As-Built
K11-D081

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL

Dimensions added by
Greg Olson, P.E.
Hydrology

TRAFFIC CIRCULATION LAYOUT APPROVED
7/24/13
Date
Signed

STMH
TR: 5030.24'
FL: 5018.84' (S)

TC=5031.57±
TP=5030.97±
VARIABL
TP=5031.67
TP=5030.51
30.29
TP=5030.41±
5031
95'
TC=5031.54
G=5031.13
TC=5030.69
G=5030.09
N 74°54'00" E
TP=5030.50
5031.72
31.05
5.1'
10%
2.0%
29.98
TP=5030.20
30.70
TP=5030.70
TP=5030.74
30.75
TP=5030.45
TC=5031.41
G=5030.81
CONCRETE SWALE
PROP. LINE
30'
5030.4
32.4'
30'
30.1
112.00'
3'
29.61
TP=5029.46
TP=5029.40
TP=5028.90
28.92
3.0'
25'
TC=5029.20
G=5028.63
8.5'
5029.6
5030.21
29.59
5029
TP=5029.20
TP=5028.75
TP=5028.05
6.0%
TP=5028.23
TP=5027.51
3.0
TC=5029.02±
TP=5028.84±
5'
CURB
TRANS.
TP=5028.12
28.83
TC=5028.90
G=5028.6
A-1
0.013
Confirmed in field 3/8/14
5027.7

As-Built

K11-0081

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL

Dimensions added by
Greg Olson, P.E.
Hydrology

TRAFFIC CIRCULATION LAYOUT APPROVED
3/24/13
Date
Signed

STMH
TR: 5030.24'
FL: 5018.84' (S)

TC=5031.57±
TP=5030.97±
VARIABL
TP=5031.67
TP=5030.51
30.29
TP=5030.41±
5°
TC=5031.54
G=5031.12
N 74°54'00" E
TP=5030.50
TC=5030.69
G=5030.09
95'
5031
5031.72
31.05
5.7'
10%
29.98
TP=5030.20
30.70
TP=5030.70
TP=5030.74
30.75
2.0%
TP=5030.45
TC=5031.41
G=5030.81
CONCRETE DRIVE
℄ PROP. LINE
30'
32.4'
30'
5030.4
5030.1
10%
2.0%
112.00'
3'
29.61
TP=5029.46
TP=5029.40
TP=5028.90
28.82
3.0'
25'
10%
2.0%
R.O.W. LINE
TC=5029.27
G=5028.63
8S'
5029.6
5030.21
29.59
5030
5029
TP=5029.20
TP=5028.75
TP=5028.05
6.0%
TP=5028.23
3.0
TP=5027.51
TC=5029.02±
TP=5028.34±
TP=5029.12
28.83
5' CURB TRANS.
TC=5028.80
G=5028.6
A-1
0.013
Confirmed in field 3/8/14
5027.7

# CITY OF ALBUQUERQUE

May 24, 2013

David S. Roselius, R.A.
C/o Eduardo Tosky
Heights Venture Architects, LLP
1111 North Loop West, Suite 800
Houston, Texas 77008

City Planning Dept.
Public Works Survey

JUN 20 2013

Plan Check Section

Re: Church's Chicken Store 695, 5407 Central NW, Traffic Circulation Layout
Architect's Stamp dated 5/21/13 with addendum 5/24/13 (K11-D081)

Dear Mr. Tosky,

The TCL submittal received 5/23/13 via FedEx with addendum via Email received 5/24/14 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development Review Services

C: File

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

- **Detail 6**
  - **The typical ramp detail shall be modified to 6'-0" on the minimum width for the new pedestrian access of Yucca Drive.**

- **Road Sign Symbol "One Way"**
  - **Note and detail of sign will be provided on the building permit submittal under detail 14/SD1.0 which will indicate a pole sign to read "ONE WAY" with the corresponding arrow for the direction according to location of the sign and in reference to the traffic flow in the site plan provided.**

- **Refuse Door Swing**
  - **We have revised the parking spaces moving the motorcycle spaces to the last parking space and creating a curb radius to assure door clearance to the space. Please see attached 8.5x11 sheets for new configuration.**
  - **HVA will send 2 copies, full size sheet (24x36), of the TCL.1 via FedEx for your records.**

Please send your comments or an approval to Eduardo Tosky's attention, his e-mail address is eduardo.tosky@hva.cc. You may also contact him directly at 281-854 6112 if you have any further questions regarding this submittal.

Thank you.

Cordially,

STATE OF NEW MEXICO
DAVID S. ROSELIUS
NO. 005200
5/24/13
REGISTERED ARCHITECT

**Scott Roselius, AIA, NCARB**
Director of Architecture, Partner

**Heights Venture Architects, LLP**
1111 North Loop West, Suite 800
Houston, Texas 77008
**Direct: 281.854.6102**
Office: 713.869.1103
Mobile: 713.542.5855
E-mail: scott.roselius@hva.cc

***www.heightsventure.com***

JUN 20 2013
Plan Check Section

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

**TRAFFIC CIRCULATION LAYOUT APPROVED**

CKB 5/24/13
Signed Date

Church's Chicken
Albuquerque NM # 695

TRAFFIC CIRCULATION SUBMITTAL
05-24-13

**To: Kristal Metro and Cynthia K. Beck**
**City of Albuquerque**
*Transportation Development*
600 2nd Street NW #201
Albuquerque, NM. 87102
505-924-3991 / 505-924-3924

**Reference:**

**Response to comments (Revision Delta 1.2) on the Traffic Circulation Layout**

**Project Location:**
Church's Chicken Store #695
5407 Central Ave. NW
ALBUQUERQUE, NM. 87105

CITY OF ALBUQUERQUE
JUN 20 2013
LDC
Plan Check Section

**Ms. Kristal Metro and Cynthia Beck:**
We are providing the following letter as part of response to comments from the e-mail provided on 5/23/13. The copy of the e-mail is below for our records. The responses are provide on page 2 and attached documents.

**From:** Beck, Cynthia [mailto:cbeck@cabq.gov]
**Sent:** Thursday, May 23, 2013 1:51 PM
**To:** Eduardo Tosky
**Subject:** Church's Chicken TCL
Eduardo,

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MAR 10 2014
LAND DEVELOPMENT SECTION

I need a few details added to the TCL:

**Detail 6,** Typical Ramp Detail, provides a minimum of 4 ft width. The ramp will be built to match widths of existing sidewalk but the new pedestrian access from the public sidewalk to the building entrance must be a *minimum of 6 feet.* **I need a note to indicate that a 6 foot ADA accessible pedestrian path including ramps will** be provided.

The **"road sign"** symbol is used at ingress drive to Yucca and egress of drive thru lane however the words on the signs are not noted. Please provide a note that "Right In Only" and "Do Not Enter" and **"One Way Only"** signs will be used accordingly to direct vehicles.

Please check if the **Refuse door swings** into the adjacent angled parking stall and confirm if clearance is provided or not.

*A document providing clarification signed by the Architect could be scanned and submitted via e-mail if you would like to take care of the deficiencies that way.*

Let me know,

**Cynthia K. Beck**
**COA Traffic Engineer**
**Development Review Services**
505-924-3924
cbeck@cabq.gov

**TRAFFIC CIRCULATION LAYOUT APPROVED**

CKB — Signed
5/24/13 — Date

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Richard J. Berry, Mayor

March 17, 2014

Dennis Lang, P.E.
Adams Engineering
910 South Kimball Avenue
Southlake, Texas 76092

RE: **Church's Chicken #695 –** 5407 Central Ave. NW File **K11 –D081**

**Request for PERMANENT CERTIFICATE F OCCUPANCY Accepted**
Grading and Drainage Plan - Engineer's Stamp: 09-19-13
Certification dated: 03-12-2014

Dear Mr. Lang,

Based upon the information provided in your Drainage Certification received 3-17-2014, **the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy (CO) by Hydrology.**

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

3/17/14

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file **K11-D081**
c.pdf Addressee via Email: Dennis.Lang@Adams-Engineering.com
ec: Bob Golden: NMGolden@aol.com
Billy Newton: BiNewton@Churchs.com

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

# City of Albuquerque

## Planning Department

## Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Church's Chicken Building Permit #: 201391430 City Drainage #: K11-D081

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

Legal Description: _____

City Address: 5407 Central Ave. NW, Albuquerque, NM 87105

**Engineering Firm:** Adams Engineering Contact: Dennis Lang PE

Address: 910 S. Kimball Avenue, Fort Worth, TX 76137

Phone#: 817-328-3200 Fax#: 817-328-3299 E-mail: dennis.lang@adams-engineering.co

**Owner:** Church's Chicken Contact: Billy M. Newton

Address: 13011 Lake Mist Drive, Cypress, Texas 77429

Phone#: 713-869-1103 Fax#: none E-mail: binewton@churchs.com

**Architect:** Heights Venture Architects, LLP Contact: David S. Roselius

Address: 1111 North Loop West, Suite 800, Houston, Texas 77008

Phone#: 713-869-1103 Fax#: none E-mail: Scott.Roselius@hva.cc

**Surveyor:** Red Plains Surveying Company Contact: Shon Fuston

Address: 4400 Will Rogers Parkway, Suites 200-202, Oklahoma City, OK 73108

Phone#: 405-603-7842 Fax#: none E-mail: shondf@rpsurveying.com

**Contractor:** TBD Contact: _____

Address: _____

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

Expediter: Bob Golden, 898-0321, nmbob01@aol.com, 7131 Crosswinds Trl NW, ABQ, NM 87114

**TYPE OF SUBMITTAL:**

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
____ GRADING PLAN
____ EROSION & SEDIMENT CONTROL PLAN (ESC)
X 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
X 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: X Yes ____ No ____ Copy Provided

DATE SUBMITTED: March 12, 2014 By: Dennis Lang PE

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 followin

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 m cluding project less than 1-acre than are part of a larger common plan of development

RECEIVED
March 17, 2014
LAND DEVELOPMENT SECTION

March 12, 2014

Mr. Gregory R. Olson, P.E.
City of Albuquerque – Planning Department
600 2nd Street NW, Suite 201
Albuquerque, NM 87102

**RE: Church's Chicken #695 – 5407 Central Avenue NW**
**Grading and Drainage Plan (Drainage Certification) for Certificate of Occupancy**
**File No.: K11-D081**

Mr. Olson,

Enclosed are 4 copies of the resubmittal of the Certification and PE Stamp on the Approved Grading Plan, with Record grades.

We understand that this submittal is a prerequisite of the Final Certificate of Occupancy.

Respectfully Submitted,

Dennis Lang, NM P.E.
ADAMS Engineering

RECEIVED
MAR 17 2014
LAND DEVELOPMENT SECTION

910 South Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
*www.adams-engineering.com*

## Dennis Lang

**From:** Olson, Greg <grolson@cabq.gov>
**Sent:** Monday, March 10, 2014 4:22 PM
**To:** Dennis Lang
**Cc:** Olson, Greg; NMGOLDEN@aol.com; Sigala, Katrina M.; Sims, Timothy E.; Connor, Francis
**Subject:** 5407 Central NW - 30-day TEMPORARY CO Release by Hydrology
**Attachments:** K11D081_LTR_30Day-TempCO_2014MAR08Cert.pdf

**Follow Up Flag:** Follow up
**Flag Status:** Flagged

Dennis,

Attached is my acceptance letter for your Drainage Certification on the Church's Chicken site.
This is a **30-day Temporary CO**, conditioned upon resubmittal of the Certification and PE Stamp on the Approved Grading Plan, with As-Built grades.

One question I had on the plan involves the spot elevation of "**27.15**" in the paved area, about 25' NW of the building, at a location next to your proposed 5029 contour.
Our field inspectors referred to it as a hole, because of the abrupt grade change.
I called the contractor's supt., Mike Hontas, and he said that you discussed it onsite last Sat. and ran water across the entire lot to ensure drainage.
If you and the owner are okay with this change, and it does drain, I can let that go, as is.

If you have any questions, please email or call me.

Thanks,

*Greg Olson*, PE
Senior Engineer
Planning - Hydrology
505-924-3994

## *** CONSTRUCTION NOTES ***

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS
6. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED
7. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
8. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H 1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
9. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS
10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD TO 0 TO -1/2" OF SUBGRADE

## STANDARD ACCESSIBILITY REQUIREMENTS

(A) PARKING
ACCESSIBLE PARKING SPACES SHALL BE A MIN 8' WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY AT LEAST ONE IN EVERY 8 SPACES MUST HAVE AN ADDITIONAL INDICATION "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY SIGNS SHALL BE LOCATED AT 80" ABOVE GROUND SURFACE TO BOTTOM OF TEXT

(C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE PER EIGHT ACCESSIBLE SPACES PROVIDED

(D) RAMPS
RAMPS EXCEEDING 6" IN RISE SHALL HAVE HANDRAILS EACH SIDE BETWEEN 34" AND 38" IN HEIGHT, EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP, AND SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS

(E) RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES A MINIMUM OF 2" HIGH TO PREVENT PEOPLE FROM SLIPPING OFF THE RAMP

(F) CURB RAMPS SHALL HAVE A ROUGH (BROOM FINISH) SURFACE OR ABRASIVE TILE CURB RAMPS SHALL ALSO CONTAIN EITHER TRUNCATED DOMES OR DEEP GROOVES IN ACCORDANCE WITH ADA STANDARDS AND, BE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) AND LIGHT REFLECTIVE VALUE MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES

(G) LANDINGS FOR RAMPS SHALL BE A MINIMUM OF 5'-0" LONG IN DIRECTION OF TRAVEL ALL LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP THEY SERVE.

(H) SIDEWALKS AND ACCESSIBLE ROUTES
36" MIN ACCESS ROUTE TO PUBLIC WALK OR RIGHT-OF-WAY (MAX LONGITUDINAL SLOPE 4 8%, MAX CROSS SLOPE 1 8%)

## DRAINAGE REPORT

Site Location – The site is located on the northwest corner of Central Avenue N W and Yucca Drive N W There is currently a Church's Chicken restaurant at the site The proposed development will include demolition of the existing building and parking area, and construction of a new Church's restaurant building with associated paving, grading, landscaping, and utility construction

Methodology – The proposed storm water management system was designed in accordance with Chapter 22 of the City of Albuquerque Development Process Manual The site is located in Bernalillo County Precipitation Zone 1 The 100-year, 6-hour frequency event was used as the principal design storm

Existing Conditions – The site is completely impervious under existing conditions The majority of the site drains south to Central Avenue A small portion on the west side of the site drains to Yucca Avenue, and a small portion along the east property boundary drains off the site to the east

Proposed Conditions – Refer to Sheet C5 1 for the Grading & Drainage Plan for the site There are three drainage areas identified for proposed conditions at the site The existing drainage patterns at the site were maintained for the proposed conditions For the purpose of quantifying the peak discharge rate and runoff volume from the site, all impervious areas were assigned a Land Treatment Condition D and disturbed pervious areas were assigned a Land Treatment Condition C Area A-1 consists of 0 013 acres, and drains to Yucca Drive to the west Drainage Area A-2 contains 0 355 acres, and drains off the site to the south onto Central Avenue Area A-3 contains 0 021 acres and drains off the site to the east The 100-year, 6-hour peak runoff rate and volume calculations for post-developed conditions are summarized on Sheet C5 1

Conclusions – The site is completely impervious under existing conditions Under proposed conditions, approximately 0 059 acres of the 0 389 total acres at the site will be converted to landscaped area It is anticipated that the 100-year, 6-hour event peak discharge rate from the site will decrease from approximately 1 7 cubic feet per second (cfs) under existing conditions to approximately 1 6 cfs under proposed conditions Therefore this redevelopment will not have an adverse impact on the existing storm water management system surrounding the site

### POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS

| Drainage Area Number | Area (ac) | Land Treatment Condition A | B | C | D | Excess Precipitation (in) | Volume (ac/ft) | Peak Discharge (cfs) | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | 0 013 | 0 000 | 0 000 | 0 013 | 0 000 | 0 99 | 0 00 | 0 04 | WEST TO YUCCA DRIVE |
| A-2 | 0 355 | 0 000 | 0 000 | 0 025 | 0 330 | 1 90 | 0 06 | 1 51 | SOUTH TO CENTRAL AVENUE |
| A-3 | 0 021 | 0 000 | 0 000 | 0 021 | 0 000 | 0 99 | 0 00 | 0 06 | OFF-SITE TO THE EAST |
| Total | 0 389 | | | | | | 0 06 | 1 61 | |

Note Calculations in accordance with the City of Albuquerque Development Process Manual

## ** FEMA NOTE **

Flood Statement According to Community Panel No 35001C 0329 H, Dated August 16, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within flood zone "X", areas determined to be outside the 0 2% annual chance floodplain If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes This statement shall not create liability on the part of the Surveyor or Engineer

## ** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

The Contractor shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the proposed solution to ADA issues which may fail to satisfy full ADA compliance upon completion of the work. If necessary, spot elevations of the area in question shall be obtained by the contractor and provided to the engineer for a detailed resolution of the condition Engineer and owner shall be indemnified of problems and / or cost which may result from contractor's failure to notify engineer and owner in a timely manner

## DRAINAGE CERTIFICATION

I DENNIS LANG NM PE #15837 OF THE FIRM OF ADAMS ENGINEERING (ADAMS) HEREBY CERTIFY THAT THIS PROJECT HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED SEPTEMBER 18 2013 THE RECORD INFORMATION EDITED ONTO THIS COPY OF THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PHILIP TURNER NM PE #14204 OF THE FIRM TERRAMETRICS NEW MEXICO I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON MARCH 6 2014 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 A CERTIFICATE OF OCCUPANCY THERE ARE NO KNOWN EXCEPTIONS AND/OR QUALIFICATIONS OF THE SUBSTANTIALLY COMPLETED WORK THE SURVEYOR HAS DETERMINED THE RECORD FINISHED FLOOR IS 5027 83 THE ORIGINAL APPROVED GRADING PLAN MAY NOT HAVE BEEN SENT TO ME MY UNDERSTANDING IS THAT IT WAS INSERTED INTO THE CITY'S RECORD SET HOWEVER A PRINT OF THE PLAN WHICH WAS APPROVED WAS BROUGHT TO THE SITE AND SUBSTANTIALLY CONFIRMED BY ME
THERE ARE NO KNOWN DEFICIENCIES AND/OR REQUIRED CORRECTIONS OF THE SUBSTANTIALLY COMPLETED WORK, ONE FINISHED RECORD ELEVATION OF 5027 15 WAS NOTICEABLY LOWER THAN THE DESIGN GRADE OF 5028 AT THAT POINT (LOCATED NORTHWEST OF THE STORE) HOWEVER ADEQUATE SLOPE AWAY FROM THIS POINT HAS BEEN PROVIDED AND NO CORRECTION IS NEEDED
THE RECORD INFORMATION PRESENTED HEREIN IS NOT NECESSARILY COMPLETE AND IS 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

DENNIS W LANG NM PE 15837
ADAMS
MARCH 12 2014
DATE

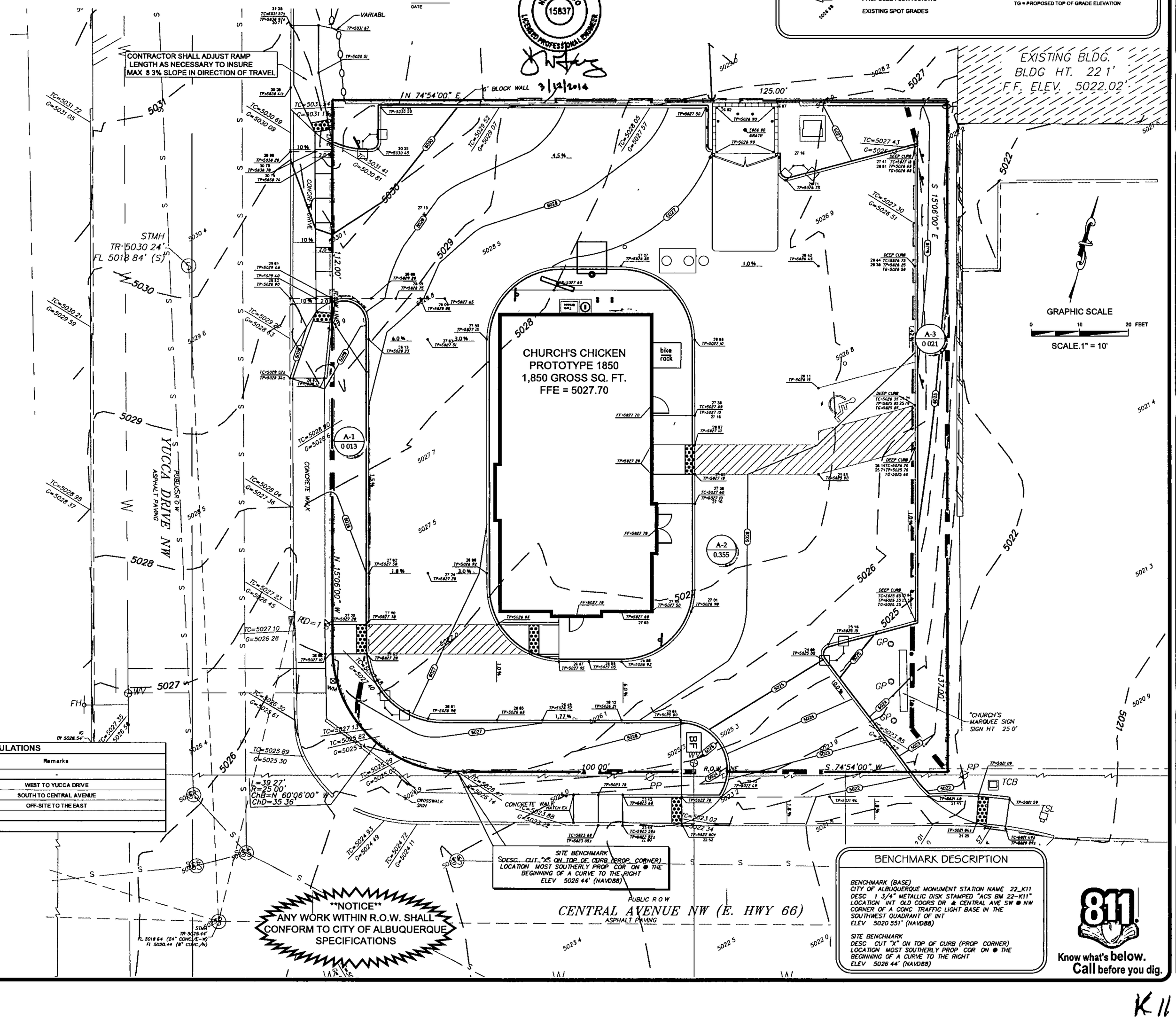
DENNIS W. LANG NEW MEXICO 15837 LICENSED PROFESSIONAL ENGINEER 3/12/2014

## SITE & PAVING LEGEND

- BOUNDARY LINE
- PROPOSED CURBS
- EXISTING CURBS
- GRADE BREAK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROWS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED SLOPE ARROWS
- DRAINAGE DIVIDE LINE & ACREAGE

TC=11 00 TP=10 50 — 1.0% — 2 0 05 ac

TC = PROPOSED TOP OF CURB ELEVATION
TP = PROPOSED TOP OF PAVEMENT ELEVATION
FF = PROPOSED FINISHED FLOOR ELEVATION
TG = PROPOSED TOP OF GRADE ELEVATION




## BENCHMARK DESCRIPTION

BENCHMARK (BASE)
CITY OF ALBUQUERQUE MONUMENT STATION NAME 22_K11
DESC 1 3/4" METALLIC DISK STAMPED "ACS BM 22-K11"
LOCATION INT OLD COORS DR & CENTRAL AVE SW ● NW CORNER OF A CONC TRAFFIC LIGHT BASE IN THE SOUTHWEST QUADRANT OF INT
ELEV 5020 551' (NAVD88)

SITE BENCHMARK
DESC CUT "X" ON TOP OF CURB (PROP CORNER)
LOCATION MOST SOUTHERLY PROP COR ON ● THE BEGINNING OF A CURVE TO THE RIGHT
ELEV 5026 44' (NAVD88)

811 Know what's below. Call before you dig.

| REVISIONS | DATE | BY |
|---|---|---|
| 1 TRAFFIC CIRCULATION LAYOUT | 05/08/2013 | |
| 2 RESPONSE TO TCL COMMENTS | 05/21/2013 | |
| 3 RESPONSE TO TCL COMMENTS | 05/24/2013 | |
| 4 BUILDING PERMIT REVIEW & BID | 06/05/2013 | HJM |
| 5 VARIANCE SUBMITTAL PARKING LANDSCAPE | 07/11/2013 | EAO |
| 6 RESPONSE TO CITY COMMENTS | 08/27/2013 | EAO |
| 7 RESPONSE TO HYDROLOGY COMMENTS | 09/13/2013 | EAO |
| 8 RESPONSE TO HYDROLOGY COMMENTS | 09/16/2013 | EAO |
| 9 RESPONSE TO HYDROLOGY COMMENTS | 09/19/2013 | EAO |

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Adams
910 S Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

# CHURCH'S CHICKEN #695 ALBUQUERQUE, NM

# GRADING & DRAINAGE PLAN

DENNIS W. LANG NEW MEXICO 15837 LICENSED PROFESSIONAL ENGINEER 3/12/2014

| | |
|---|---|
| PROJECT MGR. | DWL |
| PROJECT TECH | HJM |
| CHECKED BY | |
| JOB NO | 2012 347 |
| SHEET NO | C5.1 |

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Received by Email 3/12/14

K11-0081

FILENAME C5 1 GRADING & DRAINAGE PLAN.dwg PLOTTED BY Edgar ORE PLOT DATE Friday September 20 2013 PLOT TIME 8 18 33 AM PLOTTER Adobe PDF FULL PATH P:\Projects\2012\2012347 Church's Albuquerque #695\Drawings\C Projects\2012\2012347_Church's Albuquerque #695\Drawings\C5 1 GRADING & DRAINAGE PLAN

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Richard J. Berry, Mayor

March 10, 2014

Dennis Lang, P.E.
Adams Engineering
910 South Kimball Avenue
Southlake, Texas 76092

RE: **Church's Chicken #695** – 5407 Central Ave. NW
**Request for Permanent Certificate of Occupancy**

File **K11 –D081**

**Temporary** C.O. – **Accepted = 30-Days**
G&D Plan - Engineer's Stamp: 09-19-13
Certification dated: 03-08-2014

Dear Mr. Lang,

Based upon the information provided in your Drainage Certification received 3-10-2014, the above referenced Certification is NOT acceptable for a release of a Permanent Certificate of Occupancy (CO) by Hydrology.

PO Box 1293

I was able to review the surveyors As-Built Survey notes, and your separate Drainage Certification statement, and am basing this Temporary CO on that information. To obtain a release of the Permanent CO from Hydrology, we request that your certification statement by included on a copy of the Approved Grading and Drainage Plan, with the As-Built Survey information and surveyors certification included.

Albuquerque

New Mexico 87103

**The above referenced Certification is acceptable for release of a 30 day Temporary Certificate of Occupancy by Hydrology.**

www.cabq.gov

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

3/10/14

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K11-D081
c.pdf Addressee via Email: Dennis.Lang@Adams-Engineering.com
ec: Bob Golden, NMGolden@aol.com



K11D081_LTR_30Day-TempCO_2014MAR08Cert

Adams

DRAINAGE CERTIFICATION W/ SURVEY WORK BY OTHERS

DRAINAGE CERTIFICATION

I, Dennis Lang, NM PE #15837, of the firm of Adams Engineering (ADAMS), hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated September 19, 2013. The record information edited onto the original design document has been obtained by Philip Turner, NMPS 10204, of the firm TerraMetrics New Mexico. I further certify that I personally visited the project site on March 8, 2014, 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 a certificate of occupancy.

There are no known exceptions and/or qualifications of the substantially completed work. The surveyor has determined the record finished floor is 5027.60. The original approved grading plan may have not been sent to me. My understanding is that it was inserted into the City's record set. However, a print of the plan which was approved has been brought to the site and substantially confirmed by me.

There are no known deficiencies and/or required corrections of the substantially completed work.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the ~~traffic~~ drainage 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.

Dennis W. Lang NM PE 15837
ADAMS

3/8/2014
Date

DENNIS W. LANG
NEW MEXICO
15837
LICENSED PROFESSIONAL ENGINEER

3/8/2014

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
*TBPE Reg. No. F-1002; www.adams-engineering.com*

## *** CONSTRUCTION NOTES ***

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
6. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED
7. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
8. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
9. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS.
10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD TO 0 TO -1/2" OF SUBGRADE.

## STANDARD ACCESSIBILITY REQUIREMENTS

(A) PARKING:
ACCESSIBLE PARKING SPACES SHALL BE A MIN. 8' WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE IN EVERY 8 SPACES MUST HAVE AN ADDITIONAL INDICATION "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AT 80" ABOVE GROUND SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE PER EIGHT ACCESSIBLE SPACES PROVIDED

(D) RAMPS:
RAMPS EXCEEDING 6" IN RISE SHALL HAVE HANDRAILS EACH SIDE BETWEEN 34" AND 38" IN HEIGHT, EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP, AND SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES A MINIMUM OF 2" HIGH TO PREVENT PEOPLE FROM SLIPPING OFF THE RAMP

(F) CURB RAMPS SHALL HAVE A ROUGH (BROOM FINISH) SURFACE OR ABRASIVE TILE. CURB RAMPS SHALL ALSO CONTAIN EITHER TRUNCATED DOMES OR DEEP GROOVES IN ACCORDANCE WITH ADA STANDARDS AND, BE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) AND LIGHT REFLECTIVE VALUE MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES.

(G) LANDINGS FOR RAMPS SHALL BE A MINIMUM OF 5'-0" LONG IN DIRECTION OF TRAVEL. ALL LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP THEY SERVE.

(H) SIDEWALKS AND ACCESSIBLE ROUTES:
36" MIN. ACCESS ROUTE TO PUBLIC WALK OR RIGHT-OF-WAY (MAX. LONGITUDINAL SLOPE 4.9%, MAX CROSS SLOPE 1.9%)

## DRAINAGE REPORT

Site Location – The site is located on the northwest corner of Central Avenue N W and Yucca Drive N.W. There is currently a Church's Chicken restaurant at the site. The proposed development will include demolition of the existing building and parking area, and construction of a new Church's restaurant building with associated paving, grading, landscaping, and utility construction

Methodology – The proposed storm water management system was designed in accordance with Chapter 22 of the City of Albuquerque Development Process Manuel. The site is located in Bernalillo County Precipitation Zone 1 The 100-year, 6-hour frequency event was used as the principal design storm.

Existing Conditions – The site is completely impervious under existing conditions. The majority of the site drains south to Central Avenue A small portion on the west side of the site drains to Yucca Avenue, and a small portion along the east property boundary drains off the site to the east.

Proposed Conditions – Refer to Sheet C5 1 for the Grading & Drainage Plan for the site. There are three drainage areas identified for proposed conditions at the site. The existing drainage patterns at the site were maintained for the proposed conditions. For the purpose of quantifying the peak discharge rate and runoff volume from the site, all impervious areas were assigned a Land Treatment Condition D, and disturbed pervious areas were assigned a Land Treatment Condition C Area A-1 consists of 0 013 acres, and drains to Yucca Drive to the west. Drainage Area A-2 contains 0.355 acres, and drains off the site to the south onto Central Avenue Area A-3 contains 0 021 acres and drains off the site to the east. The 100-year, 6-hour peak runoff rate and volume calculations for post-developed conditions are summarized on Sheet C5.1.

