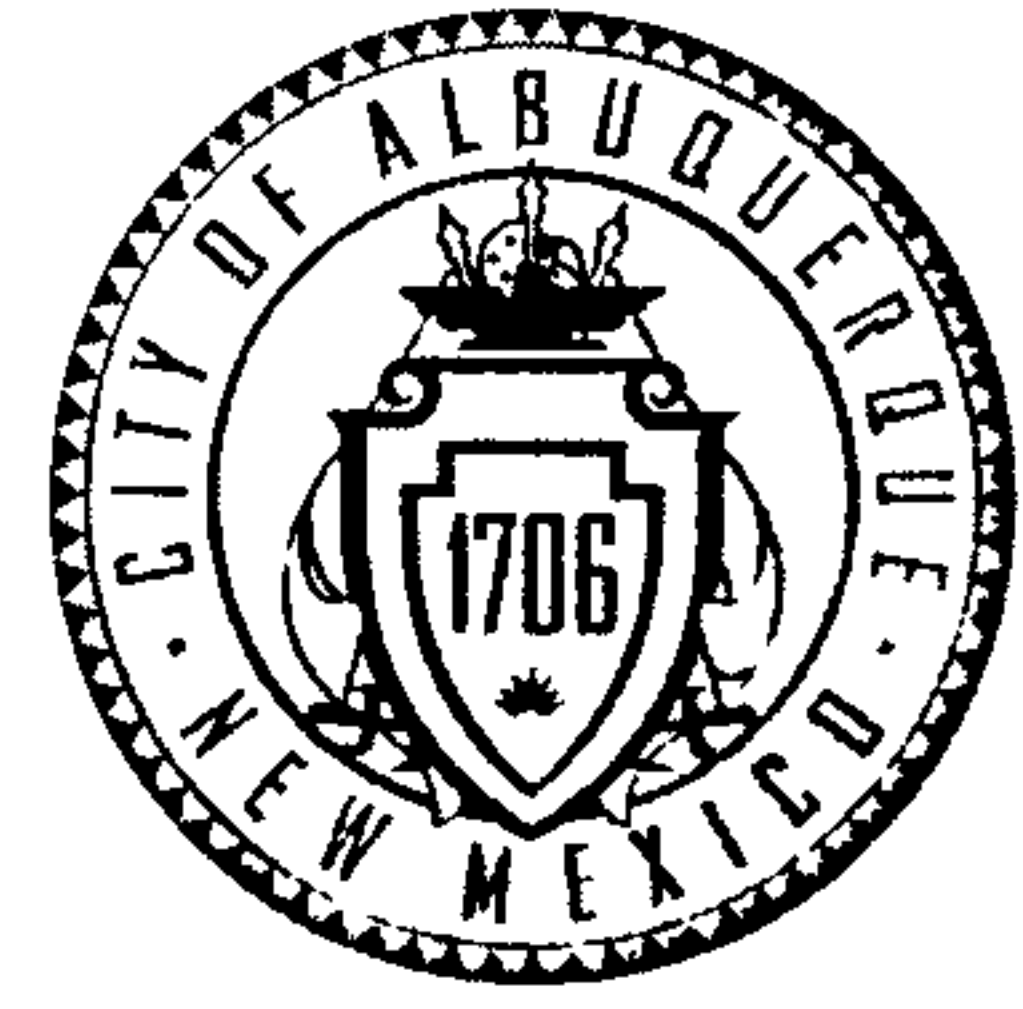


CITY OF ALBUQUERQUE



September 6, 2016

Scott Eddings, PE
Huitt-Zollers Inc.
6561 Americas Parkway NE
Albuquerque, NM 87110

**Re: Dave and Buster's
2100 Louisiana Blvd NE
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 9-10-14 (J19D038)
Certification dated: 8-29-16**

Dear Mr. Eddings,

Based on the Certification received 8/30/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3695 or Totten Elliott at 924-3982.

PO Box 1293

Sincerely,

Albuquerque

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

New Mexico 87103

www.cabq.gov

TE/RH

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

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Winrock Redevelopment Dave and Busters-Site ZONE MAP: J-19-6 DO 38
DRB#: 13DRB70670 EPC#: 1002202 WORK ORDER#: 455382

LEGAL DESCRIPTION: Parcel C-2A Winrock Center Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Huitt-Zollars CONTACT: Scott Eddings
ADDRESS: 6501 Americas Parkway NE PHONE: 892-5141
CITY, STATE: ABQ, NM ZIP CODE: 87110

OWNER: Winrock Partners, LLC CONTACT: Darin Sand
ADDRESS: 100 South Ave NE, Suite 100 PHONE: 881-0100
CITY, STATE: ABQ, NM ZIP CODE: 87109

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

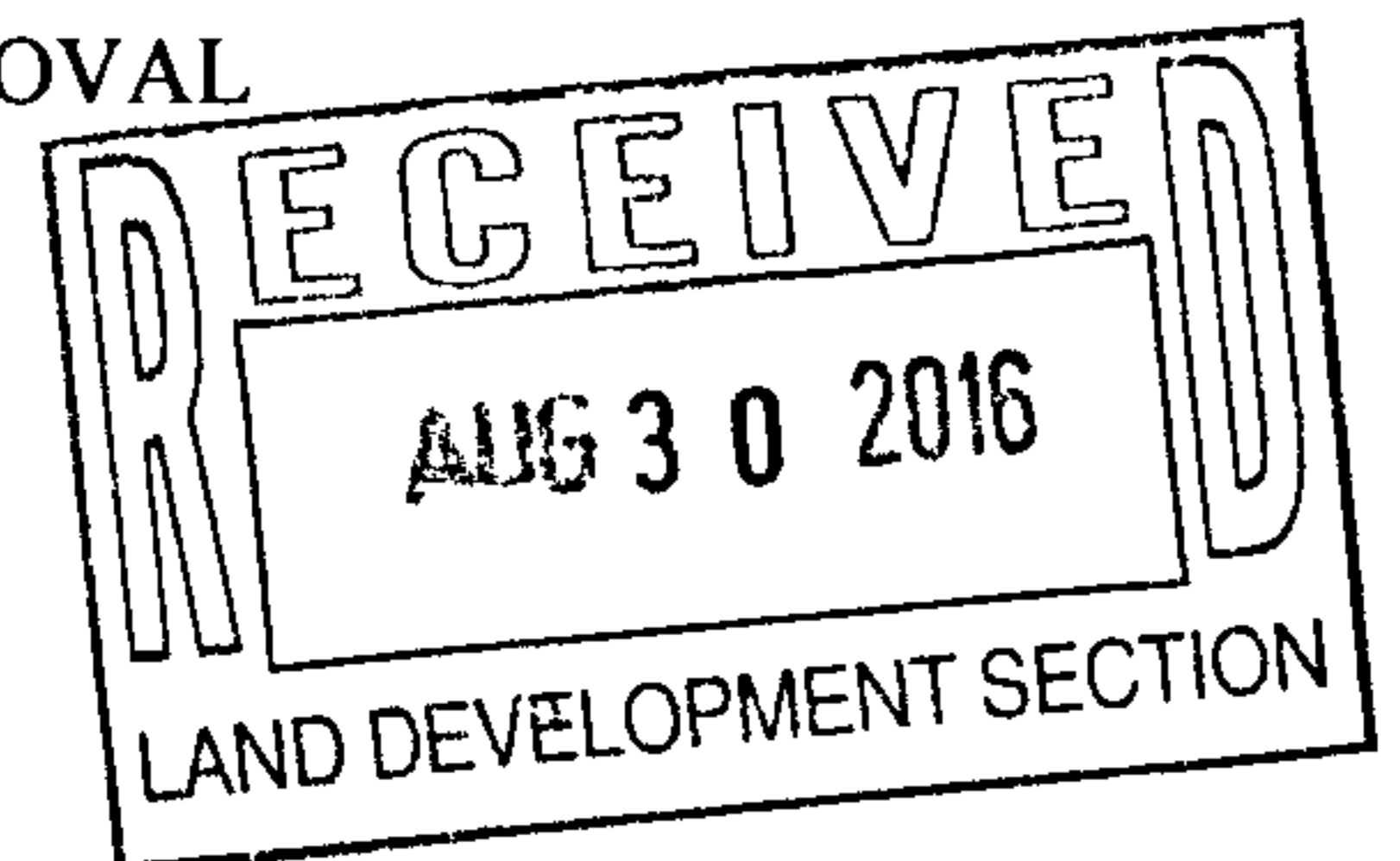
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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 CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY)

\$5000

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

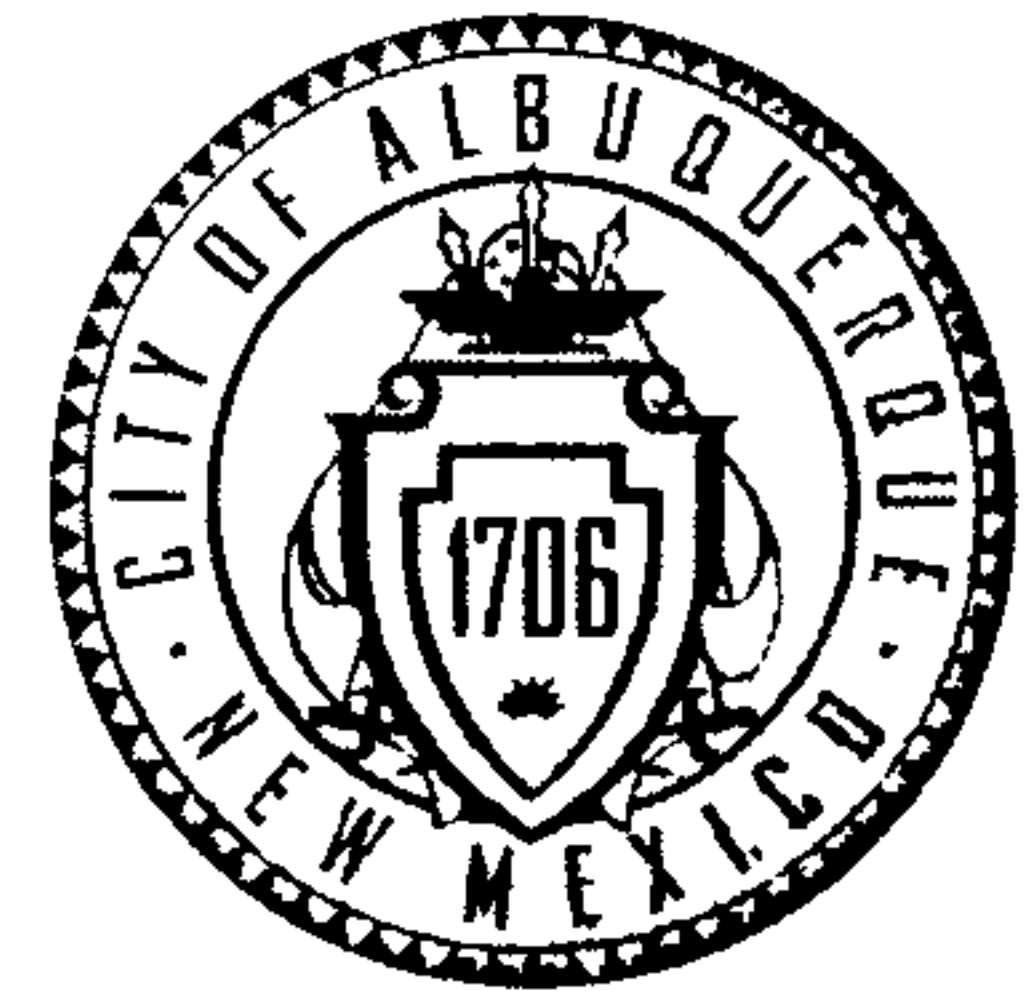


DATE SUBMITTED: 8-30-16 BY: Scott Eddings

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**

May 18, 2015

Chris Gunning AIA, LEED AP
Dekker Perich Sabatini
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

