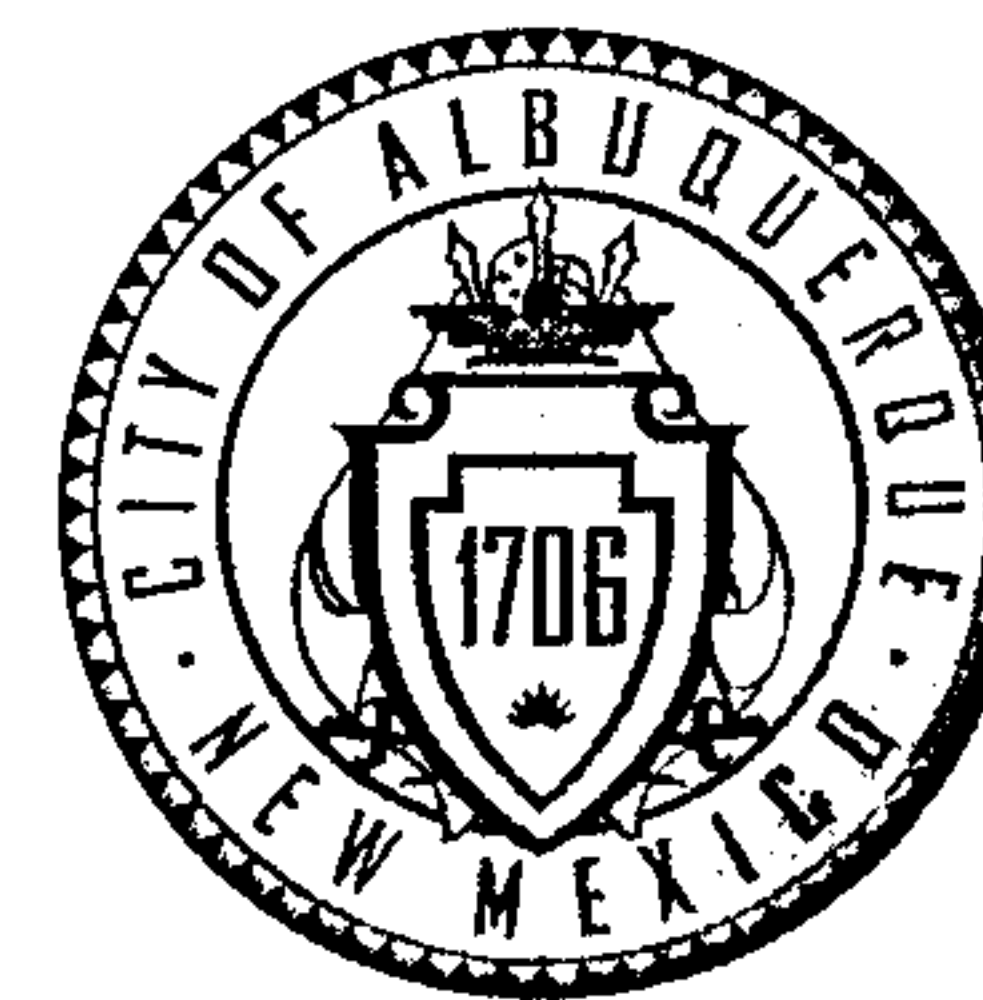


# CITY OF ALBUQUERQUE



Date, 2016

Craig Calvert, PE, RA  
Modulus Architects  
220 Cooper Ave NW  
Albuquerque, NM 87102

**Re: Dunkin Donuts**  
**2301 Juan Tabo Blvd NE**  
Architect's Stamp dated 01-08-16 (H21D051)  
Certification dated 08-16-16

Dear Mr. Calvert,

Based upon the information provided in your submittal received 08-17-16, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

Albuquerque

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

New Mexico 87103

Sincerely,

www.cabq.gov

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

mao via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H21D051  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Snow Heights Addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
 Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Modulus Architects Contact: Craig Calvert  
 Address: 100 Sun Avenue NE, Suite 305, Albuquerque, NM 87109  
 Phone#: 505-338-1499 Ext 1004 Fax#: N/A E-mail: ccalvert@modulusarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

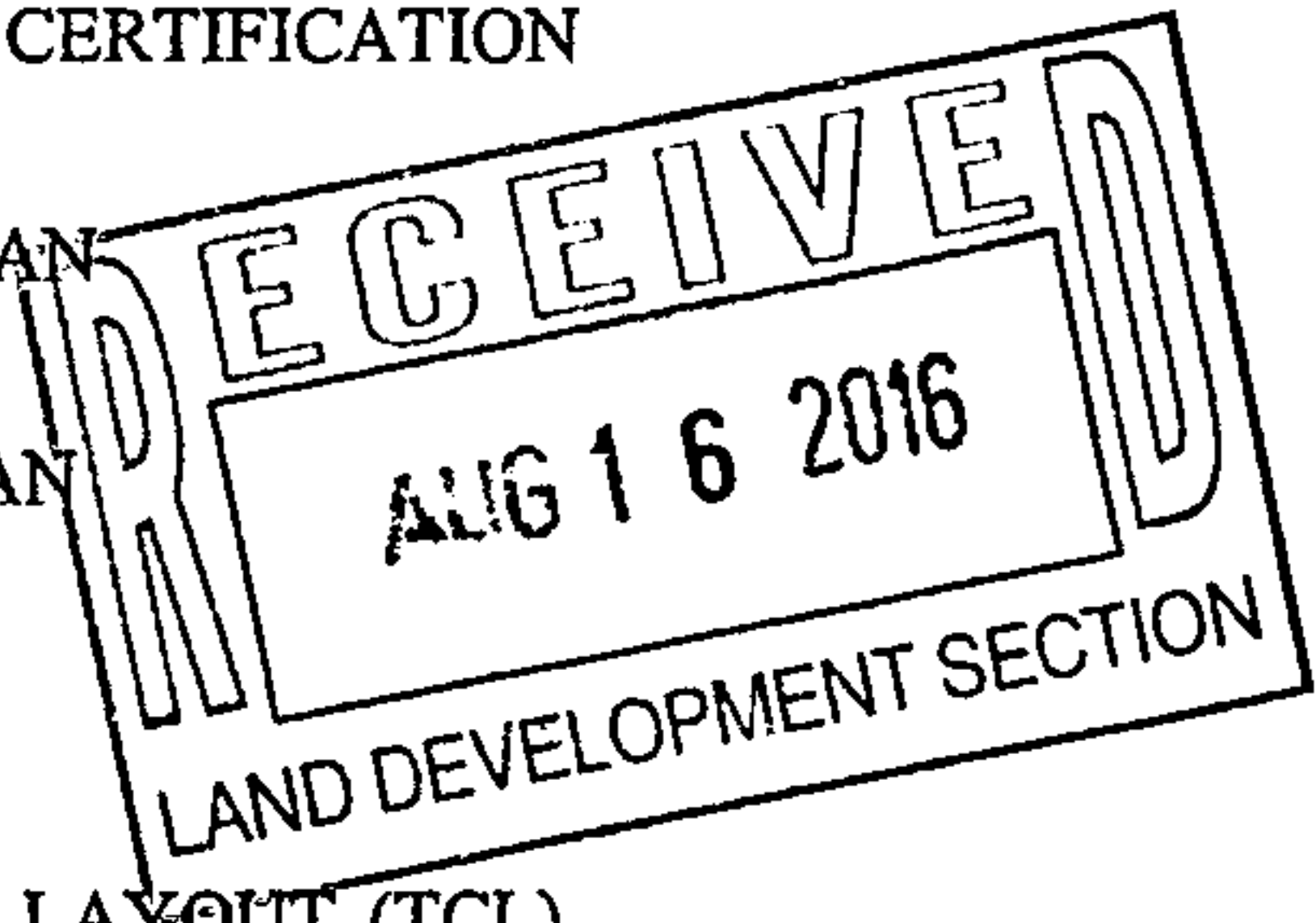
Check all that Apply:

DEPARTMENT:  
 HYDROLOGY/ DRAINAGE  
 TRAFFIC/ TRANSPORTATION  
 MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:  
 BUILDING PERMIT APPROVAL  
 CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:  
 ENGINEER/ ARCHITECT CERTIFICATION  
 CONCEPTUAL G & D PLAN  
 GRADING PLAN  
 DRAINAGE MASTER PLAN  
 DRAINAGE REPORT  
 CLOMR/LOMR  
 TRAFFIC CIRCULATION LAYOUT (TCL)  
 TRAFFIC IMPACT STUDY (TIS)  
 EROSION & SEDIMENT CONTROL PLAN (ESC)

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  
 GRADING PERMIT APPROVAL  
 SO-19 APPROVAL  
 PAVING PERMIT APPROVAL  
 GRADING/ PAD CERTIFICATION  
 WORK ORDER APPROVAL  
 CLOMR/LOMR  
 PRE-DESIGN MEETING  
 OTHER (SPECIFY) TCL Certification

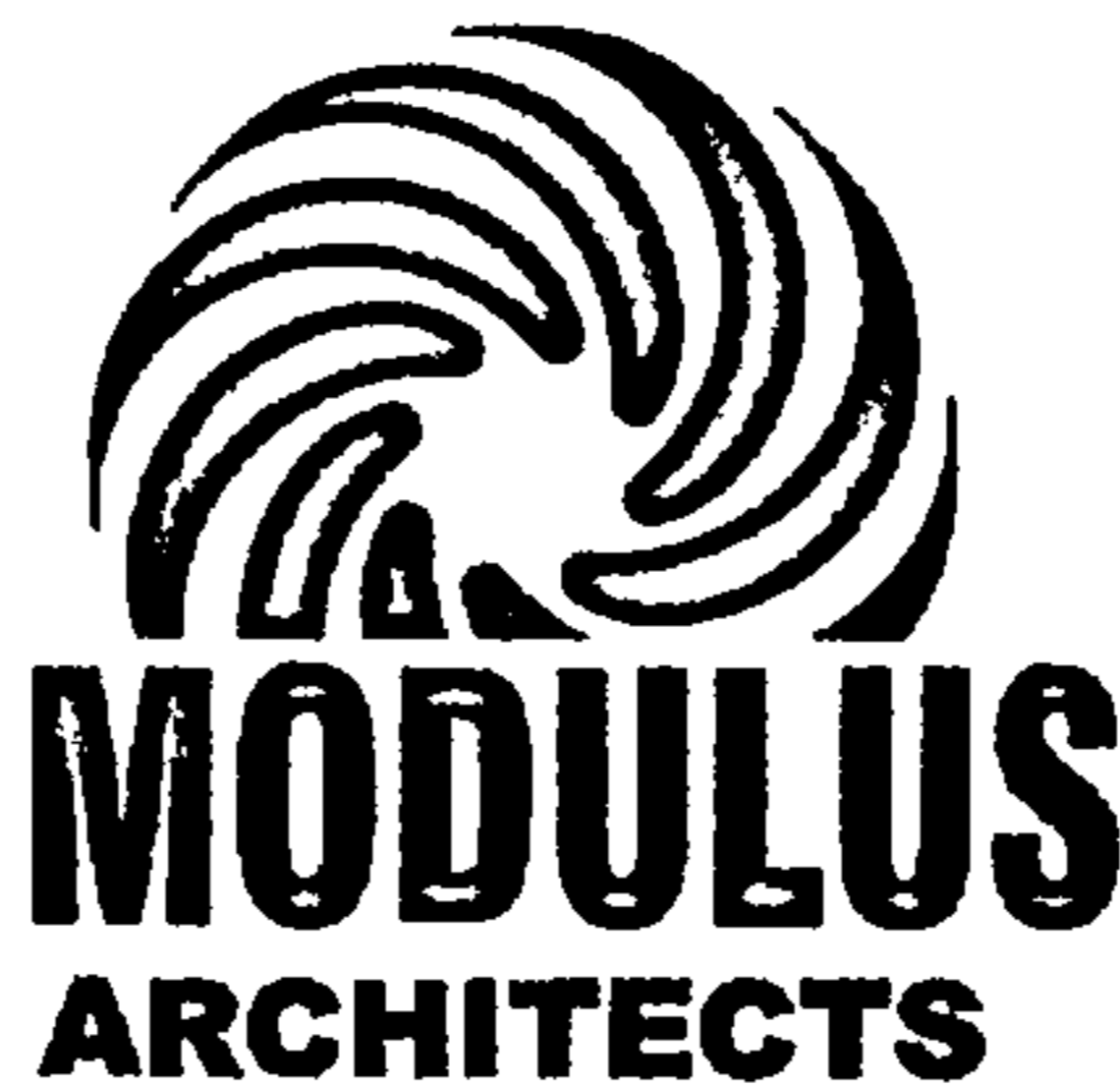


OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 8/16/16 By: Craig Calvert

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



Racquel Michel  
Planning Department – Transportation & Hydrology  
City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

August 16, 2016

**RE: Traffic Certification for TCL – Dunkin Donuts at 2301 Juan Tabo Blvd. NE**

Ms. Michel,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above reference project is in substantial compliance with and in accordance with the design intent of the TCL site plan dated 1-08-16 and approved by Transportation on 2-11-16 with the following corrections based on your letter dated August 12, 2016:

