



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 14, 2001

R.G. Lee, P.E.
C/O BJM Development Consultant
4409 Karrol Rd SW
Albuquerque, New Mexico 87121

RE: KICKS 66 @ CENTRAL & 86TH ST (K-9/D21)
(8600 Central SW)
ENGINEERS CERTIFICATION FOR CERTIFICATE OF OCCUPANCY
ENGINEERS STAMP DATED 9/18/2001
ENGINEERS CERTIFICATION DATED 11/13/2001

Dear Mr.Lee:

Based upon the information provided in your Engineers Certification submittal dated 11/13/2001, and the SO19 permit approval by the City's Storm Drainage Maintenance inspector, the above referenced site is approved for Permanent Certificate of Occupancy.

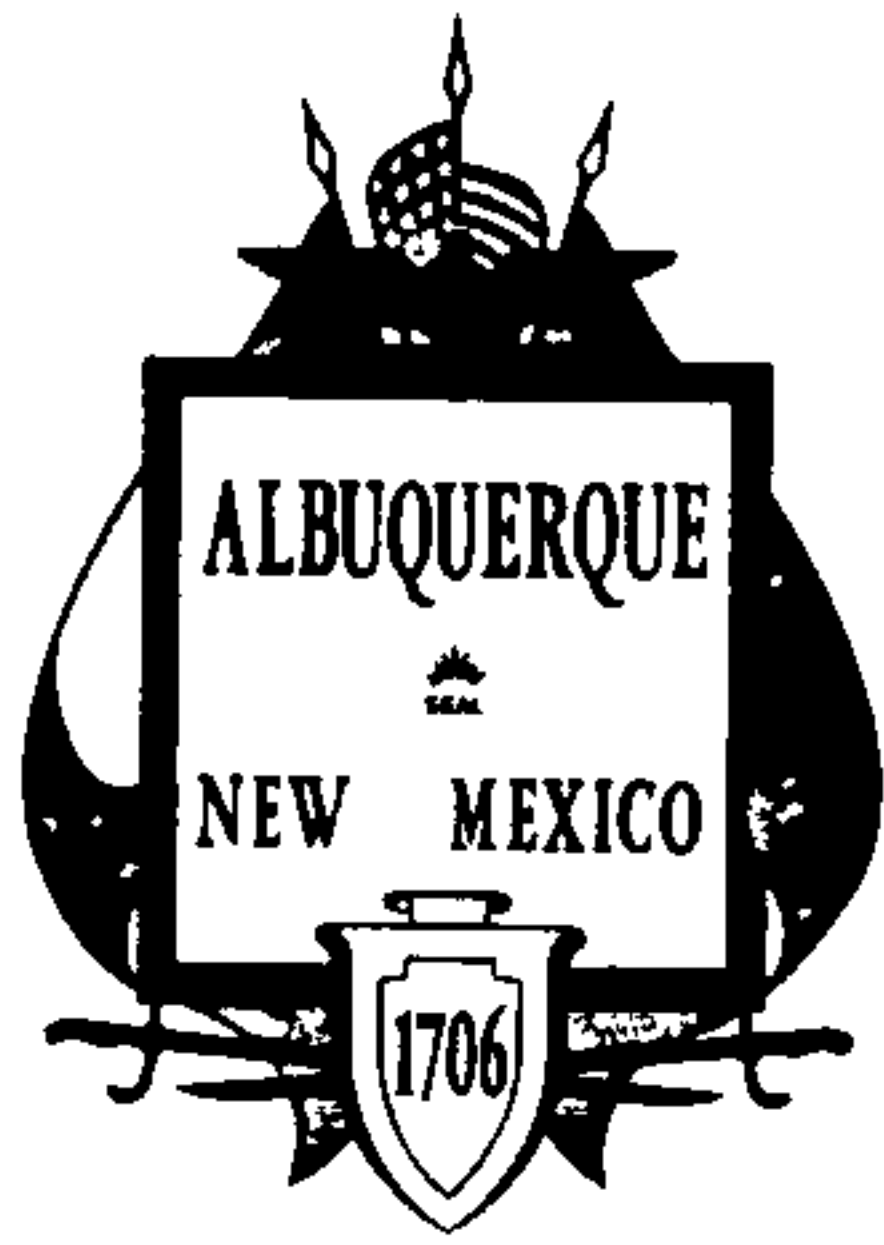
If I can be of further assistance, please contact me at 924-3981.

Sincerely,

Teresa A. Martin
Hydrology Plan Checker
Public Works Department

BLB

C: Vickie Chavez, COA
approval file
✓ drainage file



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 25, 2001

R.G. Lee Jr.
BJM Development Consultant
4409 Karrol Road SW
Albuquerque, New Mexico 87121

**RE: Grading and Drainage Plan for Kick 66 @ 86th & Central SW (K9-D21) Dated
September 18, 2001**

Dear Mr. Lee:

The referenced amended drainage plan received September 20, 2001 is approved for Building Permit. The plan is also approved for SO#19 permit for construction within the city right-of-way. Engineer's Certification for completion of final site grading and drainage per the plan, and sign-off by the City's field inspector for the SO#19, is required for Hydrology final approval and Certificate of Occupancy.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

C: Pam Lujan, Excavation Permits
Matt Cline, Arroyo Maintenance w/attached plan

**RESPONSE TO COMMENTS SENT BY Mr. CARLOS MONTTOYA ,
FLOOD PLAIN ADMINISTRATOR ON SEPTEMBER 14, 2001**

1. The drainage plan indicates that public run-off is entering the site from Central avenue.

Please address if there is a public easement for these flows. Please quantify these off-site flows for existing and developed conditions.

Public flows which enter the right of way will be routed easterly by a railroad tie barrier wall located along the north property line to the northeast corner of the site where they historically are being routed.

There are no flows from the east of 90th Street. New construction on 90th Street has intercepted the upstream flows. From 90th Street east, flows are intercepted by the existing arroyo that traverses the downstream properties. Off-site flows from the South lanes of Central Avenue are from north to south and into the adjacent properties. That is why only the area north of the Kick 66 development are considered as off-site public flows. Historically they traverse the northeast corner of the Kick 66 property and spilled onto 86th Street S.W. No flows from upstream of 86th Street can flow across 86th Street because 86th Street is higher in grade. The flows will be allowed to enter along the north boundary line of the Kick 66 property and outfall onto 86th Street as they historically did. The developed flows from on-site will exit the site via the two proposed driveways located on 86th Street and downstream to the intersection of 86th Street and Bridge Blvd.

