

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

January 10, 2007

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

Re: Certification Submittal for Final Building Certificate of Occupancy for
Carl's JR., [J-14 / D152A]
800-B Broadway Blvd NE
Architect's Stamp Dated 07/07/06

Dear Mr. Lewis:

The TCL / Letter of Certification submitted on January 9, 2007 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

J14/0152A

PROJECT TITLE: CARL'S JR ZONE MAP/DRG. FILE #: J-14-2
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2 LANDS OF SANDIA FOUNDATION
CITY ADDRESS: 800 - B BROADWAY BLVD NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: SCHLEAF LEWIS ARCHITECTS
ADDRESS: 1620 CENTRAL AVE
CITY, STATE: ALBUQUERQUE NM 87104

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

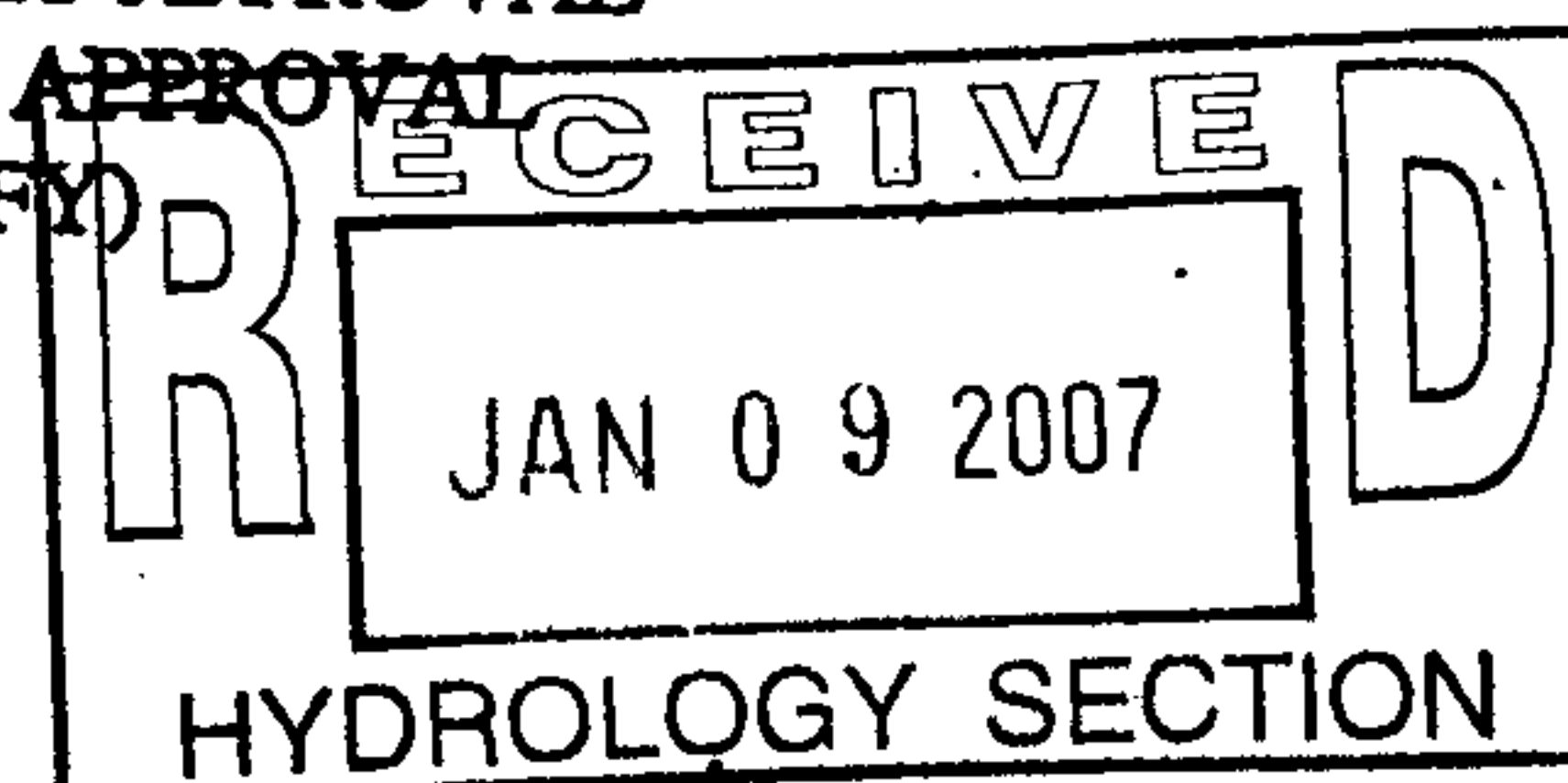
CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☒ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☐ NO
☐ COPY PROVIDED

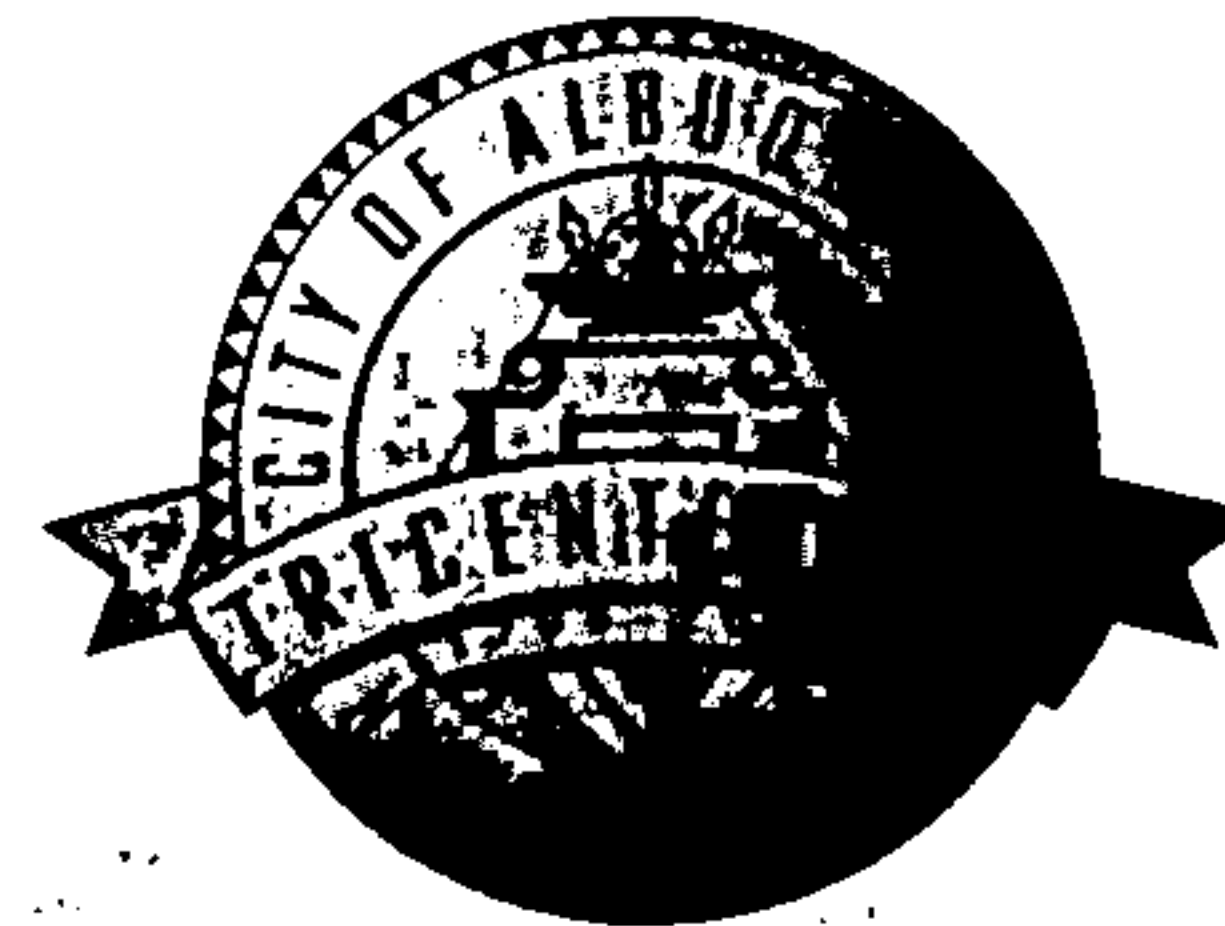


SUBMITTED BY: [Signature] DATE: 1/9/07

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

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.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 7, 2006

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

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Carl's Jr., [J-14 / D152A]
800-B Broadway Blvd NE
Architect's Stamp Dated 07/07/06

Dear Mr. Lewis:

Based on the information provided on your submittal dated June 7, 2006, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding access easements (for drive aisle and driveway) and detectable warning surface (for wc ramps at Broadway entrance) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,


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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Schlegel Lewis Architects

Traffic Certification

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

Re: Carl's Jr., 800-B Broadway Blvd. NE

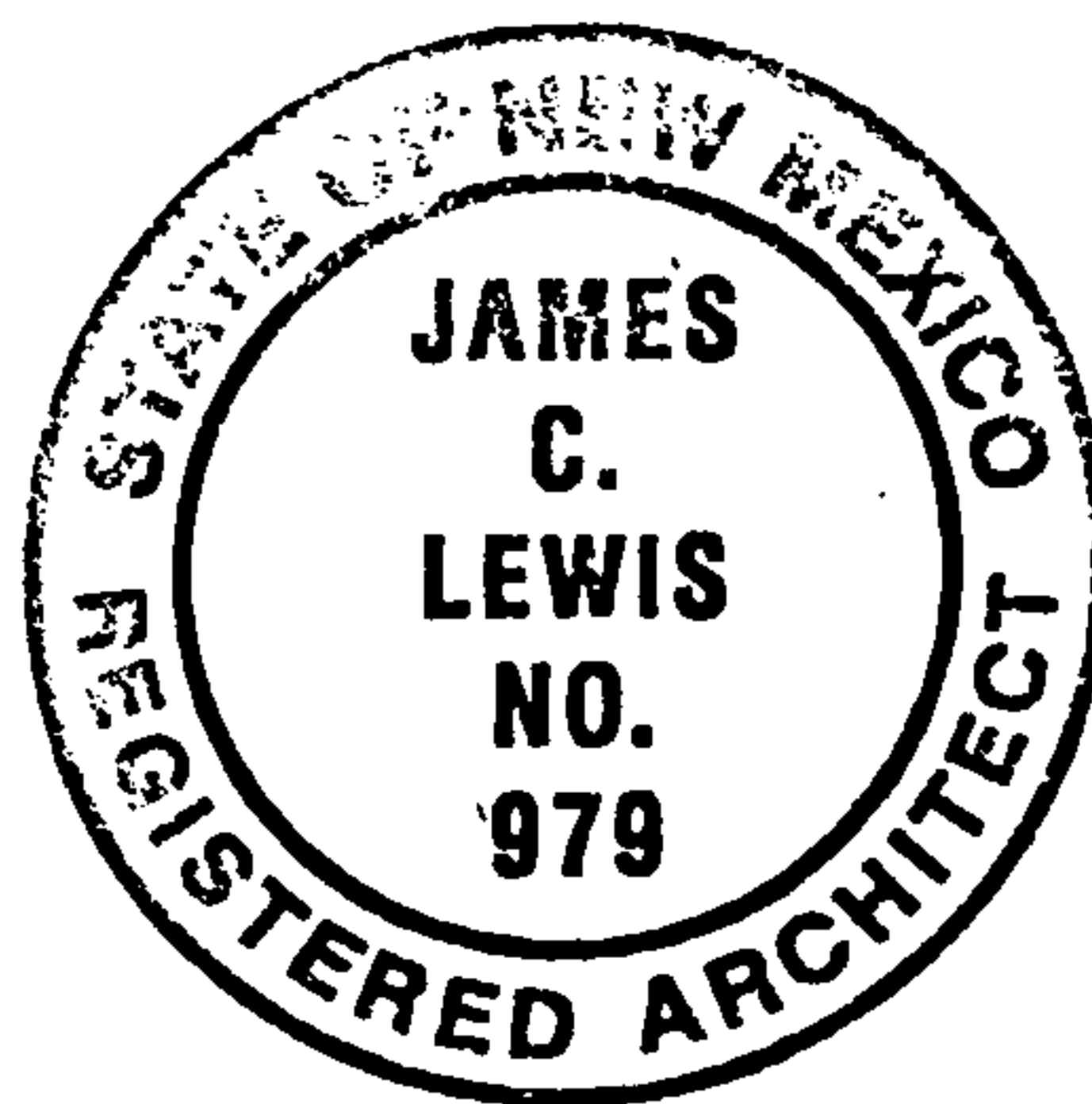
I, James C Lewis, NMRA, of the firm Schlegel Lewis Architects, Hereby by certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 3/7/06. The record information edited onto the original design document has been obtained by James C. Lewis, of the firm James C. Lewis Architect. I further certify that I have personally visited the project site on 7/7/06 and have determined by visual observation 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 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.



James C Lewis

7/7/06



COURTESY RECORDING FOR SANDIA FOUNDATION
LANDAMERICA ALBQ 1 LE DOWNTOWN

RESERVATION OF EASEMENTS

This RESERVATION OF EASEMENTS is made by SANDIA FOUNDATION, a New Mexico non-profit corporation. ("Sandia").

1. **The Properties.** Sandia owns Tracts 1 and 2 as shown on the Plat of Tracts 1 and 2 Lands of Sandia Foundation (the "Plat") recorded in the real property records of Bernalillo County, New Mexico in Book 2005C at page 287 on August 25, 2005.
2. **Reservation of Easements.** Sandia Foundation reserves unto itself, its successors and assigns a fifteen (15) foot easement on each side of the northern boundary line of Tract 2 for ingress and egress (each an "Easement" and jointly the "Easements"). The Easement over Tract 1 shall be a non-exclusive easement for the benefit of Tract 2. The Easement over Tract 2 shall be a non-exclusive easement for the benefit of Tract 1.
3. **Perpetual Easements.** The Easements reserved herein shall run with the land and shall be possessed and enjoyed by Sandia, its successors and assigns, perpetually.
4. **Access Easements.** The owners of Tract 1 and Tract 2, their employees, contractors, guests, tenants, representatives, successors and assigns shall have a permanent right of access, ingress and egress, and travel to, from, and over and across the Easements for travel by any and all motor and other vehicles, persons on foot, and all other means of transportation.
5. **Effect Upon Subsequent Parties.** This Reservation of Easements shall be binding upon the legal representatives, successors and assigns of Sandia.
6. **No Dedication.** Nothing contained in this Agreement shall be deemed a gift or dedication of any portion of the Easements to the general public or for the general public or for any public purpose whatsoever.
7. **Maintenance and Repair.** (1) Sandia will build the access way across the Easements, (2) the owners of Tract 1 and of Tract 2 shall each be responsible for the maintenance and repair of the Easement located on its own tract, and shall keep the Easement located on its own tract in a reasonable state of repair.
8. **Indemnity.** The owners of Tract 1 and Tract 2 shall each indemnify and hold the other harmless from any loss, liability or expense (including attorney=s fees) arising out of its use of the Easement or exercise of its right under the Easements reserved and granted hereby.



2006130222
6517785
Page: 1 of 2
08/28/2006 11:30A
Bk-A122 Pg-9872

DATED: 8/24/06SANDIA FOUNDATION, a New Mexico
Non-Profit CorporationBy: [Signature]Name: PATRICK GLENNONTitle: EXECUTIVE DIRECTORSTATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on August 24, 2006, by Patrick Glennon, Executive Director of Sandia Foundation, a New Mexico non-profit corporation.

OFFICIAL SEAL
CATHERINE B. KELLEY
NOTARY PUBLIC
STATE OF NEW MEXICOMy Commission Expires Dec 22, 2009Catherine B. Kelley
Notary PublicMy commission expires: Dec 22, 2009

K:\doc\client\64600\140\W0610647.DOC



Mary Herrera

Bern. Co. EASE

R 11.08

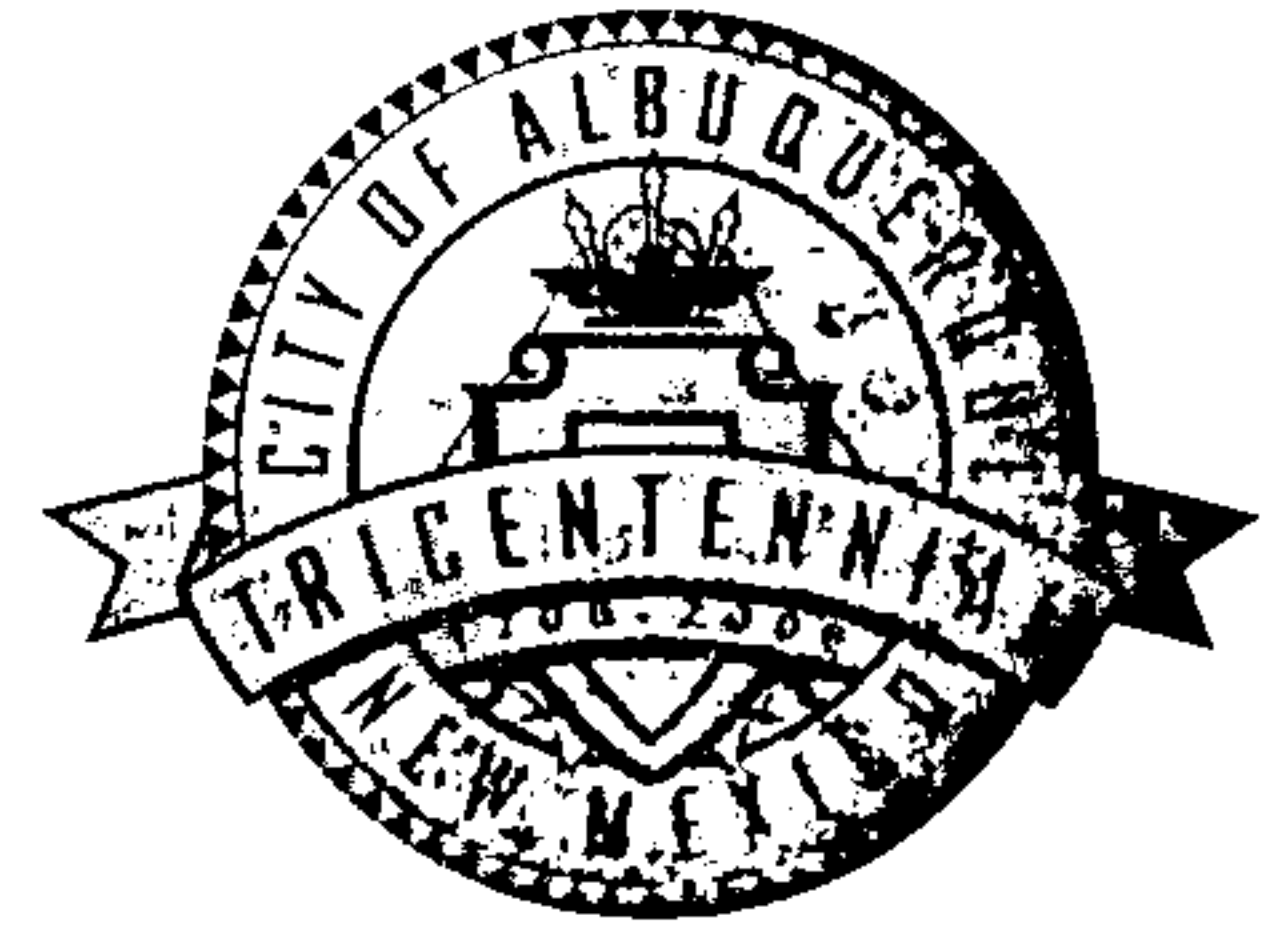
2006130222
6517785

Page: 2 of 2

08/28/2006 11:30A

Bk-A122 Pg-9872

CITY OF ALBUQUERQUE



July 14, 2006

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

Re: CARL'S JR – BROADWAY/LOMAS
800-B Broadway Blvd. NE
Approval of Permanent Certificate of Occupancy (C.O.)
Engineer's Stamp dated 03/08/2006 (J-14/D152A)
Certification dated 07/13/2006

