

CITY OF ALBUQUERQUE

August 20, 2015

Philip W. Clark, PE
Clark Consulting Engineers
19 Ryan Rd
Edgewood, NM 87015



**Re: Tam Le Salon
130 Coors Blvd NW
Grading and Drainage
Engineers Stamp Date 8/10/2015 (K10D047)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 8/11/2015, the above referenced Grading and Drainage Plan cannot be approved for Grading Permit or Building Permit until the following comments are addressed.

- Provide roof flows.
- Provide flow calculations for the concrete drainage rundown.
- Verify if the system in the sidewalk is a sidewalk culvert or pvc? Provide calculations for either one.
- An access agreement must be provided from the owners to the south.

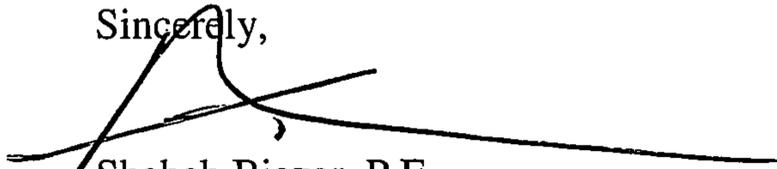
PO Box 1293

If you have any questions, you can contact me at 924-3999 or Rudy Rael at 924-3977.

Albuquerque

Sincerely,

New Mexico 87103


Shahab Biazar, P.E.
City Engineer, Albuquerque
Planning Department

www.cabq.gov

C: RR/SB
email

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

K10 D047

PROJECT TITLE: Tamke Salon ZONE MAP/DRG. FILE # K-10
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR C-1, BK. J, Arisco Village
 CITY ADDRESS: 130 Coors Blvd NW

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
 ADDRESS: 19 Ryan Road PHONE: 281-2444
 CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Nan Hyb CONTACT: Tuan / Tamke
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

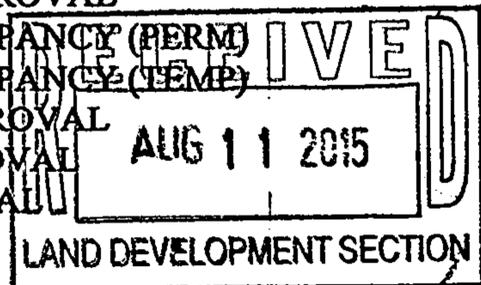
ARCHITECT: Master Works CONTACT: Jim
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Termetrics NM CONTACT: Phil
 ADDRESS: _____ PHONE: (above)
 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 *1 copy*
 - EROSION CONTROL PLAN
 - ENGINEER'S CERT (HYDROLOGY)
 - CLOMR/LOMR
 - TRAFFIC CIRCULATION LAYOUT *(2 Copies)*
 - 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

*As verified email
 Paid \$50.00*

SUBMITTED BY: [Signature] DATE: 8/11/15

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.

Biazar, Shahab

From: CCEAlbq@aol.com
Sent: Wednesday, October 07, 2015 12:01 PM
To: Biazar, Shahab
Cc: Rael, Rudy E.
Subject: Re: Tam Le Salon K10D047

Hello Shahab - Please send me your acceptance letter. I know you are under-staffed however, I have sent my response to your comments twice now, since August.

thanks, Phil

Philip W. Clark, PE

Clark Consulting Engineers

In a message dated 9/14/2015 5:45:51 P.M. Mountain Daylight Time, CCEAlbq@aol.com writes:

Rudy - as discussed out front of the 4th floor elevator.
thx - Phil

Philip W. Clark, PE

Clark Consulting Engineers

Designing to Shape the Future

o/f: 505.281.2444 c/t: 505.264.6042

From: CCEAlbq@aol.com
To: sbiazar@cabq.gov, RRael@cabq.gov
Sent: 8/26/2015 11:00:31 A.M. Mountain Daylight Time
Subj: Re: Tam Le Salon K10D047

Re: 130 Coors Blvd, NW

Rudy and Shahab - please allow the following as response to:

- The roof drainage is to the North. The channel conveys runoff to two-1.75' wide existing sidewalk culverts along Coors.. Channel Calcs:

Given Input Data:

Shape Rectangular
Solving for Flowrate
Slope 0.0030 ft/ft
Manning's n 0.0130
Depth 0.50 ft
Height 0.50 ft
Bottom width 4.00 ft

Computed Results:

Flowrate 6.7979 cfs
Velocity 3.3989 fps
Full Flowrate 6.7979 cfs.....>> estimated Q100 = 3.36 CFS (Both C-1& C-2)
Flow area 2.0000 ft²
Flow perimeter 5.00 ft
Hydraulic radius 0.40 ft
Top width 4.00 ft
Area 2.0000 ft²
Perimeter 5.00 ft
Percent full 100.00 %

The SDWK Culverts are calced, using -2.9% slope @ 3.5' Wide and 0.5' depth:

Given Input Data:

Shape Rectangular
Solving for Flowrate
Slope 0.0290 ft/ft
Manning's n 0.0130
Depth 0.30 ft
Height 0.58 ft
Bottom width 3.75 ft

Computed Results:

Flowrate 8.8893 cfs.....>>>>>>> 3.36 cfs (above)
Velocity 7.9016 fps
Full Flowrate 24.6029 cfs
Flow area 1.1250 ft²
Flow perimeter 4.35 ft
Hydraulic radius 0.26 ft
Top width 3.75 ft
Area 2.1750 ft²
Perimeter 4.91 ft
Percent full 51.72 %

- As to the access agreement request - Concurrence / "agreement" is provided by the filed plat, Note #6 which discusses maintenance and beneficiaries. This document was transmitted to you @ submittal and should be in your electronic files.

If you find the responses acceptable - please consider for release of Building Permit. As always give me a call if any further questions.

Sincerely,
Phil

Philip W. Clark, PE
Clark Consulting Engineers
Designing to Shape the Future
o/f: 505.281.2444 c/t: 505.264.6042

In a message dated 8/24/2015 8:00:17 A.M. Mountain Daylight Time, RRael@cabq.gov writes:

Hello Phil, here is a comment letter for Building permit.

Rudy E. Rael, CE, CFM
Engineer Assistant, Hydrology
Planning Department
600 2nd St. NW Suite 201
Albuquerque NM 87102
(505) 924-3977

Sandoval, Gary L.

From: Sandoval, Gary L.
Sent: Tuesday, October 27, 2015 4:05 PM
To: 'CCEAlbq@aol.com'
Cc: Biazar, Shahab; Michel, Racquel M.
Subject: RE: TCL Comment Letter - Tam Le Salon

Per your submittal of 8-11-15 and your recent email on 10-26-15 with an updated Traffic Circulation Layout, here is our TCL comments in response to your email:

- #1 and #2 need to be addressed, since the proposed building will be using the drive pad off of Coors now being used by Jiffy Lube and Papa John's buildings.
- #3 – In September we changed position on ADA space length. After reviewing Code and ADA requirements, 18 ft. is now acceptable.
- Since there will be only one drive pad entrance/exit for the three properties from the Jiffy Lube/Retail Building entrance to the south, please submit a written drive pad access and parking agreement for the properties. This is required for both Traffic and Hydrology submittals.

You seemed to have cover the other TCL concerns. Resubmit when project is ready and if you feel that the rest of the comments have been addressed.

Thank You,

Gary Sandoval
Engineer
City Traffic Planning Department
505-924-3675

From: CCEAlbq@aol.com [<mailto:CCEAlbq@aol.com>]
Sent: Tuesday, October 27, 2015 8:59 AM
To: Sandoval, Gary L.
Cc: Biazar, Shahab; Michel, Racquel M.
Subject: Re: TCL Comment Letter - Tam Le Salon

Thank you Gary - but this job/project is not a priority. The sluggish economy and the state of the lending institutions position with the private sector precludes us from moving forward. I only responded to the comments for the record. Please attend to your more pressing matters, and again appreciate your quick responses.

