

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

March 13, 2017

Cesar Segovia
Rogue Architects
513 Main St, Suite 300
Fort Worth, TX 76102

Robert Adams
Adams Engineering
8951 Cypress Waters Blvd, Suite 150
Dallas, TX 75019

**RE: McDonalds – Coors and Hanover
1501 Coors Blvd NW
Grading Plan Engineer's Stamp Date: 2/28/17
Hydrology File: J11D037**

Dear Mr. Segovia & Mr. Adams:

PO Box 1293

Based upon the information provided in your submittal received 3/9/17, the Grading Plan is approved for Building Permit, Grading Permit, and Paving Permit.

If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Albuquerque

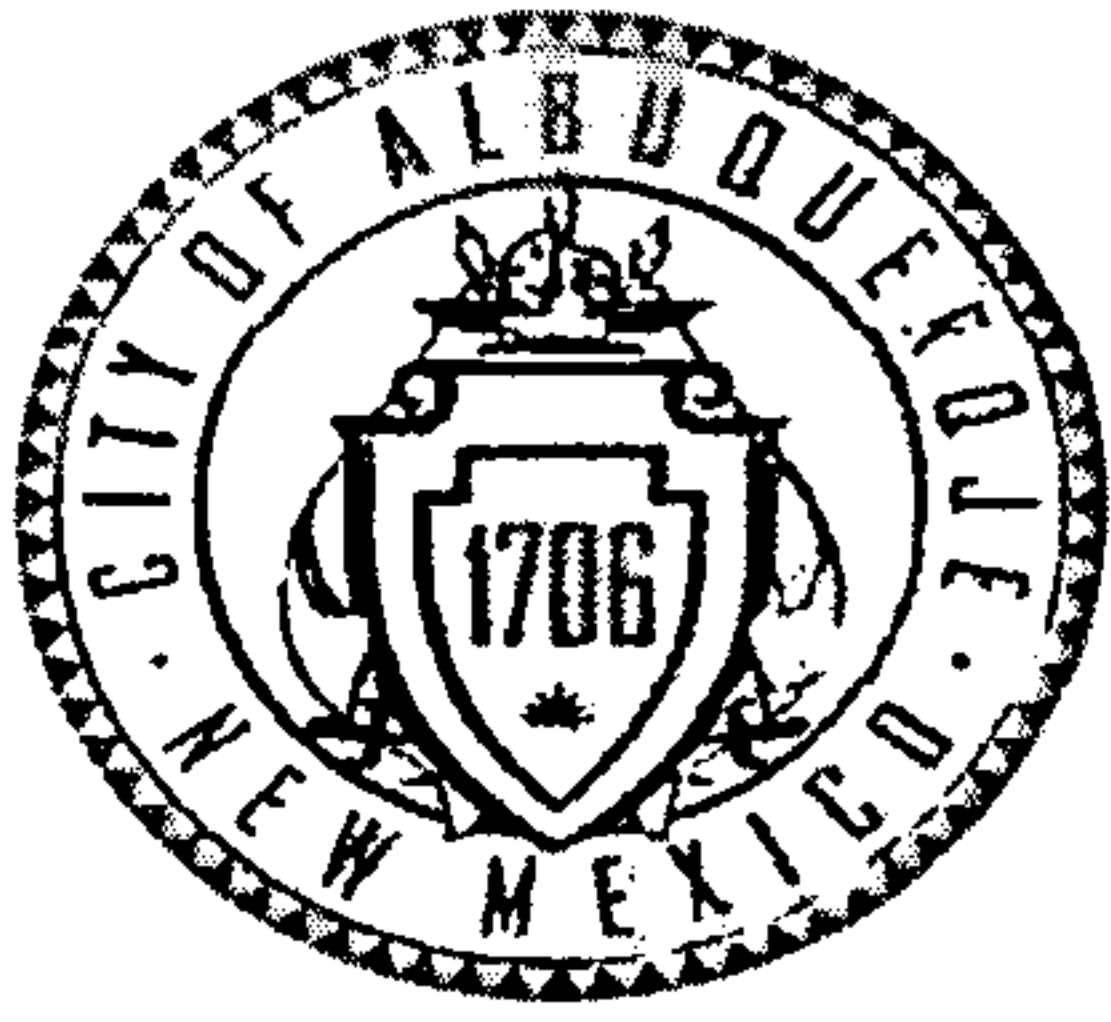
Sincerely,

New Mexico 87103

www.cabq.gov

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

****THIS PERMIT IS UNDER FASTRAX REVIEW****



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

FASTRAX REVIEW PERMIT

Project Title: McDonalds - Coors & Hanover Building Permit #: BP-2016-31138 Hydrology File #: 21110037

DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: _____

City Address: 1501 Coors Blvd NW, Albuquerque NM

Eng Firm
Applicant: Rogue Architects Contact: Cesar Segovia

Address: 513 Main St, Suite 300, Fort Worth TX 76102

Phone#: 817-529-6874 Fax#: _____ E-mail: cesar@roguearchitects.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION



RECEIVED
3-9-17

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL retail
☐ CERTIFICATE OF OCCUPANCY Ac=1.34
imp.=.96

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)

☐ OTHER (SPECIFY) _____

☐ PRE-DESIGN MEETING?

☐ 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

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 03/08/2017

By: Cesar Segovia

Cesar Segovia

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



February 28, 2017

City of Albuquerque
Planning Department Hydrology Development Services
600 2nd St. NW
Albuquerque, NM 87102

RE: McDonald's 1501 Coors Blvd.
File # J11-D037

Dana Peterson:

Below are the responses corresponding to the comments dated February 2, 2017 for the above referenced project.

