts, via email Ms. Kasie Mosses, Alvarado Construction, via email 12134.140/2.6



Planning Department Transportation Development Services

October 7, 2015

Carmen Onken Mark D. McCluggage, AIA, CCS 1525 E. Douglas

Re: Taco Bell Renovations
4815 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 9-4-15 (F14-D071)

Dear Ms. Onken,

Based upon the information provided in your submittal received 9-22-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

 Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.

Albuquerque

 List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. Please include the number of required handicap parking spaces.

New Mexico 87103

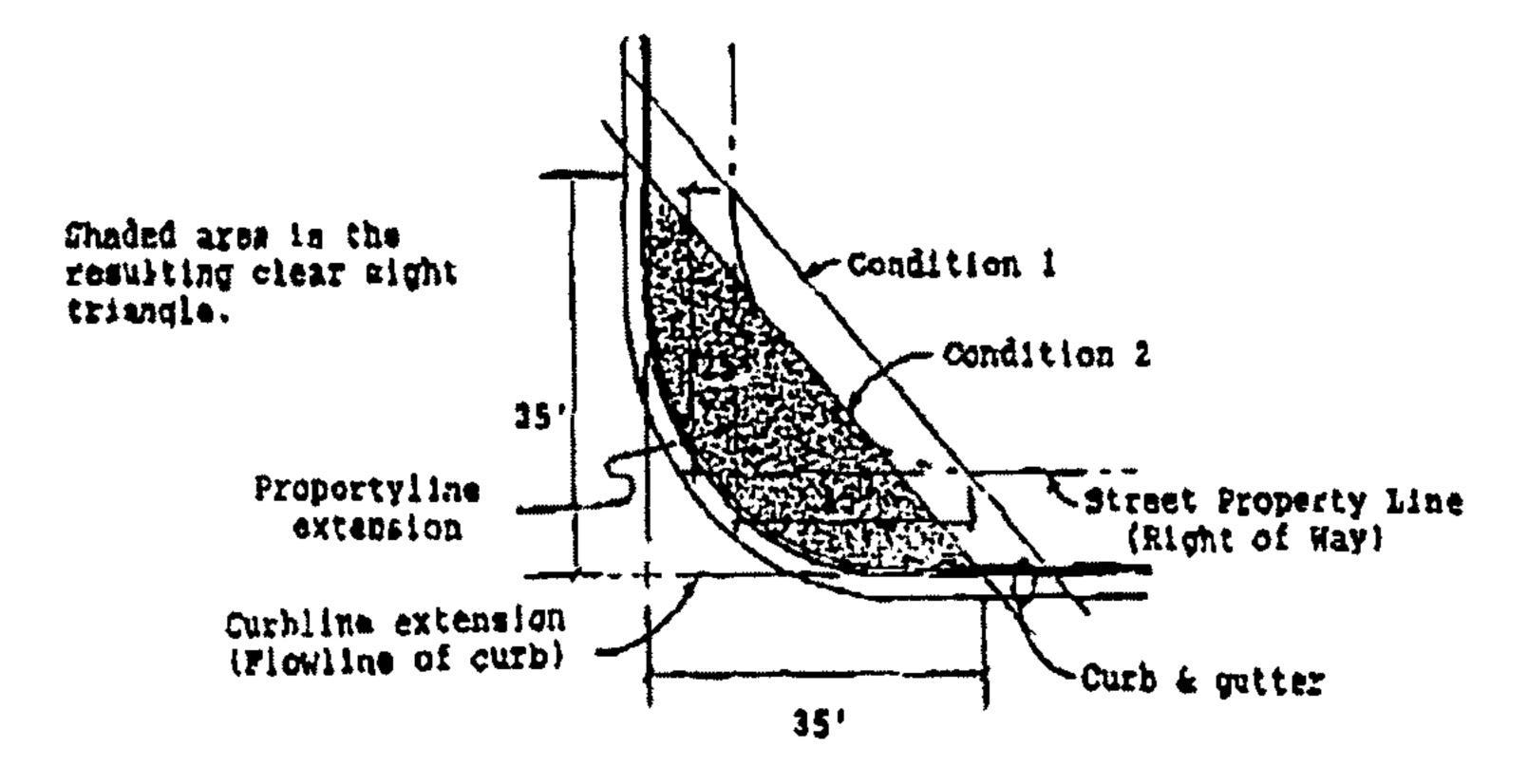
- 3. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
- 4. Identify all existing access easements and rights of way with dimensions.

5. www.cabq.gov

- 5. Identify the right of way width, medians, curb cuts, and street widths on 4th St. and Palo Duro Ave.
- 6. Please list the width and length for all parking spaces. Detail the overall length of all the diagonal parking spaces and overall drive isle widths.
- 7. Please detail the drive thru queuing length.
- 8. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
- 9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
- 10. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)



- 11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details from both 4th St. and Palo Duro Ave.
- 12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway from the handicap parking space.
- 13. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- 14. Please provide a sight distance exhibit (see the *Development Process Manual*, *Chapter 23, Section 3, Part D.5 Intersection Sight Distance*) for both 4th St. and Palo Duro Ave.



PO Box 1293

Albuquerque

15. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

New Mexico 87103

16. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

www.cabq.gov

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

\gs via: email C: CO Clerk, File



Planning Department Transportation Development Services

October 7, 2015

Carmen Onken Mark D. McCluggage, AIA, CCS 1525 E. Douglas

Re: Taco Bell Renovations
4815 4th St., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 9-4-15 (F14-D071)

Dear Ms. Onken,

Based upon the information provided in your submittal received 9-22-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

 Please show a vicinity map showing the location of the development in relation to streets and well known landmarks.

Albuquerque

 List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces. Please include the number of required handicap parking spaces.

New Mexico 87103

- 3. Please identify all existing buildings, doors, structures, sidewalks, curbs, drive pads, walls and anything that influences the parking and circulation on the site.
- 4. Identify all existing access easements and rights of way with dimensions.

www.cabq.gov

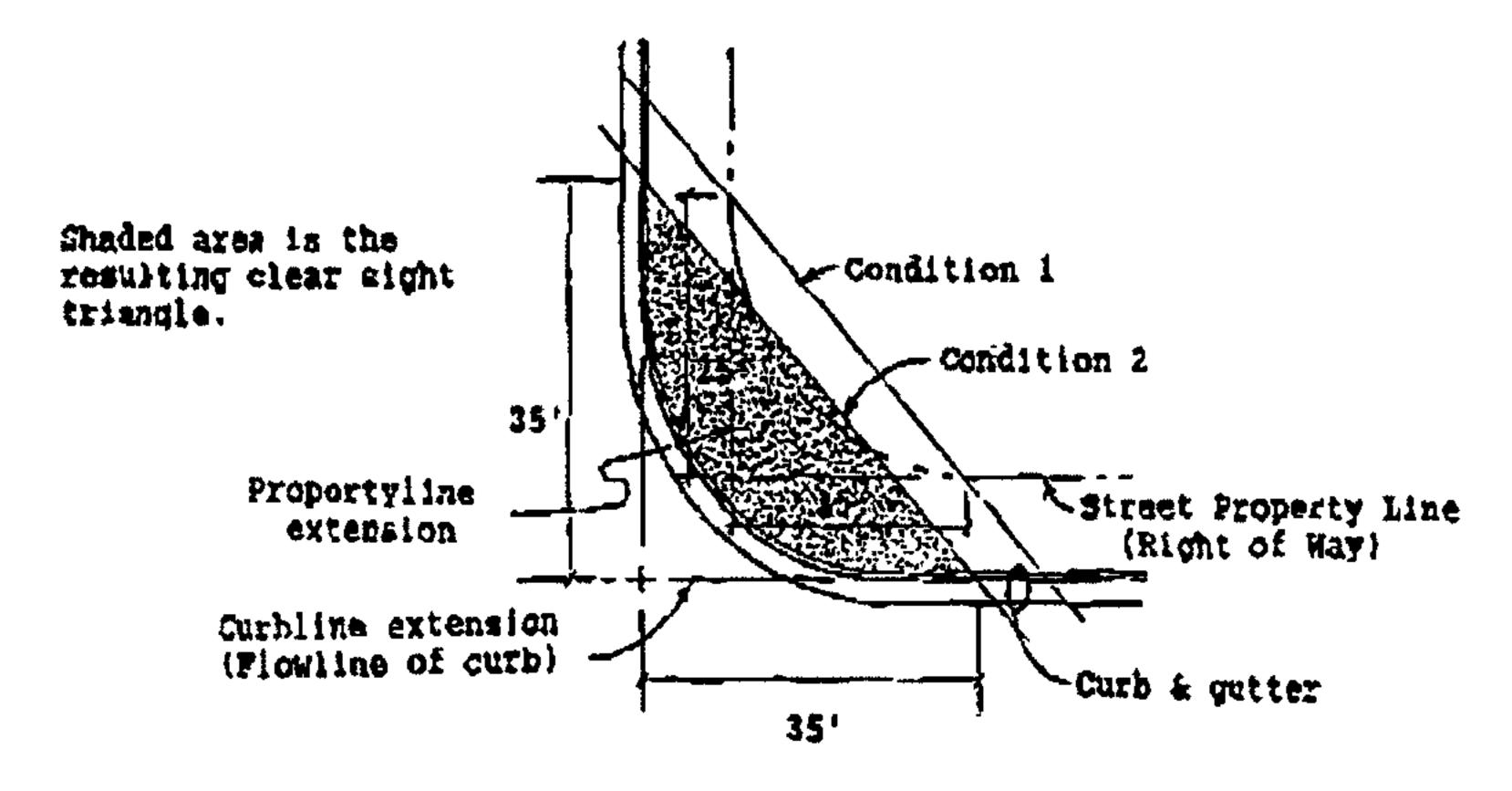
- 5. Identify the right of way width, medians, curb cuts, and street widths on 4th St. and Palo Duro Ave.
- 6. Please list the width and length for all parking spaces. Detail the overall length of all the diagonal parking spaces and overall drive isle widths.
- 7. Please detail the drive thru queuing length.
- 8. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
- 9. The ADA accessible parking sign must have the required language per 66-7-352.4C NMSA 1978 "Violators Are Subject to a Fine and/or Towing."
- 10. The ADA access aisle shall have the words "NO PARKING" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

Mad Cle 10/8/15

7



- 11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details from both 4th St. and Palo Duro Ave.
- 12. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway from the handicap parking space.
- Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
- Please provide a sight distance exhibit (see the Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance) for both 4th St. and Palo Duro Ave.



PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

Racquel M. Michel, P.E.

Traffic Engineer, Planning Dept. Development Review Services

via: email CO Clerk, File



Planning Department

Development & Building Services Division DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 07/2013)

Project Title: Taco Bell Renovations	City Drainage #: T 4 D
DRB#:	Work Order#:
Legal Description: Tract 1-A-1 Block 1 Plat of T	racts 1-A-1 and 1-A-2 Block 1 Sandia Place
City Address: 4815 4th Street NW, Albuquerq	ue, NM 87107
Engineering Firm:	Contact:
Address:	
Phone#:	E-mail:
Owner: Alvarado Concepts, Inc.	Contact.
Address. 924 W. Colfax Avenue, Suite 201, I	
Phone#. (303) 745-0555 Fax#:	F-mail;
Architect: Mark D. McCluggage, AIA, CCS Address: 1525 E. Douglas Nother	Contact. Carmen Onken
	6) 265-5646 E-mail: conken@glvm.com
Surveyor:	Contact:
Address:	
Phone#: Fax#:	E-mail:
Contractor:	Contact:
Address:	
Phone#: Fax#.	E-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN GRADING PLAN	S. DEV, FOR BLDG. PERMIT APPROVAL.
EROSION & SEDIMENT CONTROL PLAN (ESC)	SECTOR PLAN APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FINAL PLAT APPROVAL ĈERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP)
TRAFFIC CIRCULATION LAYOUT (TCL)	FOUNDATION PERMIT APPROVAL.
ENGINEER'S CERT (TCL)	BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes No Cop Provided
DATE SUBMITTED: September 22, 2015	By:
Requests for approvals of Site Development Plans and/or Subdivision scope to the proposed development defines the degree of drainage development Conceptual Grading and Drainage Plan Required for approvals.	on Plats shall be accompanied by a drainage cubrilita. The particular nature, location, and letail. One or more of the following levels of submittaining be required pased on the following proval of Site Development Plans greater than five (5) acres and Sector Plans

Drainage Plans: Required for building permits, grading permits paving permits and site plans less than live (5) acres Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more

Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development





SHANGRI LA'CT PALO DURO AV 1: 1,017

Legend

Bernalillo County Parcels
Primary Streets

Urban Principal Arterial

→ BN and SF Railroad

Freeway

Urban Minor Arterial

Other Streets Municipal Limits

Corrales

Edgewood

Los Ranchos

Rio Rancho

Tijeras

UNINCORPORATED

World Street Map

Notes

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

0.0

10/7/2015

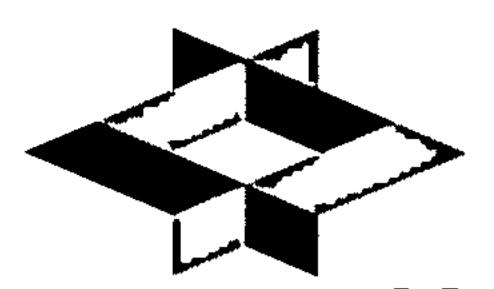
0

© City of Albuquerque

0.01

0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere



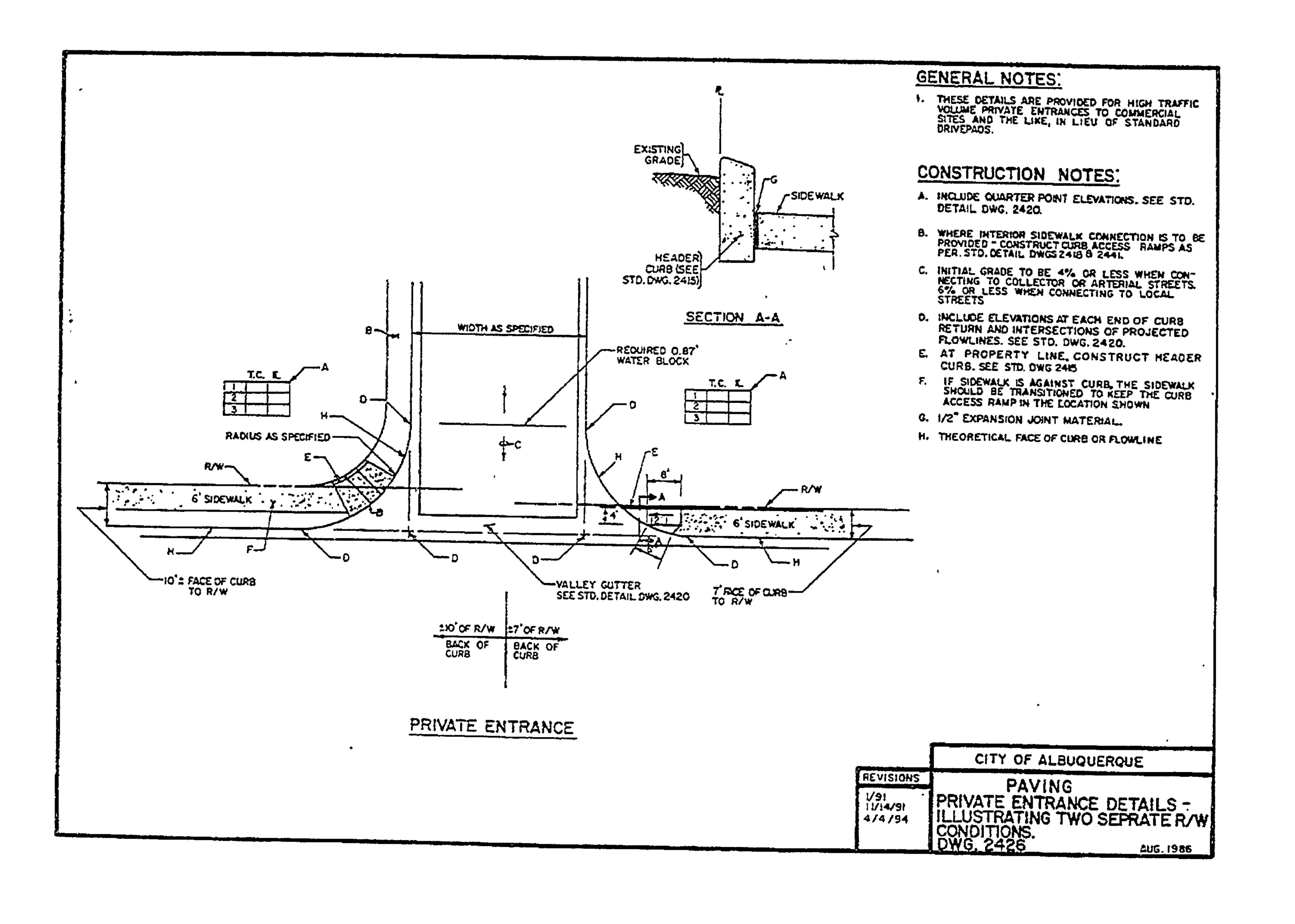
Mark D. McCluggage, AIA, CCS

Transmittal Letter

Date:	September 22	2015	
To:	Mr. Stanice El City of Albuqu Transportation Plaza Del Sol I 600 2 nd Street Albuquerque,	erque n Department Building NW, Suite 201	Project: Taco Bell Conversion 4815 4 th Street NW Albuquerque, New Mexico Permit T201591959
We Trans	smit:		For Your:
X	herewith un	der separate cover	approval useX review & comment informati
via:	UPS Next Day	Air	record distribution signature
Copies	Date	Description	
2 6	ea 9-4-15	Sheets SP101 (Site	Plan) and TLC-1 (Traffic Circulation Layout) – full size
1	6-3-15	Design Review Tea	m (DRT) Meeting Information
Remarks	S :		
Copies t	O:		With Enclosures
•	34.140/2.6		Yes No By: Carmen S. Onken, RLA, ASLA LEED AP BD+C, GGP Project Manager CSO/lp

<u> </u>	DESIGN REVIEW TEAM (DRT) MEETING	
	DE # 15-011 Date: 6.2015 Time: 1:45 PM	
1.	PLANNING DEPARTMENT REPRESENTATIVES PRESENT AT MEETING Current Planning: Current Pl	
	Long Range Planning: 🛘 🔻 🗘 Other	
	Code Enforcement: XBen McIntosh DOtherOthers: GRAY SHUDOVKV	
2.	TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY	
	☐ Site Dev. Plan for Subdivision ☐ EPC Approval ☐ DRB Approval ☐ Admin. Approval ☐ Site Dev. Plan for Bidg Permit ☐ EPC Approval ☐ DRB Approval ☐ Admin. Approval ☐ Other	
3.	SUMMARY OF DRT DISCUSSION:	
	Current Zoning: C·2 OP NPMX	
	Applicable Plans: NOTTH FOURTH ST. CORPLPOR PLAN	
	Applicable Design Regulations:	
	Other Applicable Regulations:	
	Previously approved site plans/project #s:	
	Proposed Use/Zone:	
Re	quirements for application: (Notification, as-built drawings, Check Lists, Other)	
На	ndouts given:	
	AA Process 🗆 EPC Schedule	
Fur	ther input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)	
Me	eting Notes:	
9	TOPM HOD PEVIEW. PEQ'MENTS AT BUDG PERMIT FOR TI	
	RENOVATION. NOT SUPE THERE ARE ANY. DISCUSS WI HYDROLOGY	
	ON GRADEN LEVEL / PLANNING COUNTED GUBANT C BUDG	
	CTUAL SURVEY? USE EXISTING PLAT AS PERMIT	
	SITE PLAN BOUNDAY. (see next page for continuation of notes)	
4.	SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY. DRT CHAIR APPLICANT OR AGENT	

*Please Note: DRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zonling are not Certificates of Zonling. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.