Conclusions – The site is completely impervious under existing conditions. Under proposed conditions, approximately 0 059 acres of the 0 389 total acres at the site will be converted to landscaped area. It is anticipated that the 100-year, 6-hour event peak discharge rate from the site will decrease from approximately 1 7 cubic feet per second (cfs) under existing conditions to approximately 1 6 cfs under proposed conditions. Therefore the redevelopment will not have an adverse impact on the existing storm water management system surrounding the site

**POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS**

| Drainage Area Number | Area (ac) | Land Treatment Condition A | B | C | D | Excess Precipitation (in) | Volume (ac/ft) | Peak Discharge (cfs) | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | 0 013 | 0.000 | 0 000 | 0.013 | 0.000 | 0.30 | 0.00 | 0.04 | WEST TO CENTRAL AVENUE |
| A-2 | 0.355 | 0.000 | 0.000 | 0.026 | 0 329 | 1.90 | 0.05 | 1.51 | SOUTH TO CENTRAL AVENUE |
| A-3 | 0.021 | 0.000 | 0.000 | 0.021 | 0 000 | 0.30 | 0.00 | 0.06 | OFF-SITE TO THE EAST |
| Total | 0.389 | | | | | | 0.05 | 1 61 | |

Note: Calculations in accordance with the City of Albuquerque Development Process Manual

## ** FEMA NOTE **

Flood Statement: According to Community Panel No. 35001C 0329 H, Dated August 16, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within flood zone "X", areas determined to be outside the 0.2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor or Engineer.

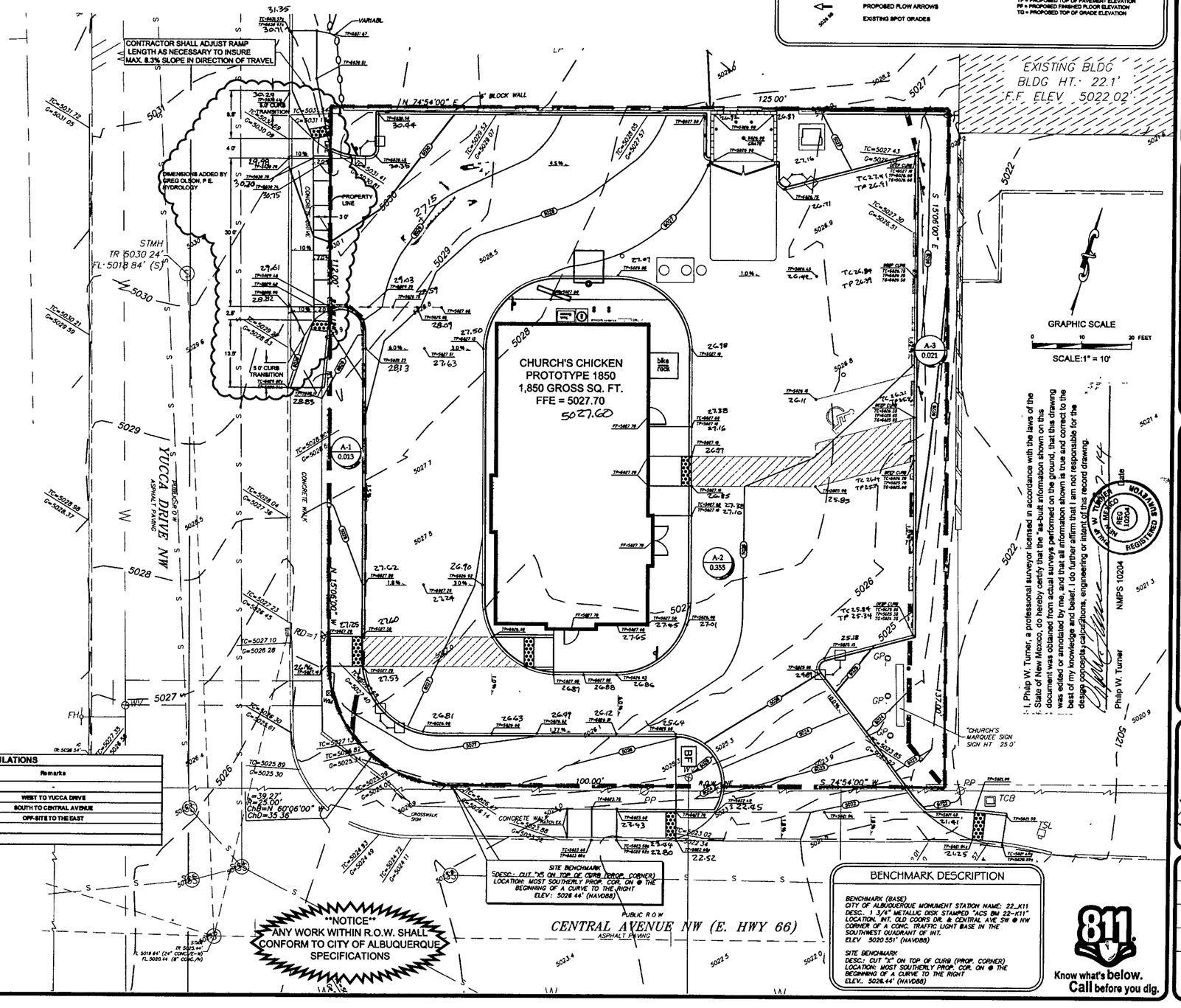
## ** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

The Contractor shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the proposed solution to ADA issues which may fail to satisfy full AOA compliance upon completion of the work. If necessary, spot elevations of the area in question shall be obtained by the contractor and provided to the engineer for a detailed resolution of the condition. Engineer and owner shall be indemnified of problems and / or cost which may result from contractor's failure to notify engineer and owner in a timely manner

## SITE & PAVING LEGEND

- BOUNDARY LINE
- PROPOSED CURBS
- EXISTING CURBS
- GRADE BREAK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROWS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED SLOPE ARROWS
- DRAINAGE DIVIDE LINE & ACREAGE

TC = PROPOSED TOP OF CURB ELEVATION
TP = PROPOSED TOP OF PAVEMENT ELEVATION
FF = PROPOSED FINISHED FLOOR ELEVATION
TG = PROPOSED TOP OF GRADE ELEVATION




****NOTICE****
ANY WORK WITHIN R.O.W. SHALL CONFORM TO CITY OF ALBUQUERQUE SPECIFICATIONS

SITE BENCHMARK
DESC.: CUT "X" ON TOP OF CURB (PROP. CORNER)
LOCATION: MOST SOUTHERLY PROP. COR. ON ● THE BEGINNING OF A CURVE TO THE RIGHT
ELEV.: 5026.44' (NAVD88)

## BENCHMARK DESCRIPTION

BENCHMARK (BASE)
CITY OF ALBUQUERQUE MONUMENT STATION NAME: 22_K11
DESC.: 3 1/4" METALLIC DISK STAMPED "ACS BM 22-K11"
LOCATION: INT. OLD COORS DR. & CENTRAL AVE SW ● NW CORNER OF A CONC. TRAFFIC LIGHT BASE IN THE SOUTHWEST QUADRANT OF INT.
ELEV: 5020.551' (NAVD88)

SITE BENCHMARK
DESC.: CUT "X" ON TOP OF CURB (PROP. CORNER)
LOCATION: MOST SOUTHERLY PROP. COR. ON ● THE BEGINNING OF A CURVE TO THE RIGHT
ELEV.: 5026.44' (NAVD88)

Know what's below. Call before you dig.

| REVISIONS | DATE | BY |
|---|---|---|
| TRAFFIC CIRCULATION LAYOUT | 04-04-13 | DWL |
| RESPONSE TO TCL COMMENTS | 05-21-13 | DWL |
| RESPONSE TO CITY COMMENTS | 06-24-13 | DWL |
| BUILDING FOOTPRINTS REVISED | 07-16-13 | DWL |
| WARNING & MATERIAL (PARKING) REVISED | 08-16-13 | DWL |
| RESPONSE TO CITY COMMENTS | 08-30-13 | DWL |
| RESPONSE TO HYDROLOGY | 09-15-13 | DWL |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Adams

CHURCH'S CHICKEN #695
ALBUQUERQUE, NM

GRADING & DRAINAGE PLAN

I, Philip W. Turner, a professional surveyor licensed in accordance with the laws of the State of New Mexico, do hereby certify that the "as-built information shown on this document was obtained from actual surveys performed on the ground; that this drawing was edited or annotated by me, and that all information shown is true and correct to the best of my knowledge and belief. I do further affirm that I am not responsible for the design concepts, calculations, engineering or intent of this record drawing.

Philip W. Turner NMPS 10204 Date

PHILIP W. TURNER NEW MEXICO REG. 10204 REGISTERED SURVEYOR

DENNIS W. LANG NEW MEXICO 15837 LICENSED PROFESSIONAL ENGINEER
10/18/2013

| | |
|---|---|
| PROJECT MGR. | DWL |
| PROJECT TECH | HJM |
| CHECKED BY | |
| JOB NO | 2012 347 |
| SHEET NO | C5.1 |


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PLOTTED BY: Edgar Ortiz PLOT DATE: Thursday, October 17, 2013 PLOT BY: Alfred Paz PLOTTER: Xerox PS7
P:\DRAWINGS\CIVIL\GRADING & DRAINAGE PLAN.dwg

Call Mike 304-5053 Wants to be there during CO visit.

# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Church's Chicken Building Permit #: 201391430 City Drainage #: K11-D081

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

Legal Description: _____

City Address: 5407 Central Ave. NW, Albuquerque, NM 87105

**Engineering Firm:** Adams Engineering Contact: Dennis Lang PE

Address: 910 S. Kimball Avenue, Fort Worth, TX 76137

Phone#: 817-328-3200 Fax#: 817-328-3299 E-mail: dennis.lang@adams-engine

**Owner:** Church's Chicken Contact: Billy M. Newton

Address: 13011 Lake Mist Drive, Cypress, Texas 77429

Phone#: 713-869-1103 Fax#: none E-mail: binewton@churchs.com

**Architect:** Heights Venture Architects, LLP Contact: David S. Roselius

Address: 1111 North Loop West, Suite 800, Houston, Texas 77008

Phone#: 713-869-1103 Fax#: none E-mail: Scott.Roselius@hva.cc

**Surveyor:** Red Plains Surveying Company Contact: Shon Fuston

Address: 4400 Will Rogers Parkway, Suites 200-202, Oklahoma City, OK 73108

Phone#: 405-603-7842 Fax#: none E-mail: shondf@rpsurveying.com

**Contractor:** TBD Contact: _____

Address: _____

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

Expediter: Bob Golden, 898-0321, nmbob01@aol.com, 7131 Crosswinds Trl NW, ABQ, NM 87114

**TYPE OF SUBMITTAL:**

____ DRAINAGE REPORT
____ DRAINAGE PLAN 1st SUBMITTAL
____ DRAINAGE PLAN RESUBMITTAL
____ CONCEPTUAL G & D PLAN
X 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
X 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: X Yes ____ No ____ Copy Provided

DATE SUBMITTED: March 10, 2014 By: Dennis Lang PE

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 followin

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

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL

Dimensions added by
Greg Olson, P.E.
Hydrology

TRAFFIC CIRCULATION LAYOUT APPROVED
7/24/13
Date
Signed

Confirmed in field 3/8/14

A-1
0.013

## *** CONSTRUCTION NOTES ***

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AN SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
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## STANDARD ACCESSIBILITY REQUIREMENTS

(A) PARKING
ACCESSIBLE PARKING SPACES SHALL BE a MIN. 8' WIDE WITH A MAXIMUM SLOPE OF 2% (1V IN 48H) IN ALL DIRECTIONS

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED SIGN SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY AT LEAST ONE (1) EVERY 6 SPACES MUST HAVE AN ADDITIONAL INDICATION "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AT 80" ABOVE GROUND SURFACE TO BOTTOM OF TEXT

(C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES. ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE PER EVERY ACCESSIBLE SPACES PROVIDED.

(D) RAMPS
RAMPS EXCEEDING 6" IN RISE SHALL HAVE HANDRAILS EACH SIDE BETWEEN 34" AND 38" IN HEIGHT, EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP AND SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES A MINIMUM OF 3" HIGH TO PREVENT PEOPLE FROM SLIPPING OFF THE RAMP.

(F) CURB RAMPS SHALL HAVE A ROUGH GROOVED FINISH SURFACE OR ABRASIVE TILE. CURB RAMPS SHALL ALSO CONTAIN EITHER TRUNCATED DOMES OR BEEP BROOMS IN ACCORDANCE WITH ADA STANDARDS AND, BE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL SHALL BE USING CONCRETE AND LIGHT REFLECTIVE VALUE MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES.

(G) LANDINGS FOR RAMPS SHALL BE A MINIMUM OF 5'-0" LONG IN DIRECTION OF TRAVEL. ALL LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP THEY SERVE.

(H) BOUNDING AND ADDITIONAL ROUTES
AN ACCESSIBLE ROUTE TO PUBLIC WALK OR RIGHT-OF-WAY. (MAX LONGITUDINAL SLOPE = 8%, MAX CROSS SLOPE 2.0%)

### DRAINAGE REPORT

**Site Location** – The site is located on the northwest corner of Central Avenue N.W. and Yucca Drive N.W. There is currently a Church's Chicken restaurant at the site. The proposed development will include demolition of the existing building and parking area, and construction of a new Church's restaurant building with associated paving, grading, landscaping, and utility construction.

**Hydrology** – The proposed storm water management system was designed in accordance with Chapter 22 of the City of Albuquerque Development Process Manual. The site is located in Bernalillo County Precipitation Zone 1. The 100-year, 6-hour frequency event was used as the principal design storm.

**Existing Conditions** – The site is completely impervious under existing conditions. The majority of the site drains south to Central Avenue. A small portion on the west side of the site drains to Yucca Avenue, and a small portion along the east property boundary drains off the site to the east.

**Proposed Conditions** – Refer to Sheet C5.1 for the Grading & Drainage Plan for the site. There are three drainage areas identified for proposed conditions at the site. The existing drainage patterns at the site were maintained for this proposed conditions. For the purpose of quantifying the peak discharge rate and runoff volume from the site, all impervious areas were assigned a Land Treatment Condition D, and disturbed pervious areas were assigned a Land Treatment Condition C. Area A-1 consists of 0.013 acres, and drains to Yucca Drive to the west. Drainage Area A-2 contains 0.355 acres, and drains off the site to the south onto Central Avenue. Area A-3 contains 0.021 acres and drains off the site to the east. The 100-year, 6-hour peak runoff rate and volume calculations for post-developed conditions are summarized on Sheet C5.1

**Conclusions** – The site is completely impervious under existing conditions. Under proposed conditions, approximately 0.068 acres of the 0.389 total acres at the site will be converted to landscaped areas. It is anticipated that the 100-year, 6-hour event peak discharge rate from the site will decrease from approximately 1.7 cubic feet per second (cfs) under existing conditions to approximately 1.6 cfs under proposed conditions. Therefore this redevelopment will not have an adverse impact on the existing storm water management system surrounding the site.

**POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS**

| Drainage Area Number | Area (ac) | Land Treatment Condition A | B | C | D | Excess Precipitation (IN) | Volume (AcFt) | Peak Discharge (cfs) | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | 0.013 | 0.000 | 0.000 | 0.013 | 0.000 | 0.55 | 0.00 | 0.04 | WEST TO YUCCA DRIVE |
| A-2 | 0.355 | 0.000 | 0.000 | 0.030 | 0.325 | 1.55 | 0.05 | 1.51 | SOUTH TO CENTRAL AVENUE |
| A-3 | 0.021 | 0.000 | 0.000 | 0.021 | 0.000 | 0.55 | 0.00 | 0.06 | OFF-SITE TO THE EAST |
| Total | 0.389 | | | | | | 0.05 | 1.61 | |

Note: Calculations in accordance with the City of Albuquerque Development Process Manual

### ** FEMA NOTE **

Flood Statement: According to Community Panel No. 35001C 0328 H, Dated August 16, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within flood zone "X", areas determined to be outside the 0.2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor or Engineer.

### ** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

The Contractor shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the proposed solution so ADA issues which may fail to satisfy full ADA compliance upon completion of the work. If necessary, spot elevations of the area in question shall be processed by the contractor and presented to the engineer for a detailed resolution of the condition. Engineer and owner shall be indemnified of problems and / or cost which may result from contractor's failure to notify engineer and owner in a timely manner.

### SITE & PAVING LEGEND

BOUNDARY LINE
PROPOSED CURBS
EXISTING CURBS
GRADE BREAK
EXISTING CONTOUR
PROPOSED CONTOUR
PROPOSED FLOW ARROWS
EXISTING SPOT GRADES
PROPOSED SPOT GRADES
PROPOSED SLOPE ARROWS
DRAINAGE DIVIDE LINE & ACREAGE

TC = PROPOSED TOP OF CURB ELEVATION
TP = PROPOSED TOP OF PAVEMENT ELEVATION
FF = PROPOSED FINISHED FLOOR ELEVATION
TG = PROPOSED TOP OF GRADE ELEVATION

CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL

EXISTING BLDG
BLDG HT.: 22.1'
F.F. ELEV.: 5022.02'

CHURCH'S CHICKEN
PROTOTYPE 1850
1,850 GROSS SQ. FT.
FFE = 5027.70
5027.60

GRAPHIC SCALE
SCALE:1" = 10'

YUCCA DRIVE NW

CENTRAL AVENUE NW (E. HWY 66)

"NOTICE"
ANY WORK WITHIN R.O.W. SHALL CONFORM TO CITY OF ALBUQUERQUE SPECIFICATIONS

SITE BENCHMARK
DESC.: CUT 'X' ON TOP OF CURB (FROM CORNER)
LOCATION: MOST SOUTHERLY PROP. COR. ON W'LY BEGINNING OF A CURVE TO THE RIGHT
ELEV.: 5026.44' (NAVD88)

### BENCHMARK DESCRIPTION

BENCHMARK (BASE)
CITY OF ALBUQUERQUE MONUMENT STATION NAME: 22_111
DESC.: 1 3/4" METALLIC DISK STAMPED "ACE BM 22-111"
LOCATION: INT. OLD COORS DR. & CENTRAL AVE SW @ NW CORNER OF A CONC. TRAFFIC LIGHT BASE IN THE SOUTHWEST QUADRANT OF INT.
ELEV.: 5000.351' (NAVD88)

SITE BENCHMARK
DESC.: CUT 'X' ON TOP OF CURB (FROM CORNER)
LOCATION: MOST SOUTHERLY PROP. COR. ON W'LY BEGINNING OF A CURVE TO THE RIGHT
ELEV.: 5026.44' (NAVD88)

Know what's below. Call before you dig. 811

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 1 | TRAFFIC CIRCULATION LAYOUT | DWL | 08-01-13 |
| 2 | ADDED SIGNAGE TO SITE PLAN | DWL | 08-06-13 |
| 3 | ADDED TC, TG, CONNECTS | DWL | 08-08-13 |
| 4 | ELECTRIC CREDIT (NOTE NO. 2, SEE) | DWL | 08-11-13 |
| 5 | ADDED BENCH, PHONE, LUMBER DIM. | DWL | 08-13-13 |
| 6 | INCREASE TO CITY COMMENTS | DWL | 08-16-13 |
| 7 | INCREASE TO 5 MPH CLIMB | DWL | 08-19-13 |

Adams

CHURCH'S CHICKEN #695
ALBUQUERQUE, NM

GRADING & DRAINAGE PLAN

I, Philip W. Turner, a professional surveyor licensed in accordance with the laws of the State of New Mexico, do hereby certify that the "as-built information shown on this document was obtained from actual surveys performed on the ground, that this drawing was edited or annotated by me, and that all information shown is true and correct to the best of my knowledge and belief. I do further affirm that I am not responsible for the design concepts, calculations, engineering or intent of this record drawing.

Philip W. Turner NMPS 12094

DENNIS W. LAND NEW MEXICO 15837 REGISTERED PROFESSIONAL ENGINEER

10/10/13

PROJECT MGR: DWL
PROJECT TECH: HJM
CHECKED BY:
JOB NO: 3012.347
SHEET NO: C5.1

# CITY OF ALBUQUERQUE

***Planning Department***
***Transportation Development Services Section***

March, 10 2014

Dennis Lang, P.E.
Adams Engineering
910 S. Kimball Ave.
Fort Worth, TX 76137

**Re: Church's Chicken, 5407 Central Ave. NW**
**Certificate of Occupancy – Transportation Development**
Engineer's Stamp dated 6-04-13 (K11-D081)
Certification dated 3-08-14

Dear Mr. Lang,

Based upon the information provided in your submittal received 3-10-14, 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.

Transportation is asking for an electronic copy, in PDF format, of this certification for our records. This PDF file can be e-mailed to rmichel@cabq.gov. If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: File
CO Clerk

Mon 8 AM
Make full Copy
TCL stamped.

Bob Golder will bring in As Built of Yucca. CO Request.

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

call Mike 304-5053 Before Site Visit - He Will Meet You there.

# City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: Church's Chicken Building Permit #: 201391430 City Drainage #: K11-D081

DRB#: EPC#: Work Order#:

Legal Description:

City Address: 5407 Central Ave. NW, Albuquerque, NM 87105

**Engineering Firm:** Adams Engineering Contact: Dennis Lang PE

Address: 910 S. Kimball Avenue, Fort Worth, TX 76137

Phone#: 817-328-3200 Fax#: 817-328-3299 E-mail: dennis.lang@adams-engineering.com

**Owner:** Church's Chicken Contact: Billy M. Newton

Address: 13011 Lake Mist Drive, Cypress, Texas 77429

Phone#: 713-869-1103 Fax#: none E-mail: binewton@churchs.com

**Architect:** Heights Venture Architects, LLP Contact: David S. Roselius

Address: 1111 North Loop West, Suite 800, Houston, Texas 77008

Phone#: 713-869-1103 Fax#: none E-mail: Scott.Roselius@hva.cc

**Surveyor:** Red Plains Surveying Company Contact: Shon Fuston

Address: 4400 Will Rogers Parkway, Suites 200-202, Oklahoma City, OK 73108

Phone#: 405-603-7842 Fax#: none E-mail: shondf@rpsurveying.com

**Contractor:** TBD Contact:

Address:

Phone#: Fax#: E-mail:

Expediter: Bob Golden, 898-0321, nmbob01@aol.com, 7131 Crosswinds Trl NW, ABQ, NM 87114

**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
X 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
X 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: X Yes ____ No ____ Copy Provided

DATE SUBMITTED: March 10, 2014 By: Dennis Lang PE

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 followin

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

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

Adams

# TRAFFIC CERTIFICATION

I, Dennis Lang, NM PE, of the firm of Adams Engineering (ADAMS), hereby certify that this project is in substantial compliance with and in accordance with the design intent of the TCL approved plan dated May 24, 2013. The record information edited onto the original design document has been obtained by Paul Turner NM PS 10281, of the firm TerraMetrics New Mexico. I further certify that I personally visited the project site on March 8, 2014, and 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 a certificate of occupancy.

There are no exceptions and/or qualifications of the substantially completed work.

There are no visible deficiencies and/or required corrections of the substantially completed work.

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.

Dennis W. Lang PE
ADAMS

3/8/2014
Date

DENNIS W. LANG
NEW MEXICO
15837
LICENSED PROFESSIONAL ENGINEER

3/8/14

RECEIVED
MAR 10 2014
LAND DEVELOPMENT SECTION

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
*TBPE Reg. No. F-1002; www.adams-engineering.com*

# CITY OF ALBUQUERQUE

September 24, 2013

David S. Roselius, R.A.
C/o Eduardo Tosky
Heights Venture Architects, LLP
1111 North Loop West, Suite 800
Houston, Texas 77008

Re: Church's Chicken Store 695, 5407 Central NW, Traffic Circulation Layout
Architect's Stamp dated 6/04/13 with addendum G&D (K11-D081)

Dear Mr. Tosky,

The TCL submittal received 9/24/13 from Bob Golden is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development Review Services

C: File

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CONTRACTOR SHALL ADJUST RAMP
LENGTH AS NECESSARY TO INSURE
MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL

TC=5031 57±
TP=5030.97±

VARIABL.

TP=5031.67

TP=5030 51

TP=5030 41±

N 74°54'00" E

95'

5°

TC=5031.54

G=5031.13

TC=5030.69

G=5030.09

TP=5030 50

40'

10%

2.0%

TP=5030 45

TC=5031.41

G=5030.81

TP=5030 20

TP=5030.70

TP=5030.74

PROP. LINE

30'

30'

10%

2.0%

112.00'

TP=5029.46

TP=5029 40

TP=5028.90

TP=5029 20

TP=5028.75

10%

2.0%

25'

TC=5029.27

G=5028.63

85'

6.0%

TP=5028 23

TP=5027 51

TC=5029.02±

TP=5028 34±

TP=5029 12

5' CURB TRANS.

TC=5028.90

G=5028.6

A-1
0.013

5027.7

5031.72
5031.05

5030.4

STMH
TP: 5030.24'
FL: 5018.81' (S)

5030 21
5029.59

5029.6

TRAFFIC CIRCULATION LAYOUT
APPROVED
9/24/13
Date
Signed

## Olson, Greg

**From:** Olson, Greg
**Sent:** Monday, February 24, 2014 3:22 PM
**To:** 'Dennis Lang'; 'Perry Hassell'
**Cc:** 'NMGolden@aol.com'; 'Eduardo.Tosky@hva.cc'; Olson, Greg; Beck, Cynthia
**Subject:** K11-D081: Church's on Yucca photos - Construction problems
**Attachments:** 2014-02-23 11.30.28.jpg; 2014-02-23 11.31.03.jpg; 2014-02-23 11.32.39.jpg; 2014-02-23 11.30.13.jpg; 2014-02-23 11.31.56.jpg; 2014-02-23 11.32.48.jpg

Ladies and Gents,

Attached for your use are photos I took Sunday morning, 2/23/14, at the Church's on Central and Yucca NW.
The first three photos are of the driveway on Yucca, and the next three are of the driveway on Central.

I am forwarding these, as there appear to be deviations from the approved plans, which may result in denial of C.O. when the time arrives.

**Yucca side**: The driveway was not built as designed; with widened opening at the gutter line, and 5' wings.

**Central side**: The short piece of curb extending above the western WC Ramp is not going to be acceptable.
Top of curb needs to follow top of sidewalk to avoid a tripping hazard.

**Please alert whoever is in charge of construction, so we can avoid problems when Certificate of Occupancy is requested**.

Thanks,

*Greg Olson*, PE
Senior Engineer
Planning - Hydrology
505-924-3994

---

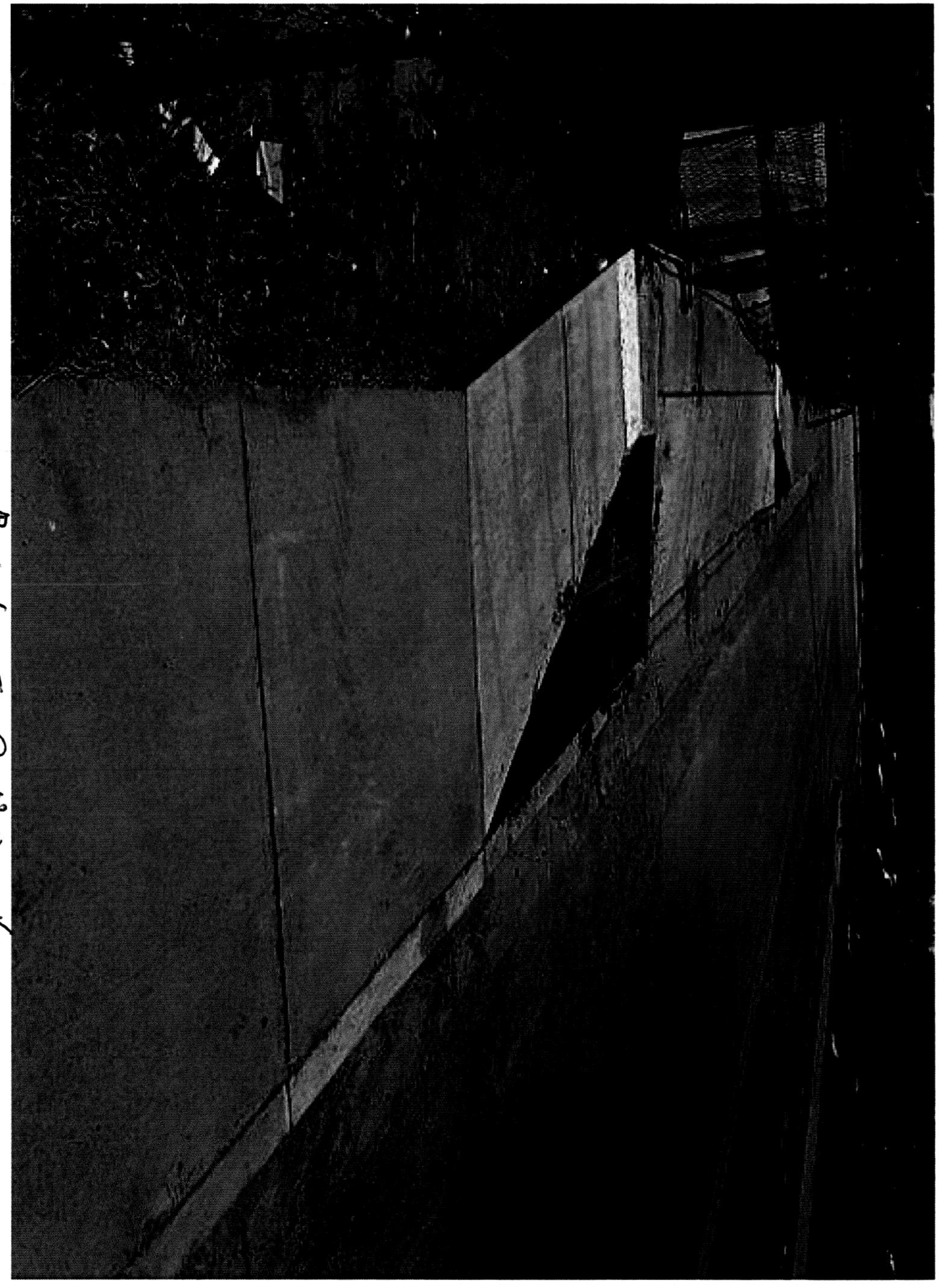
**From:** weolsons@yahoo.com [mailto:weolsons@yahoo.com]
**Sent:** Sunday, February 23, 2014 8:55 PM
**To:** Olson, Greg
**Subject:** Church's photos