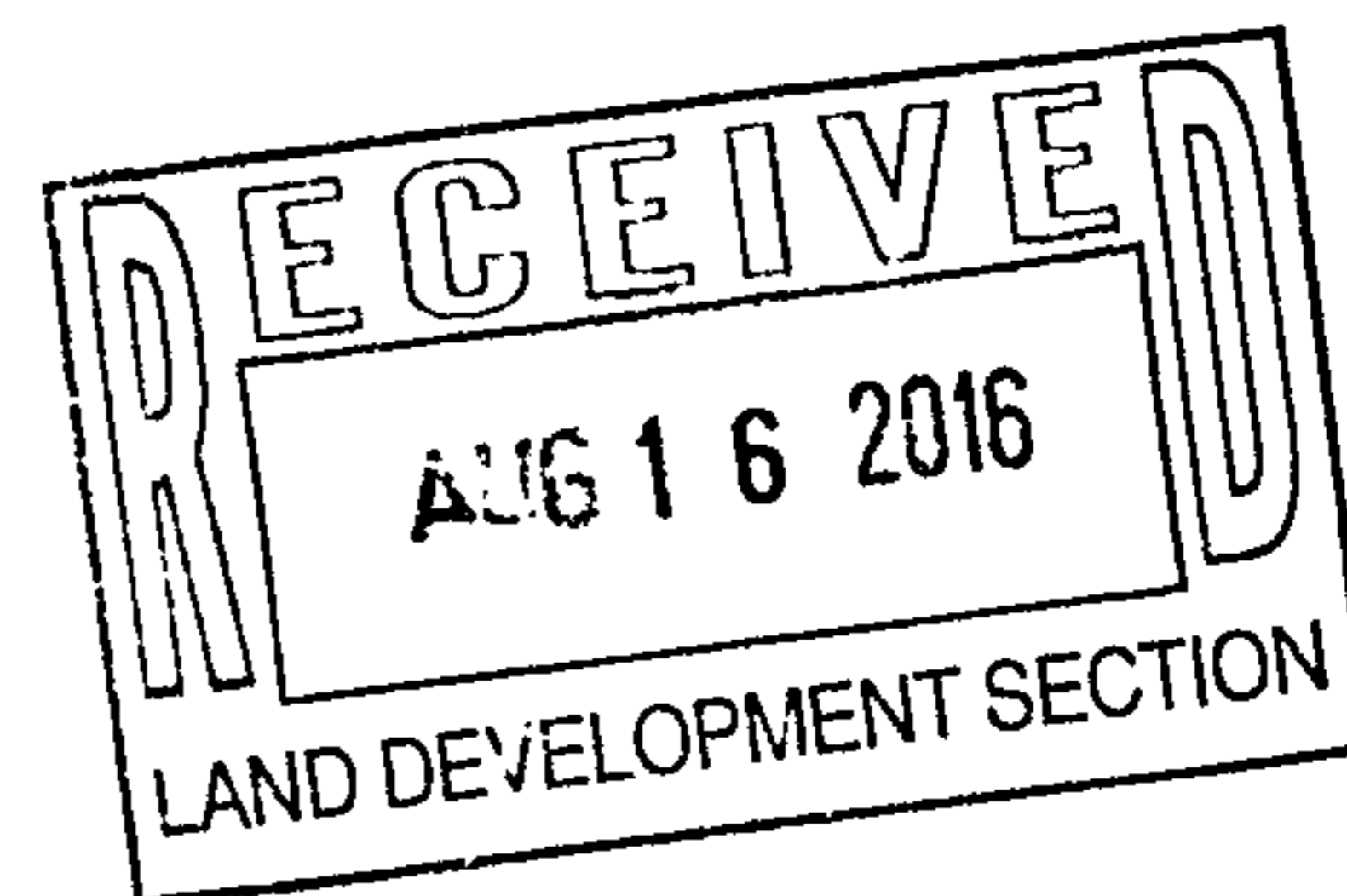
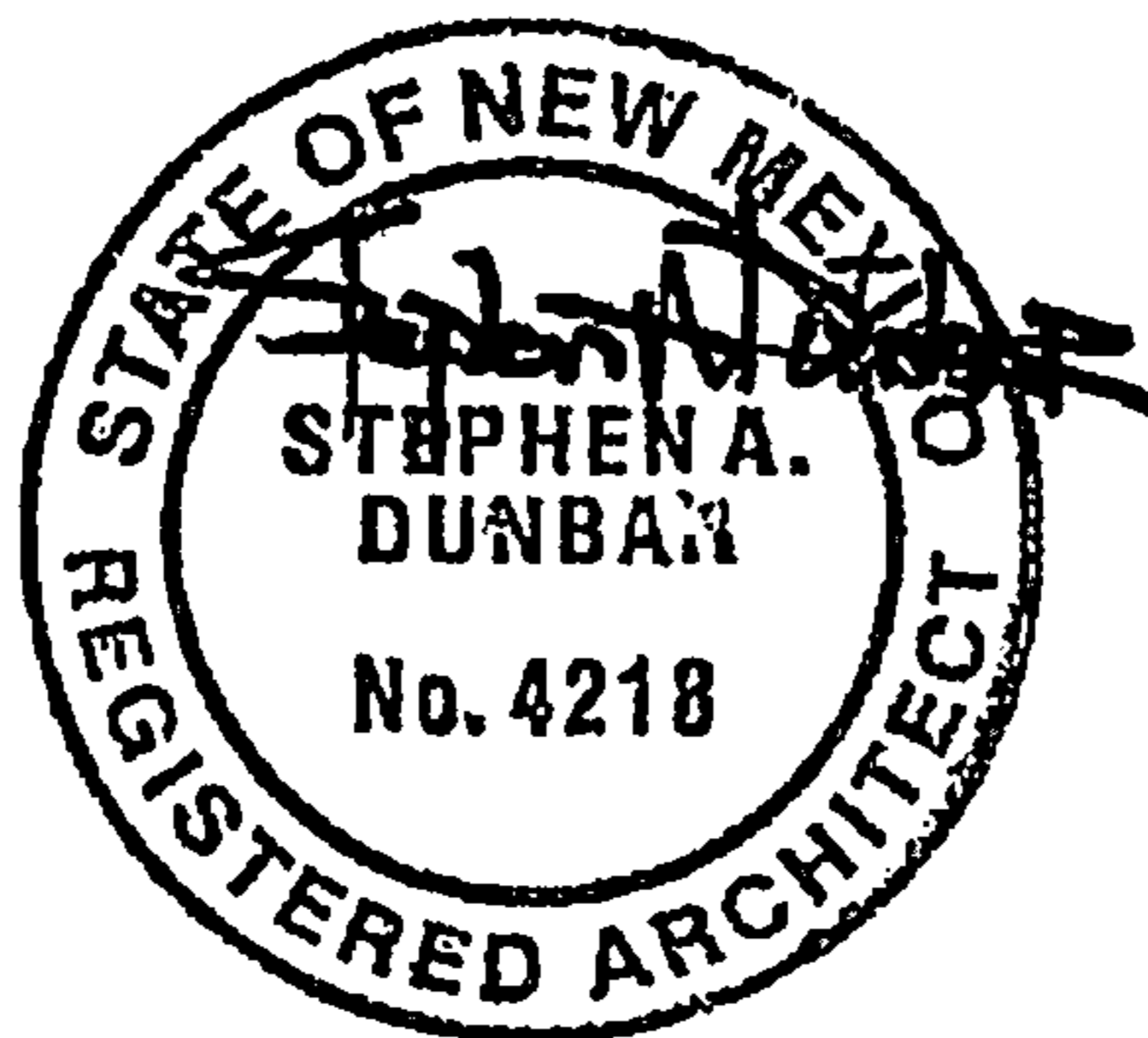
1. Paint header curb, on north side of the property and across from the accessible parking, red with "NO PARKING FIRE LANE" painted in white letters.

I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 8-16-16 and has determined by visual inspection that the corrections noted above were installed at that time. This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented on the attached plan 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.

Sincerely,

Stephen Dunbar, AIA  
Principal in Charge  
Modulus Architects, Inc.  
110 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
(O) 505.338.1499, Ext. 1001



# CITY OF ALBUQUERQUE



August 11, 2016

Jeff Wooten, PE  
Wooten Engineering  
1005 21<sup>st</sup> St, SE  
Rio Rancho, NM 87124

**Re: Dunkin Donuts  
2301 Juan Tabo Blvd. NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp dated: 3-1-16 (H21D051)  
Certification dated: 7-29-16**

Dear Mr. Wooten,

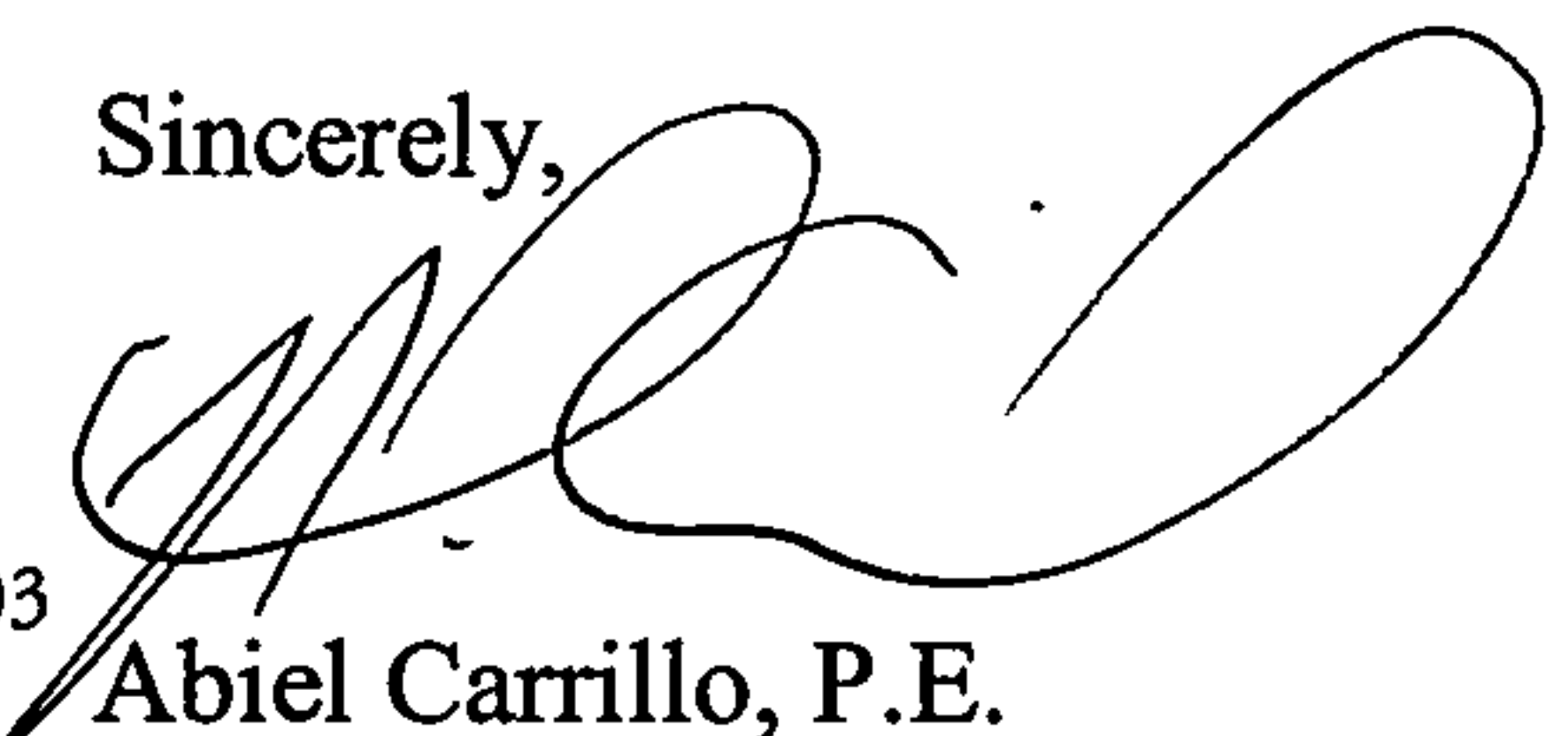
Based on the Certification received 8/10/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293 If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

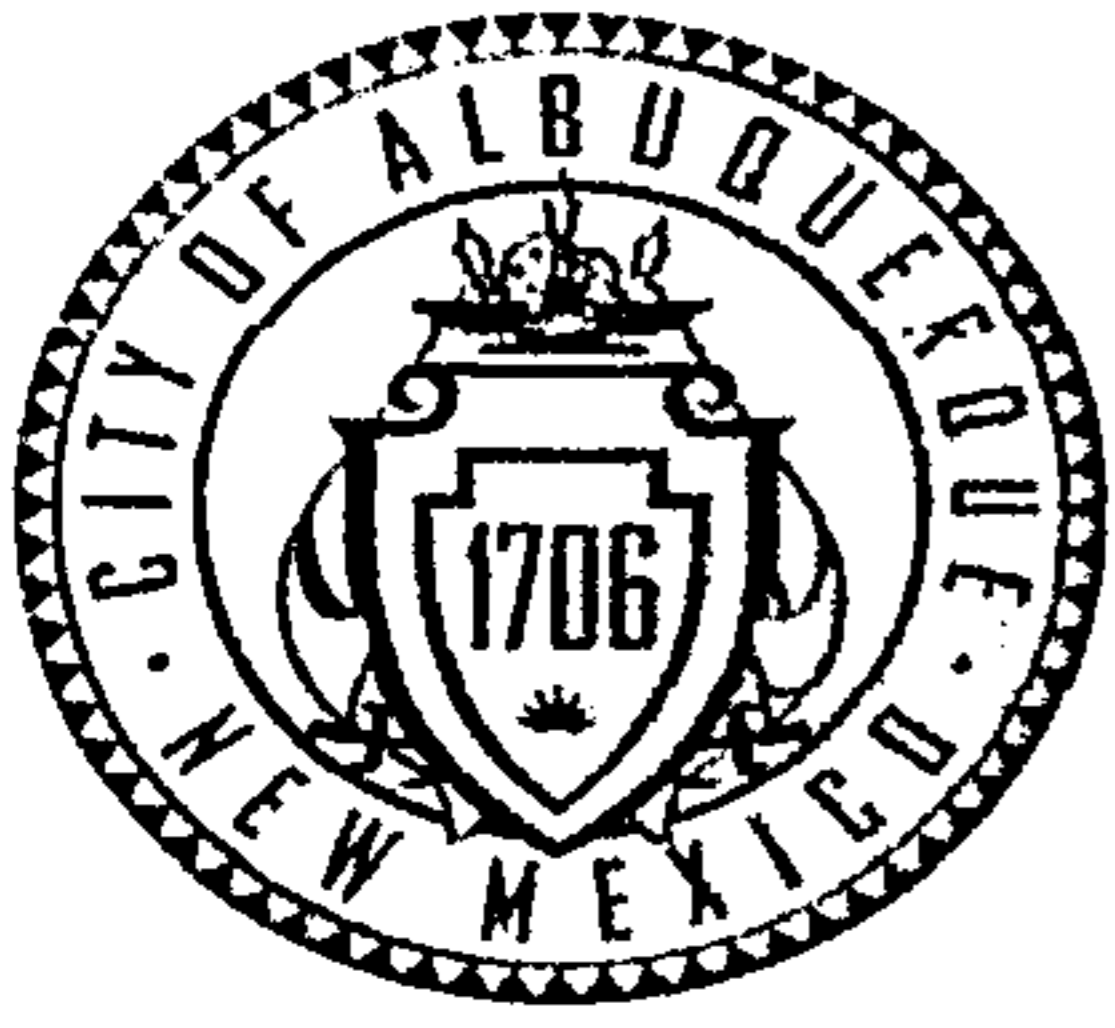
New Mexico 87103

  
Abiel Carrillo, P.E.  
Principal Engineer, Planning Department  
Development and Review Services