Re: Dave and Buster's Winrock, 2100 Indian School Rd. NE
Certificate of Occupancy – Transportation Development
Administrative Amendment dated 6-2-14 (DRB-1002202, J19-D038)
Certification dated 10-28-14

Dear Mr. Gunning,

Based upon the information provided in your submittal received 5-18-15, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

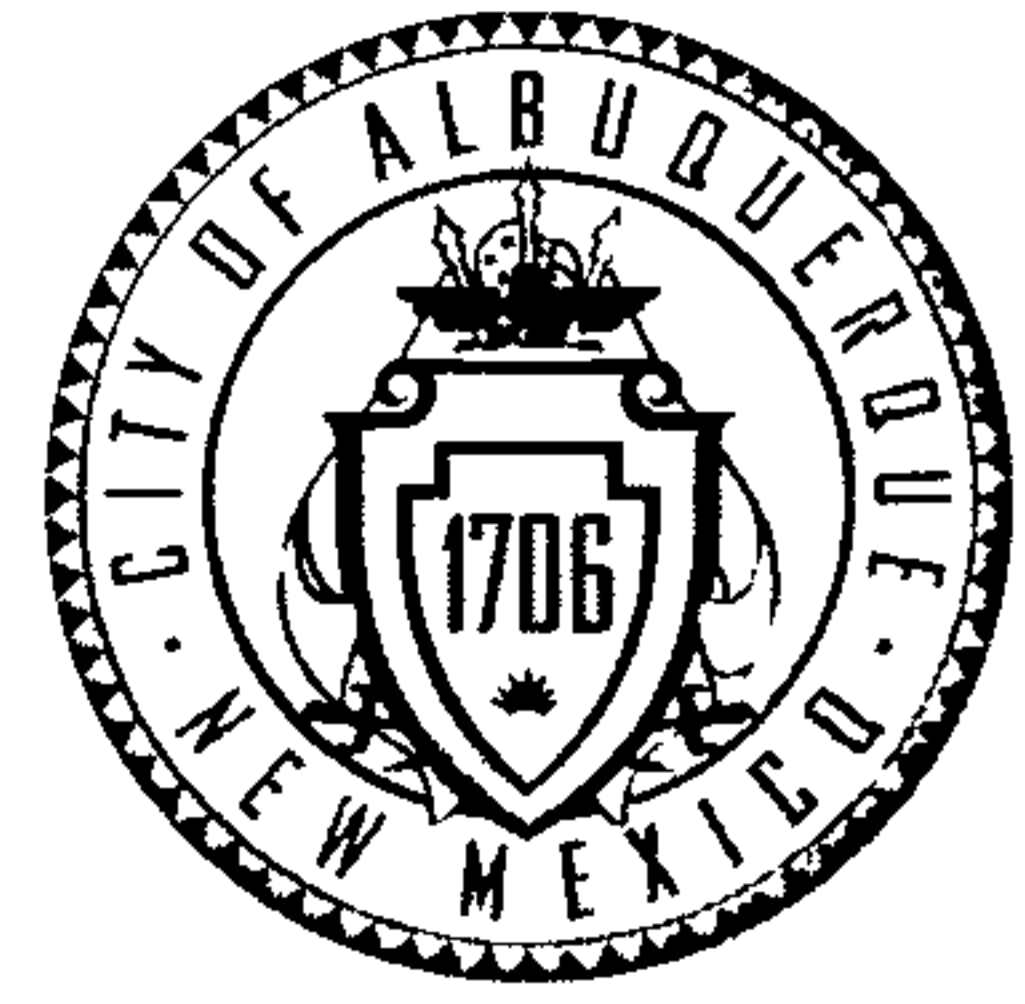
If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 30, 2014

Chris Gunning AIA, LEED AP
Dekker Perich Sabatini
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

Re: Dave & Buster's Winrock, 2100 Indian School Rd. NE
60-Day Temporary Certificate of Occupancy- Transportation Development
Administrative Amendment dated 06-02-14 (DRB- 1002202, J19-D038)
Certification dated 10-28-14

Dear Mr. Gunning,

Based upon the information provided in your submittal received 10-28-14 and photos received on 10-30-14, Transportation Development has no objection to the issuance of a 60-day Temporary Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a 60-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

PO Box 1293

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

Albuquerque

- Work Order must be completed before a Permanent Certificate of Occupancy can be issued.
- Landscaping needs to be completed.

New Mexico 87103

www.cabq.gov

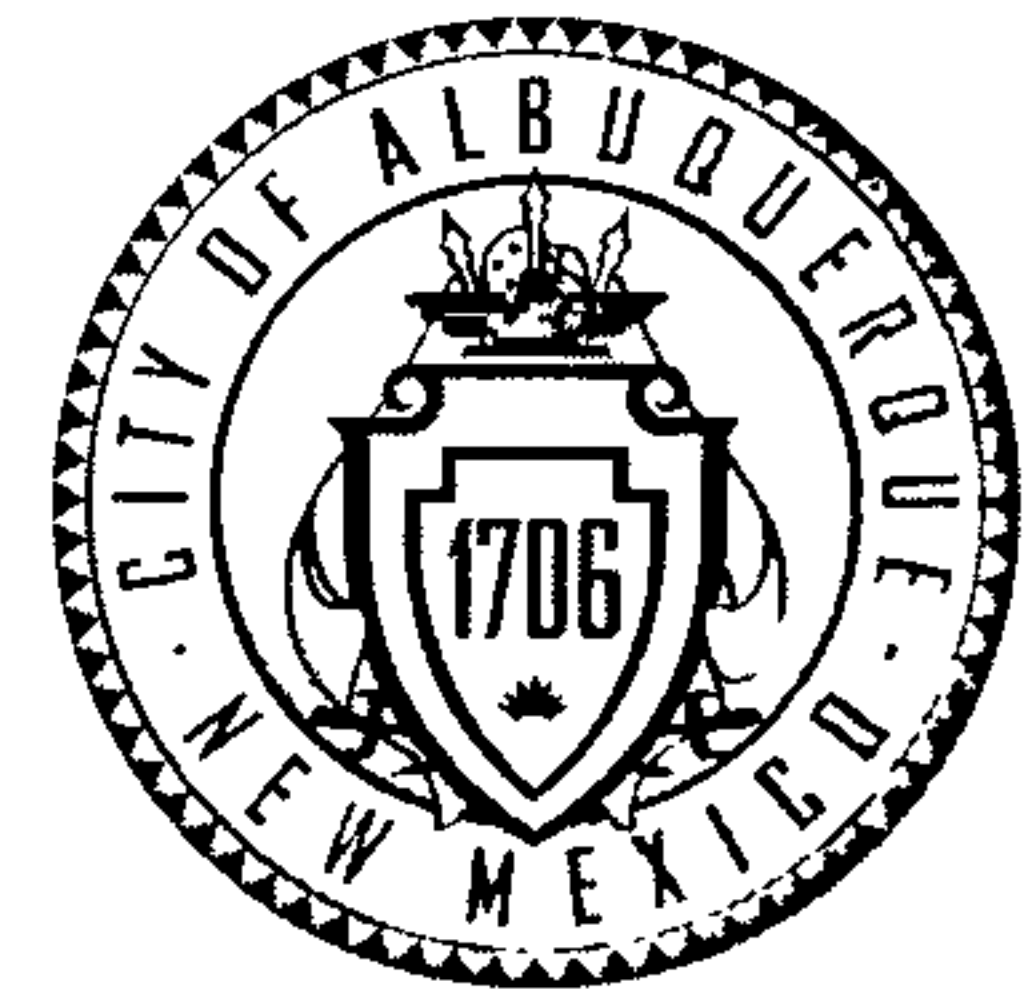
Once corrections are complete resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos to rmichel@cabq.gov or mortiz@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

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

C: CO Clerk
File

CITY OF ALBUQUERQUE



***Planning Department
Transportation Development Services***

October 28, 2014

Chris Gunning AIA, LEED AP
Dekker Perich Sabatini
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

Re: Dave & Buster's Winrock, 2100 Indian School Rd. NE
Submittal for Certificate of Occupancy – Transportation Development
Administrative Amendment dated 06-02-14 (DRB- 1002202, J19-D038)
Certification dated 10-28-14

Dear Mr. Gunning,

The Letter of Certification submitted on 10-28-14 is not sufficient for acceptance by this office for Temporary Certificate of Occupancy (C.O.). The following items need to be addressed:

- ADA accessible parking spots need to have designation signs installed.
- Bicycle racks need to be installed.
- Clear the site of construction equipment and materials.
- Sidewalk is missing near the wheelchair ramp at the northwest corner of the site.
- Telephone poles along Indian School need to be shown on redlined plan and sidewalk needs to be repaired at the locations where it was damaged.
- Handrail needs to be installed at stairs located along Indian School Rd.
- Landscaping has not been completed.
- Work Order must be completed before a Permanent Certificate of Occupancy can be issued.
- Signage and barricading must be in place to discourage drivers from turning into the drive on the east side of the site while under construction.
- There is a large volume of sediment flowing into the public right-of-way. Appropriate SWPPP and sediment control needs to be in place.

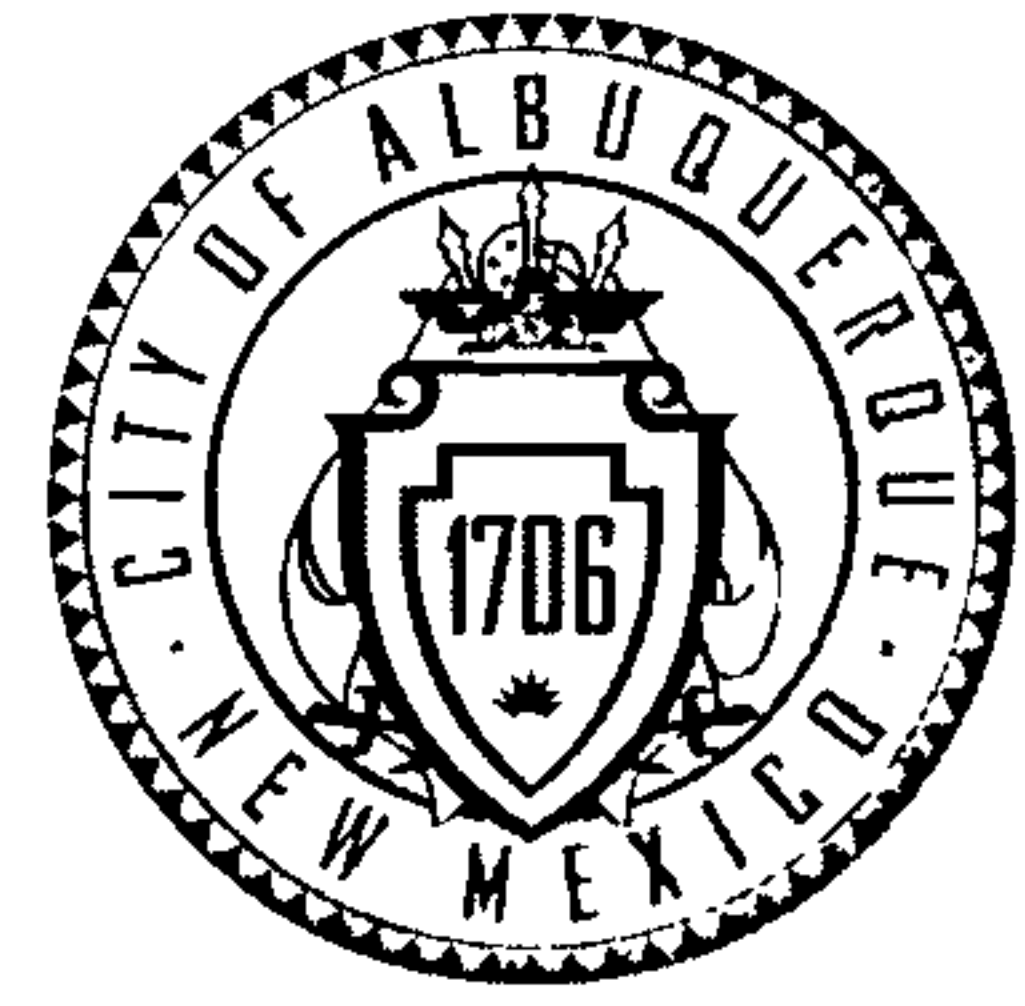
PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. For digital submittal and minor comments and/or repairs, please submit photos and PDF files to rmichel@cabq.gov or mortiz@cabq.gov prior to submittal. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Racquel M. Michel', is written over a horizontal line.