Dear John,

Based upon the information provided in your submittal received 07/13/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: C.O. Clerk
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Carl's Jr. Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14/D152A
WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2
CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Schlegel Lewis Architects
ADDRESS: 1620 Central Avenue S.E.
CITY, STATE: Albuquerque, NM

CONTACT: Mr. David Abbott
PHONE: 247-1529
ZIP CODE: 87106

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

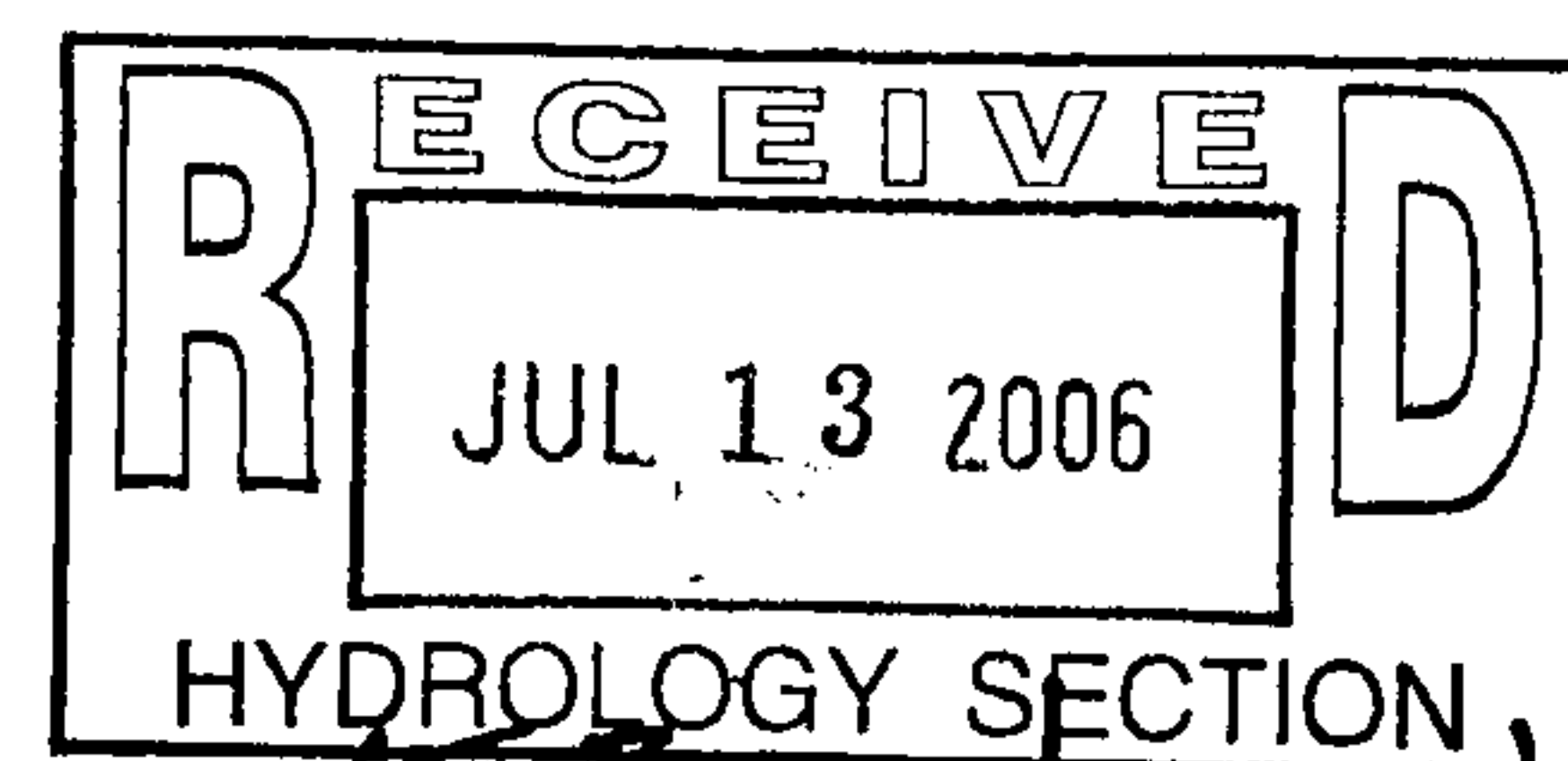
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: July 13, 2006

BY: Pavan k. Toleti



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



July 7, 2006

Mr. John McKenzie, P.E.
MARK GOODMAN & ASSOCIATES
P.O. Box 90606
Albuquerque, NM 87199

Re: CARL'S JR ON BROADWAY NE
~~800-B~~ 800 Broadway Blvd. NE

Approval of Temporary Certificate of Occupancy (C.O.)

Engineer's Stamp dated 03/08/2006 (J-14/D152A)

Certification dated 07/07/2006

Dear John:

P.O. Box 1293

Based upon the information provided in your submittal received 07/07/2004, the above referenced certification is approved for release of 30-day Temporary Certificate of Occupancy by Hydrology.

Albuquerque

Upon acceptance of the required SO-19, and re-submittal of a Certified Grading and Drainage plan, a Permanent C.O. will be granted.

New Mexico 87103

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

www.cabq.gov

Sincerely,

Arlene V. Portillo

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

C: C.O. Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Carl's Jr. Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-7 D152 A
WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2
CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA
ADDRESS: PO Box 90606
CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Schlegel Lewis Architects
ADDRESS: 1620 Central Avenue S.E.
CITY, STATE: Albuquerque, NM

CONTACT: Mr. David Abbott
PHONE: 247-1529
ZIP CODE: 87106

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

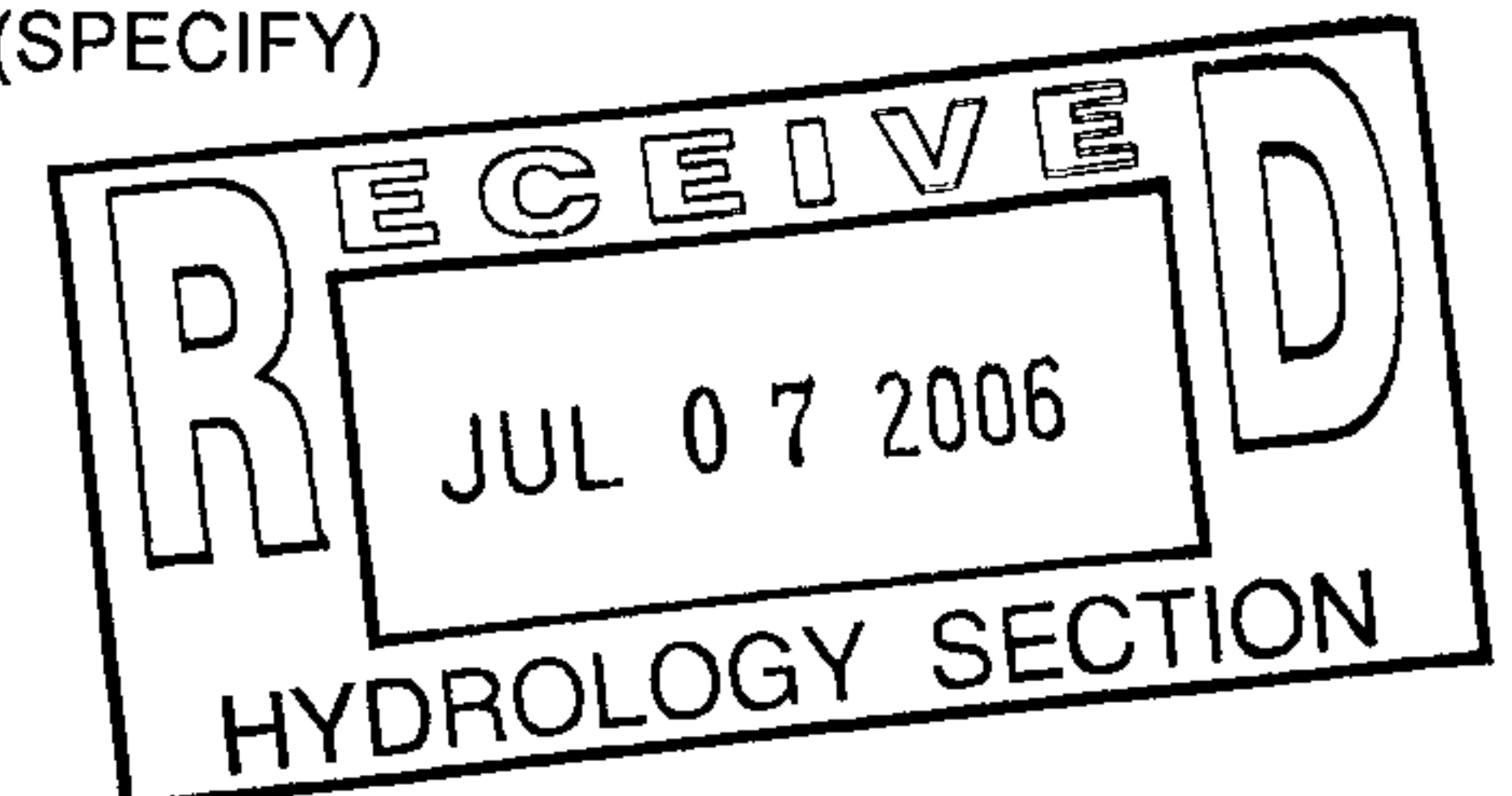
- Channel on N. Side / SO-19

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☒ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



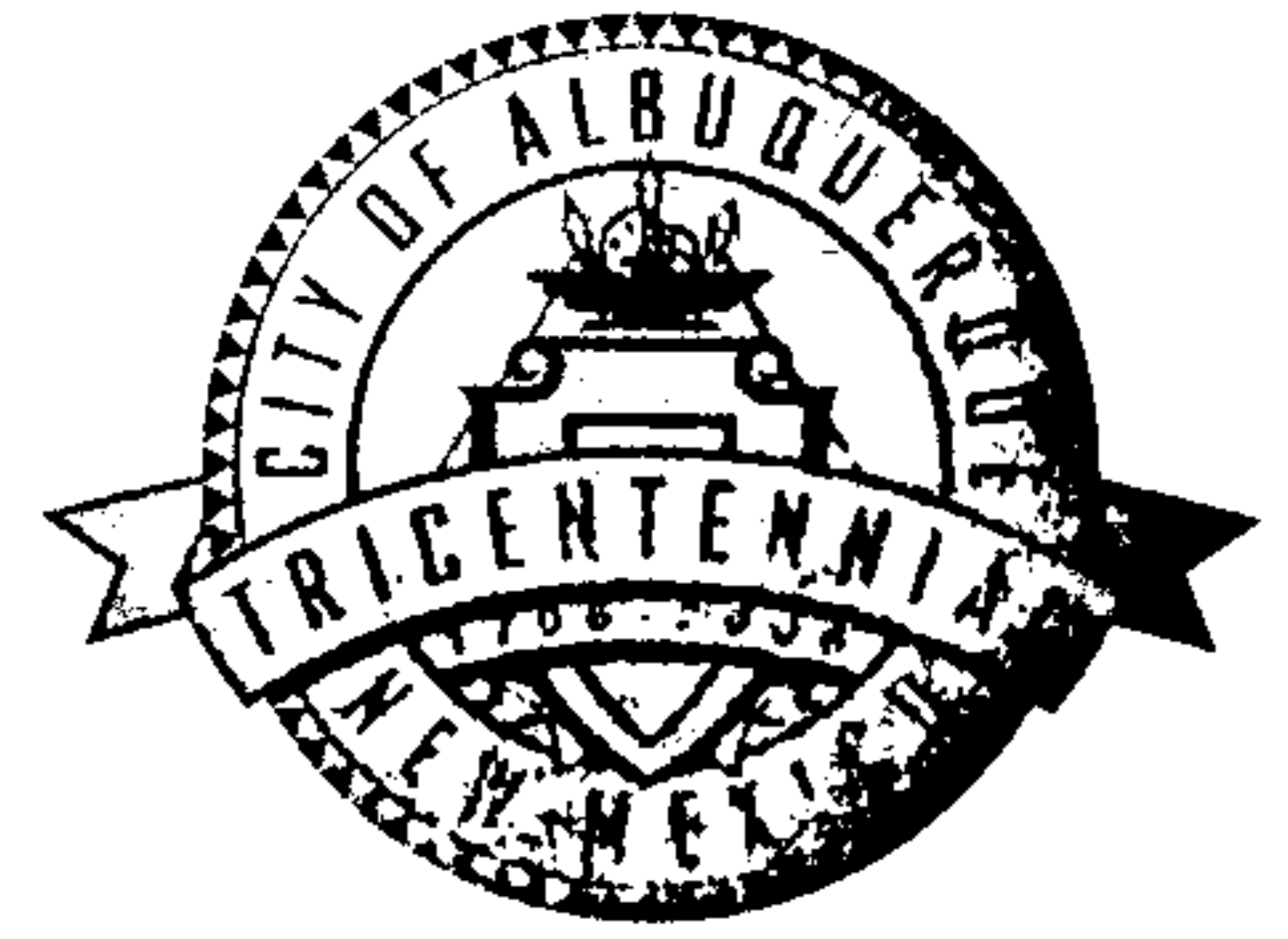
DATE SUBMITTED: July 7, 2006

BY: Pavan k. Toleti *CT. Pavan Kumar*

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

July 7, 2006

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

Re: Approval of Temporary Certificate of Occupancy (C.O.) for
Carl's Jr., [J-14 / D152A]
800-B Broadway Blvd NE
Architect's Stamp Dated 07/07/06

Dear Mr. Lewis:

Based on the information provided on your submittal dated June 7, 2006, the above referenced project is approved for a 30-day Temporary C.O.

A Temporary C.O. has been issued allowing the outstanding access easements (for drive aisle and driveway) and detectable warning surface (for wc ramps at Broadway entrance) issues to be completed within this time period. When these remaining issues have been fully completed, are in substantial compliance, and a final Certification for Transportation has been resubmitted to the City's Hydrology office for approval, a Permanent C.O. will be issued.

The Certification package for Final C.O. must include an exact copy of the approved TCL, or signed off D.R.B. Site Plan, which is in each of the two City Permit Plan Sets—the contractor's City field set and the City's plan set in the basement of the Plaza Del Sol building. Package also must include a letter of certification on designer's letterhead-stamped with his seal, signed, and dated. Submit package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

If you have any questions, please call me at 924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- 7/7/06: 4:20 pm left mcdgo
- do you have
common access
easement (drive way)
Broadway
 - drive aisle from lot
onto site (X-Access
easement)
 - detectable warning
surface on
wc ramps for
Broadway entrance

Schlegel Lewis Architects

Traffic Certification

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

Re: Carl's Jr., 800-B Broadway Blvd. NE

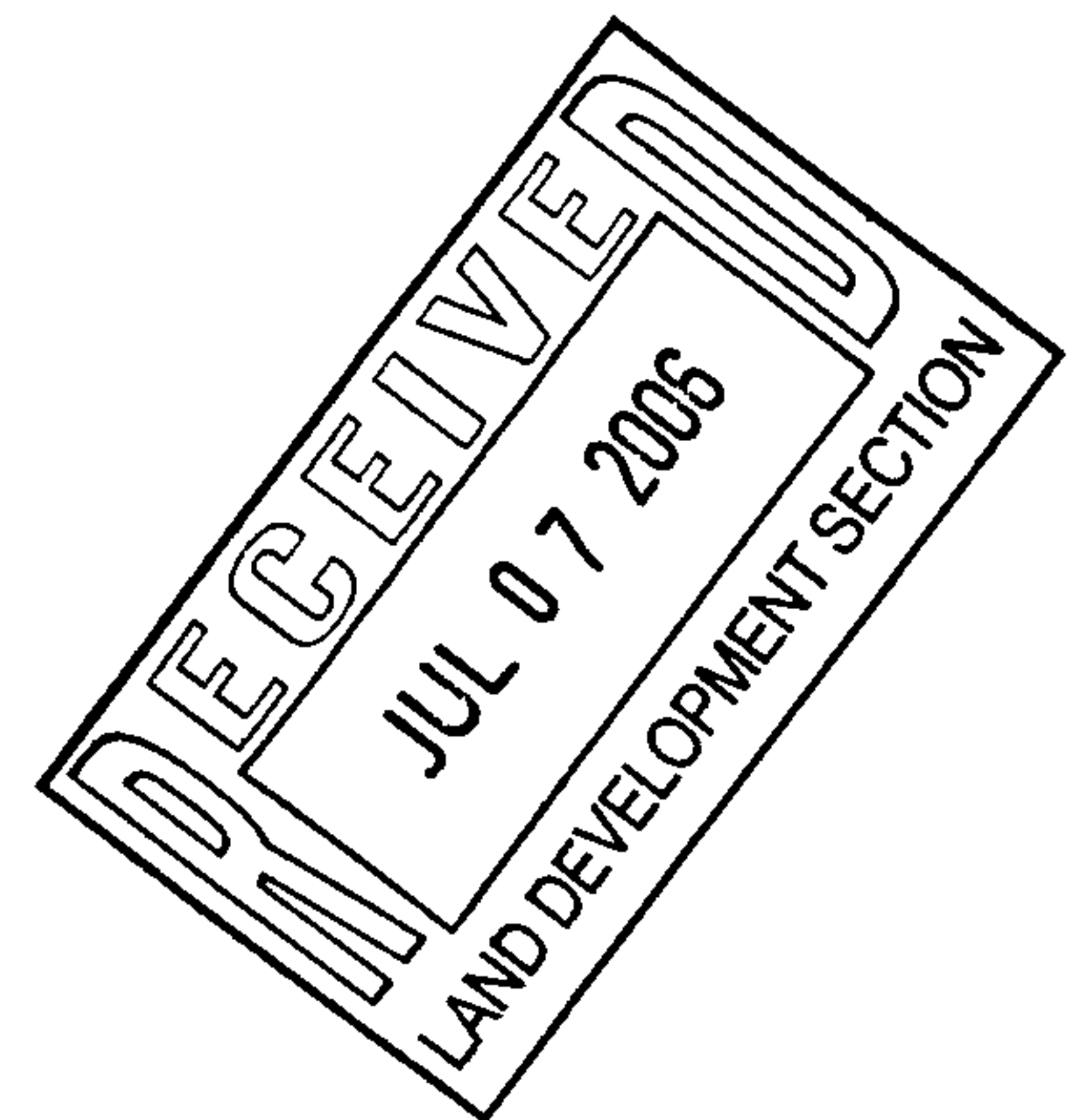
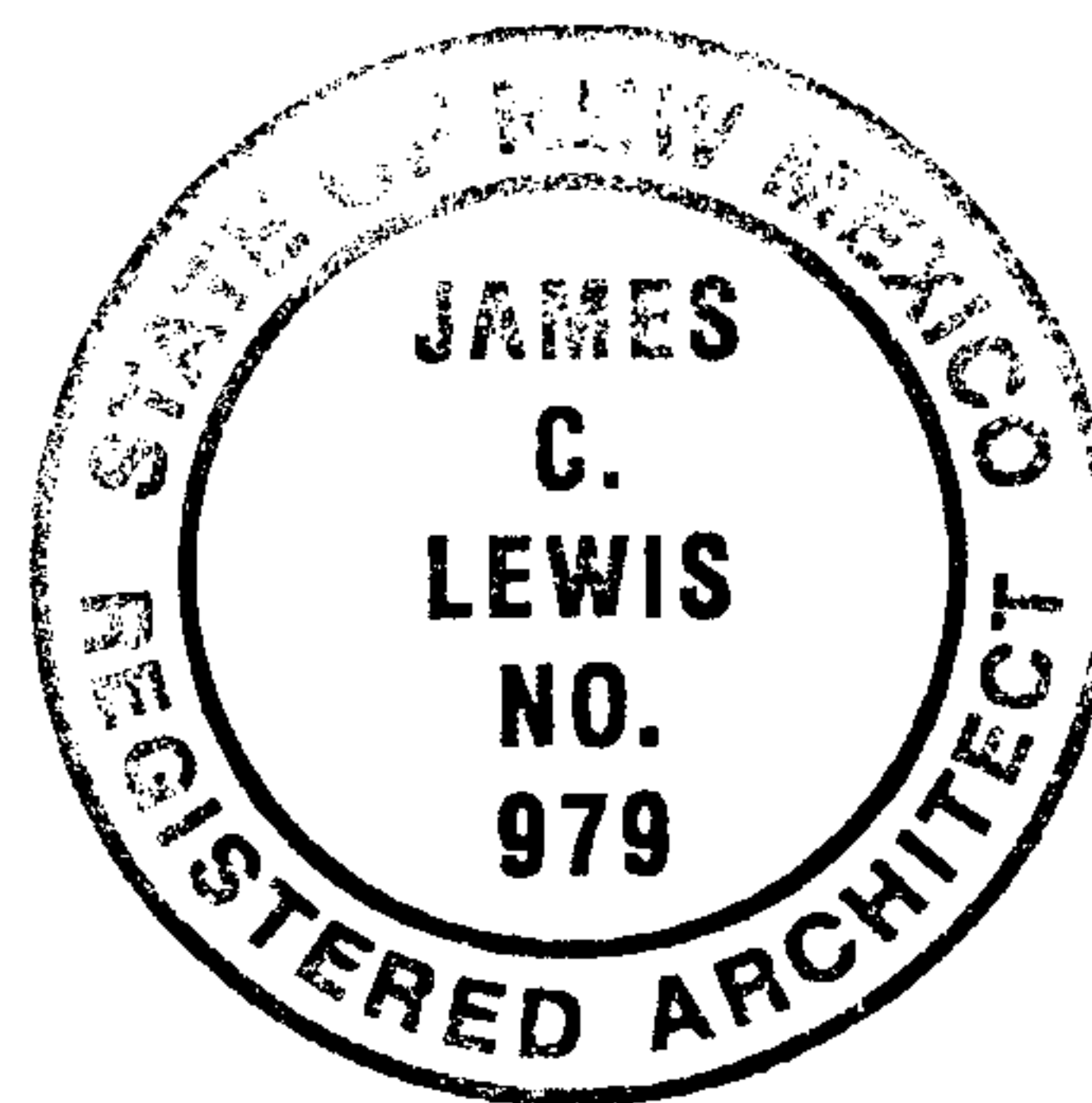
I, James C Lewis, NMRA, of the firm Schlegel Lewis Architects, Hereby by certify that this project is in substantial compliance with and in accordance with the design intent of the approved TCL plan dated 3/7/06. The record information edited onto the original design document has been obtained by James C. Lewis, of the firm James C. Lewis Architect. I further certify that I have personally visited the project site on 7/7/06 and have determined by visual observation 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 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.