Phil

(2) TCL letter attached...+ revised plan
Phil Clark
505.281.2444/264.6042
Clark Consulting Engineers

In a message dated 10/26/2015 1:28:04 P.M. Mountain Daylight Time, glsandoval@cabq.gov writes:

Please send me a copy of the comment letter for my review and I will get back with you as soon as possible.

Thank You,

Gary Sandoval

Engineer

City Traffic Planning Department

505-924-3675

From: CCEAlbq@aol.com [mailto:CCEAlbq@aol.com]

Sent: Monday, October 26, 2015 1:01 PM

To: Biazar, Shahab

Cc: Michel, Racquel M.; Sandoval, Gary L.

Subject: Re: TCL Comment Letter - Tam Le Salon

Shahab,

Regarding comment #3 - Standard parking space size comment is confusing to read. Furthermore, the Zoning Code states by definition that 8.5' X 18' is acceptable - please reference Ch.14, Art. 16-3-1, "Off-Street Parking Reqs" and "*Automobile and Light Truck Space Standards*", paragraph F, which references back to 14-16-1-5 "Definitions", Parking Space. The DPM (Ch. 23) currently being updated should be revised to be consistent with the zoning code.

Additionally, I have noticed that "standard" TCL comments are inserted into your comment letters, even when those specific concerns are addressed on the plans - please see #2, 4, 5, 7 (not applicable since a D.Pad is not being constructed), 8, 9, 10 (as stated verbally to you that access easement maintenance/beneficiary clearly stated on the 2003 plat which was included in the original electronic file).

11. A small portion of a flush 6' sidewalk (without ramps) will be constructed w/in the Coors Blvd R.O.W. - I do not feel this would require a W.O.

Sincerely,

Phil

Philip W. Clark, PE
Clark Consulting Engineers
Designing to Shape the Future
o/f: 505.281.2444 c/t: 505.264.6042

In a message dated 8/17/2015 11:12:37 A.M. Mountain Daylight Time, glsandoval@cabq.gov writes:

Attached is the TCL Comment letter for Tam Le Salon.

Thank You,

Gary Sandoval

Engineer

City Traffic Planning Department

505-924-3675

Sandoval, Gary L.

From: Philip Clark <ccealbq@aol.com>
Sent: Tuesday, October 27, 2015 6:46 PM
To: Sandoval, Gary L.
Subject: Re: TCL Comment Letter - Tam Le Salon

Thank for clarifying where we are at if the owner gears back up!

Philip Clark
Clark Consulting Engineers
505.281.2444 c/t 264.6042

Sent from my Wireless 4G LTE DROID

"Sandoval, Gary L." <glsandoval@cabq.gov> wrote:

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Phil Clark
505.281.2444/264.6042
Clark Consulting Engineers

In a message dated 10/26/2015 1:28:04 P.M. Mountain Daylight Time, qlsandoval@cabq.gov writes:

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Thank You,

Gary Sandoval

Engineer

City Traffic Planning Department

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Gary Sandoval

Engineer

City Traffic Planning Department

505-924-3675

Sandoval, Gary L.

From: Sandoval, Gary L.
Sent: Wednesday, October 28, 2015 8:01 AM
To: Michel, Racquel M.; Biazar, Shahab
Subject: FW: TCL Comment Letter - Tam Le Salon

FYI from Mr. Clark.

From: Philip Clark [<mailto:ccealbg@aol.com>]
Sent: Tuesday, October 27, 2015 6:46 PM
To: Sandoval, Gary L.
Subject: Re: TCL Comment Letter - Tam Le Salon

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505.281.2444 c/t 264.6042

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Engineer

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Clark Consulting Engineers

Designing to Shape the Future
of: 505.281.2444 c/t: 505.264.6042

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Gary Sandoval

Engineer

City Traffic Planning Department

505-924-3675

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services**

August 14, 2015

Phil Clark
Clark Consulting Engineers
19 Ryan Rd.
Edgewood, NM 8787015

**Re: Tam Le Salon
130 Coors Blvd., NW
Traffic Circulation Layout
Engineer's/Architect's Stamp dated 8-10-15 (K10-D047)**

