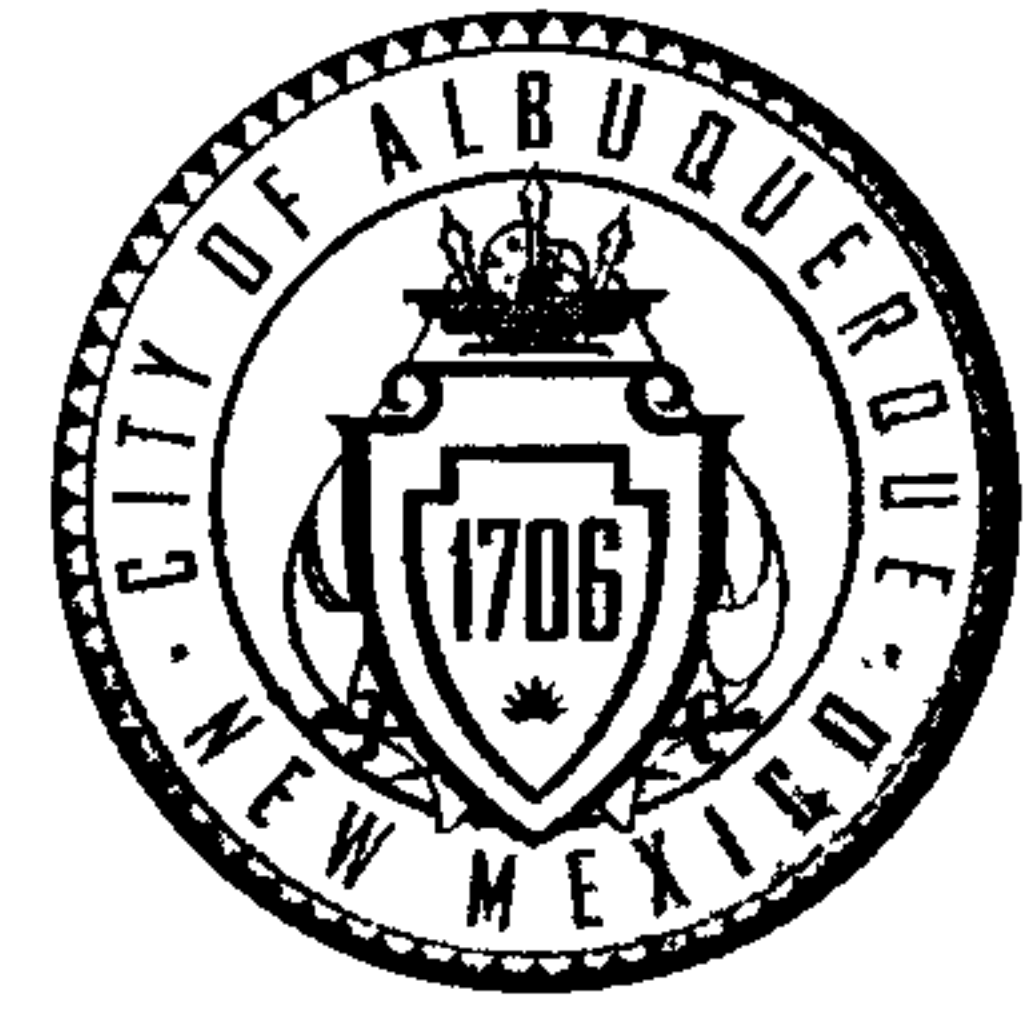


# CITY OF ALBUQUERQUE



July 29, 2016

David Soule, PE  
Rio Grande Engineering  
1606 Central SE Suite 201  
Albuquerque, NM 87106

**Re: National Electric, 2200 Midtown Plaza NE  
2200 Midtown Pl NE  
Request Permanent C.O. - Accepted  
Engineer's Stamp Dated 8-1-15 (File: G16D095E)  
Certification dated: 7-22-16**

Dear Mr. Soule,

Based on the Certification received 7/22/2016, the site is acceptable for release of Certificate of Occupancy by Hydrology.

PO Box 1293

If you have any questions, you can contact me at 924-3986 or Totten Elliott at 924-3982.

Albuquerque

Sincerely,

New Mexico 87103

Abiel Carrillo, P.E.  
Principal Engineer, Planning Department  
Development and Review Services

[www.cabq.gov](http://www.cabq.gov)

TE/AC

C: email Cordova, Camille C.; Miranda, Rachel; Sandoval, Darlene M.; Blocker,  
Lois



# City of Albuquerque

## Planning Department

### Development & Building Services Division

#### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NATIONAL ELECTRIC Building Permit #: \_\_\_\_\_ City Drainage #: 16-d095E  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: LOT 10A INTERSTATE BUSINESS PARK  
City Address: 2200 MIDTOWN PL NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE  
Address: PO BOX 93924, ALBUQUERQUE, NM 87199  
Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: BRAELYN INTERNATIONAL Contact: \_\_\_\_\_  
Address: 2200 MIDTOWN PL NE 87107  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: PETER BUTTER FIELD Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS  
Address: \_\_\_\_\_  
Phone#: 917.8921 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

#### TYPE OF SUBMITTAL:

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

#### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

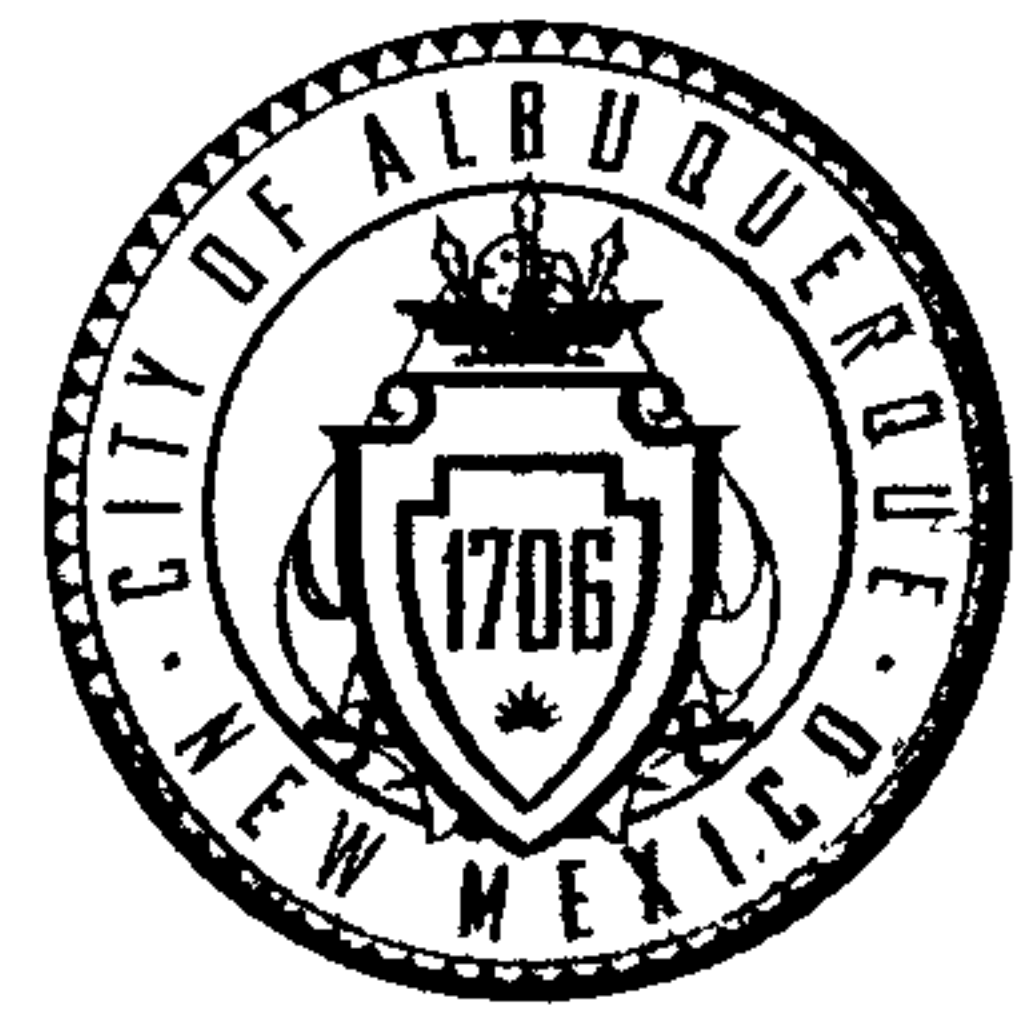
WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_ Yes ☒ No \_\_\_\_\_ Copy Provided

DATE SUBMITTED: 7/22/16 By: [Signature]

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

# CITY OF ALBUQUERQUE



August 21, 2015

David Soule, P.E.  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM 87199

**Re: National Electric  
Grading and Drainage Plan  
Engineer's Stamp Date 8/1/2015 (G16/D095E)**

Dear Mr. Soule,

Based upon the information provided in your submittal received 8-04-15, the Grading and Drainage Plan is approved for Building Permit. Please attach a copy of this approved plan to the construction set prior to sign-off by Hydrology.

PO Box 1293

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

Albuquerque

If you have any questions, you can contact me at 924-3999.

New Mexico 87103

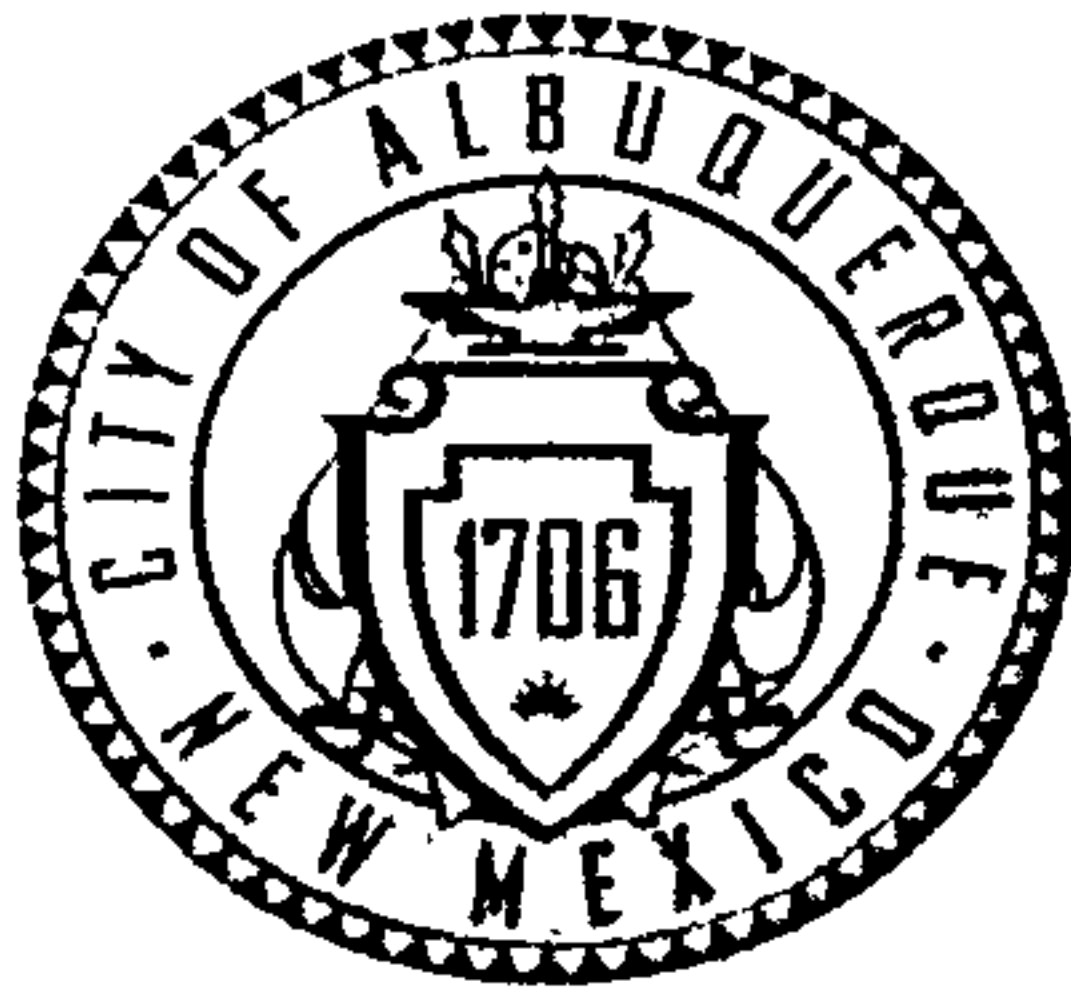
Sincerely,

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

[www.cabq.gov](http://www.cabq.gov)

C: e-mail





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NATIONAL ELECTRIC Building Permit #: \_\_\_\_\_ City Drainage #: G 16-d095E

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 10A INTERSTATE BUSINESS PARK

City Address: 2200 MIDTOWN PL NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: BRAELYN INTERNATIONAL Contact: \_\_\_\_\_

Address: 2200 MIDTOWN PL NE 87107

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: PETER BUTTER FIELD Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS

Address: \_\_\_\_\_

Phone#: 917.8921 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

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

DATE SUBMITTED: 5/06/15 By: \_\_\_\_\_

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

August 4, 2015

Ms. Jeanne Wolfenbarger, PE  
Senior Engineer  
Hydrology Department  
Public Works Department  
City of Albuquerque

**RE: Revised Grading Plan (G16-D095E)  
National Electric  
Albuquerque, New Mexico**


Dear Ms. Wolfenbarger:

The purpose of this letter is to accompany the enclosed revised grading plan. The plan has been revised to address your written comments dated May 28, 2015. The following is an answer to the corresponding comment number to your letter.

1. We have provided a basin map and labeled project limits
2. We have labeled the pond contours
3. We have shown a swap form the 5049.85 at entry to the pond on north side of site.
4. We have shown the roof drains
5. We have updated the drainage narrative to discuss upland flows and retention volumes.
6. We have labeled the flows in the pips and included calculations for capacity in the

Should you have any questions regarding this matter, please do not hesitate to call me.

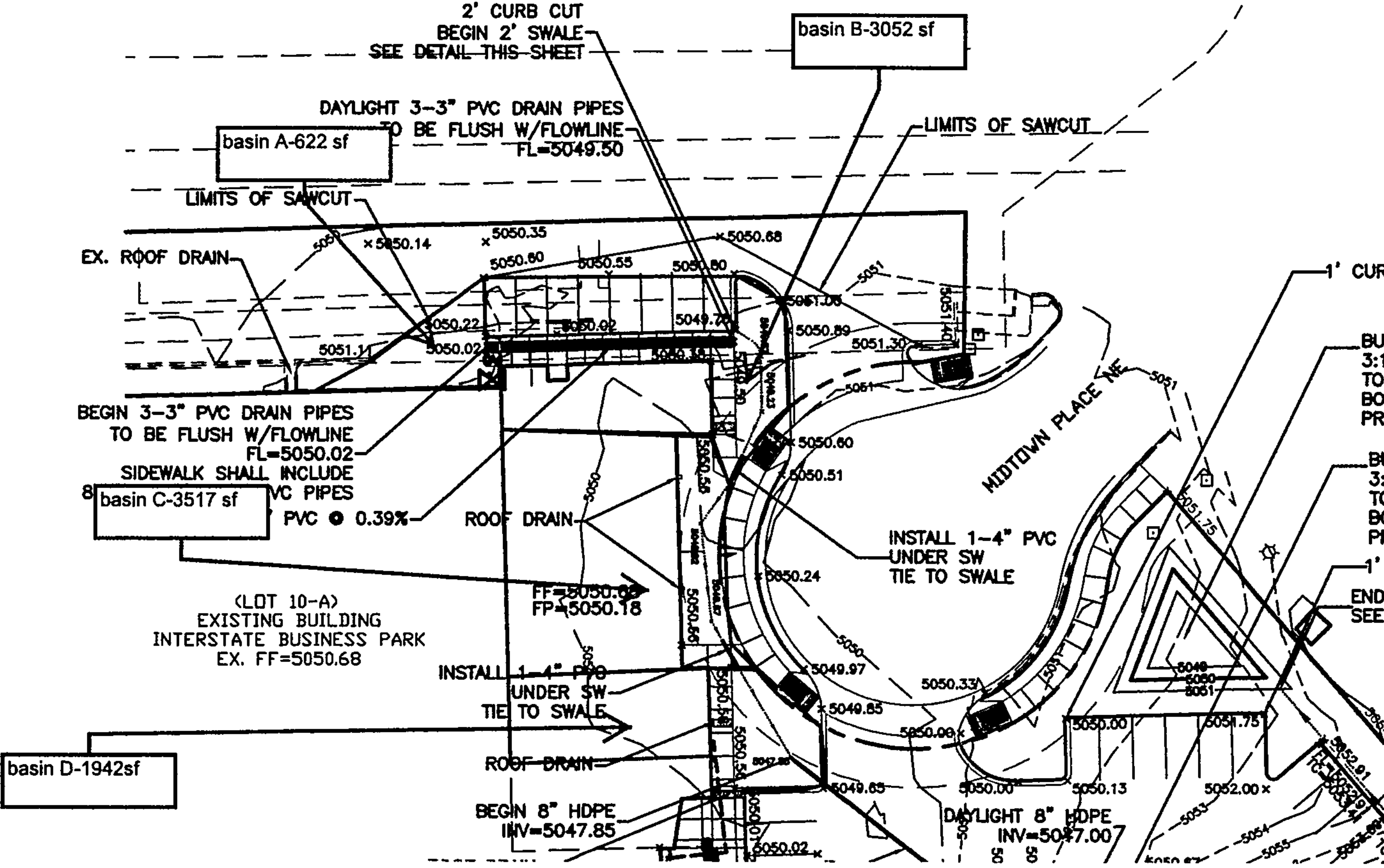
Sincerely,

  
David Soule, PE  
RIO GRANDE ENGINEERING  
PO Box 93924  
ALBUQUERQUE, NM 87199  
321-9099

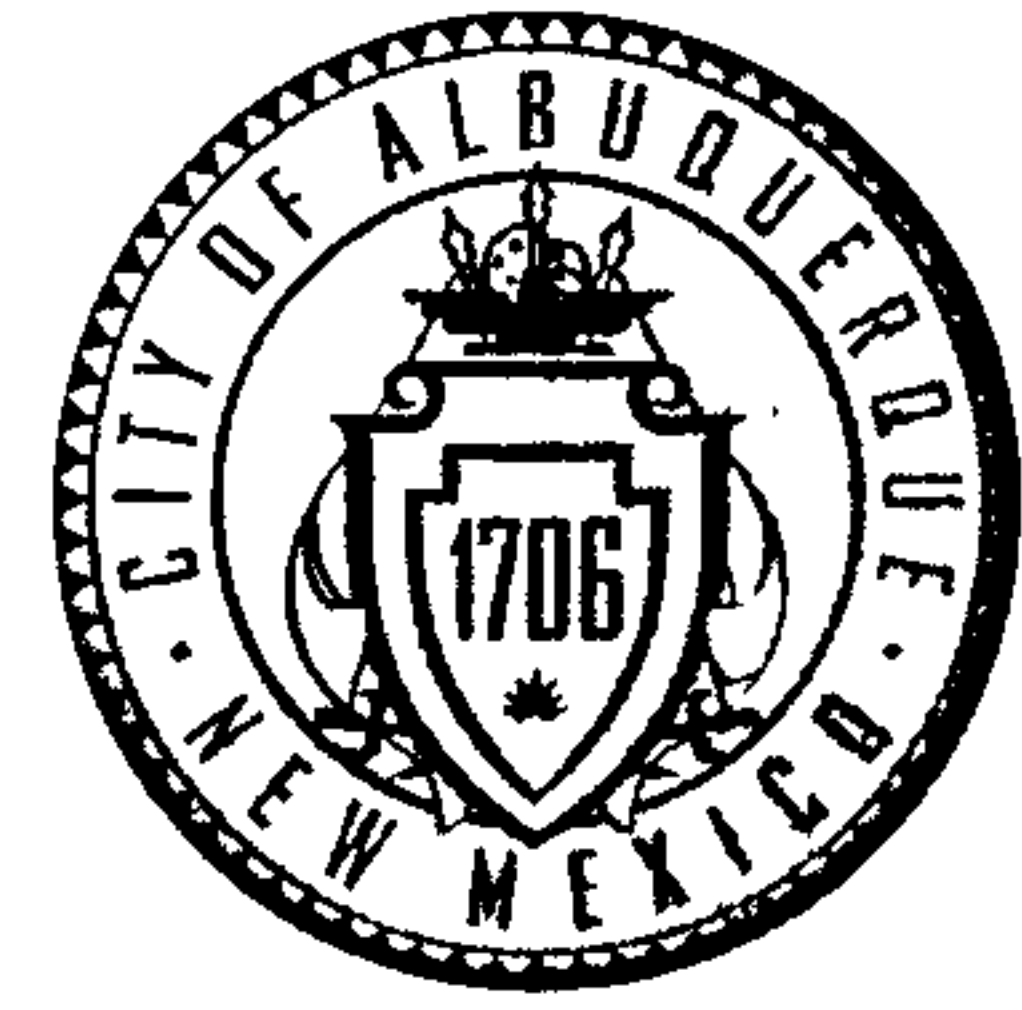
ING RIGHT-OF-WAY.

OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT  
TIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE  
ILITY OF THE CONTRACTOR.

POSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND  
SION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



# CITY OF ALBUQUERQUE



May 28, 2015

David Soule, PE  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM 87199

RE: **National Electric, 2200 Midtown Plaza NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp Dated 5-06-15 (File: G16-D095E)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 5-06-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1) Show basin boundaries for the provided basin computations, and show where new improvements end and tie into existing facilities.
- 2) Label existing contours and the new contours for the ponds.
- 3) Show swale from 5049.85 spot elevation at entryway to the pond on the north side of the site.
- 4) Show existing and new roof drains.
- 5) In the "Drainage Narrative", mention overall acreage of the site, and explain that historical flow patterns for the site remain the same if this is the case. Discuss the off-site flows from Midtown Place that the site is accepting, and reference the prior drainage report. Mention that the new retention ponds retain the volume of increased runoff from existing conditions.
- 6) Label 100-year storm flow that each of the new on-site pipes is conveying and the pipe slope. Demonstrate capacities.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

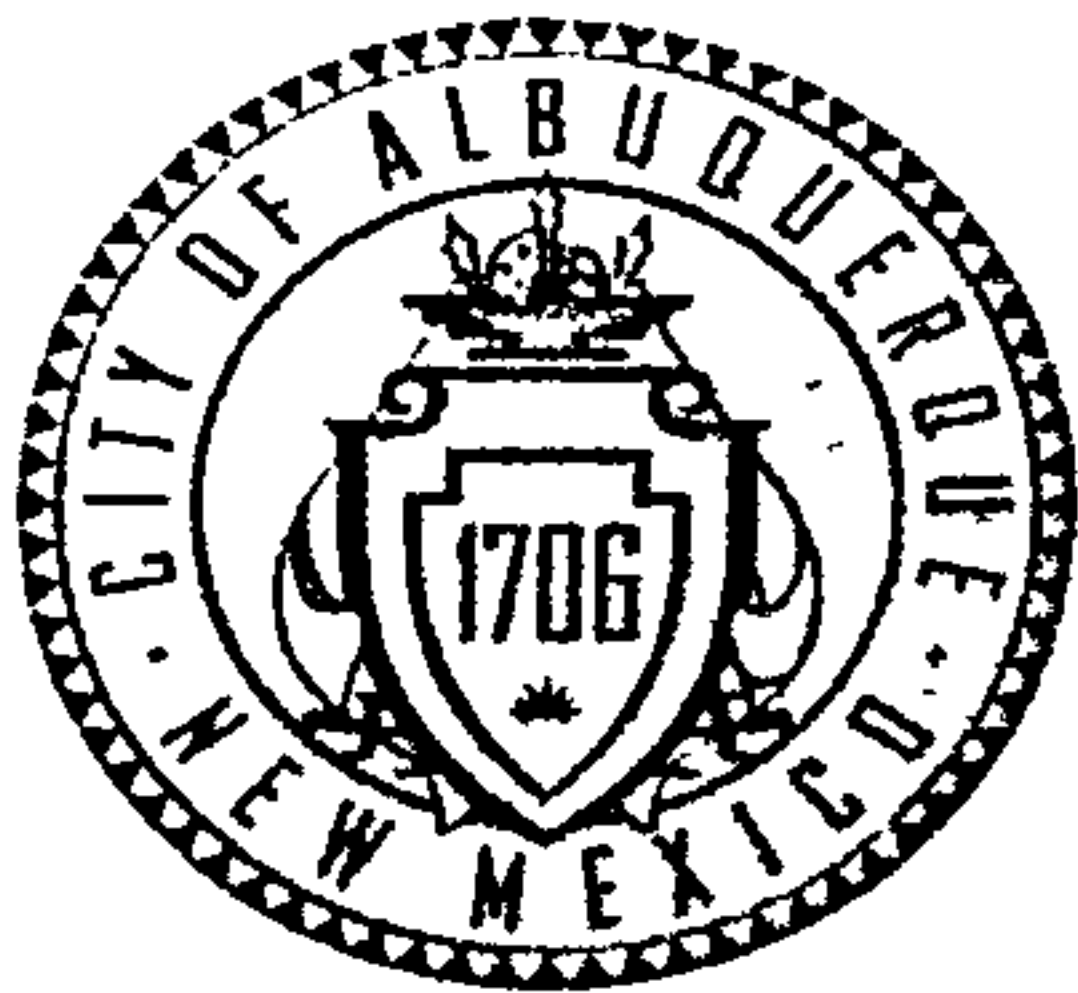
If you have any questions, you can contact me at 924-3924.

Sincerely,

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf Addressee via Email





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: NATIONAL ELECTRIC Building Permit #: \_\_\_\_\_ City Drainage #: G16DO95E

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: LOT 10A INTERSTATE BUSINESS PARK

City Address: 2200 MIDTOWN PL NE

Engineering Firm: RIO GRANDE ENGINEERING Contact: DAVID SOULE

Address: PO BOX 93924, ALBUQUERQUE, NM 87199

Phone#: 505.321.9099 Fax#: 505.872.0999 E-mail: DAVID@RIOGRANDEENGINEERING.COM

Owner: BRAELYN INTERNATIONAL Contact: \_\_\_\_\_

Address: 2200 MIDTOWN PL NE 87107

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Architect: PETER BUTTER FIELD Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Surveyor: CONSTRUCTION SURVEY INCORPORATED Contact: JOHN GALLEGOS

Address: \_\_\_\_\_

Phone#: 917.8921 Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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

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

DATE SUBMITTED: 5/06/15 By: \_\_\_\_\_

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development



# CITY OF ALBUQUERQUE



May 28, 2015

David Soule, PE  
Rio Grande Engineering  
PO Box 93924  
Albuquerque, NM 87199

**RE: National Electric, 2200 Midtown Plaza NE  
Grading and Drainage Plan  
Engineer's Stamp Dated 5-06-15 (File: G16-D095E)**

Dear Mr. Soule:

Based upon the information provided in your submittal received 5-06-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- 1) Show basin boundaries for the provided basin computations, and show where new improvements end and tie into existing facilities.
- 2) Label existing contours and the new contours for the ponds.
- 3) Show swale from 5049.85 spot elevation at entryway to the pond on the north side of the site.
- 4) Show existing and new roof drains.
- 5) In the "Drainage Narrative", mention overall acreage of the site, and explain that historical flow patterns for the site remain the same if this is the case. Discuss the off-site flows from Midtown Place that the site is accepting, and reference the prior drainage report. Mention that the new retention ponds retain the volume of increased runoff from existing conditions.
- 6) Label 100-year storm flow that each of the new on-site pipes is conveying and the pipe slope. Demonstrate capacities.

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

Sincerely,

Jeanne Wolfenbarger, P.E.  
Senior Engineer, Planning Dept.  
Development Review Services

Orig: Drainage file  
c.pdf Addressee via Email

-9208288

0006574

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 24th day of January 1992, by and between Midtown Business Park Limited Partnership, a New Mexico limited partnership (the "Partnership") and AP Colorado, Inc., a Colorado corporation ("AP Colorado").

RECITALS:

A. The Partnership owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park and is more fully described on Exhibit A hereto (the "Partnership Property").

B. AP Colorado owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park, is adjacent to the Partnership Property and is more fully described on Exhibit B hereto (the "AP Colorado Property").

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Partnership and AP Colorado hereby agree as follows:

1. Declaration of Easement Over Partnership Property.  
The Partnership hereby declares and creates for the benefit of the AP Colorado Property and for the benefit of the owners from time to time of the AP Colorado Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the Partnership Property over the portion of the Partnership Property described on Exhibit C hereto (the "Partnership Property Easement Area").

2. Declaration of Easement Over AP Colorado Property.  
AP Colorado hereby declares and creates for the benefit of the Partnership Property and for the benefit of the owners from time to time of the Partnership Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property over the portion of the AP Colorado Property described on Exhibit D hereto (the "AP Colorado Property Easement Area"). The Partnership Property Easement Area and the AP Colorado Easement Area are sometimes hereinafter referred to collectively as the "Easement Areas". The Easement Areas are depicted on the drawing attached hereto as Exhibit E.

0006575

3. Prohibition of Obstructions; Relocation. No owner of the Partnership Property or the AP Colorado Property will (a) build or maintain, or permit to be built or maintained, any permanent structure or obstruction on the Easement Areas in any way which will prevent the free flow of pedestrian and vehicular traffic within the Easement Areas or (b) change the boundary lines of the Easement Areas without the prior written consent of the owner at the time of the other parcel except as expressly permitted by this paragraph 3. Notwithstanding the foregoing, the Partnership recognizes that, as of the date hereof, the AP Colorado Property is undeveloped and that, during the course of development of the AP Colorado Property, in order to facilitate development of the AP Colorado Property (c) temporary and incidental encroachments onto or obstructions of the AP Colorado Property Easement Area may be necessary and (d) the portion of the AP Colorado Property Easement Area to the east and north of the Partnership Property providing access to Alexander Boulevard (the "Alexander Boulevard Access Road") may have to be relocated. As a consequence, the Partnership hereby agrees for itself and the owners from time to time of the Partnership Property that (e) temporary encroachments onto or obstructions of the AP Colorado Property Easement Area shall be permitted so long as they are within the reasonable requirements of construction work being expeditiously pursued and so long as, to the extent necessary, a temporary reasonably equivalent area for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property is provided by the owner or owners of the affected portion of the AP Colorado Property and (f) the location of the Alexander Boulevard Access Road may be changed by the owner of the affected portion of the AP Colorado Property without the consent of the owner of the Partnership Property so long as the changed location provides reasonably equivalent access to Alexander Boulevard. The Partnership further agrees for itself and the owners from time to time of the Partnership Property to promptly execute any instrument or document to be recorded in the real property records of Bernalillo County, New Mexico prepared by the owner of the affected portion of the AP Colorado Property for the purpose of relocating the AP Colorado Property Easement to reflect relocation of the Alexander Boulevard Access Road in accordance with the terms of this paragraph 3.

4. Maintenance of Easement. Each respective owner of the Partnership Property and the AP Colorado Property will maintain and keep in good repair the portion of the Easement Area owned by that owner, including, without limitation, keeping the paved portions free of snow, ice, rubbish and obstructions of every nature and providing adequate drainage and lighting.



0506576

5. Use of Easement Area for Parking. Notwithstanding any other provision of this Easement Agreement, the owner from time to time of the Partnership Property may use the Partnership Property Easement Area for vehicular parking and the owner from time to time of the affected portion of the AP Colorado Property may use the AP Colorado Property Easement Area for vehicular parking so long as any such use for vehicular parking by either owner does not interfere with or impede the use of the Easement Areas for pedestrian and vehicular ingress and egress to and from public roadways as set forth in paragraphs 1 and 2 hereof.

6. No Dedication. The easements created hereby are not intended to nor will they create any prescriptive or other rights in the public or the City of Albuquerque.

7. Duration. The easements created hereby shall be easements running with the land and shall inure to the benefit of, and be binding upon, the owners from time to time of the Partnership Property and the affected portion of the AP Colorado Property and their respective heirs, successors and assigns and, except as otherwise specifically set forth herein, may be terminated or modified only by written agreement of the owners at the time of the Partnership Property and the affected portion of the AP Colorado Property.

IN WITNESS WHEREOF, the parties hereto have caused this Easement Agreement to be duly executed as of the date first above written.

MIDTOWN BUSINESS PARK LIMITED  
PARTNERSHIP, a New Mexico  
limited partnership

By: Crow-Midtown Limited  
Partnership, General  
Partner

By: Crow-New Mexico  
Industrial #1, Inc.,  
General Partner

X   
By: J. MACDONALD WILLIAMS  
Title: PRESIDENT



0006577

Consented to this 15th day  
of January, 1992.

MELLON BANK, N.A., mortgagee

By [Signature]  
Title Vice President

AP COLORADO, INC, a Colorado  
corporation

By [Signature]  
Title J. W. [Signature]

Consented to this 22nd day  
of January, 1992.

UNITED SAVINGS BANK, a Utah  
corporation, mortgagee

By [Signature]  
Title Vice Chairman

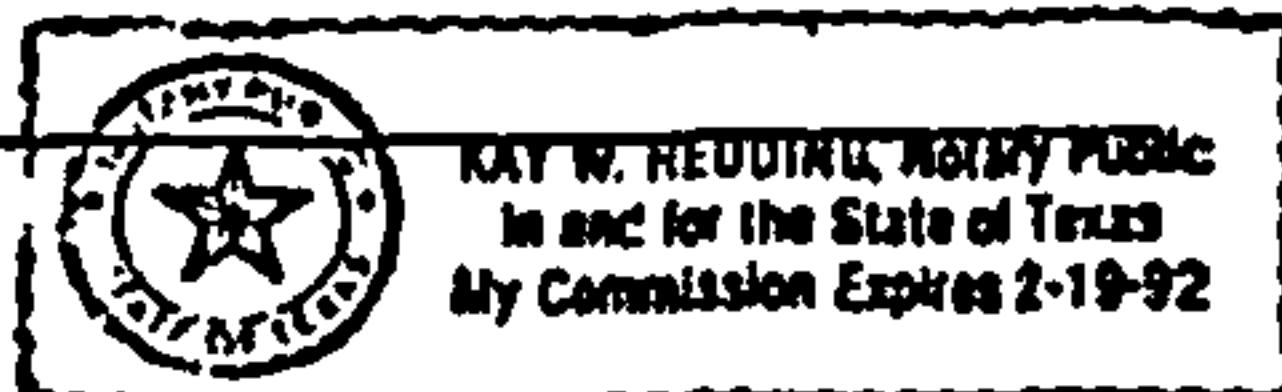
#### ACKNOWLEDGMENTS

STATE OF Texas )  
COUNTY OF Dallas )

The foregoing instrument was acknowledged before me  
this 24 day of January, 1992, by J. McDonald Williams  
President of Crow-New Mexico Industrial #1, Inc., a  
Texas corporation, General Partner of Crow-Midtown Limited  
Partnership, a Texas limited partnership, General Partner of  
Midtown Business Park Limited Partnership, a New Mexico limited  
partnership, on behalf of Midtown Business Park Limited  
Partnership.

[Signature]  
Notary Public

My commission expires:



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

92 JAN 29 PM 4:29

EX-2 6574-6586

GLADYS M. DAVIS

CLERK & RECORDER

[Signature] DEPUTY

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

0006578

The foregoing instrument was acknowledged before me  
this 15th day of January, 1992, by Craig D. Anderson,  
Vice President of Mellon Bank, N.A., a national banking  
association, on behalf of said association.

Margaret C. Causey  
Notary Public

My commission expires:

May 26, 1992

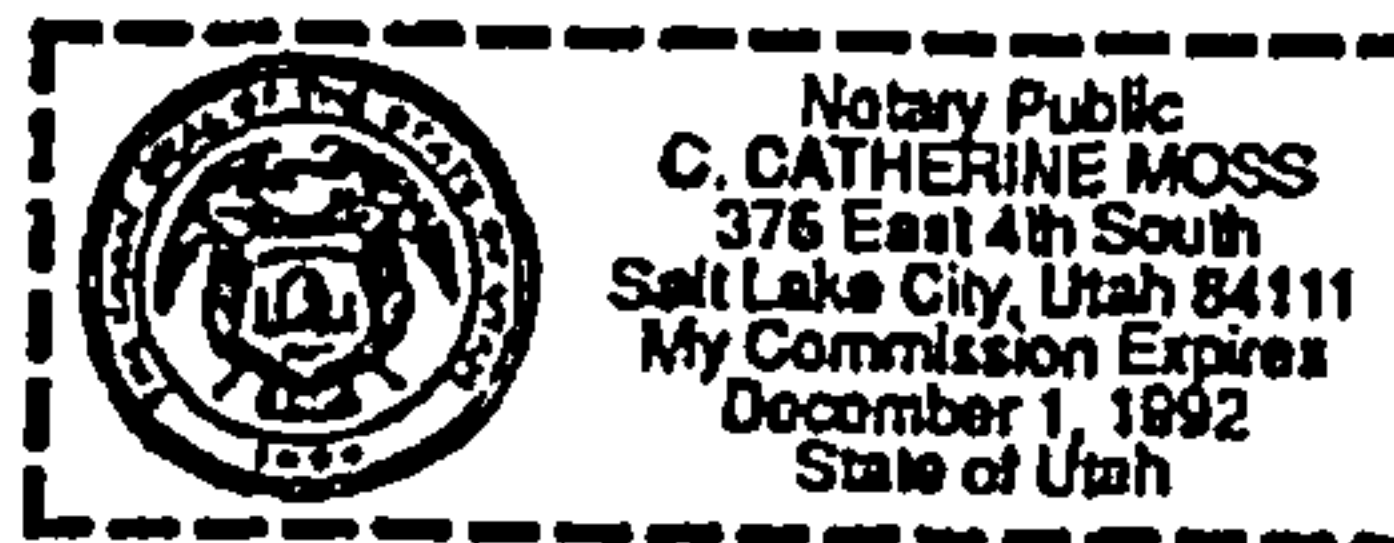
STATE OF Utah  
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me  
this 22nd day of January, 1992, by Chad E. Mullins,  
Vice Chairman of United Savings Bank, a Utah  
corporation, on behalf of said corporation.