1. Conversion of DI#1 from a Type Single C to a Type Single D requires one of the following as there is no throated inlet less than 150' upstream of this catchment:
 - a. A throated drop inlet (Type A or C) may be added within 150' upstream of DI#1.
 - b. DI#1 may be replaced with a Type Double-D inlet. This seems to be the more feasible option.
 - We have noted for DI#1 to be replaced with a Type Double D inlet. ✓
2. For connections to City Facilities, storm drain material must be RCP Class 3 or 4, PVC, Ductile Iron Pipe, or HPPP (High Performance Polypropylene Pipe). This applies to STRM-4 tying into MH#4. Additionally, it may be more feasible to tie directly into the back of DI#1.
 - We have changed the pipe material for STRM-4 to RCP Class 3. ✓
3. Will adjustments be needed to raise or lower MH#4 on Hanover? This is currently on the sidewalk and is proposed to be in the drivepad.
 - ✓ • We have added a note for MH#4 to be lowered to match proposed top of pavement.
- ✓ 4. Ensure the fence around Bio-retention Areas 3 and 4 is at least 42" in height.
 - The fence around Bio-retention Areas 3 and 4 will be 4' tall. The detail is shown on Sheet C10.4 Standard Details.
5. Waterblocks, at least 8" high from top of pavement on the drivepad to bottom of gutter along the road, need to be incorporated at the Coors entrance. Correspondence is attached.
 - The Top of Pavement elevation shown at the Coors entrance has been modified to be 8" higher than the bottom of gutter along the road.
6. Please coordinate with NMDOT for work within their ROW along Coors Blvd. Provide correspondence showing coordination.
 - ✓ • Correspondence with NMDOT is attached.

7. This work will require an Erosion and Sediment Control Plan submitted to the storm water quality engineer (Curtis Cherne, PE, ccheme@cabq.gov) before Building Permit Approval.
 - Erosion and Sediment Control Plan has been submitted to the Storm water quality engineer.
- ✓ 8. The Grading Plan will need to be sealed by the Engineer prior to approval by Hydrology.
 - The grading plan is signed and sealed by the engineer.

Please contact me if there are further comments or questions.

Respectfully,
ADAMS



Matt Korte

Plan Review Comments and Responses



Project CN : Mc Donald's		Description / Location :	NM-45 Coors Blvd at Hanover
Plan Completion % :	90% Review	Reviewer	Traffic Section
Date :	2/6/2017	District :	3

Disposition: A -> Accept; C -> Clarify P -> Pending			
Number	Sheet	Comment	by whom
	NOTE	Verify by survey that the property limits of the Mc Donald's proposed dedication. Area is in conflict with right of way maps associated with NMDOT Coors and I-40 Project TPU-040-3	Traffic Section
	NOTE	If proposed area is indeed owned by Mc Donald's the dedicated area shall follow the requirements listed in the State Access Management Manual section 14 page 43 Chapter 5 paragraph 4. 11_14_2016	Traffic Section
	C1.1	SWPPP General Note 1- NOI and Information shall be provided to D-3 Drainage Engineer Tim Trujillo	Traffic Section
	C1.1	Paving Notes General Note added - All off site improvements with in NMDOT right of way shall adhere to the most recent rendition of the NMDOT Standard Specifications	Traffic Section
	C1.1	Add NMDOT general notes on traffic control. Shall be provided with email	Traffic Section
	C3.0	Reference note on sheet C1.1 or item 11 this sheet	Traffic Section
	C4.0	Driveway Profile to include the following: through travel lane shoulder stripe, right of way line, driveway slope in %. Follow design guide in state access management manual Section 18 Chapter 8 Paragraph (N). Request was made on 11_14_2016	Traffic Section
	C4.0	Driveway Cross section taken at the CL of the driveway looking North. Include the following: all lane widths for southbound Coors Blvd to include the new established right turn bay, curb and gutter, sidewalk ect Request was made on 11_14_2016	Traffic Section
	C4.0	Show the correct geometry for NM-45 Coors Blvd southbound on all sheets "Three through lanes and a dedicated right"	Traffic Section
	C4.0	Under pavement marking legend (M) show 24 inch stop bar to be installed with 36X36 stop sign	Traffic Section
	C4.0	For Key Note 16 Provide detail and cross section to ensure there is not a drop off at back of sidewalk.	Traffic Section

Reviewed and Verified

Pending

Sign/ Date Corrected

Email Received 11/8/2016 by Lee Morris

	C4.0	Right of way dedication note shall be revised to include the dedication will be identified on the Platt map with Bernalillo County. Revised platt map shall be submitted with the driveway permit application	Traffic Section		
	C6.0	Provide pavement detail. Shall included the following: two 2.5 inch lifts of NMDOT SP-III PG 70-22 oil. No more than 15 % RAP included. Follow specification 416. Base Course follow specification 303. Subgrade Preperation follow specification 207. Pavement structure shall meet this criteria or match existing pavement structure which ever is more strict.	Traffic Section		
	C8.1	Pond 3 & 4 shall have fltable screens at the outlet pipe to control trash entering the storm drain system	Traffic Section		
	C8.2	Show fltable screens in profile for pond 3 # 4	Traffic Section		
	L1.0	Landscaper rock shall not take away or cut into the pond volume for all 4 proposed ponds	Traffic Section		
	C11.0	Provide a variable message board 48 hours in advance of lane closure	Traffic Section		
	C11.0	Provide cross section of traffic contrtol setup. Show device location :DRUM" shy distance, and the saw cut line.	Traffic Section		
	C11.0	Hanover westbound shall maintain an 11 foot lane at all times	Traffic Section		

CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

February 2, 2017

Cesar Segovia
Rogue Architects
513 Main St #300
Fort Worth, TX 76102

RE: **McDonalds – Coors and Hanover**
1501 Coors Blvd NW
Grading Plan
(Non-stamped) Plan Date: 1/16/17 (File: J11D037)

Dear Mr. Segovia:

Based upon the information provided in your submittal received 1/30/2017, the Grading Plan is not approved for Building Permit. The following comments need to be addressed for approval of the above referenced project:

1. Conversion of DI#1 from a Type Single C to a Type Single D requires one of the following as there is no throated inlet less than 150' upstream of this catchment:
 - a. A throated drop inlet (Type A or C) may be added within 150' upstream of DI#1.
 - b. DI#1 may be replaced with a Type Double-D inlet. This seems to be the more feasible option.
2. For connections to City Facilities, storm drain material must be RCP Class 3 or 4, PVC, Ductile Iron Pipe, or HPPP (High Performance Polypropylene Pipe). This applies to STRM-4 tying into MH#4. Additionally it may be more feasible to tie directly into the back of DI#1.
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5. Waterblocks, at least 8" high from top of pavement on the drivepad to bottom of gutter along the road, need to be incorporated at the Coors entrance.

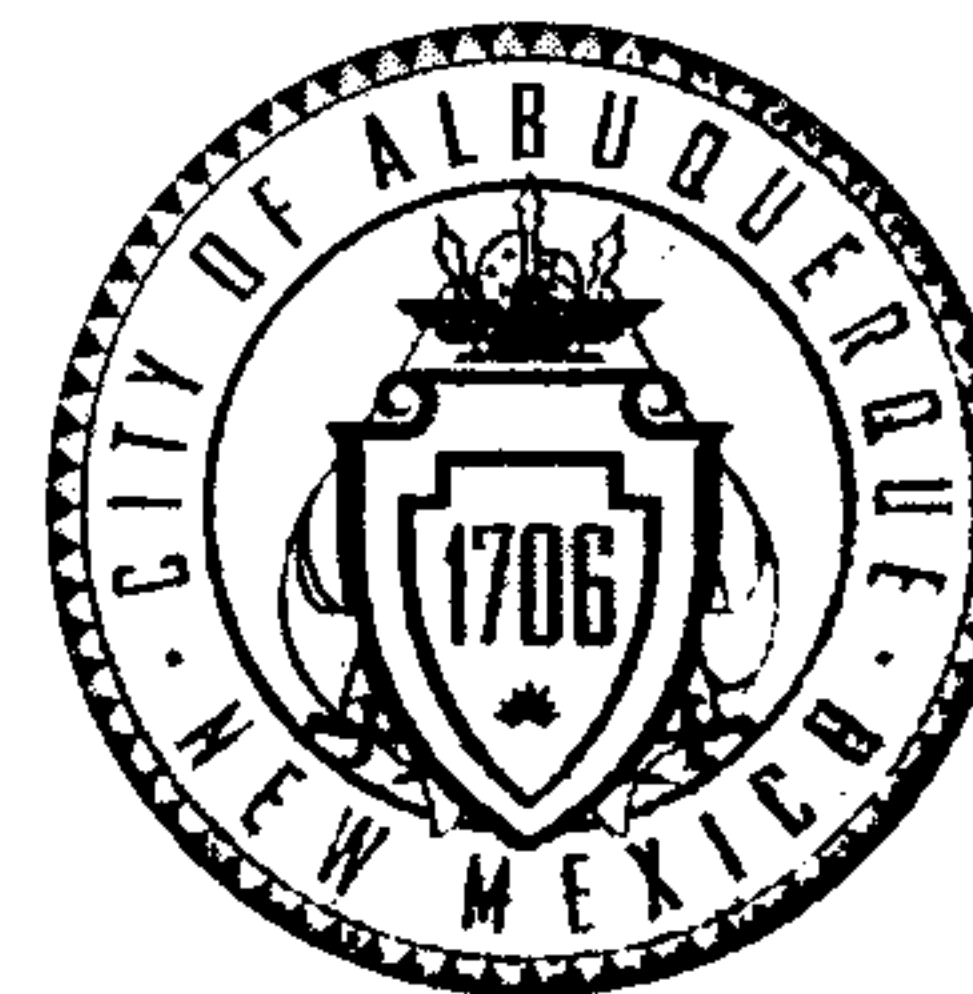
PO Box 1293

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CITY OF ALBUQUERQUE



Richard J. Berry, Mayor

6. Please coordinate with NMDOT for work within their ROW along Coors Blvd. Provide correspondence showing coordination.
7. This work will require an Erosion and Sediment Control Plan submitted to the storm water quality engineer (Curtis Cherne, PE, ccherne@cabq.gov) before Building Permit Approval.
8. The Grading Plan will need to be sealed by the Engineer prior to approval by Hydrology.

Modifications to existing inlet DI#1 and MH#4 will require an SO-19 Permit. If you have any questions, please contact me at 924-3695 or dpeterson@cabq.gov.

