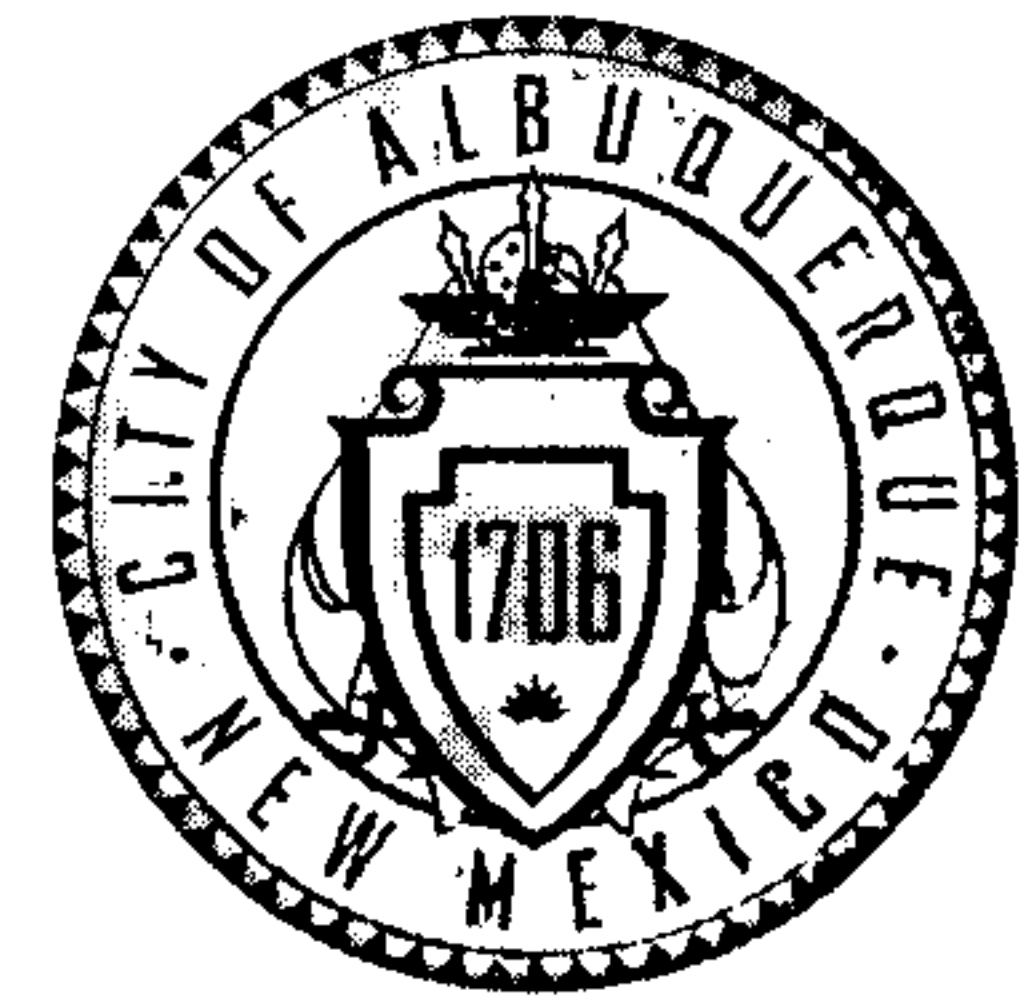


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

October 15, 2015

Maria Shelton
DSA Architects
4700 Lincoln NE, Suite 111
Albuquerque, NM 87109

**Re: Wendy's Restaurant
Coors/Central Retail
Request for Certificate of Occupancy- Transportation Development
Engineer's/Architect's Stamp dated 3-20-15 (K10-D025C)
Certification dated 10-13-15**

Dear Ms. Shelton,

PO Box 1293

Albuquerque

New Mexico 87103

Based upon the information provided in your submittal received 10-14-15, 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.

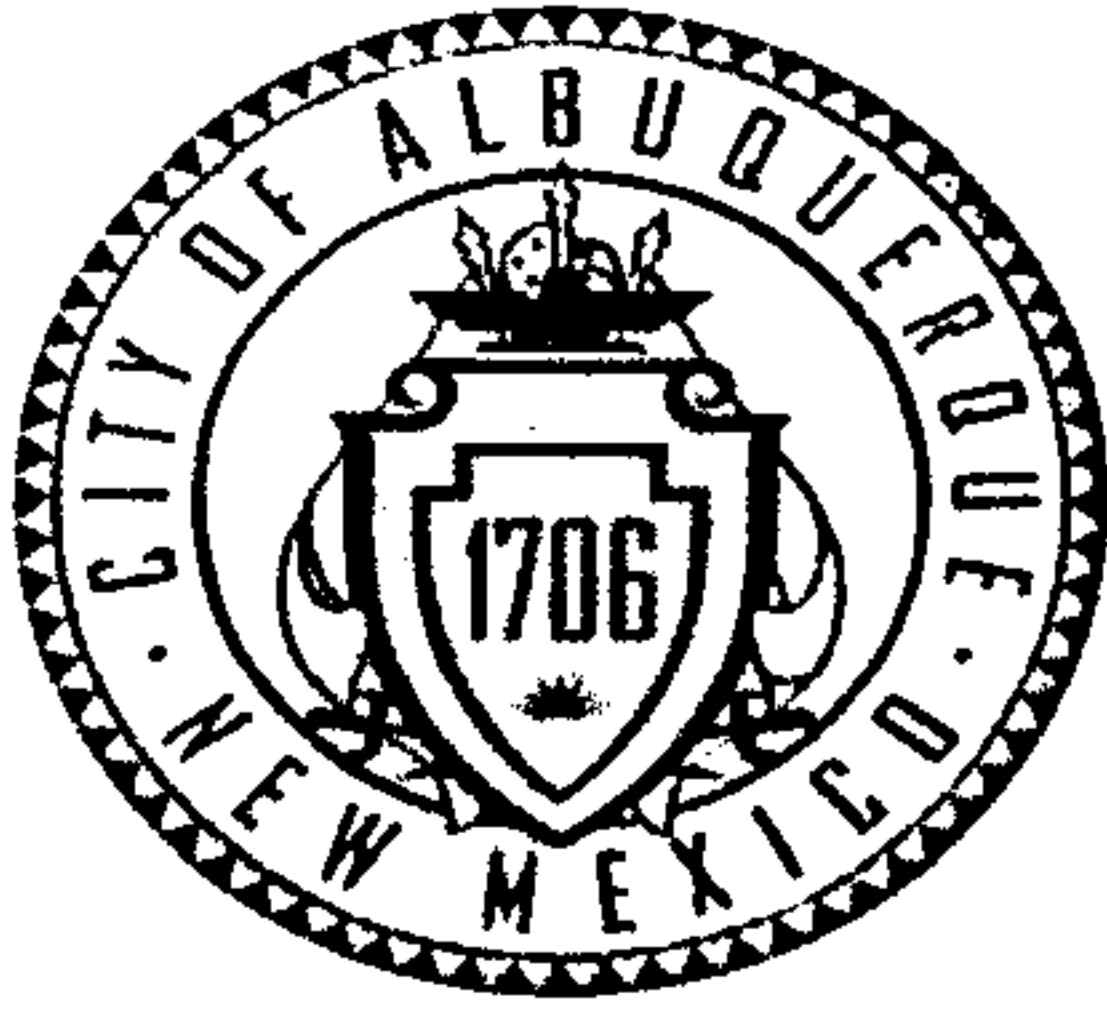
If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

www.cabq.gov

Sincerely,

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

\gs via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Wendy's Restaurant (Coors/Central Retail) Building Permit #: _____ City Drainage #: K10D25C

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

Legal Description: Tract 61A1B, Town of Atrisco Grant Unit No 6

City Address: Not Yet Assigned

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 3708 Saint Andrews SE, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

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

Architect: DSA Architects Contact: Maria Shelton

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-342-6200 Fax#: _____ E-mail: marias@dsaabq.com

Surveyor: Cartesian Surveying Contact: Will Plotner

Address: 1005 21st St SE, Rio Rancho, NM 87124

Phone#: 505-896-3050 Fax#: _____ E-mail: wplotnerir@gmail.com

Contractor: TBD Contact: _____

Address: _____

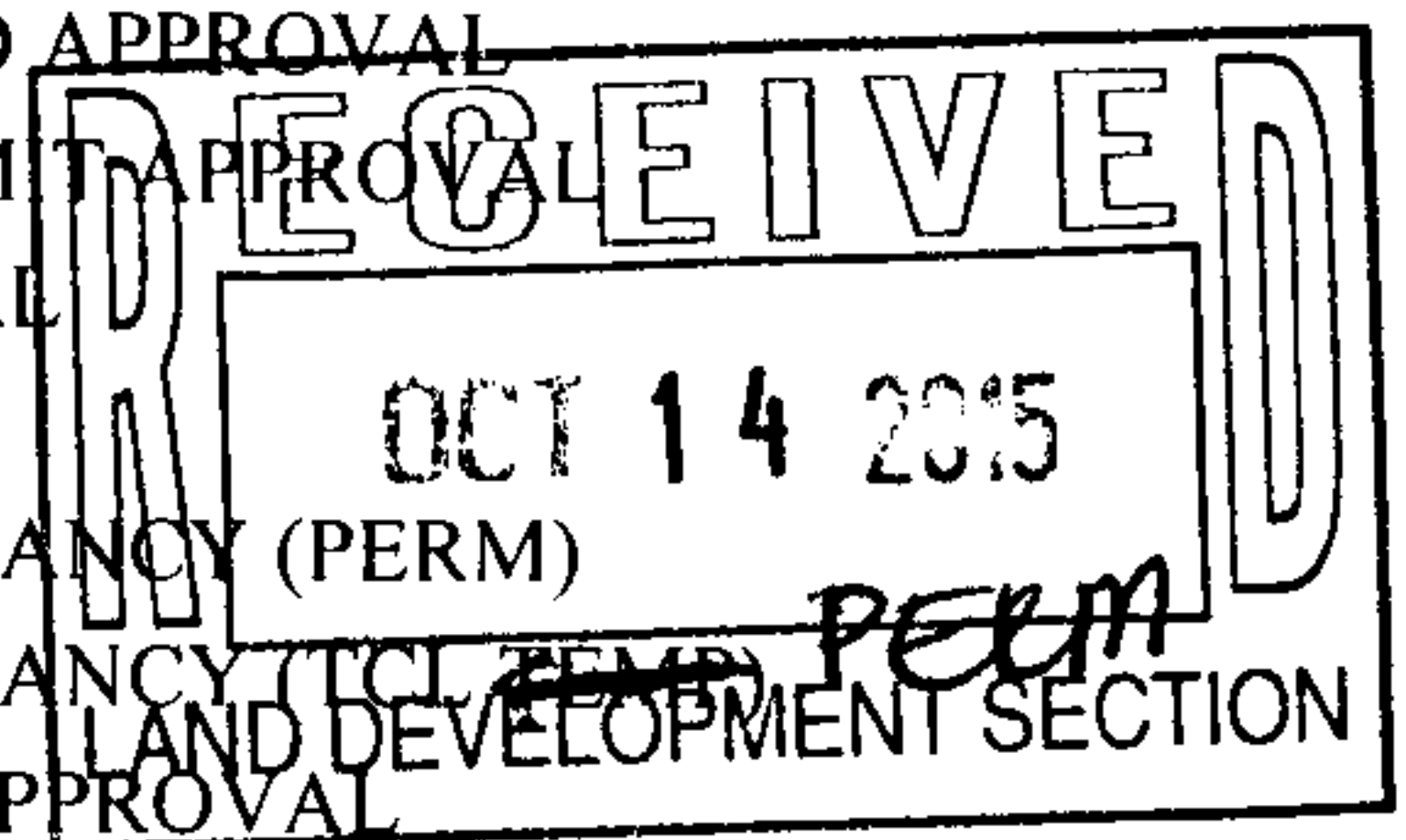
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☒ CERTIFICATE OF OCCUPANCY (TCL PERM)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: March 25, 2015 By: Maria Ugarte Shelton