C. Catherine Moss  
Notary Public

My commission expires:

12/01/92



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

0006579

The foregoing instrument was acknowledged before me  
this 15th day of January, 1992, by John E. Brandstatter,  
Vice President of AP Colorado, Inc., a Colorado  
corporation, on behalf of said corporation.

Margaret C. Gausey  
Notary Public

My commission expires:

May 26, 1992

EXHIBIT A

PARTNERSHIP PROPERTY

0006580

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E, 34.73 feet to a point of tangency on the southerly right-of-way of Alexander Boulevard, N.E., thence running along the westerly boundary of said Tract 3 and also along said right-of-way, N 88 deg. 29' 51" E, 334.08 feet to a point of curvature; thence, 132.41 feet along the arc of a curve to the left having a radius of 484.00 feet and a chord bearing N 80 deg. 39' 36" E, 132.00 feet to a point of compound curvature; thence, 34.01 feet along the arc of curve to the left having a radius of 403.87 feet and a chord bearing N 75 deg. 28' 11" E, 34.00 feet to the northeast corner of the tract herein described, thence leaving the westerly boundary of said Tract 3 and also said right-of-way and running thence along the easterly boundary of the tract herein described, S 37 deg. 54' 23" E, 133.77 feet to a point; thence S 00 deg. 30' 10" W, 147.48 feet to the southeast corner of the tract herein described; thence, S 88 deg. 29' 51" W, 604.37 feet to the point and place of beginning.



EXHIBIT B

AP COLORADO PROPERTY

0006581

Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49.

but excepting therefrom:

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly

0006582

right-of-way of Alexander Boulevard, N.E.,  
thence running along the westerly boundary of  
said Tract 3 and also along said  
right-of-way, N 88 deg. 29' 51" E, 334.08  
feet to a point of curvature; thence, 132.41  
feet along the arc of a curve to the left  
having a radius of 484.00 feet and a chord  
bearing N 80 deg. 39' 36" E, 132.00 feet to a  
point of compound curvature; thence, 34.01  
feet along the arc of curve to the left  
having a radius of 403.87 feet and a chord  
bearing N 75 deg. 28' 11" E, 34.00 feet to  
the northeast corner of the tract herein  
described, thence leaving the westerly  
boundary of said Tract 3 and also said  
right-of-way and running thence along the  
easterly boundary of the tract herein  
described,  
S 37 deg. 54' 23" E, 133.77 feet to a point;  
thence S 00 deg. 30' 10" W, 147.48 feet to  
the southeast corner of the tract herein  
described; thence,  
S 88 deg. 29' 51" W, 604.37 feet to the point  
and place of beginning.

EXHIBIT C

PARTNERSHIP PROPERTY EASEMENT AREA

0006583

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the easement herein described, a point on the Westerly line of sa. Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 00° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 80° 06' 27" E, 1381.81 feet distant; Thence,

N 00° 29' 35" E, 16.73 feet along said Easterly right of way line of Yale Boulevard N.E. to a point; Thence,

N 87° 42' 36" E, 90.45 feet to a point; Thence,

N 01° 28' 36" W, 32.47 feet to a point; Thence,

N 88° 31' 24" E, 515.09 feet to the Northeast corner of the easement herein described; Thence,

S 00° 30' 10" W, 50.23 feet to the Southeast corner of the easement herein described; Thence,

S 88° 29' 51" W, 604.37 feet to the Southwest corner and point of beginning of the easement herein described.

Said easement contains 0.6301 acre, more or less.

EXHIBIT D

AP COLORADO PROPERTY EASEMENT AREA

0006584

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at a point on the Westerly line of said Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 3° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 8° 06' 27" E, 1381.81 feet distant; Thence,

N 88° 29' 51" E, 604.37 feet to a point; Thence,

N 00° 30' 10" E, 147.48 feet to a point; Thence,

N 37° 54' 23" W, 133.78 feet to a point on curve on the Southeasterly right of way line of Alexander Boulevard N.E.; Thence Northeasterly along said Southeasterly right of way line of Alexander Boulevard N.E. for the following two (2) courses:

Northeasterly, 167.68 feet on the arc of a curve to the left (said curve having a radius of 403.87 feet and a chord which bears N 61° 09' 49" E, 166.48 feet) to a point of compound curvature; Thence,

Northeasterly, 100.63 feet on the arc of a curve to the left (said curve having a radius of 493.00 feet and a chord which bears N 43° 25' 05" E, 100.46 feet) to a point on curve and the most Northeasterly corner of the easement herein described; Thence,

S 23° 38' 11" E, 70.48 feet to a point; Thence,

S 50° 52' 37" W, 194.16 feet to a point of curvature; Thence,

Southwesterly, 39.42 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet and a chord which bears S 05° 42' 35" W, 35.46 feet) to a point of tangency; Thence,

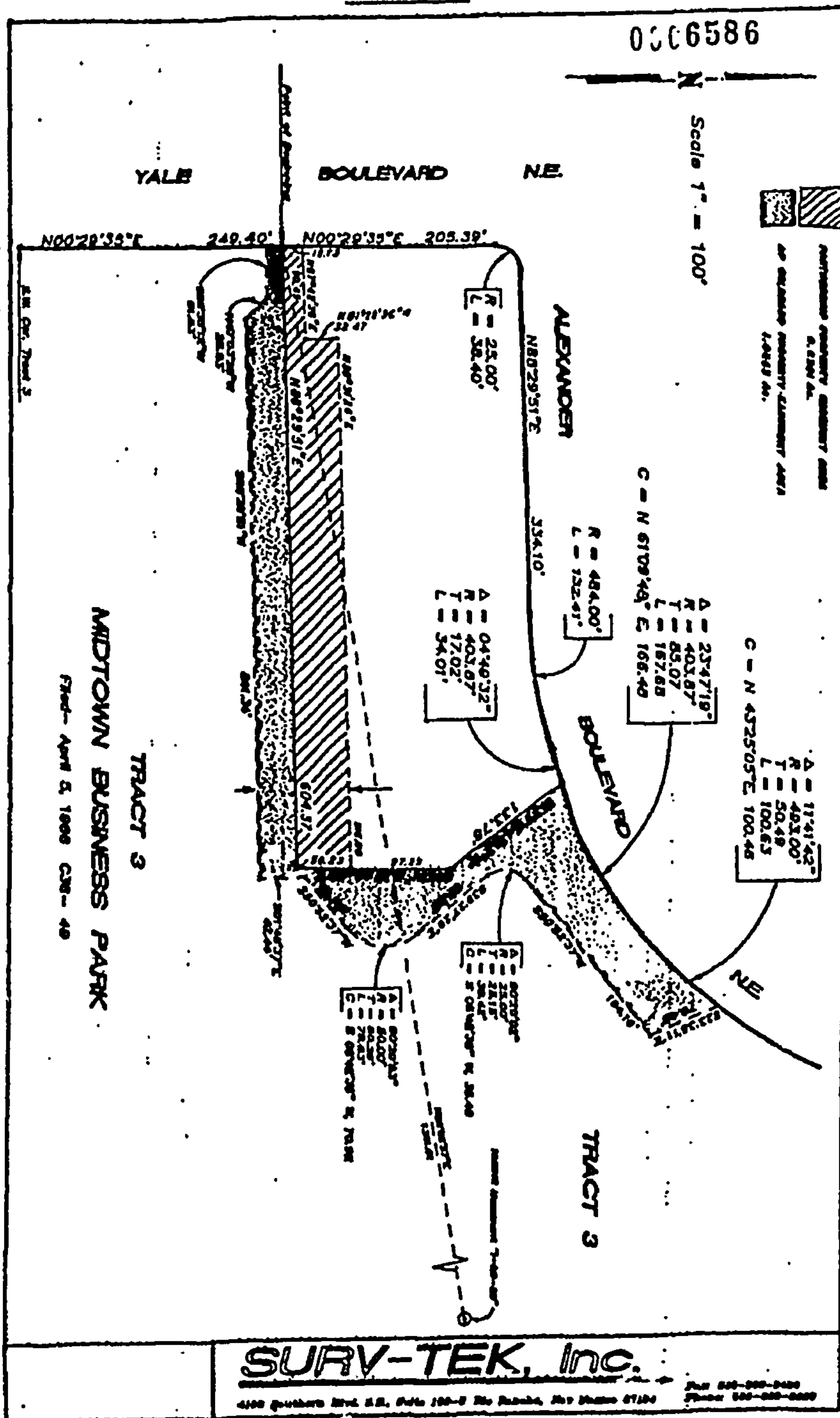


006585

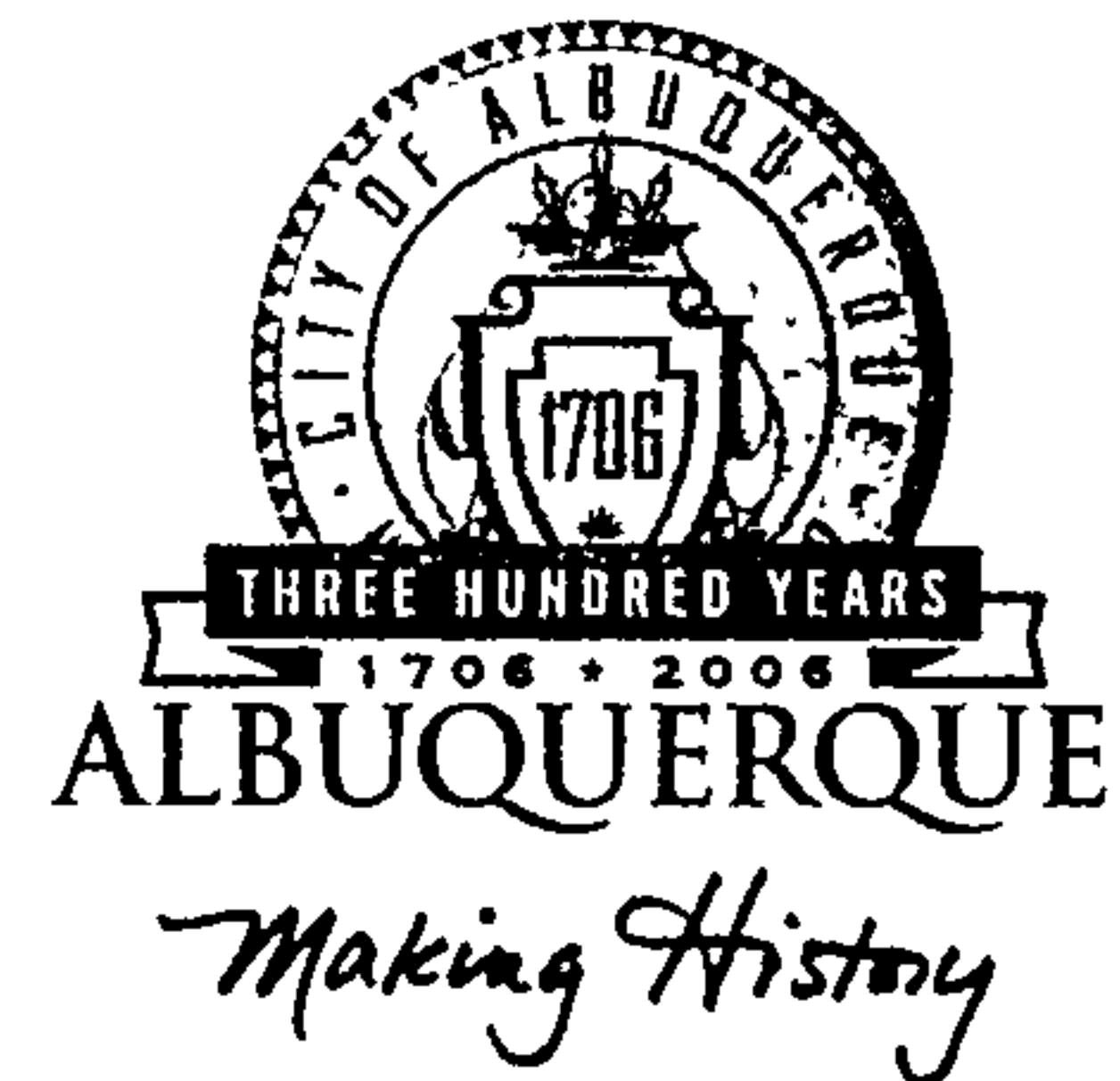
S 39° 27' 26" E, 87.20 feet to a point of curvature; Thence,  
Southwesterly, 78.83 feet on the arc of a curve to the right  
(said curve having a radius of 50.00 feet and a  
chord which bears S 05° 42' 35" W, 70.92 feet)  
to a point of tangency; Thence,  
S 50° 52' 37" W, 61.79 feet to a point; Thence,  
S 01° 48' 37" E, 42.44 feet to the most Southeasterly corner of  
the easement herein described; Thence,  
S 88° 29' 51" W, 541.34 feet to a point; Thence,  
N 47° 03' 29" W, 28.93 feet to a point; Thence,  
S 88° 35' 12" W, 51.83 feet to a point on the Easterly right of  
way line of said Yale Boulevard N.E.; Thence,  
N 00° 29' 35" E, 15.28 feet along said Easterly right of way line  
of Yale Boulevard N.E. to the point of beginning  
of the easement herein described.

Said easement contains 1.0563 acres, more or less.

0006586



# CITY OF ALBUQUERQUE



September 22, 2005

Graeme Means, PE  
**JEFF MORTENSEN & ASSOCIATES**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: INTERSTATE COMMERCE CENTER, PHASE 2, BUILDING 2**  
**4370 Alexander Blvd. NE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 12/23/2004 (G-16/D95C)**  
**Certification dated 09/19/2005**

Dear Graeme:

P.O. Box 1293

Based upon the information provided in your submittal received 09/20/2005, 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,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

[www.cabq.gov](http://www.cabq.gov)

C: Phyllis Villanueva  
File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

PROJECT TITLE: Interstate Commerce Center, Phase 2, Bldg 2 ZONE ATLAS/DRNG. FILE #: G16/D95C  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tracts 5, 6 and 7, Interstate Business Park  
 CITY ADDRESS: 4370 Alexander NE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means  
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Interstate Commerce Center, LLC CONTACT: Bob Russell  
 ADDRESS: 8585 E. Hartford Drive, Suite 500 PHONE: 480-505-4048  
 CITY, STATE: Scottsdale, Arizona ZIP CODE: 85255

ARCHITECT: Ken Hovey architect CONTACT: Ken Hovey  
 ADDRESS: 3808 Simms Ave SE PHONE: 259-8458  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87108

SURVEYOR: Wayjohn Surveying CONTACT: Tim Johnson  
 ADDRESS: \_\_\_\_\_ PHONE: 255-2052  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: THS Construction CONTACT: Frank Thomas  
 ADDRESS: \_\_\_\_\_ PHONE: 867-0323  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☒ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERTIFICATION (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

**CHECK TYPE OF APPROVAL SOUGHT:**

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

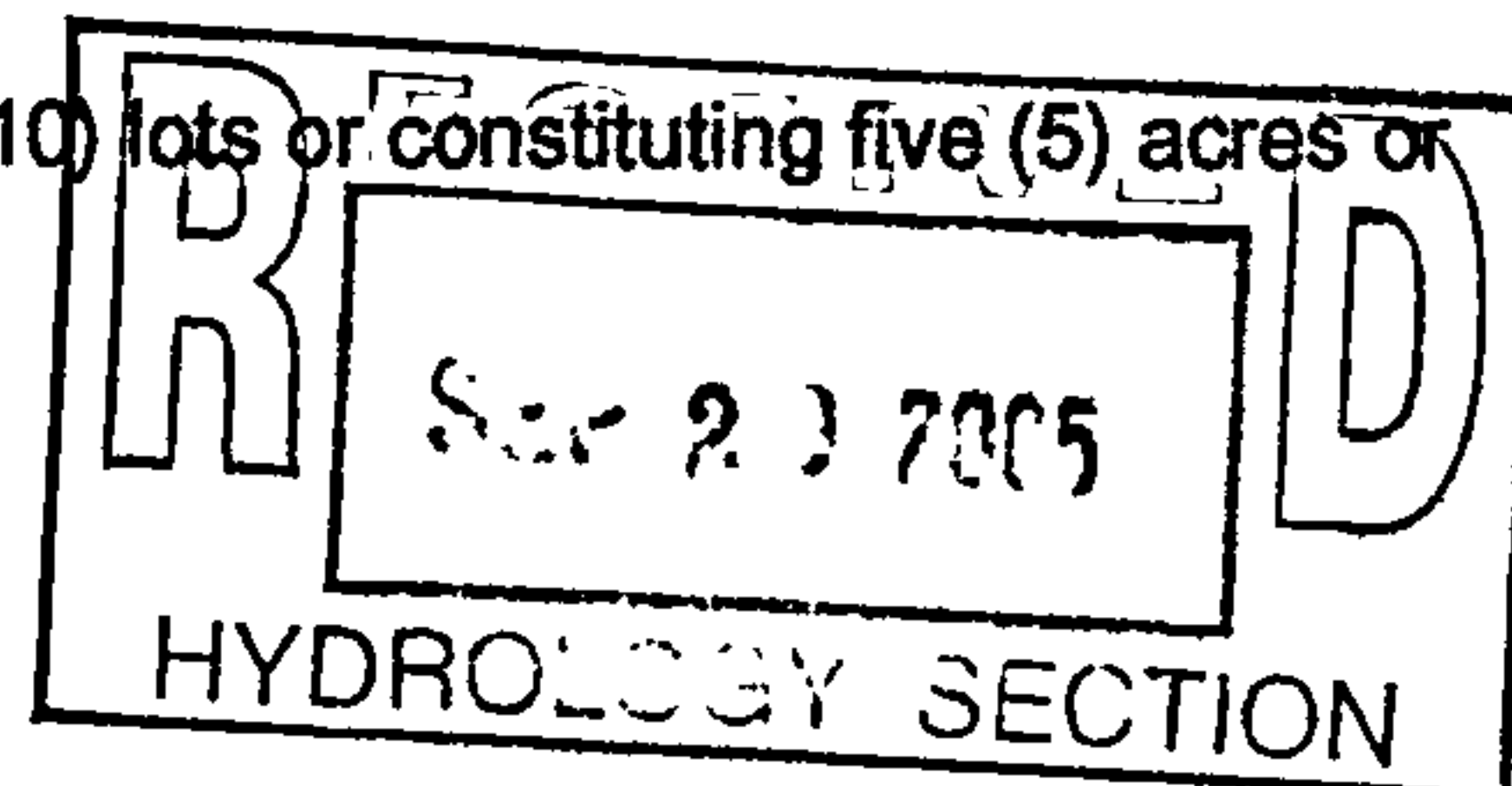
**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 09/20/2005 BY: J. Graeme Means

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 upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.







# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2001

John Andrews, PE  
The Larkin Group, Inc  
8500 Menaul Blvd NE, Suite A-440  
Albuquerque, NM 87112

**Re: Interstate Business Park – Lot 10 Drainage Report,  
Engineer's Stamp dated 7-26-01 (G16/D95E)**

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 7-26-01, the above referenced report is approved for Grading Permit and SO#19 Permit.

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

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

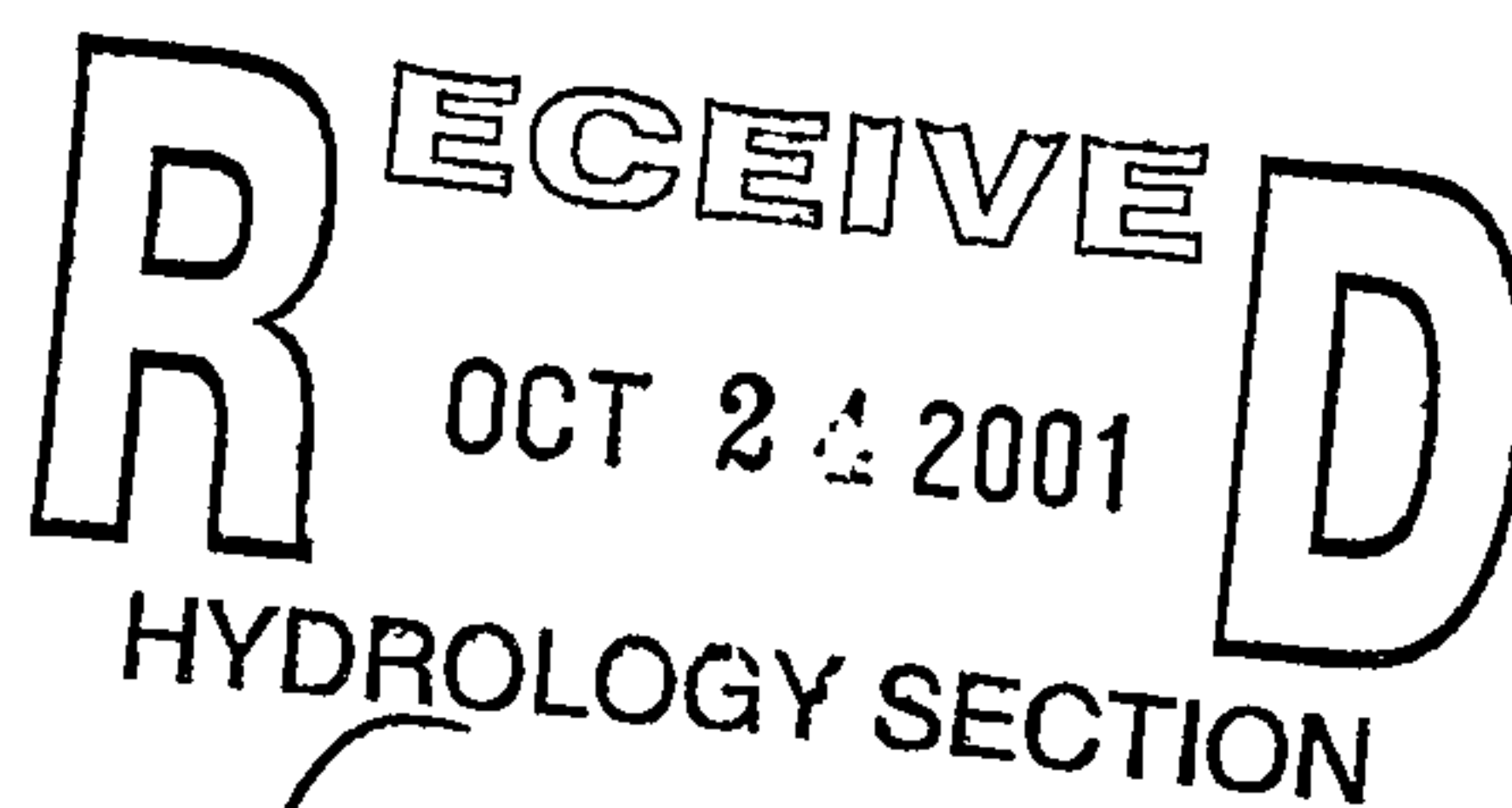
If you have any questions about my comments, you can contact me at 924-3986.

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Sr. Engineer, Hydrology

C: Pam Lujan, CoA  
file



*Eddy Randa*  
*452-8910*

*NEW Concepts.*



# CITY OF ALBUQUERQUE

## PERMIT FOR EXCAVATION, CONSTRUCTION AND BARRICADING

CONTRACTOR  
LICENSE  
ADDRESS

NEW CONCEPTS, INC.

GF09

P.O. BOX 9555

ALBUQUERQUE, NM 87119-9555

452-8910

S  
I  
T  
E

INTRSC. EUBANK BD NE  
SNOW HEIGHTS CR NE

### PERMIT AND DETOUR PLAN COMMENTS

80#19 LETTER & PLANS ON FILE, CREDIT  
FROM PERMIT 2046762 BALANCE \$4,195.58

PERMIT NUMBER

2049723

PROJECT NUMBER

PERMIT ISSUE DATE

09/24/2001

BARRICADED BY

BLUE STAKE

PAVING BY

EXCAVATION 443008-5810000

SIDEWALK 443012-5810000

DRIVEPAD 443011-5810000

CURB/GUTTER 443010-5810000

BARRICADING 443009-5810000

RESTORATION 443017-5810000

TOTAL FEE

CON

0.00 EX

0.00 SW

0.00 DP

0.00 CB

0.00 BR

0.00 RS

0.00

0.00

START DATE

COMPLETION DATE

PERMIT EXPIRES

INSURANCE EXPIRES

BOND EXPIRES

ZONE ATLAS

0/01/2001

10/11/2001

10/11/2001

07/01/2002

12/31/2001

*[Signature]*  
APPLICANT  
*[Signature]*  
ISSUED BY

VOID UNTIL VALIDATED BY CITY TREASURER

PUBLIC  
CONSTRUCTION COORDINATION

APPROVED

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH SECTION 6-5-2-1 ET SEQ. P.C. (1994), PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 788-2551 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 266-1000, 48 HOURS IN ADVANCE FOR LINE STAKING

PWS 005 REV 07/98

RECEIVED  
OCT 24 2001  
HYDROLOGY SECTION

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

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

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Sr. Engineer, Hydrology



## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Interstate Business Park – Lot 10

ZONE ATLAS/DRNG.FILE #: G16 / 95E

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

LEGAL DESCRIPTION: Tract 10 of Interstate Business Park being a replat of Tract 3A Midtown Business Park

CITY ADDRESS: N/A

ENGINEERING FIRM: The Larkin Group CONTACT: Dave Bishop

ADDRESS: 8500 Menaul Blvd. NE Suite A-440 PHONE: 275-7500

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: Bokay Construction/Management Inc. CONTACT: Rick Squires

ADDRESS: 5905 Azuelo Ct. NW PHONE: 899-9656

**TYPE OF SUBMITTAL:**

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER  
\_\_\_\_\_

**PRE-DESIGN MEETING:**

☐ YES  
☒ NO  
☐ COPY PROVIDED

**CHECK TYPE OF APPROVAL SOUGHT:**

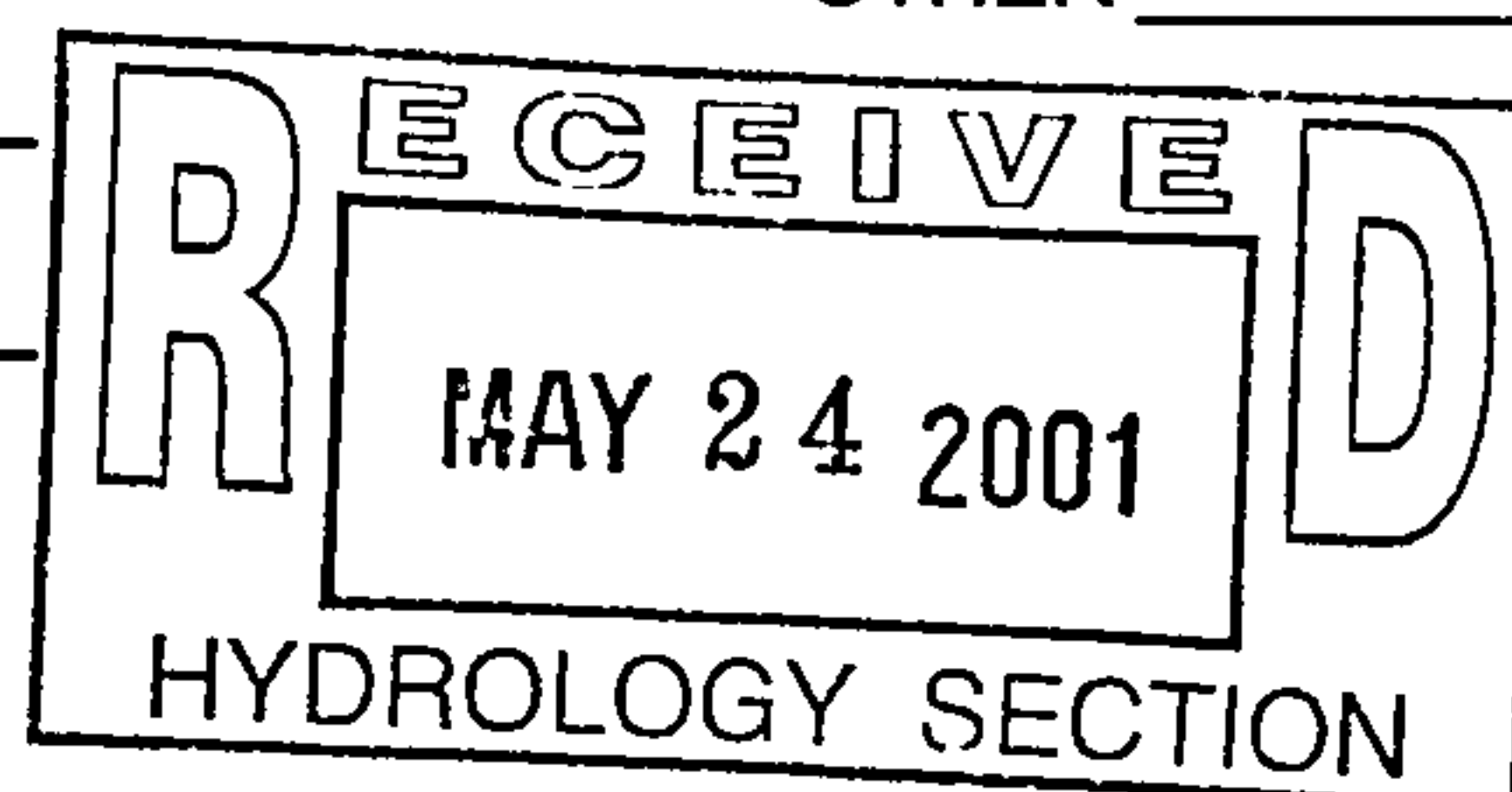
☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT

DRAINAGE REQUIREMENTS

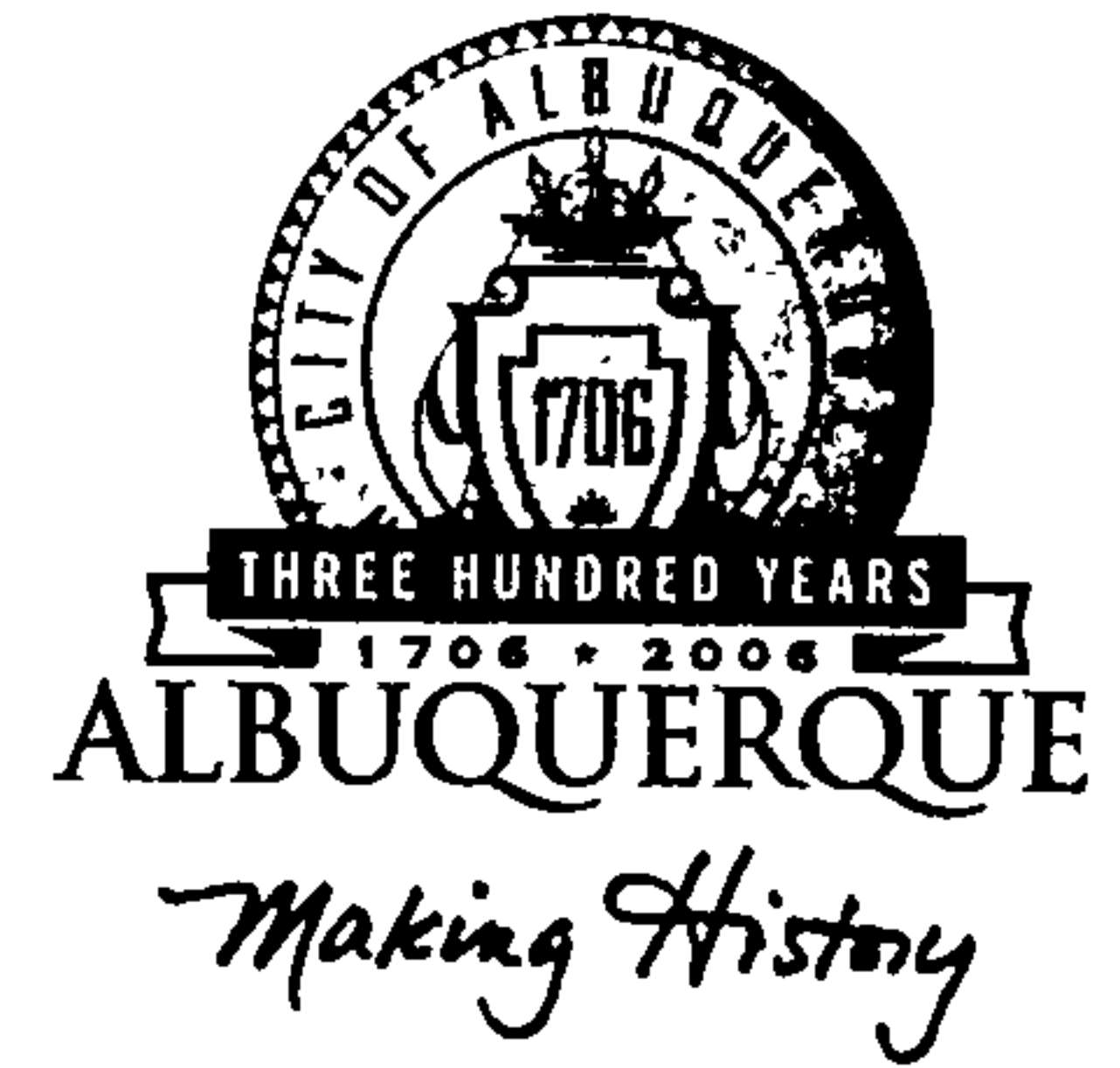
OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 5/23/01

BY: Dave Bishop, The Larkin Group



# CITY OF ALBUQUERQUE



September 13, 2004

Russell Grayson, P.E.  
Huitt-Zollars, Inc.  
333 Rio Rancho Blvd.  
Rio Rancho, NM 87124

**Re: National Electric Supply Warehouse Building, 2200 Midtown Place NE,  
Certificate of Occupancy  
Engineer's Stamp dated 3-19-04 (G16-D95E)  
Certification dated 9-09-04**

Dear Mr. Grayson,

P.O. Box 1293  
Albuquerque  
New Mexico 87103  
www.cabq.gov  
Based upon the information provided in your submittal received 9-10-04, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

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

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

C: Phyllis Villanueva  
file



**DRAINAGE INFORMATION SHEET**  
(REV. 1/28/2003)

**G-16/D95E**

PROJECT TITLE:	<u>National Electric Supply</u>	ZONE ATLAS/DRNG. FILE #:	<u>G-16-Z</u>
DRB #:	<u></u>	EPC#:	<u></u>
LEGAL DESCRIPTION:	<u>Lot 10-A, Interstate Business Park</u>		
CITY ADDRESS:	<u></u>		
ENGINEERING FIRM:	<u>Huitt-Zollars, Inc.</u>	CONTACT:	<u>Russell Grayson, PE</u>
ADDRESS:	<u>333 Rio Rancho Blvd.</u>	PHONE:	<u>892-5141</u>
CITY, STATE:	<u>Rio Rancho, NM</u>	ZIP CODE:	<u>87124</u>
OWNER:	<u>National Electric</u>	CONTACT:	<u>Rocklan Lawrence</u>
ADDRESS:	<u>702 Carmony Road NE</u>	PHONE:	<u>345-3577</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87107</u>
ARCHITECT:	<u>Claudio Vigil Architects</u>	CONTACT:	<u>Claudio Vigil</u>
ADDRESS:	<u>1801 Rio Grande NW</u>	PHONE:	<u>842-1113</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87104</u>
SURVEYOR:	<u></u>	CONTACT:	<u></u>
ADDRESS:	<u></u>	PHONE:	<u></u>
CITY, STATE:	<u></u>	ZIP CODE:	<u></u>
CONTRACTOR:	<u>Reid &amp; Associates</u>	CONTACT:	<u>Jennifer Smith</u>
ADDRESS:	<u>6300 Riverside Plaza Lane NW, Suite 220</u>	PHONE:	<u>891-2528</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87120</u>

**CHECK TYPE OF SUBMITTAL:**

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/>            | DRAINAGE REPORT   |
| <input type="checkbox"/>            | DRAINAGE PLAN 1 <sup>ST</sup> SUBMITTAL, <i>REQUIRES TCL or equal</i> |
| <input type="checkbox"/>            | DRAINAGE PLAN RESUBMITTAL   |
| <input type="checkbox"/>            | CONCEPTUAL GRADING & DRAINAGE PLAN                                    |
| <input type="checkbox"/>            | GRADING PLAN  |
| <input type="checkbox"/>            | EROSION CONTROL PLAN  |
| <input checked="" type="checkbox"/> | ENGINEER'S CERTIFICATION (HYDROLOGY)                                  |
| <input type="checkbox"/>            | CLOMR/LOMR  |
| <input type="checkbox"/>            | TRAFFIC CIRCULATION LAYOUT (TCL)                                      |
| <input type="checkbox"/>            | ENGINEER'S CERTIFICATION (TCL)  |
| <input type="checkbox"/>            | ENGINEER'S CERT. (DRB APPR. SITE PLAN)                                |
| <input type="checkbox"/>            | OTHER   |

