

CITY OF ALBUQUERQUE



November 14, 2017

Jeffery Wooten, P.E.
Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, NM 87124

RE: **Peter Piper Pizza**
1000 Juan Tabo NE
Request for Certificate of Occupancy
Hydrology Final Inspection- Approved
Engineer's Stamp Date: 3/27/17 (J22D012D)
Certification Dated: 11/13/17

Dear Mr. Wooten:

Based on the certification received 11/13/17, this submittal is approved for release of Certificate of Occupancy by Hydrology.

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

Sincerely,

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

C: Email Serna, Yvette M.; Fox, Debi; Tena, Victoria C.; Sandoval, Darlene M.



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: _____ **Building Permit #:** _____ **City Drainage #:** _____

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

Legal Description: _____

City Address: _____

Engineering Firm: _____ **Contact:** _____

Address: _____

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

Owner: _____ **Contact:** _____

Address: _____

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

Architect: _____ **Contact:** _____

Address: _____

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

Other Contact: _____ **Contact:** _____

Address: _____

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

Check all that Apply:

DEPARTMENT:

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

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

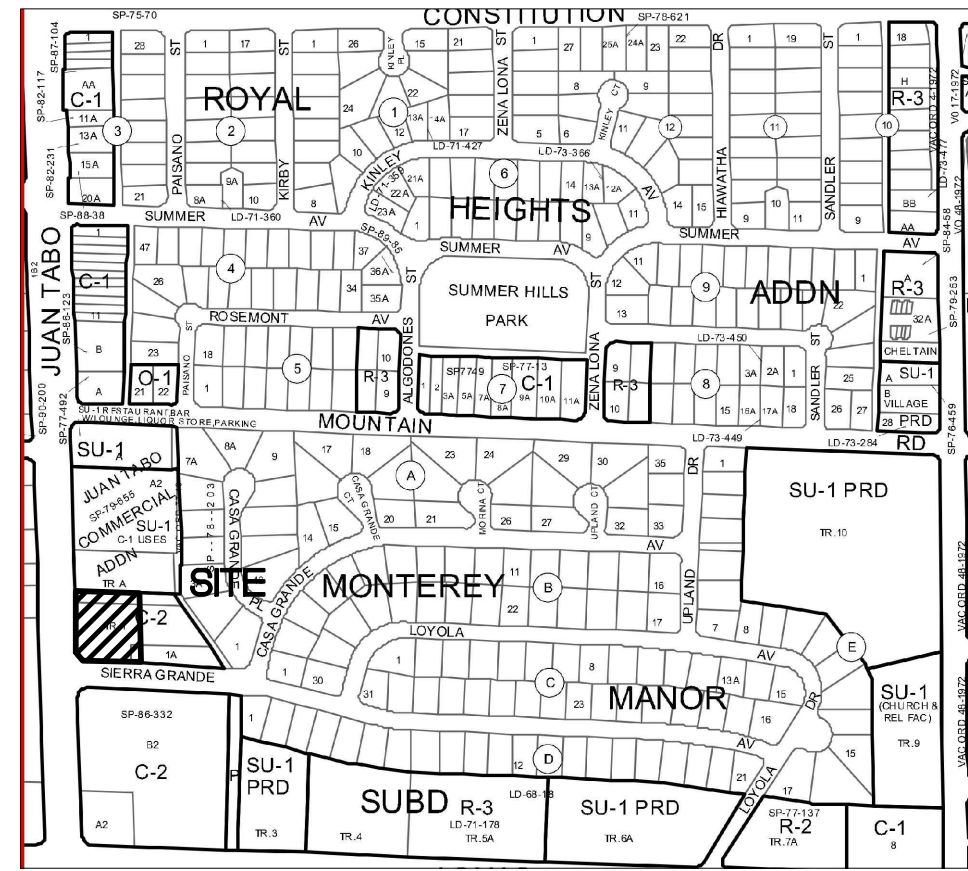
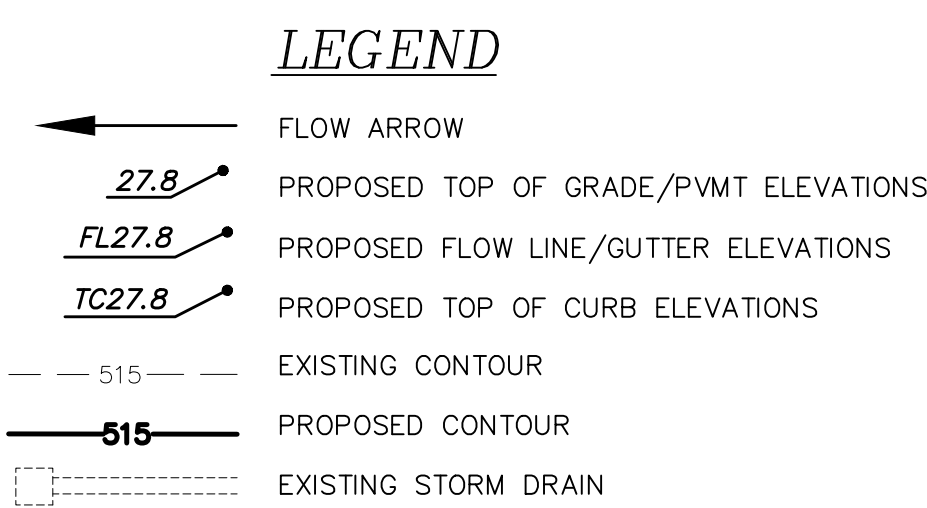
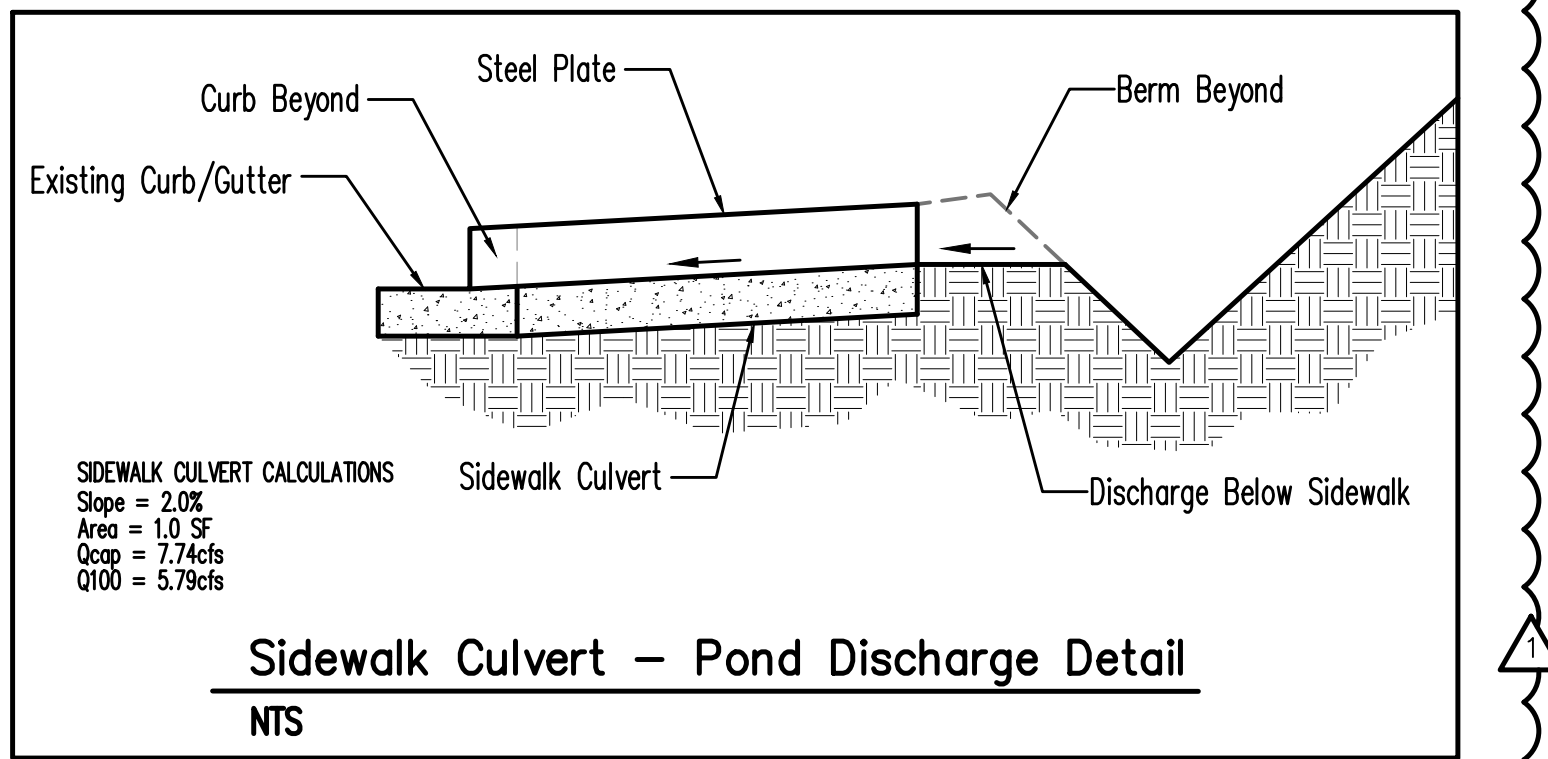
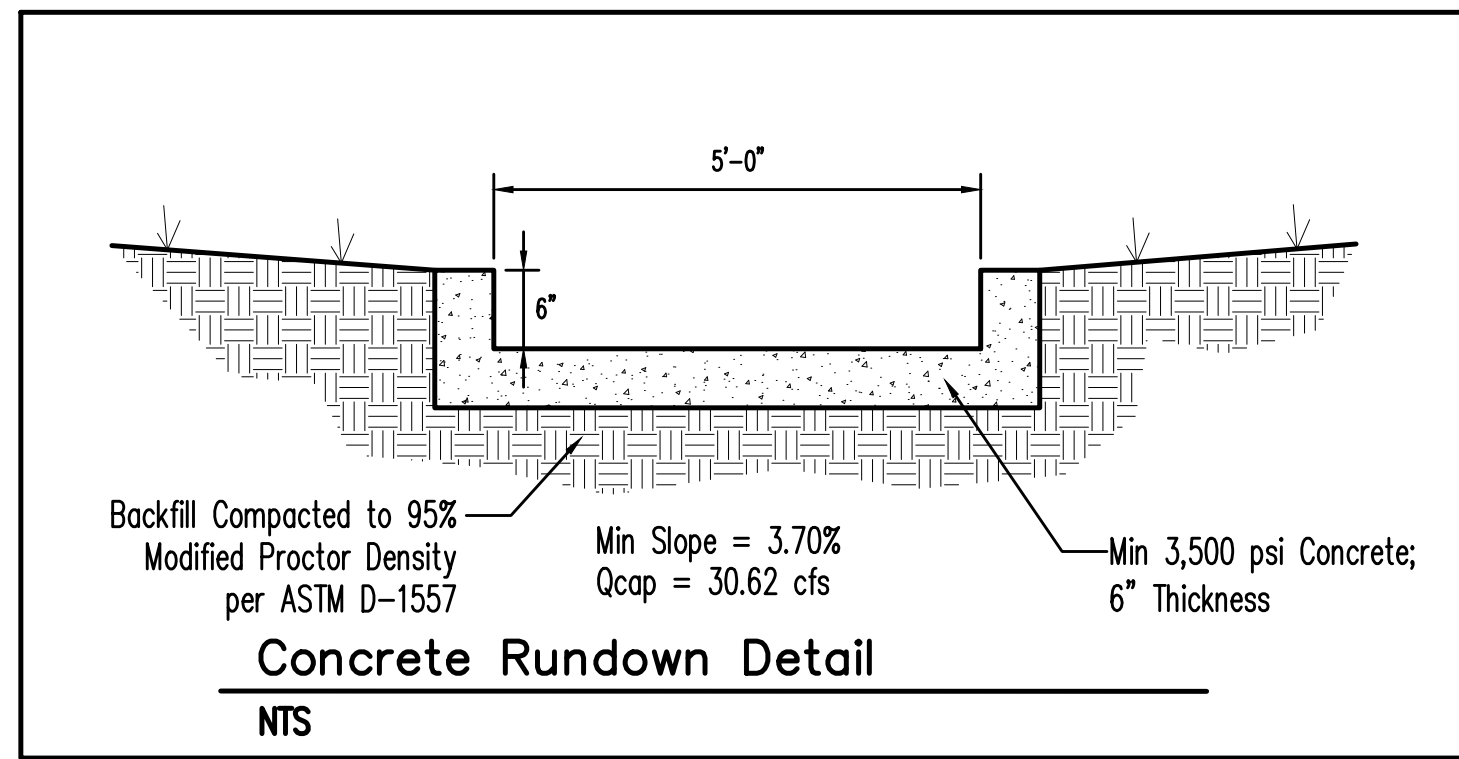
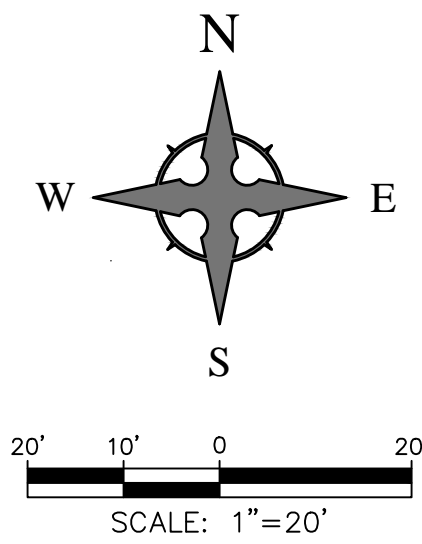
IS THIS A RESUBMITTAL?: ☐ Yes ☐ No

