

CITY OF ALBUQUERQUE



August 25, 2014

Scott McGee, P.E.
SMM PE
9700 Tanoan Dr NE
Albuquerque, NM 871xx

Re: Bob's Burger's Phase 1, 4588 Central Ave SW
Request for Temporary C.O. -Accepted
Engineer's Stamp dated: 11-6-13, (K12/D032)
Certification dated: 8-14-14

Dear Mr. McGee,

Based upon the information provided in the Certification received 8-14-14, the above referenced Certification is acceptable for a release of a 180 Day Temporary Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3986.

PO Box 1293

Albuquerque

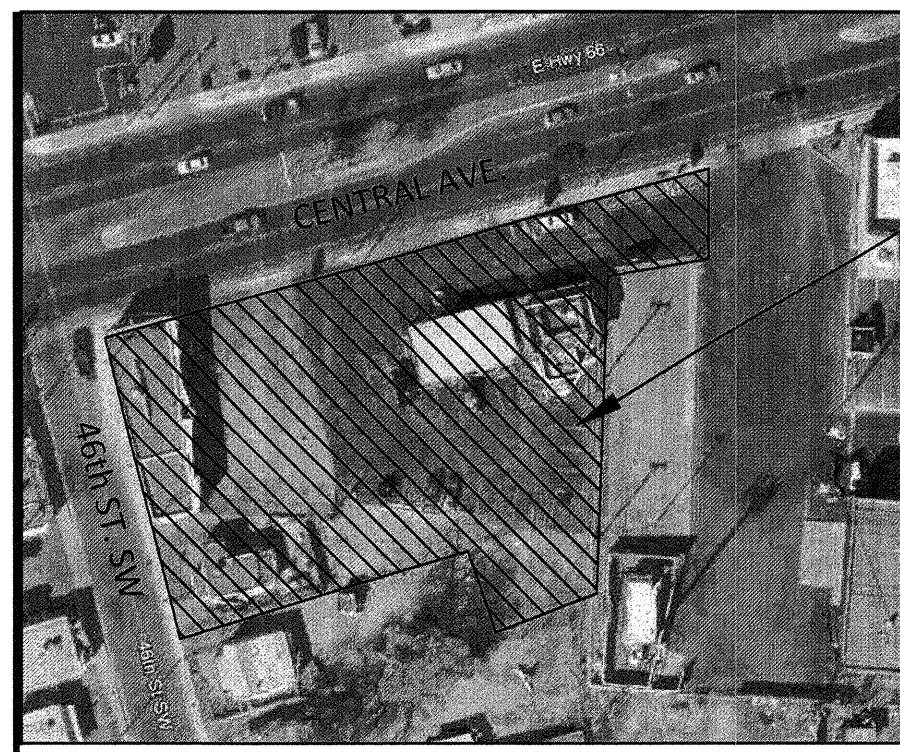
New Mexico 87103

www.cabq.gov

Sincerely,

Curtis A. Cherne, P.E.
Principal Engineer, Hydrology
Planning Dept.