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

C: File

PO Box 1293

Albuquerque

New Mexico 87103

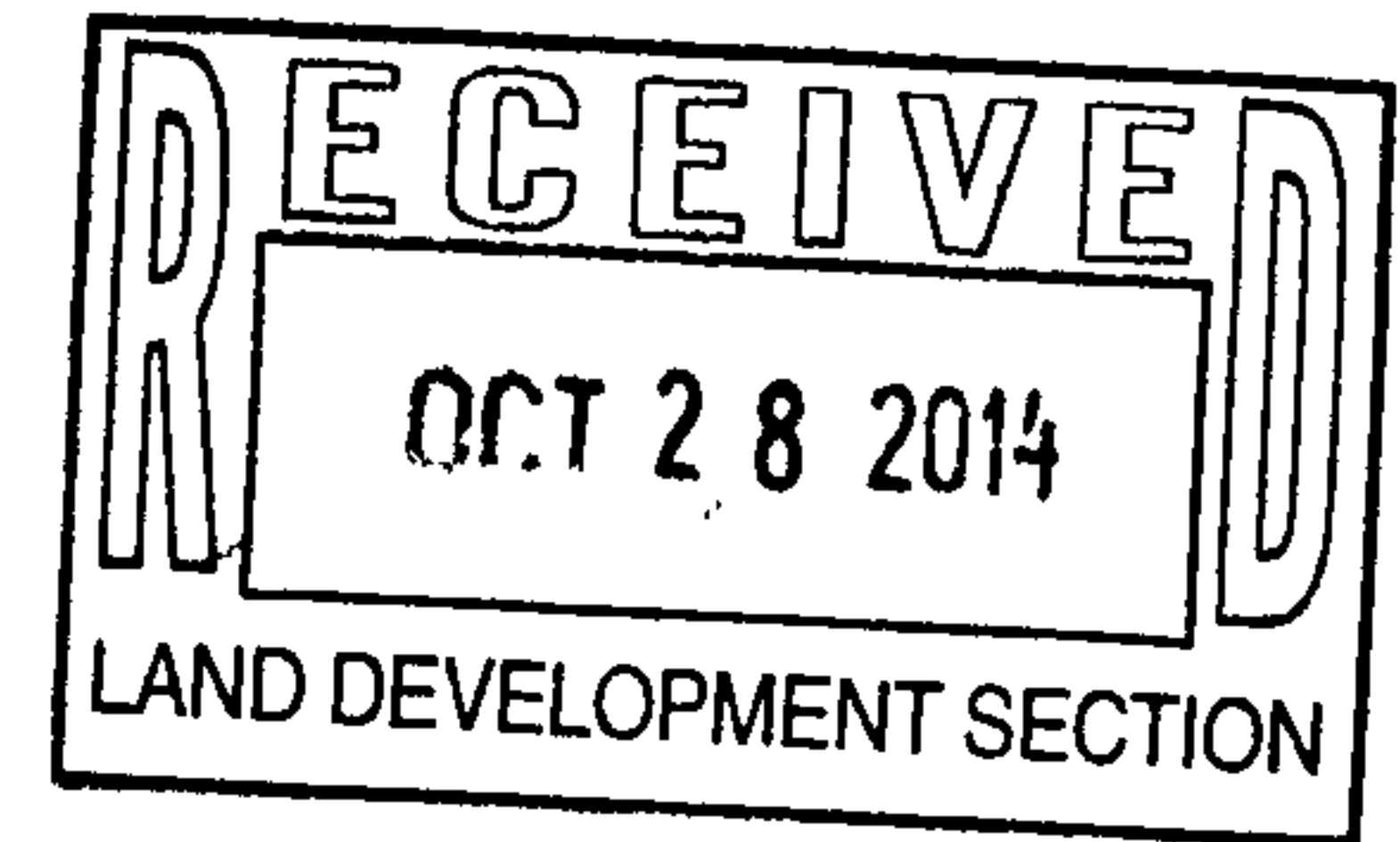
www.cabq.gov

October 28, 2014

DEKKER
PERICH
SABATINI

Traffic Engineer
City of Albuquerque
Transportation Development Coordination
600 2nd Street NW
Albuquerque, New Mexico 87102

RE: Dave & Busters
2100 Indian School Road NE
City Project Number 1002202
Zone: SU-3
Submittal: TCL for Temporary C.O.



To Whom It May Concern:

I, Christopher R. Gunning, NMRA no.3203 of the firm Dekker/Perich/Sabatini, hereby certify that the referenced portion of this project is in substantial compliance and in accordance with the design intent of the approved Site Plan for Building Permit dated March 17, 2014, and subsequent Administrative Amendment dated June 2, 2014. Dekker/Perich/Sabatini visited the project site on October 27, 2014 and verified the construction for the site. This certification is submitted in support of a request for a Temporary Certificate of Occupancy. All hardscape including asphalt paving, concrete curbs, concrete sidewalks, ramps, etc. are complete within the site's private parking lot area.

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

If you have any questions, please feel free to contact myself or Sheri Tollefson at 761-9700. And please notify us when the TCL is complete so we may inform the owner and contractor.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

A handwritten signature in cursive script, appearing to read "Cunning".

Christopher R. Gunning AIA, LEED AP
Principal



DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/05)

PROJECT TITLE: DAVE & BUSTERS @ Winrock ZONE MAP/DRG. FILE # J-19 1002202
DRB#: 13 DRB-70670 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract C-2-A Winrock center Addition
CITY ADDRESS: 2100 Indian School Road NE Abq.

ENGINEERING FIRM: Hvitt-Zollars
ADDRESS: 333 Rio Ranch Blvd. Suite 101
CITY, STATE: Albuquerque, NM
Rio Ranch

CONTACT: Scott Eddings
PHONE: 505 392 5141
ZIP CODE: 87124

OWNER: Winrock Partners, LLC
ADDRESS: 100 Sun Ave NE Suite 210
CITY, STATE: Albuquerque, NM

CONTACT: Darin Sand
PHONE: 505-210-0100
ZIP CODE: 87109

ARCHITECT: Dekker/Parich/Sabatini
ADDRESS: 7601 Jefferson St NE
CITY, STATE: Albuquerque, NM

CONTACT: Chris Gunning
PHONE: 505 761 9700
ZIP CODE: 87109

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: Albuquerque, NM

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: Hart Construction
ADDRESS: 2919 2nd St. Suite B
CITY, STATE: Albuquerque, NM

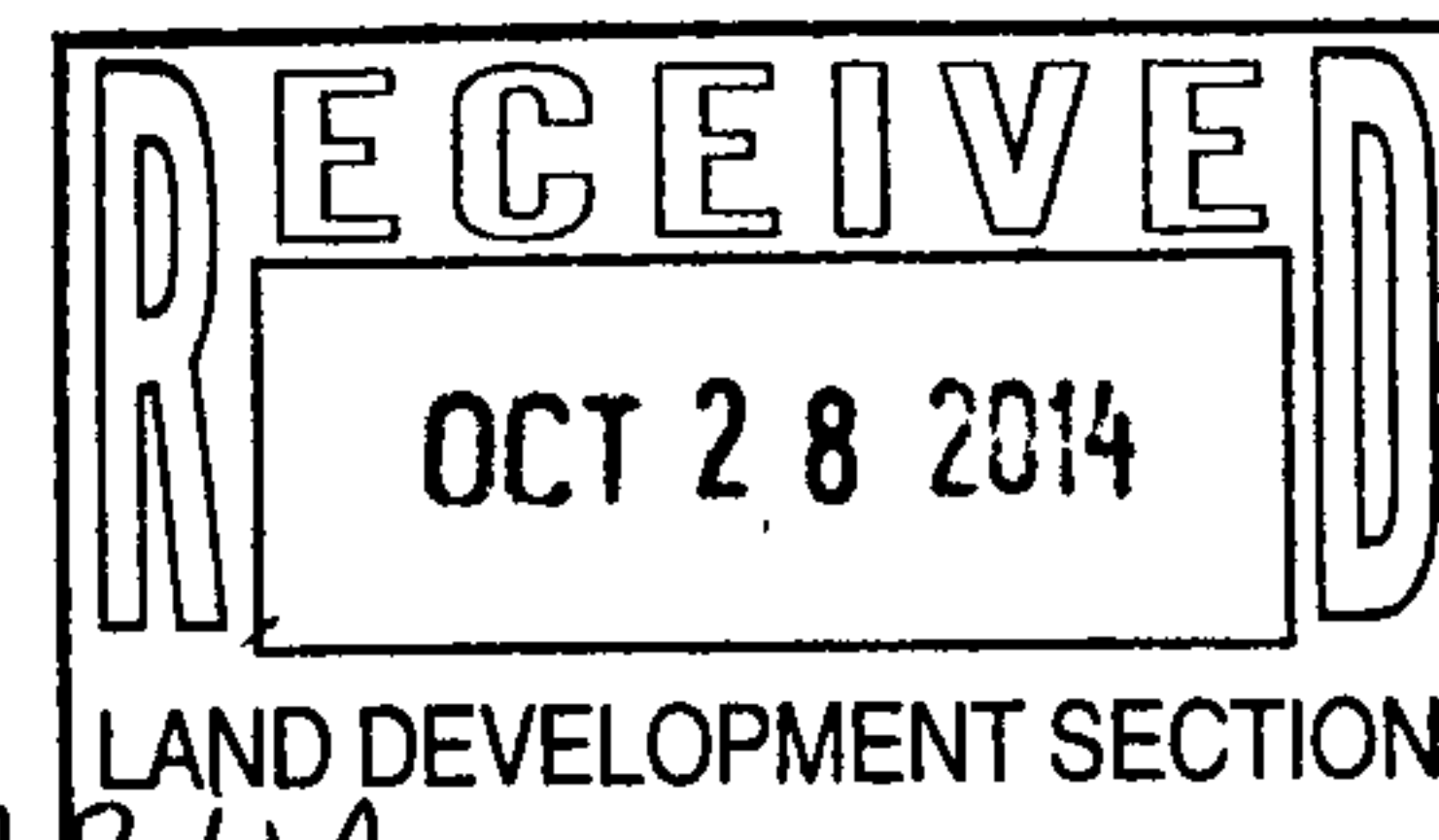
CONTACT: Andy Hart
PHONE: 505-345-4001
ZIP CODE: 87107