Thanks,

Greg

K11-0081 Churches on Central @ Yucca 2/23/14 11:30 Am

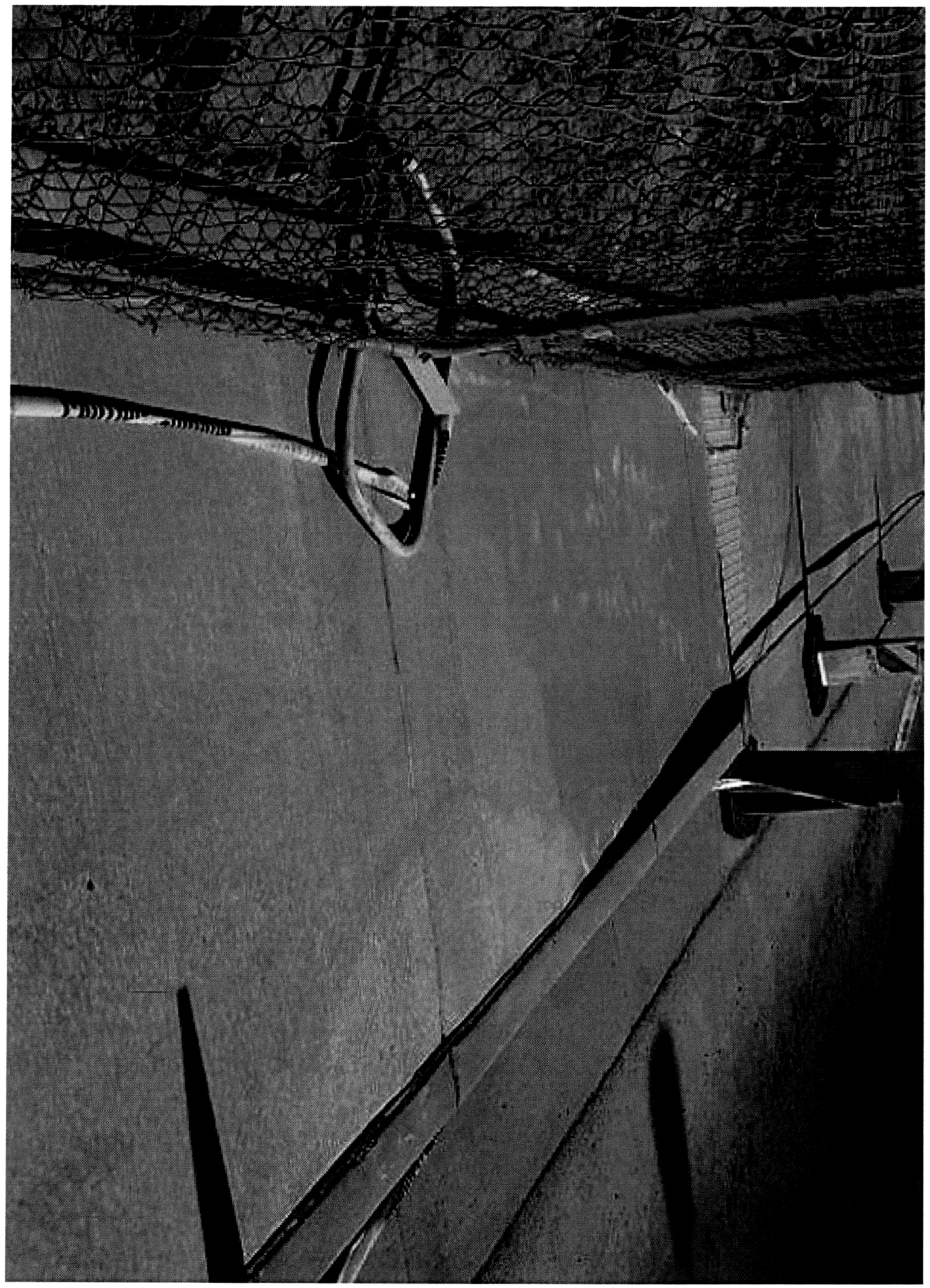
Looking S. @ NW entrance



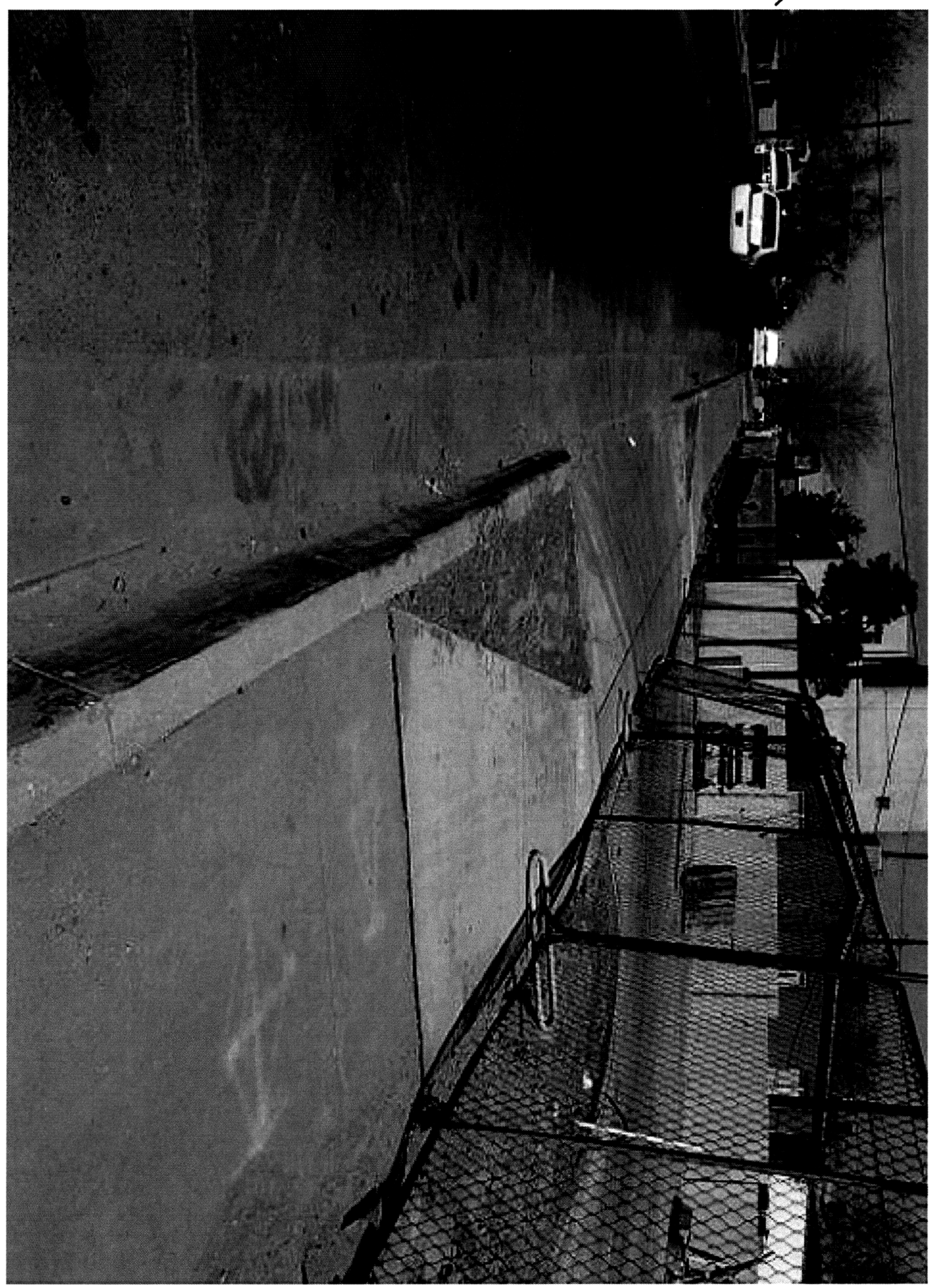
Looking SE @ NW Entrance

Churchs & Central & Yucca

K11 - D081 2/23/14 ~~11~~ 11:30am



Looking E. @ S.E Entrance off Central

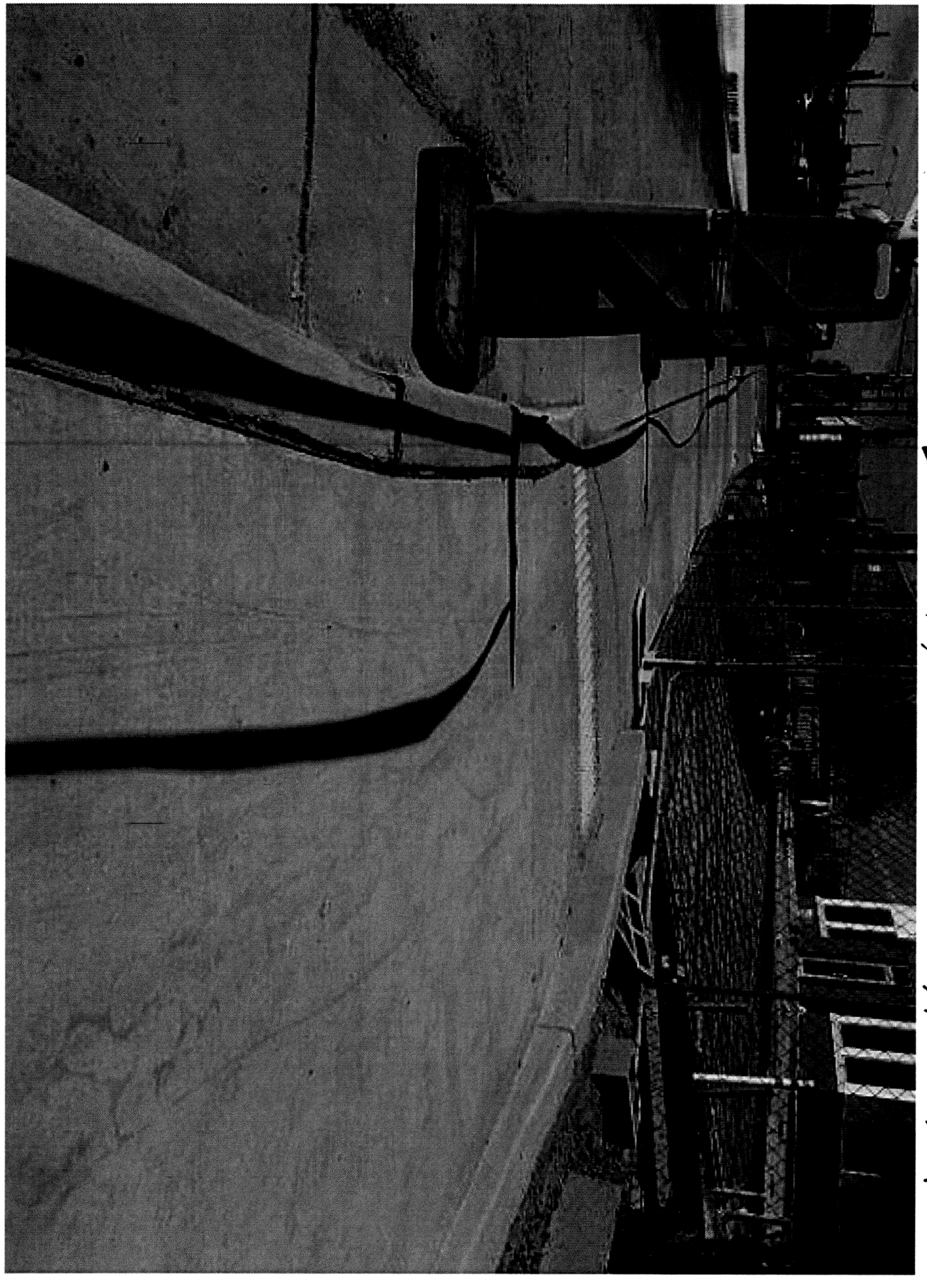


Looking N. @ NW Entrance on Yucca

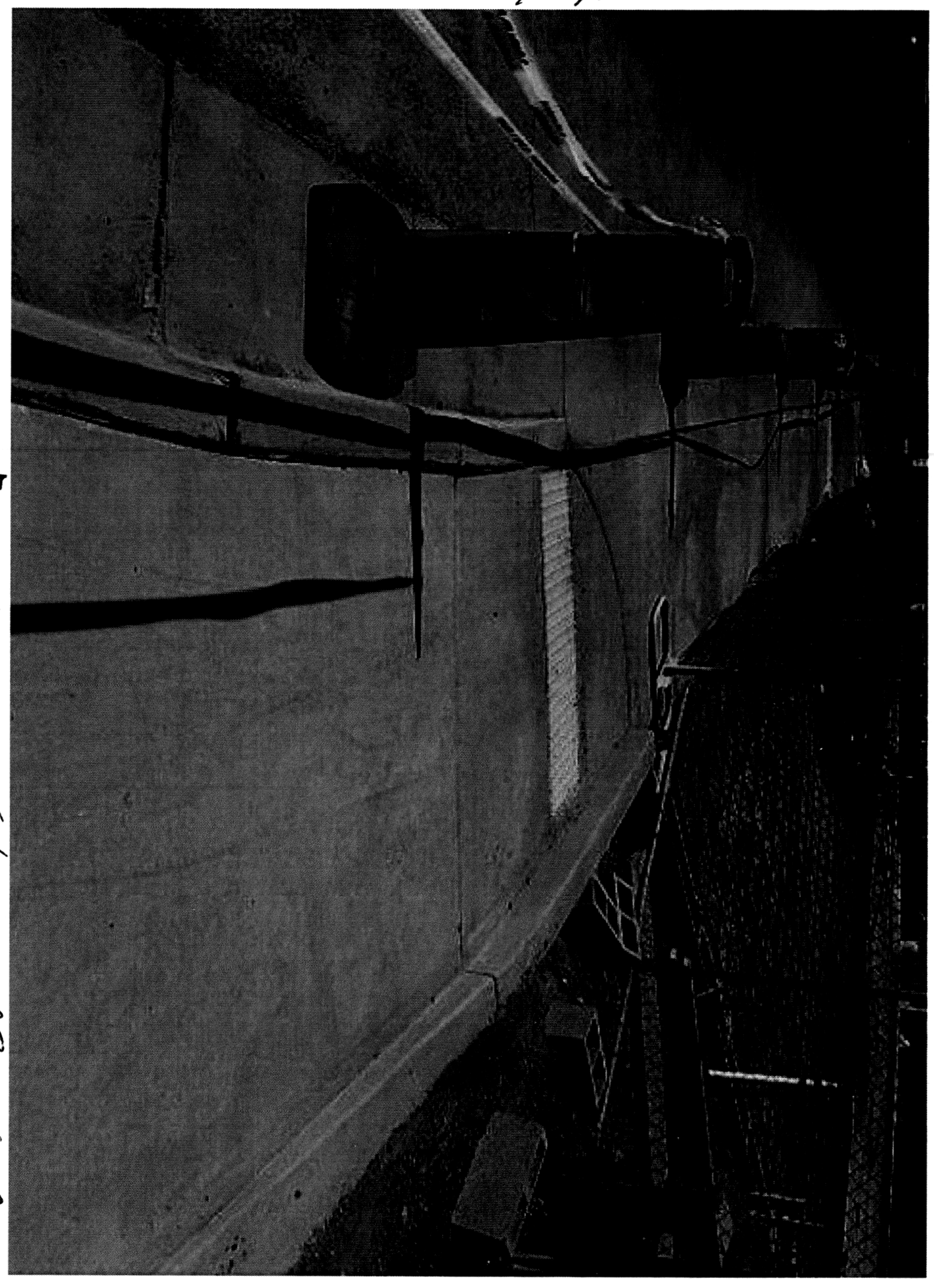
Churches Central @ Yucca

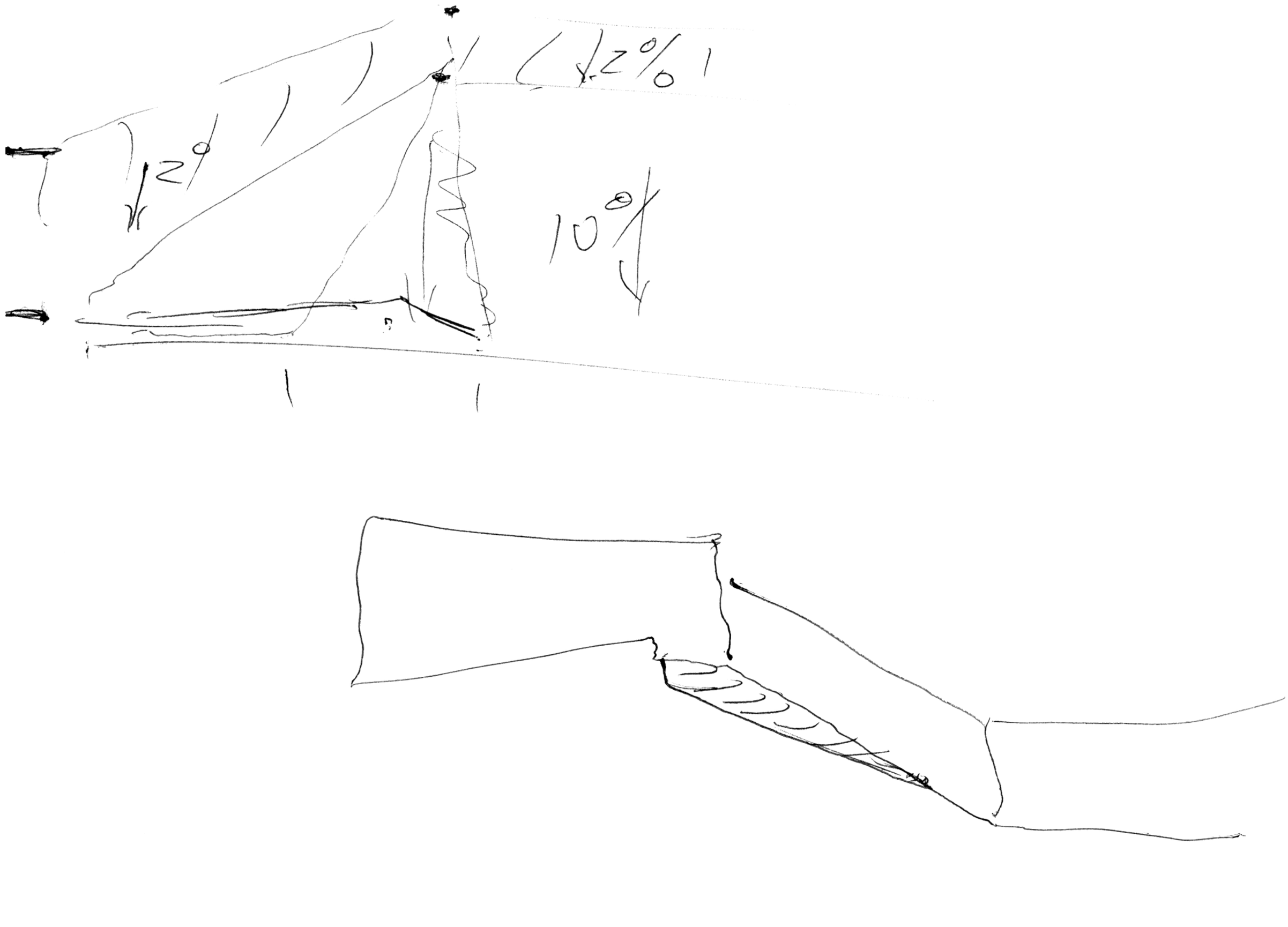
K11-D081

2/23/14 11:30 am



Looking W. @ entrance off Central





# CITY OF ALBUQUERQUE

September 24, 2013

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C/o Eduardo Tosky
Heights Venture Architects, LLP
1111 North Loop West, Suite 800
Houston, Texas 77008

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Architect's Stamp dated 6/04/13 with addendum G&D (K11-D081)

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Sincerely,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development Review Services

C: File

Concern: A copy of stamped was sent to RA. He is not in possession of an original stamp. CKB 9/24/13

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

## Beck, Cynthia

K11/D081

**From:** Olson, Greg
**Sent:** Wednesday, September 18, 2013 4:02 PM
**To:** 'Dennis Lang'
**Cc:** Olson, Greg; Beck, Cynthia
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081
**Attachments:** Churchs Driveway Details-9-18-13.pdf; C5 1 GRADING DRAINAGE PLAN-9-18-13.pdf

Dennis,

I'm sorry for the seemingly detailed review on this, but since this is a deviation from the COA Standard Driveway, we need to be sure the intent is well defined.

Attached are a few notes on your latest drawing, which will make it ready to go:

1. The taper in the curb height was not drawn correctly; I set it at 5' to smooth the transition in height and still give you a wide radius on the entrance.
2. The header curb/wall on the uphill side of the driveway should not be built over any part of the neighbor's frontage. If you still need it to retain landscaping on the NW corner of the site, then shorten it to that location, only.
3. The 5030 and 5029 contours were not changed from the previous layout, and could cause confusion on the new design. It would be helpful for the contractor if you provide more grades at the curb line.
4. I checked with Kristal Metro, Transp. Engr., and found that the tactile pads may no longer be needed since the redesigned sidewalk is not a "Ramp."
5. Since the site layout has not changed, the previously approved Traffic Circulation Plan (TCL) should still be okay, but I am routing a copy of this to Traffic as a heads-up, and you may want to formally request their concurrence on the TCL.

For Hydrology to release the Building Permit, I will need your formal submittal of the revised Grading Plan, and if approved,
the revised Grading Plan sheet needs to be substituted in the Permit Sets that are circulating for approval.

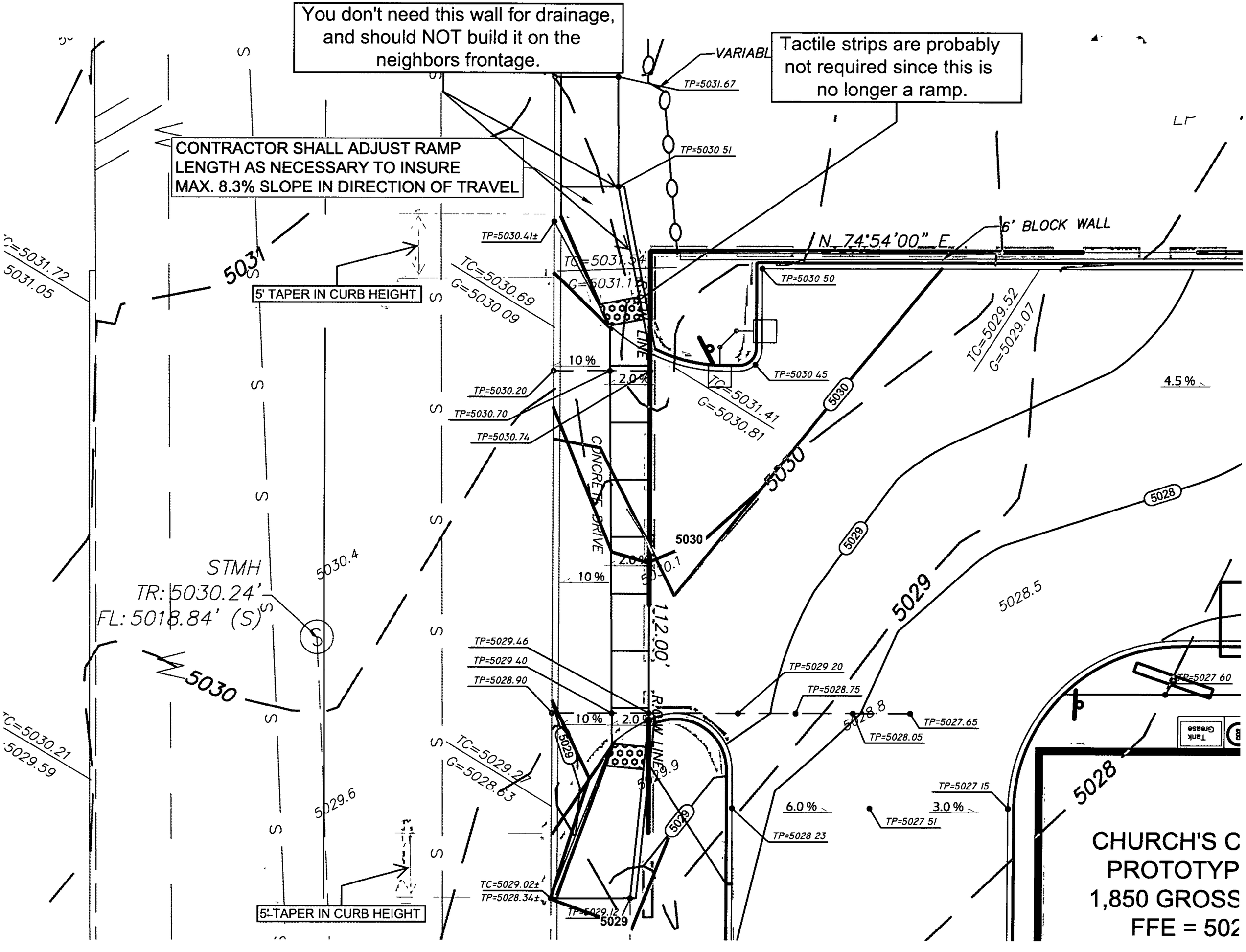
Please call me if you have any questions.

Thanks,
Greg Olson
(505) 924-3994

Note For C.O.

Okay modification to curb cut / drivepad on Yucca to accommodate Hydrology Comments.
CKB
9/20/13

9/19/2013



You don't need this wall for drainage, and should NOT build it on the neighbors frontage.
Tactile strips are probably not required since this is no longer a ramp.
CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL
VARIABL
TP=5031.67
TP=5030 51
TP=5030.41±
TC=5031.72
5031.05
5031
5' TAPER IN CURB HEIGHT
TC=5030.69
G=5030 09
TC=5031.54
G=5031.1
N 74°54'00" E
6' BLOCK WALL
TP=5030 50
TC=5029.52
G=5029.07
10 %
2.0 %
TP=5030.20
TP=5030.70
TP=5030.74
TP=5030 45
TC=5031.41
G=5030.81
4.5 %
5030
CONCRETE DRIVE
5030
5028
5029
5030.4
STMH
TR: 5030.24'
FL: 5018.84' (S)
5030
10 %
112.00'
5028.5
TP=5029.46
TP=5029 40
TP=5028.90
TP=5029 20
TP=5028.75
TP=5027.65
TP=5028.05
TP=5027 60
TC=5030.21
5029.59
TC=5029.27
G=5028.63
5029.6
6.0 %
3.0 %
TP=5027 15
TP=5027 51
TP=5028 23
5028
TC=5029.02±
TP=5028.34±
TP=5029.12
5029
5' TAPER IN CURB HEIGHT
CHURCH'S C
PROTOTYP
1,850 GROSS
FFE = 502

# CITY OF ALBUQUERQUE

May 24, 2013

David S. Roselius, R.A.
C/o Eduardo Tosky
Heights Venture Architects, LLP
1111 North Loop West, Suite 800
Houston, Texas 77008

Re: Church's Chicken Store 695, 5407 Central NW, Traffic Circulation Layout
Architect's Stamp dated 5/21/13 with addendum 5/24/13 (K11-D081)

Dear Mr. Tosky,

The TCL submittal received 5/23/13 via FedEx with addendum via Email received 5/24/14 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation. **Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.**

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,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development Review Services

C: File

PO Box 1293
Albuquerque
New Mexico 87103.
www.cabq.gov

Church's Chicken
Albuquerque NM # 695

TRAFFIC CIRCULATION SUBMITTAL
05-21-13

**To: Kristal Metro and Cynthia K. Beck**
**City of Albuquerque**
*Transportation Development*
600 2nd Street NW #201
Albuquerque, NM. 87102
505-924-3991 / 505-924-3924

**Reference:**
**Response to comments on the Traffic Circulation Layout**

**Project Location:**
Church's Chicken Store #695
5407 Central Ave. NW
ALBUQUERQUE, NM. 87105

**Ms. Kristal Metro and Cynthia Beck:**
We are providing the following letter as part of response to comments of our submittal package for your review, and approval. The documents provided along with this letter are as follows:

- **Executive Summary** (page 2)
- **TCL.1 Traffic Circulation Layout Plan** showing
    1. Site Plan with Legend
    2. Vicinity Map (with street names & land marks)
    3. Legal Description and Type of Development
    4. Parking Calculations and Site Information
    5. General Notes
    6. Typical Ramp Detail
    7. Handicap parking, ramp, and bike rack - plan detail

Two (2) copies of the TCL.1 sheet and this letter are provided.

RECEIVED
MAY 23 2013
LAND DEVELOPMENT SECTION

**Executive Summary:**

*General Project Location:*

The project is located at north-east corner of the intersection of Central Avenue and Yucca Drive (address indicated on page 1).

*Development Concept for the Site:*

The project consists of demoing the existing Church's Chicken 1 story building (approximately 1,347 square feet) and the associated existing elements within the boundaries of the Church's Chicken property line. The existing site is approximately 0.39 acres.

We will replace this with new construction of an 1,855 square foot Church's Chicken quick-service restaurant (1 story building) with a drive-thru, a dumpster enclosure, and associated site improvements, including an ADA access ramp to the ROW.

*Traffic Circulation Concept:*

The building will be located almost centered in the property, allowing for a traffic circulation to move around the building. Traffic may come in from Central Avenue moving north along the east side of the property to find parking space along the east side. As they come to the north side of the property, the drivers have a choice to move into the drive thru lane or continue pass the drive thru lane and find parallel parking spaces on the north side.

As the drivers move along the north side of the property, they will have a choice to either exit the site off Yucca or continue making a left turn within the property, moving adjacent to the right of the drive thru lane. As they head south the layout will lead both, the drive thru lane traffic and adjacent traffic, to the left, again giving them a choice to either, turn right and exit the site off Central Ave., or continue to the left around the property to either find a parking space once again or go around the north side of the property to exit onto Yucca Drive.

The traffic along Yucca Drive may come into the site and makes an immediate right running parallel to the drive thru lane. These customers would move along the south side of the property to either choose to park along the east side or simply exit the site into Central Avenue.

We are also providing pole signs and painted directional signs to direct traffic and also to allow for pedestrians to walk safely within the property by providing "Yield" and "STOP" painted letters as well as pedestrian crossing stripes.

*Impact on Adjacent properties:*

The adjacent properties will not have an impact by the traffic circulation of Church's Chicken site as we are maintaining the same area of the ingress/egress location along Yucca Drive. The ingress/egress along Central Avenue is adjusted slightly but remains with in the vicinity of its original locations.

*Traffic Impact Study:*

We have confirmed that a *Traffic Impact Study* submittal is not required for this site; please refer to the letter signed by *Tony Loyd* provided with the previous submittal documents.

RECEIVED
MAY 23 2013
LAND DEVELOPMENT SECTION

We believe that the clearances provided by the distances/dimensions shown on sheet TCL.1 are adequate to meet the intent of the City criteria and allow for a sufficient traffic circulation thru the property for both, drivers and pedestrians, in a safely and reasonable manner.

Please send your comments or an approval to my attention, the address is shown below. You may also contact me directly via phone or e-mail if you have any further questions regarding this submittal.

Thank you.

Respectfully,

**Eduardo Tosky**
Associate

**Heights Venture Architects, LLP**
1111 North Loop West, Suite 800
Houston, Texas 77008
**Direct: 281.854.6112**
Office: 713.869.1103
E-mail: eduardo.tosky@hva.cc

***www.heightsventure.com***

**Realizing Your Vision**

RECEIVED
MAY 23 2013
LAND DEVELOPMENT SECTION

**To: Kristal Metro and Cynthia K. Beck**
**~~City of Albuquerque~~**
*Transportation Development*
600 2nd Street NW #201
Albuquerque, NM. 87102
505-924-3991 / 505-924-3924

**Reference:**

**Response to comments (Revision Delta 1.2) on the Traffic Circulation Layout**

**Project Location:**
Church's Chicken Store #695
5407 Central Ave. NW
ALBUQUERQUE, NM. 87105

**Ms. Kristal Metro and Cynthia Beck:**
We are providing the following letter as part of response to comments from the e-mail provided on 5/23/13. The copy of the e-mail is below for our records. The responses are provide on page 2 and attached documents.

**From:** Beck, Cynthia [mailto:cbeck@cabq.gov]
**Sent:** Thursday, May 23, 2013 1:51 PM
**To:** Eduardo Tosky
**Subject:** Church's Chicken TCL
Eduardo,

I need a few details added to the TCL:

**Detail 6,** Typical **Ramp Detail, provides a minimum of 4 ft width. The ramp will be built to match widths of** existing sidewalk but the new pedestrian access from the public sidewalk to the building entrance must be a *minimum of 6 feet.* **I need a note to indicate that a 6 foot ADA accessible pedestrian path including ramps will** be provided.

The "**road sign**" **symbol is used at ingress drive to Yucca and egress of drive thru lane however the words on the signs are not noted. Please provide a note that** "Right In Only" and "Do Not Enter" and "**One Way Only**" signs will be used accordingly to direct vehicles.

Please check if the **Refuse door swings** into the adjacent angled parking stall and confirm if clearance is provided or not.