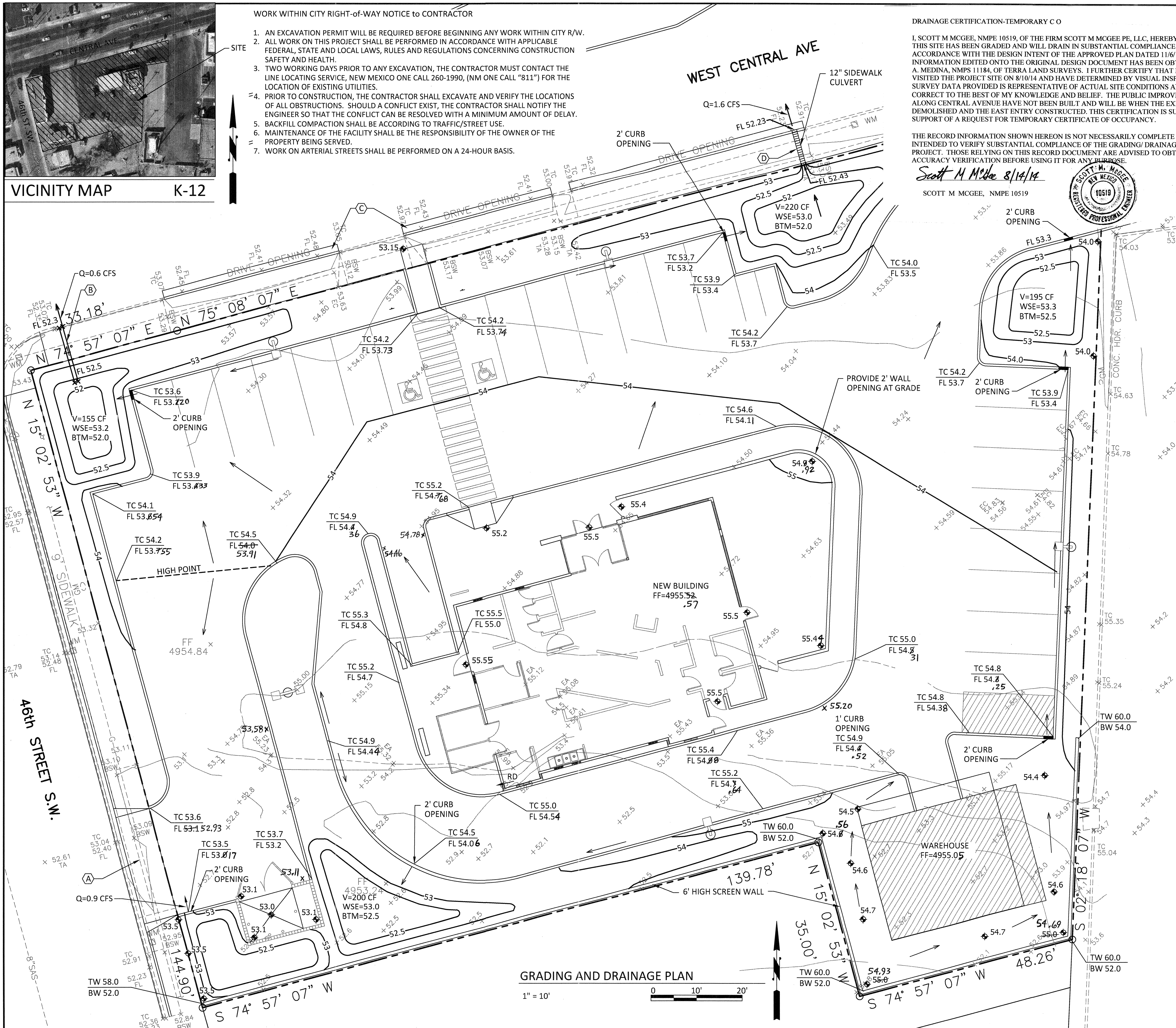
C: CO Clerk
File



VICINITY MAP K-12

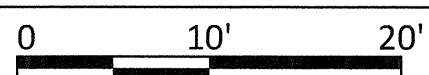
WORK WITHIN CITY RIGHT-OF-WAY NOTICE to CONTRACTOR

1. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R/W.
2. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, NEW MEXICO ONE CALL 260-1990, (NM ONE CALL "811") FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



GRADING AND DRAINAGE PLAN

1" = 10'



DRAINAGE CERTIFICATION-TEMPORARY C O

I, SCOTT M MCGEE, NMPE 10519, OF THE FIRM SCOTT M MCGEE PE, LLC, HEREBY CERTIFY THAT THIS SITE HAS BEEN GRADED AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11/6/13. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY CHRIS A. MEDINA, NMPS 11184, OF TERRA LAND SURVEYS. I FURTHER CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 8/10/14 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. THE PUBLIC IMPROVEMENTS SHOWN ALONG CENTRAL AVENUE HAVE NOT BEEN BUILT AND WILL BE WHEN THE EXISTING BUILDING IS DEMOLISHED AND THE EAST ENTRY CONSTRUCTED. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY.