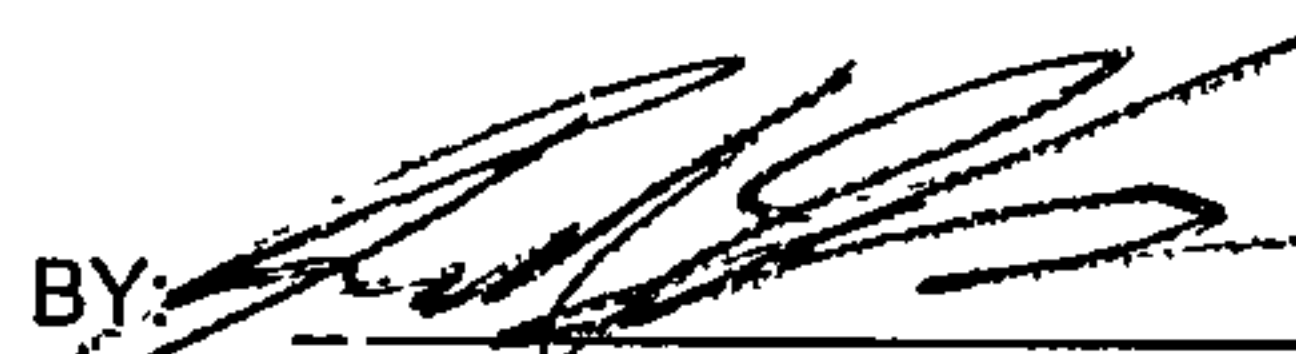
**CHECK TYPE OF APPROVAL SOUGHT:**

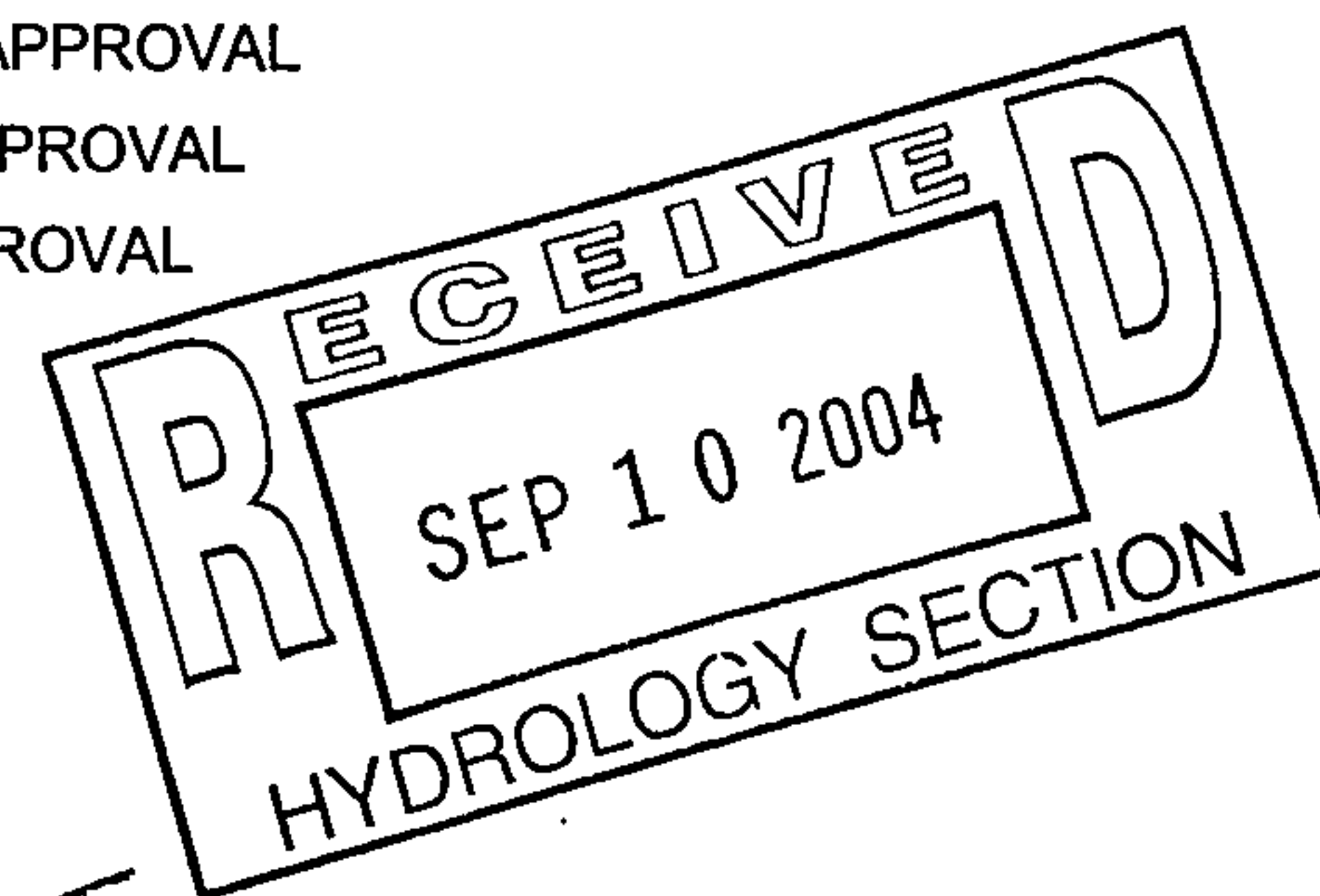
- |                                     |                                       |
|-------------------------------------|---------------------------------------|
| <input type="checkbox"/>            | SIA/FINANCIAL GUARANTEE RELEASE       |
| <input type="checkbox"/>            | PRELIMINARY PLAT APPROVAL             |
| <input type="checkbox"/>            | S. DEV. PLAN FOR SUB'D. APPROVAL      |
| <input type="checkbox"/>            | S. DEV. PLAN FOR BLDG. PRMT. APPROVAL |
| <input type="checkbox"/>            | SECTOR PLAN APPROVAL                  |
| <input type="checkbox"/>            | FINAL PLAT APPROVAL                   |
| <input type="checkbox"/>            | FOUNDATION PERMIT APPROVAL            |
| <input type="checkbox"/>            | BUILDING PERMIT APPROVAL              |
| <input checked="" type="checkbox"/> | CERTIFICATE OF OCCUPANCY (PERM.)      |
| <input type="checkbox"/>            | CERTIFICATE OF OCCUPANCY (TEMP.)      |
| <input type="checkbox"/>            | GRADING PERMIT APPROVAL               |
| <input type="checkbox"/>            | PAVING PERMIT APPROVAL                |
| <input type="checkbox"/>            | WORK ORDER APPROVAL                   |
| <input type="checkbox"/>            | OTHER (SPECIFY)                       |

**WAS A PRE-DESIGN MEETING ATTENDED:**

- |                                     |               |
|-------------------------------------|---------------|
| <input checked="" type="checkbox"/> | YES           |
| <input type="checkbox"/>            | NO            |
| <input type="checkbox"/>            | COPY PROVIDED |

DATE SUBMITTED: 9-10-04

BY:   
Russell Grayson, PE - Huitt-Zollars, Inc.



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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than (10) lots or constituting five (5) acres



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 24, 2001

John Andrews, P.E.  
The Larkin Group, Inc.  
8500 Menaul Blvd NE Suite A-440  
Albuquerque, New Mexico 87112

RE: INTERSTATE BUSINESS PARK- LOT 10 (G-16/D95E)  
DRAINAGE REPORT  
ENGINEERS STAMP DATED 7/26/2001

Dear Mr. Andrews:

Based upon the approval, by the Storm Drainage Maintenance Inspector, of the SO19 inlet connection into Yale Blvd, the above referenced project is adequate to satisfy the Grading and Drainage requirements.

If you have any questions, please call me at 924-3981.

Sincerely,

Teresa A. Martin  
Hydrology Plan Checker  
Public Works Department  
BLO

C: Drainage file

# DRAINAGE INFORMATION SHEET

G-16/D95E

PROJECT TITLE: Interstate Business Park – Lot 10

ZONE ATLAS/DRNG.FILE #: G16

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER # \_\_\_\_\_

LEGAL DESCRIPTION: Tract 10 of Interstate Business Park being a replat of Tract 3A Midtown Business Park

CITY ADDRESS: N/A

ENGINEERING FIRM: The Larkin Group CONTACT: Dave Bishop

ADDRESS: 8500 Menaul Blvd. NE Suite A-440 PHONE: 275-7500

OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: Bokay Construction/Management Inc. CONTACT: Rick Squires

ADDRESS: 5905 Azuelo Ct. NW PHONE: 899-9656

## TYPE OF SUBMITTAL:

\_\_\_\_\_ DRAINAGE REPORT  
\_\_\_X\_\_\_ DRAINAGE PLAN  
\_\_\_\_\_ CONCEPTUAL GRADING & DRAINAGE PLAN  
\_\_\_X\_\_\_ GRADING PLAN  
\_\_\_\_\_ EROSION CONTROL PLAN  
\_\_\_\_\_ ENGINEER'S CERTIFICATION  
\_\_\_\_\_ OTHER  
\_\_\_\_\_

## PRE-DESIGN MEETING:

\_\_\_\_\_ YES  
\_\_\_X\_\_\_ NO  
\_\_\_\_\_ COPY PROVIDED

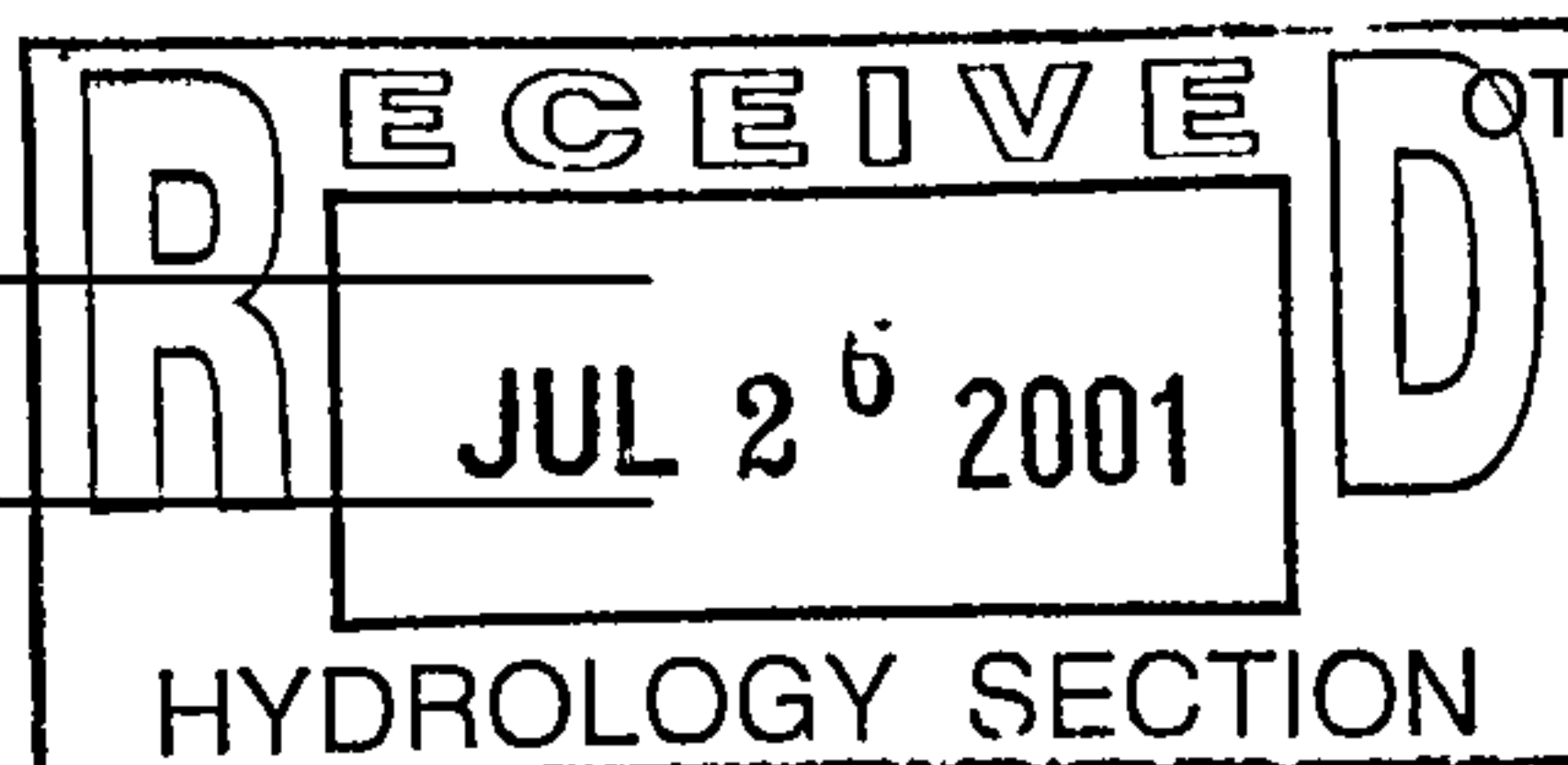
## CHECK TYPE OF APPROVAL SOUGHT:

\_\_\_\_\_ SKETCH PLAT APPROVAL  
\_\_\_\_\_ PRELIMINARY PLAT APPROVAL  
\_\_\_\_\_ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_\_ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
\_\_\_\_\_ SECTOR PLAN APPROVAL  
\_\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_\_ CERTIFICATE OF OCCUPANCY APPROVAL  
\_\_\_X\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_\_ S.A.D. DRAINAGE REPORT

## DRAINAGE REQUIREMENTS

DATE SUBMITTED: 7/27/01

BY: Dave Bishop, The Larkin Group



OTHER \_\_\_\_\_ (SPECIFY)



**THE LARKIN GROUP** INC.

8500 Menaul Boulevard NE, Suite A-440  
Albuquerque, New Mexico 87112  
Phone: 505-275-7500 Fax: 505-275-0748  
e-mail: albmail@larkin-grp.com

# LETTER OF TRANSMITTAL

To: Brad Bingham

Hydrology Division

Public Works Dept.

City of Albuquerque

Date: July 26, 2001

Job No. 2001-0006

Attention: Brad Bingham

Re: Grading and Drainage Plan for Interstate Business Park

We are sending you

☐ Attached

☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☐ Reports \_\_\_\_\_

Copies		Description	Action
1		Letter	
1		Excerpts from Midtown and SAD 216 drainage reports; FEMA Map	
2		Grading and Drainage Plan (Sheet 1 of 2) Details (Sheet 2 of 2)	

Distribution:

☐ Contractor

☐ Field

☐ Owner

☐ Project File

THESE ARE TRANSMITTED as checked below:

A Reviewed

☐ Submit \_\_\_\_\_ copies for distribution

B Revise and resubmit

☐ Resubmit \_\_\_\_\_ copies for approval

C Furnish as corrected

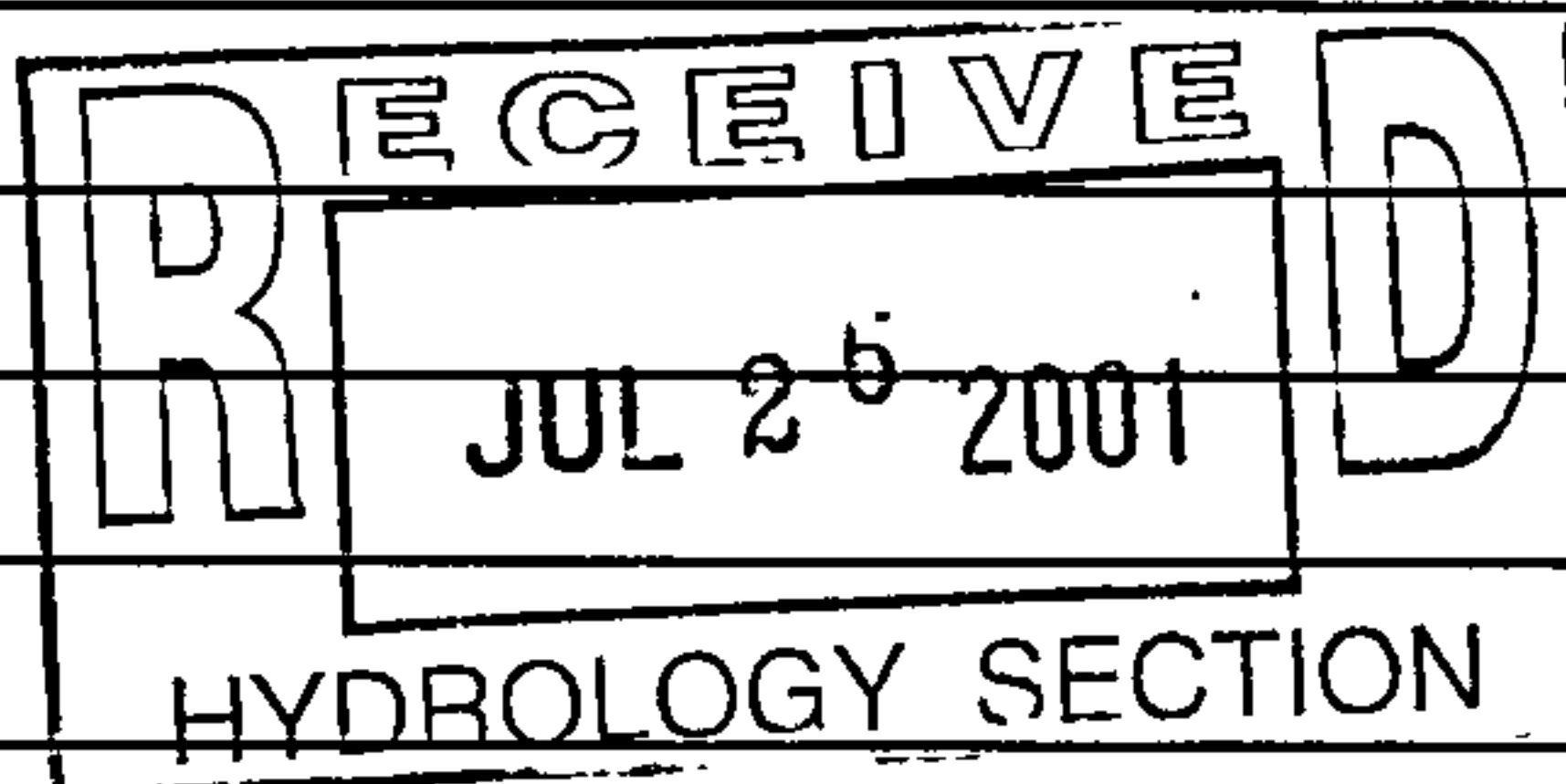
☐ Return \_\_\_\_\_ corrected prints

D Rejected

☐ \_\_\_\_\_

REMARKS: Brad,

FYI – There will be no option for the contractor to use CMP for any portion of this project, it will be constructed as shown.



COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_

*If enclosures are not as noted, kindly notify us at once.*





**THE LARKIN GROUP** INC.

**CONSULTING ENGINEERS AND SURVEYORS**

8500 Menaul Boulevard NE, Suite A-440

Albuquerque, New Mexico 87112

Phone: 505-275-7500

Fax: 505-275-0748

e-mail: [albmail@larkin-grp.com](mailto:albmail@larkin-grp.com)

July 26, 2001

Mr. Brad Bingham, P.E.  
Hydrology Division  
Public Works Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**Subject: Interstate Business Park Lot 10  
Grading and Drainage Plan**

Dear Mr. Bingham:

In response to your letter dated June 7, 2001, transmitted herewith is two copies of the grading and drainage plan for Lot 10 of the Interstate Business Park with the SO #19 notes and signature block on the grading plan (Sheet 1 of 2).

Also included is the applicable excerpts from the Midtown and SAD 216 drainage reports describing the allowable runoff from the site, and the FEMA map with the site delineated.

This should complete the requirements for Grading Permit approval. Please call should you have questions or need additional information.

Very truly yours,

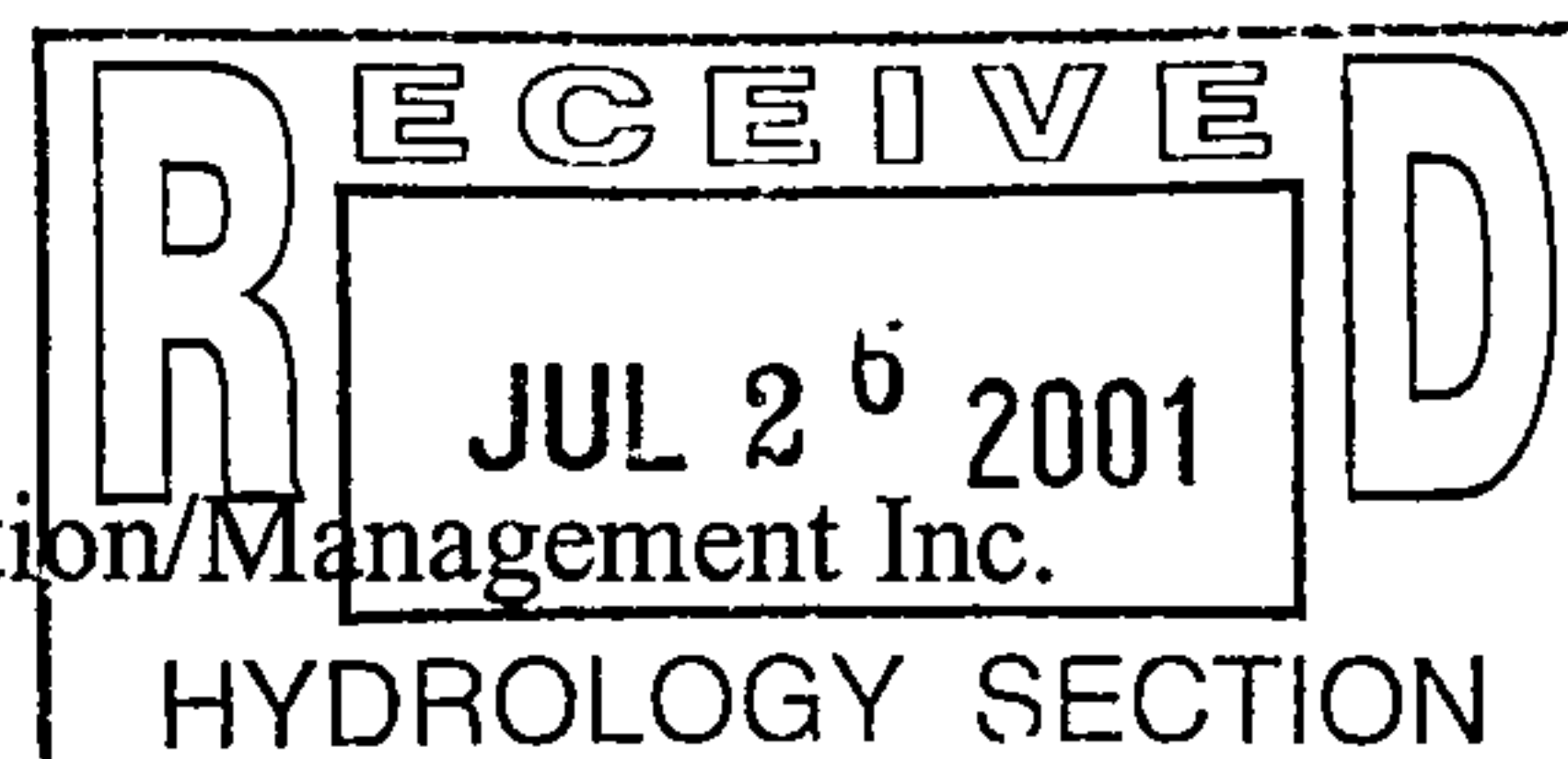
The Larkin Group, Inc.

David E. Bishop, P.E.  
Associate Engineer

DEB:vlt

Enclosures:

c: Bo Johnson, Bokay Construction/Management Inc.



K:\2001-0006 - \corres\Bingham2.doc

M. Clark Thompson, P.E., President • Charles "Ted" Asbury, P.E. • John A. Andrews, P.E. • David V. Owsley, P.E. • Ivan E. Ubben, P.E.  
William J. Cunningham, P.E. • John B. Thomas, P.E. • Anthony P. O'Malley, P.E. • David W. Schwartz, P.E. • Richard A. Worrel, P.E.

ALBUQUERQUE, NM

LAS CRUCES, NM

KANSAS CITY, MO

SPRINGFIELD, MO

RUSSELLVILLE, AR



**THE LARKIN GROUP** INC.

**CONSULTING ENGINEERS AND SURVEYORS**

8500 Menaul Boulevard NE, Suite A-440

Albuquerque, New Mexico 87112

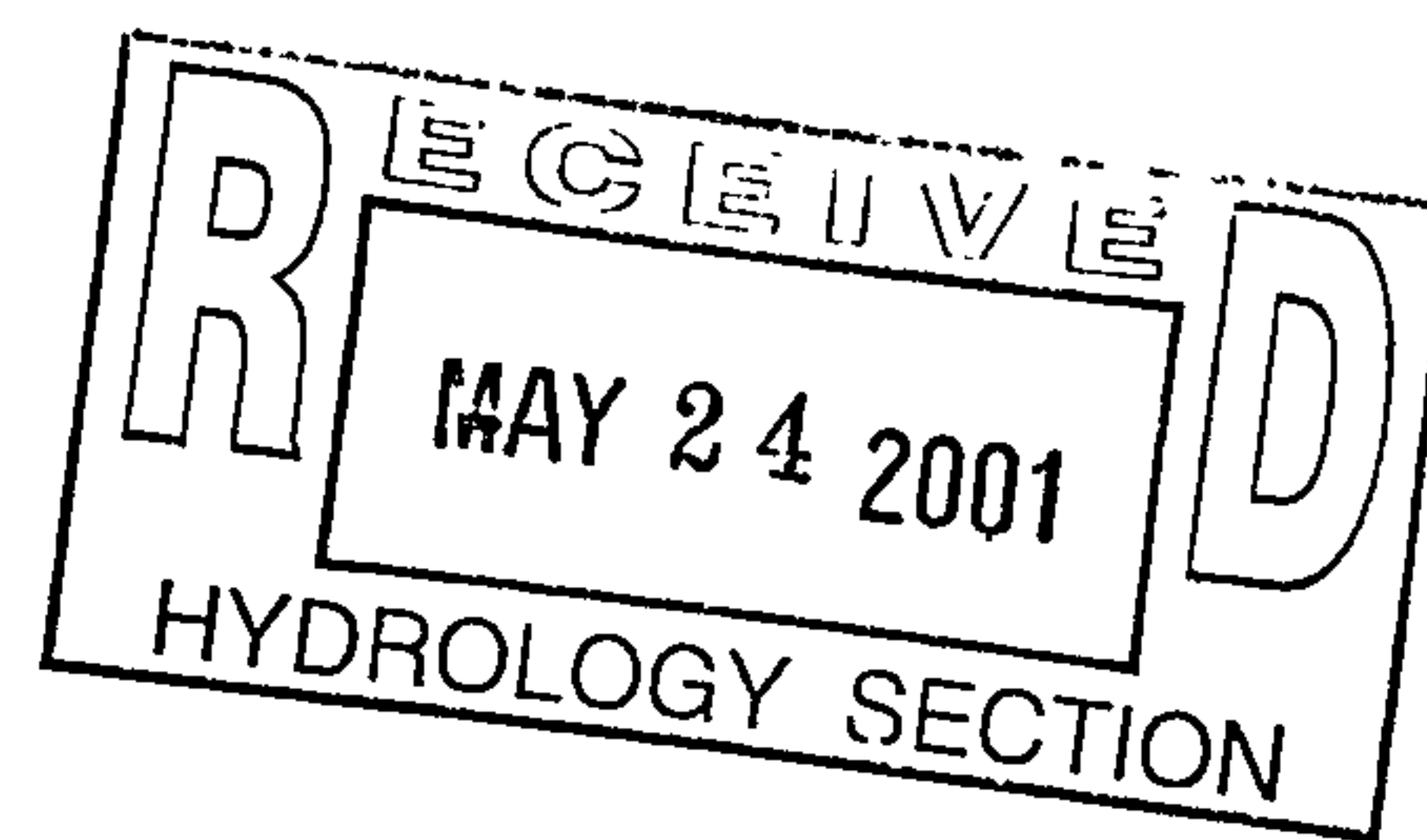
Phone: 505-275-7500

Fax: 505-275-0748

e-mail: [albmail@larkin-grp.com](mailto:albmail@larkin-grp.com)

May 23, 2001

Mr. Brad Bingham, P.E.  
Hydrology Division  
Public Works Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103



**Subject: Interstate Business Park Lot 10  
Grading and Drainage Plan**

Dear Mr. Bingham:

Transmitted herewith is a copy of the grading and drainage plan for Lot 10 of the Interstate Business Park, which we have previously discussed. A grading permit approval is requested.

As you are aware, a storm drain system in Yale Boulevard was constructed as part of Special Assessment District (SAD) 216. This storm drain system ties to an 84" diameter storm drain that runs west in Carmony Road. The 84" diameter storm drain increases to a 96" diameter storm drain that goes under Edith Boulevard and discharges into the Griegos Detention Pond. Two storm drain pipes, a 36" and a 24", were stubbed out from the Yale Blvd. storm drain to Lot 10 of the Interstate Business Park. SAD 216 is very near completion and all of the storm drain system described above has been constructed.

The hydrology for this drainage plan follows the land treatment type percentages as set forth in the Drainage Analysis for SAD 216 and the Drainage Analysis for Midtown Business Park Tract 3A. The land treatment type percentages as described by these analysis's for fully developed conditions are 0% A, 8% B, 7% C, and 85% D. Under fully developed conditions, the peak flowrate from Lot 10 is 23.6 cfs. However, two other lots (Lot 8 and 9) in the Business Park contribute to the peak making the total allowable peak flowrate into the storm drain system from the Business Park 36.6 cfs. The interim condition has a peak flowrate of 20.8 cfs into the storm drain system from the Business Park. The grading plan and inlet details are shown on the attached construction drawings.

Mr. Brad Bingham, P.E.

May 23, 2001

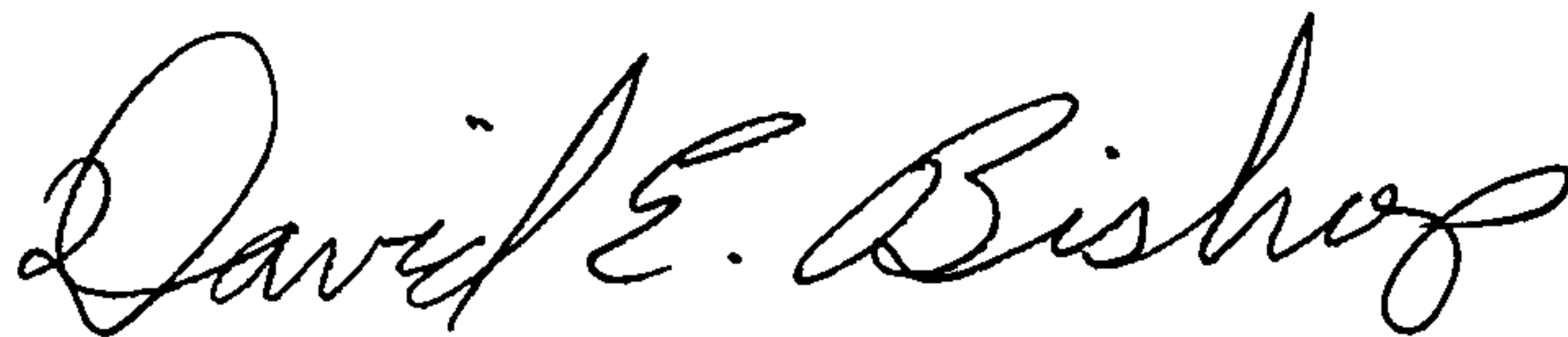
Page 2 of 2

The offsite flows from Drainage Basin 01-A will be captured by a new inlet constructed along the flow line of the existing curb and gutter on the south side of the property. An existing easement will make the construction of this inlet possible. The allowable fully developed flow from Basin 01-A is 13.2 cfs. This matches the flowrates set forth by the SAD 216 and Midtown Business Park Drainage Analys. The inlet location is shown on the attached construction drawings. Again, your review and approval of the attached grading and drainage plan is requested.

Please call should you have questions or need additional information.

Very truly yours,

The Larkin Group, Inc.

A handwritten signature in black ink that reads "David E. Bishop". The signature is written in a cursive, flowing style.

David E. Bishop, P.E.  
Associate Engineer

DEB:vlt

Enclosures:

cc: Rick Squires, Bokay Construction/Management Inc.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 20, 2001

John Andrews, PE  
The Larkin Group, Inc  
8500 Menaul Blvd NE, Suite A-440  
Albuquerque, NM 87112

**Re: Interstate Business Park – Lot 10 Drainage Report,  
Engineer's Stamp dated 7-26-01 (G16/D95E)**

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 7-26-01, the above referenced report is approved for Grading Permit and SO#19 Permit.