*A document providing clarification signed by the Architect could be scanned and submitted via e-mail if you would like to take care of the deficiencies that way.*

Let me know,

**Cynthia K. Beck**
**COA Traffic Engineer**
**Development Review Services**
505-924-3924
cbeck@cabq.gov

**TRAFFIC CIRCULATION LAYOUT APPROVED**

CKB — Signed
5/29/13 — Date

- **Detail 6**
  - **The typical ramp detail shall be modified to 6'-0" on the minimum width for the new pedestrian access of Yucca Drive.**

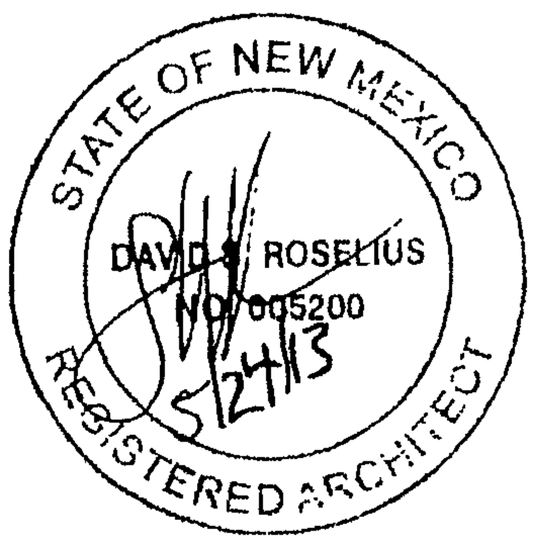
- **Road Sign Symbol "One Way"**
  - **Note and detail of sign will be provided on the building permit submittal under detail 14/SD1.0 which will indicate a pole sign to read "ONE WAY" with the corresponding arrow for the direction according to location of the sign and in reference to the traffic flow in the site plan provided.**

- **Refuse Door Swing**
  - **We have revised the parking spaces moving the motorcycle spaces to the last parking space and creating a curb radius to assure door clearance to the space. Please see attached 8.5x11 sheets for new configuration.**
  - **HVA will send 2 copies, full size sheet (24x36), of the TCL.1 via FedEx for your records.**

Please send your comments or an approval to Eduardo Tosky's attention, his e-mail address is eduardo.tosky@hva.cc. You may also contact him directly at 281-854 6112 if you have any further questions regarding this submittal.

Thank you.

Cordially,




**Scott Roselius, AIA, NCARB**
Director of Architecture, Partner

**Heights Venture Architects, LLP**
1111 North Loop West, Suite 800
Houston, Texas 77008
**Direct: 281.854.6102**
Office: 713.869.1103
Mobile: 713.542.5855
E-mail: scott.roselius@hva.cc

***www.heightsventure.com***

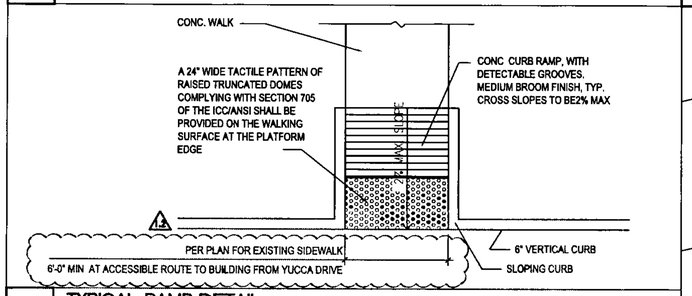
**TRAFFIC CIRCULATION LAYOUT APPROVED**

CKB 5/24/13
Signed Date

1. PARKING LOT REQUIRES A SLOPE BETWEEN 1% MIN AND 5% MAX. REFER TO CIVIL DRAWINGS FOR SPECIFIC REQUIREMENTS
2. PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN TO 6% MAX. REFER TO CIVIL FOR SPECIFIC DETAILS.
3. HANDICAP PARKING SHALL MEET 1% MIN TO 2% MAX. REFER TO CIVIL FOR ADDITIONAL INFORMATION.
4. MAXIMUM GRADING SHOULD NOT EXCEED 5% IN PARKING AREA. FOR MAJOR CIRCULATION AISLE AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES, THE GRADES SHOULD BE KEPT TO 5% OR LESS. HANDICAP ACCESS TO BUILDING NEEDS TO BE MAINTAINED REFER TO CIVIL DRAWINGS FOR SPECIFIC SLOPES
5. PARKING STRIPES SHALL BE 4" WHITE STRIPES AT CONCRETE. (IF ASPHALT: 4" YELLOW STRIPES) TYPICAL FOR STRIPED ISLANDS AND LOADING ZONES
6. HANDICAP SIGNS AND RELATED DETAILS SHALL MEET 2012 ADA STANDARDS

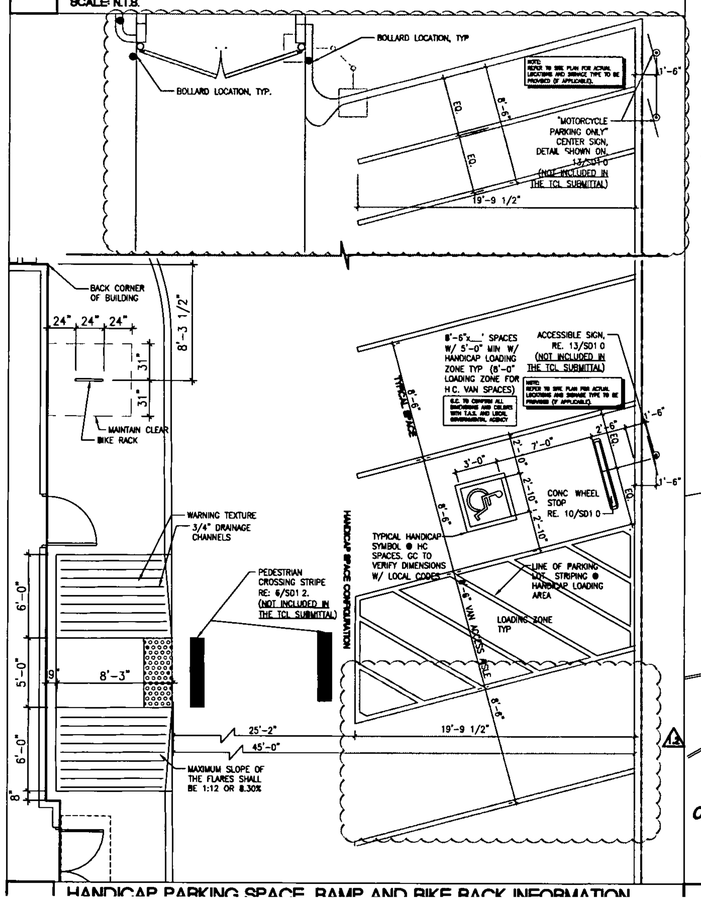
## 5 GENERAL NOTES

Scale: 1" = 20'-0"




## 6 TYPICAL RAMP DETAIL

SCALE: N.T.S.




HANDICAP PARKING SPACE, RAMP AND BIKE RACK INFORMATION

## 4 PARKING REQUIRMENTS AND SITE INFORMATION

DINING SEAT CALCULATION BASED ON EQUIPMENT INTERIOR PLAN

| | | |
|---|---|---|
| BOOTHS | | |
| 2 | BOOTHS AT 4 EA. | = 8 |
| TABLES | | |
| 3 | TABLES AT 4 EA. | = 12 |
| 1 | TABLE AT 2 EA. | = 2 |
| 1 | H-TABLE AT 5 EA. | = 5 |
| TOTAL | SEATS | 27 |

**DINING SEATS: 27**

| PARKING REQUIRMENTS | REQUIRED | PROVIDED |
|---|---|---|
| CALCULATION BASED ON: 1 space per 4 Seats (DiningArea) | 7 | 11 |
| 1 handicap space | 1 | 1 |
| Motorcycle | 1 | 2 |
| Bicycle Spaces | 2 | 2 |

| | |
|---|---|
| SITE AREA | 16990.874 SF OR 0.390 ACRES |

## 3 LEGAL DESCRIPTION AND TYPE OF DEVELOPMENT

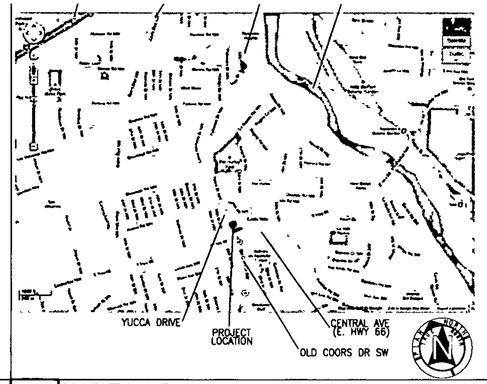
REFER TO TOPOGRAPHIC SURVEY PROVIDED

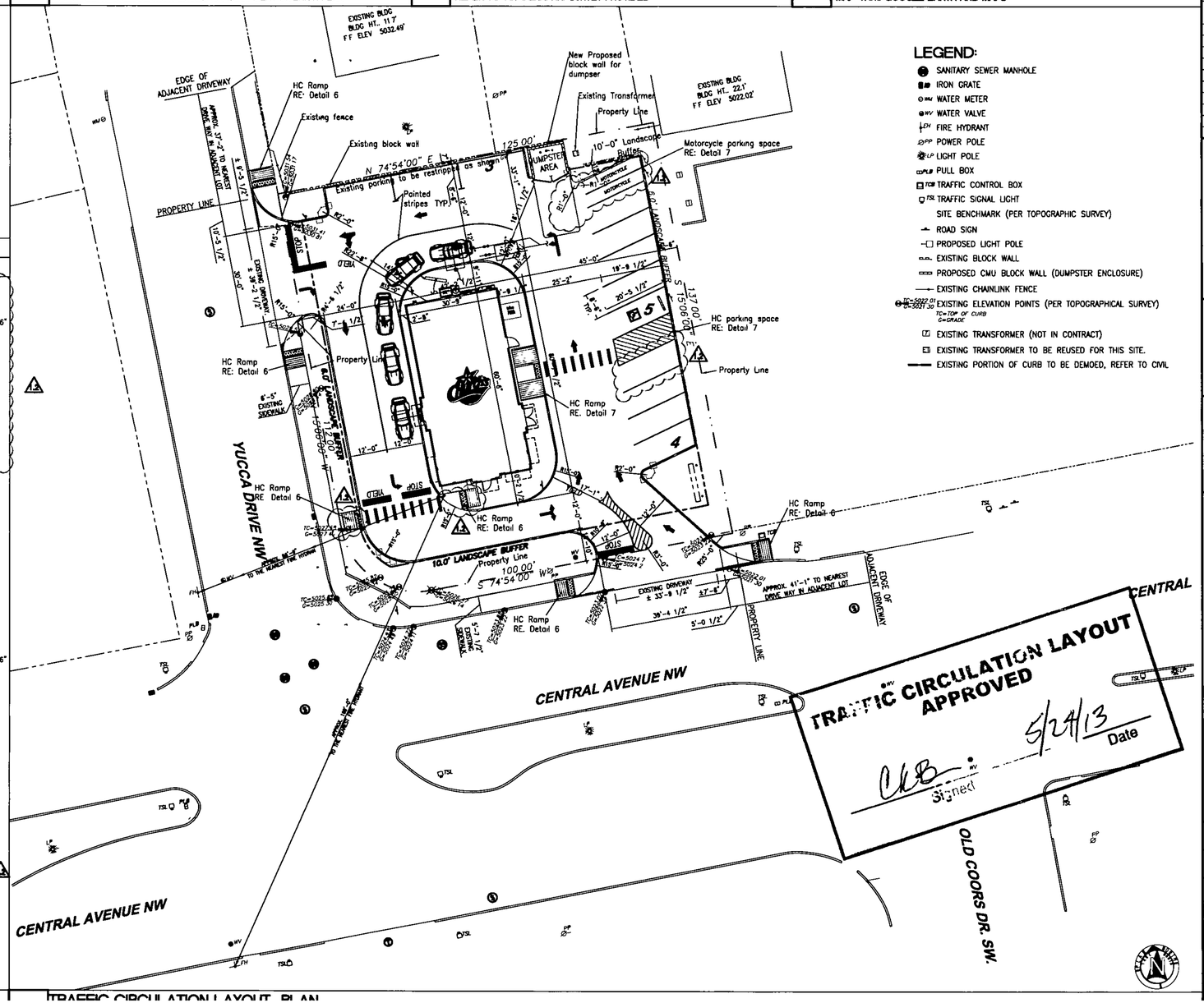
LOT A, BLOCK A, OF LAVALAND ADDITION.

QUICK SERVICE RESTAURANT WITH DRIVE THRU.

## 2 VICINITY MAP

MAP: THRU GOOGLE EARTH AND MAPS




TRAFFIC CIRCULATION LAYOUT PLAN

## LEGEND:

- SANITARY SEWER MANHOLE
- IRON GRATE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- PULL BOX
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL LIGHT
- SITE BENCHMARK (PER TOPOGRAPHIC SURVEY)
- ROAD SIGN
- PROPOSED LIGHT POLE
- EXISTING BLOCK WALL
- PROPOSED CMU BLOCK WALL (DUMPSTER ENCLOSURE)
- EXISTING CHAINLINK FENCE
- EXISTING ELEVATION POINTS (PER TOPOGRAPHICAL SURVEY) TC=TOP OF CURB G=GRADE
- EXISTING TRANSFORMER (NOT IN CONTRACT)
- EXISTING TRANSFORMER TO BE REUSED FOR THIS SITE.
- EXISTING PORTION OF CURB TO BE DEMOED, REFER TO CIVIL

TRAFFIC CIRCULATION LAYOUT APPROVED
5/24/13 Date
Signed

**Church's Chicken**
**Corporate Development**
980 Hammond Drive, ste. 1100
Atlanta, Georgia 30328
(v) 770.350.3871

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Based on
1850 Prototype 2013

| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| 1 | TRAFFIC CIRCULATION LAYOUT | 05-08- |
| 1 1 | RESPONSE TO TCL COMMENTS | 05-21- |
| 1 2 | RESPONSE TO TCL COMMENTS | 05-24- |
| 2 | BUILDING PERMIT REVIEW AND BID | 06-05- |

SEAL

STATE OF NEW MEXICO
DAVID S ROCELIUS
12012-3200
5/24/13
REGISTERED ARCHITECT

CONSULTANT

ARCHITECT
HEIGHTS VENTURE ARCHITECTS, LLP
HOUSTON
1111 North Loop West, Suite
Houston, Texas 77008
713 869 1103 V
DALLAS
8717 Legacy Drive, Suite 24
Plano, Texas 75024
972 490 7282 V

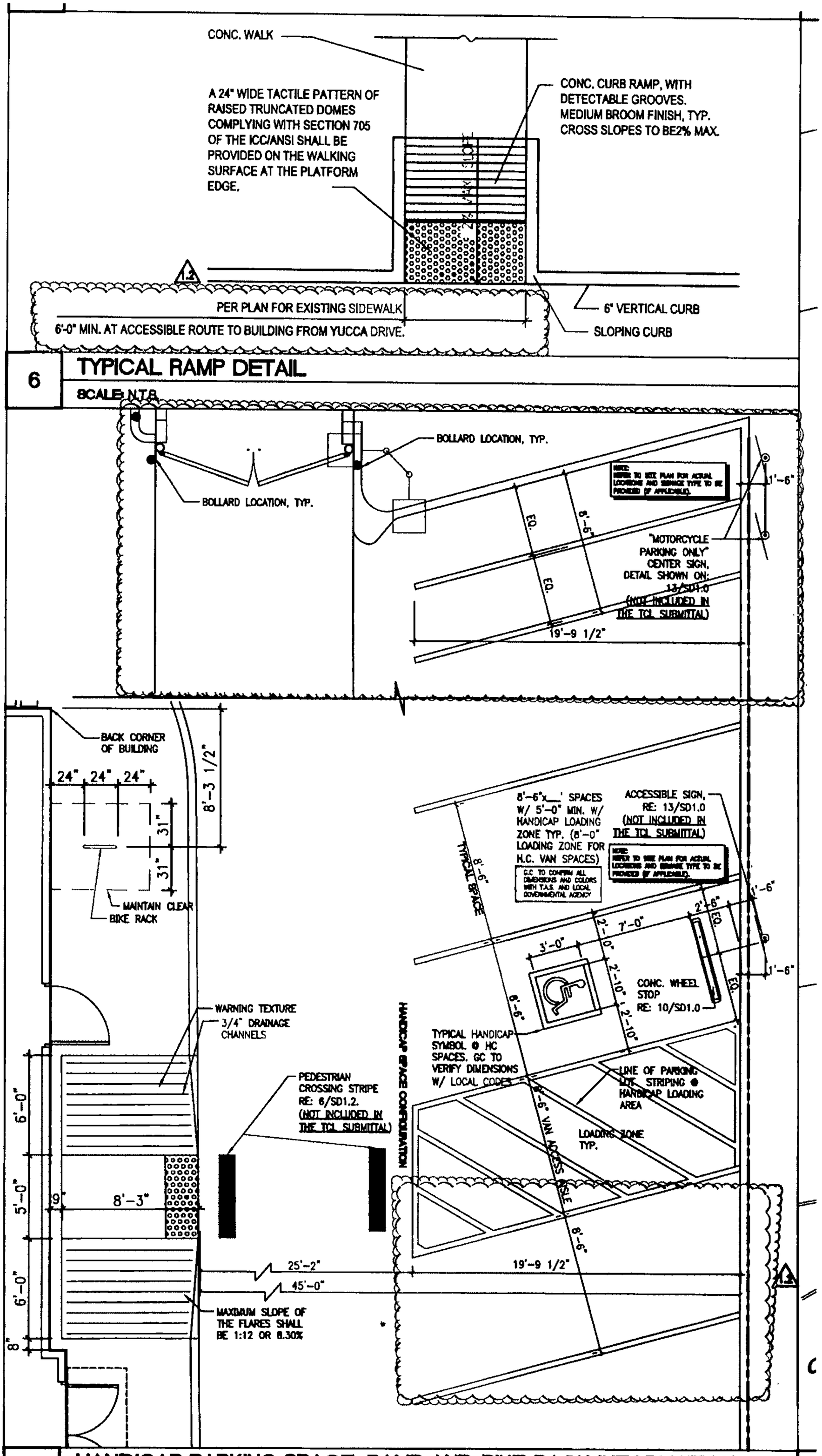
CHURCH'S CHICKEN
STORE # 695
5407 CENTRAL AVE. NW
(HISTORIC US ROUTE 66)
ALBUQUERQUE, NEW MEXICO. 87105

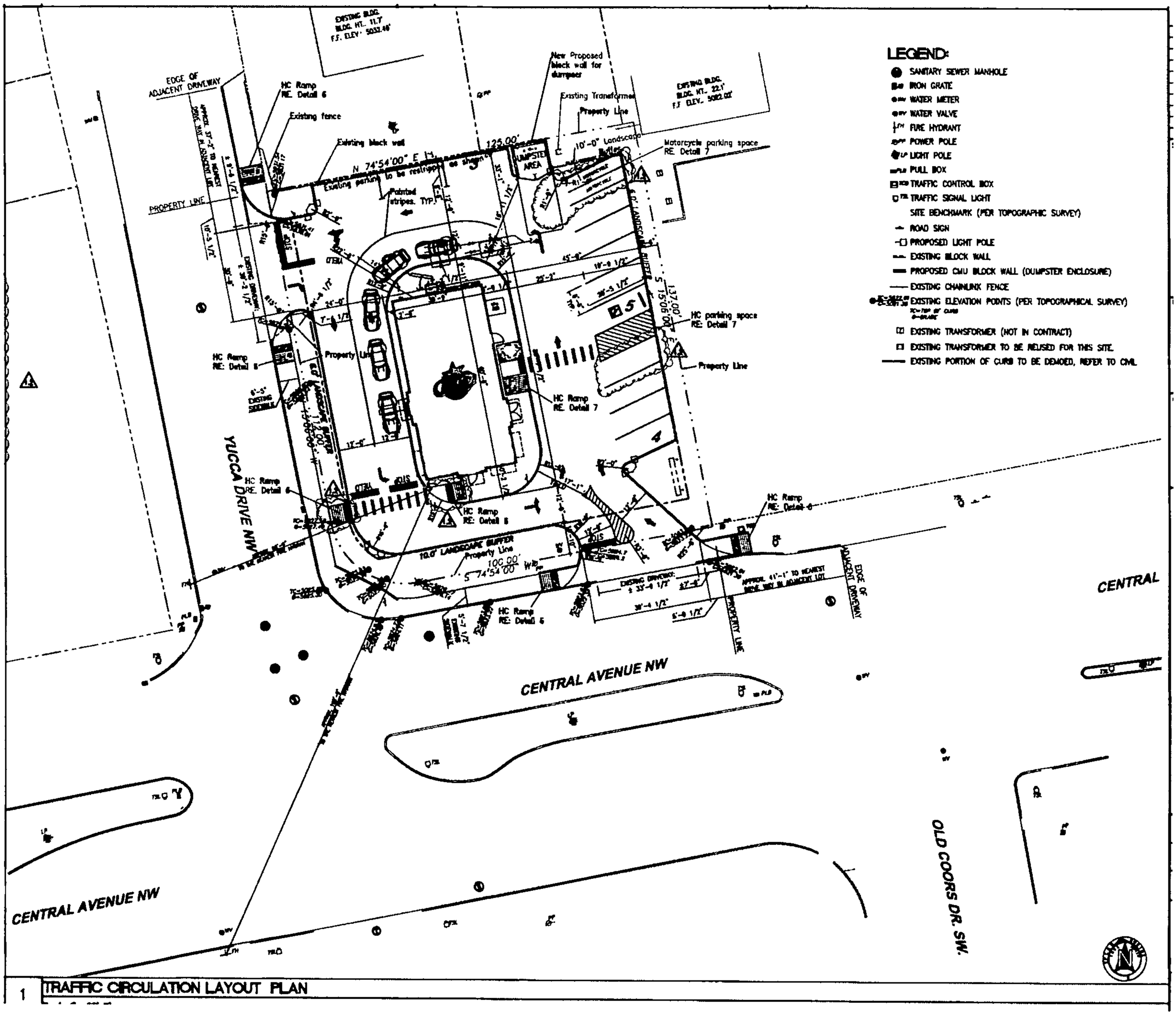
Status
TCL REVIEW

| Rev By | Checked By |
|---|---|
| ET. | SR.BN. |
| Scale | Project Number |
| AS NOTED | 13056-200 |

Drawing Title
TRAFFIC CIRCULATION LAYOUT PLAN

Sheet Number
TCL-1


CONC. WALK
A 24" WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 705 OF THE ICC/ANSI SHALL BE PROVIDED ON THE WALKING SURFACE AT THE PLATFORM EDGE.
CONC. CURB RAMP, WITH DETECTABLE GROOVES. MEDIUM BROOM FINISH, TYP. CROSS SLOPES TO BE2% MAX.
PER PLAN FOR EXISTING SIDEWALK
6'-0" MIN. AT ACCESSIBLE ROUTE TO BUILDING FROM YUCCA DRIVE.
6" VERTICAL CURB
SLOPING CURB
6 TYPICAL RAMP DETAIL
SCALE: N.T.S.
BOLLARD LOCATION, TYP.
BOLLARD LOCATION, TYP.
NOTE: REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND SIGNAGE TYPE TO BE PROVIDED (IF APPLICABLE).
1'-6"
E.O.
8'-6"
"MOTORCYCLE PARKING ONLY" CENTER SIGN, DETAIL SHOWN ON: 13/SD1.0 (NOT INCLUDED IN THE TCI SUBMITTAL)
19'-9 1/2"
BACK CORNER OF BUILDING
24" 24" 24"
31"
31"
8'-3 1/2"
MAINTAIN CLEAR BIKE RACK
WARNING TEXTURE
3/4" DRAINAGE CHANNELS
PEDESTRIAN CROSSING STRIPE RE: 6/SD1.2. (NOT INCLUDED IN THE TCI SUBMITTAL)
6'-0"
5'-0"
6'-0"
8"
9"
8'-3"
25'-2"
45'-0"
MAXIMUM SLOPE OF THE FLARES SHALL BE 1:12 OR 8.30%
8'-6"x__' SPACES W/ 5'-0" MIN. W/ HANDICAP LOADING ZONE TYP. (8'-0" LOADING ZONE FOR H.C. VAN SPACES)
G.C. TO CONFIRM ALL DIMENSIONS AND COLORS WITH T.A.S. AND LOCAL GOVERNMENTAL AGENCY
ACCESSIBLE SIGN, RE: 13/SD1.0 (NOT INCLUDED IN THE TCI SUBMITTAL)
NOTE: REFER TO SITE PLAN FOR ACTUAL LOCATIONS AND SIGNAGE TYPE TO BE PROVIDED (IF APPLICABLE).
TYPICAL 8'-6" SPACE
2'-7'-0"
2'-6"
E.O.
3'-0"
2'-10"
2'-10"
6'-6"
CONC. WHEEL STOP RE: 10/SD1.0
TYPICAL HANDICAP SYMBOL @ HC SPACES. GC TO VERIFY DIMENSIONS W/ LOCAL CODES
LINE OF PARKING LOT STRIPING @ HANDICAP LOADING AREA
8'-6" VAN ACCESS AISLE
LOADING ZONE TYP.
8'-6"
19'-9 1/2"
HANDICAP SPACE CONFIGURATION
7 HANDICAP PARKING SPACE, RAMP AND BIKE RACK INFORMATION
SCALE: 3/16"=1'-0"




1 TRAFFIC CIRCULATION LAYOUT PLAN

DRS Cy

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Richard J. Berry, Mayor

September 20, 2013

Dennis Lang, P.E.
Adams Engineering
910 South Kimball Avenue
Southlake, Texas 76092

RE: **Church's Chicken #695 –** 5407 Central Ave. NW
**Grading and Drainage Plan** for Building Permit

File **K11 –D081**
PE Stamp: 9/19/2013

Dear Mr. Lang,

Based upon the information provided in your submittal received by email on 9/20/13, the above referenced Grading and Drainage Plan is approved for Building Permit.
(I do still need the hard copy submittal, which you indicate has been mailed to me.)

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

Prior to Certificate of Occupancy release, an Engineer's Certification of the **As-Built Grading and Drainage Plan** will be required, per the DPM checklist.

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K11-D081
c.pdf Addressee via Email: Dennis.Lang@Adams-Engineering.com
ec: Bob Golden, NMGolden@aol.com

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov



K11D081_GandD_approvalLTR_2013SEP19seal

## Olson, Greg

---

**From:** Olson, Greg
**Sent:** Friday, September 20, 2013 3:59 PM
**To:** 'Dennis Lang'
**Cc:** 'NMGolden@aol.com'; Olson, Greg
**Subject:** CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081
**Attachments:** C5.1 GRADING & DRAINAGE PLAN_Signed.pdf; K11D081_GandD_approvalLTR_2013SEP19seal.pdf

Dennis,

I have reviewed the .pdf file submitted (copy attached) and am approving it.
Attached is a copy of my approval letter for the Grading Plan at this site.

I have been glad to help expedite resolution of the design for this challenging site.
However, on future projects, we will need submittals through the normal process.

Following is the website link for the current information sheet to accompany submittals:

http://documents.cabq.gov/planning/DesignReviewServices/drainageinfosheet.pdf

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Friday, September 20, 2013 7:34 AM
**To:** Olson, Greg
**Cc:** NMGolden@aol.com; Edgar Ortiz; 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Sims, Timothy E.
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Greg,
Thank you. Attached is a pdf of the hardcopy we will be forwarding by mail today.
-Dennis

---

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Thursday, September 19, 2013 5:38 PM
**To:** Dennis Lang
**Cc:** Olson, Greg; NMGolden@aol.com
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Leaving the Tactile pads in is fine.
Cynthia Beck also indicated that Transp. will not need a revised TCL plan for Building Permit.

I will keep an eye out for your submittal.
Bob Golden was by earlier this afternoon checking on the status.
He said he'll have you email the final, signed plan for him to Print and Submit to us.

Assuming approval, then the two BP sets need to get a copy of the approved Grading Plan substituted for the sheet that's currently in them.

Thanks,
Greg Olson

(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Thursday, September 19, 2013 2:28 PM
**To:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Greg,
Will do. However, unless you disagree, re: note 4 below, we would prefer to leave the tactile pad as a warning to a handicapped person that they are about to enter into harm's way (in this case a driveway). We welcome your response. Thanks.
Dennis

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Wednesday, September 18, 2013 5:02 PM
**To:** Dennis Lang
**Cc:** Olson, Greg; Beck, Cynthia
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,

I'm sorry for the seemingly detailed review on this, but since this is a deviation from the COA Standard Driveway, we need to be sure the intent is well defined.

Attached are a few notes on your latest drawing, which will make it ready to go:

1. The taper in the curb height was not drawn correctly; I set it at 5' to smooth the transition in height and still give you a wide radius on the entrance.
2. The header curb/wall on the uphill side of the driveway should not be built over any part of the neighbor's frontage. If you still need it to retain landscaping on the NW corner of the site, then shorten it to that location, only.
3. The 5030 and 5029 contours were not changed from the previous layout, and could cause confusion on the new design. It would be helpful for the contractor if you provide more grades at the curb line.
4. I checked with Kristal Metro, Transp. Engr., and found that the tactile pads may no longer be needed since the redesigned sidewalk is not a "Ramp."
5. Since the site layout has not changed, the previously approved Traffic Circulation Plan (TCL) should still be okay, but I am routing a copy of this to Traffic as a heads-up, and you may want to formally request their concurrence on the TCL.

For Hydrology to release the Building Permit, I will need your formal submittal of the revised Grading Plan, and if approved,
the revised Grading Plan sheet needs to be substituted in the Permit Sets that are circulating for approval.

Please call me if you have any questions.

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Wednesday, September 18, 2013 12:18 PM
**To:** Olson, Greg
**Cc:** 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Sims, Timothy E.; Edgar Ortiz; Perry Hassell
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Good afternoon, Greg.
Please see our attached revised grading and drainage plan reflecting your suggestion below. We trust the revision will meet your approval. If so, we would appreciate your acknowledgment of that. It is our understanding that this will clear the Hydrology hold on the plans approval.
Thank you for your interest in this project.
Best Regards,
Dennis

Dennis Lang PE

Adams | Engineering & Development Consultants
O: 817.328.3200 D: 817.328.3205
dennis.lang@adams-engineering.com

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Tuesday, September 17, 2013 5:27 PM
**To:** Dennis Lang
**Cc:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Per our phone discussion, I cannot allow "Public Runoff" from Yucca to pass through the site, at least not without a drainage easement and maintenance agreement, which would be far more imposing than the Sidewalk Easement the owner has already rejected.

Hence, I looked at alternative ideas for keeping flows (and pedestrians) in Yucca R/W.

Here is a sketch level idea I had for keeping the storm water & ADA path (3' wide) within the R/W,
based on the understanding that there is 8' of R/W, east of the flow line on Yucca.
Moving the flat ADA path up away from the gutter should discourage the tendency for flow to go through the site.
These grades only provide 6-3/4", but your survey suggests that there is only 6" there, today.

I'll let your crew do some to-scale design and calcs to see if this can work.

**BTW**, this type of driveway entrance may also reduce the grades at the south entrance to the site, and discourage street flows from running up the ADA Ramp at the SE corner of the site.

***Design question***: *Is it possible to elevate the drive-thru lane around the NW corner of the building with a short curb/wall? It seems the pavement could be higher than the FF of the building if the wall kept drainage in the driving lane, around the west side of the building. Then the lane could drop back down to FF grade at the pick-up window. This would reduce the amount of grade change adjacent to the Yucca entrance, and help encourage flows to turn south around the west side of the building.*

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Tuesday, September 17, 2013 7:58 AM
**To:** Olson, Greg
**Cc:** 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Edgar Ortiz; Sims, Timothy E.; Perry Hassell
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Good Morning, Greg.

When you get into the office today, please take a look at our annotated drawing attached. We ask that you consider the comments thereon. They reflect some of the issues I mentioned in my long phone message to you yesterday. We appreciate your concern below stated and understand your reasoning. However, all things considered, we feel that the attempts we have made to comply already are adequate and a reasonable compromise. We look forward to your response.
Respectfully,

Dennis Lang PE

Adams | Engineering & Development Consultants
O: 817.328.3200 D: 817.328.3205
dennis.lang@adams-engineering.com

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Friday, September 13, 2013 5:23 PM
**To:** Dennis Lang
**Cc:** Eduardo.Tosky@hva.cc; BiNewton@churchs.com; Edgar Ortiz; Perry Hassell; Sims, Timothy E.; Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Thank you for the quick reply.
I have reviewed all information you submitted, and have only one remaining concern.