Dear Mr. Clark,

Based upon the information provided in your submittal received 8-11-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

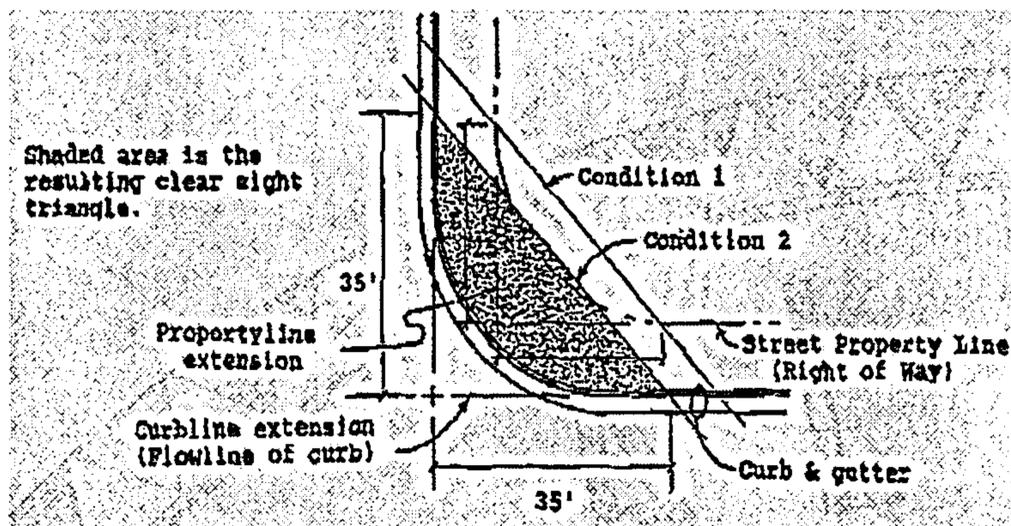
www.cabq.gov

1. Identify and dimension the medians and curb cuts on Coors Blvd. for the proposed building and the existing building to the south. If there are to be no new curb cuts for the proposed building, please detail access pathway from the adjacent property's drive pad on drawing.
2. Show all drive aisle widths and radii for the proposed building off of Coors Blvd.
3. Per DPM, the handicap parking spaces are to be a min. of 8.5 ft. wide and 20 ft. in length and there must be 6 ft. clear pedestrian pathway provided to building entrance. Per the submitted drawing, the ADA parking is 18 ft. in length with wheel stops and overhang, for a max. of 16 ft. in length.
4. The ADA access aisle shall have the words "**NO PARKING**" in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. *shown* Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details of ADA ramps from Right Of Way.
6. Design delivery vehicle route needs to be shown,

CITY OF ALBUQUERQUE



7. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*). Please provide this detail, if a drive pad is to be constructed on Coors Blvd.



8. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
9. Please specify the City Standard Drawing Number when applicable.
10. Please include a copy of your shared access and parking agreement with the adjacent property owner.
11. Work within the public right of way requires a work order with DRC approved plans.
12. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact Gary Sandoval (505) 924-3675 or me at 924-3991.

Sincerely,

A handwritten signature in black ink, appearing to read "Racquel Michel".

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

\gs via: email
C: CO Clerk, File

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

K10 D047

PROJECT TITLE: Tamke Salon ZONE MAP/DRG. FILE # K-10
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: TR C-1, BK. J, Atrisco Village
CITY ADDRESS: 130 Coors Blvd NW

ENGINEERING FIRM: Clark Consulting Engineers CONTACT: Phil
ADDRESS: 19 Ryan Road PHONE: 281-2444
CITY, STATE: Edgewood, New Mexico 87015 ZIP CODE: _____

OWNER: Nan Huh CONTACT: Tuan/Tamke
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