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

TE/AC

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H21D051  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Snow Heights Addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
 Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Modulus Architects Contact: Craig Calvert  
 Address: 220 Copper Ave NW, Suite 350, Albuquerque, NM 87102  
 Phone#: 505-342-6200 Fax#: N/A E-mail: ccalvert@modulusarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

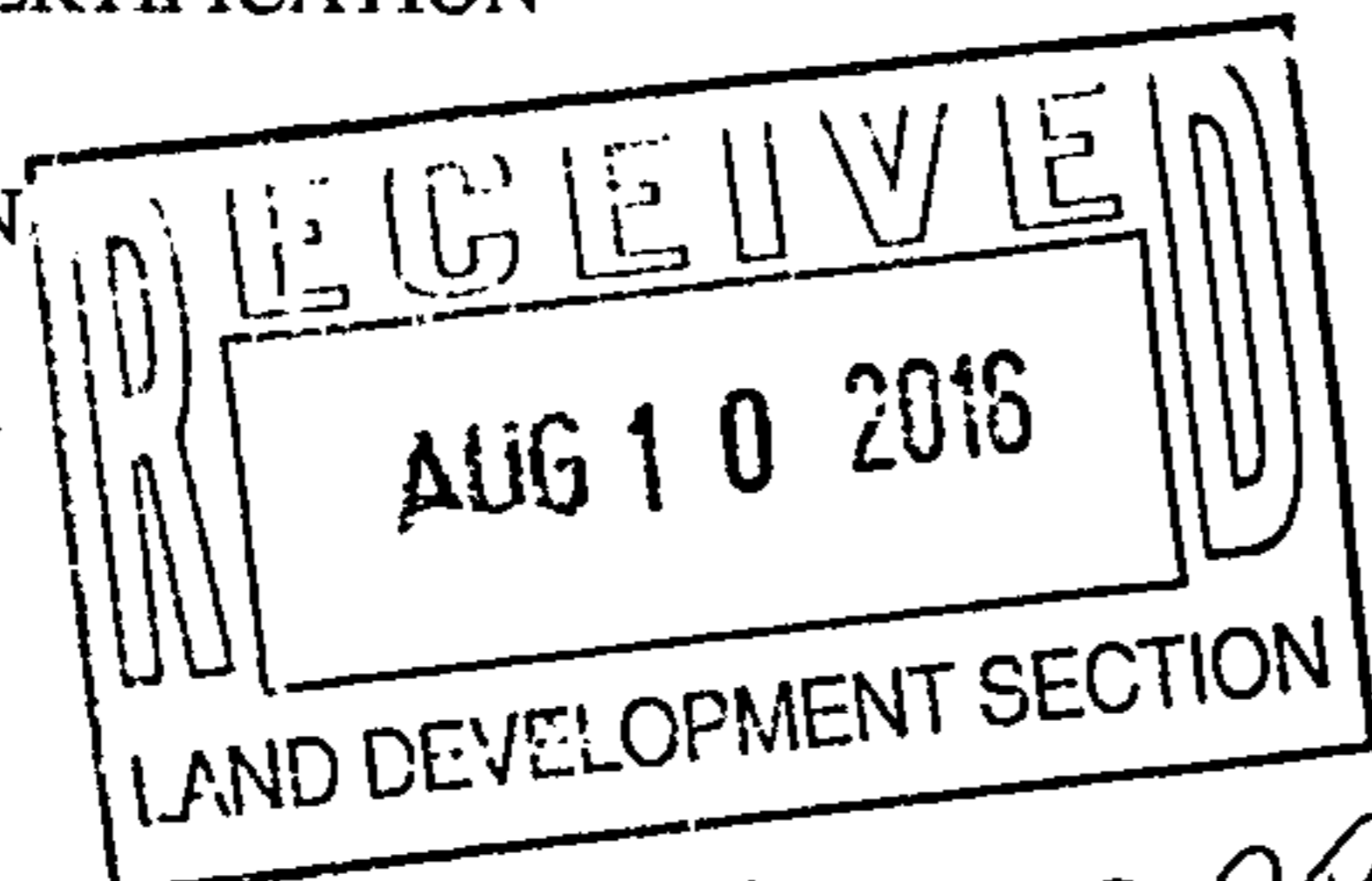
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- 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
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) TCL Certification

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_



\$ 100.00

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 7/29/2016 By: Jeffrey T. Wooten, P.E.

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director



Mayor Richard J. Berry

March 7, 2016

Jeff Wooten, P.E.  
Wooten Engineering  
3708 Saint Andrews SE  
Rio Rancho, New Mexico 87124

**RE: Dunkin Donuts  
2301 Juan Tabo Blvd. NE  
Grading and Drainage Plan  
Engineers Stamp Date 3/1/16 (H21D051)**

Dear Mr. Wooten,

PO Box 1293

Based upon the information provided in your submittal received 2/29/16, this plan is acceptable for Grading Permit and Building Permit and SO-19.

Albuquerque

Please attach a copy of this approved plan dated 3/1/16 to the construction sets in the permitting process prior to sign-off by Hydrology.

New Mexico 87103

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.

www.cabq.gov

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

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Sincerely,

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

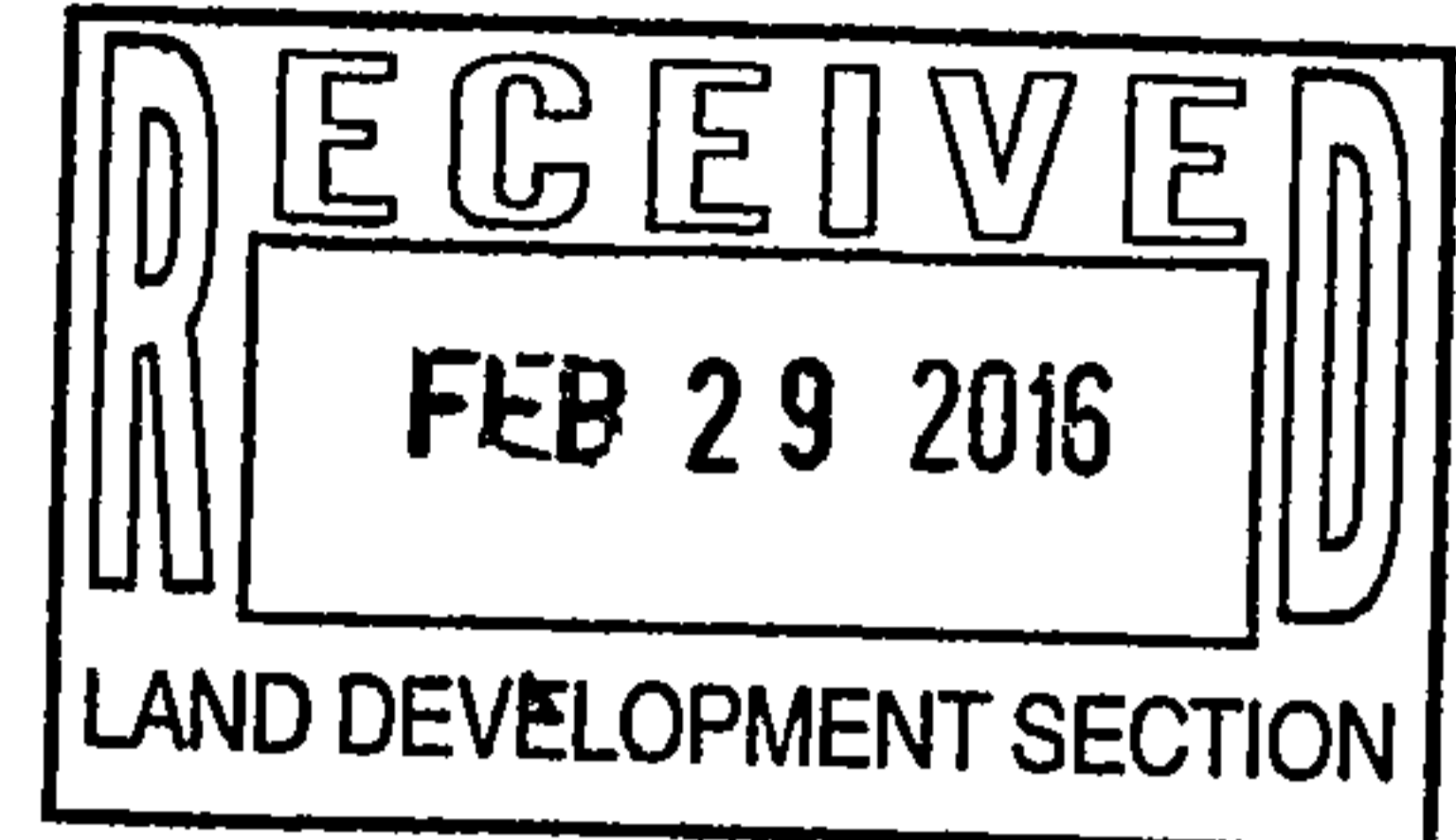
RR/AC  
C: File



**Wooten Engineering**  
1005 21<sup>st</sup> Street SE, Suite B1  
Rio Rancho, NM 87124  
505-980-3560  
jeffwooten.pe@gmail.com

March 1, 2016

Mr. Abiel Carrillo, PE  
City Hydrologist  
City of Albuquerque  
PO Box 1293  
Albuquerque, NM 87103



**VIA E-Mail:** [acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)

**RE: Dunkin Donuts – 2301 Juan Tabo Blvd NE  
Grading and Drainage Management Plans, Revised 03/01/2016**

Abiel,


We are in receipt of your comments dated February 26, 2016 via email regarding the subject project. The revised plans are included with this resubmittal. Below are responses to your comments.

1. The trash enclosure drain and grease trap are both shown on the architectural plans. We have added a keyed note to the plans referencing the sheet.
2. We have added several notes referencing the landscape plan for gravel/cobble treatments.
3. We have added rip rap as required where the concrete flume discharges into the pond.
4. Flow line/gutter elevations have been added to the new curb cut along Juan Tabo.
5. The sidewalk culvert has been extended 1' beyond the property line and labeled accordingly.

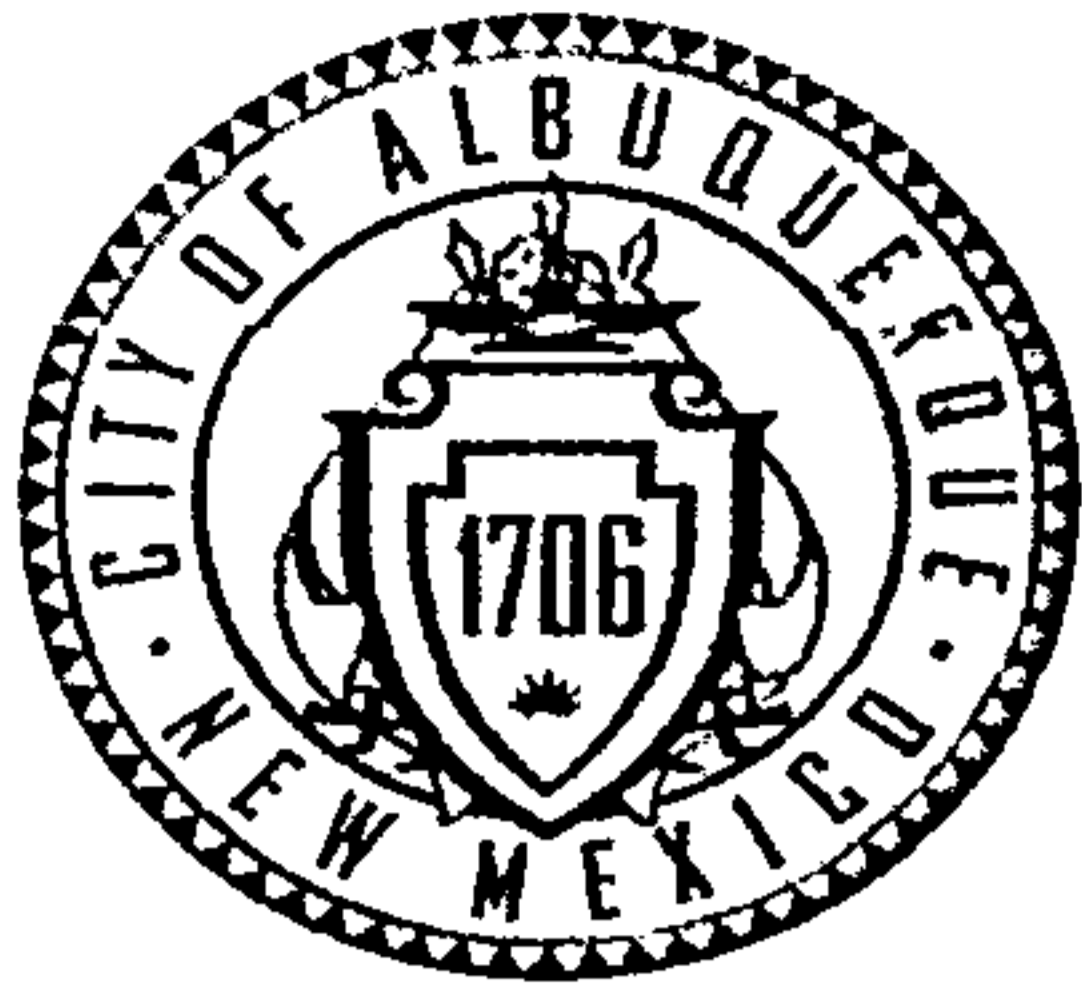
We believe we have addressed all engineering related comments on the plans. Please feel free to call if you have any further questions or comments concerning the revised plans.