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

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

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

Sincerely,

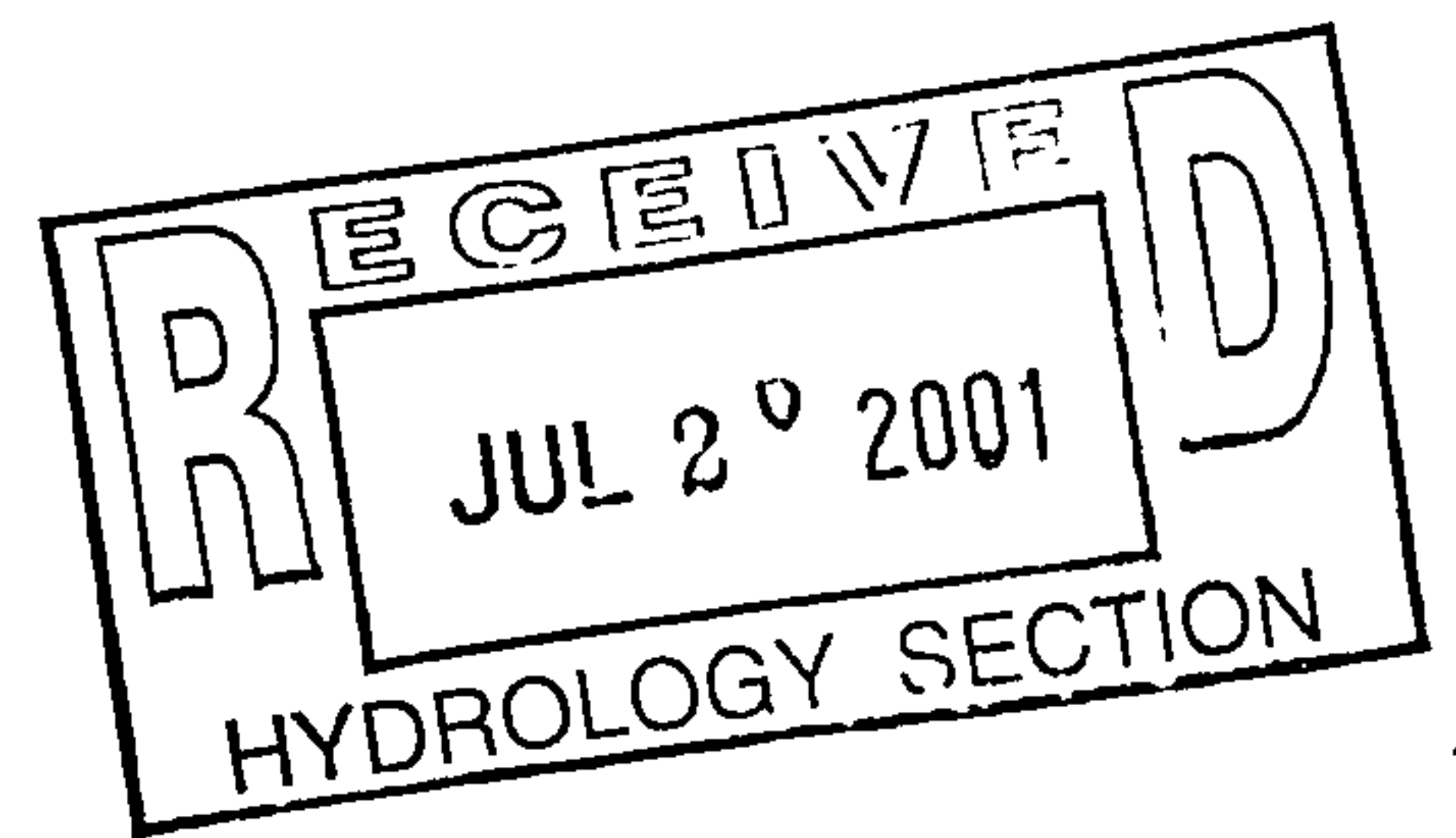
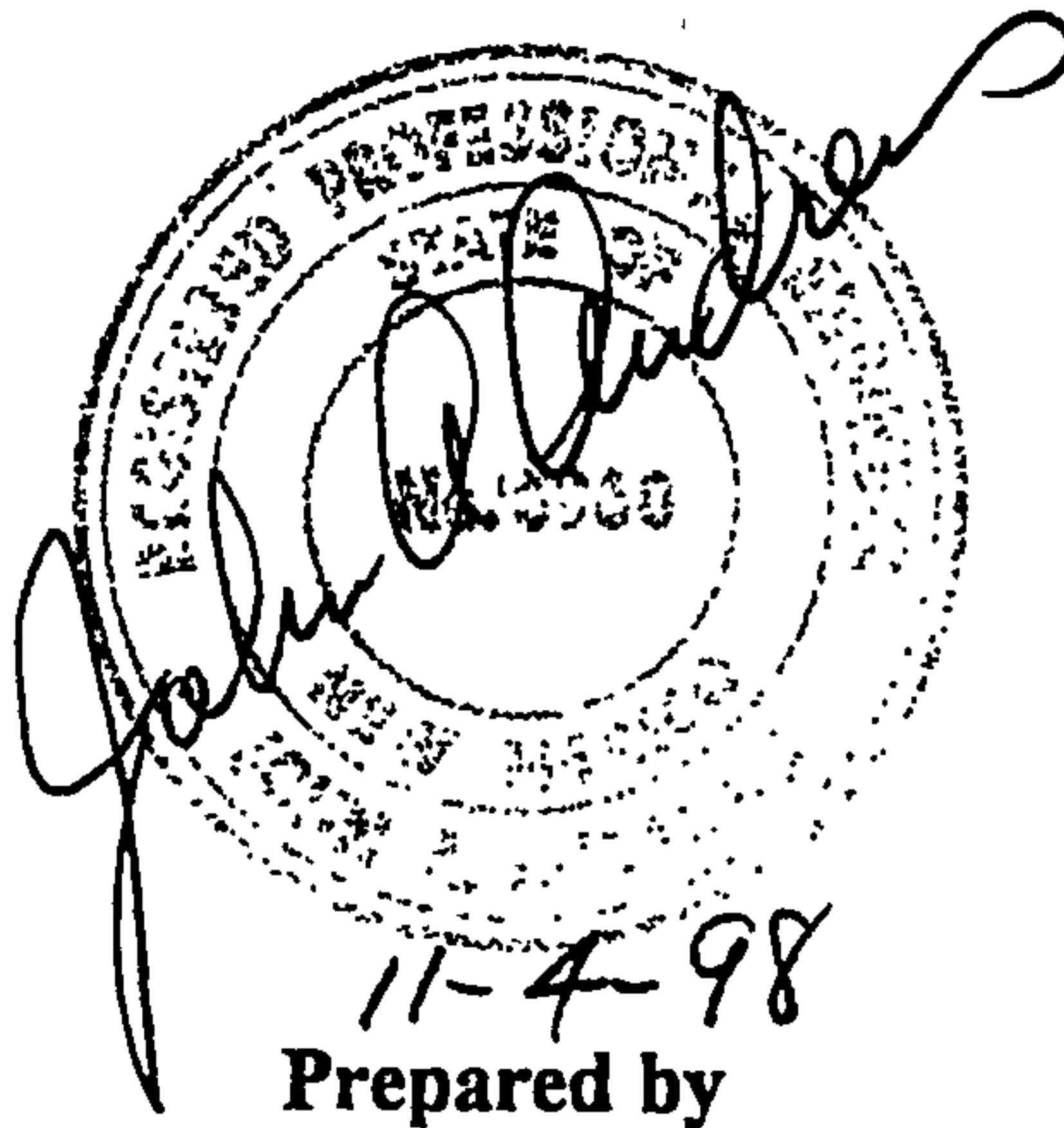
Bradley L. Bingham, PE  
Sr. Engineer, Hydrology

C: Pam Lujan, CoA  
file

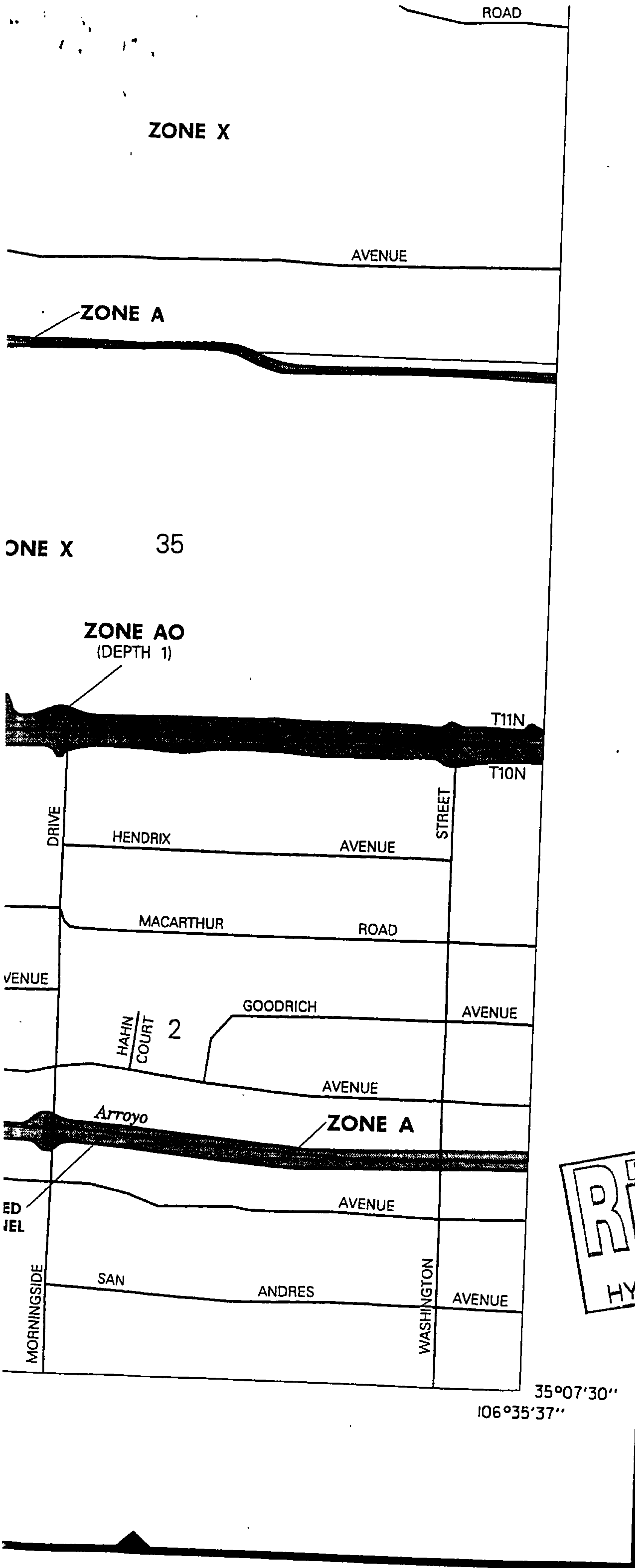


**DRAINAGE ANALYSIS**  
**for**  
**MIDTOWN BUSINESS PARK**  
**TRACT 3A**  
**Albuquerque, New Mexico**

**Revised**  
**October 22, 1998**



**AAR-The Larkin Group**  
**Consulting Engineers**  
**8500 Menaul Boulevard, NE, Suite A-440**  
**Albuquerque, New Mexico 87112**



Refer to the FLOOD INSURANCE RATE MAP EFFECTIVE DATE shown on this map to determine when actuarial rates apply to structures in zones where elevations or depths have been established.

To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE IN FEET

500 0 500

## NATIONAL FLOOD INSURANCE PROGRAM

# FIRM

## FLOOD INSURANCE RATE MAP

BERNALILLO COUNTY,  
NEW MEXICO AND  
INCORPORATED AREAS

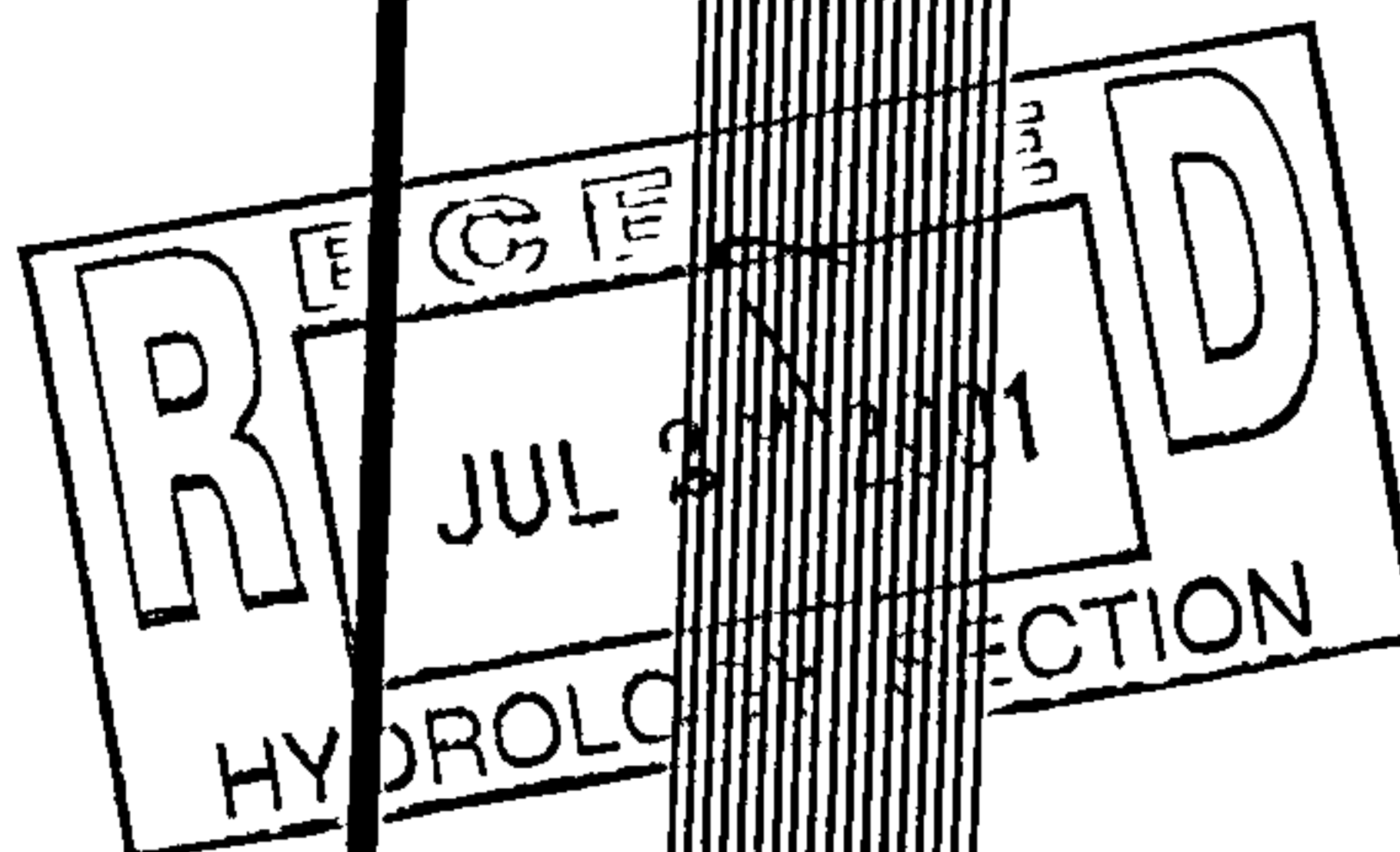
### PANEL 138 OF 825

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:  
COMMUNITY

ALBUQUERQUE, CITY OF  
BERNALILLO COUNTY,  
UNINCORPORATED AREAS

NUMBER	PANEL	SUFFIX
350002	0138	D
350001	0138	D



MAP NUMBER  
35001C0138 D

EFFECTIVE DATE:  
SEPTEMBER 20, 1996

Federal Emergency Management Agency

ZONE X

RENAISSANCE

MONTANO

ROAD

ALEXANDER

MONTANO

ME

33

34

BERNALILLO COUNTY  
UNINCORPORATED AREAS  
350001

T11N  
T10N

BOULEVARD

ZONE X

BERNALILLO COUNTY  
CITY OF ALBUQUERQUE

ALEXANDER

PROJECT  
LOCATION

ZONE AO  
(DEPTH 1)

4

LANE

25

AMERICAN

LUECKING  
PARK  
AVENUE

3

ZONE X

100-YEAR FLOOD CONFINED  
TO CONSTRUCTED CHANNE

DRIVE  
VASSAR

ZONE X

CORPORATE LIMITS

Culvert  
CARMONY

PAN

## TABLE OF CONTENTS

I.	Introduction	1
II.	Existing Conditions	
	A. On-site	
	1. General	3
	2. Discharge to Desert Surf Circle	3
	3. Discharge to Alexander Boulevard	4
	4. Discharge to the Existing Retention Pond in Lot 10	5
	B. Off-site	5
III.	Interim Conditions	
	A. On-site	
	1. General	8
	2. Discharge to Desert Surf Circle	8
	3. Discharge to Alexander Boulevard	9
	4. Discharge to the Existing Retention Pond in Lot 10	10
	B. Off-site	11
IV.	Fully Developed Conditions	
	A. On-site	
	1. General	14
	2. Discharge to Desert Surf Circle	14
	3. Discharge to Alexander Boulevard	15
	4. Discharge to the Existing Retention Pond in Lot 10	15
V.	Conclusion	18



that discharge from P-2 is substantially the same as under existing conditions, we conclude that the proposed discharge from Basin P-2 under interim conditions is allowable. Therefore, no detention ponding is required.

#### **4. Discharge to the Existing Retention Pond in Lot 10**

Basin P-3-1 drains from Midtown Road to Alexander Boulevard and then flows southwest on Alexander Boulevard. In order to avoid conveying stormwater runoff across the A.M.N. Spur Line at Alexander Boulevard, a valley gutter will be constructed south of the spur line to convey the stormwater from Midtown Road to Alexander Boulevard. The runoff is then captured by a curb inlet on Alexander Boulevard just east of Yale Boulevard and routed to the existing retention pond in Lot 10 via an existing 30" storm drain.

Basin P-3-2 drains from Midtown Place across Lot 10 to the existing retention pond. A 7' wide curb opening is provided to allow the discharge onto Lot 10 from the cul-de-sac. The 7' wide curb opening is sufficient for the conveyance of the 100-year runoff flow of 9.38 cfs as shown on Page D-5.

All of on-site Basins P-3 and P-4 and off-site Basin O-1 will ultimately discharge to the existing retention pond in Lot 10. By using the topographic information provided, the calculated existing pond volume is 4.00 acre-feet. This capacity is enough hold the accumulated 100-year 24-hour volume of 2.77 acre-feet from all three basins. As shown in the Hydrology Pre-design Conference

Minutes on Page E-1, it was decided that temporary discharge to this retention pond before SAD216 installations are in place is acceptable if the pond has sufficient capacity.

A drainage covenant and blanket easement has been obtained from the owner of Lot 10 to allow surface discharge across this lot into the retention pond from Lots 8 and 9.

## **B. OFF-SITE**

The small portion of runoff that discharges on-site from Basins I-3, I-4, I-5, and I-6 (Interstate 25 area) will be collected by two "D" inlets and taken through a proposed 24" underground storm drain to an existing open channel south of Lot 10 within the NMSH& TD Tract. This new storm drain system will be built under the 12' wide dike along the top of the 2:1 slopes which has a capacity to handle over 30.68 cfs, and the new inlets and 24" storm drain have the capacity to handle more than the calculated 100-year runoff of 21.50 cfs (See Pages D-7 and D-8). Ultimately, the 72" storm drain that is proposed to be constructed in Yale Boulevard under SAD 216 will collect this runoff from the open channel. The new 24" storm drain will be built within the new 20' wide drainage easement.

**Table 2**  
**Peak Flow/ Volume of Runoff Generated by a 100 Year, 24-hour Event**  
**Interim Conditions**

Basin	Area (Acres)	Land Treatment "A" (Percent)	Land Treatment "B" (Percent)	Land Treatment "C" (Percent)	Land Treatment "D" (Percent)	100-YEAR Peak Discharge (CFS)	100-YEAR 24-hour Runoff Volume (Ac-Ft)
P-1-L1	1.39	0	75	10	15	3.85	0.1242
P-1-L2	1.46	0	75	10	15	4.02	0.1298
P-1-L3	7.27	0	85	5	10	18.68	0.5835
P-1-L6	1.46	0	95	0	5	3.54	0.1057
P-1-RD	1.13	0	10	0	90	4.87	0.2067
P-1 Total	12.71					34.96	1.1499
P-2	3.20	0	95	0	5	7.68	0.2298
P-3-1	1.35	0	80	0	20	3.73	0.1245
P-3-2	2.94	0	60	4	36	9.38	0.3411
P-4	5.39	40	50	5	5	11.40	0.3431
On-site Runoff Total	25.59					67.15	2.1884*
**B-1	2.59	0	10	0	90	11.43	0.4862
**B-2	7.34	0	10	0	90	31.96	1.3615
**B-3	13.59	15	10	0	75	45.57	2.2484
**O-1	10.38	0	10	0	90	46.18	1.9668
**I-3	3.00	0	10	0	90	13.37	0.5900
I-4	1.50	0	100	0	0	3.42	0.0980
I-5	0.316	0	100	0	0	0.721	0.0120
I-6	1.57	0	75	0	25	4.71	0.1590
Off-site Runoff Total	40.29					157.36	6.2109

\*\* See Map Number 4 .



### **3. Discharge to Alexander Boulevard**

Proposed on-site Basin P-2 will discharge to the existing Montbel Detention Basin. In order to comply with the guidelines laid out by the Master Drainage Plan, runoff in excess of existing runoff will be released at a maximum rate of 0.1 cfs/acre to Alexander Boulevard from each of the lots within Basin P-2. Volume of free runoff is also based on criteria laid out in the Master Drainage Plan. See Table 5 for maximum allowable runoff volumes from each of the lots within Basin P-2 and Map 3A for allowable runoff flow rates.

### **4. Discharge to the Existing Retention Pond in Lot 10**

Under fully developed conditions, runoff from Lots 7, 8, 9, and 10 will be required to discharge to the existing retention pond until the SAD 216 storm drain improvements are in place. The estimated 100-year 24-hour volume of runoff of 3.8095 acre-feet from Basins P-3, P-4, and O-1 is still less than the four acre-foot capacity of the pond.

Once the new storm drain system in Yale Boulevard is constructed, the four lots must discharge to the storm drain. Because the proposed storm drain is designed to handle runoff based upon an 85% "D" land treatment factor, an 8% "B" land treatment factor, and a 7% "C" land treatment factor over the entire basin area, these lots will be required to detain any additional runoff generated.



**Table 4**  
**Peak Flow/ Volume of Runoff Generated by a 100 Year, 24-hour Event**  
**Fully Developed Conditions (for information only)**  
**Based on Theoretical Impervious Land Treatment of 90%**

Basin	Area (Acres)	Land Treatment "A" (Percent)	Land Treatment "B" (Percent)	Land Treatment "C" (Percent)	Land Treatment "D" (Percent)	100-YEAR Peak Discharge (CFS)	100-YEAR 24-hour Runoff Volume (Ac-Ft)
P-1	12.71	0	0	10	90	57.89	2.4562
P-2	3.20	0	10	0	90	14.28	0.6078
P-3-1	1.35	0	10	0	90	6.01	0.2553
P-3-2	2.94	0	0	10	90	13.14	0.5592
P-4	5.39	0	5	5	90	24.02	1.0282
On-site Runoff Total	25.59					115.34	4.9067
B-1	2.59	0	10	0	90	11.43	0.4862
B-2	7.34	0	10	0	90	31.96	1.3615
B-3	13.59	15	10	0	75	45.57	2.2484
O-1	10.38	0	10	0	90	46.18	1.9668
I-3	3.00	0	10	0	90	13.37	0.5900
I-4	1.50	0	100	0	0	3.42	0.0980
I-5	0.316	0	100	0	0	0.721	0.0210
I-6	1.57	0	75	0	25	4.71	0.1590
Off-site Runoff Total	40.29					157.36	6.2109

COUNTY OF BERNALILLO

NEW MEXICO

PUBLIC WORKS DEPARTMENT

SPECIAL ASSESSMENT DISTRICT BC-83-1

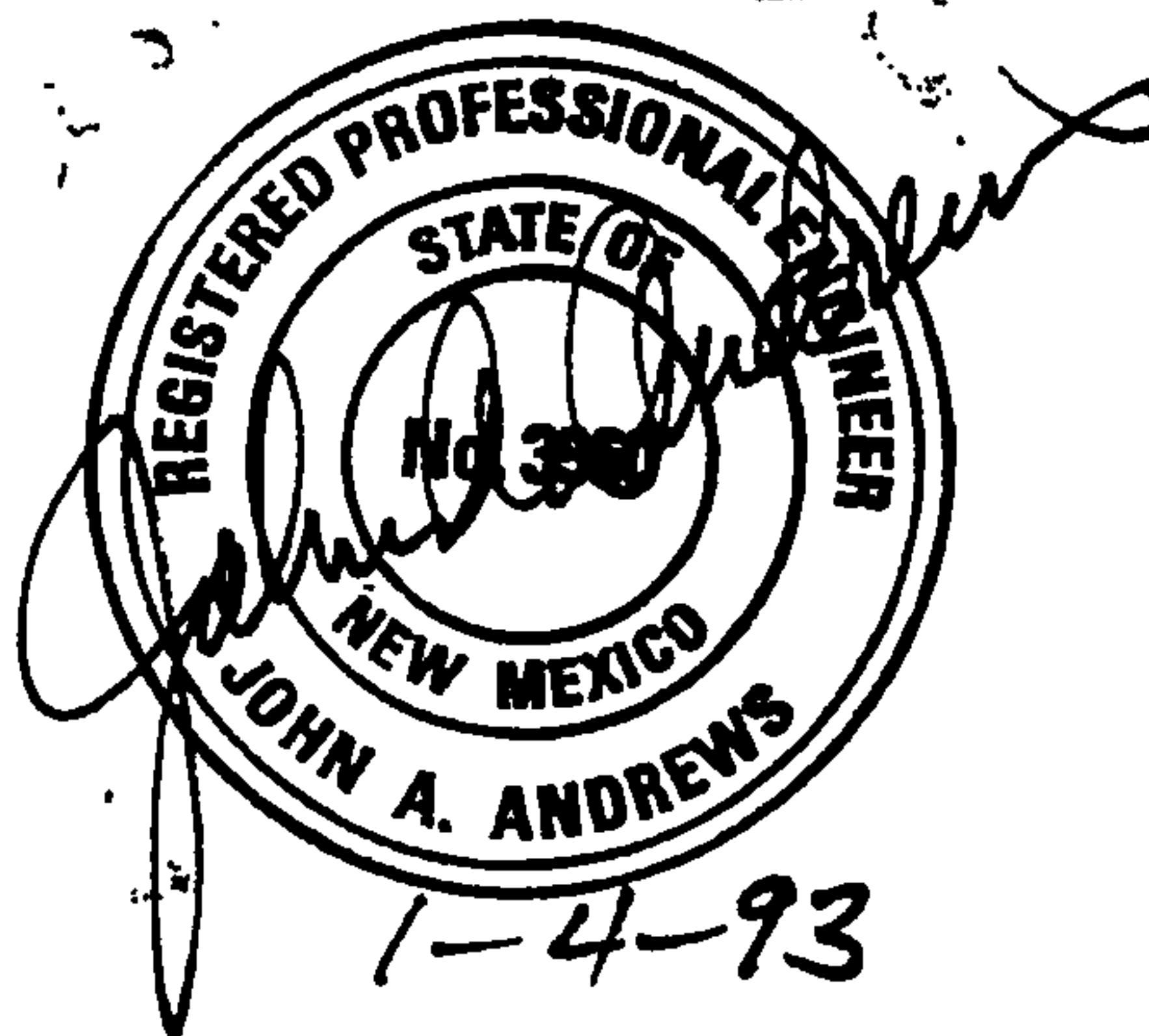
CITY OF ALBUQUERQUE

NEW MEXICO

PUBLIC WORKS DEPARTMENT

SPECIAL ASSESSMENT DISTRICT 216

DRAINAGE ANALYSIS



DECEMBER 1992

ANDREWS, ASBURY & ROBERT, INC.

CONSULTING ENGINEERS

149 JACKSON STREET, N.E.

ALBUQUERQUE, NEW MEXICO 87108

## DRAINAGE ANALYSIS

### SPECIAL ASSESSMENT DISTRICT BC-83-1 SPECIAL ASSESSMENT DISTRICT 216

#### TABLE OF CONTENTS

I	INTRODUCTION . . . . .	-1-
	Location Map, Map No. 1 . . . . .	-
II	DRAINAGE AREA BOUNDARIES . . . . .	-4-
III	DRAINAGE PATTERNS AND EXISTING CONDITIONS . . . . .	-6-
A.	<u>Drainage Patterns</u> . . . . .	-6-
B.	<u>Hahn Arroyo</u> . . . . .	-7-
	1) East of Interstate 25 . . . . .	-7-
	2) West of Interstate 25 . . . . .	-8-
C.	<u>Comanche Road</u> . . . . .	-10-
D.	<u>Existing Developed Conditions</u> . . . . .	-11-
E.	<u>Flood Plains</u> . . . . .	-12-
	Flood Plain Map, Map No. 2 . . . . .	-
IV	HYDROLOGY . . . . .	-13-
A.	<u>Rainfall</u> . . . . .	-13-
B.	<u>Soil Characteristics</u> . . . . .	-14-
C.	<u>Land Uses</u> . . . . .	-15-
D.	<u>Land Treatment</u> . . . . .	-15-
E.	<u>Time of Concentrations</u> . . . . .	-15-
F.	<u>Runoff Analysis</u> . . . . .	-16-
G.	<u>Reservoir Routing</u> . . . . .	-16-
	Table No. 1 - Peak Runoff Rates . . . . .	-18-
	→ Table No. 2 - HYMO Basin Parameter Worksheet . . . . .	-19-
	Griegos Pond - Inflow and Outflow Hydrographs . . . . .	-27-

# TABLE NO. 2 - CONTD.

## HYMO BASIN PARAMETER WORKSHEET

### DEVELOPED CONDITIONS

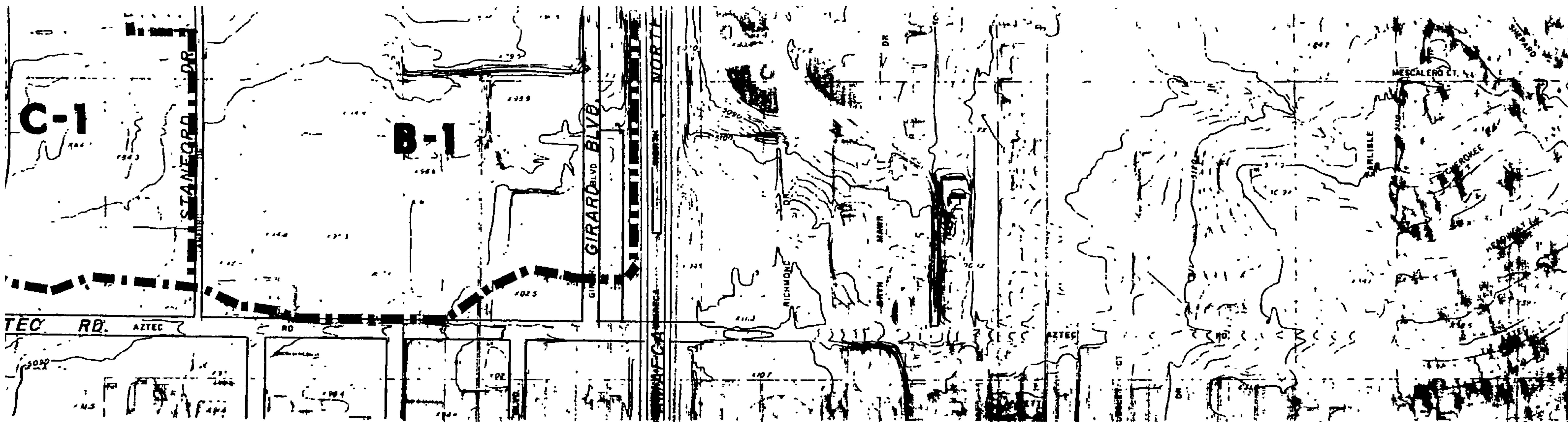
PROJECT: SAD-BC-83-1 & SAD-216

BY: D.L.A.

DATE: 7-3-91

Basin	Area (Sq. Mi.)	Length (ft.)	d Elev (ft.)	Slope (ft/ft)	K	Y (ft/s) K√Slope	t(c) (hrs.) Length/Y	t(p) (hrs.) 2/3 * t(c)	Surface Treatment Percent			
									A	B	C	D
→ 0-1	0.0284	270	1.5	0.006	2.0	1.49	0.050	0.034				
		30	0.3	0.010	2.0	2.00	0.004	0.003				
		250	1.4	0.006	2.0	1.50	0.046	0.031				
		45	0.8	0.018	2.0	2.67	0.005	0.003				
		20	0.6	0.030	2.0	3.46	0.002	0.001				
		190	1.0	0.005	2.0	1.45	0.036	0.024				
		80	2.0	0.025	3.0	4.74	0.005	0.003				
		100	2.8	0.028	3.0	4.97	0.006	0.004				
		80	0.3	0.004	3.0	1.84	0.012	0.008				
		315	2.4	0.008	3.0	2.62	0.033	0.022				
		200	1.5	0.008	3.0	2.60	0.021	0.014				
	TOTAL =						0.221	0.147				
P-1	0.0403	800	8.0	0.010	2.0	2.00	0.111	0.074	7	8	85	←
		560	0.5	0.001	3.0	0.90	0.174	0.116				
		365	0.2	0.001	3.0	0.70	0.144	0.096				
	TOTAL =	600	2.0	0.003	3.0	1.73	0.096	0.064				
							0.525	0.350				
Q-1	0.0366	550	7.0	0.013	2.0	2.26	0.068	0.045	10	10	80	
		200	2.0	0.010	2.0	2.00	0.028	0.019				
	TOTAL =						0.095	0.064	20	20		60





G E N D

Drainage Area Boundary

Sub-Area Boundary

Drainage Area Designation

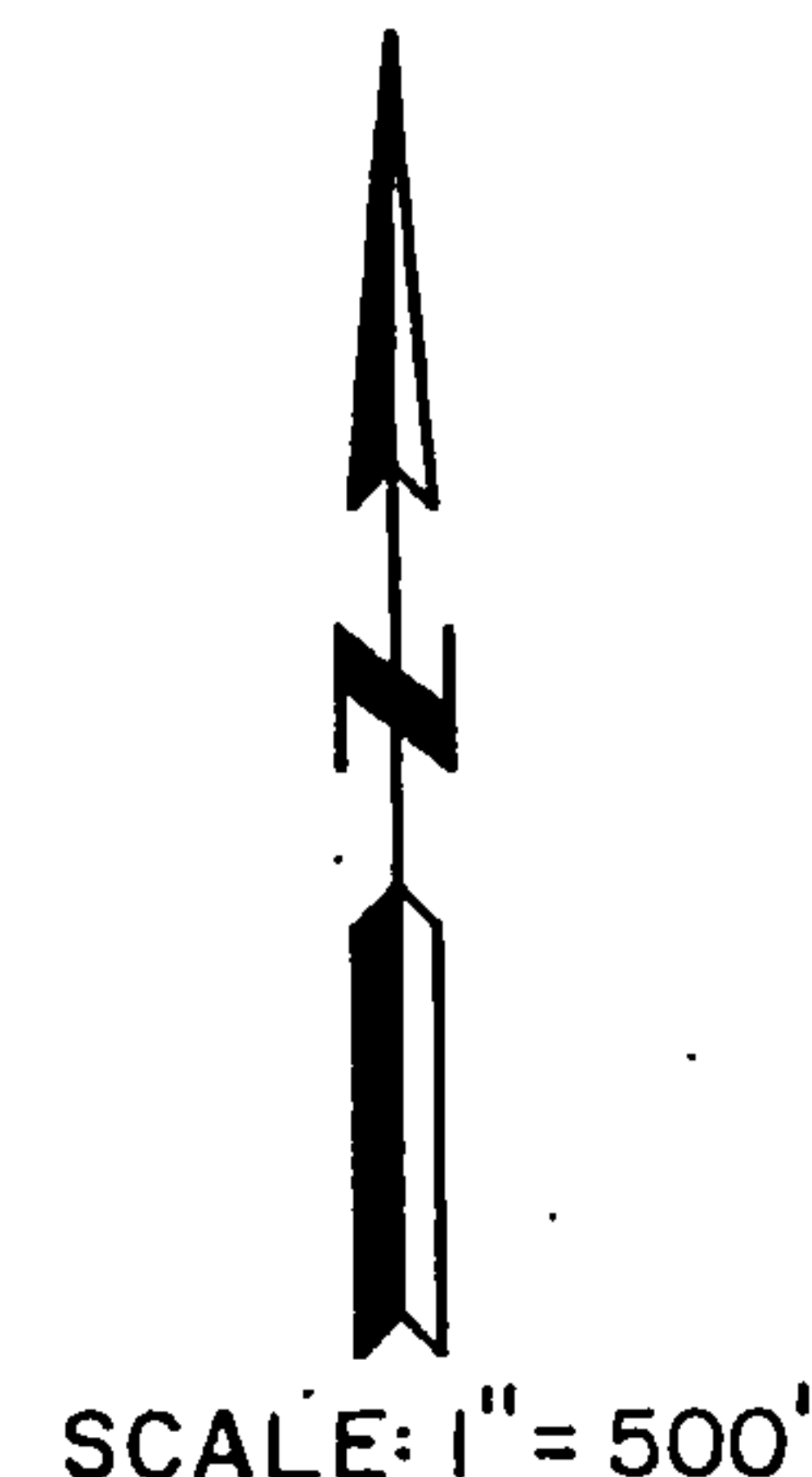
Drainage Analysis Point

NOTE

See TABLE No. 1 in Report for  
Peak Flows at Analysis Points

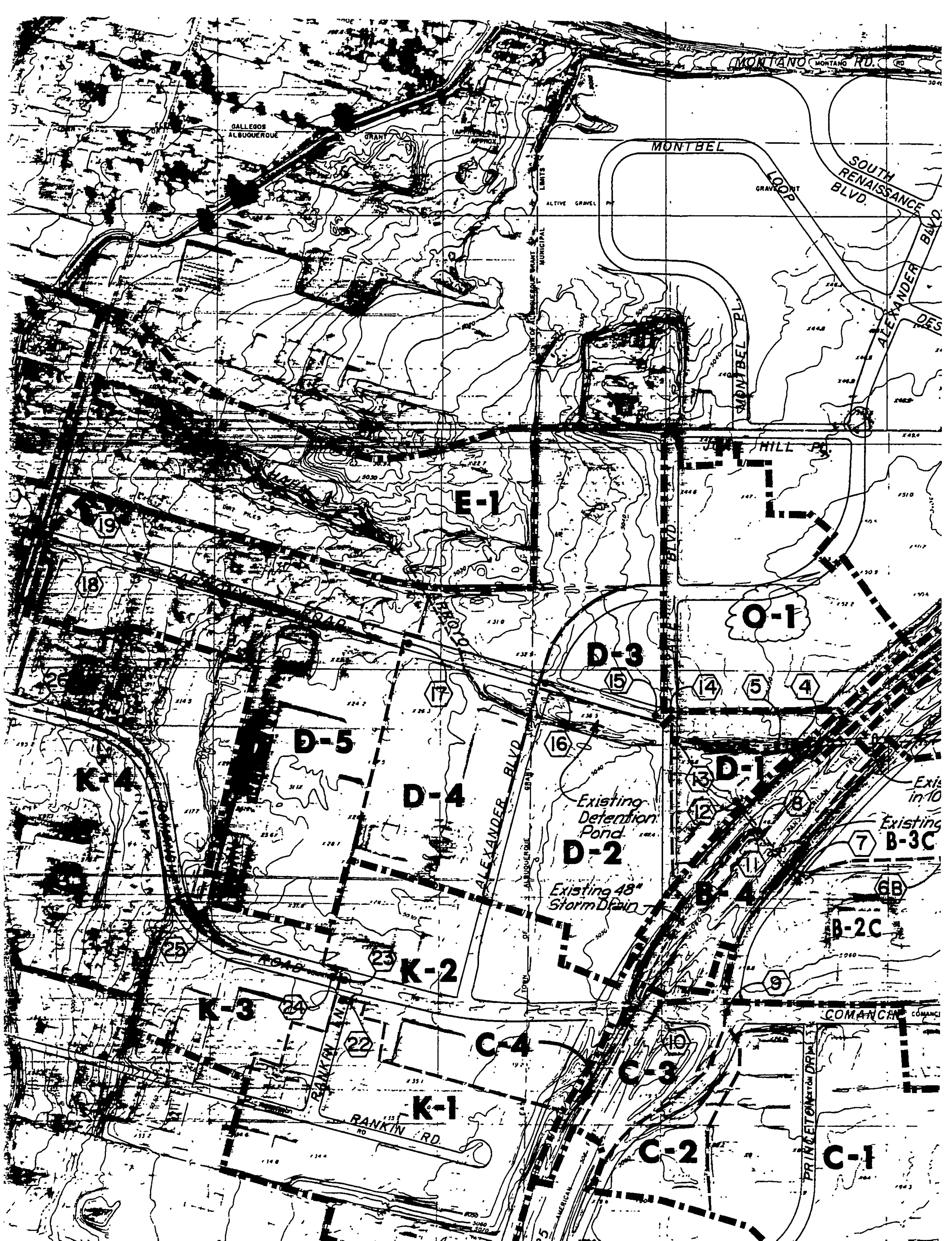
Revised 6-6-90  
Subdivided Drainage Area B-2 & B-3 and  
Revised Southern Boundary of Drainage Area A-5  
Added Analysis Point GA & GB

Revised 7-18-89  
Added Drainage Area C-4 on Map.  
Added Existing 48" Storm Drain to A.P. (11)



COUNTY OF BERNALILLO	CITY OF ALBUQUERQUE
SPECIAL ASSESSMENT DISTRICT BC-83-1	SPECIAL ASSESSMENT DISTRICT 216
DRAINAGE ANALYSIS	
DRAINAGE AREA MAP	
ANDREWS, ASBURY & ROBERT, INC.	
CONSULTING ENGINEERS	
ALBUQUERQUE	NEW MEXICO
FILE No 83-347	DRAWN JCS, TL
CHECKED DA, JA	DATE Sept 1990
MAP No. 3	









**THE LARKIN GROUP** INC.

8500 Menaul Boulevard NE, Suite A-440  
Albuquerque, New Mexico 87112  
Phone: 505-275-7500 Fax: 505-275-0748  
e-mail: albmail@larkin-grp.com

# LETTER OF TRANSMITTAL

To: Brad Bingham

Hydrology Division

City of Albuquerque

600 2<sup>nd</sup> Street

Date: May 23, 2001

Job No. 2001-0006

Attention: Brad Bingham

Re: Grading and Drainage Plan for Interstate Business Park

We are sending you

☐ Attached

☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☐ Reports \_\_\_\_\_

Copies		Description	Action
1		Drainage Information Sheet	
1		Cover Letter	
1		Grading and Drainage Plan, Details (two sheets)	

Distribution:

THESE ARE TRANSMITTED as checked below:

☐ Contractor

A Reviewed

☐ Submit \_\_\_\_\_ copies for distribution

☐ Field

B Revise and resubmit

☐ Resubmit \_\_\_\_\_ copies for approval

☐ Owner

C Furnish as corrected

☐ Return \_\_\_\_\_ corrected prints

☐ Project File

D Rejected

☐ \_\_\_\_\_

REMARKS:

COPY TO \_\_\_\_\_ SIGNED: \_\_\_\_\_

*If enclosures are not as noted, kindly notify us at once.*



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 7, 2001

John Andrews, PE  
The Larkin Group, Inc  
8500 Menaul Blvd NE, Suite A-440  
Albuquerque, NM 87112

**Re: Interstate Business Park – Lot 10 Drainage Report,  
Engineer's Stamp dated 5-23-01 (G16/D95E)**

Dear Mr. Andrews,

Based upon the information provided in your submittal dated 5-23-01, the above referenced report cannot be approved for Grading Permit until the following minor comments are addressed.