DATE SUBMITTED: _____ **By:** _____

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____







VICINITY MAP - Zone Map J-22-2
Legal Description: Tract 1, Monterey Manor



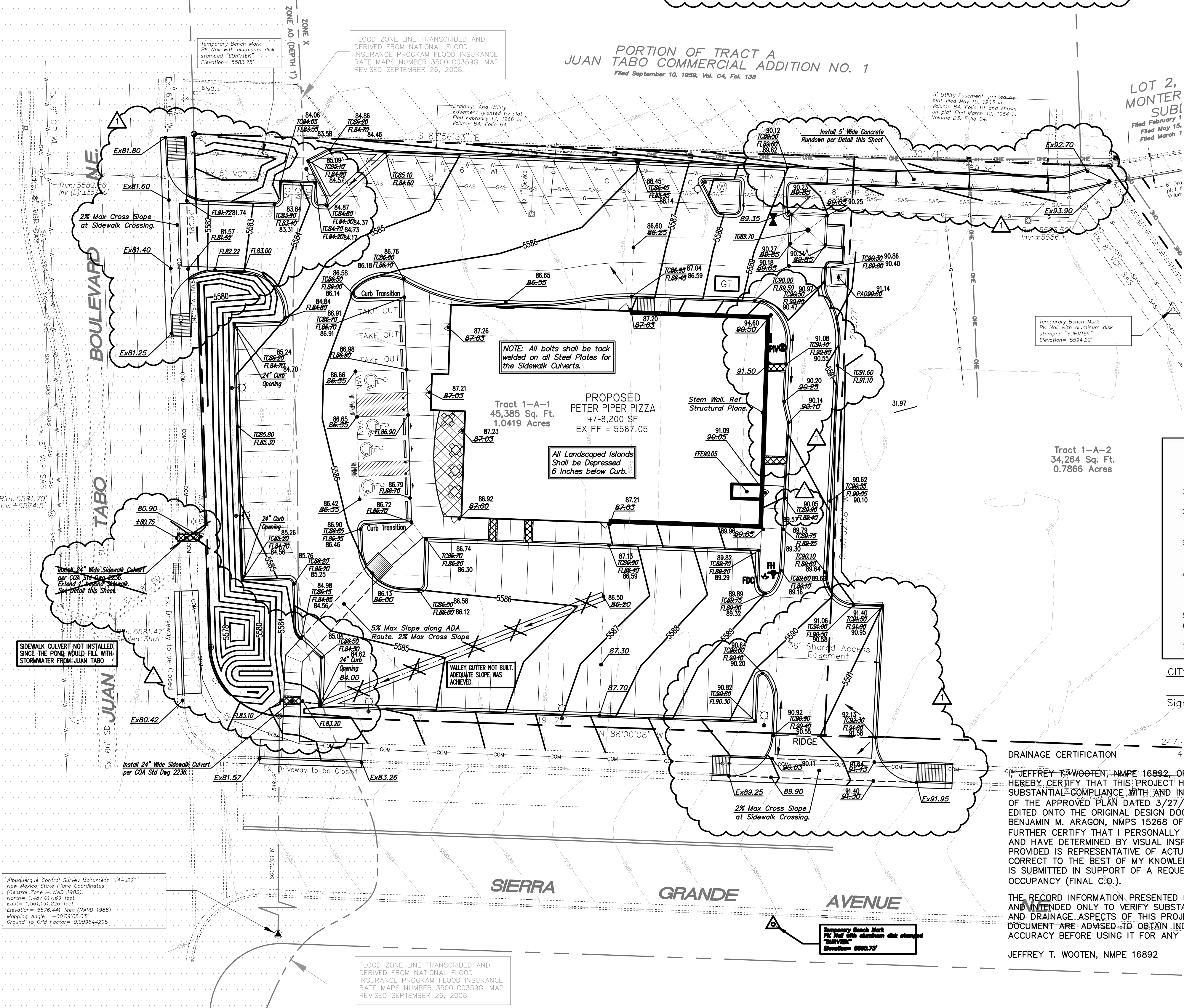
FIRM MAP 35001C0359G
Per FIRM Map 35001C0359G, dated September 26, 2008, the site is located in the Zone AO (Depth 1) Floodplain. The proposed building is not located within the Zone AO designated area.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.05' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR PAVEMENT, MEDIANS, AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION (IF APPLICABLE) PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE THE SWPPP DOCUMENT (IF NECESSARY) AND SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.



Private Drainage Facilities within City Right-of-Way
Notice to Contractor
(Special Order 19 "50-19")

- An excavation permit will be required before beginning any work within City Right-Of-Way.
- All work on this project shall be performed in accordance with applicable federal, state and local laws, rules and regulations concerning construction safety and health.