Respectfully submitted,

**WOOTEN ENGINEERING**



Jeffrey T. Wooten, P.E.  
Owner



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H210051  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Snow Heights Addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
 Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Modulus Architects Contact: Craig Calvert  
 Address: 220 Copper Ave NW, Suite 350, Albuquerque, NM 87102  
 Phone#: 505-342-6200 Fax#: N/A E-mail: ccalvert@modulusarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

**DEPARTMENT:**

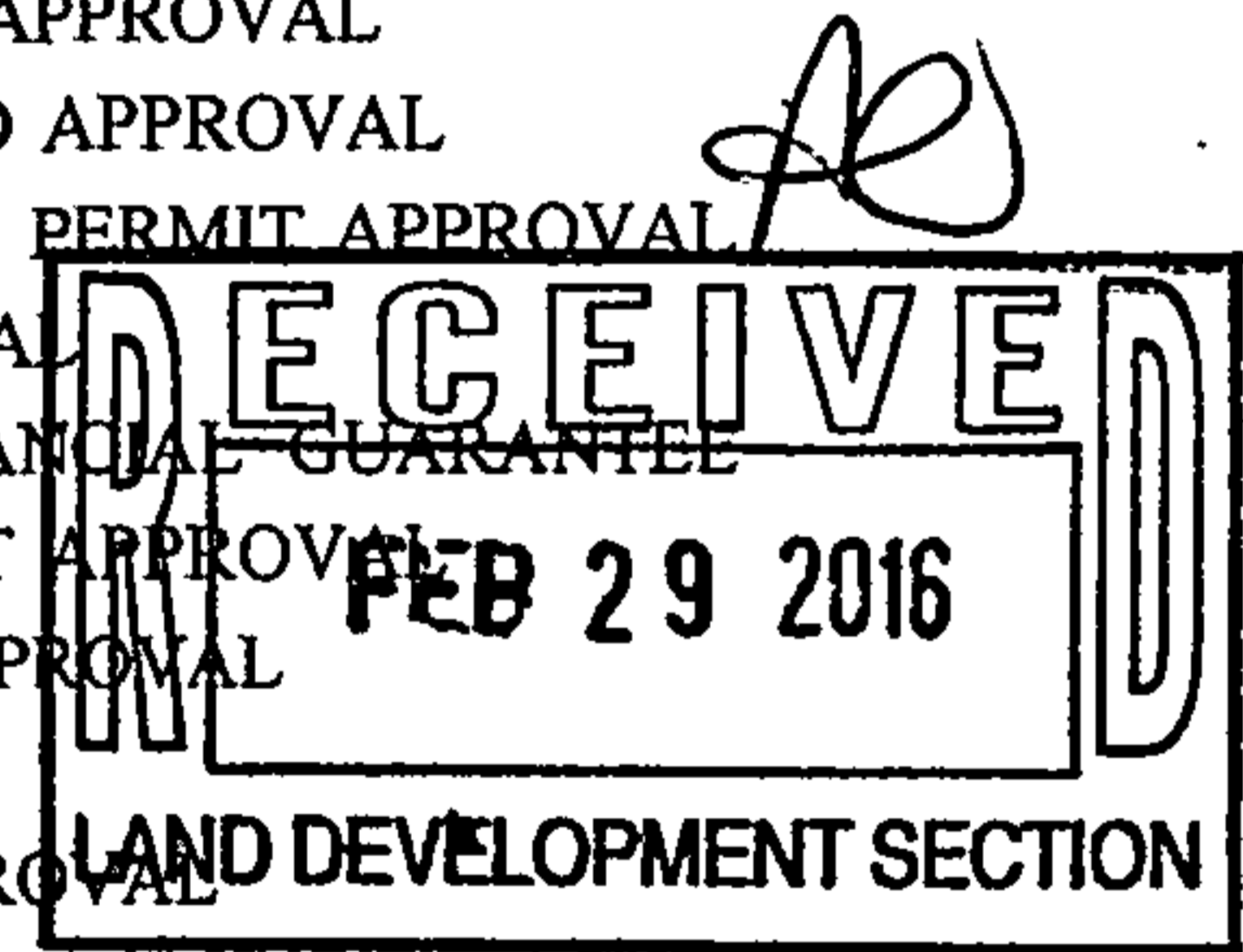
- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
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- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_



IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 3/1/2016 By: Jeffrey T. Wooten, P.E.

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



## Rael, Rudy E.

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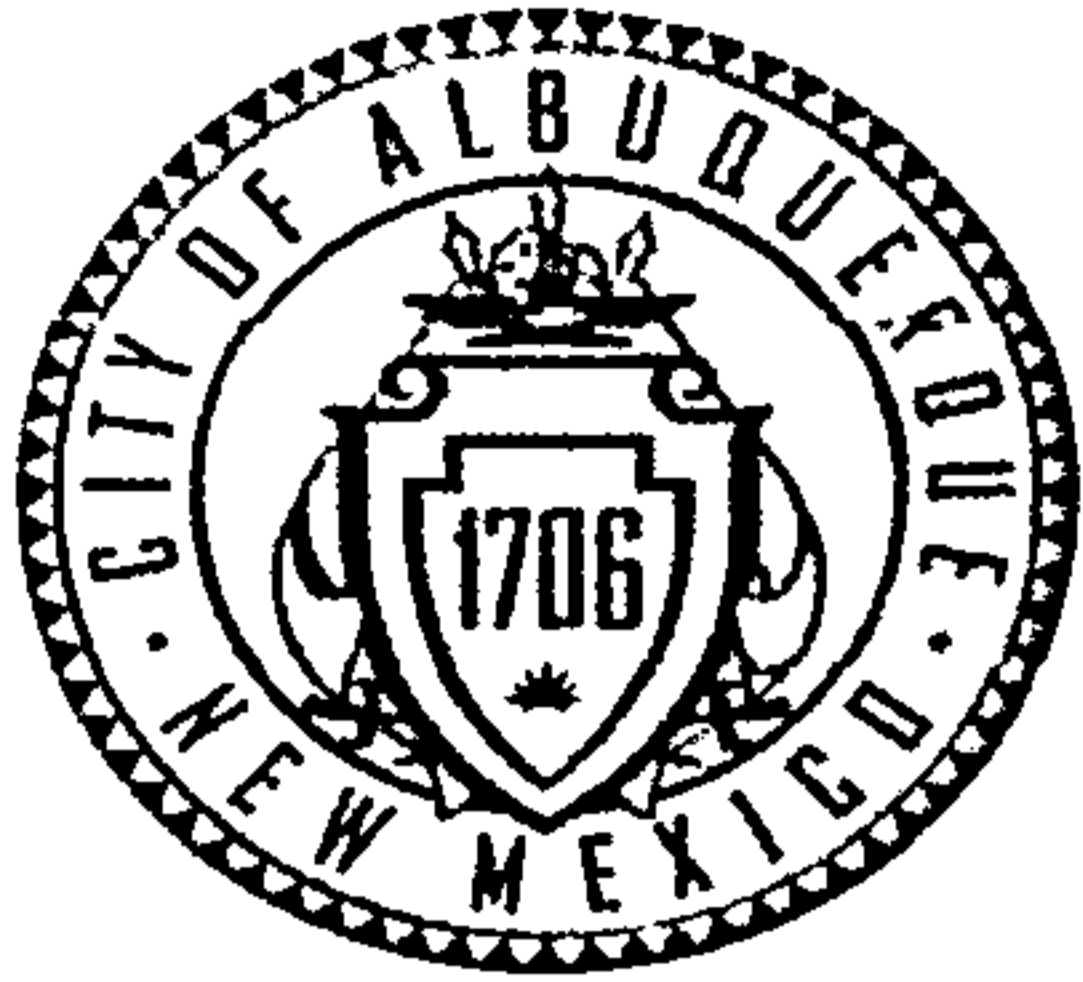
**From:** Rael, Rudy E.  
**Sent:** Friday, February 26, 2016 12:10 PM  
**To:** 'jeffwooten.pe@gmail.com'  
**Cc:** Abiel X. Carrillo  
**Subject:** Dunkin Donuts

Hello Jeff, this email is being sent in lieu of an attached comment letter in order to expedite the response for initial reviews. Responses to comments should continue to be included in the re-submittal. A reply to this email with responses to comments will not be considered a re-submittal.

1. Trash enclosure needs drain attached to the SAS with a grease trap.
2. Build notes are needed for the pond and the sloped area by the driveway for erosion protection.
3. Bottom of pond needs erosion protection at the end of the entry channel.
4. Flow line/gutter elevation needed for the entry on Juan Tabo.
5. Extend the sidewalk culvert 1' passed the property line.

If you have any questions give me a call or Abiel Carrillo at 924-3986.

*Rudy E. Rael, CE, CFM*  
Engineer Associate, Hydrology  
Planning Department  
600 2nd St. NW Suite 201  
Albuquerque NM 87102  
(505) 924-3977



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H210051  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Snow Heights Addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
 Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Modulus Architects Contact: Craig Calvert  
 Address: 220 Copper Ave NW, Suite 350, Albuquerque, NM 87102  
 Phone#: 505-342-6200 Fax#: N/A E-mail: ccalvert@modulusarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

DEPARTMENT:  
 HYDROLOGY/ DRAINAGE  
 TRAFFIC/ TRANSPORTATION  
 MS4/ EROSION & SEDIMENT CONTROL

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:  
 BUILDING PERMIT APPROVAL  
 CERTIFICATE OF OCCUPANCY

TYPE OF SUBMITTAL:  
 ENGINEER/ ARCHITECT CERTIFICATION

CONCEPTUAL G & D PLAN  
 GRADING PLAN  
 DRAINAGE MASTER PLAN  
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 CLOMR/LOMR  
 TRAFFIC CIRCULATION LAYOUT  
 TRAFFIC IMPACT STUDY (TIS)  
 EROSION & SEDIMENT CONTROL PLAN (ESC)

PRELIMINARY PLAT APPROVAL  
 SITE PLAN FOR SUB'D APPROVAL  
 SITE PLAN FOR BLDG. PERMIT APPROVAL  
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 SIA/ RELEASE OF FINANCIAL GUARANTEE  
 FOUNDATION PERMIT APPROVAL  
 GRADING PERMIT APPROVAL  
 SO-19 APPROVAL  
 PAVING PERMIT APPROVAL  
 GRADING/ PAD CERTIFICATION  
 WORK ORDER APPROVAL  
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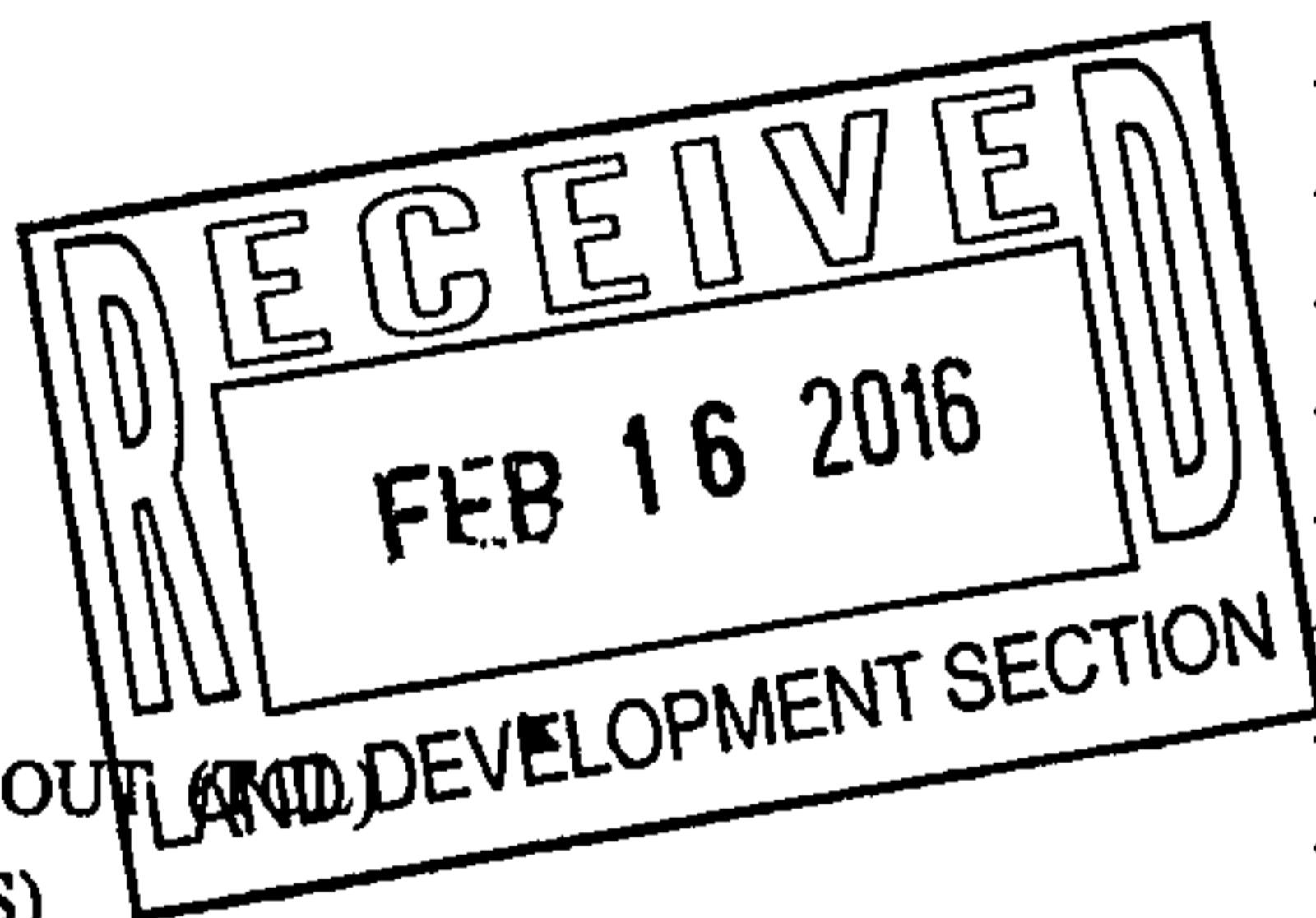
OTHER (SPECIFY) \_\_\_\_\_

PRE-DESIGN MEETING  
 OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 2/15/2016 By: Jeffrey T. Wooten, P.E.

COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



**Abiel X. Carrillo**

AC

**From:** Abiel X. Carrillo  
**Sent:** Wednesday, January 20, 2016 3:14 PM  
**To:** 'jeffwooten.pe@gmail.com'  
**Subject:** H21D051 - Dunkin' Donuts (2301 Juan Tabo NE)

Hey Jeff, just so you know, we are trying to expedite initial reviews by emailing comments instead of preparing a letter....