- An SO#19 Permit will be required in order to get proper inspection for the inlet installation. Please provide two copies with the appropriate notes and signature block.
- Please provide applicable excerpts from the Midtown and SAD 216 reports describing allowable runoff from this site. As you know, each drainage plan should stand by itself.
- Per the DPM checklist, all grading plans should have the FEMA map (with the site delineated) as part of the submittal.

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

Sincerely,

*Bradley L. Bingham*

Bradley L. Bingham, PE  
Sr. Engineer, Hydrology

C: file



DEVELOPMENT & BUILDING SERVICE CENTER  
ONE STOP SHOP

600 SECOND ST. N.W.

ATTENTION: Albuquerque Reprographics  
505-924-3900

Records Withdrawal Form

Project No. Des. File G16/095 E

Date: 11/16/04

Project Title: ↑↑

a. File

b. Mylars

c. Redlines/Comments

d. Other \_\_\_\_\_

Requested by: JEFF WOOTEN / Behannan Heston Phone No.: 798-7987  
Name and Company

Comments:

Please copy selected sheets & Return originals to C.D.A.  
Deliver copies to Jeff Wooten @ B.H.I.

Anticipated Return Date: 11/16/04

I hereby accept full responsibility for the security of the above noted records/plans until return receipt acknowledgement is completed. Records/plans will be returned to the Development and Building Services Center on or before the indicated anticipated return date.

Delivery Picked Up By:

Name: Jerry Vick  
Print

Organization: Albuq Reprographic

Signed: [Signature]

Date: 11/16-04

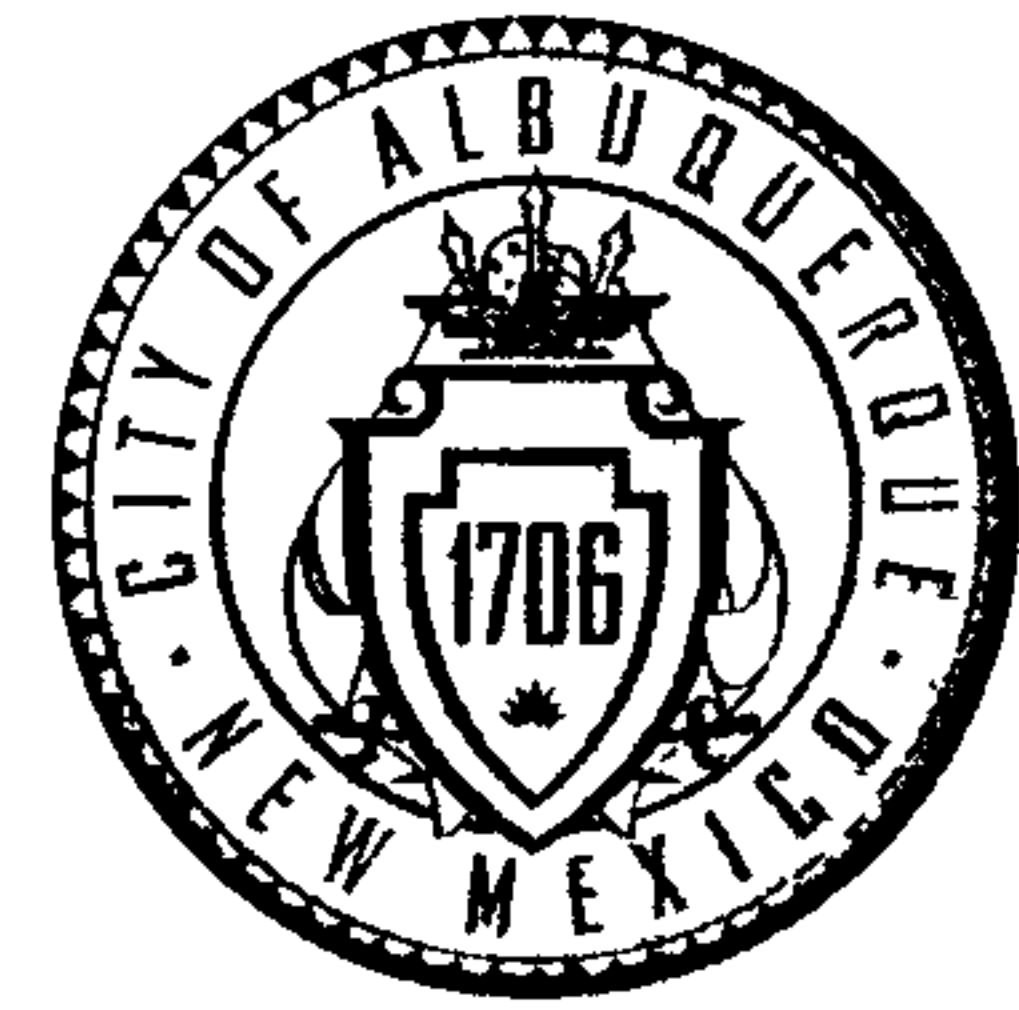
Office Use Only

Return Acknowledged:

Received By: [Signature]  
Print

Date: 11-17-04

# CITY OF ALBUQUERQUE



July 29, 2016

Peter Butterfield, R.A.  
13013 Glenwood Hills Ct NE  
Albuquerque, NM

**Re: National Electric; 2200 Midtown Place NE**  
**Request for Certificate of Occupancy- Transportation Development**  
Architect's Stamp dated 5-15-15 (G16D095E)  
Certification dated 07-20-16

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 07-29-16, 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.

PO Box 1293

If you have any questions, please contact Monica Ortiz at (505) 924-3981 or me at (505)924-3991.

Albuquerque

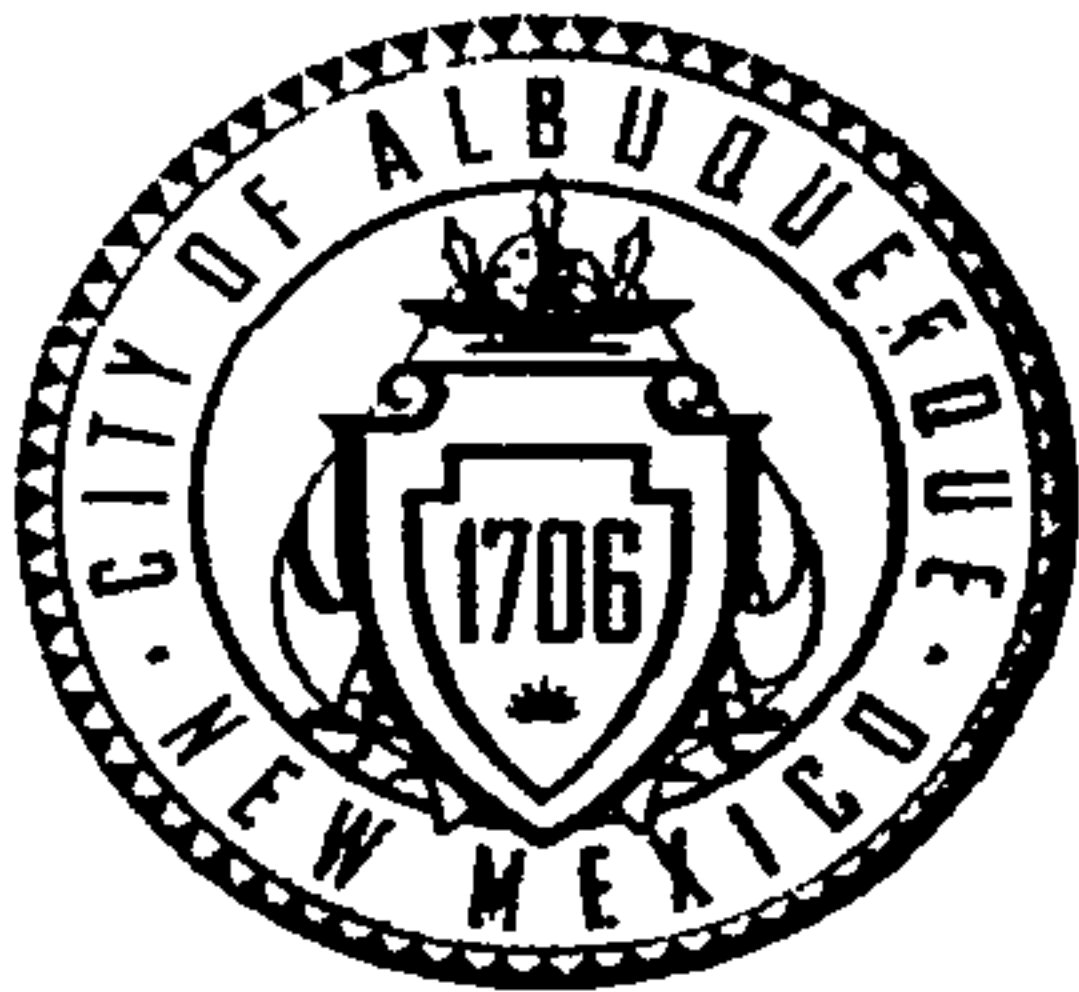
Sincerely,

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

mao via: email  
C: CO Clerk, File



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 09/2015)

CO  
Email NO  
7/24/16

Project Title: National Electric Building Permit #: \_\_\_\_\_ City Drainage #: G160095E  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 10-A Interstate Business Park  
City Address: 2200 Midtown Place NE Albuquerque NM 87107

Engineering Firm: Rio Grande Engineering Contact: \_\_\_\_\_  
Address: PO Box 93924 Albuquerque NM 87199  
Phone#: 505 332 9323 Fax#: \_\_\_\_\_ E-mail: david@riograndeeng.com

Owner: National Electric Contact: Mike Loeppke  
Address: 2200 Midtown Place NE, Albuquerque NM 87107  
Phone#: 505 345 3477 Fax#: \_\_\_\_\_ E-mail: michael@nationalelectric.com

Architect: Peter Butterfield, Architect Contact: Peter Butterfield  
Address: 13013 Glenwood Hills Ct NE, Albuquerque NM  
Phone#: 505 332 9323 Fax#: \_\_\_\_\_ E-mail: peterbutterfield@Q.com

Other Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

Check all that Apply:

### DEPARTMENT:

☐ HYDROLOGY/ DRAINAGE  
☒ TRAFFIC/ TRANSPORTATION  
☐ MS4/ EROSION & SEDIMENT CONTROL

### TYPE OF SUBMITTAL:

☐ ENGINEER/ ARCHITECT CERTIFICATION  
  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ DRAINAGE MASTER PLAN  
☐ DRAINAGE REPORT  
☐ CLOMR/LOMR  
  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ TRAFFIC IMPACT STUDY (TIS)  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
  
☐ OTHER (SPECIFY) \_\_\_\_\_

IS THIS A RESUBMITTAL?: ☐ Yes ☒ No

DATE SUBMITTED: 7/20/16 By: peter butterfield

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY  
  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE PLAN FOR SUB'D APPROVAL  
☐ SITE PLAN FOR BLDG. PERMIT APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ SIA/ RELEASE OF FINANCIAL GUARANTEE  
☐ FOUNDATION PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ SO-19 APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ GRADING/ PAD CERTIFICATION  
☐ WORK ORDER APPROVAL  
☐ CLOMR/LOMR  
☐ PRE-DESIGN MEETING  
☐ OTHER (SPECIFY) \_\_\_\_\_

RECEIVED  
JUL 20 2016  
LAND DEVELOPMENT SECTION  
Dated 7/20/16

COA STAFF: ELECTRONIC SUBMITTAL RECEIVED. \_\_\_\_\_

**From:** Sandoval, Gary L.  
**To:** Peter Butterfield  
**Cc:** Ortiz, Monica  
**Subject:** TCL CO - Dissapproval - National Electric - 2200 Midtown Plc.  
**Date:** Thursday, July 21, 2016 12:34:00 PM

---

Per site visit today, there are a couple of issues that need completion before TCL CO:

- Installation of Truncated Domes at public pedestrian pathways
- Removal of construction fences and materials.

I informed your superintendent that all we need are pictures of the installed truncated domes, however, you will need to resubmit for TCL CO.

Thank You,

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



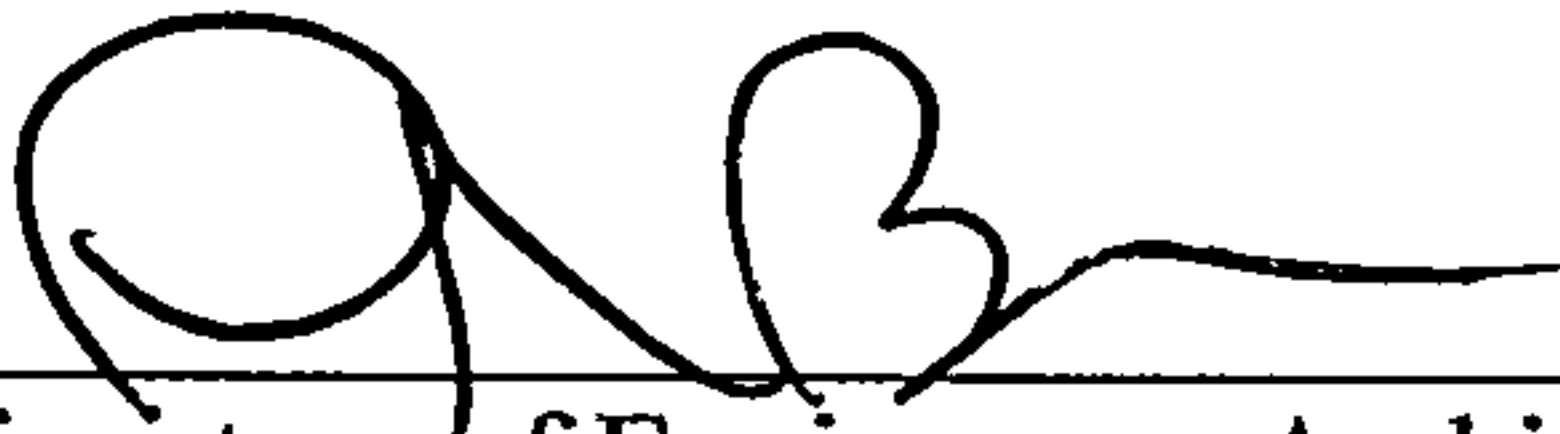
# **peter butterfield architect**

• 505 332 9323 • 13013 Glenwood Hills Ct NE • Albuquerque New Mexico 87111 •

## **TRAFFIC CERTIFICATION**

I, PETER BUTTERFIELD, NMRA 3850, OF THE FIRM PETER BUTTERFIELD, ARCHITECT, HEREBY CERTIFY THAT THIS PROJECT IS IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 7-29-2015. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY PETER BUTTERFIELD OF THE FIRM PETER BUTTERFIELD ARCHITECT I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON JULY 20, 2016 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 CERTIFICATE OF OCCUPANCY.

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.

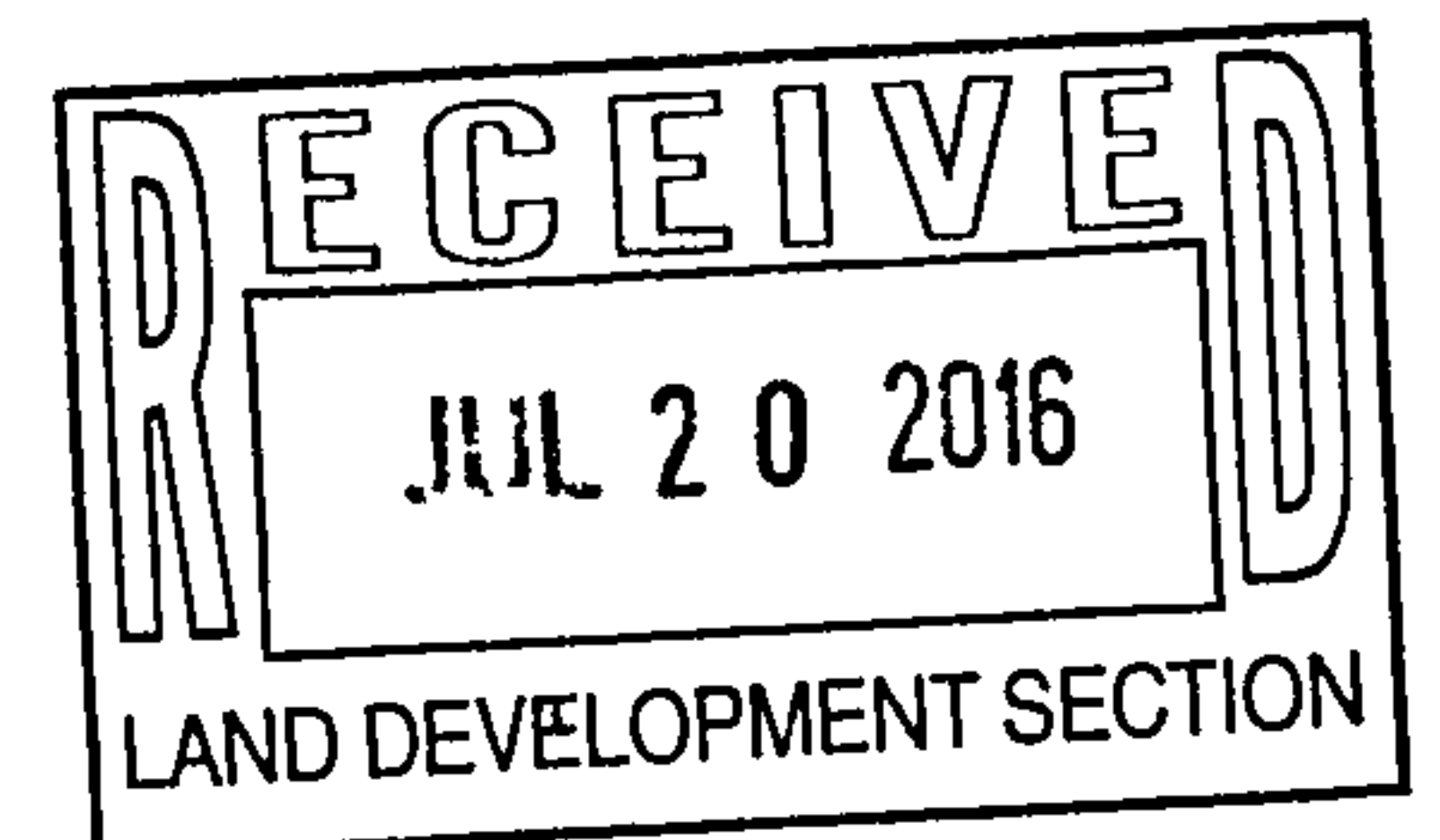


Signature of Engineer or Architect

**ENGINEER'S OR ARCHITECT'S STAMP**

7/20/16

Date







## Legend

Bernalillo County Parcels

### Primary Streets

Urban Principal Arterial

BN and SF Railroad

Freeway

Urban Minor Arterial

### Other Streets

#### Municipal Limits

Corrales

Edgewood

Los Ranchos

Rio Rancho

Tijeras

UNINCORPORATED

World Street Map

## Notes

0.2 0 0.09 0.2 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
7/20/2016 © City of Albuquerque

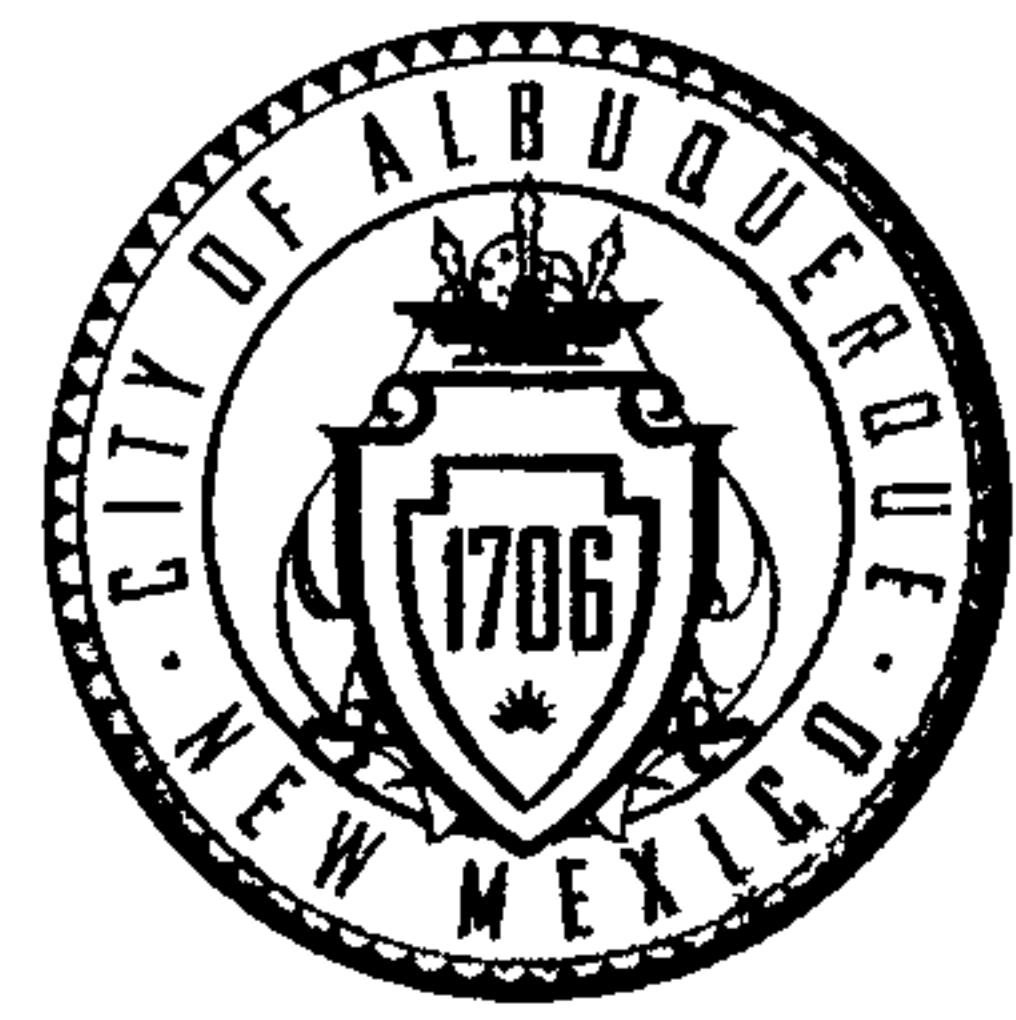
This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES





# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

July 29, 2015

Peter Butterfield, RA  
13013 Glenwood Hills Ct. NE  
Albuquerque, NM 87111

**Re: National Electric  
2200 Midtown Place NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 5-15-15 (G16-D095E)**

Dear Mr. Butterfield,

The TCL submittal received 7-29-15 is approved for Building Permit. A copy of the stamped and signed 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.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

When the site construction is completed and a Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. 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 front counter personnel for log in and evaluation by Transportation.

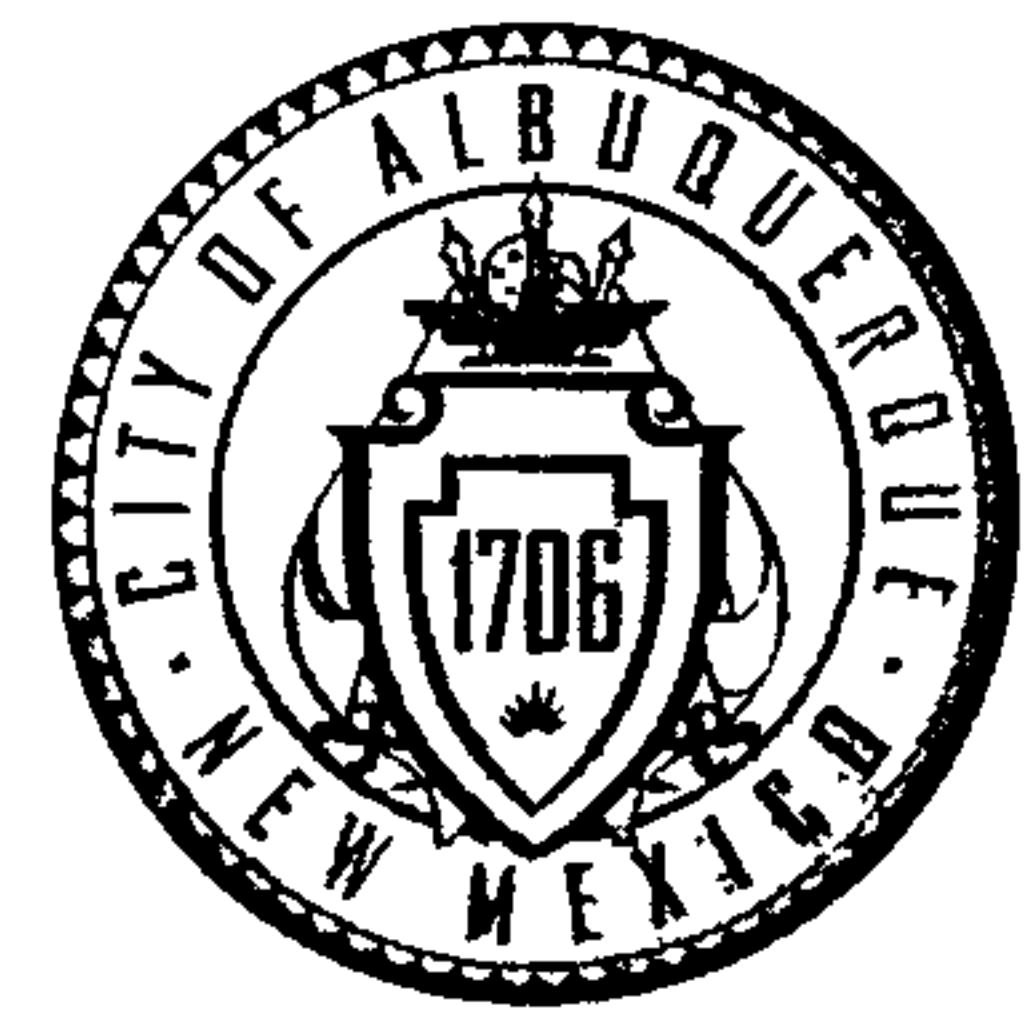
Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,

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

c: File  
CO Clerk

# CITY OF ALBUQUERQUE



***Planning Department  
Transportation Development Services***

July 22, 2015

Peter Butterfield, RA  
13013 Glenwood Hills Ct. NE  
Albuquerque, NM 87111

**Re: National Electric  
2200 Midtown Place NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 7-16-15 (G16-D095E)**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 7-16-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

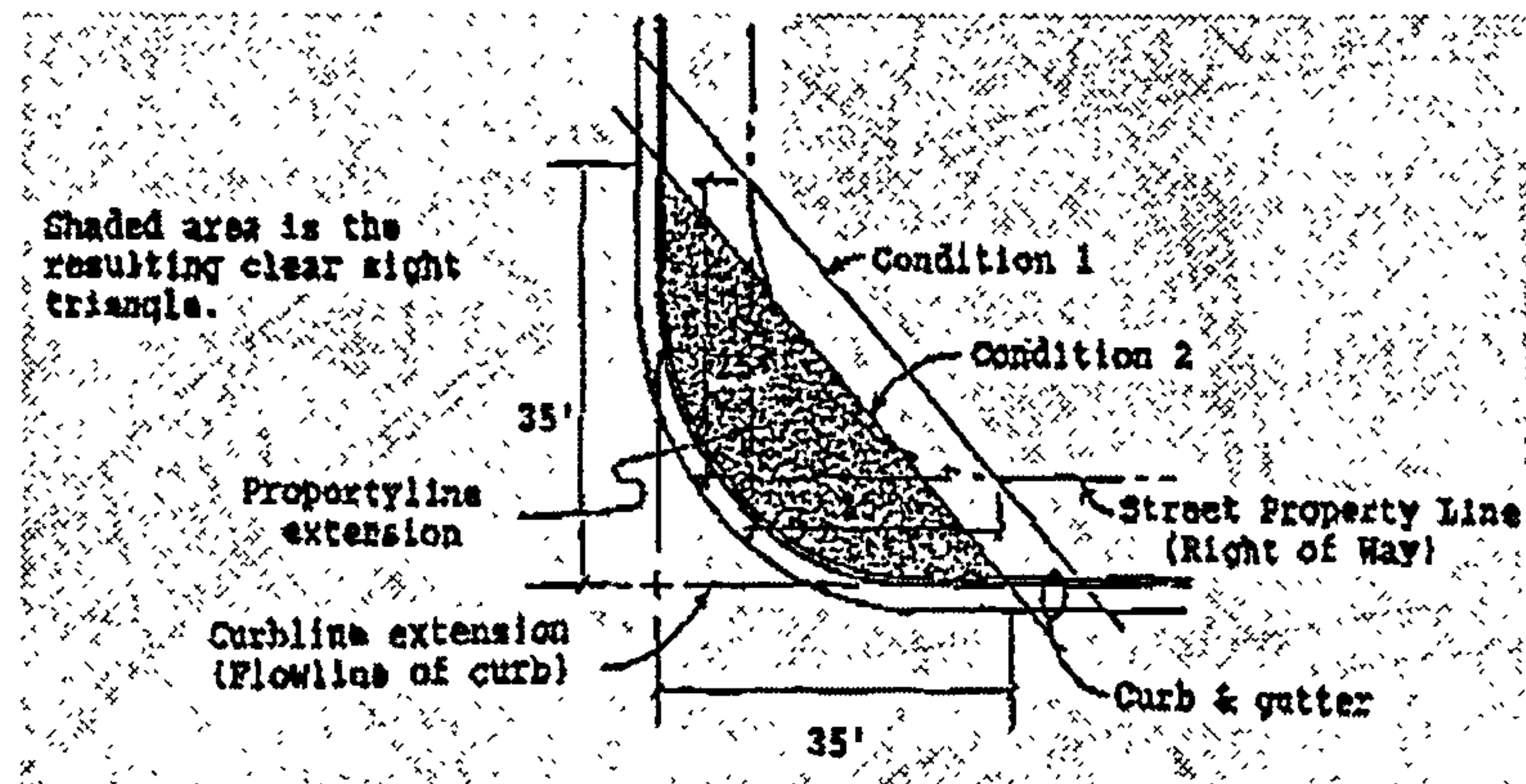
1. Per DPM, parking spaces are required to be a minimal of 8.5ft. by 18ft. with a minimal of 24 ft. of length between parking opposing parking spaces. According to the submittal site plan, the parking spaces called out to the east of the Midtown Plc. entrance are 16ft. in length. This must be addressed prior to issuance of a building permit. It might be possible to acquire the necessary parking lot lengths by the use of curb stop overhang spacing.
2. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."** Please show a detail of this signage.
3. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978) Please show this detail for the ADA parking aisle on the west end of the building.



# CITY OF ALBUQUERQUE



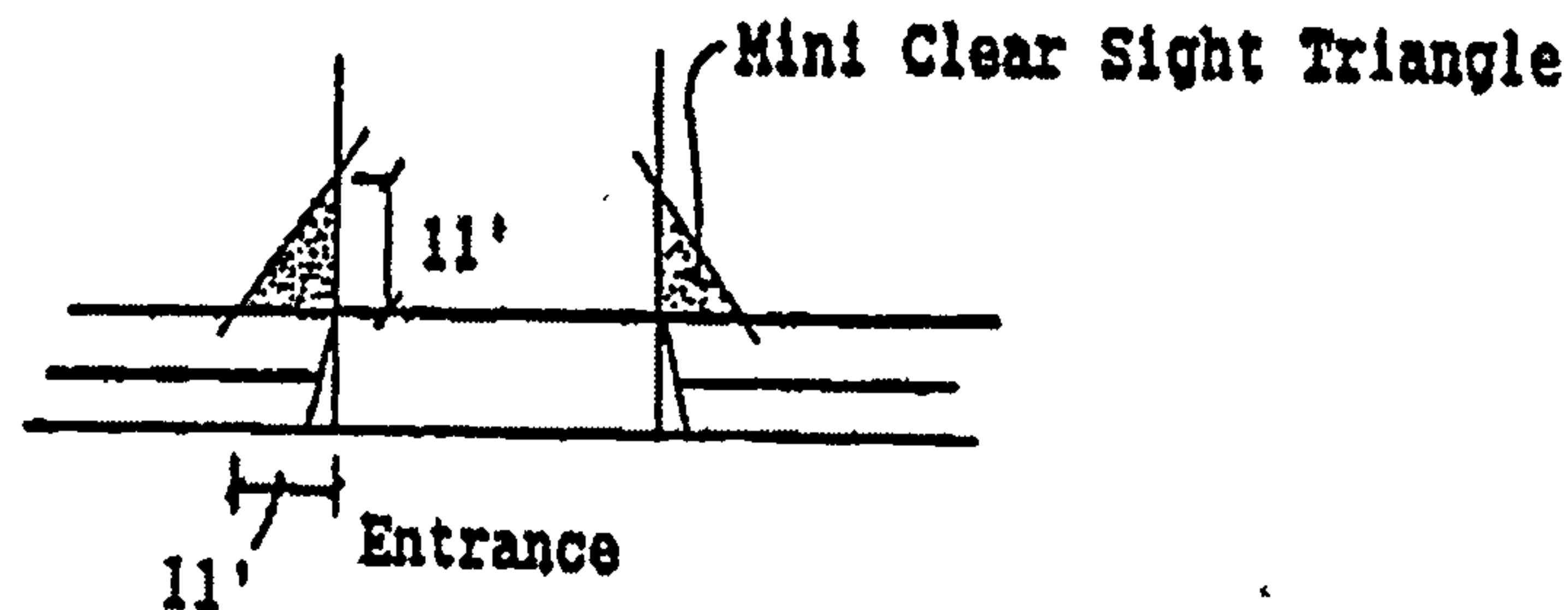
4. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 3, Part D.5 *Intersection Sight Distance*). The 35 ft. sight triangle is required for the entrance on Yale and the 11 ft. sight triangle is required for the entrance on Midtown Plc. Please detail the dimensions on the drawing.



