

August 11, 2005

Scott M. McGee, P.E. Isaacson & Arfman, P.A. 128 Monroe St. NE Albuquerque, NM 87108

Re: Popeye's Restaurant, 10601 Central Ave. NE - Grading and Drainage Plan Engineer's Stamp dated 7-27-05 (L21–D60)

Dear Mr. McGee,

Based upon the information provided in your submittal dated 7-27-05, the above referenced plan is approved for Building Permit and SO-19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Additionally, this project requires a National Pollutant Discharge Elimination System (NPDES) permit. Refer to the attachment that is provided with this letter for details. If you have any questions please feel free to call the Municipal Development Department, Hydrology section at 768-3654 (Charles Caruso).

If you have any questions, you can contact me at 924-3990.

Sincerely,

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

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

Phillip J. Loutes

Planning Department

cc: file

Charles Caruso, DMD Liz Sanchez, Excavation & Barricading

Matt Cline, Storm Drain Maintenance

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: POPEYES RESTAURANT	ZONE MAP / DRG. FILE #:L - 21 160
DRB #:EPC #:	WORK ORDER #:
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LEGAL DESCRIPTION: TR. B BELLAMAH CENTRAL ADDITION CITY ADDRESS 1060 CENTRAL ADDITION	N
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: SCOTT McGEE
ADDRESS: 128 Monroe St. NE	PHONE: 268-8828
CITY, STATE: Albuquerque, NM	ZIP CODE: 87108
OWNER D & J SPICY FOODS	CONTACT: DWAYNE HAYDEN
ADDRESS: 3940 OXBOW NW	PHONE:
CITY, STATE: ALBUQUERQUE, NM	ZIP CODE: 87120
ARCHITECT: GEORGE RAINHART ARCHITECTS	CONTACT: STEPHEN DUNBAR
ADDRESS: 2325 SAN PEDRO NE STE 2-B	PHONE: 884-9110
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87110</u>
CLIDATEMOD.	
SURVEYOR: ADDRESS:	CONTACT:
CITY, STATE: Albuquerque, New Mexico	PHONE:
CITI, SIAIL. Albuquelque, INEW MEXICO	ZIP CODE
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL.	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 <sup>ST</sup> REQUIRES TCL or equal	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL  CONCERTIAL CRADING & DRAINAGE BLAN	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLANXXX_ GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPR.
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	FINAL PLAT APPROVALFOUNDATION PERMIT APPROVAL
CLOMR / LOMR	XXX BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)	GRADING PERMIT APPROVAL
OTHER1	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
The factor of	OTHER 2509 CO FOI TO FI
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	
NO	
COPY PROVIDED	
	HYDROKOGY SECTION
DATE SUBMITTED: Wednesday, July 27, 2005	BY: SCOTT M McGEE

Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
- 2. Dramage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.

APROVED



January 30, 2006

Mr. Scott McGee, P.E.

ISAACSON & ARFMAN, PA

128 Monroe Street NE

Albuquerque, NM 87108

Re: POPEYE'S RESTAURANT

10601 Central Ave. NE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 07/27/2005 (L-21/D60)

Certification dated 01/25/2006

Dear Scott,

P.O. Box 1293

Based upon the information provided in your submittal received 01/27/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

Albuquerque

If you have any questions, you can contact me at 924-3982.