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



Darren Sowell

ARCHITECTS

www.dsaabq.com

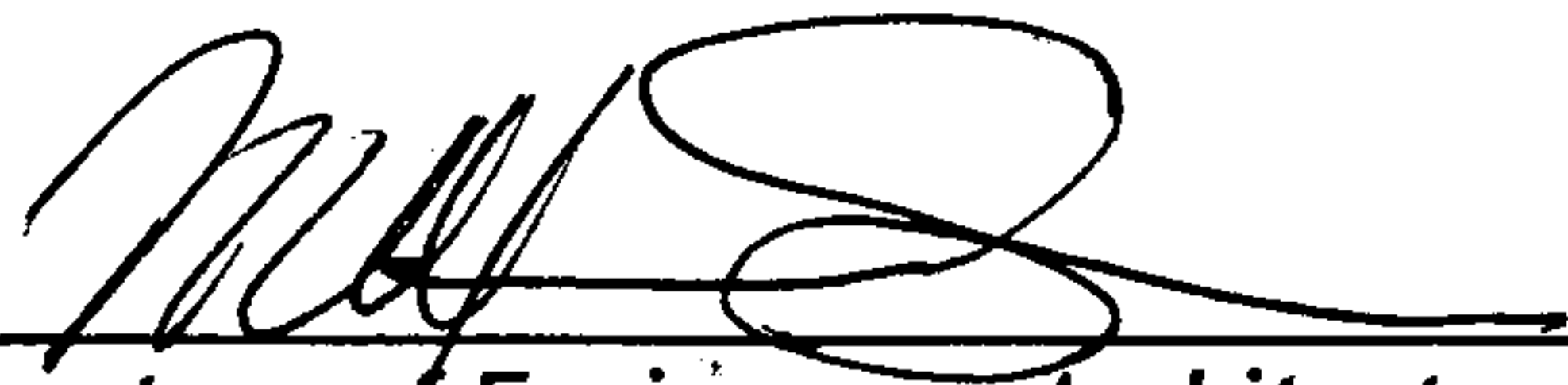
505.342.6200

TRAFFIC CERTIFICATION

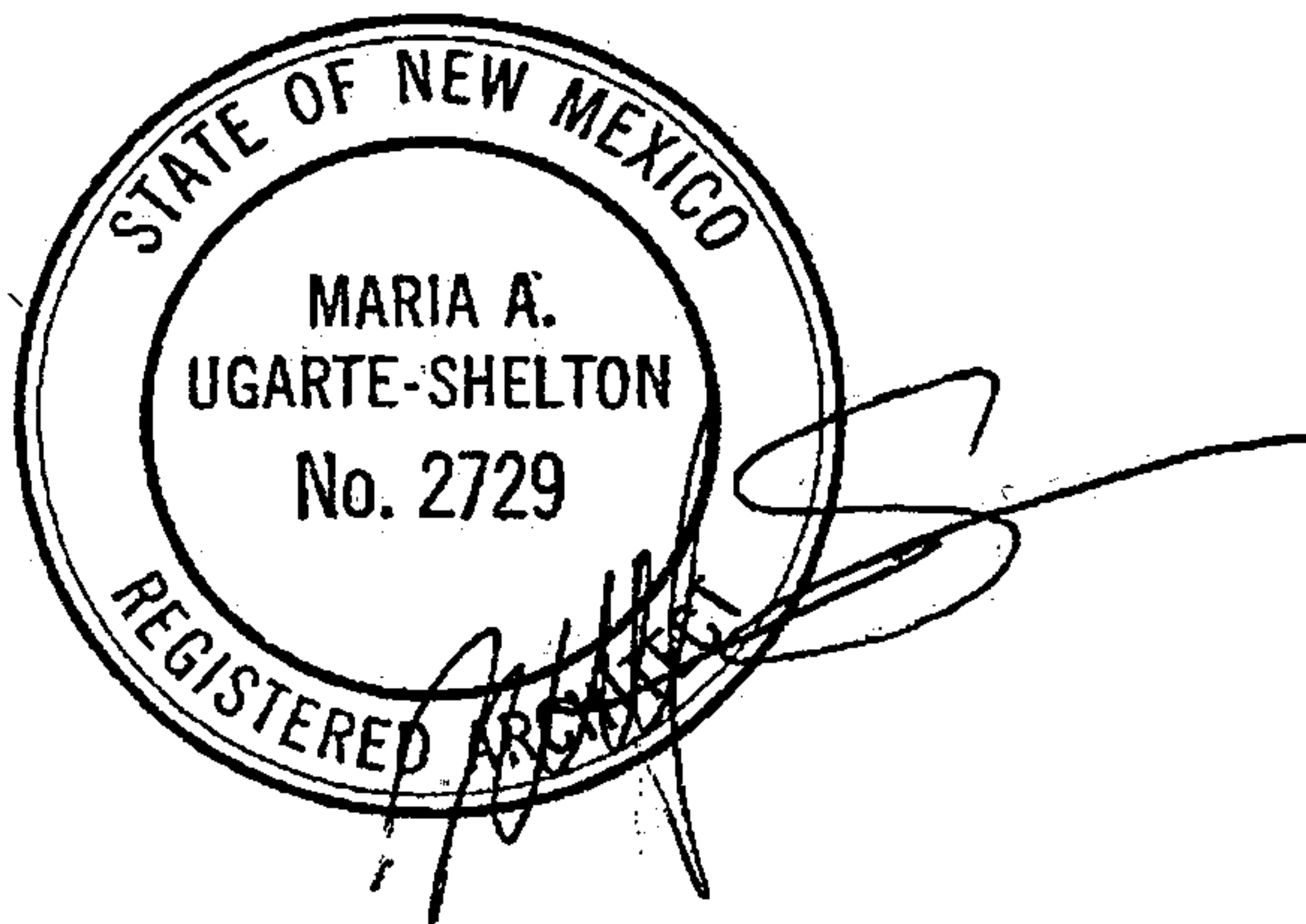
I, Maria Ugarte-Shelton, R.A., OF THE FIRM DSA Architects, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED March 20, 2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Craig Calvert OF THE FIRM DSA Architects. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON October 13, 2015 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 TCL approval.

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.

10/13/15
Date


Signature of Engineer or Architect

ENGINEER'S OR ARCHITECT'S STAMP



Darren Sowell Architects
4700 Lincoln Road NE., Suite 111
Albuquerque, NM. 87109
Office (505) 342-6200
Fax (505) 342-6201
www.dsaabq.com



TRANSMITTAL

To: **Gary Sandoval** DSA Project No.: **1505**
From: **Maria Ugarte-Shelton** Date: **15-Oct-13**
Re: **TCL Approval Request** Pages: **4 including cover**
Cc:

We are sending the following:

☒ Drawings ☐ Submittals ☐ Samples ☐ Disk ☐ Other

For:

☒ Review ☐ Your Use ☐ Please comment ☐ Approval ☐ Other

Sent Via:

☒ Delivery ☐ Mail ☐ Please comment ☐ Please reply ☐ Please recycle

Comments:

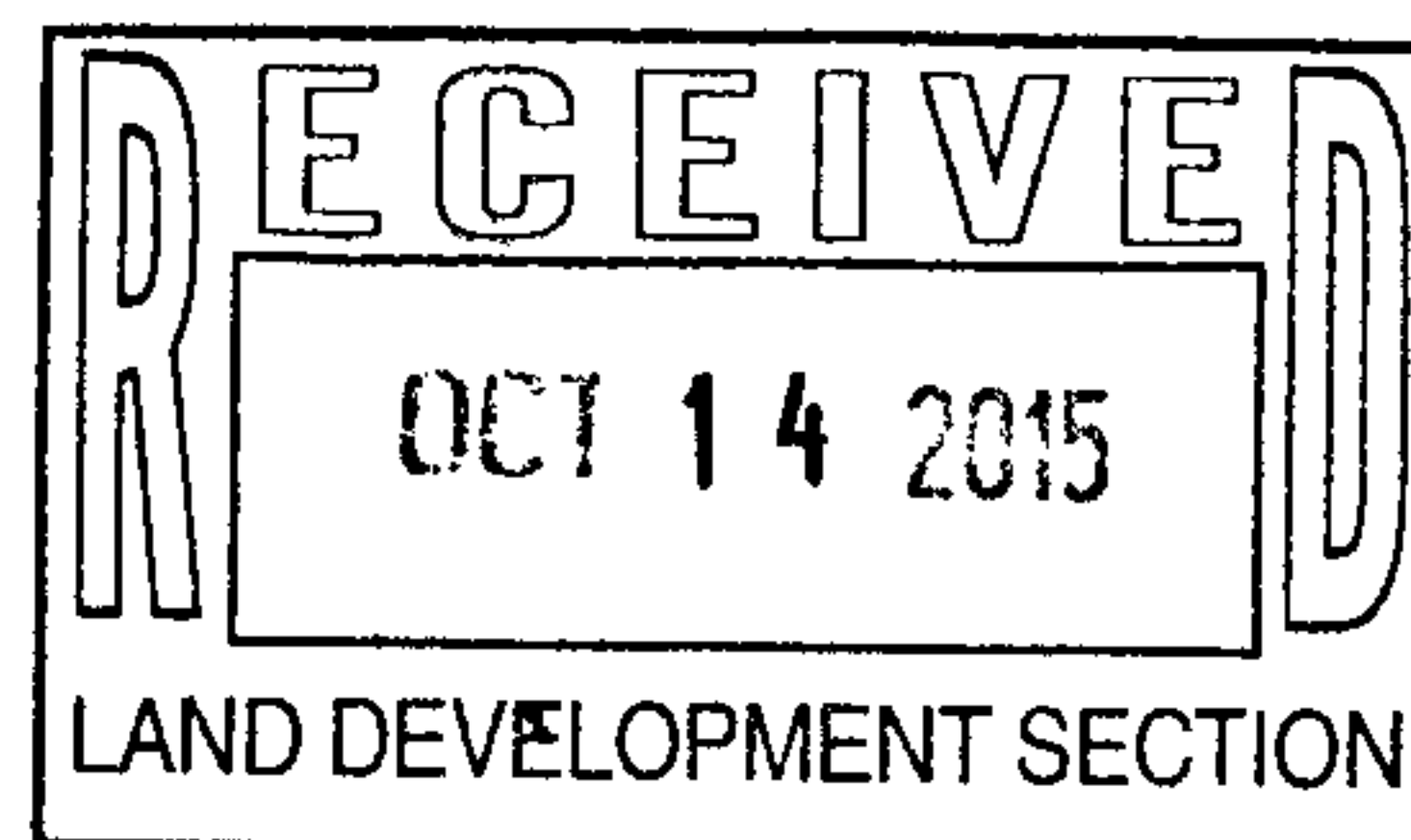
Please see the attached Traffic Circulation Layout approval request documents, Traffic Certification, Site Plan and Information Sheet.

A digital submittal has also been sent to you.

Please contact me should you have any questions, concerns or comments.

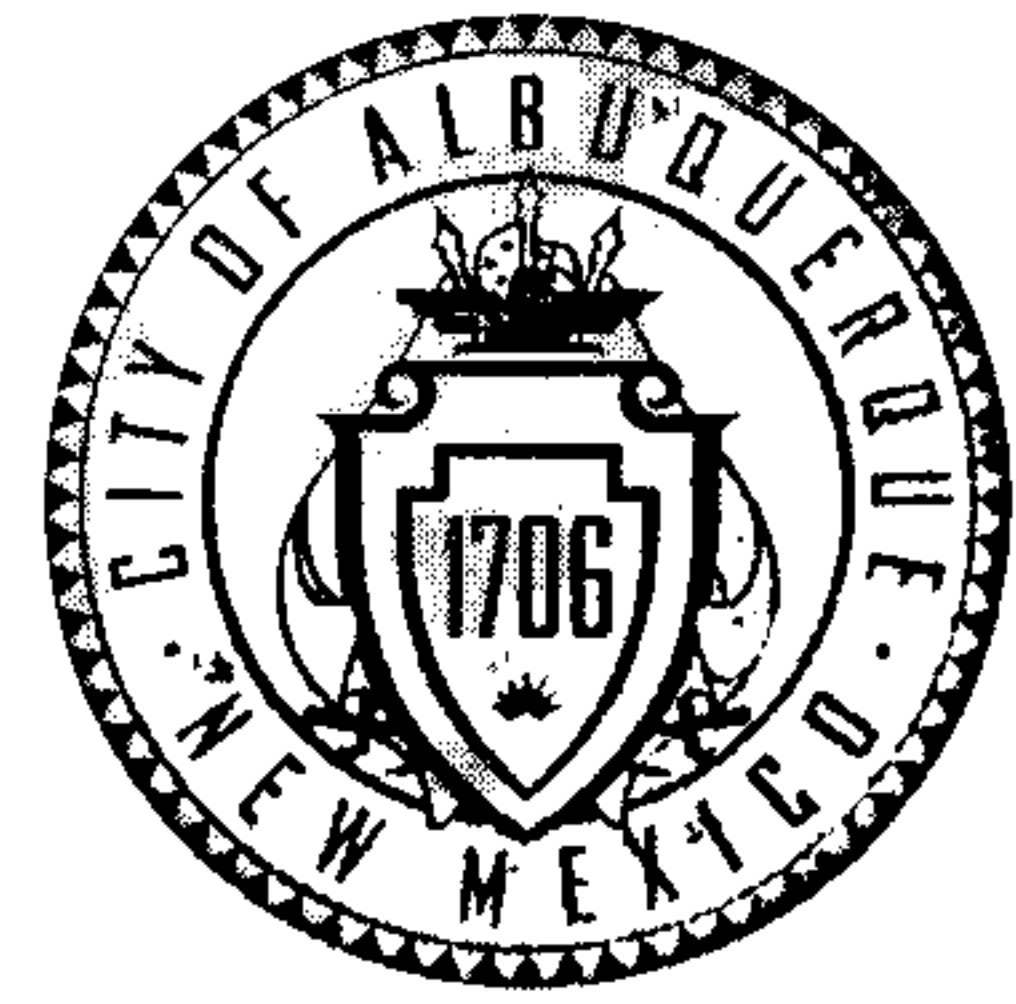
Thank you,

Maria Ugarte-Shelton, RA
Senior Project Manager, DSA Architects
505-342-6200
marias@dsaabq.com



The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 21, 2015

Dough Heller
Mullen Heller Architecture P.C.
1718 Central Ave., SW
Albuquerque, NM 87104

Re: Perfect Teeth Dental Office
Certificate of Occupancy- Transportation Development
Administrative Amendment Date 6-13-14 (K10-D025C)
Certification dated 7-23-15

Dear Doug Heller,

Based upon the information provided in your submittal received -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. Issuance is approved conditional upon the following issues:

- Removal of Temporary Construction Fencing
- Removal of Refuse Container

If you have any questions, please contact Gary Sandoval at (505) 924-3675 or me at (505)924-3991.

Sincerely,

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

\ via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Perfect Teeth Dental Offices Building Permit #: _____ City Drainage #: K10 D025C
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 61A1B-1-A, Unit 6 of Town of Atrisco Grant
City Address: 6660 Central Avenue SW., Albuquerque, NM 87121

Engineering Firm: Mark Goodwin & Associates, P.A. Contact: Mark Goodwin
Address: 8916-B Adams Street, NE., Albuquerque, NM 87113
Phone#: 505-828-2200 Fax#: _____ E-mail: mark@goodwinengineers.com

Owner: Coors and Central Development Contact: C/O: Doug Heller
Address: C/O: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104
Phone#: 505-268-4144 Fax#: _____ E-mail: _____

Architect: Mullen Heller Architecture P.C. Contact: Doug Heller
Address: 1718 Central Avenue SW, Suite D Albuquerque, NM 87104
Phone#: 505-268-4144 Fax#: 505-268-4244 E-mail: mike@mullenheller.com

Surveyor: Cartesian Surveys Inc. Contact: Will Plotner
Address: P.o. Box 44414, Rio Rancho, NM. 87174
Phone#: 505-896-3050 Fax#: 505-891-0244 E-mail: wplotnerjr@aol.com

Contractor: S & J Enterprises Inc. Contact: Jerry Castillo
Address: 3535 Princeton NE., Albuquerque, NM 87107
Phone#: 505-884-6234 Fax#: 505-884-4186 E-mail: castillofour@msn.com

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☒ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY)

CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

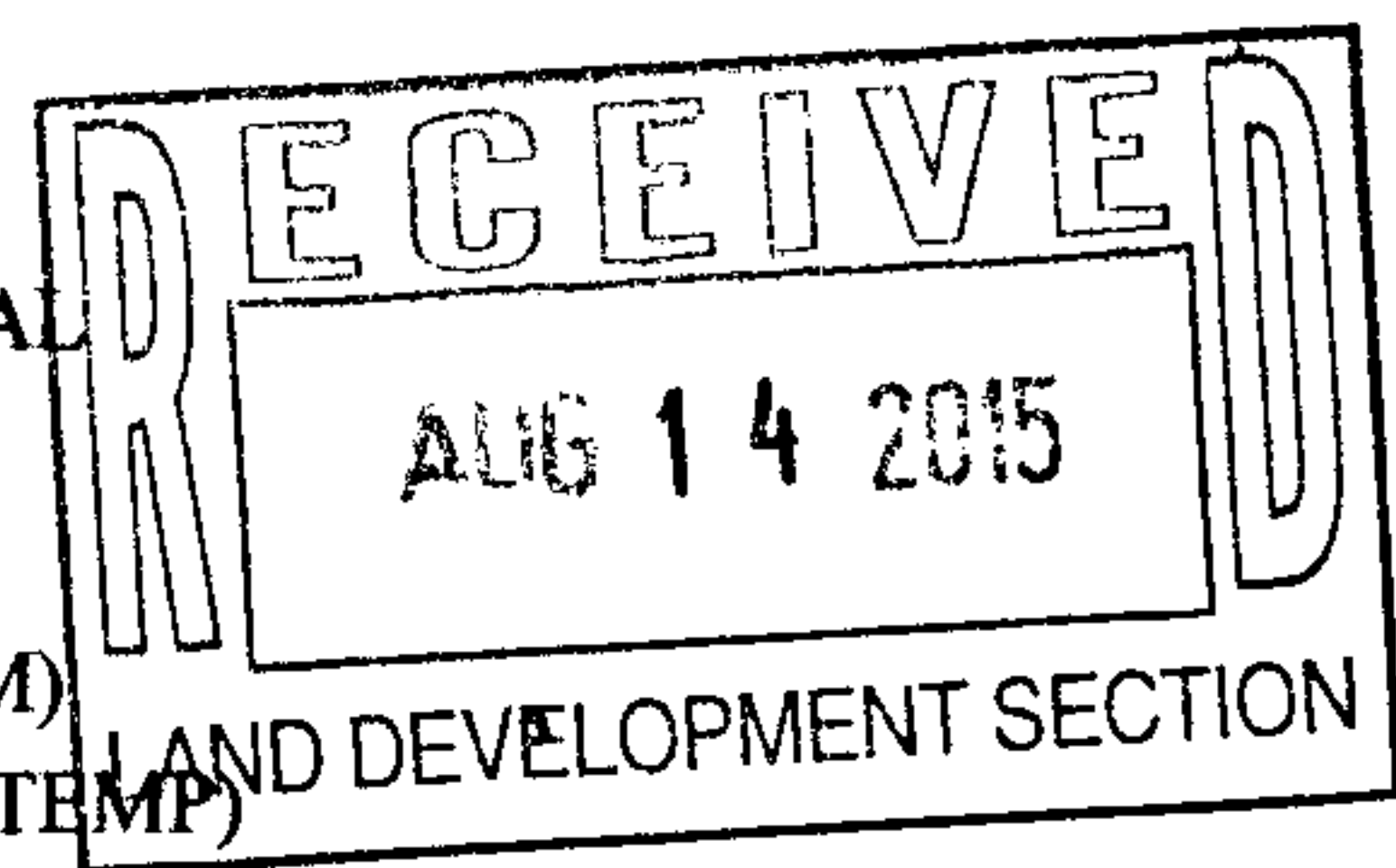
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING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