1. Does the vehicle entrance from Central Avenue allow runoff to enter the site?
The entrance will be depressed so as to allow the upstream flows to continue east.
2. Properties from the west will want to divert runoff from Central Avenue. Will your drive pad block these flows?
The proposed drive pad will be depressed so as to allow the flows to continue east. The only flows that will be diverted east will be the off site flows entering from the north of the south lanes of Central Avenue. Properties to the west of Kick 66 development must obtain easements so as to route their developed flows toward 86th Street and Bridge Blvd. where the outfall is located. Therefore, no developed runoff from those sites will be allowed to drain onto Central Avenue.
3. Please place the proposed street grades from 86th Street on the drainage plans. We wanted to see if these grades match into the Kick's Phillips 66 site.
Proposed street grades from the 86th Street P and P sheet have been included on the plan drawing.
4. The drainage and grading plan indicates that an asphalt swale is going to be constructed in 86th Street shoulder swale. I was unable to locate this swale in the Work Order Construction Set. Please address the discharge down the 86th Street

swale and address erosion.

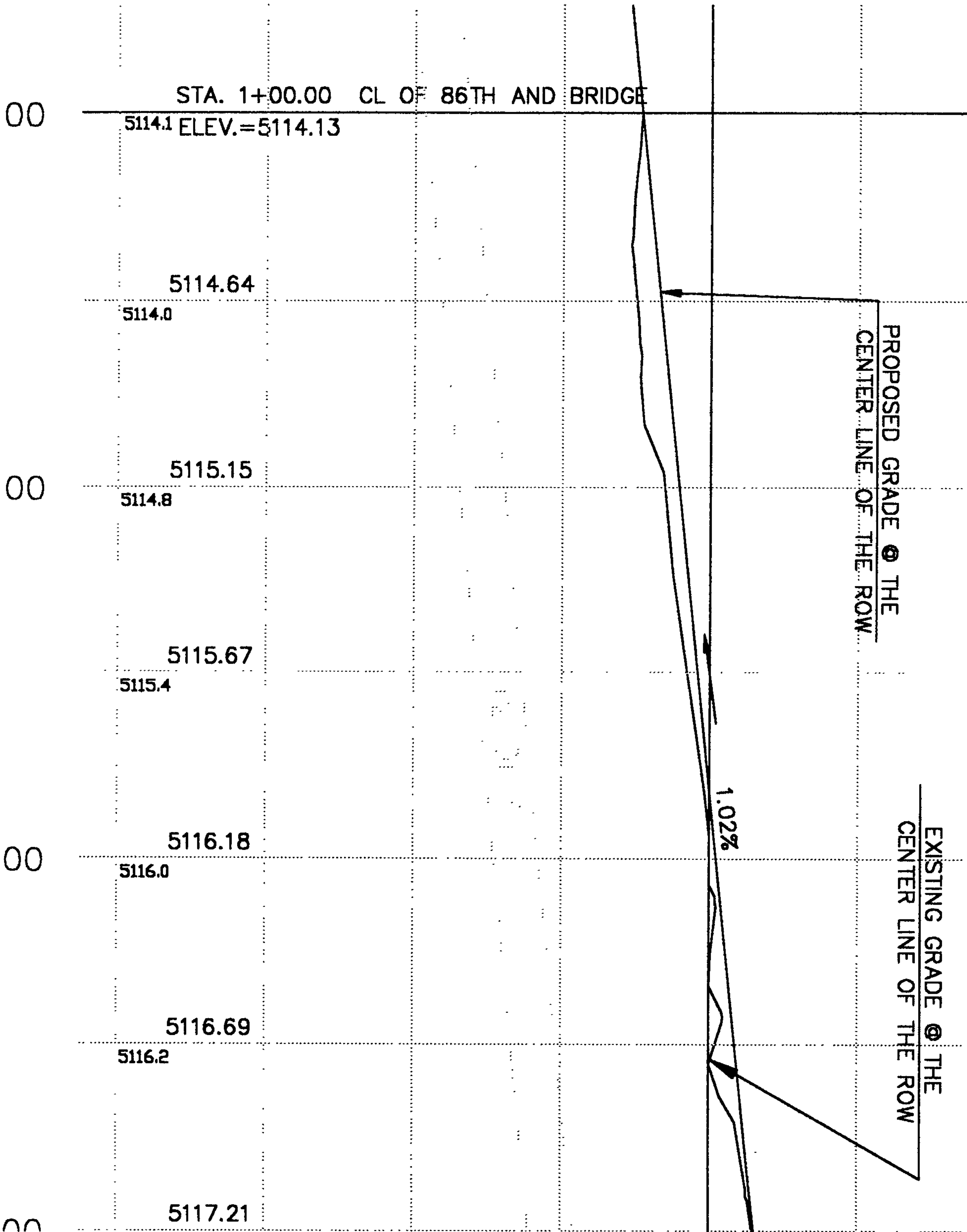
Conversation with a staff member of the Hydrology department determined that a temporary asphalt swale would be adequate enough to convey the developed runoff from the proposed site onto 86th Street. The swale will be permitted as an SO19.