New Mexico 87103

Sincerely,

www.cabq.gov

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

Irlene V. Portillo

C: CO Clerk File

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

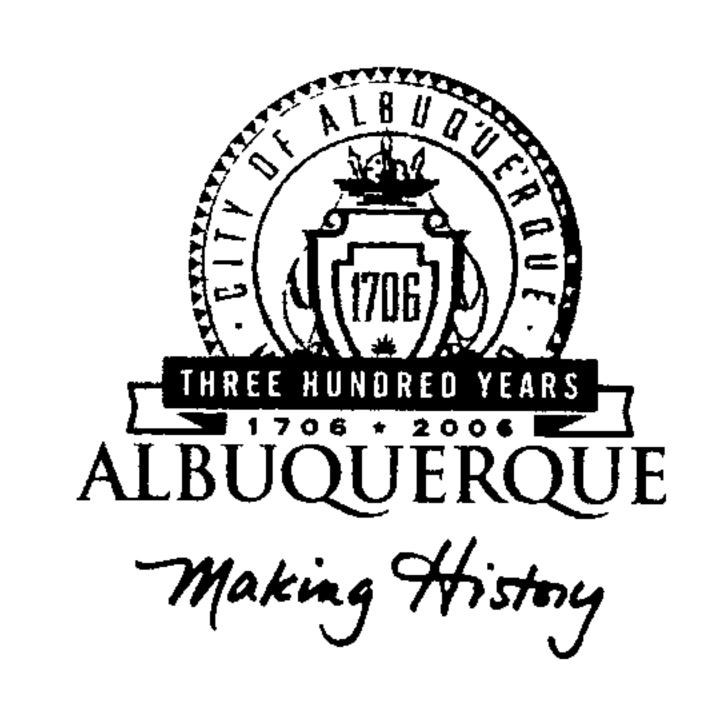
(REV. 1/28/2003rd)

PROJECT TITLE: POPEYES RESTAURANT	ZONE MAP / DRG. FILE #:L - 21 / D60
DRB #: EPC #:	WORK ORDER #:
LEGAL DESCRIPTION: TR. B BELLAMAH CENTRAL ADDITION CITY ADDRESS 060 CENTRAL AVE N	
OIL ADDRESS TO SOLVE TO COLOR	
ENGINEERING FIRM: Isaacson & Arfman, P.A.	CONTACT: SCOTT McGEE
ADDRESS: 128 Monroe St. NE	PHONE: 268-8828
CITY, STATE: <u>Albuquerque, NM</u>	ZIP CODE: 87108
OWNED D & LEDICY ECODE	
OWNER D & J SPICY FOODS ADDRESS: 3940 OXBOW NW	CONTACT: <u>DWAYNE HAYDEN</u> PHONE:
CITY, STATE: ALBUQUERQUE, NM	ZIP CODE: 87120
ARCHITECT: GEORGE RAINHART ARCHITECTS	CONTACT: STEPHEN DUNBAR
ADDRESS: 2325 SAN PEDRO NE STE 2-B	PHONE: 884-9110
CITY, STATE: Albuquerque, New Mexico	ZIP CODE: <u>87110</u>
SURVEYOR: Hall Surveying	CONTACT: Preston Hall
ADDRESS: 12805 Menaul NE	PHONE: 292-6727
CITY, STATE: Albuquerque, New Mexico	ZIP CODE 87112
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORTDRAINAGE PLAN 1 <sup>ST</sup> REQUIRES TCL or equal	SIA / FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN I REQUIRES ICL or equal  DRAINAGE PLAN RESUBMITTAL	PRELIMINARY PLAT APPROVAL  S. DEV. DI ANI FOR SUID DI ADDROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPR.
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
XX ENGINEER'S CERTIFICATION (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR / LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	XX CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERTIFICATION (DRB APPR, SITE PLAN)	GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER COLOUTED
WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	
NO	JAN 2 7 2006
COPY PROVIDED	
<b>1</b>	HYDROLOGY SECTION
DATE SUBMITTED: $1125104$	
DATE SUBMITTED: 1/23/06	BY: SCOTT M McGEE

Isaacson & Arfman, P.A.

Requests for approvals of Site Development Plans and / or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 1 Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five acres and Sector Plans
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five acres
- 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five acres or more.



September 19, 2005

George R. Rainhart, R.A. George Rainhart Architect & Associates PC 2325 San Pedro NE – Suite 2-B Albuquerque, NM 87110

Popeye's Chicken, 10601 Central Ave. NE - Traffic Circulation Layout Re: Architect's Stamp dated 9-16-05 (L21-D60)

Dear Mr. Rainhart,

The TCL submittal received 9-19-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

P.O. Box 1293

Albuquerque

www.cabq.gov

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 New Mexico 87103 Plaza Del Sol Building.