- Two working days prior to any excavation, the contractor must contact New Mexico One Call, dial "811" [or (505) 260-1990] for the location of existing utilities.
- Prior to construction, the contractor shall excavate and verify the locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to traffic/street use.
- Maintenance of the facility shall be the responsibility of the owner of the property being served.
- Work on arterial streets shall be performed on a 24-hour basis.

CITY INSPECTOR APPROVAL

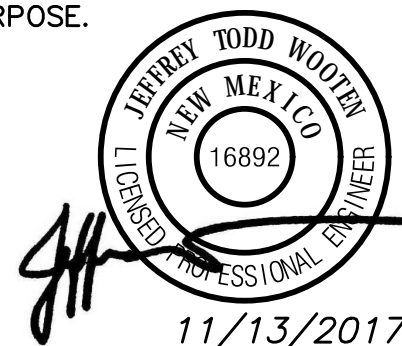
Signature _____ Date _____

DRAINAGE CERTIFICATION

JEFFREY T. WOOTEEN, NMPE 16892, OF THE FIRM WOOTEEN ENGINEERING, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 3/27/2017. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BENJAMIN M. ARAGON, NMPS 15288 OF THE FIRM WILSON & COMPANY. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 11/13/2017 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR FINAL CERTIFICATE OF OCCUPANCY (FINAL C.O.).