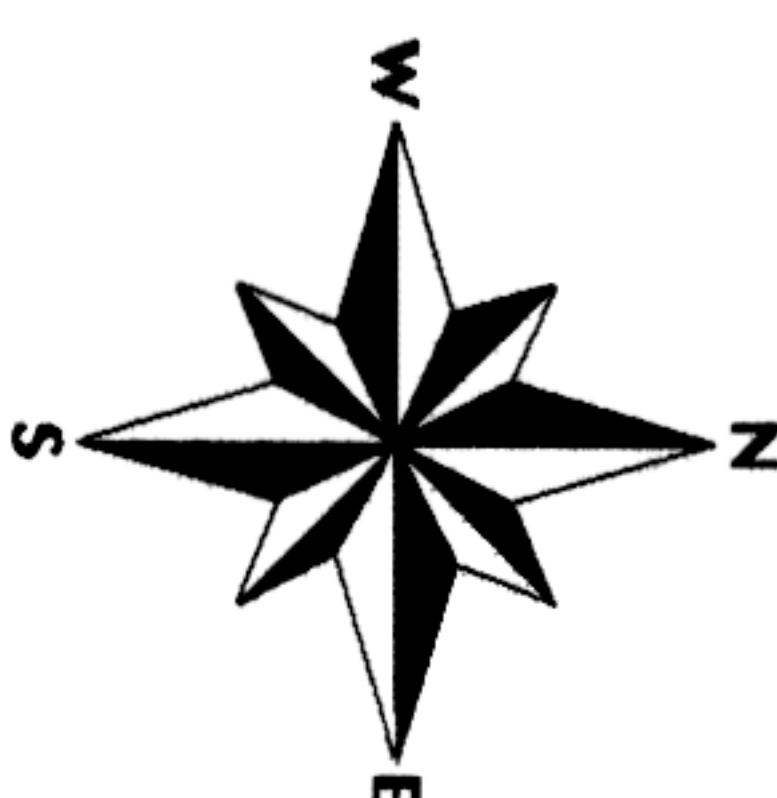
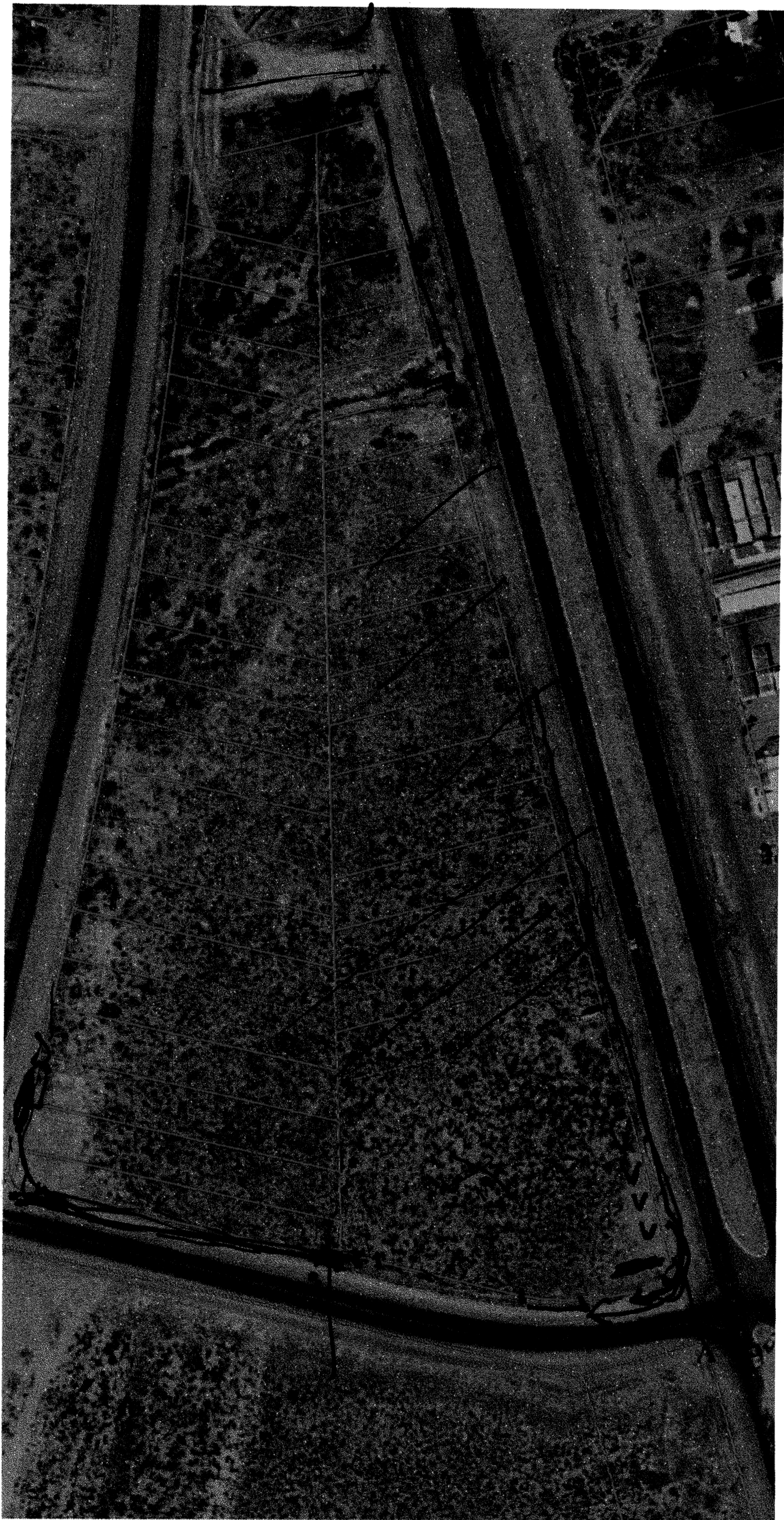
5. Please address where and how the runoff in 86th Street will enter the Bridge Boulevard storm drain.

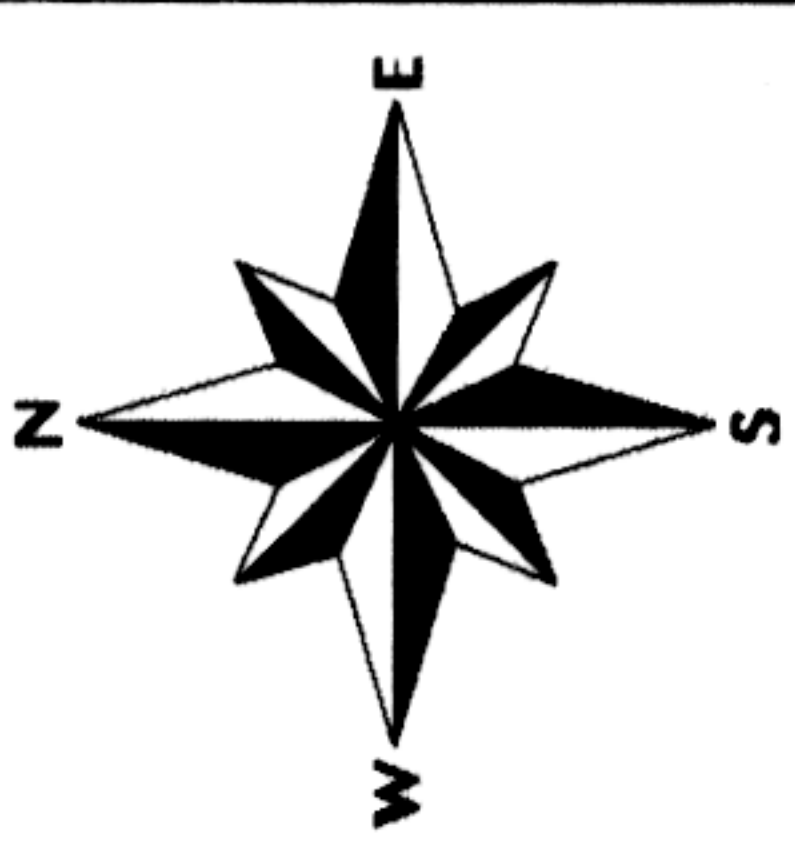
Once the developed runoff enters 86th Street it would be conveyed by curb and gutter and a temporary asphalt swale Southerly along the existing bar-ditch to the intersection at 86th Street and Bridge Blvd. where the flows would cross at the north side of the intersection and enter the existing asphalt bar ditch located at the north side of Bridge Blvd. and conveyed downstream to a large bee-hive inlet constructed by the Bridge Blvd. storm project. Conversation with a staff engineer at the CIP hydrology section confirmed free discharge from the Kick 66 development.

6. Please show the entrances into 86th Street from Kick's Phillips 66.

Entrances off of 86th Street into the Kick 66 development are shown on the plan drawing.