James C Lewis

7/7/06



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

PROJECT TITLE: CARL'S JR ZONE MAP/DRG. FILE #: J-14-2 DIS2A
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2, LANDS OF SANDIA FOUNDATION
CITY ADDRESS: 800-B BROADWAY BLVD NE

ENGINEERING FIRM: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

OWNER: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT: SCHUBERT LEWIS ARCHITECTS
ADDRESS: 1620 CENTRAL ST
CITY, STATE: ALBU. NM

CONTACT: JAMES C LEWIS
PHONE: 247-1529
ZIP CODE: 87106

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☒ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S/ARCHITECT'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

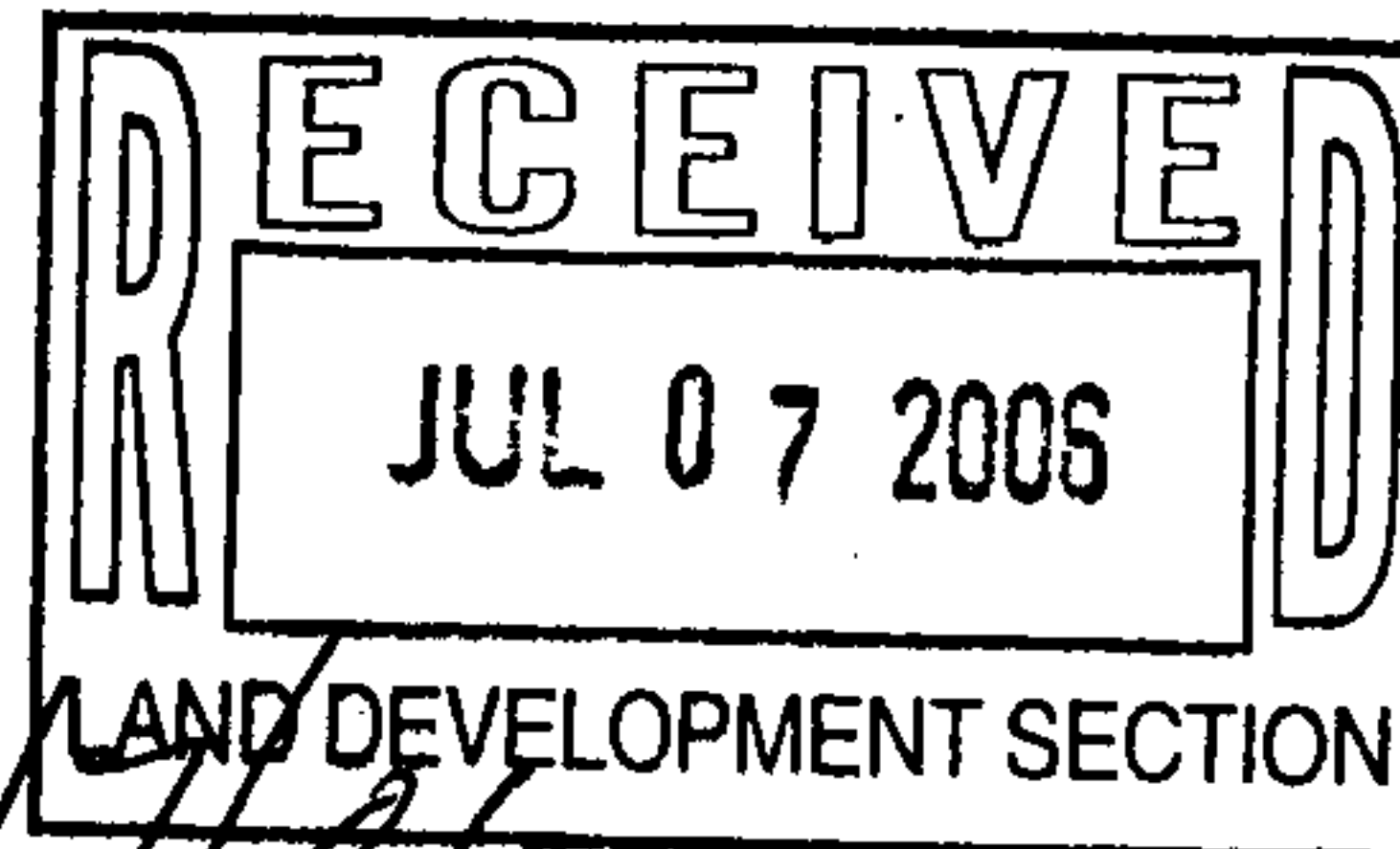
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

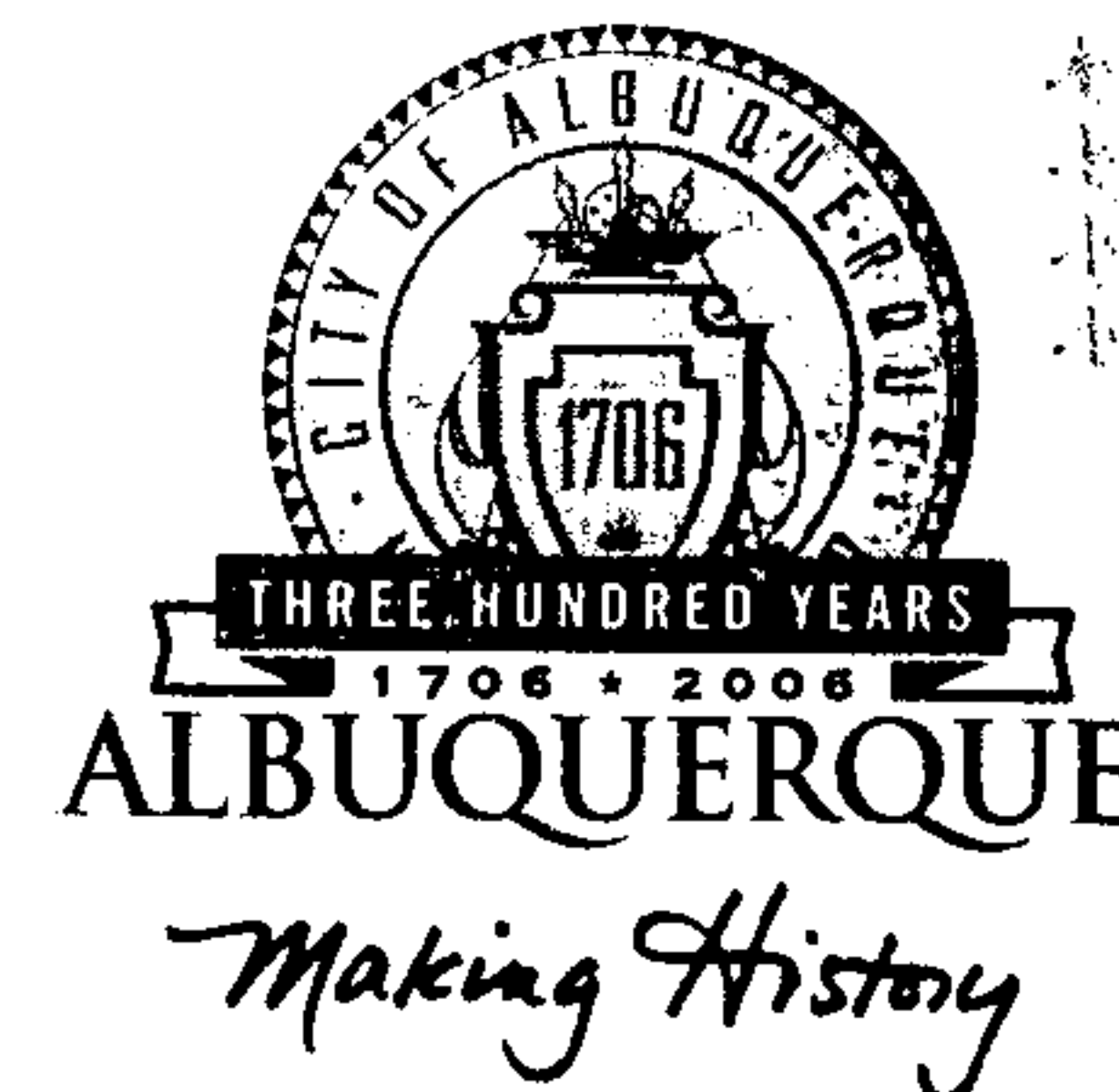
SUBMITTED BY: [Signature] DATE: 7/7/06



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:

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.

CITY OF ALBUQUERQUE



March 10, 2006

John M. MacKenzie, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

**Re: Carl's Jr. Broadway, 800 Broadway Blvd. NE-Grading & Drainage Plan
Engineer's Stamp dated 3-8-06 (J14-D152A)**

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 3-8-06, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to release of the Certificate of Occupancy an Engineer's Certification of the grading plan per the DPM checklist will be required.

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

Sincerely,

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

cc: Liz Sanchez, Excavation & Barricading
Edward Elwell, Street/Storm Drain Maintenance
file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Carl's Jr. Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-152A

WORK ORDER#: _____

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2

CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Schlegel Lewis Architects

ADDRESS: 1620 Central Avenue S.E.

CITY, STATE: Albuquerque, NM

CONTACT: Mr. David Abbott

PHONE: 247-1529

ZIP CODE: 87106

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

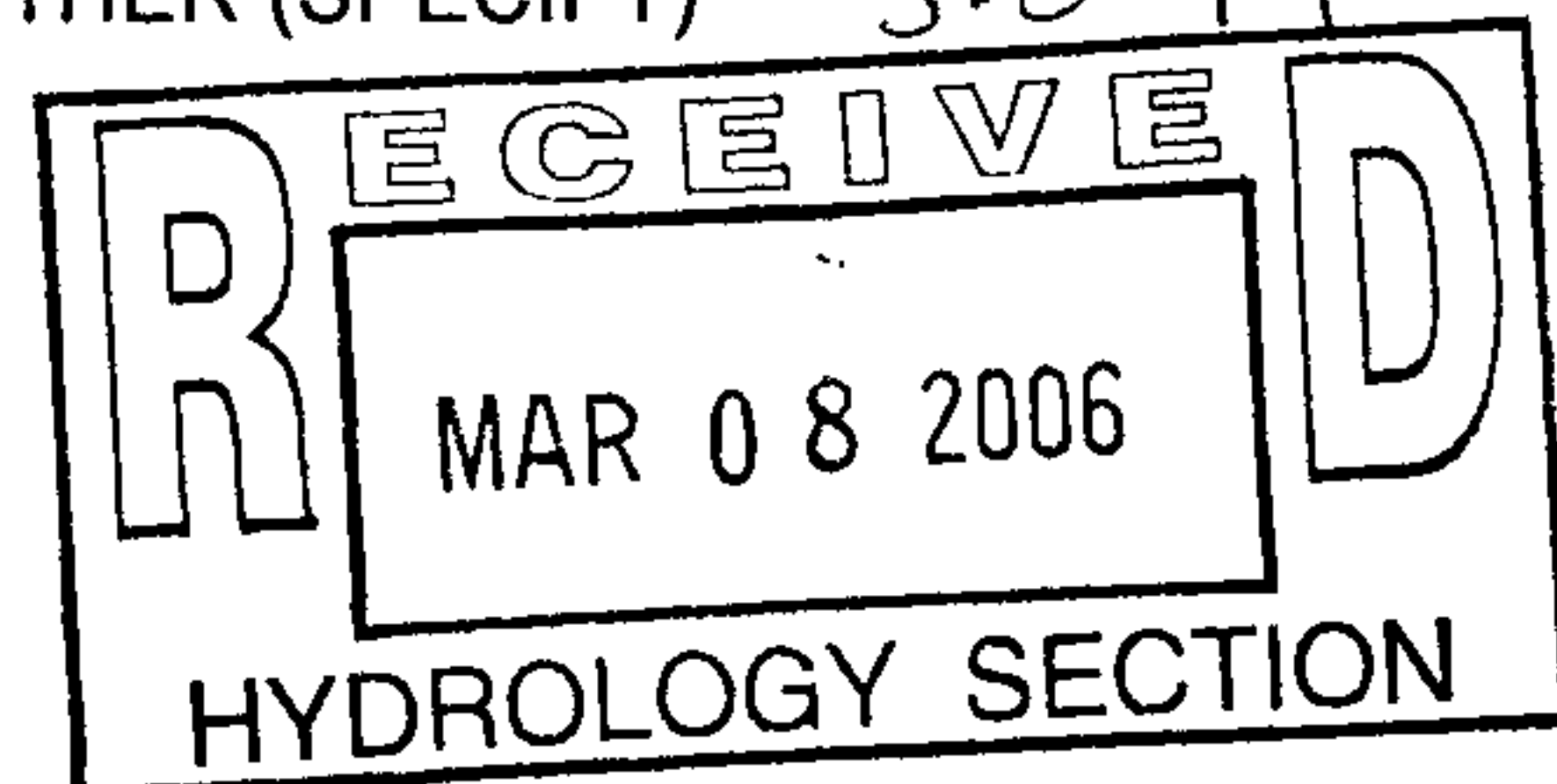
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☒ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☒ OTHER (SPECIFY) S-O 19

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: March 8, 2006

BY: Pavan k. Toleti (P. Parankumar)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

March 8, 2006

Phillip J. Lovato, E.I., C.F.M
Engineer Associate, Hydrology
Development and Building Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**Re: Carl's Jr Broadway, 800 Broadway Blvd. NE- Grading & Drainage Plan with
Engineer's Stamp dated March 8, 2006(J14-D152A)**

Dear Mr. Lovato:

Our office has received your comments letter, dated March 7, 2006, which asks for more information to be provided on our grading and drainage plan for the referenced site.

Your itemized comments have been addressed as follows:

- We provided the inverts for the proposed sidewalk culvert.
- Provided the built notes for new private entrance and removal of existing drive pad.
- Provided the flow spot elevations of the quarter points along the entrance along Broadway.
- Corrected the "Match existing" note on the north side of proposed entrance along Broadway.
- 2 copies of G&D plans are attached for S019 Permit, and
- Provided the copy of the NOAA atlas precipitation values used in calculations.

Please contact our office if you have any questions.

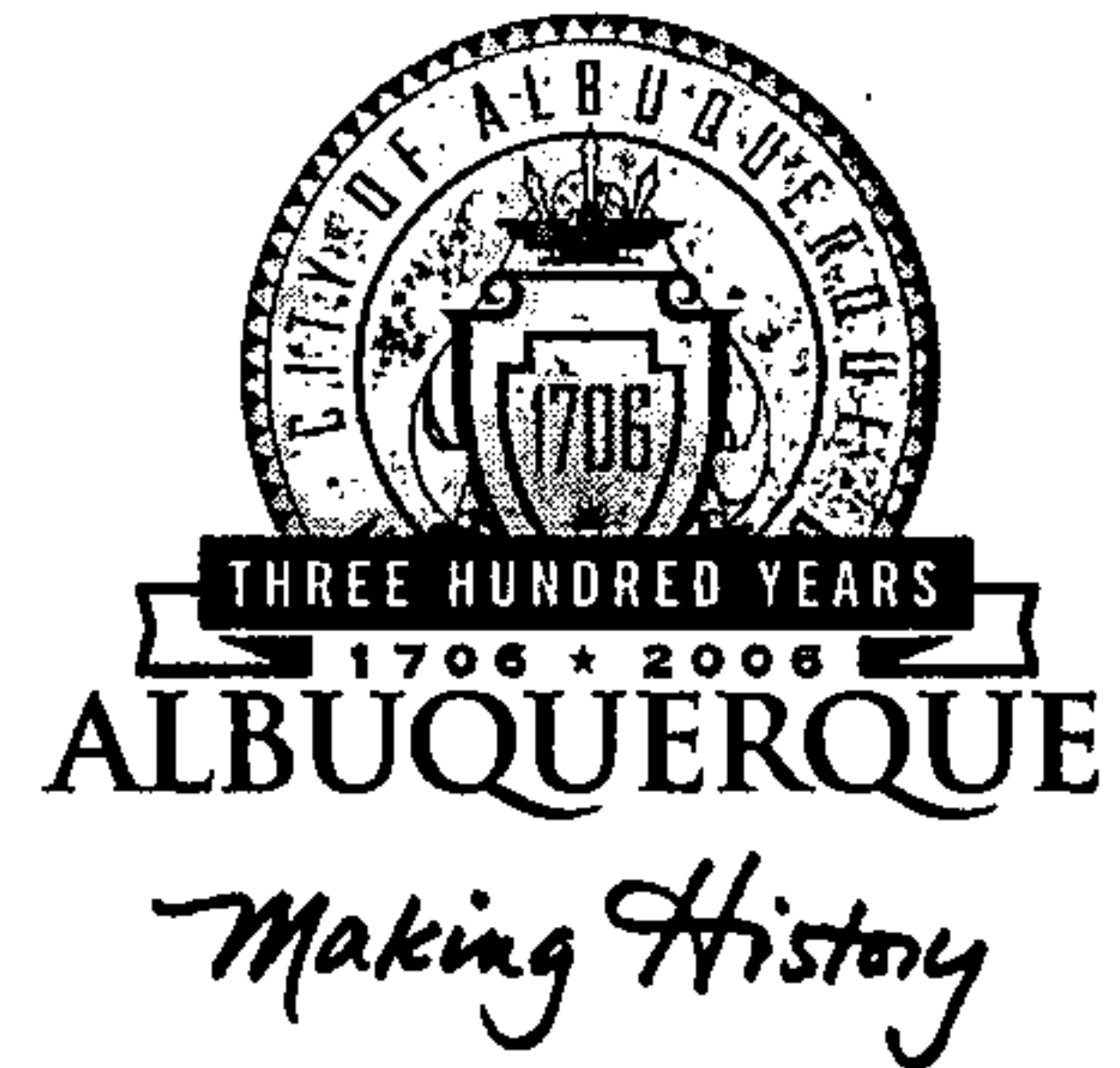
Sincerely,
MARK GOODWIN & ASSOCIATES, P.A.