WAS A PRE-DESIGN CONFERENCE ATTENDED: ☒ Yes ☐ No ☐ Copy Provided

DATE SUBMITTED: August 14, 2015 By: Doug Heller

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



August 14, 2015

Racquel Michel, P.E., Transportation Development
Planning Department
Development and Building Services Division
City of Albuquerque
600 2nd Street NW.
Albuquerque, NM 87102

Re: **Permanent Certificate of Occupancy for
Perfect Teeth Dental Offices – Phase I
Address: 6660 Central Avenue SW., Albuquerque, NM 87121**

Dear Ms. Racquel Michel:

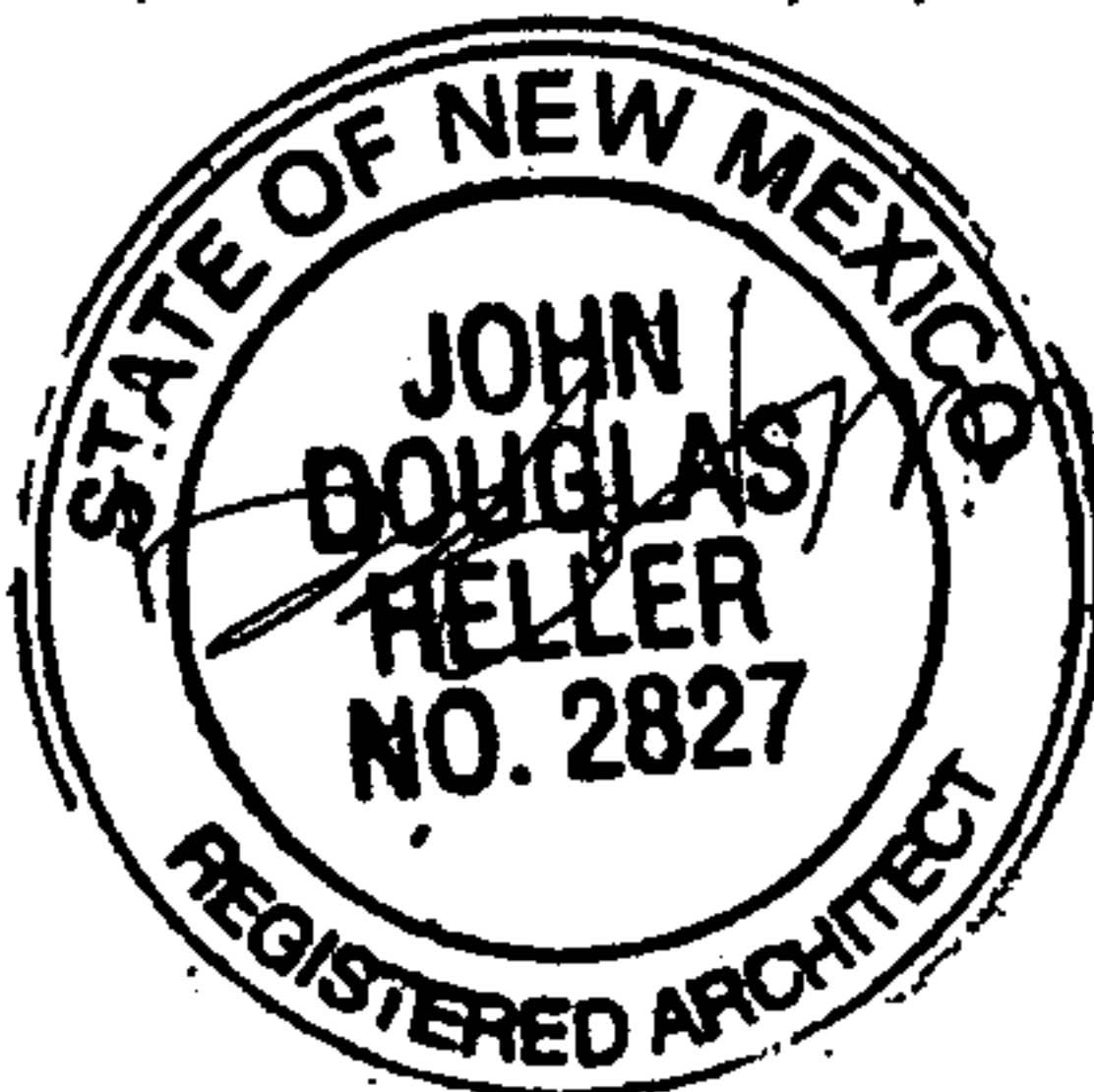

I, Douglas Heller, NMRA of Mullen Heller Architecture P.C., hereby certify that this project is in substantial compliance with and in accordance with the design intent of the Administrative Amendment (AA) approved amended site development plan for building permit on June 13, 2014 and February 19, 2015.

I further certify that I have personally visited the project site on July 23, 2015 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 Engineer's Certification (TCL approved Site Plan) for Permanent Certificate of Occupancy.

The record information presented herein 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.

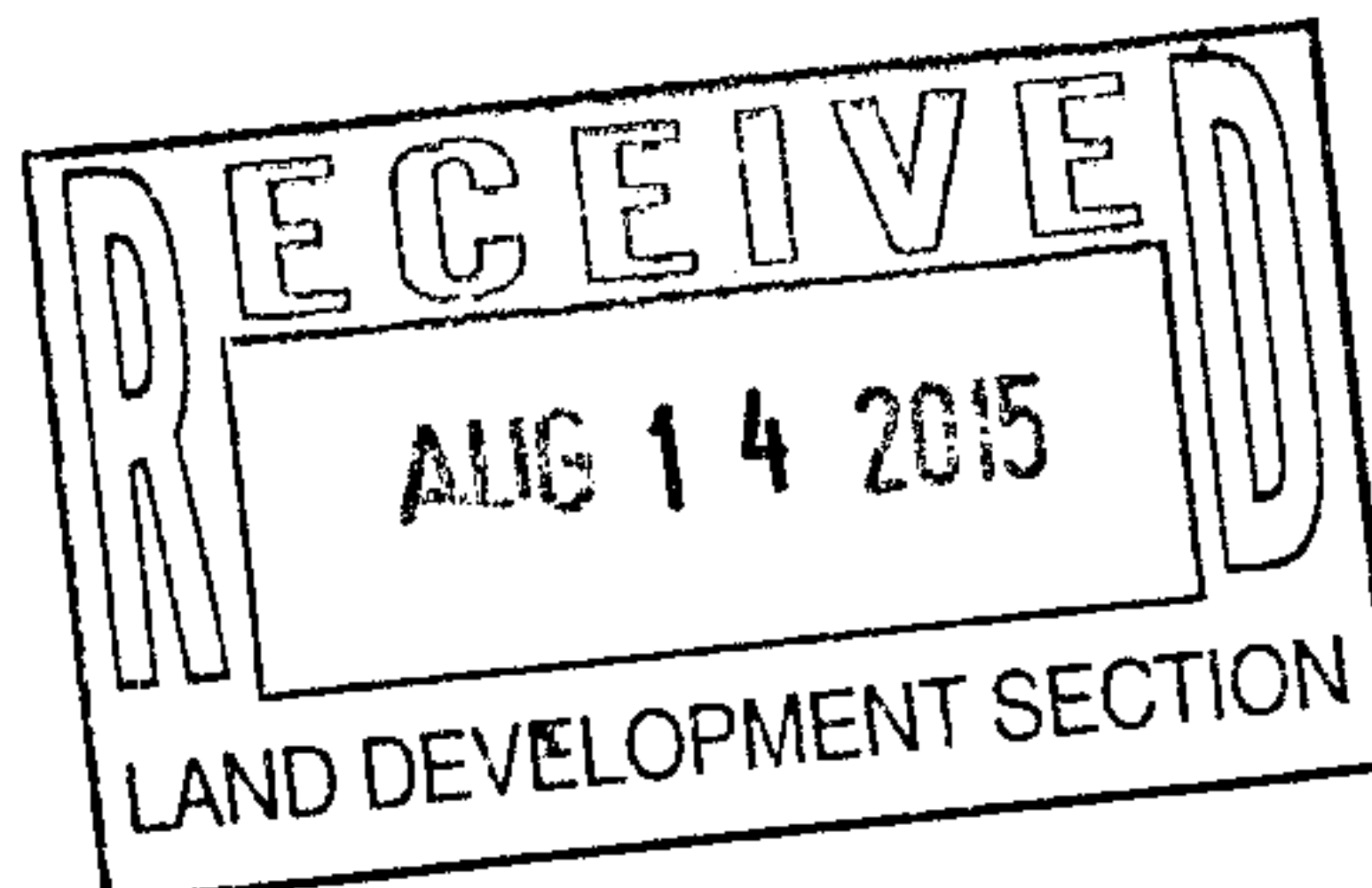
Please feel free to contact me if you have any questions.

Sincerely,
Mullen Heller Architecture PC



Douglas Heller, AIA

Attachment: Approved Administrative Amendment Site Plan – with revision redlines



TRANSMITTAL LETTER

PROJECT: Perfect Teeth Dental Offices
6660 Central Avenue SW.
Albuquerque, New Mexico 87121

Project No.: 13-25
Date: August 14, 2015

TO: City of Albuquerque – Transportation Development
Planning Department
Development & Building Services Division
600 2nd Street, NW.
Albuquerque, NM 87102

ATTN: Racquel Michel, P.E. – Traffic Engineer
CC: plndrs@cabaq.gov
Phone #: (505) 924-3991
SIGNED: Michael Salvador

WE TRANSMIT:

- ☒ HEREWITH
☐ UNDER SEPARATE COVER
☐ IN ACCORDANCE WITH
YOUR REQUEST

FOR YOUR:

- ☐ APPROVAL
☒ REVIEW AND COMMENT
☐ RECORD
☐ USE

THE FOLLOWING:

- ☐ DRAWINGS
☐ LETTER(S)
☐ SHOP DRAWINGS
☒ OTHER – **Engineer's Cert.**

VIA:

- ☐ REGULAR MAIL
☐ FEDERAL EXPRESS
☐ FAX
☒ HAND PICKUP/DELIVERY

COPIES

DATE

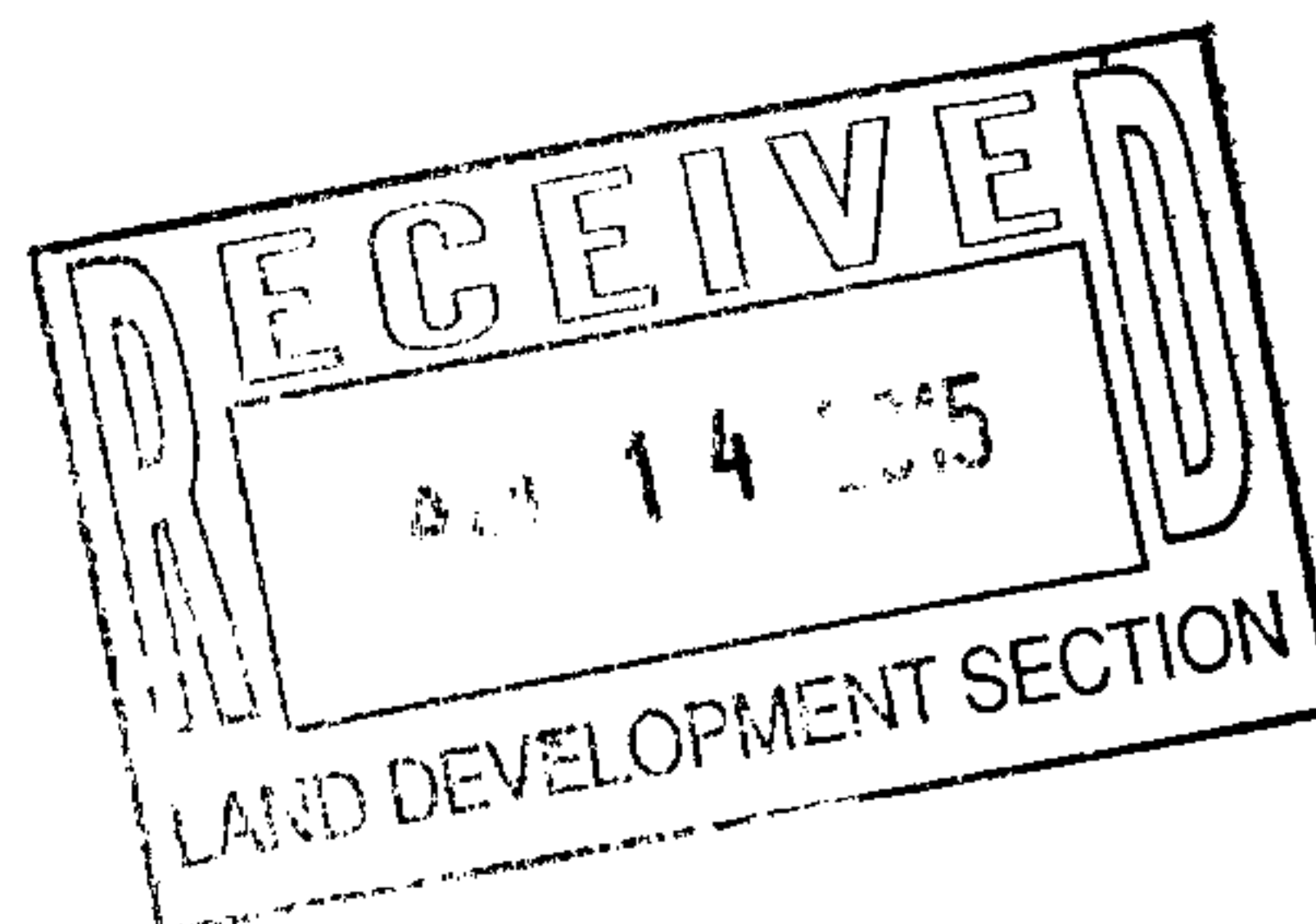
DESCRIPTION

1 copy

08/14/15

Engineer's Certification (TCL approved Site Plan) for Permanent
Certificate of Occupancy