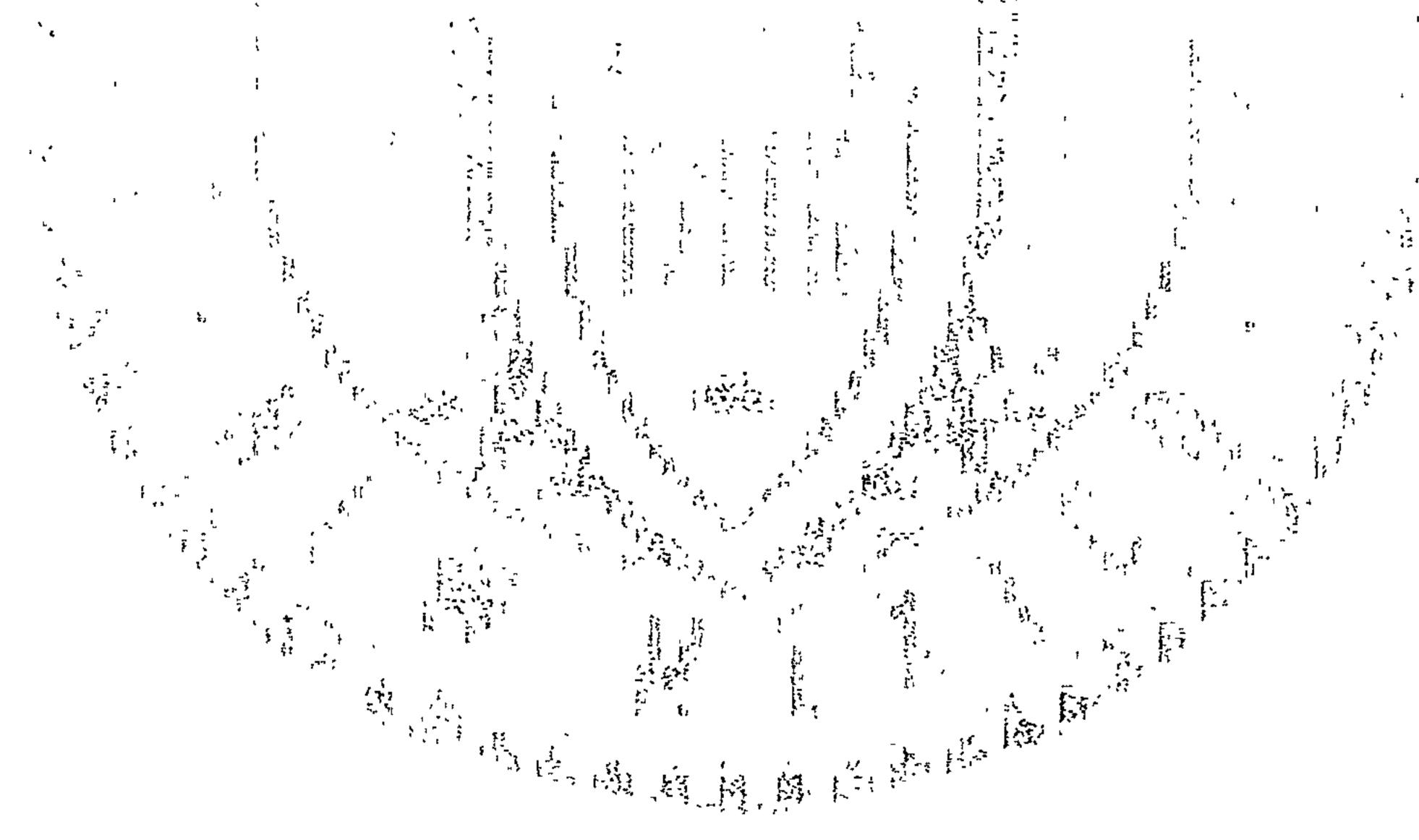
CITY OF ALBUQUERQUE PLANNING DEPARTMENT

HYDROLOGY DEVELOPMENT SECTION DEVELOPMENT REVIEW SERVICES

GENERAL HYDROLOGY CRITERIA:

- All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on 0.44"-0.1"=0.34".
- The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.
 - O Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.

o Final Drainage Reports should have an appendix with all supporting documentation



Verbal NO City of Albuquerque



• -----

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: TACO BELL RENOVATIONS	Building Permit //: City Drainage //: F14D0
DRB#;	Work Order#:
	ATOF TRACTS 1-A-1 & 1-A-2 BLOCK 1 SANDLA PL
City Address: 4815 4th ST. NW,	LBUQUERQUE, NM 87107
Engineering Firm: MILLER ENGINEERING	CONSULTANTS, INC. CONTROL: KEVIN RUCKER
Address: 3500 COMANCHE NE BLOG.	F, ALBUQUEROUE, NM 87107
Phone#: 505 - 888 - 7500 Pax#:	l:-mail:
Owner: ALLARADO CONCEPTS INC.	Contact: JEFF GELLEZ
Address: 924 W. COLFAY DEN	
Phone#: 303 - 745 - 0555 Fax#:	E-mail:
Architect: GLMV ARCHITECTURE	Contact: MARK DAYTON RLA 181
Address: 1525 E. DOUGLAS	THAT ISE
Phone#: 316-265 - 01367 Fax#;	E-mail:
Surveyor:	
Address:	Contact:
Phone#:	E-mail:
	*/*************************************
Contractor: Address:	Contact:
Phone#: Fax#:	T ⁿ ? (
	II-mail:
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEAR ECCEPTION EN
DRAINAGE PLAN IST SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL AUG 18 2015
CONCEPTUAL G & D PLAN	B. DE V. JOR DEDO. FERIMIT ATTROVALITY
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION & SEDIMENT CONTROL PLAN (ESC)	FINAL PLAT APPROVAL LAND DEVELOPMENT SECTION
ENGINEER'S CERT (HYDROLOGY) .	CERTIFICATE OF OCCUPANCY (PERM)
CLOMR/LOMR	CERTIFICATE OF OCCUPANCY (TCL TEMP) FOUNDATION PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (TCL TEMP) CUAL \$50.00
TRAFFIC CIRCULATION LAYOUT (TCL)	
ENGINEER'S CERT (TCL)	X BUILDING PERMIT APPROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL SO-19 APPROVAL
ENGINEER'S CERT (ESC)	PAVING PERMIT APPROVAL ESC PERMIT APPROVAL
SO-19	WORK ORDER APPROVAL ESC CERT. ACCEPTANCE
OTHER (SPECIFY)	GRADING CERTIFICATION OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	Yes X No Copy Provided
	The IN The Property 110 NICHOLD
DATE SUBMITTED: 8-18-2015	3y: Leisi) w + Liscold R

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 followin

- Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
- Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres
- Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
- Erosion and Sediment Control Plan: Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

John Jacquez

From: John Jacquez

Sent: Tuesday, August 18, 2015 1:43 PM

To: 'plndrs@cabq.gov'

Cc: Jana Miller; 'Kevin Rucker'; Verlyn Miller

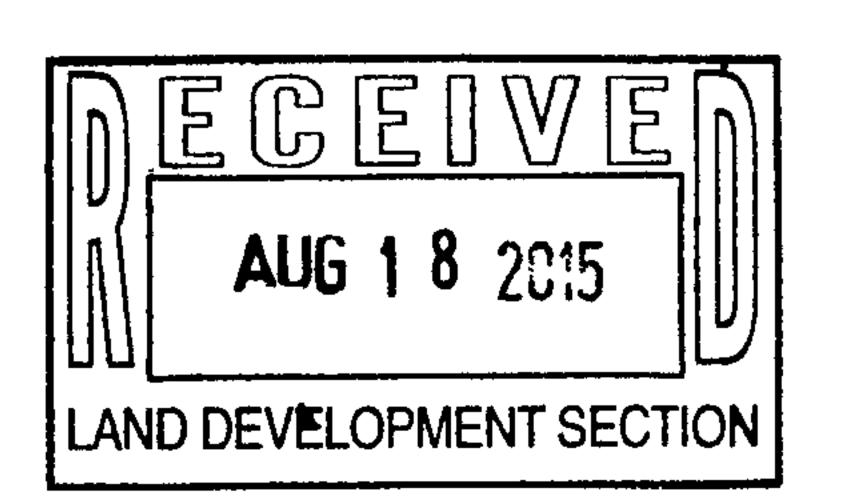
Subject: TACO BELL RENOVATIONS
Attachments: COA SUBMITTAL 8-18-15.pdf

These plans will be turned in later today.

thanks

Best Regards,
John Jacquez
Project Manager
Miller Engineering Consultants
3500 Comanche NE, Bldg. F
Albuquerque, NM 87107
Phone: 505-888-7500

Fax: 505-888-3800





February 12, 2016

Mark D. McCluggage, AIA, CCS Carmen Onken 1525 E. Douglas Wichita, KS 67211

Re: Taco Bell Renovation

30-Day Temporary Certificate of Occupancy- Transportation Development Engineer's/Architect's Stamp dated 10-22-15 (F14-D071) Certification dated 02-15-2016

Dear Mr. McCluggage,

Based upon the information provided in your submittal received 02-12-16, Transportation Development has no objection to the issuance of a <u>30-day Temporary Certificate of Occupancy</u>. This letter serves as a "green tag" from Transportation Development for a <u>30-day Temporary Certificate of Occupancy</u> to be issued by the Building and Safety Division.