Pavan K. Toleti
Project Engineer

PKT/wp

Attachment

CITY OF ALBUQUERQUE



Planning Department
Transportation Development Services Section

March 7, 2006

James Lewis
Schegel Lewis Architects
1620 Central Ave SE
Albuquerque, NM 87106

Re: Traffic Circulation Layout (TCL) Submittal for Building Permit Approval for
Offices and Warehouse for Carl's Jr on Broadway [J-14/D-152A]
(800-B Broadway Blvd NW), Albuquerque, NM
Engineer's/Architect's Stamp Dated 02-22-2006

Dear Lewis,

The TCL submittal dated February 22, 2006 is approved for building permit. The plan is stamped and signed as approved. Two copies of the plan that is stamped as approved will be required: one for each of the building permit plans and the original to be kept by you to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

If a temporary CO is needed then a copy of the original TCL that was stamped as approved by the City which includes a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance". This statement requires a NM registered architect or engineer stamp to be dated. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer needs stamp and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Wilfred A Gagellos, PE
Development and Building Services

cc: Hydrology file
File

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CARL'S JR on Broadway NE ZONE MAP/DRG. FILE #: J-14-7 D152A
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2 OF LANDS OF SAUDIA FOUNDATION SUBDIVISION
 CITY ADDRESS: 8000-B BROADWAY BLVD NE

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: ESTRELLA DEL RIO GRANDE
 ADDRESS: 119 MAULEN, STE. A
 CITY, STATE: BISHOP, CA

CONTACT: BRETT WILES
 PHONE: (760) 873-7234 x 24
 ZIP CODE: 93514

ARCHITECT: SCHLEGEL LEWIS ARCHITECTS
 ADDRESS: 1620 CENTRAL AVE SE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAVID ABBOTT
 PHONE: 505-247-1529
 ZIP CODE: 87106

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

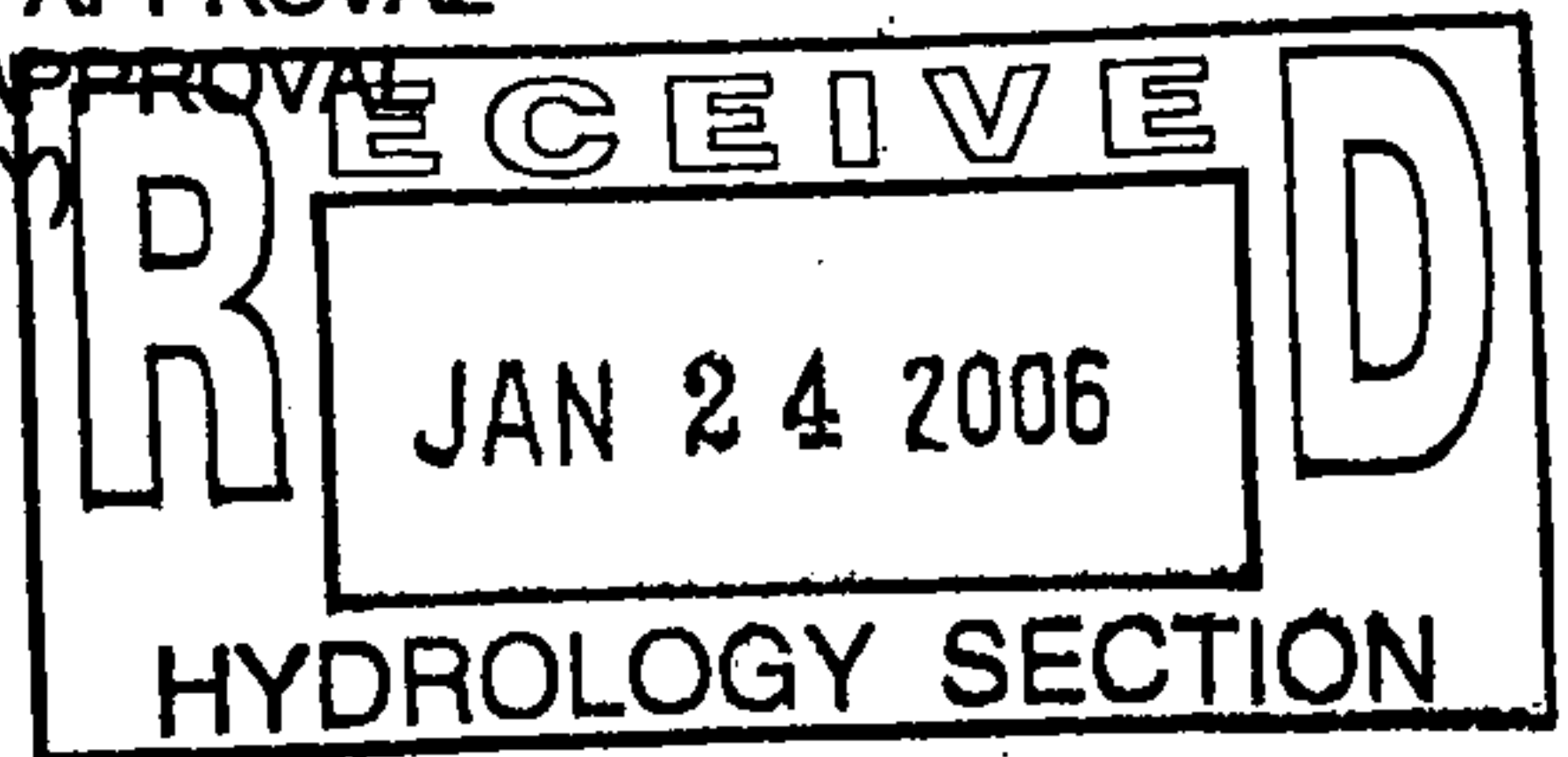
CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)



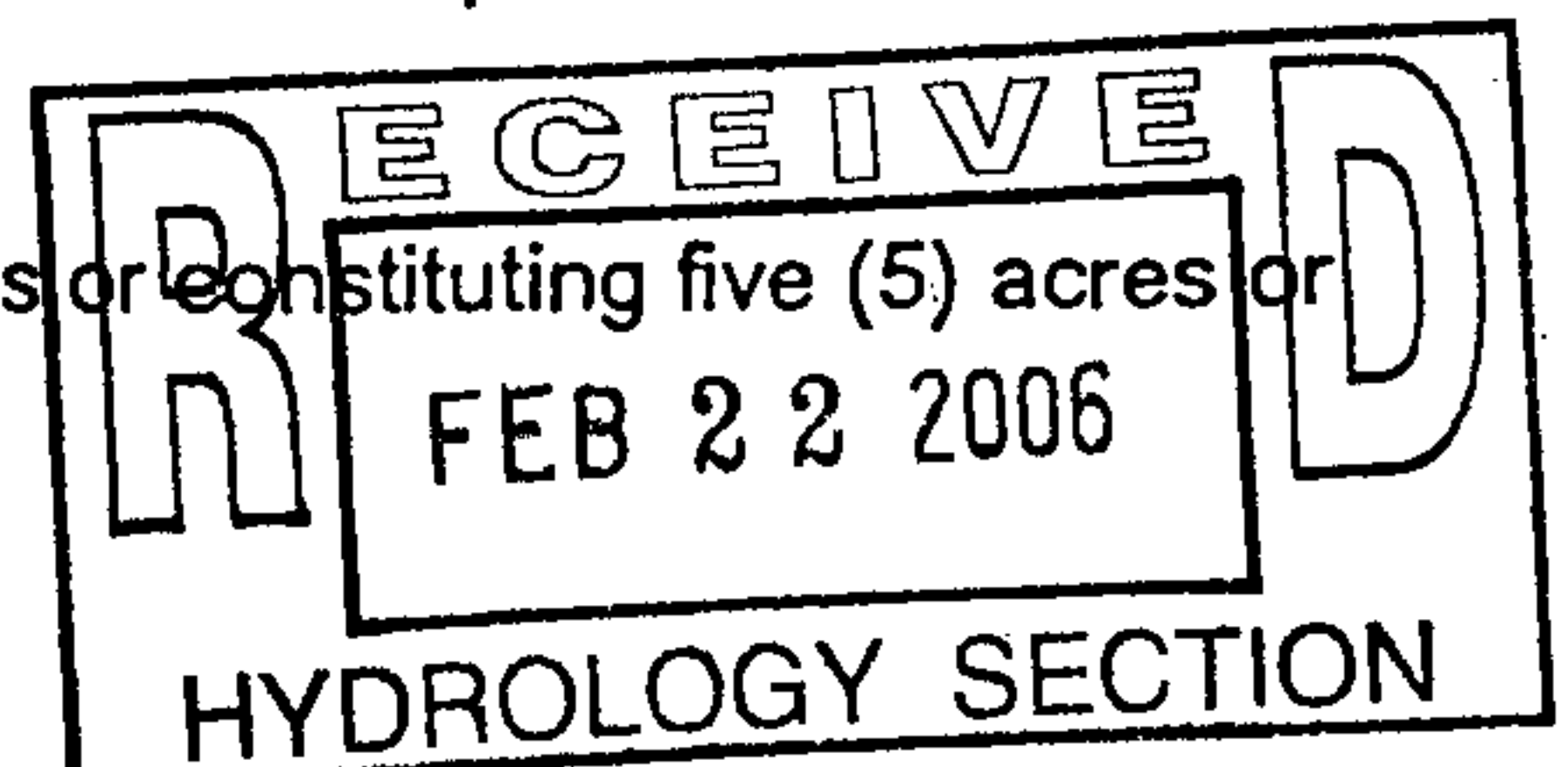
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☒ NO
- ☐ COPY PROVIDED

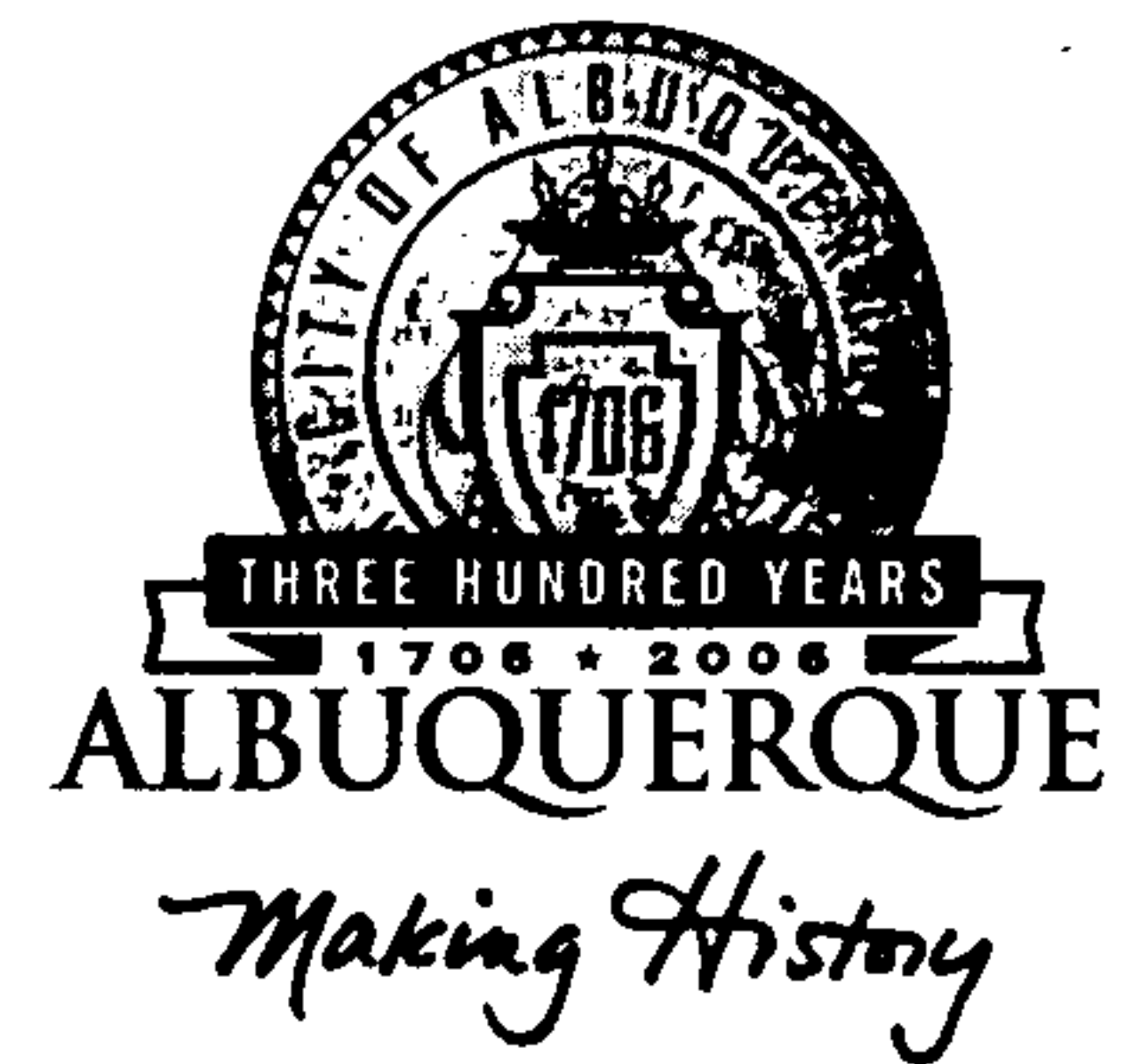
DATE SUBMITTED: 20 JAN 06 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 9, 2006

James C. Lewis, Registered Architect
Schlegel Lewis Architects
1620 Central Ave SW
Albuquerque, NM 87106

Re: TCL Submittal for Building Permit Approval for Carl's Jr
800-B Broadway Blvd. NE, [J-14 / D152]
Architect's Stamp Dated 12/30/05

Dear Mr. Gunning:

P.O. Box 1293

The following additional comments for Carl's Jr.:

Albuquerque

- Provide a trip generation to determine the Site generated traffic vehicle for proposed site.
- Any damaged sidewalk and curb & gutter will need to be replaced as part of this project.

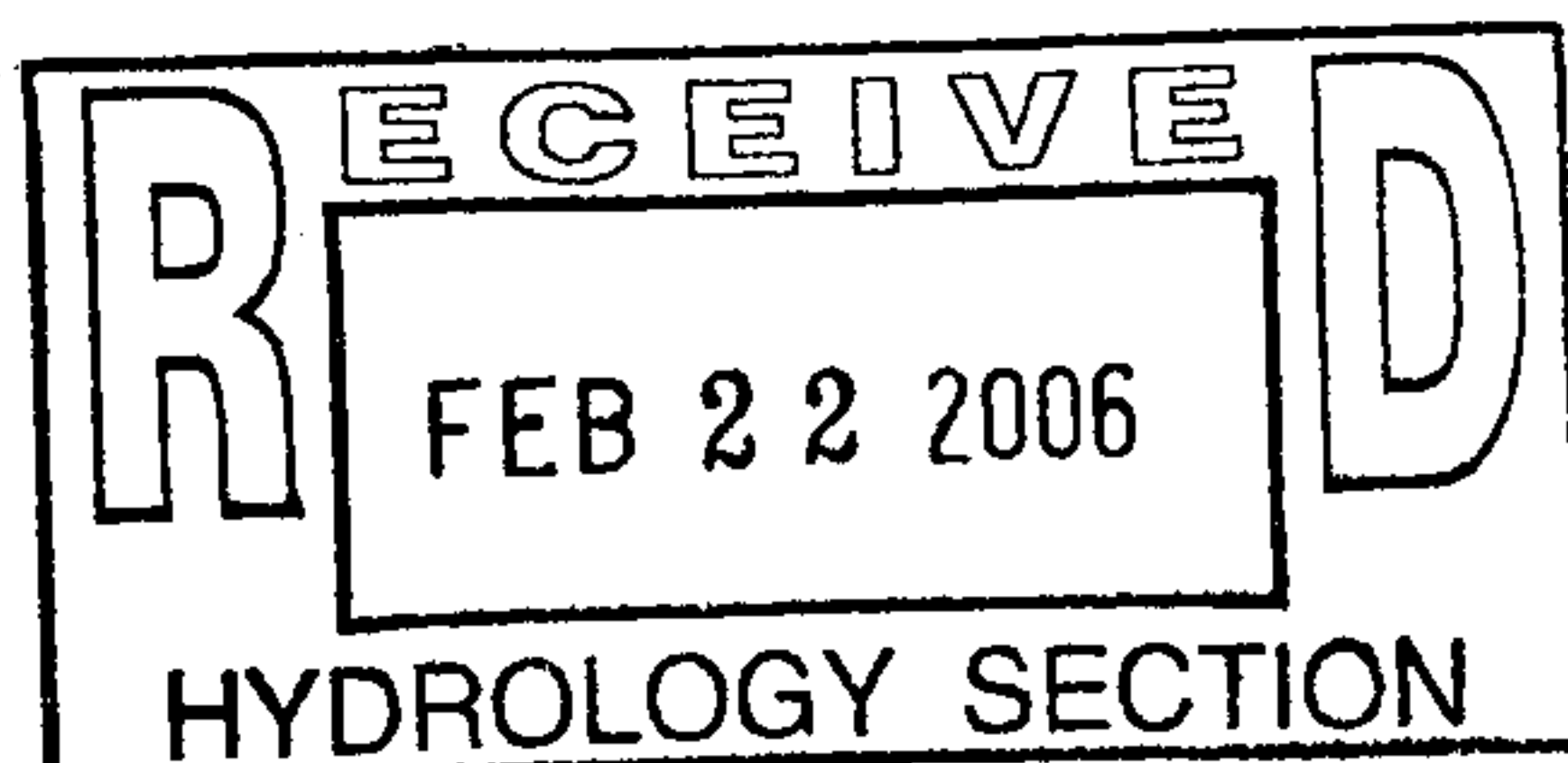
New Mexico 87103

Sincerely,

www.cabq.gov


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

c: Engineer
Hydrology file





SANDIA FOUNDATION

February 17, 2006

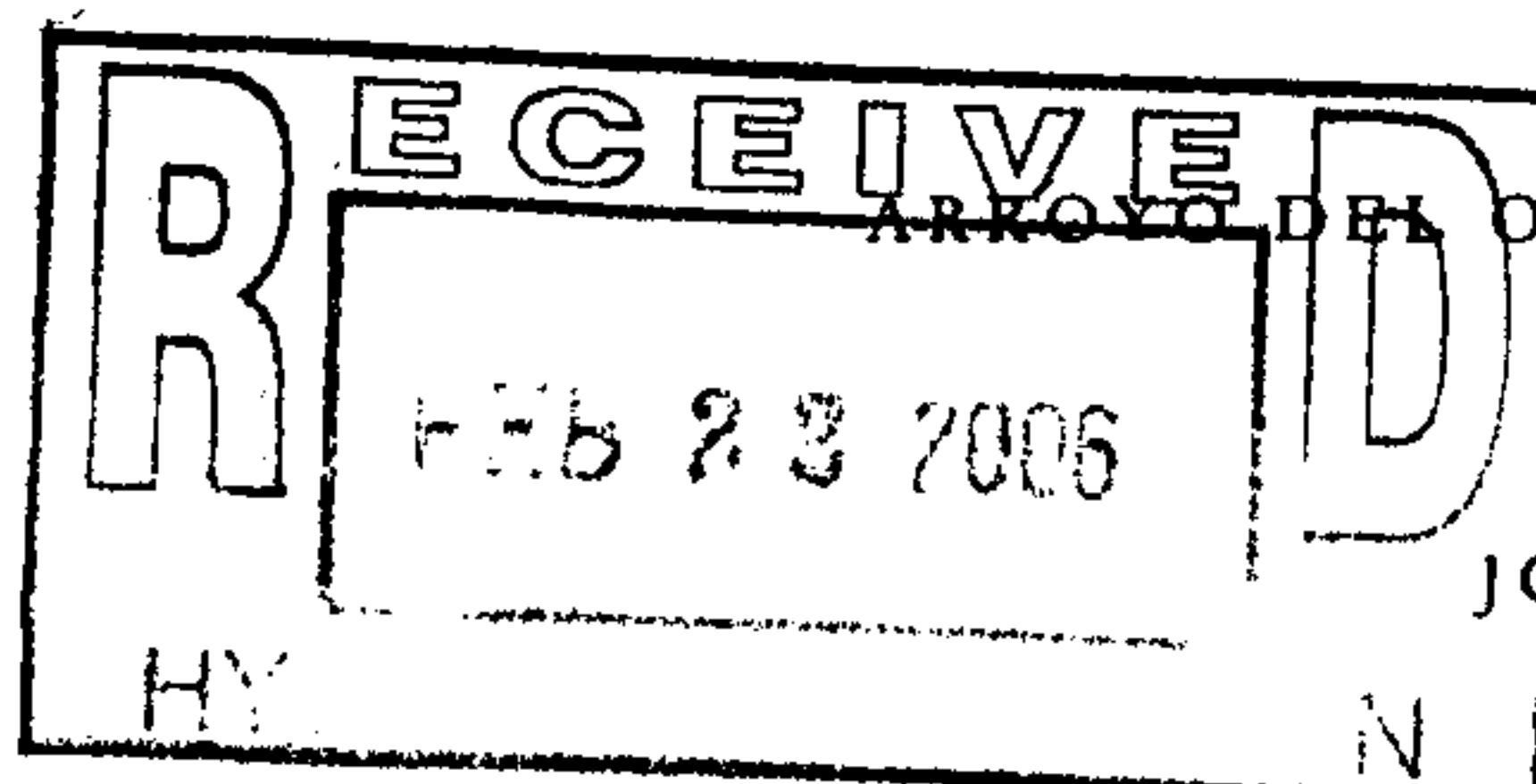
Mr. Wilfred A. Gallegos, P.E.
Traffic Engineer
Planning Department
Development and Building Services
600 2nd Street NW
Albuquerque, NM 87102