REMARKS

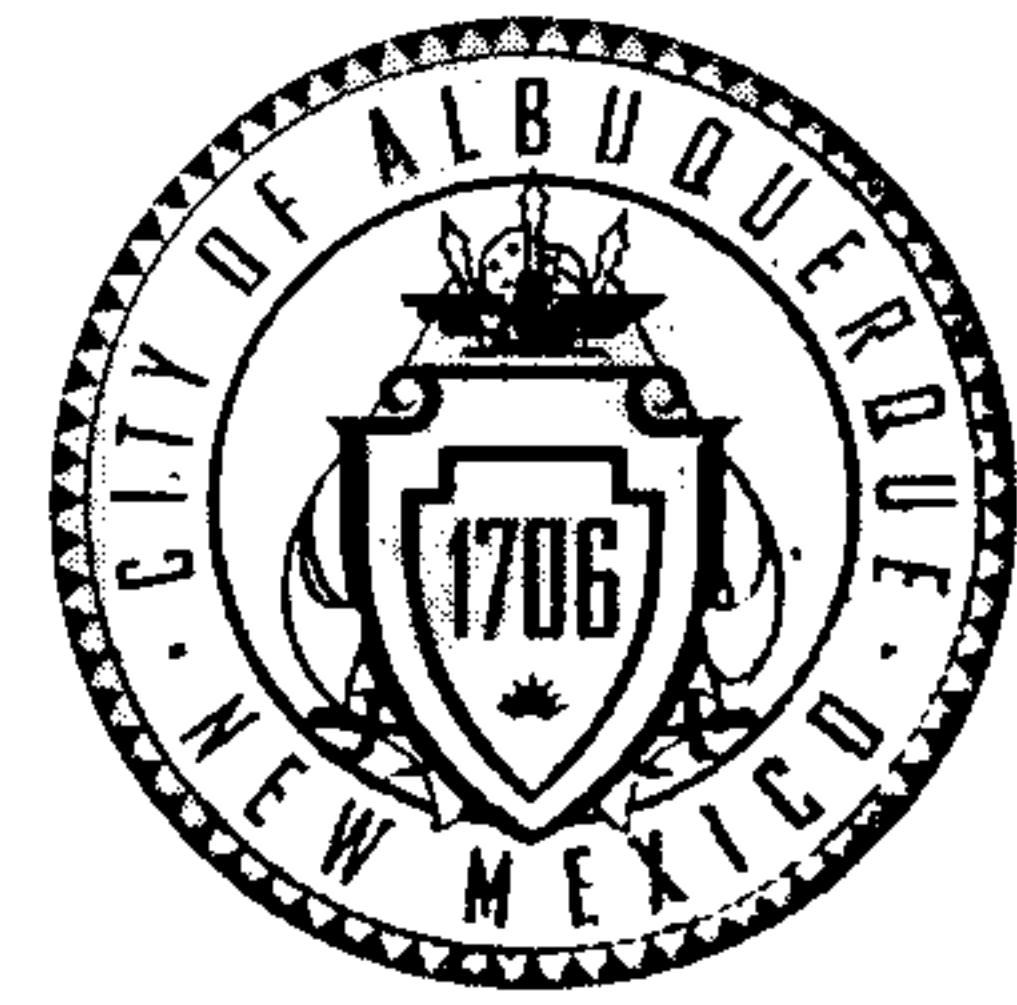


Mullen Heller Architecture PC

1718 Central Avenue SW, Suite D Albuquerque NM 87104

505 268 4144 [p]

CITY OF ALBUQUERQUE



October 8, 2015

Jeff Wooten, PE
Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124

**Re: Wendy's Restaurant
6670 Central Ave SW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 2-16-15 (K10D025C)
Certification dated: 10-1-15**

Dear Mr. Wooten,

Based on the Certification received 10/1/2015, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

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

Albuquerque

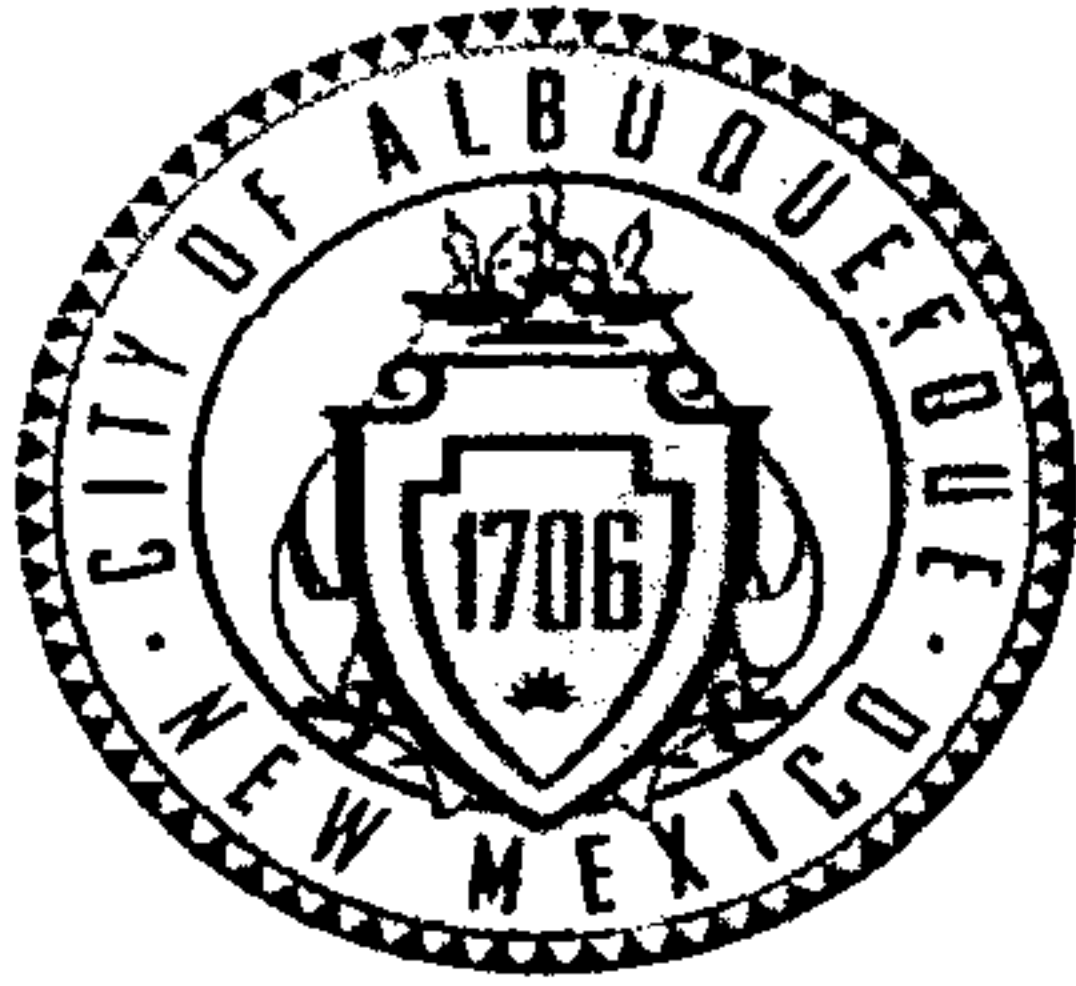
Sincerely,

New Mexico 87103

Rita Harmon, P.E.
Principal Engineer, Hydrology
Planning Department

www.cabq.gov

C: TE/RH
email



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

Project Title: Wendy's Restaurant Building Permit #: _____ City Drainage #: K10/D25C
DRB#: _____ EPC#: _____ Work Order#: _____
Legal Description: Tract 61A1B, Town of Atrisco Grant Unit No 6
City Address: _____

Engineering Firm: Wooten Engineering BOB 881-2268 Contact: Jeffrey T. Wooten, P.E.
Address: 1368 Reynosa Loop SE, Rio Rancho, NM 87124
Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

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

Architect: DSA Architects Contact: Devin Nguyen
Address: 4700 Lincoln NE, Suite 111, ABQ, NM 87109
Phone#: 505-342-6200 Fax#: N/A E-mail: dnguyen@modulusarchitects.com

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)

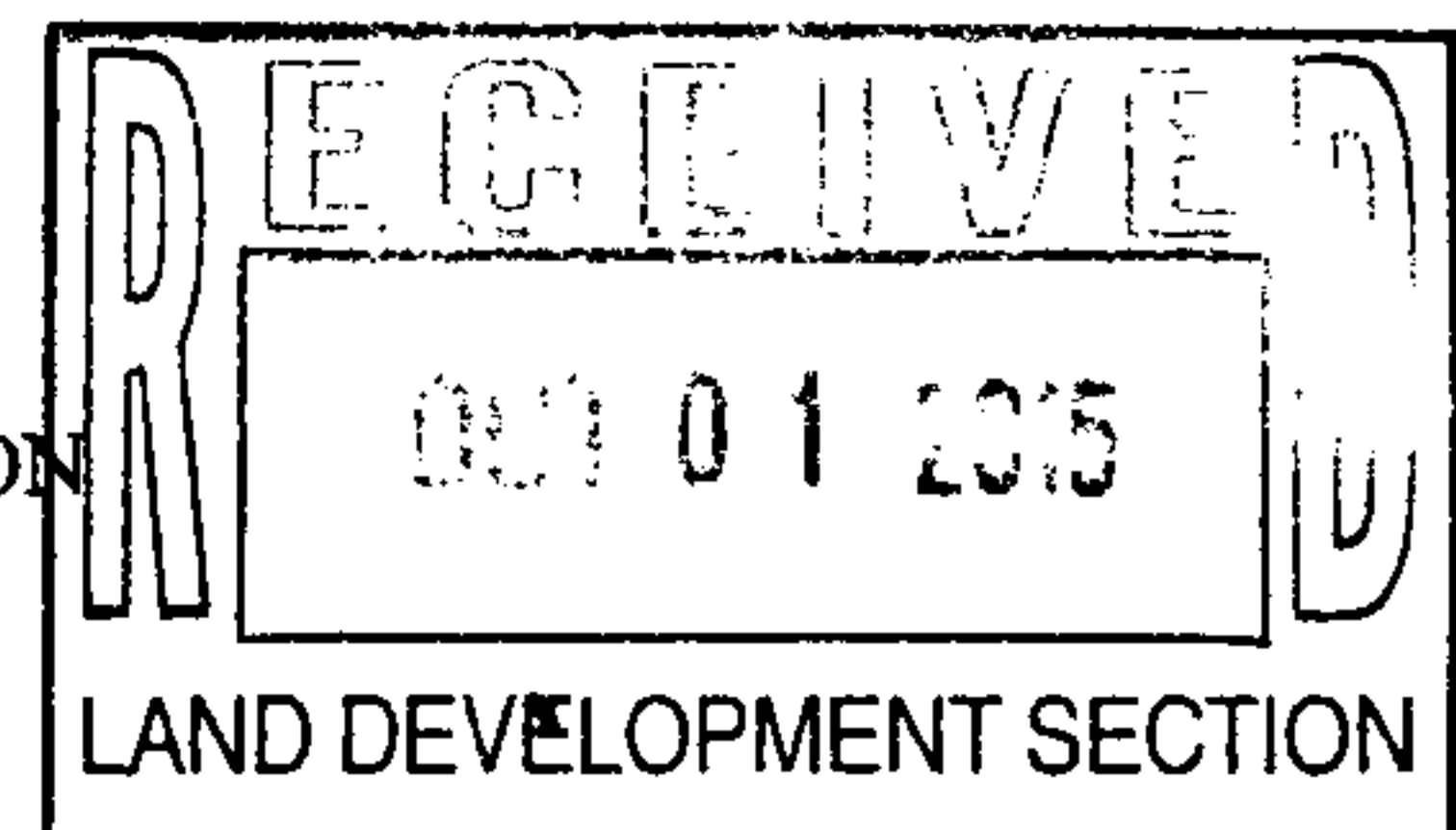
☐ OTHER (SPECIFY) _____

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) _____

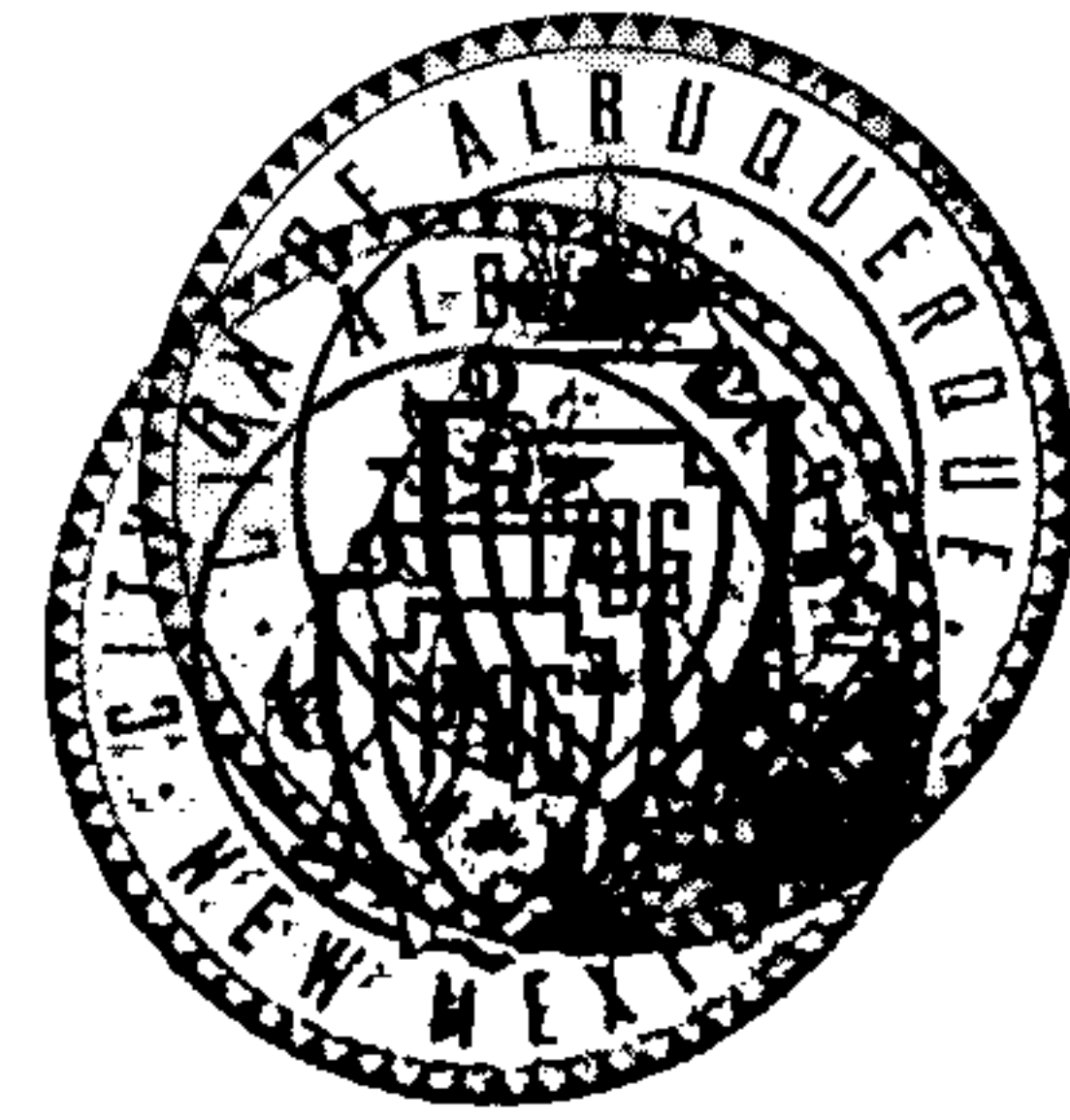


IS THIS A RESUBMITTAL?: ☒ Yes ☐ No

DATE SUBMITTED: 10/1/2015 By: Jeffrey T. Wooten, P.E.