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

Scott M McGee 8/14/14

SCOTT M MCGEE, NMPE 10519



LEGEND

- EXISTING CONTOUR LINE
- EXISTING GRADE
- NEW CONTOUR LINE
- TC FL TOP OF CURB FLOW LINE
- FF = 4955.52 FINISH FLOOR ELEVATION
- PROPOSED SPOT ELEVATION
- TW BW TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION

KEYED NOTES

- A. NEW DRIVEPAD PER COA STD DWG #2425.
- B. INSTALL 2 - 4" PVC DRAIN LINES (AT 10" O. C.), THROUGH CURB PER COA STD DWG #2235.
- C. REMOVE EXISTING DRIVEPAD AND REPLACE WITH STD CURB & GUTTER AND 6" SIDEWALK PER COA STD DWGS #2415A & #2430-2432.
- D. INSTALL A 12" WIDE SIDEWALK CULVERT PER COA STD DWG # 2236 WITH FASTENERS TACK WELDED TO STEEL TOP PLATE.

DRAINAGE

LEGAL: Tract A Lands of Salas Properties LLC

AREA: 0.7787 acres (33,920 sf)

BENCHMARK: City of Albuquerque Station '27-K12' a metallic disk epoxied to the SSE curb return of Atrisco Drive SW and Old Atrisco Drive (40th Street extended). ELEV= 4952.964 (NAVD 1988)

SURVEYOR: Wayjohn Surveying, dated June 2013

FLOOD HAZARD: : From FIRM Panel 329 (8/16/12), this site is identified as being within Zone 'X'; areas of 0.2% annual chance flood, areas of 1% annual chance flood depth of < 1' or with drainage areas protected by levees from 1% annual chance flood.

EXISTING CONDITIONS: The site is an existing commercial development located at the SE corner of Central and 46th Street combined with a residential lot to the south. The commercial area includes two existing buildings and is a paved parking lot while the adjacent lot has a house with dirt lawn areas in front and back.

OFFSITE FLOWS: No offsite flow presently enters the site.

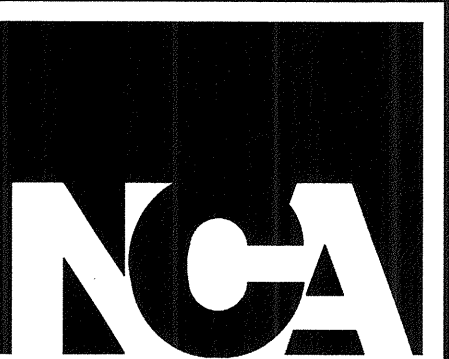
PROPOSED IMPROVEMENTS: The proposed improvements include a 2,800 sf building with an adjacent drive through lane, paved parking, and associated landscaping.

DRAINAGE APPROACH: The proposed drainage plan will direct most of the building rooftop flow toward depressed landscape areas. Runoff will then discharge to both Central and 46th Street.

HYDROLOGY: The existing area has land treatment of 20% C and 80% D. For precipitation Zone 1 --- Q= (.15)(2.87)+(.60)(4.37)= 3.0 CFS

The developed flow is based on 15% C and 85% D Developed Q= (.11)(2.87)+(.64)(4.37)= 3.1 CFS

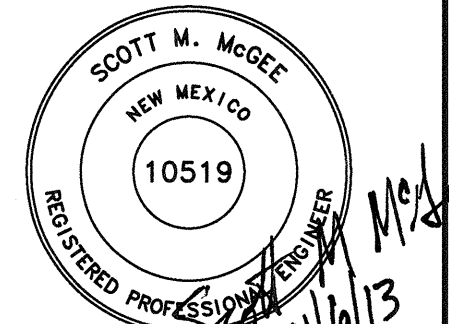
Since the impervious portion of the runoff is discharged to the depressed landscape areas, the effective site runoff will be reduced to the historic rate.