Sincerely,

Dana Peterson, P.E.
Senior Engineer, Planning Dept.
Development Review Services

PO Box 1293

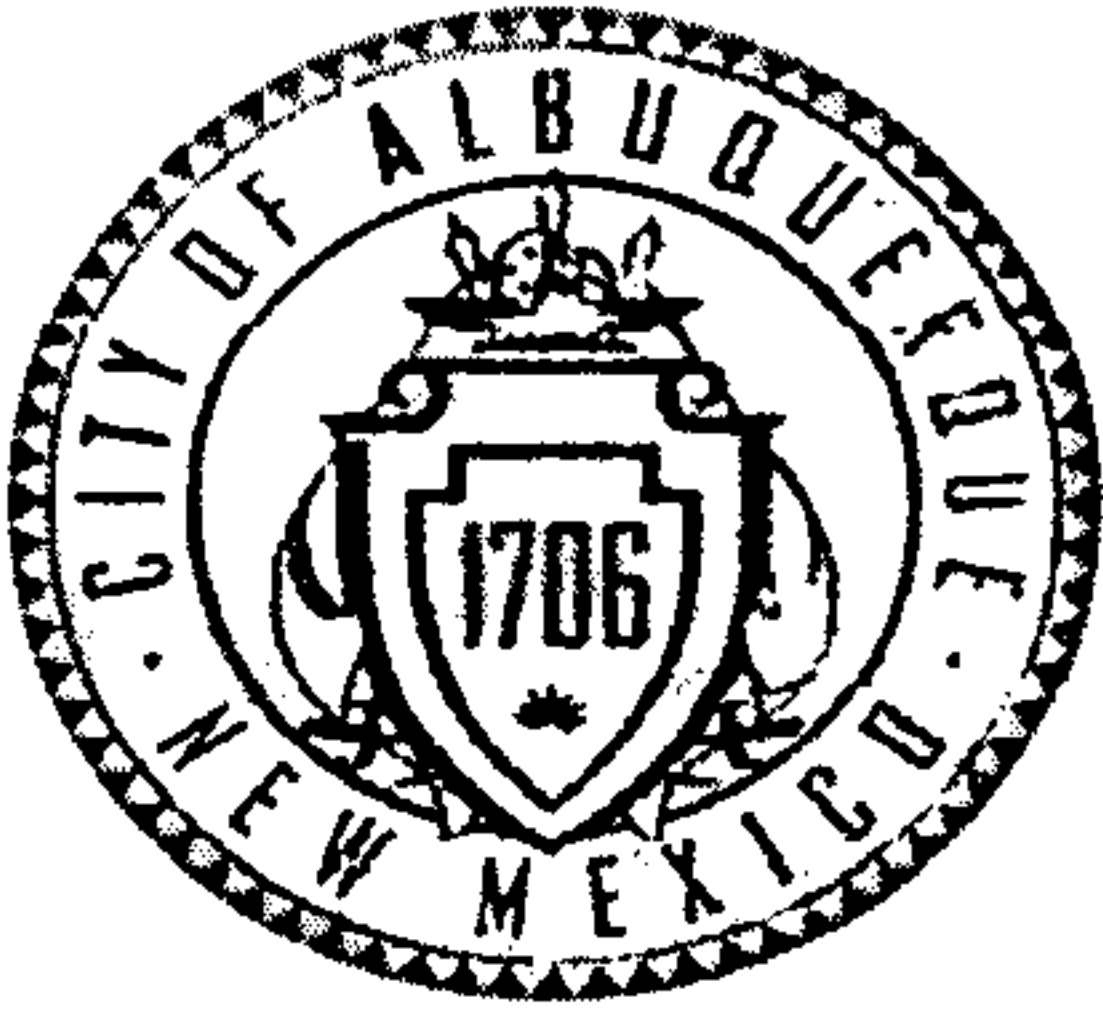
Albuquerque

New Mexico 87103

www.cabq.gov

Orig: Drainage file

****THIS PERMIT IS UNDER FASTRAX REVIEW****



City of Albuquerque

Planning Department
Development & Building Services Division

FASTRAX

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

FASTRAX REVIEW PERMIT

Project Title: McDonalds - Coors & Hanover Building Permit #: BP-2016-31138 Hydrology File #: J11D037
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: _____
City Address: 1501 Coors Blvd NW, Albuquerque NM

Applicant: Rogue Architects Contact: Cesar Segovia
Address: 513 Main St, Suite 300, Fort Worth TX 76102
Phone#: 817-529-6874 Fax#: _____ E-mail: cesar@roguearchitects.com

Other Contact: _____ Contact: _____
Address: _____
Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

☒ HYDROLOGY/ DRAINAGE
☐ TRAFFIC/ TRANSPORTATION

TYPE OF SUBMITTAL:

☐ ENGINEER/ARCHITECT CERTIFICATION

☐ CONCEPTUAL G & D PLAN

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☐ DRAINAGE REPORT

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☐ GRADING/ PAD CERTIFICATION
☐ WORK ORDER APPROVAL
☐ CLOMR/LOMR

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 01/25/2017

By: Cesar Segovia

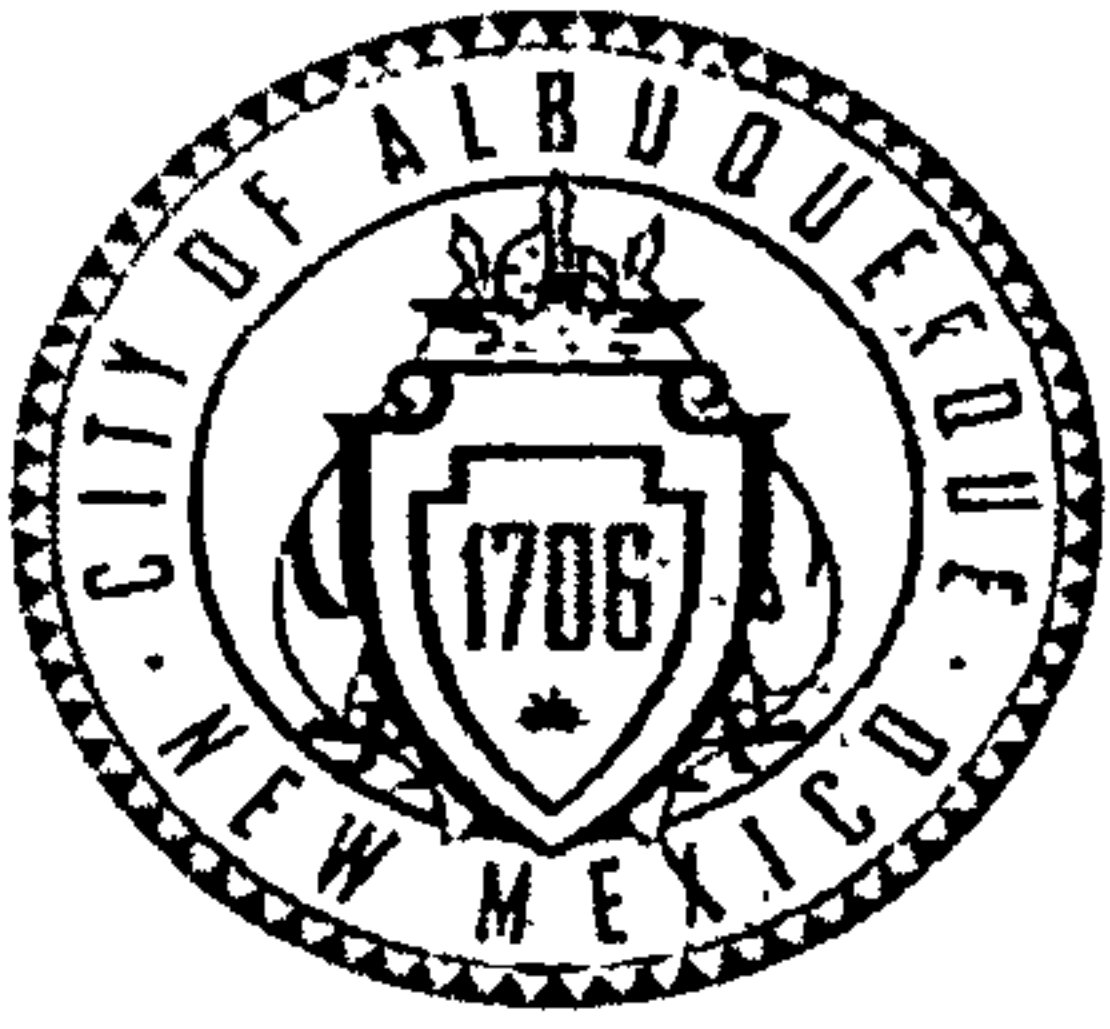
Cesar Segovia

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

****THIS PERMIT IS UNDER FASTRAX REVIEW****



City of Albuquerque

Planning Department

Development & Building Services Division

FASTRAX

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2016)

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Project Title: McDonalds - Coors & Hanover Building Permit #: BP-2016-31138 Hydrology File #: 2110037

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Legal Description: _____

City Address: 1501 Coors Blvd NW, Albuquerque NM

Applicant: Rogue Architects Contact: Cesar Segovia

Address: 513 Main St, Suite 300, Fort Worth TX 76102

Phone#: 817-529-6874 Fax#: _____ E-mail: cesar@roguearchitects.com

Other Contact: _____ Contact: _____

Address: _____

Phone#: _____ Fax#: _____ E-mail: _____

Check all that Apply:

DEPARTMENT:

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☐ WORK ORDER APPROVAL

☐ CLOMR/LOMR

☐ OTHER (SPECIFY) _____

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 01/25/2017 By: Cesar Segovia

Cesar Segovia

COA STAFF

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Over the phone predesign.

Carrillo, Abiel X.

From: Carrillo, Abiel X.
Sent: Wednesday, December 21, 2016 4:38 PM
To: 'Heather Macomber'
Cc: Matt Korte
Subject: RE: 2012.299 McDonald's 1501 Coors Blvd. NW
Attachments: SO 19 NOTES with sig C.DOC; Reviews.docx

Heather,

Also, note the following:

- I found the plans for that segment on Coors (I think it's the one you have, Project Number 100176, it's a large file so here is the link: <https://www.dropbox.com/s/duo34ptnfd30pwr/100176.PDF?dl=0>) . However, the 10% guideline should be ok for this part of Coors.
- Wherever possible, store more than the minimum water quality volume (0.34" x impervious) as a way to offset additional discharge to Hanover.
- A connection to the existing manhole would be permitted through the SO-19 process (a small drainage structure in the right of way), so include the attached notes on the drawings. If you discharge through a sidewalk culvert, it would also be done through the SO-19.
- Here is a snapshot for that area from our GIS, the numbers refer to our drainage files; the purple lines are storm drain lines and sizes. Some file are electronic and some are hard files (for this site it is a hard file unfortunately).
- You can contact Rudy Rael if you'd like to coordinate getting copies of files, 505 924 3977).
- To help with your initial submittal, I have also attached an informal list of comments that I often make (ignore grammar and spelling errors...).