COA STAFF: _____ ELECTRONIC SUBMITTAL RECEIVED: _____

CITY OF ALBUQUERQUE CITY OF ALBUQUERQUE



May 29, 2015

Mark Goodwin, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87110

Re: Coors/Central Retail / PERFECT TEETH
SW Corner Coors/Central
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 12-3-14 (K10D025C)
Certification dated: 5-20-15

6660 Central only
RTH 9/2/15

Dear Mr. Goodwin,

Based on the Certification received 5/21/2015, the Coors/Central Retail is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293
PO Box 1293

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque
Albuquerque

New Mexico 87103
New Mexico 87103

www.albq.gov
www.albq.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Rita T. H.", is written over the typed name.

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

C: RR/RH
email

OK TO Release

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

PROJECT TITLE: Coors and Central Retail ZAP/DRG. FILE K10-D025C
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 6aA1B, Unit 6, Town of Atrisco
CITY ADDRESS: S.W. Corner Coors & Central

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

CONTACT: Mark Goodwin, PE
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Perfect Teeth, Inc.
ADDRESS: 924 Park Ave. Sw Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

ARCHITECT: Mullen Heller Architecture, PC
ADDRESS: 924 Park Ave. SW Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

SURVEYOR: Lone Mountain Surveying Company
ADDRESS: _____
CITY, STATE: _____

CONTACT: Lorenzo Dominguez
PHONE: 505-639-5557
ZIP CODE: _____

CONTRACTOR: S & J Enterprises
ADDRESS: _____
CITY, STATE: _____

CONTACT: Jerry Castillo
PHONE: 385-8560
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER (Percolation Testing)

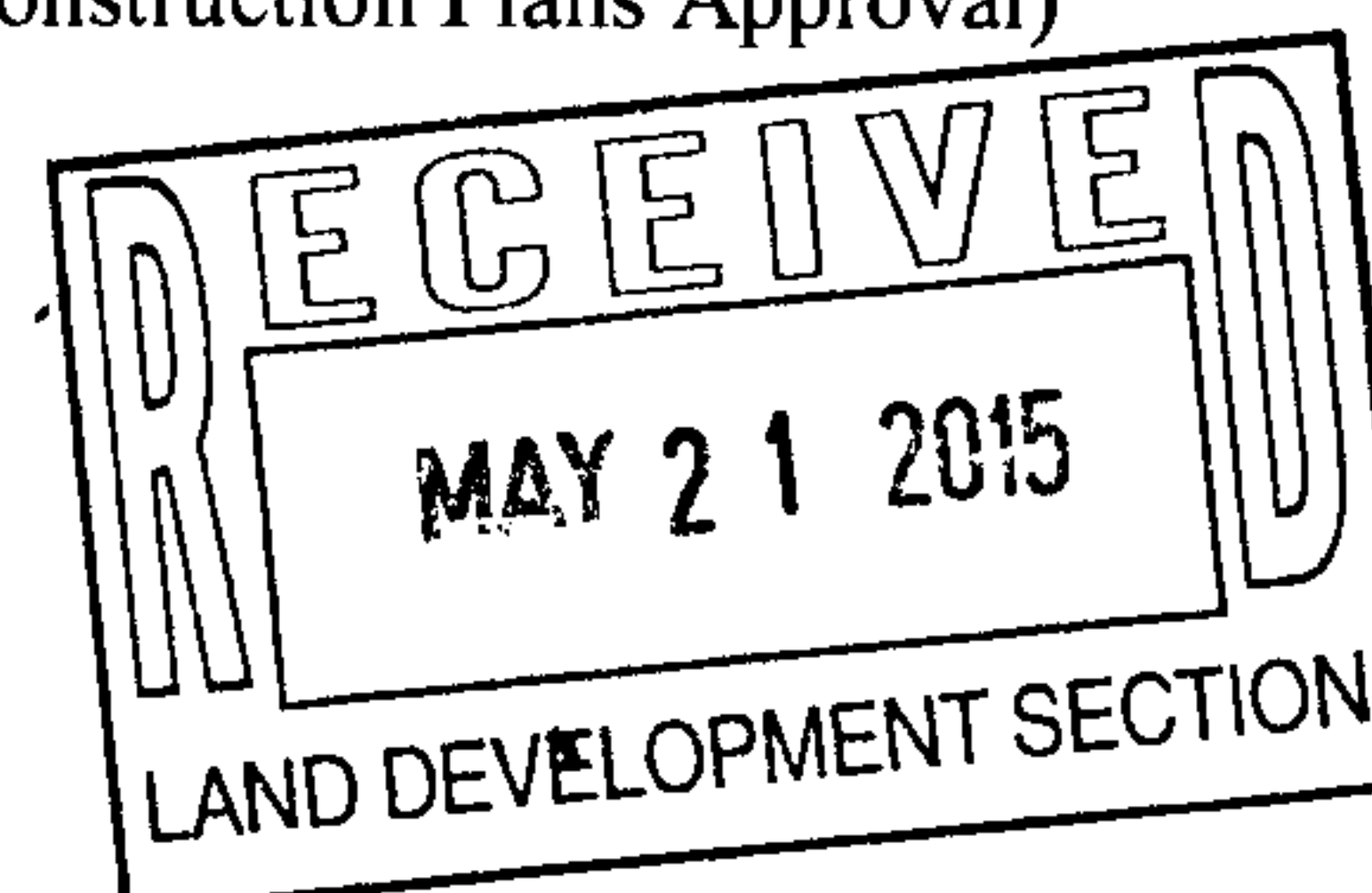
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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 (Construction Plans Approval)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Kelly Klein DATE: May 20, 2015



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.



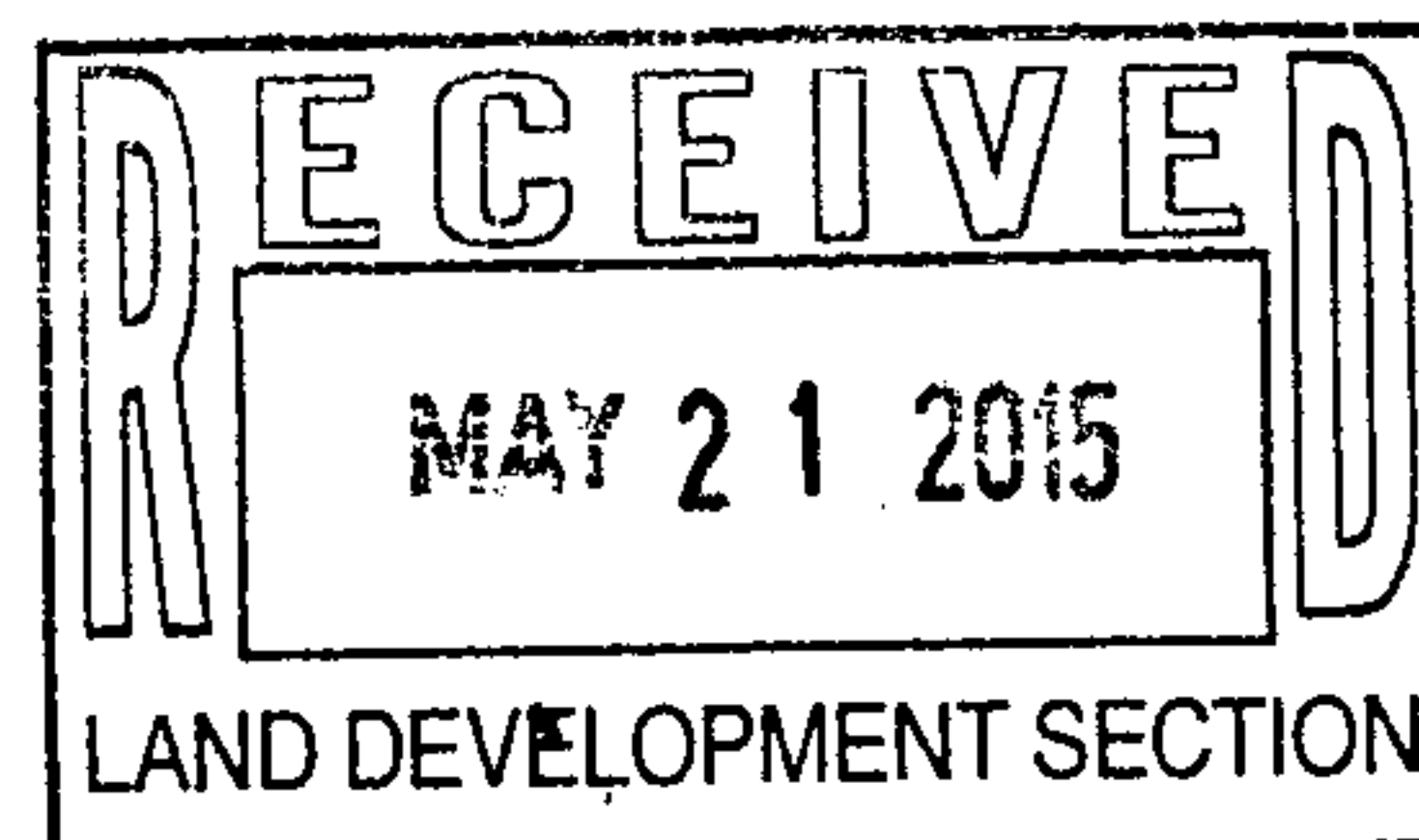
D. Mark Goodwin & Associates, P.A.
Consulting Engineers

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

~ 2012 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence, Small Firm ~

May 20, 2015

Mr. Rudy Rael
Mr. Curtis Cherne
Hydrology Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103



Re: Coors & Central Retail (K10-D025C)

Dear Mr. Rael and Mr. Cherne:

Attached, please find a revised Grading & Drainage Plan as required by your letter of 3/5/2015. Our response and/or changes are as follows:

- **"The plan provided for this certification is not the plan approved for building permit. The date of the approved plan is 7/14/14. If you wish to use this plan for CO, it will need to go through a review by hydrology."** The plan we provided (Engineer stamp date 12/3/14) was a revision to the plan dated 7/14/14. There were no material changes to the plan; but rather more detailed grade points and a new curb to ensure runoff does not enter the north face of the building. In addition, the sidewalk connecting the building to the existing sidewalk along Central was realigned to lessen the slope of the sidewalk. The reason for the new drawing and stamp date was that the original drawing sheet was already "full" and had no available space to clearly show these details on the original Grading and Drainage Plan. We have included both the original 7/14/14 Grading and Drainage Plan and the revised 12/3/14 Grading and Drainage Plan with this re-submittal. We will resubmit to hydrology for further review.
- **"Some of the areas that needed to be ponding areas are not built correctly. Justify this course of action or follow the plan which was approved."** The following ponding areas were completed according to the approved plan and are noted on the revised 12/3/14 Grading and Drainage Plan:
 1. The southeast ponding area near the dumpster enclosure - A= 577sf; depressed by 4"
 2. The south ponding area in the parking lot - A=675sf; depressed by 4"

The reason the other ponds were not completed is that they are part of a future project. Phase I contains 11,573 sf of impervious area. Per the DPM, the required volume for first flush is 444 cf. The two ponding areas described above were depressed 4" per plan to contain a volume of 445 cf. This volume meets the requirement for the current developed area.

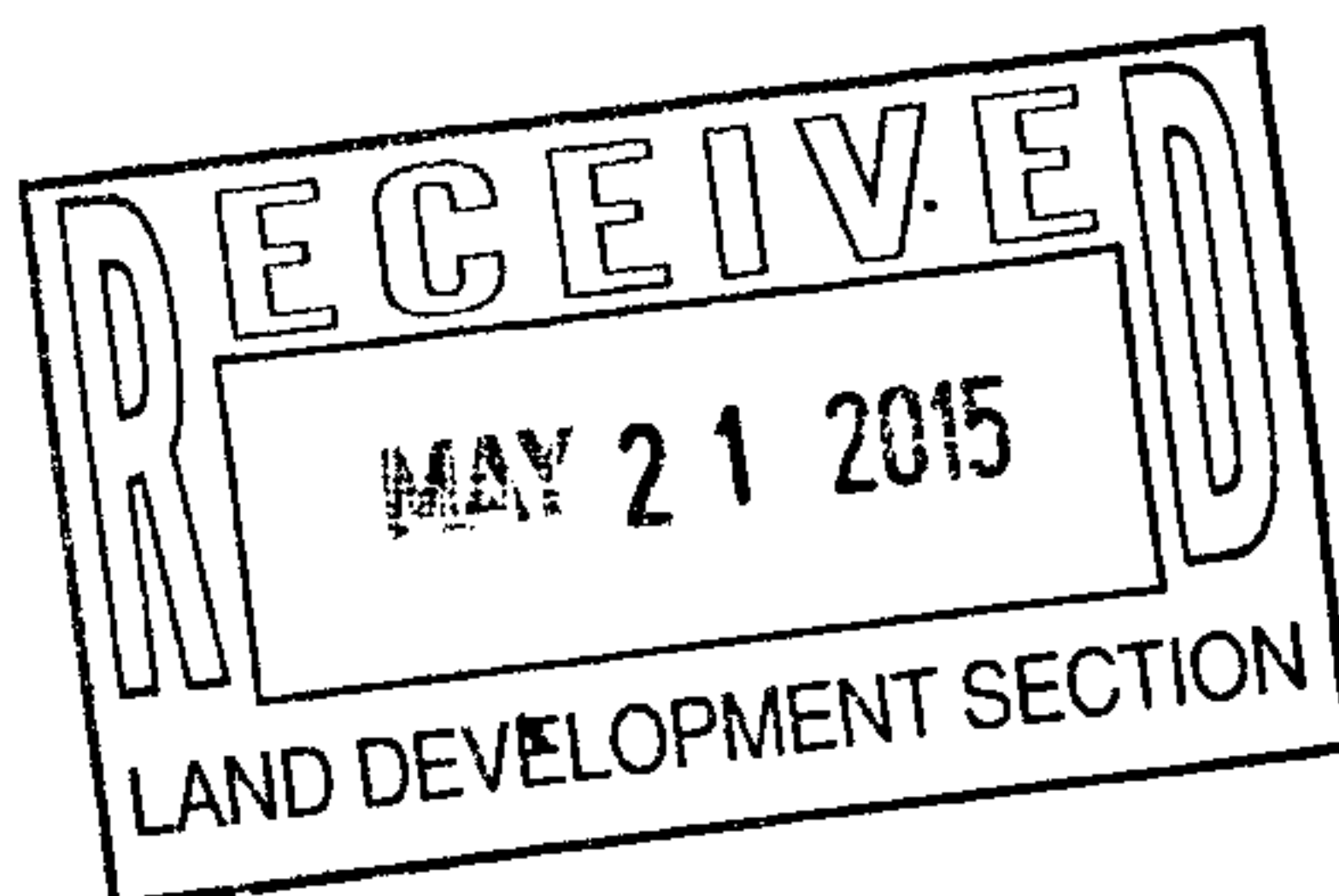
With this resubmittal we are requesting Grading and Drainage Approval to be immediately followed by approval for CO, however, if you require further changes please let us know.

Sincerely,



Kelly Klein, EIT

MARK GOODWIN & ASSOCIATES, PA



CITY OF ALBUQUERQUE



April 27, 2015

Jeff Wooten, P.E.
Wooten Engineering
3708 Saint Andrews SE
Rio Rancho, New Mexico 87124

**RE: Wendy's Restaurant (Coors/Central Retail)
Coors & Central
Grading and Drainage Plan
Engineers Stamp Date 2/16/15 (K10D025C)**

Dear Mr. Wooten,

Based upon the information provided in your submittal received 3/25/15, this plan is approved for Grading Permit and Building Permit.

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

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

PO Box 1293

If you have any questions, please contact me at 924-3695 or Rudy Rael at 924-3977.