Comment 6, Water Block at west entrance:

Revised sheet C5.1 does not provide adequate water block to keep Yucca flows off-site.
The City standard for water block at entryways calls for curb height, plus sidewalk slope, or approximately 10" minimum at the property line. However, I recognize that the existing driveway has only about 7" (measured at the existing 5030 contour).
Sheet C5.1 only provides 0.4' (4-3/4") at the 5030 contour.
ALSO, the proposed design with the ADA surface at the curb line is going to encourage street flows to spill onto the sidewalk, and potentially jump into the landscaping at the back of sidewalk at the south side of the driveway.

**Please make revisions on Sheet C5.1 as necessary to provide at least 7" – 8" of water block, and ensure that street flows do not get onto private property.**

I will be back in the office on Tuesday afternoon, 9/17/13.

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Friday, September 13, 2013 11:46 AM
**To:** Olson, Greg
**Cc:** 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Edgar Ortiz; Perry Hassell; Sims, Timothy E.
**Subject:** CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Good afternoon, Greg.
Attached please find our response letter and accompanying revisions as attachments. If you are in agreement with our response, we look forward to your approval. It is our understanding that these revisions, if accepted, will be what is needed to release the Hydrology hold on this project. If possible, we would appreciate your acknowledgment of that.

Thank you for your interest in this project.
Best Regards,
Dennis

Dennis Lang PE

Adams | Engineering & Development Consultants
O: 817.328.3200 D: 817.328.3205
dennis.lang@adams-engineering.com

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Thursday, September 12, 2013 1:54 PM
**To:** Dennis Lang
**Cc:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,

Attached is my signed letter with comments on the subject Grading and Drainage Plan.

I have talked with Cynthia Beck in Transportation about the problem with the west entrance, and sketched some alternatives on the standard driveway entrance detail #2425 (see attached). Cynthia indicated little concern if the on site traffic plan is not changing.

If the revised entrance plan extends the sidewalk onto private property, we will need a Sidewalk Easement for any encroachment.

ALSO, looking at the plan this morning, I was wondering if the grades at the WC Ramp at the SW corner of the bldg. may end up causing a puddle at the west end of the ramp..... (you may have more detailed grades on another plan that show otherwise)

*I have a meeting from 1:30 – 2:45 this afternoon (MST), but would be glad to discuss this by phone after that.*

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Olson, Greg
**Sent:** Wednesday, September 11, 2013 4:58 PM
**To:** Olson, Greg; 'Dennis Lang'
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
I'm having printer problems, but wanted to send you these comments tonight.
I'll be back Thursday afternoon.

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Olson, Greg
**Sent:** Tuesday, September 10, 2013 5:01 PM
**To:** 'Dennis Lang'

**Cc:** Olson, Greg
**Subject:** CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Per our discussion this afternoon, I have one significant concern with the proposed Grading and Drainage plan for this site. PE Seal 8-26-2013.

The driveway design for the west entrance off Yucca does not provide adequate water block to ensure street flows do not enter the site. Existing contours indicate an historic block of approx. 6". The proposed design needs to provide at least that much protection. Suggestion City standard dwg. 2425.

http://documents.cabq.gov/planning/DesignReviewServices/StandardSpecs2011Vol2062811.pdf

Also, the Dumpster pad needs to show grades draining to the drain shown on the utility plan, and reference that drain to grease trap.

We can follow up on this Wed. pm.

Thanks,

*Greg Olson*, PE
Senior Engineer
Planning - Hydrology
505-924-3994

## *** CONSTRUCTION NOTES ***

1. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS
2. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION
4. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION
5. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE UTILITIES PAVEMENT, STRIPING, CURBS ETC REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS
6. PROPOSED SPOT GRADES SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED
7. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT ONE FOOT (1')
8. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H IV OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
9. FOR LOCATION OF ALL UTILITY ENTRANCES, SEE ARCHITECTURAL PLANS AND SPECIFICATIONS
10. CONTRACTOR SHALL COORDINATE WITH ARCHITECTURAL PLANS, POWER COMPANY, TELEPHONE COMPANY & GAS COMPANY FOR ACTUAL ROUTING OF POWER AND SERVICES TO BUILDING
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME
12. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD TO 0 TO -1/2" OF SUBGRADE

## STANDARD ACCESSIBILITY REQUIREMENTS

(A) PARKING
ACCESSIBLE PARKING SPACES SHALL BE A MIN 8' WIDE WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS)

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY AT LEAST ONE IN EVERY 8 SPACES MUST HAVE AN ADDITIONAL INDICATION "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY SIGNS SHALL BE LOCATED AT 80" ABOVE GROUND SURFACE TO BOTTOM OF TEXT

(C) ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE 60" WIDE MINIMUM AND 96" WIDE MINIMUM FOR VAN DESIGNATED SPACES ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE PER EIGHT ACCESSIBLE SPACES PROVIDED

(D) RAMPS
RAMPS EXCEEDING 6" IN RISE SHALL HAVE HANDRAILS EACH SIDE BETWEEN 34" AND 38" IN HEIGHT, EXTEND 12" BEYOND TOP AND BOTTOM OF RAMP, AND SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS

(E) RAMPS AND LANDINGS WITH DROP-OFFS SHALL HAVE CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES A MINIMUM OF 2" HIGH TO PREVENT PEOPLE FROM SLIPPING OFF THE RAMP

(F) CURB RAMPS SHALL HAVE A ROUGH (BROOM FINISH) SURFACE OR ABRASIVE TILE. CURB RAMPS SHALL ALSO CONTAIN EITHER TRUNCATED DOMES OR DEEP GROOVES IN ACCORDANCE WITH ADA STANDARDS AND, BE ARRANGED SO THAT WATER WILL NOT ACCUMULATE COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) AND LIGHT REFLECTIVE VALUE MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES

(G) LANDINGS FOR RAMPS SHALL BE A MINIMUM OF 5'-0" LONG IN DIRECTION OF TRAVEL. ALL LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDTH OF THE RAMP THEY SERVE.

(H) SIDEWALKS AND ACCESSIBLE ROUTES
36" MIN ACCESS ROUTE TO PUBLIC WALK OR RIGHT-OF-WAY (MAX. LONGITUDINAL SLOPE 4 8%, MAX CROSS SLOPE 1 6%)

## DRAINAGE REPORT

Site Location – The site is located on the northwest corner of Central Avenue N W and Yucca Drive N W There is currently a Church's Chicken restaurant at the site The proposed development will include demolition of the existing building and parking area and construction of a new Church's restaurant building with associated paving, grading, landscaping and utility construction

Methodology – The proposed storm water management system was designed in accordance with Chapter 22 of the City of Albuquerque Development Process Manual The site is located in Bernalillo County Precipitation Zone 1 The 100-year, 6-hour frequency event was used as the principal design storm

Existing Conditions – The site is completely impervious under existing conditions The majority of the site drains south to Central Avenue A small portion on the west side of the site drains to Yucca Avenue, and a small portion along the east property boundary drains off the site to the east

Proposed Conditions – Refer to Sheet C5 1 for the Grading & Drainage Plan for the site There are three drainage areas identified for proposed conditions at the site The existing drainage patterns at the site were maintained for the proposed conditions For the purpose of quantifying the peak discharge rate and runoff volume from the site, all impervious areas were assigned a Land Treatment Condition D and disturbed pervious areas were assigned a Land Treatment Condition C Area A-1 consists of 0 013 acres, and drains to Yucca Drive to the west Drainage Area A-2 contains 0 355 acres, and drains off the site to the south onto Central Avenue Area A-3 contains 0 021 acres and drains off the site to the east The 100-year, 6-hour peak runoff rate and volume calculations for post-developed conditions are summarized on Sheet C5 1

Conclusions – The site is completely impervious under existing conditions Under proposed conditions, approximately 0 059 acres of the 0 389 total acres at the site will be converted to landscaped area It is anticipated that the 100-year, 6-hour event peak discharge rate from the site will decrease from approximately 1 7 cubic feet per second (cfs) under existing conditions to approximately 1 6 cfs under proposed conditions Therefore this redevelopment will not have an adverse impact on the existing storm water management system surrounding the site

**POST-DEVELOPMENT 100-YEAR, 6-HOUR RUNOFF CALCULATIONS**

| Drainage Area Number | Area (ac) | Land Treatment Condition A | B | C | D | Excess Precipitation (in) | Volume (ac/ft) | Peak Discharge (cfs) | Remarks |
|---|---|---|---|---|---|---|---|---|---|
| A-1 | 0 813 | 0 000 | 0 000 | 0 813 | 0 000 | 0 99 | 0 00 | 0 04 | WEST TO YUCCA DRIVE |
| A-2 | 0 355 | 0 000 | 0 000 | 0 025 | 0 330 | 1 90 | 0 06 | 1 51 | SOUTH TO CENTRAL AVENUE |
| A-3 | 0 021 | 0 000 | 0 000 | 0 021 | 0 000 | 0 99 | 0 00 | 0 06 | OFF-SITE TO THE EAST |
| Total | 0 389 | | | | | | 0 06 | 1 61 | |

Note Calculations in accordance with the City of Albuquerque Development Process Manual

## ** FEMA NOTE **

Flood Statement: According to Community Panel No 35001C 0329 H, Dated August 16, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within flood zone "X", areas determined to be outside the 0 2% annual chance floodplain. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes This statement shall not create liability on the part of the Surveyor or Engineer

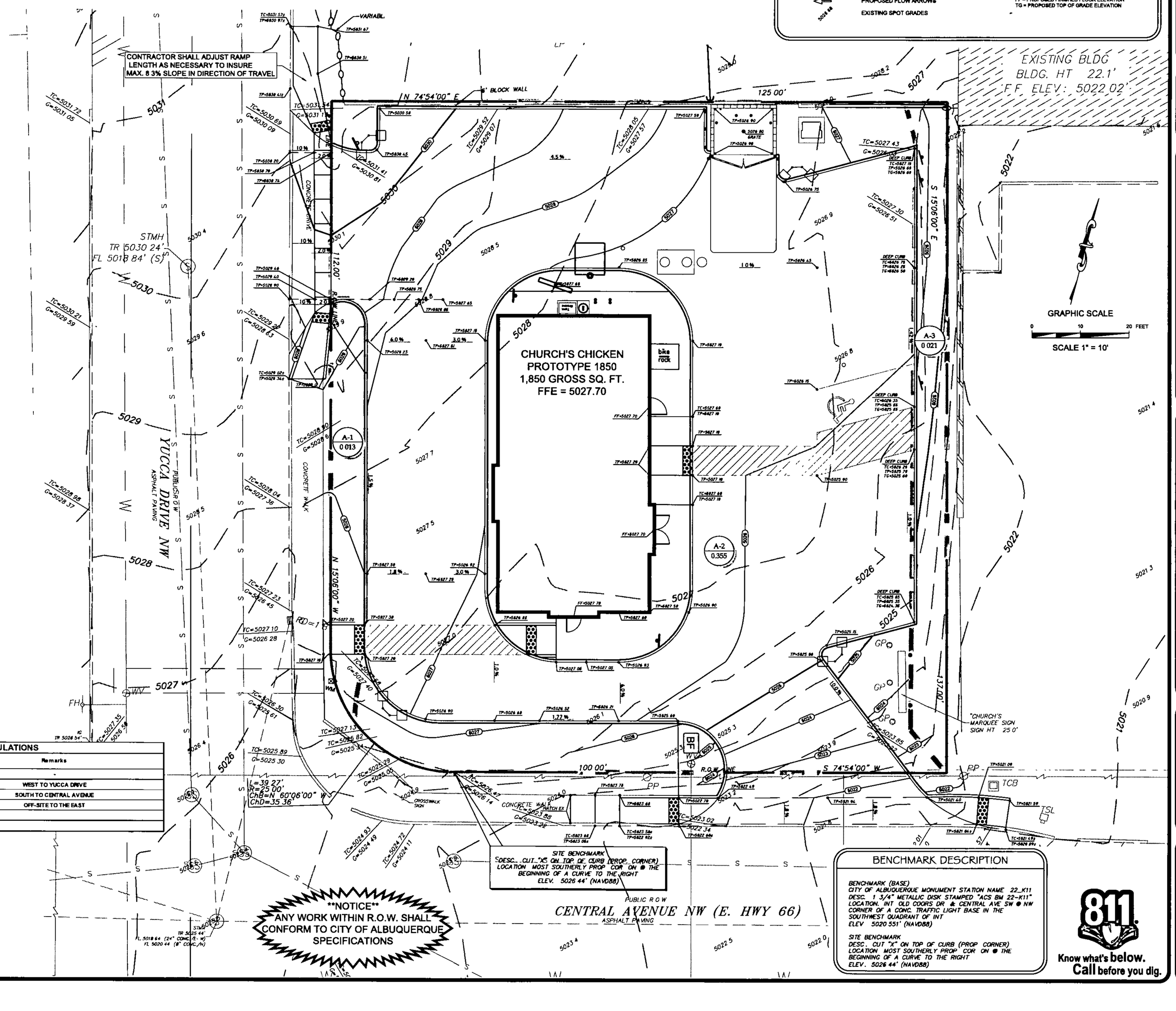
## ** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

The Contractor shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the proposed solution to ADA issues which may fail to satisfy full ADA compliance upon completion of the work. If necessary, spot elevations of the area in question shall be obtained by the contractor and provided to the engineer for a detailed resolution of the condition. Engineer and owner shall be indemnified of problems and / or cost which may result from contractor's failure to notify engineer and owner in a timely manner

## SITE & PAVING LEGEND

- BOUNDARY LINE
- PROPOSED CURBS
- EXISTING CURBS
- GRADE BREAK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW ARROWS
- EXISTING SPOT GRADES
- PROPOSED SPOT GRADES
- PROPOSED SLOPE ARROWS
- DRAINAGE DIVIDE LINE & ACREAGE

TC = PROPOSED TOP OF CURB ELEVATION
TP = PROPOSED TOP OF PAVEMENT ELEVATION
FF = PROPOSED FINISHED FLOOR ELEVATION
TG = PROPOSED TOP OF GRADE ELEVATION




## BENCHMARK DESCRIPTION

BENCHMARK (BASE)
CITY OF ALBUQUERQUE MONUMENT STATION NAME 22_K11
DESC 1 3/4" METALLIC DISK STAMPED "ACS BM 22-K11"
LOCATION INT OLD COORS DR & CENTRAL AVE SW ● NW CORNER OF A CONC TRAFFIC LIGHT BASE IN THE SOUTHWEST QUADRANT OF INT
ELEV 5020 551' (NAVD88)

SITE BENCHMARK
DESC CUT "X" ON TOP OF CURB (PROP CORNER)
LOCATION MOST SOUTHERLY PROP COR ON ● THE BEGINNING OF A CURVE TO THE RIGHT
ELEV 5026 44' (NAVD88)

Know what's below. Call before you dig. 811

| REVISIONS | DATE | BY |
|---|---|---|
| TRAFFIC CIRCULATION LAYOUT | 05/08/2013 | |
| RESPONSE TO TCL COMMENTS | 05/21/2013 | |
| RESPONSE TO TCL COMMENTS | 05/24/2013 | HJM |
| BUILDING PERMIT REVIEW & BID | 06/05/2013 | |
| VARIANCE SUBMITTAL PARKING & LANDSCAPE | 07/11/2013 | EAO |
| RESPONSE TO CITY COMMENTS | 08/27/2013 | EAO |
| RESPONSE TO HYDROLOGY COMMENTS | 09/13/2013 | EAO |
| RESPONSE TO HYDROLOGY COMMENTS | 09/18/2013 | EAO |
| RESPONSE TO HYDROLOGY COMMENTS | 09/19/2013 | EAO |

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Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

# CHURCH'S CHICKEN #695
# ALBUQUERQUE, NM

## GRADING & DRAINAGE PLAN

DENNIS W. LANG
NEW MEXICO
15837
REGISTERED PROFESSIONAL ENGINEER
7/17/2013

| | |
|---|---|
| PROJECT MGR. | DWL |
| PROJECT TECH | HJM |
| CHECKED BY | |
| JOB NO | 2012 347 |
| SHEET NO | C5.1 |

K11-D081
Approved 9/20/13 KD

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FULL PATH: I:_Projects\2012\347\347_Church's (Albuquerque #695\Drawings\1_Preparation\C5.1 GRADING & DRAINAGE PLAN
PLOTTER: Adobe PDF
PLOT TIME: Friday, September 20, 2013
PLOT DATE: Friday, September 20, 2013
PLOTTED BY: Edgar Ortiz
FILENAME: C5.1 GRADING & DRAINAGE PLAN.dwg

Project No. 2012-347

September 20, 2013

Hydrology
Planning Department
Development and Building Services Division
600 2nd Street NW, Suite 201
Albuquerque, NM 87102
Phone # 505-924-3982

Attention: Mr. Timothy Sims
Plan Checker - Hydrology

Re: Grading and Drainage Plan
For: Church's Chicken #695 Rebuild (5407 Central Avenue), Albuquerque, NM

Dear Tim:

As directed we are sending herewith two (2) hard copies of the revised grading and drainage plan for the above project for your approval.

Please be aware this plan reflects revisions requested by the City's Mr. Greg Olson, PE.

We request that you approve the included two copies of the revised plan and hold so we can insert them in the permit sets being circulated in your office. If we could be notified by e-mail when the sheets are approved it would be appreciated. Thank you for your interest and assistance in this project.

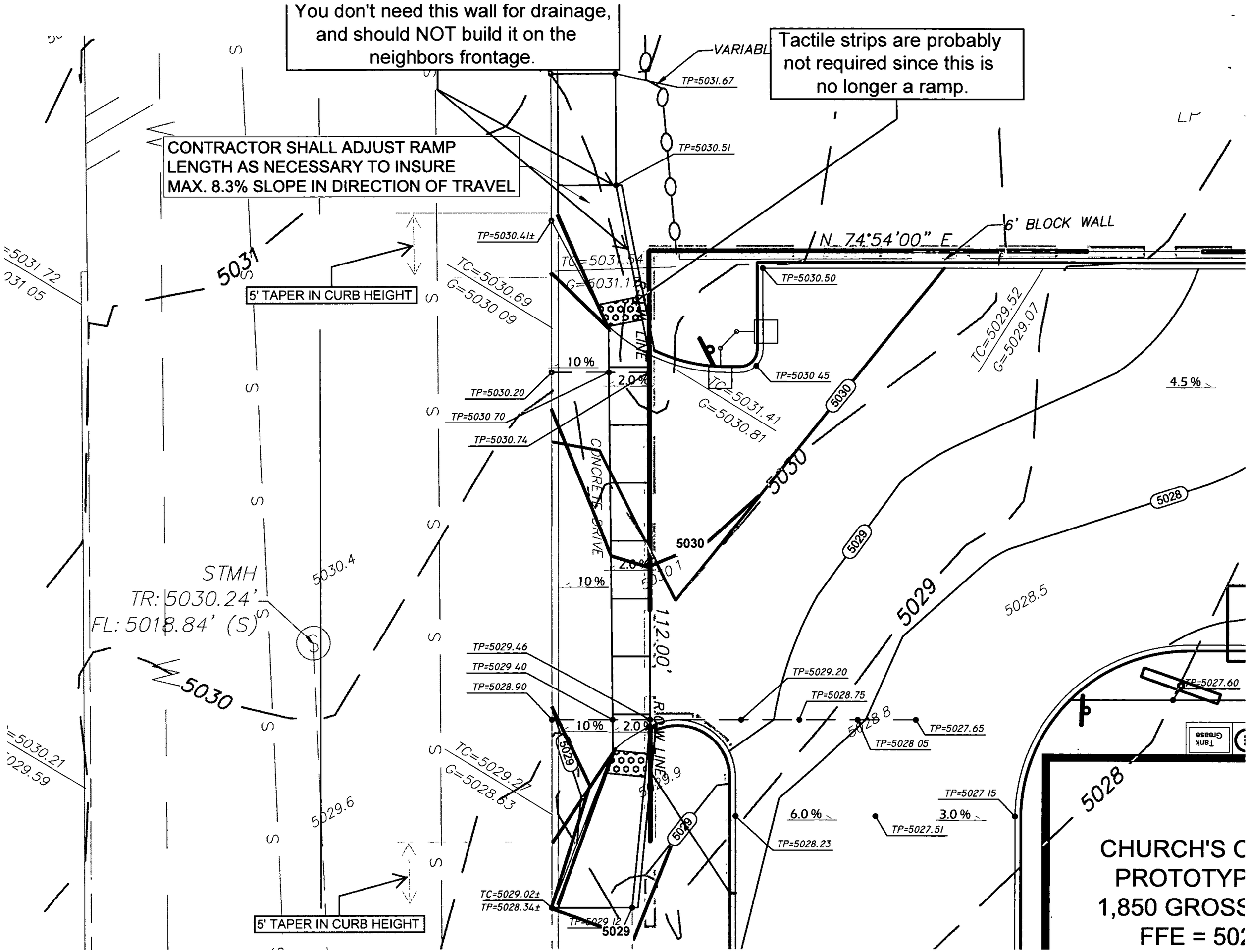
Sincerely,
Adams Engineering

Dennis Lang PE

RECEIVED
SEP 20 2013
LAND DEVELOPMENT SECTION

XC Billy Newton (Church's)
Eduardo Toskey (Heights Venture Architects)
Edgar Ortiz (Adams)

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
*www.adams-engineering.com*



You don't need this wall for drainage, and should NOT build it on the neighbors frontage.
Tactile strips are probably not required since this is no longer a ramp.
CONTRACTOR SHALL ADJUST RAMP LENGTH AS NECESSARY TO INSURE MAX. 8.3% SLOPE IN DIRECTION OF TRAVEL
VARIABL
TP=5031.67
TP=5030.51
TP=5030.41±
TC=5031.54
G=5031.1
TC=5030.69
G=5030.09
5' TAPER IN CURB HEIGHT
N 74°54'00" E
6' BLOCK WALL
TP=5030.50
TC=5029.52
G=5029.07
TP=5030.45
TC=5031.41
G=5030.81
10 %
2.0 %
TP=5030.20
TP=5030.70
TP=5030.74
CONCRETE DRIVE
4.5 %
5030
5029
5028
5028.5
STMH
TR: 5030.24'
FL: 5018.84' (S)
5030.4
5029.6
112.00'
TP=5029.46
TP=5029.40
TP=5028.90
TP=5029.20
TP=5028.75
TP=5027.65
TP=5028.05
TP=5027.60
TC=5029.27
G=5028.63
TP=5027.15
6.0 %
3.0 %
TP=5027.51
TP=5028.23
TC=5029.02±
TP=5028.34±
TP=5029.12
5' TAPER IN CURB HEIGHT
CHURCH'S C
PROTOTYP
1,850 GROSS
FFE = 502

## Dennis Lang

**From:** Olson, Greg <grolson@cabq.gov>
**Sent:** Thursday, September 19, 2013 5:38 PM
**To:** Dennis Lang
**Cc:** Olson, Greg; NMGolden@aol.com
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Leaving the Tactile pads in is fine.
Cynthia Beck also indicated that Transp. will not need a revised TCL plan for Building Permit.

I will keep an eye out for your submittal.
Bob Golden was by earlier this afternoon checking on the status.
He said he'll have you email the final, signed plan for him to Print and Submit to us.
Assuming approval, then the two BP sets need to get a copy of the approved Grading Plan substituted for the sheet that's currently in them.

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Thursday, September 19, 2013 2:28 PM
**To:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Greg,
Will do. However, unless you disagree, re: note 4 below, we would prefer to leave the tactile pad as a warning to a handicapped person that they are about to enter into harm's way (in this case a driveway). We welcome your response.
Thanks.
Dennis

---

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Wednesday, September 18, 2013 5:02 PM
**To:** Dennis Lang
**Cc:** Olson, Greg; Beck, Cynthia
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,

I'm sorry for the seemingly detailed review on this, but since this is a deviation from the COA Standard Driveway, we need to be sure the intent is well defined.

Attached are a few notes on your latest drawing, which will make it ready to go:

1. The taper in the curb height was not drawn correctly; I set it at 5' to smooth the transition in height and still give you a wide radius on the entrance.
2. The header curb/wall on the uphill side of the driveway should not be built over any part of the neighbor's frontage. If you still need it to retain landscaping on the NW corner of the site, then shorten it to that location, only.
3. The 5030 and 5029 contours were not changed from the previous layout, and could cause confusion on the new design. It would be helpful for the contractor if you provide more grades at the curb line.

4. I checked with Kristal Metro, Transp. Engr., and found that the tactile pads may no longer be needed since the redesigned sidewalk is not a "Ramp."
5. Since the site layout has not changed, the previously approved Traffic Circulation Plan (TCL) should still be okay, but I am routing a copy of this to Traffic as a heads-up, and you may want to formally request their concurrence on the TCL.

For Hydrology to release the Building Permit, I will need your formal submittal of the revised Grading Plan,
and if approved,
the revised Grading Plan sheet needs to be substituted in the Permit Sets that are circulating for approval.

Please call me if you have any questions.

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Wednesday, September 18, 2013 12:18 PM
**To:** Olson, Greg
**Cc:** 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Sims, Timothy E.; Edgar Ortiz; Perry Hassell
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Good afternoon, Greg.
Please see our attached revised grading and drainage plan reflecting your suggestion below. We trust the revision will meet your approval. If so, we would appreciate your acknowledgment of that. It is our understanding that this will clear the Hydrology hold on the plans approval.
Thank you for your interest in this project.
Best Regards,
Dennis

Dennis Lang PE

Adams | Engineering & Development Consultants
O: 817.328.3200 D: 817.328.3205
dennis.lang@adams-engineering.com

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**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Tuesday, September 17, 2013 5:27 PM
**To:** Dennis Lang
**Cc:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Per our phone discussion, I cannot allow "Public Runoff" from Yucca to pass through the site, at least not without a drainage easement and maintenance agreement, which would be far more imposing than the Sidewalk Easement the owner has already rejected.

Hence, I looked at alternative ideas for keeping flows (and pedestrians) in Yucca R/W.

Here is a sketch level idea I had for keeping the storm water & ADA path (3' wide) within the R/W,
based on the understanding that there is 8' of R/W, east of the flow line on Yucca.
Moving the flat ADA path up away from the gutter should discourage the tendency for flow to go through the site. These grades only provide 6-3/4", but your survey suggests that there is only 6" there, today.

I'll let your crew do some to-scale design and calcs to see if this can work.

**BTW**, this type of driveway entrance may also reduce the grades at the south entrance to the site, and discourage street flows from running up the ADA Ramp at the SE corner of the site.

***Design question***: *Is it possible to elevate the drive-thru lane around the NW corner of the building with a short curb/wall? It seems the pavement could be higher than the FF of the building if the wall kept drainage in the driving lane, around the west side of the building. Then the lane could drop back down to FF grade at the pick-up window. This would reduce the amount of grade change adjacent to the Yucca entrance, and help encourage flows to turn south around the west side of the building.*

Thanks,
Greg Olson
(505) 924-3994

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**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Tuesday, September 17, 2013 7:58 AM
**To:** Olson, Greg
**Cc:** 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Edgar Ortiz; Sims, Timothy E.; Perry Hassell
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Good Morning, Greg.
When you get into the office today, please take a look at our annotated drawing attached. We ask that you consider the comments thereon. They reflect some of the issues I mentioned in my long phone message to you yesterday. We appreciate your concern below stated and understand your reasoning. However, all things considered, we feel that the attempts we have made to comply already are adequate and a reasonable compromise. We look forward to your response.
Respectfully,

Dennis Lang PE

Adams | Engineering & Development Consultants
O: 817.328.3200 D: 817.328.3205
dennis.lang@adams-engineering.com

---

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Friday, September 13, 2013 5:23 PM
**To:** Dennis Lang
**Cc:** Eduardo.Tosky@hva.cc; BiNewton@churchs.com; Edgar Ortiz; Perry Hassell; Sims, Timothy E.; Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Thank you for the quick reply.
I have reviewed all information you submitted, and have only one remaining concern.

Comment 6, Water Block at west entrance:
Revised sheet C5.1 does not provide adequate water block to keep Yucca flows off-site.
The City standard for water block at entryways calls for curb height, plus sidewalk slope, or approximately 10" minimum at the property line. However, I recognize that the existing driveway has only about 7" (measured at the existing 5030 contour).
Sheet C5.1 only provides 0.4' (4-3/4") at the 5030 contour.
ALSO, the proposed design with the ADA surface at the curb line is going to encourage street flows to spill onto the sidewalk, and potentially jump into the landscaping at the back of sidewalk at the south side of the driveway.

**Please make revisions on Sheet C5.1 as necessary to provide at least 7" – 8" of water block, and ensure that street flows do not get onto private property.**

I will be back in the office on Tuesday afternoon, 9/17/13.

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Dennis Lang [mailto:Dennis.Lang@Adams-Engineering.com]
**Sent:** Friday, September 13, 2013 11:46 AM
**To:** Olson, Greg
**Cc:** 'Eduardo.Tosky@hva.cc'; 'BiNewton@churchs.com'; Edgar Ortiz; Perry Hassell; Sims, Timothy E.
**Subject:** CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Good afternoon, Greg.
Attached please find our response letter and accompanying revisions as attachments. If you are in agreement with our response, we look forward to your approval. It is our understanding that these revisions, if accepted, will be what is needed to release the Hydrology hold on this project. If possible, we would appreciate your acknowledgment of that.
Thank you for your interest in this project.
Best Regards,
Dennis

Dennis Lang PE

Adams | Engineering & Development Consultants
O: 817.328.3200 D: 817.328.3205
dennis.lang@adams-engineering.com

---

**From:** Olson, Greg [mailto:grolson@cabq.gov]
**Sent:** Thursday, September 12, 2013 1:54 PM
**To:** Dennis Lang
**Cc:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,

Attached is my signed letter with comments on the subject Grading and Drainage Plan.

I have talked with Cynthia Beck in Transportation about the problem with the west entrance, and sketched some alternatives on the standard driveway entrance detail #2425 (see attached). Cynthia indicated little concern if the on site traffic plan is not changing.

If the revised entrance plan extends the sidewalk onto private property, we will need a Sidewalk Easement for any encroachment.

ALSO, looking at the plan this morning, I was wondering if the grades at the WC Ramp at the SW corner of the bldg. may end up causing a puddle at the west end of the ramp..... (you may have more detailed grades on another plan that show otherwise)

*I have a meeting from 1:30 – 2:45 this afternoon (MST), but would be glad to discuss this by phone after that.*

Thanks,
Greg Olson
(505) 924-3994

---

**From:** Olson, Greg
**Sent:** Wednesday, September 11, 2013 4:58 PM
**To:** Olson, Greg; 'Dennis Lang'
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
I'm having printer problems, but wanted to send you these comments tonight.
I'll be back Thursday afternoon.

Thanks,
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(505) 924-3994

---

**From:** Olson, Greg
**Sent:** Tuesday, September 10, 2013 5:01 PM
**To:** 'Dennis Lang'
**Cc:** Olson, Greg
**Subject:** CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081

Dennis,
Per our discussion this afternoon, I have one significant concern with the proposed Grading and Drainage plan for this site. PE Seal 8-26-2013.

The driveway design for the west entrance off Yucca does not provide adequate water block to ensure street flows do not enter the site. Existing contours indicate an historic block of approx. 6". The proposed design needs to provide at least that much protection. Suggestion City standard dwg. 2425.

http://documents.cabq.gov/planning/DesignReviewServices/StandardSpecs2011Vol2062811.pdf

Also, the Dumpster pad needs to show grades draining to the drain shown on the utility plan, and reference that drain to grease trap.

We can follow up on this Wed. pm.