86th St between
Central & Bridge





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 14, 2001

R.G. Lee, Jr., P.E.
BJM Development Consultant
4409 Karral Road SW
Albuquerque, New Mexico 87121

**RE: Grading and Drainage Plan For Kick's Phillips 66 @ 86th Street & Central SW
(K9-D21) Dated April 25, 2001**

Dear Mr. Lee:

We were in the process of reviewing Paving Improvements for 86th Street (Project 6634.81) and the following drainage concerns needed to be addressed.

1. The drainage plan indicates that public runoff is entering the site from Central Avenue. Please address if there is a public easement for these flows. Please quantify these offsite flows for existing and developed conditions.
2. Does the vehicle entrance from Central Avenue allow runoff to enter the site?
3. Properties from the west will want to divert runoff from Central Avenue. Will your drive pad block these flows?
4. Please place the proposed street grades from 86th Street on the drainage plans. We wanted to see if these grades match into the Kick's Phillips 66 site.
5. The drainage and grading plan indicates that an asphalt swale is going to be constructed in 86th Street shoulder swale. I was unable to locate this swale in the Work Order Construction Set. Please address the discharge down the 86th Street swale and address erosion.
6. Please address where and how the runoff in 86th Street will enter the Bridge Boulevard storm drain.
7. Please show the entrances into 86th Street from Kick's Phillips 66.

The Work Order cannot be approved until these items are addressed. Also, The Kick's Phillips 66 station cannot receive its Certificate of Occupancy until the items are addressed.

If you have any questions please call me at 924-3982.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carlos A. Montoya', with a stylized flourish at the end.

Carlos A. Montoya

City Floodplain Administrator

C: Shahab Biazar, Advance Engineering & Consultant



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 4, 2001

R.G. Lee, Jr., P.E.
BJM Development Consultant
4409 Karral Road SW
Albuquerque, NM 87121

***RE: KICK'S PHILLIPS 66 @ 86th STREET & CENTRAL AVENUE SW (K9-D21).
GRADING AND DRAINAGE PLAN FOR FOUNDATION AND BUILDING PERMIT
APPROVALS. ENGINEER'S STAMP DATED APRIL 25, 2001.***

Dear Mr. Lee:

Based on the information provided on your May 2, 2001 submittal, the above referenced project is approved for both Foundation Permit and Building Permit.

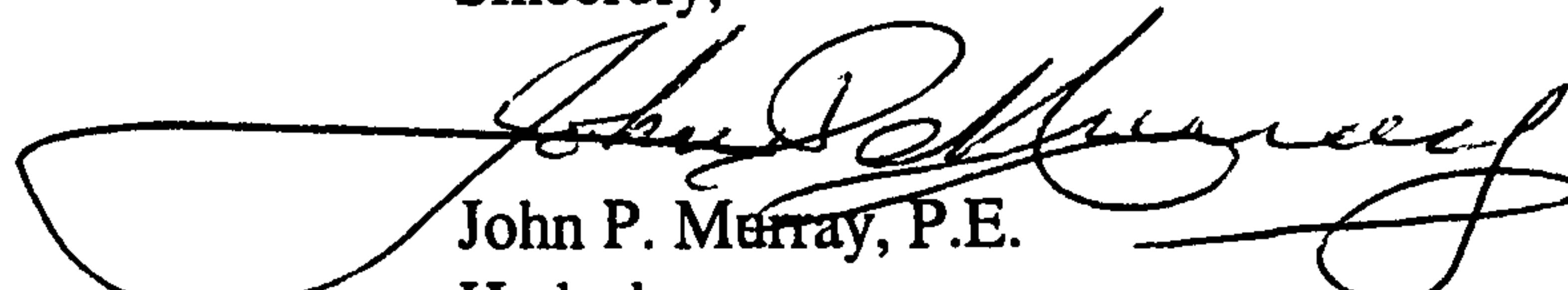
Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A Preliminary Plan Review (DRC) was held on 5/3/01 for Paving Improvements - basically 86th St - by Advanced Engineering and Consulting for this Phillips 66.

Prior to Certificate of Occupancy approval, an Engineer's Certification per the DPM will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


John P. Murray, P.E.
Hydrology

c: Terri Martin
✓ File



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

***Public Works Department
Transportation Development Services Section***

December 6, 2001

James W. Miller, Registered Architect
5220 2ND ST. NW
STE. A
Albuquerque, NM 87107

Re: Certification Submittal for Final Building Certificate of Occupancy for
Kicks "66"/Phillips "66" Station, [K9 / D21]
8600 Central SW
Architect's Stamp Dated 12/6/01

Dear Mr. Miller:

The TCL / Letter of Certification submitted is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to Building and Safety and final C.O. has been logged in by Vicki Chavez in the Building Safety Section downstairs.

Sincerely,

Leslie Romero
Engineering Associate
Development and Building Services
Public Works Department

c: Terri Martin, Hydrology
Mike Zamora, Plans Checker

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

KICKS "66" CENTRAL + 86TH ST

K-9/D21

PROJECT TITLE: Phillips '66' Station ZONE MAP/DRG. FILE #: _____
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: _____
 CITY ADDRESS: 8600 Central S.W.

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

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: Miller & Assoc
 ADDRESS: 6220 2nd St NW
 CITY, STATE: Albany, N.M. 87107

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
- ☐ 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