Thanks,

Abiel Carrillo, PE, CFM

Principal Engineer - Hydrology

Planning Department

Development Review Services Division

City of Albuquerque

505-924-3986

acarrillo@cabq.gov

600 2nd Street NW

Albuquerque, NM 87102

From: Heather Macomber [<mailto:heather.macomber@adams-engineering.com>]

Sent: Wednesday, December 21, 2016 3:50 PM

To: Carrillo, Abiel X.

Cc: Matt Korte

Subject: 2012.299 McDonald's 1501 Coors Blvd. NW

Abiel,

Thanks for taking the time to speak with me today. To summarize what we talked about, you are okay with us tying into the Storm MH in Hanover Rd. near the SWC of the McDonald's site, as long as we don't increase the runoff to it by more than 10%, and provide the water quality ponds. We will continue to use the inlet near the SEC of the site that already ties into an inlet in Coors Blvd.

If you have any other input or if I stated anything incorrectly, please let us know.

Thanks,

Heather Macomber
Designer

Adams | Engineering & Development Consultants
Tyler | **Dallas** | Austin

O: 817.328.3200 | D: 817.328.3243
8951 Cypress Waters Blvd., Suite 150
Dallas, TX 75019

fb | **in** | Website | Map

Cherne, Curtis

From: Cherne, Curtis
Sent: Monday, December 29, 2014 1:46 PM
To: 'Edgar Ortiz'
Cc: 'Trujillo, Timothy R, NMDOT'
Subject: McDonald's at Hanover and Coors NW

Edgar,
Thanks for the call.

1. A water quality pond is required to retain the first flush. First flush volume equals proposed impervious area times 0.34 inches.
2. Flood Zone- The City is going through a Physical Map Revision in this area. The Flood zone will be removed. The maps should go effective early summer. The City is allowed to use Preliminary maps for planning purposes, but not for construction purposes. If plans are submitted prior to the new FIRM panel being effective, the City is required to respect the flood zone for construction purposes (finished floor, compensatory volume, etc...).
3. Currently my GIS system is down. I looked at some old facilities maps (2000 vintage) and they showed a 48" storm drain in Coors at 0.00% slope. We don't have a drainage report on file. So it is difficult to determine downstream capacity.
4. Coors Blvd is a NMDOT facility. They may know more about the drainage facilities. Contact Tim Trujillo, NMDOT District 3 for more information. He is copied on this e-mail.

Curtis

From: Edgar Ortiz [<mailto:Edgar.Ortiz@Adams-Engineering.com>]
Sent: Wednesday, December 17, 2014 9:25 AM
To: Cherne, Curtis
Subject: McDonald's Albuquerque, NM (1501 Coors Blvd NW)

Good morning Curtis,

Our client McDonald's is looking into redeveloping the existing McDonald's on the NWC of Coors Blvd NW and Hanover Road NW there in Albuquerque. I do have a Pre-Application Meeting scheduled with the City on Tuesday December 23 @ 3:00 pm to discuss this project. Will you be in attendance to this meeting? The reason I ask is that I had some questions regarding storm water for this proposed redevelopment.

I've attached our conceptual site plan for reference. I would love to hear from you at the pre-application meeting, but if you are not anticipated to be at the meeting, I would like to speak with you regarding drainage for this project.