Thanks,
*Greg Olson*, PE
Senior Engineer
Planning - Hydrology
505-924-3994

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development & Building Services

Richard J. Berry, Mayor

September 11, 2013

Dennis Lang, P.E.
Adams Engineering
910 South Kimball Avenue
Southlake, Texas 76092

RE: **Church's Chicken #695 –** 5407 Central Ave. NW
**Grading and Drainage Plan** for Building Permit

File **K11 –D081**
PE Stamp: 8/26/13

Dear Mr. Lang,

Based upon the information provided in your submittal received 8/29/2013, the subject Grading and Drainage plan cannot be approved for Building Permit. The following comments need to be addressed prior to approval:

1. Wide Drainage Basin Boundary Lines used on this plan obscure some information critical to my review.
2. What is the "honey-comb" hatching in the area near the proposed dumpster?
3. Provide pad elevations at the dumpster pad showing drainage to the proposed floor drain, and provide reference to the drain, which is routed to a grease trap, as shown elsewhere on sheet ____ .
4. In advance of our Drainage Ordinance amendment requiring it, Hydrology Section *encourages* water Harvesting features in Grading Plans, such as depressed parking islands and landscape areas. Is there any way for you to route some of the parking lot flow through depressed landscaping areas?
5. Clarify how the 5' drop on the east side of the lot is stabilized to prevent erosion.
6. The west driveway entrance must include a water block to prevent street flows on fYucca from entering the site. As we discussed by phone, please consider alternate entrance designs, such as COA Standard DWG 24225 or 2428.

If you have any questions, please contact me at grolson@cabq.gov or phone 505-924-3994.

Sincerely,

Gregory R. Olson 9/12/13

Gregory R. Olson, P.E.
Senior Engineer

Orig: Drainage file K11-D081
c.pdf Addressee via Email: Dennis.Lang@Adams-Engineering.com

PO Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov



K11D081_GandD_commentLTR_2013AUG26seal

Adams

Project No. 2012-347

rec 8/29/13

August 27, 2013

Hydrology
Planning Department
Development and Building Services Division
600 2nd Street NW, Suite 201
Albuquerque, NM 87102

Phone # 505-924-3982

(BP.)

Attention: Mr. Timothy Sims
Plan Checker - Hydrology

Re: Grading and Drainage Plan
For: Church's Chicken #695 Rebuild (5407 Central Avenue), Albuquerque, NM

Dear Tim:

As directed we are sending herewith a hard copy of the grading and drainage plan for the above project for your review.

Also included is a $50 check to cover the review fee.

We request that you review the included plan and advise us of any additional comments you may have. Thank you for your interest and assistance in this project.

Sincerely,
Adams Engineering

Dennis.Lang@Adams-Engineering.com

Dennis Lang PE

XC Billy Newton (Church's)
Eduardo Toskey (Heights Venture Architects)
Edgar Ortiz (Adams)

910 S. Kimball Avenue • Southlake, Texas 76092
817.328.3200 • FAX 817.328.3299
*www.adams-engineering.com*

# City of Albuquerque Planning Department

## One Stop Shop – Development and Building Services

08/29/2013 Issued By: PLNTES 204552

---

**Permit Number:** **2013 060 142** **Category Code 970**

**Application Number:** **13REV-60142**, Review:Drain Plan-Lomr-Traffic Impact

**Address:**

**Location Description:** 5407 CENTRAL AVE NW

**Project Number:** null

**Applicant**
ADAMS ENGINEERING
910 S KIMBALL AVE
SOUTHLAKE TX 76092

**Agent / Contact**
ADAMS ENGINEERING
910 S KIMBALL AVE
SOUTHLAKE TX 76092

**Application Fees**

| | |
|---|---|
| **REV Actions** | $50.00 |
| **TOTAL:** | **$50.00** |

City of Albuquerque Treasury
Date:8/29/2013 Office:ANNEX
Stat ID:WS000007 Cashier:TRSRMS
Batch: 2500 Trans #:5
Permit: 2013060142
Receipt Num 00149610
Payment Total:$50.00
0909 REV Actions $50.00
Check Tendered : $50.00

## Olson, Greg

**From:** Olson, Greg
**Sent:** Thursday, September 12, 2013 12:54 PM
**To:** 'Dennis Lang'
**Cc:** Olson, Greg
**Subject:** RE: CHURCH'S #695 - 5407 Central Ave. NW, ABQ = Drainage File: K11-D081
**Attachments:** K11D081_GandD_commentLTR-signed_2013AUG26seal.pdf; StdDWG_2425-ALT.pdf

Dennis,

Attached is my signed letter with comments on the subject Grading and Drainage Plan.

I have talked with Cynthia Beck in Transportation about the problem with the west entrance, and sketched some alternatives on the standard driveway entrance detail #2425 (see attached). Cynthia indicated little concern if the on site traffic plan is not changing.

If the revised entrance plan extends the sidewalk onto private property, we will need a Sidewalk Easement for any encroachment.

ALSO, looking at the plan this morning, I was wondering if the grades at the WC Ramp at the SW corner of the bldg. may end up causing a puddle at the west end of the ramp…… (you may have more detailed grades on another plan that show otherwise)

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We can follow up on this Wed. pm.

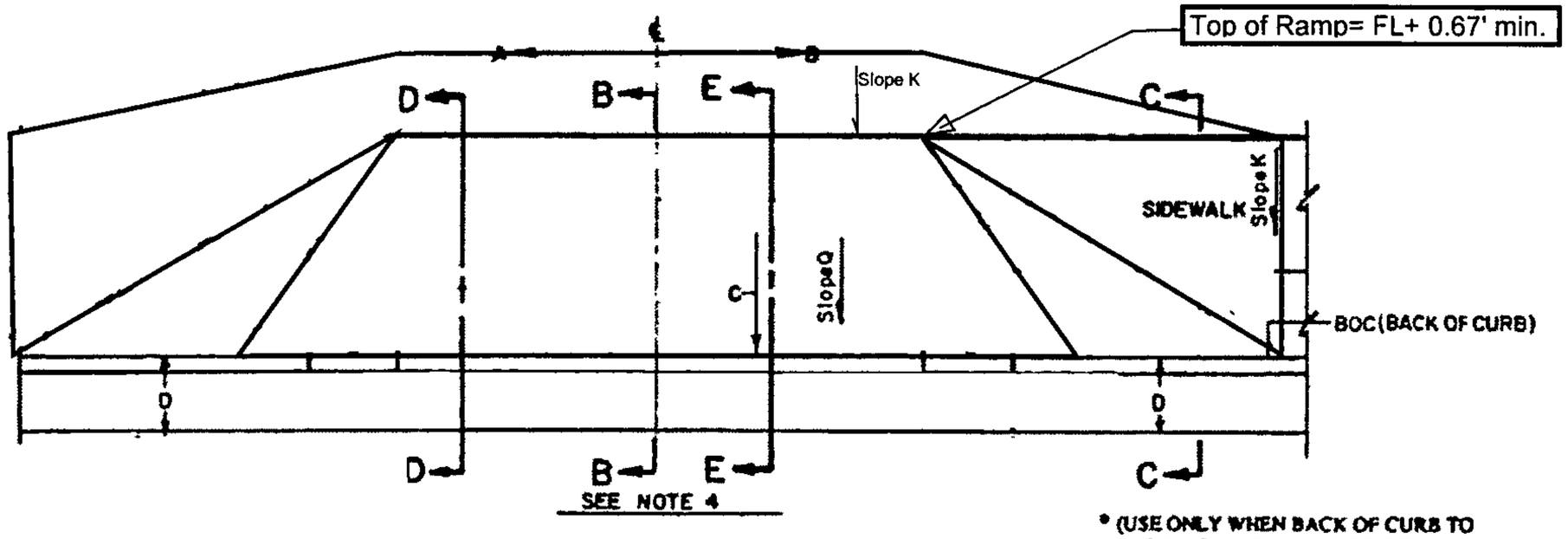
Thanks,

Greg Olson, PE
Senior Engineer
Planning - Hydrology
505-924-3994

**CHURCH's #695**
*- 5407 Central NW -*

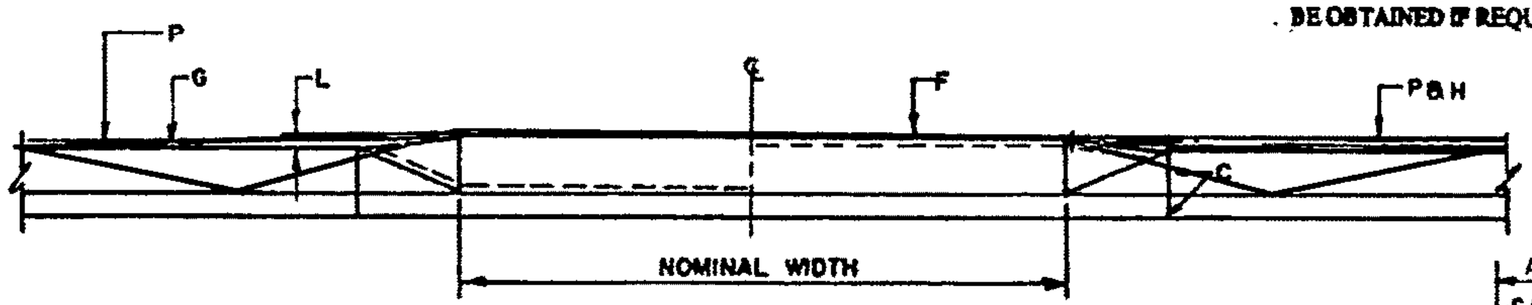
- *Possible alternative driveway entrance, with flared ramp layout, and sidewalk pushed back into an easement on the property*

- *You may be able to pull it all out into the R/W if R/W depth is adequate*

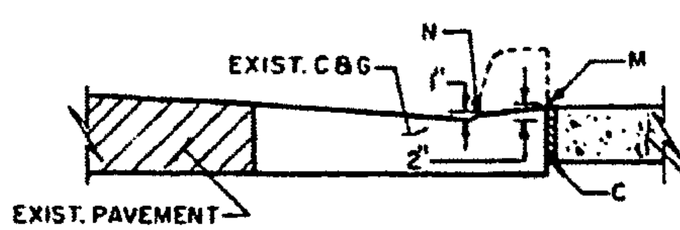



PLAN

* (USE ONLY WHEN BACK OF CURB TO PROPERTY LINE IS 9' OR MORE. DRIVEPADS WITH LESS THAN 9'-0" IN DEPTH REQUIRE A SPECIAL DESGN TO BE SUBMITTED TO AND APPROVED BY THE CITY ENGINNER. ADDITIONAL RIGHT-OF-WAY OR EASEMENTS SHALL BE OBTAINED IF REQUIRED.)

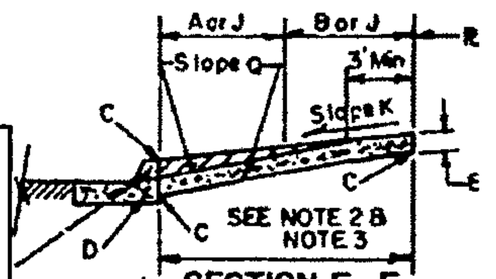



ELEVATION

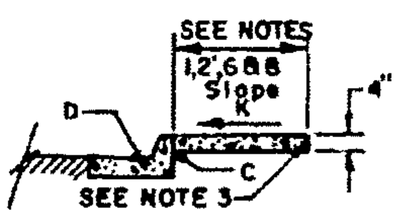



ALTERNATE DETAIL
MACHINE CUT EXISTING CURBS

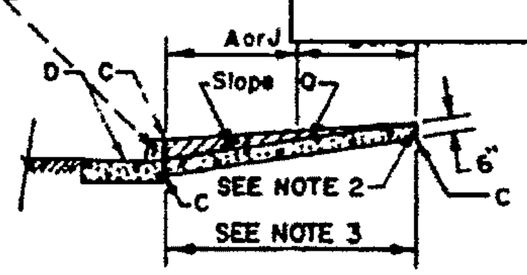
CHURCH's
ALT.



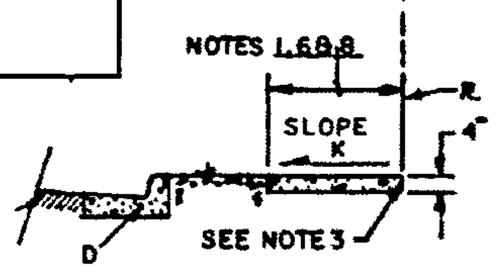

* SECTION E-E
(ALTERNATE FOR ADA COMPLIANCE) (SIDEWALK AT PROPERTY LINE)




SECTION A-A




SECTION B-B
(ADA COMPLIANCE NOT REQUIRED OR POSSIBLE W/O ADDITIONAL ROW ACQUIS)




SECTION C-C

**GENERAL NOTES**

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L.
5. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE A 1/2" EXP. JT AT MIDPOINT. DRIVEPADS WIDER THAT 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX., SPACING IS 18' APART.
6. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
7. FOR SIDEWALK WIDTH, SEE CHAPTER 23 THE DEVELOPMENT PROCESS MANUAL.
8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301.
9. ADA - AMERICANS WITH DISABILITIES ACT.

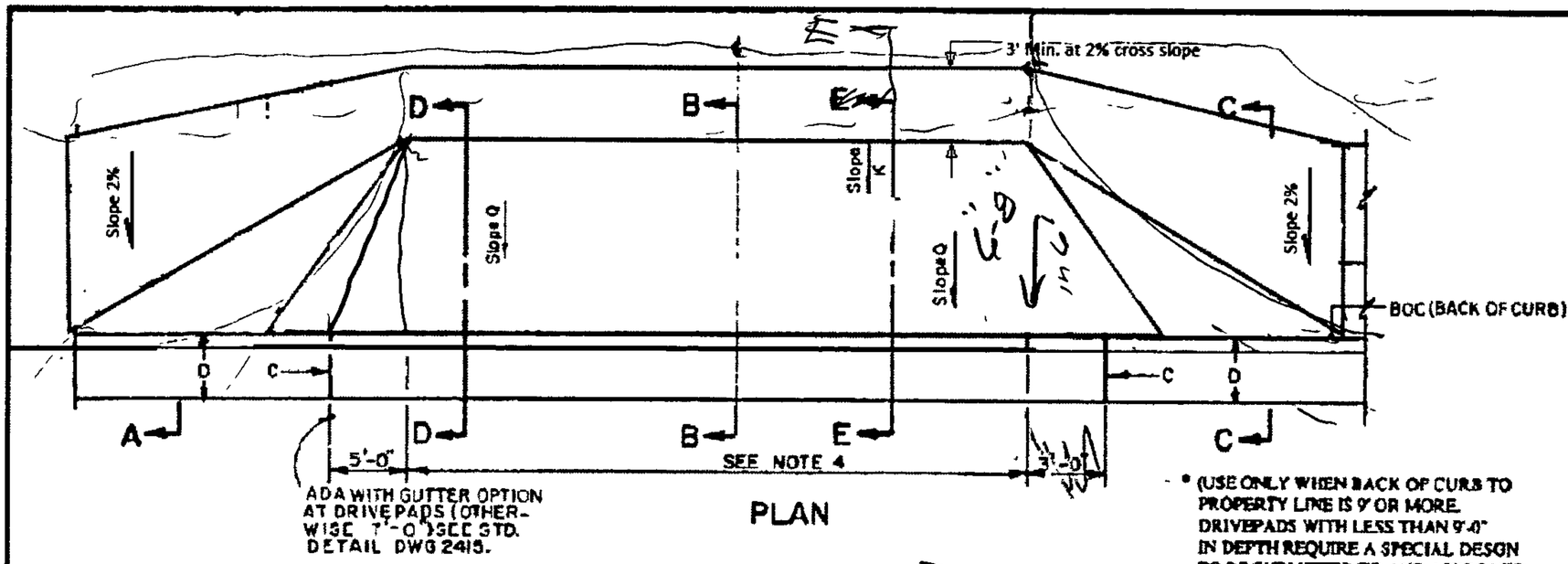
**CONSTRUCTION NOTES**

A. CURB TYPE SIDEWALK.
B. OFFSET SIDEWALK.
C. 1/2" EXPANSION JOINT ADJACENT TO FIELD CONDITIONS ON REPLACEMENT WORK.
D. CURB AND GUTTER.
E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD. (NOT TO EXCEED 1(VERTICAL) TO 10(HORIZONTAL)).
F. TOP OF DRIVEPAD.
G. TOP OF CURB.
H. PROPERTY LINE.
J. VARIABLE WIDTH.
K. SLOPE 1(VERTICAL) TO 50(HORIZONTAL).
L. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY A SLOPE OF 1(VERTICAL) TO 50(HORIZONTAL) FROM TOP OF CURB TO TOP OF DRIVEPAD, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
M. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
N. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.
P. OUTSIDE EDGE OF SIDEWALK.
Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC, ETC.).

CITY OF ALBUQUERQUE

| REVISIONS |
|---|
| 1/91 |
| 11/14/91 |
| 3/30/94 |

PAVING
DRIVEPADS
DWG. 2425
AUG. 1986




PLAN

3%

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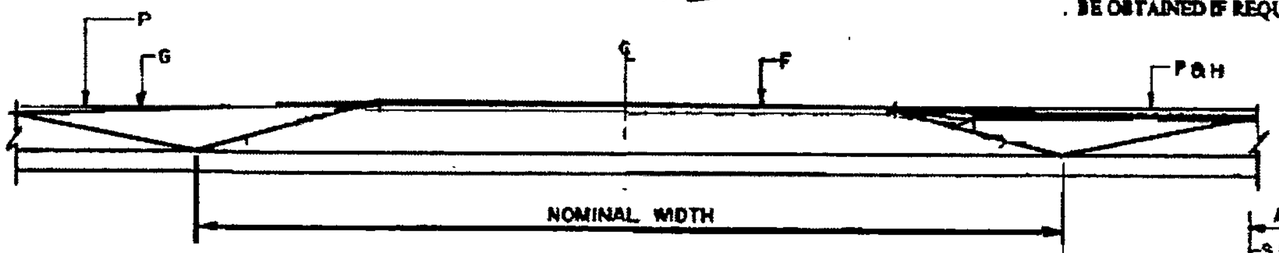
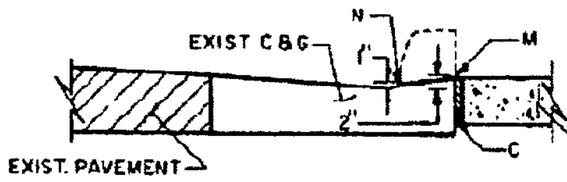
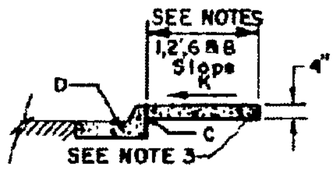



ELEVATION

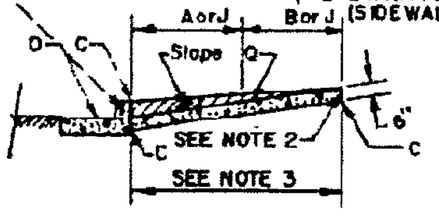



ALTERNATE DETAIL

MACHINE CUT EXISTING CURBS




SECTION A-A



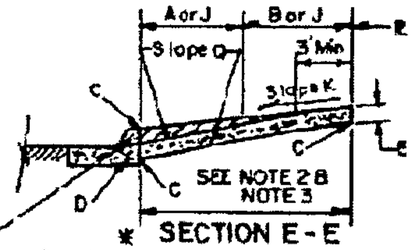

* SECTION D-D

(ALTERNATE FOR ADA COMLIANCE) (SIDEWALK AT BACK OF CURB)




SECTION B-B

(ADA COMPLIANCE NOT REQUIRED OR POSSIBLE W/O ADDITIONAL ROW ACQUIS)

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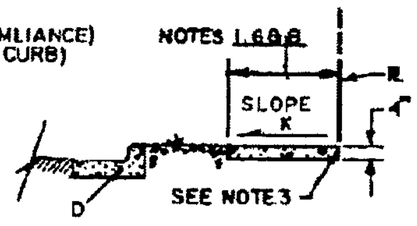


SECTION C-C

## GENERAL NOTES

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CITY OF ALBUQUERQUE

| REVISIONS |
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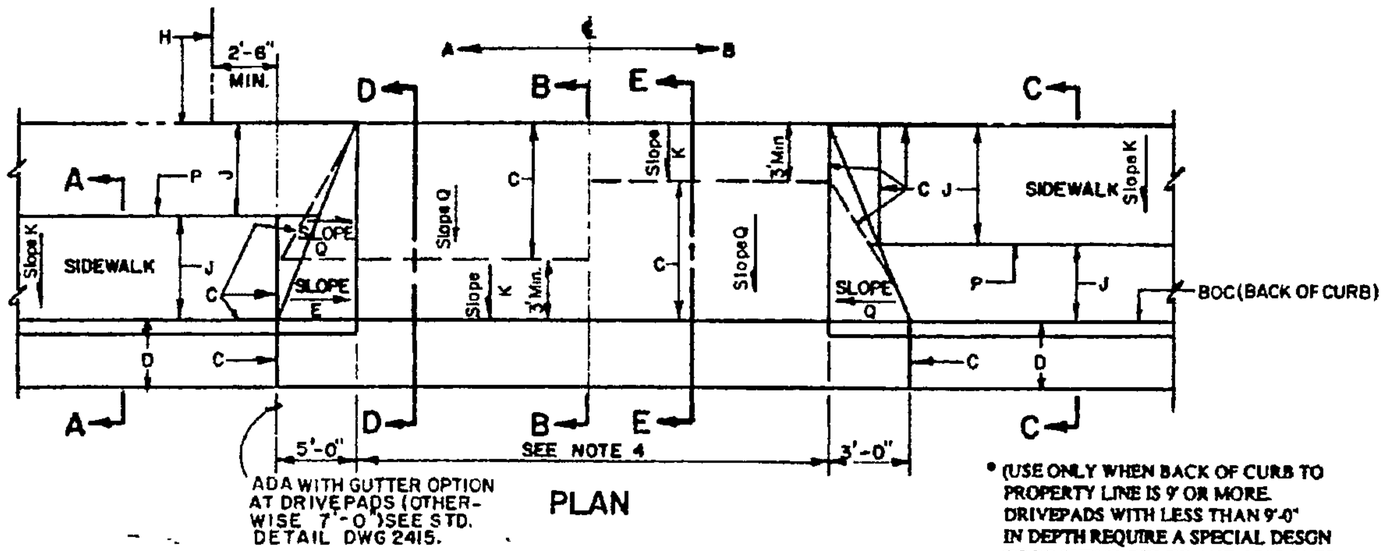
# PAVING DRIVEPADS

DWG. 2425

AUG. 1986




PLAN

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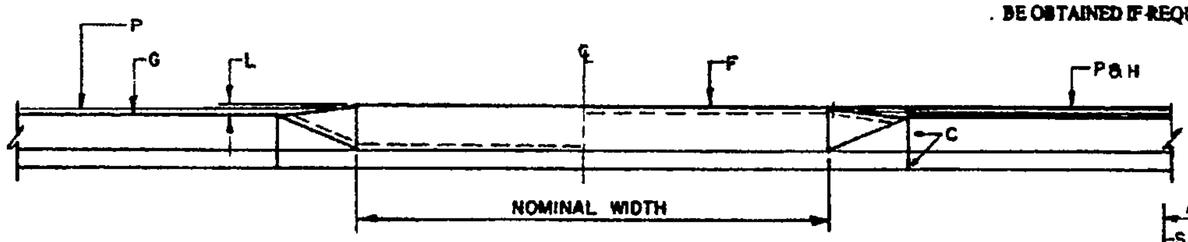
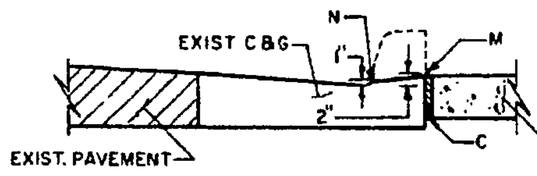
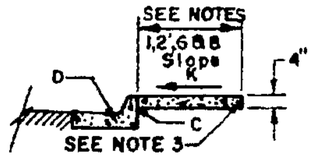



ELEVATION

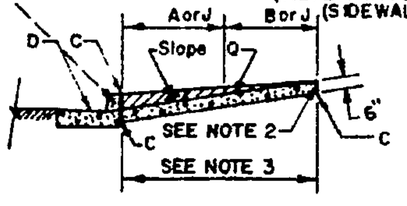



ALTERNATE DETAIL

MACHINE CUT EXISTING CURBS

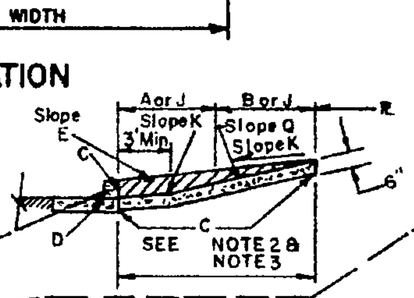



SECTION A-A



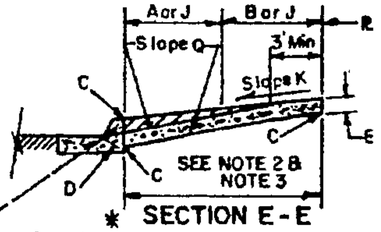

SECTION B-B

(ADA COMPLIANCE NOT REQUIRED OR POSSIBLE WO/ADDITIONAL ROW ACQUIS)



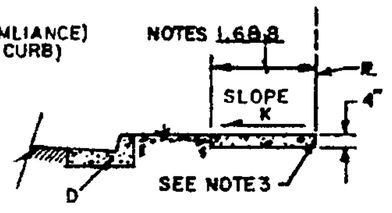

* SECTION D-D

(ALTERNATE FOR ADA COMLIANCE) (SIDEWALK AT BACK OF CURB)




* SECTION E-E

(ALTERNATE FOR ADA COMPLIANCE) (SIDEWALK AT PROPERTY LINE)




SECTION C-C

## GENERAL NOTES

1. DEVIATIONS FROM THESE STANDARDS SHALL BE SUBMITTED TO THE CITY ENGINEER AND/OR TRAFFIC ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
2. REQUEST FOR SIDEWALK VARIANCES SHALL BE SUBMITTED TO THE DEVELOPMENT REVIEW BOARD.
3. USE 1/2" EXP. JT. WHERE SIDEWALK OR DRIVEPAD ABUTS BLDGS., FENCES, WALLS OR OTHER IMMOVABLE OBJECTS.
4. ALL DRIVEPADS SHALL BE A MIN. THICKNESS OF 6" AND SHALL BE CONSTRUCTED FROM BACK OF CURB TO P/L.
5. DRIVEPADS WIDER THAN 18' (NOMINAL) SHALL HAVE A 1/2" EXP. JT AT MIDPOINT. DRIVEPADS WIDER THAT 36' SHALL HAVE 2 OR MORE 1/2" EXP. JTS. EQUALLY SPACED, MAX., SPACING IS 18' APART.
6. SIDEWALK AT THE BACK OF CURB SHALL BE USED ONLY WHEN VARIANCE IS APPROVED.
7. FOR SIDEWALK WIDTH, SEE CHAPTER 23 THE DEVELOPMENT PROCESS MANUAL.
8. SUBGRADE UNDER SIDEWALK & DRIVEPAD SHALL BE COMPACTED AS PER SECTION 301.
9. ADA - AMERICANS WITH DISABILITIES ACT.

## CONSTRUCTION NOTES

A. CURB TYPE SIDEWALK.
B. OFFSET SIDEWALK.
C. 1/2" EXPANSION JOINT ADJACENT TO FIELD CONDITIONS ON REPLACEMENT WORK.
D. CURB AND GUTTER.
E. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN SIDEWALK AND DRIVEPAD. (NOT TO EXCEED 1(VERTICAL) TO 10(HORIZONTAL)).
F. TOP OF DRIVEPAD.
G. TOP OF CURB.
H. PROPERTY LINE.
J. VARIABLE WIDTH
K. SLOPE 1(VERTICAL) TO 50(HORIZONTAL).
L. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF DRIVEPAD AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY A SLOPE OF 1(VERTICAL) TO 50(HORIZONTAL) FROM TOP OF CURB TO TOP OF DRIVEPAD, AND ANY DEVIATION FROM THIS SLOPE MUST BE APPROVED BY THE CITY ENGINEER.
M. SAW CUT EXISTING CONCRETE FROM BACKSIDE OF CURB WITH SLOPE TOWARD FLOWLINE.
N. EXPOSED CUT EDGES SHALL BE GROUND SMOOTH/ ROUNDED TO REMOVE SHARP EDGE.
P. OUTSIDE EDGE OF SIDEWALK.
Q. SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (PROPERTY LINE OR BOC, ETC.).