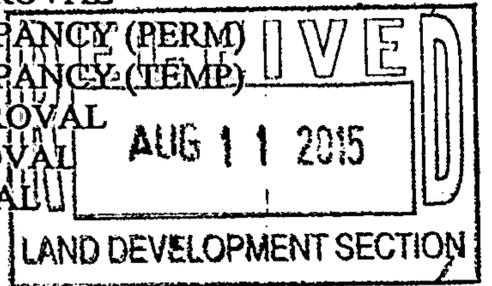
ARCHITECT: Master Works CONTACT: Jim
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

SURVEYOR: Termetrics NM CONTACT: Phil
ADDRESS: _____ PHONE: (above)
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
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 - CLOMR/LOMR
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WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

*As verified email
Paid \$50.00*

SUBMITTED BY: [Signature] DATE: 8/11/15

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:

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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.

Not Responsive, email sent on 10/27/15



Legend

- Bernalillo County Parcels
- Primary Streets**
 - Urban Principal Arterial
 - BN and SF Railroad
 - Freeway
 - Urban Minor Arterial
- Other Streets**
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

0.0 0 0.01 0.0 Miles

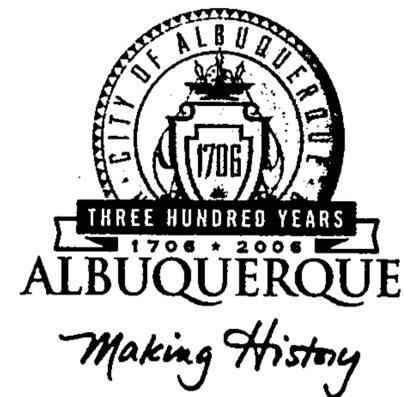
WGS_1984_Web_Mercator_Auxiliary_Sphere
8/14/2015 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES

1: 1,017

CITY OF ALBUQUERQUE



June 30, 2005

Levi J. Valdez, P.E.
George T. Rodriguez Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: Cuco's Restaurant, 120 Coors Blvd. NW
Traffic Circulation Layout – Engineer's Stamp dated 6-2-05 (K10-D47)**

Dear Mr. Valdez,

The TCL submittal received 6-30-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

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

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

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

Sincerely,

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

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: CUCO'S RESTAURANT ZONE MAP/DRG. FILE # K-10/
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: ~~COORS BLVD. N.W.~~ TRACT "C-1", ATRISCO VILLAGE
 CITY ADDRESS: COORS BLVD. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI J. VALDEZ
GEORGE T. RODRIGUEZ-CONSULT. PHONE: GEORGE T. RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: CUCO & MARIA FLORES CONTACT: MARIA FLORES
 ADDRESS: 2128 PASEO DE LADERA N.W. PHONE: (505) 831-3445
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87120

ARCHITECT: BILL DURAN/FJA DESIGNS CONTACT: FRED ARAGON
 ADDRESS: c/o 1428 LAFAYETTE N.E. PHONE: 450-5800
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

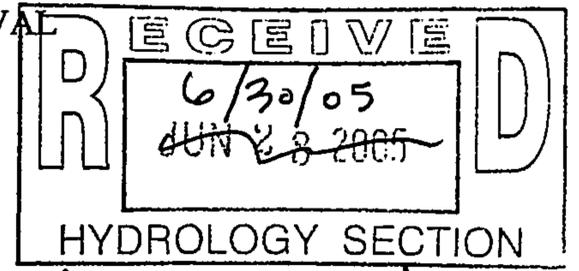
SURVEYOR: ? CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: KAYO'S CONSTRUCTION CONTACT: KAYO
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALBUQUERQUE, NEW MEXICO 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

- 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

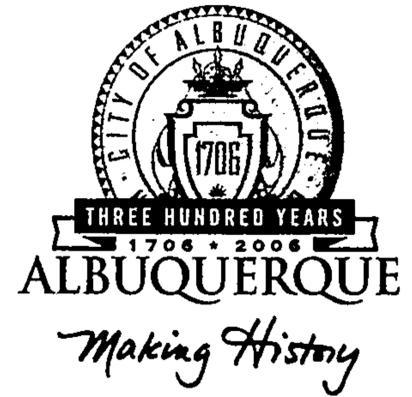


SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 6/30/05 06-27-05 pgf

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



June 30, 2005

Levi J. Valdez, P.E.
George T. Rodriguez Consulting
12800 San Juan NE
Albuquerque, NM 87123