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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
☐ ENGINEER/ARCHITECT CERT (AA)
☐ OTHER (SPECIFY) _____

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

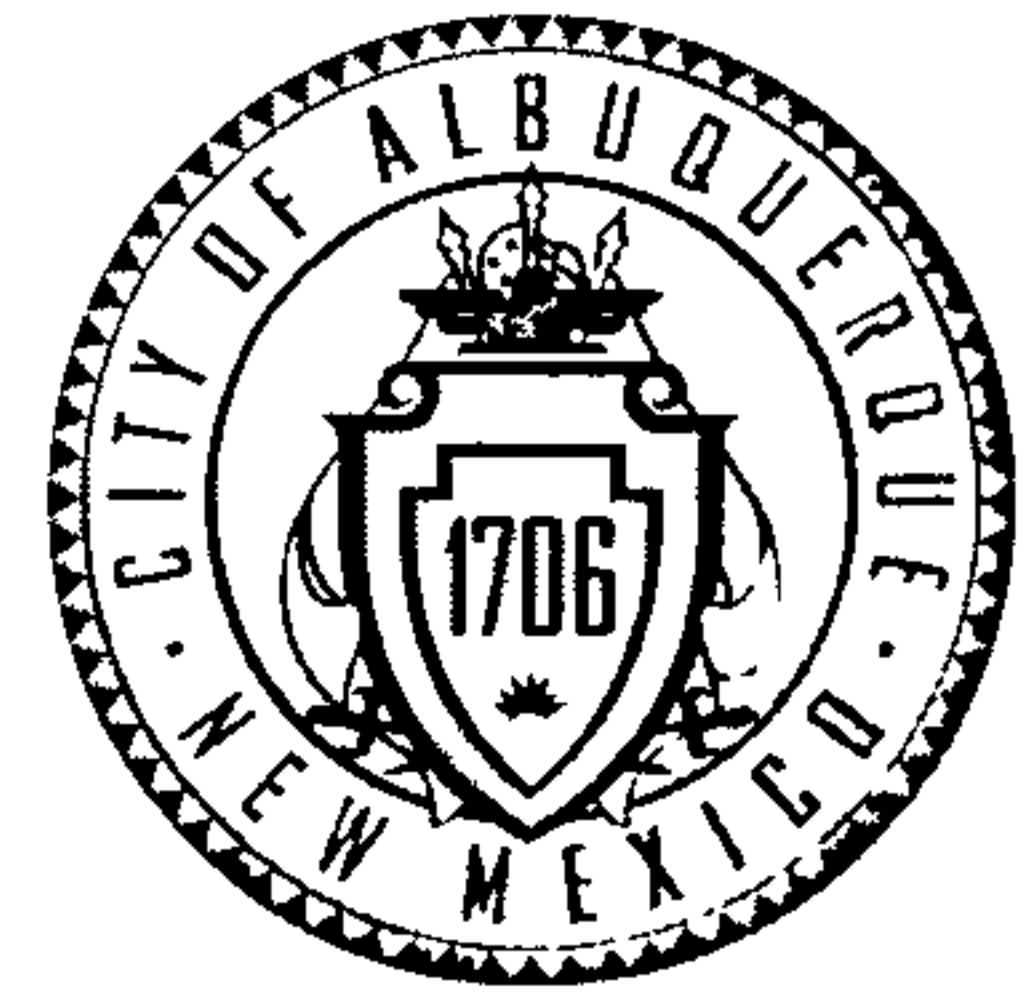
SUBMITTED BY: Cherry DATE: 10/28/14



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 define 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



October 30, 2014

Scott Eddings, P.E.

Huitt-Zollars

6501 Americas Parkway NE

Albuquerque, NM 87110

Re: **Dave and Busters, 6501 Americas Parkway NE** *2100 Louisiana BL NE* *10-31-14*

Request for Temporary C.O. -Accepted

Engineer's Stamp dated: 9-10-14, (J19D038)

Certification dated: 10-27-14

Dear Mr. Eddings,

Based upon the information provided in the Certification received 10-27-14, the above referenced Certification is acceptable for a release of a 90 day Temporary Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

PROJECT TITLE: Winrock Redevelopment Dave and Busters-Site ZONE MAP: J-19-Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Parcel C-2A Winrock Center Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Huitt-Zollars CONTACT: Scott Eddings
ADDRESS: 6501 Americas Parkway NE PHONE: 892-5141
CITY, STATE: ABQ, NM ZIP CODE: 87110

OWNER: Winrock Partners, LLC CONTACT: Darin Sand
ADDRESS: 100 South Ave NE, Suite 100 PHONE: 881-0100
CITY, STATE: ABQ, NM ZIP CODE: 87109

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

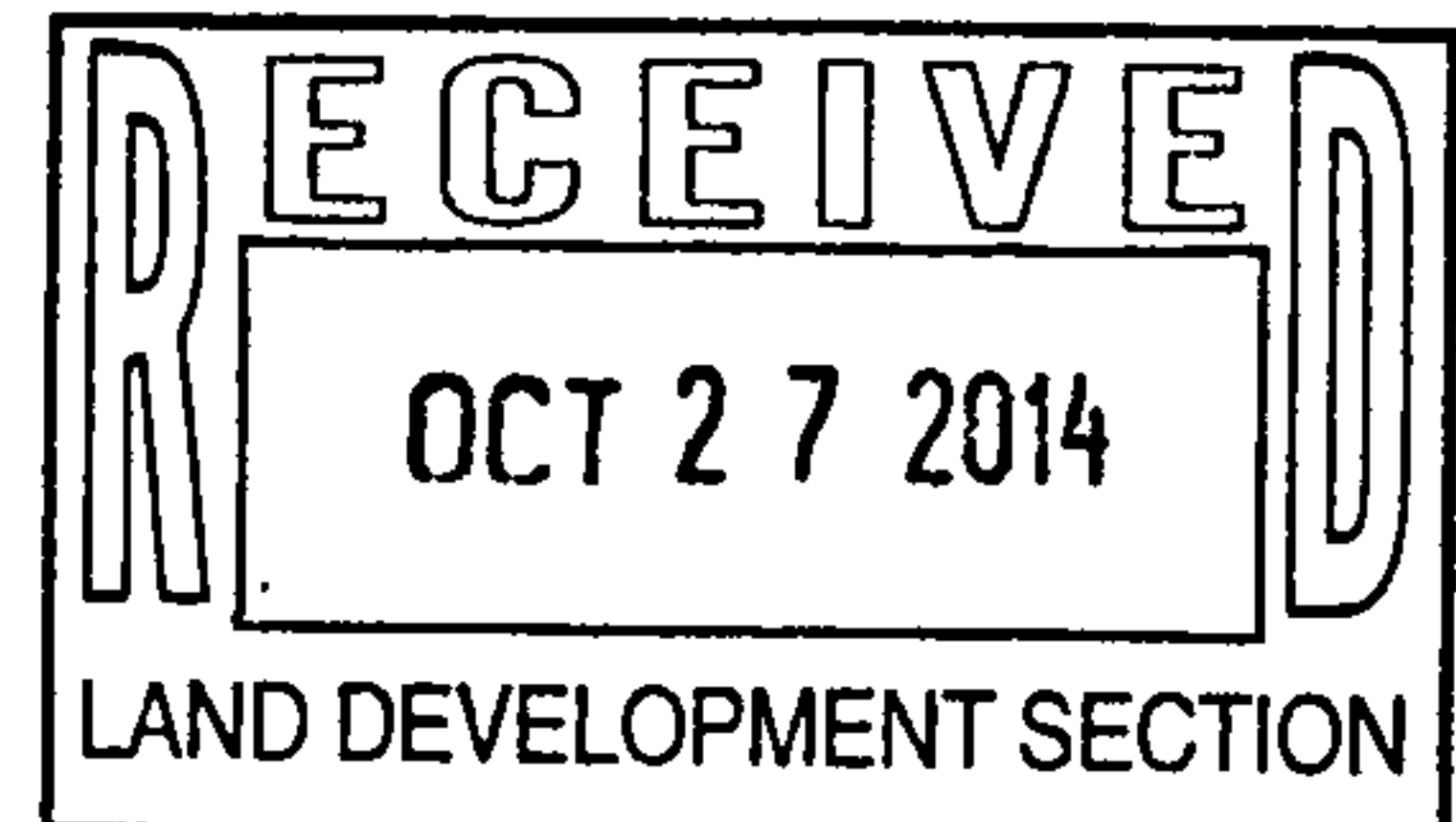
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

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 CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

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

DATE SUBMITTED: 10-27-14 BY: Scott Eddings

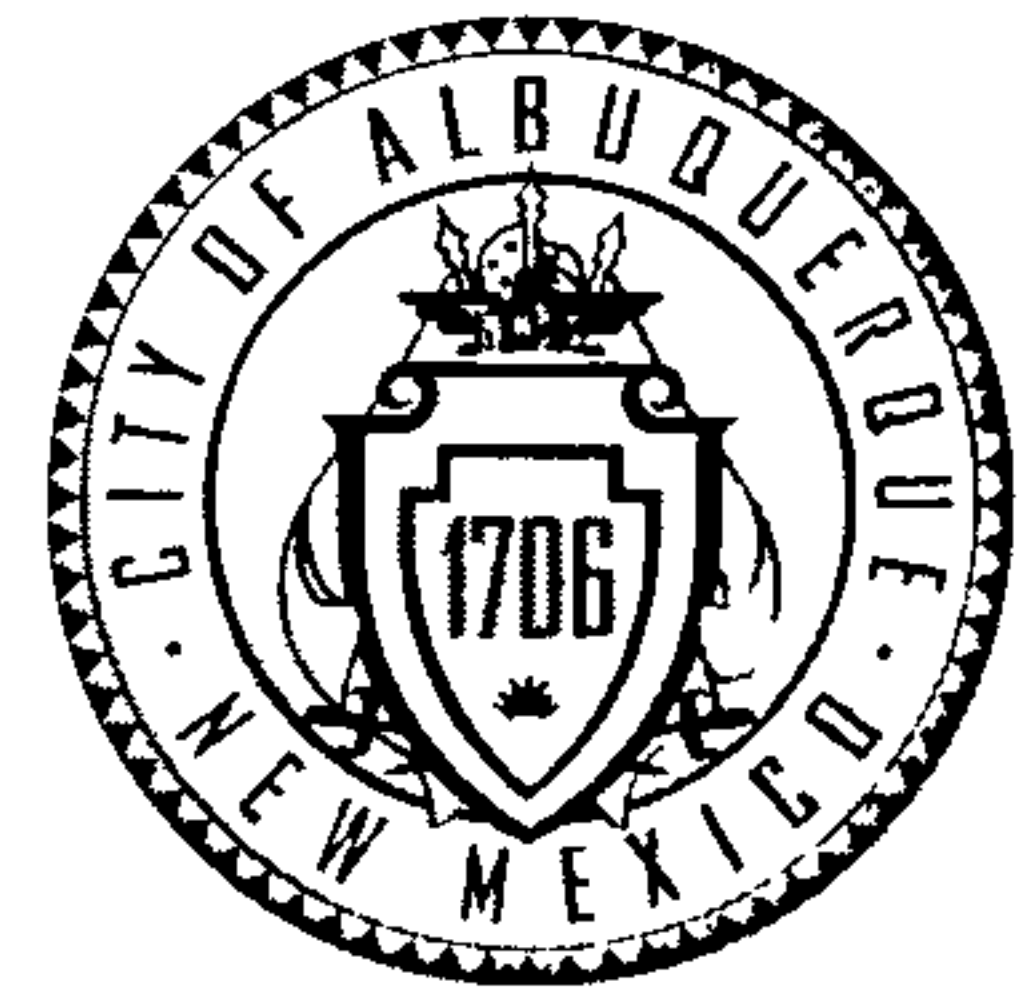


Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location, and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based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