Albuquerque

New Mexico 87103

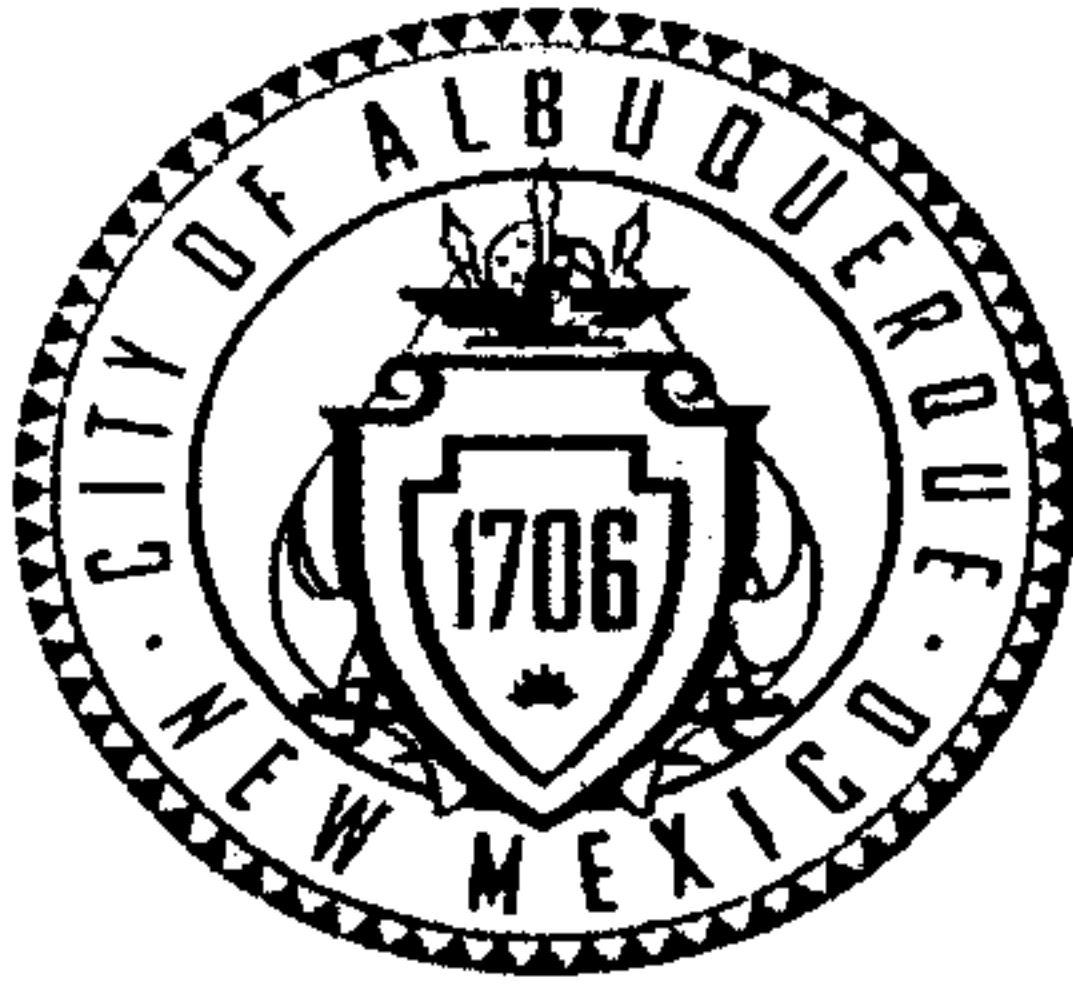
www.cabq.gov

Sincerely,

Rita Harmon, P.E.
Senior Engineer, Hydrology
Planning Department

RR/RH
C: File

Wendys 2.74 cfs Imp. 13



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Wendy's Restaurant (Coors/Central Retail) Building Permit #: _____ City Drainage #: K10D25C

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

Legal Description: Tract 61A1B, Town of Atrrisco Grant Unit No 6

City Address: Not Yet Assigned

Engineering Firm: Wooten Engineering Contact: Jeff Wooten

Address: 3708 Saint Andrews SE, Rio Rancho, NM 87124

Phone#: 505-980-3560 Fax#: N/A E-mail: jeffwooten.pe@gmail.com

Owner: _____ Contact: _____

Address: _____

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

Architect: DSA Architects Contact: Craig Calvert

Address: 4700 Lincoln NE, Suite 111, ABO, NM, 87109

Phone#: 505-342-6200 Fax#: _____ E-mail: craigc@dsaabq.com

Surveyor: Cartesian Surveying Contact: Will Plotner

Address: 1005 21st St SE, Rio Rancho, NM 87124

Phone#: 505-896-3050 Fax#: _____ E-mail: wplotnerir@gmail.com

Contractor: TBD Contact: _____

Address: _____

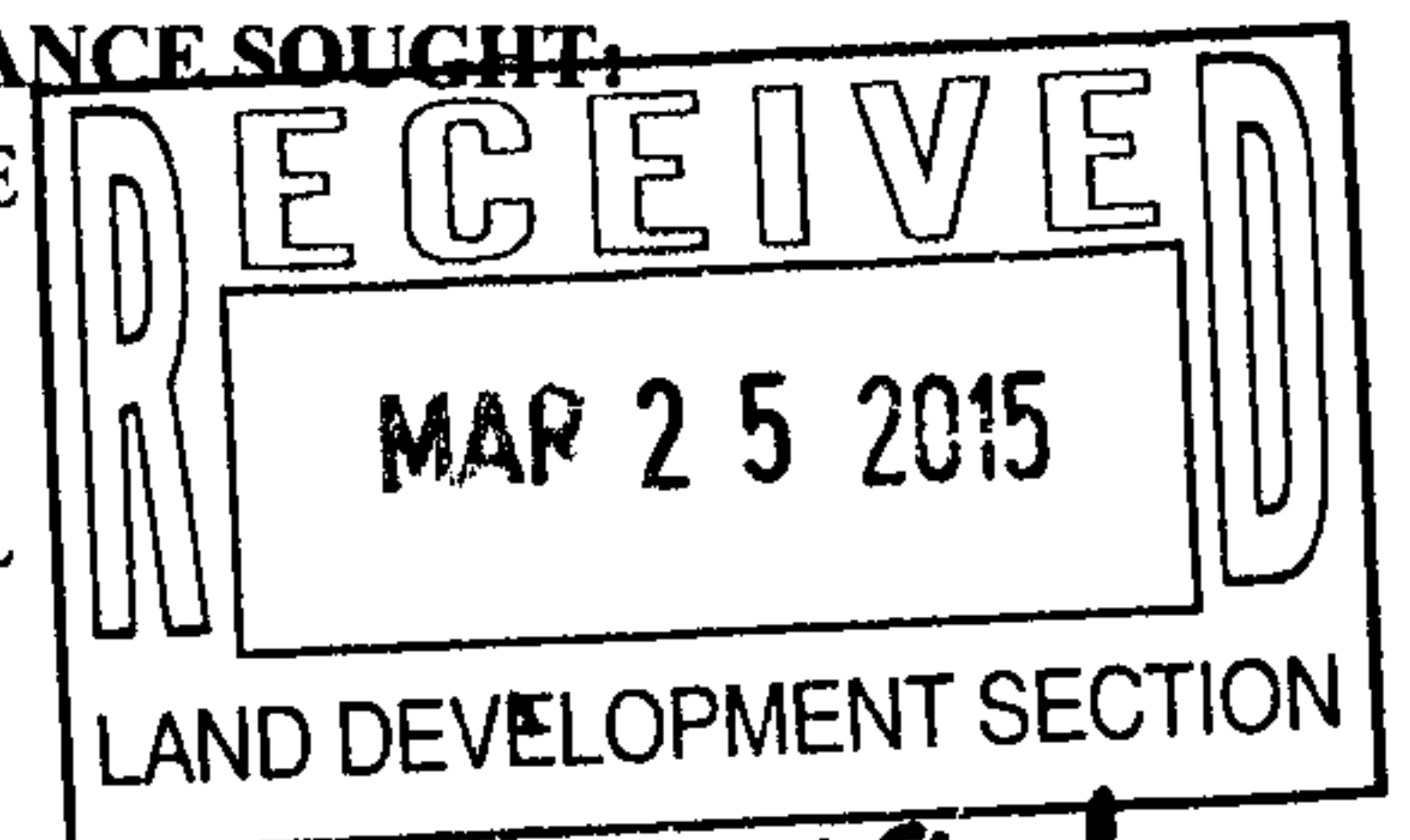
Phone#: _____ Fax#: _____ E-mail: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION & SEDIMENT CONTROL PLAN (ESC)
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ ENGINEER'S CERT (ESC)
- ☐ SO-19
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL/ACCEPTANCE 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
- ☐ CERTIFICATE OF OCCUPANCY (PERM)
- ☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ GRADING CERTIFICATION
- ☐ SO-19 APPROVAL
- ☐ ESC PERMIT APPROVAL
- ☐ ESC CERT. ACCEPTANCE
- ☐ OTHER (SPECIFY) _____



rs verified
\$5000

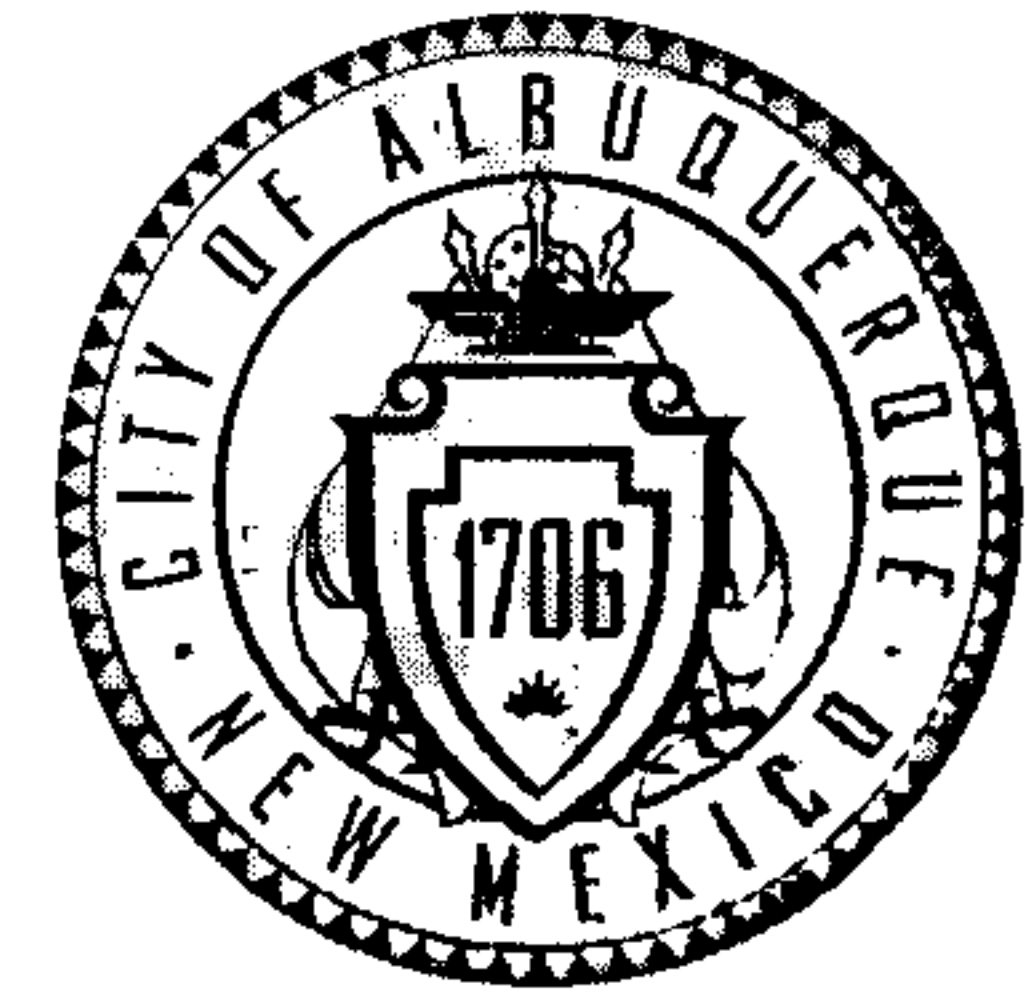
WAS A PRE-DESIGN CONFERENCE ATTENDED: _____ Yes ☒ No _____ Copy Provided

DATE SUBMITTED: March 25, 2015 By: Jeff Wooten, P.E.

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
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

CITY OF ALBUQUERQUE



March 6, 2015

Mark Goodwin, PE
Mark Goodwin & Associates, PA.
PO Box 90606
Albuquerque, NM 87110

**Re: Coors & Central Retail
SW corner of Coors & Central
Request Permanent C.O. – Not Accepted
Engineer's Stamp dated: 12-3-14 (K10D025C)
Certification dated: 3-4-15**

Dear Mr. Goodwin,

Based on the Certification received 3/5/2015, this plan cannot be accepted for release of Certificate of Occupancy by Hydrology until the following comments are addressed.

- The plan provided for this certification is not the plan approved for building permit. The date of the approved plan is 7/14/14. If you wish to use this plan for CO, it will need to go through a review by hydrology.
- Some of the areas that needed to be ponding areas are not built correctly. Justify this course of action or follow the plan which was approved.

PO Box 1293

Albuquerque

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3977.