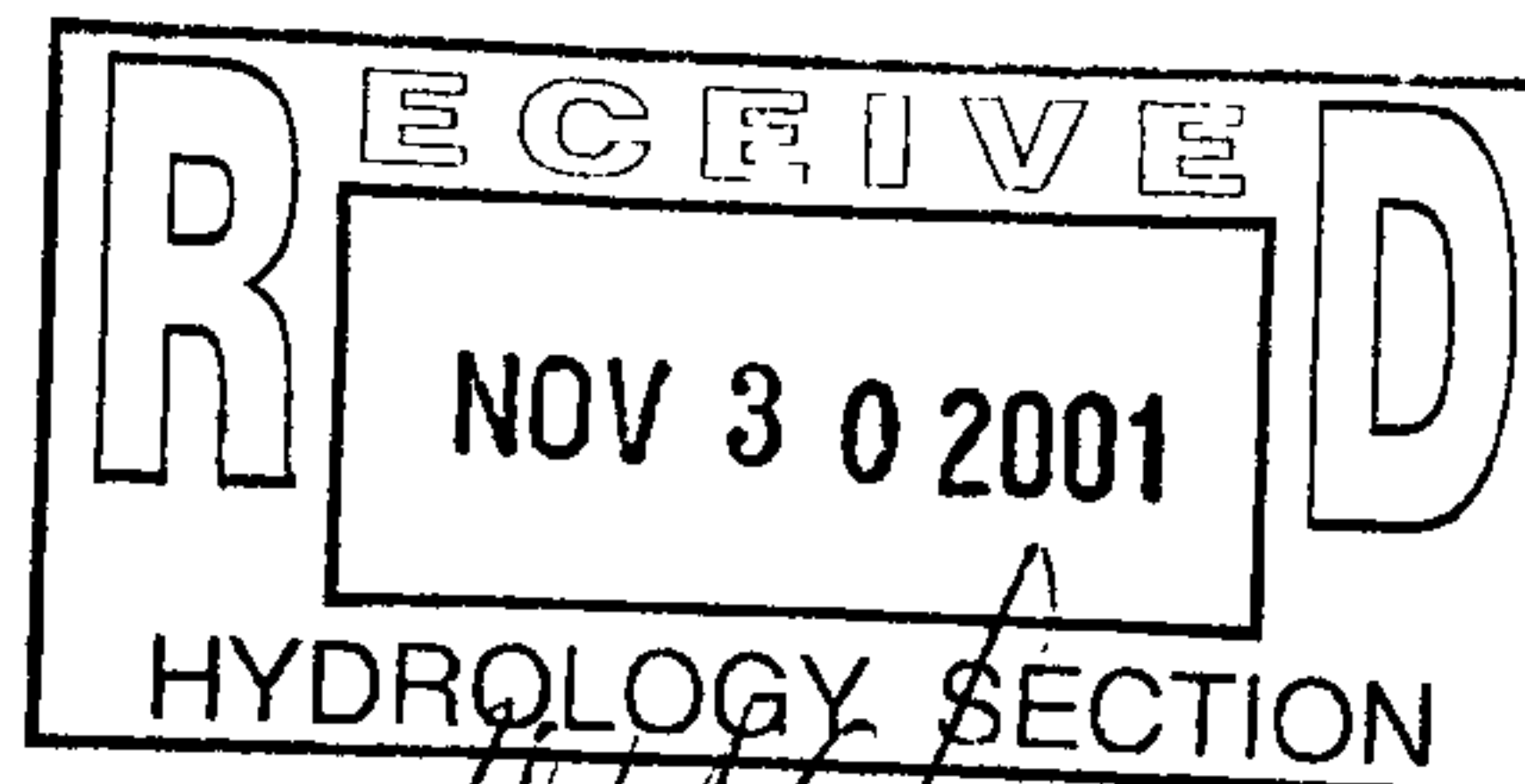
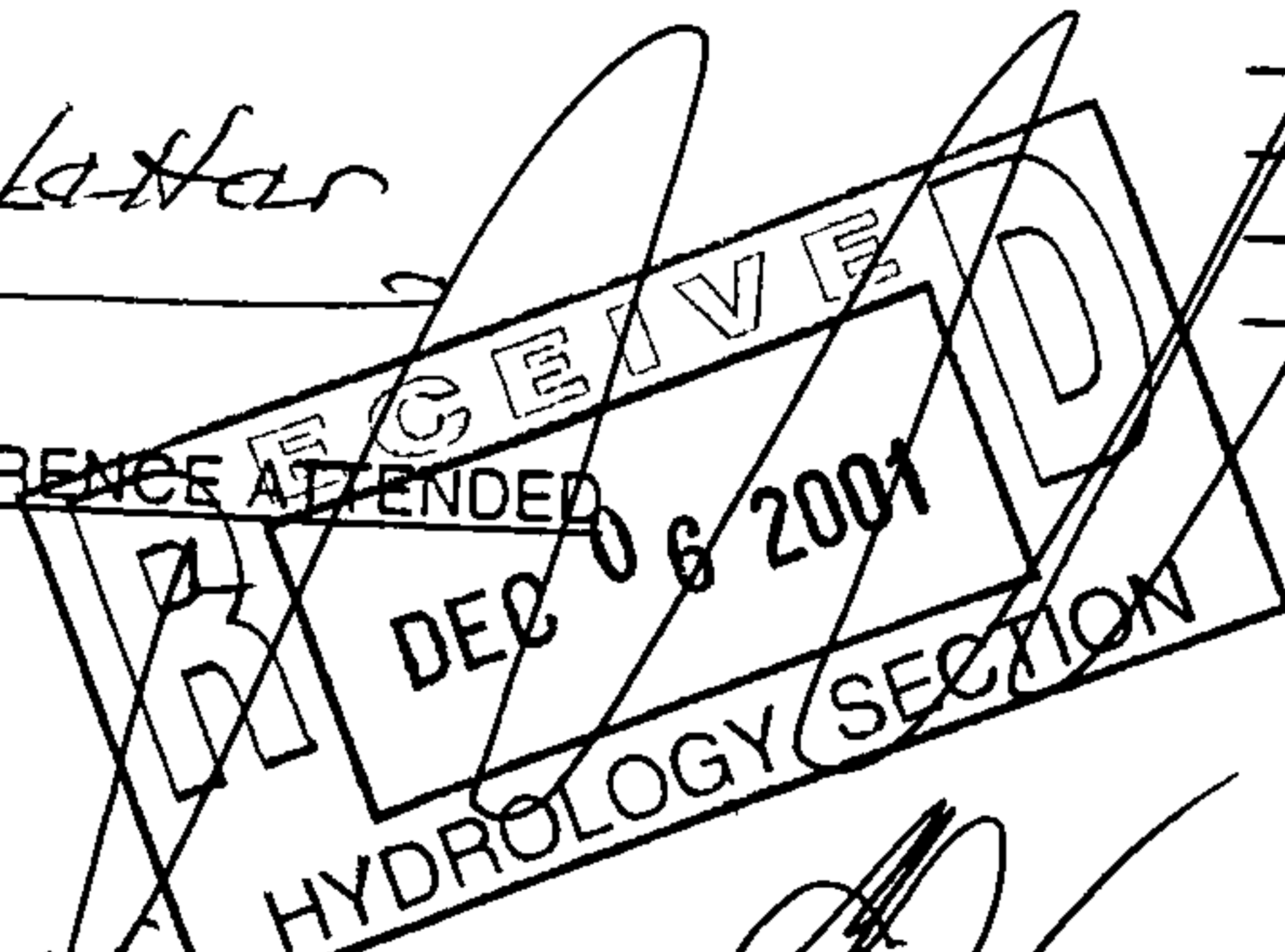
Revised letter

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

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)



DATE SUBMITTED: 11/28/01 BY: James Miller

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

12/6/01 and letter stamped for approval
 12/6/01 - Coded in QT (Final) to Vicki

MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

November 29, 2001

Traffic Engineering Section
City of Albuquerque
600 2nd St., N. W.
Albuquerque, New Mexico