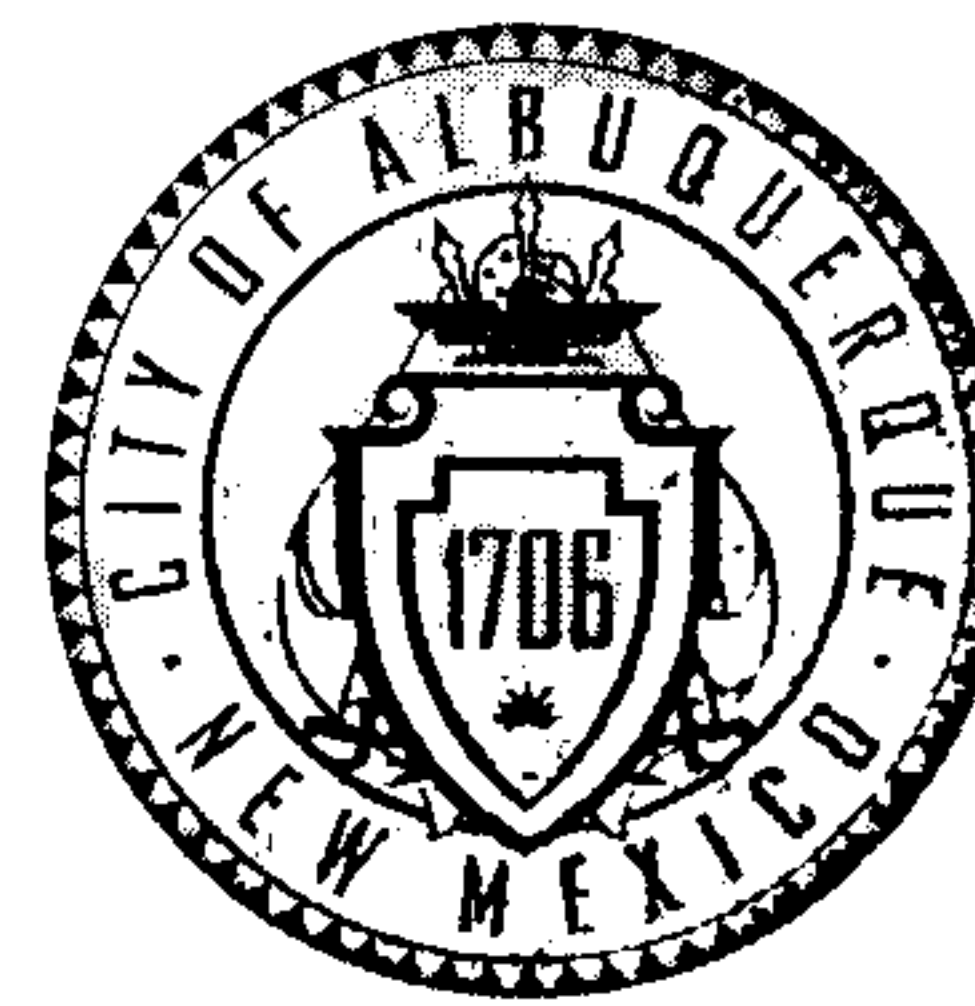
Regards,
Edgar Ortiz

Adams | Engineering & Development Consultants
Tyler | Dallas/Fort Worth | Austin | Tampa

O: 813.929.7499 Ext. 4203
27524 Cashford Circle, Suite 101
Wesley Chapel, Florida 33544
edgar.ortiz@adams-engineering.com
www.adams-engineering.com



CITY OF ALBUQUERQUE



January 31, 2017

Rogue Architects
Cesar Segovia
513 Main St, Suite 300
Fort Worth, TX 76102

Re: McDonalds – Coors & Hanover
1501 Coors Blvd NW
Traffic Circulation Layout
Engineer's/Architect's Stamp XX-XX-XX (J11-D037)

Dear Mr. Segovia,

Based upon the information provided in your submittal received 01-25-17, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. The traffic circulation layout must be stamped, signed, and dated by an engineer or architect licensed in the state of New Mexico.
2. Please provide the angle of the angled parking.
3. 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."** Please call out detail and location of HC signs.
4. The ADA access aisles 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)
5. Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between handicap parking and the sign in front of the building or move signs to sidewalk. Please call out detail and location of barrier curb.
6. One-way vehicular paths require pavement directional signage and a posted **"Do Not Enter"** sign at the point of egress. Please show detail and location of posted signs.
7. Please provide the detail sheet showing the standard details for the site.
8. Please provide additional information on the ADA curb ramps off of Hanover. Such as key note like the ones off Coors and clearly identify the radii. Will there be a work order for the ramps?
9. Please coordinate with NMDOT for work within their right of way. Provide correspondence showing coordination.