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: RR/CC
email

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

PROJECT TITLE: Coors and Central Retail ZAP/DRG. FILE K10-D025C
DRB#: _____ EPC#: _____ WORK ORDER#: _____

7/14/14

LEGAL DESCRIPTION: Tract 6aA1B, Unit 6, Town of Atrisco
CITY ADDRESS: S.W. Corner Coors & Central

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

CONTACT: Mark Goodwin, PE
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Perfect Teeth, Inc.
ADDRESS: 924 Park Ave. Sw Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

ARCHITECT: Mullen Heller Architecture, PC
ADDRESS: 924 Park Ave. SW Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

SURVEYOR: Lone Mountain Surveying Company
ADDRESS: _____
CITY, STATE: _____

CONTACT: Lorenzo Dominguez
PHONE: 505-639-5557
ZIP CODE: _____

CONTRACTOR: S & J Enterprises
ADDRESS: _____
CITY, STATE: _____

CONTACT: Jerry Castillo
PHONE: 385-8560
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER (Percolation Testing)

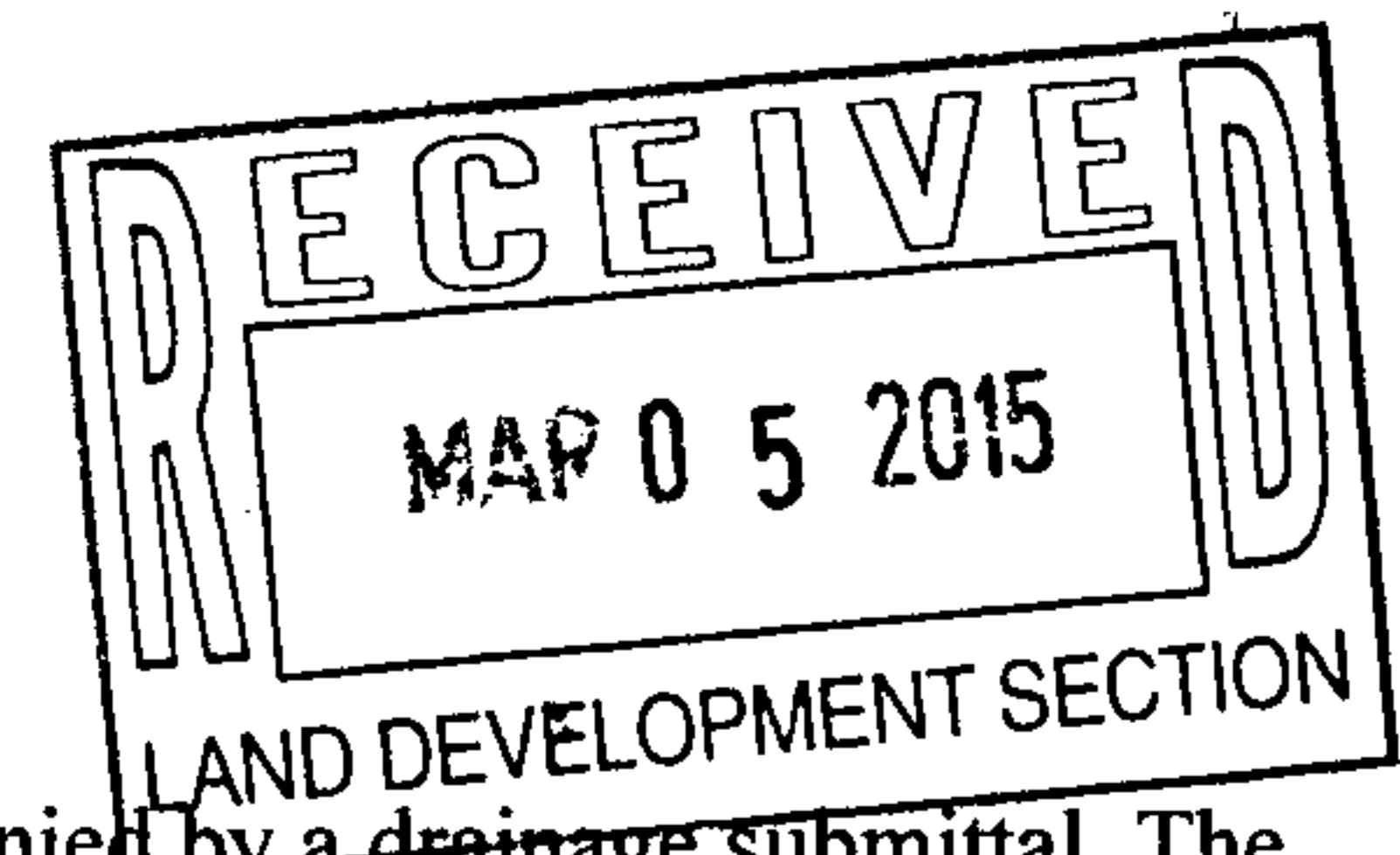
CHECK TYPE OF APPROVAL SOUGHT:

- ☐ 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 (Construction Plans Approval)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

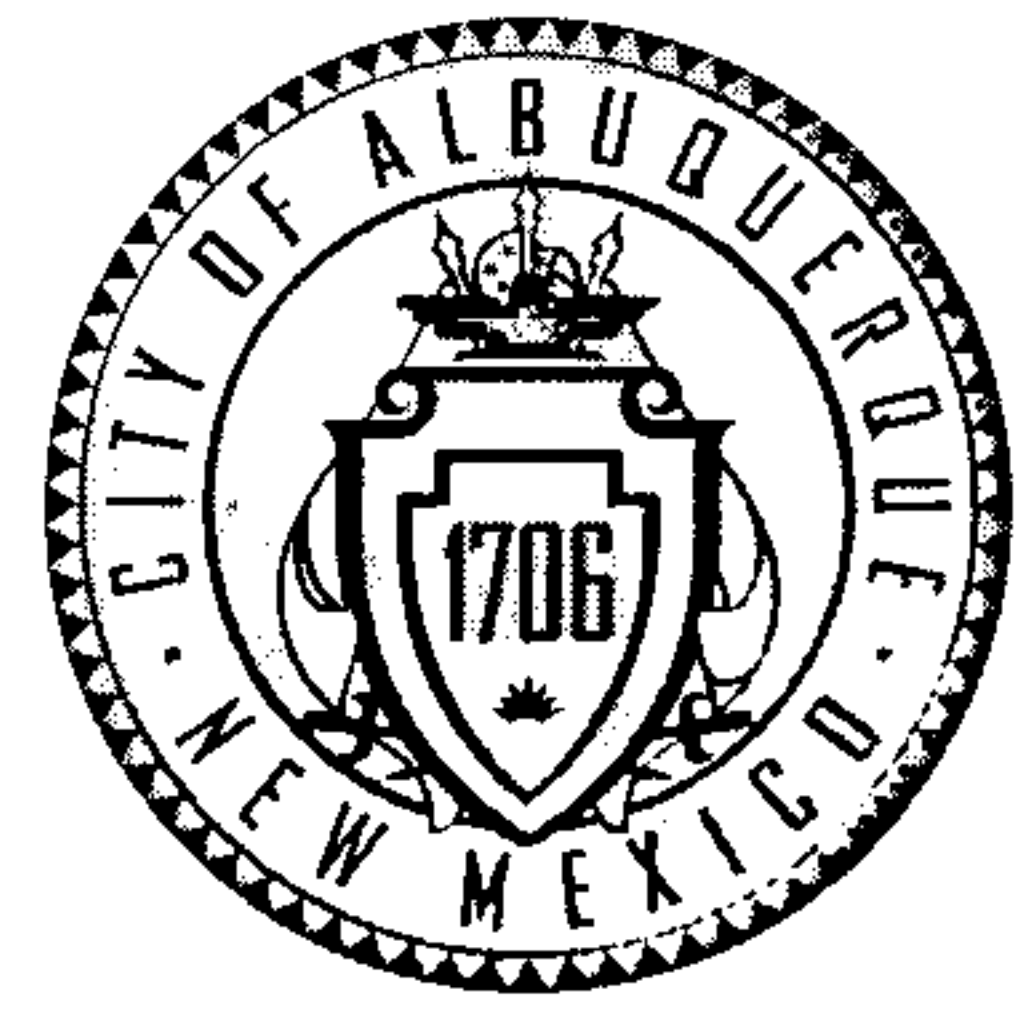
SUBMITTED BY: Kelly Klein DATE: Mar 4, 2015



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



July 18, 2014

Mark Goodwin, P.E.
Mark Goodwin & Associates, PA
PO Box 90606
Albuquerque, New Mexico 87199

**RE: Coors & Central Retail
Grading and Drainage Plan
Engineers Stamp Date 7/14/14 (K10D25C)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 7/14/14, this plan is approved for Grading Permit and Building Permit.

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

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

PO Box 1293

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

Albuquerque

Sincerely,

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

New Mexico 87103

www.cabq.gov

RR/CC
C: File

Jeff Wooten

From: Jeff Wooten <jeffwooten.pe@gmail.com>
Sent: Tuesday, March 24, 2015 8:53 PM
To: MOrtiz@cabq.gov; Rael, Rudy E.; AmyNiese@cabq.gov
Subject: FW: Wendys - Coors/Central; Building Permit Submittal Plans
Attachments: C1-Grading Plan.pdf

Monica,
Attached is the grading plan/DMP that I will be submitting for Permit review tomorrow.
Thanks,

Jeff Wooten, P.E.
Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124
Jeffwooten.pe@gmail.com
Cell 505-980-3560

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

From: Jeff Wooten [mailto:jeffwooten.pe@gmail.com]
Sent: Monday, March 23, 2015 9:52 PM
To: "Craig Calvert"
Cc: 'Angela M. Benson'; 'Alex Padilla'
Subject: Wendys - Coors/Central; Building Permit Submittal Plans

Craig,
Attached are the signed/sealed plans for submittal of the Wendy's at Coors/Central.
Thanks,

Jeff Wooten, P.E.
Wooten Engineering
1368 Reynosa Loop SE
Rio Rancho, NM 87124
Jeffwooten.pe@gmail.com
Cell 505-980-3560



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

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

~ 2012 ACEC/NM Award Winner for Engineering Excellence ~
~ 2008 ACEC/NM Award Winner for Engineering Excellence ~

Mr. Curtis Cherne
Hydrology Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Coors & Central Retail (K10-D025C)

Dear Mr. Cherne:

Attached, please find a revised Grading & Drainage Plan as required by your letter of 6/16/2014. Our response and/or changes are as follows:

- We designed the existing storm drain system in 1995 and are including a copy of that design for your use. Adjusting for NAVD changes, the Maximum Water Surface Elevation is 92.74. This has been shown on the revised drawing.
- The landscape swale is proposed and has been re-labeled. A detail has been added to the Site Plan.
- Site is 0.93 acres, however, we submitted an ESC on 6/5/14 anyway.
- Note has been added stating site is not in a Flood Hazard area.
- Buildings will not be restaurants.
- A CD is attached to this submittal.

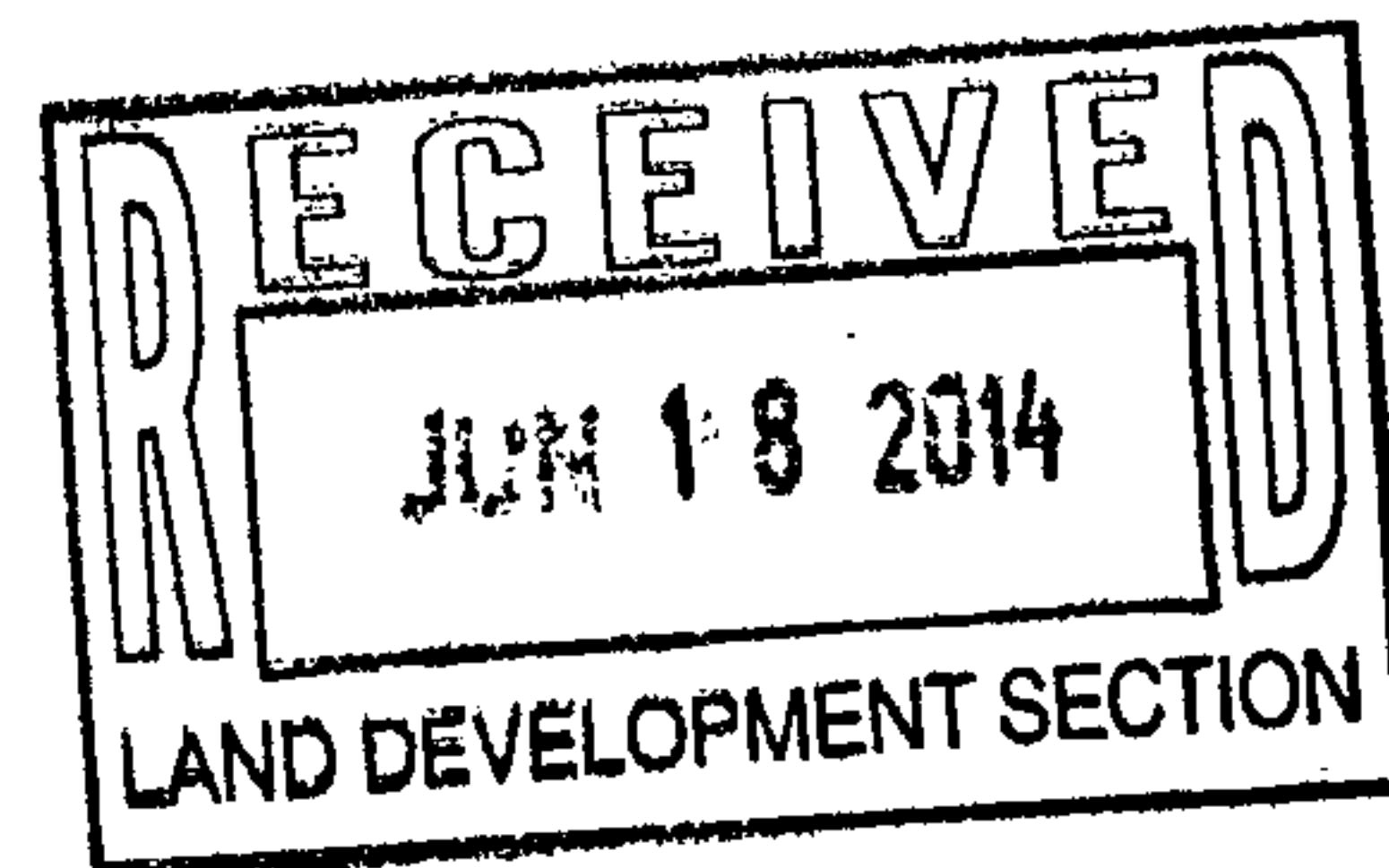
As to the "first flush" we are requesting a waiver to this requirement. This is an infill project with little to no downstream landscape areas to utilize that discharges into a parking lot detention pond controlled by a drop inlet with an orifice plate. We hope you concur with this request.

With this resubmittal we are requesting Building Permit Approval, however, if you require further changes please let us know.

Sincerely,
MARK GOODWIN & ASSOCIATES, PA

Mark Goodwin, PE
President

DMG/kb



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

PROJECT TITLE: Coors and Central Retail ZAP/DRG. FILE K10-D025C
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 6aA1B, Unit 6, Town of Atrisco
CITY ADDRESS: S.W. Corner Coors & Central

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

CONTACT: Mark Goodwin, PE
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Perfect Teeth, Inc.
ADDRESS: 924 Park Ave. Sw Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

ARCHITECT: Mullen Heller Architecture, PC
ADDRESS: 924 Park Ave. SW Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

SURVEYOR: Cartesian Surveying
ADDRESS: PO Box 44414
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plottner, Jr.
PHONE: 896-3050
ZIP CODE: 87124

CONTRACTOR: N/A
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER (Percolation Testing)

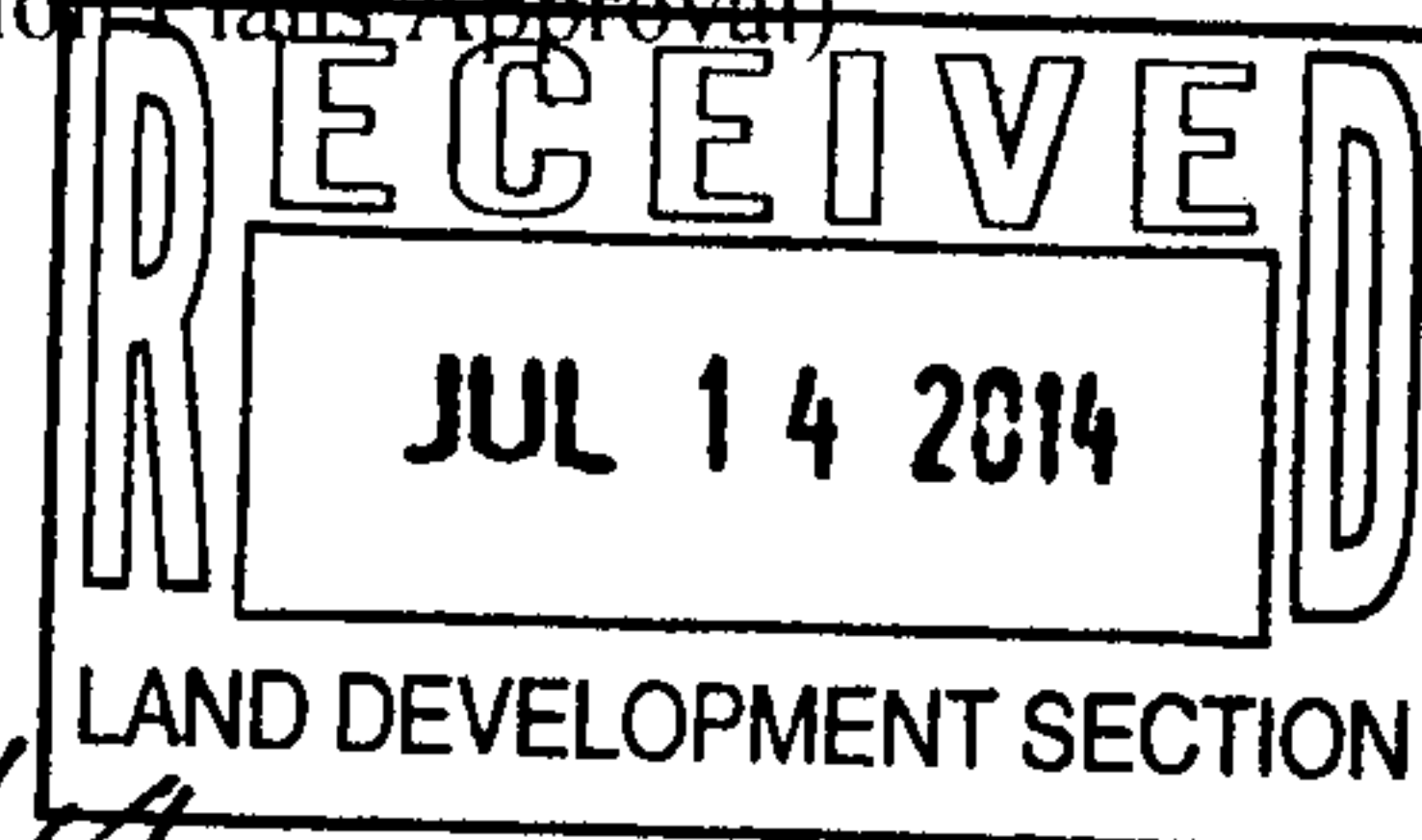
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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 (Construction Plans Approval)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Mark Goodwin, PE DA¹ 7/14/14



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.