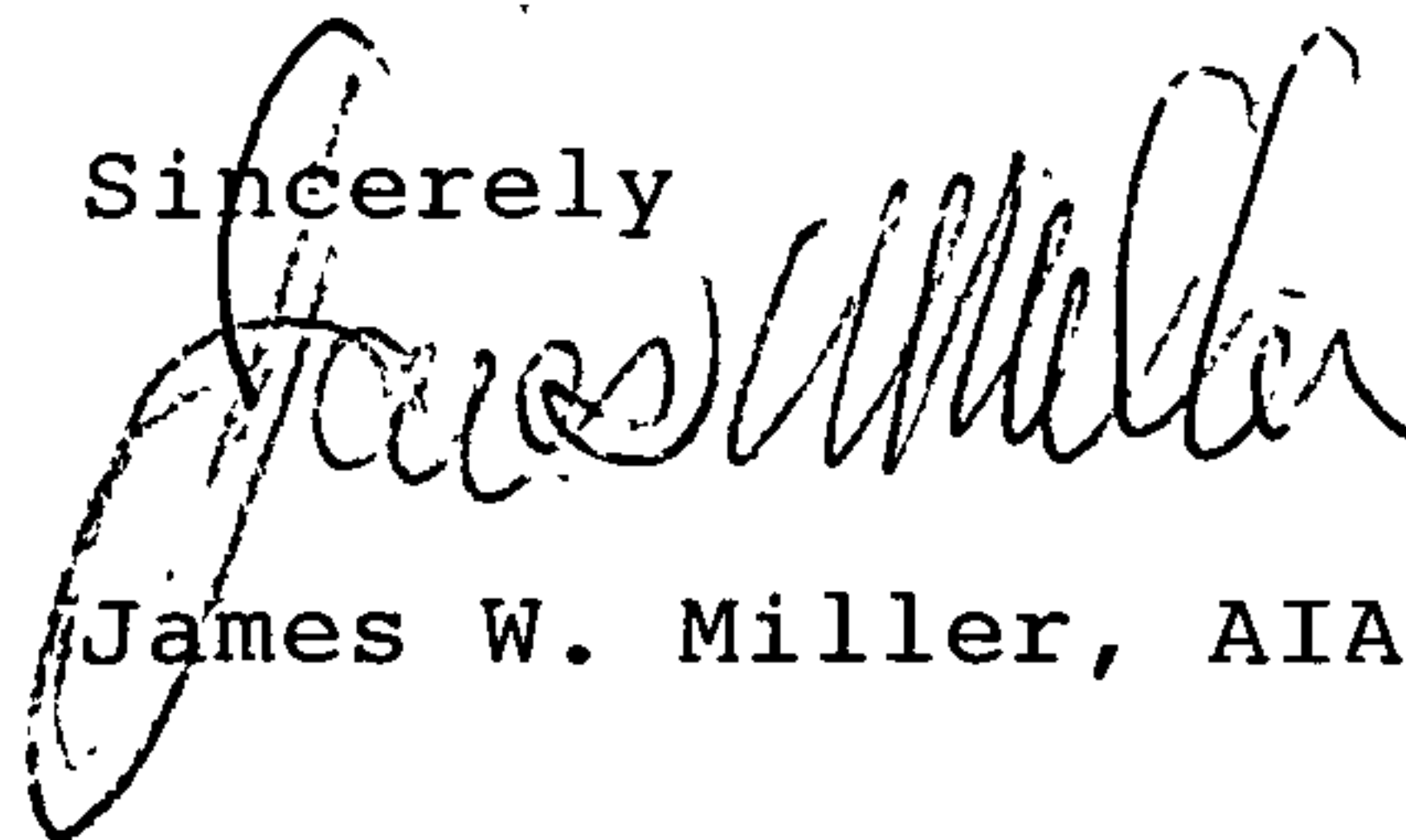
RE: NEW PROJECT LOCATED @ 8600 CENTRAL S. W.
ALBUQUERQUE, NEW MEXICO.

This letter is to certify that the above referenced project has been completed and is in compliance with the comments noted on the building permit by the Traffic Engineering Section. An updated Site Plan is attached.