Email NO by shahab & Rudy

CITY OF ALBUQUERQUE



September 15, 2014

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, New Mexico 87110

**RE: Winrock Redevelopment Dave and Busters
Grading and Drainage Plan
Engineers Stamp Date 9/10/14 (J19D038)**

Dear Mr. Eddings,

Based upon the information provided in your submittal received 9-12-14, the above referenced plan is approved for Building Permit and Grading Permit with the following condition and comment:

- 1) There appears to be a curb across the new access to the road along the west property boundary. This seems to be a drafting error that needs correction.
- 2) If the road along the west property boundary becomes public in the future, a valley gutter will be required at the west access

PO Box 1293

Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

Albuquerque

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

New Mexico 87103

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

www.cabq.gov

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email, Monica Ortiz

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

D038
~~D038~~

PROJECT TITLE: Winrock Redevelopment Dave and Busters-Site ZONE MAP: J-19-Z
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Parcel C-2A Winrock Center Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Huitt-Zollars CONTACT: Scott Eddings
ADDRESS: 6501 Americas Parkway NE PHONE: 892-5141
CITY, STATE: ABQ, NM ZIP CODE: 87110

OWNER: Winrock Partners, LLC CONTACT: Darin Sand
ADDRESS: 100 South Ave NE, Suite 100 PHONE: 881-0100
CITY, STATE: ABQ, NM ZIP CODE: 87109

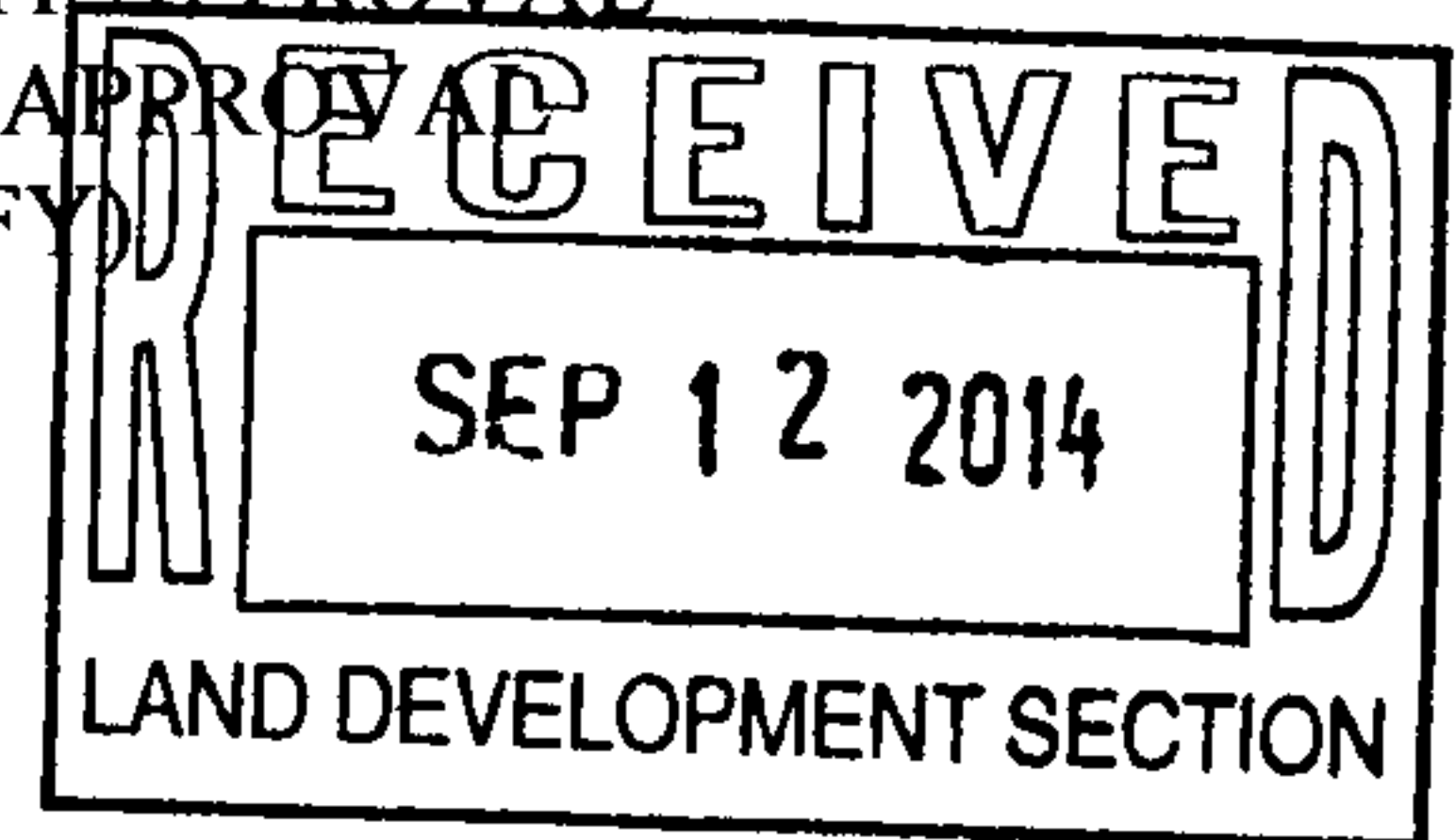
ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
☐ DRAINAGE REPORT	☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ DRAINAGE PLAN 1 st SUBMITTAL	☐ PRELIMINARY PLAT APPROVAL
☒ DRAINAGE PLAN RESUBMITTAL	☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ CONCEPTUAL G & D PLAN	☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☒ GRADING PLAN	☐ SECTOR PLAN APPROVAL
☐ EROSION CONTROL PLAN	☐ FINAL PLAT APPROVAL
☐ ENGINEER'S CERT (HYDROLOGY)	☐ FOUNDATION PERMIT APPROVAL
☐ CLOMR/LOMR	☒ BUILDING PERMIT APPROVAL
☐ TRAFFIC CIRCULATION LAYOUT	☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ ENGINEER'S CERT (TCL)	☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ ENGINEER'S CERT (DRB SITE PLAN)	☐ GRADING PERMIT APPROVAL
☐ OTHER (SPECIFY)	☐ PAVING PERMIT APPROVAL
	☐ WORK ORDER APPROVAL
	☐ OTHER (SPECIFY)

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

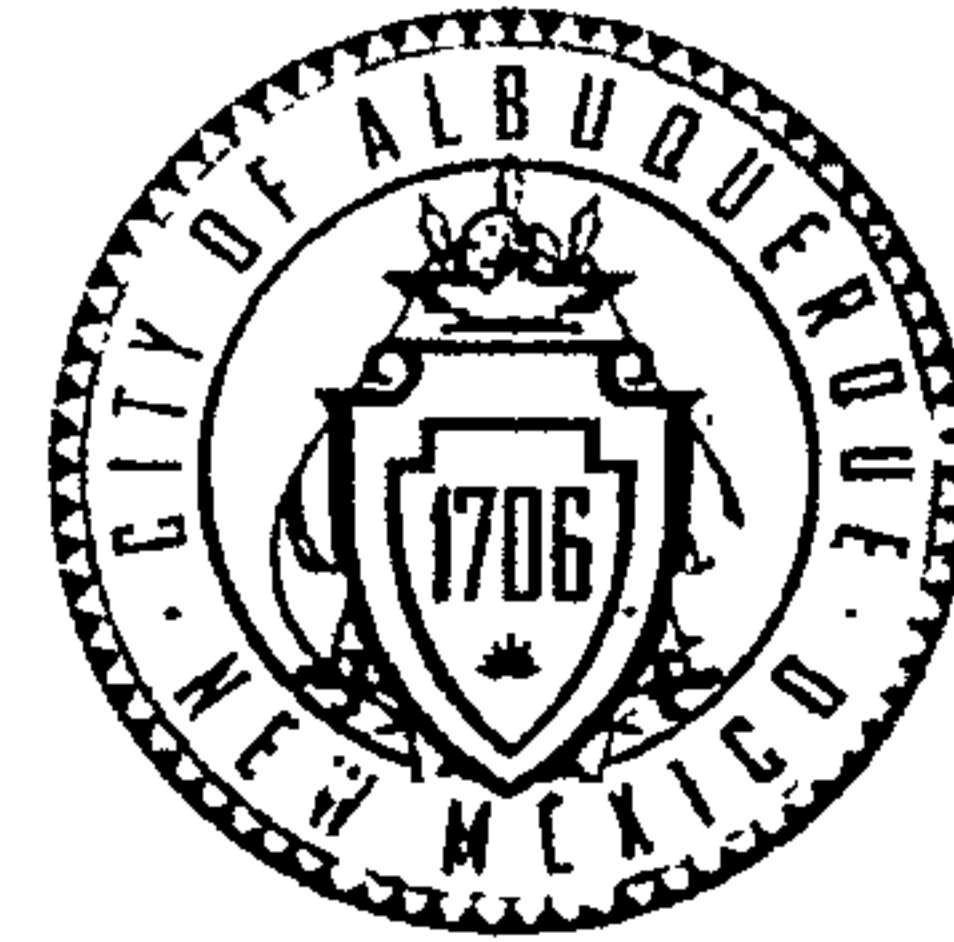


DATE SUBMITTED: 9-12-14 BY: Scott Eddings

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



September 8, 2014

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, New Mexico 87110

**RE: Winrock Redevelopment Dave and Busters
Grading and Drainage Plan
Engineers Stamp Date 8/14/14 (J19D038)**

Dear Mr. Eddings,

Based upon the information provided in your submittal received 8-19-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Regarding the parking islands on the southwest corner: It is not clear whether new parking islands are being built or if striping only. Contour lines extend though these islands, but a return curb would typically be required. - *Noted for future work, SE 9.12.14*
2. Detail all proposed islands along on south side of roadway/driveway showing spot Flowline Elevations. ✓
3. Show a valley gutter and flowline elevations at the new curb returns at the new access. Label streets. - *Project will require reconfigure area in the future, SE 9.12.14*
4. The Flowline Elevations on the parking islands are offset. It appears that the drafting layers are not correctly aligned. ✓
5. I understand that the parking and traffic circulation were amended through an administrative amendment, but there seems to be a discontinuous pedestrian path though the parking island along at the south side of the new access.
6. If the Site Plan is being amended, do the drainage basins delineated on Site Plan SDP-6 (stamp date 10-3-13) still apply to this new condition? *Additional information included, SE 9/12/14*
7. A new ESC Plan will be needed with this amendment to the G&D plan. *- Construction is nearly complete, SE 9/12/14*