Dear Mr. Gallegos:

Please be informed that the Sandia Foundation is the owner of Tract 2, Lomas & Broadway NE (800-A and 800-B Broadway NE) which will contain a Starbuck's coffee shop and a Carl's Jr. restaurant. Sandia would like to defer the trip generation for this parcel until the balance of the site (North to Marble and East to Arno) is developed. I understand that this trip generation study may trigger a traffic impact study.

Sincerely,

Patrick F. Glennon
Executive Director



PATRICK F. GLENNON, EXECUTIVE DIRECTOR

ARROYO DEL OSO PLAZA*6211 SAN MATEO NE #100*ALBUQUERQUE, NM 87109

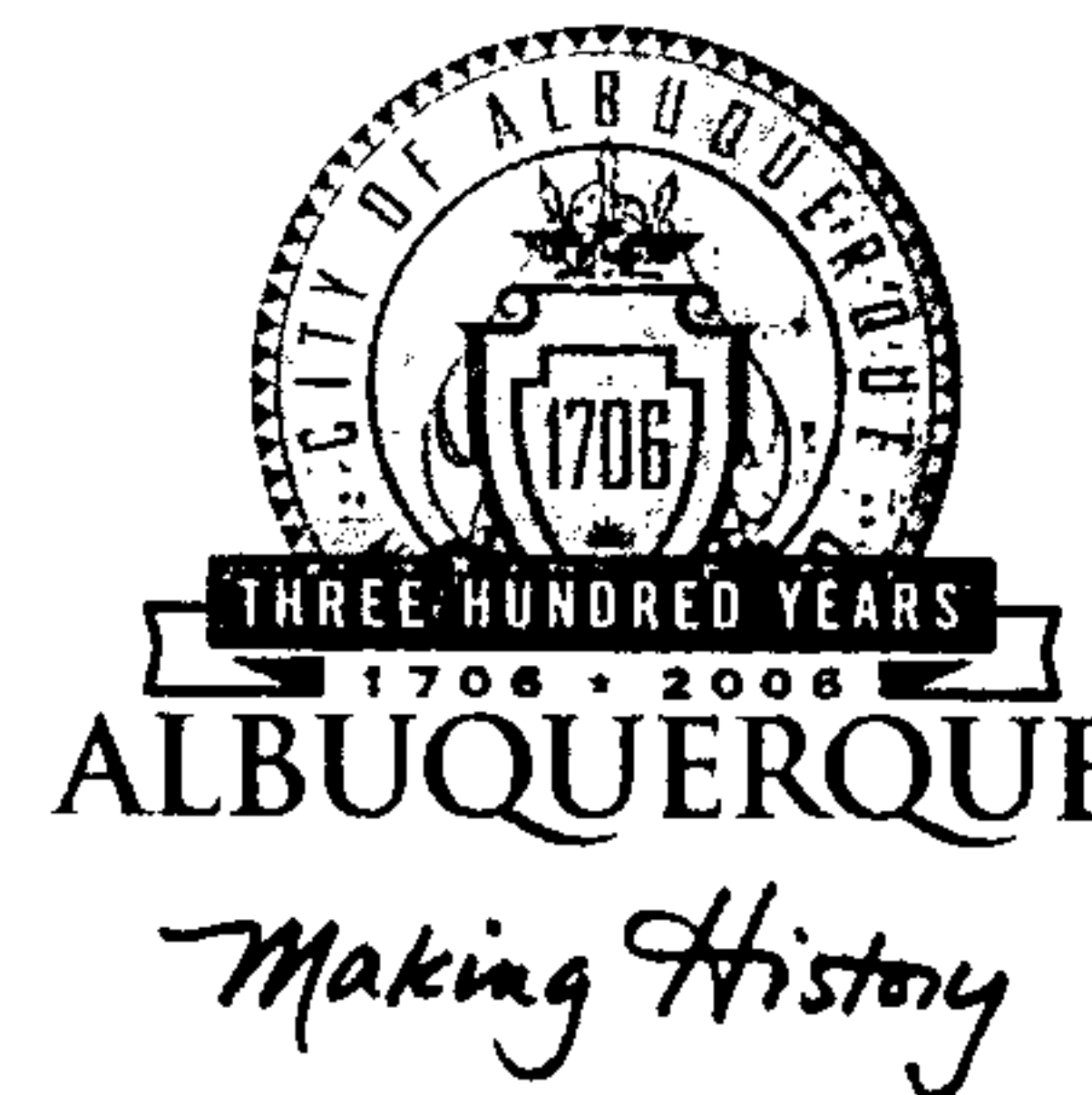
505-242-2684*FAX 505-246-2411

TRUSTEES

JOHN PEROVICH, CHAIRMAN*ROD PERA*SID KLINE

GIG BRUMMELL*VADEN BALES*MEL EAVES

CITY OF ALBUQUERQUE



March 7, 2006

John M. MacKenzie, PE
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, NM 87199

**Re: Carl's Jr. Broadway, 800 Broadway Blvd. NE-Grading & Drainage Plan
Engineer's Stamp dated 2-7-06 (J14-D152A)**

Dear Mr. MacKenzie,

Based upon the information provided in your submittal dated 2-7-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Provide inverts for the proposed sidewalk culvert.
- Provide build note for proposed private entrance including valley gutter and ADA ramps.
- Provide flow line spot elevations for quarter points, PC's, PT's and PI's for entrance along Broadway.
- Provide build note for replacing existing drivepad with new sidewalk and curb and gutter. Reference C.O.A. Standard Drawings.
- Correct the "Match Existing" note on the north side of proposed entrance along Broadway.
- An SO19 Permit is required to construct the proposed sidewalk culvert. Provide two copies of the grading and drainage plan with the next submittal.
- Provide documentation for NOAA Atlas precipitation values referenced in report.

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

Sincerely,

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

cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Carl's Jr. Broadway

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: J-14-~~DISO~~

WORK ORDER#: _____

152A

LEGAL DESCRIPTION: Lands of Sandia Foundation Tracts 1 and 2

CITY ADDRESS: 800 Broadway Blvd NE, Albuquerque, NM 87102

ENGINEERING FIRM: Mark Goodwin & Associates, PA

ADDRESS: PO Box 90606

CITY, STATE: Albuquerque, NM

CONTACT: Pavan K. Toletie, EIT

PHONE: 828-2200

ZIP CODE: 87199

OWNER: Schlegel Lewis Architects

ADDRESS: 1620 Central Avenue S.E.

CITY, STATE: Albuquerque, NM

CONTACT: Mr. David Abbott

PHONE: 247-1529

ZIP CODE: 87106

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

SURVEYOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CONTRACTOR: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

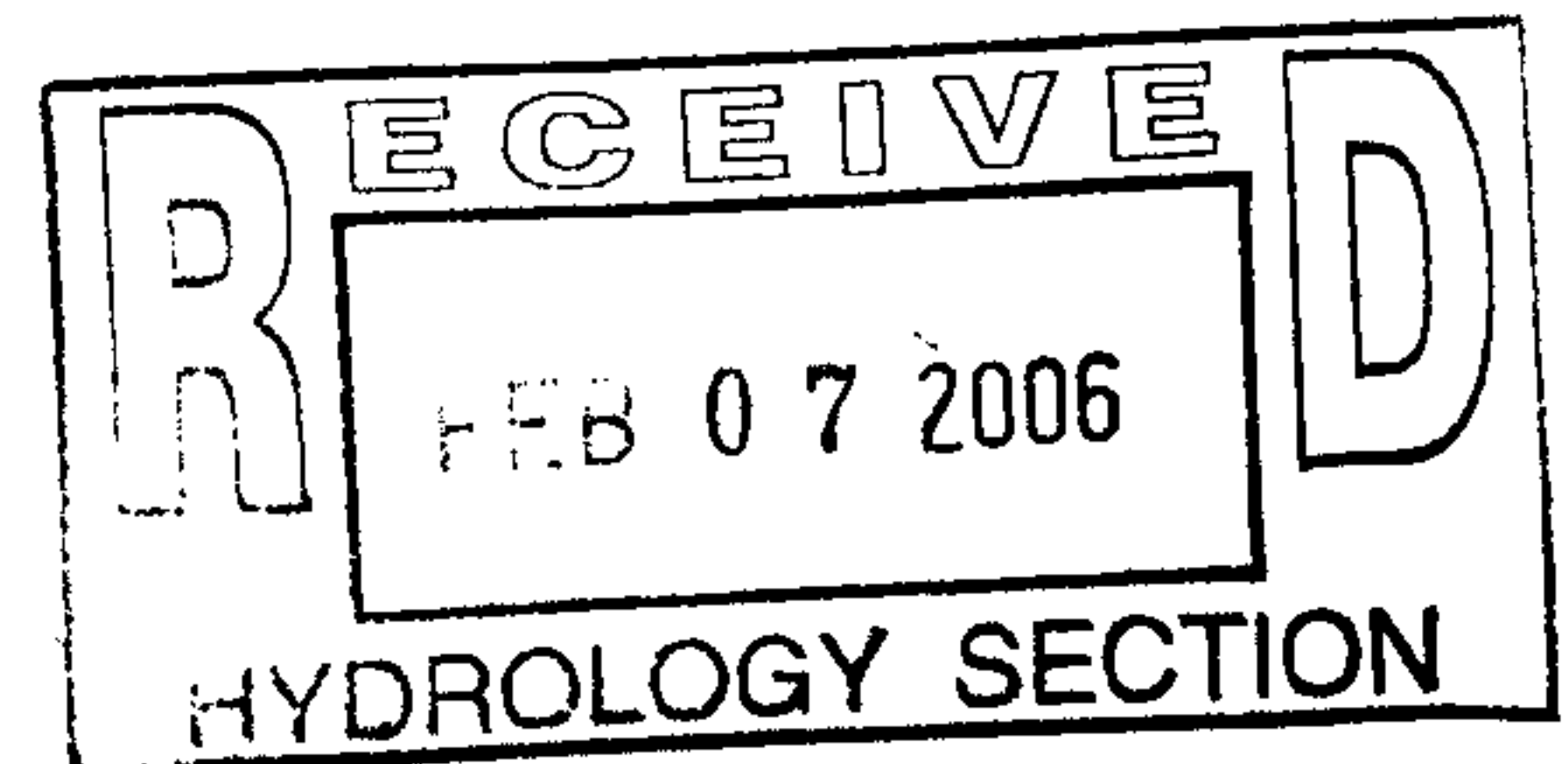
- ☒ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☒ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☒ PRELIMINARY PLAT APPROVAL
- ☒ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☒ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: February 7, 2006

BY: Pavan k. Toleti (T. Parankumar)

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME

AGENT

MARK GOODWIN & Assoc

ADDRESS

PROJECT & APP #

PROJECT NAME

CARLIS JR

\$ 441032/3424000 Conflict Management Fee

\$ 441006/4983000 DRB Actions

\$ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ 441018/4971000 Public Notification

\$ 50.00 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
() Major/Minor Subdivision () Site Development Plan (X) Bldg Permit
() Letter of Map Revision () Conditional Letter of Map Revision
() Traffic Impact Study

\$ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

SCHLEGEL LEWIS ARCHITECTS

A DIVISION OF GENERAL DESIGN

1620 CENTRAL AVE. SE
ALBUQUERQUE, NM 87106
PH. (505) 247-1529

BANK OF ALBUQUERQUE N.A.
ALBUQUERQUE, NEW MEXICO
95-660-1070

PAY TO THE
ORDER OF

CITY OF ALBUQUERQUE

3835

1-3-06

City of Albuquerque
Treasury Division

\$50.00

2/7/2006 2:49PM LDC: ANN DOLLARS
RECEIPT# 00054315 USH 006 TRASH 0056
Account 441006 Fund 0110
Activity 4983000
Trans Amt
J24 Misc

CK
CHANGE

50.00
50.00
50.00

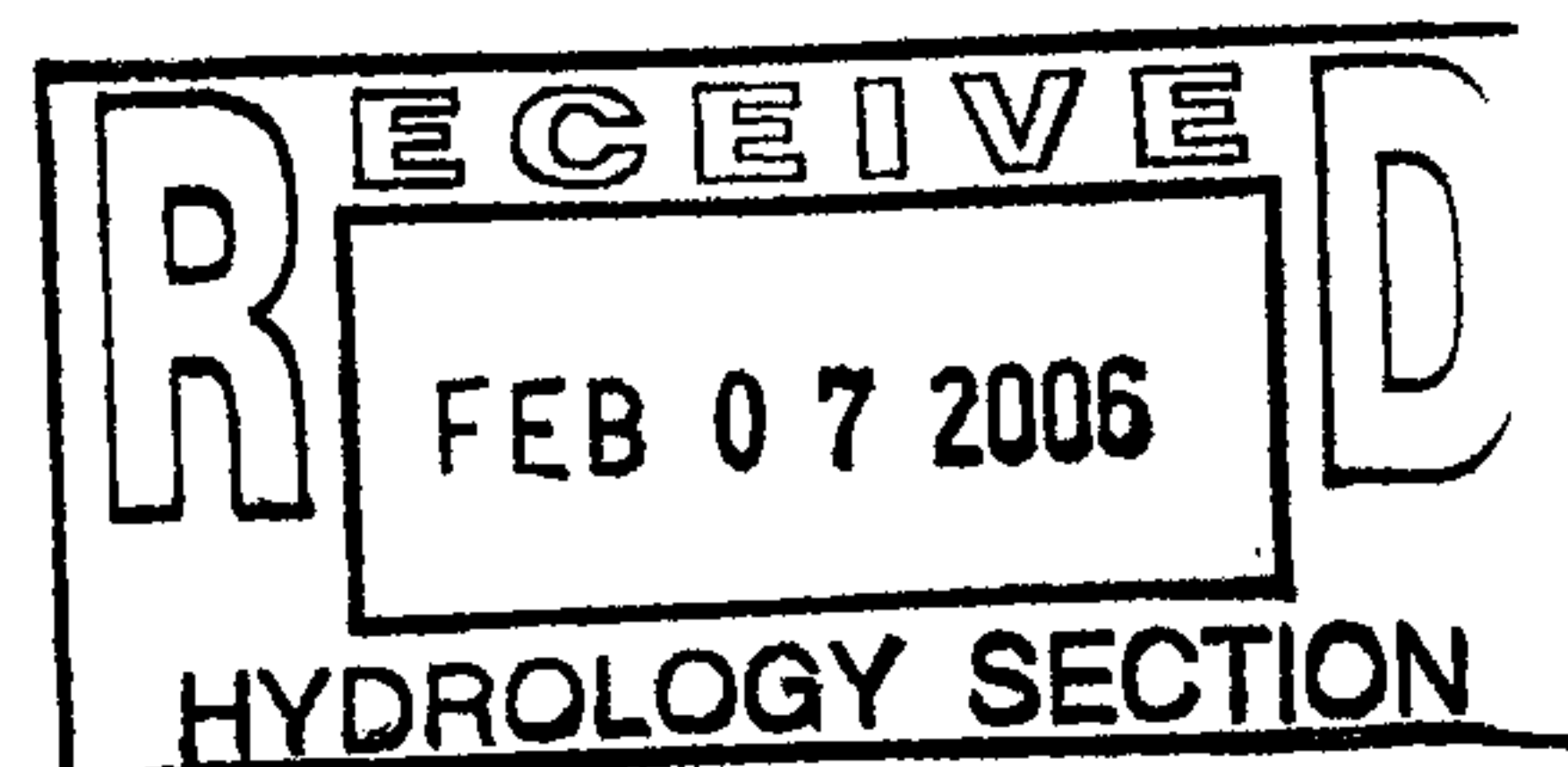
MEMO

0531

003835 107006606 7827303553

Thank

Details on back.
Security Features Included.