PO Box 1293

Albuquerque

New Mexico 87103



www.cabq.gov

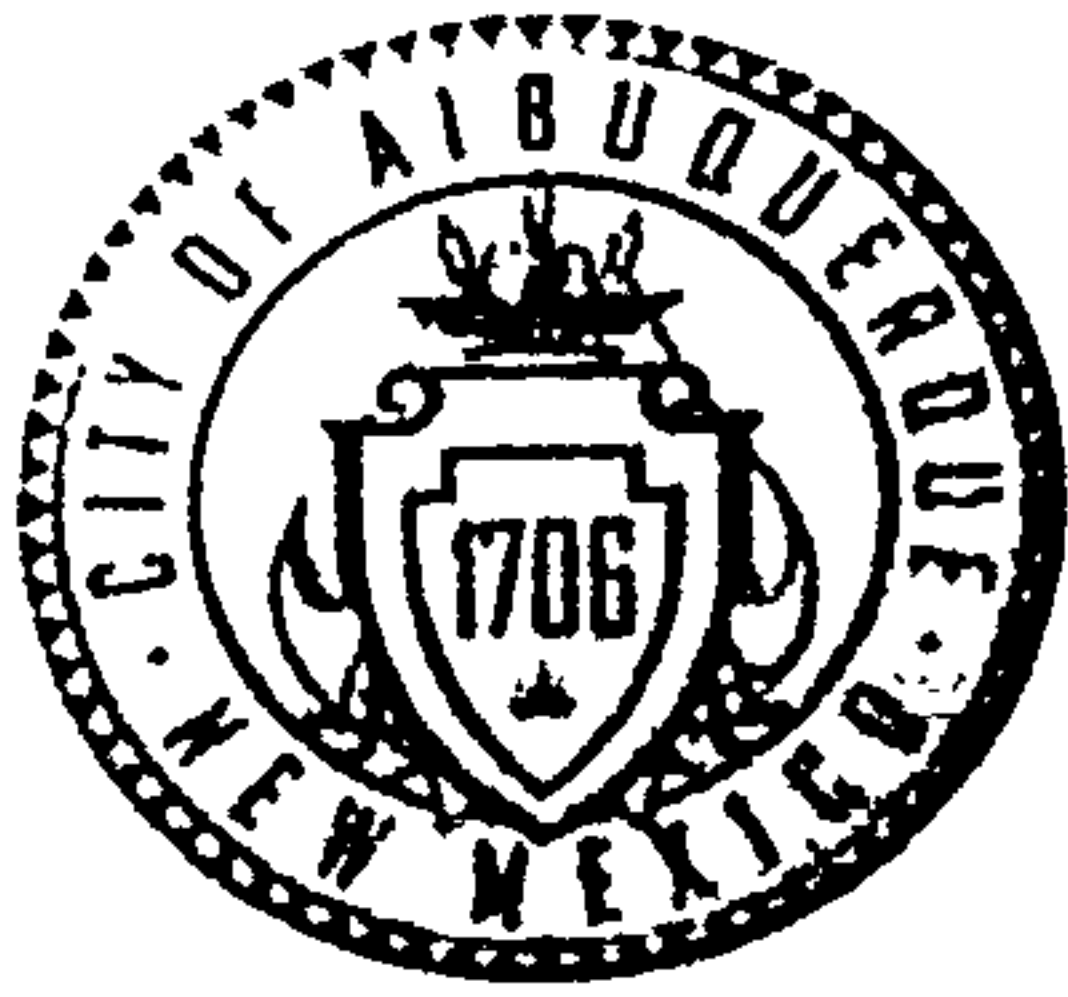
5. Please include two copies of the traffic circulation layout at the next submittal.

Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

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

c: File, CO Clerk



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

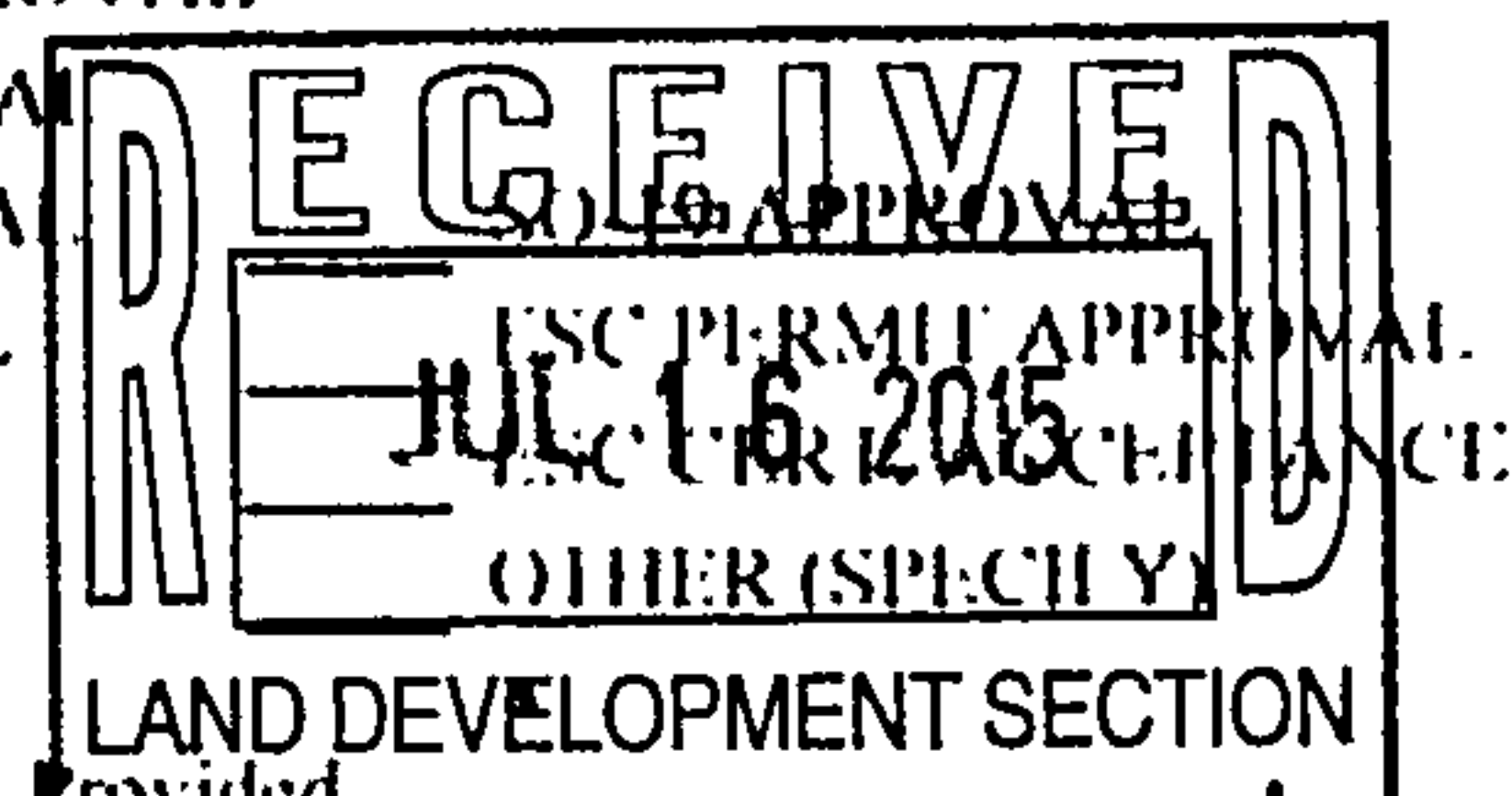
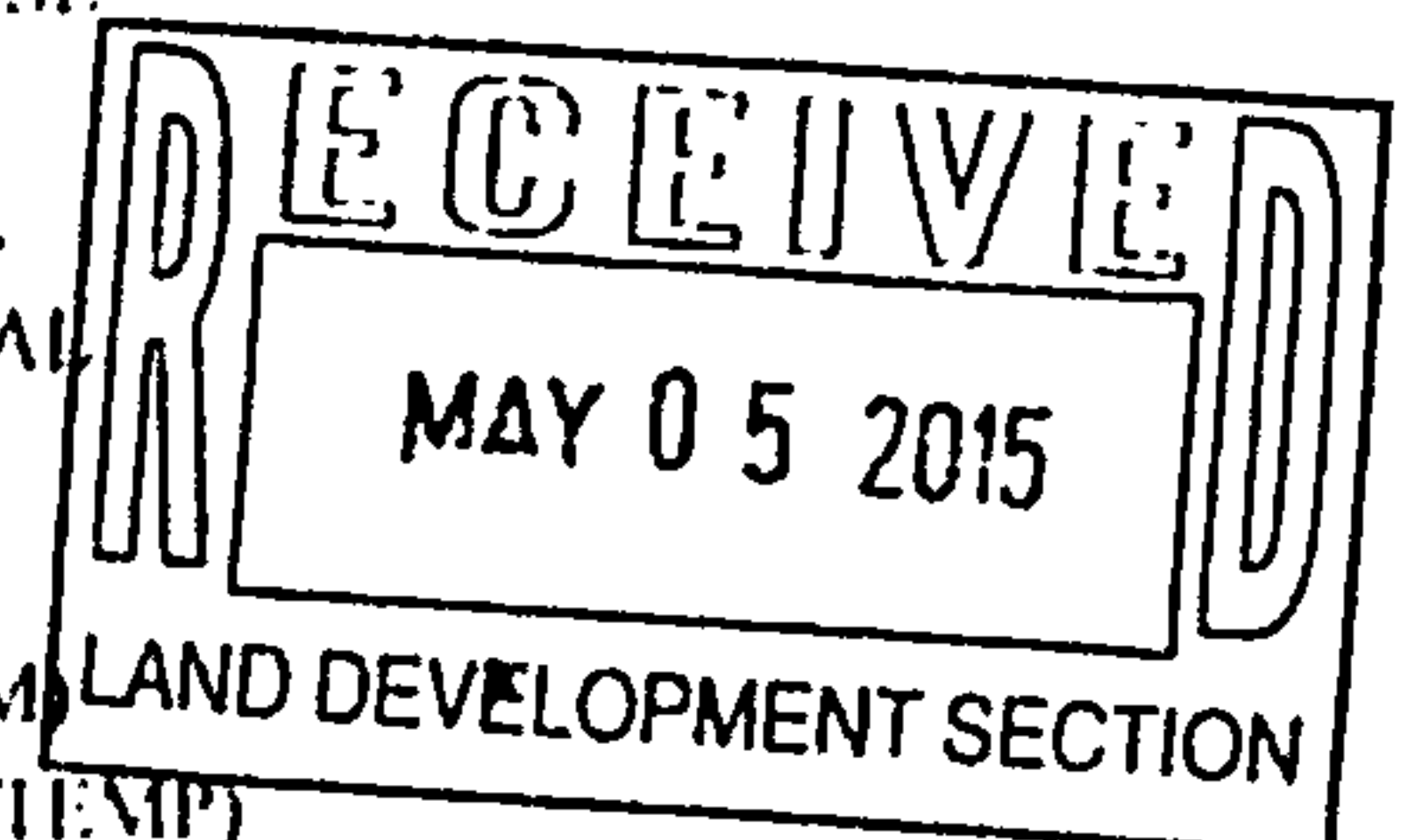
Project Title: National Electric Building Permit #: \_\_\_\_\_ City Drainage #: 6160095E  
DRB#: \_\_\_\_\_ IPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lot 10-A Interstate Business Park  
City Address: 2200 Midtown Place NE Albuquerque NM 87107  
Engineering Firm: Rio Grande Engineering Contact: David Soule  
Address: PO Box 93924, Albuquerque NM 87199  
Phone#: 505-321-9099 Fax#: \_\_\_\_\_ E-mail: david@riograndeeng.com  
Owner: National Electric Contact: Mike Loeppke  
Address: 2200 Midtown Place NE, Albuquerque NM 87107  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Architect: Peter Butterfield, Architect Contact: Peter Butterfield  
Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111  
Phone#: 505-332-9323 Fax#: 5050-212-0901 E-mail: peterbutterfield@q.com  
Surveyor: Rio Grande Engineering Contact: David Soule  
Address: PO Box 93924, Albuquerque NM 87199  
Phone#: 505-321-9099 Fax#: \_\_\_\_\_ E-mail: david@riograndeeng.com  
Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☐ FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes ☒ No \_\_\_\_\_

Copy Provided \_\_\_\_\_

DATE SUBMITTED: 8/1/15

By: Peter Butterfield

As varified

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

1. **Conceptual Grading and Drainage Plan** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre that are part of a larger common plan of development

**Peter Butterfield**

---

**From:** Sandoval, Gary L. <glsandoval@cabq.gov>  
**Sent:** Wednesday, July 15, 2015 10:46 AM  
**To:** Peter Butterfield  
**Subject:** RE: TCL Comment Letter - National Electric

We have received the electronic files. Please bring in the DTIS Sheet and two copies of the resubmittals so we make start the TCL review.

Thank You,

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

---

**From:** Peter Butterfield [mailto:peterbutterfield@q.com]  
**Sent:** Wednesday, July 15, 2015 8:29 AM  
**To:** Sandoval, Gary L.  
**Subject:** RE: TCL Comment Letter - National Electric

Good morning Gary  
I emailed the files in and checked the delivery receipt box but have not received a response yet, what do I need to do now?  
thanks

**peter butterfield architect**  
505-332-9323

**From:** Sandoval, Gary L. [mailto:glsandoval@cabq.gov]  
**Sent:** Tuesday, July 14, 2015 7:52 AM  
**To:** Peter Butterfield  
**Cc:** Planning Development Review Services  
**Subject:** RE: TCL Comment Letter - National Electric

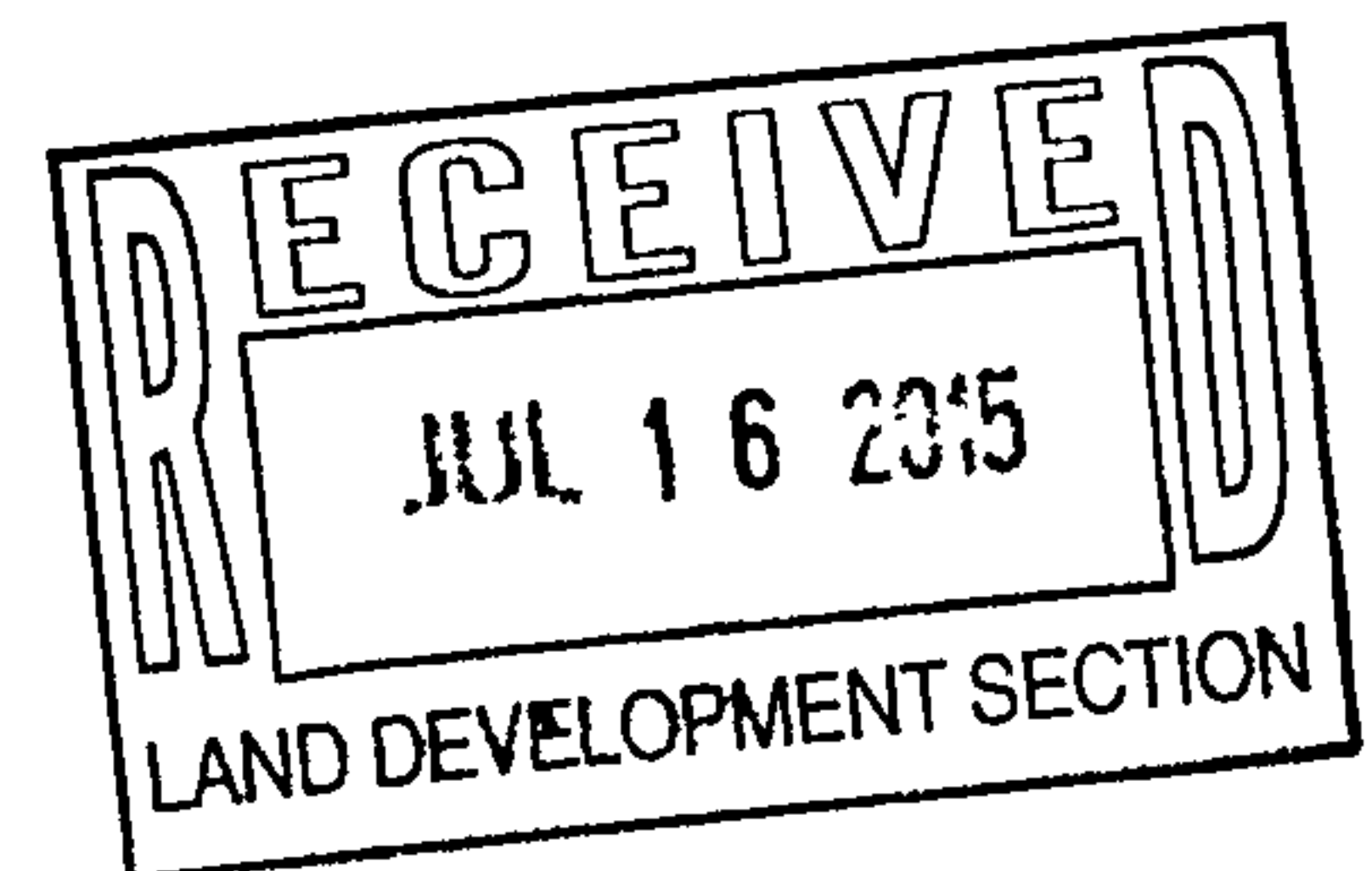
Good Morning, we need hard copies and electronic files as well. Two hardcopy sets of the Revised TCL Site Plan along with Access Agreement for signature. One for us and one for you to submit for BP. Most people bring in three copies, so they have a signed set for themselves.

Planning Development Review Services <PLNDRS@cabq.gov>

---

**From:** Peter Butterfield [mailto:peterbutterfield@q.com]  
**Sent:** Tuesday, July 14, 2015 6:48 AM  
**To:** Sandoval, Gary L.  
**Subject:** RE: TCL Comment Letter - National Electric

Good morning Gary  
I am finalizing the resubmittal for this, I have a couple of questions:





-9208288

0006574

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made this 24th day of January 1992, by and between Midtown Business Park Limited Partnership, a New Mexico limited partnership (the "Partnership") and AP Colorado, Inc., a Colorado corporation ("AP Colorado").

RECITALS:

A. The Partnership owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park and is more fully described on Exhibit A hereto (the "Partnership Property").

B. AP Colorado owns certain real property located in Bernalillo County, New Mexico which is a portion of Tract 3, Midtown Business Park, is adjacent to the Partnership Property and is more fully described on Exhibit B hereto (the "AP Colorado Property").

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the Partnership and AP Colorado hereby agree as follows:

1. Declaration of Easement Over Partnership Property.  
The Partnership hereby declares and creates for the benefit of the AP Colorado Property and for the benefit of the owners from time to time of the AP Colorado Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the Partnership Property over the portion of the Partnership Property described on Exhibit C hereto (the "Partnership Property Easement Area").

2. Declaration of Easement Over AP Colorado Property.  
AP Colorado hereby declares and creates for the benefit of the Partnership Property and for the benefit of the owners from time to time of the Partnership Property, their mortgagees, tenants, licensees, employees, guests and business invitees a non-exclusive easement for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property over the portion of the AP Colorado Property described on Exhibit D hereto (the "AP Colorado Property Easement Area"). The Partnership Property Easement Area and the AP Colorado Easement Area are sometimes hereinafter referred to collectively as the "Easement Areas". The Easement Areas are depicted on the drawing attached hereto as Exhibit E.



0506575

3. Prohibition of Obstructions; Relocation. No owner of the Partnership Property or the AP Colorado Property will (a) build or maintain, or permit to be built or maintained, any permanent structure or obstruction on the Easement Areas in any way which will prevent the free flow of pedestrian and vehicular traffic within the Easement Areas or (b) change the boundary lines of the Easement Areas without the prior written consent of the owner at the time of the other parcel except as expressly permitted by this paragraph 3. Notwithstanding the foregoing, the Partnership recognizes that, as of the date hereof, the AP Colorado Property is undeveloped and that, during the course of development of the AP Colorado Property, in order to facilitate development of the AP Colorado Property (c) temporary and incidental encroachments onto or obstructions of the AP Colorado Property Easement Area may be necessary and (d) the portion of the AP Colorado Property Easement Area to the east and north of the Partnership Property providing access to Alexander Boulevard (the "Alexander Boulevard Access Road") may have to be relocated. As a consequence, the Partnership hereby agrees for itself and the owners from time to time of the Partnership Property that (e) temporary encroachments onto or obstructions of the AP Colorado Property Easement Area shall be permitted so long as they are within the reasonable requirements of construction work being expeditiously pursued and so long as, to the extent necessary, a temporary reasonably equivalent area for pedestrian and vehicular ingress and egress to and from the public roadways adjoining the AP Colorado Property is provided by the owner or owners of the affected portion of the AP Colorado Property and (f) the location of the Alexander Boulevard Access Road may be changed by the owner of the affected portion of the AP Colorado Property without the consent of the owner of the Partnership Property so long as the changed location provides reasonably equivalent access to Alexander Boulevard. The Partnership further agrees for itself and the owners from time to time of the Partnership Property to promptly execute any instrument or document to be recorded in the real property records of Bernalillo County, New Mexico prepared by the owner of the affected portion of the AP Colorado Property for the purpose of relocating the AP Colorado Property Easement to reflect relocation of the Alexander Boulevard Access Road in accordance with the terms of this paragraph 3.

4. Maintenance of Easement. Each respective owner of the Partnership Property and the AP Colorado Property will maintain and keep in good repair the portion of the Easement Area owned by that owner, including, without limitation, keeping the paved portions free of snow, ice, rubbish and obstructions of every nature and providing adequate drainage and lighting.

0306576

5. Use of Easement Area for Parking. Notwithstanding any other provision of this Easement Agreement, the owner from time to time of the Partnership Property may use the Partnership Property Easement Area for vehicular parking and the owner from time to time of the affected portion of the AP Colorado Property may use the AP Colorado Property Easement Area for vehicular parking so long as any such use for vehicular parking by either owner does not interfere with or impede the use of the Easement Areas for pedestrian and vehicular ingress and egress to and from public roadways as set forth in paragraphs 1 and 2 hereof.

6. No Dedication. The easements created hereby are not intended to nor will they create any prescriptive or other rights in the public or the City of Albuquerque.

7. Duration. The easements created hereby shall be easements running with the land and shall inure to the benefit of, and be binding upon, the owners from time to time of the Partnership Property and the affected portion of the AP Colorado Property and their respective heirs, successors and assigns and, except as otherwise specifically set forth herein, may be terminated or modified only by written agreement of the owners at the time of the Partnership Property and the affected portion of the AP Colorado Property.

IN WITNESS WHEREOF, the parties hereto have caused this Easement Agreement to be duly executed as of the date first above written.

MIDTOWN BUSINESS PARK LIMITED  
PARTNERSHIP, a New Mexico  
limited partnership

By: Crow-Midtown Limited  
Partnership, General  
Partner

By: Crow-New Mexico  
Industrial #1, Inc.,  
General Partner

X   
By: J. DONALD WILLIAMS  
Title: PRESIDENT

0006577

Consented to this 15th day  
of January, 1992.

MELLON BANK, N.A., mortgagee

By [Signature]  
Title Vice President

AP COLORADO, INC, a Colorado  
corporation

By [Signature]  
Title V. P.

Consented to this 22nd day  
of January, 1992.

UNITED SAVINGS BANK, a Utah  
corporation, mortgagee

By [Signature]  
Title Vice Chairman

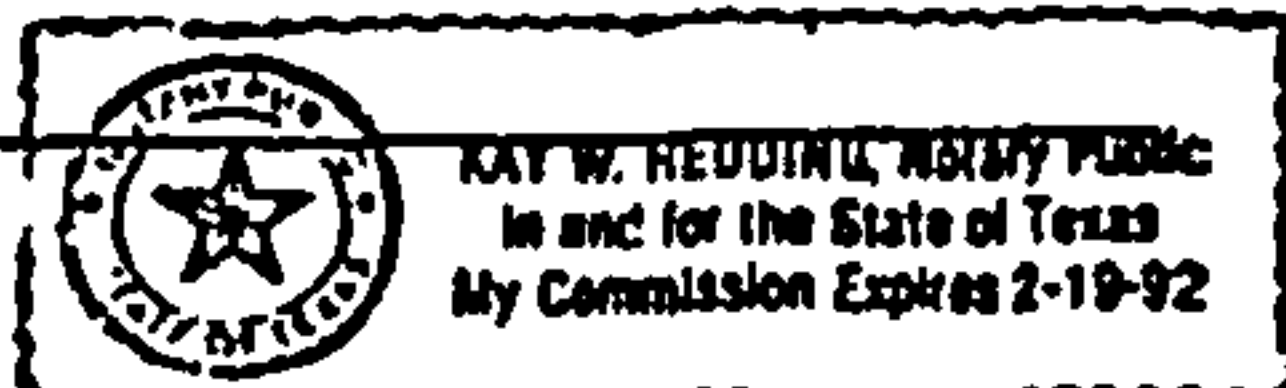
#### ACKNOWLEDGMENTS

STATE OF Texas )  
COUNTY OF Dallas )

The foregoing instrument was acknowledged before me  
this 21 day of January, 1992, by J. McDonald Williams  
President of Crow-New Mexico Industrial #1, Inc., a  
Texas corporation, General Partner of Crow-Midtown Limited  
Partnership, a Texas limited partnership, General Partner of  
Midtown Business Park Limited Partnership, a New Mexico limited  
partnership, on behalf of Midtown Business Park Limited  
Partnership.

[Signature]  
Notary Public

My commission expires:



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

92 JAN 29 PM 4:29

CLERK & RECORDER  
[Signature] DEPUTY



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

0006578

The foregoing instrument was acknowledged before me  
this 15th day of January, 1992, by Craig D. Anderson,  
Vice President of Mellon Bank, N.A., a national banking  
association, on behalf of said association.

Margaret C. Causey  
Notary Public

My commission expires:

May 26, 1992

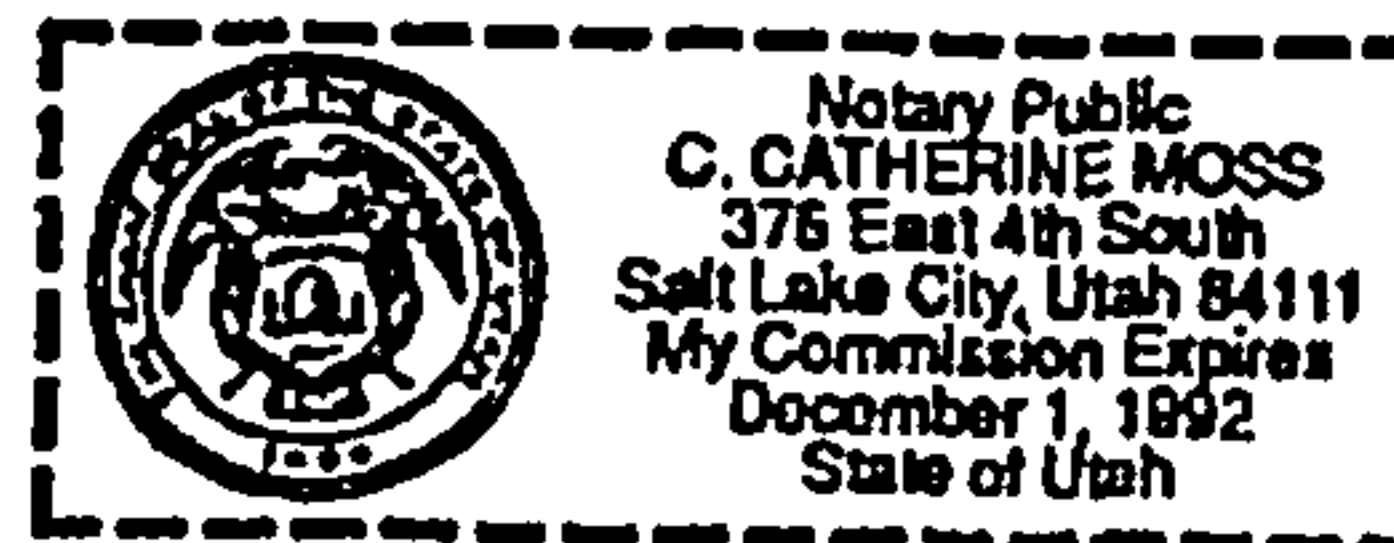
STATE OF Utah )  
COUNTY OF Salt Lake )

The foregoing instrument was acknowledged before me  
this 22nd day of January, 1992, by Chad E. Mullins,  
Vice Chairman of United Savings Bank, a Utah  
corporation, on behalf of said corporation.

C. Catherine Moss  
Notary Public

My commission expires:

12/01/92



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

0006579

The foregoing instrument was acknowledged before me  
this 15th day of January, 1992, by John F. Brandstatter,  
Vice President of AP Colorado, Inc., a Colorado  
corporation, on behalf of said corporation.

Margaret C. Causey  
Notary Public

My commission expires:

May 26, 1992

EXHIBIT A

PARTNERSHIP PROPERTY

0006580

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly right-of-way of Alexander Boulevard, N.E., thence running along the westerly boundary of said Tract 3 and also along said right-of-way, N 88 deg. 29' 51" E, 334.08 feet to a point of curvature; thence, 132.41 feet along the arc of a curve to the left having a radius of 484.00 feet and a chord bearing N 80 deg. 39' 36" E, 132.00 feet to a point of compound curvature; thence, 34.01 feet along the arc of curve to the left having a radius of 403.87 feet and a chord bearing N 75 deg. 28' 11" E, 34.00 feet to the northeast corner of the tract herein described, thence leaving the westerly boundary of said Tract 3 and also said right-of-way and running thence along the easterly boundary of the tract herein described, S 37 deg. 54' 23" E, 133.77 feet to a point; thence S 00 deg. 30' 10" W, 147.48 feet to the southeast corner of the tract herein described; thence, S 88 deg. 29' 51" W, 604.37 feet to the point and place of beginning.



EXHIBIT B

AP COLORADO PROPERTY

0006581

Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49.

but excepting therefrom:

A certain tract of land situate within the northwest one quarter (1/4) of Section 3, T10N, R3E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being a portion of Tract 3 of MIDTOWN BUSINESS PARK as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 5, 1988, in Volume C36, Folio 49, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, a point on the westerly boundary of said Tract 3 and also being a point on the easterly right-of-way of Yale Boulevard, N.E., whence the southwest corner of said Tract 3 bears S 00 deg. 30' 10" W, 249.46 feet and from said point of beginning running thence along the westerly boundary of said Tract 3 and also along said right-of-way, N 00 deg. 30' 10" E, 205.39 feet to a point of curvature; thence, 38.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N 44 deg. 30' 00" E. 34.73 feet to a point of tangency on the southerly

0006582

right-of-way of Alexander Boulevard, N.E.,  
thence running along the westerly boundary of  
said Tract 3 and also along said  
right-of-way, N 88 deg. 29' 51" E, 334.08  
feet to a point of curvature; thence, 132.41  
feet along the arc of a curve to the left  
having a radius of 484.00 feet and a chord  
bearing N 80 deg. 39' 36" E, 132.00 feet to a  
point of compound curvature; thence, 34.01  
feet along the arc of curve to the left  
having a radius of 403.87 feet and a chord  
bearing N 75 deg. 28' 11" E, 34.00 feet to  
the northeast corner of the tract herein  
described, thence leaving the westerly  
boundary of said Tract 3 and also said  
right-of-way and running thence along the  
easterly boundary of the tract herein  
described,  
S 37 deg. 54' 23" E, 133.77 feet to a point;  
thence S 00 deg. 30' 10" W, 147.48 feet to  
the southeast corner of the tract herein  
described; thence,  
S 88 deg. 29' 51" W, 604.37 feet to the point  
and place of beginning.

EXHIBIT C

PARTNERSHIP PROPERTY EASEMENT AREA

0006583

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the easement herein described, a point on the Westerly line of sa.<sup>d</sup> Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 00° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 80° 06' 27" E, 1381.81 feet distant; Thence,

N 00° 29' 35" E, 16.73 feet along said Easterly right of way line of Yale Boulevard N.E. to a point; Thence,

N 87° 42' 36" E, 90.45 feet to a point; Thence,

N 01° 28' 36" W, 32.47 feet to a point; Thence,

N 88° 31' 24" E, 515.09 feet to the Northeast corner of the easement herein described; Thence,

S 00° 30' 10" W, 50.23 feet to the Southeast corner of the easement herein described; Thence,

S 88° 29' 51" W, 604.37 feet to the Southwest corner and point of beginning of the easement herein described.

Said easement contains 0.6301 acre, more or less.



EXHIBIT D

AP COLORADO PROPERTY EASEMENT AREA

0006584

LEGAL DESCRIPTION

An easement lying within Tract 3, Midtown Business Park as the same is shown and designated on the plat entitled "SUBDIVISION PLAT FOR MIDTOWN BUSINESS PARK, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 1988 in Volume C36, folio 49 being more particularly described by New Mexico State Plane, Central Zone (NAD 27) grid bearings and ground distances as follows:

BEGINNING at a point on the Westerly line of said Tract 3, also being a point on the Easterly right of way line of Yale Boulevard N.E. whence (1) the Southwest corner of said Tract 3, (a 5/8" rebar and cap stamped "L.S. 6544" found in place) bears S 0° 29' 35" W, 249.40 feet distant and (2) the New Mexico State Highway Commission Monument "I-25-20" bears N 8° 06' 27" E, 1381.81 feet distant; Thence,

N 88° 29' 51" E, 604.37 feet to a point; Thence,

N 00° 30' 10" E, 147.48 feet to a point; Thence,

N 37° 54' 23" W, 133.78 feet to a point on curve on the Southeasterly right of way line of Alexander Boulevard N.E.; Thence Northeasterly along said Southeasterly right of way line of Alexander Boulevard N.E. for the following two (2) courses;

Northeasterly, 167.68 feet on the arc of a curve to the left (said curve having a radius of 403.87 feet and a chord which bears N 61° 09' 49" E, 166.48 feet) to a point of compound curvature; Thence,

Northeasterly, 100.63 feet on the arc of a curve to the left (said curve having a radius of 493.00 feet and a chord which bears N 43° 25' 05" E, 100.46 feet) to a point on curve and the most Northeasterly corner of the easement herein described; Thence,

S 23° 38' 11" E, 70.48 feet to a point; Thence,

S 50° 52' 37" W, 194.16 feet to a point of curvature; Thence,

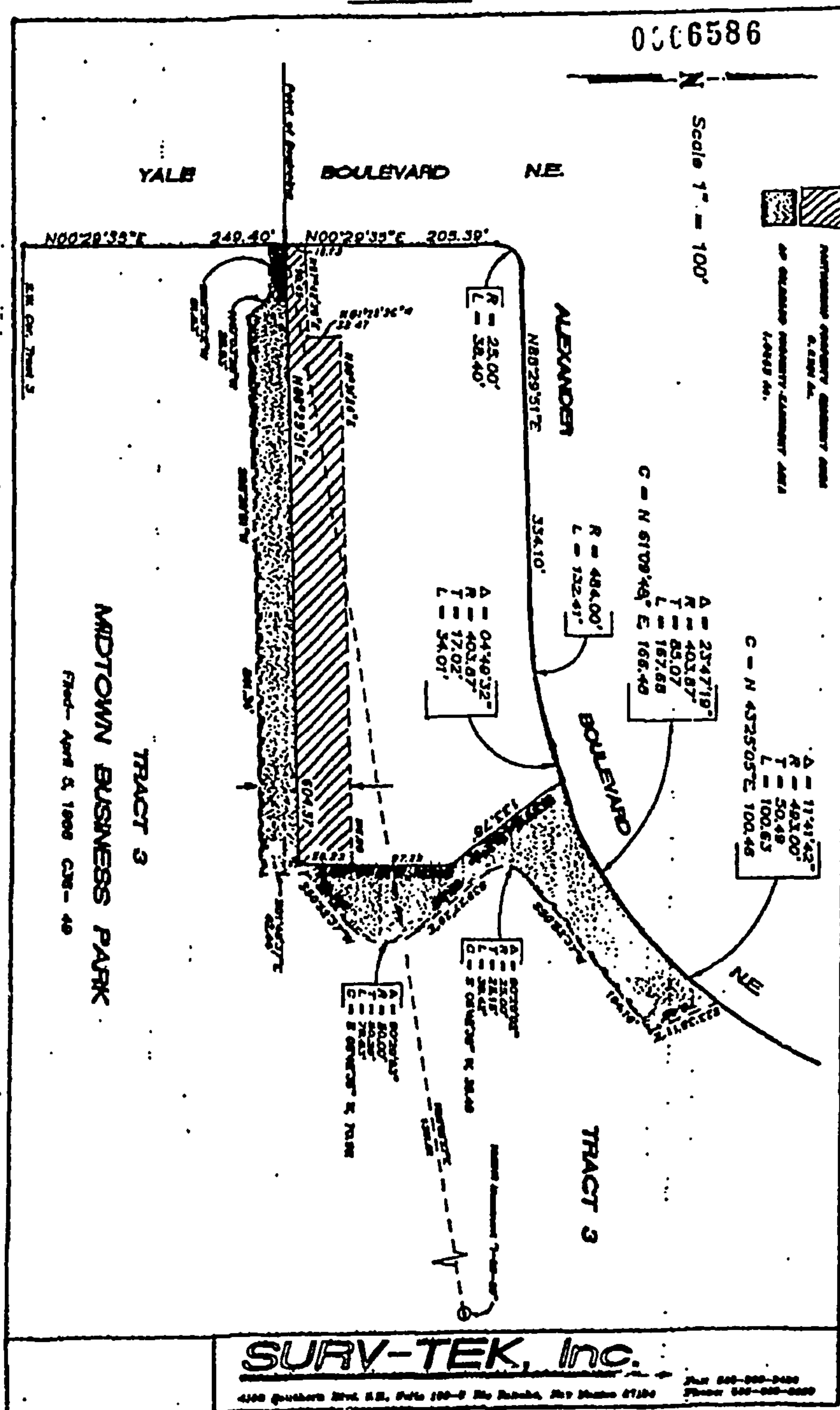
Southwesterly, 39.42 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet and a chord which bears S 05° 42' 35" W, 35.46 feet) to a point of tangency; Thence,

016585

S 39° 27' 26" E, 87.20 feet to a point of curvature; Thence,  
Southwesterly, 78.83 feet on the arc of a curve to the right  
(said curve having a radius of 50.00 feet and a  
chord which bears S 05° 42' 35" W, 70.92 feet)  
to a point of tangency; Thence,  
S 50° 52' 37" W, 61.79 feet to a point; Thence,  
S 01° 48' 37" E, 42.44 feet to the most Southeasterly corner of  
the easement herein described; Thence,  
S 88° 29' 51" W, 541.34 feet to a point; Thence,  
N 47° 03' 29" W, 28.93 feet to a point; Thence,  
S 88° 35' 12" W, 51.83 feet to a point on the Easterly right of  
way line of said Yale Boulevard N.E.; Thence,  
N 00° 29' 35" E, 15.28 feet along said Easterly right of way line  
of Yale Boulevard N.E. to the point of beginning  
of the easement herein described.