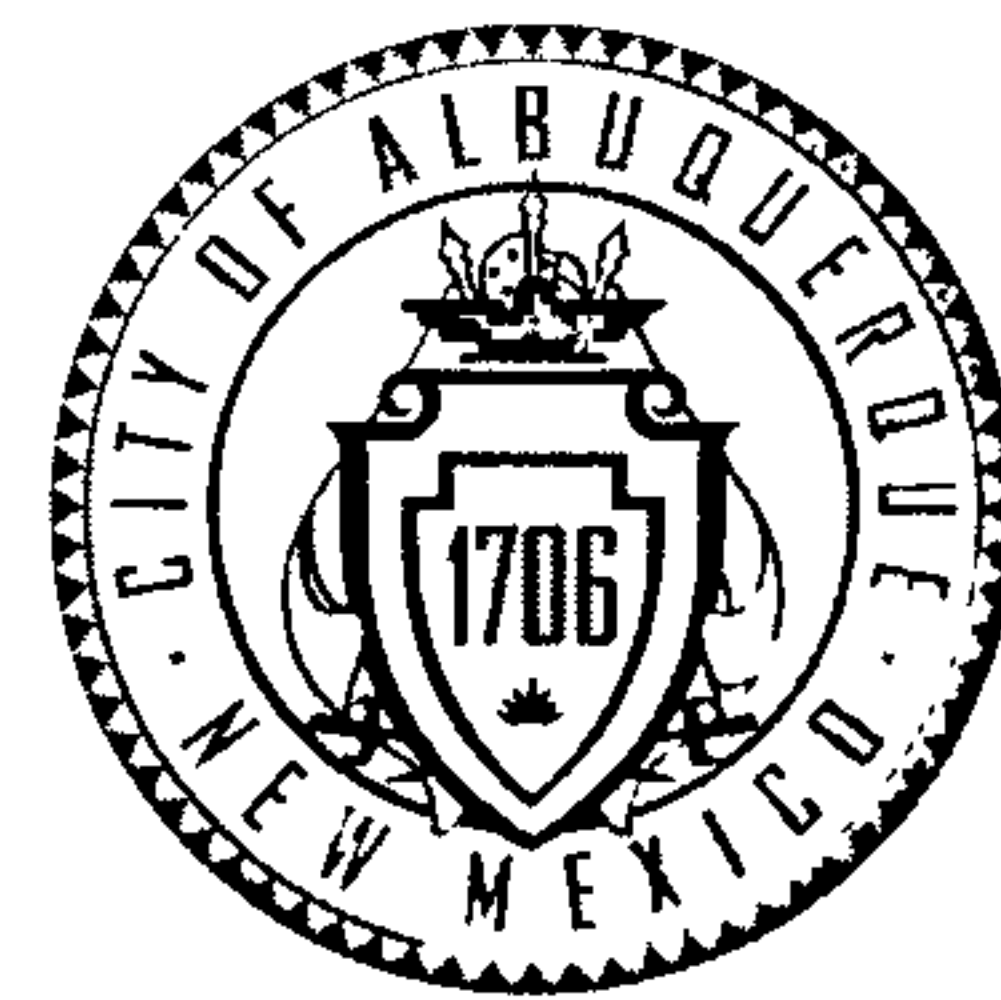
If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

CITY OF ALBUQUERQUE



September 8, 2014

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, New Mexico 87110

**RE: Winrock Redevelopment Dave and Busters
Grading and Drainage Plan
Engineers Stamp Date 8/14/14 (J19D038)**

Dear Mr. Eddings,

Based upon the information provided in your submittal received 8-19-14, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Regarding the parking islands on the southwest corner: It is not clear whether new parking islands are being built or if striping only. Contour lines extend ✓ though these islands, but a return curb would typically be required.
2. Detail all proposed islands along on south side of roadway/driveway showing spot Flowline Elevations.
3. Show a valley gutter and flowline elevations at the new curb returns at the new access. Label streets.
4. The Flowline Elevations on the parking islands are offset. It appears that the drafting layers are not correctly aligned.
5. I understand that the parking and traffic circulation were amended through an administrative amendment, but there seems to be a discontinuous pedestrian path though the parking island along at the south side of the new access.
6. If the Site Plan is being amended, do the drainage basins delineated on Site Plan SDP-6 (stamp date 10-3-13) still apply to this new condition?
7. A new ESC Plan will be needed with this amendment to the G&D plan.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

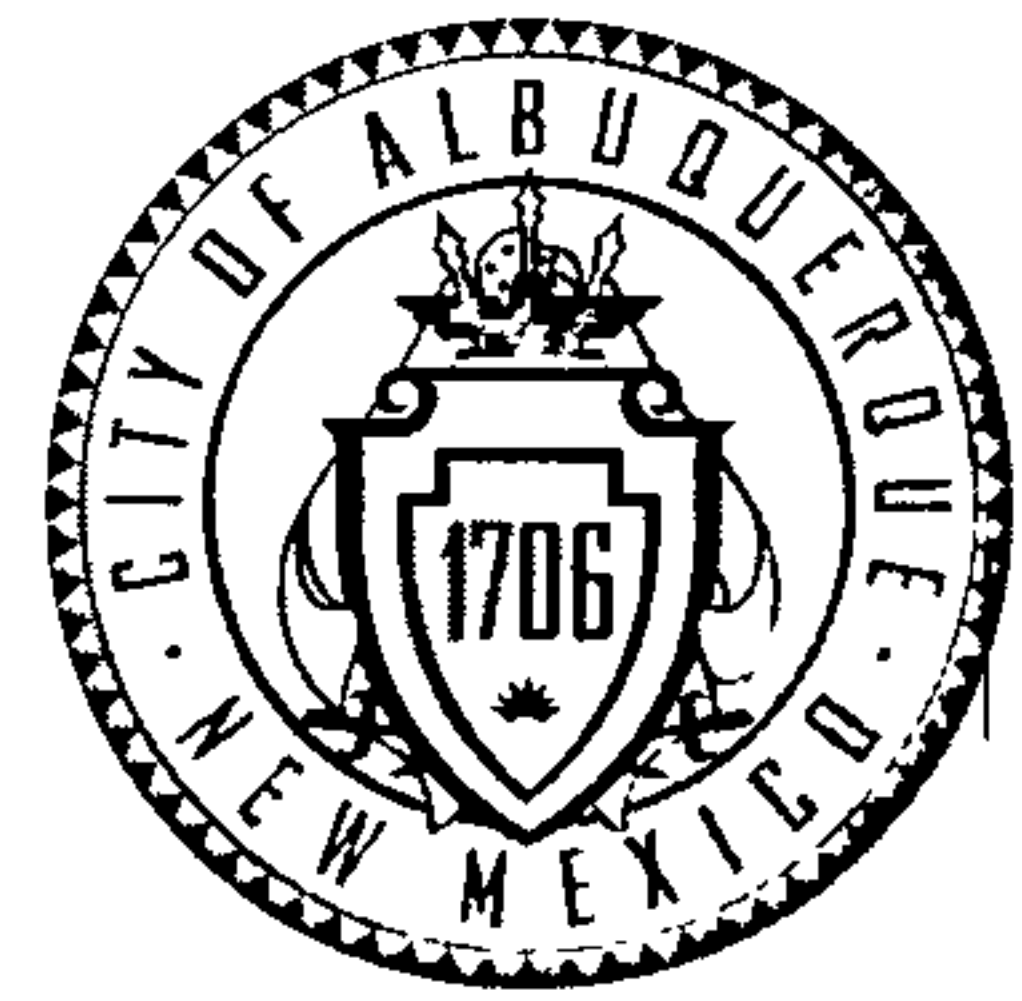
If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf Addressee via Email

CITY OF ALBUQUERQUE



April 1, 2014

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, New Mexico 87110

**RE: Winrock Redevelopment Dave and Busters
Grading and Drainage Plan
Engineers Stamp Date 3/27/14 (J19D038)**

Dear Mr. Eddings,

Based upon the information provided in your submittal received 3-27-14, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan in the construction sets when submitting for a building permit.

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

PO Box 1293

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

Albuquerque

New Mexico 87103

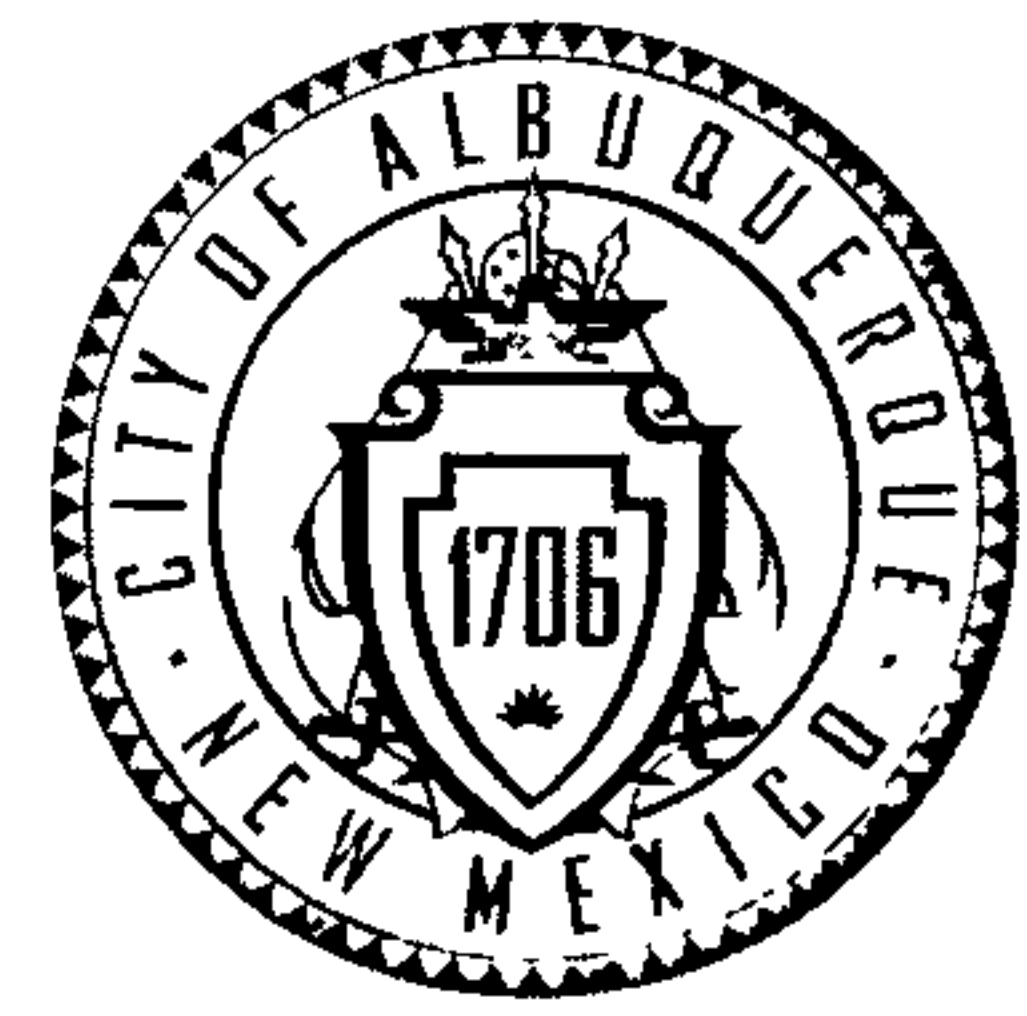
www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: File, SE email

CITY OF ALBUQUERQUE



March 5, 2014

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, New Mexico 87110

**RE: Winrock Redevelopment Dave and Busters
Grading and Drainage Plan
Engineers Stamp Date 1/27/14 (J19D038)**

Dear Mr. Eddings,

Based upon the information provided in your submittal received 2/14/14, the above referenced ~~Grading and Drainage~~ Plan cannot be approved for Building Permit until the following comments are addressed.

- Enlarge the utility plan to 24"x36" so it is legible or add the build notes and drainage systems to the grading and drainage plan.
- On the plan, place all drainage work that is being done in Indian School to be done by Work Order, along with replacing or repairing the sidewalk culvert. The metal cover on the sidewalk cover is in bad shape and needs to be repaired or replaced.
- Show the location of the existing inlet in the existing entrance from Indian School which is east of the site. Is this inlet being replaced, repaired or removed? Show flow lines at this location. The Island appears to be in the valley gutter, which will divert flows away from the curb and into the street. Adjust this island to prevent this situation.