-----  
RE: Hydro File H21D051  
Engineer's Stamp Date: 12/21/2015

Jeff,

Based upon the information provided in your submittal received 12-21-2015, the above referenced plan cannot be approved for Building Permit or SO-19 Permit until the following comments are addressed:

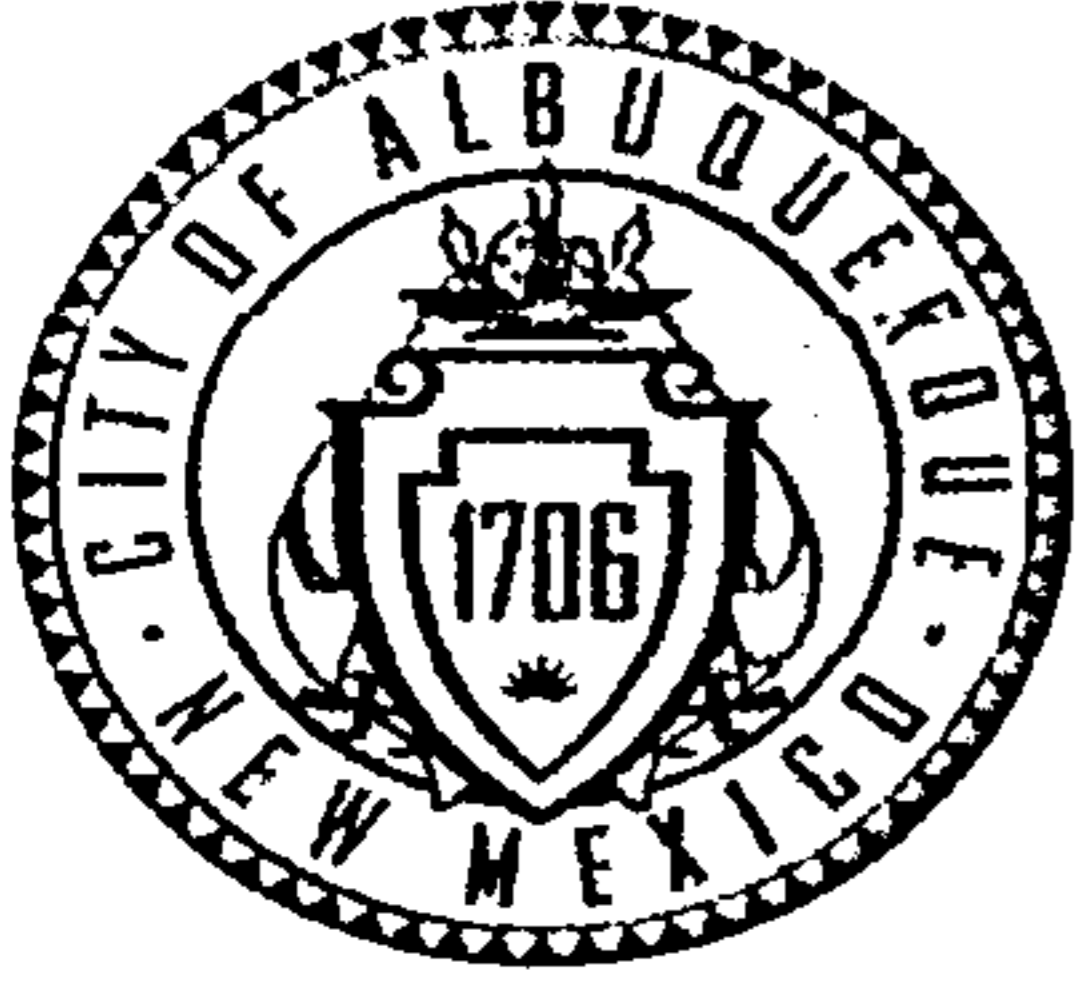
- The outlet of the pond narrows from 4' at the flume, to 2' at the sidewalk culvert. The capacity calculation of the outlet is based on the 4' flume, but the 2' culvert appears to be the limiting structure, so its capacity should also be included.
- The flume outlet should include a flowline (or top of curb) elevation at the crest to ensure that the intended pond volume is maintained.
- Some flows from the N-S access aisle are directed south across the lot line between Parcel I-A and Lot 34. A cross-lot drainage easement may be needed. Alternatively, the high point (ridge) could be aligned at the lot line.

If you have any question please do not hesitate to contact me.

This email replaces a letter attachment. Replies to this email will not be considered a re-submittal.

**Abiel Carrillo, P.E.**

Principal Engineer - Hydrology  
Planning Department  
Development Review Services Division  
City of Albuquerque  
505-924-3986  
[acarrillo@cabq.gov](mailto:acarrillo@cabq.gov)  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H210051

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Snow Heights Addition, Parcel 1-A, Block 88-B

City Address: 2301 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.

Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Modulus Architects Contact: Craig Calvert

Address: 220 Copper Ave NW, Suite 350, Albuquerque, NM 87102

Phone#: 505-342-6200 Fax#: N/A E-mail: ccalvert@modulusarchitects.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
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- OTHER (SPECIFY) \_\_\_\_\_

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
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- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

**RECEIVED**  
 DEC 21 2015  
 LAND DEVELOPMENT SECTION  
*paid \$50.00*

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 12/21/2015 By: Jeffrey T. Wooten, P.E.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# CITY OF ALBUQUERQUE



August 12, 2016

Craig Calvert, PE, RA  
Modulus Architects  
220 Cooper Ave NW  
Albuquerque, NM 87102

**Re: Dunkin Donuts**  
**2301 Juan Tabo Blvd NE**  
**60-Day Temporary Certificate of Occupancy- Transportation Development**  
Architect's Stamp dated 01-08-16 (~~XXX-DXXX~~)  
Certification dated 07-27-16 *H219051*

Dear Mr. Calvert,

Based upon the information provided in your submittal received 08-12-16, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy 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 header curb on the north end of the property, across from the handicapped parking will need to be painted red with white lettering "No Parking Fire Lane".

New Mexico 87103

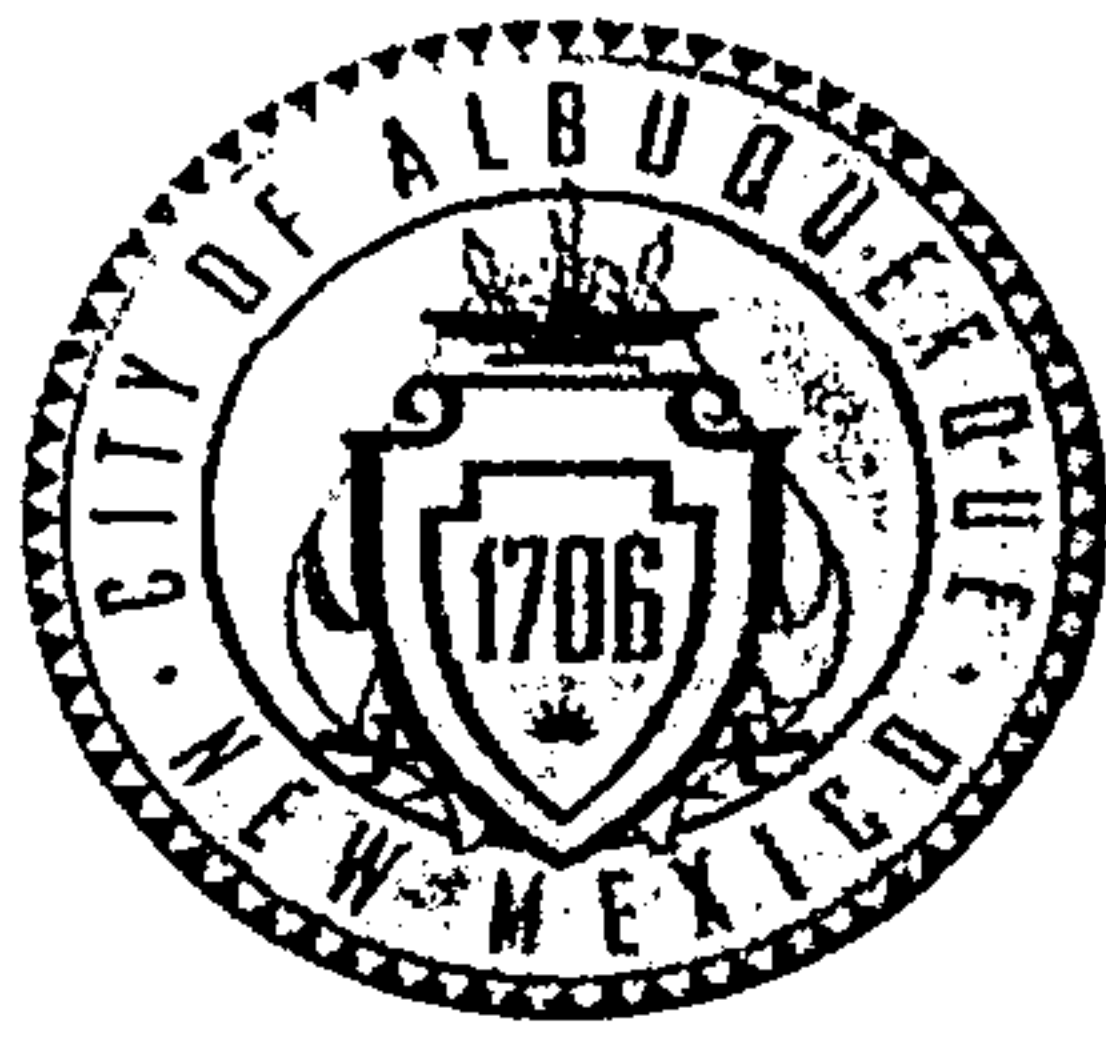
Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov)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

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

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

mao via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H21D051  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
 Legal Description: Snow Heights Addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd NE

Engineering Firm: Wooten Engineering Contact: Jeffrey T. Wooten, P.E.  
 Address: 1005 21st Street SE, Suite B1, Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: Modulus Architects Contact: Craig Calvert JEREMY ORTEGA  
 Address: 220 Copper Ave NW, Suite 350, Albuquerque, NM 87102  
 Phone#: 505-342-6200 948-8908 Fax#: N/A E-mail: ccalvert@modulusarchitects.com

Other Contact: 235-6249 Craig Calvert Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

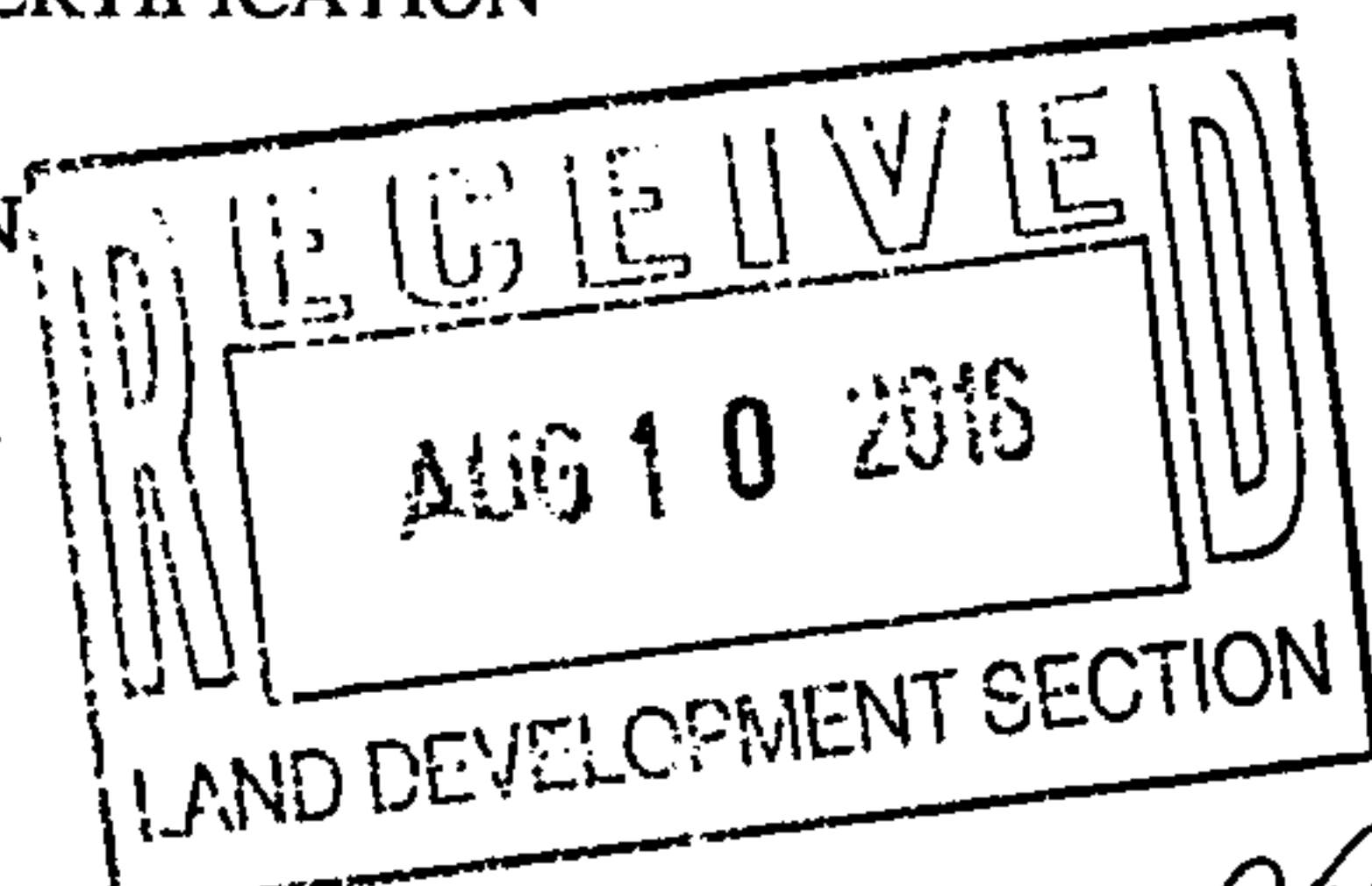
Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_