PO Box 1293

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

Albuquerque

- The curb cut entrance off of 4th St must be brought up to meet all ADA compliance and standards
- Sidewalk on 4th St. must be complete

New Mexico 87103

- Add "Do not Enter" signs on both sides of the pavement marking "Do Not Enter"
- A paper submittal with all as-builds must be received prior to release of Final Certificate of Occupany.

www.cabq.gov

Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to PLNDRS@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3991.

Sincerely,

John B. Gurulé, P.E.

Senior Engineer, Planning Dept. Development Review Services

C: CO Clerk, File



Mark D. McCluggage, AIA, CCS

TRAFFIC CERTIFICATION

I, MARK D. MCCLUGGAGE, NMRA 3650, OF THE FIRM MARK D. MCCLUGGAGE, AIA, CCS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 5, 2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA OF THE FIRM TERRA LAND SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY REVIEWED PROJECT PHOTOGRAPHS, FROM THE PROJECT SITE ON FEBRUARY 12, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

<LIST EXCEPTIONS, IF ANY>

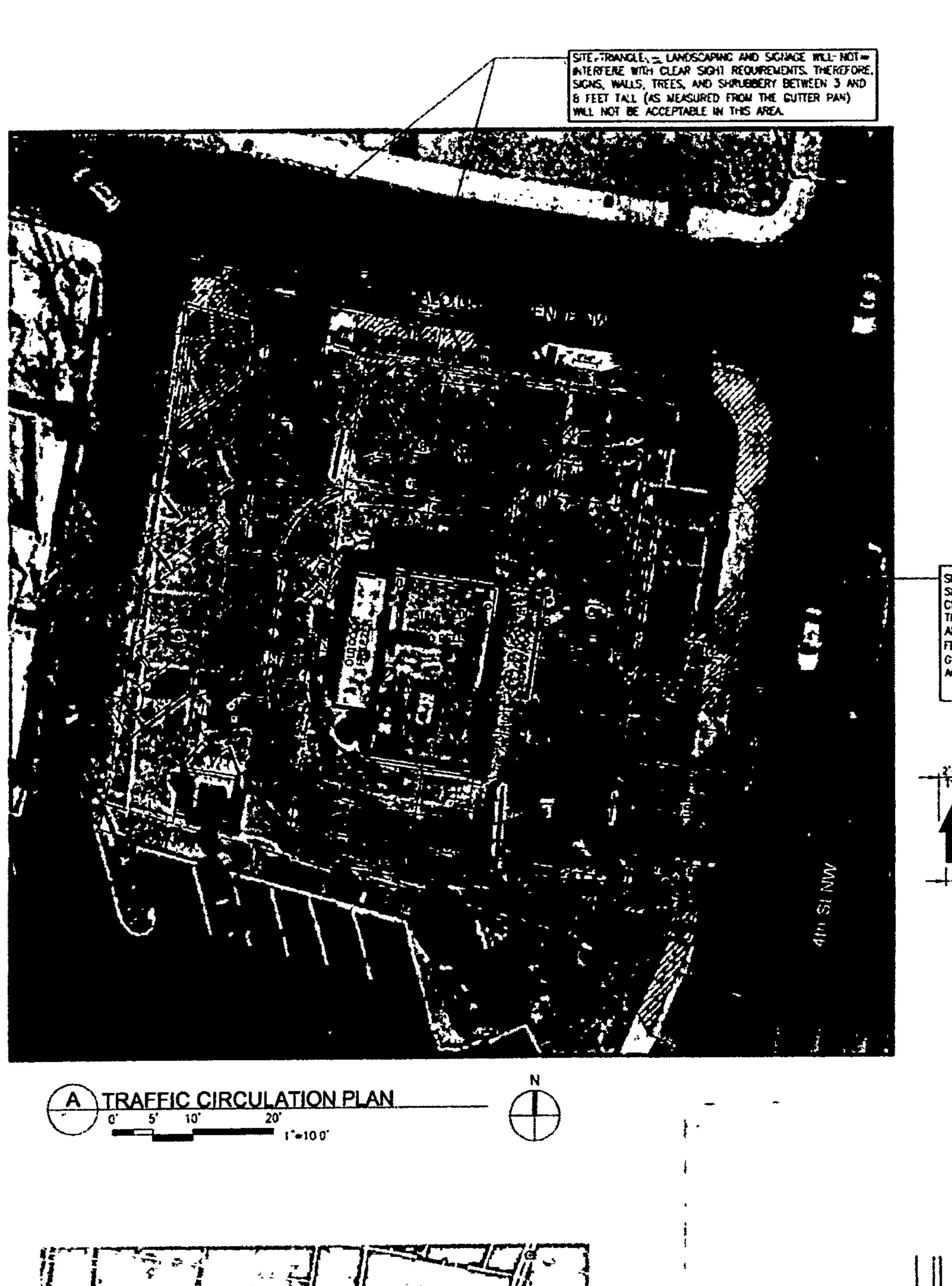
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