CITY OF ALBUQUERQUE

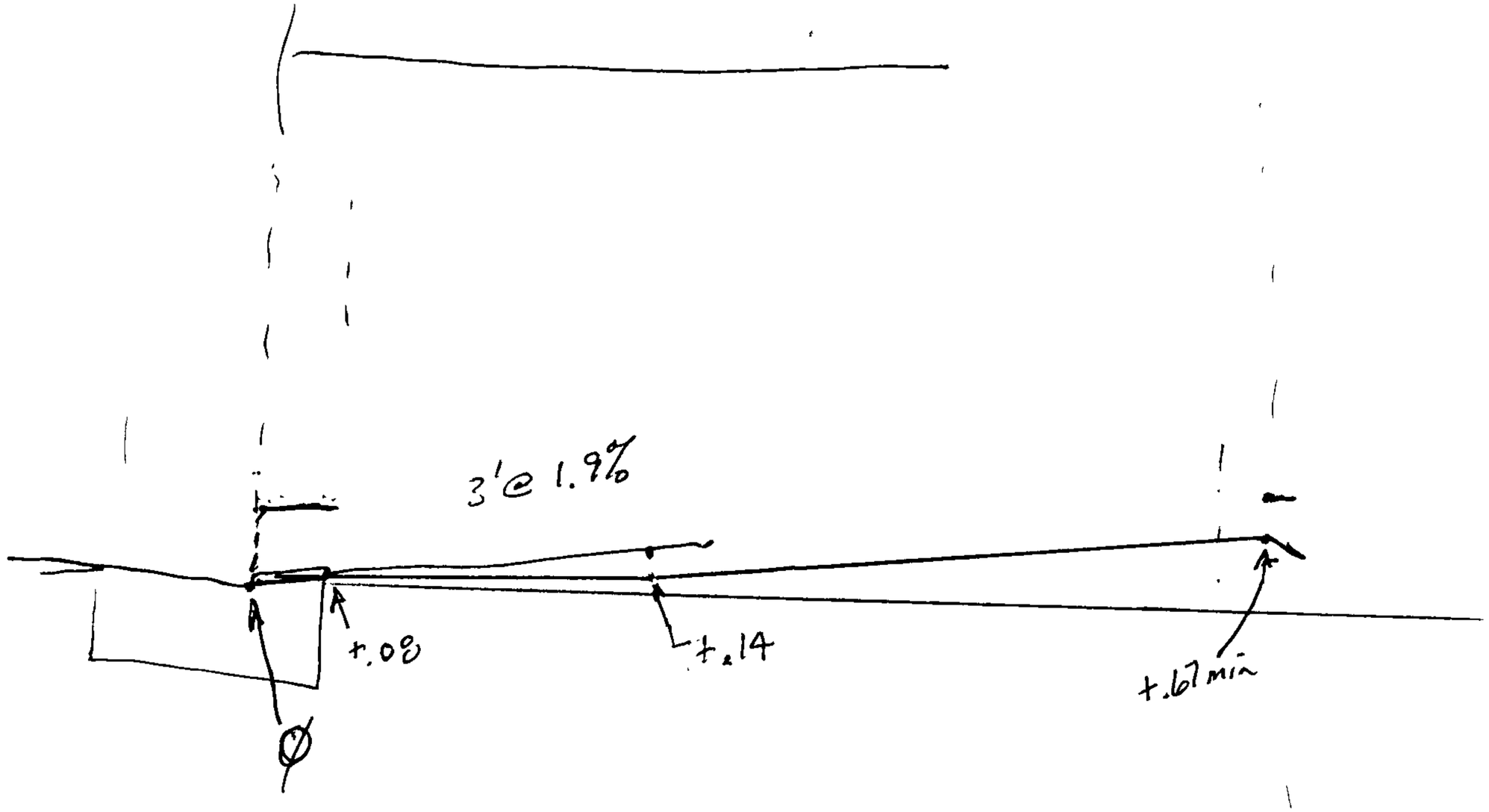
| REVISIONS |
|---|
| 1/91 |
| 11/14/91 |
| 3/30/94 |

PAVING

DRIVEPADS

DWG. 2425

AUG. 1986

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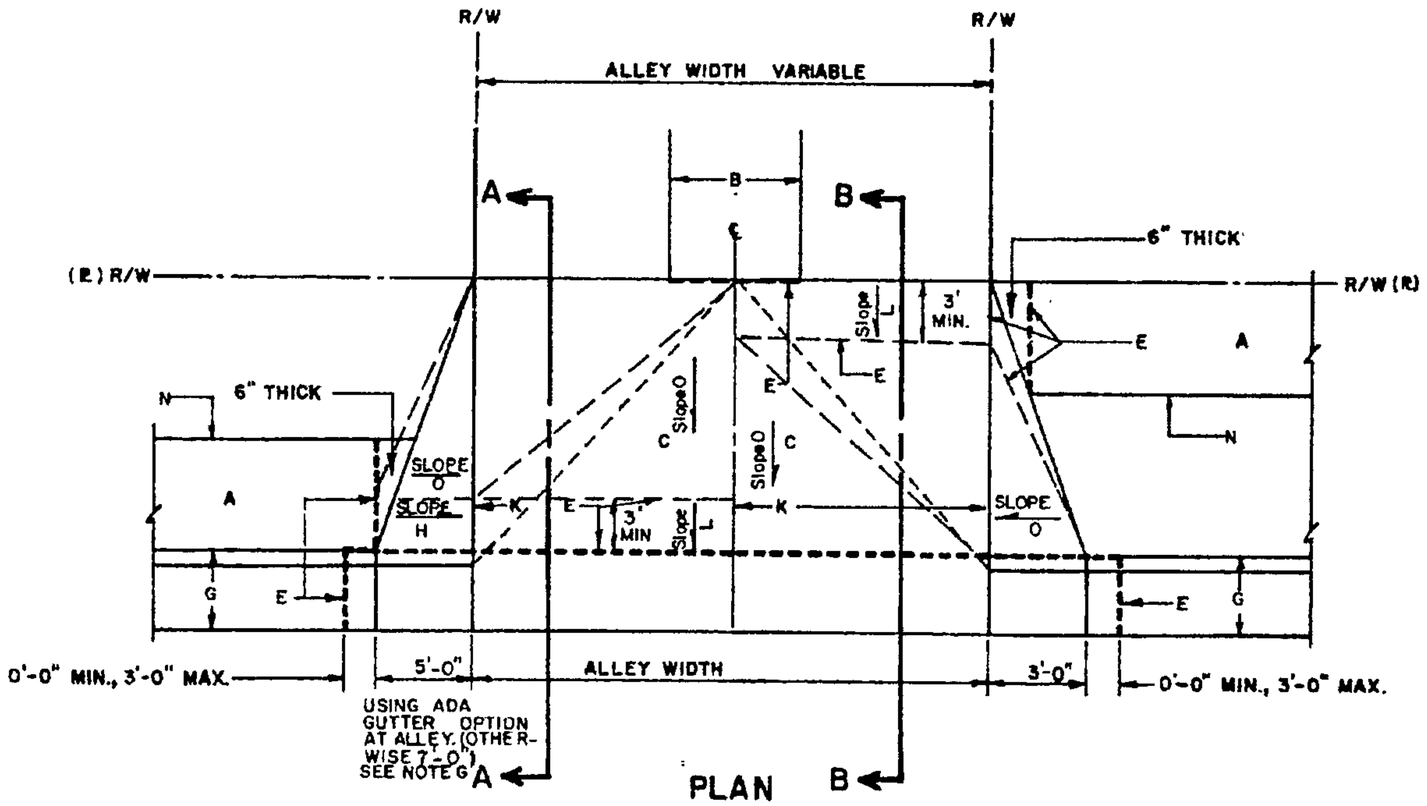
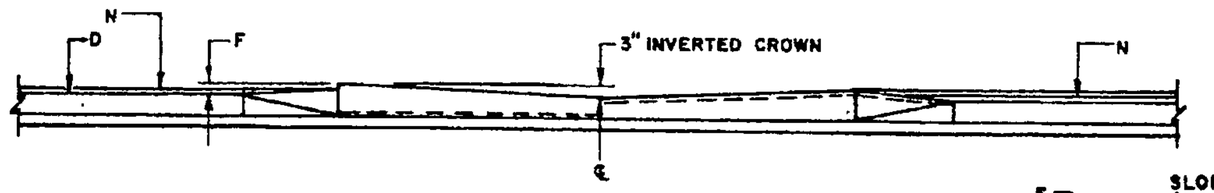
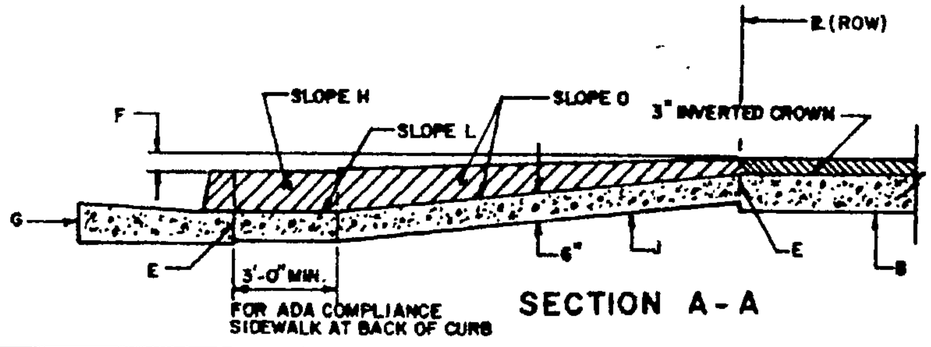


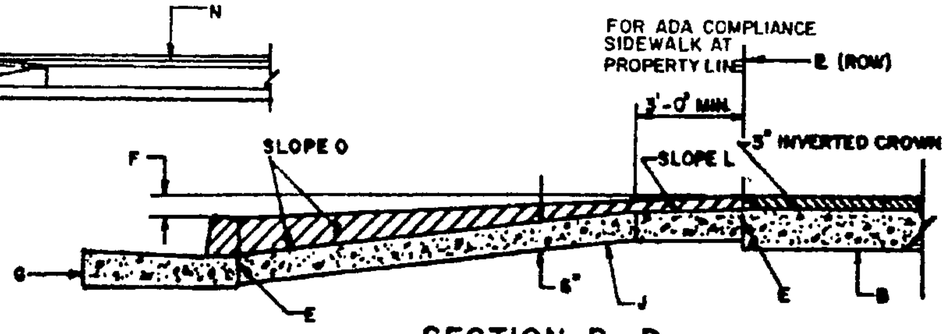

PLAN




FRONT VIEW




SECTION A - A




SECTION B - B

## CONSTRUCTION NOTES

A. SIDEWALK
B. ALLEY GUTTER, SEE DWGS 2411 & 2415
C. TRANSITION FROM 3" INVERTED ALLEY CROWN TO NO CROWN AT BACK OF CURB.
D. TOP OF CURB.
E. 1/2" EXPANSION JOINT.
F. THE FINISH GRADE ELEVATION DIFFERENCE BETWEEN TOP OF ALLEY AT PROPERTY LINE AND TOP OF CURB AS DETERMINED BY A SLOPE OF 1(VERTICAL) TO 50(HORIZONTAL) FROM TOP OF CURB UP TO TOP OF ALLEY.
G. CURB AND GUTTER (SEE STD DWG 2415 ADA OPTION)
H. SLOPE TO BE ADJUSTED TO PROVIDE A UNIFORM TRANSITION BETWEEN DRIVEPAD AND SIDEWALK (NOT TO EXCEED 1(VERTICAL) TO 10(HORIZONTAL) UNITS OF MEASURE FOR ADA COMPLIANCE).
J. DRIVEPAD, CONSTRUCT WITH PORTLAND CEMENT CONCRETE (SEE SECTION 101)
K. WEAKENED PLANE, (SAWCUT OR SCORE TO 1/4" DEPTH OF CONCRETE SLAB).
L. SLOPE NOT TO EXCEED 1(VERTICAL) TO 50(HORIZONTAL) UNITS OF IDENTICAL MEASURE.
M. ADA = AMERICAN WITH DISABILITIES ACT.
N. EDGE OF SIDEWALK (FRONT OR BACK)
O. STRAIGHT LINE SLOPE REQUIRED TO MEET GIVEN OR SET BOUNDARY ELEVATIONS (I.E., PROPERTY LINE, BACK OF CURB, ECT).

CITY OF ALBUQUERQUE

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| 11/14/91 |
| 1/94 |

# PAVING
# ALLEY INTERSECTION
## DWG. 2428

AUG. 1986

# CITY OF ALBUQUERQUE

Scanned Copy to
eduardo.tosky@hva.cc
5/15/13

May 15, 2013

David G. Roselius R.A.
c/o Eduardo Tosky
Heights Venture Architects LLP
1111 N. Loop W. #800
Houston, Texas 77008

**Re: Church's Chicken Store 695, 5407 Central NW, Traffic Circulation Layout, Architect's Stamp dated 5-08-13 (K11-D081)**

Dear Mr. Tosky,

Based upon the information provided in your submittal received 5-10-13, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please submit two copies of your future *Traffic Circulation Plan* (TCL) on one 24"x 36" sheet to include the vicinity map, legal description, parking requirements, and the site plan with all infrastructure dimensions visibly printed (proposed and existing). The applicable details are provided in the *Development Process Manual* (DPM) located in the City Of Albuquerque website under Planning.
2. Please refer to all applicable city standards.
3. Please ensure all ramps are ADA compliant.
4. Please show the location of the nearest driveway on the adjacent lot.
5. Define width of the existing sidewalk along both COA ROW frontages .
6. List the width of the existing drive pads.
7. List the width of the proposed turnouts.
8. Show a detail of the wheelchair ramps located at the proposed driveway, or refer to the appropriate city standard.
9. Single entrance driveways allowing right-in /right-out-only movement have a minimum driveway width of 30 feet and minimum turning curb radii of 25 feet if located on an arterial roadway. Central Ave is classified a principle arterial. See the *Development Process Manual*, Chapter 23, Section 6, Part B.8 for regulations.
10. Per Chapter 23, Section 6, Part B.5 of the City of Albuquerque *Development Process Manual*, any drive on a principle arterial (Central Ave) intersecting a collector (Yucca Drive) must be located a minimum of 200 feet from the intersection. Please provide the setback distance of the proposed drive pad from this intersection.

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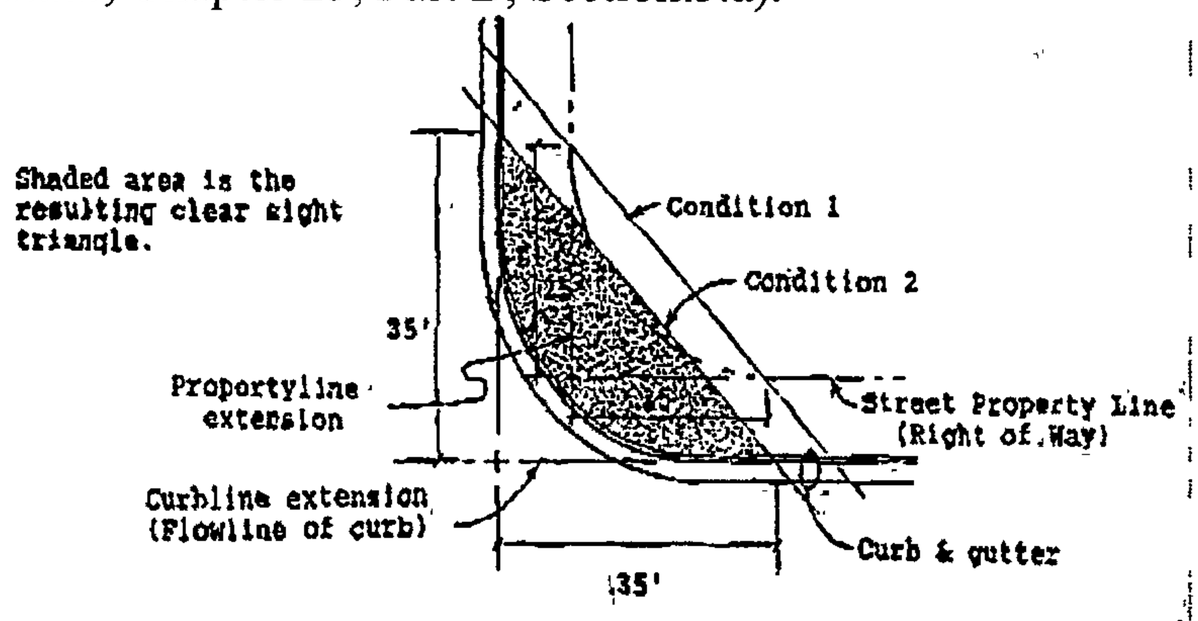
Albuquerque
New Mexico 87103
www.cabq.gov

# CITY OF ALBUQUERQUE

11. The proposed location of the drive pad presents some negative traffic issues: vehicle egress from site onto Central Ave impacts oncoming vehicle movement from the signalized intersection directly south and east of the proposed drive pad. Additionally, vehicles leaving the site onto Central enter a designated right turn lane. To mitigate these negative impacts please position the drive pad as close to the eastern property line as possible. This would align the drive pad within visual sight of oncoming vehicles from the signalized intersection and allow vehicles exiting the site to negotiate out of the designated right turn lane if desired. Furthermore, this would assist in compliance with the required setback of drive pad location stated in comment 11 above. Please re-evaluate the proposed layout to incorporate comments and concerns. Perhaps by reducing the incoming vehicles to one-way orientation along eastern landscape buffer, provide angled parking adjacent to the building and allow only right turn movement out of the site from the drive through lane could satisfy these traffic concerns.
12. The drive through facility requires a minimum 12 foot lane width with 25 foot radii on all inside turns. A 15 foot radius can be used with 14 foot wide drive thru lanes (see DPM Ch 23, Section 7, Part E).
13. A minimum of 15 feet radius for all internal vehicle turns and end aisles is required.
14. Please post appropriate "Do Not Enter" signs at exit points of one-way lanes to direct moving vehicles.
15. A 6 foot wide ADA accessible pedestrian pathway is required between the public sidewalk on Central Ave. and the entrance to the building.
16. The proposed pylon sign to be reused may not interfere with the sight distance of the intersection nor the clear sight triangle adjacent to drive pads. Please provide a sight distance exhibit (see the *Development Process Manual*; Chapter 23, Part B, Section 5.a).




17. Per the Development Process Manual, Chapter 27, Section 7, Part F.II, a scale of 1"=20' is recommended for sites of less than 5 acres.

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18. A scale must be shown on the plan. Per the Development Process Manual, Chapter 27, Section 2, Part B.1, only the following scales may be used:
    - 1" = 50'
    - 1" = 40'
    - 1" = 20'
    - 1" = 10'
    - 1" = 100' (for overall layouts only)

If you have any questions, you can contact me at 924-3924.

Sincerely,

Cynthia K. Beck
Traffic Engineer, Planning Dept.
Development Review Services

C: File

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Albuquerque

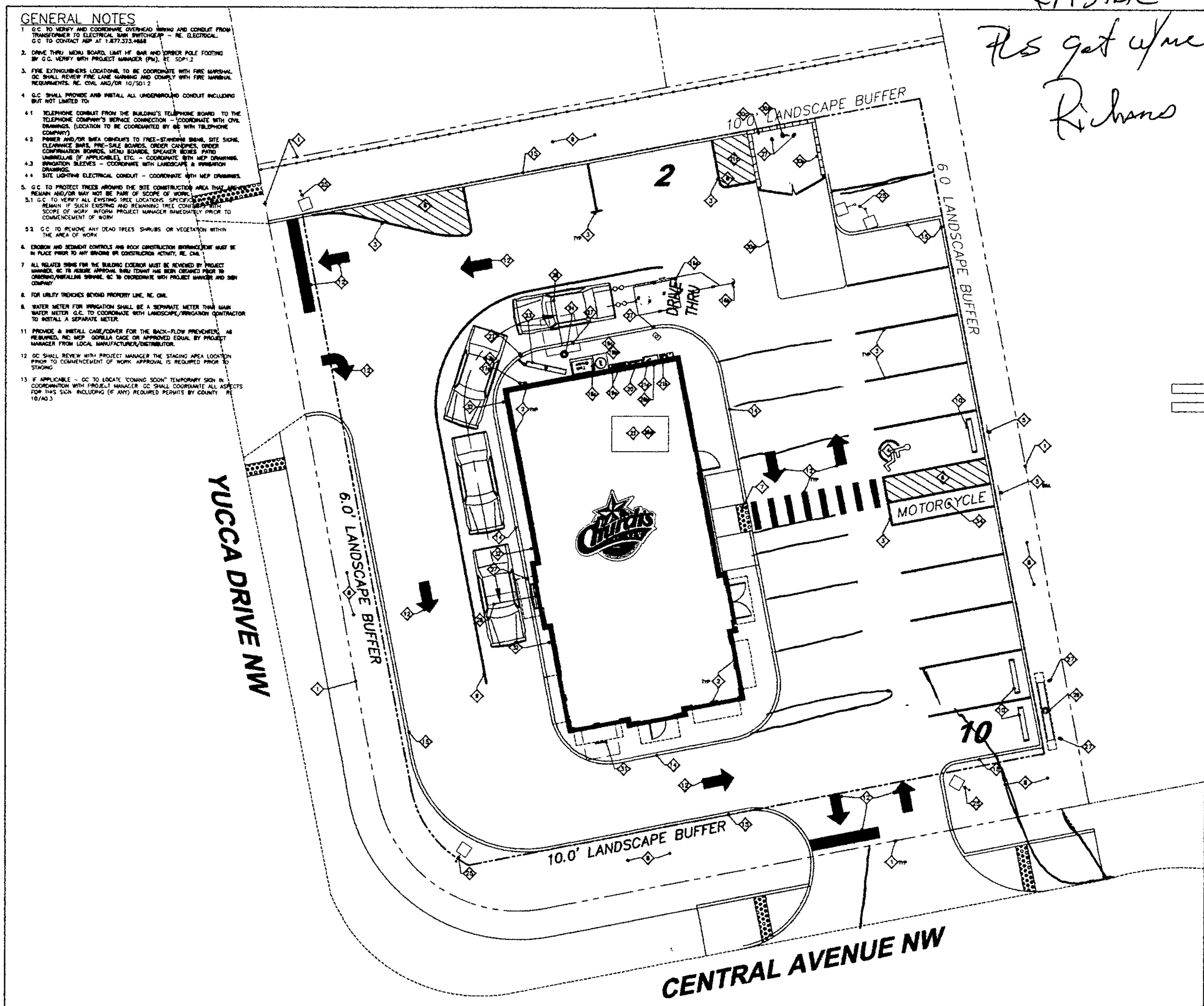
New Mexico 87103

www.cabq.gov

Kristal –
Plus get w/me
Richard

## GENERAL NOTES

1. G.C. TO VERIFY AND COORDINATE OVERHEAD WIRING AND CONDUIT FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR – RE: ELECTRICAL. G.C. TO CONTACT AGF AT 1.877.373.4488
2. DRIVE THRU MENU BOARD, LIMIT HF BAR AND ORDER POLE FOOTING BY G.C. VERIFY WITH PROJECT MANAGER (PM). RE: SDP1.2
3. FIRE EXTINGUISHERS LOCATIONS, TO BE COORDINATE WITH FIRE MARSHAL. GC SHALL REVIEW FIRE LANE MARKING AND COMPLY WITH FIRE MARSHAL REQUIRMENTS. RE: CIVIL AND/OR 10/SD1.2
4. G.C. SHALL PROVIDE AND INSTALL ALL UNDERGROUND CONDUIT INCLUDING BUT NOT LIMITED TO:
   - 4.1 TELEPHONE CONDUIT FROM THE BUILDING'S TELEPHONE BOARD TO THE TELEPHONE COMPANY'S SERVICE CONNECTION – COORDINATE WITH CIVIL DRAWINGS. (LOCATION TO BE COORDINATED BY GC WITH TELEPHONE COMPANY)
   - 4.2 PANNER AND/OR SMEA CONDUITS TO FREE-STANDING SIGNS, SITE SIGNS, CLEARANCE BARS, PRE-SALE BOARDS, ORDER CANOPIES, ORDER CONFIRMATION BOARDS, MENU BOARDS, SPEAKER BOXES PATIO UMBRELLAS (IF APPLICABLE), ETC. – COORDINATE WITH MEP DRAWINGS.
   - 4.3 IRRIGATION SLEEVES – COORDINATE WITH LANDSCAPE & IRRIGATION DRAWINGS.
   - 4.4 SITE LIGHTING ELECTRICAL CONDUIT – COORDINATE WITH MEP DRAWINGS.
5. G.C. TO PROTECT TREES AROUND THE SITE CONSTRUCTION AREA THAT ARE TO REMAIN AND/OR MAY NOT BE PART OF SCOPE OF WORK.
   - 5.1 G.C. TO VERIFY ALL EXISTING TREE LOCATIONS, SPECIFICALLY THOSE TO REMAIN IF SUCH EXISTING AND REMAINING TREE CONFLICTS WITH SCOPE OF WORK INFORM PROJECT MANAGER IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK
   - 5.2 G.C. TO REMOVE ANY DEAD TREES, SHRUBS OR VEGETATION WITHIN THE AREA OF WORK
6. EROSION AND SEDIMENT CONTROLS AND ROCK CONSTRUCTION ENTRANCE MUST BE IN PLACE PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY. RE: CIVIL
7. ALL RELATED SIGNS FOR THE BUILDING EXTERIOR MUST BE REVIEWED BY PROJECT MANAGER. GC TO ASSURE APPROVAL THRU TENANT HAS BEEN OBTAINED PRIOR TO ORDERING/INSTALLING SIGNAGE. GC TO COORDINATE WITH PROJECT MANAGER AND SIGN COMPANY
8. FOR UTILITY TRENCHES BEYOND PROPERTY LINE, RE: CIVIL
9. WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER G.C. TO COORDINATE WITH LANDSCAPE/IRRIGATION CONTRACTOR TO INSTALL A SEPARATE METER.
11. PROVIDE & INSTALL CAGE/COVER FOR THE BACK-FLOW PREVENTER, AS REQUIRED, RE: MEP GORILLA CAGE OR APPROVED EQUAL BY PROJECT MANAGER FROM LOCAL MANUFACTURER/DISTRIBUTOR.
12. GC SHALL REVIEW WITH PROJECT MANAGER THE STAGING AREA LOCATION PRIOR TO COMMENCEMENT OF WORK. APPROVAL IS REQUIRED PRIOR TO STAGING
13. IF APPLICABLE – GC TO LOCATE "COMING SOON" TEMPORARY SIGN IN COORDINATION WITH PROJECT MANAGER. GC SHALL COORDINATE ALL ASPECTS FOR THIS SIGN INCLUDING (IF ANY) REQUIRED PERMITS BY COUNTY. RE: 10/A0.3




## DEMOLITION NOTES

(RE: CIVIL DRAWINGS AND BELOW)

G.C. TO REMOVE (APPLICABLE TO THE PROJECT GROUND STRUCTURAL WALLS, FOUNDATION, AGF DESIGNS PRIOR TO NEW CONSTRUCTION REFER OF PAVEMENT REMOVAL AND ADDITIONAL DEMO

IF APPLICABLE, G.C. SHALL CONSULT WITH OWN TO VERIFY IF SALVAGEABLE STOREFRONTS AND, OTHER MATERIAL SHALL BE STORED OR REMO

CONTRACTOR SHALL RECYCLE ALL CONSTRUCTIO WITHOUT ADDITIONAL COST TO OWNER

IF APPLICABLE, ALL ABANDONED SALES FIXTUR COVERINGS, SIGNAGE, ELECTRICAL, AND MECHA FIXTURES, CEILING TILES AND ANY OTHER ITEM NECESSARY BY THE TENANT'S REPRESENTATIVE TENANT'S REPRESENTATIVE WILL DETERMINE WH FOR REUSE, IF ANY

THE GENERAL CONTRACTOR IS TO VERIFY THE EXISTING UTILITY LINES AND NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWE PLANS, IF ANY, AND THOSE IDENTIFIED BY INSP

## ◇ KEY NOTES

NEW/PROPOSED CONDITIONS
– REFER TO SURVEY AND PROJECT RELATED SI COORDINATION

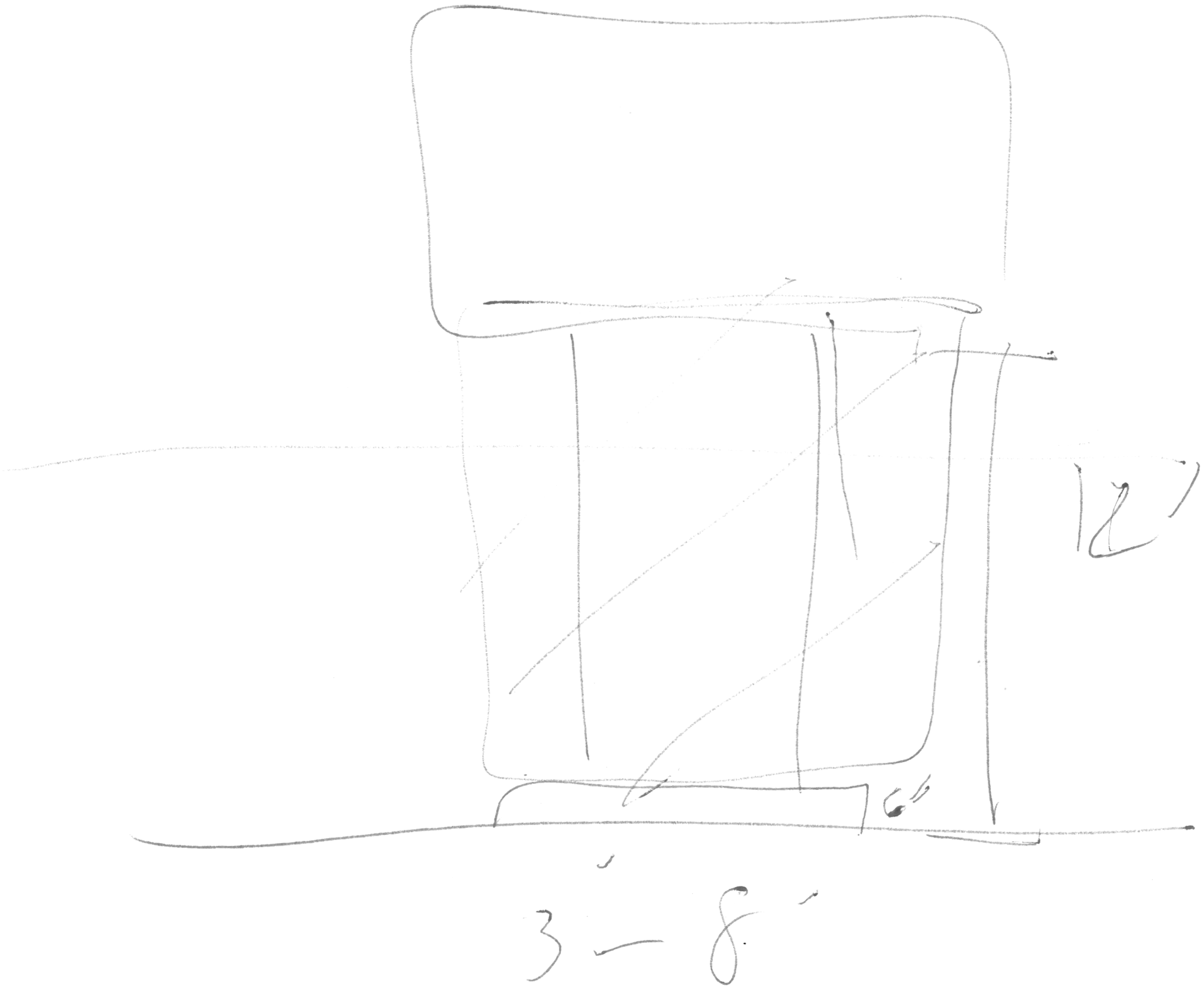
1. PROPERTY LINE, RE: CIVIL AND SURVEY.
2. PROPOSED BUILDING OUTLINE.
3. 4" STRIPE, TYP. TYPICAL AT ALL PARKING SPACES AND I
4. HANDICAP PARKING SPACE WITH INTERNATIONAL ACCES
5. ACCESSIBLE PARKING POLE SIGN, RE: 1/SD1.0. WHERE I MOTORCYCLE PARKING ONLY. GC TO PROVIDE AND INST REQUIREMENTS.
6. PAINTED 6" DIRECTIONAL WHITE STRIPES AT ACCESSIBLE LA
7. ACCESSIBLE RAMP WITH TRUNCATED DOMES AT LANDIN
8. PROPOSED LANDSCAPE AREA. RE: LANDSCAPE AND IRRI
9. DRIVE THRU LANE DIVIDING STRIP. RE: SD1.2 AND A
10. MAJOR STORM INLET. RE: SHEET A
11. FIRE LANE. RE: CIVIL AND SHEET A
12. BIDIRECTIONAL PARKING STRIPE. RE: SHEET A
13. PROPOSED CONCRETE PAVEMENT. RE: CIVIL
14. PROPOSED CONCRETE CURB AT SIDEWALK. RE: CIVIL
15. PROPOSED CONCRETE CURB AT LANDSCAPE PLANTER. I
16. SANITARY SEWER
   - 16.a. NEW SEWAGE TRAP LOCATION. RE: CIVIL AND PLUM
   - 16.b. CONNECT SANITARY LINE TO EXISTING. RE: SURVEY
17. GAS
   - 17.a. LOCATION OF GAS METER AT BACK OF BUILDING. R
   - 17.b. CONNECT TO EXISTING G.C. TO REVIEW WITH GAS C BY MAIN LINE. RE: SURVEY, PLUMBING, AND CIVIL
18. SEWAGE TANK AND GAS TANK
   - 18.a. LOCATE AT BACK OF BUILDING, ENCLOSURE TO BE P
19. WATER
   - 19.a. WATER/HEATING LOCATE AT BACK OF BUILDING, SH RE: A0.2 AND PLUMBING
   - 19.b. WATER METER, CONFIRM LOCATION ON SITE WORK THIS SHEET
   - 19.c. WATER LINE, CONNECT TO EXISTING, G.C. TO REVIE CONFIRM LOCATION OF MAIN LINE. RE: SURVEY, PL
20. ROOF LADDER, RE: A4.0
21. ELECTRICAL
   - 21.a. MAIN DISCONNECT PANEL. RE: A4.0 ELECTRICAL
   - 21.b. UTILITY METERS. RE: A4.0 AND MEP.
   - 21.c. CONNECT ELECTRICAL FROM EXISTING TRANSFOR COMPANY FOR SPECIFIC REQUIREMENTS. RE: CIVIL
22. G.C. TO CONNECT TO EXISTING TELEPHONE LINES AND PR MEP
23. PROPOSED MENU BOARD LOCATION, PROVIDED BY ____
24. SPEAKER PYMT. PROVIDED BY ____ AND INSTALLED BY
25. PROPOSED LIGHT POLE LOCATIONS. RE: ELECTRICAL AN
26. IRRIGATION LINES
   - 26.a. PROVIDE UNDERGROUND PVC LINE. RE: LANDSCAP
   - 26.b. CONTROL SHALL BE INSTALLED INSIDE THE BUILDIN
27. PROPOSED BOLLARD LOCATIONS. RE: 1/A2.0, 3/A2.2, 8
28. MIRROR LAMP LOCATION. RE: 1 & 3/A6.2
29. EXISTING PYLON SIGN TO BE REMOVED, COORDINATE WIT DRAWINGS. RE: SHEET 2
30. PROPOSED LOCATION OF ENCLOSED DUMPSTER.
   - 30.a. CONCRETE APRON AS SHOWN. RE: CIVIL
   - 30.b. FOR ENCLOSURE DETAILS, RE: 1/SD1.0
   - 30.c. KNOX BOX LOCATIONS ON BUILDING AND DUMPSTE
   - 30.d. DRAIN REQUIRED AT DUMPSTER. RE: PLUMBING SH
31. BIKE RACK: DERO BRAND HOOP RACK, SURFACE MOUNT INSTALLED BY GC. CONFIRM COLOR WITH PROJECT MAN
32. SCUPPER LOCATIONS. RE: A4.0 AND A4.0
33. CURBING AND ACCESSIBLE PATH. RE: 2/SD1.0 AND CIVIL
34. MOTORCYCLE SPACE. POLE SIGN TO BE PROVIDED AND I

EXISTING CONDITIONS
– REFER TO SURVEY AND CIVIL DRAWINGS FOR

A. EXISTING CONCRETE CURB
B. EXISTING LANDSCAPE AREA
C. EXISTING CONCRETE DRIVE WAY APPROACH
D. EXISTING PARKING STRIPES
E. EXISTING LIGHT POLE
F. APPROXIMATE LOCATION OF FIRE HYDRANT. RE: SURVEY
G. EXISTING ASPHALT PAVMENT
H. EXISTING DIRECTIONAL STREET POLE SIGNS
I. EXISTING PUBLIC RAMP AND SIDEWALK
J. EXISTING SANITARY MANHOLE, RE: SURVEY AND CIVIL
K. APPROXIMATE LOCATION OF EXISTING TELEPHONE LINE
L. APPROXIMATE LOCATION OF EXISTING ELECTRICAL POLE SURVEY
M. APPROXIMATE LOCATION OF EXISTING POWER POLE. RE
N. APPROXIMATE LOCATION OF EXISTING GAS LINE. RE: SU
O. EXISTING WATER METER, CAP AND ABANDON. INSPECTI CONFIRM IF WATER METER COULD BE REUSED AND RELO MANAGER ON SITE.