\$ 100.00

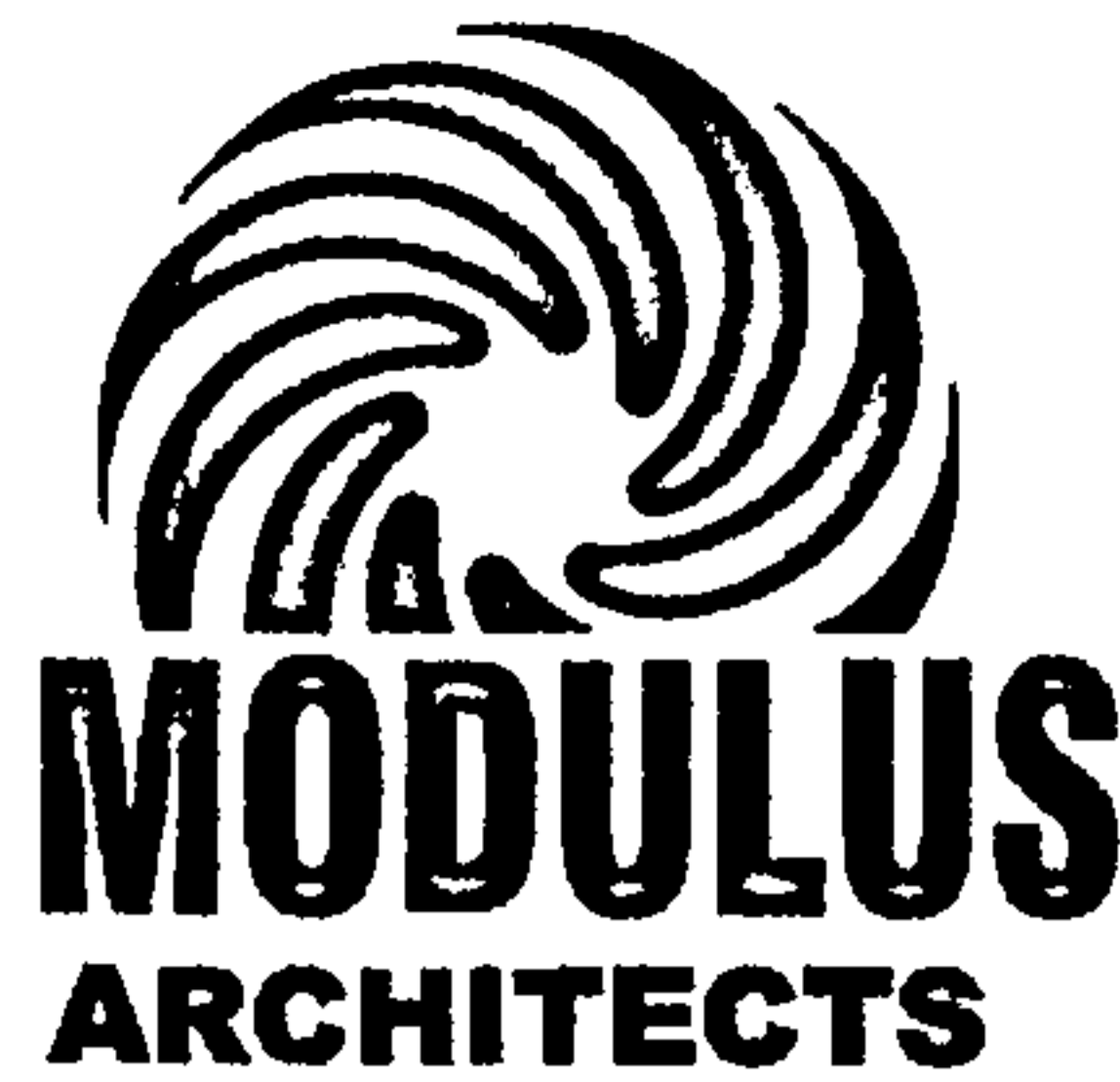
**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- 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
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) TCL Certification

IS THIS A RESUBMITTAL?: Yes  No

DATE SUBMITTED: 7/29/2016 By: Jeffrey T. Wooten, P.E.

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_



Monica Ortiz  
Planning Department – Transportation & Hydrology  
City of Albuquerque  
600 2<sup>nd</sup> Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

July 27, 2016

**RE: Traffic Certification for TCL – Dunkin Donuts at 2301 Juan Tabo Blvd. NE**

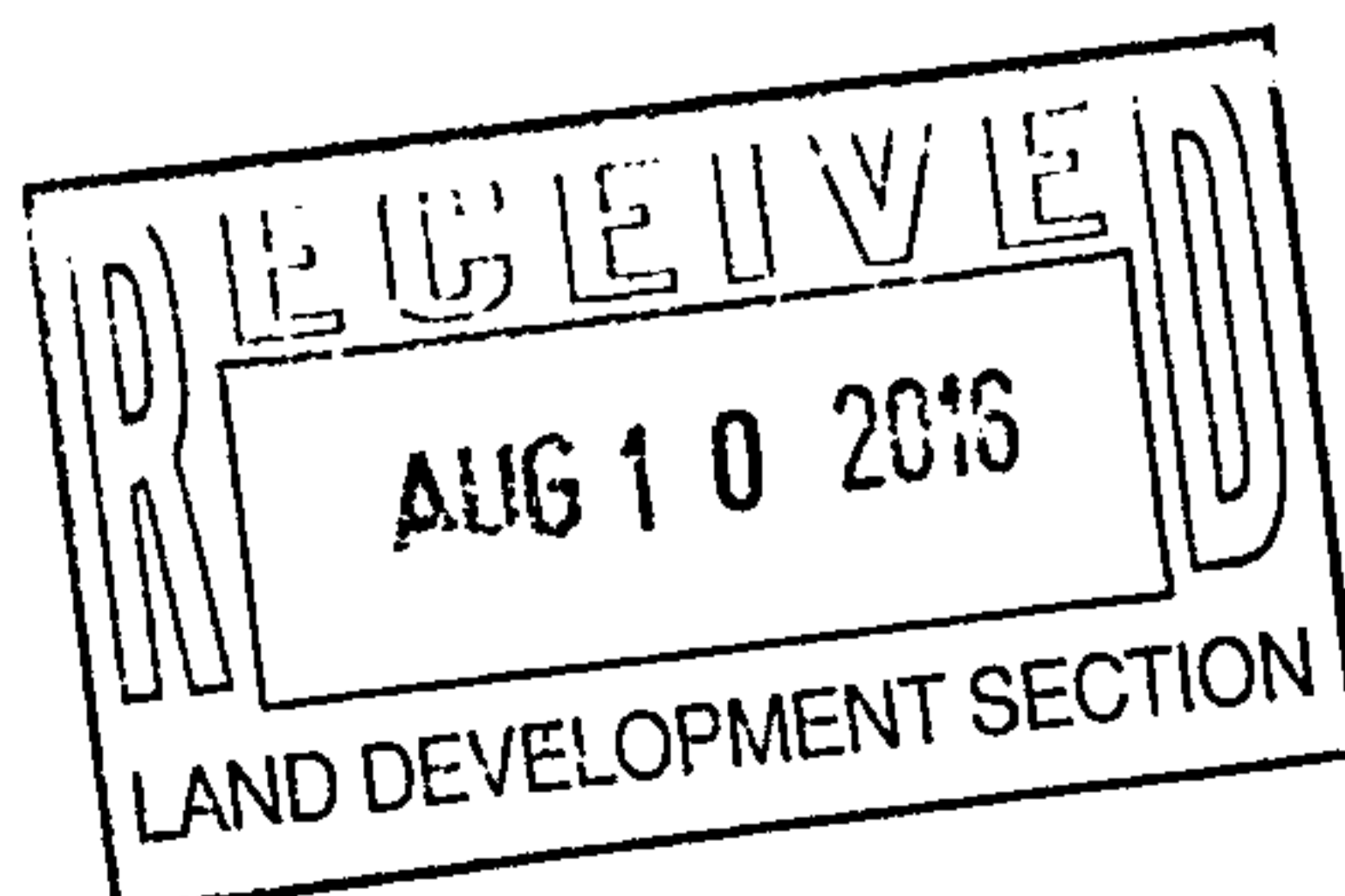
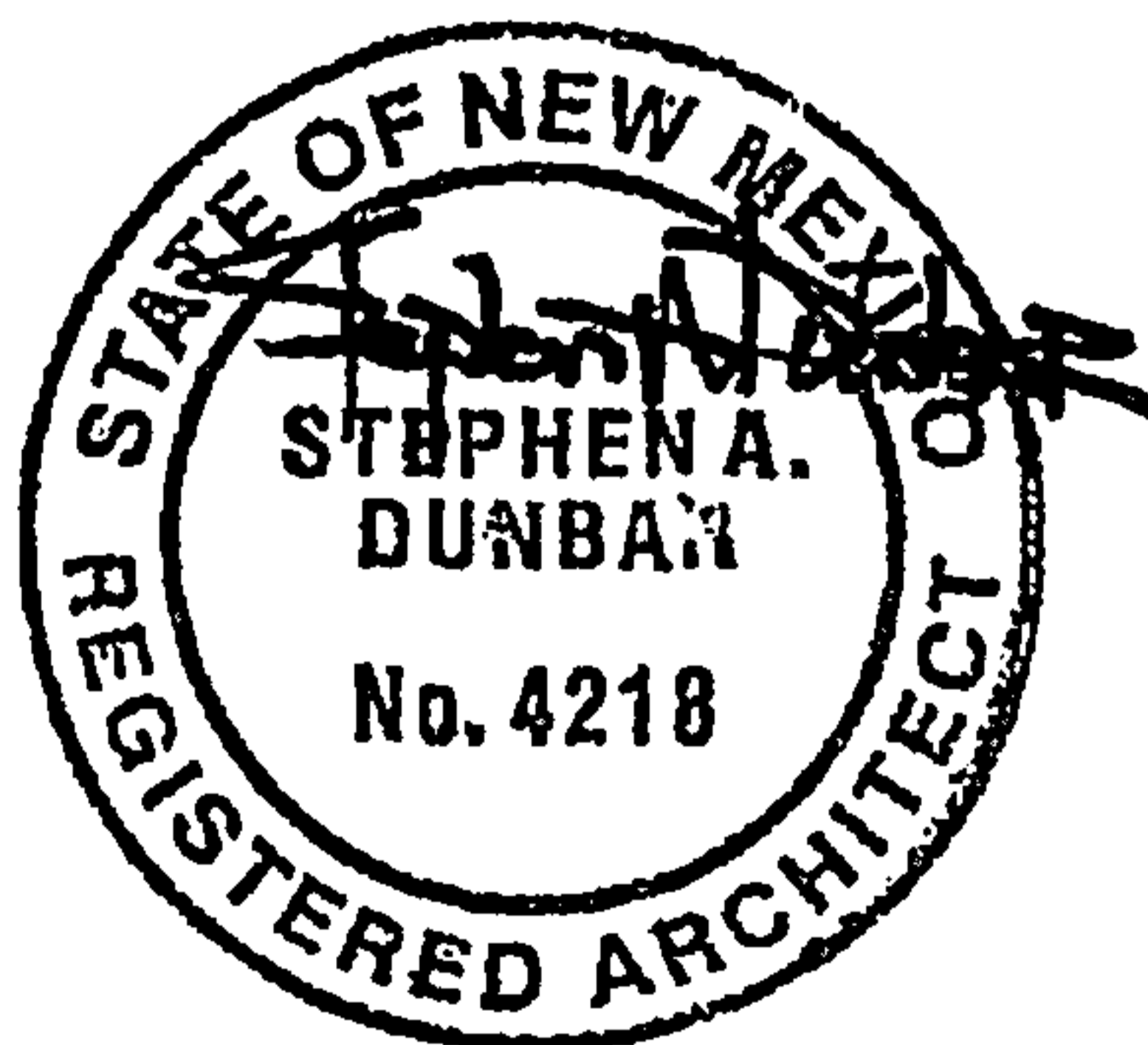
Ms. Ortiz,

I, Stephen Dunbar, NMRA #4218, of the firm Modulus Architects, hereby certify that the above reference project is in substantial compliance with and in accordance with the design intent of the TCL site plan dated 1-08-16 and approved by Transportation on 2-11-16. I further certify that Craig Calvert, Project Manager at Modulus Architects, personally visited the site on 7-26-16 and has determined by visual inspection that the improvements installed to date are representative of actual site conditions and is true and correct to the best of his knowledge and belief. This certification is submitted in support of a request for a permanent certificate of occupancy.

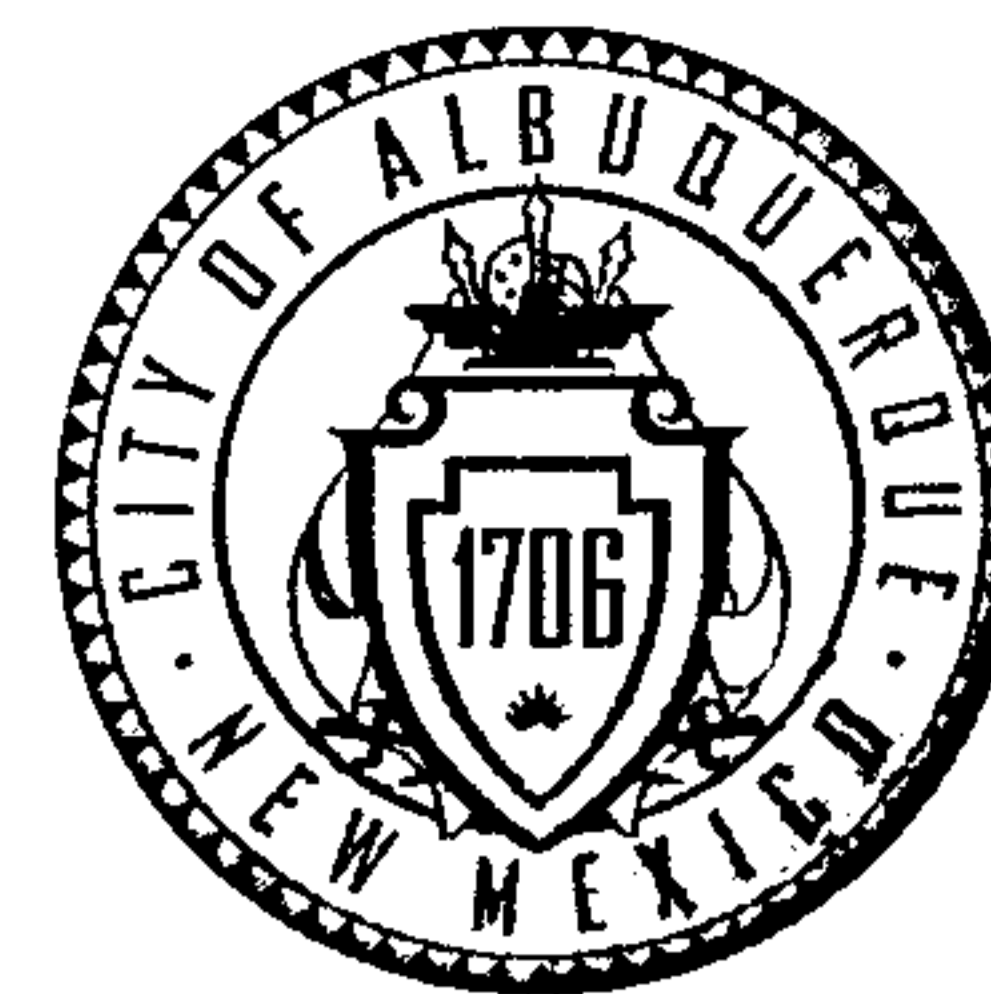
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

Stephen Dunbar, AIA  
Principal in Charge  
Modulus Architects, Inc.  
110 Sun Avenue NE, Suite 305  
Albuquerque, NM 87109  
(O) 505.338.1499, Ext. 1004



# CITY OF ALBUQUERQUE



February 11, 2016

Martin Tapia  
Modulus Architects  
220 Copper Ave, NW Ste. 350  
Albuquerque, NM 87102

**Re: Dunkin Donuts**  
**2301 Juan Tabo Blvd., NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 1-8-16 (H21-D051)

Dear Mr. Tapia,

The TCL submittal received 2-116 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.