MARK GOODWIN

& ASSOCIATES
CONSULTING ENGINEERS

dmg

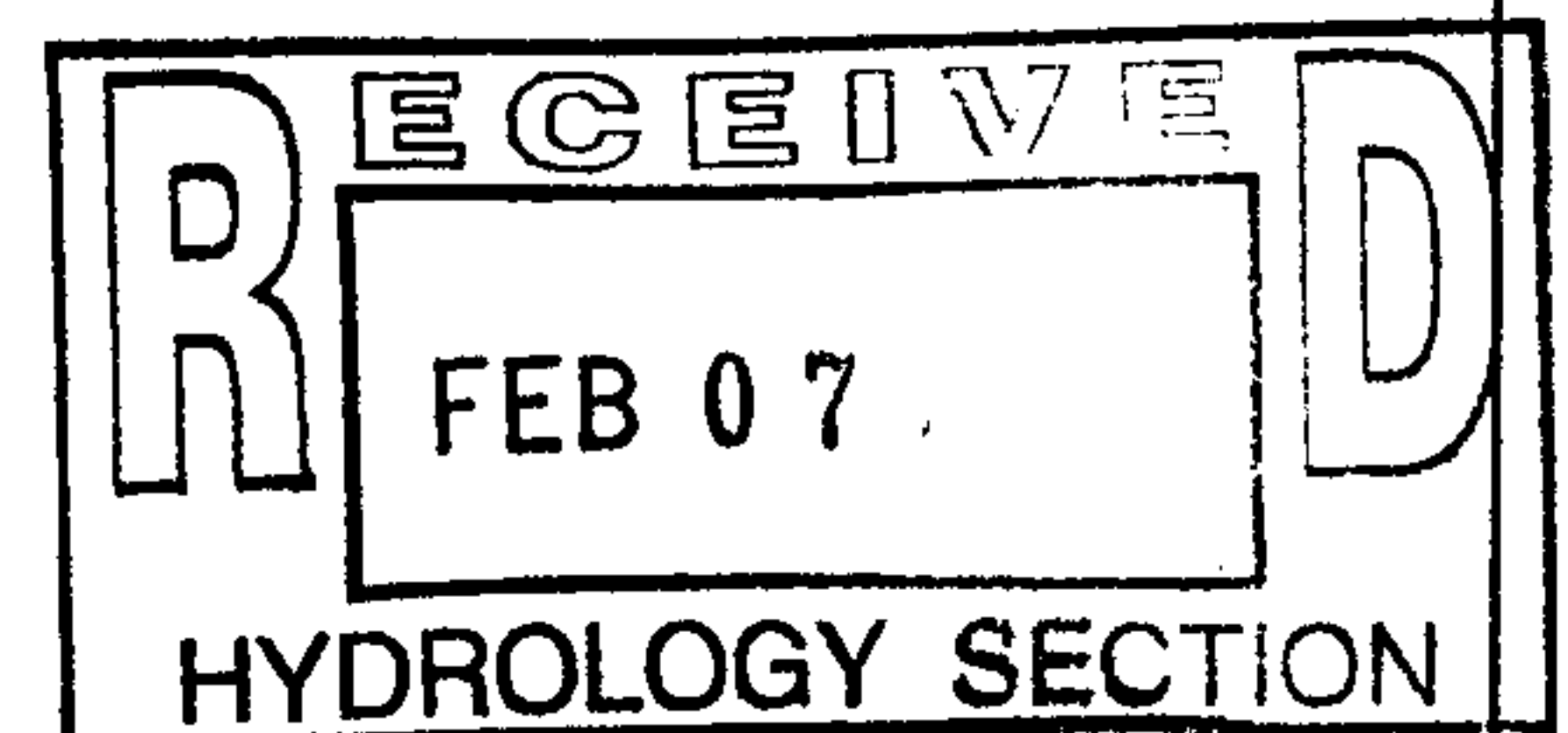
DRAINAGE REPORT
for
Northeast Corner of Broadway and Lomas

Prepared for

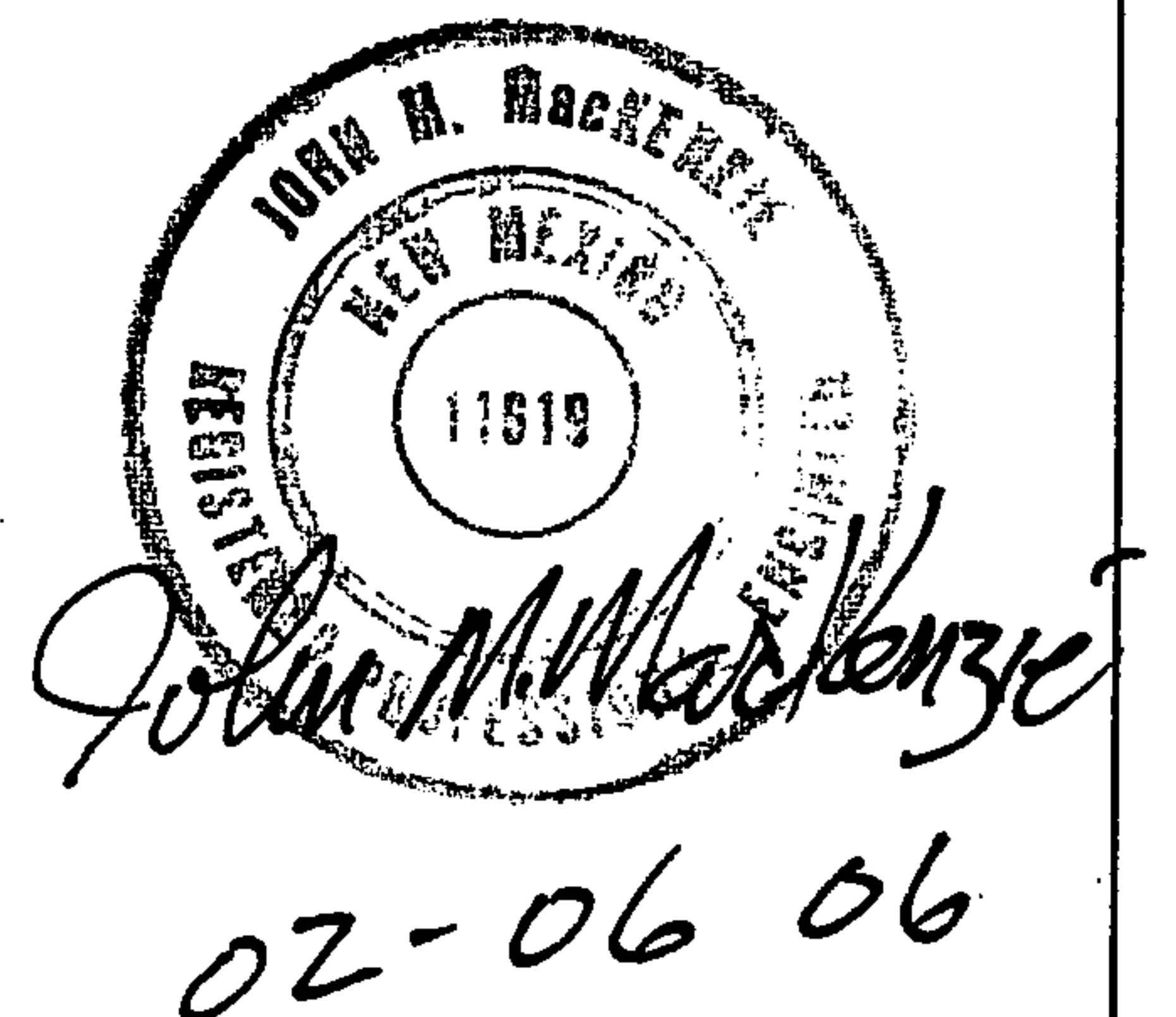
*Sandia Foundation
6211 San Mateo Blvd. NE
Albuquerque, NM 87109*

Prepared by

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



January 2006



A05085\Carls' Jr. Broadway\Drainage Report

D. MARK GOODWIN & ASSOCIATES

TABLE OF CONTENTS

- I. PROJECT DESCRIPTION
- II. EXISTING DRAINAGE CONDITIONS
- III. DESIGN CRITERIA
- IV. DEVELOPED DRAINAGE CONDITIONS
- V. CONCLUSION

FIGURE 1: VICINITY MAP

APPENDIX A - HYDROLOGY

AERIAL VIEW MAP
AHYMO PRINTOUT

POCKET 1: GRADING AND DRAINAGE PLAN

I. PROJECT DESCRIPTION

The proposed site area covers approximately 3 acres located on the NE corner of the intersection of Lomas Blvd. NE and Broadway Blvd. NE. The property is presently two parcels, being Tract 1 and 2, Lands of Sandia Foundation. The site is bounded on the north by Marble Ave., on the east by Arno Street, and by the previously mentioned principal streets on the remaining two sides. Several older buildings and existing paved surfaces presently occupy the site, but because these features are associated with a previous user who has vacated the premises, the structures will be razed.

The purpose of this report is to present the Master Drainage Management Plan for the site that will guide future development of the individual building sites within the proposed development. This report provides a plan for the overall site and one plan for the first end-user, which is a Carl's Jr. Restaurant. Being located within the City of Albuquerque, building permits for any new subsequent development will need individual grading and drainage plan approvals, which will be reviewed on a case-by-case basis by the city hydrology division.

II. EXISTING DRAINAGE CONDITION

The site presently consists of buildings, Asphalt paving, parking area and some undeveloped land covered by native vegetation and small open areas of the native sandy surface. Slope is predominantly toward the west. At the present time there is no offsite runoff entering any portion of the site. Some parts of the site are located in flood zone AH, as shown in plan. The runoff at present from the site is freely discharged into the streets and finally carried into the drop inlets along the streets. in Appendix A there is an aerial view that shows existing conditions on the site.

III. DRAINAGE DESIGN CRITERIA

The design criteria used in this report was in accordance with the city's Section 22.2 (Hydrology) of the Development Process Manual. The 100-year, 6-hour storm event was utilized to determine site runoff rates using $P(1 \text{ hr})=1.65"$, $P(6 \text{ hr})=2.10"$ and $P(24 \text{ hr})=2.43"$, all of which were obtained from the latest NOAA Precipitation Atlas. The on-site land treatment values used for this plan were $D=90\%$ and $B=10\%$ for Basin A, and $D=90\%$ and $B=10\%$ for Basin B and $D=85\%$ and $B=15\%$ for Basin C. The on-site land treatment values used for proposed development (Carl's Jr. Building) is subdivided into 4 subbasins within Basin A, with $D=100\%$ for Subbasin 1, $D=100\%$ for Subbasin 2, $B=15\%$ and $D=85\%$ for Subbasin 3, and $B=5\%$ and $D=95\%$ for Subbasin 4. All applicable ordinances, the DPM and AHYMO were utilized to prepare this plan.

IV. DEVELOPED DRAINAGE CONDITIONS

The total developed-conditions flow from this site covering all lots is 9.45 cfs. The overall grading and drainage plan will act as a Master Grading and Drainage Plan for both the current and future development. As a result, we are proposing to split the site into 3 basins. According to AHYMO the individual basin flows generated within the site during the 100-year storm are 2.60 cfs for Basin A (Carl's Jr Building), 1.42 cfs for Basin B (Starbucks) and 5.45 cfs for Basin C (Future Development).

For the proposed (Carl's Jr. Building) developed conditions flow from this site is 2.60 cfs. This is the part of the master grading and drainage plan submitted along with this. As a result, we are proposing to split the site into 4 basins. According to AHYMO the individual basin flows generated within the site during the 100-year storm are 3.2 cfs for Basin A (Carl's Jr Building). The developed conditions for Basin A consist of 4 basins as shown in the plan. The discharge from basins 3 and 4 drains into the Broadway Blvd. with the aid of sidewalk culverts and concrete channels as shown on the plan. Remaining basins 1 and 2 discharge into Broadway and Lomas, respectively through

F:\1-Projects\2005\A05085 - Carl's Jr - Broadway\Drainage Report.doc

the individual driveways, as shown in plan

V. CONCLUSION

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

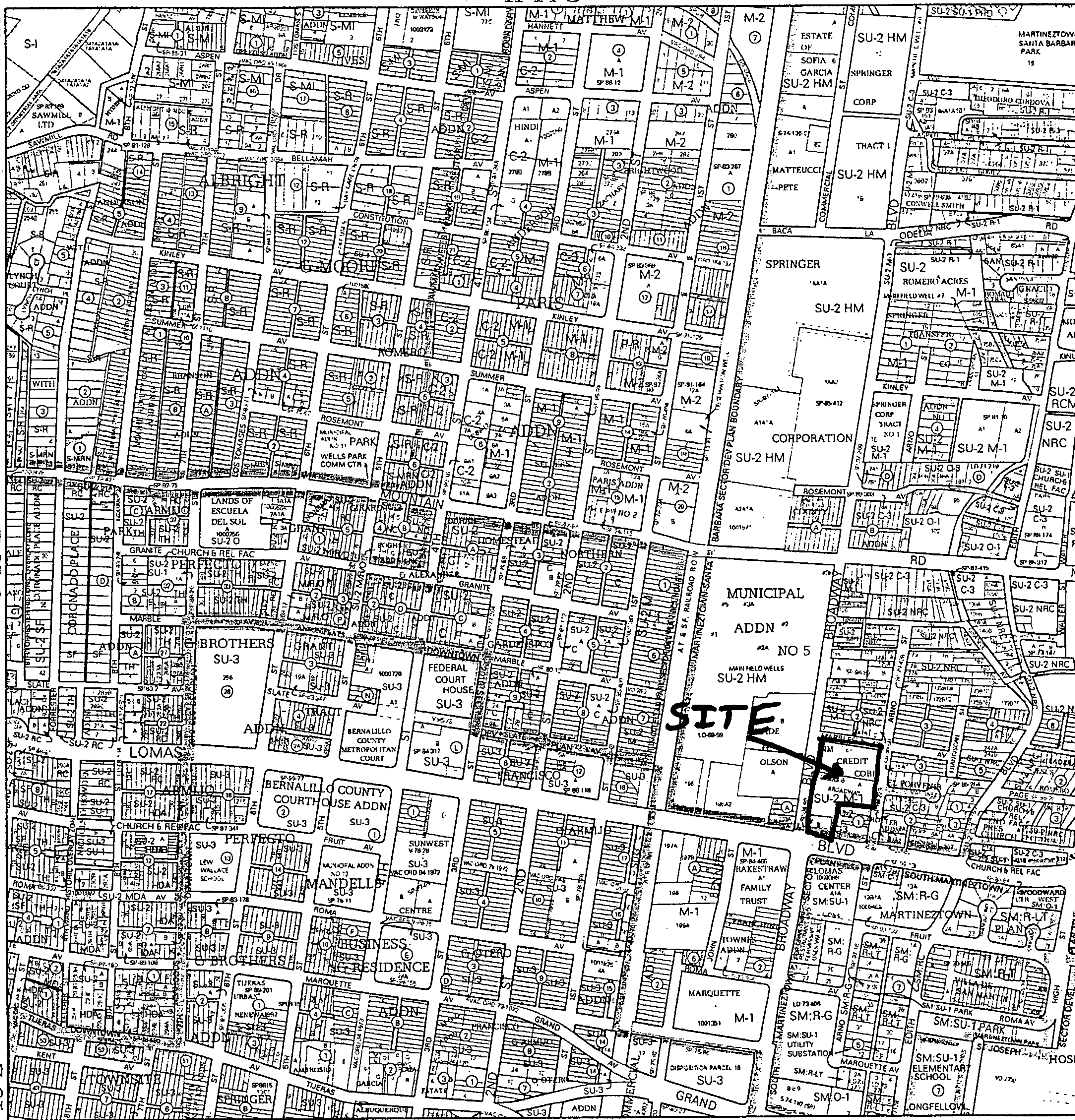
H-14-Z

H-15-Z

J-15-Z

K-15-Z

K-14-Z



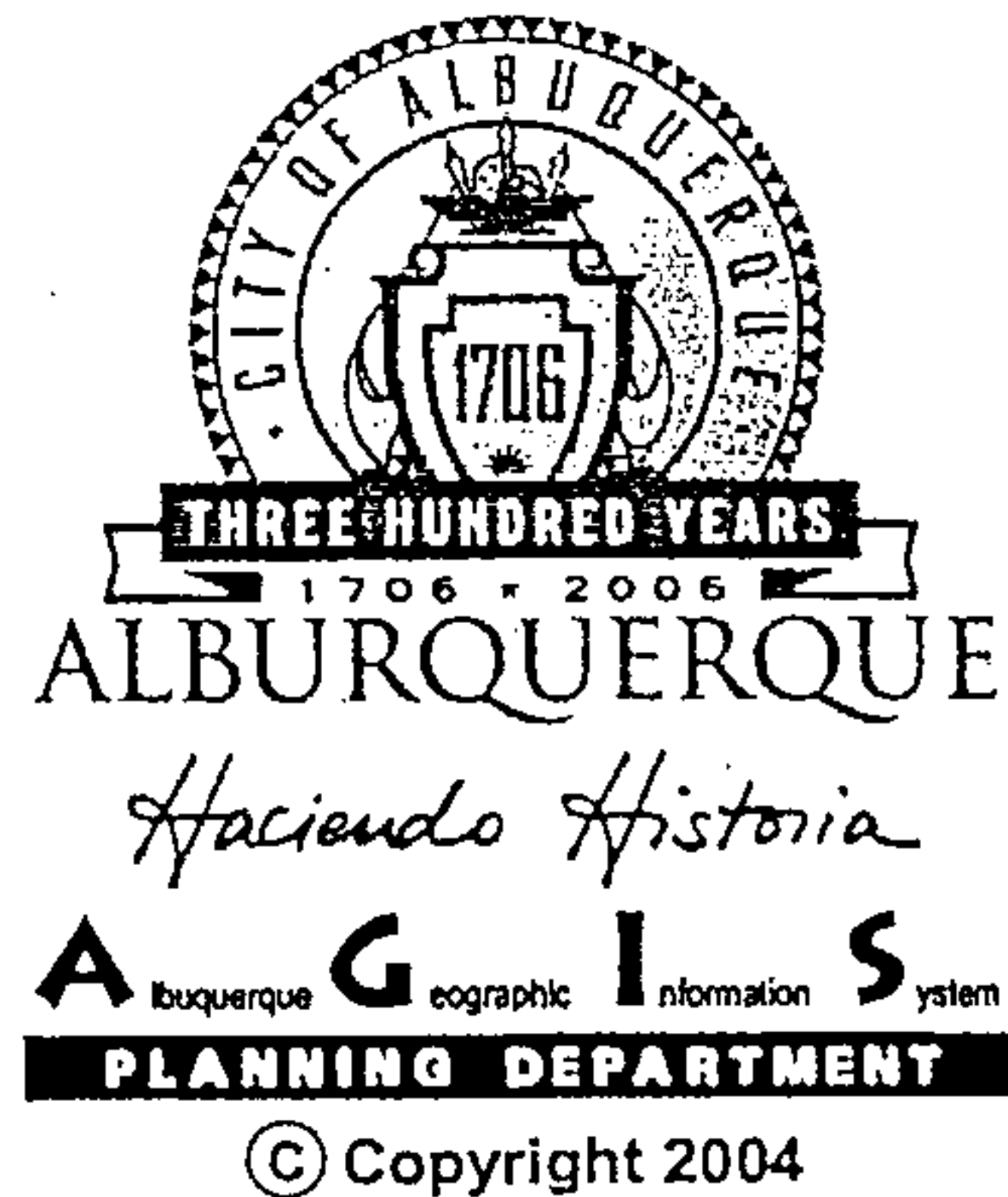
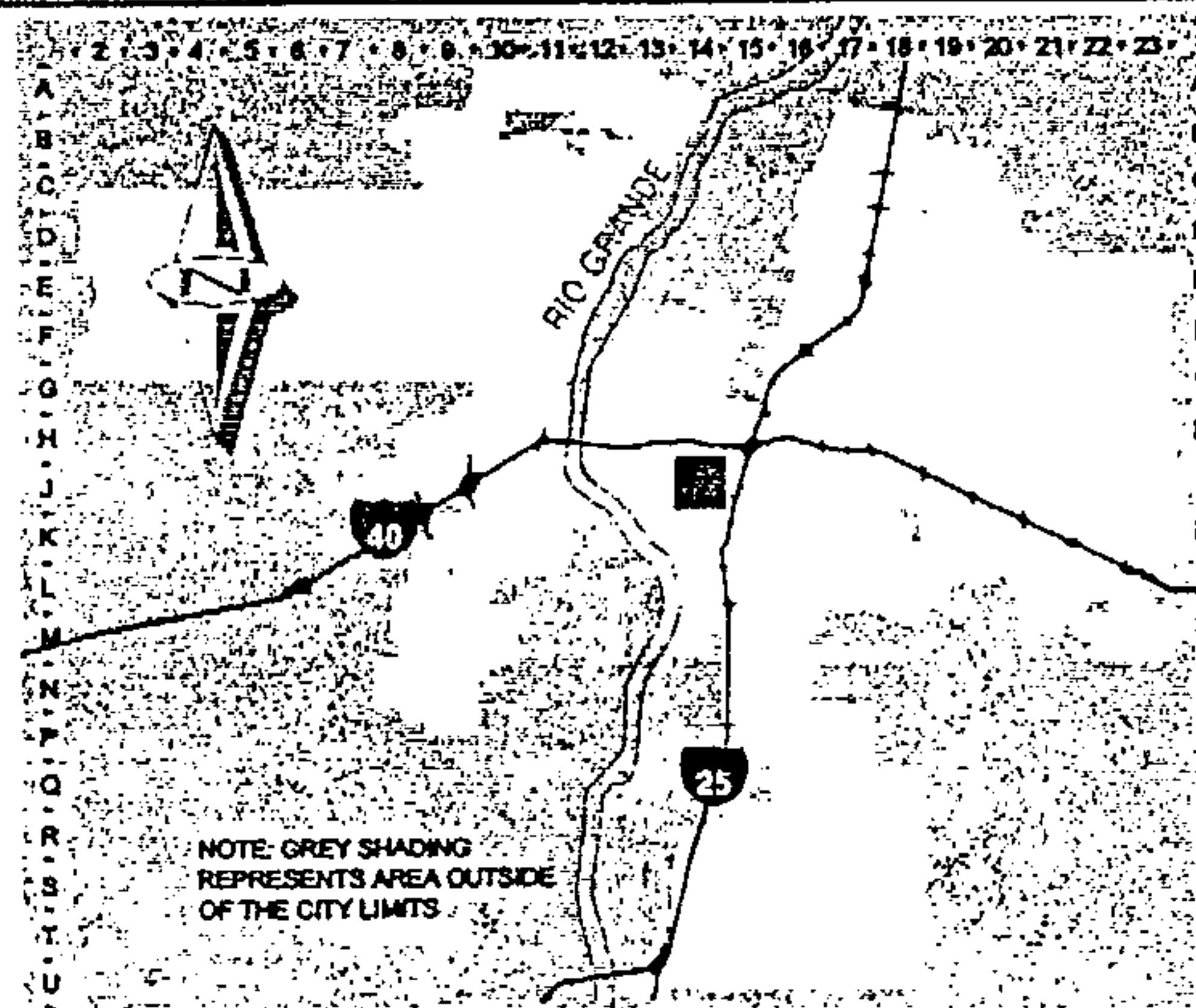
Zone Atlas Page: **J-14-Z**