1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6854 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT



PROJECT TITLE

**BOB'S BURGERS
W. CENTRAL
&
46TH STREET**

**ALBUQUERQUE
NEW MEXICO**

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: CB
CHECKED BY: SM

PROJECT NUMBER:

A13.04

DATE:

OCTOBER 14, 2013

SHEET TITLE:

GRADING PLAN

SHEET NO:

C-101

CITY OF ALBUQUERQUE



November 8, 2013

Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87104

**Re: Bob's Burgers, West Central/46th Street, Grading and Drainage Plan
Engineer's Stamp dated 11-06-2013 (K-12/D032)**

Dear Mr. McGee,

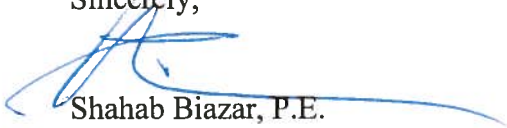
Based upon the information provided in your submittal received 11-06-13, the grading and Drainage Plan is approved for Preliminary Plat, Final Plat, Site Development For Building Permit, Building Permit, Grading Permit, and SO-19 Permit.

A separate SO-19 permit is required for construction within City ROW. A copy of this approval letter must be on hand when applying for the excavation/barricading permit. The work in the City ROW must be inspected and accepted. Contractor must contact Jason Rodriguez at 235-8016 and Construction Coordination at 924-3416 to schedule an inspection.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

If you have any questions please call me at 924-3695.

Sincerely,


Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: email

CITY OF ALBUQUERQUE



September 30, 2014

Scott M. McGee, PE
SMM PE
9700 Tanoan Dr. NE
Albuquerque, NM 87109

Re: Bob's Burgers
4588 Central Ave SW
Request Permanent C.O. - Accepted
Engineer's Stamp dated: 11-6-13 (K12D032)
Certification dated: 9-29-14

Dear Mr. McGee,

Based on the Certification received 9/29/2014, the site is acceptable for release of Certificate of Occupancy by Hydrology.

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

PO Box 1293

Albuquerque

New Mexico 87103

Sincerely,

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

www.cabq.gov

C: RR/CC
email

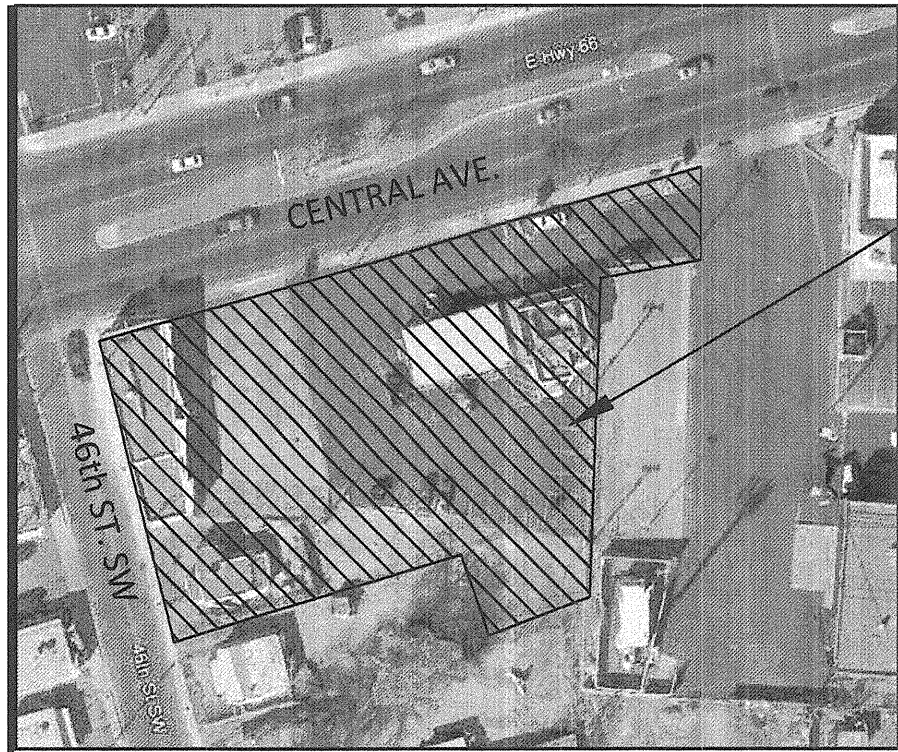
Cherne, Curtis

From: Rodriguez, Jason T.
Sent: Friday, September 26, 2014 2:43 PM
To: Cherne, Curtis
Cc: Harmon Rita T.
Subject: Bob's Burgers SO-19
Attachments: DSCN1191.JPG