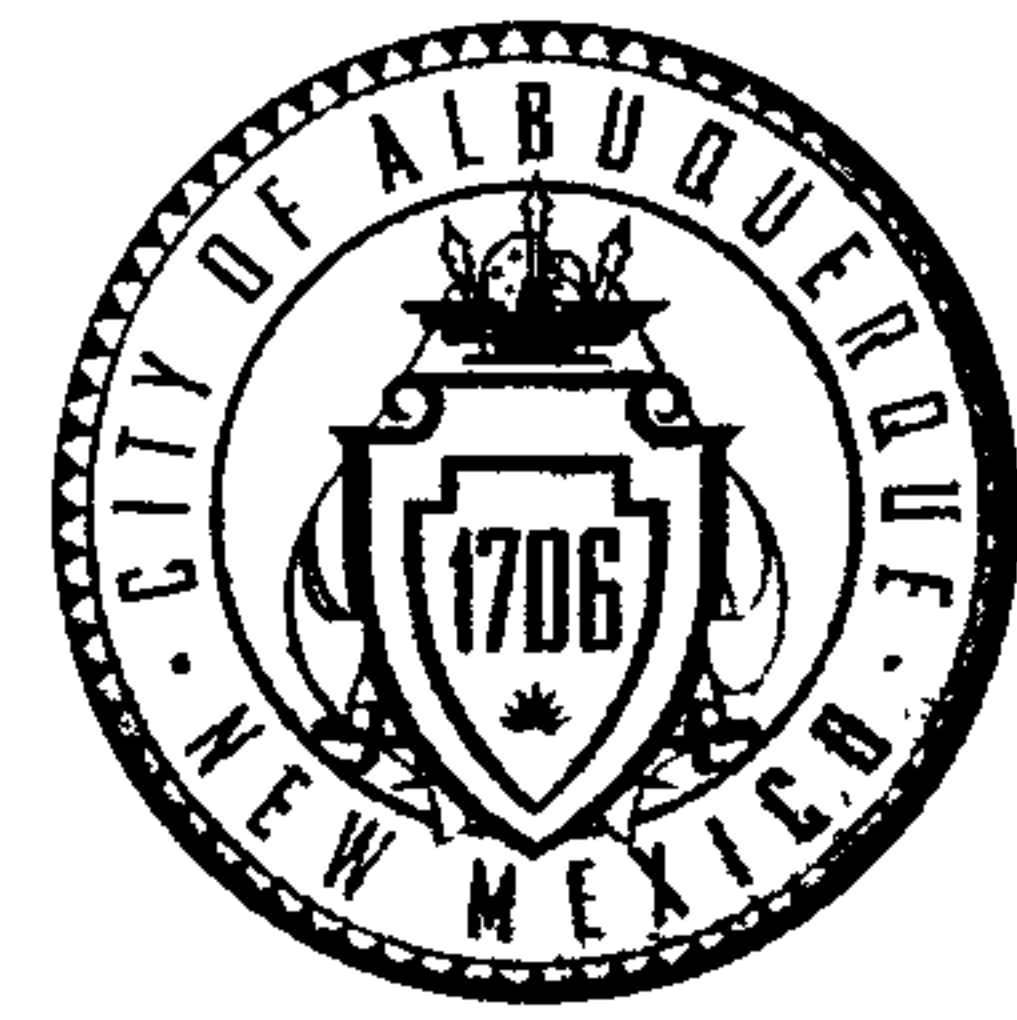
Said easement contains 1.0563 acres, more or less.

0006586





# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services**

Friday, May 15, 2015

Peter Butterfield, RA  
13013 Glenwood Hills Ct. NE  
Albuquerque, NM 87111

**Re: National Electric  
2200 Midtown Place NE  
Traffic Circulation Layout  
Engineer's/Architect's Stamp dated 5-5-15 (G16-D095E)**

Dear Mr. Butterfield,

Based upon the information provided in your submittal received 5-5-15, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A scale of 1"=20' is recommended for sites less than 5 acres.
2. Please identify all existing buildings, doors, sidewalks and pathways on existing building.
3. Identify the right of way width, medians, curb cuts, and street widths on existing lot, Yale Blvd. and Carmony Rd.
4. Show all drive aisle widths and radii on existing and proposed new construction.
5. Please list the width and lengths for all parking spaces, including the existing parking spaces. Per DPM, parking spaces are required to be 8.5ft. by 20ft. with a minimal of 24 ft. of length between parking opposing parking spaces. According to the submittal site plan, all of the parking spaces called out are 16ft. in length. This must be addressed prior to issuance of a building permit. It might be possible to acquire the necessary parking lot lengths by the use of bumper or curb stop overhang spacing.
6. The handicap accessible spaces must be a minimum of 8.5 feet in width. Please clearly dimension all handicap parking spaces.
7. The handicap accessible spaces must include an 8-foot wide van access aisle; all other aisles should be 5 feet in width.
8. The ADA accessible sign must have the required language per 66-7-352.4C NMSA 1978 **"Violators Are Subject to a Fine and/or Towing."**
9. The ADA access aisle shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide,

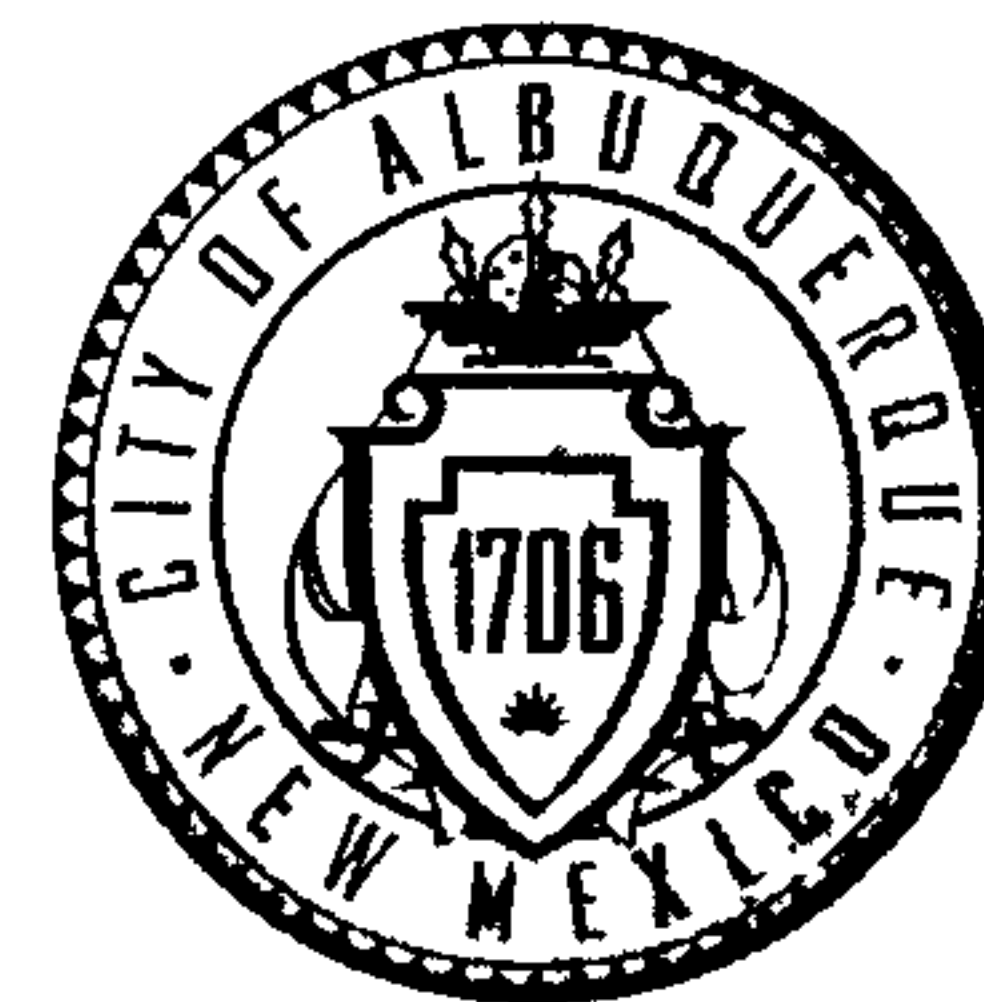
PO Box 1293

Albuquerque

New Mexico 87103

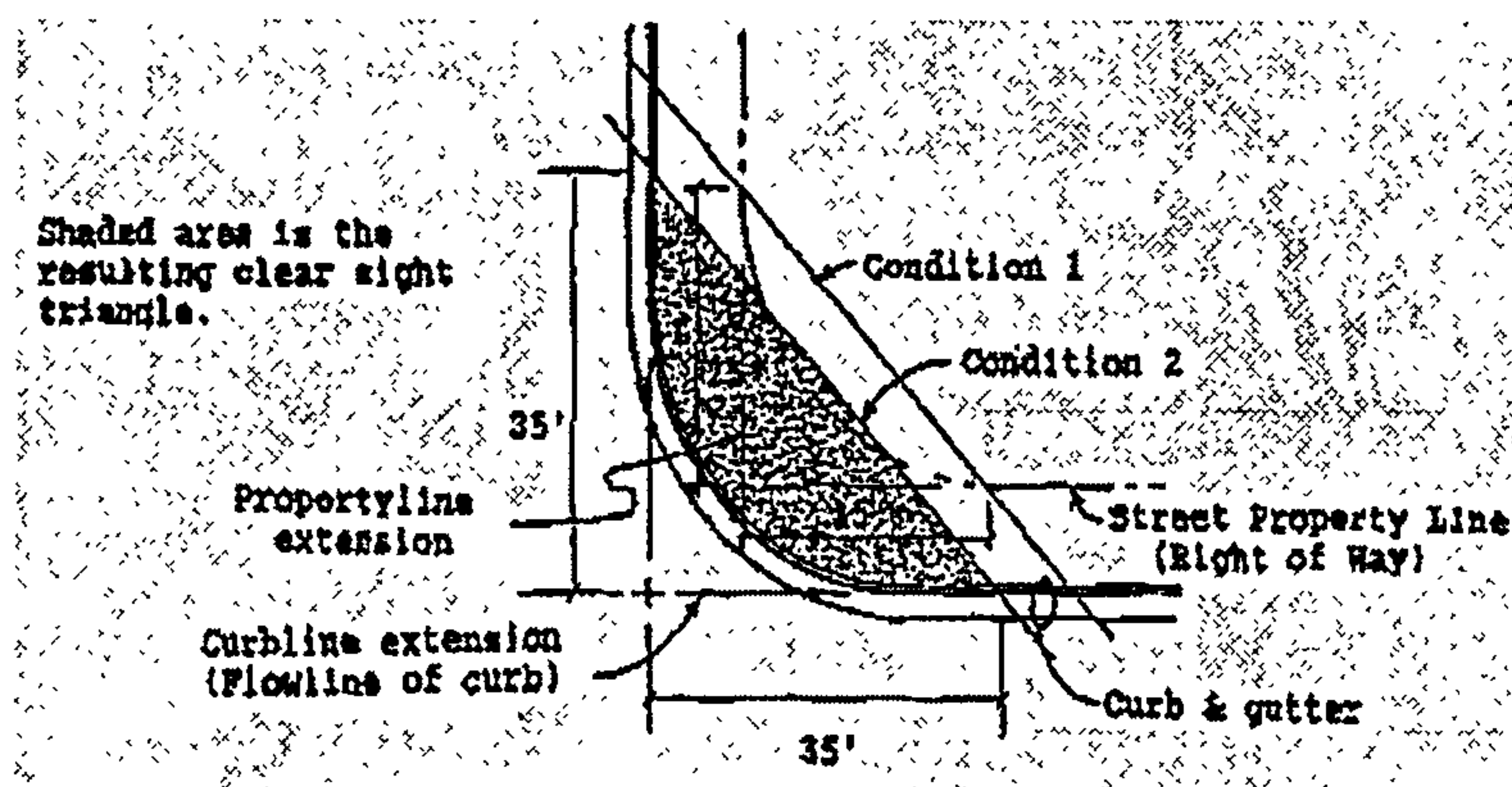
[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)

10. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the public sidewalk to the building entrances. Please clearly show this pathway and provide details.
11. Per the DPM, a 6 ft. wide ADA accessible pedestrian pathway is required from the HC parking stall access aisles to the building entrances. Please clearly show this pathway and provide details from the east and west side handicap parking spaces.
12. Design delivery vehicle route needs to be shown or called out in a detail.
13. Service vehicle and/or refuse vehicle maneuvering must be contained on-site; provide a copy of refuse approval (if applicable). Please clearly detail the location of the refuse container(s).
14. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 3, Part D.5 Intersection Sight Distance).



15. Please add the following note to the clear sight triangle: "Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."
16. Please include a copy of your shared access and parking agreements with the adjacent property owner.
17. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard.
18. Please include two copies of the traffic circulation layout at the next submittal.

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# CITY OF ALBUQUERQUE



Resubmit acceptable package along with fully completed Drainage Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation. If you have any questions, please contact me at (505) 924-3630.

Sincerely,

A handwritten signature in black ink, appearing to read 'Racquel M. Michel', written in a cursive style.

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

c: File  
CO Clerk

PO Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)





# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2013)

Project Title: National Electric Building Permit #: \_\_\_\_\_ City Drainage #: G16D095E

DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Lot 10-A Interstate Business Park

City Address: 2200 Midtown Place NE Albuquerque NM 87107

Engineering Firm: Rio Grande Engineering

Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099

Fax#: \_\_\_\_\_

E-mail: david@riograndeeng.com

Owner: National Electric

Contact: Mike Loeppke

Address: 2200 Midtown Place NE, Albuquerque NM 87107

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

E-mail: \_\_\_\_\_

Architect: Peter Butterfield, Architect

Contact: Peter Butterfield

Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111

Phone#: 505-332-9323

Fax#: 5050-212-0901

E-mail: peterbutterfield@q.com

Surveyor: Rio Grande Engineering

Contact: David Soule

Address: PO Box 93924, Albuquerque NM 87199

Phone#: 505-321-9099

Fax#: \_\_\_\_\_

E-mail: david@riograndeeng.com

Contractor: \_\_\_\_\_

Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Fax#: \_\_\_\_\_

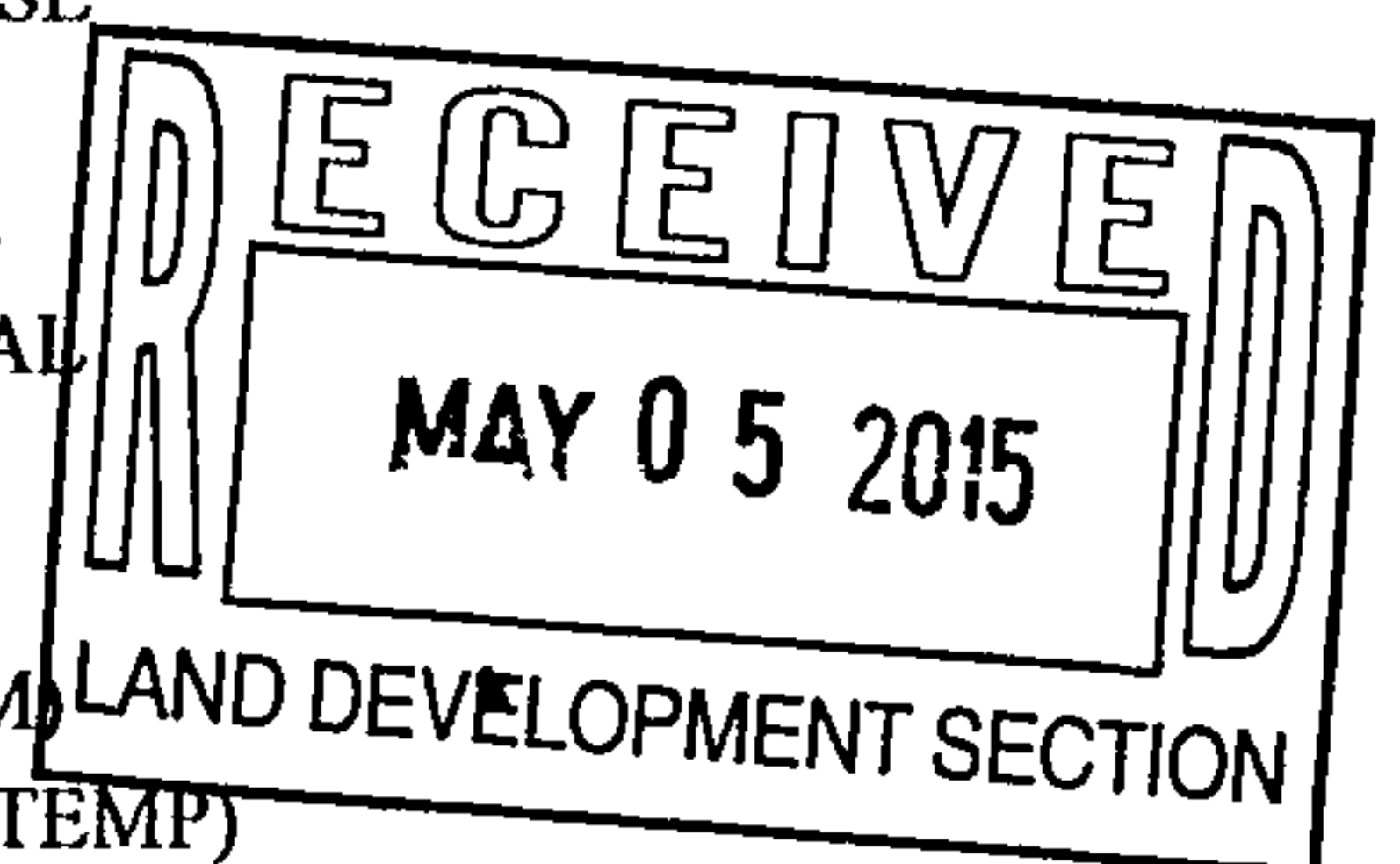
E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

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

### CHECK TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

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



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

DATE SUBMITTED: 5/4/15

By: Peter Butterfield

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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more
4. **Erosion and Sediment Control Plan:** Required for any new development and redevelopment site with 1-acre or more of land disturbing area, including project less than 1-acre than are part of a larger common plan of development

## Peter Butterfield

---

**From:** Ortiz, Monica <mortiz@cabq.gov>  
**To:** Peter Butterfield  
**Sent:** Tuesday, May 05, 2015 8:50 AM  
**Subject:** Read: TCL Submittal 2200 Midtown Place

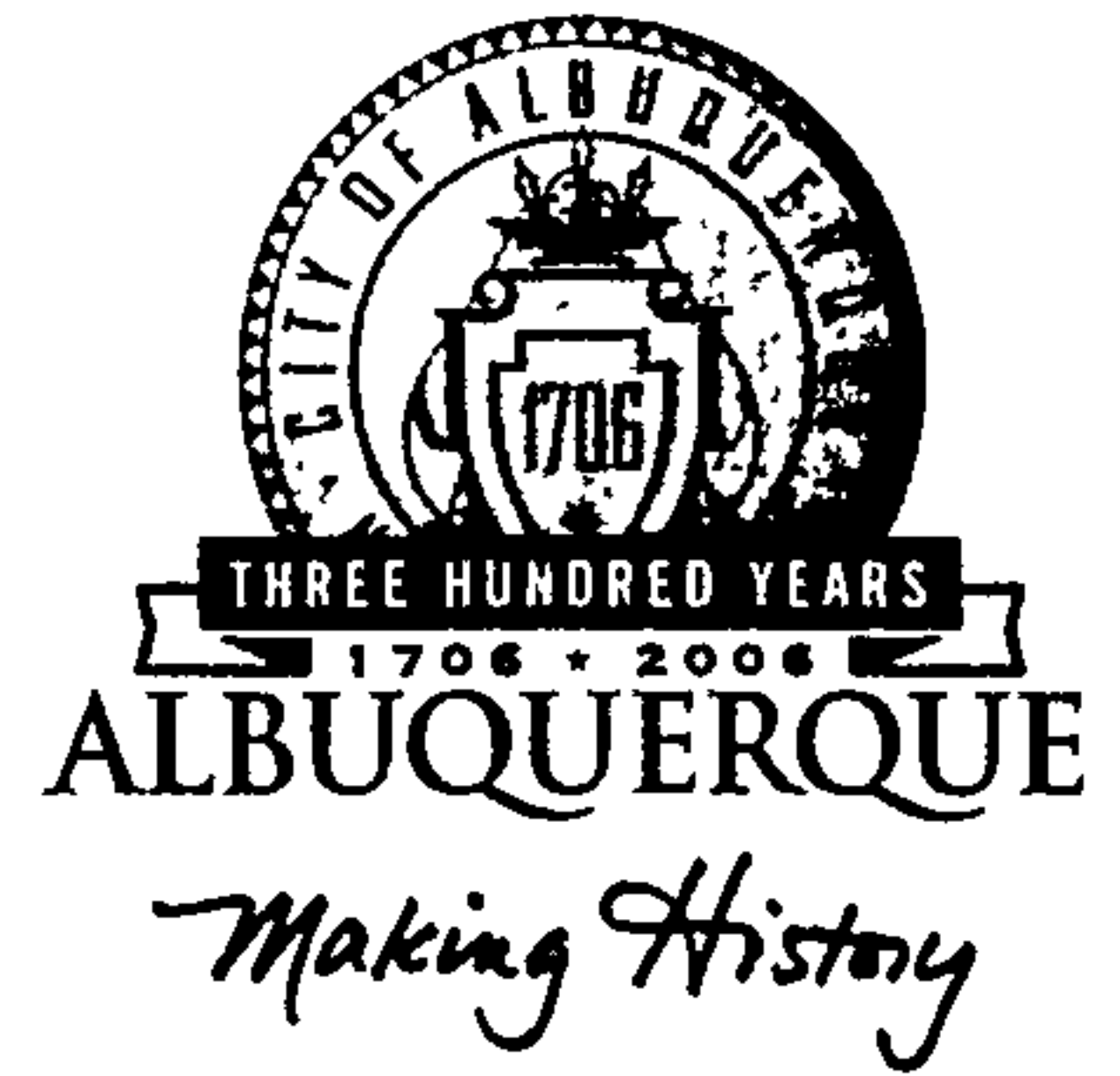
Your message

To: Ortiz, Monica  
Subject: TCL Submittal 2200 Midtown Place  
Sent: Tuesday, May 5, 2015 8:09:47 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Tuesday, May 5, 2015 8:50:08 AM (UTC-07:00) Mountain Time (US & Canada).



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

September 29, 2004

Claudio Antonio Vigil, Registered Architect  
1801 Rio Grande Blvd, NW  
Albuquerque, NM 87104

Re: Certification Submittal for Final Building Certificate of Occupancy for  
National Electric Supply, [G-16 / D95E]  
2200 Midtown Place  
Architect's Stamp Dated 09/24/04

Dear Mr. Vigil:

P.O. Box 1293

The TCL / Letter of Certification submitted on September 29, 2004 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.  
Senior Traffic Engineer  
Development and Building Services  
Planning Department

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
☐ Hydrology file  
☐ CO Clerk



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: NATIONAL ELECTRIC SUPPLY

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: 616/D95E

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT 10 INTERSTATE BUSINESS PARK

CITY ADDRESS: 2200 MIDTOWN PL

ENGINEERING FIRM: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

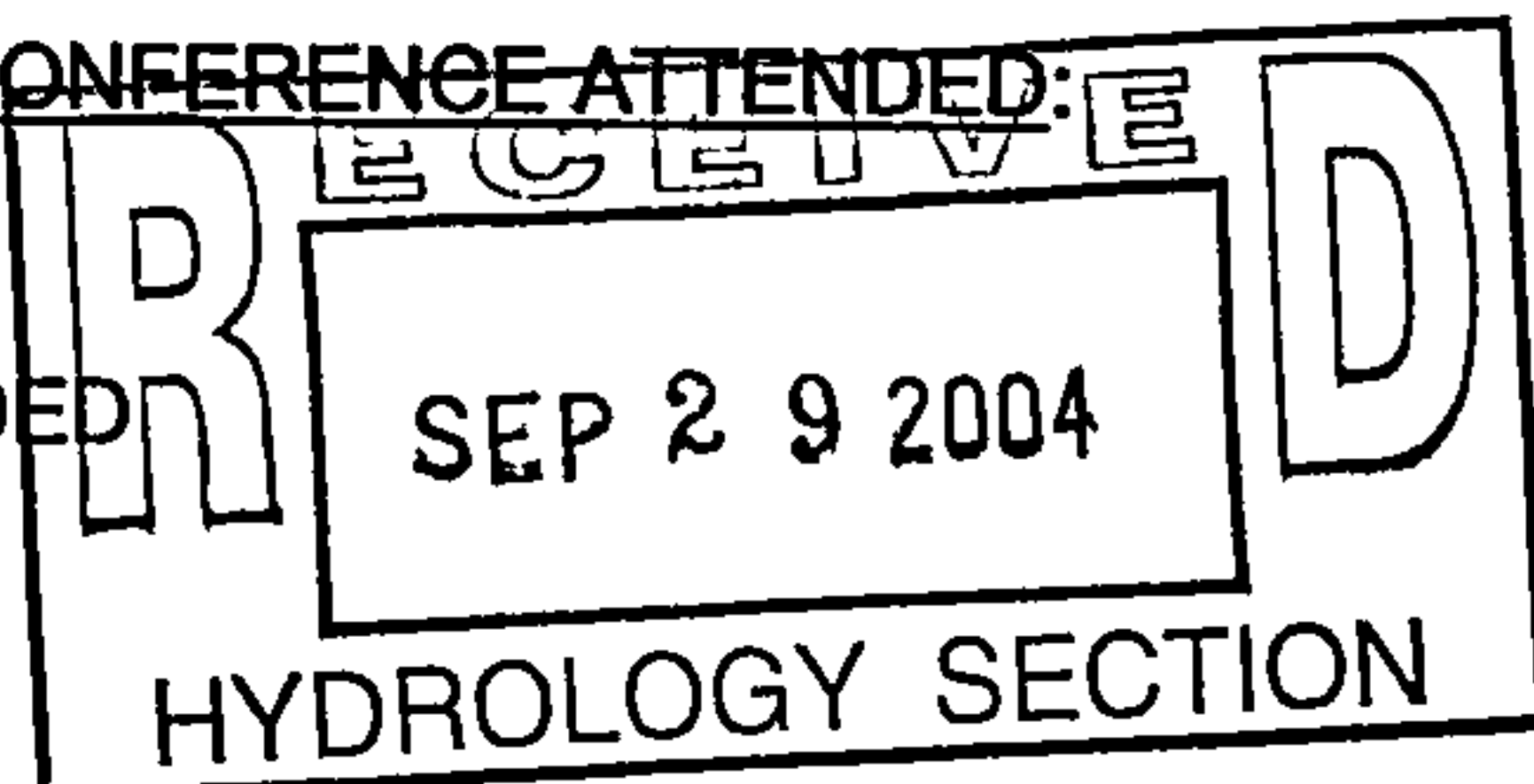
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES

☐ NO

☐ COPY PROVIDED



DATE SUBMITTED: \_\_\_\_\_

BY: J. ARTHUR BLESSEN

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 (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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



CLAUDIO VIGIL ARCHITECTS

September 24, 2004

Nilo Salgaeto  
600 2nd. St. N.W.  
Transportation Department  
Building and Inspection  
Albuquerque, New Mexico

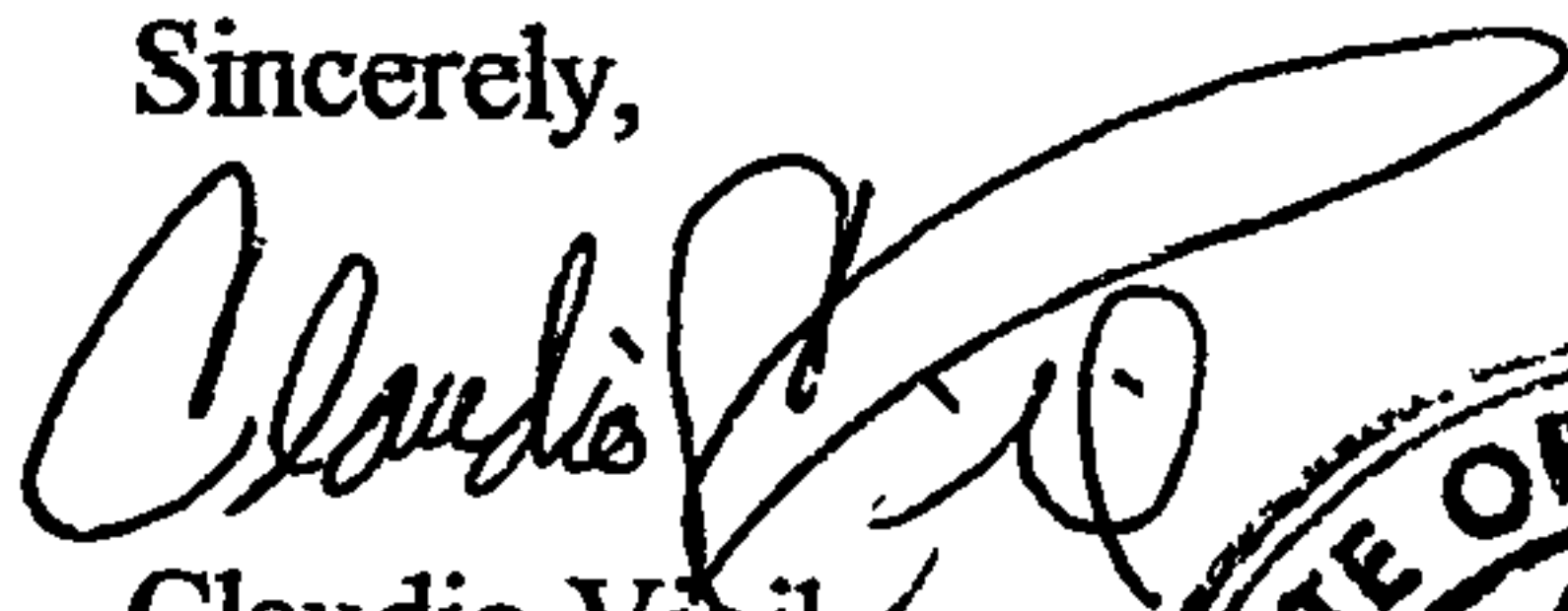
RE: Traffic Certification - TLC (3/19/04 G16/D95E)  
Tract 10 Interstate Business Park  
2200 Midtown Pl

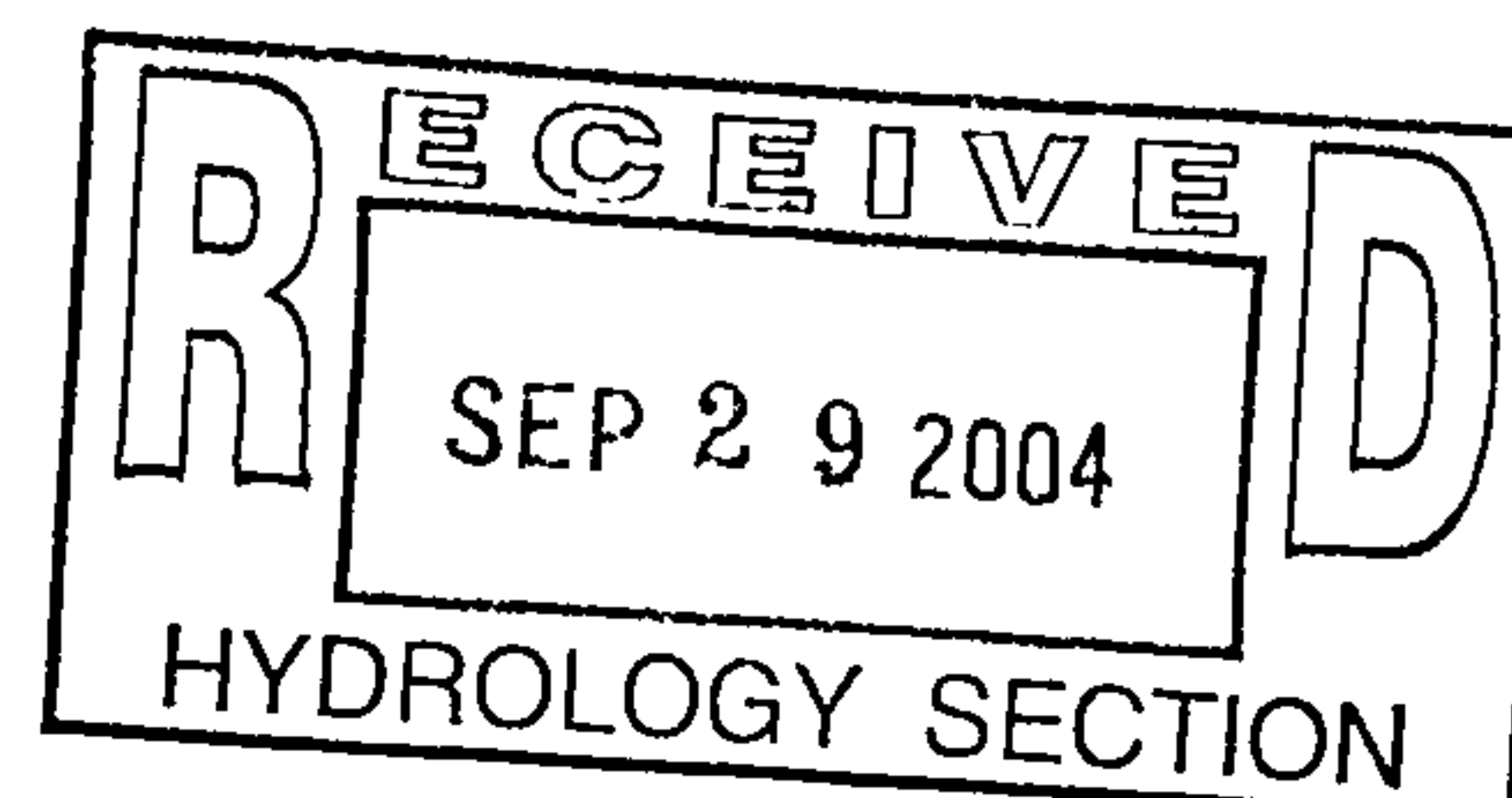
Dear Nilo Salgaeto,

On September 23, 2004 this office made an inspection of the completed improvements to the Tract 10 Interstate Business Park, 2200 Midtown Pl. All work necessary to support the facility has been completed and is in substantial compliance with the approved Site Plan.

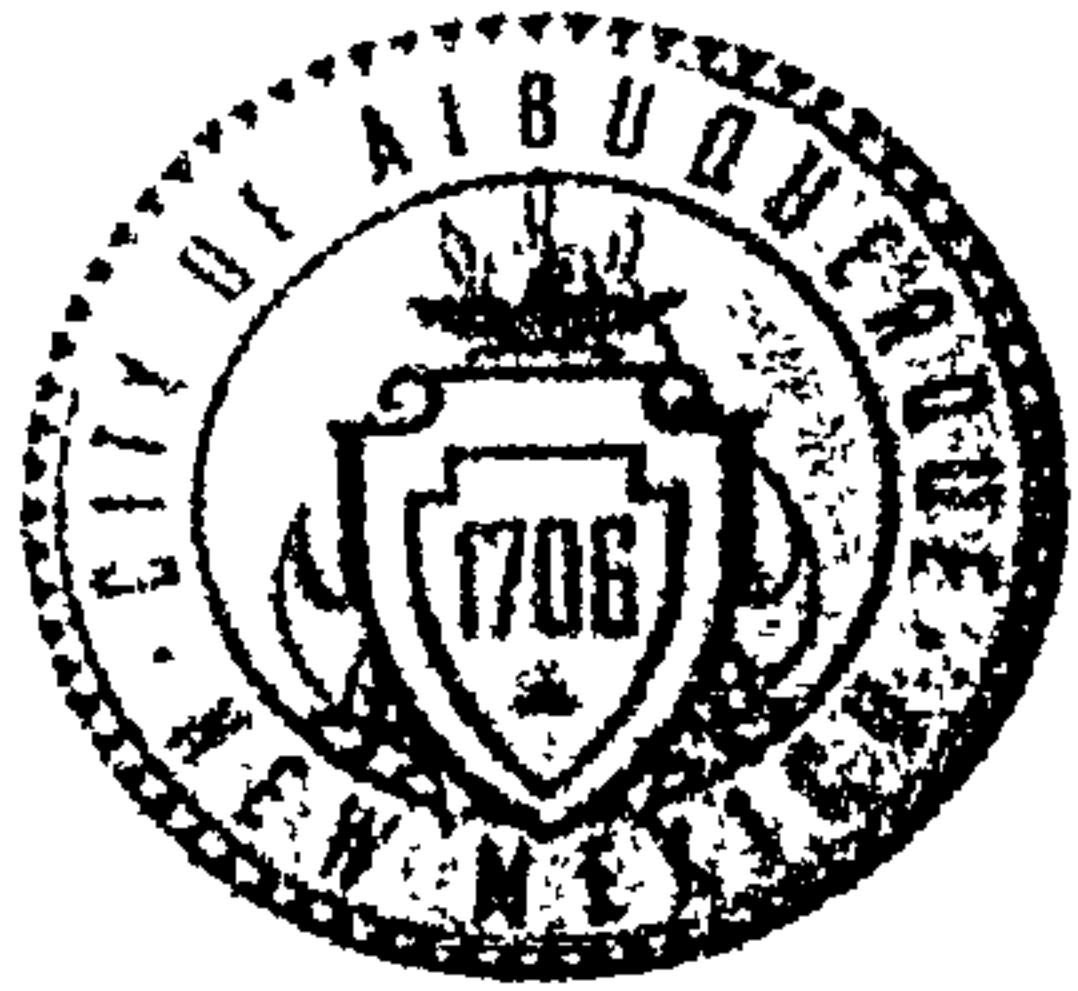
The work is complete and ready for occupancy.