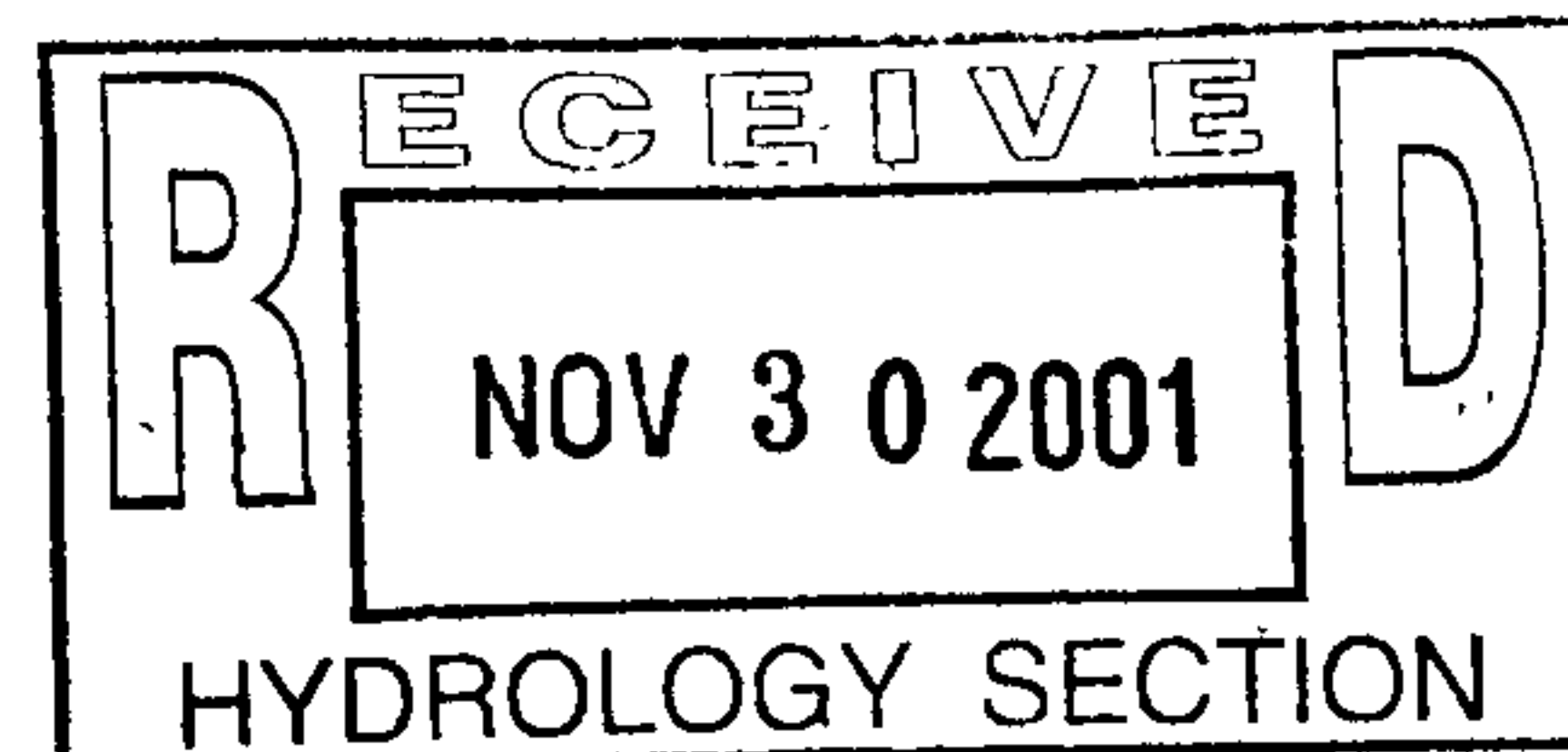
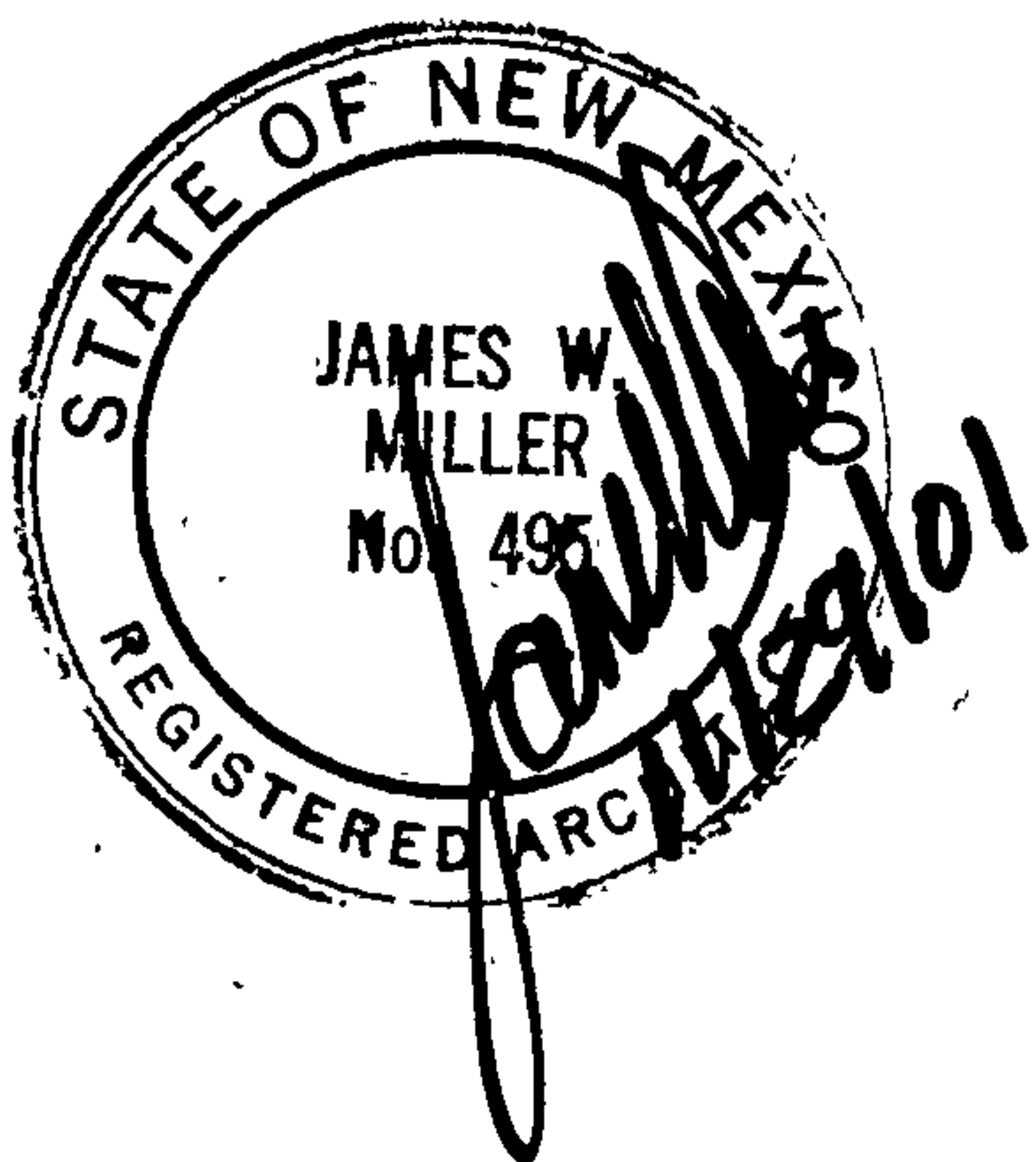
The above referenced project is complete and a final C. O. is being sought.

If there are any questions, please do not hesitate to call this office.

Sincerely



James W. Miller, AIA



MILLER AND ASSOCIATES

ARCHITECTS - PLANNERS

5220 2ND ST. NW STE. A - ALBUQUERQUE, NEW MEXICO 87107 - PHONE (505) 345-1312

November 2, 2001

City of Albuquerque
Traffic Engineering
600 2nd Street N. W.
Albuquerque, New Mexico

RE: T. C. L. CERTIFICATION, 8600 CENTRAL S. W.