Hi Curtis I was out today at 46th and Central SW They have completed the pond at the corner and the pipes on face of curb are acceptable as for the sidewalk culvert the only thing is for the bolts to be tack welded I talked with TLC and John said he would have it done so it's a pass. The pond at the culvert was still under construction to include half of the landscaping. Let me know if you need any more.

Have a good weekend

Jason Rodriguez C.O.A. Storm Maintenance
Office 505-857-8607
Cell 505-235-8016
E-mail jtrodriguez@cabq.gov

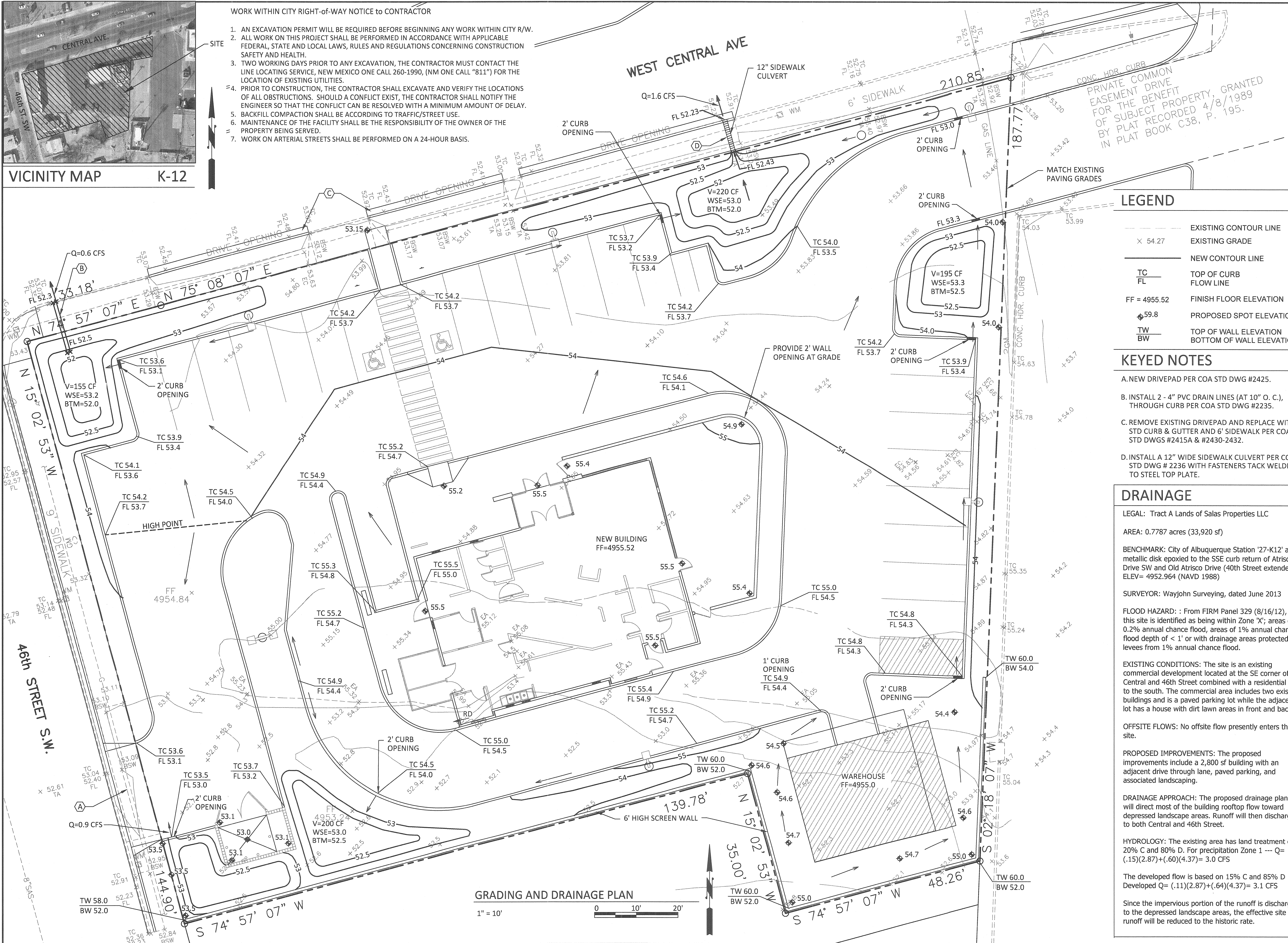


VICINITY MAP

K-12

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GRADING AND DRAINAGE PLAN

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0 10' 20'

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NCA

ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW
ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX

WWW.NCA-ARCHITECTS.COM

ARCHITECT

CONSULTANT



PROJECT TITLE

BOB'S BURGERS
W. CENTRAL
&
46TH STREET

ALBUQUERQUE
NEW MEXICO

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: 10/13

DRAWN BY: CB CHECKED BY: SM

PROJECT NUMBER:

A13.04

DATE: OCTOBER 14, 2013

SHEET TITLE:

GRADING PLAN

C-101

CITY OF ALBUQUERQUE



August 20, 2013

Scott McGee, PE
9700 Tanoan Drive NE
Albuquerque, NM 87104

**Re: Bob's Burgers, West Central/46th Street, Grading and Drainage Plan
Engineer's Stamp dated 07-30-2013 (K-12/D032)**

Dear Mr. McGee,

Based upon the information provided in your submittal received 08-02-13, the above referenced plan is approved for Site Development for Building Permit. However, prior to Building Permit approval the following comments will need to be addressed:

- Both proposed curb penetrations need to reference City Standard Drawing #2235. The SO-19 standard notes need to be added to the grading plan.