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

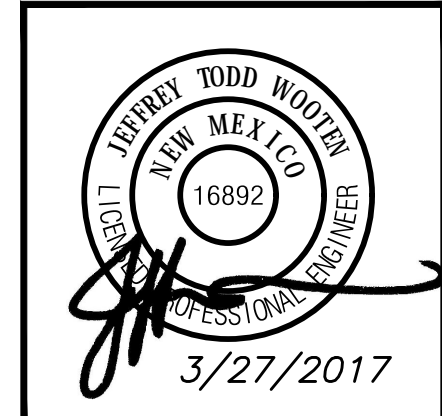
JEFFREY T. WOOTEEN, NMPE 16892



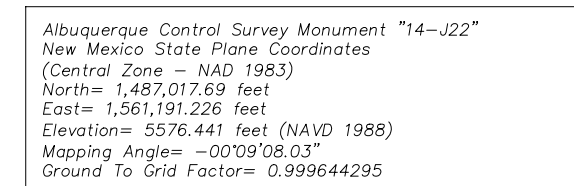
W E Wooten Engineering
1005 21st St SE, Suite A5
Rio Rancho, N.M. 87124
Phone: (505) 980-3560

REV	DATE	BY	REVISION
1	3/27/2017	JTW	Revisions per City Comments

MODULUS ARCHITECTS
100 SUN AVENUE N.E., Ste 305
ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 338-1499 FAX (505) 338-1498



PROJECT TITLE PETER PIPER PIZZA 1000 JUAN TABO BOULEVARD NE ALBUQUERQUE, NEW MEXICO 87112	DRAWN BY: JEFF WOOTEEN	JOB NO. 2016041	SHEET TITLE Grading Plan
DATE 12/25/16	SCALE AS NOTED	SHEET C1.1	OF 1



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL WORK RELATED TO MECHANICAL UTILITIES AS SHOWN ON THIS PLAN INCLUDING: TRENCHING, BACKFILL, SUPPORTS, CLEANOUT PADS, SERVICE STOPS AND BOXES, SERVICE LINES, TESTING, CLEANING, AND STERILIZING. ANY WORK NOT ACCEPTED BY THE ARCHITECT OR ENGINEER DUE TO IMPROPER WORKMANSHIP OR LACK OF PROPER COORDINATION SHALL BE REMOVED AND CORRECTLY INSTALLED AT THE CONTRACTOR'S EXPENSE, AS DIRECTED.
2. MINIMUM DEPTHS OF COVER SHALL BE: 36" FOR WATERLINES AND 48" FOR SEWER, EXCEPT AT BUILDING CONNECTION.
3. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED OF HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, LATEST EDITION.
4. UTILITY LINES SHALL BE INSTALLED PRIOR TO PAVEMENT, CURB AND GUTTER, AND/OR SIDEWALK, AS APPLICABLE.
5. ROUGH GRADING OF SITE ($\pm 0.5'$) SHALL BE COMPLETED PRIOR TO INSTALLATION OF UTILITY LINES.
7. ALL VALVES SHALL BE ANCHORED PER CITY OF ALBUQUERQUE STANDARDS.
8. FIRE LINES (IF REQUIRED) SHALL USE PIPE MATERIALS UNDERWRITERS LABORATORIES LISTED AND APPROVED FOR FIRE SERVICE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATER METER, FIRE LINE, AND SEWER HOOKUP FEES FOR INSTALLATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY EXPANSION CHARGES, PRORATA AND OTHER SPECIAL ASSESSMENTS.
10. CONTRACTOR SHALL VERIFY INVERTS AND LOCATIONS OF EXISTING WATER/SAS LINES PRIOR TO BEGINNING WORK. ALL CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO BEGINNING WORK.