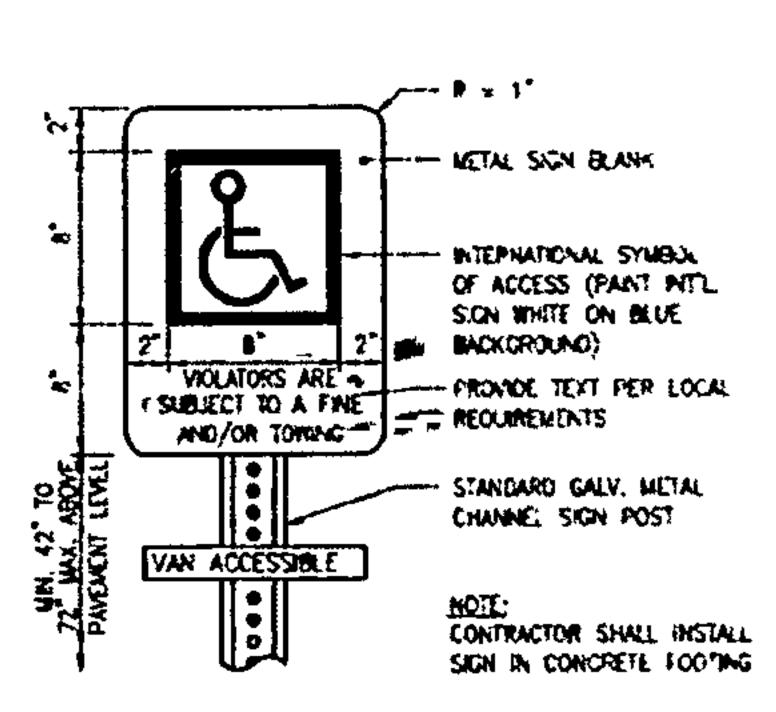
ENGINEER'S OR ARCHITECT'S STAMP

12 Feb 2016

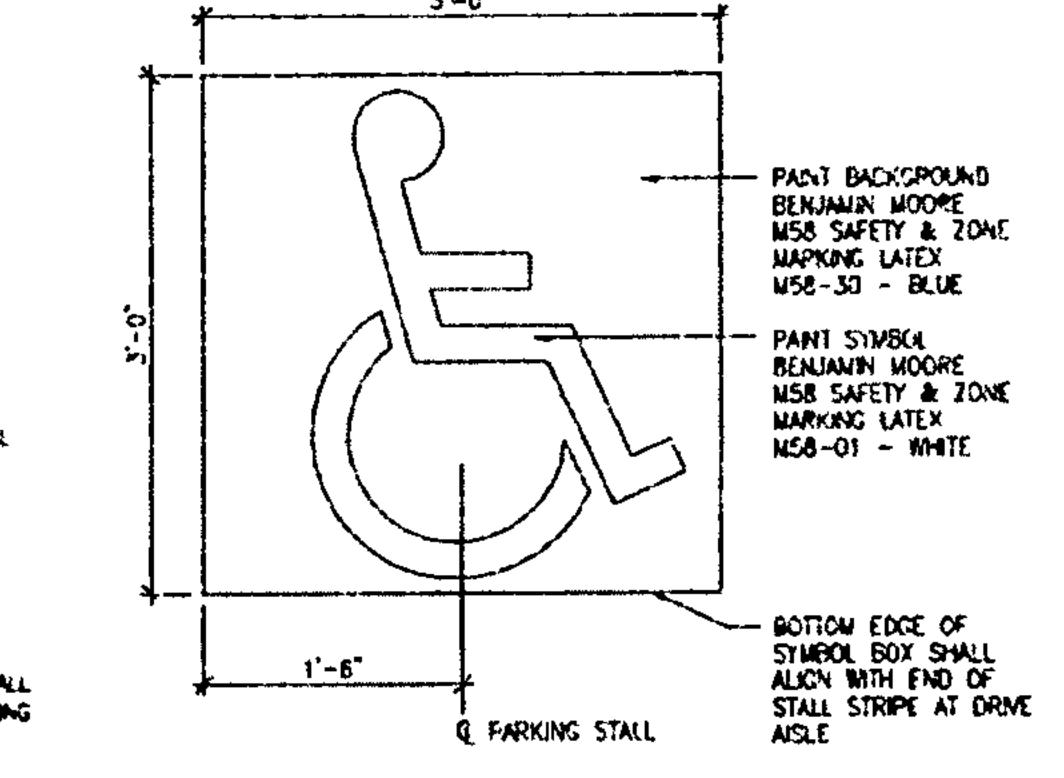
Date



SITE VICINITY MAP

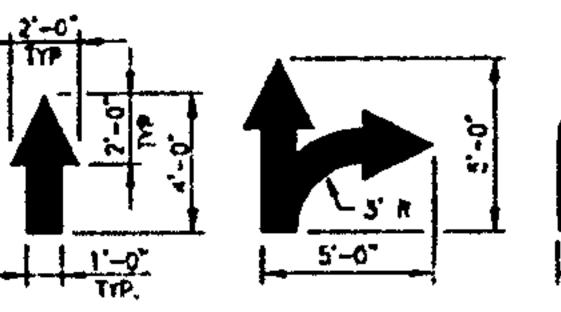


ADA SIGN

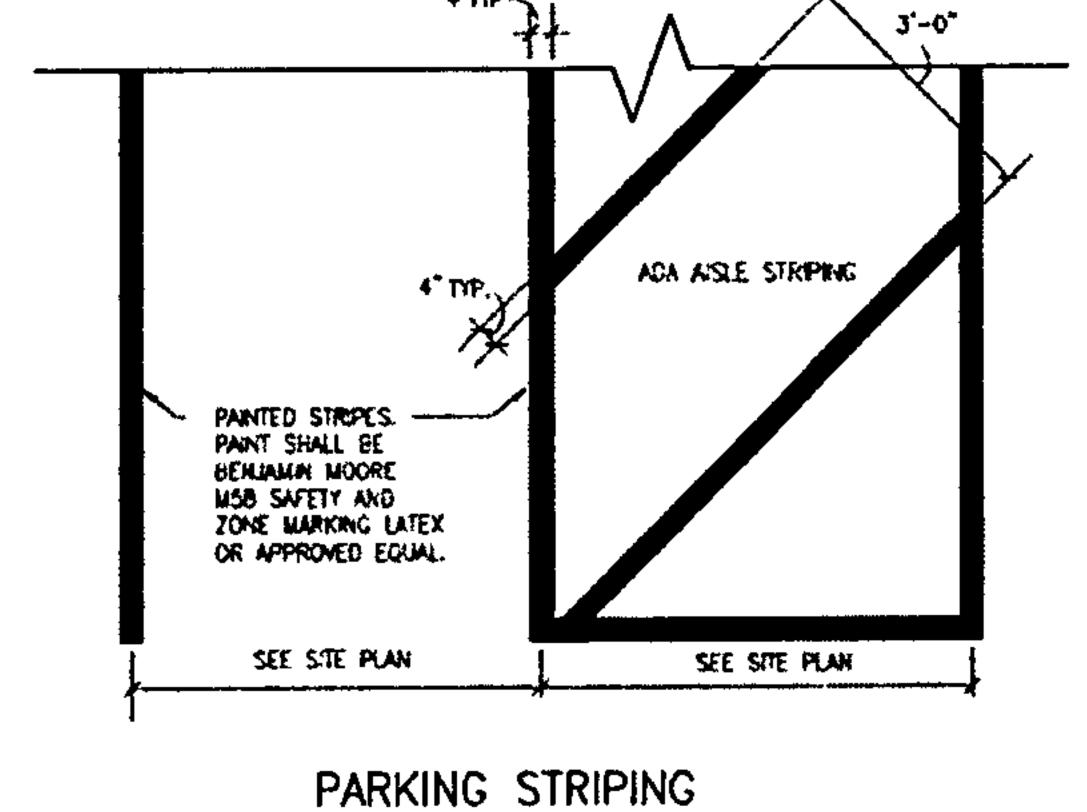


HANDICAP PAVEMENT SYMBOL

STEETRANGLE' -- LANDSCAPING' AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS.
THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN J AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA



PAINTED TRAFFIC ARROWS



CITY OF ATBUQUERQUE TRANNING

The Application of these presidents and

These are there been recovered in Care

******* of this city, it

2 DIRECTION OF TRAVEL ARROW PAINTED ON POWNEY 3 PANTED CROSSMALK PER MUTCO STANDAROS

a comment rates in most lighter make 5% on the little and of 12" WIDE PAINTED WHITE STOP BAR WITH WORDS TOO NOT ENGEN HER MER

5 PAINTED ADA PARKING SYMBOL AND ADA SIGH FER LOCAL STANDARDS

6 NOTORCYCLE PARKING SICH AND PAINTED VARKING

7) 12" DIAL CONCRETE DECORATIVE BOLLARD

8 NEW_CONCRETE; CURB

4" SOLED WHITE STRIPE

9 NEW CONCRETE PATRO

10 NEW "NO PARKING" LETTERING

11) NEW 6' WIDE CONCRETE SIDEWALKS PER CITY STANDARDS

12) NEW DUMPSTER ENCLOSURE

(13) NEW DRIVE, ENTRANCE AND RAMP PER CITY, STANDARDS, SEE DETAIL THIS SHEET.

14) NEW RAMP PER CITY STANDARD DRMEPAD DETAIL 2425

(15) EXISTING DRIVE ENTRANCE TO REMAIN

(16) NEW ADA RAMP PER CITY STANDARD DETAIL 2418 (SIM)

KEYNOTES

THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION

2 CONTRACTOR SHALL REFERENCE ARCHITECTURAL SHEETS FOR ALL DEMOLITION

ALL STRIPING, SIGNAGE, AND PAINTING SHALL CONFORM TO MUTCH STANDARDS OR CITY OF ALBUQUEROUS STANDARDS WHICHEVER IS MORE RESTRICTIVE

PARKING REQUIREMENTS

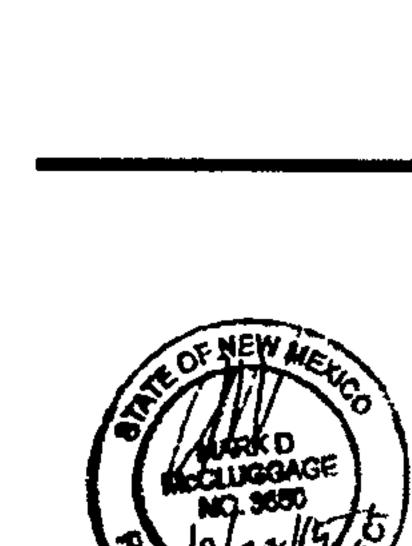
1 MOTORCYCLE STALL REQUIRED 1 PARKING STALL FOR EACH FOUR SEATS (40 sects / 4) = 10 STALLS REQUIRED (INCLUDING 1 ADA STALL) TO PARKING STALLS PROVIDED (9 STANDARD AND 1 ADA STALL)

PLAN REVISED PER REVIEW COMMENTS

APPROVED LAYOUT

10/29/K

(DATED 10-19-15) PROVIDED BY THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING



McCLUGGAGE

12134.140

⚠ PEVISION #1 09 04 15 A REVISION \$5 10.22 15

CONTRACTIDATE 07 06 2015 BUILDING TYPE EXPLORER PLAN YERSON APPIL 2015 N SITE NUMBER XXX-XXX

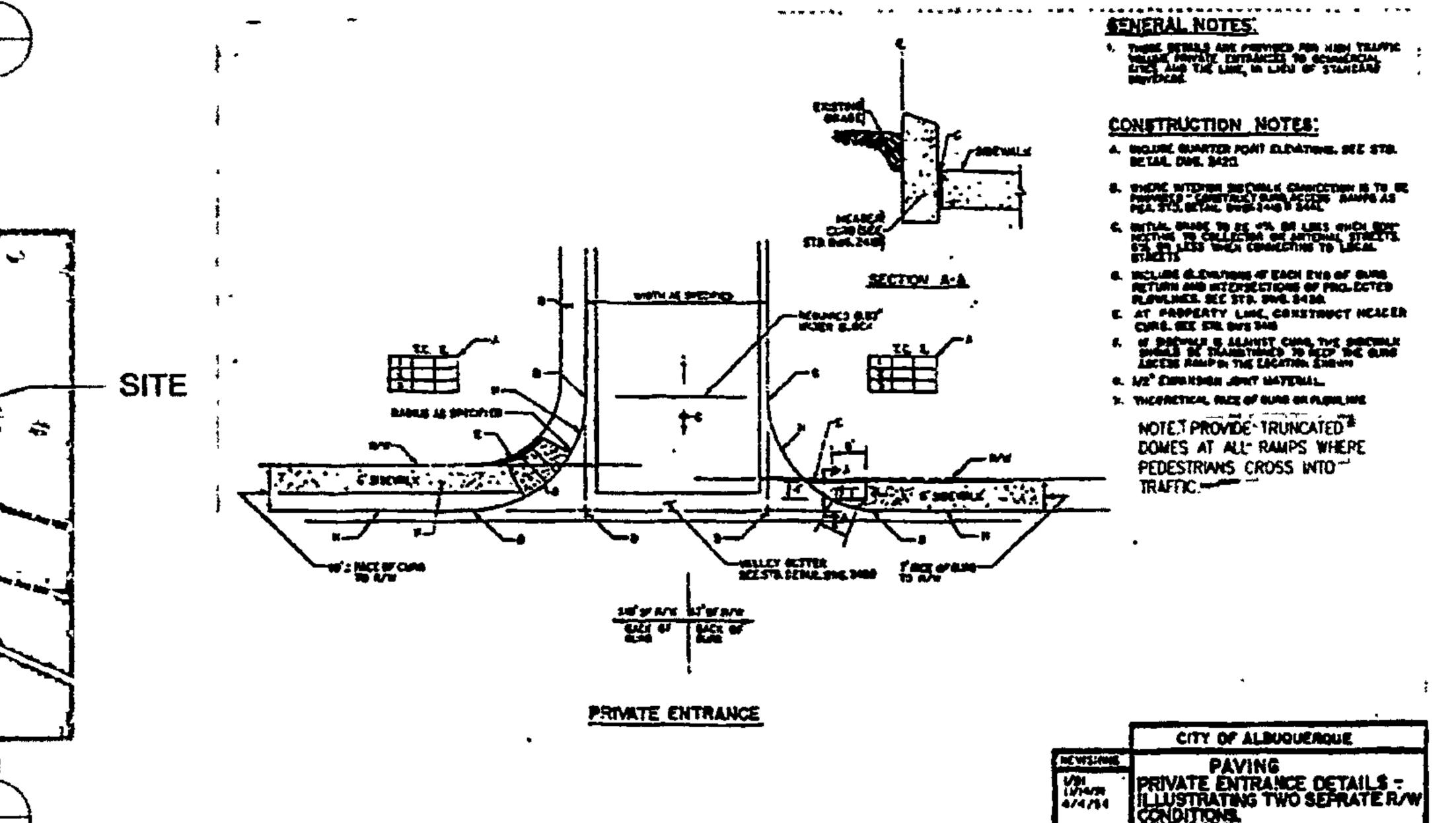
TACO BELL

4815 4TH STREET NVI ALBUQUERQUE, NM



TRAFFIC CIRCULATION LAYOUT

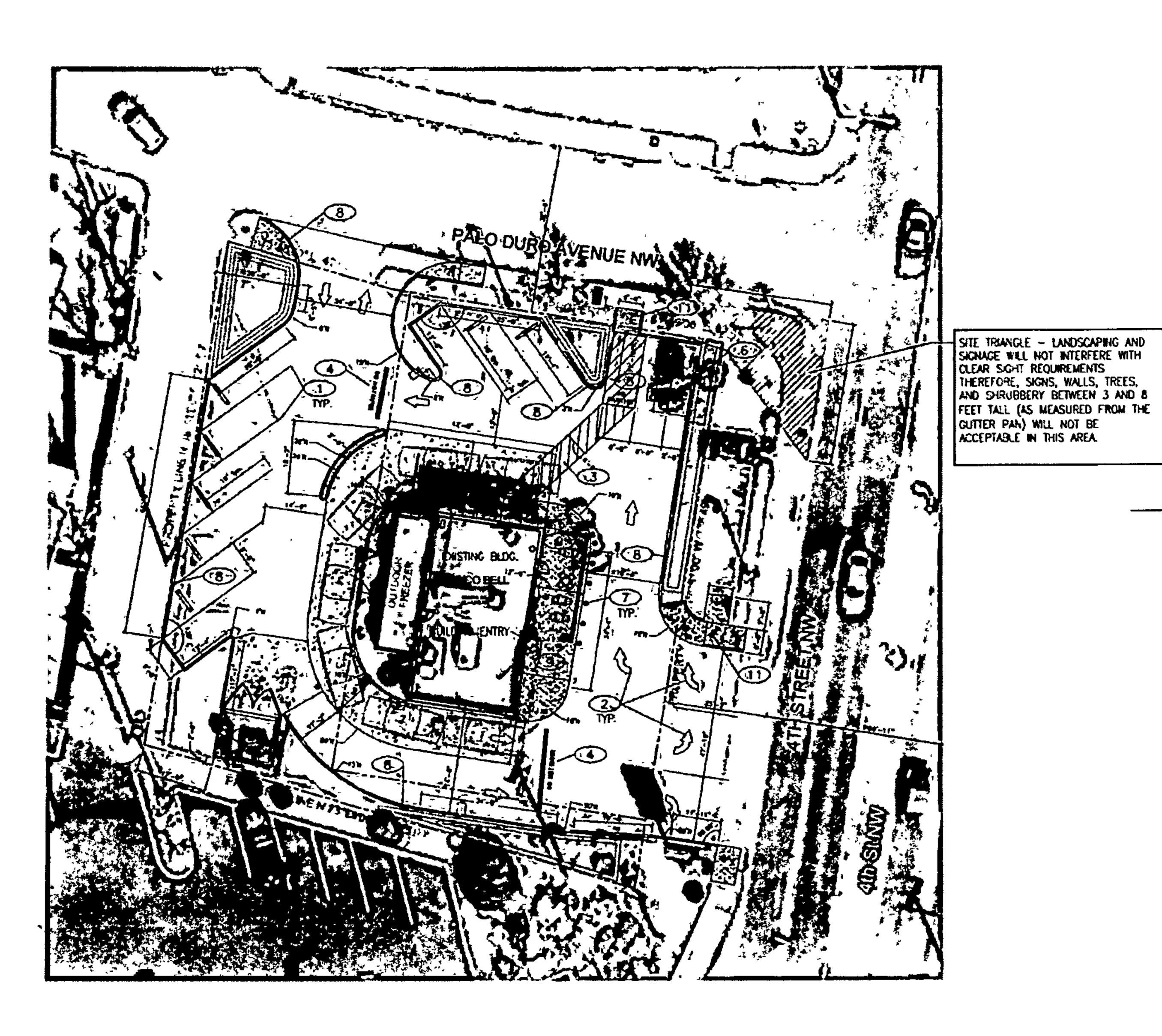
TCL-1



----BACK OF CURB DETECTABLE WARNING PAVERS DETECTABLE WARNING PAYERS NOTE: ADA TRUNCATED DONES SHALL BE USED AT ALL RAMPS WHERE PEDESTRIAN CROSS INTO TRAFFIC PAVESTONE DETECTABLE WARNING PAVERS (OR AN

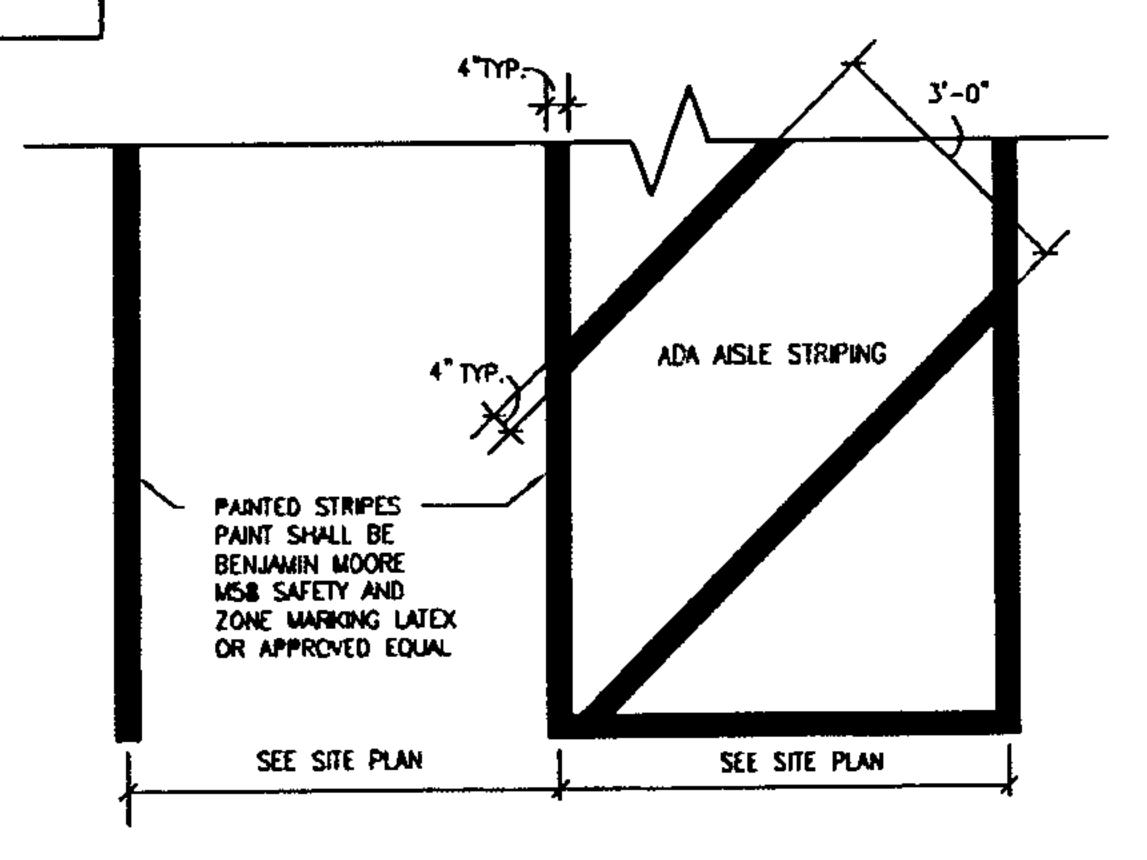
APPROVED EQUAL) SHALL BE INSTALLED USING A BASKET WEAVE / PARQUET PATTERN. DTHER PATTERNS MAY BE USED WITH APPROVAL OF ENGINEER. SAND FILL JOINTS. ALIGN DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