Sincerely,

  
Claudio Vigil  
President







# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02 2013)

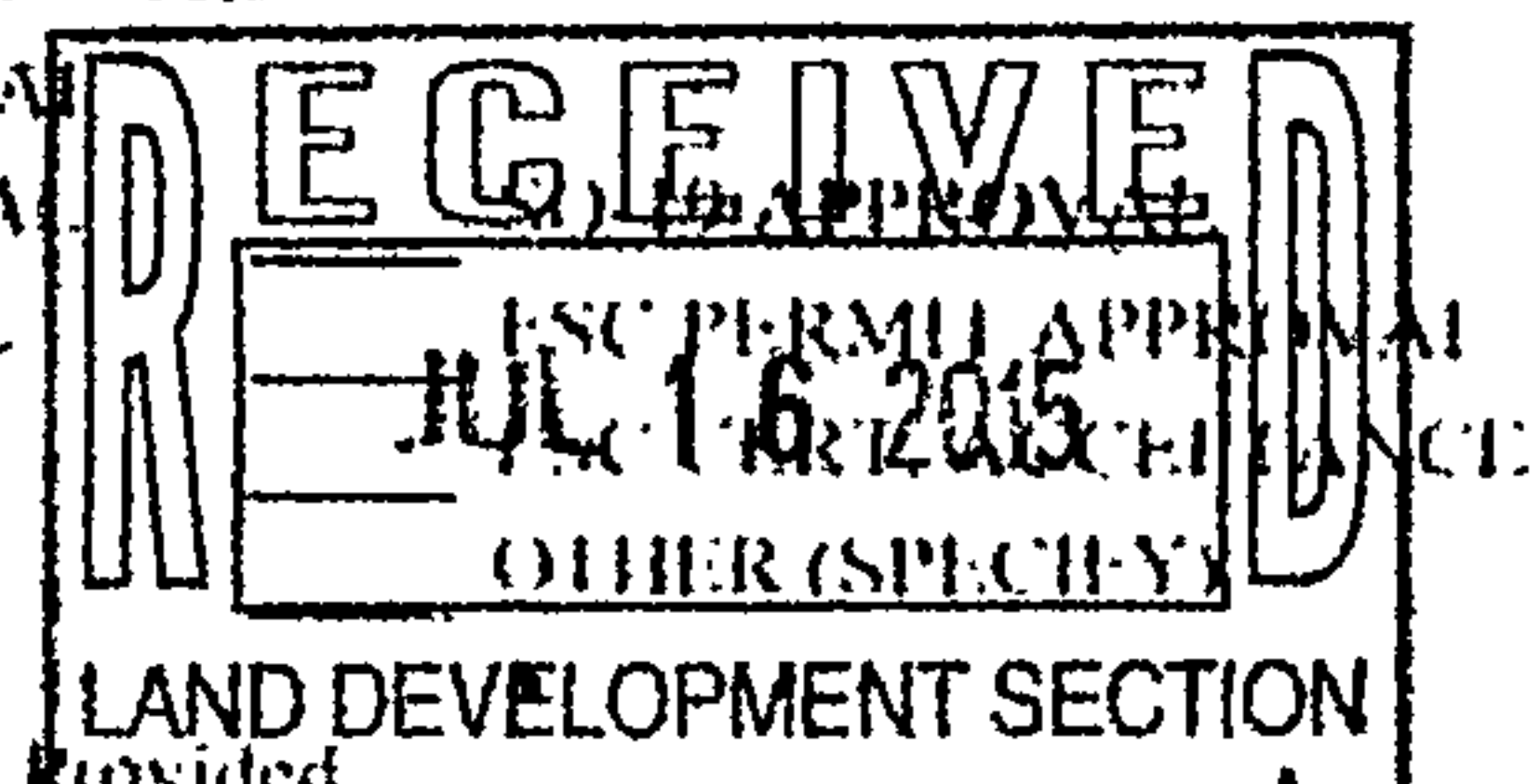
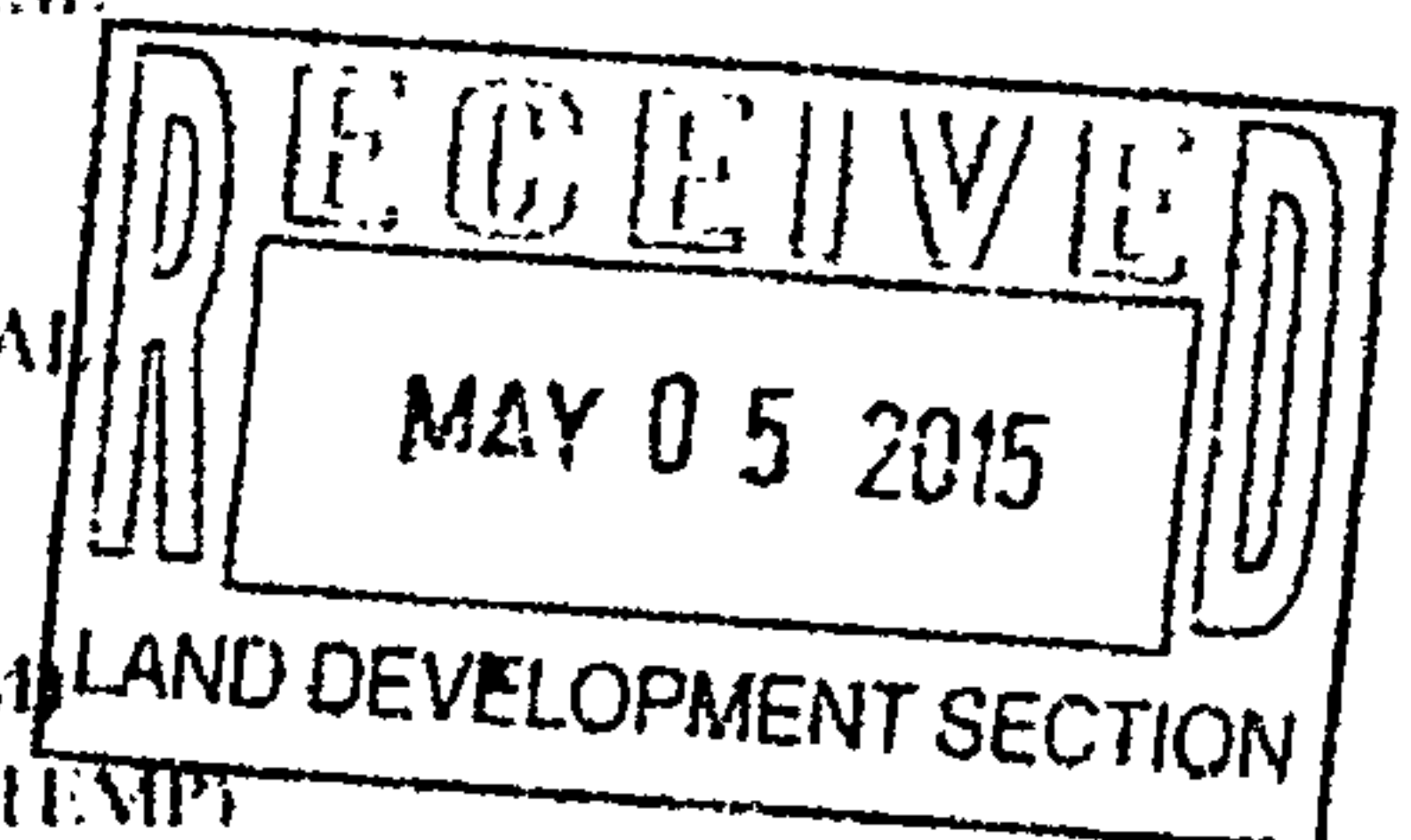
Project Title: National Electric Building Permit #: \_\_\_\_\_ City Drainage # G160095E  
 DRB#: \_\_\_\_\_ LPC #: \_\_\_\_\_ Work Order #: \_\_\_\_\_  
 Legal Description: Lot 10-A Interstate Business Park  
 City Address: 2200 Midtown Place NE Albuquerque NM 87107  
 Engineering Firm: Rio Grande Engineering Contact: David Soule  
 Address: PO Box 93924, Albuquerque NM 87199  
 Phone#: 505-321-9099 Fax#: \_\_\_\_\_ E-mail: david@riograndeeng.com  
 Owner: National Electric Contact: Mike Loeppke  
 Address: 2200 Midtown Place NE, Albuquerque NM 87107  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_  
 Architect: Peter Butterfield, Architect Contact: Peter Butterfield  
 Address: 13013 Glenwood Hills Ct. NE Albuquerque NM 87111  
 Phone#: 505-332-9323 Fax#: 5050-212-0901 E-mail: peterbutterfield@aig.com  
 Surveyor: Rio Grande Engineering Contact: David Soule  
 Address: PO Box 93924, Albuquerque NM 87199  
 Phone#: 505-321-9099 Fax#: \_\_\_\_\_ E-mail: david@riograndeeng.com  
 Contractor: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ E-mail: \_\_\_\_\_

### TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN (S) SUBMITTAL  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION & SEDIMENT CONTROL PLAN (ESC)  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOM/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:

- ☐ STATE FINANCIAL GUARANTEE RELEASE  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY (PERM)  
☐ CERTIFICATE OF OCCUPANCY (TCL TEMP)  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ GRADING CERTIFICATION



WAS A PRE-DESIGN CONFERENCE ATTENDED: \_\_\_\_\_

Yes ☒ No ☐

Copy provided \_\_\_\_\_

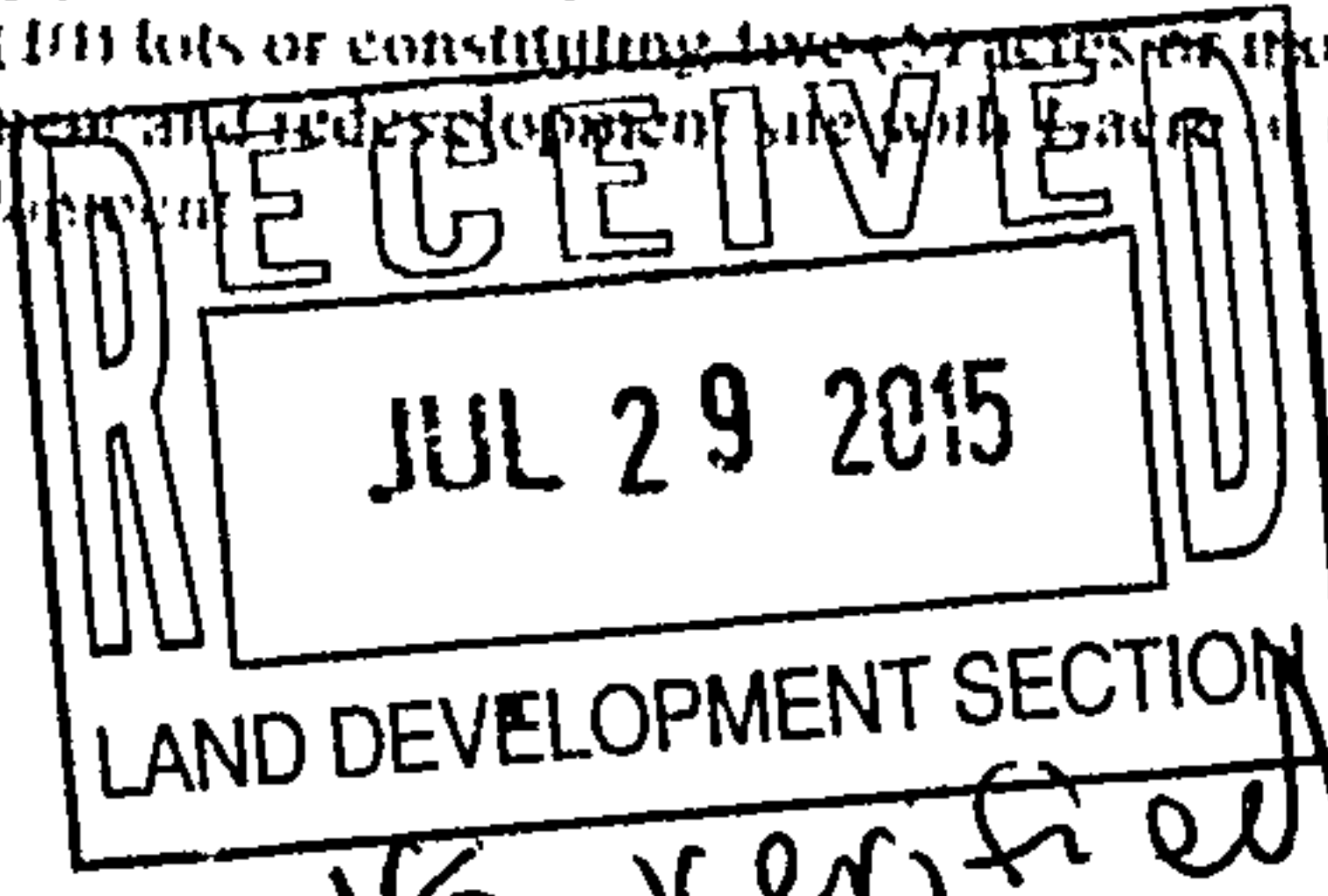
DATE SUBMITTED: 8/1/15

By: Peter Butterfield

As verified

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 two (2) acres or more
4. **Erosion and Sediment Control Plan** Required for any new development and redevelopment site with greater than one (1) acre of land disturbing area including project less than 1-acre that are part of a larger common plan of development



VS verified



## Peter Butterfield

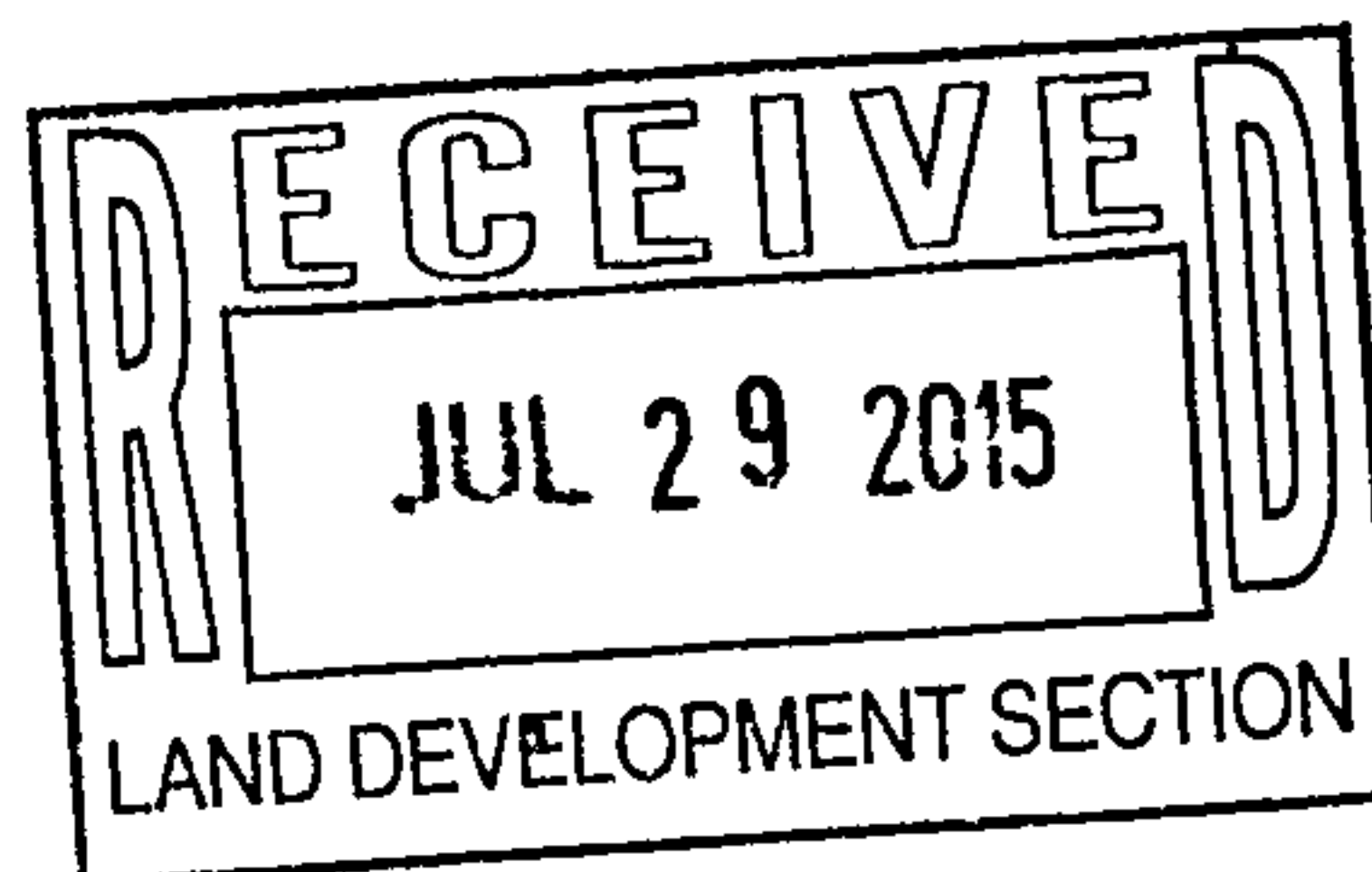
---

**From:** Planning Development Review Services <PLNDRS@cabq.gov>  
**To:** Peter Butterfield  
**Sent:** Wednesday, July 29, 2015 8:15 AM  
**Subject:** Read: 2200 midtown place TCL submittal

Your message

To: Planning Development Review Services  
Subject: 2200 midtown place TCL submittal  
Sent: Wednesday, July 29, 2015 6:29:24 AM (UTC-07:00) Mountain Time (US & Canada)

was read on Wednesday, July 29, 2015 8:15:24 AM (UTC-07:00) Mountain Time (US & Canada).





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 9, 2004

Claudio Antonio Vigil, R.A.  
Claudio Vigil Architects  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

Re: National Electric Supply, 2200 Midtown Pl. NE, Traffic Circulation Layout  
Architect's Stamp dated 4-08-04 (G16/D95E)

Dear Mr. Vigil,

The TCL submittal received 4-09-04 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.

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,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

G-16/D95E

PROJECT TITLE: NATIONAL ELECTRIC SUPPLY  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: M1610/321  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT 10 INTERSTATE BUSINESS PARK  
CITY ADDRESS: 2200 MIDTOWN PL NE

ENGINEERING FIRM: Claudio Vigil Architects  
ADDRESS: 1801 Rio Grande Blvd NW  
CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen  
PHONE: 505.842.1113  
ZIP CODE: 87104

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: Claudio Vigil Architects  
ADDRESS: 1801 Rio Grande Blvd NW  
CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen  
PHONE: 505.842.1113  
ZIP CODE: 87104

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

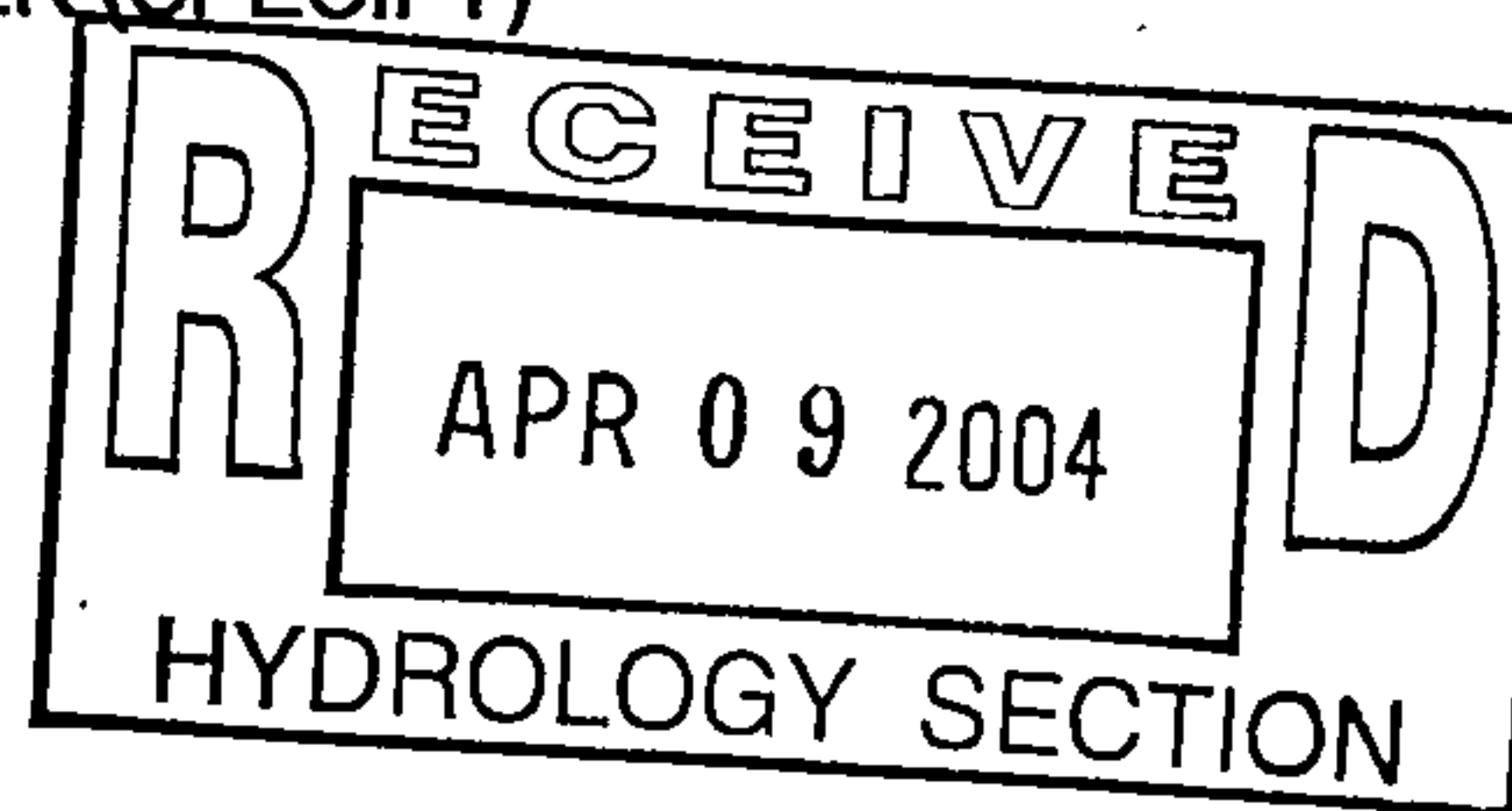
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) **RESUBMITTAL**
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 4-8-04

BY: J. Arthur Blessen

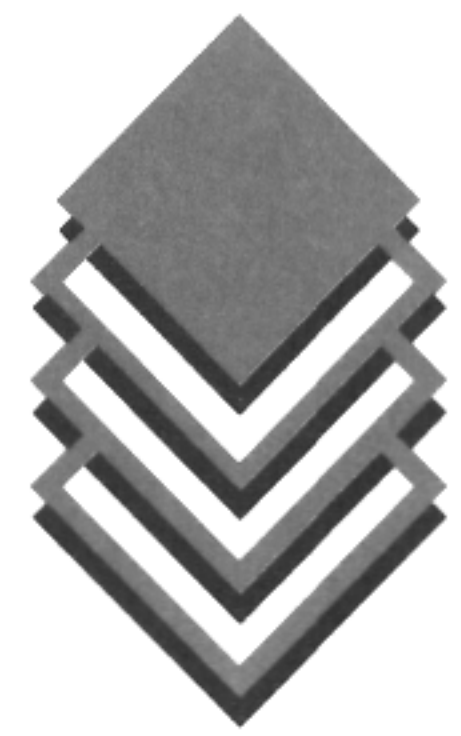
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on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

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



**J Arthur Blessen**

Architect / Engineer  
Claudio Vigil Architects  
1801 Rio Grand Boulevard Suite 2  
Albuquerque, New Mexico 87104  
(505) 842-1113  
Fax:



April 8, 2004

City of Albuquerque Planning Department  
PO Box 1293  
Albuquerque, New Mexico 87103

Attn: Wilferd A Gallegos, PE

re: National Electric Supply, 2200 Midtown PL NE  
Traffic Circulation Layout (16/D95E)

G

Dear Mr Gallegos,

This letter is in response to your comments of March 23, 2004 concerning the TCL for the National Electric Supply facility:

*Item 1. List radius for all curves shown.*

The requested information as been added to the plan.

*Item 2. Please show the location of the nearest driveway on the adjacent lot.*

The lands to the south are undeveloped and no drive entrances exist in that direction. The drive entrance along Yale for the facility to the north is shown, and there are no existing drive entrances off the cul-de-sac.

*Item 3. For passenger vehicles, the minimum end island radius is 15 feet.*

The 15 foot radius has been incorporated at the end islands.

*Item 4. List the width of the drive pads.*

The drive pad widths have been added to the site plan.

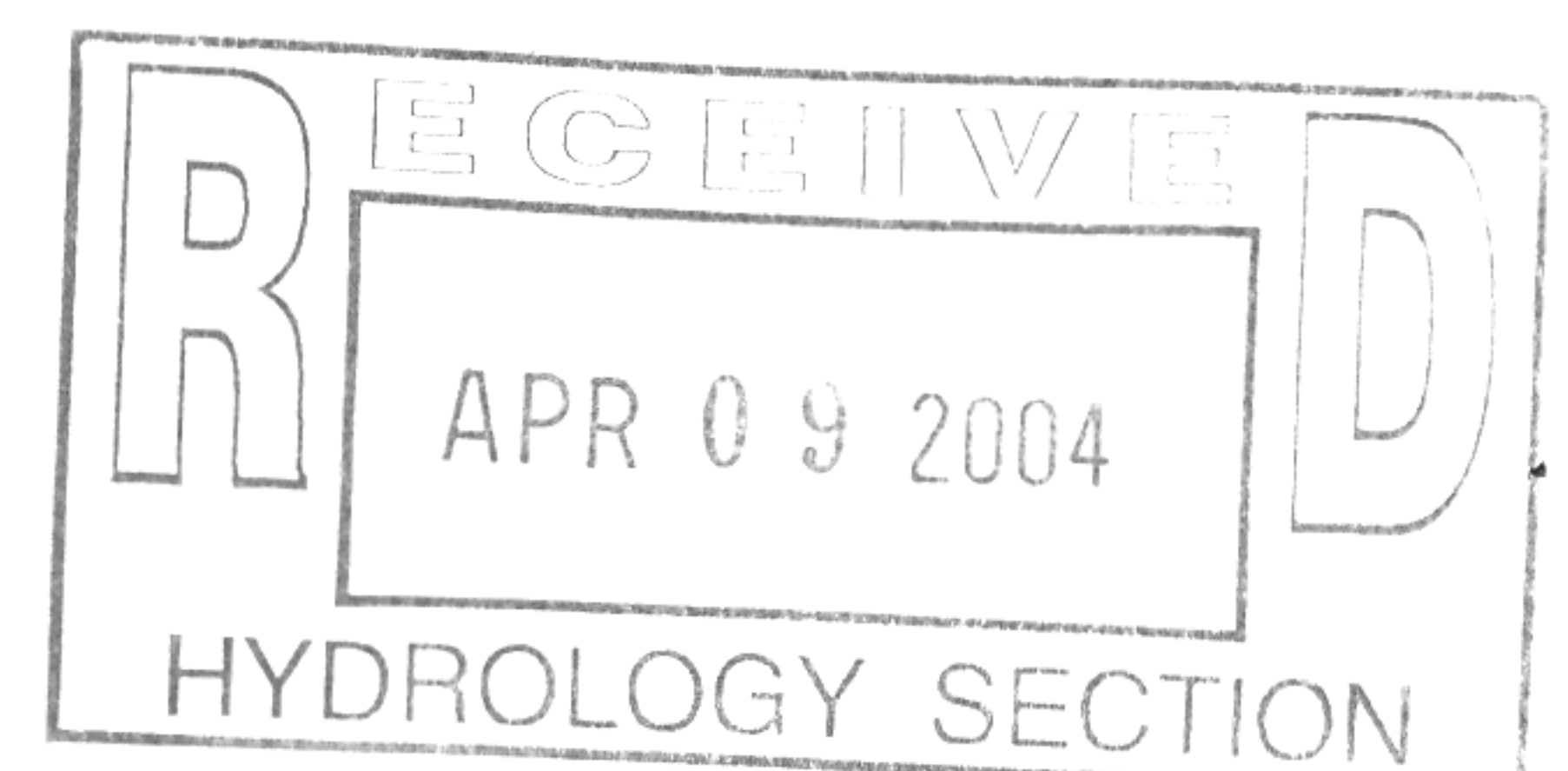
*Item 5. Please provide two copies of the site plan and details for the next submittal.*

Two copies of the requested drawings have been enclosed.

Should you have any questions or require additional information, please call.

Sincerely

J Arthur Blessen  
Architect / Engineer





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 5, 2004

Russell Grayson, P.E.  
Huitt-Zollars, Inc.  
333 Rio Rancho Blvd.  
Rio Rancho, NM 87124

2200 Midtown Pl NE

**Re: National Electric Supply Warehouse, ~~Yale Blvd NE~~, Grading and Drainage Plan**

**Engineer's Stamp dated 3-19-04 (G16/D95E)**

Dear Mr. Grayson,

Based upon the information provided in your submittal received 3-19-04, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso) or 768-3645 (Bryan Wolfe).

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

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

C: Charles Caruso, DMD Storm Drainage Design  
File



# DRAINAGE INFORMATION SHEET

(REV. 1/28/2003)

G-16/D95E

PROJECT TITLE: National Electric Supply ZONE ATLAS/DRNG. FILE #: G-16-Z  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot 10-A, Interstate Business Park  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM:	<u>Huitt-Zollars, Inc.</u>	CONTACT:	<u>Russell Grayson, PE</u>
ADDRESS:	<u>333 Rio Rancho Blvd.</u>	PHONE:	<u>892-5141</u>
CITY, STATE:	<u>Rio Rancho, NM</u>	ZIP CODE:	<u>87124</u>
OWNER:	<u>National Electric</u>	CONTACT:	<u>Rocklan Lawrence</u>
ADDRESS:	<u>702 Carmony Road NE</u>	PHONE:	<u>345-3577</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87107</u>
ARCHITECT:	<u>Claudio Vigil Architects</u>	CONTACT:	<u>Claudio Vigil</u>
ADDRESS:	<u>1801 Rio Grande NW</u>	PHONE:	<u>842-1113</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87104</u>
SURVEYOR:	_____	CONTACT:	_____
ADDRESS:	_____	PHONE:	_____
CITY, STATE:	_____	ZIP CODE:	_____
CONTRACTOR:	<u>Reid &amp; Associates</u>	CONTACT:	<u>Jennifer Smith</u>
ADDRESS:	<u>6300 Riverside Plaza Lane NW, Suite 220</u>	PHONE:	<u>891-2528</u>
CITY, STATE:	<u>Albuquerque, NM</u>	ZIP CODE:	<u>87120</u>

## CHECK TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1<sup>ST</sup> SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEER'S CERTIFICATION (TCL)  
☐ ENGINEER'S CERT. (DRB APPR. SITE PLAN)  
☐ OTHER

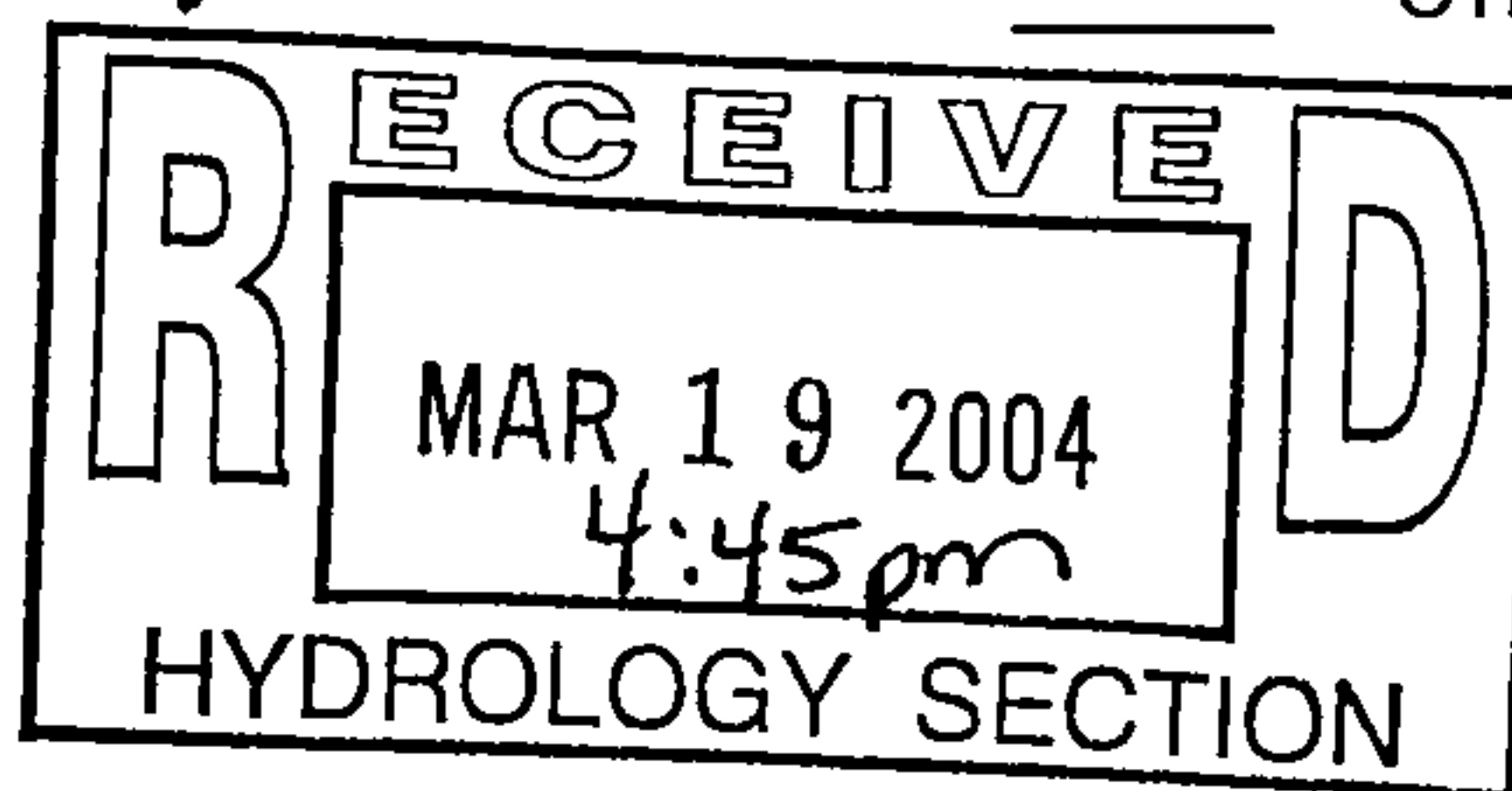
## CHECK TYPE OF APPROVAL SOUGHT:

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

**Russell Grayson → 3/19/04**

## WAS A PRE-DESIGN MEETING ATTENDED:

☒ YES  
☐ NO  
☐ COPY PROVIDED



DATE SUBMITTED: 3/19/04

BY: Russell Grayson

**Need NPDES**

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
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than (10) lots or constituting five (5) acres





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 23, 2004

Claudio Antonio Vigil, R.A.  
Claudio Vigil Architects  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

**Re: National Electric Supply, 2200 Midtown Pl. NE, Traffic Circulation Layout  
Architect's Stamp dated 3-19-04 (G16/D95E)**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 3-19-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. List radii for all curves shown.
2. Please show the location of the nearest driveway on the adjacent lot.
3. For passenger vehicles, the minimum end island radius is 15 feet.
4. Bumpers must be provided for the parking spaces adjacent to the proposed ramp located in the southwest corner of the site.
5. List the width of the drivepads.
6. Please provide two copies of the site plan and details for the next submittal.

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

Sincerely,

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

C: file