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 Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

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.

Sincerely,

Racquel M. Michel, P.E.  
Traffic Engineer, Planning Dept.  
Development Review Services

\gs via: email  
C: CO Clerk, File

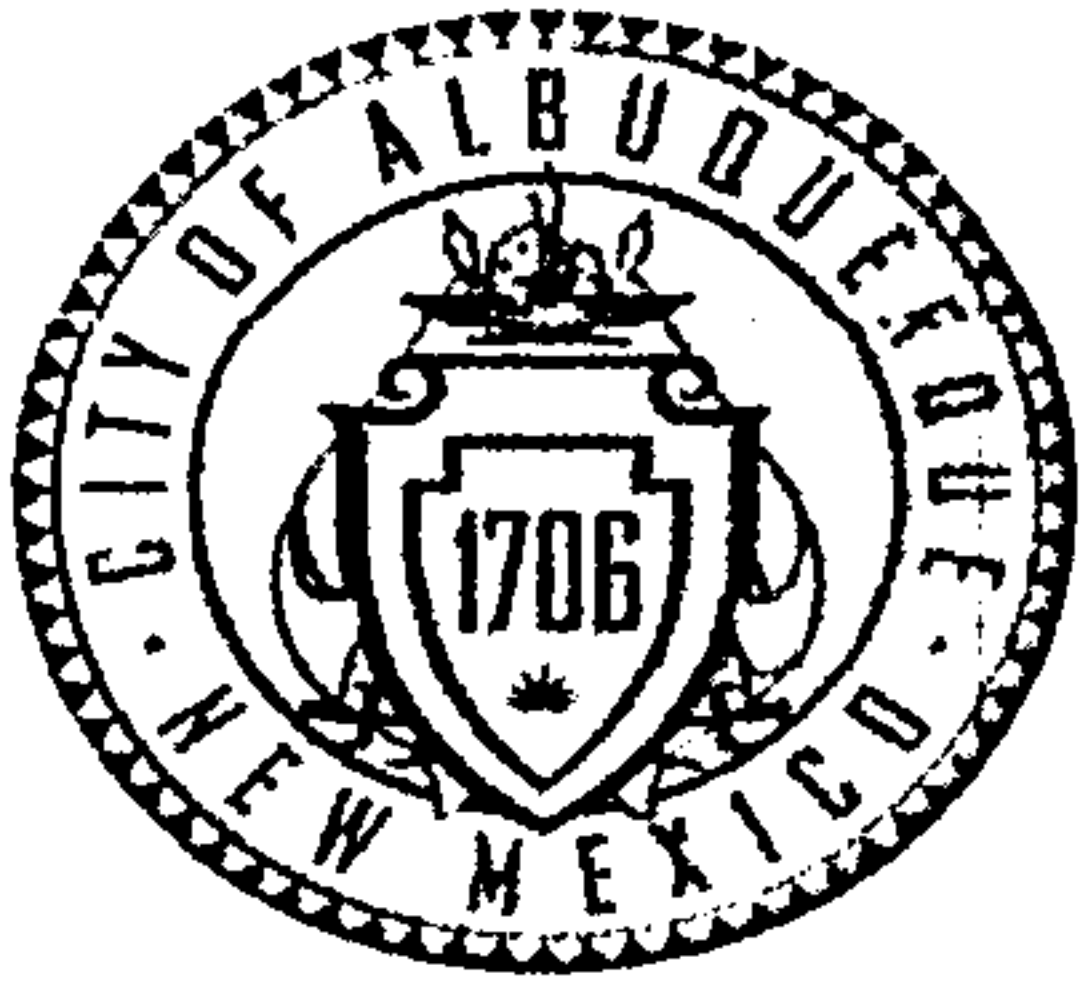
PO Box 1293

Albuquerque

New Mexico 87103

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





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H210051  
 DRB#: N/A EPC#: N/A Work Order#: N/A  
 Legal Description: Snow Heights addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd. NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten  
 Address: 1005 21st St SE, Suite B1 Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: \_\_\_\_\_ E-mail: Jeffwooten.pe@gmail.com

Owner: NMR, LLC. Contact: Murad Fazal  
 Address: 17W662 Butterfield Road, suite 305, Oakbrook Terrace, IL. 60181  
 Phone#: 312-578-1888 ext.102 Fax#: \_\_\_\_\_ E-mail: meradf@fdngroup.com, ahabib@zjgroup.net

Architect: Modulus Architects Contact: Martin Tapia  
 Address: 220 Copper Ave NW, Ste. 350 Albuquerque, NM 87102  
 Phone#: 505-338-1499 Fax#: \_\_\_\_\_ E-mail: mtapia@modulusarchitects.com

Other Contact: Modulus Architects Contact: Craig Calvert  
 Address: 220 Copper Ave NW, Ste. 350 Albuquerque, NM 87102  
 Phone#: 505-338-1499 Fax#: \_\_\_\_\_ E-mail: CCalvert@modulusarchitects.com

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION *Resub*
- MS4/ EROSION & SEDIMENT CONTROL

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

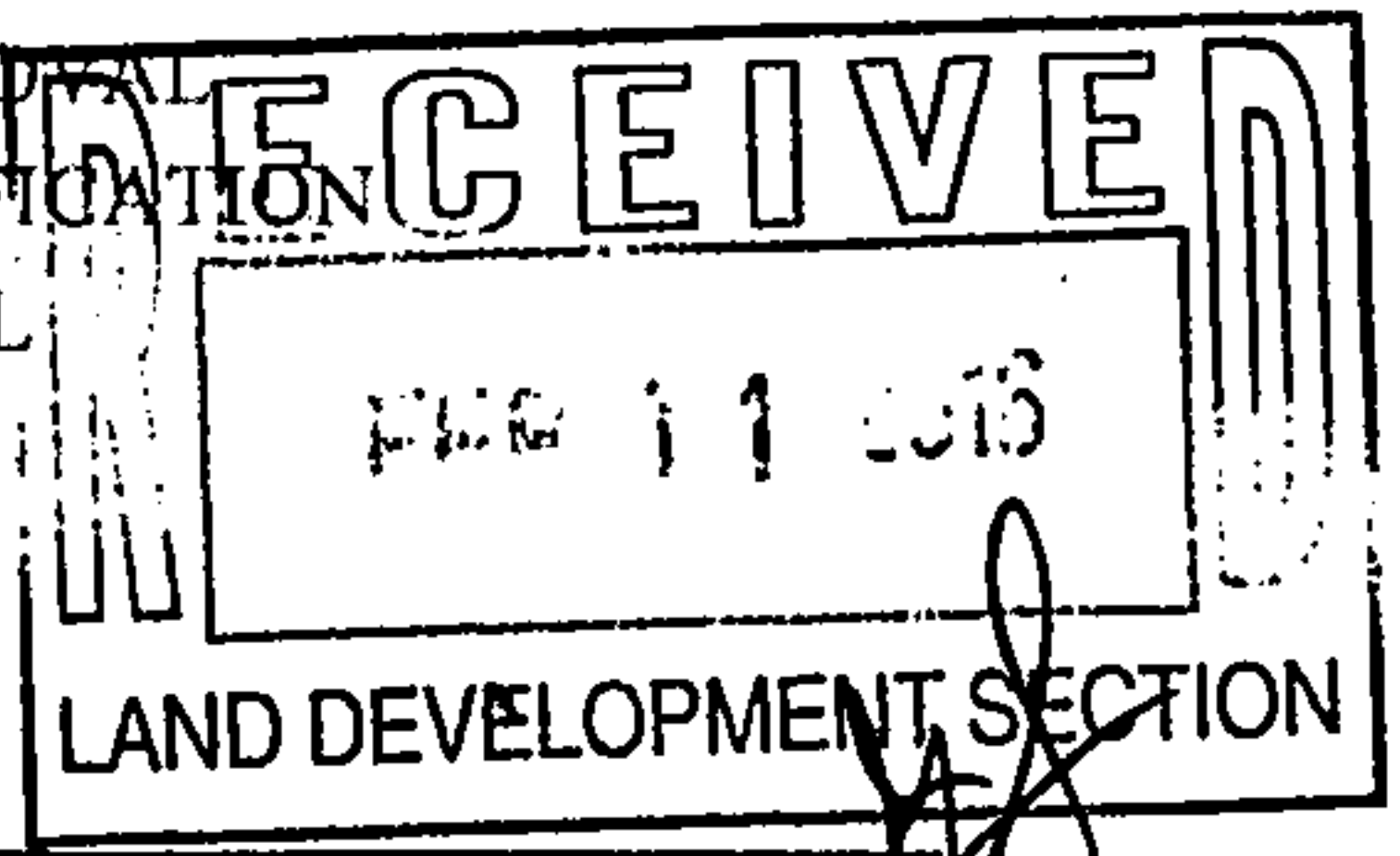
- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)
- OTHER (SPECIFY) \_\_\_\_\_

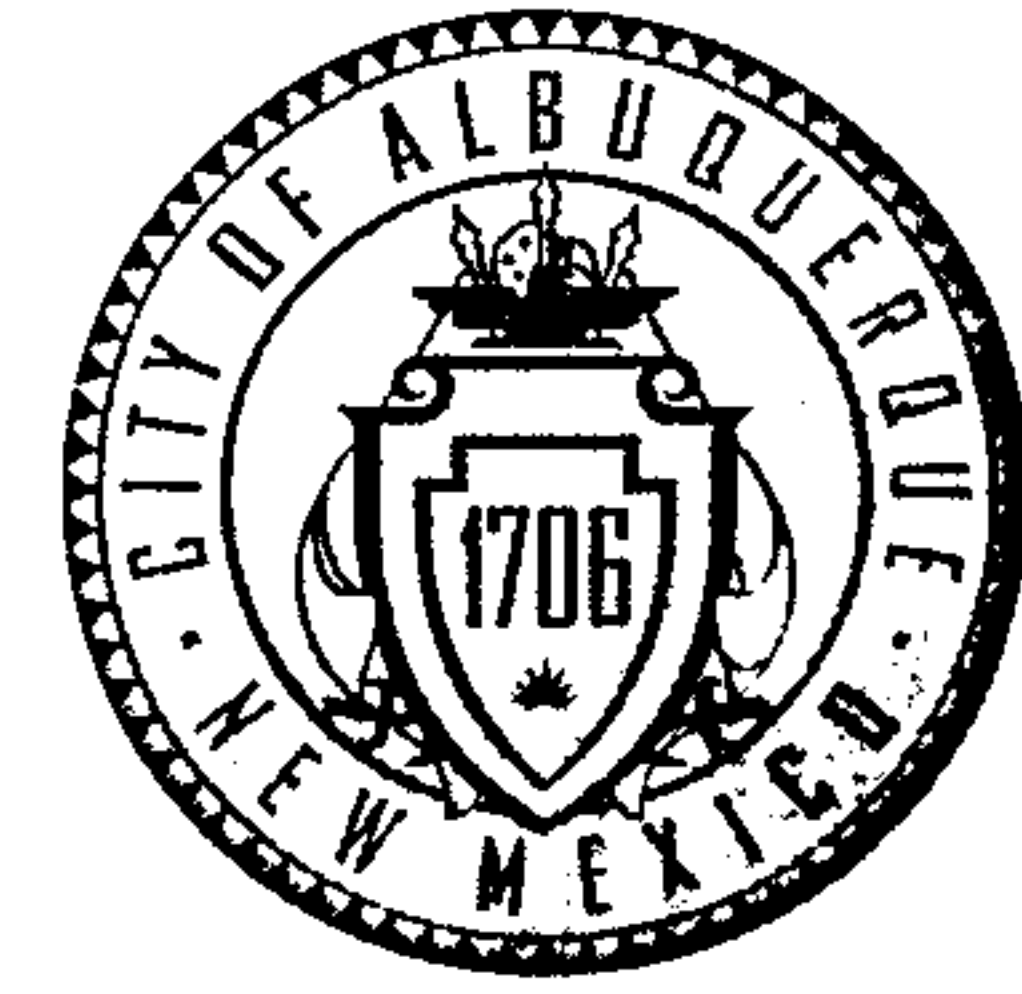
IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 02/11/2016 By: Martin Tapia



COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

# CITY OF ALBUQUERQUE



January 8, 2016

Martin Tapia  
Modulus Architects  
220 Copper Ave., NW  
Albuquerque, NM 871102

**Re: Dunkin Donuts**  
**2301 Juan Tabo Blvd., NE**  
**Traffic Circulation Layout**  
Engineer's/Architect's Stamp dated 1-6-16 (H21-D051)

Dear Mr. Tapia,

Based upon the information provided in your submittal received 1-7-16, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please dimension and detail all existing sidewalks, right of ways and ADA access ramps per COA standard drawing. Please attach Site Detail Sheet.
2. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please add sign at the south side of building at the end of the Drive Thru and before the ADA pedestrian crossing to building entrance informing vehicles to not stop or block this area.
3. 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 the sidewalk dimension.
4. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval.
5. One-way vehicular paths require pavement directional signage and a posted "**Do Not Enter**" sign at the point of egress. Please add sign at south east entrance off of Towner Ave.