- Raise the grades south side of the warehouse to create positive flow to the front.
- Provide additional spot elevations along at the sidewalk connection for the ADA path.
- Provide pond calculations for each of the proposed water harvesting ponds.
- Provide top-of-pond and bottom-of-pond elevations for the ponds along with flow calculations and capacity for the two pipe penetrations along Central Ave. Runoff will not be allowed to drain over the sidewalk.
- Are the sidewalks on the plan proposed or existing?
- The trash enclosure will need to show a drain connection to the sanitary sewer system. Provide additional spot elevations at the corners of the enclosure.
- The driveways which are not being used should be removed and new curb and gutter and sidewalk should be constructed.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

If you have any questions please call me at 924-3695.

Sincerely,

Shahab Biazar, P.E.
Senior Engineer, Planning Dept.
Development Review Services

C: email

Sims, Timothy E.

From: Sims, Timothy E.
Sent: Tuesday, May 20, 2014 10:10 AM
To: 'Scott McGee'
Cc: Ortiz, Monica; Cherne, Curtis; Metro, Kristal D.; Michel, Racquel M.; Harmon Rita T.; Sims, Timothy E.
Subject: 4506 Central SW - Bob's Burger K12D032

Scott,

Just a heads up, I just met with the contractor for this site. The contractor is proposing to phase this site; the owner needs the existing building operational until the new building is open for business.

The eastern most parking area and a few ponds will be constructed approximately one month after opening the new building. The contractor agrees a phased plan requires approval from the Engineer and Architect (DRB approved site plan) of record.

Thanks,

Timothy Sims
Plan Checker--Hydrology
Planning Department
Development & Building Services Division
600 2nd St. NW, Suite 201
Albuquerque, NM 87102
t 505-924-3982
f 505-924-3864