**Re: Cuco's Restaurant, 120 Coors Blvd. NW
Traffic Circulation Layout – Engineer's Stamp dated 6-2-05 (K10-D47)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 6-28-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

- Provide parking calculations showing the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
- Provide parking bumpers or an 8' sidewalk for 2' overhang.
- Provide cross access for the refuse bin.
- Provide a minimum of 15' radii at drive-thru.
- Provide a minimum of 24' aisle width at south side of site.

If you have any questions, you can contact me at 924-3991.

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

Cc: file

610-0593

George
299-2104

*** TX REPORT ***

TRANSMISSION OK

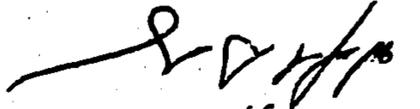
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CONNECTION TEL 92992104
SUBADDRESS
CONNECTION ID EXCLAMATION PRIN
ST. TIME 06/30 09:54
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PGS. 1
RESULT OK

Post-It® Fax Note	7671	Date	6/30/05	# of pages	1
To	George Rodriguez	From	Albino	Co./Dept.	
Co./Dept.		Phone #	924-3982	Fax #	299-2104

Albuquerque - Making History 1706-2006

Cc: file

Willed A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services


Sincerely,

www.cabq.gov

If you have any questions, you can contact me at 924-3991.

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- Provide cross access for the refuse bin.
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New Mexico 87103

Albuquerque

P.O. Box 1293

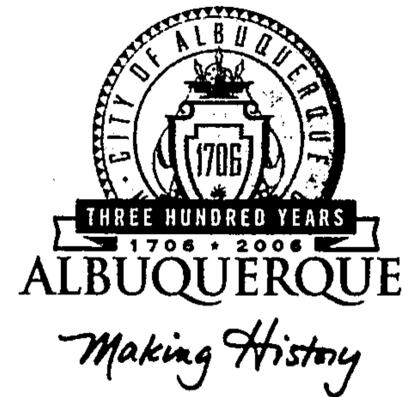
comments are addressed:

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Dear Mr. Valdez,

Re: Cuco's Restaurant, 120 Coors Blvd. NW
Traffic Circulation Layout - Engineer's Stamp dated 6-2-05 (K10-D47)

CITY OF ALBUQUERQUE



June 30, 2005

Levi J. Valdez, P.E.
George T. Rodriguez Consulting
12800 San Juan NE
Albuquerque, NM 87123

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Traffic Circulation Layout – Engineer's Stamp dated 6-2-05 (K10-D47)**

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P.O. Box 1293

Albuquerque

New Mexico 87103

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If you have any questions, you can contact me at 924-3991.

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services

Cc: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: CUCO'S RESTAURANT ZONE MAP/DRG. FILE # K-10/D47
DRB#: EPC#: WORK ORDER#:

LEGAL DESCRIPTION: TRACT "C-1", ATRISCO VILLAGE
CITY ADDRESS: COORS BLVD. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. - GEORGE T. RODRIGUEZ - CONSULT. CONTACT: LEVI VALDEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 505-610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: CUCO TAPIA CONTACT: CUCO TAPIA/MARIA FLORES
ADDRESS: 2128 PASEO DE LADERA N.W. PHONE: 505-831-3445
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87120

ARCHITECT: BILL DURAN/FJA DESIGNS CONTACT: FRED ARAGON
ADDRESS: 1428 LAFAYETTE N.E. PHONE: 450-5800
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE:

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

CONTRACTOR: KAYO'S CONSTRUCTION CONTACT: KAYO
ADDRESS: PHONE:
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE:

TYPE OF SUBMITTAL:

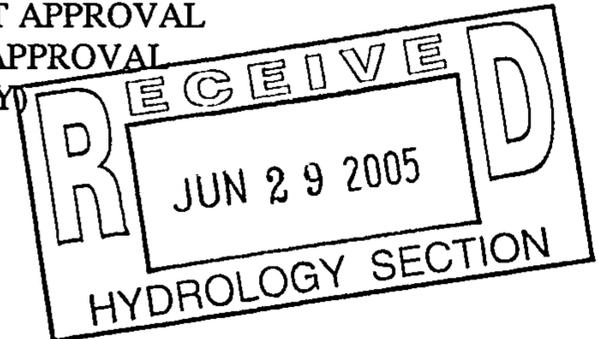
- DRAINAGE REPORT
DRAINAGE PLAN 1st SUBMITTAL
DRAINAGE PLAN RESUBMITTAL
CONCEPTUAL G & D PLAN
GRADING PLAN
EROSION CONTROL PLAN
ENGINEER'S CERT (HYDROLOGY)
CLOMR/LOMR
TRAFFIC CIRCULATION LAYOUT
ENGINEER'S CERT (TCL)
ENGINEER'S CERT (DRB SITE PLAN)
OTHER

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



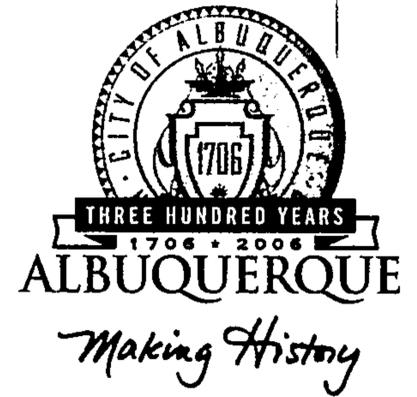
SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 06-28-05

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:

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3. Drainage Report: Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

- PARKING CALCS
- BUMPERS OR 8' SIDEWALK
- ACCESS TO DUMPSTER W/O CROSS ACCESS
- RADII MIN 15'
- MINIMUM 24' AISLE WIDTH

CITY OF ALBUQUERQUE



June 30, 2005

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

**Re: Cuco's Restaurant, Coors Blvd NW, Grading and Drainage Plan
Engineer's Stamp dated 6-02-05 (K10-D47)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 6-30-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: CUCO'S RESTAURANT ZONE MAP/DRG. FILE # K-10/D47
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: ~~COORS BLVD. N.W.~~ TRACT "C-1", ATRISCO VILLAGE
 CITY ADDRESS: COORS BLVD. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI J. VALDEZ
GEORGE T. RODRIGUEZ-CONSULT. CONTACT: GEORGE T. RODRIGUEZ
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: CUCO & MARIA FLORES CONTACT: MARIA FLORES
 ADDRESS: 2128 PASEO DE LADERA N.W. PHONE: (505) 831-3445
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87120

ARCHITECT: BILL DURAN/FJA DESIGNS CONTACT: FRED ARAGON
 ADDRESS: c/o 1428 LAFAYETTE N.E. PHONE: 450-5800
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

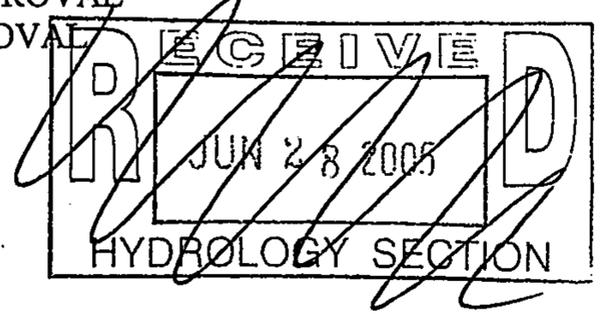
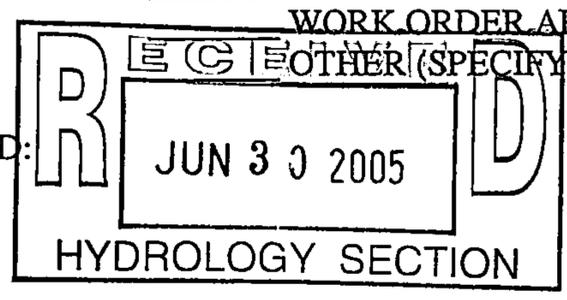
SURVEYOR: ? CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: KAYO'S CONSTRUCTION CONTACT: KAYO
 ADDRESS: _____ PHONE: _____
 CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