Map amended through: Aug 06, 2004

Selected Symbols

- | | |
|---------------------------|------------------------|
| Unincorporated Areas | Grant Boundaries |
| Sector Plan Boundaries | Petroglyph |
| Parcel Boundaries | H-1 Buffer Zone |
| Easement Lines | Arroyos |
| Freeway Lanes | LDN Noise Level |
| Jurisdictional Boundaries | Airport Clearance Zone |
| Westgate Wall | Design Overlay Zones |
| Escarpment | |

0 750 1,500 Feet



© Copyright 2004

APPENDIX A
HYDROLOGY



RUN DATE (MON/DAY/YR) =02/01/2006
USER NO.= AHYMO-I-9702dGoodwinM-AH

COMMAND		HYDROGRAPH IDENTIFICATION	FROM ID NO.	TO ID NO.	AREA (SQ MI)	PEAK DISCHARGE (CFS)	RUNOFF VOLUME (AC-FT)	RUNOFF (INCHES)	TIME TO PEAK (HOURS)	CFS PER ACRE	PAGE = 1
START											
RAINFALL TYPE= 1										TIME=	.00
COMPUTE NM HYD	100.20	-	2	.00110	2.58	.101	1.72129	1.500	3.669	RAIN6=	2.100
COMPUTE NM HYD	100.30	-	3	.00060	1.42	.055	1.72129	1.500	3.686	PER IMP=	90.00
COMPUTE NM HYD	100.40	-	4	.00240	5.45	.212	1.65647	1.500	3.551	PER IMP=	85.00
FINISH											

AHYMO PROGRAM (AHYMO_97) - - Version: 1997.02d
 RUN DATE (MON/DAY/YR) = 02/01/2006
 START TIME (HR:MIN:SEC) = 14:27:32 USER NO.= AHYMO-I-9702dGoodwinM-AH
 INPUT FILE = C:\DOCUME~1\pavan\Desktop\PAVAN\CARL'S~3.TXT

START TIME=0.0
 ***** Master Drainage Plan.
 ***** FILE: c:\AHYMO\Master Drainage plan December 22, 2005 BY PAVAN

 ***** 100-YEAR 6-HOUR STORM EVENT

 ***** DEVELOPED CONDITIONS TO BE DIVIDED INTO BASINS A trough C

 RAINFALL TYPE=1 RAIN QUARTER=0.0 IN
 RAIN ONE=1.65 IN RAIN SIX=2.10 IN
 RAIN DAY=2.43 IN DT=0.033333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
 DT = .033333 HOURS END TIME = 5.999940 HOURS

.0000	.0033	.0068	.0103	.0138	.0174	.0212
.0250	.0288	.0328	.0369	.0411	.0454	.0497
.0543	.0589	.0637	.0686	.0737	.0789	.0844
.0900	.0958	.1019	.1081	.1147	.1215	.1287
.1362	.1441	.1525	.1570	.1619	.1671	.1783
.2034	.2420	.2974	.3730	.4724	.5991	.7568
.9494	1.1275	1.2020	1.2649	1.3209	1.3718	1.4187
1.4622	1.5029	1.5410	1.5769	1.6108	1.6428	1.6730
1.7017	1.7289	1.7547	1.7792	1.8025	1.8084	1.8142
1.8196	1.8249	1.8300	1.8349	1.8396	1.8442	1.8486
1.8530	1.8572	1.8613	1.8653	1.8692	1.8730	1.8768
1.8804	1.8840	1.8875	1.8910	1.8944	1.8977	1.9010
1.9042	1.9073	1.9104	1.9135	1.9165	1.9195	1.9224
1.9253	1.9281	1.9309	1.9337	1.9364	1.9391	1.9418
1.9444	1.9470	1.9496	1.9522	1.9547	1.9572	1.9596
1.9620	1.9645	1.9668	1.9692	1.9715	1.9739	1.9761
1.9784	1.9807	1.9829	1.9851	1.9873	1.9895	1.9916
1.9937	1.9959	1.9980	2.0000	2.0021	2.0041	2.0062
2.0082	2.0102	2.0122	2.0141	2.0161	2.0180	2.0200
2.0219	2.0238	2.0257	2.0276	2.0294	2.0313	2.0331
2.0349	2.0367	2.0385	2.0403	2.0421	2.0439	2.0456
2.0474	2.0491	2.0509	2.0526	2.0543	2.0560	2.0577
2.0593	2.0610	2.0627	2.0643	2.0660	2.0676	2.0692
2.0708	2.0724	2.0740	2.0756	2.0772	2.0788	2.0803
2.0819	2.0834	2.0850	2.0865	2.0880	2.0896	2.0911
2.0926	2.0941	2.0956	2.0970	2.0985	2.1000	

***** BASIN A (CARL'S JR) - (0.7922 ACRES)

COMPUTE NM HYD ID=2 HYD NO=100.2 AREA=0.0011 SQ MI

PER A=0 PER B=10 PER C=0 PER D=90
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 3.9086 CFS UNIT VOLUME = .9965 B = 526.28 P60 = 1.6500
AREA = .000990 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .26368 CFS UNIT VOLUME = .9467 B = 319.53 P60 = 1.6500
AREA = .000110 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=2 CODE=1

PARTIAL HYDROGRAPH 100.20

RUNOFF VOLUME = 1.72129 INCHES = .1010 ACRE-FEET
PEAK DISCHARGE RATE = 2.58 CFS AT 1.500 HOURS BASIN AREA = .0011 SQ. MI.

***** BASIN B (STARBUCKS) (0.425 ACRES)

COMPUTE NM HYD ID=3 HYD NO=100.3 AREA=0.0006 SQ MI
PER A=0 PER B=10 PER C=0 PER D=90
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 2.1319 CFS UNIT VOLUME = .9941 B = 526.28 P60 = 1.6500
AREA = .000540 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .14383 CFS UNIT VOLUME = .9050 B = 319.53 P60 = 1.6500
AREA = .000060 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=3 CODE=1

PARTIAL HYDROGRAPH 100.30

RUNOFF VOLUME = 1.72129 INCHES = .0551 ACRE-FEET
PEAK DISCHARGE RATE = 1.42 CFS AT 1.500 HOURS BASIN AREA = .0006 SQ. MI.

***** BASIN C (FUTURE DEVELOPMENT) - (1.643ACRES)

COMPUTE NM HYD ID=4 HYD NO=100.4 AREA=0.0024 SQ MI
PER A=0 PER B=15 PER C=0 PER D=85
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 8.0540 CFS UNIT VOLUME = .9981 B = 526.28 P60 = 1.6500
AREA = .002040 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .86295 CFS UNIT VOLUME = .9847 B = 319.53 P60 = 1.6500
AREA = .000360 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=4 CODE=1

PARTIAL HYDROGRAPH 100.40

RUNOFF VOLUME = 1.65647 INCHES = .2120 ACRE-FEET
PEAK DISCHARGE RATE = 5.45 CFS AT 1.500 HOURS BASIN AREA = .0024 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 14:27:32

RUN DATE (MON/DAY/YR) =02/01/2006

USER NO.= AHYMO-I-9702dGoodwinM-AH

		FROM	TO		PEAK	RUNOFF		TIME TO	CFS	PAGE =	1
HYDROGRAPH		ID	ID	AREA	DISCHARGE	VOLUME	RUNOFF	PEAK	PER		
COMMAND	IDENTIFICATION	NO.	NO.	(SQ MI)	(CFS)	(AC-FT)	(INCHES)	(HOURS)	ACRE	NOTATION	
START										TIME=	.00
RAINFALL TYPE= 1										RAIN6=	2.100
COMPUTE NM HYD	100.20	-	2	.00020	.50	.020	1.85092	1.500	3.924	PER IMP=	100.00
COMPUTE NM HYD	100.30	-	3	.00010	.25	.010	1.85092	1.500	3.974	PER IMP=	100.00
COMPUTE NM HYD	100.40	-	4	.00050	1.15	.044	1.65647	1.500	3.587	PER IMP=	85.00
COMPUTE NM HYD	100.50	-	5	.00030	.73	.029	1.78610	1.500	3.806	PER IMP=	95.00
FINISH											

AHYMO PROGRAM (AHYMO_97) -

- Version: 1997.02d

RUN DATE (MON/DAY/YR) = 02/01/2006

START TIME (HR:MIN:SEC) = 14:01:58

USER NO.= AHYMO-I-9702dGoodwinM-AH

INPUT FILE = C:\DOCUME~1\pavan\Desktop\PAVAN\CARL'S~2.TXT

START TIME=0.0

***** Carl's Jr Broadway N.M.

***** FILE: c:\AHYMO\Carl's Jr Broadway December 22, 2005 BY PAVAN

***** 100-YEAR 6-HOUR STORM EVENT

***** DEVELOPED CONDITIONS TO BE DIVIDED INTO BASINS 4 BASINS

RAINFALL

TYPE=1 RAIN QUARTER=0.0 IN

RAIN ONE=1.65 IN RAIN SIX=2.10 IN

RAIN DAY=2.43 IN DT=0.033333 HR

COMPUTED 6-HOUR RAINFALL DISTRIBUTION BASED ON NOAA ATLAS 2 - PEAK AT 1.40 HR.
DT = .033333 HOURS END TIME = 5.999940 HOURS

.0000	.0033	.0068	.0103	.0138	.0174	.0212
.0250	.0288	.0328	.0369	.0411	.0454	.0497
.0543	.0589	.0637	.0686	.0737	.0789	.0844
.0900	.0958	.1019	.1081	.1147	.1215	.1287
.1362	.1441	.1525	.1570	.1619	.1671	.1783
.2034	.2420	.2974	.3730	.4724	.5991	.7568
.9494	1.1275	1.2020	1.2649	1.3209	1.3718	1.4187
1.4622	1.5029	1.5410	1.5769	1.6108	1.6428	1.6730
1.7017	1.7289	1.7547	1.7792	1.8025	1.8084	1.8142
1.8196	1.8249	1.8300	1.8349	1.8396	1.8442	1.8486
1.8530	1.8572	1.8613	1.8653	1.8692	1.8730	1.8768
1.8804	1.8840	1.8875	1.8910	1.8944	1.8977	1.9010
1.9042	1.9073	1.9104	1.9135	1.9165	1.9195	1.9224
1.9253	1.9281	1.9309	1.9337	1.9364	1.9391	1.9418
1.9444	1.9470	1.9496	1.9522	1.9547	1.9572	1.9596
1.9620	1.9645	1.9668	1.9692	1.9715	1.9739	1.9761
1.9784	1.9807	1.9829	1.9851	1.9873	1.9895	1.9916
1.9937	1.9959	1.9980	2.0000	2.0021	2.0041	2.0062
2.0082	2.0102	2.0122	2.0141	2.0161	2.0180	2.0200
2.0219	2.0238	2.0257	2.0276	2.0294	2.0313	2.0331
2.0349	2.0367	2.0385	2.0403	2.0421	2.0439	2.0456
2.0474	2.0491	2.0509	2.0526	2.0543	2.0560	2.0577
2.0593	2.0610	2.0627	2.0643	2.0660	2.0676	2.0692
2.0708	2.0724	2.0740	2.0756	2.0772	2.0788	2.0803
2.0819	2.0834	2.0850	2.0865	2.0880	2.0896	2.0911
2.0926	2.0941	2.0956	2.0970	2.0985	2.1000	

***** CARL'S JR (BASIN 1, BASIN 2, BASIN 3 AND BASIN 4)
***** BASIN 1 - (0.1367 ACRES)

COMPUTE NM HYD ID=2 HYD NO=100.2 AREA=0.0002 SQ MI
PER A=0 PER B=0 PER C=0 PER D=100
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = .78961 CFS UNIT VOLUME = .9840 B = 526.28 P60 = 1.6500
AREA = .000200 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=2 CODE=1

PARTIAL HYDROGRAPH 100.20

RUNOFF VOLUME = 1.85092 INCHES = .0197 ACRE-FEET
PEAK DISCHARGE RATE = .50 CFS AT 1.500 HOURS BASIN AREA = .0002 SQ. MI.

***** BASIN 2 - (0.0846 ACRES)

COMPUTE NM HYD ID=3 HYD NO=100.3 AREA=0.0001 SQ MI
PER A=0 PER B=0 PER C=0 PER D=100
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = .39481 CFS UNIT VOLUME = .9711 B = 526.28 P60 = 1.6500
AREA = .000100 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=3 CODE=1

PARTIAL HYDROGRAPH 100.30

RUNOFF VOLUME = 1.85092 INCHES = .0099 ACRE-FEET
PEAK DISCHARGE RATE = .25 CFS AT 1.500 HOURS BASIN AREA = .0001 SQ. MI.

***** BASIN 3 (0.351 AC)

COMPUTE NM HYD ID=4 HYD NO=100.4 AREA=0.0005 SQ MI
PER A=0 PER B=15 PER C=0 PER D=85
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 1.6779 CFS UNIT VOLUME = .9922 B = 526.28 P60 = 1.6500
AREA = .000425 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .17978 CFS UNIT VOLUME = .9258 B = 319.53 P60 = 1.6500
AREA = .000075 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=4 CODE=1

PARTIAL HYDROGRAPH 100.40

RUNOFF VOLUME = 1.65647 INCHES = .0442 ACRE-FEET
PEAK DISCHARGE RATE = 1.15 CFS AT 1.500 HOURS BASIN AREA = .0005 SQ. MI.

***** BASIN 4 - (0.219 ACRES)

COMPUTE NM HYD ID=5 HYD NO=100.5 AREA=0.0003 SQ MI
PER A=0 PER B=5 PER C=0 PER D=95
TP=0.1333 HR MASS RAINFALL=-1

K = .072649HR TP = .133300HR K/TP RATIO = .545000 SHAPE CONSTANT, N = 7.106420
UNIT PEAK = 1.1252 CFS UNIT VOLUME = .9897 B = 526.28 P60 = 1.6500
AREA = .000285 SQ MI IA = .10000 INCHES INF = .04000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

K = .134863HR TP = .133300HR K/TP RATIO = 1.011725 SHAPE CONSTANT, N = 3.489071
UNIT PEAK = .35956E-01CFS UNIT VOLUME = .8677 B = 319.53 P60 = 1.6500
AREA = .000015 SQ MI IA = .50000 INCHES INF = 1.25000 INCHES PER HOUR
RUNOFF COMPUTED BY INITIAL ABSTRACTION/INFILTRATION NUMBER METHOD - DT = .033333

PRINT HYD ID=5 CODE=1

PARTIAL HYDROGRAPH 100.50

RUNOFF VOLUME = 1.78610 INCHES = .0286 ACRE-FEET
PEAK DISCHARGE RATE = .73 CFS AT 1.500 HOURS BASIN AREA = .0003 SQ. MI.