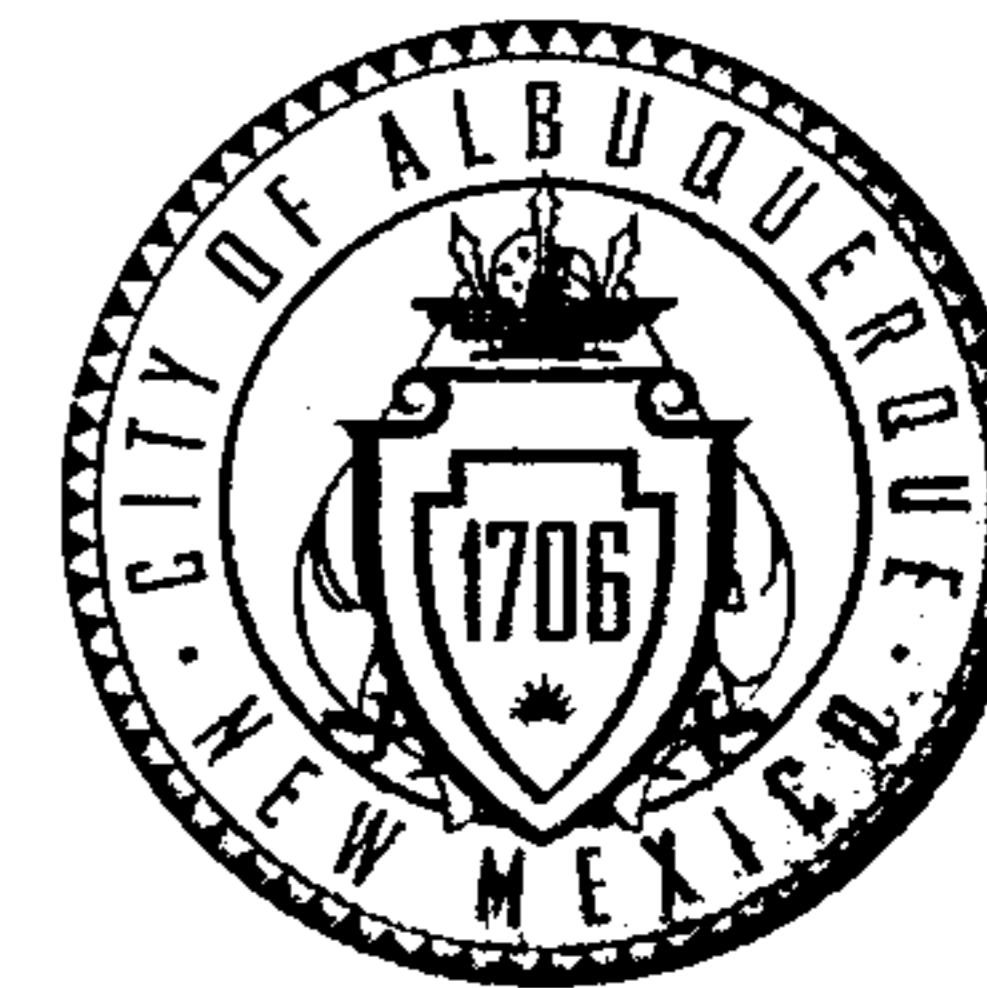
PO Box 1293

Albuquerque

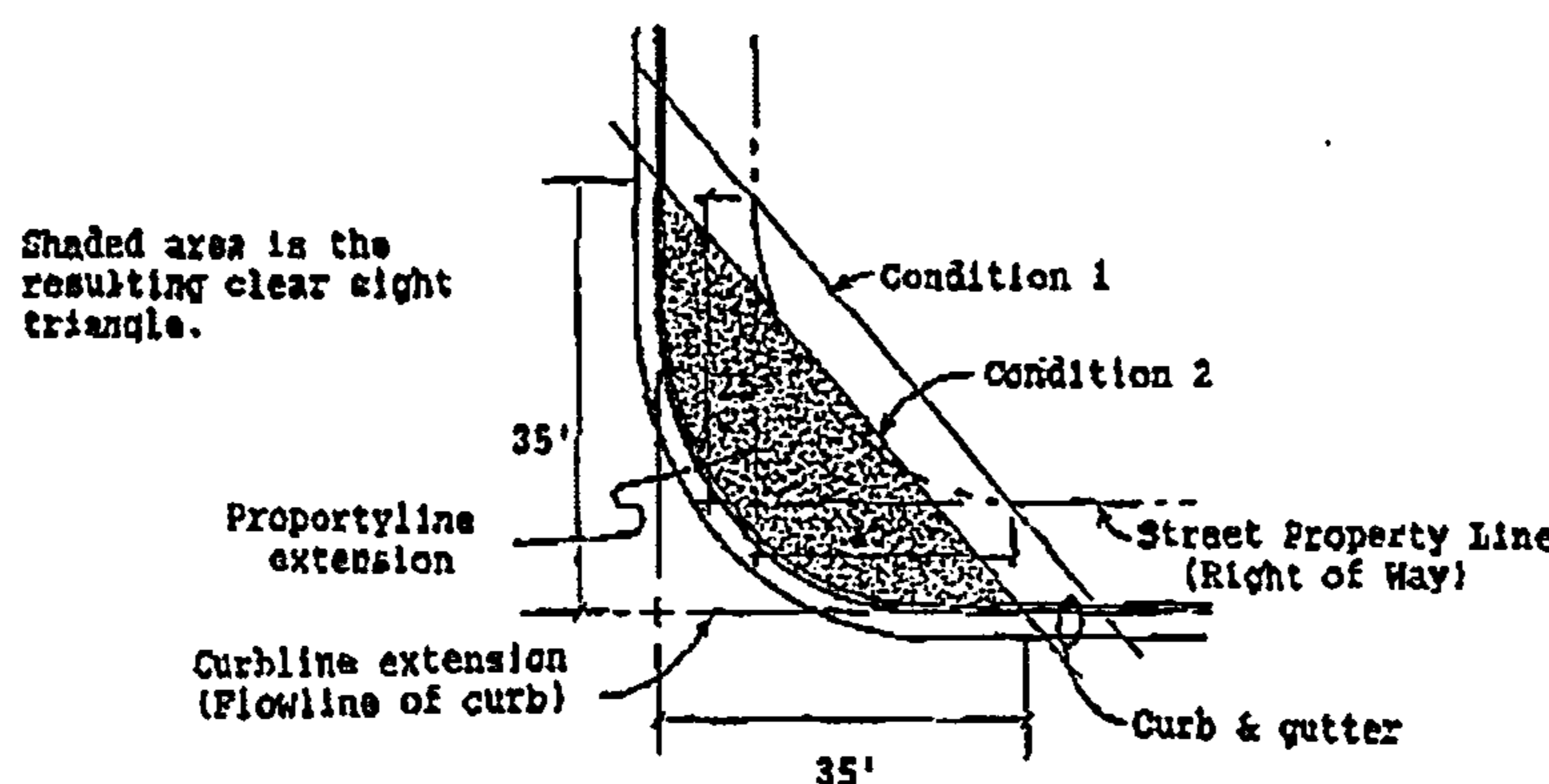
New Mexico 87103

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

# CITY OF ALBUQUERQUE



- Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please show this detail for entrances/exits at Towner Ave., Menaul Blvd., and Juan Tabo Blvd.



- 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."
- All broken or cracked sidewalk must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
- Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

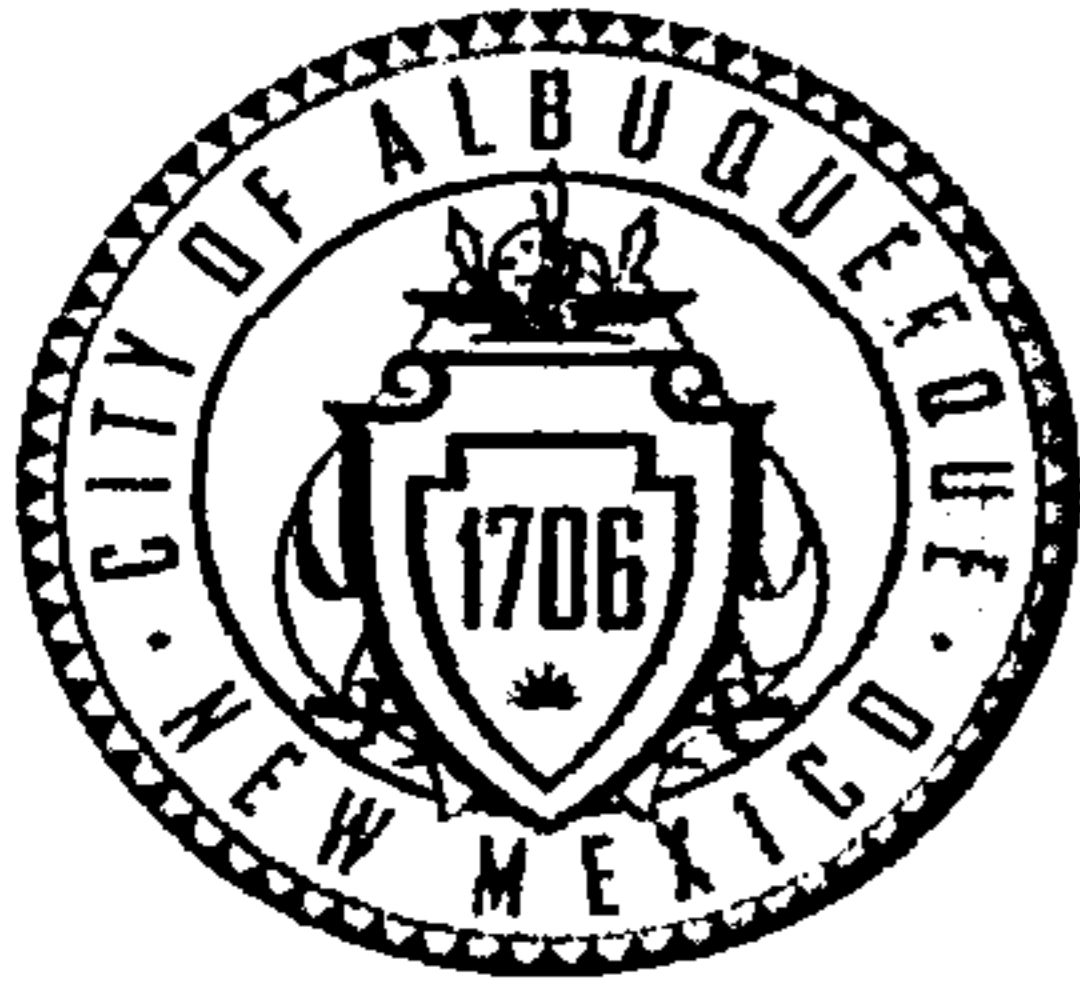
[www.cabq.gov](http://www.cabq.gov)

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



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Dunkin Donuts Building Permit #: \_\_\_\_\_ City Drainage #: H210051  
 DRB#: N/A EPC#: N/A Work Order#: N/A  
 Legal Description: Snow Heights addition, Parcel 1-A, Block 88-B  
 City Address: 2301 Juan Tabo Blvd. NE

Engineering Firm: Wooten Engineering Contact: Jeff Wooten  
 Address: 1005 21st St SE, Suite B1 Rio Rancho, NM 87124  
 Phone#: 505-980-3560 Fax#: \_\_\_\_\_ E-mail: Jeffwooten.pe@gmail.com

Owner: NMR, LLC. Contact: Murad Fazal  
 Address: 17W662 Butterfield Road, suite 305, Oakbrook Terrace, IL. 60181  
 Phone#: 312-578-1888 ext.102 Fax#: \_\_\_\_\_ E-mail: meradf@fdngroup.com, ahabib@zjgroup.net

Architect: Modulus Architects Contact: Martin Tapia  
 Address: 220 Copper Ave NW, Ste. 350 Albuquerque, NM 87102  
 Phone#: 505-338-1499 Fax#: \_\_\_\_\_ E-mail: mtapia@modulusarchitects.com

Other Contact: Modulus Architects Contact: Craig Calvert  
 Address: 220 Copper Ave NW, Ste. 350 Albuquerque, NM 87102  
 Phone#: 505-338-1499 Fax#: \_\_\_\_\_ E-mail: CCalvert@modulusarchitects.com

Check all that Apply:

**DEPARTMENT:**

- HYDROLOGY/ DRAINAGE
- TRAFFIC/ TRANSPORTATION
- MS4/ EROSION & SEDIMENT CONTROL

**TYPE OF SUBMITTAL:**

- ENGINEER/ ARCHITECT CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE MASTER PLAN
- DRAINAGE REPORT
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- EROSION & SEDIMENT CONTROL PLAN (ESC)

OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?:  Yes  No

DATE SUBMITTED: 01/06/2016 By: Martin Tapia

**CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- 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
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- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- PRE-DESIGN MEETING
- OTHER (SPECIFY) \_\_\_\_\_



COA STAFF: \_\_\_\_\_ ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

## **Martin Tapia**

---

**From:** Martin Tapia  
**Sent:** Wednesday, January 06, 2016 11:53 AM  
**To:** plndrs@cabq.gov  
**Cc:** Craig Calvert; Angela Benson; Martin Tapia  
**Subject:** TCL Submittal - DD @ 2301 Juan Tabo NE  
**Attachments:** csx\_SP-1-TCL.pdf; DRS-DRAINAGE INFO SHEET\_ELECTRONIC\_DD.pdf

Attached are the files required for our Submittal for TCL of the proposed Dunkin Donuts on Juan Tabo. 1 – 24" x 36" PDF of the TCL drawing and 1 - 8 ½" x 11" PDF of the Drainage and Transportation Information Sheet.

As per Racquel Michel's email to Angela Benson on 11/6/2015 at 10am, Transportation has already approved the Site Plan that we provided as part of our ZHE application. If there are any questions or concerns please let us know. I will also drop off a full size hard copy and application by 10am Thursday morning.

Thank you,

**MARTÍN TAPIA, PROJECT MANAGER**  
**MODULUS ARCHITECTS, INC.**  
220 Copper Ave NW, Ste. 350  
Albuquerque, NM 87102  
Office 505.338.1499  
Fax 505.338.1498