3. INSTALL 2" METERED SERVICE LINE PER COA (ABOWUA) STD DWG 2363. EXPAND TO 2.5" SERVICE LINE FROM METER AND EXTEND TO BUILDING PER MEP PLANS. BACKFLOW PREVENTER TO BE INSTALLED IN FIRE RISER ROOM PER MEP PLANS.
2. COORDINATE WITH THE ABOWUA REGARDING SHUTTING DOWN THE EXISTING 6" WATER MAIN AND INSTALL 6"X6" TEE FOR FIRE LINE. INSTALL 6" PRIVATE GATE VALVE PER COA STD DWG 2326 AND EXTEND 6" FIRE LINE TO BUILDING PER THE MEP PLANS AND PER THE UPC AND UPC CODES.
3. INSTALL PRESSURE INDICATOR VALVE (PIV) PER COA FIRE DEPARTMENT REQUIREMENTS.
4. INSTALL 4" FIRE LINE FROM FIRE RISER TO REMOTE FIRE DEPARTMENT CONNECTION (FDC) PER MEP PLANS.
5. INSTALL FIRE HYDRANT ON END OF 6" FIRE LINE PER COA STD DWG 2340.
6. INSTALL NEW 4" SAS SERVICE CONNECTION TO EXISTING PUBLIC 8" VCP SAS MAIN PER COA STD DWG 2125.
7. INSTALL DOUBLE CLEAN-OUT AND CONNECT 4" SAS SERVICE BUILDING SERVICE PER MEP PLANS.
8. INSTALL GREASE INTERCEPTOR PER MEP PLANS. CONNECT TO 4" MAIN SERVICE.
9. INSTALL NDS #1200 CATCH BASIN, NDS #1216 RISERS AS NEEDED, AND NDS #215 GRATE OR EQUAL FOR TRASH ENCLOSURE DRAIN.
10. CONNECT 4" TRASH ENCLOSURE DRAIN LINE TO EXISTING PRIVATE SEWER SERVICE LINE WITH WYE CONNECTION. TRASH ENCLOSURE DRAIN LINE MUST CONNECT TO SEWER SERVICE BEFORE THE GREASE INTERCEPTOR.
11. COORDINATE NEW GAS SERVICE TO EXISTING MAIN WITH NM GAS COMPANY. REFERENCE MEP PLANS FOR GAS LADING REQUIREMENTS.
12. INSTALL NEW GAS METER AND CONNECT TO BUILDING GAS SERVICE PER MEP PLANS.
13. COORDINATE NEW TRANSFORMER, PRIMARY, AND SECONDARY ELECTRIC SERVICES WITH PNM. REFERENCE THE MEP PLANS FOR ELECTRICAL LOADING REQUIREMENTS.
14. CONNECT NEW SOLID PVC DRAINAGE PIPE TO FOUNDATION DRAIN PIPE AND EXTEND TO PROPOSED POND AS SHOWN ON THE GRADING PLAN. INVERT ELEVATION AT OUTLET = 5579.00. REFERENCE ARCHITECTURAL PLANS FOR SIZING.

NOTES:
COORDINATE ALL CONSTRUCTION ACTIVITY WITHIN STREET RIGHTS-OF-WAY WITH THE CITY OF ALBUQUERQUE AS APPLICABLE TO THE WORK. THIS INCLUDES PAVEMENT REMOVAL/REPLACEMENT AND NECESSARY TRAFFIC CONTROL OBTAIN RIGHT TO WORK PERMITS AS NECESSARY.

REFERENCE MEP PLANS FOR ELECTRICAL SERVICE AND SITE LIGHTING. COORDINATE WITH ELECTRIC UTILITY COMPANY FOR PROPOSED TRANSFORMERS, METERS, AND SERVICE LINE EXTENSIONS AS REQUIRED.

COORDINATE WITH TELECOMMUNICATION COMPANIES FOR NEW PHONE AND CABLE SERVICE AS REQUIRED FOR THE PROJECT. REFERENCE MEP PLANS FOR BUILDING STUB OUT LOCATIONS AND SERVICE REQUIREMENTS.

REV	DATE	BY	REVISION
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△ ₅			
△ ₄			
△ ₃			
△ ₂			
△ ₁	3/1/2017	JTW	REVISED FDC & FIRE HYDRANT LOCATIONS



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DATE: 12/25/16		PROJECT MANAGER JEFF WOOTEN		SHEET TITLE Utility Plan	
SCALE: AS NOTED		<div> <div>sheet-</div> <div>C2.1</div> </div> <div> of 1 </div>			

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Rio Rancho, N.M. 87124
Phone: (505) 980-3560