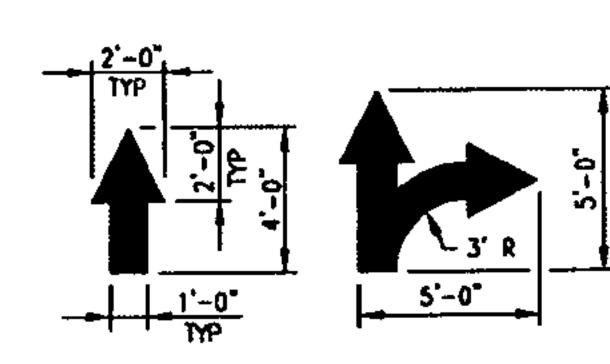


- PAINT BACKGROUND BENJAMIN MOORE M58 SAFETY & ZONE MARKING LATEX M58-30 - BLUE PAINT SYMBOL BENJAMIN MOORE M58 SAFETY & ZONE MARKING LATEX M58-01 - WHITE --- BOTTOM EDGE OF SYMBOL BOX SHALL ALIGN WITH END OF STALL STRIPE AT DRIVE

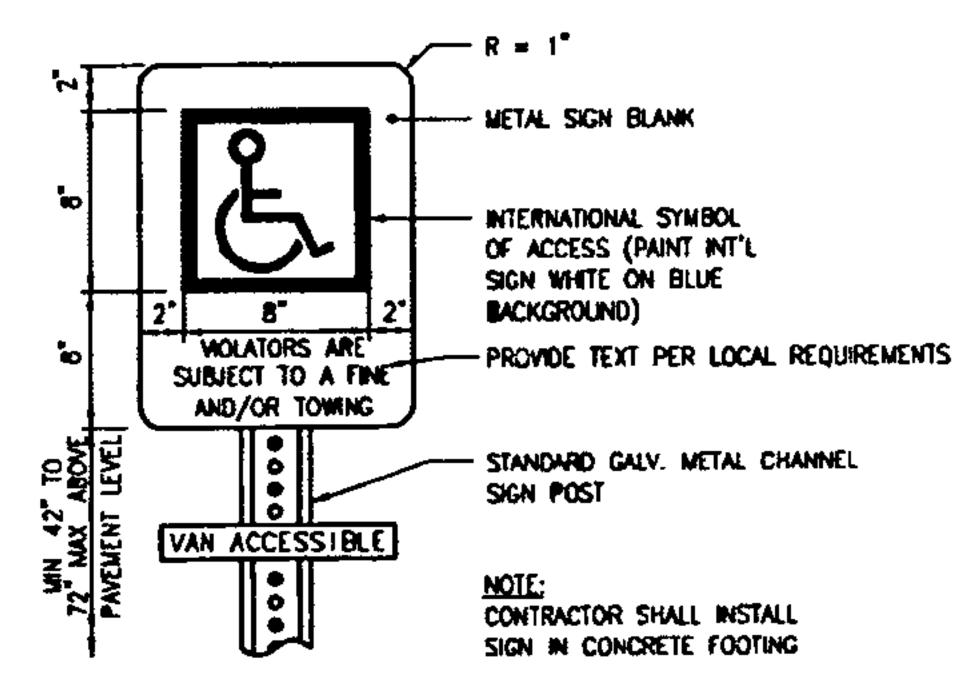
HANDICAP PAVEMENT SYMBOL



PARKING STRIPING



PAINTED TRAFFIC ARROWS



CITY OF AUBUQUIRQUE PLANNING

Tawae gi nas bulge bet a thi av od for nucle **compliance** will are

- 4" SOLID WHITE STAFF
- 2 DIRECTION OF TRAVEL AT LOW PANTED IN TOATE 3 PANTED CROSSWALK PER MUTCU STANDARUS
- 12" WOE PAINTED WHITE STOP BAR WITH WORES "DO NOT ENTER" PER MUTCO STANDARDS
- 5 PAINTED ADA PARKING SYMBOL AND ADA SIGN PER LOCAL STANDARDS
- 6 MOTORCYCLE PARKING SIGN AND PAINTED MARKING
- 7 12" DIA. CONCRETE DECORATIVE BOLLARD
- B NEW CONCRETE CURB
- 9 NEW CONCRETE PATIO
- 10 NEW "NO PARKING" LETTERING
- (11) NEW 6' WIDE CONCRETE SIDEWALKS & RAMPS
- 12 NEW DUMPSTER ENCLOSURE

KEYNOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 2. CONTRACTOR SHALL REFERENCE ARCHITECTURAL SHEETS FOR ALL DEMOLITION
- 3. ALL STRIPING, SIGNAGE, AND PAINTING SHALL CONFORM TO MUTCO STANDARDS OR CITY OF ALBUQUERQUE STANDARDS WHICHEVER IS MORE RESTRICTIVE.

PARKING REQUIREMENTS:

- 1 MOTORCYCLE STALL REQUIRED
 1 PARKING STALL FOR EACH FOUR SEATS (40 seats / 4) = 10 STALLS REQUIRED
 (INCLUDING 1 ADA STALL)

PLAN REVISED PER REVIEW COMMENTS

(DATED 10-7-15) PROMDED BY THE CITY OF ALBUQUERQUE TRAFFIC ENGINEERING

SHEET ADDED TO SET

10 PARKING STALLS PROVIDED (9 STANDARD AND 1 ADA STALL)



12134.140

Δ	REVISION	h (9.04.15
$\overline{\Delta}$			
$\overline{\Delta}$			
A	REVISION	4	10.12.15
$\overline{\Delta}$			
$\overline{\Delta}$	·		
CO	NTRACT DAT	 E	07 08.2
BU	LOING TYPE.		EXPLOR
PLA	N VERSION:		ARRIL 2015
SITI	E NUMBER		XXX-)
	OF AN A ADED	1.	V