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

PROJECT TITLE: Coors and Central Retail ZAP/DRG. FILE K10-D025C
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 6aA1B, Unit 6, Town of Atrisco
CITY ADDRESS: S.W. Corner Coors & Central

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

CONTACT: Mark Goodwin, PE
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Perfect Teeth, Inc.
ADDRESS: 924 Park Ave. Sw Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

ARCHITECT: Mullen Heller Architecture, PC
ADDRESS: 924 Park Ave. SW Suite B
CITY, STATE: Albuquerque, NM

CONTACT: Mike Salvador
PHONE: 268-4144
ZIP CODE: 87102

SURVEYOR: Cartesian Surveying
ADDRESS: PO Box 44414
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plottner, Jr.
PHONE: 896-3050
ZIP CODE: 87124

CONTRACTOR: N/A
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER (Percolation Testing)

CHECK TYPE OF APPROVAL SOUGHT:

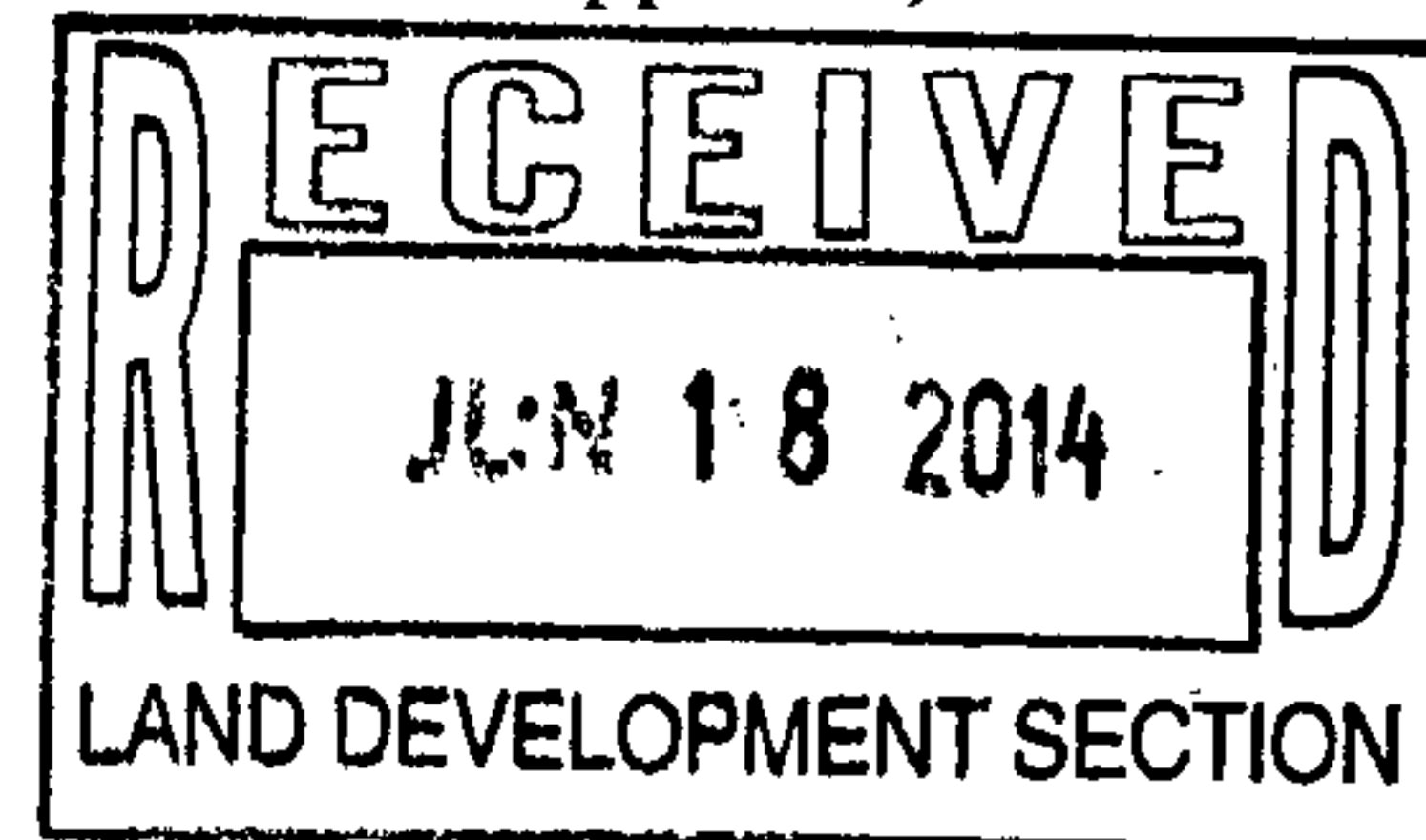
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
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☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

Verbal NO

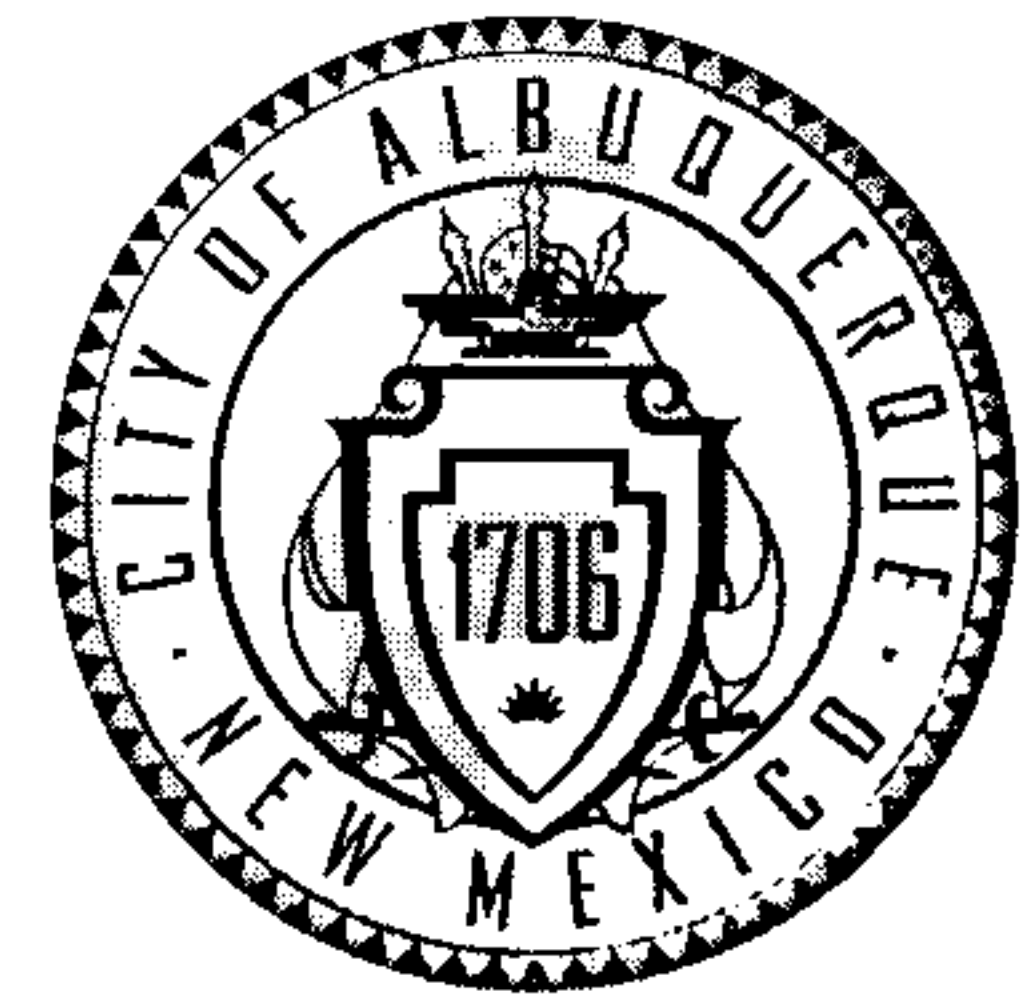
SUBMITTED BY: Mark Goodwin, PE DATE: June 17, 2014



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



June 16, 2014

Mark Goodwin, P.E.
Mark Goodwin & Associates, PA
PO Box 90606
Edgewood, New Mexico 87199

**RE: Coors & Central Retail
Grading and Drainage Plan
Engineers Stamp Date 5/23/14 (K10-D025C)**

Dear Mr. Goodwin,

Based upon the information provided in your submittal received 5/28/2014, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit until the following comments are addressed.

- What is the existing Water Surface Elevation (WSE)?
- How is the first flush being captured? Show calculations. Are the dotted areas landscaping?
- Does the landscape swale exist?
- What is the size of this site? Larger than 1 acre needs an ESC plan.
- Is this area located in a Special flood hazard area?
- Is either of these buildings restaurants?
- An electronic file must be submitted before any further reviews are conducted.

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

Sincerely,

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

RR/CC
C: File

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

PROJECT TITLE: Coors and Central Retail ZAP/DRG. FILE K100025C
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Tract 6aA1B, Unit 6, Town of Atrisco
CITY ADDRESS: S.W. Corner Coors & Central

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

CONTACT: Mark Goodwin, PE
PHONE: 828-2200
ZIP CODE: 87199

OWNER: Perfect Teeth, Inc.
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CONTACT: Mike Salvador
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ARCHITECT: Mullen Heller Architecture, PC
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PHONE: 268-4144
ZIP CODE: 87102

SURVEYOR: Cartesian Surveying
ADDRESS: PO Box 44414
CITY, STATE: Rio Rancho, NM

CONTACT: Will Plottner, Jr.
PHONE: 896-3050
ZIP CODE: 87124

CONTRACTOR: N/A
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/ARCHITECT CERT (TCL)
☐ ENGINEER/ARCHITECT (DRB SITE PLAN)
☐ OTHER (Percolation Testing)

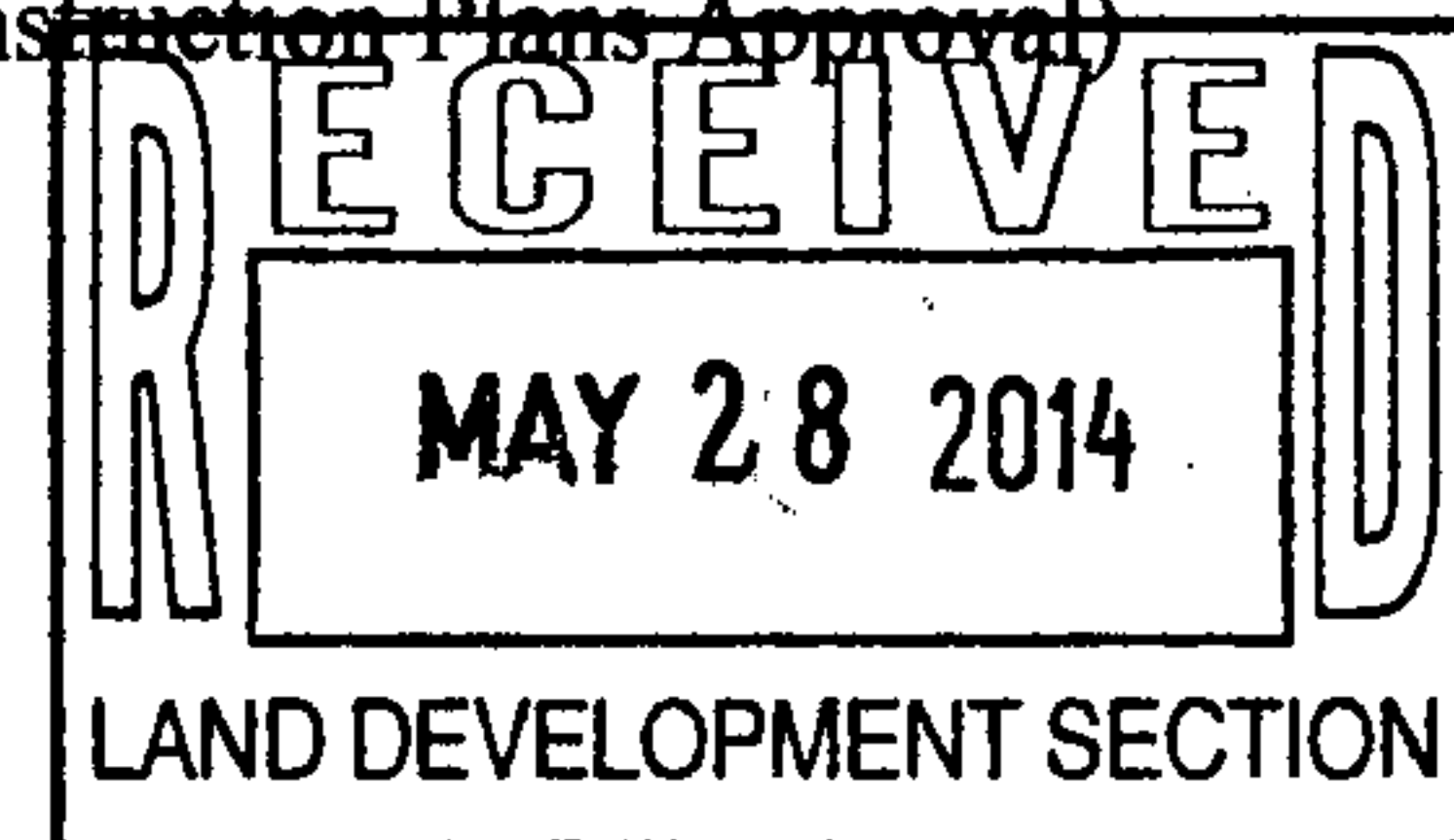
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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 (Construction Plans Approval)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Mark Goodwin, PE DATE: May 28, 2014



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.