FINISH

NORMAL PROGRAM FINISH END TIME (HR:MIN:SEC) = 14:01:58

RUN DATE (MON/DAY/YR) =02/01/2006
USER NO.= AHYMO-I-9702dGoodwinM-AH

```

TIME=          .00
RAIN6=        2.100
PER IMP=      90.00
PER IMP=      90.00
PER IMP=      85.00

```



POINT PRECIPITATION
FREQUENCY ESTIMATES
FROM NOAA ATLAS 14



New Mexico 35.082 N 106.678 W 4947 feet
from "Precipitation-Frequency Atlas of the United States" NOAA Atlas 14, Volume 1, Version 3
G.M. Bonnin, D. Todd, B. Lin, T. Parzybok, M. Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland, 2003

Extracted: Wed Mar 8 2006

Confidence Limits

Seasonality

Location Maps

Other Info

GIS data

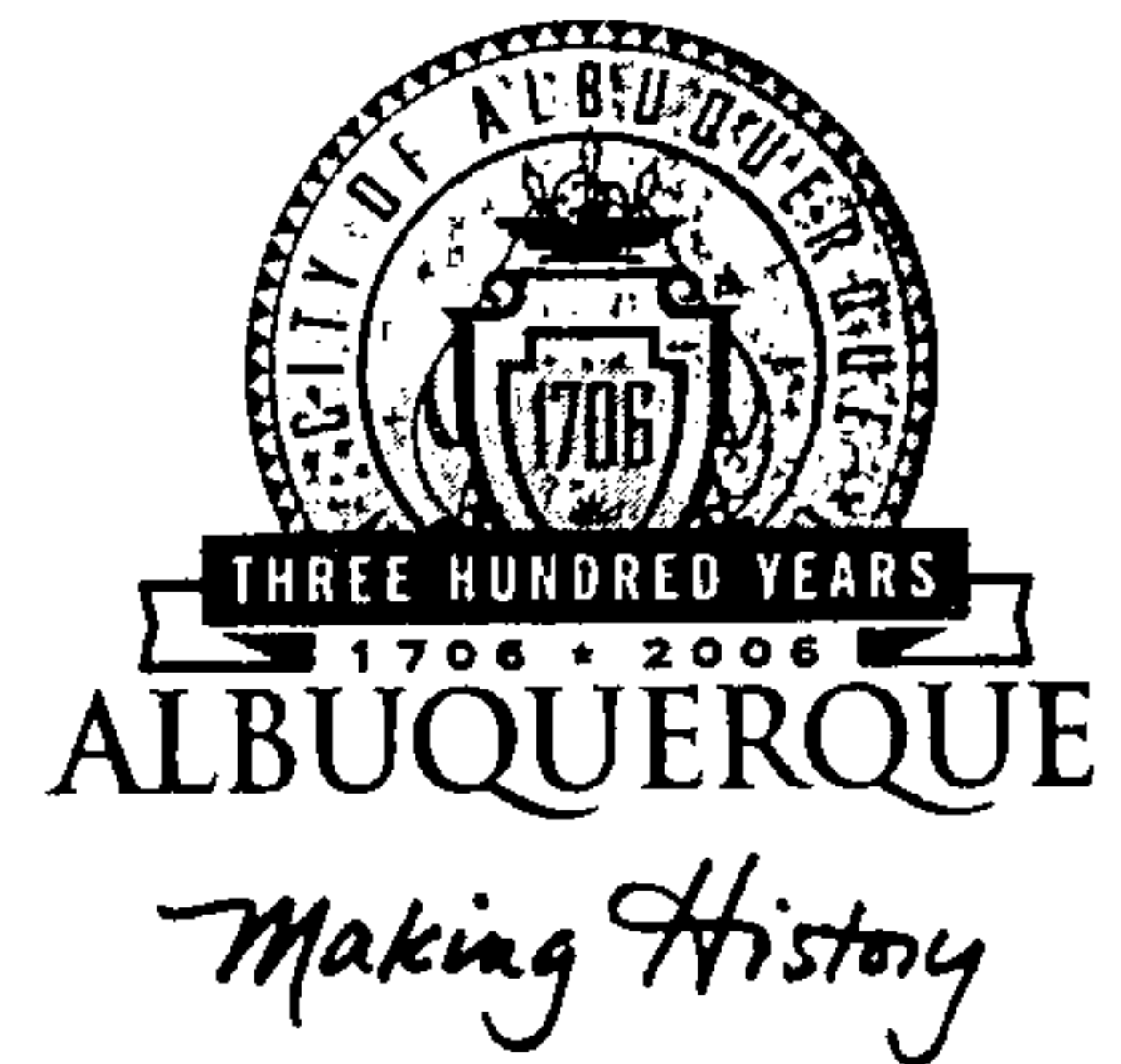
Maps

Help

D

Precipitation Frequency Estimates (inches)																		
ARI* (years)	5 min	10 min	15 min	30 min	60 min	120 min	3 hr	6 hr	12 hr	24 hr	48 hr	4 day	7 day	10 day	20 day	30 day	45 day	60 day
2	0.21	0.32	0.39	0.53	0.66	0.74	0.79	0.91	1.01	1.15	1.27	1.50	1.67	1.82	2.24	2.67	3.26	3.74
5	0.28	0.43	0.53	0.71	0.88	0.98	1.04	1.18	1.28	1.43	1.59	1.84	2.04	2.23	2.73	3.21	3.88	4.46
10	0.34	0.51	0.64	0.85	1.06	1.17	1.23	1.38	1.49	1.66	1.83	2.11	2.32	2.56	3.09	3.62	4.33	4.97
25	0.41	0.62	0.78	1.04	1.29	1.44	1.49	1.66	1.77	1.96	2.15	2.48	2.70	2.98	3.55	4.12	4.88	5.59
50	0.47	0.71	0.88	1.19	1.47	1.64	1.71	1.87	1.98	2.19	2.40	2.76	2.98	3.30	3.89	4.49	5.25	6.01
100	0.53	0.80	0.99	1.33	1.65	1.85	1.92	2.09	2.19	2.42	2.65	3.04	3.26	3.62	4.22	4.82	5.59	6.41
200	0.58	0.89	1.10	1.49	1.84	2.08	2.15	2.32	2.41	2.66	2.90	3.32	3.54	3.94	4.52	5.15	5.88	6.75
500	0.67	1.01	1.25	1.69	2.09	2.38	2.46	2.62	2.70	2.97	3.22	3.69	3.89	4.35	4.91	5.53	6.22	7.14
1000	0.73	1.10	1.37	1.84	2.28	2.62	2.70	2.86	2.92	3.20	3.46	3.97	4.15	4.65	5.18	5.80	6.42	7.38

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

February 9, 2006

James C. Lewis, Registered Architect
Schlegel Lewis Architects
1620 Central Ave SW
Albuquerque, NM 87106

Re: TCL Submittal for Building Permit Approval for Carl's Jr
800-B Broadway Blvd. NE, [J-14 / D152]
Architect's Stamp Dated 12/30/05

Dear Mr. Gunning:

P.O. Box 1293

The following additional comments for Carl's Jr.:


Albuquerque

- Provide a trip generation to determine the Site generated traffic vehicle for proposed site.
- Any damaged sidewalk and curb & gutter will need to be replaced as part of this project.

New Mexico 87103

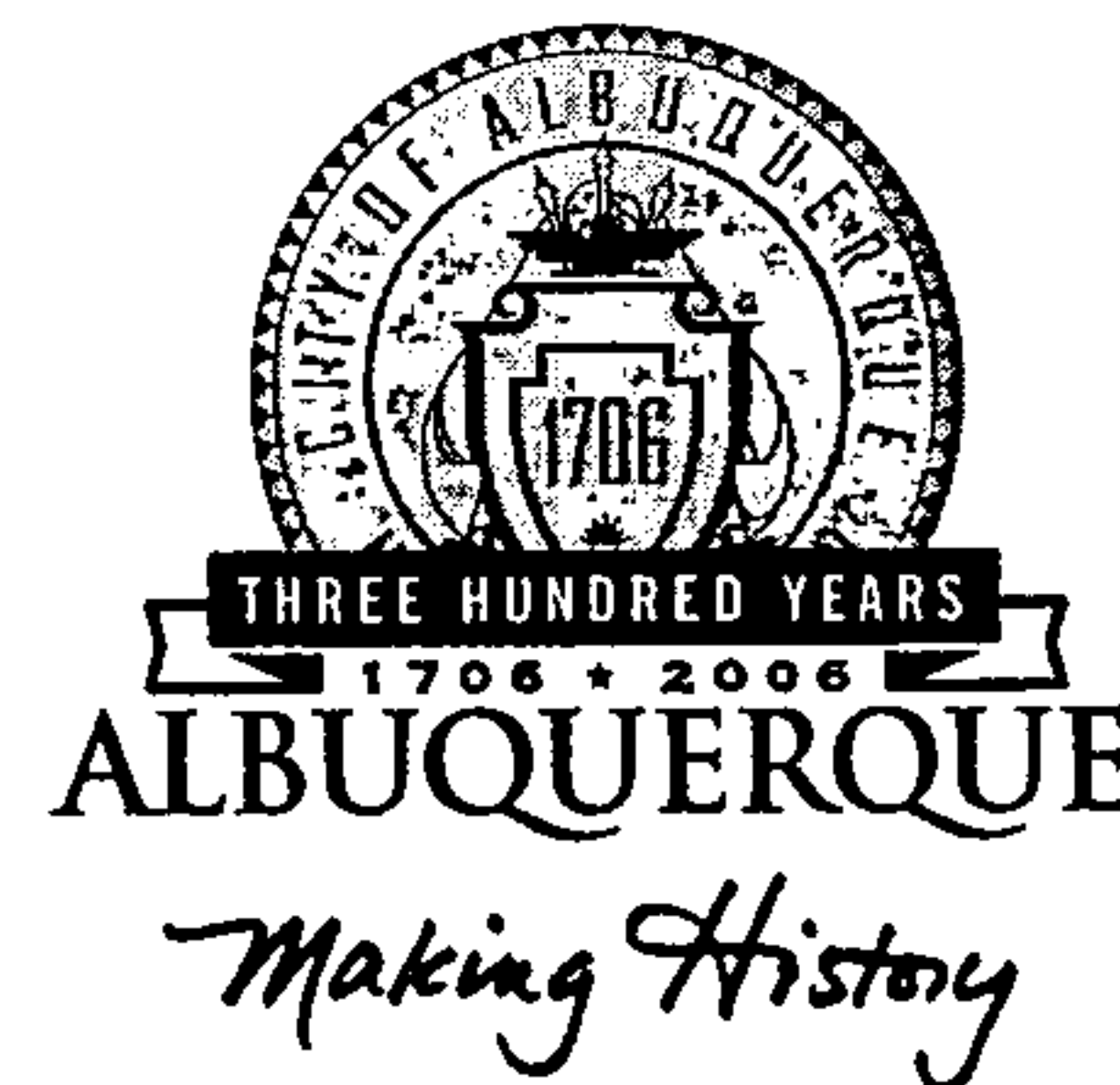
Sincerely,

www.cabq.gov


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

c: Engineer
Hydrology file

CITY OF ALBUQUERQUE



February 6, 2006

James C. Lewis, R.A.
Schlegel Lewis Architects
1620 Central Ave SE
Albuquerque, NM 87106

**Re: Carl's Jr, 800-B Broadway Blvd. , Traffic Circulation
Layout, Architect's Stamp dated 12-30-05 (J14-D150A)**

Dear Mr. Lewis,

Based upon the information provided in your submittal received 1-24-06, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

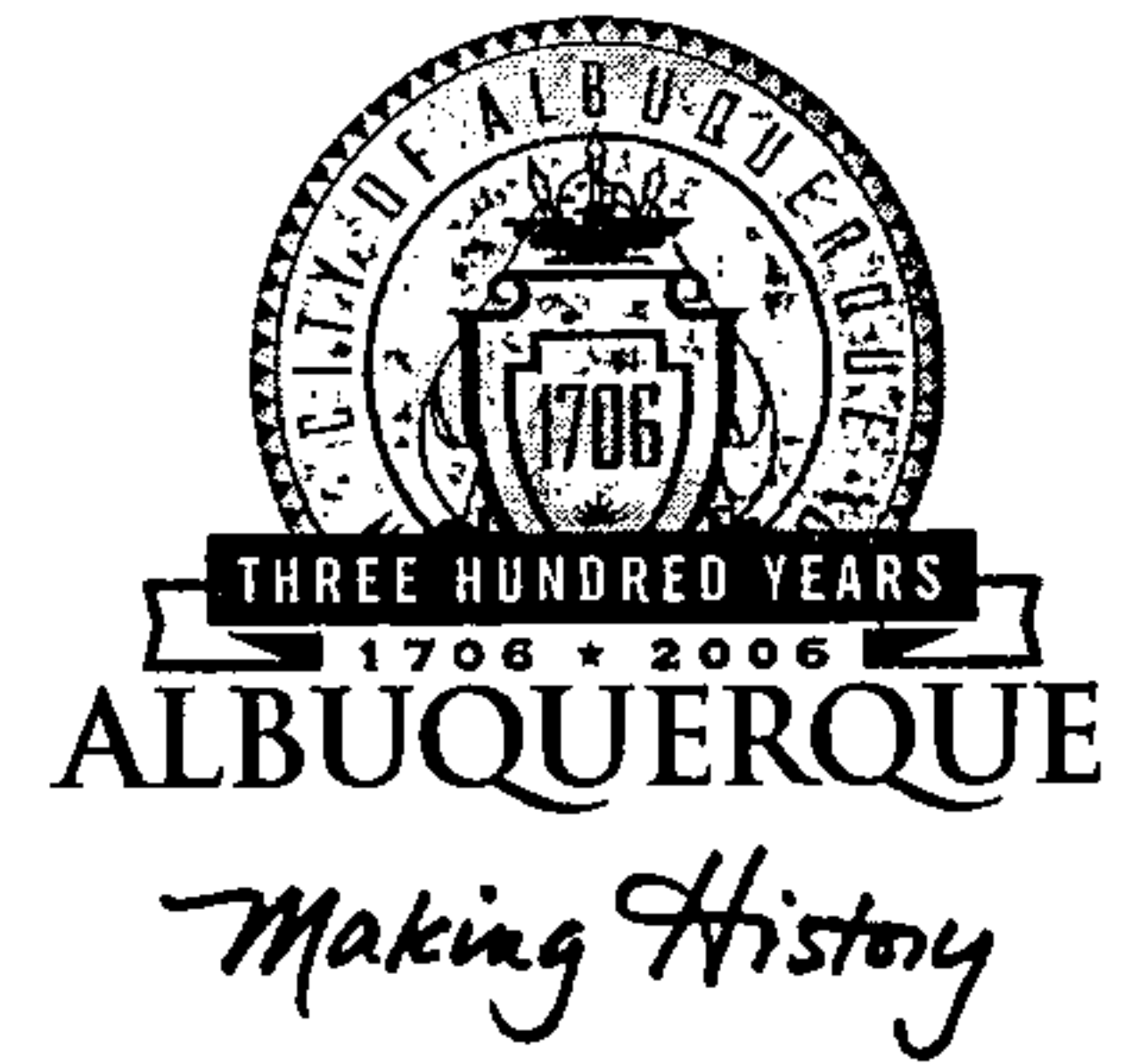
Albuquerque

New Mexico 87103

www.cabq.gov

- ✓ 1. Provide more information on the wheelchair ramps, (note 15), and cross walks. A detail of the ramps are needed or call out the standard drawing numbers.
- ✓ 2. The wheelchair ramps are not completely within the Right-of-Way; an easement will be needed or the ramps must be relocated within the Right-of-Way.
- ✓ 3. Provide a pedestrian path from Lomas to the site.
- ✓ 4. Indicate the heavy vehicle route.
- ✓ 5. Include proper signage to indicate "no entry" from the drive thru lane to the one way off of Lomas. Also, a "One Way" sign needs to be placed at the Lomas entrance.
- ✓ 6. Provide the dimensions of all sidewalks.
- ✓ 7. Include a copy of the cross access easement with the next submittal. Define what a "lease line" is; will this require an easement?
- ✓ 8. The drive thru lanes need to be 12' wide, per DPM.
- ✓ 9. Provide adequate queuing for the drive thru lane.
- ✓ 10. Call out all Standard Specifications Drawing Numbers.
- ✓ 11. How will traffic flow be controlled within the drive-thru if it changes from two lanes to one lane, and then back to two? How will a dual lane drive-thru work? What provisions have been made for pedestrian safety?
- ✓ 12. List radii for all curves shown.
- ✓ 13. Identify what is taking place on the west side of the future pad site; it appears that a drive pad is being closed.
- ✓ 14. Provide the width for the entrance off of Broadway.

CITY OF ALBUQUERQUE



- ✓ 15. Indicate a sidewalk transition to the wheelchair ramp at Lomas and the "One Way" entrance. Please, provide a detail.
- ✓ 16. Will 6' valley gutters be included in the drive pads?
- 17. The southern most handicapped parking stall needs to be labeled as van accessible.

If you have any questions, you can contact me at 924-3981.

Sincerely,

A handwritten signature in black ink, appearing to read "K. D. Metro", written over a horizontal line.

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: file

P.O. Box 1293

WAG, KDM: tes

Albuquerque

New Mexico 87103

www.cabq.gov

J-14/D150A

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CARL'S JR ZONE MAP/DRG. FILE #: J-14-Z
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TRACT 2 OF LANDS OF SAUDIA FOUNDATION SUBDIVISION
 CITY ADDRESS: 8000-B BROADWAY BLVD NE

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: ESTRELLA DEL RIO GRANDE
 ADDRESS: 119 MALVER, STE. A
 CITY, STATE: BISHOP, CA

CONTACT: BRETT WILES
 PHONE: (760) 873-7234 X-24
 ZIP CODE: 93514

ARCHITECT: SCHLEGEL LEWIS ARCHITECTS
 ADDRESS: 1620 CENTRAL AVE SE
 CITY, STATE: ALBUQUERQUE, NM

CONTACT: DAVID ABBOTT
 PHONE: 505-247-1529
 ZIP CODE: 87106

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

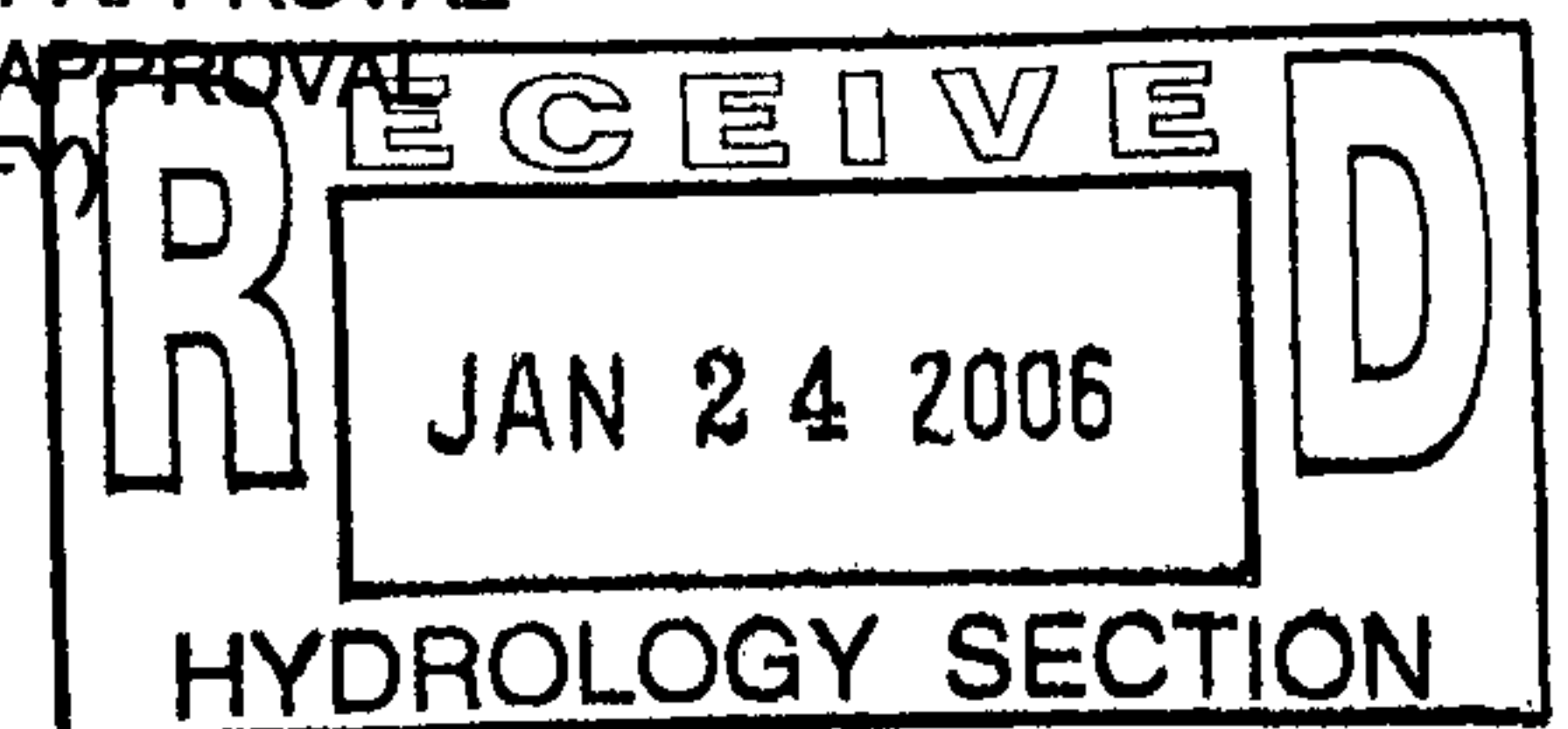
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

WAS A PRE-DESIGN CONFERENCE ATTENDED: YES

- ☒ YES
- ☒ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 20 JAN 06 BY: [Signature]

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

✓ LEFT TURN ONLY FROM Drive through. (NO ENT. WRONG WAY)
(SE. CORNER)



✓ DRIVE THRU - 10' / 12' DRIVE LANES (How wide.)

✓ How wide 15' sidewalk along structure.

✓ CROSS ACCESS EASEMENT

ALL W.C.

✓ AND NOT E. ROW NEED EASEMENT / OR MOVE INTO ROW.

✓ Show the heavy vehicle path

25' RADIUS @ PAY WINDOW

CLERK W: 12'

✓ ADEQUATE ~~QUEUEING~~ @ DRIVE THRU

EXP. NEC. FROM 2 LANES TO ONE LANE

✓ SHOW PED. PATH FROM LOCOMAS.

✓ RAMP DETAIL OR / COA STD.

✓ PROVIDE MORE INFO ON W.C. CROSSWALK NOTE 15.

THE VEHICLE