PO Box 1293

Albuquerque

New Mexico 87103

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

www.cabq.gov

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Hydrology
Planning Department

RR/CC
C: File

Cherne, Curtis

From: Cherne, Curtis
Sent: Friday, June 21, 2013 8:39 AM
To: Hyer, Christopher K.
Subject: RE: URT comments for Dave & Busters

J19/0030

Chris,

1. On the Conceptual grading and drainage plan the applicant should include a sentence or two on the change in impervious area/runoff in the narrative.
2. The manhole rim in the proposed entrance road will most likely have to be adjusted.
3. The site is a good candidate for draining portions of the parking lot through depressed parking islands.
4. At the last meeting the subject was brought up that the entrance road would be built per Work Order so that it could be included in the TIDD. The applicant should be prepared to discuss the status of the TIDD and whether the entrance road is included in the TIDD. In general an entrance road to a mall on private property is not built per the Work Order process.

Curtis

From: Hyer, Christopher K.
Sent: Friday, June 21, 2013 7:47 AM
To: Metro, Kristal D.; Cherne, Curtis; Garcia, Andrew B.; Turner, Jonathan C.; Porter Allan
Subject: URT comments for Dave & Busters

Just a gentle reminder that I will need your comments by the end of the day for this project. Thanks!

Christopher Hyer
Senior Planner
COA Planning Dept
505-924-3927

Sub mtr for UPA

6/21/2013

Cherne, Curtis

From: Cherne, Curtis
Sent: Thursday, October 03, 2013 2:58 PM
To: 'Eddings, Scott'
Subject: RE: dave and busters comments

Scott,

You're probably working on the revised g and d.

I provide the following comments.

1. Remove proposed median modification since it is not important for drainage and I do not want it to be an issue.
2. You could remove "Adjust to grade" from "Existing inlet-Adjust to grade", that way it does not have to be on the infrastructure list. If you have to do it later, you have to do it later.
3. Slide the proposed inlet a bit to the east.

How about you sending the IL prior to DRB (Monday?)?

Curtis

-----Original Message-----

From: Eddings, Scott [mailto:seddings@Huitt-Zollars.com]
Sent: Tuesday, October 01, 2013 5:32 PM
To: Cherne, Curtis
Subject: RE: dave and busters comments

Curtis -

I looked at this some more and feel this plan will work more efficiently. The changes include the following:

- Construct one new inlet - west of the previous locations.
- Connect to the existing manhole - different location
- Adjust the existing inlet to grade (the inlet within the ex. Drive)

Your thoughts? I can discuss with you prior DRB is you like.

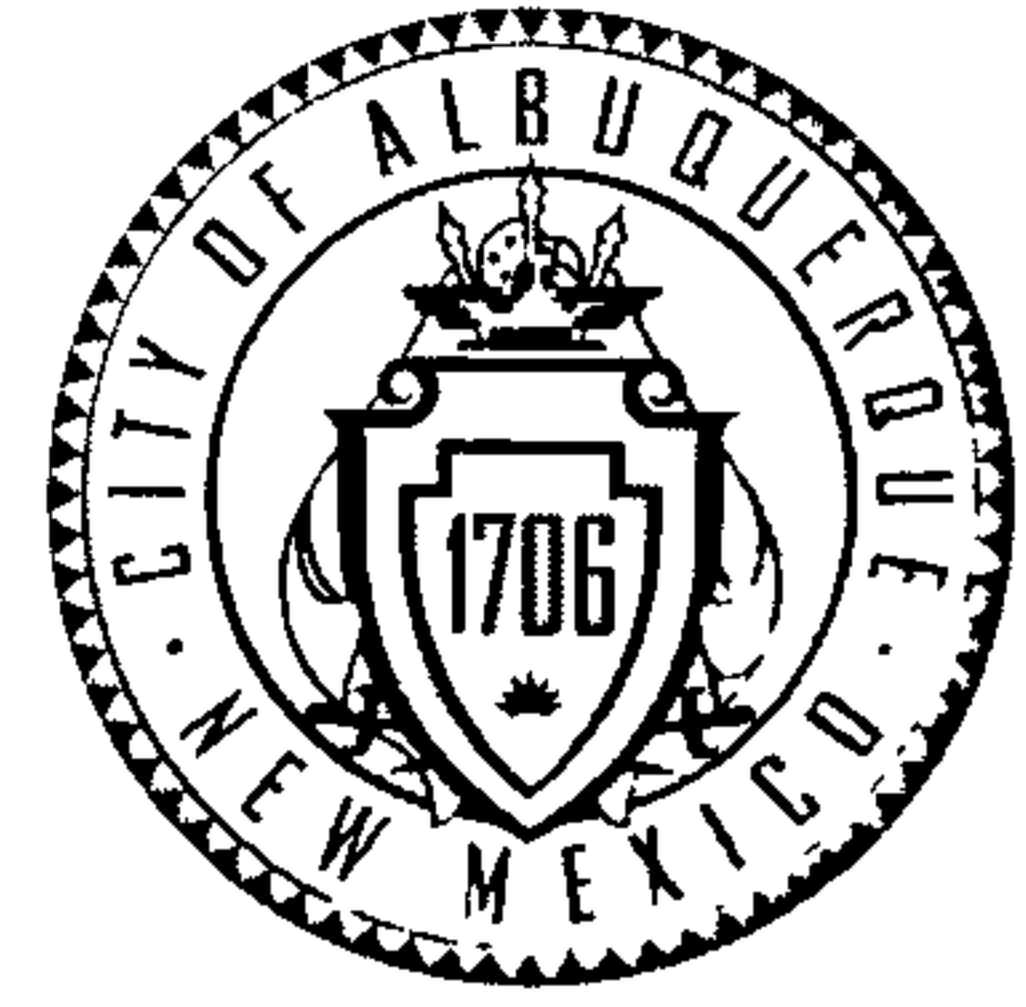
Scott

-----Original Message-----

From: Cherne, Curtis [mailto:CCherne@cabq.gov]
Sent: Tuesday, October 01, 2013 10:45 AM
To: Eddings, Scott
Subject: dave and busters comments

Curtis

CITY OF ALBUQUERQUE



October 1, 2013

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, NM 87110

**Re: Dave and Busters Winrock
Conceptual Grading and Drainage Plan
Engineer's Stamp Date –sealed but not dated- (J19/D038)**

Dear Ms. Eddings,

Based upon the information provided in your submittal received 9-26-13, the above referenced plan cannot be approved for Site Plan for Building Permit by the DRB until the following comments are addressed:

1. Toys-R-Us appears to have a 12" storm drain from their site to the existing inlet in the proposed entrance. It is difficult to tell how this proposed layout will affect it.
2. Storm drains are not to have an angle less than 90 degrees. This plan proposes an angle of 45 degrees.
3. How big is the manhole in Indian School Rd and is there room for another connection?

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

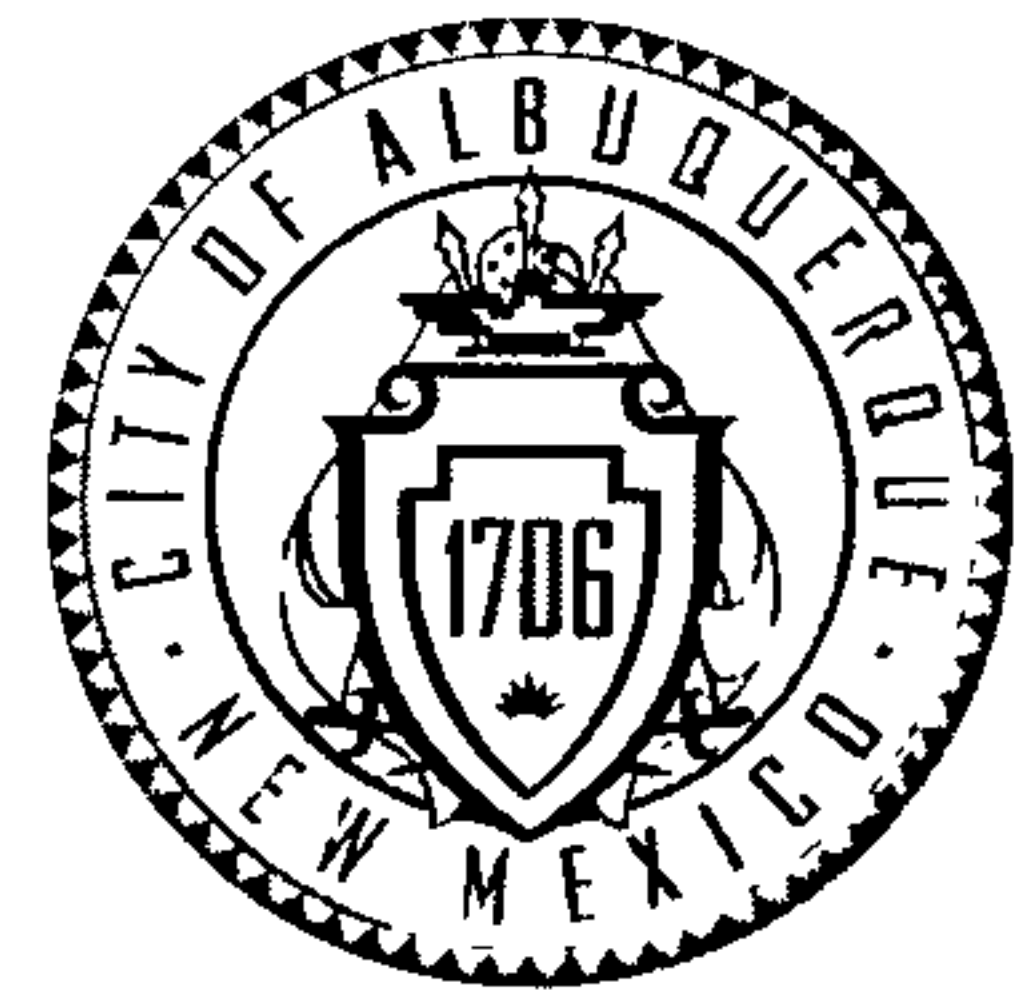
If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

C: e-mail
file

CITY OF ALBUQUERQUE



October 21, 2013

Scott Eddings, P.E.
Huitt-Zollars
6501 Americas Parkway NE
Albuquerque, NM 87110

**Re: Dave and Busters Winrock
Conceptual Grading and Drainage Plan
Engineer's Stamp Date 10-3-13 (J19/D038)**

Dear Ms. Eddings,

Based upon the information provided in your submittal received 10-7-13, the above referenced plan is approved for Site Plan for Building Permit by the DRB.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Curtis Cherne, P.E.
Principal Engineer, Planning Dept.
Development and Review Services

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

C: e-mail
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Winrock Redevelopment Dave and Busters-Site ZONE MAP: J-19-Z
DRB#: _____ EPC#: DA WORK ORDER#: _____

LEGAL DESCRIPTION: Parcel C-2A Winrock Center Addition
CITY ADDRESS: _____

ENGINEERING FIRM: Huitt-Zollars CONTACT: Scott Eddings
ADDRESS: 6501 Americas Parkway NE PHONE: 892-5141
CITY, STATE: ABQ, NM ZIP CODE: 87110

OWNER: Winrock Partners, LLC CONTACT: Darin Sand
ADDRESS: 100 South Ave NE, Suite 100 PHONE: 881-0100
CITY, STATE: ABQ, NM ZIP CODE: 87109