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

<Resub>

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

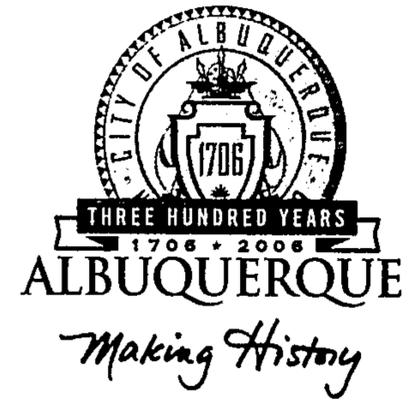


SUBMITTED BY: GEORGE T. RODRIGUEZ DATE: 06-27-05

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:

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- Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



June 30, 2005

Levi Valdez, P.E.
George T. Rodriguez Development Consultants
12800 San Juan NE
Albuquerque, NM 87123

**Re: Cuco's Restaurant, Coors Blvd NW, Grading and Drainage Plan
Engineer's Stamp dated 6-02-05 (K10-D47)**

Dear Mr. Valdez,

Based upon the information provided in your submittal received 6-28-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

1. Quantify the offsite flow from the adjacent lot.
2. How much flow enters the existing 4 foot wide concrete drain trough?
3. An elevation of 93.4 is shown just north of the existing concrete drain trough. How will this flow reach the drain?

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: CUCO'S RESTAURANT ZONE MAP/DRG. FILE # K-10/D47
DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: ~~COORS BLVD. N.W.~~ TRACT "C-1", ATRISCO VILLAGE
CITY ADDRESS: COORS BLVD. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI J. VALDEZ
GEORGE T. RODRIGUEZ-CONSULT. GEORGE T. RODRIGUEZ
ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87123

OWNER: CUCO & MARIA FLORES CONTACT: MARIA FLORES
ADDRESS: 2128 PASEO DE LADERA N.W. PHONE: (505) 831-3445
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: 87120

ARCHITECT: BILL DURAN/FJA DESIGNS CONTACT: FRED ARAGON
ADDRESS: c/o 1428 LAFAYETTE N.E. PHONE: 450-5800
CITY, STATE: ALBUQUERQUE, NEW MEXICO ZIP CODE: _____

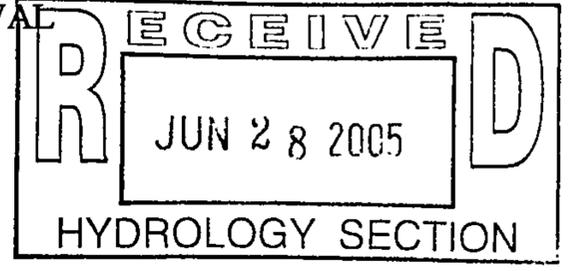
SURVEYOR: ? CONTACT: _____
ADDRESS: _____ PHONE: _____
CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: KAYO'S CONSTRUCTION CONTACT: KAYO
ADDRESS: _____ PHONE: _____
CITY, STATE: ALBUQUERQUE, NEW MEXICO 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)
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- CHECK TYPE OF APPROVAL SOUGHT:
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 - 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: GEORGE T. RODRIGUEZ DATE: 06-27-05

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3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

Quantify offsite flows

How much flow enters the existing
4 ft concrete drain thru?

- does it accept all the flow from the eastern site?
- needs a curb cut

Flow appears to pond in the NW
corner of the site

Flow along northern property line appears
to enter adjacent site
- How is this prevented?

299-2104