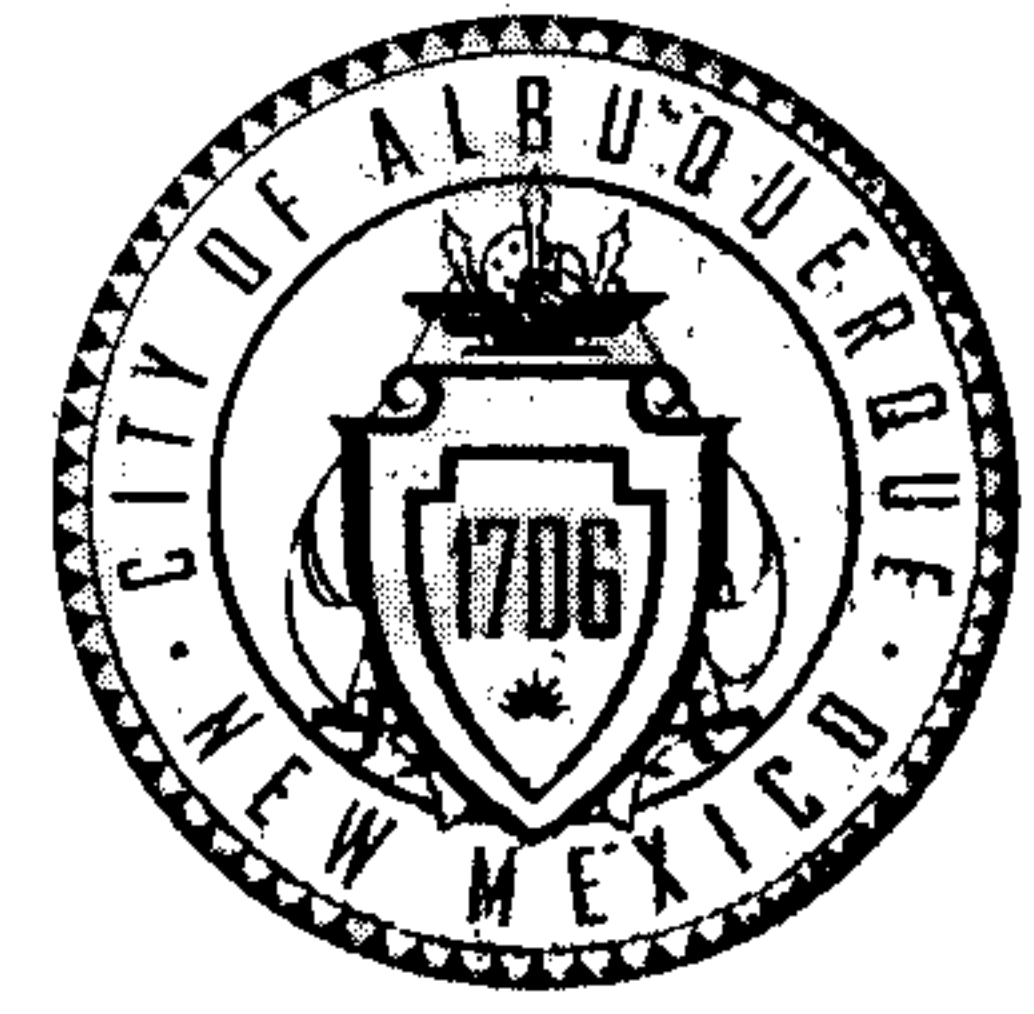
PO Box 1293

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New Mexico 87103

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CITY OF ALBUQUERQUE



Resubmit a revised plan along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. PDF copies of the plans and submittal package must be emailed to PLNDRS@cabq.gov at time of resubmittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in cursive script that reads 'Logan Patz'.

Logan Patz
Senior Engineer, Planning Dept.
Development Review Services

LWP via: email
C: File

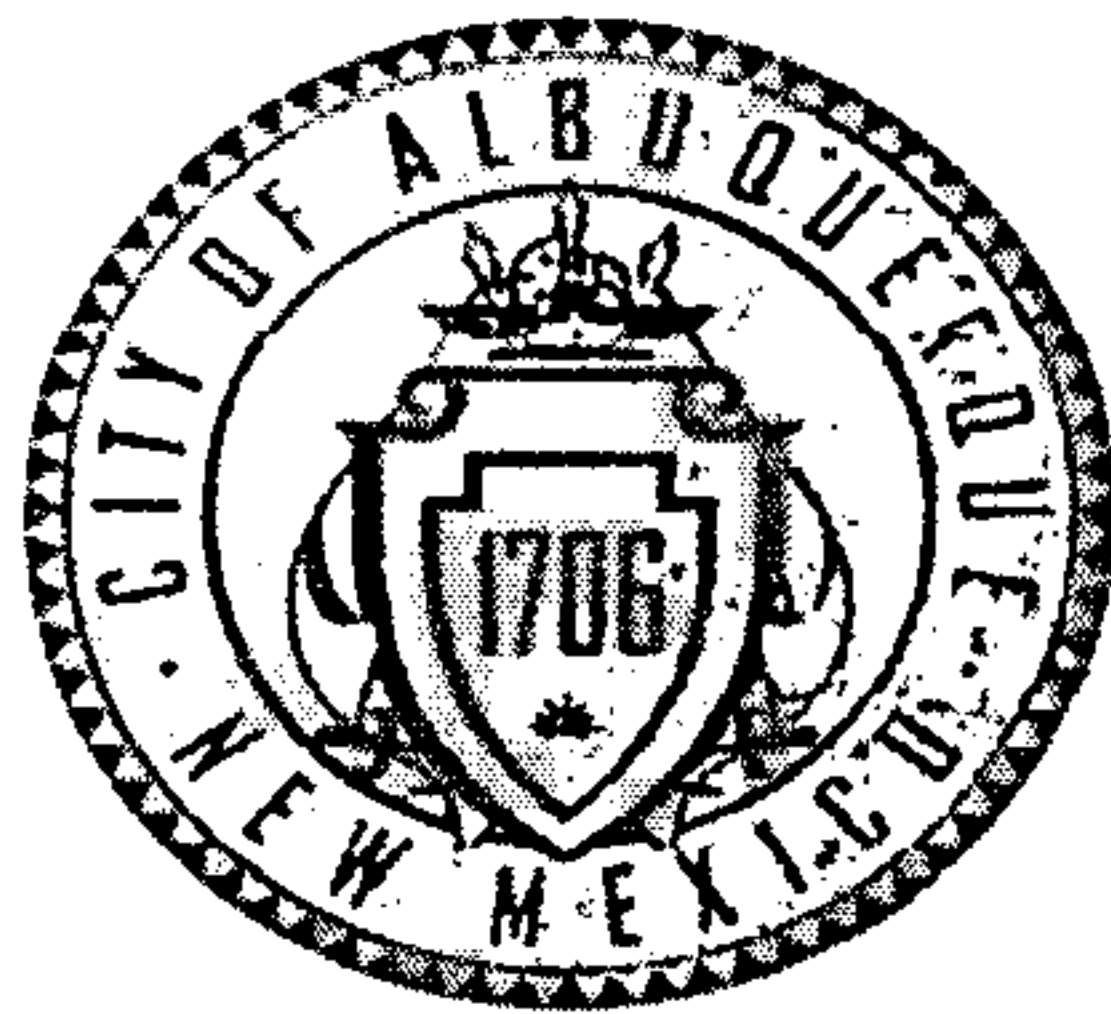
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Applicant: Rogue Architects Contact: Cesar Segovia

Address: 513 Main St, Suite 300, Fort Worth TX 76102

Phone#: 817-529-6874 Fax#: _____ E-mail: cesar@roguearchitects.com

Other Contact: _____ Contact: _____

Address: _____

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Check all that Apply:

DEPARTMENT:

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☐ GRADING/ PAD CERTIFICATION

☐ WORK ORDER APPROVAL

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IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 01/25/2017

By: Cesar Segovia

Cesar Segovia

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____