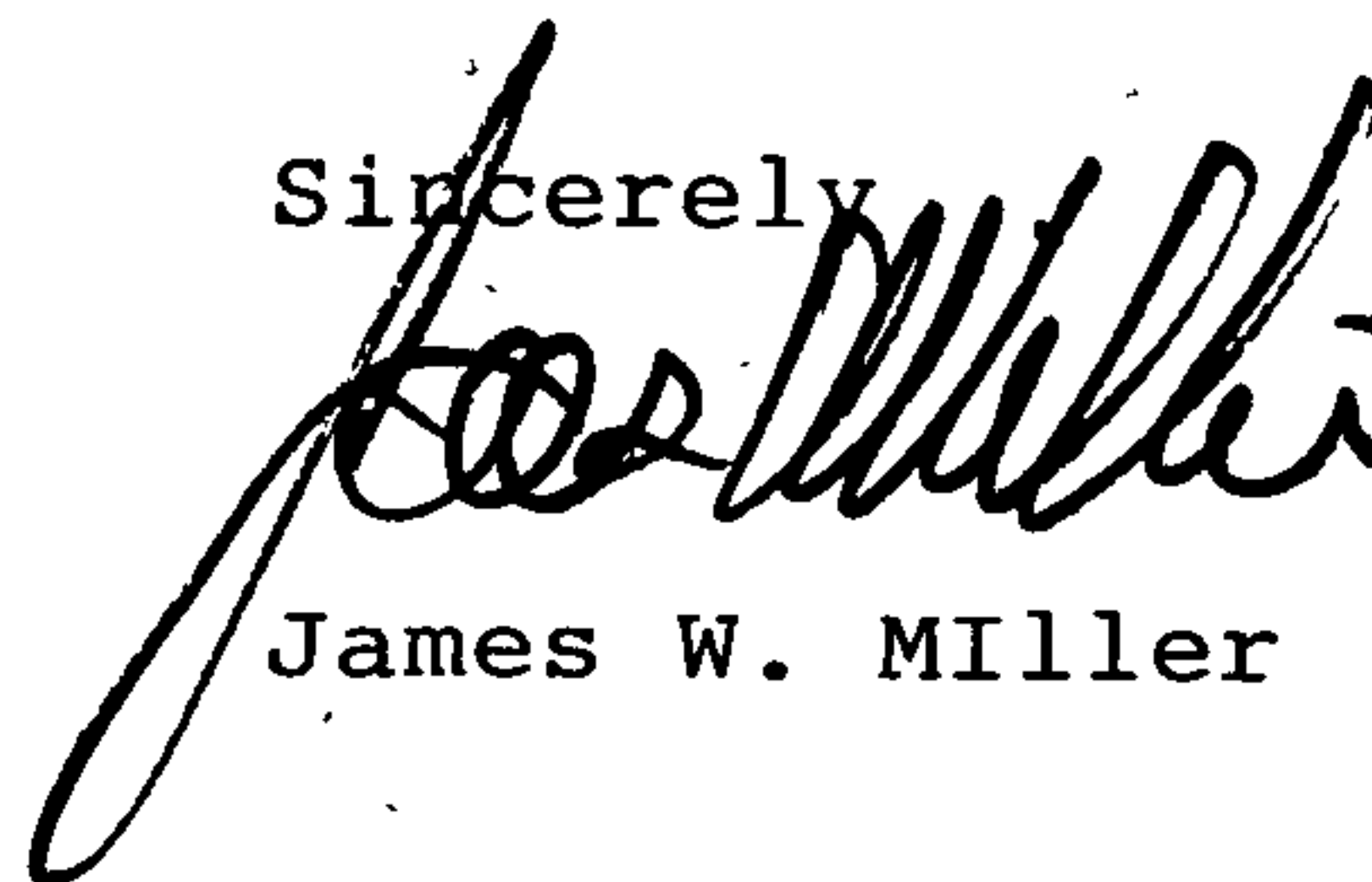
To whom it may concern:

The following narrative is offered as an explanation of the revisions to the approved site plan.

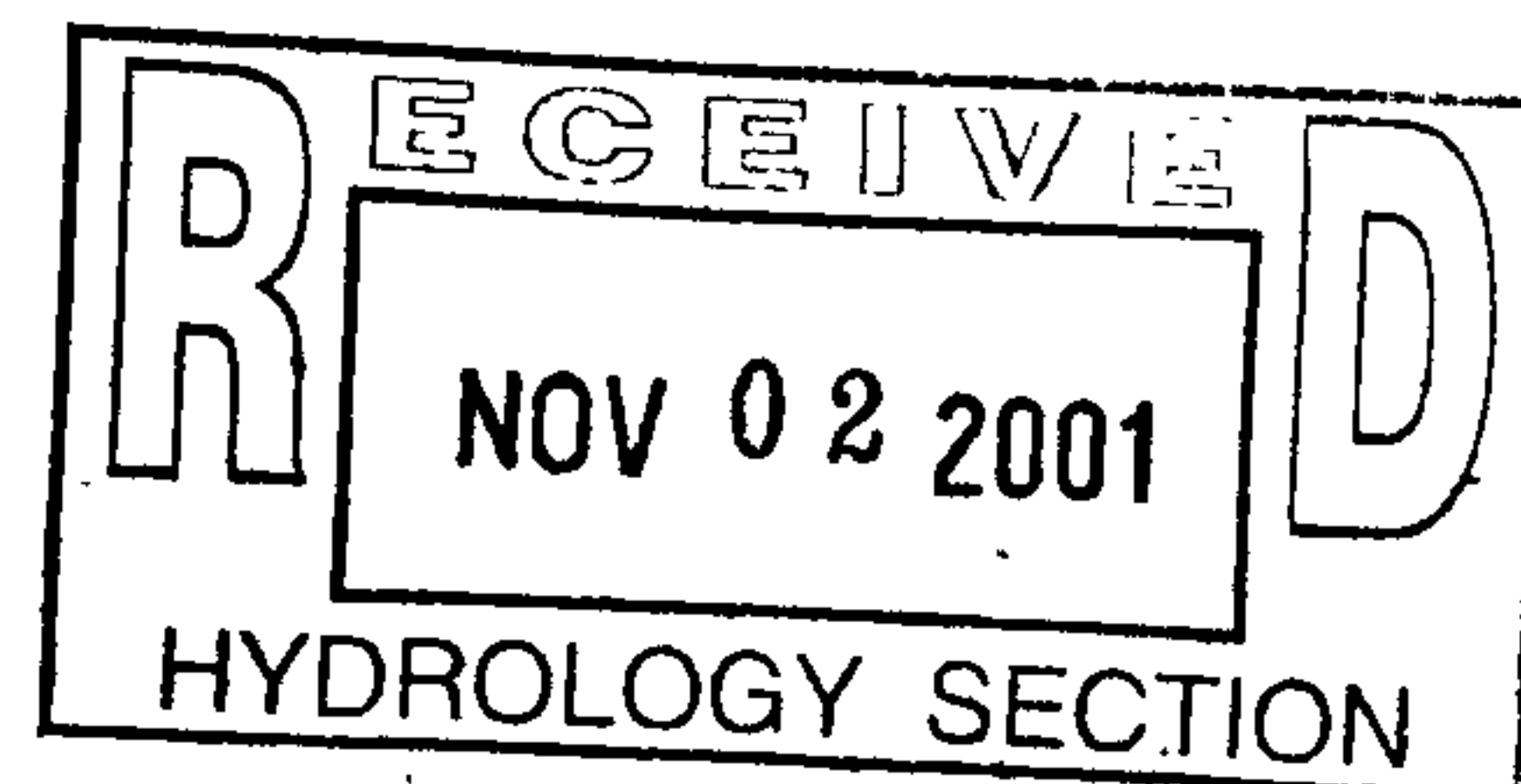
1. An extra crossed hatched spaced has been added to parking spaces along the west property. This was added to ease access to the car wash entry drive.
2. The refuse enclosure was relocated approximately 12' to the east @ the request of T. L. Baca.
3. The number of parking spaces in front of the store has been reduced by one, for a total of eleven, as there was not enough distance for twelve spaces.

If there are any questions, please do not hesitate to call this office.

Sincerely,



James W. Miller



~~Called in GT~~, 11/20/01 Sent letter dated 11/14/01 logged ^{ok} T.M.: 11/14/01
(Note: Need for T.C.L.,
Stamped Speeds Prices.)