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

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

Sincerely,

Phillip J. Lovato, E.I., C.F.M.

Engineering Associate, Planning Dept.

Development and Building Services

cc:

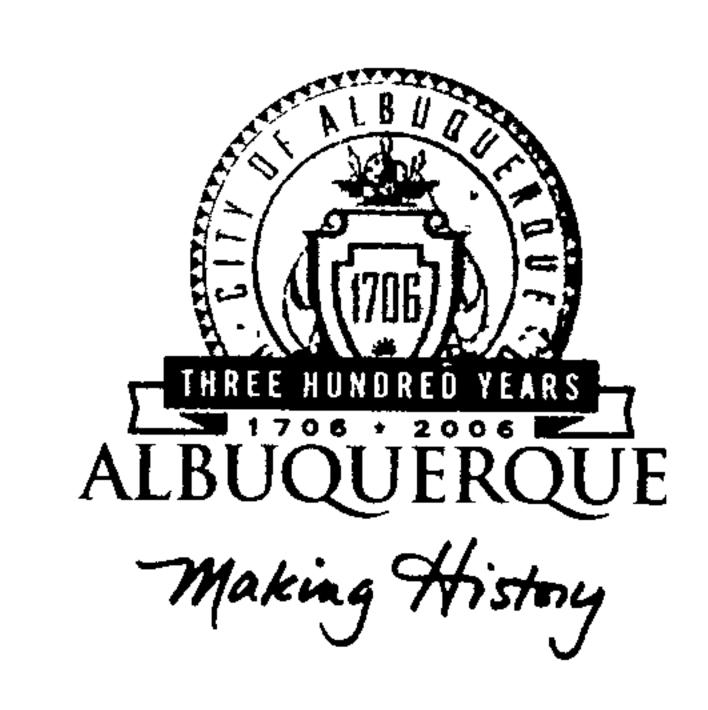
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### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

PROJECT TITLE: Poeus Central Guerren EPC#:	ANK ZONE MAP/DRG. FILE # 1000 WORK ORDER#:
LEGAL DESCRIPTION: BELLAMON'S CENTRAL AUE	
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: BST Spich Foods  ADDRESS: 3940 OROW VIIA  CITY, STATE:	CONTACT:PHONE:ZIP CODE:
ARCHITECT: JOSESSE FOIL ANT FROM ADDRESS: Z 328 SAN PEDED N.F. CITY, STATE: 440 N.M.	CONTACT: STEPHEN PHONE: 234-916 Gxt 106 ZIP CODE:
SURVEYOR:  ADDRESS:  CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR: PJ Evelepmonts  ADDRESS: Po Box 14905  CITY, STATE:	CONTACT: PA+ PHONE: Z63-6966 ZIP CODE:
TYPE OF SUBMITTAL:  DRAINAGE REPORT  DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL  DRAINAGE PLAN RESUBMITTAL  CONCEPTUAL G & D PLAN  GRADING PLAN  EROSION CONTROL PLAN  ENGINEER'S CERT (HYDROLOGY)  CLOMR/LOMR  TRAFFIC CIRCULATION LAYOUT (FESOB.)  ENGINEER'S CERT (DRB SITE PLAN)  OTHER	CHECK TYPE OF APPROVAL SOUGHT:  SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL  S. DEV. PLAN FOR SUB'D APPROVAL S. DEV. FOR BLDG. PERMIT APPROVAL SECTOR PLAN APPROVAL FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL  BUILDING PERMIT APPROVAL CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP) GRADING PERMIT APPROVAL PAVING PERMIT APPROVAL WORK ORDER APPROVAL OTHER (SPHCHY) SEP 1 9 2005
WAS A PRE-DESIGN CONFERENCE ATTENDED:YESNO	HYDROLOGY SECTION
COPY PROVIDED  SUBMITTED BY: SUBMITTED BY:	DATE: 215 9/19/05

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

- 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.