1 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

Signalization, Need Curb Cut close to east property line for visual moving traffic @ intersection


12'
6"
3 – 8'

Stamped: David G. Roselius, RA - 5/8/13

Owner
Judith Nelssen

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV 12/2005)

K-11/D081

PROJECT TITLE: CHURCH'S CHICKEN STORE 695 ZONE MAP: ~~M-11~~
DRB#: N/A EPC#: WORK ORDER#:

LEGAL DESCRIPTION: LOT A BLOCK A of LAVALAND ADDITION ± 0.362 Acres.
CITY ADDRESS: 5407 CENTRAL NW
TR. A BLK A Laraland Addn Comprising lot 19 Exc. Por To R/W BLK A + W 50 FT O.
ENGINEERING FIRM: ADAMS ENGINEERING & Development CONTACT: TIM HODES
ADDRESS: 27524 CASHFORD CIRCLE #101 PHONE: 813 929 7499
CITY, STATE: WESLEY CHAPEL, FLORIDA ZIP CODE: 33544

OWNER: CHURCH'S CHICKEN CONTACT: Billy M. Newton
ADDRESS: 980 Hammond Dr. #1100 PHONE: 832. 683. 9885
CITY, STATE: ATLANTA, GEORGIA ZIP CODE: 30328

ARCHITECT: Heights Venture Architects LLP CONTACT: EDUARDO TOSKY
ADDRESS: 1111 N. LOOP W #800 PHONE: 281 854 6112
CITY, STATE: Houston TX ZIP CODE: 77008

SURVEYOR: RED PLAINS CONTACT: SHON FUSTON
ADDRESS: 4400 Will Rogers Prkwy #200-202 PHONE: 405 603 7842
CITY, STATE: OKLAHOMA CITY, OK ZIP CODE: 73108

CONTRACTOR: TO BE DETERMINED CONTACT: —
ADDRESS: PHONE:
CITY, STATE: ZIP CODE:

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

CHECK TYPE OF APPROVAL SOUGHT:
_____ SIA/FINANCIAL GUARANTEE RELEASE
_____ PRELIMINARY PLAT APPROVAL
_____ S. DEV. PLAN FOR SUB'D APPROVAL
_____ S. DEV. FOR BLDG. PERMIT APPROVAL
_____ SECTOR PLAN APPROVAL
_____ FINAL PLAT APPROVAL
_____ FOUNDATION PERMIT APPROVAL
X BUILDING PERMIT APPROVAL
_____ CERTIFICATE OF OCCUPANCY (PERM)
_____ CERTIFICATE OF OCCUPANCY (TEMP)
_____ GRADING PERMIT APPROVAL
_____ PAVING PERMIT APPROVAL
_____ WORK ORDER APPROVAL
X OTHER (SPECIFY) TRAFFIC CIRCULATION LAYOUT APPROVAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:
X YES
_____ NO
X COPY PROVIDED - PRT 1/15/13

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MAY 10 2013
LAND DEVELOPMENT SECTION

DATE SUBMITTED: 5/8/13 BY: Eduardo Tosky
Eduardo Tosky (HVA)

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.

Note 15 = 6" Curb.

✓ Fire = 20' access lane
12' Lanes w/ 25' R.

Dimensions

- Parking Stall L x W / Motorcycle.
  HC : Aisle

- Drive Aisle : 2-Way
  : 1-Way
  : Auto

- Existing Drivepad
  New Drivepad / COA Dwg # Valley Gutter, Curb. Ramps....
  6' Sidewalk connect to ROW / Central. ⊥ to Vehicle traffic

Radius

Existing Sidewalk Width Central / Yucca.
Width Sidewalk @ Entrance.
Ramp details to building from HC path.
#14 Curb / Sidewalk around building

Scale -

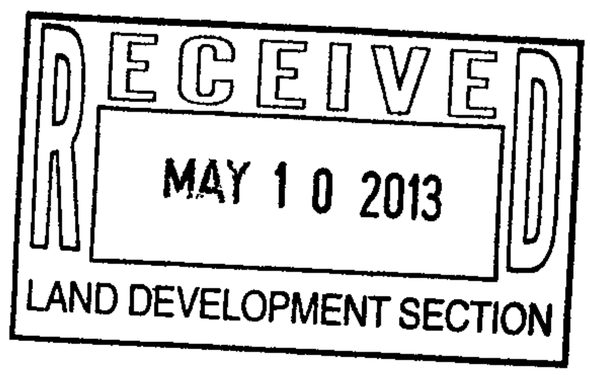
Church's Chicken
Albuquerque NM # 695

TRAFFIC CIRCULATION SUBMITTAL
05-08-13

**To: Kristal Metro**
City of Albuquerque
Transportation Development
600 2nd Street NW #201
Albuquerque, NM. 87102
505-924-3991

**Reference:**
Traffic Circulation Study

**Project Location:**
Church's Chicken Store #695
5407 Central Ave. NW
ALBUQUERQUE, NM. 87105




**Ms. Kristal Metro:**
We are providing the following letter as part of our submittal package for your review, and approval. The documents provided along with this letter are as follows:

- Introduction Letter (this document) with **Executive Summary** as indicated by the Traffic Circulation Layout Checklist
- **T1.0 Cover Page** showing the vicinity map and location map, along with parking calculations based on the City o Albuquerque requirements. Other site information is provided on this sheet.
- **A0.0 Architectural Site Plan** (by Heights Venture Architects) showing relevant items as indicated under the Traffic Circulation Layout Checklist
- **A0.1 Overlay Site Plan** showing the proposed and existing site plans **for comparison**
- **A0.2 Fire Truck Access** showing clearances of the fire truck access, including the dumpster truck path.
- **Topographic Survey** (by Red Plains) showing existing information.
- **Pre-Application Review Team (PRT) Discussion** – meeting notes
- Letter signed by Tony Loyd (Traffic Engineer) in reference to the Traffic Study.

Two (2) copies of the cover page, architectural site plans, and survey are provided.

**Executive Summary:**

The project is located at north-east corner of the intersection of Central Avenue and Yucca Drive (address indicated above).

The project consists of demoing the existing Church's Chicken 1 story building (approximately 1,347 square feet) and the associated existing elements within the boundaries of the Church's Chicken property line.

We will replace this with a new construction (1 story building) of an 1,855 square foot Church's Chicken quick-service restaurant with a drive-thru, a dumpster enclosure, and associated site improvements.

The building will be located almost centered in the property, allowing for a traffic circulation to move around the building. Traffic may come in from Central Avenue moving north along the property and fluctuating to the left to either choose to move into the drive thru lane or circulate around the west side of the property to find parking spaces or simply exit the site into Yucca Drive.

The traffic along Yucca Drive may come into the site and makes an immediate right running parallel to the drive thru lane. These customers would move along the south side of the property to either choose to park along the east side or simply exit the site into Central Avenue.

The adjacent properties will not have an impact by the traffic circulation of Church's Chicken site as we are maintaining the same ingress/egress location along Yucca Drive. The ingress/egress along Central Avenue is adjusted slightly but remains with in the vicinity of its original locations.

We have confirmed that a *Traffic Impact Study* is not required to be submitted for this site, please refer to the letter signed by *Tony Loyd* provided with these documents.

We believe that the clearances provided by the distances/dimensions shown on sheet A0.0 are adequate to meet the intent of the City criteria and allow for a sufficient traffic circulation thru the property.

If you have any questions regarding the documents provided or in reference to our proposed site, you may contact me directly at the number below.

Thank you.

Respectfully,

**Eduardo Tosky**
Associate

**Heights Venture Architects, LLP**
1111 North Loop West, Suite 800
Houston, Texas 77008
**Direct: 281.854.6112**
Office: 713.869.1103
E-mail: eduardo.tosky@hva.cc

***www.heightsventure.com***

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# PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** PRE-APPLICATION DISCUSSION MEETINGS ARE AVAILABLE TO HELP APPLICANTS OBTAIN INFORMATION ABOUT PROCEDURES AND REQUIREMENTS PERTAINING TO THEIR REQUEST. THE INTERPRETATION OF SPECIFIC USES ALLOWED IN VARIOUS ZONES IS THE RESPONSIBILITY OF THE ZONING ENFORCEMENT OFFICER, AS PROVIDED FOR BY THE ZONING CODE. ANY STATEMENTS REGARDING ZONING AT THE PRE-APPLICATION DISCUSSION ARE NOT CERTIFICATES OF ZONING.

PA # 13- _____ RECEIVED BY Ernie G. _____ DATE 1-7-13

APPLICANT EDGAR A. ORTIZ TEL. # 813-929-7499 FAX # 813-929-4090

APPOINTMENT DATE & TIME Tuesday 1-15-13 @ 3:45

Appointment requests received by Friday will be scheduled for Tuesday of the following week, if times are unavailable requests received after Friday will be scheduled the next meeting date. PLEASE CONTACT THE CURRENT PLANNING DIVISION AT 924-3860 FOR MORE INFORMATION.

edgar.ortiz@adams-engineering.com
Group, PC.

1. **BRIEFLY DESCRIBE YOUR REQUEST:** (What do you plan to develop on this site?)

This redevelopment includes a complete demolition and rebuild of the existing Church's Chicken into a new Church's Chicken prototype with approximately 31 seats, parking, and utilities to serve the new establishment.

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2. **RESPOND TO THE FOLLOWING QUESTIONS:**

Size of site: 0.39 ac. Existing Zoning: C-2 Proposed Zoning: C-2

Previous zone change or site plan approval case #s for this site: ~~Unknown~~

Applicable Area or Sector Plans: LAVALAND ADDITION; Westmesa; WR66

**Residential:** Type and # of Units Proposed: _____

**Commercial:** Estimated building square footage: 1,850 SF No. of Employees: 6 (per shift)

3. **LOCATION OF REQUEST:**

Physical Address: 5407 Central Avenue NW; Albuquerque, NM 87105

Legal Description: Lot A, Block A of Lavaland Addition.

Provide a Zone Atlas Page indicating the location of the subject site (SEE ATTACHMENT)

IMPACT FEES (TONY LOYD - CONTACT PERSON) - 924-3934

4. **LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:**

Zoning setback verification; Landscape buffer verification; Site plan review process (time/fees); Building plan review process (time/fees); Public Hearing process?; Impact Fees?; Utility verification (existing public utilities size, location, etc.) and utility re-connection fees; Driveway modification criteria; Any DOT R.O.W.?; Signage code (Could Church's keep existing road sign? Menu Board criteria?)

- Bike parking location (As shown on sketch)
- UTILITY AVAILABILITY (JEFFREY HOMER 924-3983)
- SUGGEST DRIVEWAY MODIFICATION OFF CENTRAL
- 100 FT DRIVE THRU QUEUE LENGTH PRIOR TO ORDER WINDOW
- A LANE WIDTH OF 12 FEET W/ INSIDE RADIUS OF 25 FT. FOR ALL TURNS.
- 1-WAY DRIVEABLE 20 FEET MIN.
- DISPLACE HANDICAPS UNIT BLOCK PARKING STALLS
- NEED 5 FT SIDEWALK CONNECT FROM CENTRAL TO BLDG.
- ALL SITES WITHIN FLOOD ZONE X, FIRM PANEL 23

ASK

Rev. 9/2010

Nilo Salgado-Fernandez - Transportation Development Div.

Edgar Ortiz-Adams Engineer

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA # 13-008 Date: 1-15-13 Time: 3:45 pm

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

| | | |
|---|---|---|
| Planning: | ☐ Carmen Marrone | ☑ Others Catalina Lehner |
| Transportation: | ☐ Nilo Salgado-Fernandez | ☐ Others |
| Code Enforcement: | ☑ Jonathan Turner | ☐ Others |
| Others: Carol Toffaleti | | |

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2. **TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY**

| | | | |
|---|---|---|---|
| ☐ Zone Map Amendment | ☐ EPC Approval | ☐ City Council Approval | |
| ☐ Sector Dev. Plan Amendment | ☐ EPC Approval | ☐ City Council Approval | |
| ☐ Site Dev. Plan for Subdivision | ☐ EPC Approval | ☐ DRB Approval | ☐ Admin. Approval |
| ☑ Site Dev. Plan for Bldg Permit | ☐ EPC Approval | ☑ DRB Approval | ☐ Admin. Approval |
| ☐ Other | | (WR66SDP) | |

3. **SUMMARY OF PRT DISCUSSION:**

- subject site is located at the NE. corner of Yucca Rd + Central Ave. NW.
- a fast food restaurant occupies the side, ± 0.4 acre
- Established Urban area of the Comprehensive Plan. The West Side Strategic Plan applies. as do the West Rt. 66 Sector Devel. Plan-and the design regulations in the West Rt. 66 SDP.
- site is zoned C-2. Use is permissive.
- applicant proposes to demolish existing building and do a complete ~~remodel~~ rebuild.
- the subj site is not in the moratorium area (R-12-86), which extends from Rio Grande Blvd to Atrisco Dr. and pertains to auto-oriented uses.
- clarify property ownership-may need a letter of auth from the property owner of record.
- Church's chicken-new prototype - grey bldg, gold accent.
- neon signage is desired along Central Ave. The idea is to allow larger signs if they're neon.

4. **SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.**

Catalina Lehner 1-15-13
**PRT CHAIRMAN / DATE**

**APPLICANT OR AGENT / DATE**

***Note: *PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING. Additional research may be necessary to determine the exact type of application needed.*

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Cont'd

- The West Route 66 Sector Development plan (2009- as amended applies.
- see www.cabq.gov/planning - click on publications
- must meet zoning code requirements
  for ex. landscaping 14-16-3-10
  parking 14-16-3-1
  Signage 14-16-3-5, etc.

Yucca St - urban collector

- Design Overlay zone - p. 82, applies. Site is in Segment one. DOZ supersedes the C-2 zone.
  - min landscape setback 10' - p. 82
- appropriate plants - see the Albuq/Bernalillo County Water Utility Authority (WUA) website - for xeric plants.
- Street Trees required. Commonly used here, Chinese pistache, canopy forming trees needed. Honey Locust, purple Rose Locust.
- pedestrian connection needed from central Ave. must be textured concrete 14-16-3-1(H). clearly demarcated or colored
- The Development Process Manual (DPM) is available online
- may want to meet with Transportation staff separately espec re: queuing
- Include bike parking 14-16-3-1. Ask: location
- signage - regulated by DOZ, but you can have ↑ sign size if you use neon (see R-172, in front of the plan. Keep existing
- LED signage - not allowed on Central Ave.
- process: review by the Development Review Board (DRB) meets weekly, public hearing
  forms/calendars - available online.

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Church's Chicken DATE OF REQUEST: 4/25/13 ZONE ATLAS PAGE(S): K-11-Z

**CURRENT:**

ZONING C-2

PARCEL SIZE (AC/SQ. FT.) 0.390

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]

ZONE CHANGE [ ]: From_____ To_____

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

**LEGAL DESCRIPTION:**

LOT OR TRACT # 19 BLOCK # A

SUBDIVISION NAME Lavaland Addition

**SITE DEVELOPMENT PLAN:**

| | | | |
|---|---|---|---|
| SUBDIVISION* | [ ] | AMENDMENT | [ ] |
| BUILDING PERMIT | [X] | ACCESS PERMIT | [ ] |
| BUILDING PURPOSES | [ ] | OTHER | [ ] |

*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [X]

Scrape & rebuild site.

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: _____

BUILDING SIZE: 4850 (sq. ft.)

**Note:** changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE Dennis Lang, P.E. (Adams) DATE 4/25/13

(To be signed upon completion of processing by the Traffic Engineer)

---

**Planning Department, Development & Building Services Division, Transportation Development Section -**
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

**If a TIS is required:** a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd
TRAFFIC ENGINEER

4-25-13
DATE

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Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED ___/___/___
-FINALIZED ___/___/___

_____ TRAFFIC ENGINEER

_____ DATE

*Revised January 20, 2011*

1. PARKING LOT REQUIRES A SLOPE BETWEEN 1% MIN. AND 8% MAX. REFER TO CIVIL DRAWINGS FOR SPECIFIC REQUIREMENTS.
2. PARKING AREAS ADJACENT TO MAJOR CIRCULATION AISLES OR ADJACENT TO MAJOR ENTRANCES 1% MIN TO 6% MAX. REFER TO CIVIL FOR SPECIFIC DETAILS
3. HANDICAP PARKING SHALL MEET 1% MIN TO 2% MAX. REFER TO CIVIL FOR ADDITIONAL INFORMATION.
4. MAXIMUM GRADING SHOULD NOT EXCEED 8% IN PARKING AREA. FOR MAJOR CIRCULATION AISLE AND ADJACENT TO MAJOR PEDESTRIAN ENTRANCES. THE GRADES SHOULD BE KEPT TO 6% OR LESS. HANDICAP ACCESS TO BUILDING NEEDS TO BE MAINTAINED. REFER TO CIVIL DRAWINGS FOR SPECIFIC SLOPES.
5. PARKING STRIPES SHALL BE 4" WHITE STRIPES AT CONCRETE. (IF ASPHALT: 4" YELLOW STRIPES). TYPICAL FOR STRIPED ISLANDS AND LOADING ZONES
6. HANDICAP SIGNS AND RELATED DETAILS SHALL MEET 2012 ADA STANDARDS

## 5 GENERAL NOTES

Scale: 1" = 20'-0"

| BOOTHS | | |
|---|---|---|
| 2 | BOOTHS AT 4 EA. | = 8 |
| TABLES | | |
| 3 | TABLES AT 4 EA. | = 12 |
| 1 | TABLE AT 2 EA. | = 2 |
| 1 | H-TABLE AT 5 EA. | = 5 |
| TOTAL | SEATS | 27 |

**DINING SEATS: 27**

| PARKING REQUIRMENTS | REQUIRED | PROVIDED |
|---|---|---|
| CALCULATION BASED ON: 1 space per 4 Seats (DiningArea) | 7 | 11 |
| 1 handicap space | 1 | 1 |
| Motorcycle | 1 | 2 |
| Bicycle Spaces | 2 | 2 |

| | |
|---|---|
| SITE AREA | 16990.874 SF OR 0.390 ACRES |

## 4 PARKING REQUIRMENTS AND SITE INFORMATION

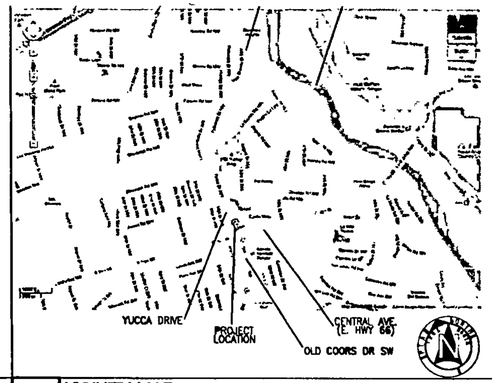
DINING SEAT CALCULATION BASED ON EQUIPMENT INTERIOR PLAN

LOT A, BLOCK A, OF LAVALAND ADDITION.

## 3 LEGAL DESCRIPTION AND TYPE OF DEVELOPMENT

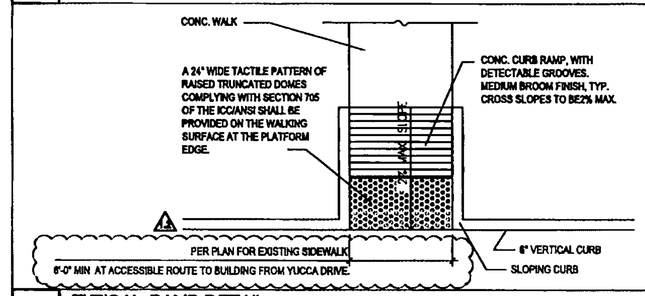
REFER TO TOPOGRAPHIC SURVEY PROVIDED

QUICK SERVICE RESTAURANT WITH DRIVE THRU.



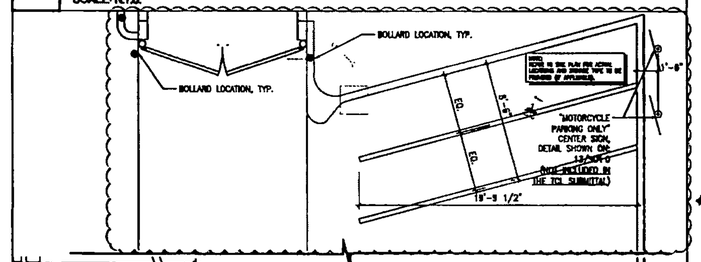

## 2 VICINITY MAP

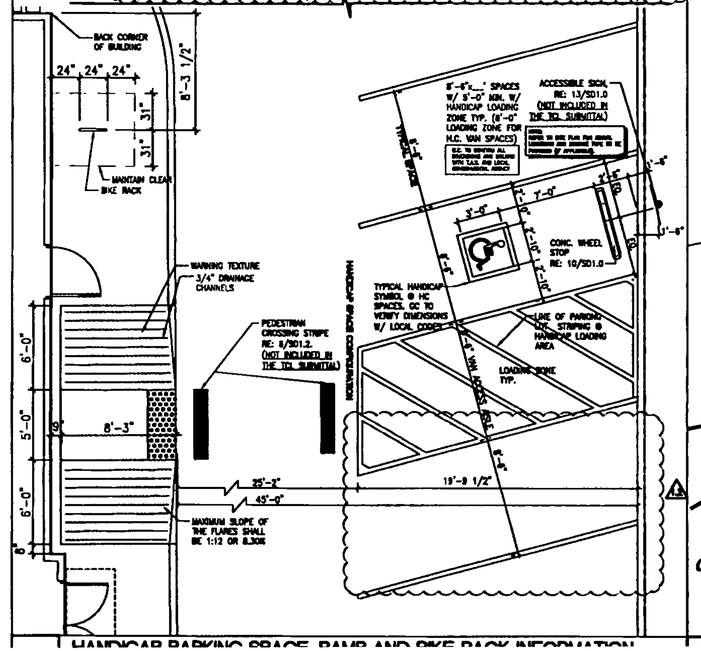
MAP THRU GOOGLE EARTH AND MAPS

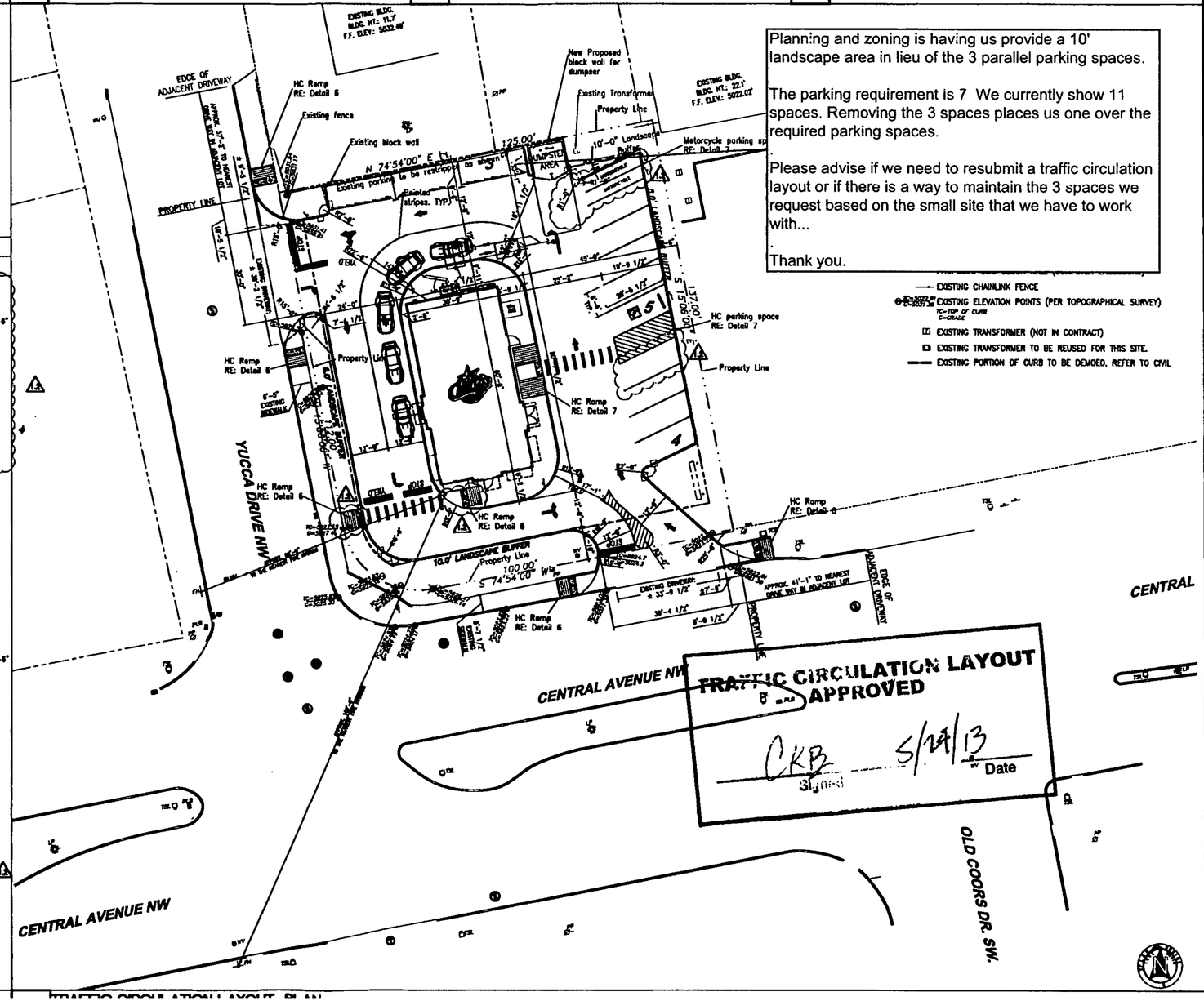



## 6 TYPICAL RAMP DETAIL

SCALE: N.T.S.




Planning and zoning is having us provide a 10' landscape area in lieu of the 3 parallel parking spaces.

The parking requirement is 7 We currently show 11 spaces. Removing the 3 spaces places us one over the required parking spaces.

.

Please advise if we need to resubmit a traffic circulation layout or if there is a way to maintain the 3 spaces we request based on the small site that we have to work with...

.

Thank you.

TRAFFIC CIRCULATION LAYOUT APPROVED

CKB 5/24/13

Signature Date

## TYPICAL HANDICAP PARKING SPACE, RAMP AND BIKE RACK INFORMATION

## TRAFFIC CIRCULATION LAYOUT PLAN


Church's Chicken
Corporate Development
980 Hammond Drive, ste. 1100
Atlanta, Georgia 30328
(v) 770.350.3871



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Based on:
1850 Prototype 201

| ISSUE | DESCRIPTION | DATE |
|---|---|---|
| 1 | TRAFFIC CIRCULATION LAYOUT | 05- |
| 1.1 | RESPONSE TO TCL COMMENTS | 05- |
| 1.2 | RESPONSE TO TCL COMMENTS | 05- |
| 2 | BUILDING PERMIT REVIEW AND BID | 06- |

SEAL:

STATE OF NEW MEXICO DANIS ROBBINS 15019 REGISTERED ARCHITECT

CONSULTANT:


ARCHITECT:
HEIGHTS VENTURE ARCHITECTS, L.L.P.
HOUSTON
1111 North Loop West, Houston, Texas 77008
713.880.1100 V
DALLAS
8717 Lagway Drive, Bld Plano, Texas 75094
972.468.7288 V


CHURCH'S CHICKEN
STORE # 695
5407 CENTRAL AVE. NW
(HISTORIC US ROUTE 66)
ALBUQUERQUE, NEW MEXICO. 87105

Status: TCL REVIEW

| Rev. By | Checked By |
|---|---|
| ET. | SR.BN. |
| Scale: AS NOTED | Project Number: 13056-200 |

Drawing Title: TRAFFIC CIRCULATION LAYOUT PLAN

Sheet Number: TCL

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City ALBUQUERQUE State NM ZIP 87102-2265

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Recipient's Name Eduardo Tosky Phone ( 281 ) 854-6112

Company Heights Venture Architects LLP

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**2 or 3 Business Days**

☐ **NEW** FedEx 2Day A.M.
Second business morning * Saturday Delivery NOT available

☐ FedEx 2Day
Second business afternoon * Thursday shipments will be delivered on Monday unless SATURDAY Delivery is selected

☐ FedEx Express Saver
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**Does this shipment contain dangerous goods?**
One box must be checked.

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- For other shipments, the maximum declared value allowed is US$50,000 per package, unless your package contains items of extraordinary value, in which case the maximum declared value allowed is US$1,000 per package
- Items of extraordinary value include shipments containing such items as artwork, jewelry, furs, precious metals, negotiable instruments, and other items listed in the current FedEx Service Guide
- You may send more than one package on this Airbill and fill in the total declared value for all packages not to exceed the US$500, US$1,000, or US$50,000 per package limit described above (Example: 5 packages can have a total declared value of up to US$250,000.) In that case, our liability is limited to the actual value of the package(s) lost or damaged, but may not exceed the maximum allowable declared value(s) or the total declared value, whichever is less You are responsible for proving the actual loss or damage

**Filing A Claim** YOU MUST MAKE ALL CLAIMS IN WRITING or online at **fedex.com** and notify us of your claim within strict time limits set out in the current FedEx Service Guide

You may call our Customer Service department at 1 800 GoFedEx 1 800 463 3339 to report a claim, however, you must still file a timely written claim We aren't obligated to act on any claim until you have paid all transportation charges, and you may not deduct the amount of your claim from those charges

If the recipient accepts your package without noting any damage on the delivery record, we will assume the package was delivered in good condition For us to process your claim, you must make the original shipping cartons and packing available for inspection

**Right To Inspect** We may, at our option, open and inspect your packages before or after you give them to us to deliver

**Right Of Rejection** We reserve the right to reject a shipment when such shipment would be likely to cause delay or damage to other shipments, equipment, or personnel, or if the shipment is prohibited by law, or if the shipment would violate any terms of our Airbill or the current FedEx Service Guide

**C.O.D. Services** C O D SERVICE IS NOT AVAILABLE WITH THIS AIRBILL. If C O D Service is required, please use a FedEx C O D Airbill

**Air Transportation Tax Included** A federal excise tax when required by the Internal Revenue Code on the air transportation portion of this service, if any, is paid by us

**Money-Back Guarantee** In the event of untimely delivery, FedEx will, at your request and with some limitations, refund or credit all transportation charges See the current FedEx Service Guide for more information

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