ARCHITECT: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

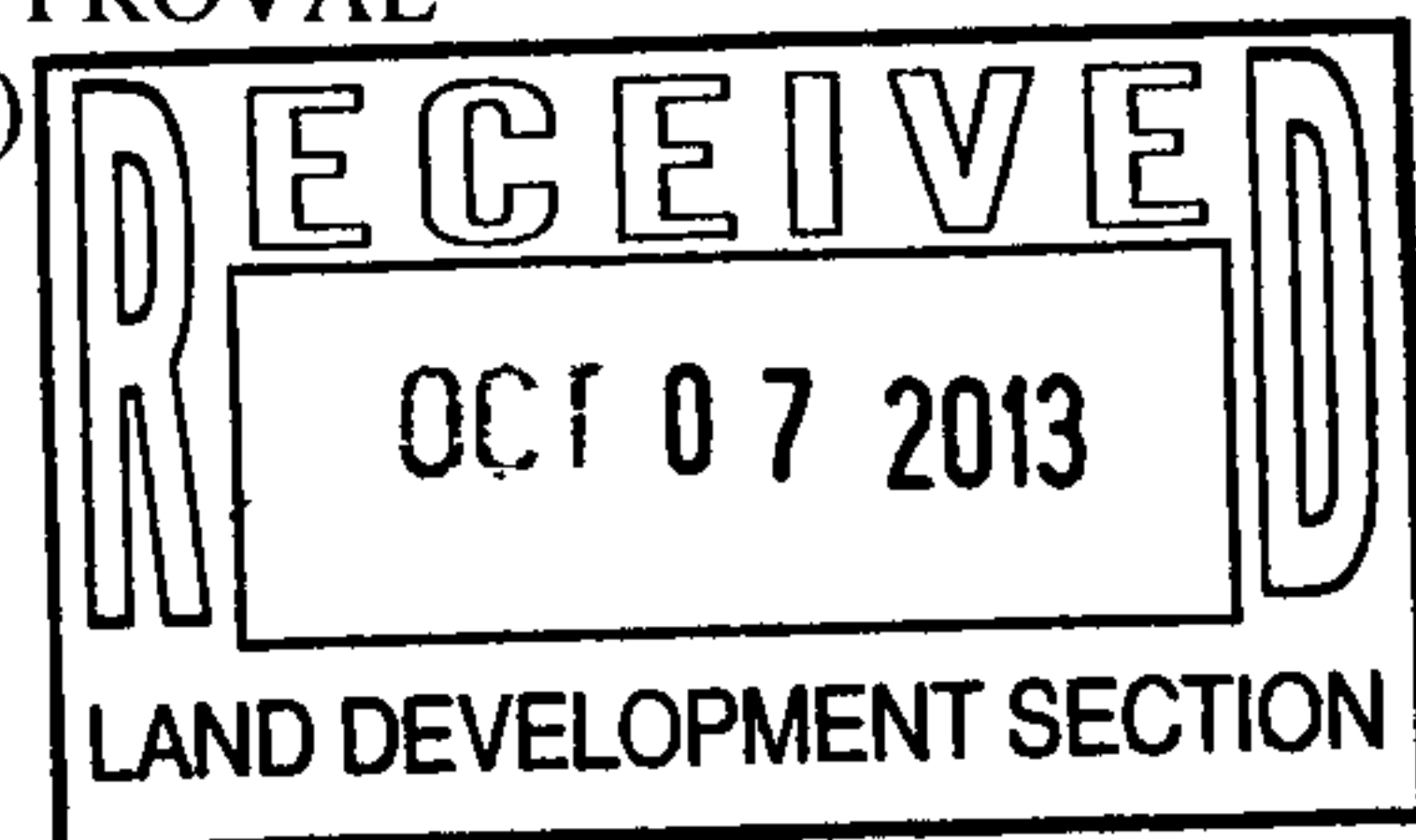
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ 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 CERT (TCL)
____ ENGINEER'S CERT (DRB SITE PLAN)
____ OTHER (SPECIFY) _____

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

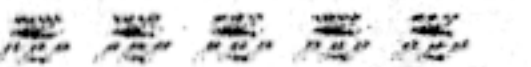


DATE SUBMITTED: 10-7-13 BY: Scott Eddings

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.

Storm pts layer has an inter layer?



provide comments by 6-21-13
to Chris Hyer

FILE COPY



KEN SCHULTZ
MAYOR

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 1, 1989

Dan Grochowski, P.E.
Bohannon-Huston, Inc.
7500 Jefferson Street, NE
Albuquerque, New Mexico 87109

RE: CONSTRUCTION WITHIN CITY RIGHT-OF-WAY @ WINROCK SIX THEATER
(J-19/D38) ENGINEER'S STAMP DATED AUGUST 23, 1989

Dear Mr. Grochowski:

Based on the information provided on your submittal of August 24, 1989, the referenced request is approved for construction within City right-of-way.

Please be advised that a separate permit is required for construction within city right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+1230)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

Bernie M.

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Winrock Six Theater ZONE ATLAS/DRNG.# J-19/D38
LEGAL DESCRIPTION: Parcels C-2, C-3, C-4 and C-5 of Winrock Shopping Center
CITY ADDRESS: 201 Winrock Center N.E.

ENGINEERING FIRM: Bohannon-Huston, Inc.

CONTACT: Dan Grochowski

ADDRESS: 7500 Jefferson St., N.E.

PHONE: 823-1000

OWNER: Center West, Inc.

CONTACT: Pat Cuoco

ADDRESS: 7309 Indian School Rd. N.E.

PHONE: 883-6166

ARCHITECT: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

SURVEYOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

CONTRACTOR: _____

CONTACT: _____

ADDRESS: _____

PHONE: _____

PRE-DESIGN MEETING: _____

AUG 24 1989

YES

☒ NO

COPY OF CONFERENCE RECORD SHEET PROVIDED

DRB NO. DRB-85-831

EPC NO. _____

SECTION NO. _____

TYPE OF SUBMITTAL:

CHECK TYPE OF APPROVAL SOUGHT:

☐ DRAINAGE REPORT ADDENDUM

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADE & DRAIN PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ DRAINAGE MANAGEMENT PLAN

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY

☐ APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☒ OTHER Drainage (SPECIFY)

Facilities in City Right-of-Way

DATE SUBMITTED: August 24, 1989

BY: Bohannon-Huston, Inc.

FILE COPY

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT



INTER-OFFICE CORRESPONDENCE

September 1, 1989

ENGINEERING GROUP

TO: Desiderio Salas; Street Maintenance Division
FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD *ESR RA FJA*
SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT
WINROCK SIX THEATER (J-19/D38)

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

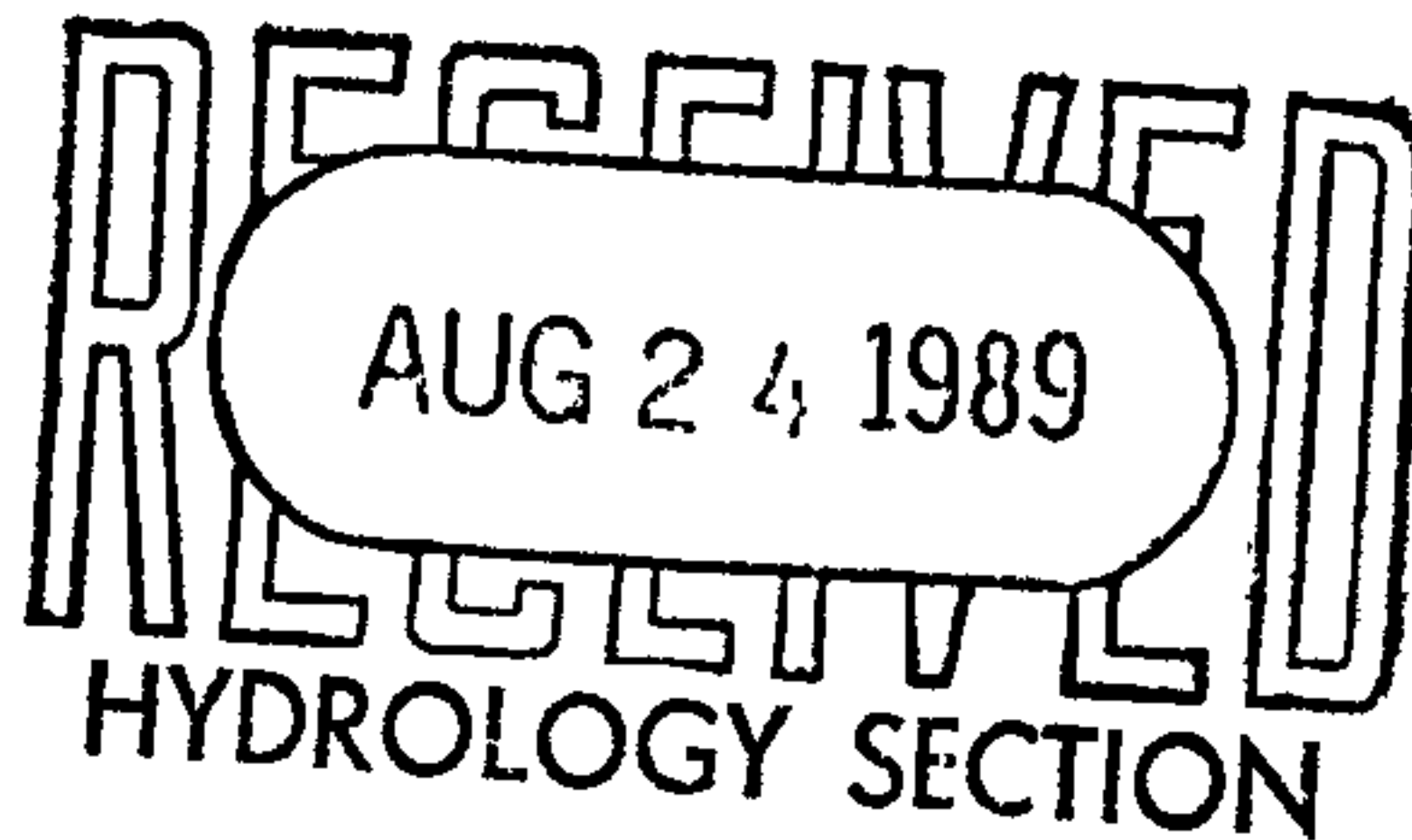
BOHANNAN-HUSTON INC.



COURTYARD I, 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NM 87109
 TEL (505) 823-1000 FAX (505) 821-0892

August 24, 1989

Mr. Bernie Montoya
 City of Albuquerque
 P.O. Box 1293
 Albuquerque, NM 87103



Re: Winrock Six Theater (J-19/D38) - Revisions

Dear Bernie:

The Winrock Six Theater Complex was constructed in 1986 in general conformance with the approved grading plan. There have been three areas of concern to the owners regarding drainage since its completion. Although runoff flows generally where it should, there have been some problems with the washing out of landscaping materials. The revisions shown on sheet two of the attached submittal reflect an effort to eliminate these problems. The major revision to the plan is the addition of a sidewalk culvert on Indian School Road east of the east entrance to the parking lot. The purpose of this submittal is to obtain approval of Drainage Facilities in City Right-of-Way as shown on sheet two. Runoff will still flow directly to Indian School Road in accordance with the original approved plan but will be able to pass through the sidewalk culvert as well as through the driveway opening. No additional runoff is being generated by these revisions.

If you have any questions or comments, please do not hesitate to call.

Sincerely,

Daniel J. Grochowski, P.E. & L.S.
 Project Manager

cc: Center West Inc.

DJG/br
 Job No. 85308.00

PRINCIPALS

LARRY W. HUSTON

MICHAEL M. EMERY, P.E.

ANDRES ARAGON-VIAMONTE

BRIAN G. BURNETT, P.E.