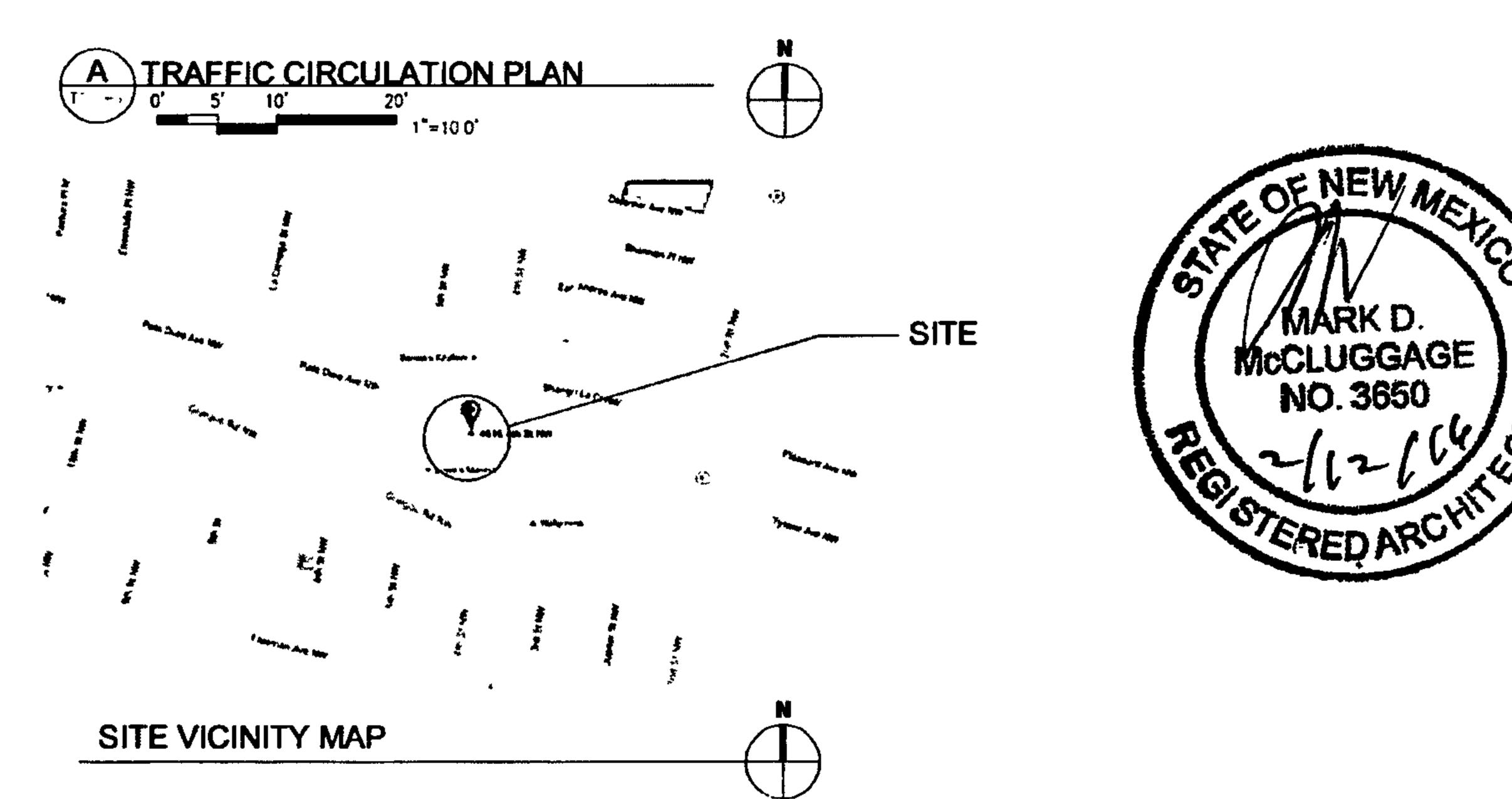
TACO BELL

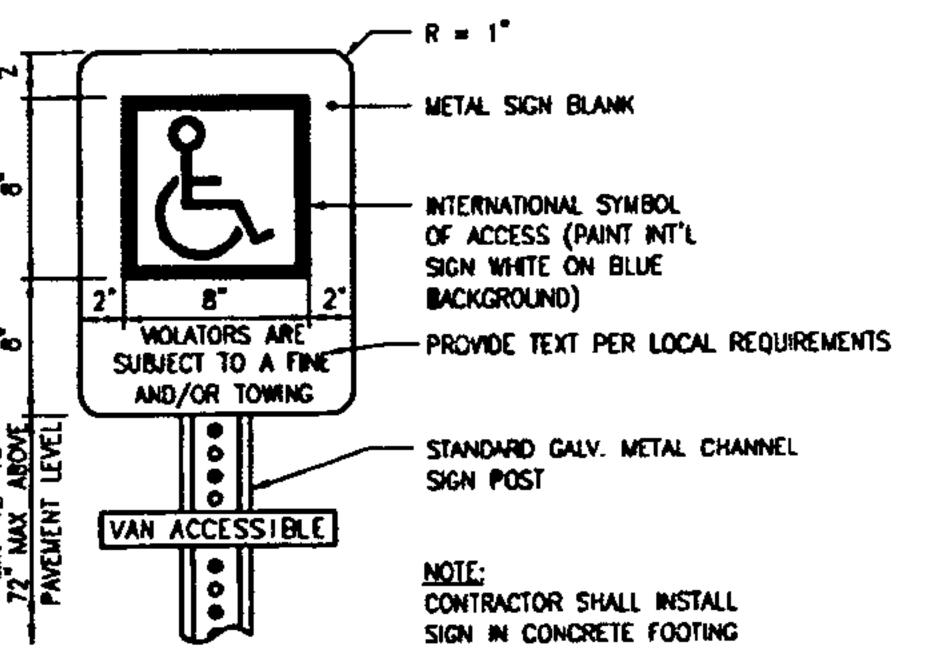
4815 4TH STREET NW ALBUQUERQUE, NM



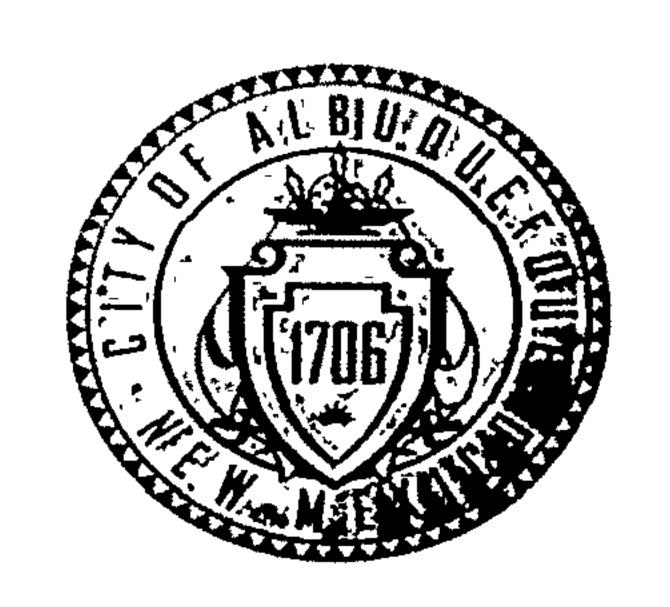
TRAFFIC CIRCULATION LAYOUT

TCL-1





ADA SIGN

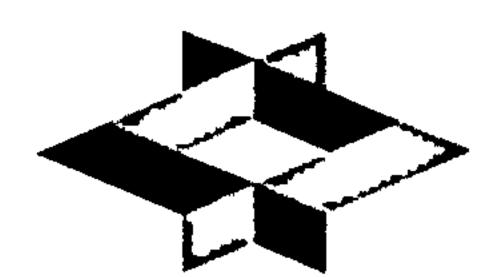


Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 1/2016)

Project Title: /aco /Sc//	Building Permit #:_	Hydrology File #:
DRB#:	EPC#:	Work Order#:
Legal Description:		
City Address: 4815 4 H	5t. N.W.	
Applicant: Mark McClv	99agc	Contact:
Address: 1525 E. Dovgla	s Wichita K:	<u></u>
Phone#:		E-mail:
Other Contact: Alvarado	Construction	Contact:
Address: 924 W CoAcx	Avc. Denver	, CO 80204
Phone#: 303-629-0883	Fax#:	E-mail:
Check all that Apply:		
DEPARTMENT: HYDROLOGY/ DRAINAGETRAFFIC/ TRANSPORTATIONMS4/ EROSION & SEDIMENT C TYPE OF SUBMITTAL:AS-BUILT CERTIFICATION CONCEPTUAL G & D PLANGRADING PLANDRAINAGE MASTER PLANDRAINAGE REPORTCLOMR/LOMR TRAFFIC CIRCULATION LAYOUTRAFFIC IMPACT STUDY (TIS)NEIGHBORHOOD IMPACT ASSE	ONTROL FEB 1 1 2016 LAND DEVELOPMENT SECTION T (TCL)	PE OF APPROVAL/ACCEPTANCE SOUGHT: BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY GRADING/ESC PERMIT APPROVAL PRELIMINARY PLAT APPROVAL SITE PLAN FOR SUB'D APPROVAL SITE PLAN FOR BLDG. PERMIT APPROVAL FINAL PLAT APPROVAL SIA/ RELEASE OF FINANCIAL GUARANTEE FOUNDATION PERMIT APPROVAL SO-19 APPROVAL PAVING PERMIT APPROVAL GRADING/ PAD CERTIFICATION WORK ORDER APPROVAL
EROSION & SEDIMENT CONTR OTHER (SPECIFY)	OL PLAN (ESC)	_ CLOMR/LOMR _ PRE-DESIGN MEETING?
IS THIS A RESUBMITTAL?: Yes	No	OTHER (SPECIFY)
DATE SUBMITTED:	By:	



Mark D. McCluggage, AIA, CCS

TRAFFIC CERTIFICATION

I, MARK D. MCCLUGGAGE, NMRA 3650, OF THE FIRM MARK D. MCCLUGGAGE, AIA, CCS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED JANUARY 5, 2016. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRISTOPHER MEDINA OF THE FIRM TERRA LAND SURVEYS, LLC. I FURTHER CERTIFY THAT I HAVE PERSONALLY REVIEWED PROJECT PHOTOGRAPHS, FROM THE PROJECT SITE ON FEBRUARY 12, 2016 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

<LIST EXCEPTIONS, IF ANY>

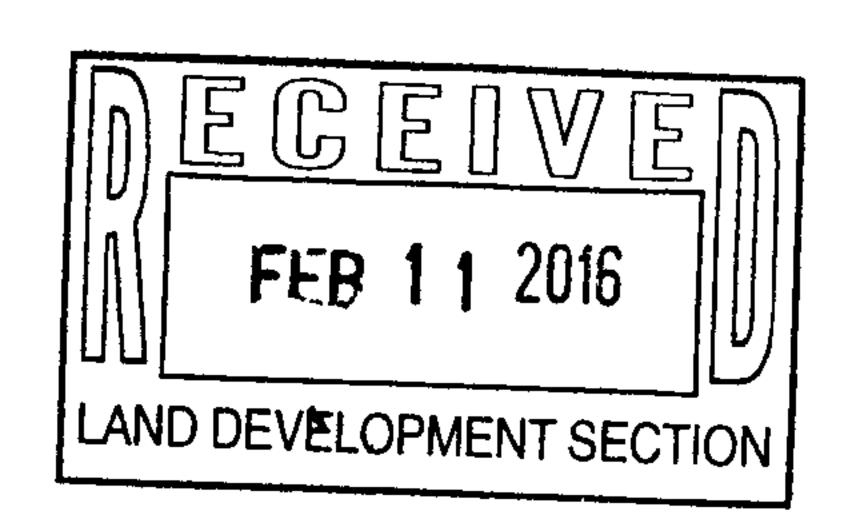
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

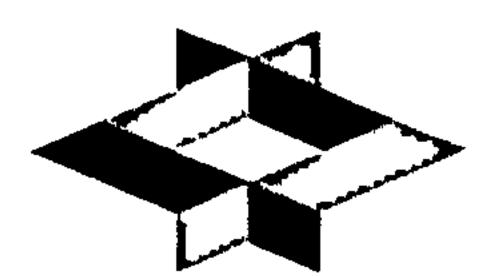
ENGINEER'S OR ARCHITECT'S STAMP

12-Feb 2016

Date







Mark D. McCluggage, AIA, CCS

TRAFFIC CERTIFICATION

I, <u>MARK D. MCCLUGGAGE</u>, NMRA <u>3650</u>, OF THE FIRM <u>MARK D. MCCLUGGAGE</u>, AIA, CCS, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED <u>JANUARY 5, 2016</u>. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY <u>CHRISTOPHER MEDINA</u> OF THE FIRM <u>TERRA LAND SURVEYS</u>, <u>LLC</u>. I FURTHER CERTIFY THAT I HAVE PERSONALLY REVIEWED PROJECT PHOTOGRAPHS, FROM THE PROJECT SITE ON <u>FEBRUARY 12, 2016</u> AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR <u>CERTIFICATE OF OCCUPANCY</u>.

<LIST EXCEPTIONS, IF ANY>

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THE RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP

12-Feb 2016

Date