September 15, 2005

George A. Rainhart, R.A.
George Rainhart & Associates PC
2325 San Pedro NE – Suite 2-B
Albuquerque, NM 87110

Re: Popeye's Chicken, 10601 Central Ave. NE - Traffic Circulation Layout Architect's Stamp dated 9-9-05 (L21-D60)

Dear Mr. Rainhart,

Based upon the information provided in your submittal received 9-13-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

- Provide sidewalk easement.
- Provide parking calculations designating the number of parking spaces required by zoning as well as the number of parking spaces proposed.
- Provide Solid Waste approval for the dumpster location.

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file

Propere's Chicken on Central A PROJECT TITLE: 18,651 CENTRAL A	22/2005) WE NE  ZONE MAP/DRG. FILE #
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION:	
CITY ADDRESS: 10601 Central Ave N.E.	
ENGINEERING FIRM: Is acmon & Fincer.	
ADDRESS: WONDESS:	CONTACT:
CITY, STATE:	PHONE: ZIP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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CITY, STATE:	PHONE:
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR: PA- TESTI	
ADDRESS:	CONTACT:PHONE:
CITY, STATE:	ZIP CODE:
<u>CHEC</u>	K TYPE OF APPROVAL SOUGHT:
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DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL  DRAINAGE DI AN DESTIDATETAT	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL CONCEPTUAL G & D PLAN	S. DEV. PLAN FOR SUB'D APPROVAL
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EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
<del></del>	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT	BUILDING PERMIT APPROVAL
	CERTIFICATE OF OCCUPANCY (PERM)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL
OTHER	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
<u> </u>	OTHER (SPECIFY)
VAS A PRE-DESIGN CONFERENCE ATTENDED:	[] SEP 1 3 2005
YES	
NO PH# 417-416 COPY PROVIDED	
	HYDROLOGY SECTION
UBMITTED BY: The Level Devolution	DATE: 9/13/2

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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- SIDEWALK EASEMENT

- PARKING CALCS

- SOLID WASTE APPROVAL

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#### Planning Department Transportation Development Services Section

December 8, 2005

George Rainhart, RA
GEORGE RAINHART ARCHITECT &
ASSOCIATES, PC
2328 San Pedro Drive NE, Suite 2B
Albuquerque, NM 87110

Re: Certification Submittal for Final Building Certificate of Occupancy for

POPEYE'S RESTAURANT ON CENTRAL, [L-21 / D60]

10601 Central Avenue NE

Engineer's Stamp Dated 12/07/20005

P.O. Box 1293

Dear Mr. Rainhart:

Sincerely

Albuquerque

The TCL / Letter of Certification submitted on December 7, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

New Mexico 87103

www.cabq.gov

Nilo E. Salgado-Fernandez, P.E. Senior Traffic Engineer

Development and Building Services

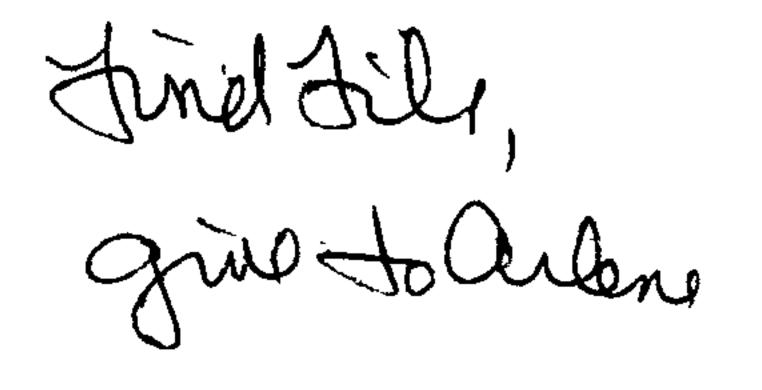
Planning Department

C:

Engineer
Hydrology file
CO Clerk

#### DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)



10601 CENTRAL AUE. N.E	
PROJECT TITLE: POPEYES RESTOURANT DRB #:	ZONE MAP/DRG. FILE #: L-21/D60
	WORK ORDER#:
LEGAL DESCRIPTION: CITY ADDRESS: 10,601 CENTRA! HUE N.S	
ENGINEERING FIR: Scott McGEE ISAACSE	NS HESMAN CONTACT: Scott No GES  PHONE: 258-8828  ZIP CODE:
ADDRESS: IZB Menros C. N.E	PHONE 7 2000 GGG
	ZIP CODE:
OWNER: POPEUS GS FOODS	CONTACT:
ADDRESS:CITY, STATE:	PHONE:
	ZIP CODE:
ARCHITECT: CIBORS & ROLL HART HOST STANS	CONTACT: STEPHENDER
CITY, STATE: Albuquerque N.G.	25 PHONE: 417-4164
	ZIP CODE: S7110
SURVEYOR: ADDRESS	CONTACT:
CITY, STATE:	PHONE:
CONTRACTOR: PJ DEUBlopmens	ZIP CODE:
ADDHESS: 10 BOX 14908	CONTACT: TAT JOSEP
CITY, STATE: AGO N.N.	PHONE: <b>Z63-6965</b> ZIP CODE: <b>8719</b>
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT  DRAINAGE PLAN	SIA / FINANCIAL GUARANTEE RELEASE
CONCEPTUAL GRADING & DRAINAGE PLAN	PRELIMINARY PLAT APPROVAL
GRADING PLAN EROSION CONTROL PLAN	S. DEV. PLAN FOR SUB'D. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	SECTOR PLAN APPROVAL
CLOMR/LOMR	FINAL PLAT APPROVAL FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL) ENGINEERS CERTIFICATION (TCL)	BUILDING PERMIT APPROVAL
ENGINEERS CERTIFICATION (DRB APPR SITE PLAN)	CERTIFICATE OF OCCUPANCY (PERM.)
OTHER	CERTIFICATE OF OCCUPANCY (TEMP.) GRADING PERMIT APPROVAL
	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL OTHER (SPECIFY) [宣 () [宣 [] [] [] []
WAS A PRE-DESIGN CONFERENCE ATTENDED:	DEC 0 7 2005
YES NO	
COPY PROVIDED	HYDROLOGY SECTION
DATE SUBMITTED: 12/7 6	

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

Nilo Salgado-Fernandez P.E City of Albuquerque Planning department 600 2<sup>nd</sup> St. N.W Albuquerque N.M 87102

Re: SITEPLAN APPROVAL FOR CERT. OF OCCUPANCY (FINAL) PROJECT# POPEYES FAST FOOD / 10601 CENTRAL AVE. N.E

Nilo:

I George Rainhart R.A of George Rainhart Architects and Associates hereby certify that this project is in substantial compliance with, and in accordance with the design intent of the approved plan dated 9-19-05. The record information edited onto the original design document has been obtained by Stephen Dunbar R.A of George Rainhart Architects and Associates. I further certify that Stephen Dunbar R.A has personally visited the project site on 12-1-05 and has determined by visual inspection that the survey data provided is representative of actual site conditions and it true and correct to the best of my knowledge and belief. This certification is submitted in support of a request permanent certification of occupancy.

RAINHART

Sincerely

George Rainhart AIA

George Rainhart, Architect and Associates P.C

DEC 0 7 2005
TES FAYDROLOGY SECTION
JEBOUE NEW MEXICO 87110

44

GEORGE RAINHART, ARCHITECT & ASSOCIATE FRYDROLOGY SECTION 2325 SAN PEDRO NE SUITE 2-B ALBUQUERQUE, NEW MEXICO 87110 PHONE: 505-884-9110 FAX: 505-837-9877 Email: graa@gra-arch.com